ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
August 26, 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. **July 22, 2024 Minutes**

IV. OLD BUSINESS

1. **Project #202400054: A Specific Use Permit for the operation of a non-profit Christian microschool known as “Christian Steward Academy” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 133003, at 1126 Swenson Blvd, Suite E.**

   A. This item was withdrawn by the applicant on August 9, 2024.

V. NEW BUSINESS

1. **Project #202400058: An Ordinance Granting A Specific Use Permit For Operation Of A Childcare Facility By The Elgin Independent School District At 205 W. 2nd St On Property Located On A Parcel Of Land Known By Bastrop County Appraisal District As Parcel 61102, Elgin City, Block 37, Lot 3,4,5,6,7 & 8, Acres 0.79, City Of Elgin, Texas, Bastrop County, Texas, 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 #202400034: A preliminary plat titled "Park Place Preliminary Plat" located on a parcel of land known by the Travis County Central Appraisal District as Parcel 237082, located on the south side of Highway 290, south of the Westwind Subdivision and east of the Elm Creek subdivision for a total of eight lots on 75.608 acres of land.**

   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Consideration

3. **Project #202400049: A preliminary plat for "Northside Meadows" Subdivision, located on parcels of land known by the Travis County Central Appraisal District as Parcels 947820, 248220, and 248234, located on the south side of FM 1100 west of the Briarwood Subdivision and north of the Creeks Crossing Subdivision for a total of 329 lots on 59.945 acres of land.**

   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Consideration

4. **Project # 202400046: A preliminary plat titled "Triada Preliminary Plat", located on parcels of land known by the Travis County Central Appraisal District as Parcels 467330, 259299, 377721, 377722, 248238, 248239, 477403, 426246 and 248236, located north of FM 1100 and south of Carlson Lane, west of the Eagles Landing and**

Homestead Subdivisions for a total of 919 lots on a total of 271.8 acres of land.

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

5. **Project # 202400010: A preliminary plat titled "Preliminary Plat for Sueños Subdivision", located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 56717, located at 1287 FM 1704, on the east side of FM 1704 and south of VFW Road for a total of 19 lots on 5.88 acres of land.**

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

VI. PROJECTS

VII. WORKSHOP

1. **Review, discuss, and provide input regarding Amendment to Southside Meadows Development Agreement (Formerly Graham Tract.)**

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

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

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

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

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before August, 23, 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, JULY 22, 2024

I. **CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX. **COMMISSION PRESENT**: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams (arrived at 6:32), Dorothy McCarther, David Lanford, and Scott Mackay. **COMMISSION ABSENT**: None
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager

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

III. CONSENT AGENDA

1. May 20, 2024 Minutes.
   David Lanford moved that the Commission approve the consent agenda. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202400054: A Specific Use Permit for the operation of a non-profit Christian microschool known as "Christian Steward Academy" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 133003, at 1126 Swenson Blvd, Suite E.
   A. Staff Presentation – Melissa Lipiec reminded the Commission that the applicant is seeking to operate a private school and thus needs a Specific Use Permit in any zoning district. Melissa Lipiec informed the Commission that six (6) notification letters went out to surrounding property owners; there were no responses. Melissa Lipiec conducted a slide presentation of the staff report and submitted application documents, stating that there were unanswered questions posed to the applicant about the occupancy of the school, the hours of operation and about the traffic plan. Melissa Lipiec stated that queuing on Swenson Blvd. would be prohibited.
   B. Applicant Presentation – Carl Crittendon was present to explain the intended occupancy was twenty (20) students, the hours of operation were 7;30 AM to 2:00 PM with drop off occurring between 7:30 and 8:30 AM and pick up occurring between 2:00 and 3:00PM. He explained the traffic flow plan and stated that parents would be provided specific drop off and pick up times for each student, limiting the number of cars present at one time. He provided a letter of recommendation from the property manager to the Commission that had not been prepared with the application. Marites Crittendon also spoke on the planned enforcement of the traffic plan and pickup/drop-off process, as well as emphasizing the parallel parking adjacent to the building.
   C. Open Public Hearing – The public hearing was opened at 6:46 P.M. There were no members of the public present to offer comments.
   D. Close Public Hearing – The public hearing was closed at 6:46 P.M.
   E. Discussion – Jason Tatum asked what safeguards the applicant has in place to avoid queuing on Swenson Blvd. if the parents of students do not follow the ideal pattern of the stated traffic flow plan, and what steps have been taken to coordinate with existing tenants

IV. NEW BUSINESS (Cont.)

to ensure that other use of the parking lot does not interfere with the proposed traffic plan. The applicant explained that they have been communicating through the property manager and not with other tenants directly. The applicant described plans of how to route latecomers in the queue to the open parking space to prevent backup onto Swenson Blvd. Ronnie Creppon stated that he had visited the site on the afternoon of Friday the 19th and the morning of Monday the 22nd and expressed that there was very little traffic. Antonio Prete remarks on the lack of a TIA or trip generation analysis and that the applicant did not provide everything that Staff had requested. Dorothy McCarthur asks about what plans cover the case of the intended drop-off point being occupied by another tenant. The applicant reiterated that their ideal plan is to operate drop-off and pick-ups outside of other tenants' hours of operation. Ronnie Creppon asked for elaboration on the three-year duration of the requested Specific Use Permit, and the applicant explained that they are leaving room for expansion. Antonio Prete asked if the applicant had been in contact with the fire marshal to ensure that the space was appropriate for the occupancy anticipated. The applicant claimed he intended to do this. Commission discusses whether the site has sufficient parking for all its intended uses, not just this Specific Use. Staff elaborates on the Industrial zoning of the space and the lower required parking spaces as a result. Chair Antonio Prete made an informal recommendation to the applicant that he table the application to iron out those intended conversations and return to present at the next meeting. The applicant agreed with the suggestion and made an official request to table the application.

F. Consideration – No formal motion was required since the applicant requested that the item be tabled and placed on the next agenda.

V. ANNOUNCEMENTS

1. Melissa Lipiec presented William McIlvain as Administrative Assistant with the City of Elgin Planning and Development Department and Alyssa Loveday as Assistant Project Manager for WGA under Director Beau Perry.
2. Melissa Lipiec explained that the Harvest Ridge Section 7 Final Plat which was supposed to be on the agenda was removed from this meeting's agenda at the request of the applicant.

VI. ADJOURNMENT

The meeting was adjourned at 7:14 P.M.

_____

Antonio Prete, Chairman

ATTEST:_____

Melissa Lipiec, Secretary

On a motion by _____, seconded by _____

the foregoing instrument was passed and approved on this _____ day of _____, 2024.

Development Services Department

STAFF REPORT

Consideration of a Specific Use Permit

Project #202400054

Date:	August 12, 2024
Applicant:	Carl Crittendon
Hearing Date:	Planning & Zoning Commission – August 26, 2024
	City Council – September 3, 2024
Location:	Bastrop County Parcel Number 133003, 1126 Swenson Blvd, Suite E

APPLICATION SUMMARY

Consideration of a Specific Use Permit for the operation of a non-profit Christian microschool known as "Christian Steward Academy" for low-income families offering kindergarten through 12th grade on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 133003, located at 1126 Swenson Blvd., Suite E (Elgin Business Park Part, Lot 3, Acres 2.306 (Amended Plat of Part of Lot 1)) City of Elgin, Texas, Bastrop County.

DEPARTMENT COMMENTS

The applicant notified the Development Services Department via e-mail on Friday, August 9, 2024 that they wished to withdraw their application due to issues with the facilities layout.

ATTACHMENTS: None

Development Services Department

STAFF REPORT

Consideration of a Specific Use Permit

Project #202400058

Date:	August 12, 2024
Applicant:	Elgin Independent School District
Hearing Date:	Planning & Zoning Commission – August 26, 2024
	City Council – September 3, 2024
Location:	Bastrop County Parcel Number 61102, 205 W. 2nd St

APPLICATION SUMMARY

Recommendation of a Specific Use Permit for the operation of a childcare facility by the Elgin Independent School District on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 61102, located at 205 W. 2nd St (Elgin City, Block 37, Lot 3,4,5,6,7 & 8), City of Elgin, Texas, Bastrop County.

DEPARTMENT COMMENTS

The Elgin ISD has purchased the old First Baptist Church campus located at the corner of North Avenue C and West 2nd Street. As stated in their application, they wish to renovate a portion of the building so that the school district's childcare facility can be operated there. City Code requires all childcare facilities to obtain a Specific Use Permit in order to operate in any zoning district. This Commission's recommendation will be considered by the Elgin City Council on the September 3, 2024, agenda. Once the Specific Use Permit is obtained, the site and building renovations will be submitted for review to ensure they meet zoning, building and fire codes. They are planning on installing fire alarm and automatic fire sprinkler systems to the entire building. WGA has reviewed the submitted application and provided staff comments to the applicant, which at this time have not been addressed.

ATTACHMENTS:

1. Application
2. Owner's Authorization Letter
3. Proposed Site Plan
4. Notice and map mailed to property owners within 200'
5. Proposed Ordinance

SPECIFIC USE APPLICATION

Date: 7/1/2024

SITE INFORMATION

Project Address: 205 W. 2nd Street

Parcel Identification Number (if no address): 61102

APPLICANT

Name: Mike Boyle

Postal Address: 11501 Alterra Parkway, Suite 120
Austin, TX 78758

E-Mail Address: mike.boyle@huckabee-inc.com; **Phone Number:** 512.428.8958

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.

	Mike Boyle	7/1/2024
Signature	**Printed Name**	**Date**

Project Description:

Renovate existing church building to accommodate Elgin ISD's childcare facility. Minor interior renovation to create secure vestibule entrance, to replace exterior doors and hardware, to add washer and dryer, to renovate first floor restrooms for ADA compliance, and to add sinks in classrooms for childcare licensing requirements. Scope includes adding fire alarm and automatic fire sprinkler systems in entire building. Technology cabling will be added throughout, but no other scope of work is planned for second floor or sanctuary portion (except fire alarm and sprinklers). Exterior work includes expanded and fenced play areas & ADA parking.

OWNER'S AUTHORIZATION LETTER

Project Site Address: 205 West Second Street

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

Huckabee Architects (Gigi Morgan, Mike Boyle) 6/26/2024

Name of Permit Applicant or Company (Print) Date

Mike Brooks

1st Property Owners Signature
Date

Mike Brooks, Executive Director Maintenance & Operations Elgin ISD 6/26/2024

1st Property Owners Printed Name Date

2nd Property Owners Signature Date

2nd Property Owners Printed Name Date

3rd Property Owners Signature Date

3rd Property Owners Printed Name Date

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

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

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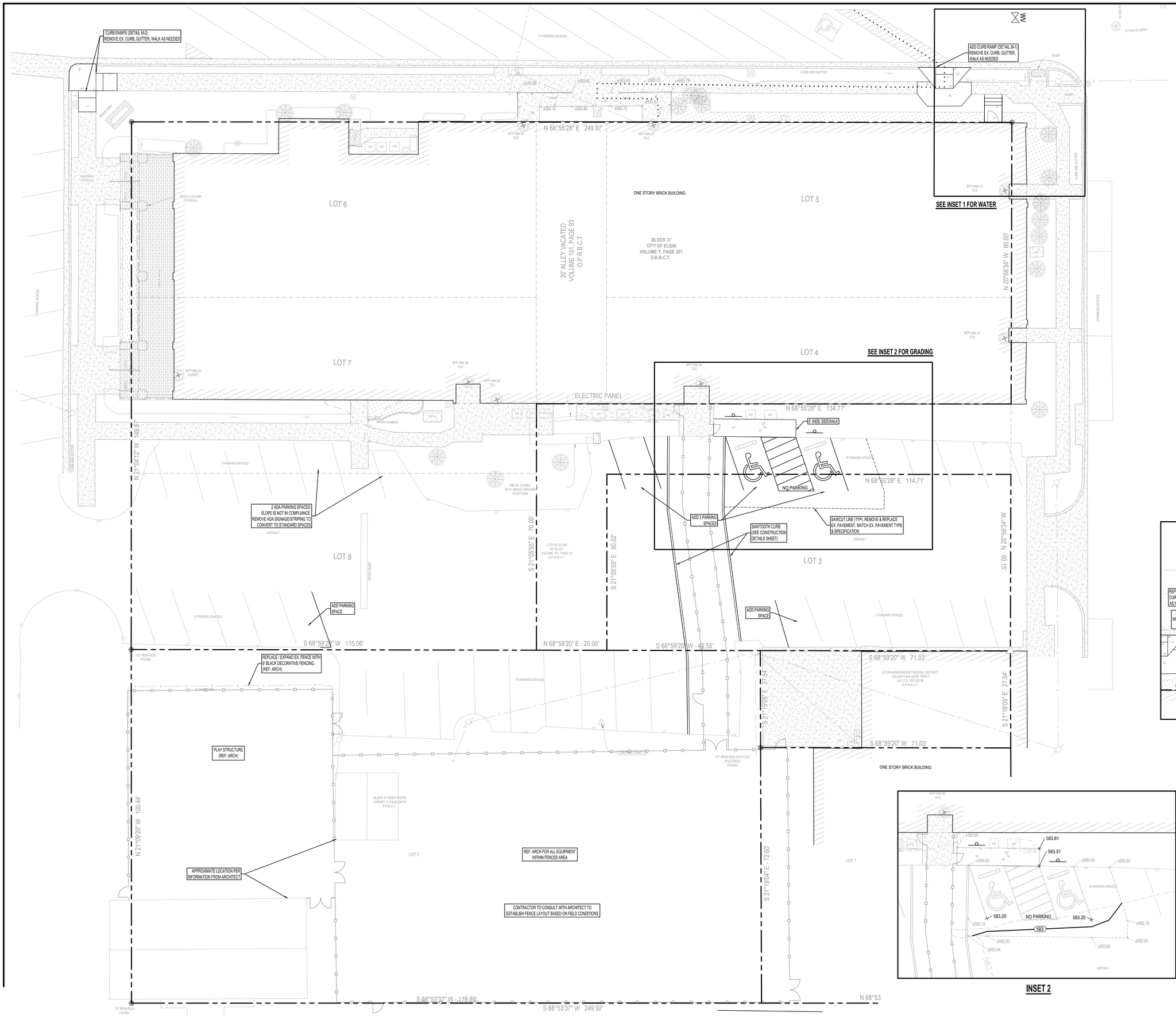
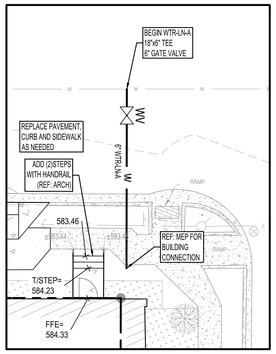




GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

SCALE = 1:10

LEGEND

- PROPERTY LINE
- PROPOSED ACCESSIBLE ROUTE
- SDWK — PROPOSED CONCRETE SIDEWALK (SEE PLAN FOR WIDTHS)
- FENCE (REF: ARCH)
- GATE (REF: ARCH)
- 100 — EXISTING CONTOURS
- PROPOSED ACCESSIBLE ROUTE
- 100 — PROPOSED CONTOURS
- +100 — PROPOSED SPOT GRADES
- +100 — EXISTING SPOT GRADES
- PROPOSED FLOW DIRECTION

ABBREVIATIONS

TC	=	TOP OF CURB	T/W	=	TOP OF WALL
EOP	=	EDGE OF PAVEMENT	ME	=	MATCH EXISTING
FL	=	FLOW LINE	HP	=	HIGH POINT
LP	=	LOW POINT	EG	=	EXISTING GRADE

PROPOSED UTILITIES:	EXISTING UTILITIES:
WV — WATER VALVE	FIRE HYDRANTS; WATER VALVE; MANHOLE (STORM); MANHOLE (WW)
W — WATER — W	W — WATER — W; WW — WASTEWATER — WW

PARKING TABLE	
REQUIRED PARKING (1 PER 300 SQ FT)	62 SPACES
PROVIDED PARKING	55 STANDARD SPACES 3 ADA SPACES

!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND AVOIDING ALL EXISTING UTILITIES BY CALLING THE "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

Walker Partners engineers | surveyors
T.B.P.E. Registration No. 8053

Revision / Date

Project:

205 WEST SECOND
RENOVATION
FOR
ELGIN I.S.D.
ELGIN, TEXAS

STATE OF TEXAS
SEAN FRIEND
99671
LICENSED
PROFESSIONAL ENGINEER
June 28, 2024

Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.687.1229

SITE, GRADING AND WATER PLAN

Job No.	Sheet No.
1970-01-02	C3.0
Drawn By: BG, RCB	
Date: 4/18/2024	

Drawing Path: G:\Projects\3-00892\2 Engineering\2.0 CAD_Production Drawings\SHT_SITE PLAN.dwg Plotted By: Brian Green Date: 6/27/2024 12:56:53 PM Layout: SITE DIMENSION PLAN Page Size: ARCH full bleed E1 (30.00 x 42.00 Inches), 1:10

August 12, 2024

NOTICE OF A SPECIFIC USE PERMIT 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:

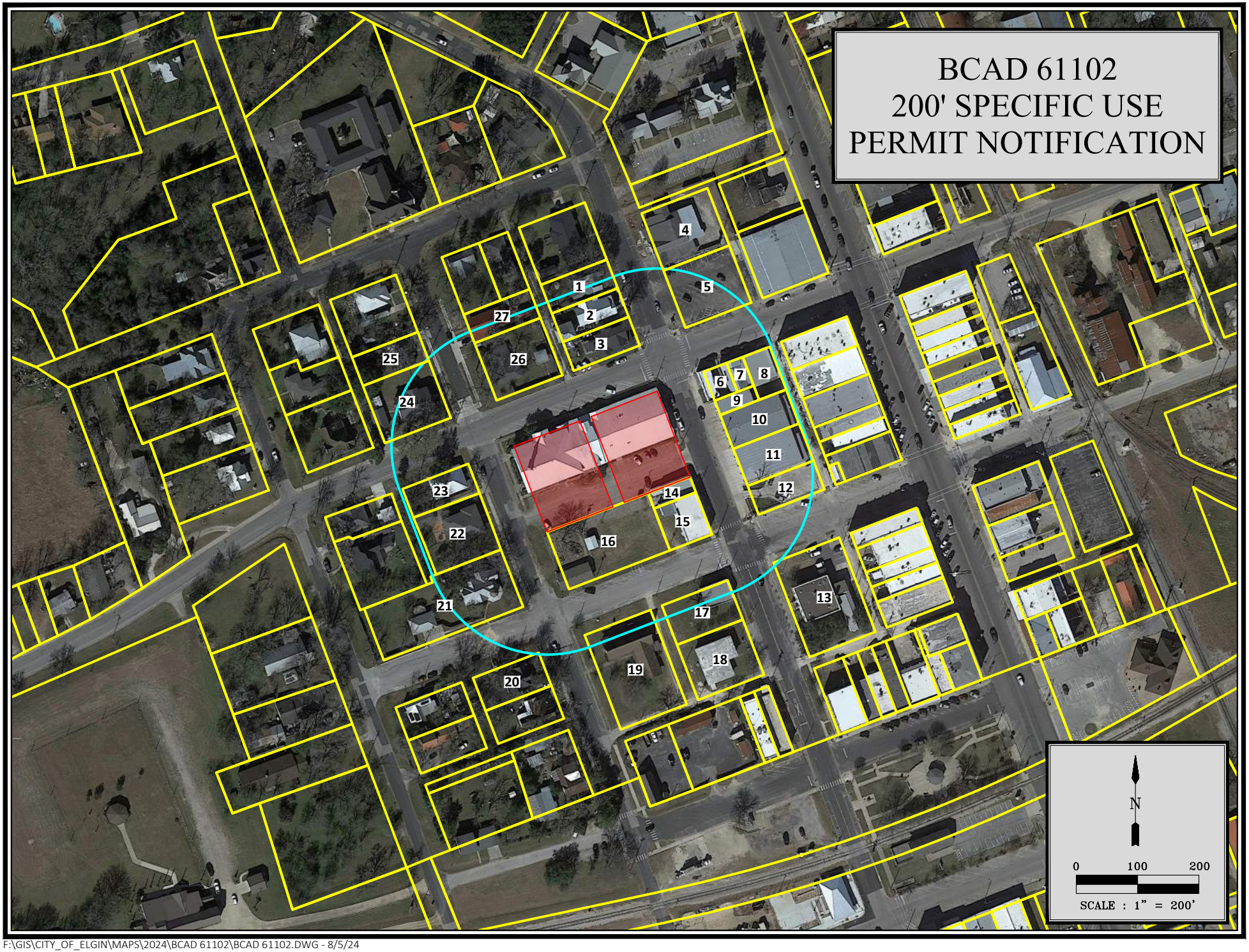
> Project #202400058: An ordinance granting a Specific Use Permit for the operation of a childcare facility by the Elgin Independent School District on property on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 61102, located at 205 W. 2nd St (Elgin City, Block 37, Lot 3,4,5,6,7 & 8), Acres 0.79, City of Elgin, Texas, Bastrop County.

Notice is given of public hearings to be held by the Planning & Zoning Commission on **August 26, 2024** beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation & City Council on **September 3, 2024** beginning at 6:30 P.M. CST for a consideration. These meetings 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 Community 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 61102\BCAD 61102.DWG - 8/5/24

ORDINANCE NO. 2024-09-03-XX

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR OPERATION OF A CHILDCARE FACILITY BY THE ELGIN INDEPENDENT SCHOOL DISTRICT ON PROPERTY LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY CENTRAL APPRAISAL DISTRICT AS PARCEL 61102, LOCATED AT 205 W. 2ND ST (ELGIN CITY, BLOCK 37, LOT 3,4,5,6,7 & 8), CITY OF ELGIN, TEXAS, BASTROP COUNTY, 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 for a Specific Use Permit to allow operation of a childcare facility, in a General Commercial District at the property described in this Ordinance; and

WHEREAS, the City Council has submitted the application 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 August 26, 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 recommended a Specific Use Permit be granted allowing the operation of a childcare facility, for an indefinite period in a General Commercial District as shown in documents attached hereto as Exhibit "A"; and

WHEREAS, on the 3rd day of September 2024, after proper notification, the City Council held a public hearing on the requested application, and

WHEREAS, the City Council determines that the Specific Use Permit 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 facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin's Comprehensive Plan and further finds that enactment of this Ordinance is not inconsistent with or in conflict with any other polices or provisions of the Comprehensive Plan and the City's Code of Ordinances.

II.

The Zoning District for the Property shall remain General Commercial District, and the Ordinance granting a Specific Use Permit for the specific use on the property to allow the operation of a childcare facility for an indefinite period, is hereby adopted.

III.

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 3rd day of September 2024.

_____
THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

_____
ESMERALDA RANGEL, Assistant City Secretary

Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202400034

Date:	August 12, 2024
Applicant:	John Kim, P.E., BGE Inc.
Hearing Date:	Planning & Zoning Commission – August 26, 2024
Location:	18401 East US Highway 290, Travis County Parcel Number 237082, located east of the southern Elm Creek subdivision and south of the Westwind subdivision.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Park Place which would contain a total of 8 lots comprised of one town home lot, one multi-family lot, one garden-style multi-family or town home lot, two commercial lots, and three open space lots as well as 580 linear feet of streets across 75.608 acres of land. The Concept Plan for this development was approved as part of the Amendment to the Briarwood Development and Consent Agreement approved by the Council in February 2024.

DEPARTMENT COMMENTS

The Park Place Development became part of the Briarwood Development and Consent Agreement via amendment which was reviewed by the Planning and Zoning Commission as a workshop at the December 2023 meeting. The City Council approved the amended agreement in February 2024. The concept plan which was included in that amended agreement is attached for your reference. The applicant now wishes to take the next step in the development process, which is to submit the Preliminary Plat. TRC has reviewed the proposed Preliminary Plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

ATTACHMENTS:

1. Application
2. Approved Concept Plan
3. Proposed Preliminary Plat
4. TRC Review Letter

CONTACT INFORMATION

Contact Name: John Kim, PE

Contact Role (e.g. owner, agent, developer): Agent

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

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

4/9/2024

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received	Date: _____	
	Yes: _____	No: _____
Meeting Conducted	Date: _____	Reason for Not Conducting Meeting: _____

Staff Signature: _____

PRELIMINARY PLAT APPLICATION

Date: 4/9/2024 **New** X **Modification** ____

Modification of _____

SITE INFORMATION

Project Address: 18401 E US Highway 290, Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: John Kim

Postal Address: 101 W Louis Henna Blvd, Suite 400
Austin, TX 78728

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

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

	John Kim	4/9/2024
Signature	**Printed Name**	**Date**

Project Description:

A preliminary plat for a 75.608-acre tract consisting of one multi-family lot, one garden style multi-family/town home lot, one town home lot and three open space lots. The larger open space lot within the floodplain will include park amenities.

ELGIN 75.608 ACRE TRACT

CONCEPT PLAN

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH AMENDMENT NUMBER 1 TO THE BRIARWOOD DEVELOPMENT AGREEMENT.
2. TOTAL ACREAGE: 75.608 AC
3. TOTAL LOTS: 8
   - a. TOWN HOME LOTS: 1
   - b. OPEN SPACE LOTS: 3
   - c. COMMERCIAL LOTS: 2
   - d. MULTI-FAMILY LOTS: 1
   - e. GARDEN STYLE MULTI-FAMILY/ TOWNHOME LOTS: 1
4. NUMBER OF BLOCKS: 2
5. LINEAR FEET OF STREETS: 580 (SEE TABLE)

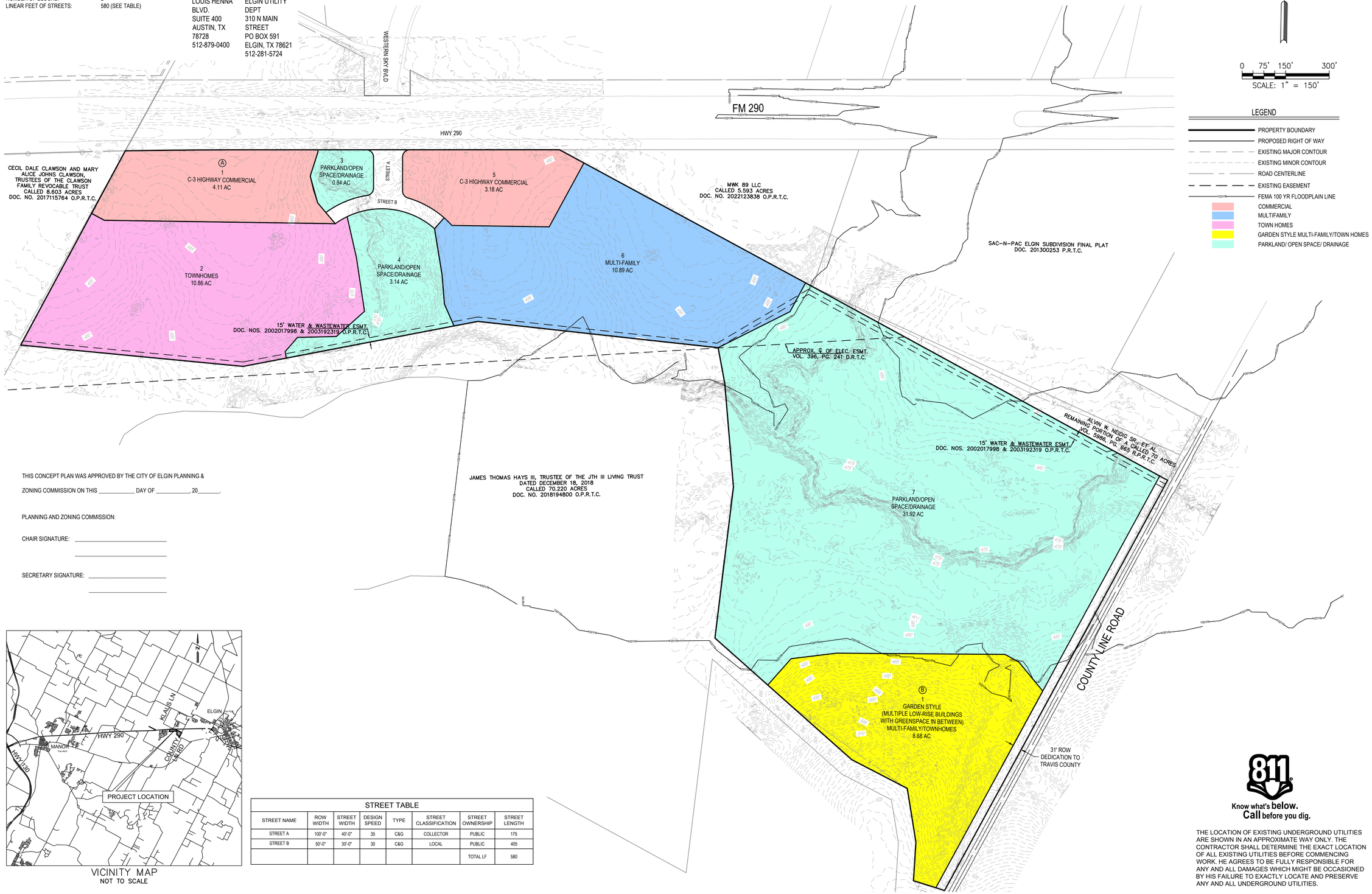
OWNER:
ATX ELGIN, LLC
101 PARKLANE BLVD., SUITE 102
SUGAR LAND, TX. 77478

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

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

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

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



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

PLANNING AND ZONING COMMISSION:

CHAIR SIGNATURE: _____

_____

SECRETARY SIGNATURE: _____

_____

VICINITY MAP
NOT TO SCALE

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	100'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	175
STREET B	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	405
						TOTAL LF	580

Know what's **below.**
Call before you dig.

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REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE
BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

ELGIN 75.608 ACRE TRACT
ELGIN, TEXAS

CONCEPT PLAN

FOR REVIEW ONLY. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN KIM, PE #135480. NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

CONCEPT PLAN

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\05_Exhibits\Concept plan\10883-CONCEPT PLAN.dwg Layout: CONCEPT PLAN Plotted: 10/24/2023 6:09:19 PM

PARK PLACE
PRELIMINARY PLAT

SUBMITTAL DATE: APRIL 9, 2024

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

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

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

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

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

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH AMENDMENT NUMBER 1 TO THE BRIARWOOD DEVELOPMENT AGREEMENT.
2. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
3. TOTAL ACREAGE: 75.608 AC
4. TOTAL ROW ACREAGE: 0.831 AC
5. TOTAL LOTS: 8
   a. TOWN HOME LOTS: 1
   b. OPEN SPACE LOTS: 3
   c. COMMERCIAL LOTS: 2
   d. MULTI-FAMILY LOTS: 1
   e. GARDEN STYLE MULTI-FAMILY/ TOWNHOME LOTS: 1
6. NUMBER OF BLOCKS: 2
7. LINEAR FEET OF STREETS: 580 (SEE TABLE)
8. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES ON THE FINAL PLAT FOR EACH INDIVIDUAL LOT.
9. A TOTAL OF 35.9 ACRES OF PARKLAND AND OPEN SPACE LOT WILL BE PROVIDED WITH THIS DEVELOPMENT.
10. PARKLAND SHOWN ON THE PRELIMINARY PLAT IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER, DISTRICT OR HOME OWNERS ASSOCIATION, HOWEVER IT SHALL BE AVAILABLE FOR PUBLIC USE.

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

PLANNING AND ZONING COMMISSION:

CHAIR SIGNATURE: _____

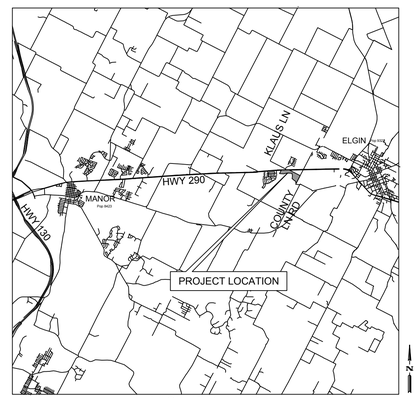
_____

SECRETARY SIGNATURE: _____

_____

VICINITY MAP

NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION
A 75.608 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53 OF TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 75.587 ACRE TRACT OF LAND AS CONVEYED TO 18401 ELGIN HOLDINGS LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022152857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

			COUNTY OF TRAVIS	
REV. NO.	SHT NO.	DESCRIPTION OF REVISION	ACCEPTED	DATE

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (1 OF 2)
3	PRELIMINARY PLAT (2 OF 2)
4	OVERALL TREE
5	TREE (SHEET 1 OF 6)
6	TREE (SHEET 2 OF 6)
7	TREE (SHEET 3 OF 6)
8	TREE (SHEET 4 OF 6)
9	TREE (SHEET 5 OF 6)
10	TREE (SHEET 6 OF 6)
11	TREE LIST (SHEET 1 OF 2)
12	TREE LIST (SHEET 2 OF 2)
13	WATER UTILITY PLAN (1 OF 2)
14	WATER UTILITY PLAN (2 OF 2)
15	WASTEWATER UTILITY PLAN (1 OF 2)
16	WASTEWATER UTILITY PLAN (2 OF 2)

SUBMITTED BY

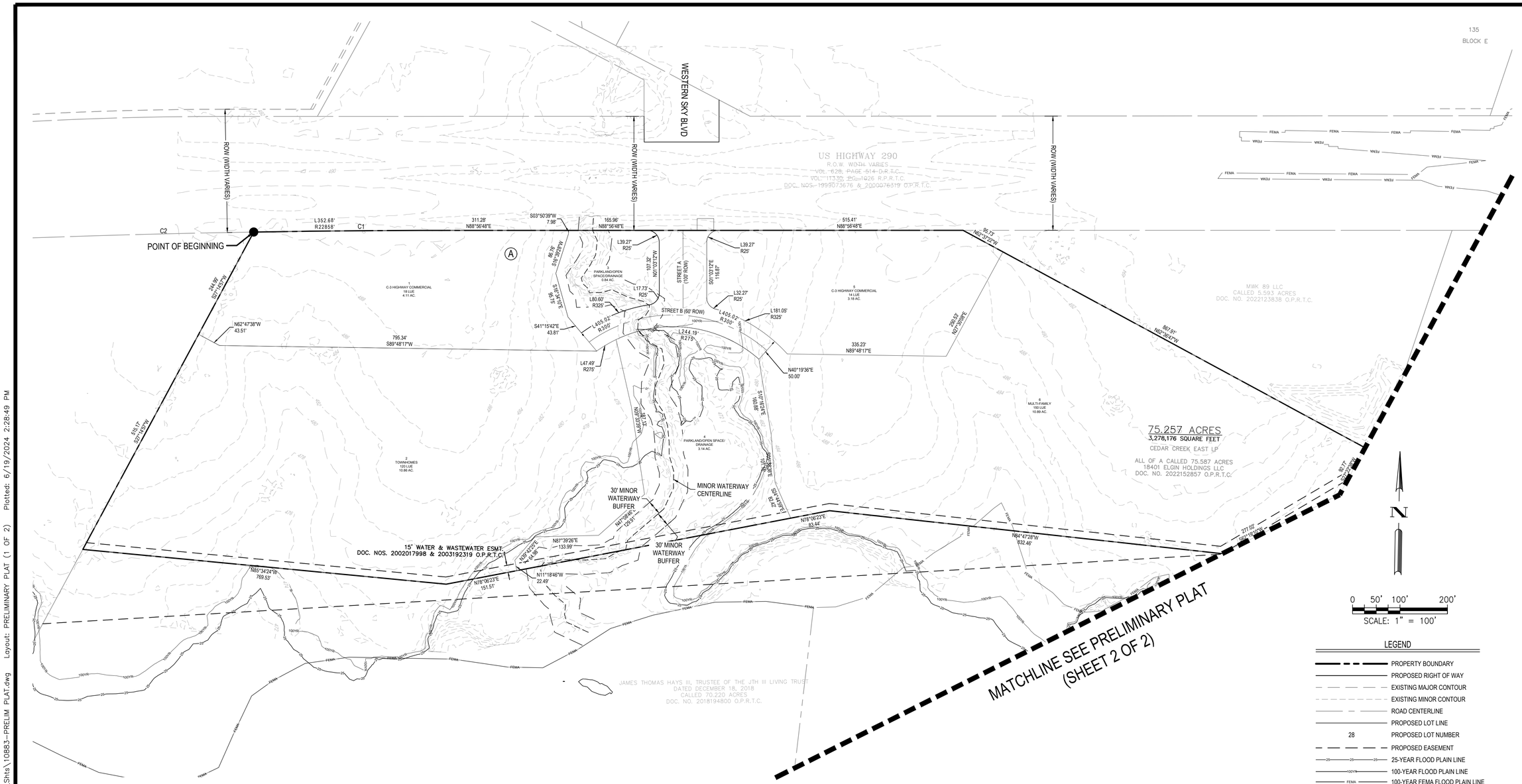
6/19/2024

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

DATE

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

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



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 — PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- 25-YEAR FLOOD PLAIN LINE
- 100-YEAR FLOOD PLAIN LINE
- 100-YEAR FEMA FLOOD PLAIN LINE
- ROW DEDICATION AREA
- POINT OF BEGINNING (FOUND $\frac{5}{8}$" ROD)

CURVE TABLE

NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	352.68'	22,858.31'	0°53'02"	N 88°24'28" E	352.68'
C2	923.60'	22,858.31'	2°18'54"	S 86°53'12" W	923.54'

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	100'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	175
STREET B	60'-0"	40'-0"	30	C&G	COLLECTOR	PUBLIC	405
						TOTAL LF	580

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 75.608 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53 OF TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 75.587 ACRE TRACT OF LAND AS CONVEYED TO 18401 ELGIN HOLDINGS LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2022152857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 75.608 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod found on the curving south right-of-way line of U.S. Highway 290 as dedicated by Volume 628, Page 514 of the Deed Records of Travis County, Texas, by Volume 11330, Page 1026 of the Real Property Records of Travis County, Texas, and by Document Numbers 1999073676 and 2000076319, both of the Official Public Records of Travis County, Texas, at the northwest corner of the above described 18401 Elgin Holdings Tract, and at the northeast corner of a called 8.603 acre tract of land as conveyed to Cecil Dale Clawson and Mary Alice Johns Clawson, Trustees of the Clawson Family Revocable Trust by Special Warranty Deed recorded in Document Number 2017115764 of the Official Public Records of Travis County, Texas, for the northwest corner and POINT OF BEGINNING of the herein described tract, from which a broken TXDOT Type I concrete right-of-way monument found on the south right-of-way line of said U.S. Highway 290 and the north line of said Clawson Family Tract, at a point of curvature, bears along a curve to the left, an arc distance of 923.60 feet, having a radius of 22,858.31 feet, a central angle of 02°18'54" and a chord which bears S 86°53'12" W a distance of 923.54 feet;

THENCE, with the south right-of-way line of said U.S. Highway 290 and the north line of said 18401 Elgin Holdings Tract, along said curve to the right, an arc distance of 352.68 feet, having a radius of 22,858.31 feet, a central angle of 00°53'02" and a chord which bears N 88°24'28" E a distance of 352.68 feet to a broken TXDOT Type I concrete right-of-way monument found for an angle point;

THENCE, continuing with the south right-of-way line of said U.S. Highway 290 and the north line of said 18401 Elgin Holdings Tract, N 88°56'48" E a distance of 1,142.65 feet to a 1/2-inch iron rod found at the most northerly corner of said 18401 Elgin Holdings Tract, and at the northwest corner of a called 5.593 acre tract of land as conveyed to MWK 89 LLC by Special Warranty Deed recorded in Document Number 2022123838 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found on the south right-of-way line of said U.S. Highway 290, at the northeast corner of said MWK 89 Tract, and at the northwest corner of Lot 1 of SAC-N-PAC ELGIN SUBDIVISION FINAL PLAT, a subdivision recorded in Document Number 201300253 of the Official Public Records of Travis County, Texas, bears N 88°57'37" E a distance of 1,030.89 feet

THENCE, leaving the south right-of-way line of said U.S. Highway 290, with the northeast line of said 18401 Elgin Holdings Tract and the southwest line of said MWK 89 Tract, S 62°37'22" E a distance of 495.04 feet to a 5/8-inch iron rod found for an angle point;

THENCE, continuing with the northeast line of said 18401 Elgin Holdings Tract and the southwest line of said MWK 89 Tract, S 62°36'17" E a distance of 496.91 feet to a 1/2-inch iron pipe found at the southeast corner of said MWK 89 Tract, at the southwest corner of said Lot 1, and at the most westerly corner of the apparent residue of a called 70 acre tract of land as conveyed to Alvin W. Neidig Sr., et al. by instrument recorded in Volume 5986, Page 665 of the Real Property Records of Travis County, Texas, for an angle point;

THENCE, continuing with the northeast line of said 18401 Elgin Holdings Tract and with the southwest line of said apparent Neidig residue tract, S 62°25'28" E a distance of 1,391.97 feet to a 1/2-inch iron rod found on the northwest right-of-way line of County Line Road (width varies, no deed of record found), at the northeast corner of said 18401 Elgin Holdings Tract, and at the southeast corner of said apparent Neidig residue tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron pipe found on the northwest right-of-way line of said County Line Road, at the northeast corner of said apparent Neidig residue tract, and at the southeast corner of said Lot 1, bears N 25°13'19" E a distance of 97.05 feet;

THENCE, with the northwest right-of-way line of said County Line Road and the southeast line of said 18401 Elgin Holdings Tract, S 27°29'18" W a distance of 1,608.46 feet to a 1/2-inch iron rod with cap stamped "Watson" found at the southeast corner of said 18401 Elgin Holdings Tract, and at the most easterly northeast corner of a called 70.220 acre tract of land as conveyed to James Thomas Hays III, Trustee of the JTH III Living Trust by Special Warranty Deed recorded in Document Number 2018194800 of the Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract, from which a 5/8-inch iron rod with cap stamped "RPLS 5090" found on the northwest right-of-way line of said County Line Road, at the southeast corner of said JTH III Living Trust Tract, bears S 27°06'01" W a distance of 62.26 feet;

THENCE, with the southwesterly lines of said 18401 Elgin Holdings Tract and the northeasterly lines of said JTH III Living Trust Tract the following eleven (11) courses:

1) N 73°39'07" W a distance of 112.18 feet to a 5/8-inch iron rod found at an exterior corner of said 18401 Elgin Holdings Tract, and at an interior corner of said JTH III Living Trust Tract, for an exterior corner of the herein described tract;

2) N 02°34'16" E a distance of 133.01 feet to a 1/2-inch iron rod found for angle point;

3) N 10°10'15" W a distance of 187.70 feet to a 5/8-inch iron rod found for angle point;

4) N 63°37'40" W a distance of 215.36 feet to a 5/8-inch iron rod found for angle point;

5) N 49°24'29" W a distance of 630.45 feet to a 5/8-inch iron rod found for angle point;

6) N 05°57'08" E a distance of 524.16 feet to a 5/8-inch iron rod found for angle point;

7) N 05°49'08" W a distance of 358.68 feet to a calculated angle point;

8) N 11°36'55" W a distance of 124.87 feet to a 1/2-inch iron rod found at an interior corner of said 18401 Elgin Holdings Tract, and at the most northerly northeast corner of said JTH III Living Trust Tract, for an interior corner of the herein described tract;

9) N 84°47'28" W a distance of 832.46 feet to a 5/8-inch iron rod found for angle point;

10) S 78°06'23" W a distance of 822.99 feet to a 5/8-inch iron rod found for angle point; and

11) N 85°34'24" W a distance of 769.53 feet to a 1/2-inch iron rod found on the southeast line of said Clawson Family Tract, at the southwest corner of said 18401 Elgin Holdings Tract, and at the northwest corner of said JTH III Living Trust Tract, for the southwest corner of the herein described tract;

THENCE, with the northwest line of said 18401 Elgin Holdings Tract and the southeast line of said Clawson Family Tract, N 27°14'57" E a distance of 760.16 feet to the POINT OF BEGINNING and containing 75.608 acres (3,293,467 square feet) of land, more or less.

811 Know what's **below.** **Call** before you dig.

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REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL. 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS
PRELIMINARY PLAT (1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

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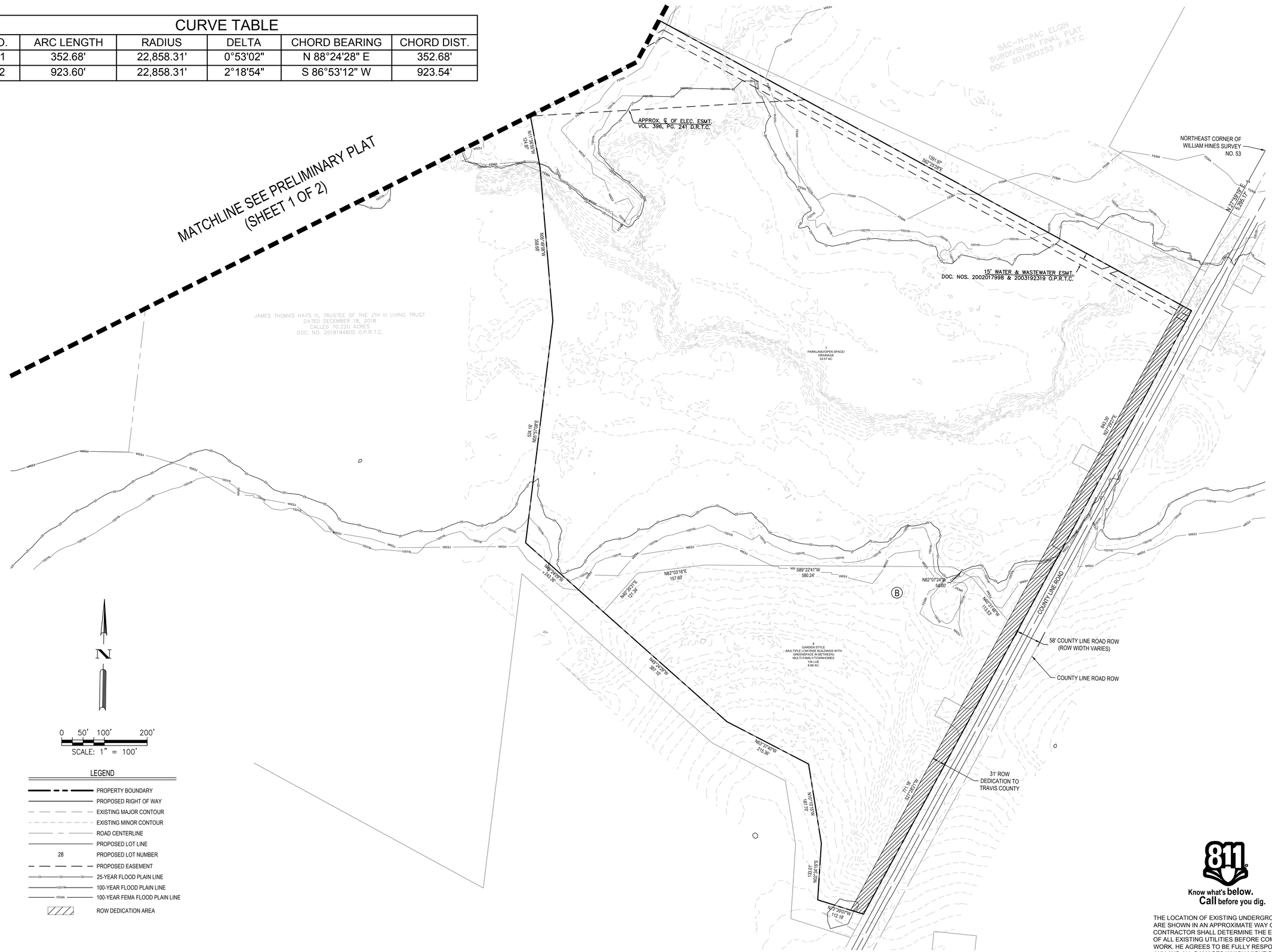
CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	352.68'	22,858.31'	0°53'02"	N 88°24'28" E	352.68'
C2	923.60'	22,858.31'	2°18'54"	S 86°53'12" W	923.54'



LEGEND

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

Know what's **below.** **Call** before you dig.

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REV	DESCRIPTION	DATE	APR

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE ELGIN, TEXAS

PRELIMINARY PLAT (2 OF 2)

STATE OF TEXAS JOHN KIM 135480 LICENSED PROFESSIONAL ENGINEER 6/19/2024

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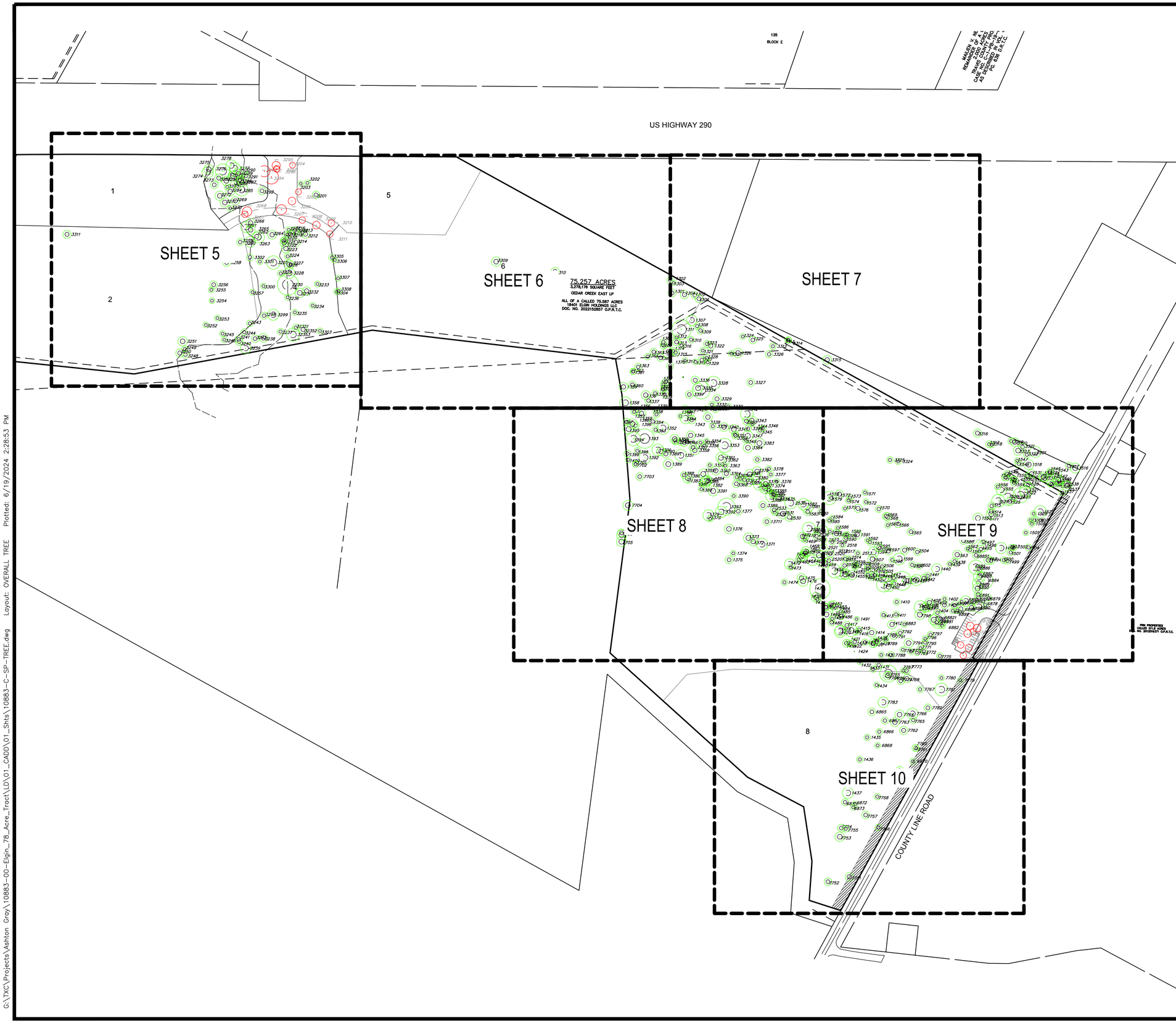

PROPERTY BOUNDARY
XXX MAJOR ELEV. CONTOUR
XXX MAJOR ELEV. CONTOUR

HERITAGE/ SIGNIFICANT — REMOVED — EXISTING TREES

Tree Mitigation Table			
Tree Survey Number	Total Caliper Inches Removed	Required Caliper Inches to be Replaced	Payment-in-lieu Fees for Caliper Inches Removed
3205*	10	10	$ -
3297*	10	10	$ -
3208*	11	11	$ -
3210*	11	11	$ -
3211*	11	11	$ -
3267*	11	11	$ -
3296*	11	11	$ -
6874*	11	11	$ -
7776	11	11	$ 550.00
7778	11	11	$ 550.00
7777	12	12	$ 600.00
3206	13	13	$ 650.00
3209	13	13	$ 650.00
6875	13	13	$ 650.00
6876	13	13	$ 650.00
6877	13	13	$ 650.00
3295	14	14	$ 2,100.00
3268	16	32	$ 4,800.00
3207	17	34	$ 5,100.00
3293	19	38	$ 5,700.00
3294	24	72	$ 28,800.00
	TOTAL:	**375**	**$ 51,450.00**

Tree Mitigation Summary			
Total Caliper Inches Removed	Required Caliper Inches to be Replaced	Tree Mitigation Removal Credit	Total Payment-in-lieu Fees for Caliper Inches Removed
285"	375"	86"	$ 51,450.00

NOTES:
* THE FEE-IN-LIEU FOR TREES 3205, 3297, 3208, 3210, 3211, 3267, 3296, AND 6874 QUALIFIED FOR A CREDIT FROM THE TOTAL REMOVED TREE INCHES (TOTAL OF 86 CALIPER INCHES). THE FEE-IN-LIEU FOR THESE TREES WERE REMOVED FROM THE TOTAL AMOUNT.

Know what's **below.** **Call** before you dig.

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. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD. SUITE 400
AUSTIN, TEXAS 78728
TEL. 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

OVERALL TREE

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
6/19/2024

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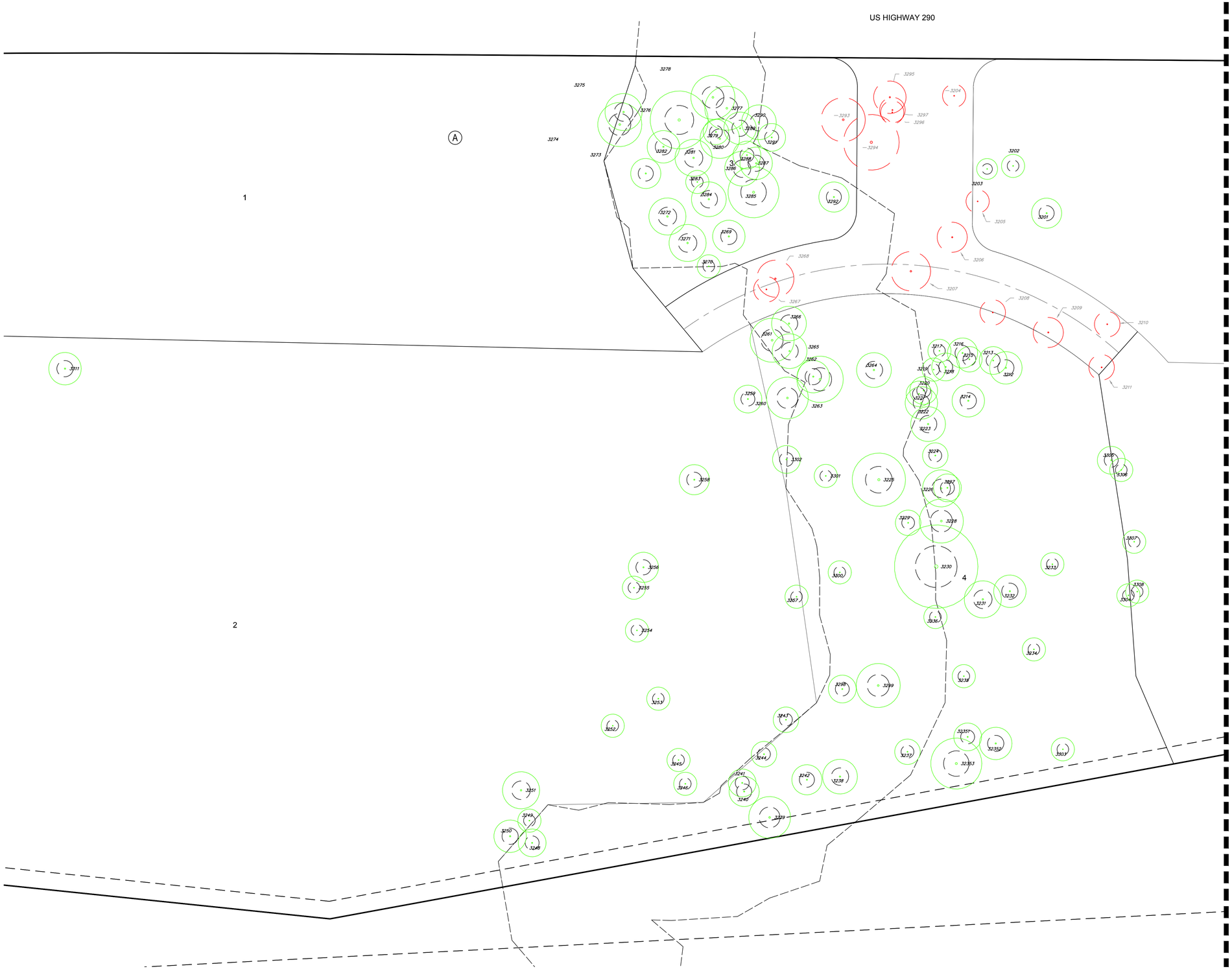

N

0 20' 40' 80'

SCALE: 1" = 40'

PROPERTY BOUNDARY
XXX MAJOR ELEV. CONTOUR
XXX MAJOR ELEV. CONTOUR

HERTIAGE/ SIGNIFICANT

REMOVED

EXISTING TREES

811 Know what's **below.** **Call** before you dig.

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REV	DESCRIPTION	DATE	APR

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BGE, Inc.
101 W LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512-379-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

TREE (SHEET 1 OF 6)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
JOHN M. KIM
6/19/2024

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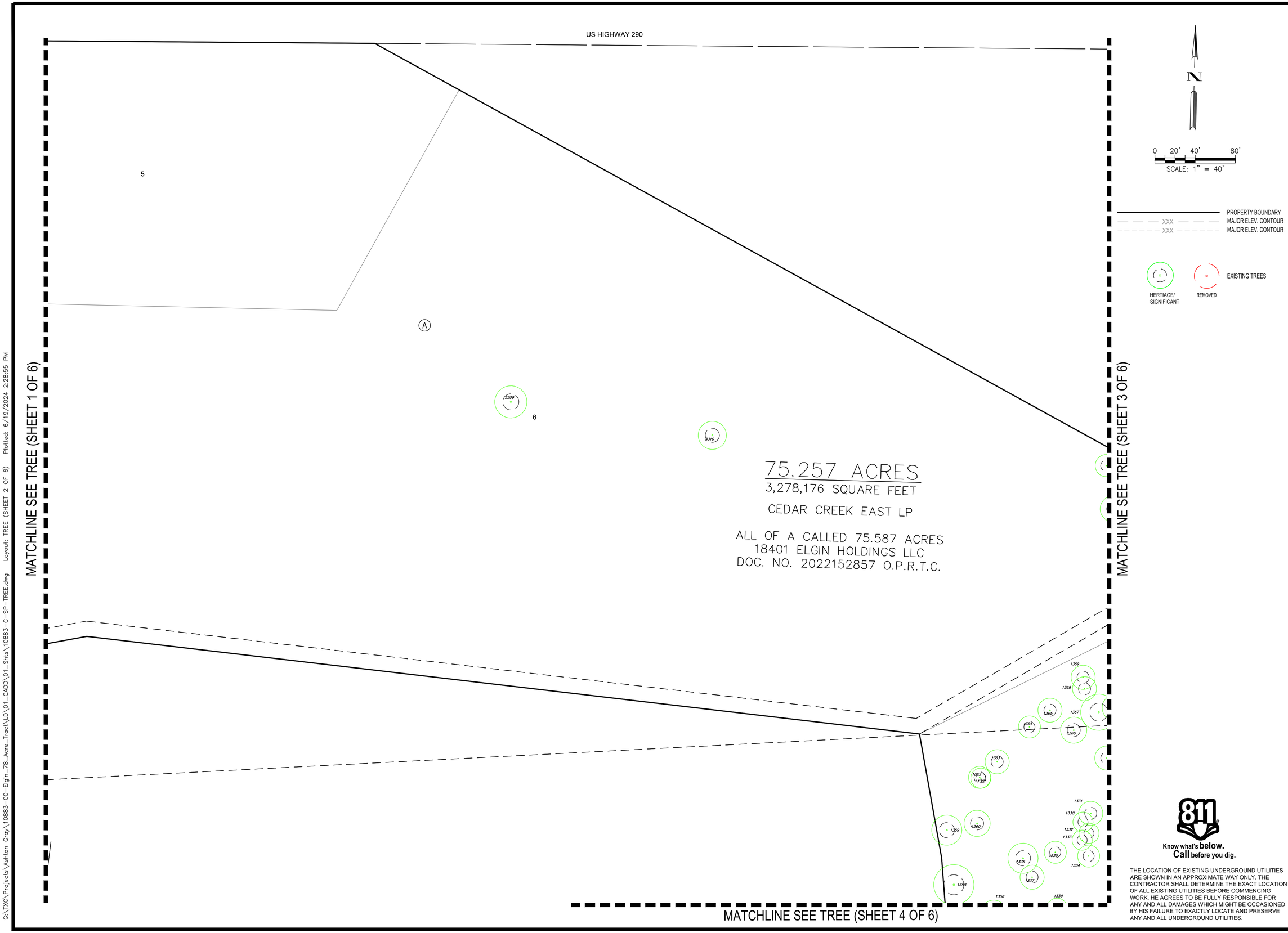
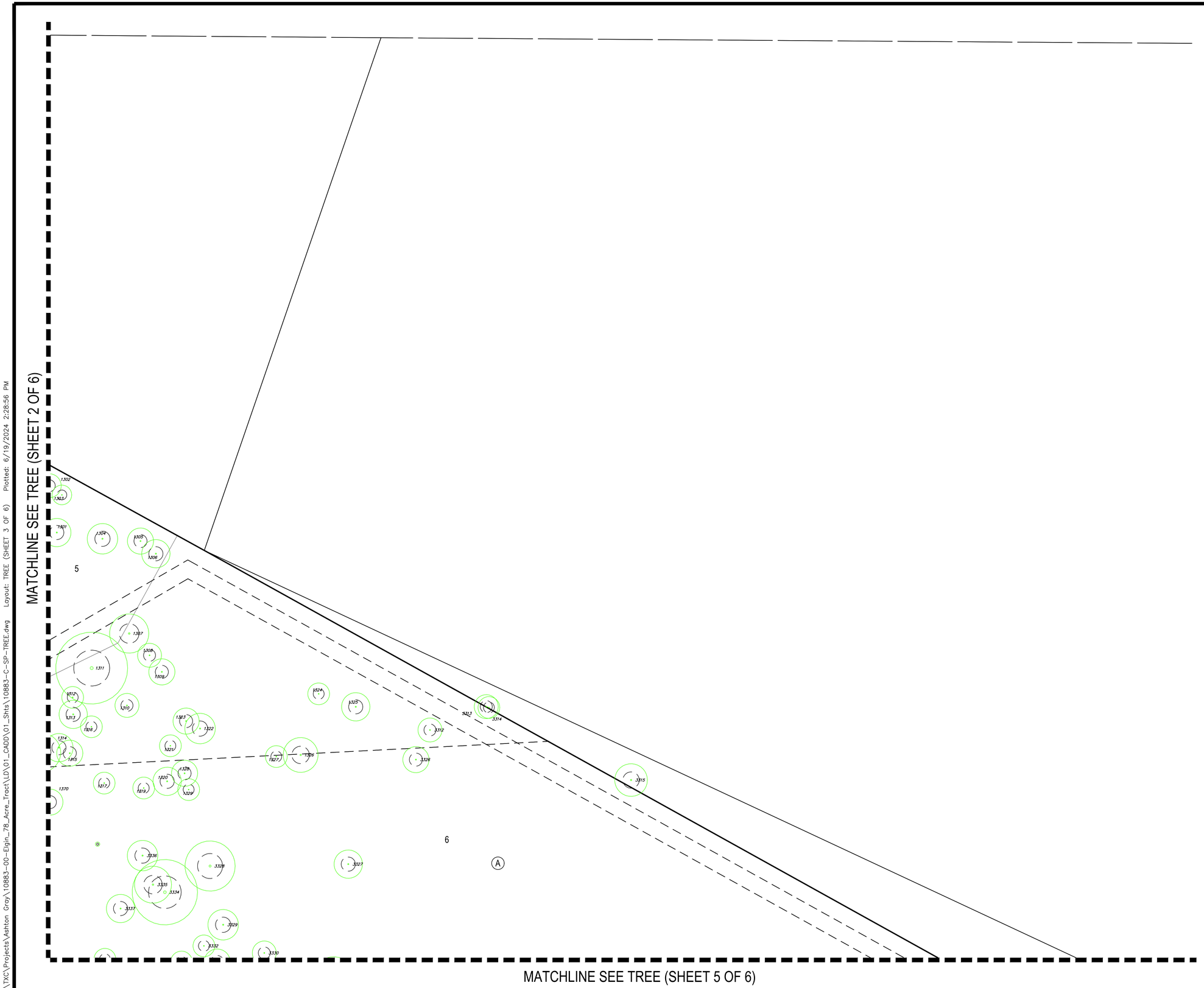


G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE (SHEET 2 OF 6) Plotted: 6/19/2024 2:28:55 PM



N

0 20' 40' 80'

SCALE: 1" = 40'

PROPERTY BOUNDARY

XXX MAJOR ELEV. CONTOUR

XXX MAJOR ELEV. CONTOUR

HERTIAGE/ SIGNIFICANT

REMOVED

EXISTING TREES

Know what's **below.**
Call before you dig.

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. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REV	DESCRIPTION	DATE	APR

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE

BGE, Inc.
101 W LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512-379-0400 • www.bgeinc.com
TBPE Registration No. F-1046

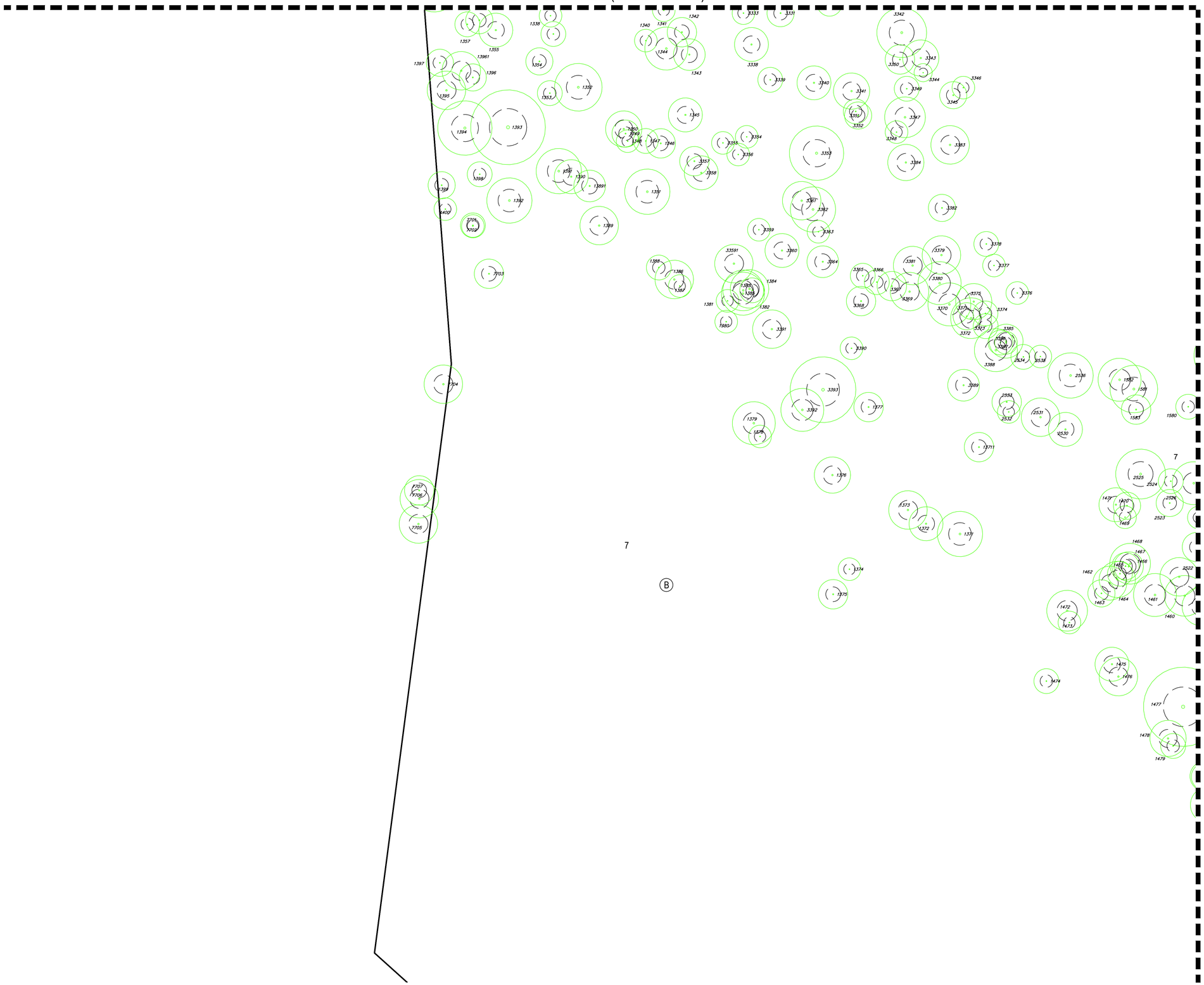
PARK PLACE
ELGIN, TEXAS

TREE (SHEET 3 OF 6)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE (SHEET 3 OF 6) Plotted: 6/19/2024 2:28:56 PM

MATCHLINE SEE TREE (SHEET 2 OF 6)



MATCHLINE SEE TREE (SHEET 5 OF 6)

N

0 20' 40' 80'
SCALE: 1" = 40'

PROPERTY BOUNDARY
XXX MAJOR ELEV. CONTOUR
XXX MAJOR ELEV. CONTOUR

HERTIAGE/ SIGNIFICANT
REMOVED
EXISTING TREES

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REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

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101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

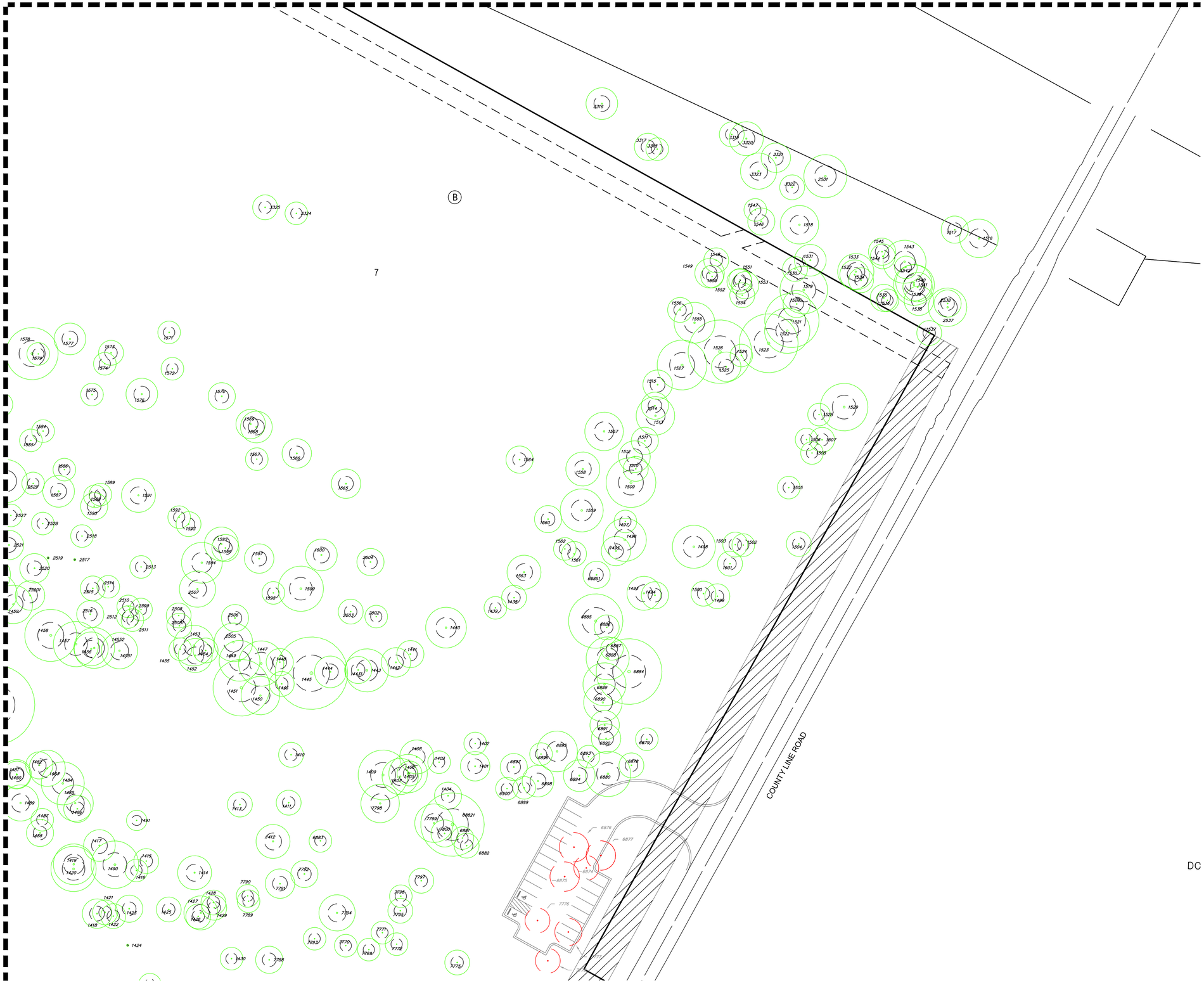
TREE (SHEET 4 OF 6)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE (SHEET 4 OF 6) Plotted: 6/19/2024 2:28:57 PM

MATCHLINE SEE TREE (SHEET 3 OF 6)

MATCHLINE SEE TREE (SHEET 4 OF 6)



N

0 20' 40' 80'

SCALE: 1" = 40'

PROPERTY BOUNDARY

XXX MAJOR ELEV. CONTOUR

XXX MAJOR ELEV. CONTOUR

HERTIAGE/ SIGNIFICANT

REMOVED

EXISTING TREES

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TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

TREE (SHEET 5 OF 6)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE (SHEET 5 OF 6) Plotted: 6/19/2024 2:28:58 PM

N

0 20' 40' 80'

SCALE: 1" = 40'

PROPERTY BOUNDARY

XXX MAJOR ELEV. CONTOUR

XXX MAJOR ELEV. CONTOUR

HERTIAGE/ SIGNIFICANT

REMOVED

EXISTING TREES

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REV	DESCRIPTION	DATE	APR

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TEL- 512-379-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

TREE (SHEET 6 OF 6)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE (SHEET 6 OF 6) Plotted: 6/19/2024 2:28:59 PM

Tree Survey Number	Tree Type	Caliper Inch	Removed	Reason for Removal	Fee for Removal
1301	Cedar Elm	13"			
1302	Cedar Elm	11"			
1303	Cedar Elm	9"			
1304	Cedar Elm	14"			
1305	Cedar Elm	12"			
1306	Cedar Elm	13"			
1307	Mesquite	18"			
1308	Cedar Elm	11"			
1309	Mesquite	12"			
1310	Mesquite	11"			
1311	Osage Orange	33"			
1312	Osage Orange	10"			
1313	Osage Orange	13"			
1314	Cedar Elm	13"			
1315	Cedar Elm	12"			
1316	Cedar Elm	10"			
1317	Cedar Elm	10"			
1319	Cedar Elm	10"			
1320	Cedar Elm	13"			
1321	Mesquite	10"			
1322	Cedar Elm	14"			
1323	Cedar Elm	12"			
1324	Cedar Elm	10"			
1325	Osage Orange	13"			
1326	Osage Orange	16"			
1327	Cedar Elm	10"			
1328	Cedar Elm	12"			
1329	Cedar Elm	10"			
1330	Cedar Elm	10"			
1331	Cedar Elm	12"			
1332	Cedar Elm	10"			
1333	Cedar Elm	10"			
1334	American Elm	11"			
1335	Cedar Elm	11"			
1336	Mesquite	15"			
1337	Mesquite	12"			
1338	Mesquite	11"			
1339	Cedar Elm	10"			
1340	Cedar Elm	10"			
1341	Cedar Elm	10"			
1342	Cedar Elm	13"			
1343	Cedar Elm	14"			
1344	Cedar Elm	19"			
1345	Cedar Elm	15"			
1346	Cedar Elm	13"			
1347	Cedar Elm	11"			
1348	Cedar Elm	10"			
1349	Cedar Elm	12"			
1350	Cedar Elm	16"			
1351	American Elm	20"			
1352	Cedar Elm	21"			
1353	Cedar Elm	11"			
1354	Cedar Elm	12"			
1355	Cedar Elm	15"			
1356	Cedar Elm	12"			
1357	Cedar Elm	11"			
1358	Cedar Elm	20"			
1359	Mesquite	15"			
1360	Mesquite	13"			
1361	Cedar Elm	10"			
1362	Cedar Elm	11"			
1363	Mesquite	12"			
1364	Cedar Elm	11"			
1365	Cedar Elm	12"			
1366	Mesquite	13"			
1367	Osage Orange	18"			
1368	Cedar Elm	12"			
1369	Cedar Elm	12"			
1370	Cedar Elm	12"			
1371	Cedar Elm	20"			
1372	Cedar Elm	15"			
1373	Cedar Elm	17"			
1374	Hackberry	10"			
1375	Cedar Elm	13"			
1376	Cedar Elm	16"			
1377	Green Ash	13"			
1378	Cedar Elm	10"			
1379	Cedar Elm	19"			
1380	Hackberry	10"			
1381	Hackberry	10"			
1382	Green Ash	19"			
1383	Green Ash	18"			
1384	Green Ash	17"			
1385	Green Ash	11"			
1386	Osage Orange	17"			
1387	Osage Orange	10"			
1388	Osage Orange	11"			
1389	Cedar Elm	17"			
1390	Cedar Elm	15"			
1391	Cedar Elm	20"			
1392	Cedar Elm	20"			
1393	Cedar Elm	33"			
1394	Cedar Elm	24"			
1395	Osage Orange	17"			
1396	Green Ash	12"			
1397	Cedar Elm	12"			
1398	Osage Orange	11"			
1399	Cedar Elm	12"			
1400	Hackberry	10"			

1401	Osage Orange	13"			
1402	Cedar Elm	10"			
1403	Chinaberry	10"			
1404	Osage Orange	12"			
1405	Cedar Elm	17"			
1406	Cedar Elm	11"			
1407	Cedar Elm	16"			
1408	Cedar Elm	15"			
1409	Cedar Elm	22"			
1410	Osage Orange	11"			
1411	Hackberry	11"			
1412	Cedar Elm	15"			
1413	Cedar Elm	11"			
1414	Green Ash	15"			
1415	Hackberry	11"			
1416	Hackberry	10"			
1417	Osage Orange	14"			
1418	Cedar Elm	13"			
1419	Cedar Elm	18"			
1420	Cedar Elm	20"			
1421	Cedar Elm	11"			
1422	Cedar Elm	11"			
1423	Green Ash	12"			
1424	Cedar Elm	11"			
1425	Cedar Elm	11"			
1426	Cedar Elm	11"			
1427	Cedar Elm	15"			
1428	Cedar Elm	11"			
1429	Cedar Elm	11"			
1430	Cedar Elm	10"			
1431	Cedar Elm	12"			
1432	Cedar Elm	10"			
1433	Mesquite	11"			
1434	Mesquite	10"			
1435	Cedar Elm	11"			
1436	Cedar Elm	11"			
1437	Mesquite	19"			
1438	Cedar Elm	11"			
1439	Cedar Elm	10"			
1440	Cedar Elm	18"			
1441	American Elm	12"			
1442	Cedar Elm	13"			
1443	Green Ash	19"			
1444	Green Ash	14"			
1445	Cottonwood	32"			
1446	Osage Orange	11"			
1447	Cedar Elm	20"			
1448	Cedar Elm	12"			
1449	Green Ash	18"			
1450	Cedar Elm	17"			
1451	Cedar Elm	25"			
1452	Cedar Elm	15"			
1453	Green Ash	18"			
1454	Green Ash	11"			
1455	Cedar Elm	10"			
1456	Cedar Elm	15"			
1457	Green Ash	20"			
1458	Green Ash	23"			
1459	American Elm	17"			
1460	Green Ash	18"			
1461	Green Ash	19"			
1462	Cedar Elm	15"			
1463	Cedar Elm	12"			
1464	Cedar Elm	16"			
1465	Cedar Elm	11"			
1466	Cedar Elm	12"			
1467	Cedar Elm	13"			
1468	Cedar Elm	18"			
1469	Green Ash	10"			
1470	Green Ash	12"			
1471	Green Ash	15"			
1472	Cedar Elm	18"			
1473	Cedar Elm	10"			
1474	Cedar Elm	11"			
1475	Cedar Elm	15"			
1476	Cedar Elm	17"			
1477	Green Ash	35"			
1478	Cedar Elm	16"			
1479	Cedar Elm	11"			
1480	Cedar Elm	12"			
1481	Cedar Elm	13"			
1482	Osage Orange	12"			
1483	Green Ash	16"			
1484	Green Ash	19"			
1485	Green Ash	16"			
1486	Cedar Elm	12"			
1487	Cedar Elm	10"			
1488	Cedar Elm	12"			
1489	Cedar Elm	16"			
1490	Cedar Elm	21"			
1491	Green Ash	9"			
1492	Western Soapberry	10"			
1493	Cedar Elm	15"			
1494	Hackberry	12"			
1495	Cedar Elm	13"			
1496	Cedar Elm	19"			
1497	Green Ash	10"			
1498	Cedar Elm	19"			
1499	Osage Orange	11"			
1500	Hackberry	11"			

1501	American Elm	11"			
1502	American Elm	10"			
1503	American Elm	11"			
1504	Osage Orange	11"			
1505	Osage Orange	10"			
1506	American Elm	10"			
1507	American Elm	11"			
1508	American Elm	10"			
1509	Green Ash	22"			
1510	Cedar Elm	11"			
1511	Cedar Elm	12"			
1512	Cedar Elm	14"			
1513	Cedar Elm	17"			
1514	Cedar Elm	12"			
1515	Hackberry	13"			
1516	Cedar Elm	17"			
1517	Cedar Elm	12"			
1518	Cedar Elm	17"			
1519	Cedar Elm	21"			
1520	Green Ash	12"			
1521	American Elm	24"			
1522	Green Ash	20"			
1523	Green Ash	26"			
1524	Cedar Elm	10"			
1525	Osage Orange	13"			
1526	Green Ash	28"			
1527	Green Ash	22"			
1528	Cedar Elm	10"			
1529	Osage Orange	21"			
1530	Green Ash	11"			
1531	Green Ash	14"			
1532	Green Ash	13"			
1533	Green Ash	16"			
1534	Cedar Elm	11"			
1535	Cedar Elm	12"			
1536	Cedar Elm	10"			
1537	Cedar Elm	11"			
1538	Green Ash	13"			
1539	Cedar Elm	13"			
1540	Green Ash	16"			
1541	Green Ash	18"			
1542	Cedar Elm	10"			
1543	Cedar Elm	19"			
1544	Green Ash	11"			
1545	Green Ash	12"			
1546	Cottonwood	12"			
1547	Cedar Elm	10"			
1548	Cedar Elm	11"			
1549	Cedar Elm	13"			
1550	Cedar Elm	10"			
1551	Cedar Elm	10"			
1552	Cedar Elm	11"			
1553	Cedar Elm	12"			
1554	Cedar Elm	11"			
1555	Cedar Elm	18"			
1556	Cedar Elm	11"			
1557	Cedar Elm	17"			
1558	Cedar Elm	15"			
1559	Cedar Elm	19"			
1560	Cedar Elm	12"			
1561	Chinaberry	11"			
1562	Osage Orange	10"			
1563	Cedar Elm	15"			
1564	Osage Orange	12"			
1565	Cedar Elm	13"			
1566	Osage Orange	13"			
1567	Cedar Elm	10"			
1568	Osage Orange	14"			
1569	Osage Orange	13"			
1570	Cedar Elm	12"			
1571	Cedar Elm	10"			
1572	Cedar Elm	10"			
1573	Cedar Elm	11"			
1574	Cedar Elm	10"			
1575	Cedar Elm	10"			
1576	Osage Orange	14"			
1577	Osage Orange	14"			
1578	Osage Orange	23"			
1579	Cedar Elm	10"			
1580	Cedar Elm	11"			
1581	Cedar Elm	21"			
1582	Cedar Elm	19"			
1583	Cedar Elm	13"			
1584	Cedar Elm	10"			
1585	Cedar Elm	10"			
1586	Cedar Elm	10"			
1587	Cedar Elm	14"			
1588	Cedar Elm	10"			
1589	Cedar Elm	10"			
1590	Cedar Elm	12"			
1591	Cedar Elm	15"			
1592	Cedar Elm	10"			
1593	Cedar Elm	11"			
1594	Osage Orange	18"			
1595	Cedar Elm	15"			
1596	Cedar Elm	12"			
1597	Cedar Elm	13"			
1598	Cedar Elm	10"			
1599	Cedar Elm	20"			
1600	Cedar Elm	14"			

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REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

TREE LIST (SHEET 1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
6/19/2024

G:\TXC\Projects\Ashton Gray\10883-00-Elgin_78_Acre_Tract\LD\01_CADD\01_Shts\10883-C-SP-TREE.dwg Layout: TREE LIST (SHEET 1 OF 2) Plotted: 6/19/2024 2:28:59 PM

2501	Cedar Elm	19"			
2502	Cedar Elm	10"			
2503	Cedar Elm	11"			
2504	Cedar Elm	12"			
2505	Green Ash	17"			
2506	Cedar Elm	12"			
2507	Osage Orange	16"			
2508	Cedar Elm	11"			
2509	Hackberry	10"			
2510	Osage Orange	10"			
2511	Osage Orange	10"			
2512	Hackberry	10"			
2513	Cedar Elm	10"			
2514	Hackberry	10"			
2515	Cedar Elm	11"			
2516	Hackberry	12"			
2517	Hackberry	16"			
2518	Cedar Elm	10"			
2519	Cedar Elm	12"			
2520	American Elm	13"			
2521	Osage Orange	13"			
2522	Green Ash	17"			
2523	American Elm	12"			
2524	Cedar Elm	11"			
2525	Osage Orange	22"			
2526	Osage Orange	19"			
2527	Cedar Elm	10"			
2528	Cedar Elm	10"			
2529	Cedar Elm	10"			
2530	Cedar Elm	15"			
2531	Osage Orange	17"			
2532	Hackberry	10"			
2533	Osage Orange	13"			
2534	Cedar Elm	11"			
2535	Cedar Elm	10"			
2536	Cedar Elm	20"			
2537	Green Ash	17"			
2538	Green Ash	12"			
3201	Cedar Elm	13"			
3202	Cedar Elm	10"			
3203	Hackberry	11"			
3204	Hackberry	10"	X	RIGHT OF WAY	
3205	Cedar Elm	10"	X	RIGHT OF WAY	$ 500.00
3206	Green Ash	13"	X	RIGHT OF WAY	$ 650.00
3207	Cedar Elm	17"	X	RIGHT OF WAY	$ 2,550.00
3208	Cedar Elm	11"	X	RIGHT OF WAY	$ 550.00
3209	Cedar Elm	13"	X	RIGHT OF WAY	$ 650.00
3210	Osage Orange	11"	X	RIGHT OF WAY	$ 550.00
3211	Cedar Elm	11"	X	RIGHT OF WAY	$ 550.00
3212	Cedar Elm	14"			
3213	Cedar Elm	12"			
3214	Cedar Elm	14"			
3215	Cedar Elm	11"			
3216	Cedar Elm	13"			
3217	Cedar Elm	10"			
3218	Cedar Elm	12"			
3219	Cedar Elm	10"			
3220	Cedar Elm	12"			
3221	Cedar Elm	11"			
3222	Cedar Elm	14"			
3223	Cedar Elm	15"			
3224	Cedar Elm	11"			
3225	Black Willow	23"			
3226	Cedar Elm	16"			
3227	Cedar Elm	12"			
3228	Cedar Elm	19"			
3229	Cedar Elm	11"			
3230	Cedar Elm	36"			
3231	Cedar Elm	16"			
3232	Cedar Elm	14"			
3233	Hackberry	10"			
3234	Green Ash	10"			
3235	Mesquite	10"			
3236	Cedar Elm	10"			
3237	Cedar Elm	11"			
3238	Cottonwood	15"			
3239	Black Willow	18"			
3240	Hackberry	13"			
3241	Cedar Elm	12"			
3242	Green Ash	13"			
3243	Osage Orange	11"			
3244	Hackberry	11"			
3245	Hackberry	10"			
3246	Hackberry	10"			
3248	Cedar Elm	12"			
3249	Cedar Elm	10"			
3250	Cedar Elm	14"			
3251	Cedar Elm	16"			
3252	Cedar Elm	10"			
3253	Cedar Elm	10"			
3254	Cedar Elm	10"			
3255	Cedar Elm	10"			
3256	Cedar Elm	13"			
3257	Cedar Elm	10"			
3258	Cedar Elm	13"			
3259	Cedar Elm	12"			
3260	Cedar Elm	18"			
3261	Cedar Elm	19"			
3262	Cedar Elm	14"			
3263	Cedar Elm	20"			

3264	Black Willow	15"			
3265	Cedar Elm	15"			
3266	Cedar Elm	15"			
3267	Cedar Elm	11"	X	RIGHT OF WAY	$ 550.00
3268	Cedar Elm	16"	X	RIGHT OF WAY	$ 2,400.00
3269	Cedar Elm	14"			
3270	Cedar Elm	10"			
3271	Cedar Elm	16"			
3272	Cedar Elm	16"			
3273	Cedar Elm	13"			
3274	Cedar Elm	19"			
3275	Cedar Elm	16"			
3276	Cedar Elm	25"			
3277	Cedar Elm	19"			
3278	Black Willow	19"			
3279	Black Willow	11"			
3280	Cedar Elm	17"			
3281	Cedar Elm	16"			
3282	Black Willow	14"			
3283	Cedar Elm	10"			
3284	Black Willow	15"			
3285	Cedar Elm	22"			
3286	Cedar Elm	15"			
3287	Cedar Elm	14"			
3288	Cedar Elm	12"			
3289	Cedar Elm	14"			
3290	Cedar Elm	15"			
3291	Cedar Elm	12"			
3292	Cedar Elm	13"			
3293	Cedar Elm	19"	X	RIGHT OF WAY	$ 2,850.00
3294	Green Ash	24"	X	RIGHT OF WAY	$ 9,600.00
3295	Cedar Elm	14"	X	RIGHT OF WAY	$ 2,100.00
3296	Cedar Elm	11"	X	RIGHT OF WAY	$ 550.00
3297	Cedar Elm	10"	X	RIGHT OF WAY	$ 500.00
3298	Hackberry	12"			
3299	Black Willow	19"			
3300	Cedar Elm	10"			
3301	Cedar Elm	10"			
3302	Cedar Elm	12"			
3303	Cedar Elm	10"			
3304	Cedar Elm	10"			
3305	Cedar Elm	12"			
3306	Cedar Elm	10"			
3307	Cedar Elm	10"			
3308	Mesquite	10"			
3309	Mesquite	16"			
3310	Mesquite	14"			
3311	Hackberry	14"			
3312	Cedar Elm	11"			
3313	Cedar Elm	11"			
3314	Cedar Elm	10"			
3315	Cedar Elm	15"			
3316	Cedar Elm	14"			
3317	Cedar Elm	12"			
3318	Cedar Elm	10"			
3319	Cedar Elm	11"			
3320	Cedar Elm	15"			
3321	Cedar Elm	13"			
3322	Osage Orange	11"			
3323	Osage Orange	16"			
3324	Hackberry	10"			
3325	Chinaberry	11"			
3326	Cedar Elm	12"			
3327	Cedar Elm	13"			
3328	Cedar Elm	23"			
3329	Cedar Elm	14"			
3330	Cedar Elm	11"			
3331	Cedar Elm	12"			
3332	Cedar Elm	10"			
3333	Cedar Elm	10"			
3334	Cedar Elm	30"			
3335	Cedar Elm	17"			
3336	Cedar Elm	14"			
3337	Cedar Elm	13"			
3338	Cedar Elm	15"			
3339	Cedar Elm	11"			
3340	Cedar Elm	15"			
3341	Osage Orange	16"			
3342	Mesquite	22"			
3343	Mesquite	16"			
3344	Cedar Elm	8"			
3345	Osage Orange	12"			
3346	Cedar Elm	10"			
3347	Osage Orange	18"			
3348	Cedar Elm	10"			
3349	Cedar Elm	11"			
3350	Cedar Elm	13"			
3351	Cedar Elm	11"			
3352	Cedar Elm	12"			
3353	Osage Orange	24"			
3354	Cedar Elm	10"			
3355	Cedar Elm	10"			
3356	Green Ash	10"			
3357	Green Ash	13"			
3358	Cedar Elm	15"			
3359	Hackberry	10"			
3360	Osage Orange	15"			
3361	Cedar Elm	17"			
3362	Cedar Elm	20"			
3363	Hackberry	10"			

3364	Cedar Elm	14"			
3365	Cedar Elm	11"			
3366	Cedar Elm	11"			
3367	Cedar Elm	13"			
3368	Osage Orange	13"			
3369	Cedar Elm	17"			
3370	Cedar Elm	19"			
3371	Cedar Elm	12"			
3372	Cedar Elm	18"			
3373	Cedar Elm	11"			
3374	Cedar Elm	11"			
3375	Cedar Elm	16"			
3376	Cedar Elm	10"			
3377	Cedar Elm	10"			
3378	Cedar Elm	11"			
3379	Osage Orange	17"			
3380	Cedar Elm	19"			
3381	Cedar Elm	17"			
3382	Osage Orange	12"			
3383	Cedar Elm	17"			
3384	Cedar Elm	16"			
3385	Cedar Elm	15"			
3386	Cedar Elm	11"			
3387	Hackberry	10"			
3388	Osage Orange	19"			
3389	Osage Orange	14"			
3390	Cedar Elm	10"			
3391	Green Ash	17"			
3392	Green Ash	19"			
3393	Green Ash	29"			
6865	Cedar Elm	13"			
6866	Cedar Elm	11"			
6867	Cedar Elm	12"			
6868	Cedar Elm	10"			
6869	Cedar Elm	10"			
6870	Hackberry	10"			
6871	Hackberry	12"			
6872	Cedar Elm	10"			
6873	Cedar Elm	10"			
6874	Cedar Elm	11"	X	PARKING LOT	$ 550.00
6875	Cedar Elm	13"	X	PARKING LOT	$ 650.00
6876	Cedar Elm	13"	X	PARKING LOT	$ 650.00
6877	Cedar Elm	13"	X	PARKING LOT	$ 650.00
6878	Cedar Elm	11"			
6879	Hackberry	10"			
6880	Cedar Elm	20"			
6881	Cedar Elm	10"			
6882	Cedar Elm	11"			
6883	Cedar Elm	10"			
6884	Green Ash	29"			
6885	Cedar Elm	24"			
6886	Cedar Elm	11"			
6887	Cedar Elm	10"			
6888	Cedar Elm	19"			
6889	Cedar Elm	19"			
6890	Cedar Elm	17"			
6891	Green Ash	13"			
6892	Green Ash	13"			
6893	Hackberry	10"			
6894	Cedar Elm	14"			
6895	Osage Orange	18"			
6896	Osage Orange	10"			
6897	Osage Orange	12"			
6898	Cedar Elm	14"			
6899	Hackberry	10"			
6900	Cedar Elm	10"			
7701	Cedar Elm	11"			
7702	Cedar Elm	10"			
7703	Mesquite	13"			
7704	Cedar Elm	17"			
7705	Cedar Elm	17"			
7706	Cedar Elm	17"			
7707	Cedar Elm	13"			
7751	Cedar Elm	14"			
7752	Cedar Elm	13"			
7753	Cedar Elm	16"			
7754	Cedar Elm	13"			
7755	Cedar Elm	11"			
7756	Hackberry	11"			
7757	Cedar Elm	13"			
7758	Cedar Elm	11"			
7759	Hackberry	13"			
7760	Cedar Elm	12"			
7761	Cedar Elm	10"			
7762	Osage Orange	14"			
7763	Osage Orange	15"			
7764	Osage Orange	16"			
7765	Cedar Elm	12"			
7766	Cedar Elm	19"			
7767	Hackberry	11"			
7768	Cedar Elm	14"			
7769	Cedar Elm	10"			
7770	Cedar Elm	10"			
7771	Cedar Elm	10"			
7772	Cedar Elm	10"			
7773	Green Ash	12"			
7774	Hackberry	12"			
7775	Osage Orange	11"			
7776	Cedar Elm	11"	X	PARKING LOT	$ 550.00
7777	Cedar Elm	12"	X	PARKING LOT	$ 600.00

7778	Cedar Elm	11"	X	PARKING LOT	$ 550.00
7779	Cedar Elm	10"			
7780	Hackberry	10"			
7781	Mesquite	22"			
7782	Mesquite	13"			
7783	Cedar Elm	18"			
7784	Cedar Elm	14"			
7785	Cedar Elm	10"			
7786	Green Ash	29"			
7787	Green Ash	10"			
7788	Cedar Elm	12"			
7789	Cedar Elm	10"			
7790	Cedar Elm	10"			
7791	Cedar Elm	13"			
7792	Cedar Elm	12"			
7793	Cedar Elm	10"			
7794	Cedar Elm	16"			
7795	Osage Orange	11"			
7796	Hackberry	10"			
7797	Cedar Elm	11"			
7798	Green Ash	17"			
7799	Cedar Elm	17"			
7800	Cedar Elm	12"			
13711	Green Ash	13"			
13891	Green Ash	14"			
13961	Green Ash	17"			
14431	Green Ash	12"			
14551	Green Ash	16"			
14552	Green Ash	18"			
25081	Cedar Elm	11"			
25201	Cedar Elm	13"			
32351	Green Ash	12"			
32352	Green Ash	14"			
32353	Green Ash	22"			
33591	Green Ash	17"			
68821	Green Ash	28"			
68851	Cedar Elm	12"			
				TOTAL:	**$ 29,250.00**

Know what's **below.**
Call before you dig.

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. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REV	DESCRIPTION	DATE	APR

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

TREE LIST (SHEET 2 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
6/19/2024

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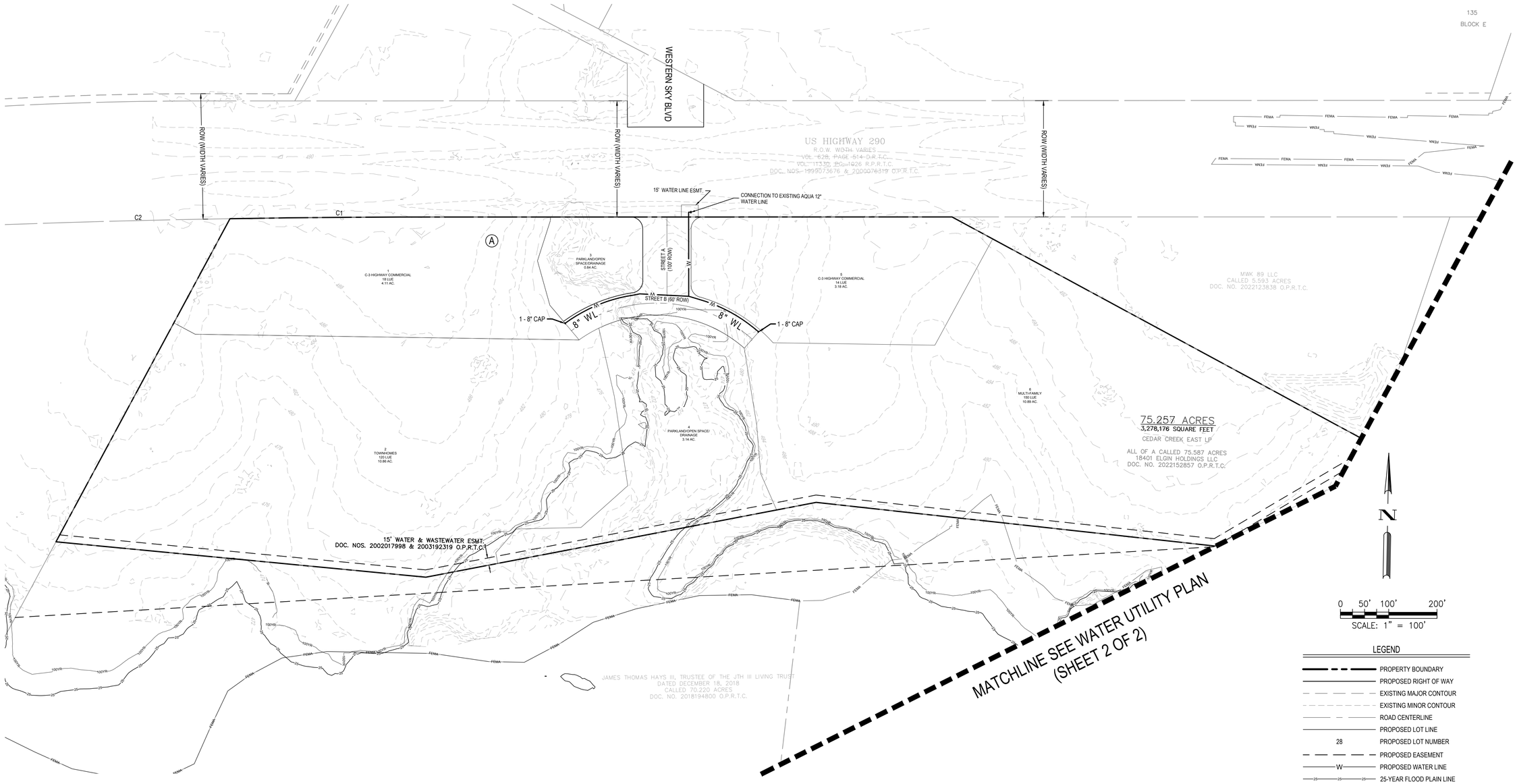

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
28	PROPOSED LOT NUMBER
	PROPOSED EASEMENT
W	PROPOSED WATER LINE
25	25-YEAR FLOOD PLAIN LINE
100YR	100-YEAR FLOOD PLAIN LINE
	ROW DEDICATION AREA
N	BLOCK IDENTIFICATION
	CAP

811 Know what's **below.** **Call** before you dig.

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REVIEWED BY:

DRAWN BY:

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AUSTIN, TEXAS 78728
TEL. 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

WATER UTILITY PLAN (1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

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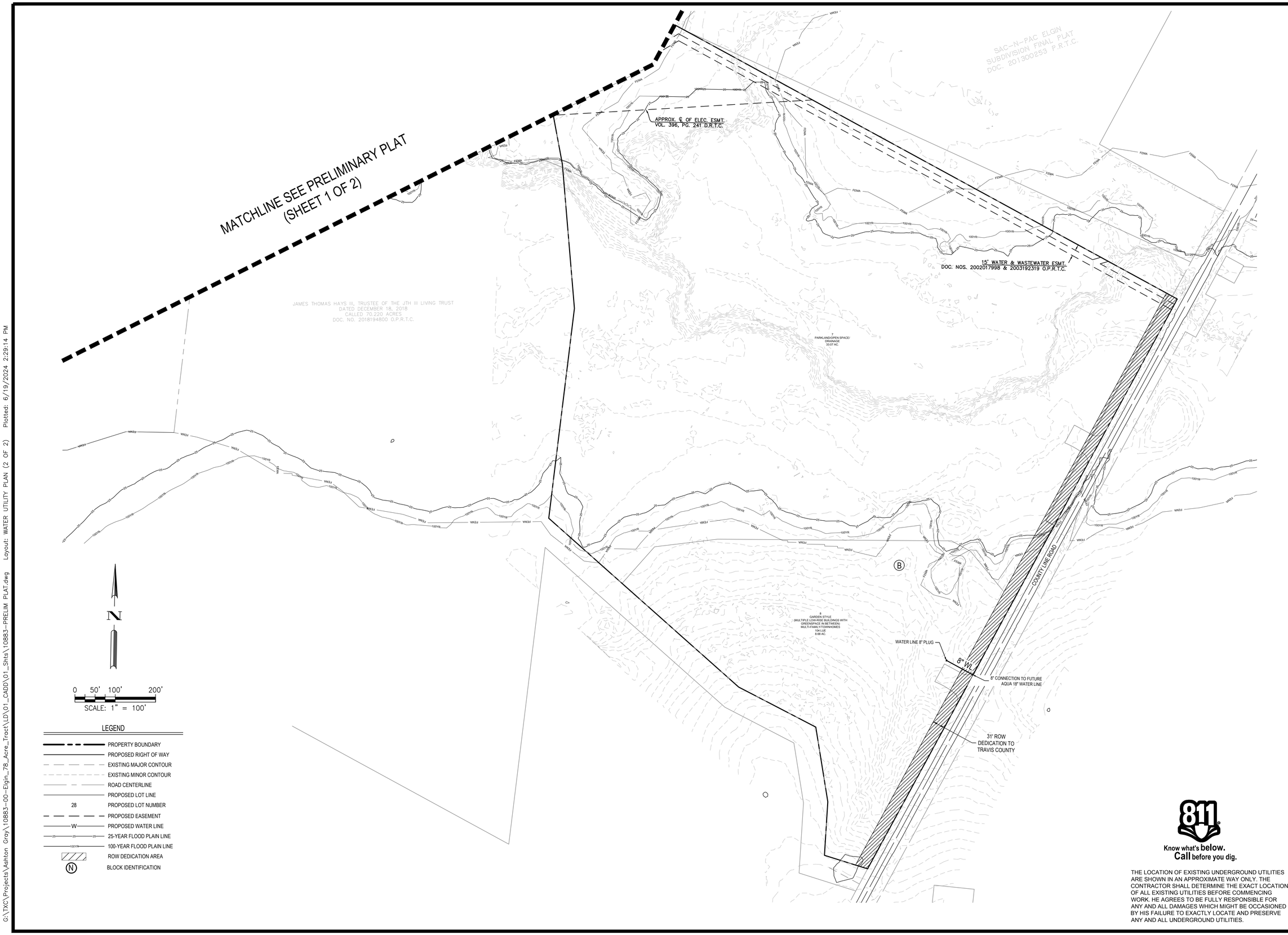

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- W PROPOSED WATER LINE
- 25 25 25 25-YEAR FLOOD PLAIN LINE
- 100YR 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA
- (N) BLOCK IDENTIFICATION

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REVIEWED BY:

DRAWN BY:

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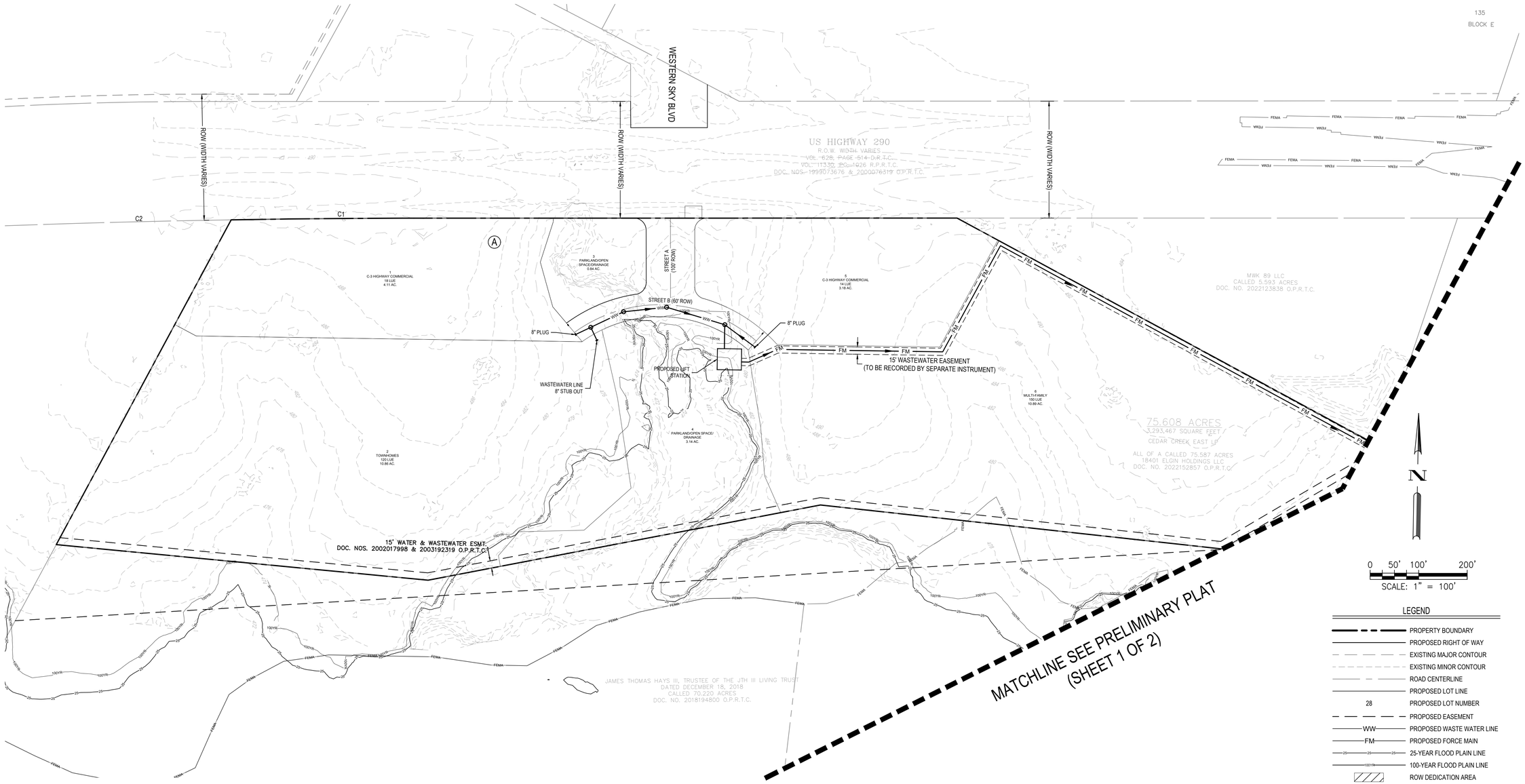
AUSTIN, TX 78728
TEL. 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

WATER UTILITY PLAN (2 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
6/19/2024



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 — PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- WW — PROPOSED WASTE WATER LINE
- FM — PROPOSED FORCE MAIN
- 25 — 25-YEAR FLOOD PLAIN LINE
- 100YR — 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA
- MANHOLE
- (N) — BLOCK IDENTIFICATION

811 Know what's **below.** **Call** before you dig.

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REV	DESCRIPTION	DATE	APR

DESIGNED BY:

REVIEWED BY:

DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

WASTEWATER UTILITY PLAN (1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

15 OF 16

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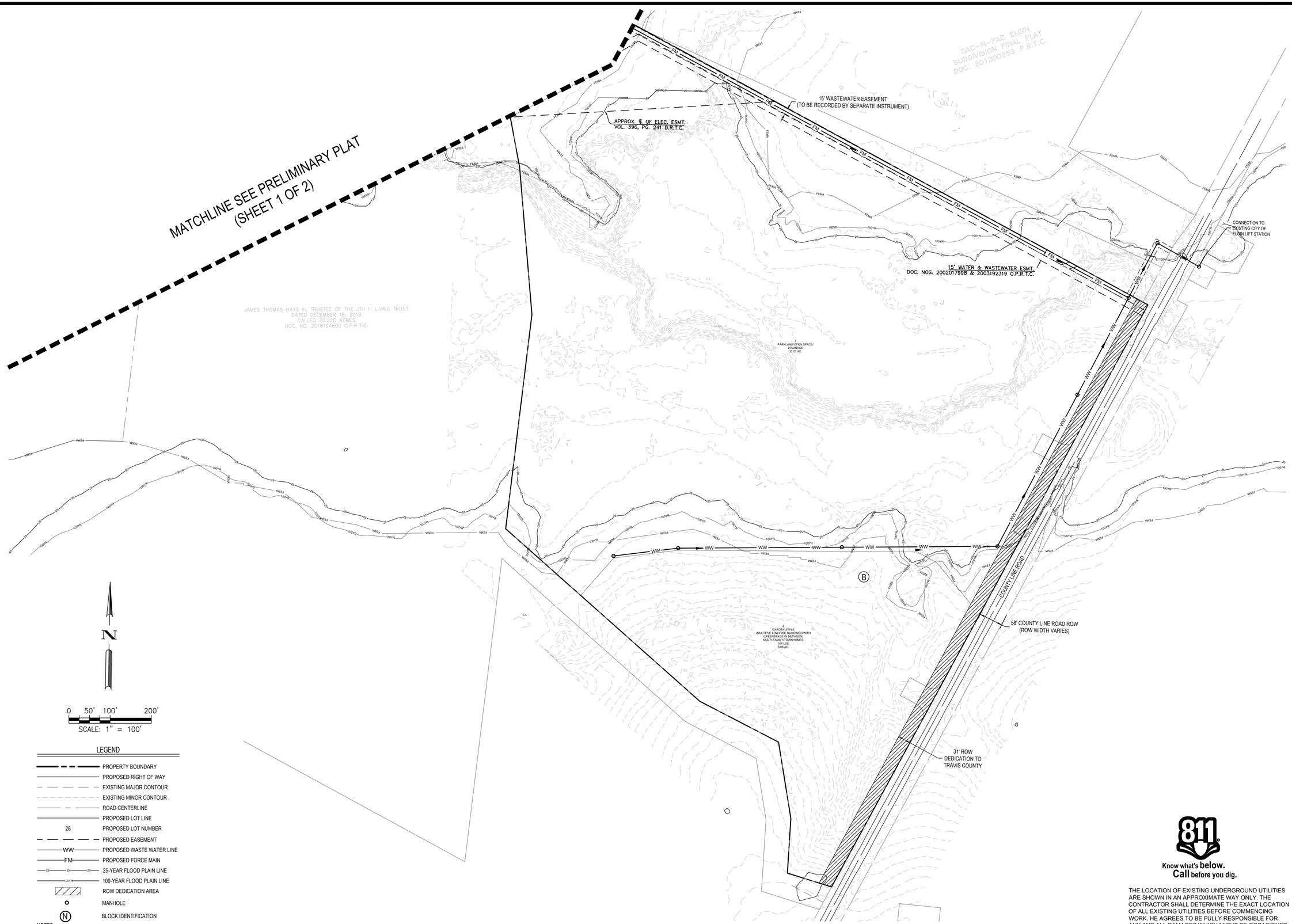

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
28	PROPOSED LOT NUMBER
	PROPOSED EASEMENT
WW	PROPOSED WASTE WATER LINE
FM	PROPOSED FORCE MAIN
25	25-YEAR FLOOD PLAIN LINE
100YR	100-YEAR FLOOD PLAIN LINE
	ROW DEDICATION AREA
	MANHOLE
N	BLOCK IDENTIFICATION

NOTES:

PROPOSED EASEMENT FOR THE PROPOSED FORCEMAIN TO BE COMPLETED BY SEPARATE INSTRUMENT.

Know what's **below.**
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REV	DESCRIPTION	DATE	APR

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REVIEWED BY:

DRAWN BY:

BGE, Inc.
101 W LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

PARK PLACE
ELGIN, TEXAS

WASTEWATER UTILITY PLAN (2 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
6/19/2024

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505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 20, 2024

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

RE: Park Place – Preliminary Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on June 12, 2024 by BGE, Inc. (BGE).

1. Preliminary Plat dated April 9, 2024.
2. Other supporting documents submitted with the preliminary plat: Comment response letter, Aqua Preliminary Approval, Storm Schematic, and Transmittal letter.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances and the Amendment No. 1 To Development and Consent Agreement between the City of Elgin, ATX Elgin Dev, LLC, and Briarwood Municipal Utility District.

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

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

Sincerely,

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

cc: John Kim, P.E., BGE, Inc.

Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202400049

Date:	August 12, 2024
Applicant:	Shiva Shankar – Paradise Engineers LLC
Hearing Date:	Planning & Zoning Commission – August 26, 2024
Location:	13905 and 13907 Klaus Ln as well as FM 1100, Travis County Parcel Numbers 248220, 248234, and 947820, located on the south side of M 1100, west of the Briarwood Subdivision and north of the Creeks Crossing Subdivision.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Northside Meadows which would contain a total of 329 lots comprised of 318 single-family residential lots, 8 drainage easements and open space lots, one community mail kiosk lot, one future commercial lot, and one lift station lot as well as 11,690 linear feet of streets across 59.945 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council earlier this year.

DEPARTMENT COMMENTS

TRC has reviewed the proposed Preliminary Plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

ATTACHMENTS:

1. Application
2. Owner's Authorization
3. Concept Plan
4. Proposed Preliminary Plat
5. TRC Review Letter

CONTACT INFORMATION

Contact Name: Shiva Shankar - Paradise Engineers

Contact Role (e.g. owner, agent, developer): Agent

Contact Phone: 919-917-6675; **Contact E-Mail:** sshankar@paradise-engineers.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

Shiva Shankar 05.29.24

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received	Date: _____	
	Yes: _____	No: _____
Meeting Conducted	Date: _____	Reason for Not Conducting Meeting: _____

Staff Signature: _____

PRELIMINARY PLAT APPLICATION

Date: 05.29.24 **New** X **Modification** ____

Modification of _____

SITE INFORMATION

Project Address: FM 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.

Signature	Printed Name	Date
Shiva Shankar	Shiva Shankar	05.29.24

Project Description:

The preliminary plat is for a 318 single family subdivision.

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

January 29, 2024

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

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

To Whom it May Concern:

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

Authorized Agents:

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

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

Property Information:

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

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

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

Sincerely,

Hariharan Kuppuraj (Property Owner)

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 LENGTH (FT)
STREET A	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	2,172
STREET B	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	250
STREET C	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	1,455
STREET D	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	818
STREET E	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	1,055
STREET F	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	790
STREET G	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	632
STREET H	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	2,032
STREET I	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	136
STREET J	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC	946
STREET K	70'-0"	48'-0"	35 MPH	C & G	COLLECTOR	PUBLIC	1,709
						TOTAL STREET LENGTH	11,995

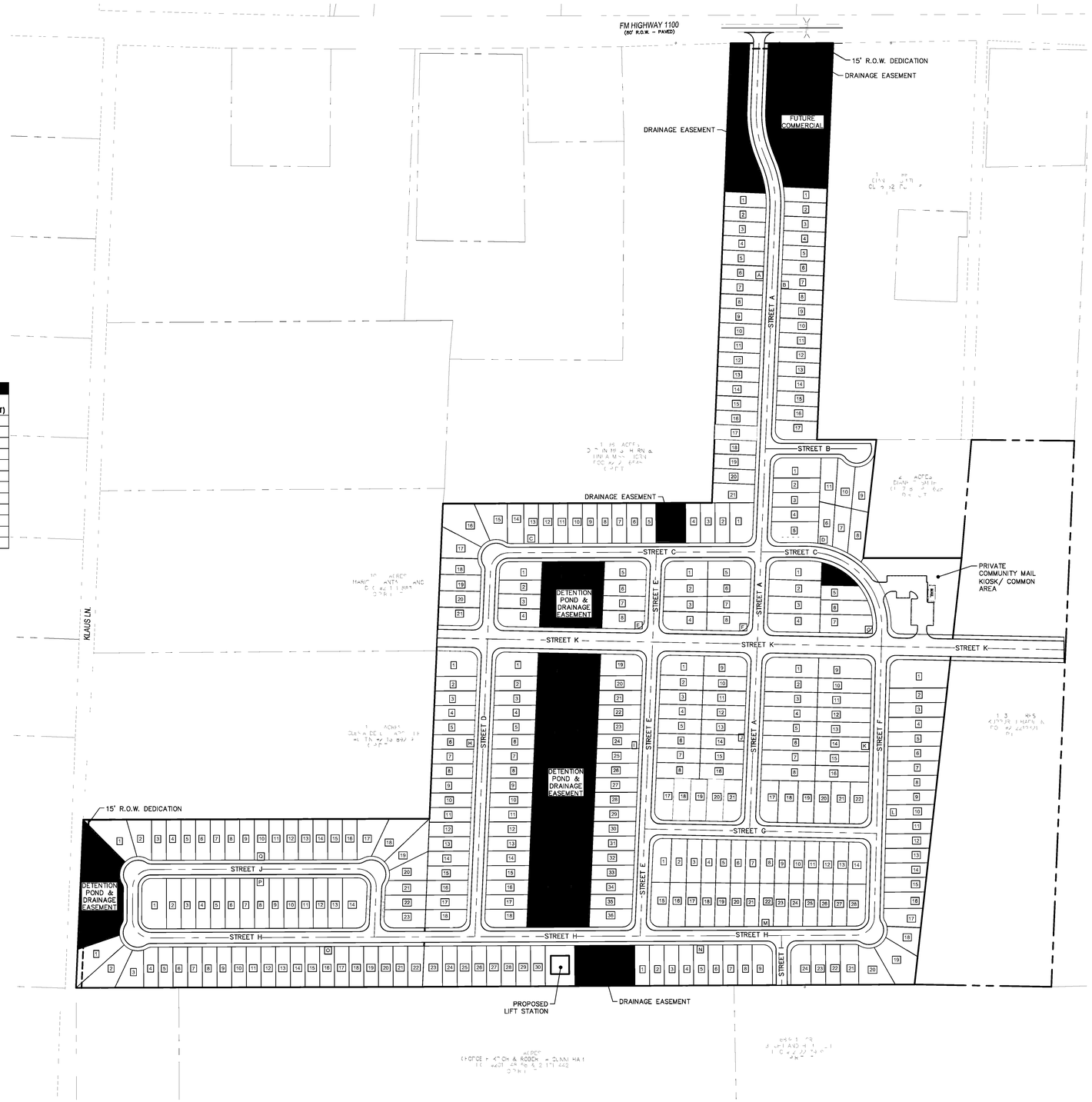
THIS CONCEPT PLAN WAS APPROVED BY THE CITY OF OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 20___.

APPROVED:

_____ _____
PLANNING & ZONING COMMISSION CHAIRMAN [DATE]

APPROVED:

_____ _____
PLANNING & ZONING COMMISSION SECRETARY [DATE]



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

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

150 0 150 300
SCALE: 1 INCH = 150 FT

811 Know what's below. Call before you dig.

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

PARADISE ENGINEERS
INFO@PARADISE-ENGINEERS.COM WWW.PARADISE-ENGINEERS.COM TBPE FIRM NO. F-24917

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

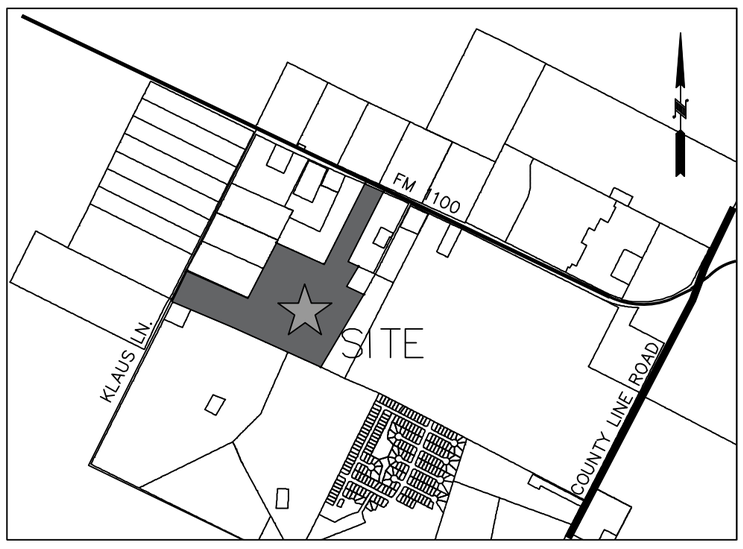
JOB No. 2023059

SHEET 1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

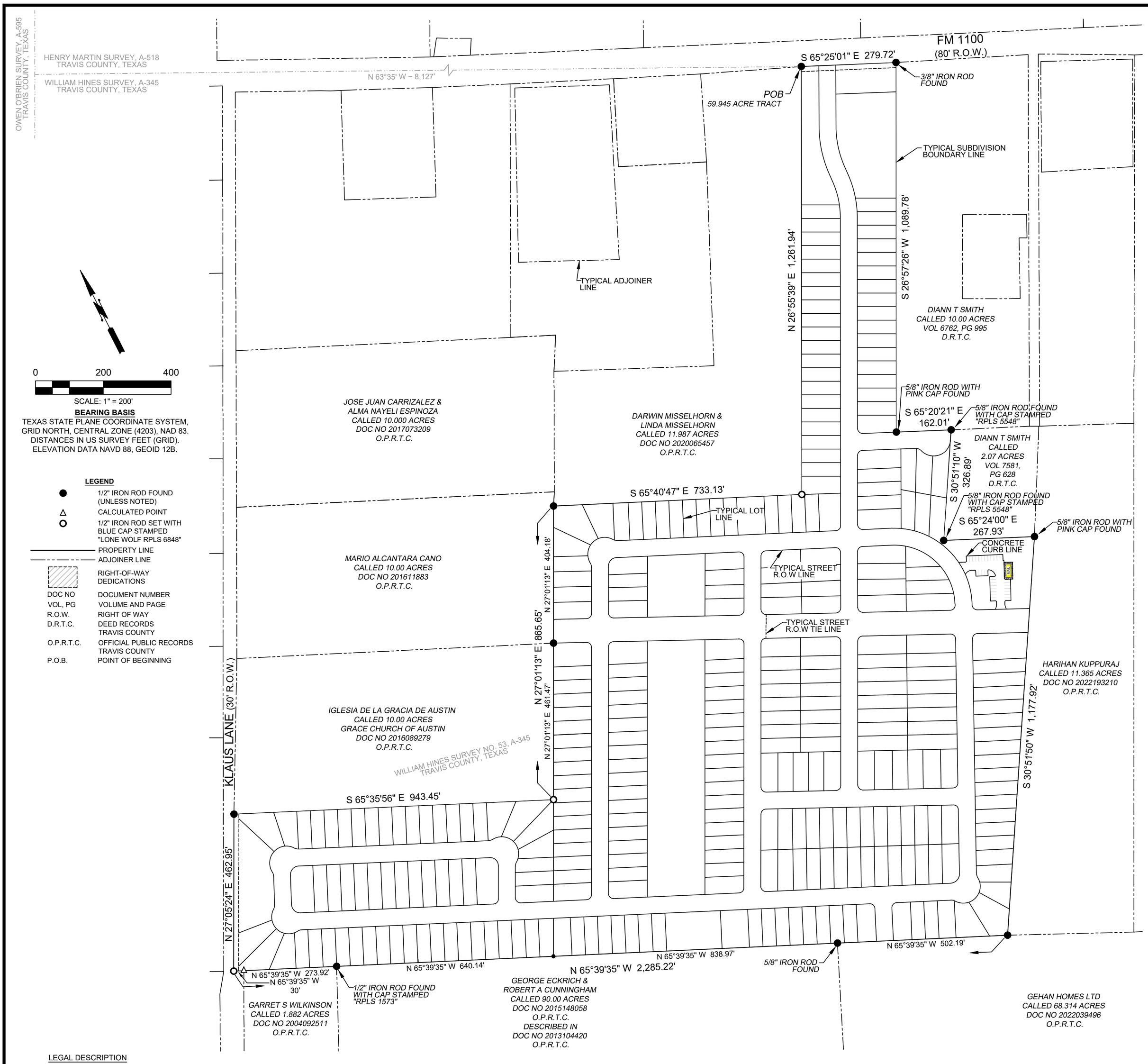
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP
SCALE: 1" = 2,000'

PRELIMINARY PLAT
NORTHSIDE MEADOWS
A SUBDIVISION OF 59.945 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS

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



BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. DISTANCES IN US SURVEY FEET (GRID). ELEVATION DATA NAVD 88, GEOID 12B.

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
▨	RIGHT-OF-WAY DEDICATIONS
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

LEGAL DESCRIPTION

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 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 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 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;

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;

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;

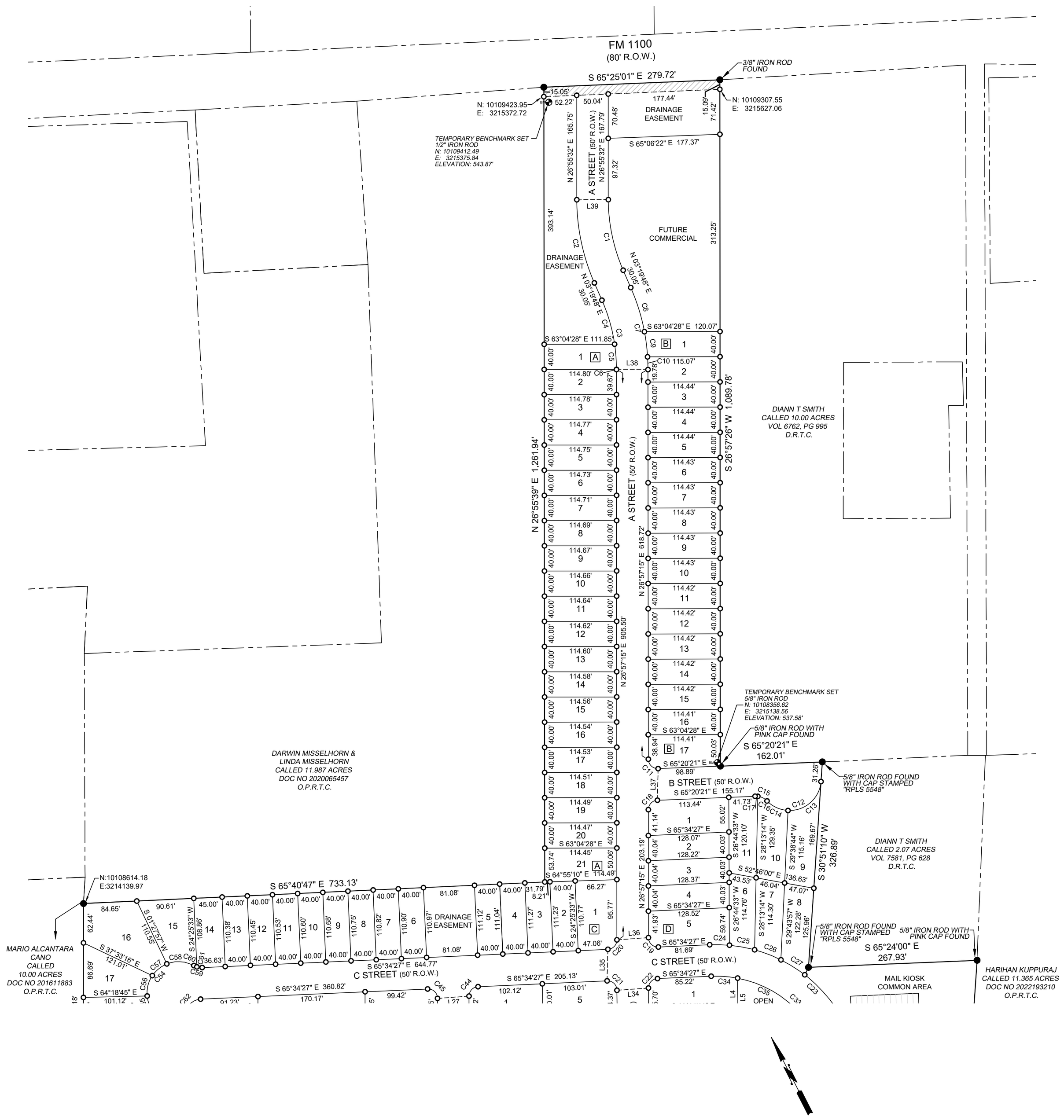
2. N 26°55'39" E, a distance of 1,261.94 feet to the POINT OF BEGINNING, having an area of 59.945 acres, or 2,611,198 square feet.

PRELIMINARY PLAT
NORTHSIDE MEADOWS
A SUBDIVISION OF 59.945 ACRES OF LAND LOCATED IN THE WILLIAM HINES SURVEY NO. 53, ABSTRACT 345, TRAVIS COUNTY, TEXAS

SUBMITTED:
05/02/2024

REV. DATE	DESCRIPTION
6/24/2024	ADDRESSED COMMENTS PER 6-06-24
7/12/2024	ADDRESSED COMMENTS PER 7-01-24
7/18/2024	ADDRESSED COMMENTS PER 7-17-24
7/25/2024	ADDRESSED COMMENTS PER 7-25-24

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



0 100 200

SCALE: 1" = 100'

BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. DISTANCES IN US SURVEY FEET (GRID). ELEVATION DATA NAVD 88, GEOID 12B.

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
▨	RIGHT-OF-WAY DEDICATIONS
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

PRELIMINARY PLAT

NORTHSIDE MEADOWS

A SUBDIVISION OF 59.945 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS

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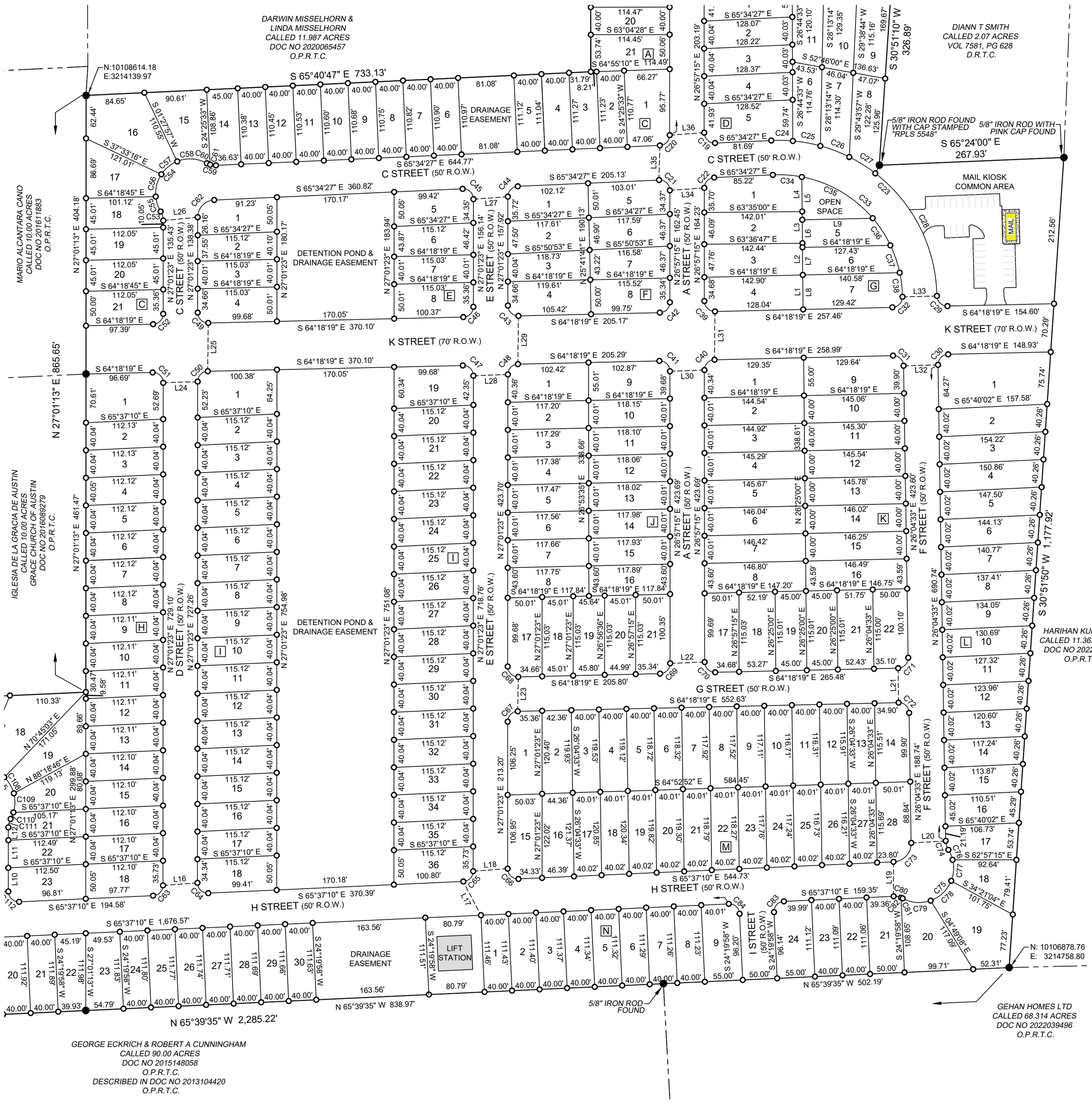

0 100 200

SCALE: 1" = 100'

BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. DISTANCES IN US SURVEY FEET (GRID). ELEVATION DATA NAVD 88, GEOID 12B.

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———	PROPERTY LINE
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PRELIMINARY PLAT

NORTHSIDE MEADOWS

A SUBDIVISION OF 59.945 ACRES OF LAND LOCATED IN THE WILLIAM HINES SURVEY NO. 53, ABSTRACT 345, TRAVIS COUNTY, TEXAS

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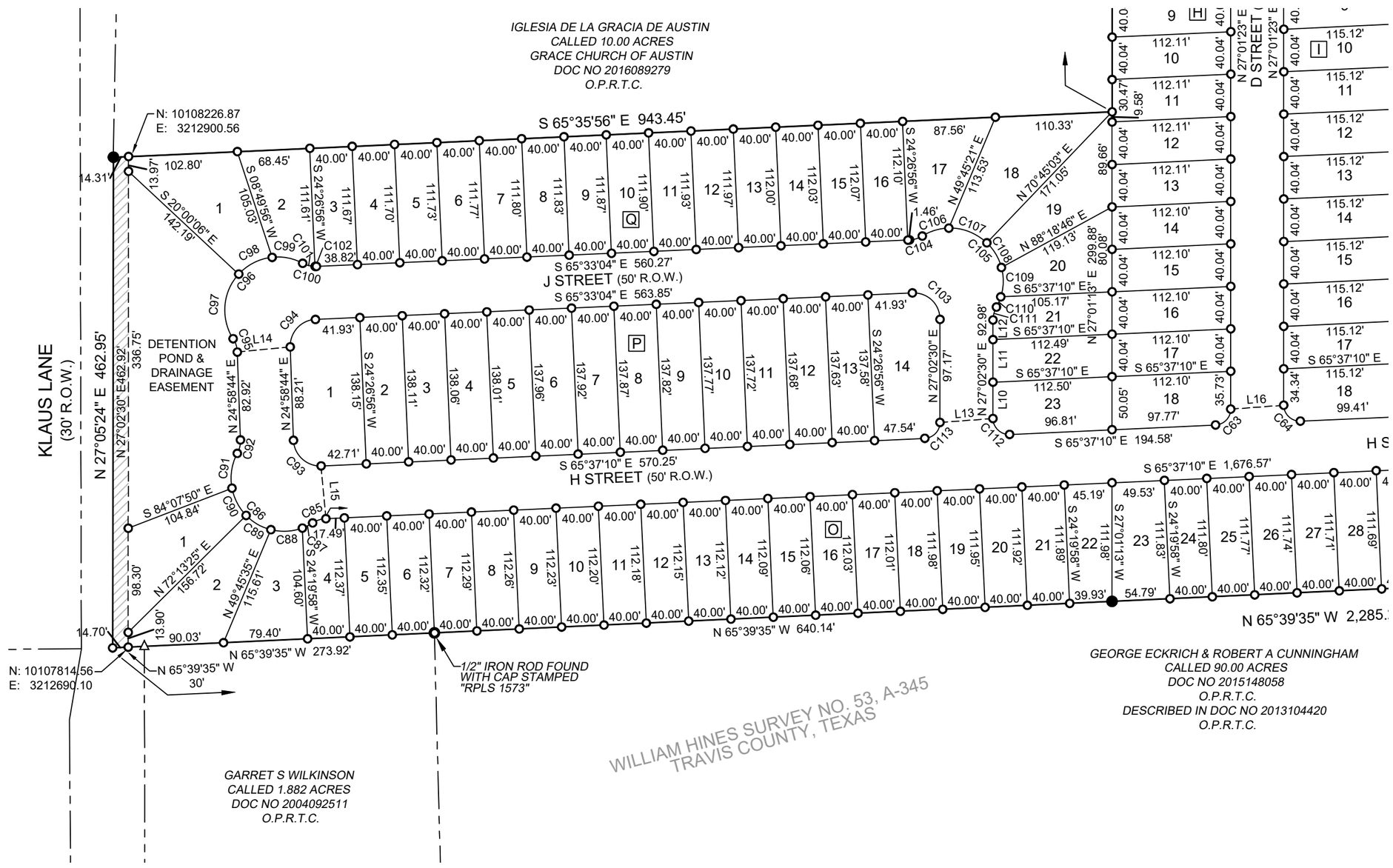

PROJECT ADDRESS:

- 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: 59.945 ACRES
  - RESIDENTIAL LOTS: 37.217 ACRES
  - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 5.882 ACRES
  - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA: 0.992 ACRES
  - FUTURE COMMERCIAL LOT: 1.146 ACRES
  - LIFT STATION LOT: 0.207 ACRES
  - PUBLIC RIGHT OF WAY (R.O.W.): 14.501 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: 11,690-LF (SEE TABLE BELOW)

AVERAGE SINGLE FAMILY LOT SIZE		
SQUARE FEET	# OF HOMES	% OUT OF 318 HOMES
<6000	280	0.88
6000-7500	27	0.09
7500-9000	7	0.02
>9000	4	0.01

STREET TABLE							
STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	ROAD TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH (FEET)
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J STREET	50'	30'	30 MPH	C & G	LOCAL	PUBLIC	946
K STREET	70'	48'	35 MPH	C & G	COLLECTOR	PUBLIC	1,402
						TOTAL STREET LENGTH	11,690

0 100 200

SCALE: 1" = 100'

BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. DISTANCES IN US SURVEY FEET (GRID). ELEVATION DATA NAVD 88, GEOID 12B.

LEGEND

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- △ CALCULATED POINT
- ○ 1/2" IRON ROD SET WITH BLUE CAP STAMPED "LONE WOLF RPLS 6848"
- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY DEDICATIONS
- 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

PRELIMINARY PLAT

NORTHSIDE MEADOWS

A SUBDIVISION OF 59.945 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS

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

LINE	BEARING	DISTANCE
L1	N 26°25'00" E	50.00'
L2	N 26°25'00" E	46.03'
L3	N 26°25'00" E	46.02'
L4	N 26°25'00" E	50.02'
L5	S 26°25'00" W	62.07'
L6	S 26°25'00" W	40.00'
L7	S 26°25'00" W	40.00'
L8	S 26°25'00" W	50.00'
L9	S 64°18'19" E	102.18'
L10	N 27°02'30" E	34.34'
L11	N 27°02'30" E	40.04'
L12	N 27°02'30" E	18.60'
L13	S 67°12'40" E	50.14'
L14	S 68°34'57" E	50.10'
L15	S 21°53'38" W	50.05'
L16	S 67°12'01" E	50.14'
L17	S 00°38'04" E	55.18'
L18	S 67°12'01" E	50.14'
L19	N 26°48'56" E	50.05'
L20	S 66°21'33" E	50.05'
L21	S 26°18'16" W	50.00'
L22	S 65°03'37" E	50.03'
L23	N 27°49'10" E	50.03'
L24	S 65°06'06" E	50.03'
L25	S 27°35'31" W	70.04'
L26	S 68°27'29" E	50.23'
L27	S 67°07'41" E	50.13'
L28	S 65°06'06" E	50.03'
L29	S 27°35'31" W	70.04'
L30	S 65°03'37" E	50.03'
L31	S 27°29'37" W	70.03'
L32	S 64°32'02" E	50.00'
L33	S 64°30'00" E	50.00'
L34	S 67°05'13" E	50.12'
L35	N 28°28'01" E	50.12'
L36	S 67°05'13" E	50.12'
L37	N 28°19'37" E	50.10'
L38	S 63°02'45" E	50.00'
L39	S 63°04'28" E	50.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00'	23°35'44"	115.31'	N 15°07'40" E	114.50'
C2	330.00'	23°35'44"	135.90'	S 15°07'40" W	134.94'
C3	275.00'	23°37'27"	113.39'	S 15°08'31" W	112.59'
C4	275.00'	15°11'31"	72.92'	S 10°55'34" W	72.70'
C5	275.00'	8°21'51"	40.14'	S 22°42'14" W	40.11'
C6	274.98'	0°04'05"	0.33'	S 26°55'12" W	0.33'
C7	325.00'	23°37'27"	134.00'	N 15°08'31" E	133.06'
C8	325.00'	12°56'45"	73.43'	S 09°48'11" W	73.28'
C9	325.00'	7°06'39"	40.33'	S 19°49'53" W	40.31'
C10	325.00'	3°34'03"	20.24'	S 25°10'13" W	20.23'
C11	15.00'	92°17'36"	24.16'	N 19°11'33" W	21.63'
C12	50.00'	131°11'42"	114.50'	S 82°45'01" E	91.08'
C13	50.00'	88°17'16"	77.05'	S 75°47'46" W	69.65'
C14	50.00'	42°54'25"	37.45'	N 38°36'23" W	36.58'
C15	25.00'	48°11'23"	21.03'	S 41°14'39" E	20.41'
C16	25.00'	38°03'43"	16.61'	N 36°10'50" W	16.30'
C17	25.00'	10°07'40"	4.42'	N 60°16'31" W	4.41'
C18	15.00'	87°42'24"	22.96'	N 70°48'27" E	20.78'
C19	15.00'	92°31'42"	24.22'	N 19°18'36" W	21.68'
C20	15.00'	87°28'18"	22.90'	S 70°41'24" W	20.74'
C21	15.00'	92°31'42"	24.22'	S 19°18'36" E	21.68'
C22	15.00'	87°28'18"	22.90'	N 70°41'24" E	20.74'
C23	230.00'	91°31'01"	367.37'	S 19°48'57" E	329.55'
C24	230.00'	7°48'59"	31.38'	S 61°39'58" E	31.35'
C25	230.00'	10°06'39"	40.59'	S 52°42'08" E	40.54'
C26	230.00'	11°11'48"	44.95'	S 42°02'55" E	44.87'
C27	230.00'	11°06'44"	44.61'	S 30°53'38" E	44.54'
C28	230.00'	51°17'38"	205.91'	N 00°18'33" E	199.10'
C29	15.00'	90°15'40"	23.63'	N 19°10'28" W	21.26'
C30	15.00'	89°37'08"	23.46'	N 70°53'07" E	21.14'
C31	15.00'	90°22'52"	23.66'	S 19°06'53" E	21.28'
C32	15.00'	89°36'44"	23.46'	S 70°53'20" W	21.14'
C33	180.00'	87°59'01"	276.41'	S 21°34'57" E	250.04'
C34	180.00'	13°27'17"	42.27'	S 58°50'48" E	42.17'
C35	180.00'	38°33'57"	121.16'	S 32°50'11" E	118.88'
C36	180.00'	15°00'52"	47.17'	S 06°02'47" E	47.03'
C37	180.00'	13°23'02"	42.05'	S 08°09'10" W	41.95'
C38	180.00'	11°14'16"	35.30'	S 20°27'49" W	35.25'
C39	15.00'	91°15'34"	23.89'	N 18°40'32" W	21.45'
C40	15.00'	88°44'26"	23.23'	N 71°19'28" E	20.98'
C41	15.00'	91°15'34"	23.89'	S 18°40'32" E	21.45'
C42	15.00'	88°44'26"	23.23'	S 71°19'28" W	20.98'
C43	15.00'	91°19'42"	23.91'	N 18°38'28" W	21.46'
C44	15.00'	87°24'10"	22.88'	N 70°43'28" E	20.73'
C45	15.00'	92°35'50"	24.24'	S 19°16'32" E	21.69'
C46	15.00'	88°40'18"	23.21'	S 71°21'32" W	20.97'
C47	15.00'	91°19'42"	23.91'	S 18°38'28" E	21.46'
C48	15.00'	88°40'18"	23.21'	N 71°21'32" E	20.97'
C49	15.00'	91°19'42"	23.91'	N 18°38'28" W	21.46'
C50	15.00'	88°40'18"	23.21'	N 71°21'32" E	20.97'
C51	15.00'	91°19'42"	23.91'	S 18°38'28" E	21.46'
C52	15.00'	88°40'18"	23.21'	S 71°21'32" W	20.97'
C53	25.00'	31°38'22"	13.81'	S 11°12'12" W	13.63'
C54	50.00'	150°40'54"	131.49'	S 70°43'28" W	96.74'
C55	50.00'	26°19'01"	22.97'	N 08°32'32" E	22.76'
C56	50.00'	39°01'57"	34.06'	N 41°13'01" E	33.41'
C57	50.00'	34°24'19"	30.02'	N 77°56'09" E	29.58'
C58	50.00'	50°55'37"	44.44'	S 59°23'53" E	42.99'
C59	25.00'	31°38'22"	13.81'	N 49°45'16" W	13.63'
C60	25.00'	12°05'01"	5.27'	S 39°58'36" E	5.26'
C61	25.00'	19°33'20"	8.53'	S 55°47'47" E	8.49'
C62	25.00'	87°24'10"	38.14'	S 70°43'28" W	34.54'
C63	15.00'	87°21'27"	22.87'	S 70°42'07" W	20.72'
C64	15.00'	92°38'33"	24.25'	N 19°17'53" W	21.70'
C65	15.00'	87°21'27"	22.87'	S 70°42'07" W	20.72'
C66	15.00'	92°38'33"	24.25'	N 19°17'53" W	21.70'
C67	15.00'	88°40'18"	23.21'	N 71°21'32" E	20.97'
C68	15.00'	91°19'42"	23.91'	N 18°38'28" W	21.46'
C69	15.00'	88°44'26"	23.23'	S 71°19'28" W	20.98'
C70	15.00'	91°15'34"	23.89'	N 18°40'32" W	21.45'
C71	15.00'	89°37'08"	23.46'	S 70°53'07" W	21.14'
C72	15.00'	90°22'52"	23.66'	S 19°06'53" E	21.28'
C73	27.00'	88°18'17"	41.61'	S 70°13'42" W	37.61'
C74	25.00'	31°14'22"	13.63'	N 10°27'22" E	13.46'
C75	50.00'	150°47'02"	131.58'	N 70°13'42" E	96.77'
C76	50.00'	18°07'32"	15.82'	S 03°53'57" W	15.75'
C77	50.00'	35°36'53"	31.08'	S 30°46'10" W	30.58'
C78	50.00'	49°01'59"	42.79'	S 73°05'36" W	41.50'
C79	50.00'	48°00'37"	41.90'	N 58°23'06" W	40.68'
C80	25.00'	31°14'22"	13.63'	S 49°59'59" E	13.46'
C81	25.00'	6°03'06"	2.64'	N 37°24'20" W	2.64'
C82	25.00'	25°11'16"	10.99'	N 53°01'32" W	10.90'
C83	15.00'	90°02'53"	23.57'	N 69°21'24" E	21.22'
C84	15.00'	89°57'07"	23.55'	S 20°38'36" E	21.20'
C85	25.00'	30°11'10"	13.17'	S 80°42'45" E	13.02'
C86	50.00'	150°58'14"	131.75'	S 20°19'13" E	96.81'
C87	50.00'	12°28'57"	10.89'	N 89°33'52" W	10.87'
C88	50.00'	34°37'30"	30.22'	N 66°00'38" W	29.76'
C89	50.00'	31°20'36"	27.35'	N 33°01'35" W	27.01'
C90	50.00'	33°42'12"	29.41'	N 00°30'11" W	28.99'
C91	50.00'	38°48'59"	33.87'	N 35°45'25" E	33.23'
C92	25.00'	30°11'10"	13.17'	S 40°04'19" W	13.02'
C93	25.00'	90°35'54"	39.53'	S 20°19'13" E	35.54'
C94	25.00'	89°28'11"	39.04'	S 69°42'50" W	35.19'
C95	25.00'	30°42'40"	13.40'	S 09°37'24" W	13.24'
C96	50.00'	150°53'32"	131.68'	S 69°42'50" W	96.79'
C97	50.00'	75°26'46"	65.84'	N 31°59'27" E	61.18'
C98	50.00'	41°13'43"	35.98'	S 89°40'19" E	35.21'
C99	50.00'	34°13'03"	29.86'	S 51°56'56" E	29.42'
C100	25.00'	30°42'40"	13.40'	N 50°11'44" W	13.24'
C101	25.00'	27°59'44"	12.22'	S 48°50'16" E	12.09'

PRELIMINARY PLAT

NORTHSIDE MEADOWS

A SUBDIVISION OF 59.945 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT HARIHARAN KUPPURAJ, BEING THE OWNER OF A CALLED 49.93 (49.937) ACRE TRACT OF LAND, OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, TRAVIS COUNTY, TEXAS, CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2022053875, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND KLAUS ESTATES ELGIN LLC, BEING THE OWNER OF A CALLED 10.00 (10.008) ACRE TRACT OF LAND, OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, TRAVIS COUNTY, TEXAS, CONVEYED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023106195 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 10.00 ACRES OF LAND, AND SAID 49.93 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"NORTHSIDE MEADOWS"

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

WITNESS MY HAND, THIS THE _____ DAY OF _____ , 2024, A.D.

_____
HARIHARAN KUPPURAJ
77 CHAPONIS WAY
SOUTH WINDSOR, CT 06074

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARIHARAN KUPPURAJ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____

_____
NOTARY PUBLIC, IN AND FOR THE STATE OF _____

_____
PRINT NOTARY'S NAME

MY COMISSION EXPIRES: _____

_____
KLAUS ESTATES ELGIN LLC

_____

_____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____

NOTARY PUBLIC, IN AND FOR THE STATE OF _____

_____
PRINT NOTARY'S NAME

MY COMISSION EXPIRES: _____

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.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE 4207 NAD83. COMBINED SCALE FACTOR = 0.99992626

2. ALL STREETS IN DEDICATED PUBLIC RIGHT-OF -WAY WILL BE CURB AND GUTTER.

3. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDE BY TRAVIS COUNTY M.U.D. NO. 14.

4. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.

5. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.

6. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF ELGIN.

7. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED CITY OF ELGIN PUBLIC SEWER SYSTEM.

8. NO LOT SHALL SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.

9. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET. EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE CITY OF ELGIN.

10. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE CITY OF ELGIN.

11. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE FROM THE EDGE OF CONSTRUCTION, DEVELOPMENT AND OTHER ALTERATIONS WITH THE CITY OF ELGIN.

12. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A THE CITY OF ELGIN OF ORDINANCES DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE CITY OF ELGIN CODE.

13. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL ACCORDANCE WITH THE CITY OF ELGIN.

14. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY THE CITY OF ELGIN MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE CITY OF ELGIN.

15. AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY THE CITY OF ELGIN FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SEC. 16.014 OF THE CITY OF ELGIN CODE.

16. AS DEPICTED ON THE PLAT, THE SET BACK AREA IDENTIFIED FOR EACH WATER QUALITY CONTROL IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A CITY OF ELGIN DEVELOPMENT PERMIT.

17. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF ELGIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND / OR HIS / HER ASSIGNS.

19. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER METHODS.

20. A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY AND A FIVE FOOT PUBLIC UTILITY EASEMENT ALONG EACH SIDE LOT LINE IS HEREBY DEDICATED.

21. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.

STATE OF TEXAS §
COUNTY OF TRAVIS §
I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS

THE _____ DAY OF _____, 2024 A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, OF SAID COUNTY THE _____ DAY

OF _____, 2024 A.D.

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

_____
J. GARCIA
DEPUTY

CITY CERTIFICATION:

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

ON THIS _____ DAY OF _____, 2024.

_____

CHAIR

_____
SECRETARY

PRELIMINARY PLAT
NORTHSIDE MEADOWS
A SUBDIVISION OF 59.945 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS

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

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

July 30, 2024

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

RE: Northside Meadows – Preliminary Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on July 25, 2024, by Paradise Engineers (PE).:

1. Preliminary Plat dated July 25, 2024.

Our review finds that these documents have been performed in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan for Northside Meadows Planned Development District (PDD).

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

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

Sincerely,

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

cc: Shiva Shankar P.E., Paradise Engineers

Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202400046

Date:	August 12, 2024
Applicant:	Charlotte Hodges – Carlson, Brigance & Doering, Inc.
Hearing Date:	Planning & Zoning Commission – August 26, 2024
Location:	Travis County Parcel Numbers 467330, 259299, 377721, 377722, 248238, 248239, 477403, 426246 and 248236, located north of FM 1100 and south of Carlson Lane, northwest of the Eagles Landing and Homestead subdivisions.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Triada which is a multi-phased residential development with sports complex, amenity park, open space and water storage tank consisting of 875 single-family residential lots out of a total of 919 lots, as well as 45,283 linear feet of streets across 271.8 acres of land.

DEPARTMENT COMMENTS

The Concept Plan for this development was reviewed via workshop by the Planning and Zoning Commission in January 2023 and approved by the City Council this past May as part of the Development and Consent Agreement. As a reminder, this development is in the City's ETJ and will be a Municipal Utility District so it will remain in the ETJ. The sports complex will be open to the public. WGA has reviewed the proposed Preliminary Plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

ATTACHMENTS:

1. Application
2. Owner's Authorization
3. Approved Concept Plan
4. Proposed Preliminary Plat
5. WGA Review Letter

Elgin TEXAS
perfectly situated...

PRE-APPLICATION MEETING REQUEST

This is mandatory only when preliminary plats require subdivision construction plans

Date: 5/10/24

REQUESTED MEETING DATE/DAY/TIME

Requested Meeting Date(s) or Day(s): Any

Requested Meeting Time(s): Any

PROJECT LOCATION

Parcel ID's from County Appraiser: 467330, 259299, 377721, 248236

Postal Address: Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive, Austin, TX 78749

LAND USE / ZONING / DEVELOPMENT

Current Land Use: AG

Proposed Land Use: Residential- DA

Current Zoning: PDD, ETJ, DA; **Proposed Zoning:** DA

Approx. Sq. Ft of Non-Residential Improvements: _____

Number of Residential Units: 875

REQUIRED ITEMS AT MEETING

Full List of Meeting Attendees and Their Project Role (Contact & Engineer are mandatory).

Checklist of Meeting Topics and Questions to Discuss

Additional Narrative of Proposed Project

Site Location Map or Tax Map Indicating Project Location

Proposed Site Plan, Sketch, or Other Information Depicting Proposed Project

Failure to provide items is grounds to decline meeting.

CONTACT INFORMATION

Contact Name: Charlotte Hodges

Contact Role (e.g. owner, agent, developer): Agent

Contact Phone: 512-280-5160; **Contact E-Mail:** charlotte@cbdeng.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

_____ 5/22/24

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received	Date: _____	
	Yes: _____	No: _____
Meeting Conducted	Date: _____	Reason for Not Conducting Meeting: _____

Staff Signature: _____

PRELIMINARY PLAT APPLICATION

Date: 5/10/24 **New** X **Modification** ____

Modification of _____

SITE INFORMATION

Project Address: Carlson Lane

Parcel Identification Number (if no address): 467330, 259299, 377721, 248236

APPLICANT

Name: Charlotte Hodges

Postal Address: Carlson, Brigance & Doering, Inc.
5501 W William Cannon Drive, Austin, TX 78749

E-Mail Address: charlotte@cbdeng.com; **Phone Number:** 512-280-5160

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.

	Charlotte Hodges	5/10/24
Signature	**Printed Name**	**Date**

Project Description:

Multi-phased residential development with sports complex, amenity park, open space & water storage tank. Approximately 271.8 acres and 875 units.

QUALICO
Building to a Higher Standard

14400 The Lakes Boulevard
Building C, Suite 200
Pflugerville, Texas 78660

P: 512.371.8937

www.qualico.com

May 7, 2024

City of Elgin
310 N Main Stree
Elgin, TX 78621

Re: Owner Authorization

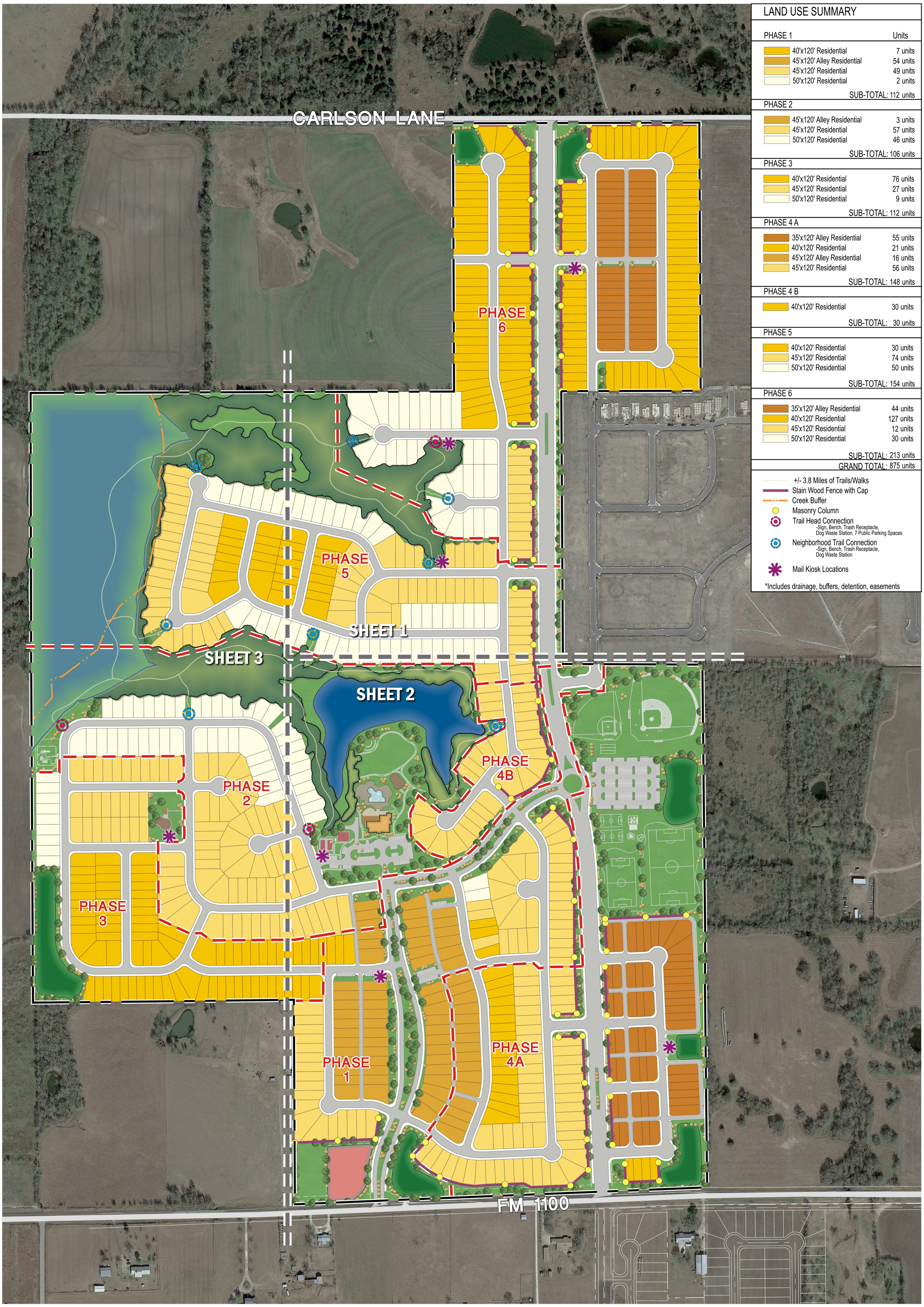
To Whom It May Concern,

As the owner and representative for Qualico Communities, I, Kevin Fleming, authorize Carlson, Brigance & Doering, Inc. to file applications for planning and development submittals and represent our residential development known as Triada in the City of Elgin.

If you have any questions, please feel free to contact me.

Sincerely,

Kevin Fleming
Qualico Communities



LAND USE SUMMARY

PHASE 1	Units
40'x120' Residential	7 units
45'x120' Alley Residential	54 units
45'x120' Residential	49 units
50'x120' Residential	2 units
SUB-TOTAL:	112 units

PHASE 2	
45'x120' Alley Residential	3 units
45'x120' Residential	57 units
50'x120' Residential	46 units
SUB-TOTAL:	106 units

PHASE 3	
40'x120' Residential	76 units
45'x120' Residential	27 units
50'x120' Residential	9 units
SUB-TOTAL:	112 units

PHASE 4 A	
35'x120' Alley Residential	55 units
40'x120' Residential	21 units
45'x120' Alley Residential	16 units
45'x120' Residential	56 units
SUB-TOTAL:	148 units

PHASE 4 B	
40'x120' Residential	30 units
SUB-TOTAL:	30 units

PHASE 5	
40'x120' Residential	30 units
45'x120' Residential	74 units
50'x120' Residential	50 units
SUB-TOTAL:	154 units

PHASE 6	
35'x120' Alley Residential	44 units
40'x120' Residential	127 units
45'x120' Residential	12 units
50'x120' Residential	30 units
SUB-TOTAL:	213 units
GRAND TOTAL:	875 units

- +/- 3.8 Miles of Trails/Walks
- Stain Wood Fence with Cap
- Creek Buffer
- Masonry Column
- Trail Head Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station, 7 Public Parking Spaces
- Neighborhood Trail Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station
- Mail Kiosk Locations

*Includes drainage, buffers, detention, easements

0 200 400 600

Scale: 1" = 200'

North

Date: April 02, 2024

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

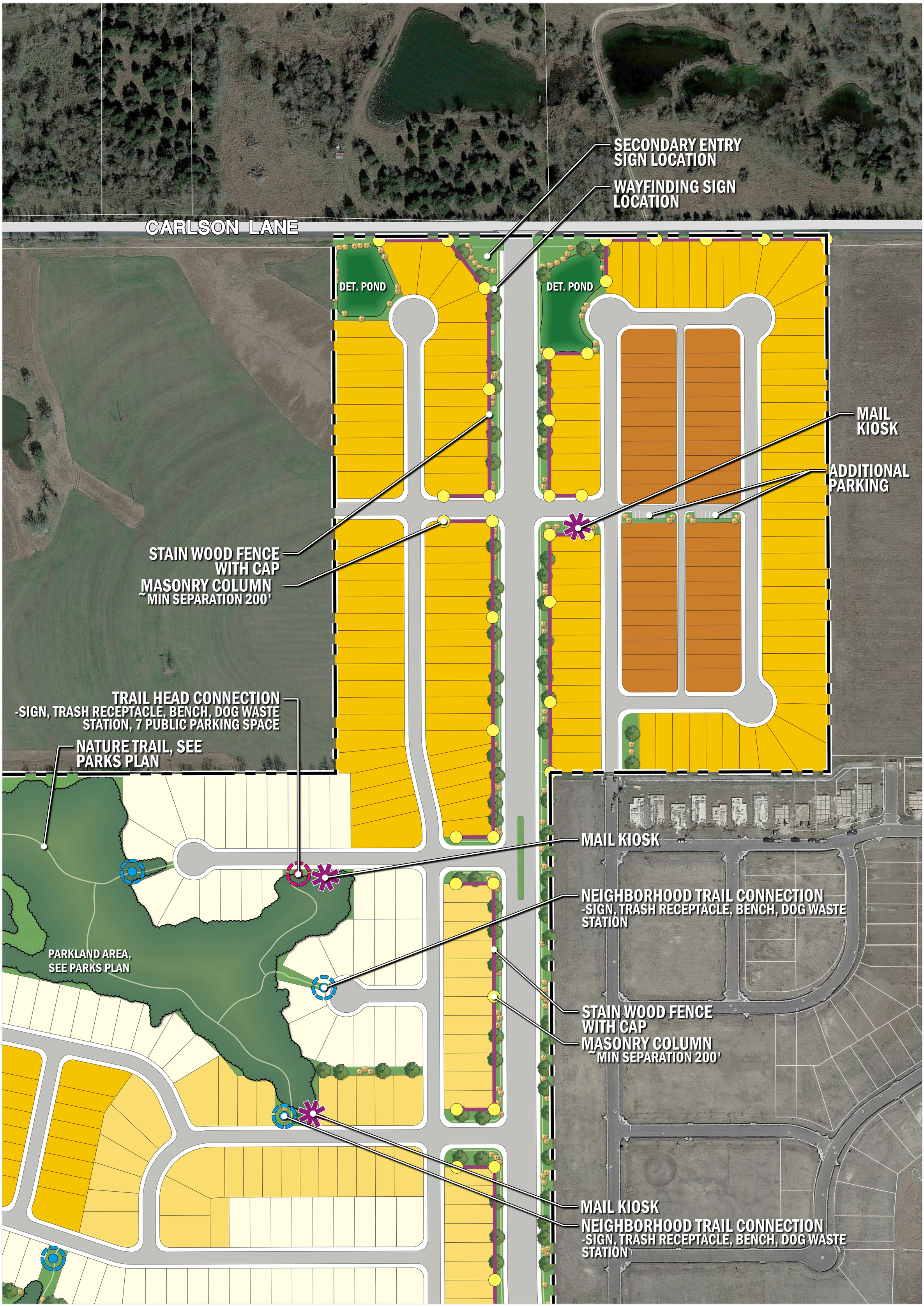
EXHIBIT - "C" - CONCEPT PLAN

TRIADA

ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
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SHEET 1

TRIADA
ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

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North

0 100 200 300

Scale: 1" = 100'

Date: April 02, 2024

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SHEET 2

TRIADA
ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

North

0 100 200 300

Scale: 1" = 100'

Date: April 02, 2024

SEC Planning, LLC

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SHEET 3

TRIADA
ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

TRIADA
PRELIMINARY PLAT

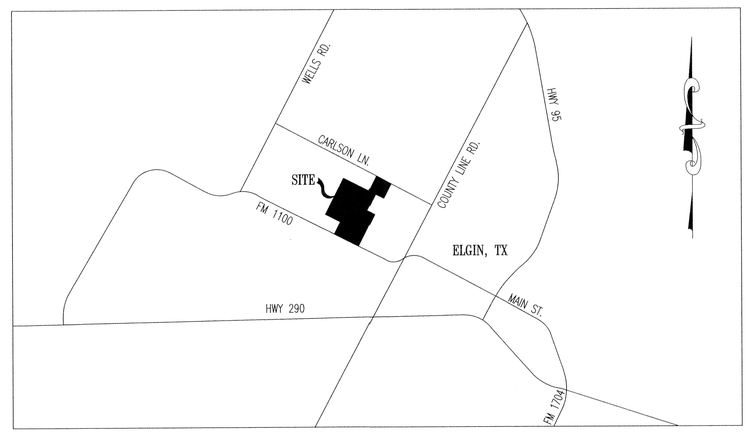
SUBMITTAL DATE: MAY 28, 2024

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
3	PRELIMINARY PLAT (1 OF 5)
4	PRELIMINARY PLAT (2 OF 5)
5	PRELIMINARY PLAT (3 OF 5)
6	PRELIMINARY PLAT (4 OF 5)
7	PRELIMINARY PLAT (5 OF 5)
8	WATER UTILITY PLAN (1 OF 2)
9	WATER UTILITY PLAN (2 OF 2)
10	WASTEWATER UTILITY PLAN (1 OF 2)
11	WASTEWATER UTILITY PLAN (2 OF 2)
12	DRAINAGE PLAN (1 OF 2)
13	DRAINAGE PLAN (2 OF 2)
14	DRAINAGE CALCS
15	EXISTING HYDROLOGY MAP
16	DEVELOPED HYDROLOGY MAP

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
2. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK–COLORADO RIVER WATERSHED.
5. THIS PROPERTY LIES IN ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 48453C0320H & 48453C0510H EFFECTIVE DATE SEPTEMBER 26, 2008. NO LOTS OR STREETS ARE WITHIN THE 100–YR FLOODPLAIN.
6. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE DISTRICT.
7. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
8. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
9. TOTAL ACREAGE: 271.82
10. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER CCN.
11. THIS PROJECT IS IN THE CITY OF ELGIN WATER CCN.
12. THIS SUBDIVISION IS LOCATED IN THE TRIADA MUD.
13. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
14. ACCEPTANCE OF THIS PRELIMINARY PLAT DOES NOT DENOTE APPROVAL OF STREET NAMES, THAT WILL BE ADDRESSED IN THE PRELIMINARY PLAT.
15. SIDEWALKS ABUTTING COMMON AREAS WILL BE BUILT WITH SUBDIVISION CONSTRUCTION. ALL SIDEWALK AREAS ARE SHOWN WITH DOTTED LINES ON PRELIMINARY PLAT.
16. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN ETJ
17. REVIEW OF THE PRELIMINARY PLAT & SUBDIVISION IMPROVEMENTS WILL BE CONDUCTED BY THE CITY OF ELGIN.
18. DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE DISTRICT.
19. ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE DISTRICT.
20. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE DISTRICT. MUNY PARKWAY TO BE OWNED AND MAINTAINED BY CITY OF ELGIN.
21. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE DISTRICT AND/OR HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL BE OBLIGATED TO OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS, AND STREET LIGHTS.
22. PARKLAND SHOWN ON THE PRELIMINARY PLAT IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER, DISTRICT, OR HOMEOWNERS ASSOCIATION, HOWEVER IT SHALL BE AVAILABLE FOR PUBLIC USE.



VICINITY MAP
NOT TO SCALE

SUBMITTED BY: _____ 7/12/2024
CARLSON, BRIGANCE & DOERING, INC. DATE

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

PLANNING AND ZONING COMMISION:

CHAIR SIGNATURE: _____

_____

SECRETARY SIGNATURE: _____

_____

LEGAL DESCRIPTION
271.82 ACRES SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130996, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PARKLAND TABLE

REQUIRED PARKLAND:	14.7 AC
PROVIDED PARKLAND	
–OPEN SPACE/PARK	0.94 AC
–OPEN SPACE/PARKLAND/DRAINAGE/P.U.E.*	47.96 AC
–SPORTS COMPLEX	18.12 AC
TOTAL PROVIDED PARKLAND:	67.02 AC

REQUIRED PARKLAND = 6x(875)x2.8/1000=14.7 AC

*UPON ANNEXATION

LOT TYPES:		
TOTAL NO. OF LOTS:	919	
NO. OF BLOCKS:	28	
NO. OF SINGLE FAMILY LOTS:	875	126.07 AC
NO. OF DRAINAGE/POND LOTS:	2	2.19 AC
NO. OF LANDSCAPE/P.U.E. LOTS:	11	0.76 AC
NO. OF LANDSCAPE/SIDEWALK LOTS:	18	6.71 AC
NO. OF LANDSCAPE/SIDWALK/P.U.E. LOTS	3	1.90 AC
NO. OF LANDSCAPE/SIDEWALK/P.U.E./DRAINAGE/POND LOTS:	1	1.69 AC
NO. OF OPEN SPACE/PARK LOTS:	1	0.94 AC
NO. OF OPEN SPACE/DRAINAGE LOTS:	1	1.11 AC
NO. OF OPEN SPACE/SPORTS COMPLEX/PARK/DRAINAGE/POND LOTS:	1	18.12 AC
NO. OF OPEN SPACE/DRAINAGE/P.U.E. LOTS:	2	47.96 AC
NO. OF AQUA EST LOTS:	1	1.17 AC
NO. OF PUBLIC SAFETY SERVICE LOTS:	1	1.25 AC
NO. OF AMENITY LOTS:	1	6.50 AC
NO. OF LIFT STATION LOTS:	1	0.39 AC
PROPOSED RIGHT–OF–WAY:		55.06 AC
	TOTAL:	271.82 AC

45,283 TOTAL LF

LOT SUMMARY BY PHASE

PHASE	35' ALLEY	40'	45' ALLEY	45'	50'	TOTAL
1		7	55	48	2	112
2			3	57	46	106
3		85		28	9	122
4A	55	17	15	56		143
4B				30		30
5		30		74	50	154
6	44	122		12	30	208
TOTAL	99	261	73	305	137	875

AVERAGE SINGLE FAMILY LOT SIZES

SIZE	QTY.
< 6,000 SQFT.	447
6,000–7,500 SQFT.	290
7,500–9,000 SQFT.	72
> 9,000 SQFT.	66
TOTAL:	875

OWNER: QUALICO DEVELOPMENTS (U.S.), INC.
ATTN: KEVIN FLEMING
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TX 78660
PHONE: (512) 703–9466

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
BRIAN R. KELLING, JR., P.E.
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
AARON V. THOMASON, R.P.L.S #6214
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

WATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

WASTEWATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

REV	DESCRIPTION	DATE	APR

DESIGNED BY: BRK
DRAFTED BY: ASE

REVISION	DATE

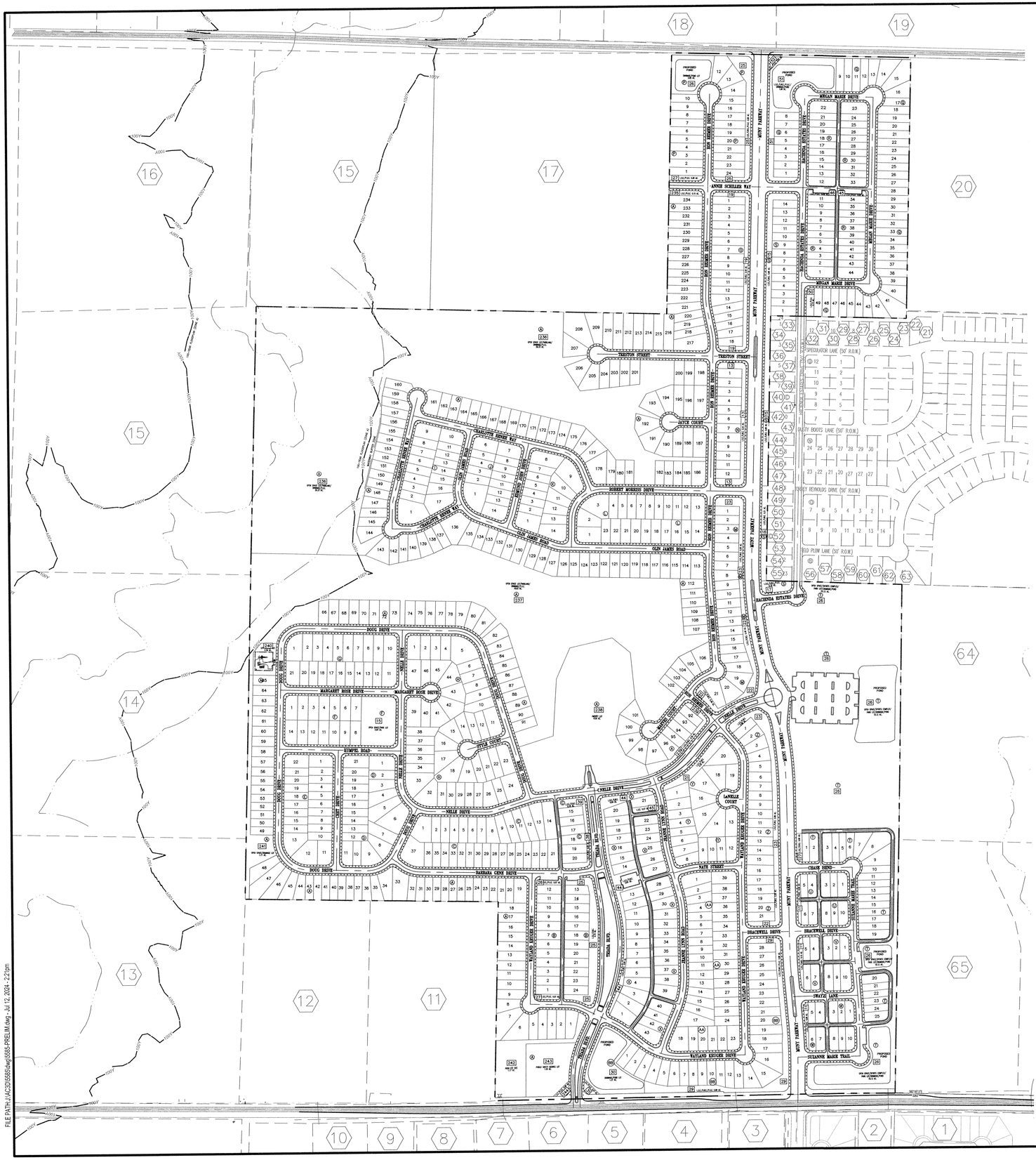
Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: COVER SHEET
JOB NAME: TRIADA
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7/12/2024

DATE JULY 2024
JOB NUMBER 5585
SHEET 1 OF 16

FILE PATH: J:\AC5585\5585.dwg-5585-PRELIM.dwg - Jul 12, 2024 - 2:21pm



1	ATX ELGIN DEV, LLC. 101 PARLANE BLVD., STE 102 SUGARLAND, TX 77478 136.4932 AC, DOC#2021141877	
2	TREVINO, LESLEY A. & JOSEPH E. 18201 FM 100 ELGIN, TX 78621 1.783 AC, DOC#2017007321	
3	BRACEWELL, ADRENE L. 18015 FM 1100 ELGIN, TX 78621 2.00 AC, DOC#2014014537TR	
4	SMITH, DIANN T. P.O. BOX 1145 ELGIN, TX 78621 1.00 AC	
5	KUPPURAJ, HARIHARAN 77 CHAPONIS WAY SOUTH WINDSOR, CT 06074 49.93 AC, DOC#2022053875	
6	MISSELHORN, ROSELINDE BETHKE 17809 FM 1100 ELGIN, TX 78621 11.987 AC, DOC#2020065457	
7	MISSELHORN, DARWIN & LINDA 17809 FM 1100 ELGIN, TX 78621 1.545 AC, DOC#2004041711TR	
8	BETHKE, FRIEDLINDE A. LTE. 17711 FM 1100 ELGIN, TX 78621 3.41 AC, DOC#2020013757	
9	DUNIGAN, DIANE 17615 FM 1100 ELGIN, TX 78621 12.00 AC, DOC#2015166362	
10	DUNIGAN, DIANE 17615 FM 1100 ELGIN, TX 78621 2.00 AC, DOC#2015166362	
11	GUZMAN, CARLOS A. & ALICIA HERNANDEZ 7136 WALKUP LN. AUSTIN, TX 78747 14.165 AC, DOC#2018017932	
12	SIMMONS, ANNA MARIE SWENSON 4011 CORDOVA DR. AUSTIN, TX 78759 14.263 AC, PC#7719	
13	CHAPARRO, ANGEL 17100 FM RD 1100 ELGIN, TX 78621 56.568 AC, DOC#2016086749	
14	HOWELL, REBECCA E. P.O. BOX 1209 ELGIN, TX 78621 296.928 AC, DOC#2020074731	
15	HOWELL, REBECCA E. P.O. BOX 1209 ELGIN, TX 78621 60.29 AC, DOC#2021247774	
16	DOLL, JOHN M. 6704 MIDWOOD PKWY. AUSTIN, TX 78736 33.899 AC, VOL. 12732, PG. 477	
17	SCHILLER, JOY L. 118 W. 11TH ST. ELGIN, TX 78621 34.715 AC, DOC#2006206286&87TR	
18	CARLSON, ROLAND P.O. BOX 2335 VICTORIA, TX 77902 31.60 AC	
19	CARLSON, ROLAND J. & MARTHA P.O. BOX 2335 VICTORIA, TX 77902 56.75 AC	
20	STARLIGH HOMES TEXAS, LLC. 10721 RESEARCH BLVD., STE. 210 AUSTIN, TX 78759 17.35 AC, DOC#2024009357	
21	BROWN BLOCK, LLC. 3225 MCLEOD DR., STE. 100 LAS VEGAS, NV 89121 0.1721 AC, DOC#2022142507	
22	PATEL S&D LIVING TRUST 600 CARINA DR. ROUND ROCK, TX 78681 0.1441 AC, DOC#2022174378	
23	WU, ZHICHAO & YONGLI CHEN 1406 ANNA MARIE LN. ALLEN, TX 75013 0.1358 AC, DOC#2022081959	
24	WASHINGTON, DAMANION A. 17912 SPECULATOR LN. ELGIN, TX 78621 0.1377 AC, DOC#2022080885	
25	PRATHIKANTAM, REKESH & RAMYA CHAKRAHARI 58 SARATOGA LN. MONROE, NJ 08831 0.1377 AC, DOC#2022082263	
26	GODDU, NISHANTH & SATHYA SOWMYA GUNAPALLI 6953 MOODY AVE. FRISCO, TX 75035 0.1377 AC, DOC#2022081693	
27	BUNTON, MOZEL & JACQUELINE 17900 SPECULATOR LN. ELGIN, TX 78621 0.1377 AC, DOC#2022081322	
28	NAMMIREDDY, RAHUL KUMAR REDDY & ANUSHA MADADI 5136 CHILTERN LN. SAN RAMON, CA 94582 0.1337 AC, DOC#2022082424	
29	ZHANG, JUNJIAN 275 MOORLAND DR. REICHARDSON, TX 75080 0.1337 AC, DOC#2022111931	
30	ABACA, YOLANDA D. REVOCABLE TRUST 17808 SPECULATOR LN. ELGIN, TX 78621 0.1377 AC, DOC#2022118026	
31	GOEL, RITU & SANDEEP GUPTA 1033 PAGELS PL. DE PERE, WI 54115 0.1377 AC, DOC#2022108910	
32	TANG FAMILY TRUST 10 WILD ROSE LAKE FOREST, CA 92630 0.1642 AC, DOC#2022113060	
33	SANTIZO, HUGO VICENTE CITAN & ILDA ZIOMARA GARCIA RAMON 14018 HACIENDA ESTATES DR. ENGLIN, TX 78621 0.147 AC, DOC#2023041066	
34	PEREZ, RUTH DIAZ & JULIAN PEREZ 14022 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1463 AC, DOC#2024026576	
35	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1463 AC	
36	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1463 AC	
37	DJUKICH, DANIEL J. & 14108 HACIENDA ESTS. ELGIN, TX 78621 0.1463 AC, DOC#2024023072	
38	SHEPARD, KURT & CHRISTIAN 14112 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1435 AC, DOC#2023072945	
39	FUENTES, FRANKLIN SEBASTIAN & DYANA 14116 HACIENDA ESTATES ELGIN, TX 78621 0.1435 AC, DOC#2023007480	
40	YERNENI, RATNA KUMAR & SRI SUDHA YERNENI 4144 HEARTLEAF LN. NAPERVILLE, IL 60564 0.1435 AC, DOC#2023054643	
41	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1435 AC	
42	MENDOZA, GEORGE 14128 HACIENDA ESTATES ELGIN, TX 78621 0.1435 AC, DOC#2023001575	
43	YOUNGBLOOD, COLTON JAMES & MICHAELA MARIE DAVID 14200 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1435 AC, DOC#2023047867	
44	BRAZELL, ASHLYNN S. 14204 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1722 AC, DOC#2023022230	
45	JOHNSON, DEJAH & TASHIA KEMP & GREGORY KEMP 14208 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1722 AC, DOC#2023025886	
46	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1722 AC	
47	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1722 AC	
48	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1722 AC	
49	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1722 AC	
50	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1722 AC	
51	DAVIS, VANICIA E. 14312 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1722 AC, DOC#2023016592	
52	EGUAKUN, VICTOR & PHILO 14316 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1722 AC, DOC#2023001361	
53	ALVARADO, ELIAS RUBEN MACARIO & IMELDA ARACELY ALVAREZ MACARIO DE MACARIO 904 BODGERS DR. AUSTIN, TX 78753 0.1722 AC, DOC#2023076075	
54	CUMBERLANDER, EDWARD LEE JR. & MAYRA LIZBETH JAIMES 14404 HACIENDA ESTATES DR. ELGIN, TX 78621 0.1722 AC, DOC#2024029077	
55	BIRCH, SHAUN & LESLI NORIEGA MERCADO 14408 HACIENDA ESTATES DR. ELGIN, TX 78621 0.2009 AC, DOC#2024030245	
56	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.2395 AC	
57	KARO, GREGORY & LAJONAVETTE 13005 FIELD PLOW LN, ELGIN, TX 78621 0.1896 AC, DOC#2024008854	
58	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1906 AC	
59	SILVA, AVANNA 13013 FIELD PLOW LN. ELGIN, TX 78621 0.1926 AC, DOC#2023113393	
60	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1926 AC	
61	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1936 AC	
62	LGI HOMES–TEXAS, LLC. 1450 LAKE ROBBINS DR., STE. 430 THE WOODLANDS, TX 77380 0.1834 AC	
63	GALBAN, BRANDON S. 13029 FIELD PLOW LN. ELGIN, TX 78621 0.2741 AC, DOC#2023118728	
64	ELGIN INDEPENDENT SCHOOL DISTRICT P.O. BOX 351 ELGIN, TX 78621 91.1561 AC, VOL. 9331, PG. 902	
65	ELGIN INDEPENDENT SCHOOL DISTRICT % ITEX PARTNERS HOLDINGS, LLC. 9 GREENWAT PLAZA, STE. 1250 HOUSTON, TX 77046 16.455 AC, DOC#2022096161	

DESIGNED BY: BRK

DRAFTED BY: ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12120 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT OVERALL

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

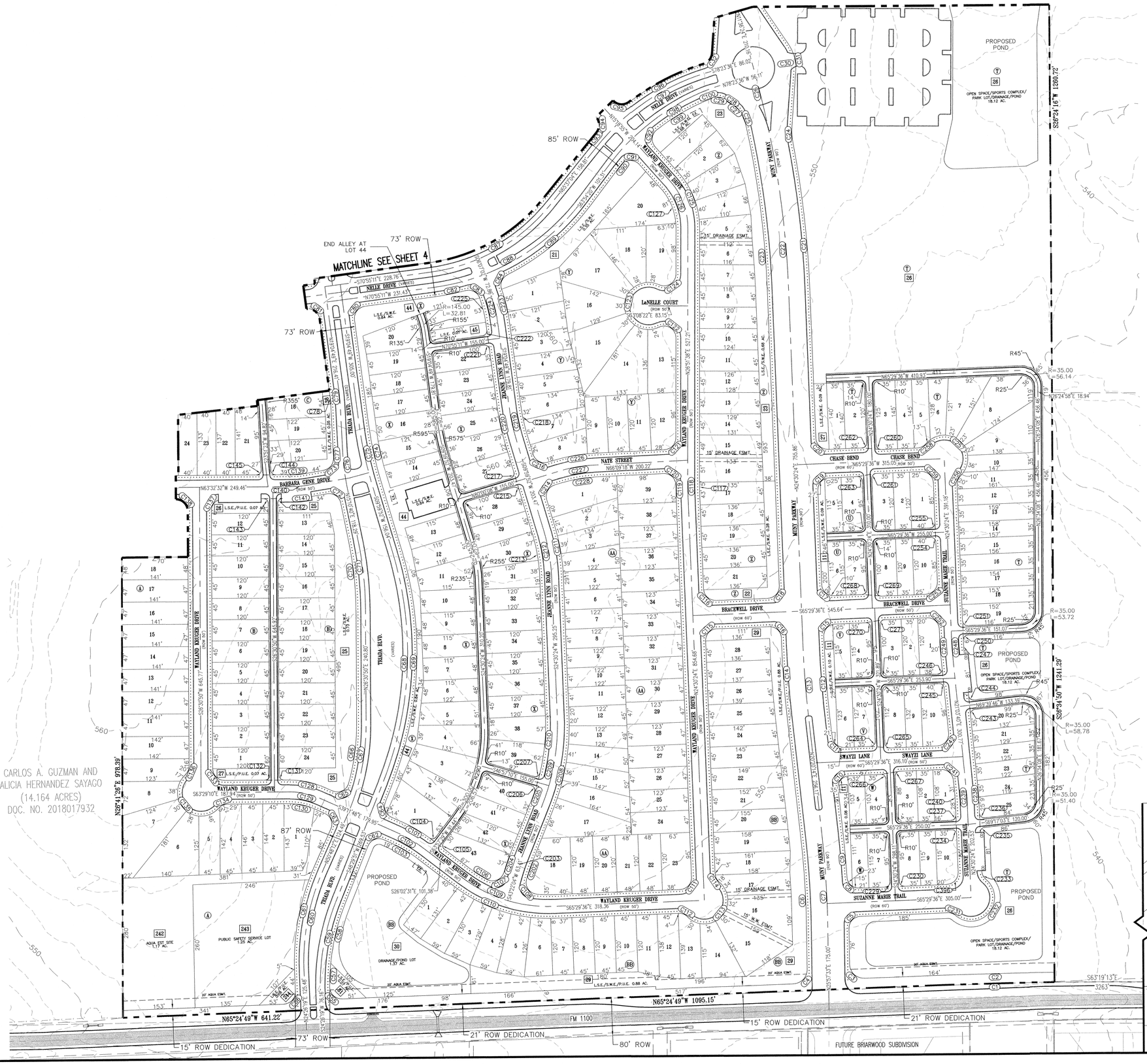
7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

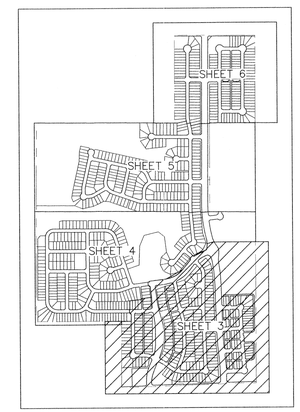
SHEET 2 OF 16

FILE PATH:J:\AC\5585\dwg\5585-PRELIM.dwg - Jul 12, 2024 - 2:21pm



LEGEND

	PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY
501	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
100Y	100YR FEMA FLOODPLAIN
	CREEK CENTERLINE
	WATERWAY BUFFER ZONE
E.E	ELECTRICAL EASEMENT



KEY MAP

DESIGNED BY:	DRAFTED BY:
BRK	ASE

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600
Austin, Texas 78759
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (1 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

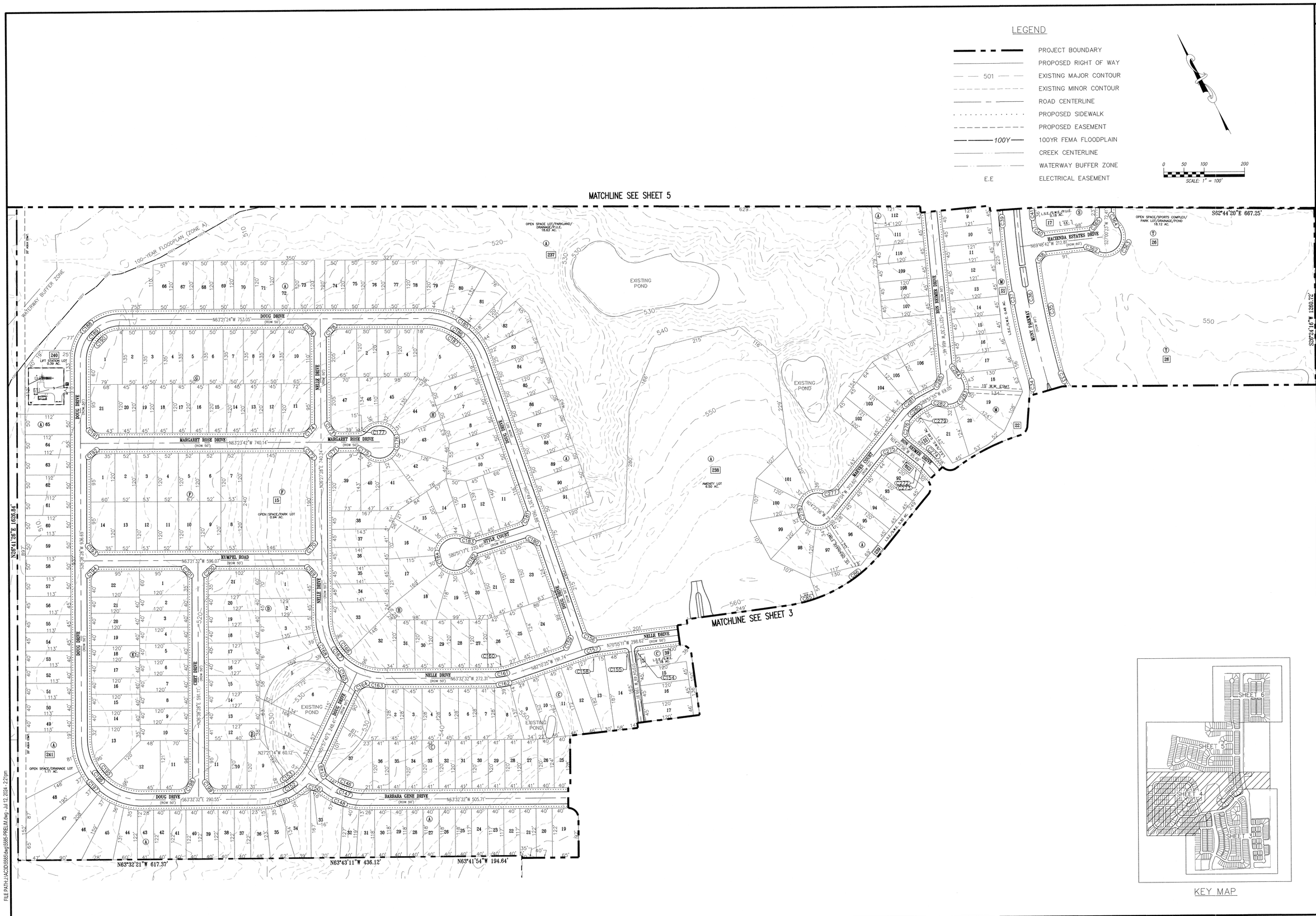
7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 3 OF 16

FILE PATH: J:\ACD\5585\Dwg\5585-PRELIM.dwg Jul 12, 2024 - 2:21pm



KEY MAP

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (2 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 4 OF 16

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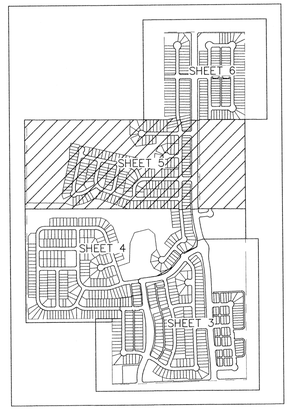
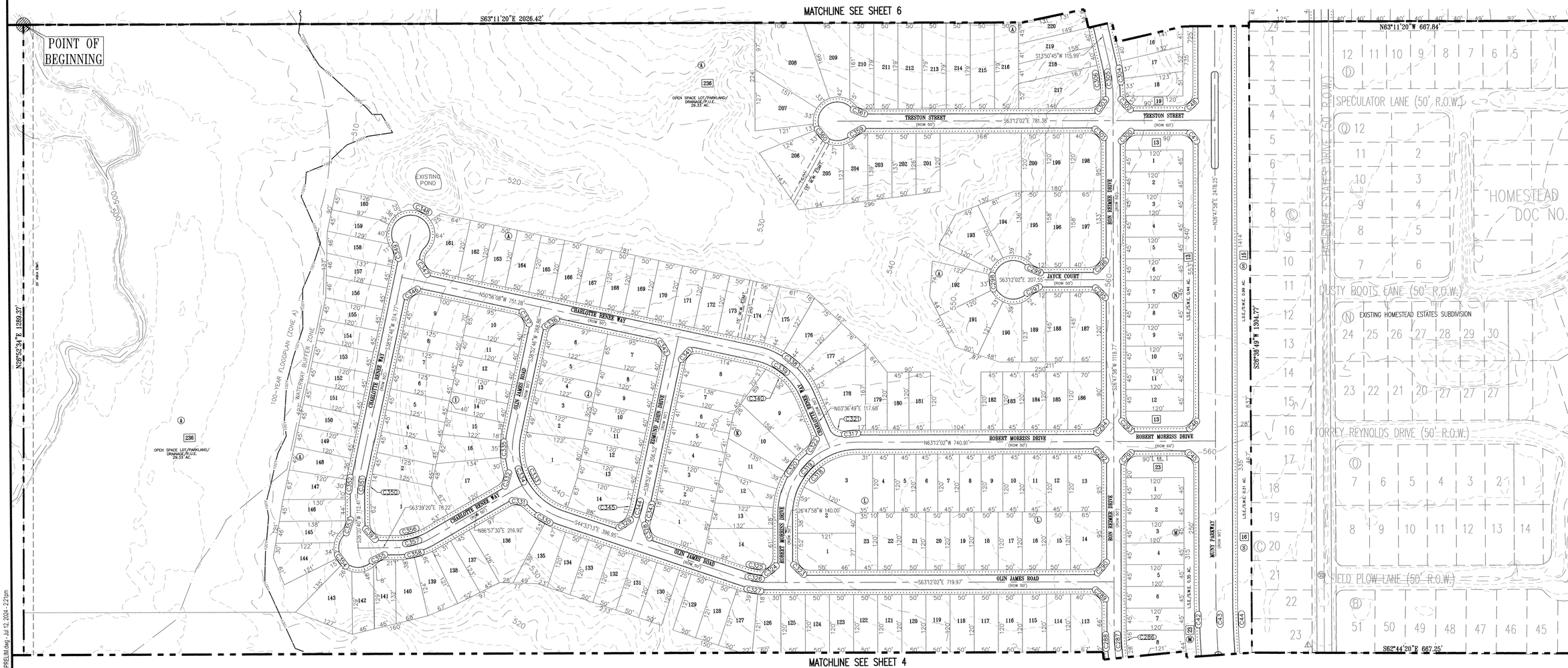


KEY MAP

LEGEND

	PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY
501	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
100Y	100YR FEMA FLOODPLAIN
	CREEK CENTERLINE
	WATERWAY BUFFER ZONE
E.E	ELECTRICAL EASEMENT

0 50 100 200
SCALE: 1" = 100'



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North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (3 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
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7/12/2024

DATE: JULY 2024

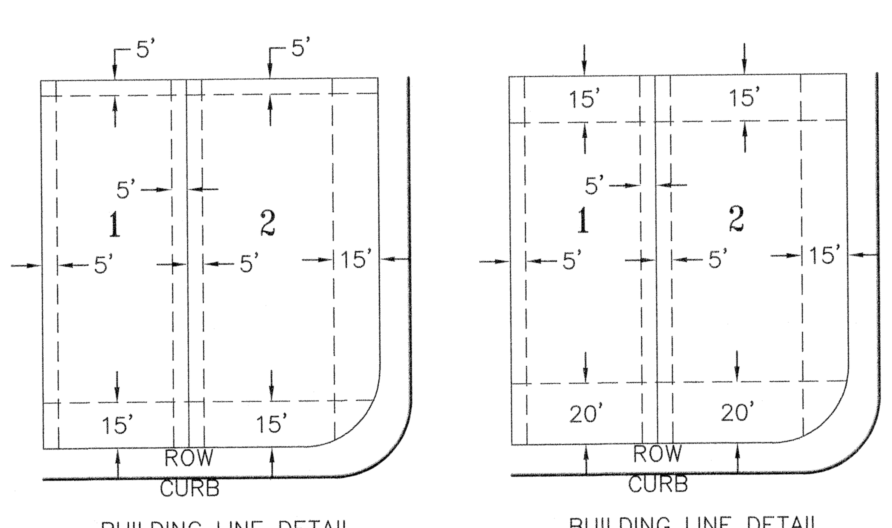
JOB NUMBER: 5585

SHEET 5 OF 16

FILE PATH:J:\AC\5585\dwg\5585-PRELIM.dwg - Jul 12, 2024 - 2:21pm

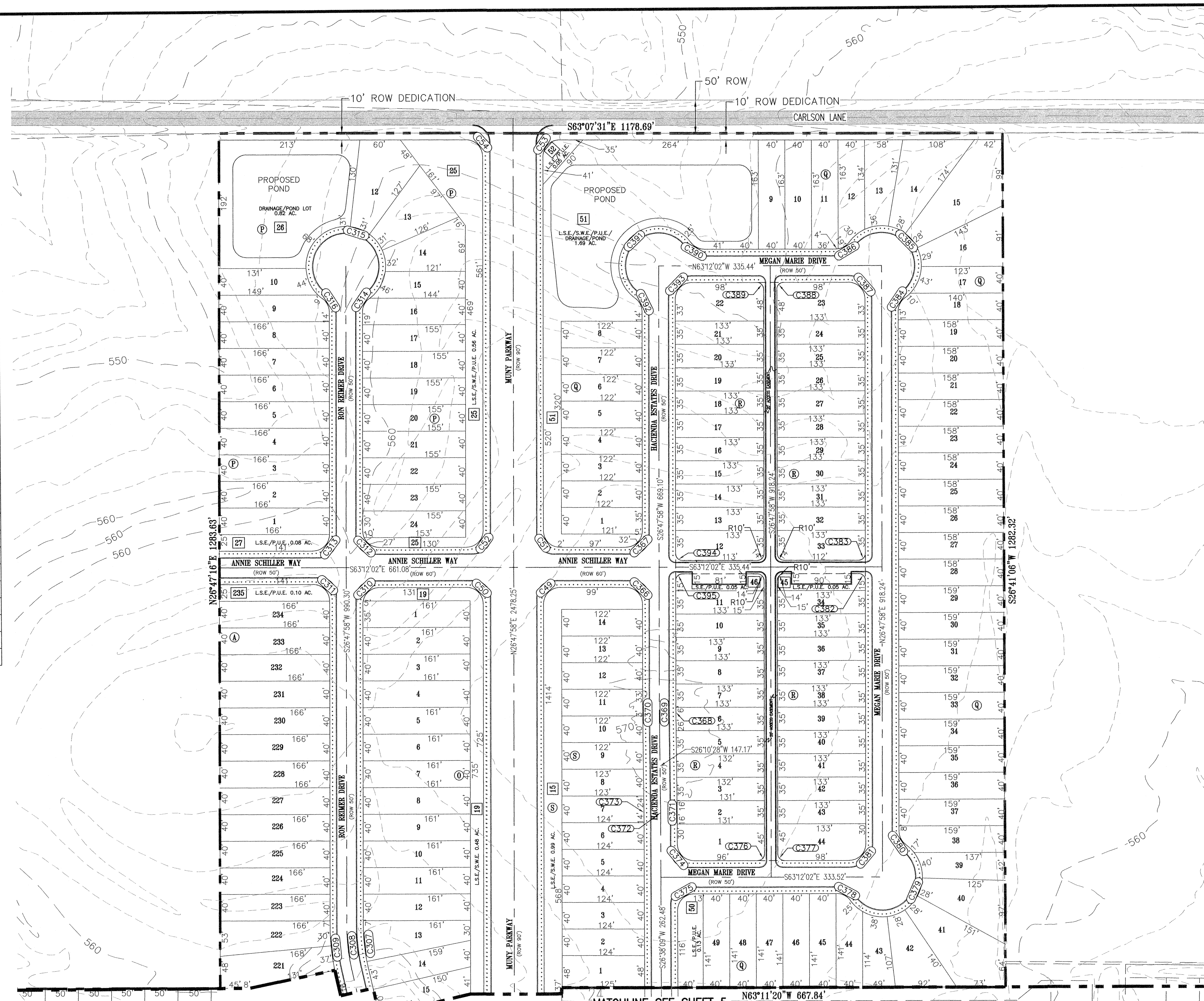
STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP & MAINT.	STREET LENGTH
MUNY PARKWAY	90	70	40	C & G	ARTERIAL	CITY	5,198
ANNIE SCHILLER WAY	60	40	35	C & G	COLLECTOR	MUD	470
BRACEWELL DRIVE	60	40	35	C & G	COLLECTOR	MUD	386
HACIENDA ESTATES DRIVE	60	40	35	C & G	COLLECTOR	MUD	213
NELLE DRIVE	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,016
ROBERT MORRISS DRIVE	60	40	35	C & G	COLLECTOR	MUD	210
SUZANNE MARIE TRAIL	60	40	35	C & G	COLLECTOR	MUD	467
SWAYZI LANE	60	40	35	C & G	COLLECTOR	MUD	161
TRESTON STREET	60	40	35	C & G	COLLECTOR	MUD	210
TRIADA BLVD.	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,718
ANNIE SCHILLER WAY	50	30	30	C & G	LOCAL	MUD	191
BARBARA GENE DRIVE	50	30	30	C & G	LOCAL	MUD	1,072
BRACEWELL DRIVE	50	30	30	C & G	LOCAL	MUD	160
CHARLOTTE RENEE WAY	50	30	30	C & G	LOCAL	MUD	2,044
CHASER COURT	50	30	30	C & G	LOCAL	MUD	282
CHET DRIVE	50	30	30	C & G	LOCAL	MUD	591
DOUG DRIVE	50	30	30	C & G	LOCAL	MUD	3,738
EDMUND JOHN DRIVE	50	30	30	C & G	LOCAL	MUD	435
HACIENDA ESTATES DRIVE	50	30	30	C & G	LOCAL	MUD	1,157
JAYCE COURT	50	30	30	C & G	LOCAL	MUD	208
JEANNE LYNN ROAD	50	30	30	C & G	LOCAL	MUD	1,394
KUMPEL ROAD	50	30	30	C & G	LOCAL	MUD	596
LANELLE COURT	50	30	30	C & G	LOCAL	MUD	83
MAEVE WAY	50	30	30	C & G	LOCAL	MUD	3,241
MARGARET ROSE DRIVE	50	30	30	C & G	LOCAL	MUD	3,446
MEGAN MARIE DRIVE	50	30	30	C & G	LOCAL	MUD	1,589
NATE STREET	50	30	30	C & G	LOCAL	MUD	341
NELLE DRIVE	50	30	30	C & G	LOCAL	MUD	1,817
OLIN JAMES ROAD	50	30	30	C & G	LOCAL	MUD	1,653
ROBERT MORRISS DRIVE	50	30	30	C & G	LOCAL	MUD	907
STYLE COURT	50	30	30	C & G	LOCAL	MUD	220
SUZANNE MARIE TRAIL	50	30	30	C & G	LOCAL	MUD	1,083
SWAYZI LANE	50	30	30	C & G	LOCAL	MUD	155
TRESTON STREET	50	30	30	C & G	LOCAL	MUD	571
WAYLAND DRIVE	50	30	30	C & G	LOCAL	MUD	740

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



BUILDING LINE DETAIL
SCALE: 1:50
35' ALLEY RESIDENTIAL
45' ALLEY RESIDENTIAL
40' RESIDENTIAL

BUILDING LINE DETAIL
SCALE: 1:50
45' RESIDENTIAL
50' RESIDENTIAL



LEGEND

	PROJECT BOUNDARY
	PROPOSED RIGHT OF WAY
501	EXISTING MAJOR CONTOUR
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	PROPOSED EASEMENT
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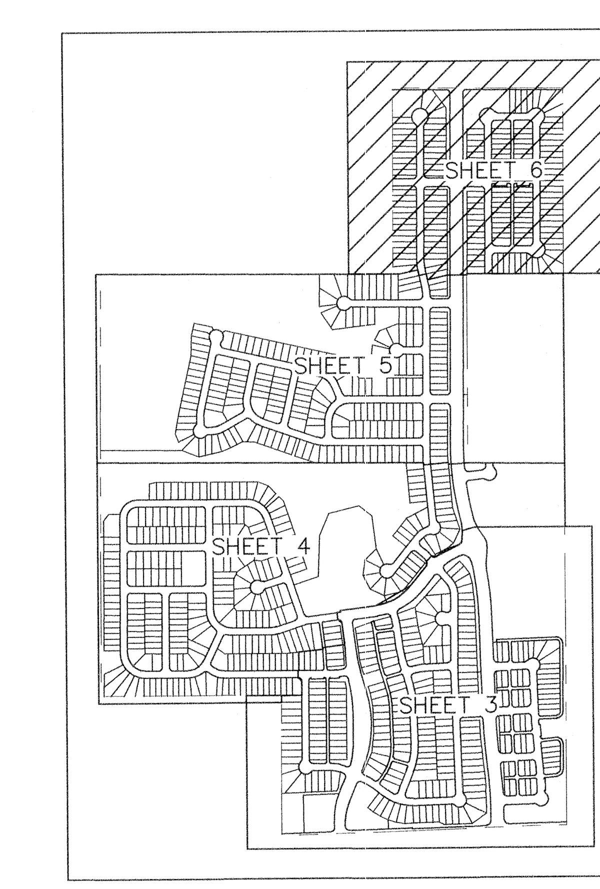

KEY MAP

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 271.82 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130996, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENTS, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 271.82 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF A CALLED 33.899 ACRE TRACT OF LAND CONVEYED TO JOHN M. DOLL BY DEED RECORDED IN VOLUME 12732, PAGE 477, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 25.09 ACRE TRACT OF LAND CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2021247774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S63°11'20"E, WITH THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 25.09 ACRE TRACT OF LAND, PASSING THE SOUTHEAST CORNER OF SAID 25.09 ACRE TRACT OF LAND, BEING THE SOUTHWEST CORNER OF A CALLED 34.715 ACRE TRACT OF LAND CONVEYED TO JOY EISENBECK SCHILLER BY DEED RECORDED IN DOCUMENT NUMBER 2006206286, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID 34.715 ACRE TRACT OF LAND, FOR A TOTAL DISTANCE OF 2026.42 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 34.715 ACRE, SAME BEING THE SOUTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, FOR A NORTH INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°47'16"E, WITH THE COMMON LINE OF SAID 34.715 ACRE TRACT AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,283.63 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 34.715 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF CARLSON LANE (50' R.O.W.) FOR CORNER,

THENCE, S63°07'31"E, WITH THE COMMON LINE OF SAID CARLSON LANE AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,178.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 35.93 ACRE TRACT OF LAND CONVEYED TO TACK WCR LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2021258520, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°41'06"W, WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT OF LAND AND SAID 34.72 ACRE TRACT OF LAND, PASSING THE SOUTHWEST CORNER OF SAID 35.93 ACRE TRACT OF LAND, BEING AT A NORTH EXTERIOR CORNER OF LOT 13, BLOCK D, HOMESTEAD ESTATES UNIT 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202100260, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 34.72 ACRE TRACT OF LAND AND SAID LOT 13, FOR A TOTAL DISTANCE OF 1,282.32 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT A NORTHERN INTERIOR CORNER OF SAID LOT 13, FOR AN EASTERN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°11'20"W, WITH THE COMMON LINE OF SAID HOMESTEAD ESTATES UNIT 2 AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 667.84 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP AT THE NORTHWEST CORNER OF LOT 24, BLOCK C, SAID HOMESTEAD ESTATES UNIT 2, BEING AT THE NORTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, FOR CORNER,

THENCE, S26°38'49"W, WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID HOMESTEAD ESTATES, UNIT 2, A DISTANCE OF 1304.77 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP FOR THE SOUTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK C, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING ON THE NORTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT A) RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR A NORTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S62°44'20"E, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID HOMESTEAD ESTATES, UNIT 2, A DISTANCE OF 667.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 39.216 ACRE (EXHIBIT A), BEING ON THE SOUTH LINE OF LOT 44, BLOCK B, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 93.465 ACRE TRACT OF LAND CONVEYED TO ELGIN I.S.D. BY DEED RECORDED IN VOLUME 9331, PAGE 902, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR AN EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°24'16"W, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID 93.465 ACRE TRACT OF LAND, A DISTANCE OF 1260.72 FEET TO A MAG NAIL FOUND ON THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A), BEING AT THE SOUTHWEST CORNER OF SAID 93.465 ACRE TRACT OF LAND, SAME BEING AT THE NORTHWEST CORNER OF LOT 4, STONE CREEK RANCH, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202200128, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, S26°34'50"W, WITH THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A) AND THE WEST LINE OF SAID LOT 4, PASSING THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, AND CONTINUING WITH THE COMMON LINE OF SAID 14.795 ACRE TRACT OF LAND AND SAID STONE CREEK RANCH, FOR A TOTAL DISTANCE OF 1241.29 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, BEING AN ANGLE POINT ON THE NORTH LINE OF FM 1100 (80' R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE LEFT, WITH THE COMMON LINE OF SAID FM 1100 AND SAID 14.795 ACRE TRACT OF LAND, HAVING A RADIUS OF 11500.05 FEET, AN ARC LENGTH OF 237.40 FEET, AND A CHORD THAT BEARS N64°49'20"W, A DISTANCE OF 237.40 FEET TO A TXDOT CONCRETE MONUMENT FOUND FOR CORNER,

THENCE, N65°24'49"W, WITH THE SOUTH LINE OF SAID 14.795 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.580 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.341 ACRE TRACT OF LAND, AND THE NORTH LINE OF SAID FM 1100, A DISTANCE OF 1736.37 FEET TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF A CALLED 14.164 ACRE TRACT OF LAND CONVEYED TO CARLOS A. GUZMAN AND ALICIA HERNANDEZ SAYAGO BY DEED RECORDED IN DOCUMENT NUMBER 2018017932, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1100, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE COMMON LINE OF SAID 14.341 ACRE TRACT AND SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 978.39 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 14.164 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), FOR A SOUTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°41'54"W, WITH THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 194.64 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP ON THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), SAME BEING AT THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C),

THENCE, N63°43'11"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 436.12 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.164 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT C), SAME BEING AT THE NORTHEAST CORNER OF A CALLED 14.263 ACRE TRACT OF LAND (PART THREE) CONVEYED TO ANNA MARIE SWENSON SIMMONS BY DEED RECORDED IN VOLUME 8948, PAGE 870, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, N63°32'21"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.263 ACRE TRACT OF LAND, A DISTANCE OF 617.37 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.263 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), SAME BEING ON THE EAST LINE OF A CALLED 56.568 ACRE TRACT OF LAND CONVEYED TO ANGEL CHAPARRO BY DEED RECORDED IN DOCUMENT NUMBER 2016086749, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE WEST LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), THE EAST LINE OF SAID 56.568 ACRE TRACT OF LAND, THE EAST LINE OF A CALLED 61.600 ACRE TRACT OF LAND (PROPERTY TWO) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2020074731, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12544, PAGE 2223, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THE EAST LINE OF A CALLED 35.20 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 20212477774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, A DISTANCE OF 1626.84 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), BEING ON THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND,

THENCE, N26°52'34"E, WITH THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, THE WEST LINE OF SAID 75.710 ACRE TRACT OF LAND, AND THE EAST LINE OF SAID 33.899 ACRE TRACT OF LAND, A DISTANCE OF 1289.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 271.82 ACRES OF LAND.

FILE PATH: J:\AC3D\5585\dwg\5585-PRELIM.dwg - Jul 12, 2024 - 2:20pm

DESIGNED BY: BRK | DRAFTED BY: ASL

DATE | REVISION

Carlson, Brigance & Doering, Inc.
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SHEET NAME: PRELIMINARY PLAT (4 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7/12/2024

DATE
JULY 2024

JOB NUMBER
5585

SHEET
6 OF 16

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	237.38	11500.05	N64°33'28"W	237.38	118.69	1°10'58"
C2	238.07	11520.88	N64°33'26"W	238.06	119.04	1°11'02"
C3	47.84	30.00	S19°43'38"E	42.93	30.73	91°22'23"
C4	46.41	30.00	N70°16'22"E	41.92	29.29	88°37'37"
C5	38.64	25.00	S70°13'58"W	34.90	24.37	88°32'51"
C6	191.83	1955.00	N23°08'54"E	191.75	95.99	5°37'19"
C7	196.24	2000.00	N23°08'54"E	196.16	98.20	5°37'19"
C8	38.63	25.00	S21°13'57"E	34.90	24.36	88°31'19"
C9	96.06	2045.00	N21°40'59"E	96.05	48.04	2°41'29"
C10	41.09	25.00	S67°25'19"W	36.62	26.89	94°10'09"
C11	37.00	25.00	S23°05'31"E	33.72	22.83	84°48'10"
C12	197.35	2257.49	S21°48'49"W	197.29	98.74	5°00'32"
C13	145.54	2000.00	S22°25'19"W	145.50	72.80	4°10'09"
C14	148.81	2045.00	S22°25'19"W	148.78	74.44	4°10'09"
C15	39.27	25.00	S69°30'27"W	35.35	25.00	89°59'53"
C16	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C17	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"
C18	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C19	39.27	25.00	S69°30'24"W	35.36	25.00	90°00'00"
C20	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	309.13	2045.00	N20°10'34"E	308.84	154.86	8°39'40"
C22	397.43	2000.00	N18°48'50"E	396.78	199.37	11°23'08"
C23	342.56	1955.00	N19°29'12"E	342.13	171.72	10°02'23"
C24	33.09	127.00	S23°18'38"W	33.00	16.64	14°55'48"
C25	41.18	127.00	N05°10'42"E	41.00	20.77	18°34'38"
C26	52.86	2000.00	N12°21'50"E	52.86	26.43	1°30'52"
C27	14.34	25.00	N20°32'18"W	14.14	7.37	32°51'24"
C28	23.30	90.00	S29°33'02"E	23.23	11.71	14°49'56"
C29	24.85	25.00	N50°36'27"W	23.84	13.56	56°56'46"
C30	26.82	100.00	N70°42'36"W	26.74	13.49	15°22'00"
C31	60.22	90.00	N11°36'24"E	59.10	31.29	38°20'16"
C32	30.22	25.00	N65°24'07"E	28.41	17.26	69°15'10"
C33	42.49	127.00	S02°01'20"W	42.29	21.44	19°10'08"
C34	42.49	127.00	N21°11'28"E	42.29	21.44	19°10'08"
C35	237.08	1955.00	S15°04'51"W	236.94	118.69	6°56'54"
C36	393.28	2000.00	S17°14'24"W	392.64	197.27	11°15'59"
C37	325.62	2045.00	S16°10'06"W	325.28	163.15	9°07'23"
C38	39.98	25.00	S64°22'18"W	35.86	25.72	91°38'00"
C39	76.49	2045.00	S21°48'05"W	76.49	38.25	2°08'35"
C40	39.98	25.00	S23°59'43"E	35.86	25.72	91°37'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	35.89	1955.00	S22°20'49"W	35.89	17.94	1°03'07"
C42	140.15	2045.00	S24°50'10"W	140.12	70.10	3°55'36"
C43	137.05	2000.00	S24°50'11"W	137.02	68.55	3°55'34"
C44	133.98	1955.00	S24°50'10"W	133.95	67.02	3°55'36"
C45	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C46	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C47	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C48	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C49	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C50	34.24	25.00	N12°25'56"W	31.62	20.41	78°27'47"
C51	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C52	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C53	39.62	25.00	S71°28'30"W	35.60	25.35	90°47'26"
C54	39.62	25.00	N17°43'36"W	35.61	25.35	90°47'24"
C55	39.85	25.00	S19°45'00"E	35.76	25.59	91°19'39"
C56	34.24	25.00	N75°21'17"E	31.62	20.41	78°27'47"
C57	51.11	455.00	S29°07'55"W	51.09	25.58	6°26'12"
C58	128.23	455.00	S40°25'26"W	127.81	64.54	16°08'50"
C59	199.46	475.00	S36°28'05"W	197.99	101.22	24°03'32"
C60	218.57	475.00	S37°37'15"W	216.65	111.26	26°21'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	192.07	495.00	S36°05'03"W	190.86	97.26	22°13'54"
C62	40.28	25.00	N85°20'58"W	36.06	26.03	92°18'20"
C63	39.27	25.00	N05°48'12"E	35.36	25.00	90°00'00"
C64	38.26	25.00	S04°39'02"W	34.64	24.01	87°41'40"
C65	42.86	25.00	S88°18'59"E	37.80	28.88	98°14'21"
C66	126.06	450.00	N34°32'20"E	125.64	63.44	16°03'00"
C67	199.25	470.00	N38°39'31"E	197.76	101.14	24°17'21"
C68	494.89	736.50	N29°14'52"E	485.63	257.20	38°29'59"
C69	508.33	756.50	N29°14'52"E	498.82	264.18	38°29'59"
C70	144.43	730.00	N20°50'45"E	144.20	72.45	11°20'10"
C71	148.39	750.00	N20°50'45"E	148.15	74.44	11°20'10"
C72	38.39	25.00	N28°49'02"W	34.73	24.14	87°59'24"
C73	36.84	25.00	N64°58'22"E	33.60	22.68	84°25'48"
C74	115.72	730.00	S14°32'21"W	115.60	57.98	9°04'57"
C75	118.89	750.00	S14°32'21"W	118.77	59.57	9°04'57"
C76	71.19	470.00	S19°31'01"W	71.12	35.66	8°40'42"
C77	9.39	490.00	S23°18'26"W	9.39	4.70	1°05'54"
C78	40.84	490.00	N21°28'06"E	40.83	20.43	4°46'33"
C79	42.51	510.00	N21°28'06"E	42.50	21.27	4°46'33"
C80	39.27	25.00	S64°04'49"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	39.27	25.00	N25°55'11"W	35.36	25.00	90°00'00"
C82	63.17	490.00	S74°36'47"E	63.13	31.63	7°23'12"
C83	37.31	25.00	N35°33'11"W	33.94	23.11	85°30'24"
C84	36.50	25.00	S48°43'15"W	33.35	22.38	83°39'26"
C85	103.86	370.00	S78°57'39"E	103.51	52.27	16°04'57"
C86	176.81	370.00	N79°18'29"E	175.14	90.13	27°22'49"
C87	295.84	390.00	N87°20'57"E	288.80	155.45	43°27'45"
C88	370.57	470.00	N86°29'35"E	361.05	195.52	45°10'30"
C89	227.86	490.00	N77°13'39"E	225.81	116.03	26°38'38"
C90	9.07	450.00	S64°28'59"W	9.07	4.54	1°09'18"
C91	43.47	25.00	N65°07'39"W	38.20	29.60	99°37'27"
C92	40.97	25.00	S31°38'15"W	36.54	26.76	93°54'20"
C93	20.98	490.00	S66°50'40"W	20.98	10.49	2°27'11"
C94	35.78	25.00	N27°04'12"E	32.80	21.73	82°00'28"
C95	37.30	25.00	S58°03'42"E	33.94	23.10	85°29'14"
C96	177.99	490.00	S89°37'19"W	177.02	89.99	20°48'46"
C97	295.22	470.00	S83°36'44"W	290.39	152.66	35°59'20"
C98	309.26	470.00	S82°45'22"W	303.72	160.46	37°42'04"
C99	124.94	450.00	S86°32'38"W	124.54	62.87	15°54'28"
C100	15.91	142.00	N82°17'28"W	15.91	7.97	6°25'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	68.81	324.14	N33°07'19"W	68.68	34.54	12°09'48"
C102	68.88	300.00	N32°37'10"W	68.73	34.59	13°09'17"
C103	63.14	275.94	N32°36'32"W	63.01	31.71	13°06'40"
C104	15.53	10.00	S71°33'16"E	14.02	9.82	88°58'31"
C105	15.71	10.00	S18°57'29"W	14.14	10.00	90°00'00"
C106	43.45	275.00	S30°34'07"E	43.41	21.77	9°03'11"
C107	44.30	25.00	S85°51'49"E	38.73	30.62	101°32'13"
C108	44.30	25.00	S07°24'02"E	38.73	30.62	101°32'13"
C109	206.57	300.00	S45°46'04"E	202.51	107.57	39°27'05"
C110	223.78	325.00	S45°46'04"E	219.39	116.53	39°27'05"
C111	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C112	21.03	25.00	N41°23'55"W	20.41	11.18	48°11'23"
C113	162.65	50.00	N69°30'24"E	99.85	897.21	186°22'46"
C114	21.03	25.00	S00°24'42"W	20.41	11.18	48°11'23"
C115	39.27	25.00	S69°30'26"W	35.36	25.00	89°59'49"
C116	39.27	25.00	S20°29'38"E	35.36	25.00	89°59'49"
C117	40.06	975.00	S25°41'01"W	40.05	20.03	2°21'14"
C118	41.08	1000.00	S25°41'01"W	41.08	20.54	2°21'14"
C119	25.53	1025.00	S25°13'13"W	25.53	12.77	1°25'37"
C120	40.03	25.00	N20°17'20"W	35.89	25.77	91°43'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	37.95	25.00	N70°21'10"E	34.41	23.72	86°59'04"
C122	50.71	25.00	N31°15'12"W	42.45	40.19	116°13'40"
C123	202.86	50.00	S26°51'38"W	89.70	101.49	232°27'20"
C124	50.71	25.00	N84°58'28"E	42.45	40.19	116°13'40"
C125	128.82	175.00	N05°46'21"E	125.93	67.48	42°10'33"
C126	110.42	150.00	N05°46'21"E	107.94	57.84	42°10'33"
C127	92.01	125.00	N05°46'21"E	89.95	48.20	42°10'33"
C128	74.19	175.00	N51°20'29"W	73.63	37.66	24°17'21"
C129	63.59	150.00	N51°20'29"W	63.11	32.28	24°17'21"
C130	52.99	125.00	N51°20'29"W	52.59	26.90	24°17'21"
C131	15.71	10.00	S18°29'10"E	14.14	10.00	90°00'00"
C132	15.71	10.00	N71°30'50"E	14.14	10.00	90°00'00"
C133	39.27	25.00	S18°29'10"E	35.36	25.00	90°00'00"
C134	21.03	25.00	N87°34'51"W	20.41	11.18	48°11'23"
C135	162.65	50.00	S18°29'10"E	99.85	897.21	186°22'46"
C136	21.03	25.00	N50°36'32"E	20.41	11.18	48°11'23"
C137	28.97	25.00	S59°42'32"W	27.37	16.36	66°23'24"
C138	39.29	25.00	N18°30'51"W	35.37	25.02	90°03'22"
C139	20.23	125.00	S68°10'40"E	20.20	10.14	9°16'15"
C140	24.27	150.00	S68°10'38"E	24.24	12.16	9°16'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	29.61	183.00	S68°10'38"E	29.58	14.84	9°16'12"
C142	13.18	10.00	S64°16'33"W	12.25	7.75	75°31'26"
C143	15.71	9.98	N18°33'10"W	14.14	10.02	90°14'35"
C144	14.79	10.00	S21°11'06"E	13.48	9.12	84°42'52"
C145	16.57	10.00	N68°58'36"E	14.74	10.91	94°57'43"
C146	78.96	125.00	S45°26'46"E	77.65	40.85	36°11'32"
C147	94.74	150.00	S45°26'53"E	93.17	49.01	36°11'18"
C148	110.54	175.00	S45°26'48"E	108.71	57.18	36°11'28"
C149	34.61	25.00	S12°18'13"W	31.91	20.72	79°18'54"
C150	32.95	25.00	N65°06'48"W	30.62	19.36	75°31'09"
C151	120.13	175.00	S83°12'27"E	117.78	62.54	39°19'51"
C152	168.85	150.00	N84°12'34"E	160.08	94.64	64°29'48"
C153	140.71	125.00	N84°12'34"E	133.40	78.86	64°29'48"
C154	15.71	10.00	S64°04'49"W	14.14	10.00	90°00'00"
C155	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C156	34.36	25.00	S31°32'48"E	31.72	20.52	78°44'46"
C157	29.46	150.00	N76°32'48"W	29.42	14.78	11°15'14"
C158	24.55	125.00	N76°32'48"W	24.51	12.32	11°15'14"
C159	39.27	25.00	N52°49'35"E	35.36	25.00	90°00'00"
C160	40.65	125.00	S72°51'28"E	40.47	20.50	18°37'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C161	48.78	150.00	S72°51'28"E	48.56	24.61	18°37'53"
C162	56.91	175.00	S72°51'28"E	56.66	28.71	18°37'53"
C163	33.68	175.00	S58°01'45"E	33.62	16.89	11°01'33"
C164	32.95	25.00	S89°43'21"W	30.62	19.36	75°31'21"
C165	32.95	25.00	N14°12'00"E	30.62	19.36	75°31'21"
C166	196.35	125.00	S18°32'32"E	176.78	125.00	90°00'00"
C167	235.62	150.00	S18°32'32"E	212.13	150.00	90°00'00"
C168	152.77	175.00	S01°26'54"W	147.97	81.64	50°01'09"
C169	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C170	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C171	39.27	25.00	S71°27'28"W	35.36	25.00	90°00'00"
C172	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C173	39.27	25.00	S18°32'32"E	35.36	25.00	90°00'00"
C174	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C175	21.03	25.00	N39°26'51"W	20.41	11.18	48°11'23"
C176	241.19	50.00	N26°27'28"E	66.67	44.72	276°22'46"
C177	21.03	25.00	S87°38'13"E	20.41	11.18	48°11'23"
C178	39.35	25.00	S71°32'58"W	35.41	25.08	90°11'00"
C179	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C180	38.69	25.00	N36°30'51"W	34.95	24.43	88°40'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C181	39.85	25.00	N53°29'09"E	35.76	25.58	91°19'08"
C182	21.03	25.00	S75°03'02"W	20.41	11.18	48°11'23"
C183	21.03	25.00	S56°45'35"E	20.41	11.18	48°11'23"
C184	241.19	50.00	S09°08'43"W	66.67	44.72	276°22'46"
C185	217.42	175.00	N27°45'58"W	203.71	125.25	71°11'08"
C186	186.36	150.00	N27°45'58"W	174.61	107.36	71°11'08"
C187	158.18	125.00	N27°06'25"W	147.84	91.66	72°30'16"
C188	196.35	125.00	S71°38'28"W	176.78	125.00	90°00'00"
C189	157.08	100.00	S71°38'28"W	141.42	100.00	90°00'00"
C190	117.81	75.00	S71°38'28"W	106.07	75.00	90°00'00"
C191	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C192	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C193	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C194	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C195	196.75	125.00	S18°27'02"E	177.06	125.40	90°11'00"
C196	236.10	150.00	S18°27'02"E	212.47	150.48	90°11'00"
C197	275.45	175.00	S18°27'02"E	247.88	175.56	90°11'00"
C198	39.19	25.00	N71°32'58"E	35.30	24.92	89°49'00"
C199	39.35	25.00	S18°27'02"E	35.41	25.08	90°11'00"
C200	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	39.27	25.00	N18°21'32"W	35.36	25.00	90°00'00"
C202	24.65	275.00	S45°56'10"W	24.64	12.33	5°08'10"
C203	26.89	300.00	S45°56'10"W	26.88	13.46	5°08'10"
C204	37.49	360.89	S45°21'48"W	37.48	18.76	5°57'10"
C205	20.47	430.00	N47°08'25"E	20.47	10.24	2°43'39"
C206	16.18	10.00	N00°35'17"W	14.47	10.49	92°43'46"
C207	16.18	10.00	N86°40'57"E	14.47	10.49	92°43'46"
C208	201.04	480.00	N36°30'19"E	199.57	102.02	23°59'51"
C209	190.57	455.00	N36°30'19"E	189.18	96.70	23°59'51"
C210	118.66	430.00	N32°24'44"E	118.29	59.71	15°48'40"
C211	107.62	425.00	N17°15'08"E	107.33	54.10	14°30'32"
C212	101.29	400.00	N17°15'08"E	101.02	50.92	14°30'32"
C213	94.96	375.00	N17°15'08"E	94.71	47.74	14°30'32"
C214	39.27	25.00	S54°59'52"W	35.36	25.00	90°00'00"
C215	15.71	10.00	N35°00'08"W	14.14	10.00	90°00'00"
C216	39.27	25.00	S35°00'08"E	35.36	25.00	90°00'00"
C217	15.71	10.00	N54°59'52"E	14.14	10.00	90°00'00"
C218	64.20	405.00	S14°32'21"W	64.13	32.17	9°04'57"
C219	68.16	430.00	S14°32'21"W	68.09	34.15	9°04'57"
C220	72.13	455.00	S14°32'21"W	72.05	36.14	9°04'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C221	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C222	15.71	10.00	N64°04'49"E	14.14	10.00	90°00'00"
C223	69.14	325.00	N12°59'11"E	69.01	34.70	12°11'18"
C224	67.87	300.00	N12°35'56"E	67.73	34.08	12°57'47"
C225	57.02	275.00	N13°08'25"E	56.92	28.61	11°52'48"
C226	78.55	325.00	N73°04'43"W	78.35	39.47	13°50'50"
C227	72.50	300.00	N73°04'43"W	72.33	36.43	13°50'50"
C228	66.46	275.00	N73°04'43"W	66.30	33.39	13°50'50"
C229	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C230	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C231	18.69	25.00	N44°04'36"W	18.26	9.81	42°50'00"
C232	157.97	50.00	N66°49'43"E	100.00	5599.99	181°01'23"
C233	21.03	25.00	N00°24'42"E	20.41	11.18	48°11'23"
C234	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C235	15.05	10.00	S67°36'40"W	13.67	9.36	86°12'33"
C236	16.37	10.00	S22°23'20"E	14.60	10.68	93°47'27"
C237	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C238	19.54	325.00	N22°47'02"E	19.54	9.77	3°26'44"
C239	18.04	300.00	N22°47'02"E	18.04	9.02	3°26'44"
C240	16.54	275.00	N22°47'02"E	16.53	8.27	3°26'44"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C241	37.77	25.00	N22°12'58"W	34.28	23.54	86°33'16"
C242	40.77	25.00	N67°47'02"E	36.40	26.55	93°26'44"
C243	15.58	10.00	S65°41'57"W	14.05	9.87	89°16'34"
C244	15.83	10.00	S24°18'03"E	14.23	10.13	90°43'26"
C245	15.11	10.00	N22°12'58"W	13.71	9.42	86°33'16"
C246	16.31	10.00	N67°47'02"E	14.56	10.62	93°26'44"
C247	16.54	383.18	S22°47'02"W	16.53	8.27	2°28'21"
C248	18.04	300.00	S22°47'02"W	18.04	9.02	3°26'44"
C249	19.54	325.00	S22°47'02"W	19.54	9.77	3°26'44"
C250	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C251	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C252	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C253	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C254	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C255	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C256	21.03	25.00	S48°36'05"W	20.41	11.18	48°11'23"
C257	162.66	50.00	N20°30'01"W	99.84	895.27	186°23'36"
C258	21.03	25.00	S89°35'43"E	20.42	11.18	48°12'13"
C259	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C260	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C261	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C262	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C263	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C264	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C265	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C266	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C267	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C268	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C269	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C270	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C271	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C272	19.77	125.00	N19°51'01"W	19.75	9.91	9°03'50"
C273	23.73	150.00	N19°51'01"W	23.70	11.89	9°03'50"
C274	27.68	175.00	N19°51'01"W	27.66	13.87	9°03'50"
C275	39.27	25.00	N69°22'56"W	35.36	25.00	90°00'00"
C276	39.27	25.02	S20°37'48"W	35.36	24.99	89°56'30"
C277	30.77	25.00	S79°07'04"E	28.87	17.68	70°31'44"
C278	218.63	50.00	S10°52'56"W	81.65	70.71	250°31'44"
C279	50.72	125.00	S77°14'30"W	50.37	25.71	23°14'51"
C280	60.86	150.00	S77°14'30"W	60.45	30.86	23°14'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C281	71.01	175.00	S77°14'30"W	70.52	36.00	23°14'51"
C282	21.03	25.00	N67°02'23"W	20.41	11.18	48°11'23"
C283	143.15	50.00	N55°02'12"E	99.03	356.59	164°02'11"
C284	21.03	25.03	S02°53'12"E	20.41	11.18	48°07'31"
C285	29.52	25.00	N55°02'12"E	27.84	16.75	67°39'25"
C286	12.20	125.00	S24°00'14"W	12.19	6.10	5°35'28"
C287	14.64	150.00	S24°00'14"W	14.63	7.32	5°35'28"
C288	17.08	175.00	S24°00'14"W	17.07	8.55	5°35'28"
C289	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C290	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C291	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C292	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C293	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C294	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C295	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C296	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C297	21.03	25.00	N87°17'44"W	20.41	11.18	48°11'23"
C298	241.19	50.00	S26°47'58"W	66.67	44.72	276°22'46"
C299	21.03	25.00	S39°06'21"E	20.41	11.18	48°11'23"
C300	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C301	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C302	38.94	25.00	S18°34'35"E	35.12	24.67	89°14'54"
C303	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C304	69.21	325.00	N19°56'48"E	69.08	34.74	12°12'06"
C305	67.82	300.00	N20°19'22"E	67.68	34.06	12°57'13"
C306	62.17	275.00	N20°19'22"E	62.04	31.22	12°57'13"
C307	62.17	275.00	S20°19'22"W	62.04	31.22	12°57'13"
C308	67.82	300.00	S20°19'22"W	67.68	34.06	12°57'13"
C309	73.48	325.00	S20°19'22"W	73.32	36.90	12°57'13"
C310	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C311	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C312	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C313	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C314	23.55	25.00	S53°47'00"W	22.69	12.73	53°58'05"
C315	301.53	60.00	N63°12'02"W	70.59	43.64	287°56'10"
C316	23.55	25.00	N00°11'05"W	22.69	12.73	53°58'05"
C317	24.93	175.00	N67°16'57"W	24.91	12.49	8°09'49"
C318	196.35	125.00	S71°47'58"W	176.78	125.00	90°00'00"
C319	235.62	150.00	S71°47'58"W	212.13	150.00	90°00'00"
C320	161.51	175.00	S53°14'22"W	155.84	87.02	52°52'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C321	32.72	25.00	S33°52'31"E	30.43	19.18	74°58'40"
C322	33.19	25.00	N41°38'48"E	30.81	19.56	76°03'57"
C323	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C324	42.01	25.00	N74°56'24"E	37.24	27.90	96°16'52"
C325	26.98	125.00	S50°44'11"E	26.93	13.54	12°21'57"
C326	48.82	150.00	S53°52'37"E	48.60	24.63	18°38'49"
C327	56.95	175.00	S53°52'37"E	56.70	28.73	18°38'49"
C328	39.27	25.00	S00°26'47"W	35.36	25.00	90°00'00"
C329	39.27	25.00	S89°33'13"E	35.36	25.00	90°00'00"
C330	82.57	175.00	S31°02'11"E	81.81	42.07	27°02'04"
C331	32.95	25.00	N55°16'49"W	30.62	19.36	75°31'21"
C332	32.95	25.00	N49°11'50"E	30.62	19.36	75°31'21"
C333	182.02	125.00	S02°50'13"E	166.36	111.44	83°25'59"
C334	218.43	150.00	S02°50'13"E	199.63	133.72	83°25'59"
C335	83.82	175.00	S25°09'28"W	83.02	42.73	27°26'37"
C336	39.35	25.00	S83°58'19"W	35.41	25.08	90°11'05"
C337	39.19	25.00	N06°01'41"W	35.30	24.92	89°48'55"
C338	166.61	175.00	N23°39'40"W	160.39	90.23	54°32'57"
C339	142.81	150.00	N23°39'40"W	137.48	77.34	54°32'57"
C340	119.01	125.00	N23°39'40"W	114.56	64.45	54°32'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C341	39.35	25.00	S83°58'19"W	35.41	25.08	90°11'05"
C342	39.19	25.00	N06°01'41"W	35.30	24.92	89°48'55"
C343	20.06	175.00	N42°09'47"E	20.05	10.04	6°34'01"
C344	17.19	150.00	N42°09'47"E	17.18	8.61	6°34'01"
C345	14.33	125.00	N42°09'47"E	14.32	7.17	6°34'01"
C346	39.35	25.00	S83°58'19"W	35.41	25.08	90°11'05"
C347	53.46	25.00	S10°19'15"W	43.84	45.59	122°31'52"
C348	227.67	50.00	N58°51'59"W	76.10	58.66	260°53'15"
C349	21.02	25.00	N14°47'17"E	20.41	11.18	48°10'59"
C350	27.35	125.00	S32°36'43"W	27.29	13.73	12°32'06"
C351	32.82	150.00	S32°36'43"W	32.75	16.47	12°32'06"
C352	38.29	175.00	S32°36'43"W	38.21	19.22	12°32'06"
C353	21.03	25.00	N50°26'22"E	20.41	11.18	48°11'23"
C354	162.65	50.00	S18°39'20"E	99.85	897.21	186°22'46"
C355	21.03	25.00	N87°45'01"W	20.41	11.18	48°11'23"
C356	64.11	125.00	S78°20'55"E	63.41	32.78	29°23'10"
C357	76.93	150.00	S78°20'55"E	76.09	39.33	29°23'10"
C358	89.75	175.00	S78°20'55"E	88.77	45.89	29°23'10"
C359	21.03	25.00	N87°17'44"W	20.41	11.18	48°11'23"
C360	241.19	50.00	S26°47'58"W	66.67	44.72	276°22'46"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C361	21.03	25.00	S39°06'21"E	20.41	11.18	48°11'23"
C362	18.68	25.00	N48°24'09"W	18.25	9.80	42°49'06"
C363	152.01	50.00	N65°54'42"E	99.87	985.28	174°11'23"
C364	21.03	25.00	S02°54'41"W	20.41	11.18	48°11'23"
C365	36.30	25.00	N68°35'50"E	33.19	22.19	83°10'56"
C366	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C367	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C368	3.00	183.33	S26°24'32"W	3.00	1.50	0°56'15"
C369	3.27	300.00	S26°29'13"W	3.27	1.64	0°37'30"
C370	3.54	325.00	S26°29'13"W	3.54	1.77	0°37'30"
C371	2.62	325.00	N26°24'19"E	2.62	1.31	0°27'41"
C372	2.42	300.00	N26°24'19"E	2.42	1.21	0°27'41"
C373	2.21	275.00	N26°24'19"E	2.21	1.11	0°27'41"
C374	39.20	25.00	S18°16'57"E	35.30	24.93	89°50'12"
C375	39.34	25.00	S71°43'03"W	35.41	25.07	90°09'49"
C376	15.71	10.00	N71°47'58"E	14.14	10.00	90°00'00"
C377	15.71	10.00	S18°12'02"E	14.14	10.00	90°00'00"
C378	23.55	25.00	N36°13'00"W	22.69	12.73	53°58'05"
C379	207.28	60.00	N71°47'58"E	118.53	380.19	197°56'10"
C380	23.55	25.00	S00°11'05"E	22.69	12.73	53°58'05"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C381	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C382	15.71	10.00	N18°12'02"W	14.14	10.00	90°00'00"
C383	15.71	10.00	N71°47'58"E	14.14	10.00	90°00'00"
C384	23.55	25.00	S53°47'00"W	22.69	12.73	53°58'05"
C385	207.28	60.00	N18°12'02"W	118.53	380.19	197°56'10"
C386	23.55	25.00	N89°48'55"E	22.69	12.73	53°58'05"
C387	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C388	15.71	10.00	S71°47'58"W	14.14	10.00	90°00'00"
C389	15.71	10.00	N18°12'02"W	14.14	10.00	90°00'00"
C390	23.55	25.00	S36°13'00"E	22.69	12.73	53°58'05"
C391	207.28	60.00	S71°47'58"W	118.53	380.19	197°56'10"
C392	23.55	25.00	N00°11'05"W	22.69	12.73	53°58'05"
C393	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C394	15.71	10.00	S18°12'02"E	14.14	10.00	90°00'00"
C395	15.71	10.00	S71°47'58"W	14.14	10.00	90°00'00"
C396	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C397	39.27	25.00	S18°39'20"E	35.36	25.00	90°00'00"

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DESIGNED BY: BRK
DRAFTED BY: ASL

DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

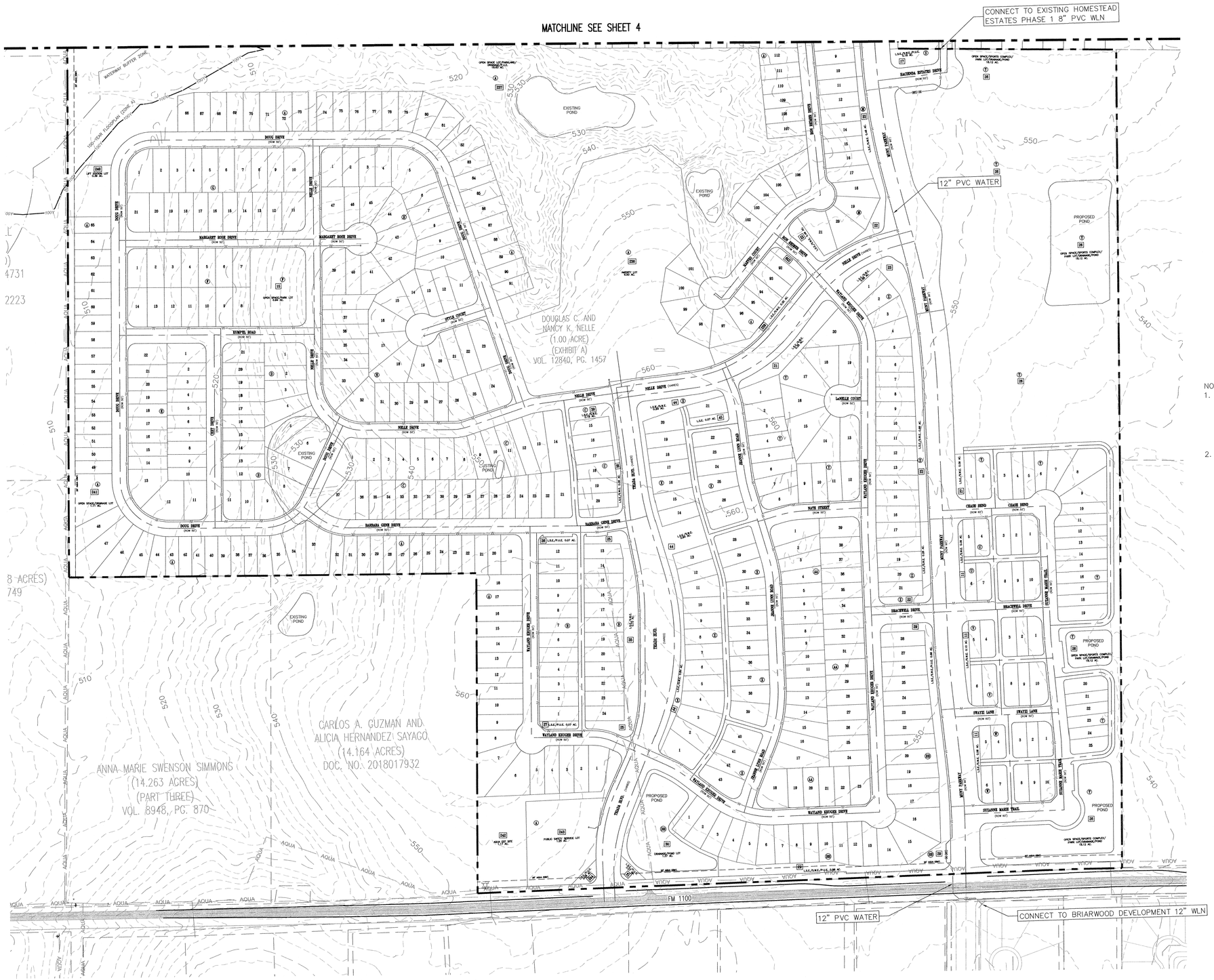
SHEET NAME: PRELIMINARY PLAT (5 OF 5)
JOB NAME: TRIADA
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE
JULY 2024
JOB NUMBER
5585
SHEET
7 OF 16



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WATER LINE
- AQUA — EXISTING AQUA WATER LINE
- BRIARWOOD WATER LINE
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
CBD
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com
FIRM ID #F3791

SHEET NAME: WATER UTILITY PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET: 8 OF 16

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LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WATER LINE
- AQUA — EXISTING AQUA WATER LINE
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

BRIAN W. KELLING
STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET: 9 OF 16

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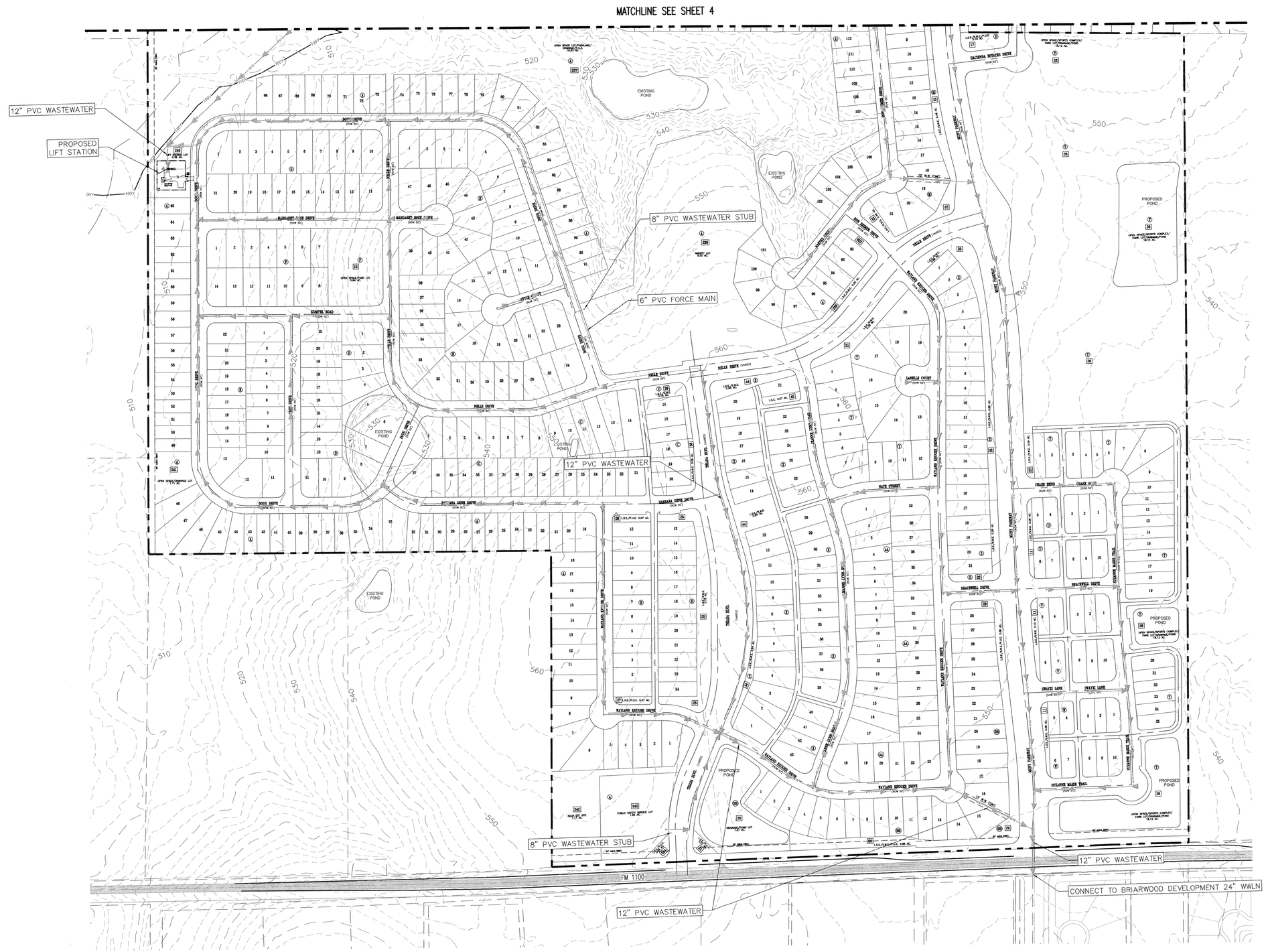

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED FORCEMAIN
- BRIARWOOD WASTEWATER LINE
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:
1. ALL PROPOSED WASTEWATER LINES SHALL BE 8" PVC SDR-26 UNLESS OTHERWISE NOTED.
2. WASTEWATER: RETAIL: CITY OF ELGIN

DESIGNED BY: BRK	DRAFTED BY: ASE

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr.
North Office: 12120 RR 620 N., Ste. 600
Austin, Texas 78759
Austin, Texas 78750
Phone No. (512) 280-5160
www.cbdeng.com

SHEET NAME: WASTEWATER UTILITY PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET: 10 OF 16

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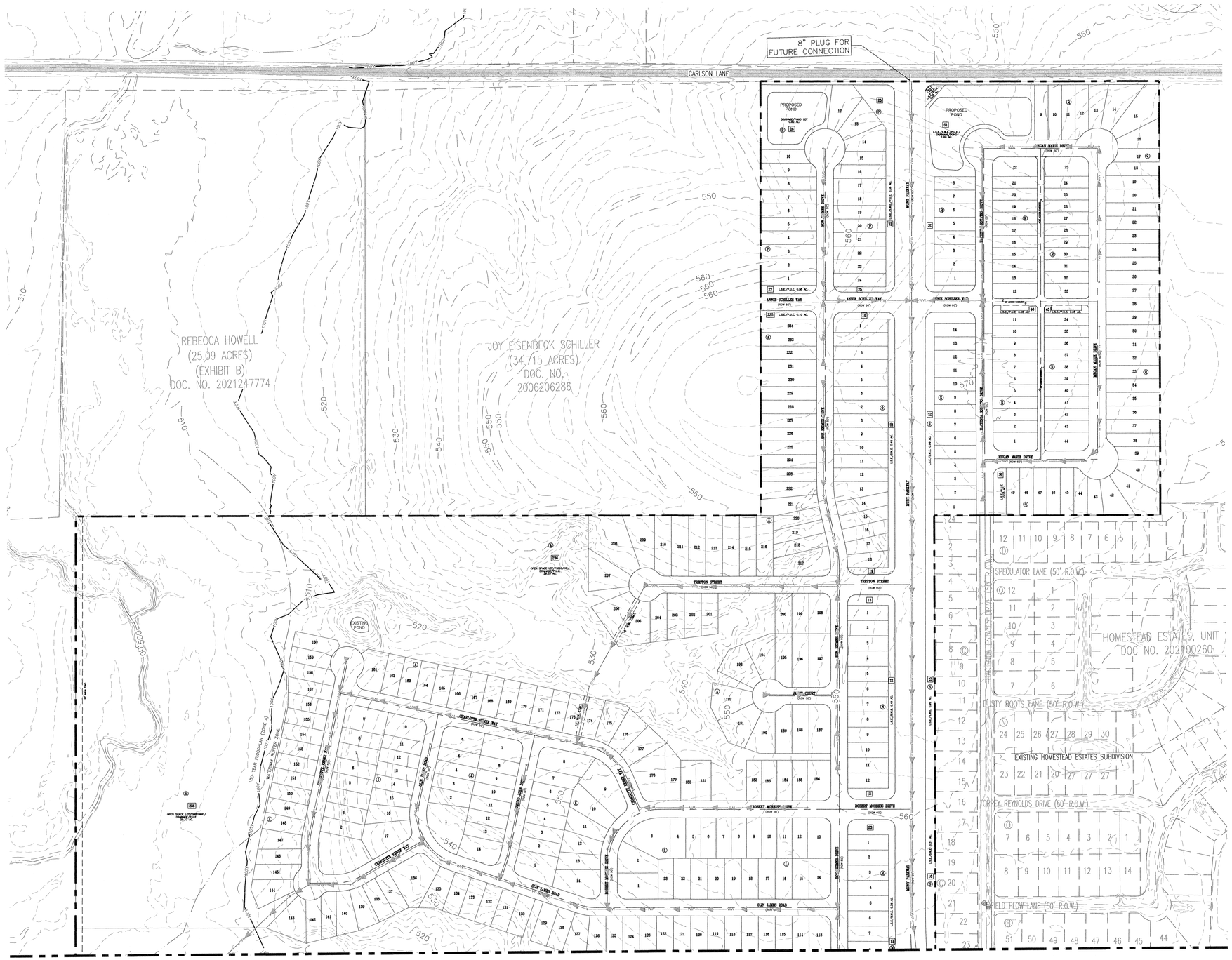

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED FORCEMAIN
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:
1. ALL PROPOSED WASTEWATER LINES SHALL BE 8" PVC SDR-26 UNLESS OTHERWISE NOTED.
2. WASTEWATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASE

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600
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SHEET NAME: WASTEWATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 11 OF 16

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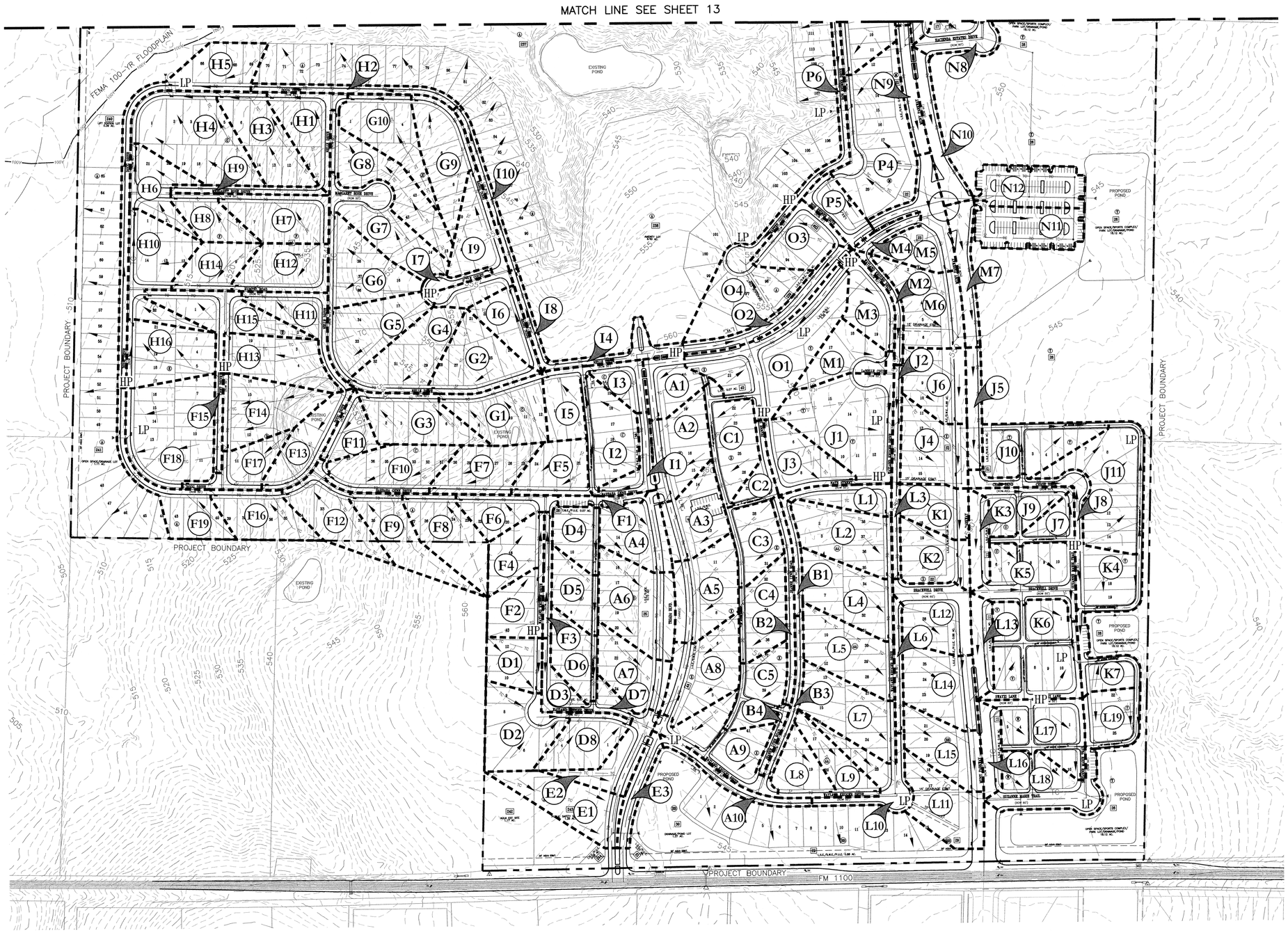

LEGEND

- EXISTING MINOR CONTOURS
- 305 — EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y — 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC — TIME OF CONCENTRATION
- A1 — DRAINAGE AREA NUMBER
- LP \ HP — HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY: BRK
DRAFTED BY: ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600
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www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 12 OF 16

SUB-ENGINEERING.CTB

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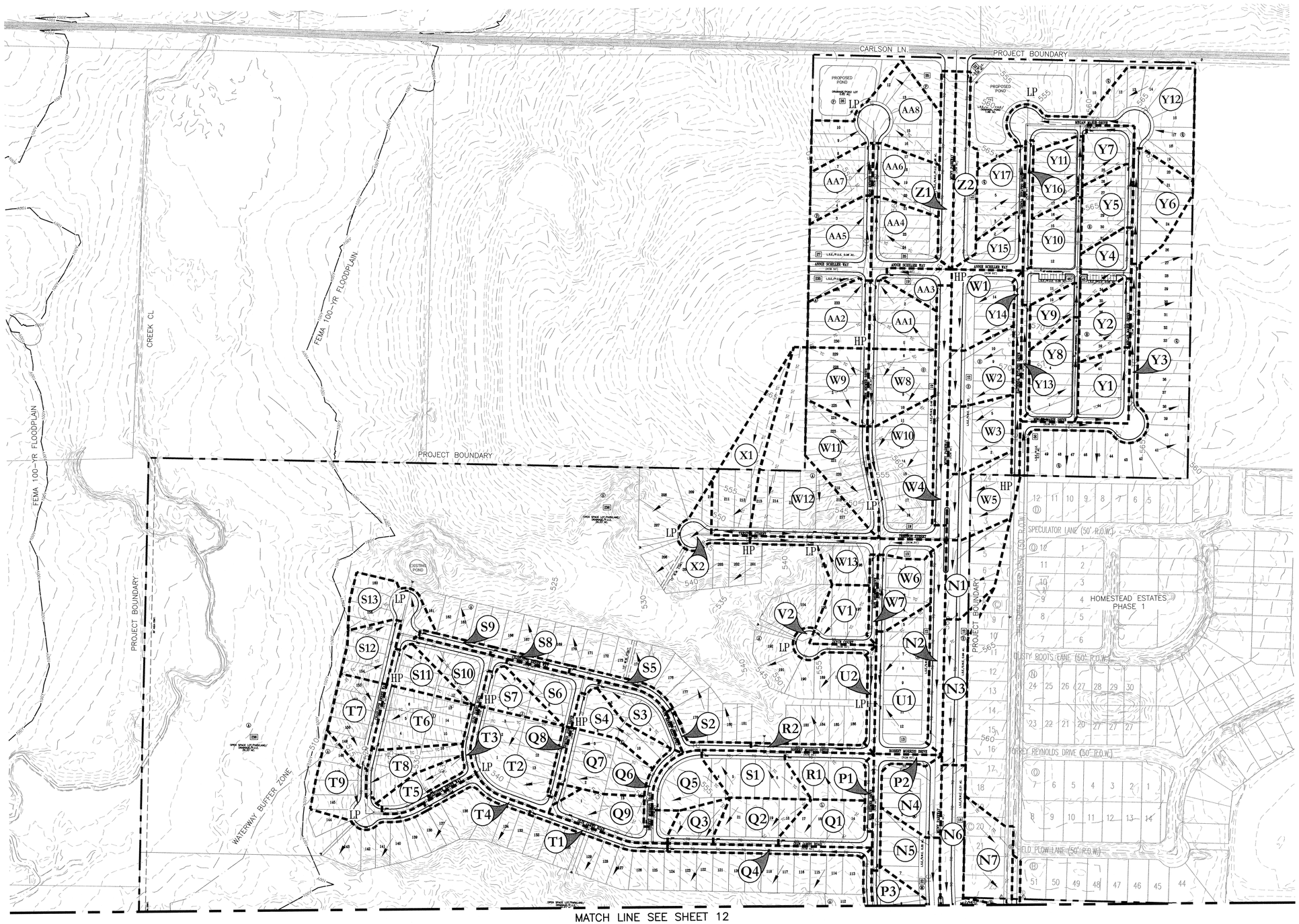
SUB-ENGINEERING.CTB



LEGEND

- EXISTING MINOR CONTOURS
- 305 — EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y — 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC — TIME OF CONCENTRATION
- A1 — DRAINAGE AREA NUMBER
- LP \ HP — HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
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www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID # F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 13 OF 16

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SUB-ENGINEERING.CTB

Area No.	Area (Acre)	TC (Min.)	Perv. (%)	Imperv. (%)	C 25	C 100	I 25 In/Hr	I 100 In/Hr	Q 25 CFS	Q 100 CFS
A1	0.57	17	69	31	0.46	0.54	7.59	10.00	2.0	3.1
A2	0.93	18	48	52	0.59	0.67	7.31	9.66	4.0	6.0
A3	0.85	17	67	33	0.48	0.55	7.50	9.89	3.0	4.6
A4	0.83	17	64	36	0.49	0.57	7.56	9.98	3.1	4.7
A5	1.08	15	52	48	0.62	0.70	7.90	10.39	5.3	7.8
A6	1.29	14	61	39	0.58	0.65	8.04	10.56	6.0	8.9
A7	0.82	14	56	44	0.60	0.68	8.08	10.61	4.0	5.9
A8	1.09	16	48	52	0.58	0.66	7.77	10.23	4.9	7.4
A9	1.10	15	45	55	0.60	0.69	7.82	10.29	5.2	7.8
A10	0.31	7	27	73	0.71	0.79	10.10	13.05	2.2	3.2
B1	0.21	6	44	56	0.61	0.69	10.71	13.76	1.4	2.0
B2	0.36	6	41	59	0.62	0.71	10.66	13.71	2.4	3.5
B3	0.29	5	40	60	0.63	0.71	10.92	14.01	2.0	2.9
B4	0.13	5	47	53	0.59	0.67	11.05	14.16	0.8	1.2
C1	0.90	17	39	61	0.64	0.72	7.46	9.85	4.3	6.4
C2	0.32	16	37	63	0.65	0.73	7.67	10.11	1.6	2.4
C3	0.66	17	37	63	0.65	0.73	7.56	9.97	3.2	4.8
C4	0.78	17	38	62	0.64	0.73	7.46	9.85	3.7	5.6
C5	0.72	17	50	50	0.58	0.66	7.51	9.91	3.1	4.7
D1	0.57	17	40	60	0.63	0.71	7.57	9.98	2.7	4.1
D2	1.10	17	41	59	0.62	0.71	7.53	9.94	5.2	7.7
D3	0.33	16	52	48	0.56	0.64	7.68	10.12	1.4	2.2
D4	0.53	17	37	63	0.65	0.73	7.59	10.01	2.6	3.9
D5	0.58	17	38	62	0.64	0.73	7.52	9.92	2.8	4.2
D6	0.63	16	38	62	0.68	0.77	7.63	10.06	3.3	4.9
D7	0.19	16	37	63	0.65	0.73	7.71	10.15	1.0	1.4
D8	0.74	17	41	59	0.62	0.71	7.46	9.85	3.5	5.1
E1	0.99	15	92	8	0.33	0.41	7.87	10.36	2.6	4.2
E2	0.62	10	43	57	0.66	0.74	9.25	12.04	3.8	5.5
E3	0.35	5	58	42	0.53	0.61	10.86	13.95	2.0	3.0
F1	0.19	6	37	63	0.65	0.73	10.69	13.75	1.3	1.9
F2	0.65	17	40	60	0.63	0.71	7.42	9.80	3.0	4.5
F3	0.22	6	41	59	0.67	0.75	10.56	13.59	1.5	2.2
F4	0.63	17	40	60	0.63	0.71	7.42	9.80	2.9	4.4
F5	0.70	17	40	60	0.63	0.72	7.47	9.86	3.3	4.9
F6	0.57	5	47	53	0.64	0.72	11.05	14.16	4.0	5.8
F7	0.82	17	40	60	0.63	0.71	7.46	9.85	3.9	5.8
F8	0.97	14	64	36	0.50	0.57	8.20	10.76	3.9	6.0
F9	0.88	12	68	32	0.54	0.62	8.73	11.41	4.2	6.2
F10	1.01	16	40	60	0.63	0.71	7.78	10.24	4.9	7.4
F11	0.43	16	41	59	0.62	0.71	7.65	10.08	2.1	3.1
F12	0.89	8	52	48	0.62	0.69	9.80	12.69	5.4	7.8
F13	0.74	16	46	54	0.60	0.68	7.60	10.02	3.4	5.0
F14	1.07	18	38	62	0.64	0.73	7.30	9.65	5.0	7.5
F15	0.17	5	42	58	0.62	0.70	11.05	14.16	1.2	1.7
F16	0.80	15	40	60	0.63	0.71	7.80	10.27	3.9	5.9
F17	0.58	12	51	49	0.62	0.70	8.57	11.22	3.1	4.5
F18	1.78	16	40	60	0.67	0.75	7.79	10.25	9.3	13.7
F19	0.79	18	39	61	0.64	0.72	7.39	9.76	3.7	5.6
G1	1.03	16	39	61	0.64	0.72	7.78	10.24	5.1	7.6
G2	1.01	15	44	56	0.65	0.74	7.89	10.38	5.2	7.7
G3	0.99	16	40	60	0.67	0.75	7.77	10.23	5.2	7.6
G4	1.07	16	44	56	0.61	0.69	7.69	10.13	5.0	7.5
G5	1.04	16	40	60	0.63	0.72	7.62	10.04	5.0	7.5
G6	1.05	16	40	60	0.67	0.75	7.63	10.06	5.4	8.0
G7	1.09	15	44	56	0.65	0.73	7.96	10.47	5.7	8.4
G8	1.10	15	40	60	0.67	0.75	7.80	10.27	5.8	8.5
G9	1.03	15	41	59	0.67	0.75	7.94	10.44	5.5	8.1
G10	0.99	14	40	60	0.67	0.75	8.08	10.61	5.4	7.9
H1	0.80	15	46	54	0.64	0.72	7.83	10.30	4.0	6.0
H2	0.36	6	39	61	0.64	0.72	10.78	13.85	2.5	3.6
H3	0.99	15	40	60	0.67	0.75	7.97	10.47	5.3	7.8
H4	1.69	15	40	60	0.67	0.76	7.95	10.46	9.0	13.3
H5	1.29	17	40	60	0.63	0.72	7.47	9.85	6.1	9.1
H6	0.69	18	46	54	0.60	0.68	7.29	9.64	3.0	4.5
H7	0.91	11	41	59	0.67	0.75	8.97	11.70	5.4	8.0
H8	0.53	17	40	60	0.63	0.71	7.49	9.89	2.5	3.7
H9	0.26	6	39	61	0.64	0.72	10.60	13.63	1.8	2.6
H10	1.09	19	44	56	0.61	0.69	7.06	9.35	4.7	7.0
H11	0.62	17	43	57	0.61	0.70	7.57	9.98	2.9	4.3
H12	0.83	10	42	58	0.66	0.75	9.04	11.78	5.0	7.3
H13	0.95	18	41	59	0.63	0.71	7.34	9.69	4.4	6.5
H14	0.60	17	40	60	0.63	0.71	7.52	9.92	2.9	4.2
H15	0.92	15	46	54	0.64	0.72	7.83	10.30	4.6	6.9
H16	1.01	17	40	60	0.63	0.71	7.42	9.80	4.7	7.1

I1	0.36	5	47	53	0.64	0.72	11.05	14.16	2.5	3.7
I2	0.96	17	41	59	0.63	0.71	7.47	9.86	4.5	6.7
I3	0.39	14	69	31	0.47	0.54	8.04	10.56	1.5	2.2
I4	0.37	6	61	39	0.57	0.65	10.49	13.51	2.2	3.2
I5	0.57	17	41	59	0.62	0.71	7.56	9.97	2.7	4.0
I6	0.53	16	41	59	0.62	0.71	7.64	10.07	2.5	3.8
I7	0.19	5	45	55	0.60	0.69	11.05	14.16	1.3	1.8
I8	0.18	5	41	59	0.62	0.71	10.88	13.97	1.2	1.8
I9	1.07	15	43	57	0.66	0.74	7.83	10.31	5.5	8.1
I10	0.30	6	42	58	0.62	0.70	10.71	13.77	2.0	2.9
J1	1.84	19	45	55	0.60	0.68	7.21	9.53	8.0	12.0
J2	0.20	5	39	61	0.64	0.72	11.05	14.16	1.4	2.0
J3	0.80	17	41	59	0.63	0.71	7.46	9.85	3.7	5.6
J4	0.97	17	43	57	0.61	0.70	7.42	9.80	4.4	6.6
J5	0.38	6	23	77	0.73	0.82	10.53	13.55	2.9	4.2
J6	0.86	16	45	55	0.65	0.73	7.80	10.27	4.3	6.4
J7	0.40	16	35	65	0.66	0.74	7.64	10.07	2.0	3.0
J8	0.42	6	59	41	0.53	0.60	10.46	13.48	2.3	3.4
J9	0.60	17	37	63	0.65	0.73	7.47	9.85	2.9	4.3
J10	1.01	19	41	59	0.63	0.71	7.15	9.47	4.5	6.8
J11	1.62	19	37	63	0.65	0.73	7.19	9.51	7.6	11.3
K1	0.63	17	50	50	0.57	0.65	7.52	9.92	2.7	4.1
K2	0.75	17	52	48	0.56	0.64	7.49	9.89	3.2	4.8
K3	0.36	8	44	56	0.61	0.69	9.96	12.89	2.2	3.2
K4	0.83	18	21	79	0.74	0.83	7.39	9.76	4.5	6.7
K5	1.08	18	47	53	0.59	0.67	7.25	9.59	4.7	7.0
K6	1.70	18	41	59	0.63	0.71	7.26	9.60	7.7	11.6
K7	0.50	15	47	53	0.59	0.67	7.97	10.47	2.3	3.5
L1	0.47	17	47	53	0.59	0.68	7.46	9.84	2.1	3.1
L2	1.08	19	40	60	0.63	0.71	7.22	9.55	4.9	7.4
L3	0.16	5	40	60	0.63	0.72	10.85	13.93	1.1	1.6
L4	1.09	18	40	60	0.63	0.71	7.23	9.56	5.0	7.5
L5	1.08	18	40	60	0.63	0.71	7.24	9.57	4.9	7.4
L6	0.23	6	45	55	0.60	0.68	10.45	13.46	1.4	2.1
L7	1.10	19	40	60	0.63	0.71	7.21	9.54	5.0	7.5
L8	0.57	18	40	60	0.63	0.71	7.38	9.75	2.7	4.0
L9	0.52	18	40	60	0.63	0.72	7.30	9.65	2.4	3.6
L10	0.70	18	45	55	0.60	0.69	7.24	9.57	3.1	4.6
L11	0.97	18	47	53	0.59	0.67	7.33	9.68	4.2	6.3
L12	0.97	17	42	58	0.62	0.70	7.50	9.90	4.5	6.8
L13	0.41	6	48	52	0.59	0.67	10.58	13.62	2.6	3.7
L14	1.02	18	43	57	0.61	0.70	7.34	9.70	4.6	6.9
L15	0.85	18	45	55	0.60	0.68	7.33	9.69	3.8	5.6
L16	0.37	9	46	54	0.60	0.68	9.50	12.33	2.1	3.1
L17	1.07	18	43	57	0.62	0.70	7.24	9.58	4.8	7.1
L18	1.17	18	40	60	0.63	0.72	7.24	9.58	5.4	8.0
L19	0.64	17	22	78	0.73	0.82	7.53	9.93	3.5	5.2
M1	0.66	17	39	61	0.64	0.72	7.48	9.87	3.1	4.7
M2	0.22	5	21	79	0.74	0.82	10.95	14.04	1.8	2.5
M3	0.67	17	48	52	0.58	0.66	7.47	9.86	2.9	4.4
M4	0.19	5	50	50	0.57	0.65	11.05	14.16	1.2	1.8
M5	1.03	17	67	33	0.48	0.56	7.48	9.87	3.7	5.7
N2	0.65	8	29	71	0.70	0.78	9.76	12.64	4.4	6.4
N3	0.84	6	58	42	0.53	0.61	10.81	13.89	4.8	7.1
N4	0.82	17	53	47	0.56	0.64	7.43	9.81	3.4	5.1
N5	0.82	18	43	57	0.62	0.70	7.40	9.77	3.7	5.6
N6	0.79	12	51	49	0.57	0.65	8.68	11.35	3.9	5.8
N7	0.95	18	42	58	0.62	0.70	7.31	9.66	4.3	6.4
N8	0.60	15	43	57	0.61	0.70	7.93	10.43	2.9	4.4
N9	0.40	8	22	78	0.74	0.82	9.94	12.86	2.9	4.2
N10	0.57	8	32	68	0.68	0.76	9.79	12.68	3.8	5.5
N11	0.90	5	3	97	0.84	0.93	11.05	14.16	8.4	11.9
N12	0.87	5	3	97	0.84	0.93	11.05	14.16	8.1	11.5
O1	1.86	17	55	45	0.55	0.63	7.52	9.92	7.6	11.5
O2	0.55	5	51	49	0.57	0.65	11.05	14.16	3.5	5.1
O3	0.76	17	43	57	0.61	0.69	7.57	9.98	3.5	5.3
O4	1.42	18	59	41	0.53	0.60	7.34	9.70	5.5	8.3
P1	0.13	6	41	59	0.62	0.71	10.71	13.77	0.9	1.3
P2	0.32	7	28	72	0.73	0.81	10.36	13.36	2.4	3.5
P3	0.73	17	42	58	0.62	0.70	7.52	9.93	3.4	5.1
P4	1.96	18	51	49	0.57	0.65	7.39	9.76	8.2	12.4
P5	0.50	16	43	57	0.61	0.70	7.66	10.10	2.4	3.5
P6	0.44	5	40	60	0.63	0.71	10.96	14.07	3.0	4.4
Q1	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
Q2	0.73	17	40	60	0.63	0.72	7.44	9.83	3.4	5.1
Q3	0.39	17	39	61	0.64	0.72	7.59	10.01	1.9	2.8
Q4	0.36	7	42	58	0.62	0.70	10.24	13.22	2.3	3.4

Q5	0.68	17	41	59	0.63	0.71	7.42	9.80	3.2	4.7
Q6	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
Q7	0.96	17	40	60	0.63	0.71	7.43	9.81	4.5	6.7
Q8	0.13	5	42	58	0.62	0.70	11.05	14.16	0.9	1.3
Q9	0.90	17	56	44	0.54	0.62	7.49	9.89	3.7	5.5
R1	0.72	17	40	60	0.63	0.71	7.54	9.95	3.4	5.1
R2	0.21	5	40	60	0.63	0.71	11.05	14.16	1.5	2.1
S1	0.84	17	39	61	0.64	0.72	7.41	9.78	4.0	5.9
S2	0.19	5	40	60	0.67	0.75	11.05	14.16	1.4	2.0
S3	0.56	17	52	48	0.56	0.64	7.51	9.91	2.4	3.6
S4	0.60	17	40	60	0.63	0.71	7.41	9.78	2.8	4.2
S5	0.20	5	41	59	0.63	0.71	10.95	14.05	1.4	2.0
S6	0.60	17	43	57	0.62	0.70	7.53	9.93	2.8	4.2
S7	0.48	17	40	60	0.63	0.72	7.43	9.81	2.3	3.4
S8	0.14	5	39	61	0.64	0.72	11.05	14.16	1.0	1.4
S9	0.13	5	40	60	0.63	0.72	11.05	14.16	0.9	1.3
S10	0.61	17	40	60	0.63	0.71	7.53	9.94	2.9	4.3
S11	0.49	17	40	60	0.63	0.71	7.41	9.79	2.3	3.4
S12	0.59	17	41	59	0.63	0.71	7.51	9.90	2.8	4.1
S13	0.80	17	59	41	0.53	0.60	7.58	10.00	3.2	4.8
T1	0.25	7	39	61	0.64	0.72	10.24	13.21	1.6	2.4
T2	1.56	18	40	60	0.63	0.71	7.36	9.72	7.2	10.8
T3	0.21	5	41	59	0.62	0.71	11.05	14.16	1.4	2.1
T4	0.22	5	43	57	0.62	0.70	11.05	14.16	1.5	2.2
T5	0.45	17	41	59	0.63	0.71	7.51	9.91	2.1	3.2
T6	1.03	18	40	60	0.63	0.72	7.36	9.73	4.8	7.2
T7	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
T8	0.63	18	40	60	0.63	0.71	7.37	9.73	2.9	4.4
T9	0.91	18	48	52	0.58	0.66	7.32	9.68	3.9	5.9
U1	1.59	18	56	44	0.54	0.62	7.26	9.60	6.2	9.5
U2	0.18	5	42	58	0.62	0.70	11.05	14.16	1.2	1.8
V1	0.63	17	36	64	0.65	0.74	7.49	9.88	3.1	4.6
V2	0.23	5	47	53	0.59	0.67	11.05	14.16	1.5	2.2
W1	0.98	18	36	64	0.65	0.74	7.39	9.76	4.7	7.1
W2	0.84	18	44	56	0.61	0.69	7.39	9.76	3.8	5.7
W3	0.88	18	44	56	0.61	0.69	7.35	9.72	3.9	5.9
W4	0.76	10	22	78	0.74	0.82	9.25	12.03	5.2	7.5
W5	0.97	18	47	53	0.59	0.68	7.37	9.73	4.2	6.4
W6	0.73	17	47	53	0.59	0.67	7.57	9.98	3.3	4.9
W7	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
W8	0.93	17	44	56	0.61	0.69	7.44	9.82	4.2	6.3
W9	0.90	17	40	60	0.63	0.71	7.47	9.86	4.2	6.3
W10	1.72	18	50	50	0.58	0.66	7.37	9.74	7.3	11.0
W11	1.16	18	40	60	0.63	0.71	7.40	9.77	5.4	8.1
W12	2.17	14	64	36	0.56	0.64	8.02	10.54	9.7	14.6
W13	0.86	17	43	57	0.61	0.69	7.47	9.86	3.9	5.9
X1	1.15	13	68	32	0.54	0.61	8.39	11.00	5.2	7.8
X2	0.37	5	44	56	0.61	0.69	10.94	14.03	2.5	3.6
Y1	0.78	17	40	60	0.63	0.71	7.45	9.83	3.7	5.5
Y2	0.71	18	40	60	0.63	0.71	7.39	9.75	3.3	4.9
Y3	0.69	13	50	50	0.57	0.65	8.42	11.03	3.3	5.0
Y4	0.57	17	45	55	0.61	0.69	7.41	9.79	2.6	3.8
Y5	0.73	18	40	60	0.63	0.71	7.38	9.74	3.4	5.1
Y6	0.99	17	43	57	0.62	0.70	7.48	9.87	4.6	6.8
Y7	0.53	17	41	59	0.63	0.71	7.43	9.80	2.5	3.7
Y8	0.98	18	37	63	0.65	0.73	7.30	9.65	4.6	6.9
Y9	0.42	17	37	63	0.65	0.73	7.50	9.90	2.0	3.0
Y10	0.99	18	37	63	0.65	0.73	7.25	9.58	4.7	7.0
Y11	0.69	18	38	62	0.64	0.73	7.39	9.76	3.3	4.9
Y12	2.12	21	45	55	0.60	0.68	6.82	9.05	8.7	13.1
Y13	0.20	6	43	57	0.62	0.70	10.67	13.72	1.3	1.9
Y14	0.36	8	41	59	0.63	0.71	9.72	12.59	2.2	3.2
Y15	0.52	17	51	49	0.57	0.65	7.58	10.00	2.2	3.4
Y16	0.23	5	41	59	0.63	0.71	11.05	14.16	1.6	2.3
Y17	0.71	17	40	60	0.63	0.71	7.48	9.88	3.3	5.0
Z1	0.62	5	23	77	0.73	0.81	10.88	13.96	4.9	7.0
Z2	0.82	8	42	58	0.62	0.70	9.83	12.72	5.0	7.3
AA1	0.83	17	44	56	0.61	0.69	7.48	9.88	3.8	5.7
AA2	0.81	17	40	60	0.63	0.71	7.50	9.90	3.8	5.7
AA3	0.36	16	63	37	0.50	0.58	7.65	10.09	1.4	2.1
AA4	0.97	17	51	49	0.57	0.65	7.42	9.79	4.1	6.2
AA5	1.09	18	43	57	0.61	0.69	7.23	9.56	4.8	7.2
AA6	0.77	17	47	53	0.59	0.67	7.40	9.78	3.4	5.1
AA7	0.71	18	40	60	0.63	0.71	7.40	9.78	3.3	4.9
AA8	1.57	18	47	53	0.59	0.67	7.37	9.73	6.8	10.2

DESIGNED BY: BRK

DRAFTED BY: ASL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
CBD
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: DRAINAGE CALCS

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 14 OF 16

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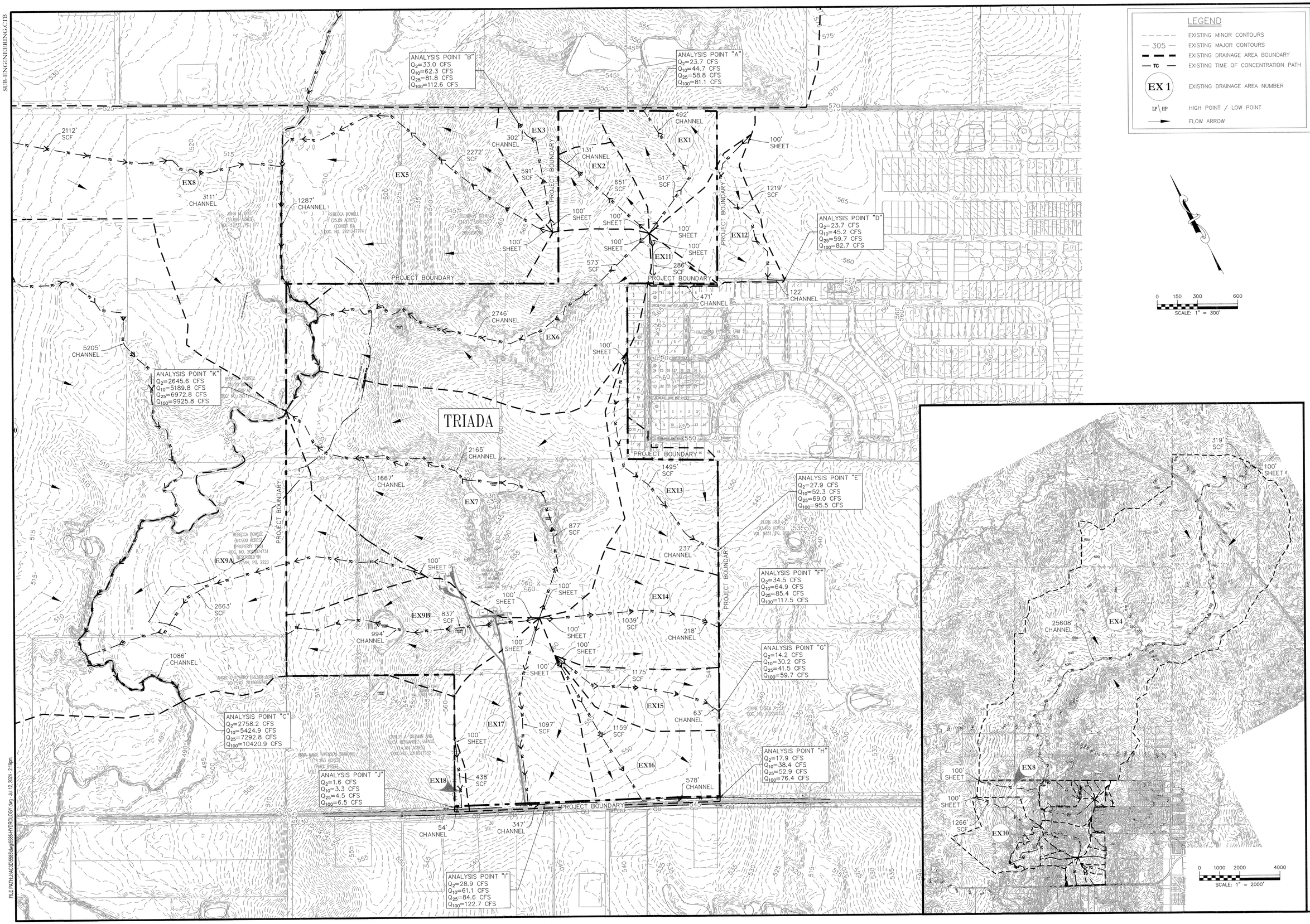

SUB-ENGINEERING.CTB

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DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 130
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: EXISTING HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

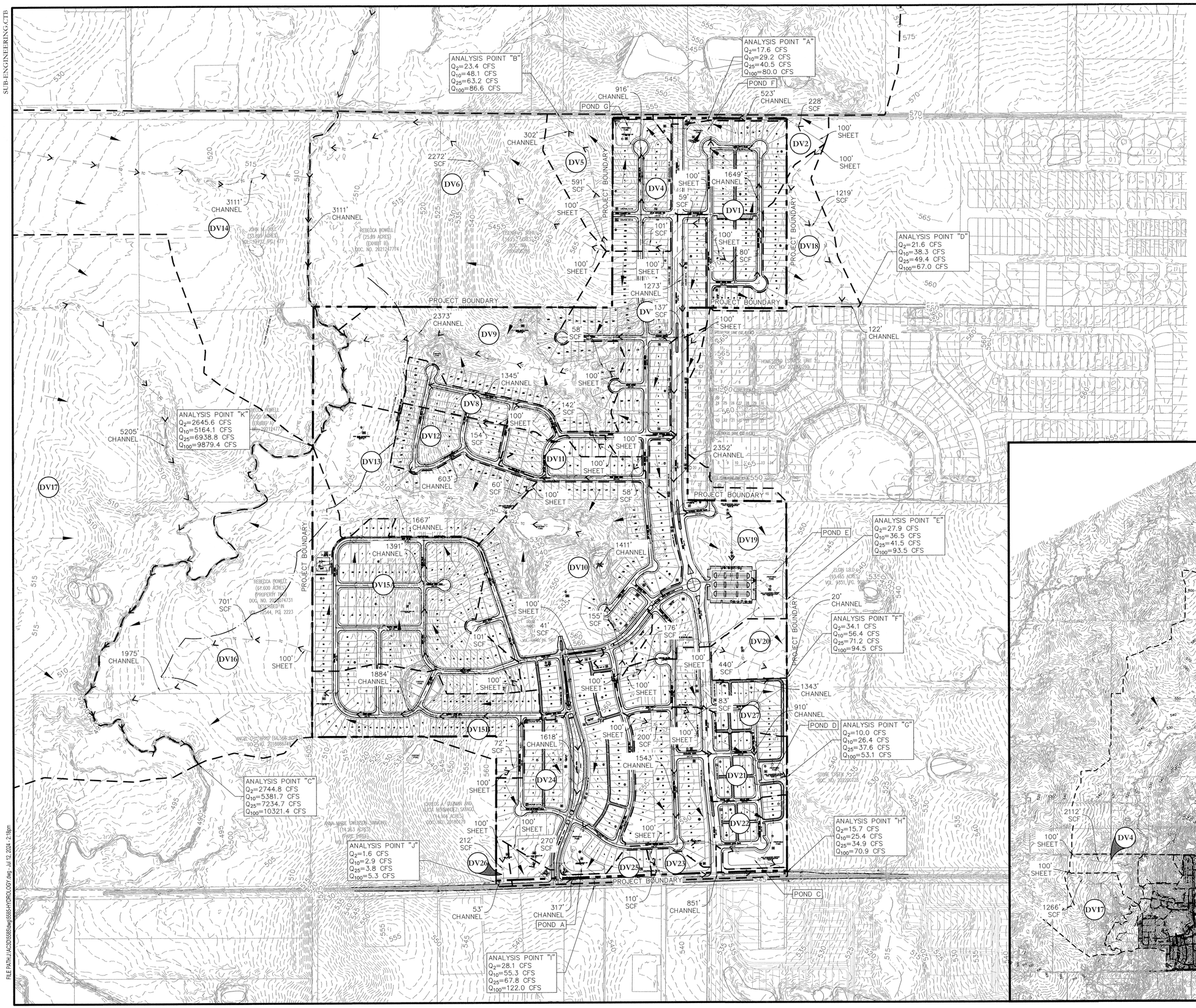
7/12/2024

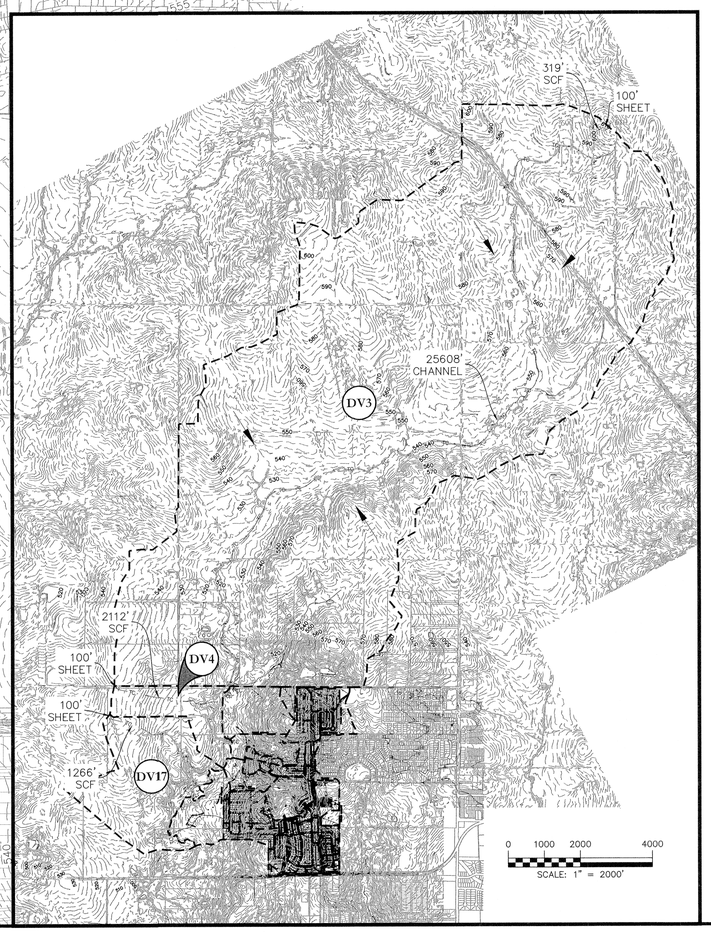
DATE: JULY 2024

JOB NUMBER: 5585

SHEET 15 OF 16

SUB-ENGINEERING:CTB





LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- 305 PROPOSED MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- TC TIME OF CONCENTRATION PATH
- DV 1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: DEVELOPED HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

7/12/2024

DATE: JULY 2024

JOB NUMBER: 5585

SHEET 16 OF 16

FILE PATH: J:\ACD\5585\dwg\5585-HYDROLOGY.dwg - Jul 12, 2024 - 2:18pm

2201 Donely Avenue Suite 150
Austin, Texas 78758
wga-llp.com | BPE #F-9756

August 13, 2024

Ms. Charlotte Hodges

Carlson, Brigance & Doering, Inc.

5501 West William Cannon

Austin, Texas 78749

RE: Triada – Preliminary Plat Review

Dear Ms. Hodges:

WGA has reviewed the following documents listed below submitted on August 13, 2024, by Carlson, Brigance & Doering, Inc.

1. Preliminary Plat dated August 13, 2024.
2. Other supporting documents submitted with the Preliminary Plat: Comment Response Letter.

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

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

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

Sincerely,

K. Beau Perry, P.E.
Regional Practice Leader

cc: Melissa Lipiec, City of Elgin

Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202400010

Date:	August 12, 2024
Applicant:	Edgar Lopez
Hearing Date:	Planning & Zoning Commission – August 26, 2024
Location:	1287 FM 1704, Bastrop County Parcel Number 56717, located on the east side of FM 1100 and south of VFW Road.

APPLICATION SUMMARY
Consideration of a Preliminary Plat for the Sueños Subdivision which would contain a total of 19 lots comprised of 18 single-family residential lots and one detention pond lot across 5.88 acres of land.

DEPARTMENT COMMENTS
This parcel was annexed into the city limits on March 15, 2022, and is zoned R-1. The minimum residential lot size is 9,583 square feet and the maximum residential lot size is 15,246 square feet with the average residential lot size being 12,632 square feet. The minimum residential lot size for the R-1 zoning district is 9,000 square feet. The subdivision will be serviced by Aqua WSC and by the City of Elgin for Wastewater. WGA has reviewed the proposed Preliminary Plat and found that it conforms to the City's Subdivision requirements.

ATTACHMENTS:
1. Application
2. Proposed Preliminary Plat
3. WGA Review Letter

Authentisign ID: 87419B25-C175-EE11-B004-6045BDED1DA9

Revised: 03-20-2023

Elgin TEXAS perfectly situated...

PRELIMINARY PLAT APPLICATION

Date: 10/28/2023 **New** X **Modification** ____

Modification of _____

SITE INFORMATION

Project Address: 1287 FM 1704, Elgin, TX 78612

Parcel Identification Number (if no address): _____

APPLICANT

Name: Edgar Lopez

Postal Address: 1287 FM 1704, Elgin, TX 78612

E-Mail Address: ohanahomes.edgar@yahoo.com; **Phone Number:** 512-844-4739

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
AuthentiSIGN Edgar Lopez 11/01/23	Edgar Lopez	10/28/2023

Project Description:

Subdivision of 1287 FM 1704 into 19 lots, 18 for residential and one for drainage.

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

Authentisign ID: 87419B25-C175-EE11-B004-6045BDED1DA9

Elgin TEXAS perfectly situated...

CONTACT INFORMATION

Contact Name: Rachel Clampffer

Contact Role (e.g. owner, agent, developer): agent

Contact Phone: 512-718-0965; **Contact E-Mail:** rachel@rachelismyrealtor.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

AuthentiSIGN Rachel Clampffer 10/28/23 — 10/28/2023

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received	Date: _____	
	Yes: _____	No: _____
Meeting Conducted	Date: _____	Reason for Not Conducting Meeting: _____

Staff Signature: _____

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

PRELIMINARY PLAT FOR SUENOS SUBDIVISION

OWNER INFORMATION
EDGAR LOPEZ
222 HOUSTON ST.
ELGIN, TX 78621

CIVIL ENGINEER
MIGUEL GONZALES JR., P.E.
GOVA ENGINEERING, LLC
16125 OAK GROVE ROAD
BUDA, TEXAS 78610
PHONE: (512) 744-7780
EMAIL: mgonjr2@yahoo.com

FLOOD INFORMATION
PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48021C0100E, DATED 01/19/2006.

LOT DATA			
Block	Lot Count	Acreage	Lot Type
A	11	3.41	Residential
B	7	1.84	Residential
B	1	0.63	Drainage
Totals	19	5.88	-

Average Residential Lot Size	0.29 AC	12,632 SF
Minimum Residential Lot Size	0.22 AC	9,583 SF
Maximum Residential Lot Size	0.31 AC	15,246 SF

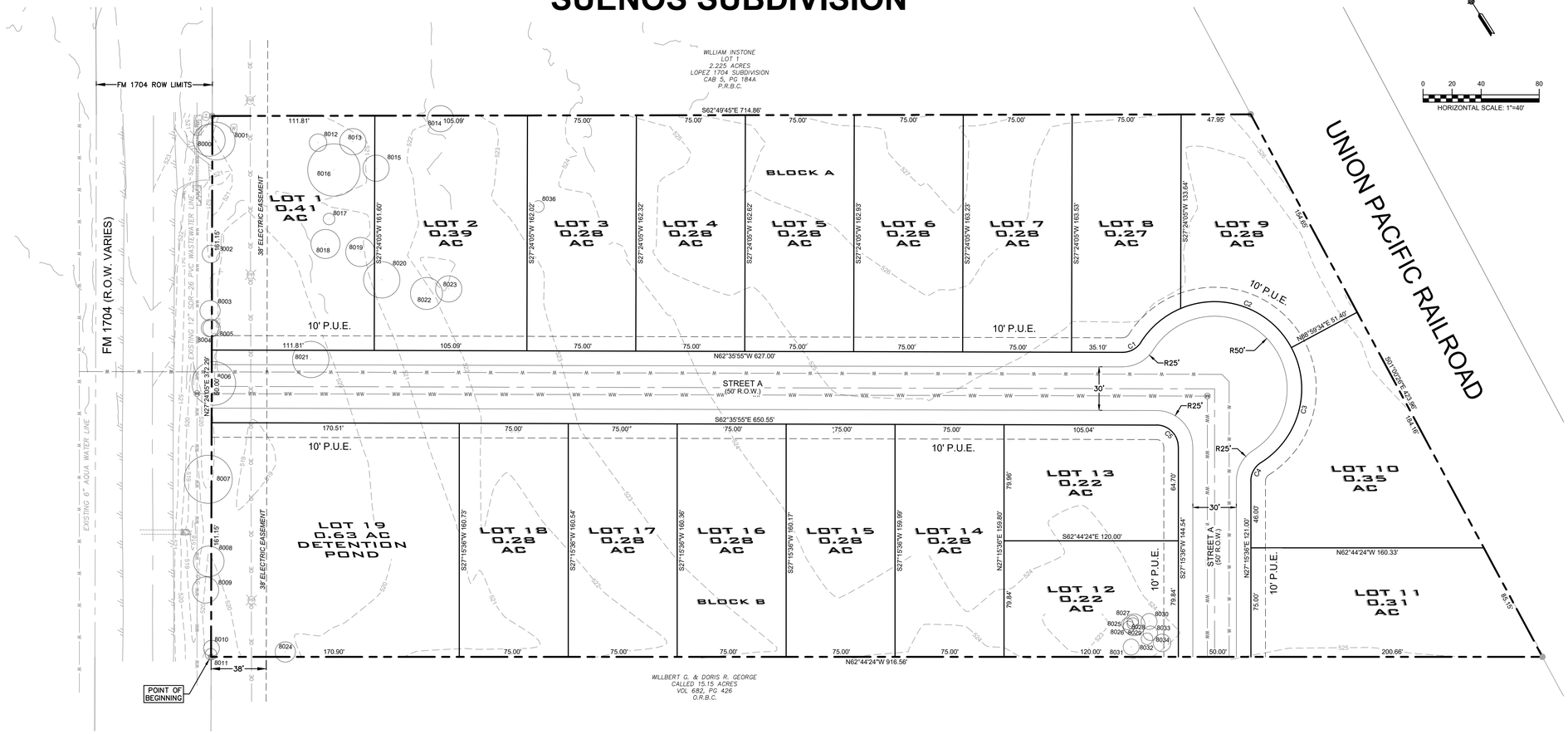
Right-of-Way	1.12 acres

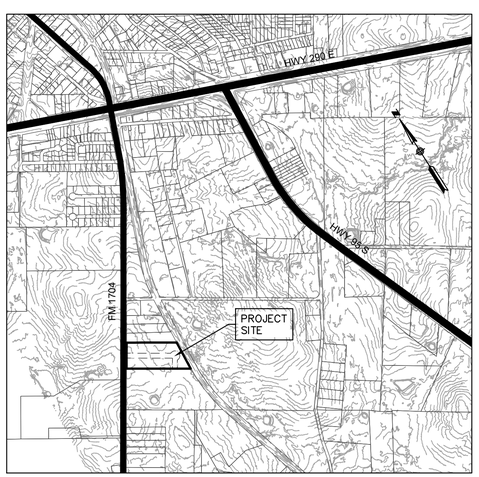
LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- ASPHALT
- WATER LINE
- WASTEWATER LINE
- LOT LINES
- ROAD CENTERLINE
- ROW LINE
- TREE TO BE KEPT

LOT SUMMARY TABLE	
#LOTS < 6000 SF	0
#LOTS 6000 - 7500 SF	0
#LOTS 7500 - 9000 SF	0
#LOTS > 9000 SF	18
DETENTION LOT (0.63 AC)	1

NOTE:
1. MAIN BUILDINGS, ACCESSORY DWELLING UNITS, AND ACCESSORY BUILDINGS AND OTHER IMPRERVIOUS COVER SHALL NOT COVER MORE THAN 45 PERCENT OF THE LOT AREA ON INTERIOR LOTS, AND 50 PERCENT OF THE LOT AREA ON THE CORNER LOTS.





VICINITY MAP
1"=1,000'

FIELD NOTE DESCRIPTION
Survey for: 1287 FM 1704, Elgin, TX

BEING A 6.983 ACRE TRACT OF LAND OUT OF THE THOMAS GARRETSON SURVEY NO. 19, ABSTRACT NO. 178, SITUATED IN BASTROP COUNTY, TEXAS, SAID 6.983 ACRE TRACT BEING ALL OF A CALLED 6.990 ACRE TRACT OF LAND, AS RECORDED IN DOCUMENT NO. 202202956, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 6.983 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of Farm to Market Road 1704 (FM 1704) (right-of-way varies), for the northwest corner of a called 15.15 acre tract of land as recorded in Volume 682, Page 426, Official Records of Bastrop County, Texas, same being the southwest corner of said 6.990 acre tract, same also being the southwest corner of the herein described tract;

THENCE, with the east right-of-way line of FM 1704, same being the west line of said 6.990 acre tract, **N 27°24'05" E**, a distance of **372.29 feet** to a 1/2" iron rod found for the southwest corner of Lot 1, Lopez 1704 Subdivision, as recorded in Cabinet 5, Page 184A, Plat Records of Bastrop County, Texas, same being the northwest corner of said 6.990 acre tract, same also being the northwest corner of the herein described tract, from which a 1/2" iron rod with cap stamped "JE GARON 4303" found for the northwest corner of said Lot 1 bears, N 27°07'24" E, a distance of 134.64 feet;

THENCE, leaving the east right-of-way line of FM 1704, with the south line of said Lot 1, same being the north line of said 6.990 acre tract, **S 62°49'45" E**, a distance of **714.86 feet** to a 8" wood corner fence post found in the west right-of-way line of M. K. & T. Railroad (100' right-of-way), for the southeast corner of said Lot 1, same being the northeast corner of said 6.990 acre tract, same also being the northeast corner of the herein described tract;

THENCE, with the west right-of-way line of M. K. & T. Railroad, same being the east line of said 6.990 acre tract, **S 01°00'26" E**, a distance of **423.96 feet** to a 1" iron rod found for the northwest corner of said 15.15 acre tract, same being the southeast corner of said 6.990 acre tract, same also being the southeast corner of the herein described tract;

THENCE, with the north line of said 15.15 acre tract, same being the south line of said 6.990 acre tract, **N 62°44'24" W**, a distance of **916.56 feet** to the **POINT OF BEGINNING**, having an area of **6.983 acres** or **304,192 square feet**.

Parkland Requirement Calculation

Parkland Requirement : 6 X (Number of Units) X (Residents per Unit)/1000 = Acres of Parkland		
Number of Units:	18	Single Family Lots
Dwellings Units Per Acre = 18/6.983 acres	2.58	
Residents per Unit: (Per Table in Section 36-370(Q)(4))	2.8	
Parkland Requirement=	**0.3024 acres**	

Note: Owner will pay a fee in-lieu of parkland dedication.

TREE LIST

Tag	Trunk	Drip	Code	Comment
8000	22	44	HACKBERRY	10 8 6 5 4
8001	26	52	HACKBERRY	10 10 10 4 3
8002	12	24	LIVE OAK	
8003	14	28	HACKBERRY	
8004	12	24	HACKBERRY	
8005	12	24	HACKBERRY	
8006	30	60	LIVE OAK	
8007	33	66	HACKBERRY	
8008	21	42	HACKBERRY	
8009	18	36	LIVE OAK	
8010	11	22	HACKBERRY	
8011	8	16	HACKBERRY	
8012	12	24	LIVE OAK	
8013	18	36	LIVE OAK	
8014	18	36	HACKBERRY	
8015	18	36	LIVE OAK	
8016	36	72	LIVE OAK	
8017	8	16	LIVE OAK	
8018	20	40	CEDAR	
8019	20	40	LIVE OAK	
8020	25	50	LIVE OAK	
8021	25	50	LIVE OAK	
8022	22	44	LIVE OAK	
8023	18	36	HACKBERRY	
8024	14	28	LIVE OAK	
8025	8	16	HACKBERRY	
8026	8	16	HACKBERRY	
8027	8	16	HACKBERRY	
8028	8	16	HACKBERRY	
8029	15	30	HACKBERRY	
8030	11	22	HACKBERRY	
8031	11	22	HACKBERRY	
8032	8	16	HACKBERRY	
8033	10	20	HACKBERRY	
8034	12	24	HACKBERRY	
8035	11	22	LIVE OAK	
8036	8	16	LIVE OAK	

Tree Mitigation Summary

Total Caliper Inches Removed	Total Caliper Inches Replaced	Required Caliper Inches to be Replaced
55	55	55

NOTE: SEE TREE MITIGATION PLAN

DATE SUBMITTED: July 5, 2024

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

_____ DATE:_____
CHAIR, ELGIN PLANNING & ZONING COMMISSION

_____ DATE:_____
SECRETARY, ELGIN PLANNING & ZONING COMMISSION

GOVA ENGINEERING
PH: 512-744-7780
TBPE FIRM No.F-15437
16125 OAK GROVE RD
BUDA, TX 78610

7/05/2024
STATE OF TEXAS
MIGUEL GONZALES JR.
95681
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., P.E. # 95681 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISIONS

REVISION	APPD.	DATE

SUENOS SUBDIVISION
PRELIMINARY PLAT
1287 FM 1704, ELGIN, TEXAS 78621

PROJECT No.
DESIGN
DRAWN
CAD FILE

SHEET
1 OF **1**

C:\Users\Miguel\GOVA Dropbox\GOVA_Clients\0061-22-Edgar Lopez\CAD\Sheets\Preliminary Plan\SHT-PRELIM_PLAN.dwg; Layout: "PRELIM PLAN"; Thu, Aug 15, 2024, 10:50am; by Miguel

2201 Donely Avenue Suite 150
Austin, Texas 78758
wga-llp.com | BPE #F-9756

August 9, 2024

Ms. Rachel Clampffer

Centum Oak Realty

P.O. Box 123

Cedar Park, Texas 78612

RE: Suenos Subdivision – Preliminary Plat Review

Dear Ms. Clampffer:

WGA has reviewed the following documents listed below submitted on July 5, 2024, by Centum Oak Realty.

1. Preliminary Plat dated July 5, 2024.
2. Other supporting documents submitted with the preliminary plat: Comment Response Letter.

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

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

The approval of the Preliminary Plat for Suenos Subdivision is contingent upon revising the submittal date from "January 26, 2024" to "July 5, 2024," as well as the Engineer's Seal date from "March 16, 2024" to "July 5, 2024."

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

Sincerely,

K. Beau Perry, P.E.
Regional Practice Leader

cc: Melissa Lipiec, City of Elgin

Development Services Department

STAFF REPORT

Review, Discuss, and provide Input regarding Amendment No. 1 to Southside Meadows (formerly Graham Tract) Development and Consent Agreement

Date: August 12, 2024

Applicant: Hariharan Kuppuraj

Location: Travis County Parcels 237086 and 237087 located on the west side of County Line Road and south of US Highway 290.

APPLICATION SUMMARY

The purpose of this meeting is to allow the Commission to review what has been turned in so far for the proposed Amendment No. 1 submittal, discuss, and offer input on this proposed item. The original Development and Consent Agreement (with Primavesta Land Company, LLC) was reviewed by the Planning and Zoning Commission via workshop at the March 2023 meeting and the Development and Consent Agreement was approved by the City Council on May 2, 2023. The property is now being sold to a new developer, Hariharan Kuppuraj (the same developer for Northside Meadows) and the new developer wishes to amendment the development agreement.

Attachments:

1. Resolution 2023-05-02-25 (Original Development Agreement)
2. Proposed Development and Consent Agreement

RESOLUTION NO. 2023-05-02-25

A RESOLUTION OF THE CITY OF ELGIN, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AND CONSENT AGREEMENT WITH PRIMAVESTA LAND COMPANY LLC AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, city staff has reviewed and negotiated a conceptual plan with Primavesta Land Company, LLC for the development of certain real property on County Line Road within the City of Elgin Extraterritorial Jurisdiction; and,

WHEREAS, the Primavesta Land Company project contemplates a master-planned, residential project that will include "larger" lots (R-1 zoning-compliant), the construction of a thoroughfare roadway, and parks and recreational facilities to serve the development; and,

WHEREAS, the city staff is now recommending a Development and Consent Agreement with Primavesta Land Company to memorialize for the record terms and conditions for development of said property.

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 Mayor is hereby authorized to execute the *Development and Consent Agreement* with Primavesta Land Company, LLC, a copy of said agreement being attached hereto and marked Exhibit A; and made part of this Resolution as if copied verbatim herein.

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 May, 2023

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

DEVELOPMENT AND CONSENT AGREEMENT

AMONG

CITY OF ELGIN, TEXAS,

AND

PRIMAVESTA LAND COMPANY, LLC

DEVELOPMENT AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This Development Agreement ("Agreement") is entered into by and between the **City of Elgin, Texas**, a home-rule city located in Bastrop County, Texas, with extraterritorital jurisdiction extending into Travis County, Texas (the "City") and **Primavesta Land Company, LLC** (the "Developer").

INTRODUCTION

The Developer currently owns 174.1 acres of land labeled as Tract 1 in **Exhibit A**, attached hereto and made a part hereof.

The Developer intends to develop the land set forth on **Exhibit A** as a master-planned residential community that will also include park and recreational facilities to serve the community. Because the Property, as hereinafter defined, constitutes a significant area that will be developed in phases under a master development plan, the Developer and the City wish to enter into this Agreement, which will provide an alternative to the City's typical regulatory process for development, encourage innovative and comprehensive master-planning of the Property, provide certainty of regulatory requirements throughout the term of this Agreement and result in a high-quality development for the benefit of the present and future residents of the City and the Property.

Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the parties' contract as follows.

ARTICLE I
DEFINITIONS

Section 1.01 Definitions. In addition to the terms defined elsewhere in this Agreement or in the City's ordinances, the following terms and phrases used in this Agreement will have the meanings set out below:

Agreement: This Development Agreement between the City and Developer.

City: The City of Elgin, Texas, a home-rule city located in both Bastrop County, and Travis County, Texas, with extraterritorital jurisdiction extending into both Bastrop County and Travis County, Texas.

City Manager: The City Manager of the City.

Commission or TCEQ: The Texas Commission on Environmental Quality or its successor agency.

Concept Plan: The concept plan for the Property shown in **Exhibit B**, attached hereto and made a part hereof, and which may be amended from time to time in accordance with this Agreement.

County: Travis County, Texas.

Developer: Primavesta Land Company, LLC, or its successors and assigns under this Agreement.

Effective Date: The date when one or more counterparts of this Agreement, individually or taken together, bear the signature of all parties.

Height: As defined in the City's Code of Ordinances, as currently amended.

Impervious Coverage: Means construction limiting the absorption of water by covering the natural land surface; this shall include, but not be limited to, all streets and/or pavements within the development or lot.

Interceptor Lines: That portion of the wastewater system contemplated herein that connects the edge of the Property to the City existing wastewater system, but which does not include any portion of the mains proposed within the Property.

Property or Project: Approximately 174.1 acres of undeveloped land described in **Exhibit A**, being wholly located in the City's extraterritorial jurisdiction, as well as any Additional Property that may be purchased by the Developer.

Setbacks: As defined in the City's Code of Ordinances, as currently amended.

ARTICLE II
PROJECT DESCRIPTION AND JURISDICTION; DEVELOPER COMMITMENTS

Section 2.01 Project Description. The Developer proposes to construct a multi-phase, residential project (the "Development" or "Project") over the Property that is projected to include approximately 526 single family residential units and public parkland and/or open space, as depicted on the Concept Plan as **Exhibit B** for a total of 530 living unit equivalents ("LUEs").

Section 2.02 Additional Property. To the extent the Developer, its successor or assign, or an affiliated entity of the Developer, acquires the Additional Property or any portion thereof, Developer shall provide notice to the City of such acquisition, accompanied by a legal description, and such Additional Property shall (i) be considered a part of the Property and subject to this Agreement, without the necessity of amending this Agreement, and (ii) be subject to and developed in accordance with the specifications of this Agreement. Upon such acquisition, Developer may cause to be recorded in Travis County records a memorandum of this Agreement, incorporating the description of the Additional Property affected.

Section 2.03 Wastewater Service.

(a) City to Provide Wastewater Service. The Parties agree that the City will provide retail wastewater service to the Project and agrees to accept, treat and dispose of effluent from the Project's approximate 530 LUEs. In providing this service, the City specifically agrees to allow the Property to utilize the City's existing wastewater collection system and nearest wastewater lift station for wastewater service for the Project. The Parties agree that the Developer is responsible for the cost of improvements necessary to connect to the City's existing wastewater system at the location shown on **Exhibit C**. The Developer shall be responsible for required existing infrastructure improvements to convey flows from the Project, if any. The City, if requested by the Developer, shall use its powers of eminent domain to assist the Developer in acquiring easement rights necessary to connect to the existing wastewater system.

(b) Ownership of Facilities. Upon completion, the Interceptor Lines shall be owned by the City.

(c) City Pass Through Use of Wastewater Mains. The wastewater mains within the Project will be designed for the maximum capacity needs of only the Property. The City shall have the right to request that the Interceptor lines, connecting the Project to the City's existing wastewater system, be oversized to allow the City to serve its customers outside of the Project, so long as such oversizing does not negatively impact the Developer's construction schedule or interfere with the capacity guaranteed to the Project. In such case, the City shall be solely responsible for the costs of all oversizing, including any soft costs, such as engineering or surveying, directly related to the oversizing, which costs shall be clearly calculated separate from the costs of sizing the lines for the Project's needs, so as to not interfere with any reimbursements which may be due to the Developer for the construction of wastewater improvements.

ARTICLE III
CONCEPT PLAN

Section 3.01 Phased Development. Developer intends to develop the Property in phases. Portions of the Land not under active development may remain in use as income-producing agricultural lands or as open space land.

Section 3.02 Concept Plan; Exceptions. The City hereby confirms (i) that it approves the Concept Plan and (ii) that the Concept Plan complies with the City's General Plan, as amended. The City approves the land uses, densities, exceptions, roadway alignments and widths and other matters shown on the Concept Plan and confirms that the Concept Plan has been approved by all required City departments, boards and commissions. The City acknowledges that the Development is a large project that will be developed over a number of years. As such, the City agrees that the Developer may implement the Development with minor changes to the Concept Plan without returning to the City for additional approval. The Developer shall provide to the City a copy of the engineering study that determines the location of the 100-year floodplain for the Property as of the date of the study. Study shall be submitted to all regulatory agencies for review as required by the Developer.

Section 3.03 Development Review and Approval; Moratorium.

(a) City Review of Development. It is the parties' mutual intention that the City will have the sole responsibility for review and approval of all construction plans, development plans, and subdivision plats within the Property.

(b) Moratorium. The parties acknowledge that the construction and funding of the utility and other improvements contemplated herein represent a significant investment by the Developer in the City's infrastructure. In exchange for this investment, the City agrees that any moratorium the City may impose on development or construction, whether it be imposed through the non-issuance of building permits or otherwise, shall not apply to the Property.

Section 3.04 Term of Approvals. Except as provided below, the approval of the Concept Plan set forth in Section 4.02 above will be effective for the term of this Agreement. Such Concept Plan approval will be deemed to have expired if no final plats of the Property or a portion thereof are recorded during such period of time.

Section 3.05 Amendments. Due to the fact that the Land comprises a significant land area and its development will occur in phases over a number of years, modifications to the Concept Plan may become desirable due to changes in market conditions or other factors. Variations of a preliminary plat or final plat from the Concept Plan that do not increase the overall density of development of the Land will not require an amendment to the Concept Plan. Minor changes to the Concept Plan, including minor modifications of street alignments, minor changes in lot lines, the designation of land for public or governmental uses, changes in lot sizes that do not result in an increase in the overall density of development of the Land (including any increase in lot sizes resulting in a decrease in the total number of lots) or any change to a public use, including, but not limited to school use, will not require an amendment to the Concept Plan or City approval. Major changes to the Concept Plan must be consistent with the terms of this Agreement and will be subject to review and approval by the City, which will not be unreasonably withheld. Notwithstanding anything herein to the contrary, an increase of the unit count by up to five percent (5%) of the currently-planned count shall not require an amendment to the Concept Plan or additional City approval, regardless of the resulting increase in density of development.

ARTICLE IV
DEVELOPMENT MATTERS

Section 4.01 Generally. Developer will have the right to select the providers of CATV, gas, electric, telephone, telecommunications and all other utilities and services, or to provide "bundled" utilities within the Land.

Section 4.02 Fire Protection Services. The City and the Developer understand and acknowledge that an emergency services district ("ESD") exists which includes all of the Land. The Developer agrees to cooperate with the ESD to provide fire protection services to the Land.

Section 4.03 Permitted Variances to City Development Standards. In order to facilitate the development of the Property, the City agrees to provide variances to certain

development standards set forth by City ordinance. No other action will be required on the part of the Developer to obtain such variances or initiate subdivision plat approvals that vary from the City's development requirements, to the extent any variance is in conformity with this Agreement or **Exhibit D**, attached hereto and made a part hereof.

Section 4.04 Streets, Drainage and Rights-of-Way. The Parties agree that streets will be required for the Project. The Developer will design, permit and construct the streets, sidewalks and drainage facilities located within the Project that are necessary to serve the Project. The City will accept the dedication of public rights-of-way and the street and drainage improvements located therein for operation and maintenance, after construction and acceptance of same. Drainage facilities located outside of the right-of-way shall be maintained and operated by the Developer.

Section 4.05 Underground Utility Service. The Parties agree that all utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

Section 4.06 Water Utility Provider. The Property is located within the water certificate of convenience and necessity ("CCN") held by Aqua Water Supply Corporation ("Aqua"). Retail water service to the Property shall be provided by Aqua. Notwithstanding the above, retail water service may be provided by the City if the portion of the Aqua CCN covering the Property is transferred to the City or state law permits the City the right to assume such jurisdiction.

Section 4.07 Wastewater Service. The City shall be the retail wastewater service provider to the Development. As retail service provider, the City shall own, operate, maintain, and repair all components of the Project's wastewater collection lines, Interceptor lines and its existing wastewater system. The rates charged by the City within the Project shall be the same as the rates charged by the City to its in-city customers.

Section 4.08 Water Quality. The Parties agree that Project will not be required to provide stormwater quality facilities.

Section 4.09 Sidewalk In-Lieu Fees. The Parties agree that Project shall not be required to construct sidewalks along frontage County Line Road. The sidewalk requirements along County Line Road shall be met in full by Developer, at the Developer's expense, by providing and constructing sidewalks along both sides of the collectors and arterials 4-lane major arterial within the interior of the Project.

Section 4.10 Neighborhood Postal Delivery and Collection Box. The Parties agree that Postal delivery standards are required in accordance with Section 36-60 of the City Subdivision Ordinance.

Section 4.11 Perimeter Improvements. The Parties agree that Developer will dedicate to the City of Elgin a 15-foot wide strip of land along the Project's frontage of County Line Road.

Section 4.13 Major Arterial (MAD-4). Parties agree that Developer will fully fund and construct 4-lane major arterial (90' ROW) through the Project, as shown on the Concept Plan. As consideration for the constructing the 4-lane major arterial through the Project, Developer shall not be required to participate in any improvements to County Line Road or required to pay any impact fees for any County Line improvements or other offsite roadway projects by the City or County unless stipulated by the outcome of Section 4.14.

Section 4.14 Traffic Impact Analysis. The Parties agree that as consideration for constructing the 4-lane arterial through the Project, the City shall not require Developer to perform a Traffic Impact Analysis for the Project. The City agrees to reasonably negotiate with County and the Developer to reduce or eliminate the need for a TIA for connection along County Line Road.

ARTICLE V
PARK AND RECREATIONAL AMENITIES

Section 5.01 Parkland. The Developer agrees that all parks open space and associated improvements shown on the Concept Plan, excluding facilities utilized for drainage or detention,shall be accessible to the public. The City agrees that Developer will receive a 100% credit for such dedication against the City's parkland dedication requirements, to the extent such requirements apply to the Property now or in the future, and the City further agrees that no additional parkland dedication or park fees will be required.

Ownership and maintenance of the parks, open space, associated improvements, drainage and detention facilities shall be the responsibility of a private Homeowner's Association ("HOA"). The HOA will have the right to impose restrictions and enforce proper use of the public open space, including the right to add security measures (fences, cameras, or related), if necessary to prevent the misuse, abuse, vandalism, or any other nuisance activities on the open space lands. An access and conservation easement will be entered into with the City or shown on the final plat to retain use of the land as parkland accessible to the public.

ARTICLE VI
AUTHORITY AND VESTING OF RIGHTS

Section 6.01 Authority. This Agreement is entered into, in part, under the statutory authority of Section 402.104, Texas Local Government Code and Section 212.172 of the *Texas Local Government Code*, which authorizes the City to make written contracts with the owners of land establishing lawful terms and considerations that the parties agree to be reasonable, appropriate, and not unduly restrictive of business activities. The parties intend this Agreement to guarantee the continuation of the extraterritorial status of portions of the Land as provided in this Agreement; authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning after annexation of the Land. A memorandum of this Agreement may be filed by the Developer in the real property records of Travis County covering (i) Tract 1, on the signing of this Agreement, and (ii) Tract 2, upon the acquisition of such tract by the Developer.

Section 6.02 **Vesting of Rights.** The Concept Plan submitted by Developer as an exhibit to this Agreement constitutes an application by Developer for the subdivision and development of the Property, and initiates the subdivision and development permit process for the Property. The City acknowledges that Developer has vested authority to develop the Property in accordance with this Agreement subject to any limitations contained in Chapter 245, Texas Local Government Code.

ARTICLE VII
TERM, ASSIGNMENT AND REMEDIES

Section 7.01 **Term.** The term of this Agreement will commence on the Effective Date and continue for ten (10) years thereafter, unless terminated on an earlier date under other provisions of this Agreement or by written agreement of the City and Developer. Upon the expiration of ten (10) years, this Agreement shall automatically renew for a term of ten (10) additional years, then again for a term of ten (10) additional years, so long as neither party to this Agreement is in material default under this Agreement and unless, prior to the expiration of the then-current term, Developer gives City written notice of its intent not to extend this Agreement.

Section 7.02 **Termination and Amendment by Agreement.** This Agreement may be terminated or amended as to all of the Property at any time by mutual written consent of the City and Developer and may be terminated or amended only as to a portion of the Land by the mutual written consent of the City and the owners of the portion of the Land affected by the amendment or termination.

Section 7.03 **Assignment.**

(a) This Agreement, and the rights of Developer hereunder, may be assigned by Developer, with the City's consent, to a subsequent developer of all or a portion of the Property. Any assignment will be in writing, specifically set forth the assigned rights and obligations and be executed by the proposed assignee. The City's consent to any proposed assignment will not be unreasonably conditioned, withheld or delayed. No consent, however, shall be required for an assignment to any subsidiary, parent company, or other affiliate of Developer.

(b) If Developer assigns its rights and obligations hereunder as to all or a portion of the Property, then the rights and obligations of any assignee and Developer will be severable, and Developer will not be liable for the nonperformance of the assignee and vice versa. In the case of nonperformance by one developer, the City may pursue all remedies against that nonperforming developer, but will not impede development activities of any performing developer as a result of that nonperformance.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Land.

Section 7.04 **Remedies.**

(a) If the City defaults under this Agreement, Developer may enforce this Agreement by seeking damages and/or a writ of mandamus from any court of appropriate jurisdiction, or may

give notice setting forth the event of default ("Notice") to the City. If the City fails to cure any default that can be cured by the payment of money ("Monetary Default") within 45 days from the date the City receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, Developer may terminate this Agreement as to all of the Property owned by Developer, or as to the portion of the Property affected by the default.

(b) If Developer defaults under this Agreement, the City may enforce this Agreement by seeking specific performance from any court of appropriate jurisdiction, or the City may give Notice to Developer. If Developer fails to cure any Monetary Default within 45 days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the City may terminate this Agreement as to all of the Property owned by Developer, or as to the portion of the Property affected by the default.

(c) If either party defaults, the prevailing party in the dispute will be entitled to recover its reasonable attorney's fees, expenses and court costs from the non-prevailing party.

Section 7.05 Cooperation.

(a) The City and Developer each agree to execute such further documents or instruments as may be necessary to evidence their agreements hereunder.

(b) The City agrees to cooperate with Developer in connection with any waivers or approvals Developer may desire from Travis County in order to avoid the duplication of facilities or services in connection with the development of the Property.

(c) In the event of any third-party lawsuit or other claim relating to the validity of this Agreement or any actions taken hereunder, Developer and the City agree to cooperate in the defense of such suit or claim, and to use their respective best efforts to resolve the suit or claim without diminution in their respective rights and obligations under this Agreement.

ARTICLE VIII
LIMITED PURPOSE ANNEXATION

Section 8.01. Developer agrees to enter into a Strategic Partnership Agreement with the City pursuant to Section 43.0751 of the Texas Local Government Code, which will allow the City to annex for limited purposes any property within the Project.

ARTICLE IX
MISCELLANEOUS PROVISIONS

Section 9.01 Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the party to be notified and with all charges prepaid; (iii) by personally delivering it to the party, or any agent of the party listed in this Agreement, or (iv) by confirmed facsimile with a confirming copy sent by

one of the other described methods of notice set forth. Notice by United States mail will be effective on the earlier of the date of receipt or 3 days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the parties will, until changed as provided below, be as follows:

CITY:	City of Elgin PO Box 591 Elgin, Texas 78621 Attn: City Manager
With Required Copy to:	
DEVELOPER:	Primavesta Land Company, LLC Garrett Rajkovich 6475 Camden Ave #202 San Jose, California 95120
With Required Copy to:	Sprouse Shrader Smith PLLC Attn: Courtney McWhorter 805 Las Cimas Pkwy, Ste. 350Austin, Texas 78746

The parties may change their respective addresses to any other address within the United States of America by giving at least five (5) days' written notice to the other party. Developer may, by giving at least five (5) days' written notice to the City, designate additional parties to receive copies of notices under this Agreement.

Section 9.02 **Severability; Waiver.** If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.

Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 9.03 **Applicable Law and Venue.** The interpretation, performance, enforcement and validity of this Agreement are governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Bastrop County, Texas.

Section 9.04 **Entire Agreement.** This Agreement contains the entire agreement of the parties. There are no other agreements or promises, oral or written, between the parties regarding the subject matter of this Agreement. This Agreement can be amended only by written agreement signed by the parties. This Agreement supersedes all other agreements between the parties concerning the subject matter.

Section 9.05 **Exhibits, Headings, Construction and Counterparts.** All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. If there is any conflict or inconsistency between the provisions of this Agreement and otherwise applicable City ordinances, the terms of this Agreement will control. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the parties.

Section 9.06 **Time.** Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday or legal holiday.

Section 9.07 **Authority for Execution.** The City certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with its City Charter and City ordinances. Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the articles of incorporation and bylaws or partnership agreement of each entity executing on behalf of Developer.

Section 9.08 **Force Majeure.** If, by reason of force majeure, either party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the party whose performance is so affected must give notice and the full particulars of such force majeure to the other party within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch.

The term "force majeure" means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a party to perform due to any other causes not reasonably within the control of the party claiming such inability.

Section 9.09 **Exhibits.** The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Depiction of the Property

Exhibit B - Concept Plan including Boundary Roads and Arterials

Exhibit C - Location of Project Wastewater Connection

Exhibit D - Permitted Development Standards

Exhibit E - Land Use Map

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the dates indicated below.

(signatures on the following page)

CITY OF ELGIN, TEXAS

By: Theresa Y. McShan

Name: Theresa Y. McShan

Title: Mayor

Date: May 2, 2023

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

This instrument was acknowledged before me on May 2nd, 2023, by Theresa McShan, Mayor of the City of Elgin, Texas, a home-rule city on behalf of said City.

Jennifer Stubbs
Notary Public Signature

(Seal)

JENNIFER STUBBS
Notary Public, State of Texas
Comm. Expires 06-24-2025
Notary ID 13114992-4

PRIMAVESTA LAND COMPANY, LLC

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023, by _____ on behalf of Primavesta Land Company, LLC.

_____
Notary Public Signature

(Seal)

PRIMAVESTA LAND COMPANY, LLC

By: _____

Name: GARRETT RAJKOVICH

Title: MANAGING MEMBER

Date: 6/5/23

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023, by _____ on behalf of Primavesta Land Company, LLC.

K. C. Shah
Notary Public Signature

(Seal)

SEE
ACKNOWLEDGMENT
HEREAT

See California Attachment
06/05/2023
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA }

On 06/05/2023 before me, KAVITA. C. SHAH, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared GARRETT RAJKOVICH
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KAVITA C. SHAH
Notary Public - California
Santa Clara County
Commission # 2360279
My Comm. Expires Jun 11, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. C. Shah
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2017 National Notary Association

EXHIBIT "A"

DEPICTION OF THE PROPERTY

DOUCET

7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

"Exhibit "A"

Graham Tract
Travis County, Texas

D&A Job No. 2403-002
October 31, 2022

METES & BOUNDS DESCRIPTION

BEING A 174.01 ACRE TRACT OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF TRACT 1 AND ALL OF TRACT 2, DESCRIBED TO TYLER DAVID GRAHAM AND CASEY ELLEN GRAHAM, AS RECORDED IN DOCUMENT NUMBER 2009037340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap found on the southeast line of said Tract 1, same being the south corner of a called 50.000 acre tract, conveyed to Jose J. Espinoza, recorded in Document Number 2021134415 [O.P.R.T.C.T.], and on the northwest right-of-way line of County Line Road, no record information found, same being the southeast corner of a called 146.020 acre remainder tract, recorded in Document Number 2009037340 [O.P.R.T.C.T.], and for the east corner of the tract described herein, from which a 1/2-inch iron rod found for the east corner of said Tract 1, same being on the southeast line of said 50.000 acre tract, bears N27°10'15", a distance of 143.40 feet;

THENCE with the southeast line of said Tract 1 and Tract 2 and the northwest right-of-way of said County Line Road, the following two (2) courses and distances:

1) S27°10'15"W, a distance of 1,555.40 feet to a 1/2-inch iron rod found,

2) S27°09'40"W, a distance of 799.35 feet to bent 5/8-inch rod found for the south corner of said Tract 2 and the tract described herein, and in the northwest right-of-way line of said County Line Road, same being the most northerly east corner of a called 24.953 acre tract, conveyed to Monte E. McDaniel and Barbara P. McDaniel, recorded in Document Number 2011027873 [O.P.R.T.C.T.];

THENCE N62°52'19"W, with the common line of said Tract 2 and said 27.953 acre tract, a distance of 2,193.70 feet to a calculated point on the west corner of said Tract 2 and on the most southerly northeast line of said 24.953 acre tract, same being the south corner of a called 5.00 acre tract, conveyed to Monte E. McDaniel, recorded in Volume 11722, Page 1401 [O.P.R.T.C.T];

THENCE N27°12'40"E, with the common line of said Tract 2 and said 5.00 acre tract, a distance of 802.35 feet to a calculated point for the northwest corner of said Tract 2, same being on the southwest line of said Tract 1, and the northeast corner of said 5.00 acre tract;

THENCE N62°39'25"W, with the common line of said Tract 1 and said 5.00 acre tract, passing at 273.81 feet, a disturbed 1/2-inch iron rod found for the northwest corner of said 5.00 acre tract and the northeast corner of a called 5.000 acre tract, conveyed to Monte E. McDaniel, recorded in Volume 10911, Page 1587 [O.P.R.T.C.T], and passing at 547.10 feet, a 1/2-inch iron rod found for the northwest corner of said 5.000 acre tract, and on the most northerly northeast line of said 24.953 acre tract, and continuing for a total distance of 1,657.46 feet to a calculated point for the west corner of said Tract 2, and on the most northerly northeast line of said 24.953 acre tract, same being the south corner of Lot 130, Block G, of the Elm Creek Section 5B Subdivision, by map or plat recorded in Document Number 200800049 [O.P.R.T.C.T];

(CONTINUED ON NEXT PAGE)

DOUCET

7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

THENCE N31°48'41"E with the common line of said Tract 1 and said Lot 130, a distance of 1,523.48 feet to a 1/2-inch iron rod found on the northwest line of said Lot 1, same being on the southeast line of said Lot 130, and being the west corner of said 50.000 acre tract, and also being the southwest corner of said 146.020 acre remainder tract;

THENCE S31°48'41"E with the common line of said Tract 1 and said 146.020 acre remainder, a distance of 3,727.32 feet to the POINT OF BEGINNING of the tract described herein and containing approximately 174.1 acres;

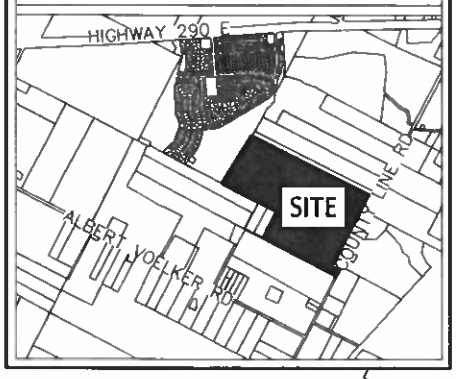
I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

10/31/2022
Date

J. Dillon Fugate
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
DFugate@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP
NOT TO SCALE



CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010).
ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00008 USING CP1 AS POINT OF ORIGIN.

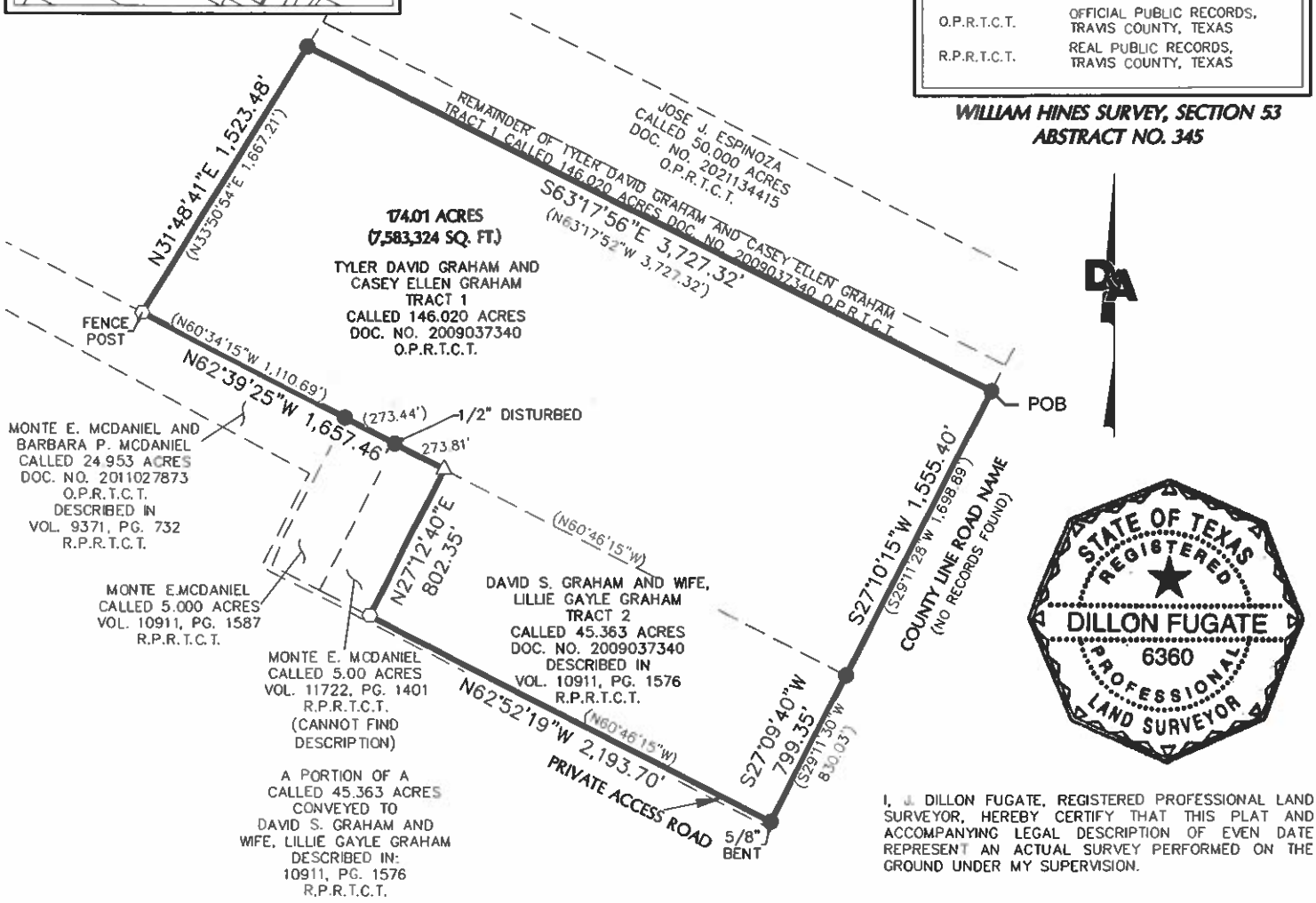
BASE POINT INFORMATION (GRID)
1
N=10098139.1147
E=3214883.7572
ELEV.=525.1367
CP=IRSAC 1/2 DOUCET

UNITS: US SURVEY FEET.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

VICINITY MAP
NOT TO SCALE

▬▬▬	SUBJECT PROPERTY LINE
— — —	ADJOINER PROPERTY LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "DOUCET" CAP SET
⬡	FENCE POST FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

WILLIAM HINES SURVEY, SECTION 53
ABSTRACT NO. 345



STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

0 1" 2"
GRAPHIC SCALE: 1"=800'

10/31/2022
DATE
J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

174.01 ACRE
(7,583,324 SQUARE FEET)
EXHIBIT

TRAVIS COUNTY, TEXAS

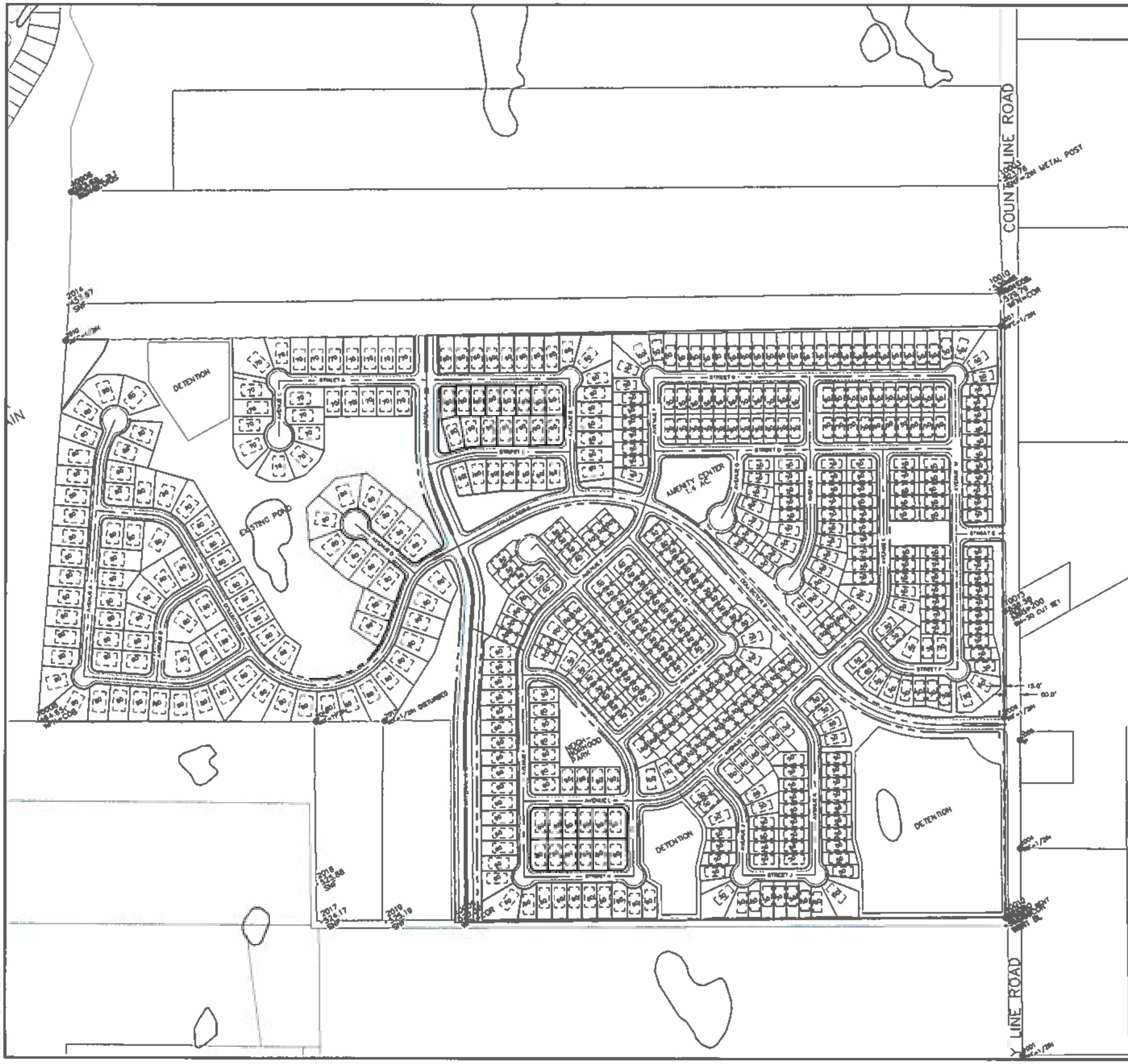
DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	10/11/2022
Scale:	1"=800'
Drawn by:	JRT
Reviewer:	DF
Project:	2403-002
Sheet:	3 OF 3
Field Book:	551
Party Chief:	LG
Survey Date:	08/10/2022

X:\Departments\Geospatial\Projects\2403-002 Graham Tract\CAD\dwg\Active - Exhibits\2403-002 Graham Tract_(174.1ac)_1-srf.dwg

EXHIBIT "B"

CONCEPT PLAN



DEVELOPER: PRIMAVESTA LAND COMPANY, LLC
XXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXX
(XXX)XXX-XXXX

CONTACT: XXXXX XXXX
XXXXX@XXXXXXXXXXXXXXX.XXX

ENGINEER: DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TEXAS 78735
(512) 583-2600

CONTACT: CHRISTOPHER A. REID, P.E.
CREID@DOUCETENGINEERS.COM

LEGEND

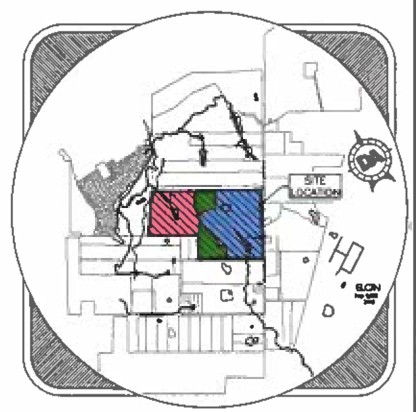
- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK
- EASEMENTS
- EXISTING GRADE
- PROPOSED GRADE
- RETAINING WALL

SUMMARY

TOTAL LOT ACREAGE	143.56 AC
TOTAL ROW ACREAGE	35.02 AC
TOTAL ACREAGE	178.56 AC
TOTAL NUMBER OF BLOCKS	XX
TOTAL NUMBER OF LOTS	526
TOTAL LINEAR FOOTAGE OF STREETS	30,523.50 LF

LOT SUMMARY

50' LOTS (40' PRODUCT)	324 (61.60%)
60' LOTS (50' PRODUCT)	95 (18.06%)
70' LOTS (60' PRODUCT)	23 (4.37%
80' LOTS (70' PRODUCT)	84 (15.97%)
TOTAL:	526 (100.00%)



VICINITY MAP

DOUCET

CONCEPT PLAN

PRIMAVESTA LAND COMPANY, LLC
GRAHAM TRACT
ELGIN ETJ, TRAVIS COUNTY, TEXAS

4/11/2023
SHEET
Project No.: 2403-002

EXHIBIT "C"

LOCATION OF PROJECT WASTEWATER CONNECTION

Graham Project

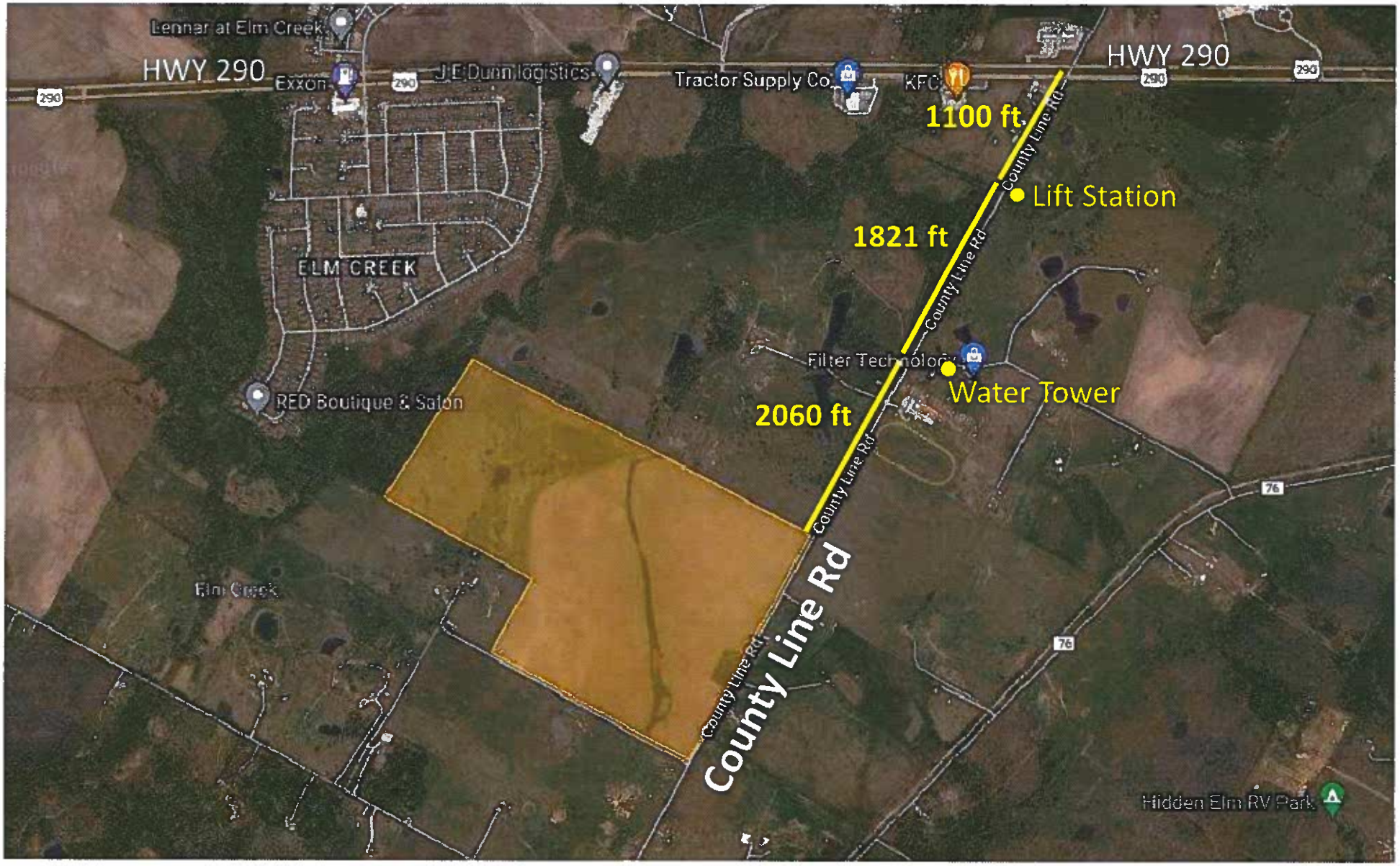


EXHIBIT "D"

PERMITTED DEVELOPMENT STANDARDS

A. **Applicability.** All aspects regarding the development of this Property shall comply with applicable City of Elgin Code of Ordinances in effect on the effective date of this Agreement, except as established in this exhibit, titled **Exhibit "D"**. All development within the Property will comply with the modified development standards of this **Exhibit "D"**. In the case that this exhibit does not address a specific City requirement, the applicable Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the applicable Elgin Code of Ordinances, this exhibit shall control.

B. **Single Family Residential Lot Design Standards**

The potential product shall be developed in compliance with Table B.1

Table B.1 Residential Development Standards				
	FRONT LOAD A (similar to R-3)	**FRONT LOAD B (similar to R-2)**	**FRONT LOAD C (similar to R-1)**	**FRONT LOAD D (similar to R-1)**
Lot Width Minimum	50 ft.	60 ft.	70 ft.	80 ft.
Setbacks				
Front (min.)	25 ft.	25 ft.	25 ft.	25 ft.
Rear (min.)	10 ft.	10 ft.	10 ft.	10 ft.
Garage Setback (min.)	25 ft.	25 ft.	25 ft.	25 ft.
Side (min.)	5 ft.	5 ft.	5 ft.	5 ft.
Corner (min.)	15 ft.	15 ft.	15 ft.	15 ft.
Minimum Lot Area	6,000 sq. ft.	7,500 sq. ft.	8,200 sq. ft.	9,000 sq. ft.
Impervious Coverage	50%	50%	50%	50%
Height Regulation	35 ft.	35 ft.	35 ft.	35 ft.

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 above.
2. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.

C. **Roadway Standards**

1. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot.

2. Sidewalks and landscaping along roadways in which there is not residential lot access shall be installed during construction of associated roadway.

EXHIBIT "E"

LAND USE MAP

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- NAIL FOUND
- FENCE POST OCCUPIES PROPERTY CORNER
- MONUMENT FOUND
- CONCRETE MARKER FOUND
- CLEAN OUT
- BOLLARD (SIZE NOTED)
- ELECTRIC PULL BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS METER
- GATE VALVE
- HANDICAP PARKING
- LIGHT POLE
- MAILBOX
- TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- VALVE
- WATER VALVE
- WATER METER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WATER MANHOLE
- SIGN (AS NOTED)
- POWER POLE
- DOWN OUT
- CONCRETE
- BUILDING
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENTS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE — OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT

PHASE ONE	55.4 AC
PHASE TWO	29.6 AC
PHASE THREE	88.2 AC
TOTAL	173.2 AC

DOUCET
Civil Engineering // Infrastructure // Geospatial
7401 B. HWY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735 (512) 583-2600
www.doucetengineers.com
TBPE Firm Number: 2337
TBPLS Firm Number: 10105800

LAND USE PLAN

PRIMAVESTA LAND COMPANY, LLC
GRAHAM TRACT
ELGIN ETJ, TRAVIS COUNTY, TEXAS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF CHRISTOPHER A. ALIO, P.E., TBPE#81548, ON 4/11/2023 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF DRIPPING SPRINGS
4/11/2023

Designed: RP
Drawn: R
Reviewed: CAA
Date: 4/11/2021
SHEET
1
Project No.: 2403-002

DEVELOPMENT AND CONSENT AGREEMENT

AMONG

CITY OF ELGIN, TEXAS,

AND

HARIHARAN KUPPURAJ ~~PRIMAVESTA LAND COMPANY, LLC~~

DEVELOPMENT AGREEMENT

THE STATE OF TEXAS **§**
§
COUNTY OF TRAVIS **§**

This Development Agreement ("Agreement") is entered into by and between the **City of Elgin, Texas**, a home-rule city located in Bastrop County, Texas, with extraterritorial jurisdiction extending into Travis County, Texas (the "City") and **Hariharan Kuppuraj** ~~**Primavesta Land Company, LLC**~~ (the "Developer").

INTRODUCTION

The Developer currently owns 174.1 acres of land labeled as Tract 1 in **Exhibit A**, attached hereto and made a part hereof.

The Developer intends to develop the land set forth on **Exhibit A** as a master-planned residential community that will also include park and recreational facilities to serve the community. Because the Property, as hereinafter defined, constitutes a significant area that will be developed in phases under a master development plan, the Developer and the City wish to enter into this Agreement, which will provide an alternative to the City's typical regulatory process for development, encourage innovative and comprehensive master-planning of the Property, provide certainty of regulatory requirements throughout the term of this Agreement and result in a high-quality development for the benefit of the present and future residents of the City and the Property.

Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the parties' contract as follows.

ARTICLE I
DEFINITIONS

Section 1.01 **Definitions.** In addition to the terms defined elsewhere in this Agreement or in the City's ordinances, the following terms and phrases used in this Agreement will have the meanings set out below:

Agreement: This Development Agreement between the City and Developer.

City: The City of Elgin, Texas, a home-rule city located in both Bastrop County, and Travis County, Texas, with extraterritorial jurisdiction extending into both Bastrop County and Travis County, Texas.

City Manager: The City Manager of the City.

Commission or TCEQ: The Texas Commission on Environmental Quality or its successor agency.

Concept Plan: The concept plan for the Property shown in **Exhibit B,** attached hereto and made a part hereof, and which may be amended from time to time in accordance with this Agreement.

County: Travis County, Texas.

Developer: Hariharan Kuppuraj~~Primavesta Land Company, LLC~~, or its successors and assigns under this

Agreement.

Effective Date: The date when one or more counterparts of this Agreement, individually or taken together, bear the signature of all parties.

Height: As defined in the City's Code of Ordinances, as currently amended.

Impervious Coverage: Means construction limiting the absorption of water by covering the natural land surface; this shall include, but not be limited to, all streets and/or pavements within the development or lot.

Interceptor Lines: That portion of the wastewater system contemplated herein that connects the edge of the Property to the City existing wastewater system, but which does not include any portion of the mains proposed within the Property.

Property or Project: Approximately 174.1 acres of undeveloped land described in **Exhibit A**, being wholly located in the City's extraterritorial jurisdiction, as well as any Additional Property that may be purchased by the Developer.

Setbacks: As defined in the City's Code of Ordinances. as currently amended.

ARTICLE II
PROJECT DESCRIPTION AND JURISDICTION; DEVELOPER COMMITMENTS

Section 2.01 Project Description. The Developer proposes to construct a multi-phase, residential project (the "Development" or "Project") over the Property that is projected to include approximately ~~526~~ 763 single family residential units and public parkland and/or open space, as depicted on the Concept Plan as **Exhibit B** for a total of ~~530~~ 770 living unit equivalents ("LUEs").

Section 2.02 Additional Property. To the extent the Developer, its successor or assign, or an affiliated entity of the Developer, acquires the Additional Property or any portion thereof, Developer shall provide notice to the City of such acquisition, accompanied by a legal description, and such Additional Property shall (i) be considered a part of the Property and subject to this Agreement, without the necessity of amending this Agreement, and (ii) be subject to and developed in accordance with the specifications of this Agreement. Upon such acquisition, Developer may cause to be recorded in Travis County records a memorandum of this Agreement, incorporating the description of the Additional Property affected.

Section 2.03 Wastewater Service.

(a) City to Provide Wastewater Service. The Parties agree that the City will provide retail wastewater service to the Project and agrees to accept, treat and dispose of effluent from the Project's approximate ~~530~~ 770 LUEs. In providing this service, the City specifically agrees to allow the Property to utilize the City's existing wastewater collection system and nearest wastewater lift station for wastewater service for the Project. The Parties agree that the Developer is responsible for the cost of improvements necessary to connect to the City's existing wastewater system at the location shown on **Exhibit C**. The Developer shall be responsible for required existing infrastructure improvements to convey flows from the Project, if any. The City, if requested by the Developer, shall use its powers of eminent domain to assist the Developer in acquiring easement rights necessary to connect to the existing wastewater system.

(b) Ownership of Facilities. Upon completion, the Interceptor Lines shall be owned by the City.

(c) City Pass Through Use of Wastewater Mains. The wastewater mains within the Project will be designed for the maximum capacity needs of only the Property. The City shall have the right to request that the Interceptor lines, connecting the Project to the City's existing wastewater system, be oversized to allow the City to serve its customers outside of the Project, so long as such oversizing does not negatively impact the Developer's construction schedule or interfere with the capacity guaranteed to the Project. In such case, the City shall be solely responsible for the costs of all oversizing, including any soft costs, such as engineering or surveying, directly related to the oversizing, which costs shall be clearly calculated separate from the costs of sizing the lines for the Project's needs, so as to not interfere with any reimbursements which may be due to the Developer for the construction of wastewater improvements.

ARTICLE III
CONCEPT PLAN

Section 3.01 Phased Development. Developer intends to develop the Property in phases. Portions of the Land not under active development may remain in use as income-producing agricultural lands or as open space land.

Section 3.02 Concept Plan, Exceptions. The City hereby confirms (i) that it approves the Concept Plan and (ii) that the Concept Plan complies with the City's General Plan, as amended. The City approves the land uses, densities, exceptions, roadway alignments and widths and other matters shown on the Concept Plan and confirms that the Concept Plan has been approved by all required City departments, boards and commissions. The City acknowledges that the Development is a large project that will be developed over a number of years. As such, the City agrees that the Developer may implement the Development with minor changes to the Concept Plan without returning to the City for additional approval. The Developer shall provide to the City a copy of the engineering study that determines the location of the 100-year floodplain for the Property as of the date of the study. Study shall be submitted to all regulatory agencies for review as required by the Developer.

Section 3.03 Development Review and Approval: Moratorium.

(a) City Review of Development. It is the parties' mutual intention that the City will have the sole responsibility for review and approval of all construction plans, development plans, and subdivision plats within the Property.

(b) Moratorium. The parties acknowledge that the construction and funding of the utility and other improvements contemplated herein represent a significant investment by the Developer in the City's infrastructure. In exchange for this investment, the City agrees that any moratorium the City may impose on development or construction, whether it be imposed through the non-issuance of building permits or otherwise, shall not apply to the Property.

Section 3.04 Term of Approvals. Except as provided below, the approval of the Concept Plan set forth in Section 4.02 above will be effective for the term of this Agreement. Such Concept Plan approval will be deemed to have expired if no final plats of the Property or a portion thereof are recorded during such period of time.

Section 3.05 Amendments. Due to the fact that the Land comprises a significant land area and its development will occur in phases over a number of years, modifications to the Concept Plan may become desirable due to changes in market conditions or other factors. Variations of a preliminary plat or final plat from the Concept Plan that do not increase the overall density of development of the Land will not require an amendment to the Concept Plan. Minor changes to the Concept Plan, including minor modifications of street alignments, minor changes in lot lines, the designation of land for public or governmental uses, changes in lot sizes that do not result in an increase in the overall density of development of the Land (including any increase in lot sizes resulting in a decrease in the total number of lots) or any change to a public use, including, but not limited to school use, will not require an amendment to the Concept Plan or City approval, Major changes to the Concept Plan must be consistent with the terms of this Agreement and will be subject to review and approval by the City, which will not be unreasonably withheld. Notwithstanding anything herein to the contrary, an increase of the unit count by up to five percent (5%) of the currently-planned count shall not require an amendment to the Concept Plan or additional City approval, regardless of the resulting increase in density of development.

ARTICLE IV
DEVELOPMENT MATTERS

Section 4.01 Generally. Developer will have the right to select the providers of CATV, gas, electric, telephone, telecommunications and all other utilities and services, or to provide "bundled" utilities within the Land.

Section 4.02 Fire Protection Services. The City and the Developer understand and acknowledge that an emergency services district ("ESD") exists which includes all of the Land. The Developer agrees to cooperate with the ESD to provide fire protection services to the Land.

Section 4.03 Permitted Variances to City Development Standards. In order to facilitate the development of the Property, the City agrees to provide variances to certain

development standards set forth by City ordinance. No other action will be required on the part of the Developer to obtain such variances or initiate subdivision plat approvals that vary from the City's development requirements, to the extent any variance is in conformity with this Agreement or **Exhibit D**, attached hereto and made a part hereof.

Section 4.04 Streets, Drainage and Rights-of-Way. The Parties agree that streets will be required for the Project. The Developer will design, permit and construct the streets, sidewalks and drainage facilities located within the Project that are necessary to serve the Project. The City will accept the dedication of public rights-of-way and the street and drainage improvements located therein for operation and maintenance, after construction and acceptance of same. Drainage facilities located outside of the right-of-way shall be maintained and operated by the Developer.

Section 4.05 Underground Utility Service. The Parties agree that all utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

Section 4.06 Water Utility Provider. The Property is located within the water certificate of convenience and necessity ("CCN") held by Aqua Water Supply Corporation ("Aqua"). Retail water service to the Property shall be provided by Aqua. Notwithstanding the above, retail water service may be provided by the City if the portion of the Aqua CCN covering the Property is transferred to the City or state law permits the City the right to assume such jurisdiction.

Section 4.07 Wastewater Service. The City shall be the retail wastewater service provider to the Development. As retail service provider, the City shall own, operate, maintain, and repair all components of the Project's wastewater collection lines, Interceptor lines and its existing wastewater system. The rates charged by the City within the Project shall be the same as the rates charged by the City to its in-city customers.

Section 4.08 Water Quality. The Parties agree that Project will not be required to provide stormwater quality facilities.

Section 4.09 Sidewalk In-Lieu Fees. The Parties agree that Project shall not be required to construct sidewalks along frontage County Line Road. The sidewalk requirements along County Line Road shall be met in full by Developer, at the Developer's expense, by providing and constructing sidewalks along both sides of the collectors and arterials 4-lane major arterial within the interior of the Project.

Section 4.10 Neighborhood Postal Delivery and Collection Box. The Parties agree that Postal delivery standards are required in accordance with Section 36-60 of the City Subdivision Ordinance.

Section 4.11 Perimeter Improvements. The Parties agree that Developer will dedicate to the City of Elgin a 15-foot wide strip of land along the Project's frontage of County Line Road.

Section 4.13 Maior Arterial (MAD-4). Parties agree that Developer will fully fund and construct 4-lane major arterial (90' ROW) through the Project, as shown on the Concept Plan. As consideration for the constructing the 4-lane major arterial through the Project, Developer shall not be required to participate in any improvements to County Line Road or required to pay any impact fees for any County Line improvements or other offsite roadway projects by the City or County unless stipulated by the outcome of Section 4.14.

Section 4.14 Traffic Impact Analysis. The Parties agree that as consideration for constructing the 4-lane arterial through the Project, the City shall not require Developer to perform a Traffic Impact Analysis for the Project, The **City** agrees to reasonably negotiate with County and the Developer to reduce or eliminate the need for a TIA for connection along County Line Road.

ARTICLE V
PARK AND RECREATIONAL AMENITIES

Section 5.01 Parkland. The Developer agrees that all parks open space and associated improvements shown on the Concept Plan, excluding facilities utilized for drainage or detention, shall be accessible to the public. The Developer ~~City~~ agrees ~~that Developer will receive a 100% credit for such dedication against the City's parkland dedication requirements, to the extent such requirements apply to the Property now or in the future, and the City further agrees that no additional parkland dedication or park fees will be required.~~to donate approximately 3.1 acres to the City for use as a public park. The Developer further agrees to develop the park once 50% of the horizontal construction of the subdivision is complete, with park construction costs not to exceed $600,000.

Ownership and maintenance of the parks, open space, associated improvements, drainage and detention facilities shall be the responsibility of a private Homeowner's Association ("HOA"). The HOA will have the right to impose restrictions and enforce proper use of the public open space, including the right to add security measures (fences, cameras, or related), if necessary to prevent the misuse, abuse, vandalism, or any other nuisance activities on the open space lands. An access and conservation easement will be entered into with the City or shown on the final plat to retain use of the land as parkland accessible to the public.

ARTICLE VI
AUTHORITY AND VESTING OF RIGHTS

Section 6.01 Authority. This Agreement is entered into, in part, under the statutory authority of Section 402,104, Texas Local Government Code and Section 212.172 of the *Texas Local Government Code,* which authorizes the City to make written contracts with the owners of land establishing lawful terms and considerations that the parties agree to be reasonable, appropriate, and not unduly restrictive of business activities. The parties intend this Agreement to guarantee the continuation of the extraterritorial status of portions of the Land as provided in this Agreement; authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning after annexation of the Land. A memorandum of this Agreement may be filed by the Developer in the real property records of Travis County covering (i) Tract 1, on the signing of this Agreement, and (ii) Tract 2, upon the acquisition of such tract by the Developer.

Section 6.02 Vesting of Rights. The Concept Plan submitted by Developer as an exhibit to this Agreement constitutes an application by Developer for the subdivision and development of the Property, and initiates the subdivision and development permit process for the Property. The City acknowledges that Developer has vested authority to develop the Property in accordance with this Agreement subject to any limitations contained in Chapter 245, Texas Local Government Code.

ARTICLE VII
TERM, ASSIGNMENT AND REMEDIES

Section 7.01 Term. The term of this Agreement will commence on the Effective Date and continue for ten (10) years thereafter, unless terminated on an earlier date under other provisions of this Agreement or by written agreement of the City and Developer. Upon the expiration of ten (10) years, this Agreement shall automatically renew for a term of ten (10) additional years, then again for a term of ten (10) additional years, so long as neither party to this Agreement is in material default under this Agreement and unless, prior to the expiration of the then-current term, Developer gives City written notice of its intent not to extend this Agreement.

Section 7.02 Termination and Amendment by Agreement. This Agreement may be terminated or amended as to all of the Property at any time by mutual written consent of the City and Developer and may be terminated or amended only as to a portion of the Land by the mutual written consent of the City and the owners of the portion of the Land affected by the amendment or termination.

Section 7.03 Assignment.

(a) This Agreement, and the rights of Developer hereunder, may be assigned by Developer, with the City's consent, to a subsequent developer of all or a portion of the Property. Any assignment will be in writing, specifically set forth the assigned rights and obligations and be executed by the proposed assignee. The City's consent to any proposed assignment will not be unreasonably conditioned, withheld or delayed. No consent, however, shall be required for an assignment to any subsidiary, parent company, or other affiliate of Developer.

(b) If Developer assigns its rights and obligations hereunder as to all or a portion of the Property, then the rights and obligations of any assignee and Developer will be severable, and Developer will not be liable for the nonperformance of the assignee and vice versa, In the case of nonperformance by one developer, the City may pursue all remedies against that nonperforming developer, but will not impede development activities of any performing developer as a result of that nonperformance.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Land,

Section 7.04 Remedies.

(a) If the City defaults under this Agreement, Developer may enforce this Agreement by seeking damages and/or a writ of mandamus from any court of appropriate jurisdiction, or may

give notice setting forth the event of default ("Notice") to the City. If the City fails to cure any default that can be cured by the payment of money ("Monetary Default") within 45 days from the date the City receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, Developer may terminate this Agreement as to all of the Property owned by Developer, or as to the portion of the Property affected by the default.

(b) If Developer defaults under this Agreement, the City may enforce this Agreement by seeking specific performance from any court of appropriate jurisdiction, or the City may give Notice to Developer. If Developer fails to cure any Monetary Default within 45 days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the City may terminate this Agreement as to all of the Property owned by Developer, or as to the portion of the Property affected by the default.

(c) If either party defaults, the prevailing party in the dispute will be entitled to recover its reasonable attorney's fees, expenses and court costs from the non-prevailing party.

Section 7.05 Cooperation.

(a) The City and Developer each agree to execute such further documents or instruments as may be necessary to evidence their agreements hereunder.

(b) The City agrees to cooperate with Developer in connection with any waivers or approvals Developer may desire from Travis County in order to avoid the duplication of facilities or services in connection with the development of the Property.

(c) In the event of any third-party lawsuit or other claim relating to the validity of this Agreement or any actions taken hereunder, Developer and the City agree to cooperate in the defense of such suit or claim, and to use their respective best efforts to resolve the suit or claim without diminution in their respective rights and obligations under this Agreement.

ARTICLE VIII
LIMITED PURPOSE ANNEXATION

Section 8.01. Developer agrees to enter into a Strategic Partnership Agreement with the City pursuant to Section 43.0751 of the Texas Local Government Code, which will allow the City to annex for limited purposes any property within the Project.

ARTICLE IX
MISCELLANEOUS PROVISIONS

Section 9.01 Notice. Any notice given under this Agreement must be in writing and may be given: (i) by depositing it in the United States mail, certified, with return receipt requested, addressed to the party to be notified and with all charges prepaid; or (ii) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the party to be notified and with all charges prepaid; (iii) by personally delivering it to the party, or any agent of the party listed in this Agreement, or (iv) by confirmed facsimile with a confirming copy sent by

one of the other described methods of notice set forth. Notice by United States mail will be effective on the earlier of the date of receipt or 3 days after the date of mailing, Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the parties will, until changed as provided below, be as follows:

CITY: City of Elgin
PO Box 591
Elgin, Texas 78621
Attn: City Manager

With Required Copy to:

DEVELOPER: Hariharan Kuppuraj
~~Primavesta Land Company, LLC~~
~~Garrett Rajkovich~~
~~6475 Camden Ave #20~~277
Chaponis Way
~~San Jose~~South Windsor, ~~California~~
Connecticut ~~9512~~06074

With Required Copy to:

Sprouse Shrader Smith PLLC
Attn: Courtney McWhorter
805 Las Cimas Pkwy, Ste. 350Austin, Texas 78746

The parties may change their respective addresses to any other address within the United States of America by giving at least five (5) days' written notice to the other party. Developer may, by giving at least five (5) days' written notice to the City, designate additional parties to receive copies of notices under this Agreement.

Section 9.02 Severability; Waiver. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.

Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 9.03 Applicable Law and Venue. The interpretation, performance, enforcement and validity of this Agreement are governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Bastrop County, Texas.

Section 9.04 Entire Agreement. This Agreement contains the entire agreement of the parties. There are no other agreements or promises, oral or written, between the parties regarding the subject matter of this Agreement. This Agreement can be amended only by written agreement signed by the parties. This Agreement supersedes all other agreements between the parties

concerning the subject matter.

Section 9.05 Exhibits, Headings, Construction and Counterparts. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa, The parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto, If there is any conflict or inconsistency between the provisions of this Agreement and otherwise applicable City ordinances, the terms of this Agreement will control. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the parties.

Section 9.06 Time. Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday or legal holiday.

Section 9.07 Authority for Execution. The City certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with its City Charter and City ordinances. Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the articles of incorporation and bylaws or partnership agreement of each entity executing on behalf of Developer.

Section 9.08 Force Majeure. If, by reason of force majeure, either party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the party whose performance is so affected must give notice and the full particulars of such force majeure to the other party within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch.

The term "force majeure" means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a party to perform due to any other causes not reasonably within the control of the party claiming such inability.

Section 9.09 Exhibits. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Depiction of the Property

Exhibit B - ~~Concept Plan including Boundary Roads and Arterials~~Revised Concept Plan

Exhibit C - Location of Project Wastewater Connection

Exhibit D - Permitted Development Standards

~~Exhibit E - Land Use Map~~

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement on the dates indicated below.

(signatures on the following page)

CITY OF ELGIN, TEXAS

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

This instrument was acknowledged before me on_____, 2023, by

_____,_____of the City of Elgin, Texas, a home-rule city on behalf of said City.

_____
Notary Public Signature

(Seal)

HARIHARAN KUPPURAJ~~PRIMAVESTA LAND COMPANY, LLC~~

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

This instrument was acknowledged before me on_____, 2023, by

_____on behalf of Hariharan Kuppuraj~~Primavesta Land Company, LLC~~.

_____
Notary Public Signature

(Seal)

EXHIBIT "A"

DEPICTION OF THE PROPERTY

DOUCET

7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

"Exhibit "A"

Graham Tract
Travis County, Texas

D&A Job No. 2403-002
October 31, 2022

METES & BOUNDS DESCRIPTION

BEING A 174.01 ACRE TRACT OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF TRACT 1 AND ALL OF TRACT 2, DESCRIBED TO TYLER DAVID GRAHAM AND CASEY ELLEN GRAHAM, AS RECORDED IN DOCUMENT NUMBER 2009037340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap found on the southeast line of said Tract 1, same being the south corner of a called 50.000 acre tract, conveyed to Jose J. Espinoza, recorded in Document Number 2021134415 [O.P.R.T.C.T.], and on the northwest right-of-way line of County Line Road, no record information found, same being the southeast corner of a called 146.020 acre remainder tract, recorded in Document Number 2009037340 [O.P.R.T.C.T.], and for the east corner of the tract described herein, from which a 1/2-inch iron rod found for the east corner of said Tract 1, same being on the southeast line of said 50.000 acre tract, bears N27°10'15", a distance of 143.40 feet;

THENCE with the southeast line of said Tract 1 and Tract 2 and the northwest right-of-way of said County Line Road, the following two (2) courses and distances:

1) S27°10'15"W, a distance of 1,555.40 feet to a 1/2-inch iron rod found,

2) S27°09'40"W, a distance of 799.35 feet to bent 5/8-inch rod found for the south corner of said Tract 2 and the tract described herein, and in the northwest right-of-way line of said County Line Road, same being the most northerly east corner of a called 24.953 acre tract, conveyed to Monte E. McDaniel and Barbara P. McDaniel, recorded in Document Number 2011027873 [O.P.R.T.C.T.];

THENCE N62°52'19"W, with the common line of said Tract 2 and said 27.953 acre tract, a distance of 2,193.70 feet to a calculated point on the west corner of said Tract 2 and on the most southerly northeast line of said 24.953 acre tract, same being the south corner of a called 5.00 acre tract, conveyed to Monte E. McDaniel, recorded in Volume 11722, Page 1401 [O.P.R.T.C.T];

THENCE N27°12'40"E, with the common line of said Tract 2 and said 5.00 acre tract, a distance of 802.35 feet to a calculated point for the northwest corner of said Tract 2, same being on the southwest line of said Tract 1, and the northeast corner of said 5.00 acre tract;

THENCE N62°39'25"W, with the common line of said Tract 1 and said 5.00 acre tract, passing at 273.81 feet, a disturbed 1/2-inch iron rod found for the northwest corner of said 5.00 acre tract and the northeast corner of a called 5.000 acre tract, conveyed to Monte E. McDaniel, recorded in Volume 10911, Page 1587 [O.P.R.T.C.T], and passing at 547.10 feet, a 1/2-inch iron rod found for the northwest corner of said 5.000 acre tract, and on the most northerly northeast line of said 24.953 acre tract, and continuing for a total distance of 1,657.46 feet to a calculated point for the west corner of said Tract 2, and on the most northerly northeast line of said 24.953 acre tract, same being the south corner of Lot 130, Block G, of the Elm Creek Section 5B Subdivision, by map or plat recorded in Document Number 200800049 [O.P.R.T.C.T];

(CONTINUED ON NEXT PAGE)

DOUCET

7401B Highway 71 West, Suite 160, Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
Doucetengineers.com

THENCE N31°48'41"E with the common line of said Tract 1 and said Lot 130, a distance of 1,523.48 feet to a 1/2-inch iron rod found on the northwest line of said Lot 1, same being on the southeast line of said Lot 130, and being the west corner of said 50.000 acre tract, and also being the southwest corner of said 146.020 acre remainder tract;

THENCE S31°48'41"E with the common line of said Tract 1 and said 146.020 acre remainder, a distance of 3,727.32 feet to the POINT OF BEGINNING of the tract described herein and containing approximately 174.1 acres;

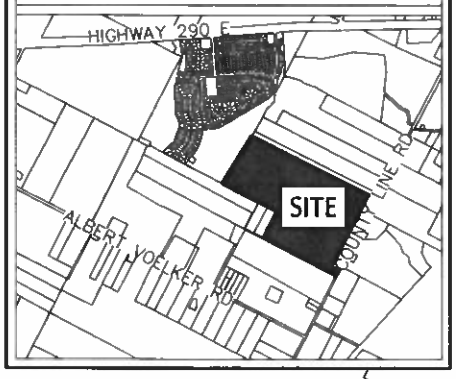
I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

10/31/2022
Date

J. Dillon Fugate
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
DFugate@DoucetEngineers.com
TBPELS Firm Registration No. 10105800

STATE OF TEXAS
REGISTERED
DILLON FUGATE
6360
PROFESSIONAL
LAND SURVEYOR

VICINITY MAP
NOT TO SCALE



CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010).
ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00008 USING CP1 AS POINT OF ORIGIN.

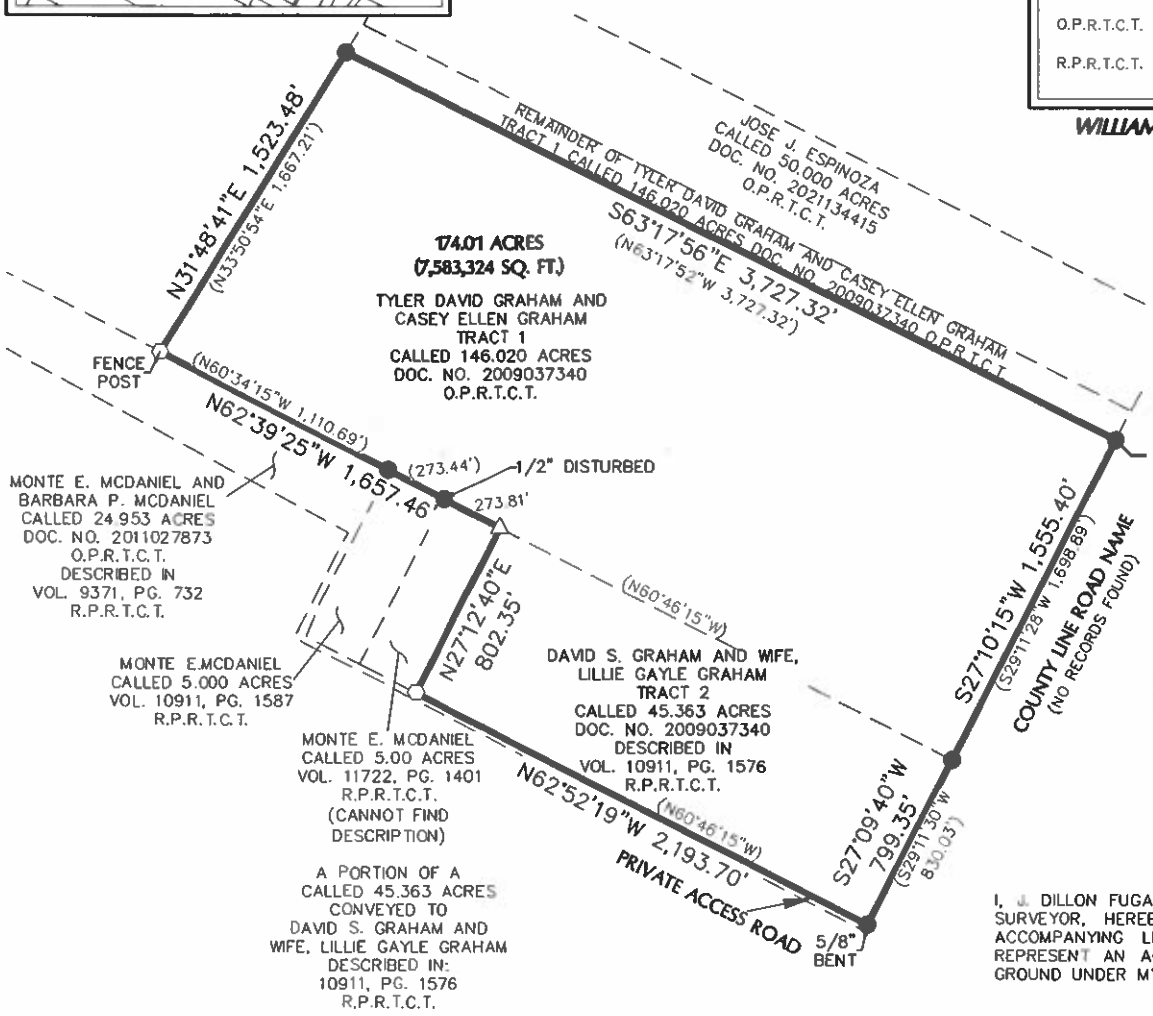
BASE POINT INFORMATION (GRID)
1
N=10098139.1147
E=3214883.7572
ELEV.=525.1367
CP=IRSAC 1/2 DOUCET

UNITS: US SURVEY FEET.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

VICINITY MAP
NOT TO SCALE

▬▬▬	SUBJECT PROPERTY LINE
— — —	ADJOINER PROPERTY LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "DOUCET" CAP SET
⬡	FENCE POST FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

WILLIAM HINES SURVEY, SECTION 53
ABSTRACT NO. 345



STATE OF TEXAS REGISTERED DILLON FUGATE 6360 PROFESSIONAL LAND SURVEYOR

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

0 1" 2"
GRAPHIC SCALE: 1"=800'

10/31/2022
DATE
J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

174.01 ACRE
(7,583,324 SQUARE FEET)
EXHIBIT

TRAVIS COUNTY, TEXAS

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

Date:	10/11/2022
Scale:	1"=800'
Drawn by:	JRT
Reviewer:	DF
Project:	2403-002
Sheet:	3 OF 3
Field Book:	551
Party Chief:	LG
Survey Date:	08/10/2022

X:\Departments\Geospatial\Projects\2403-002 Graham Tract\CAD\dwg\Active - Exhibits\2403-002 Graham Tract_(174.1ac)_1-srf.dwg

EXHIBIT "B"

REVISED CONCEPT PLAN

DEVELOPER:

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

ENGINEER:

PARADISE ENGINEERS LLC
SAM DEHAYBI, P.E.
Phone: 520.461.7085
Email: sdehaybi@paradise-engineers.com
Address: 5900 Balcones Drive, Suite 100
Austin, TX 78731

SURVEYOR:

DOUCET & ASSOCIATES, INC.
Phone: 512.583.2600
Address: 7401 Highway 71 West, Ste 160
Austin, TX 78735

200 0 200 400

SCALE: 1 INCH = 200 FT

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DESCRIPTION
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	ROAD CENTERLINE
	PROPERTY LOT LINE
	PROPERTY SETBACK LINE
	40' FRONTAGE LOTS
	45' FRONTAGE LOTS
	50' FRONTAGE LOTS
	OPEN SPACE/PARK AREA

SITE DATA TABLE

PROJECT NAME:	SOUTHSIDE MEADOWS SUBDIVISION	
PROPERTY ADDRESS:	TBD COUNTY LINE, ELGIN TX	
PROPERTY ZONING:	N/A	
CURRENT USE:	VACANT	
PROPOSED USE:	SINGLE FAMILY	
AREA OF TRACT:	174.01 ACRES	
NUMBER OF BLOCKS	23 BLOCKS	
LINEAR FOOTAGE OF STREETS	28,592 LF	
LOT SUMMARY	40' LOTS (4,800 SF MIN.)	457 LOTS
	45' LOTS (5,400 SF MIN.)	123 LOTS
	50' LOTS (6,000 SF MIN.)	183 LOTS
	TOTAL	763 LOTS
LAND SUMMARY	LOTS ACREAGE	103.80 AC
	ROW ACREAGE	36.08 AC
	PUBLIC PARK	3.11 AC
	AMENITY CENTER	1.41 AC
	MAIL	0.2 AC
	OPEN SPACE/PARKS/DETENTION	29.41 AC
	TOTAL	174.01 AC

VICINITY MAP

SCALE: 1" = 2,000'

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

APPROVED:

_____ _____
PLANNING & ZONING COMMISSION CHAIRMAN [DATE]

APPROVED:

_____ _____
PLANNING & ZONING COMMISSION SECRETARY [DATE]

811 Know what's below. Call before you dig.

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

PARADISE ENGINEERS

INFO@PARADISE-ENGINEERS.COM WWW.PARADISE-ENGINEERS.COM TBPE FIRM NO F-23417

REVISIONS

REVISION	DESCRIPTION	DATE
0	1ST SUBMITTAL TO CITY OF ELGIN	AUG 14, 24

REVISED CONCEPT PLAN

SOUTHSIDE MEADOWS SUBDIVISION
TBD COUNTY LINE ROAD
ELGIN, TRAVIS COUNTY, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725 ON AUGUST 15 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2024079

SHEET 1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

60 0 60 120

SCALE: 1 INCH = 60 FT

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DESCRIPTION
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	ROAD CENTERLINE
	PROPERTY LOT LINE
	EASEMENT LINE

PLAN KEY NOTES

1. PARKING LOT WITH 10 SPACES
2. CHILDREN PLAY AREA
3. FOUR PICKLE BALL COURTS
4. BASKETBALL COURT
5. 8' WIDE TRAIL
6. DETENTION AREA
7. 3.1 ACRE PARK AREA TO BE DEDICATED TO THE CITY

Know what's **below.** **Call** before you dig.

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

PARADISE ENGINEERS

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REVISIONS

REVISION	DESCRIPTION	DATE
0	1ST SUBMITTAL TO CITY OF ELGIN	AUG 14, 24

PUBLIC PARK PLAN

SOUTHSIDE MEADOWS SUBDIVISION
TBD COUNTY LINE ROAD
ELGIN, TRAVIS COUNTY, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2024079

SHEET 1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

Z:\Shared\Paradise Engineers\Projects\2024\079 - Southside Meadows Subdivision\CAD\Exhibits\2024.08.15 - Southside Meadows Subdivision Park Plan.dwg, SITE August 15, 2024, 11:18 AM, adelia_ch3ivk6

EXHIBIT "C"

LOCATION OF PROJECT WASTEWATER CONNECTION

EXHIBIT "D"

PERMITTED DEVELOPMENT STANDARDS

A. **Applicability.** All aspects regarding the development of this Property shall comply with applicable City of Elgin Code of Ordinances in effect on the effective date of this Agreement, except as established in this exhibit, titled **Exhibit "D"**. All development within the Property will comply with the modified development standards of this **Exhibit "D"**. In the case that this exhibit does not address a specific City requirement, the applicable Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the applicable Elgin Code of Ordinances, this exhibit shall control.

B. **Single Family Residential Lot Design Standards**

The potential product shall be developed in compliance with Table B.1

Table B.1 Residential Development Standards			
	FRONT LOAD A ~~**(similar to R-3)**~~	**FRONT LOAD B** ~~**(similar to R-2)**~~	**FRONT LOAD C** ~~**(similar to R-1)**~~
Lot Width Minimum	~~50~~ 40 ft.	~~60~~ 45 ii.	~~70~~ 50 ft.
Setbacks			
Front (min.)	~~25~~ 15 ft.	~~25~~ 20 ft.	25 ft.
Rear (min.)	10 ft.	10 ft.	10 ft.
Garage Setback (min.)	~~25~~ 20 ft.	~~25~~ 20 ft.	25 ft.
Side (min.)	5 ft.	5 ft.	5 ft.
Corner (min.)	15 ft.	15 ft.	15 ft.
Minimum Lot Area	~~6,0~~4,800 sq. ft.	~~7~~5,~~500~~ 400 sq. ft.	~~8~~6,~~200~~ 000 sq. ft.
Impervious Coverage	~~50~~70%	~~50~~70%	~~50~~70%
Height Regulation	35 ft.	35 ft.	35 ft.

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 above.
2. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.

C. Roadway Standards

1. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot.
2. Sidewalks and landscaping along roadways in which there is not residential lot access shall be installed during construction of associated roadway.

~~EXHIBIT "E"~~

~~LAND USE MAP~~