



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
September 23, 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. August 26, 2024 Minutes

IV. NEW BUSINESS

1. **Project #202400062: A preliminary plat tiled "Rhode Tract Preliminary Plat" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcels 11945 and 8731878, located on the south side of Highway 290 across from the Elm Creek subdivision for a total of thirteen lots on 59.987 acres of land.**

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

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

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

I, Beau Perry, City Engineer 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 September 17th, 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, AUGUST 23, 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, Dorothy McCarther, David Lanford, and Scott Mackay. **COMMISSION ABSENT:** None **STAFF PRESENT:** Beau Perry, City Engineer and Development Services Director; Melissa Lipiec, Secretary; 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. July 22, 2024, Minutes.
Scott Mackay 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. **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 – Beau Perry reminded the commission that the code does not allow for childcare facilities without P&Z and Council approval and a Specific Use Permit. He noted that city staff had provided comments that had not been addressed, but this was not a requirement for the presentation.
 - B. Applicant Presentation – Executive Director of Operations of Elgin ISD Mike Brooks spoke on the intention of the project to retain teachers by providing childcare for the children of teachers at the schools; this is not a public childcare facility. The maximum occupancy would be 80 children and 30 staff, per their license. Because the facility caters to teachers whose working hours eclipse school hours, the pickup and drop-off times should not interfere with existing school traffic. Mike Boyle of Huckabee, Inc. confirmed that there is sufficient parking behind the facility per code requirements. Mike Boyle also remarked that they had some responses to staff comments prepared but were waiting for the results of this meeting before replying.
 - C. Open Public Hearing – 6:40 P.M., Ronnie Moore from 202 N Ave C expressed a concern about the increase of traffic, but also that he had been concerned about traffic from the school in the past and the school had taken steps to mitigate the issue. Hearing about the offset hours of operation, Ronnie Moore is in favor of this project.

V. NEW BUSINESS (Cont.)

- D. Close Public Hearing – The public hearing was closed at 6:42 P.M.
 - E. Discussion – Scott Mackay wanted to clarify what parking the facility was counting as available, and Mike Boyle confirmed that on-street parking was not being included and all calculations were for the parking lot on the property. Scott Mackay also wanted to confirm that not just teachers, but all Elgin ISD staff had access to this facility, which Mike Brooks confirmed. David Lanford asked about the number of staff, which was confirmed to be a maximum of thirty employees at any one time throughout the day. Ronnie Creppon asked if there would be armed guards on site, which there will not be. Mike Brooks also confirmed that this could not be used for non-school staff because taxpayer dollars are funding it. Chair Antonio Prete clarified that it could be people apart from the teachers themselves dropping off children and so the traffic could still be an issue and asked for some of Mike Boyle's responses to Beau Perry's comments. Mike Brooks pointed out the loading area and explained that their plan is to have a right turn only, into and out of the parking lot on North Avenue C. He confirmed that while a TIA had not been performed the district has been examining precedent to isolate peak load hours. The site has also been divided to give access to the parking lot without obstructing the students. The hours of operation are 6:30 A.M. to 5:30 P.M. The applicant was asked about potential growth of the facility and Mike Brooks confirmed that this is intended to be permanent, and future growth might be in a different building that would return to the commission, since as Mike Boyle elaborated children of this age cannot be put onto a second floor per fire marshal requirements. Beau Perry recommended that the Commission strictly limit the Specific Use Permit to a student size of 80 as designed by the current license, to ensure that the established traffic plan is maintained even if the license permission increases.
 - F. Recommendation – Jason Tatum moved that the Commission recommend approval of the Specific Use Permit with a five-year duration and the maximum of 80 students, contingent upon receipt of an Engineer's letter regarding traffic impact. David Lanford seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
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 – Beau Perry explained that Park Place was brought into the Briarwood in-city MUD development agreement via amendment in February 2024. Much of the project is commercial and multifamily. City is the wastewater provider.
 - B. Applicant Presentation – Ashton Grey Development Land Vice President Mark Janik described the plan for upscale strip centers and townhomes, as well as a multifamily tract and a 30-acre park.
 - C. Open Public Hearing – 7:09 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 7:10 P.M.
 - E. Discussion – Beau Perry remarked that the plans are largely similar to the concept plans apart from some points of entry, and that the proposed entry incorporates the existing traffic lights. There was some discussion about minimizing clusters of entries that would crowd the passage. The applicant added that TXDOT was not going to give them additional driveways on US 290. Chair Antonio Prete asked about the secondary access required for housing loops of more than 30 lots, and Beau Perry explained that there were individual

V. NEW BUSINESS (Cont.)

- accesses that could be used to meet fire code. There was some discussion about floodplains, but they will be ironed out in final plats.
- F. Consideration – Jason Tatum moved that the Commission approve the Preliminary Plat as presented. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
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 – Beau Perry reminded the Commission that they had seen this plan previously as Railhead and this was a repurchase and addition to the original plans. He described how proposed roadways would connect to existing subdivisions.
- B. Applicant Presentation – Owner and developer Hariharan Kuppuraj spoke on the lot layout, the proposed lift station, and connections to collector roads.
- C. Open Public Hearing – 7:27 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 7:27 P.M.
- E. Discussion – Chair Antonio Prete asked for clarification on the street connections, and Beau Perry reiterated which streets connected to the collectors, arterials, and other subdivisions. Beau Perry also elaborated on how this division has gone through the PDD and Amended PDD processes following P&Z recommendations. Chair Antonio Prete expressed a desire for emergency access roads to the portions of the subdivision with more than 30 lots. Beau Perry also explained why there were fewer dead-end streets that could connect to future development, due to drainage issues.
- F. Consideration – Scott Mackay moved that the Commission approve the Preliminary Plat as presented. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
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 – Beau Perry explained that this ETJ MUD was taking over Eagles Landing Phase 5 and outlined the roadways that would be connecting to other subdivisions.
- B. Applicant Presentation – Kevin Fleming with Qualico Communities announced that he had no presentation but was present to answer questions.
- C. Open Public Hearing – 7:44 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 7:45 P.M.
- E. Discussion – Beau Perry elaborated that there are specific amenities contributed along with the parkland including restrooms and concession stands. Chair Antonio Prete asked why there were so few stubs to prepare for future development, and Beau Perry communicated that it was due to Aqua constructing that infrastructure and relating to an increased fee of CCN releases, as well as TCEQ requiring stagnant water to be flushed from those stubs. Dorothy McCarther wanted clarification on how the throughfare would intersect with

V. NEW BUSINESS (Cont.)

Briarwood Subdivision to the south and Beau Perry explained that it would be up to TXDOT but likely a lighted four-way intersection.

- F. Consideration – Berney William moved that the Commission approve the Preliminary Plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
- 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 – Beau Perry described that the property was recently annexed and stated that the road would be City infrastructure and wastewater would be handled by the City but Aqua is the water provider.
 - B. Applicant Presentation – Civil Engineer Miguel Gonzalez reiterated the lot count and stood to answer any questions.
 - C. Open Public Hearing – 7:53 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 7:54 P.M.
 - E. Discussion – Beau Perry highlighted the R-1 zoning of the lots and pointed out the 75-foot frontages and deeper lots, which the commission was pleased to see. There was brief discussion of the subdivision location. Dorothy McCarther reiterated her enthusiasm for the larger lot sizes.
 - F. Consideration – Dorothy McCarther moved that the Commission approve the Preliminary Plat with the correction of the water provider. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

VI. PROJECTS

- 1. No separate projects were on the agenda.

The meeting was adjourned for a small recess at 7:59 P.M.

The meeting was reconvened at 8:03 P.M.

VII. WORKSHOP

- 1. Review, discuss, and provide input regarding Amendment to Southside Meadows Development Agreement (Formerly Graham Tract.)
 - A. Beau Perry provided a background for the Graham Tract project that had fallen through and been purchased by Hariharan Kuppuraj who is also developing Northside Meadows, and that the developer is proposing an amendment to the development agreement to update the lot layout with an increase in residential density. The developer is also proposing to add a new 3-acre city-owned park including play area, parking, restrooms, pickleball courts, basketball courts, and a pavilion instead of the payment-in-lieu parkland fees from the original Graham Tract development agreement. Beau Perry highlighted that the internal roadway system is almost identical to the agreed-upon configuration from the development agreement. There was some discussion on the single access street leading to over 30 lots, and Beau Perry promised to discuss the possibility of designating one lot to be a potential street to facilitate a secondary access. Beau Perry explained that the tradeoff in the amendment was the increase in lot density in exchange for the park development. The development will be Aqua water and city wastewater, and everything is being built to city standards for preparation for annexation despite this not being within city limits. The commission expressed dissatisfaction with the current lot density but appreciated the intent

VII. WORKSHOP (Cont.)

of compromise. Beau Perry made clear that there would be no variances granted to homebuilders for the reduced lot sizes to bend City ordinance.

VIII. ANNOUNCEMENTS

1. Chair Antonio Prete discussed the proposition that smaller subdivisions whose lot number is beneath a yet-undetermined threshold could be handled administratively rather than requiring presentation before the Planning and Zoning Commission. No decisive action was taken at this time.

IX. ADJOURNMENT

The meeting was adjourned at 8:39 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 Preliminary Plat

Project #202400062

Date: September 9, 2024
Applicant: Thomas Pharr, BGE Inc
Hearing Date: Planning & Zoning Commission – September 23, 2024
Location: East US Highway 290, Bastrop County Parcel Numbers 11945 and 8731878, located on the south side of Highway 290 across from the Elm Creek subdivision.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for a mixed commercial use development called the Rhode Tract which would contain a total of 13 commercial lots as well as 3,381 linear feet of streets across 59.987 acres of land. The Concept Plan for this development was approved as part of Ordinance 2024-07-02-13 for the rezoning of the Rhode Tract to PDD approved by the Council on July 2nd, 2024.

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

Pre-development
meeting held with
city staff on
February 7th, 2024.

PRE-APPLICATION MEETING REQUEST

This is mandatory only when preliminary plats require subdivision construction plans

Date: _____

REQUESTED MEETING DATE/DAY/TIME

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

Requested Meeting Time(s): _____

PROJECT LOCATION

Parcel ID's from County Appraiser: _____

Postal Address: _____

LAND USE / ZONING / DEVELOPMENT

Current Land Use: _____

Proposed Land Use: _____

Current Zoning: _____; Proposed Zoning: _____

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

Number of Residential Units: _____

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.



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



(512) 281-0119



www.elgintexas.gov

Contact Name: _____

Contact Phone: _____ ; **Contact E-Mail:** _____

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.

Date _____

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 APPLICATION

Date: _____

New ____ Modification ____

Modification of _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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

Project Description:



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



(512) 281-0119



www.elgintexas.gov

OWNER'S AUTHORIZATION LETTER

Project Site Address: US 290 Frontage, Elgin, TX 78621

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

Thomas Pharr, PE, CFM of BGE, Inc.

Austin Jarmusch, PMP, of BGE, Inc.

7/29/2024

Name of Permit Applicant or Company (Print)

Date



1st Property Owners Signature

Date 7/30/2024

AV Elgin 46 QOF LP

7/30/2024

1st Property Owners Printed Name

Date



7/30/2024

2nd Property Owners Signature

Date

AV Elgin 46 LP

7/30/2024

2nd Property Owners Printed Name

Date



7/30/2024

3rd Property Owners Signature

Date

MRRM QOF LP

7/30/2024

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.

Owners Authorization Form

Final Audit Report

2024-07-30

Created:	2024-07-30
By:	Lucy Litteaur (lucy@americanventures.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgA5ghy8wXsAoT-l45nJM-pa2SXzLHeuW

"Owners Authorization Form" History

-  Document created by Lucy Litteaur (lucy@americanventures.com)
2024-07-30 - 9:35:31 PM GMT
-  Document emailed to Shravan Parsi (shravan@americanventures.com) for signature
2024-07-30 - 9:35:35 PM GMT
-  Email viewed by Shravan Parsi (shravan@americanventures.com)
2024-07-30 - 9:35:52 PM GMT
-  Document e-signed by Shravan Parsi (shravan@americanventures.com)
Signature Date: 2024-07-30 - 9:36:11 PM GMT - Time Source: server
-  Agreement completed.
2024-07-30 - 9:36:11 PM GMT

SITE INFORMATION

60 ACRES IN ELGIN, TX
 NEW STREET LINEAL FOOTAGE
 LEE DILDY BLVD - 2,440 LF
 PUBLIC STREET A - 400 LF
 PUBLIC STREET B - 597 LF
 ACCESS EASEMENT ROAD A - 277 LF
 ACCESS EASEMENT ROAD B - 57 LF
 ACCESS EASEMENT ROAD C - 175 LF

LOT	ACRES	PARKING	ACCESSIBLE
1 - RETAIL	1.51	N/A	N/A
2 - RETAIL	0.85	N/A	N/A
3 - RETAIL	0.84	N/A	N/A
4 - DETENTION	2.64	N/A	N/A
5 - DETENTION	1.51	N/A	N/A
6 - RETAIL	0.99	N/A	N/A
7 - RETAIL	1.11	N/A	N/A
8 - RETAIL	1.23	N/A	N/A
9 - RETAIL	0.82	N/A	N/A
10 - RETAIL	1.17	N/A	N/A
11 - HOTEL	4.20	246	246
12 - RETAIL	18.45	790	790
13 - RETAIL	15.47	665	665
14			

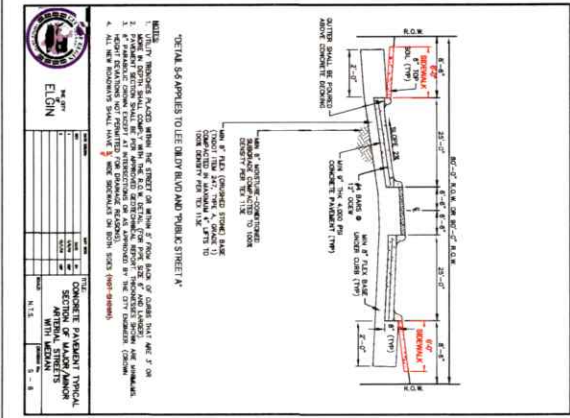
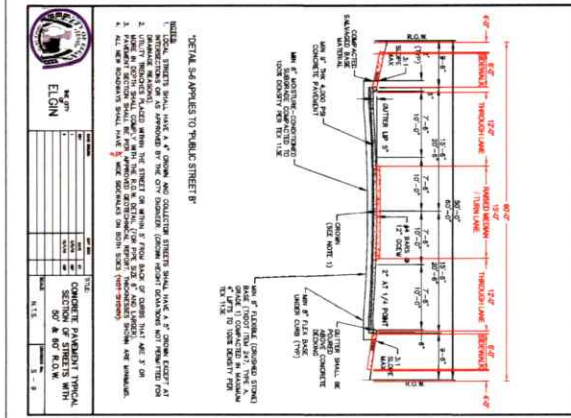
TOTAL PARKING	REQ. MIN. # OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 100	3
101 TO 150	4
151 TO 200	5
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251 TO 300	7
301 TO 350	8
351 TO 400	9
401 TO 500	10
501 TO 600	11
601 TO 700	12
701 TO 800	13
801 TO 900	14
901 AND OVER	15

PARKING REQUIREMENTS ELGIN DIVISION 4 SEC 46-455

RETAIL - 200 SQ FT / SPACE
 OFFICE - 800 SQ FT / SPACE
 HOTEL - 15 x PER ROOM

LOT	SQ FT	RETAIL	OFFICE	HOTEL	DECK	POOL	TRUCK AREA & PARKING LOT	LOT
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RETAIL	OFFICE	HOTEL	DECK	POOL	TRUCK AREA & PARKING LOT	LOT
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2	5,000					
3	5,000					
4	5,000					
5	5,000					
6	5,000					
7	5,000					
8	5,000					
9	5,000					
10	5,000					
11	5,000					
12	5,000					
13	5,000					



PROPOSED STREET LAYOUTS

ELEVATIONS

SCATTERED RESIDUALS

Section Boundary of the subject

Section Boundary of the subject



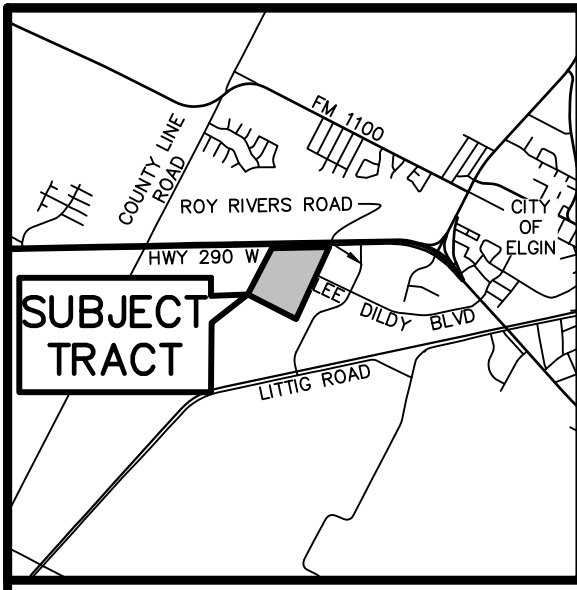
RHODE TRACT **EXHIBIT D- PROPOSED LOTTING AND ACCESS SCENARIO WITH ROW SECTIONS**

BGE, INC.
191 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78701
TEL: 512-478-0000 www.bgeenergy.com



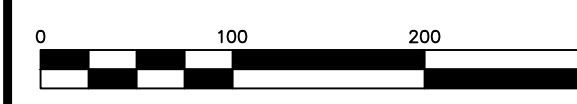
REVISION	DATE	DESCRIPTION
1	05/23/2024	ISSUED FOR PERMIT

REVISION	DATE	DESCRIPTION
1	05/23/2024	ISSUED FOR PERMIT

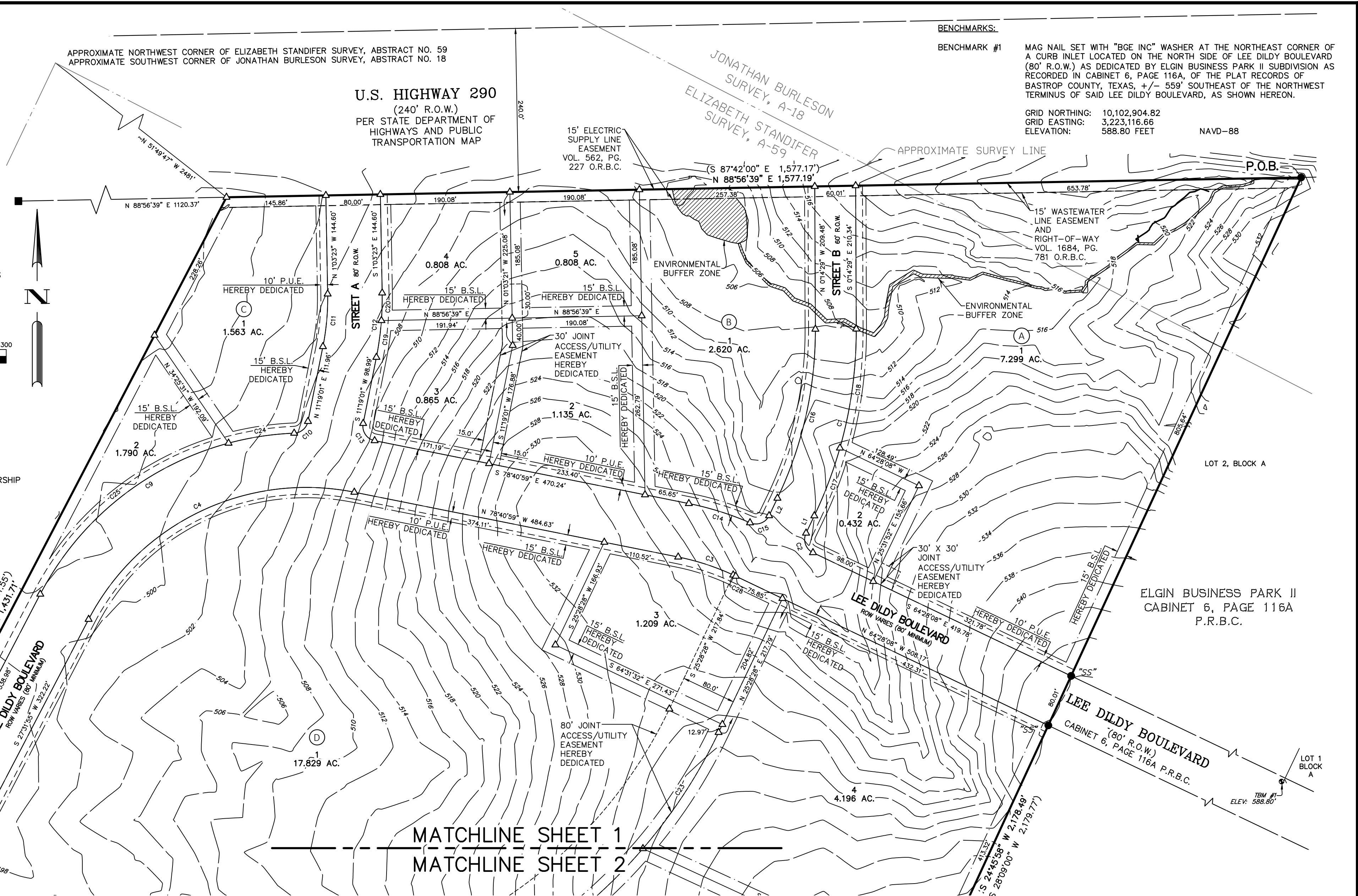


VICINITY MAP
NOT TO SCALE

BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4204, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = .99992343



ELSIE E. NEIDIG FAMILY PARTNERSHIP
CALLED 109.36 ACRES
VOL. 530, PG. 558 O.R.B.C.



BENCHMARKS:
BENCHMARK #1
MAG NAIL SET WITH "BGE INC" WASHER AT THE NORTHEAST CORNER OF A CURB INLET LOCATED ON THE NORTH SIDE OF LEE DILDY BOULEVARD (80' R.O.W.) AS DEDICATED BY ELGIN BUSINESS PARK II SUBDIVISION AS RECORDED IN CABINET 6, PAGE 116A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, +/- 559' SOUTHEAST OF THE NORTHWEST TERMINUS OF SAID LEE DILDY BOULEVARD, AS SHOWN HEREON.
GRID NORTHING: 10,102,904.82
GRID EASTING: 3,223,116.66
ELEVATION: 588.80 FEET
NAVD-88

PRELIMINARY PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

OWNER(S):
AV ELGIN 46 LP
AV ELGIN 46 QOF LP
MRRM QOZP, LP
ADDRESS: 1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701
PHONE: 512-541-0041

ACREAGE:
SURVEY: 59.987 ACRES
JONATHAN BURLESON SURVEY, ABSTRACT NO. 18
ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59

NUMBER AND ACREAGE
BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 2)

PLAT SUBMITTED: 08/01/2024

SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)
PHONE: 512-879-0400

ENGINEER: BGE, INC. (THOMAS M. PHARR, PE)
PHONE: 512-879-0400

DOC. NO. D.R.B.C. NO. N.T.S. O.P.R.B.C. O.P.R.T.C. O.R.B.C. PG. P.O.B. P.R.B.C. R.O.W. VOL. RECORD INFO., VOL 790, PG. 139 O.R.B.C. FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY" FOUND PUNCH MARK IN CONCRETE FOUND TXDOT TYPE I CONCRETE MONUMENT CALCULATED POINT

LEGEND
SCALE BREAK SYMBOL
ENVIRONMENTAL BUFFER ZONE

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:
THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS ____ DAY OF _____, 20____

CHAIRPERSON _____ DATE _____

RECORDING SECRETARY _____ DATE _____

PHASE BOUNDARY
RIGHT-OF-WAY
PROPOSED LOT LINE
PROPERTY LINE
EXISTING LOT LINE
EASEMENT
BUILDING SETBACK LINE
SURVEY LINE
CONTOUR ELEVATION/LINE
MATCHLINE

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

SHEET 1 OF 4

C:\TXC\Projects\American_Ventures_One\SV\04_Elgin\Drawings\Plat\12515-00_Rhode_Tract_Plat.dwg, 8/26/2024 11:24 AM, rmmisk, 1:100

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ELSIE E. NEIDIG FAMILY PARTNERSHIP
CALLED 109.36 ACRES
VOL. 530, PG. 558 O.R.B.C.

PRN PROPERTIES, LP
CALLED 206.8 ACRES
DOC. NO. 2012016371 O.P.R.T.C.

INNOVATION WAY
(80' ROW)

LEE DILDY BOULEVARD
(80' ROW)

MATCHLINE SHEET 1
MATCHLINE SHEET 2

LOT 3, BLOCK B

ELGIN BUSINESS
PARK II
CABINET 6, PAGE
116A P.R.B.C.

CMC ELGIN SOUTHSIDE
290 REPLAT
DOC. NO. 202213741
O.P.R.B.C.

LOT 1, BLOCK A

±20' WATER AND WASTEWATER
EASEMENT AND RIGHT-OF-WAY
VOL. 979, PG. 826 O.R.B.C.

LOT 1, BLOCK A

REPLAT OF LOTS 7-11, AND
SECTION OF FUTURE ROW, BLOCK A,
ELGIN BUSINESS PARK III PHASE III
CABINET 8, PAGE 22-B P.R.B.C.

LOT 8A, BLOCK A

LEGEND

DOC. DOCUMENT
D.R.B.C. DEED RECORDS OF BASTROP COUNTY
NO. NUMBER
N.T.S. NOT TO SCALE
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.R.B.C. OFFICIAL RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFO., VOL 790, PG. 139 O.R.B.C.
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
× FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
■ FOUND PUNCH MARK IN CONCRETE
○ FOUND TXDOT TYPE I CONCRETE MONUMENT
△ SET 1/2" IRON ROD W/CAP "BGE INC"
▽ CALCULATED POINT
SCALE BREAK SYMBOL
ENVIRONMENTAL BUFFER ZONE

PHASE BOUNDARY
RIGHT-OF-WAY
PROPOSED LOT LINE
PROPERTY LINE
EXISTING LOT LINE
EASEMENT
BUILDING SETBACK LINE
SURVEY LINE
CONTOUR ELEVATION/LINE
MATCHLINE

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH	SURFACING
STREET A	80 FT.	394 FT.	CONCRETE
STREET B	60 FT.	570 FT.	CONCRETE
LEE DILDY BOULEVARD	80-90 FT.	2,417 FT.	CONCRETE
TOTAL LINEAR FEET		3,381 FT.	

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
NON RESIDENTIAL	13	54.080 AC.
RIGHT-OF-WAY	-	5.907 AC.
TOTAL LOTS	13	TOTAL ACREAGE 59.987 AC.
TOTAL BLOCKS	4	



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

SHEET 2 OF 4

PRELIMINARY PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

LEGAL DESCRIPTION

FIELD NOTES FOR A 59.987 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, BOTH OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO AV ELGIN 46 QOF LP AND AV ELGIN 46 LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO MRRM QOZP LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 59.987 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, with partially with the east line of said 45.555 acre tract, and with the east line of the above described 14.432 acre tract, and partially with the west line of said ELGIN BUSINESS PARK II, and with the west line of Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, a subdivision as recorded in Document Number 202213741 of the Official Public Records of Bastrop County, S 24°45'58" W a distance of 2,178.49' to a 1/2-inch iron rod found at an interior corner of said Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, and at the southeast corner of said 14.432 acre tract for the southeast corner of the herein described tract;

THENCE, partially with the south line of said 14.432 acre tract, partially with the south line of said 45.555 acre tract, partially with the north line of said Lot 1, CMC ELGIN SOUTHSIDE 290 REPLAT and partially with the north line of REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, a subdivision as recorded in Cabinet 8, Page 22-B of the Plat Records of Bastrop County, Texas, N 62°52'11" W, pass a 1/2-inch iron rod found at the northwest corner of said REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, and at the northeast corner of a called 206.8 acre tract of land as conveyed to PRN Properties, LP by General Warranty Deed recorded in Document Number 2012016371 of the Official Public Records of Travis County, Texas, at a distance of 1,354.68 feet and continuing on with the north line of said PRN 206.8 acre tract for a total distance of 1,490.06 feet to a punch mark in concrete found on the north line of said PRN 206.8 acre tract, at the southwest corner of said 45.555 acre tract and at the southeast corner of a called 109.36 acre tract of land as conveyed to Elsie E. Neidig Family Partnership by Warranty Deed recorded in Volume 530, Page 558 of the Official Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

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

THENCE, with the south right-of-way line of said U.S. Highway 290 and the north line of said 45.555 acre tract, N 88°56'39" E a distance of 1,577.19 feet to the POINT OF BEGINNING and containing 59.987 acres of land, more or less.

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992343
- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF ELGIN.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- THIS PRELIMINARY PLAT CONFORMS TO THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIFTEEN (15) FOOT SETBACK IS REQUIRED ALONG THE FRONT, STREET SIDE, INTERIOR SIDE, AND REAR OF EACH LOT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 25°31'52" W	28.13'
L2	N 25°31'52" E	28.40'
L3	S 27°07'49" W	50.03'
L4	N 27°07'48" E	50.03'
L5	S 66°09'09" W	21.94'
L6	S 66°09'09" W	21.90'
L7	S 27°07'49" W	32.98'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	283.38'	630.00'	25°46'21"	N 12°38'42" E	281.00'
C2	33.77'	21.50'	90°00'00"	S 19°28'08" E	30.41'
C3	89.31'	360.00'	14°12'51"	N 71°34'34" W	89.08'
C4	463.60'	360.00'	73°47'06"	S 64°25'28" W	432.23'
C5	195.30'	355.00'	31°31'16"	S 11°46'17" W	192.85'
C6	241.66'	445.00'	31°06'54"	N 11°34'17" E	238.70'
C7	184.12'	355.00'	29°42'58"	N 12°16'15" E	182.06'
C8	233.96'	445.00'	30°07'24"	S 12°28'13" W	231.27'
C9	462.10'	440.00'	60°10'23"	S 57°37'07" W	441.15'
C10	28.66'	21.50'	76°23'18"	N 49°30'39" E	26.59'
C11	77.74'	360.00'	12°22'23"	N 05°07'49" E	77.59'
C12	95.02'	440.00'	12°22'23"	N 05°07'49" E	94.83'
C13	33.77'	21.50'	90°00'00"	S 33°40'59" E	30.41'
C14	94.20'	440.00'	12°15'59"	N 72°33'00" W	94.02'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	33.04'	21.50'	88°03'08"	N 69°33'26" E	29.88'
C16	256.39'	570.00'	25°46'21"	N 12°38'42" E	254.24'
C17	106.53'	630.00'	9°41'19"	N 20°41'13" E	106.40'
C18	176.85'	630.00'	16°05'02"	N 07°48'02" E	176.27'
C19	54.47'	440.00'	7°05'37"	N 07°46'12" E	54.44'
C20	40.54'	440.00'	5°16'47"	N 01°35'01" E	40.53'
C21	500.30'	750.27'	38°12'23"	S 46°14'00" W	491.08'
C22	331.17'	769.73'	24°39'03"	N 52°59'19" E	328.62'
C23	204.05'	769.73'	15°11'20"	N 33°04'08" E	203.46'
C24	97.60'	440.00'	12°42'33"	S 81°21'02" W	97.40'
C25	364.50'	440.00'	47°27'51"	S 51°15'50" W	354.16'
C26	554.23'	830.27'	38°14'48"	S 46°15'13" W	544.00'
C27	479.03'	689.73'	39°47'33"	S 45°22'14" W	469.46'
C28	4.15'	360.00'	0°39'36"	N 64°47'56" W	4.15'

PRELIMINARY PLAT
RHODE TRACT
SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS



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Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\American_Ventures\12515-00-Rhode_Tract\Phase_One\SV\04_Final_Drawings\Plot\12515-00_Rhode_P1_Plot.dwg, 8/26/2024 11:25 AM, mmisak, 1:100

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, AV ELGIN 46 QOF LP, AND AV ELGIN 46 LP, BEING THE OWNERS OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, AND THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BOTH OF BASTROP COUNTY, TEXAS, AND THAT WE, MRRM QOZP, LP, BEING THE OWNER OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS, AND THAT WE, ACTING HEREIN BY AND THROUGH SHRAVAN PARSI, OUR MANAGER, DO HEREBY SUBDIVIDE THE AFOREMENTIONED TRACTS CONSISTING OF 59.987 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

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

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

AV ELGIN 46 QOF LP
AV ELGIN 46 LP
MRRM QOZP, LP

SHRAVAN PARSI, MANAGER
1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, R2R CAPITAL AV ELGIN LAND LENDER LLC, A TEXAS LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

RHODE TRACT SUBDIVISION

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

R2R CAPITAL AV ELGIN LAND LENDER LLC

STATE OF TEXAS §
COUNTY OF BASTROP §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

PRELIMINARY PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

PRELIMINARY PENDING FINAL REVIEW

THOMAS M. PHARR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 140064
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OUT-BOUNDARY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND IN JUNE, 2023 UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY PENDING FINAL REVIEW

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

DATE

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF

WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____,

20____ A.D., AT O'CLOCK ____M., IN THE PLAT RECORDS OF BASTROP COUNTY IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____ A.D.,

BY:

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

DEPUTY



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



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

August 27, 2024

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

RE: Rhode Tract – Preliminary Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on August 27, 2024, by BGE, Inc. (BGE).

1. Preliminary Plat dated August 1, 2024.
2. Other supporting documents submitted with the preliminary plat: Comment response letter, and Utility Schematic.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances and the Rhode Tract PDD Agreement and Development Plan.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Will Wachel". The signature is fluid and cursive.

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

cc: Thomas Pharr, P.E., BGE, Inc.