



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
October 28, 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. September 23, 2024 Minutes

IV. NEW BUSINESS

1. **Election of Chair and Vice-Chair for October 2024 to September 2025.**
2. **Project #202400051: A preliminary plat tiled "Trinity Ranch Phase 3 Preliminary Plat" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcels 11949 and 8722871, located south of Highway 290 West and west of Trinity Ranch Phase 2, on the respective northeast and southwest of Trinity Ranch Phase 1, for a total of 651 lots on 127.83 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
3. **Project 202400069: A final plat for "Triada Phase 1" located on a parcel of land known by the Travis County Appraisal District as Parcels 248236, 259299, 377721, and 467330, located on the south side of Carlson Lane west of Eagles Landing Phase 4 and north of the Homestead subdivision, for a total of 126 lots on 23.111 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - D. Consideration
4. **Project #202400074: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "R-1" Single Family Dwelling District to "R-4" Multiple-Family Residential District located at 14021 Klaus Lane on a parcel of land known by the Travis County Appraisal District as Parcel 248221 (ABS 345 SUR 53 HINES W ACR 10.0) on the east side of Klaus Ln and south of FM 1100.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

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 October 25th, 2024, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry", with a stylized flourish at the end.

Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 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: Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Dorothy McCarther, David Lanford, and Scott Mackay.
COMMISSION ABSENT: Chair Antonio Prete
STAFF PRESENT: Beau Perry, Director of Development Services; 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. August 26, 2024 Minutes.
David Lanford moved that the Commission approve the consent agenda. Jason Tatum seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.
- 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 – Director Beau Perry presented the preliminary plat and reminded the Commission of the agreement to rezone the land as PDD for commercial development. The preliminary plat was compared against the agreement and found to conform to the concept plan. The specific location of the subdivision was elaborated upon, in relation to Lee Dildy Boulevard and the Whataburger. Lee Dildy is to extend into Innovation Way.
- B. Applicant Presentation – The applicants were present but Director Beau Perry stated that they were leaving the presentation to him.
- C. Open Public Hearing – The public hearing was opened at 6:37 P.M. There were no members of the public present to offer comments.
- D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
- E. Discussion – Jason Tatum wanted to confirm detention pond presence and whether the detention pond would be part of an existing infrastructure, and Direction Perry confirmed it would be a new dedication. There was discussion as to TXDOT's involvement in establishing a dedicated crossing and entryway, which the applicants are pursuing but is still in the works along with their TIA. David Landford wanted to clarify the easements vs public right-of-way.
- F. Consideration – David Lanford moved that the Commission approve the Preliminary Plat as presented. Dorothy McCarthur seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced the City Council's reappointment of members of the Planning and Zoning Commission at the October 8th City Council meeting, and that at the October 28th Planning and Zoning Commission meeting there will be elections for a new chair and vice-chair.
2. Melissa Lipiec announced that the Building Standards Commission will have an empty seat and require a new member, and asked that the Commission reach out to find eligible and willing applicants. David Lanford announced that he will soon be leaving the City of Elgin and his seat will need to be filled as well.

VI. ADJOURNMENT

The meeting was adjourned at 6:46 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

Election of Chair and Vice-Chair for 2025

Date: October 8, 2024

Hearing Date: Planning and Zoning Commission – October 28, 2024

Location: Civic Center

SUMMARY

This is for the election of officers for the period of 10/28/24 to 9/30/25. All that needs to be done is the item opened by the Chair and nominations can begin. Nominations do not need a second and can just be voted upon once they are made, if desired by the Commission. It is up to that person to decide if they wish to serve in the position after the voting. If not, another nomination must be made and the same format followed in each instance.



Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202400051

Date: October 8, 2024
Applicant: Gray Engineering, Inc.
Hearing Date: October 28, 2024
Location: Bastrop County Appraisal District Parcel numbers 11949 and 8722871 located south of Highway 290 West and west of Trinity Ranch Phase 2, on the respective northeast and southwest of Trinity Ranch Phase 1.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Trinity Ranch Phase 3 which would contain a total of 633 single family lots, eleven open space lots, six open space/drainage lots, one park lot, 23 blocks and 20,625 linear feet of streets across a total of 127.83 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council in 2020.

DEPARTMENT COMMENTS

Trinity Ranch is under a Development & Consent Agreement which is between the City and Elgin MUD No. 1 & No. 2 which was approved by Council in August 2020. Aqua WSC is the water provider for this development. There is a wholesale wastewater agreement in place between Elgin MUD No. 1 & 2 and the City. The Agreement included a Concept Plan showing a total of 1,716 residential lots over a total of 385.861 acres of land. The developer chose to split the project into three phases and has submitted a preliminary plat for each phase; this is the last of the three preliminary plats for this development. A total of 801 residential lots over 184.006 acres have been approved by this Commission to date. 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 and summary letter
2. Concept Plan
3. Proposed Preliminary Plat
4. WGA review letter

PRELIMINARY PLAT APPLICATION

Date: 6/5/2024New X Modification _____

Modification of _____

SITE INFORMATION

Project Address: Trinity Ranch Phase 3Parcel Identification Number (if no address): 8722871 & 11949

APPLICANT

Name: Gray Engineering, Inc. (Timothy M. Holland, PE)Postal Address: 8834 N. Capital of Texas Hwy, Suite 140
Austin, TX 78759E-Mail Address: tholland@grayengineeringinc.co; Phone Number: (512) 452-0371

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.


Timothy M. Holland6/5/2024

Signature

Printed Name

Date

Project Description:

Preliminary plat for 635 single family lots.



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



(512) 281-0119



www.elgintexas.gov

ELGIN TRINITY EXHIBIT "A" - 1/24/2019

LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (88.2 AC)
- EXISTING RIGHT-OF-WAY
- TRAIL

NOTES
PROPOSED ARTERIALS AND COLLECTORS
SHALL BE CONSTRUCTED AS TWO LANE
ROADWAYS WITH TURN LANES AS NEEDED.

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	355	21%
45'	120'	694	40%
50'	120'	667	39%
		1,716	100%

Phase 1

Phase 2

Proposed Phase 3
Preliminary Plat

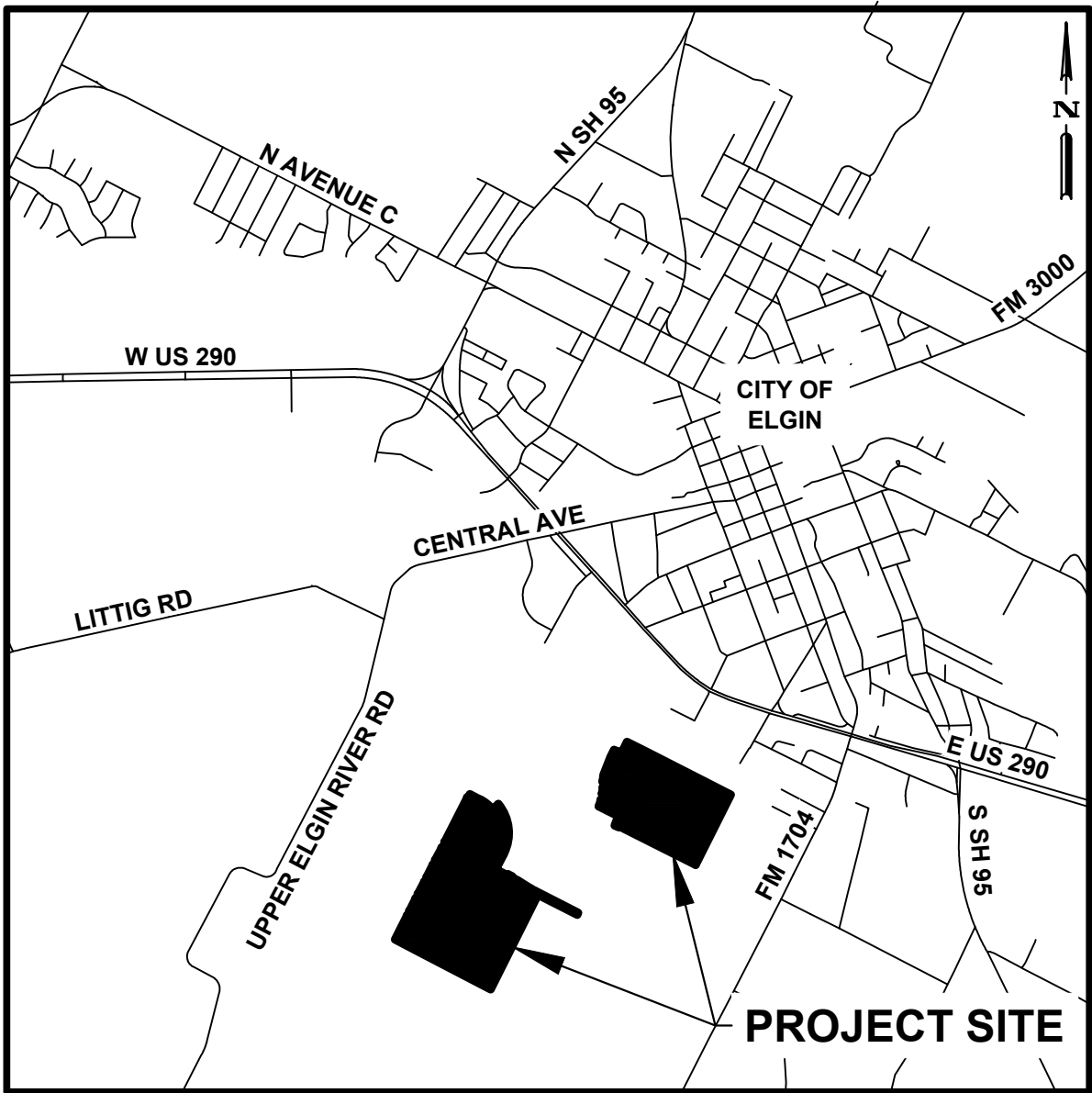
PRELIMINARY PLAT FOR

TRINITY RANCH

PHASE 3

BASTROP COUNTY, TEXAS

AUGUST 2024



VICINITY MAP
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
3	PRELIMINARY PLAT (1 OF 3)
4	PRELIMINARY PLAT (2 OF 3)
5	PRELIMINARY PLAT (3 OF 3)
6	TRACT DESCRIPTION
7	LOT TABLES
8	PRELIMINARY UTILITY LAYOUT

NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRINITY RANCH DEVELOPMENT AND CONSENT AGREEMENT.
- THIS SUBDIVISION IS LOCATED WITHIN ELGIN MUNICIPAL UTILITY DISTRICTS NO. 1 AND 2.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48021C0075E, EFFECTIVE DATE OF JANUARY 19, 2006.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
- THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, WITH THE EXCEPTION OF MINOR CHANGES PERMITTED IN ACCORDANCE WITH RESOLUTION 2020-04-08-32.
- TOTAL ACREAGE: 127.83 AC
- TOTAL LOTS: 651
 - SINGLE FAMILY LOTS: 633
 - OPEN SPACE LOTS: 11
 - O.S./DRAINAGE LOTS: 6
 - PARK: 1
- NUMBER OF BLOCKS: 23
- LINEAR FEET OF STREETS: 20,625 (SEE TABLE)
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 4,800 SF
 - < 6,000 SF: 633
 - 6,000 - 7,500 SF: 0
 - 7,500 - 9,000 SF: 0
 - > 9,000 SF: 0

COUNTY NOTES:

- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
- ANY OBSTRUCTION IN THE COUNTY AND/OR TXDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
- OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.

NO.	DATE	SHEETS	REVISION DESCRIPTION

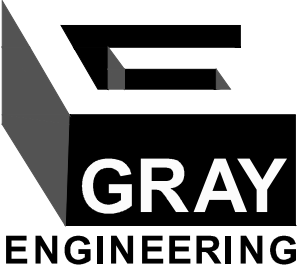
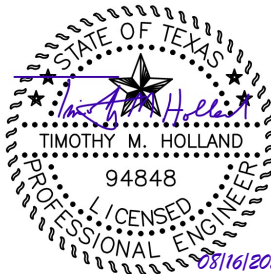
THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2024.

CHAIR, PLANNING & ZONING COMMISSION _____ DATE _____

SECRETARY, PLANNING & ZONING COMMISSION _____ DATE _____

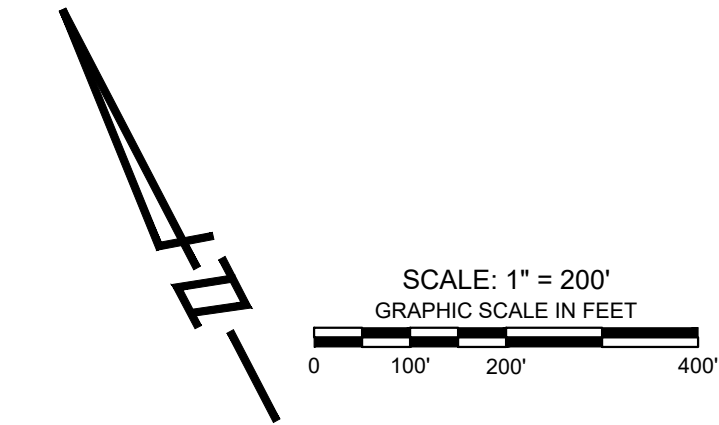
SUBMITTED BY: _____


GRAY ENGINEERING, INC.



8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

H:\PROJECTS\1626 CENTURY COMMUNITIES\11801 TRINITY RANCH PHASE 3\CAD SHEETS\11801-CPRE-LOVER.DWG DATE: 8/16/2024 9:25:02 AM BY: MCARTER



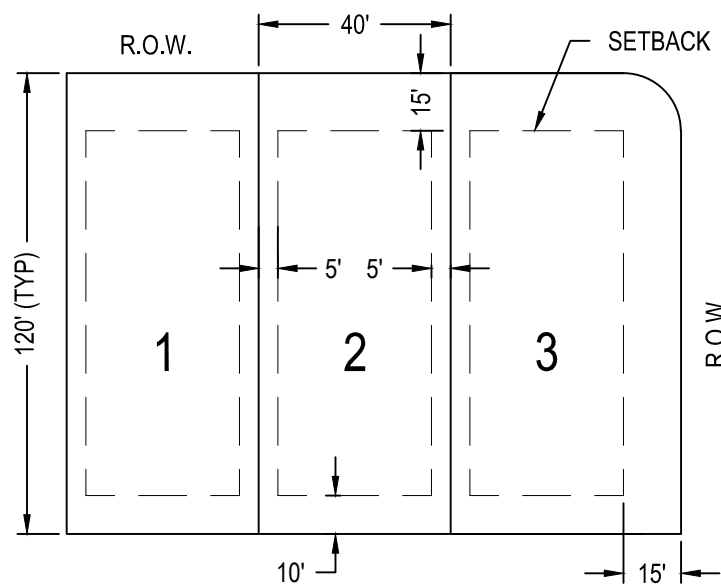
LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PROPOSED BLOCK
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	ENGINEER CALCULATED 25-YR FLOODPLAIN
	FEMA 100-YR FLOODPLAIN

PARKLAND REQUIREMENT				
	REQUIRED	PREVIOUS	PROPOSED	TOTAL
PARKLAND	7	3.47	4.47	7.94
OPEN SPACE (NO FP)	17	28.90	2.27	31.17
OPEN SPACE (FP)	23	0	14.13	14.13

* ALL VALUES ARE IN ACRES

LOT COUNT		
LOT SIZE	# LOTS	PERCENTAGE
40'	633	97.2%
OPEN SPACE	11	1.7%
O.S./DRAINAGE	6	0.9%
PARK	1	0.2%
TOTAL	651	100%

STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET B	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET C	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET D	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET E	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
GRIST MILL LANE	70'-0"	40'-0"	30	C&G	COLLECTOR	PUBLIC
STREET F	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET G	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET H	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET I	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
STREET J	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
LOVE BUG LANE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
LUCKY AVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC
LUCKY AVE	70'-0"	40'-0"	30	C&G	COLLECTOR	PUBLIC
PEPPER PKWY	70'-0"	40'-0"	30	C&G	COLLECTOR	PUBLIC
TOTAL LF						20625



TYP. LOT LAYOUT DIAGRAM

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

GRAY
ENGINEERING

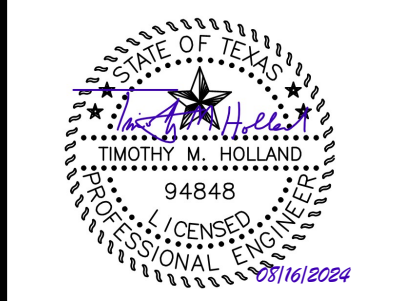
NO.	BY	DATE	REVISION DESCRIPTION

TRINITY RANCH
PHASE 3
PRELIMINARY PLAT

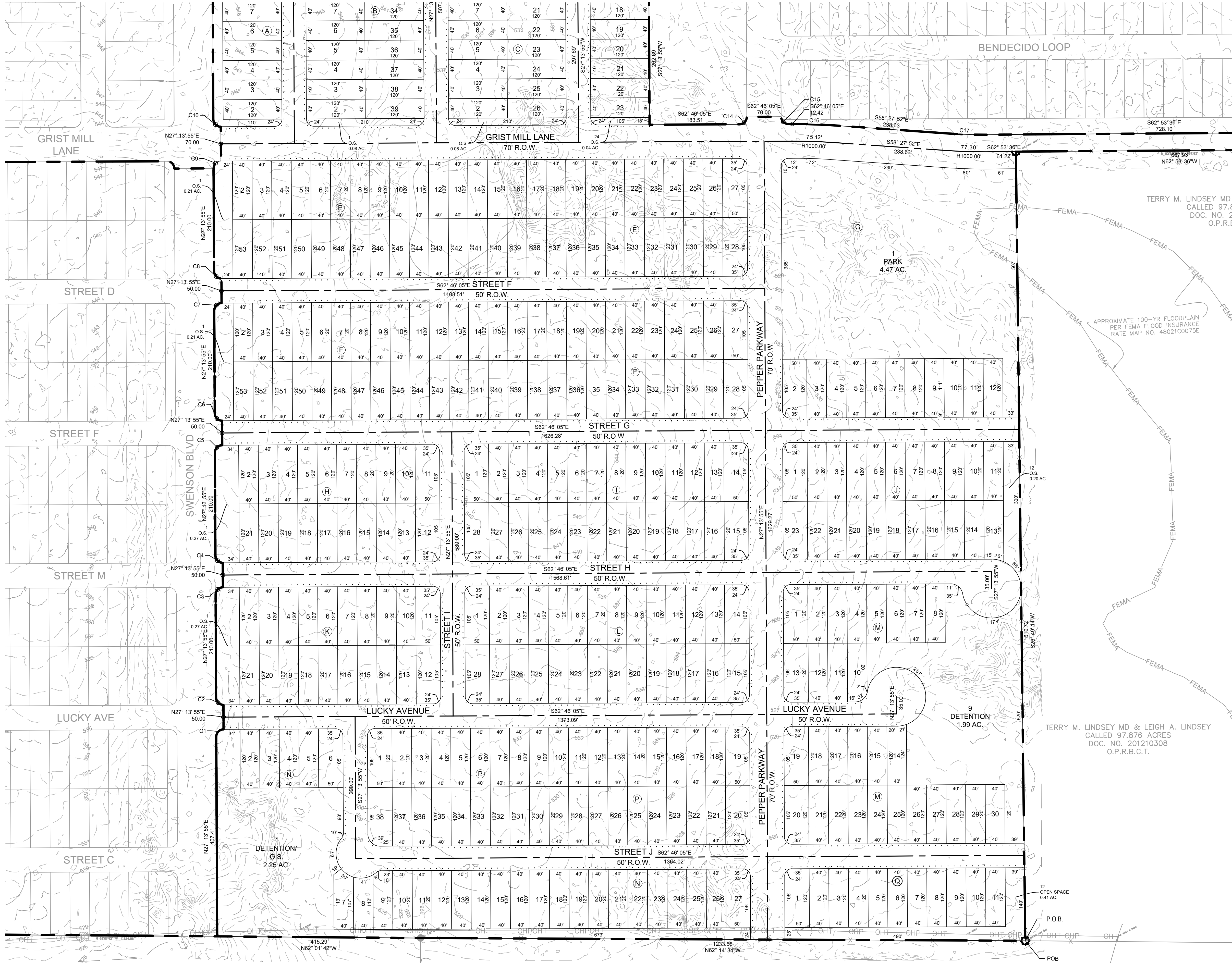
PRELIMINARY PLAT OVERALL

PROJECT NO: 1626-11801
DESIGNED BY: TMH
DRAWN BY: TMH
CHECKED BY: EU

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

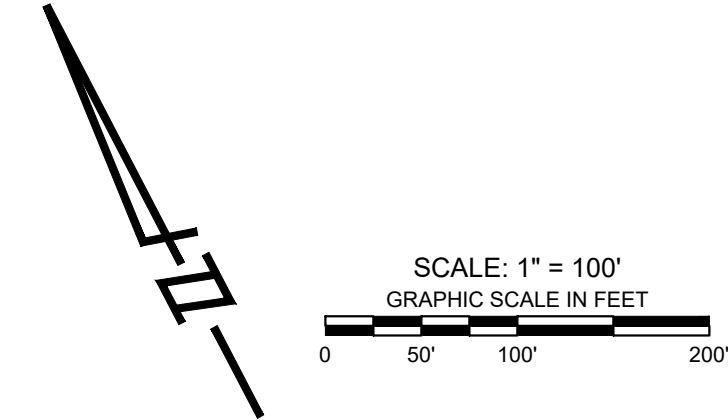


H:\PROJECTS\1626 CENTURY COMMUNITIES\1601-C-PREL.DWG DATE: 9/6/2024 3:15:04 PM BY: THOLLAND



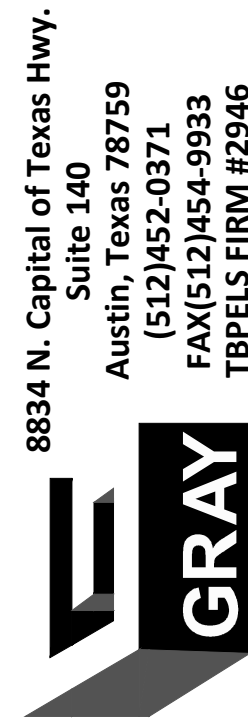
LINDA JACKSON & SHEILA HARRISON
CALLED 103.11 ACRES - EXHIBIT A
VOL. 968, PG. 194
O.R.B.C.T.

FRED D. HOOPER, JR. & MARY E. HOOPER
CALLED 170.255 ACRES
VOL. 174, PG. 114
D.T.B.C.T.



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
00	PROPOSED LOT NUMBER
	PROPOSED BLOCK
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	ENGINEER CALCULATED 25-YR FLOODPLAIN
	FEMA 100-YR FLOODPLAIN

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	N72° 13' 54.5054"E	21.21'
C2	23.56'	15.00'	90°00'00"	N17° 46' 05.4947"W	21.21'
C3	23.56'	15.00'	90°00'00"	N72° 13' 54.5055"E	21.21'
C4	23.56'	15.00'	90°00'00"	N17° 46' 05.4947"W	21.21'
C5	23.56'	15.00'	90°00'00"	N72° 13' 54.5054"E	21.21'
C6	23.56'	15.00'	90°00'00"	N17° 46' 05.4947"W	21.21'
C7	23.56'	15.00'	90°00'00"	N72° 13' 54.5054"E	21.21'
C8	23.56'	15.00'	90°00'00"	N17° 46' 05.4946"W	21.21'
C9	23.56'	15.00'	90°00'00"	N72° 13' 54.5055"E	21.21'
C10	23.56'	15.00'	90°00'00"	N17° 46' 05.4945"W	21.21'
C11	23.56'	15.00'	90°00'00"	N72° 13' 54.5055"E	21.21'
C12	234.01'	575.00'	23°19'04"	S51° 06' 33.3378"E	232.40'
C13	808.86'	695.00'	66°40'56"	S6° 06' 33.3379"E	763.97'
C14	23.56'	15.00'	90°00'00"	N72° 13' 54.5068"E	21.21'
C15	23.56'	15.00'	90°00'00"	S17° 46' 05.4943"E	21.21'
C16	77.74'	1035.00'	4°18'14"	S60° 36' 58.6489"E	77.73'
C17	74.60'	965.00'	4°25'45"	S60° 40' 44.0542"E	74.58'
C18	100.27'	525.00'	10°56'36"	N17° 30' 25.1497"E	100.12'
C19	22.66'	15.00'	86°33'10"	N55° 18' 42.0653"E	20.57'
C20	23.56'	15.00'	90°00'00"	N36° 24' 43.0744"W	21.21'
C21	10.05'	14.00'	41°07'05"	N29° 08' 49.3647"E	9.83'
C22	97.18'	51.00'	109°14'41"	N4° 54' 58.5948"W	83.11'
C23	96.28'	61.00'	90°24'53"	N71° 17' 59.2095"E	86.58'



NO.	BY	DATE	REVISION DESCRIPTION

TRINITY RANCH
PHASE 3
PRELIMINARY PLAT

PRELIMINARY PLAT (1 OF 3)

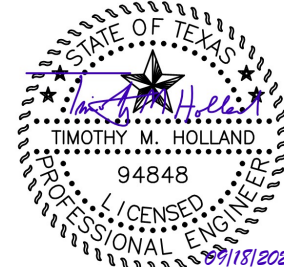
PROJECT NO: 1626-11801

DESIGNED BY: TMH

DRAWN BY: TMH

CHECKED BY: EU

NOTICE:
ALTERATION OF A
SEALED DRAWING
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PRACTICE ACT.



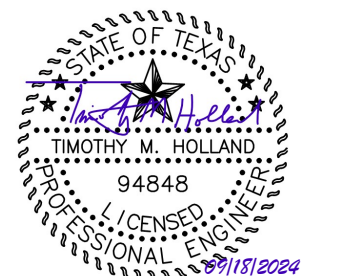
SHEET 3 OF 8

TRINITY RANCH
PHASE 3
PRELIMINARY PLAT

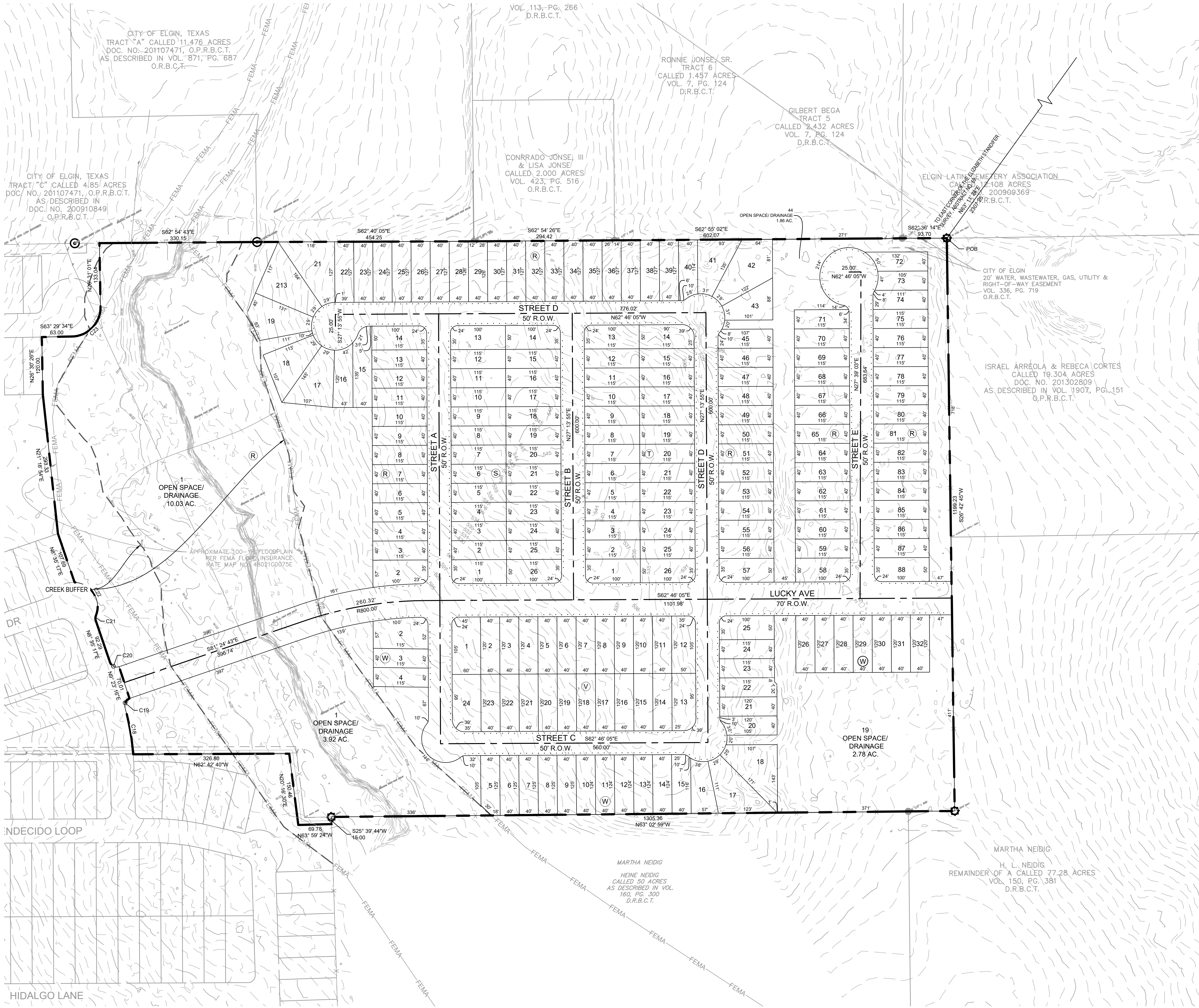
PRELIMINARY PLAT (2 OF 3)

PROJECT NO: 1626-11801
DESIGNED BY: TMH
DRAWN BY: TMH
CHECKED BY: EU

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



H:\PROJECTS\1626 CENTURY COMMUNITIES\1601 TRINITY RANCH PHASE 3\CAD\SHEETS\1601-C-PREL.DWG DATE: 9/5/2024 3:12:27 PM BY: THOLLAND



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
00	PROPOSED LOT NUMBER
(R)	PROPOSED BLOCK
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	ENGINEER CALCULATED 25-YR FLOODPLAIN
	FEMA 100-YR FLOODPLAIN

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPELS FRM #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

TRINITY RANCH
PHASE 3
PRELIMINARY PLAT

PRELIMINARY PLAT (3 OF 3)

PROJECT NO: 1626-11801
DESIGNED BY: TMH
DRAWN BY: TMH
CHECKED BY: EU
NOTICE:
ALTERATION OF A
SEALED DRAWING
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RESPONSIBLE ENGINEER
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PRACTICE ACT.

SHEET 5 OF 8

DESCRIPTION OF A 127.828 ACRE TRACT OF LAND

FIELD NOTES FOR A 127.828 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER A CALLED 382.741 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED UNTO CENTURY LAND HOLDINGS II, LLC, AND GRBK EDGEWOOD LLC, IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 127.828 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT 1—78.894 ACRES

BEGINNING at a 3–inch steel fence post found on the north line of a called 170.255 acre tract of land as conveyed unto Fred D. Hooper, Jr. and Mary E. Hooper in Volume 174, Page 114 of the Deed Records of Bastrop County, Texas, at the common corner of the remainder of said 382.741 acre tract and a called 97.876 acre tract of land as conveyed unto Terry M. Lindsey MD and Leigh A. Lindsey in Document Number 201210308 of the Official Public Records of Bastrop County Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 62°14'34" W, coincident with the common line of the remainder of the 382.741 acre tract and said 170.255 acre tract a distance of 1,233.58 feet to a 1/2–inch iron rod found at the common corner of the 170.255 acre tract and a called 103.11 acre tract of land as conveyed unto Linda Jackson and Sheila Harrison in Volume 968, Page 194 of the Official Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, N 62°01'42" W, coincident with the common line of the remainder of the 382.741 acre tract and said 103.11 acre tract, a distance of 415.29 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 382.741 acre tract the following seventeen (17) courses:

- 1) N 27°13'55" E, a distance of 407.41 feet to a calculated point for a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 3) N 27°13'55" E, a distance of 50.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 4) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°46'05" W, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
- 5) N 27°13'55" E, a distance of 210.00 feet to a calculated point for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 7) N 27°13'55" E, a distance of 50.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 8) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°46'05" W, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
- 9) N 27°13'55" E, a distance of 210.00 feet to a calculated point for a point of curvature of the herein described tract;
- 10) Curving to the right, an arc length of 23.56 feet, with a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 11) N 27°13'55" E, a distance of 50.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 12) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°46'05" W, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
- 13) N 27°13'55" E, a distance of 210.00 feet to a calculated point for a point of curvature of the herein described tract;
- 14) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 15) N 27°13'55" E, a distance of 50.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 16) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°46'05" W, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
- 17) N 27°13'55" E, a distance of 210.00 feet to a calculated point at the most southerly corner of Trinity Ranch Phase 2, Section 1 as recorded in Cabinet 8, Pages 50–B thru 51–B of the Plat Records of Bastrop County, Texas, for a point of curvature of the herein described tract;

THENCE, coincident with the common line of the remainder of the 382.741 acre tract and said Phase 2, Section 1, the following seven (7) courses:

1. Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
2. N 27°13'55" E, a distance of 70.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
3. Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°46'05" W, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
4. N 27°13'55" E, a distance of 757.69 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
5. Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve for a corner of the herein described tract;
6. N 27°16'13" E, a distance of 50.00 feet to a calculated point for the northwest corner of the herein described tract;
7. S 62°46'05" E, a distance of 179.97 feet to a calculated point for a point of curvature of the herein described tract;

THENCE, continuing coincident with said common line, curving to the right, passing at an arc length of 79.67 feet the common corner of said Phase 2, Section 1 and Trinity Ranch Phase 1, Section 2 as recorded in Cabinet 7, Pages 236–B thru 237–B of the Plat Records of Bastrop County, Texas, and continuing coincident with the common line of the remainder of the 382.741acre tract and said Phase 1, Section 2, with a radius of 575.00 feet, a total arc length of 234.01 feet, a central angle of 23°19'04", a chord bearing of S 51°06'33" E, and a chord distance of 232.40 feet to a calculated point at the end of this curve for a corner of the herein described tract;

THENCE, continuing coincident with said common line the following five (5) courses:

1. N 50°32'59" E, a distance of 120.00 feet to a calculated point at the beginning of a non–tangent curve for a northerly corner of the herein described tract;
2. Curving to the right, with a radius of 695.00 feet, an arc length of 808.86 feet, a central angle of 66°40'56", a chord bearing of S 06°06'33" E, and a chord distance of 763.97 feet to a calculated point for a point of tangency of the herein described tract;
3. S 27°13'55" W, a distance of 262.69 feet to a calculated point for a re–entrant corner of the herein described tract;
4. S 62°46'05" E, a distance of 183.51 feet to a calculated point for a point of curvature of the herein described tract;
5. Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°13'55" E, and a chord distance of 21.21 feet to a calculated point at the end of this curve, at the southwest corner of Trinity Ranch Phase 1, Section 3 as recorded in Cabinet 8, Pages 52–A and 52–B of the Plat Records of Bastrop County, Texas, for a corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 382.741 acre tract and said Phase 1, Section 3, the following seven (7) courses:

1. S 62°46'05" E, a distance of 70.00 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
2. Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°46'05" E, and a chord distance of 21.21 feet to a calculated point for a point of tangency of the herein described tract;
3. S 62°46'05" E, a distance of 12.42 feet to a calculated point for a point of curvature of the herein described tract;
4. Curving to the right, with a radius of 1,035.00 feet, an arc length of 77.74 feet, a central angle of 04°18'14", a chord bearing of S 60°36'59" E, and a chord distance of 77.73 feet to a calculated point for a point of tangency of the herein described tract;
5. S 58°27'52" E, a distance of 238.63 feet to a calculated point for a point of curvature of the herein described tract;
6. Curving to the left, with a radius of 965.00 feet, an arc length of 74.60 feet, a central angle of 04°25'45", a chord bearing of S 60°40'44" E, and a chord distance of 74.58 feet to a calculated point for a point of tangency of the herein described tract;

7. S 62°53'36" E, a distance of 728.10 feet to a calculated point on the common line of the remainder of the 382.741 acre tract and a called 50 acre tract as conveyed unto Martha Neidig in Volume 160, Page 300 of the Deed Records of Bastrop County, Texas, for an easterly corner of the herein described tract;

THENCE, S 25°39'44" W, coincident with said common line, a distance of 35.01 feet to a 3–inch steel fence post found on the north line of the aforementioned 97.876 acre tract, at the common corner of the remainder of the 382.741 acre tract and said 50 acre tract for an easterly corner of the herein described tract;

THENCE, N 62°53'36" W, coincident with the common line of the remainder of the 382.741 acre tract and said 97.876 acre tract, a distance of 667.93 feet to a 3–inch steel fence post found at a common corner of the remainder of the 382.714 acre tract and the 97.876 acre tract for a re–entrant corner of the herein described tract;

THENCE, S 26°49'14" W, continuing coincident with said common line, a distance of 1,610.72 feet to the POINT OF BEGINNING and containing 78.894 acres of land, more or less.

TRACT 2—48.934 ACRES

BEGINNING at a 3–inch steel fence post found on the south line of a called 12.108 acre tract of land as conveyed unto Elgin Latin Cemetery Association in Document Number 200909369 of the Official Public Records of Bastrop County, Texas, at the common corner of the remainder of said 382.741 acre tract and a called 19.304 acre tract of land as conveyed unto Israel Arreola and Rebeca Cortes in Document Number 201302809 and described in Volume 1907, Page 151, both recorded in the Official Public Records of Bastrop County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 26°42'45" W, coincident with the common line of the remainder of the 382.741 acre tract and said 19.304 acre tract, passing at a distance of 625.83 feet the common corner of the 19.304 acre tract and the remainder of a called 77.28 acre tract of land as conveyed unto Martha Neidig in Volume 150, Page 381 of the Deed Records of Bastrop County, Texas and continuing coincident with the common line of the remainder of the 382.741 acre tract and the remainder of said 77.28 acre tract, a total distance of 1,199.23 feet to a 3–inch steel fence post found at the common corner of the remainder of the 382.741 acre tract and the remainder of the 77.28 acre tract, for the most southerly corner of the herein described tract;

THENCE, N 63°02'59" W, continuing coincident with said common line, passing at a distance of 97.18 feet, a 1/2–inch iron rod found at the common corner of the remainder of the 77.28 acre tract and a called 50 acre tract of land as conveyed unto Martha Neidig in Volume 160, Page 300 of the Deed Records of Bastrop County, Texas, and continuing coincident with the common line of the reminder of the 382.741 acre tract and said 50 acre tract a total distance of 1,305.36 feet to a 3–inch steel fence post found at the common corner of the remainder of the 382.741 acre tract and the 50 acre tract, for a re–entrant corner of the herein described tract;

THENCE, S 25°39'44" W, continuing coincident with said common line, a distance of 15.00 feet to a calculated point at the common corner of the remainder of the 382.741 acre tract and Trinity Ranch Phase 1, Section 2, as recorded in Cabinet 7, Pages 236–B thru 237–B of the Plat Records of Bastrop County, Texas, for a southerly corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 382.741 acre tract and said Phase 1 Section 2, the following eleven (11) courses:

- 1) N 63°59'24" W, a distance of 69.78 feet to a calculated point for a corner of the herein described tract;
- 2) N 20°16'30" E, a distance of 150.46 feet to a calculated point for a re–entrant corner of the herein described tract;
- 3) N 62°42'40" W, a distance of 326.80 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 4) Curving to the left, with a radius of 525.00 feet, an arc length of 100.27 feet, a central angle of 10°56'36", a chord bearing of N 17°30'25" E, and a chord distance of 100.12 feet to a calculated point for a point of revere curvature of the herein described tract;
- 5) Curving to the right, with a radius of 15.00 feet, an arc length of 22.66 feet, a central angle of 86°33'10", a chord bearing of N 55°18'42" E, and a chord distance of 20.57 feet to a calculated point at the end of this curve for a re–entrant corner of the herein described tract;
- 6) N 09°23'16" E, a distance of 70.01 feet to a calculated point at the beginning of a non–tangent curve for a corner of the herein described tract;
- 7) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 36°24'43" W, and a chord distance 21.21 feet to a calculated point for a point of tangency of the herein described tract;
- 8) N 08°35'17" E, a distance of 92.29 feet to a calculated point for a point of curvature of the herein described tract;
- 9) Curving to the right, with a radius of 14.00 feet, an arc length of 10.05 feet, a central angle of 41°07'05", a chord bearing of N 29°08'49" E, and a chord distance of 9.83 feet to the point of reverse curvature of the herein described tract;
- 10) Curving to the left, with a radius of 51.00 feet, an arc length of 97.18 feet, a central angle of 109°14'41", a chord bearing of N 04°54'59" W, and a chord distance of 83.11 feet to a calculated point at the end of this curve for an angle point of the herein described tract;
- 11) N 08°35'17" E, a distance of 107.69 feet to a calculated point at the common corner of said Phase 1, Section 2 and Trinity Ranch Phase 1, Section 1 as recorded in Cabinet 7, Pages 238–A and 238–B of the Plat Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, N 21°18'54" E, coincident with the common line of the remainder of the 382.741 acre tract and said Phase 1, Section 1, a distance of 293.33 feet to a calculated point at the common corner of Phase 1 Section 1 and Phase 1 Section 2 for an angle point of the herein described tract;

THENCE, coincident with the common line of the remainder of the 382.741 acre tract and said Phase 1, Section 2, the following four (4) courses:

- 1) N 26°30'26" E, a distance of 120.00 feet to a calculated point for a corner of the herein described tract;
- 2) S 63°29'34" E, a distance of 63.00 feet to a calculated point for a point of curvature of the herein described tract;
- 3) Curving to the left, with a radius of 61.00 feet, an arc length of 96.26 feet, a central angle of 90°24'53", a chord bearing of N 71°17'59" E, and a chord distance of 86.58 feet to a calculated point for the end of this curve for an angle point of the herein described tract;
- 4) N 26°31'01" E, a distance of 133.04 feet to a calculated point on the southwest line of a called 4.85 acre tract of land (Tract 'C') as conveyed unto the City of Elgin, Texas, in Document Number 201107471 and described in Document Number 200910849, both recorded in the Official Public Records of Bastrop County, Texas, at the common corner of the remainder of the 382.741 acre tract and said Phase 1, Section 2 for the northeast corner of the herein described tract;

THENCE, S 62°54'43" E, coincident with the common line of the remainder of the 382.741 acre tract and said 4.85 acre tract, a distance of 330.15 feet to a 1/2–inch iron pipe found at the common corner of the remainder of the 382.741 acre tract and a called 11.476 acre tract of land (Tract "A") as conveyed unto the City of Elgin, Texas, in said Document Number 201107471 and described in Volume 871, Page 687 of the Official Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, S 62°40'05" E, coincident with the common line of the remainder of the 382.741 acre tract and said 11.476 acre tract, a distance of 454.25 feet to a 1/2–inch iron rod found at the common corner of the 11.476 acre tract and a called 2.000 acre tract of land as conveyed unto Conrado Jonse III and wife Lisa Jonse in Volume 423, Page 516 of the Official Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, S 62°54'26" E, coincident with the common line of the remainder of the 382.741 acre tract and said 2.000 acre tract, a distance of 294.42 feet to a 1/2–inch iron rod found at the common corner of the 2.000 acre tract and a called 2.432 acre tract of land (Tract 5) as conveyed unto Gilbert Bega in Volume 7, Page 124 of the Deed Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, S 62°55'02" E, coincident with the common line of the remainder of the 382.741 acre tract and said 2.432 acre tract, a distance of 602.07 feet to a ½–inch iron rod found at the common corner of the 2.432 acre tract and the aforementioned 12.108 acre tract, for an angle point of the herein described tract;

THENCE, S 62°36'14" E, coincident with the common line of the remainder of the 382.741 acre tract and said 12.108 acre tract, a distance of 93.70 feet to the POINT OF BEGINNING and containing 48.934 acres of land, more or less

The resultant net acreage being 127.828 acres of land, more or less.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

**GRAY**
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

TRINITY RANCH
PHASE 3
PRELIMINARY PLAT

TRACT DESCRIPTION

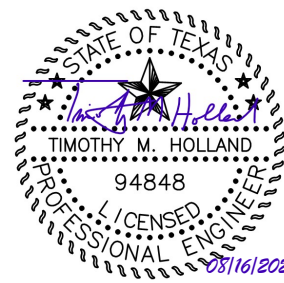
PROJECT NO: 1026-11801

DESIGNED BY: TMH

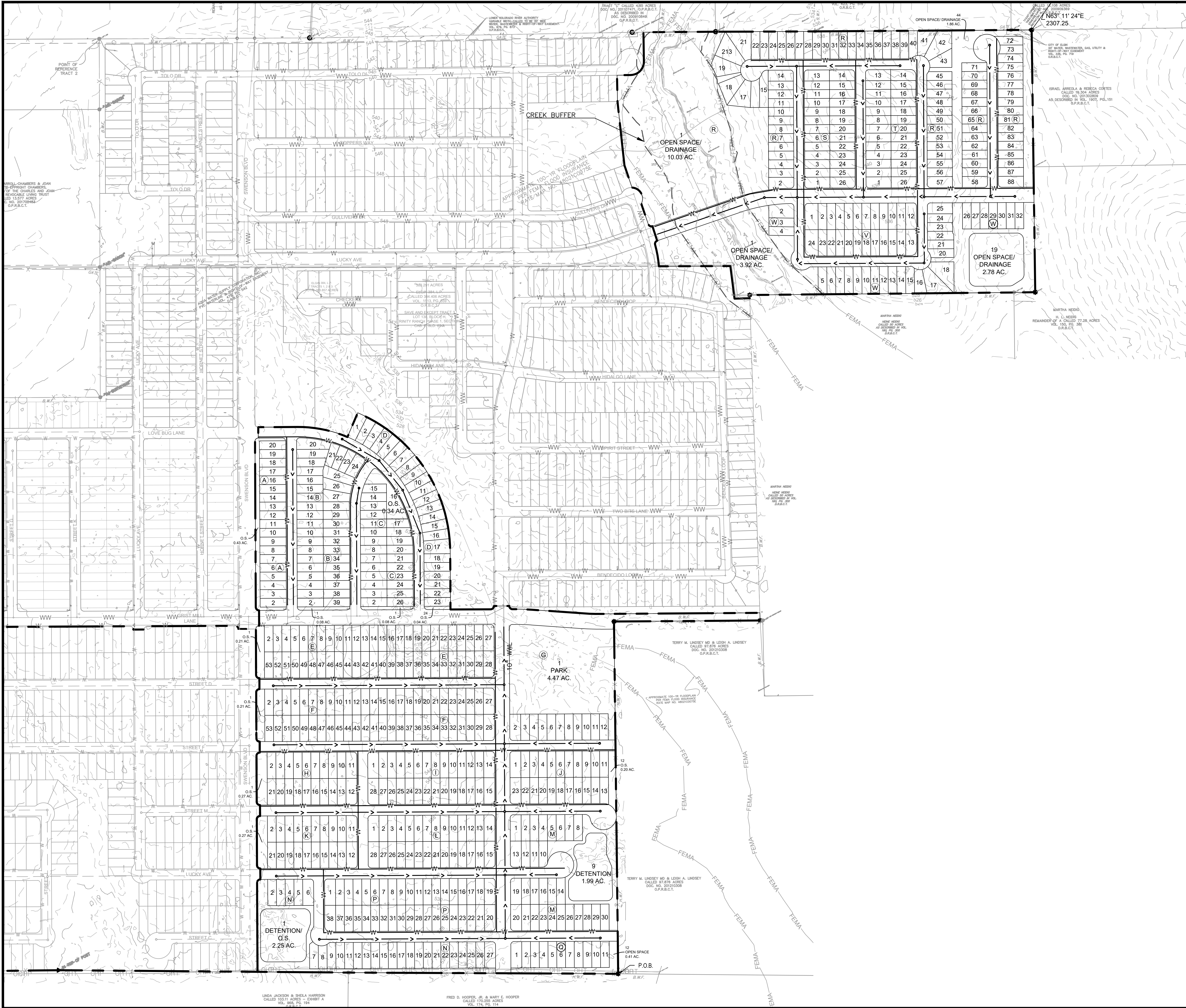
DRAWN BY: TMH

CHECKED BY: EU

NOTICE:
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H:\PROJECTS\1626 CENTURY COMMUNITIES\11801 TRINITY RANCH PHASE 3\CAD SHEETS\11801-C-PR-01.DWG DATE: 8/16/2024 8:17:19 AM BY: MCARTER





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

September 23, 2024

Mr. Tim Holland

Gray Engineering, Inc.

8834 N. Capital of Texas Highway, Suite 140

Austin, Texas 78759

RE: Trinity Ranch Phase 3 Preliminary Plat – Review

Dear Mr. Holland:

WGA has reviewed the following documents listed below submitted on September 18, 2024, by Gray Engineering, Inc.

1. Preliminary Plat dated August 16, 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 and the Trinity Ranch Development and Consent Agreement.

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 this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Beau Perry'.

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202400069

Date: October 8, 2024
Applicant: Carlson, Brigance & Doering, Inc.
Hearing Date: October 28, 2024
Location: Travis County Appraisal District Parcel numbers 248236, 259299, 377721, and 467330 located on the south side of Carlson Lane west of Eagles Landing Phase 4 and north of the Homestead subdivision.

APPLICATION SUMMARY

Consideration of a Final Plat for Triada Phase 1 which would contain a total of 112 single family lots, one Aqua E.S.T. lot, one Public Safety Service lot, a total of twelve easement lots, and one detention pond with 8 blocks and 6,908 linear feet of streets across a total of 23.111 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council in May of 2024.

DEPARTMENT COMMENTS

The Triada Subdivision is under a Development and Consent Agreement which was approved by City Council on May 7, 2024. The Concept Plan which was included in that Agreement indicated that there would be a total of 875 residential lots on 271.4 acres of land. The Preliminary Plat for the entire development was approved by the Planning and Zoning Commission at the August 26, 2024 meeting. This final plat is for Phase 1 of the project. There will be a total of 6 phases for this project. WGA has reviewed the proposed Final 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. Agent Authorization
3. Approved Concept Plan
4. Approved Triada Preliminary Plat
5. Proposed Final Plat
6. WGA Review Letter

FINAL PLAT APPLICATION

Date: 8-13-2024

SITE INFORMATION

Project Address: Carlson Lane

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

APPLICANT

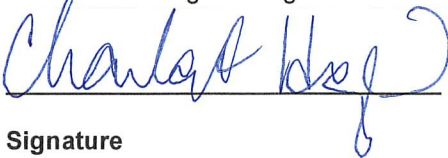
Name: Charlotte Hodges

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

Signature

Printed Name

Date

Project Description:

Phase 1 will consist of 112 SF lots and a total of 134 lots with drainage, roadways and open space.



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



(512) 281-0119



www.elgintexas.gov



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 Street
Elgin, TX 78621

Re: Owner Authorization

To Whom It May Concern,

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

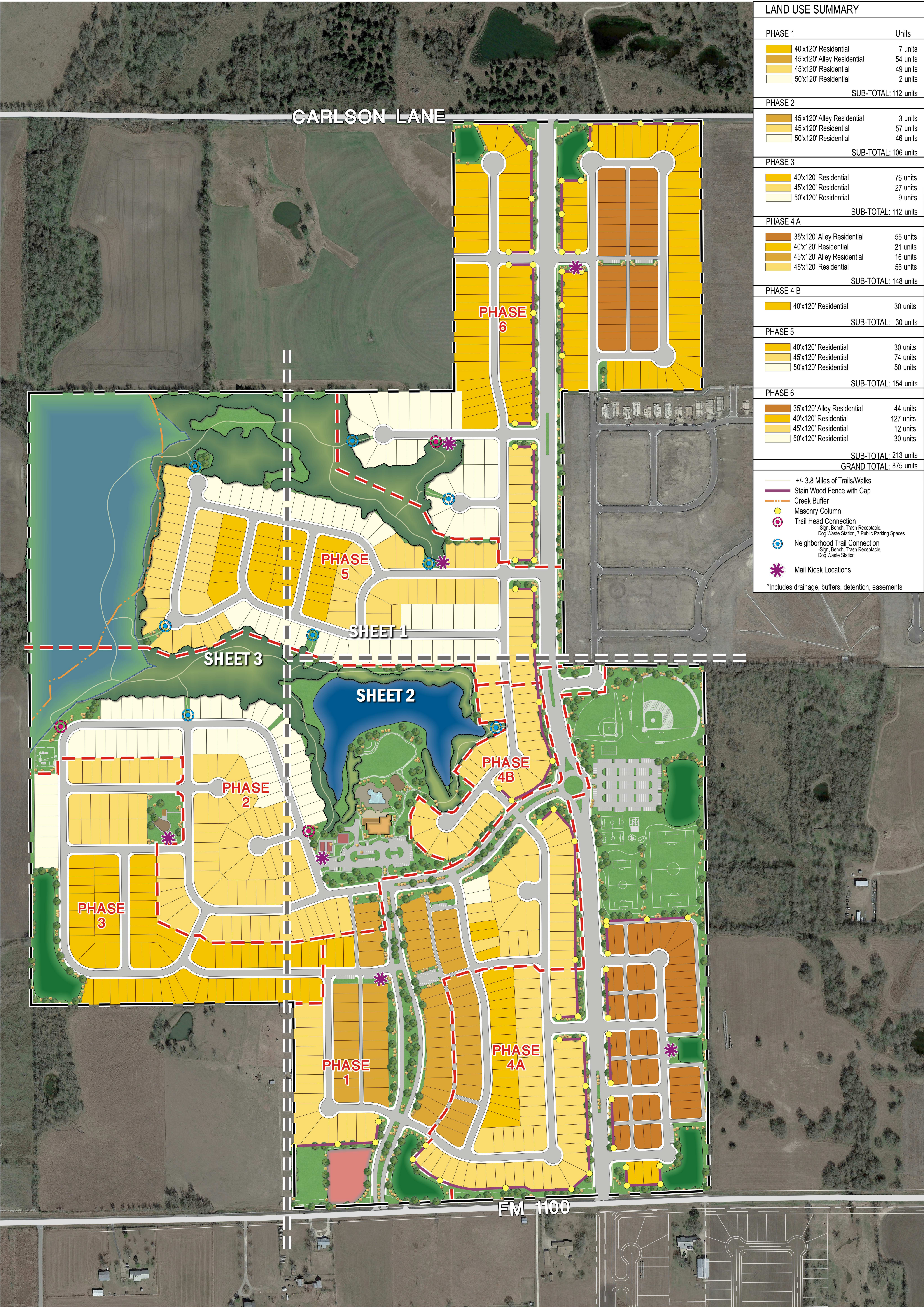
If you have any questions, please feel free to contact me.

Sincerely,

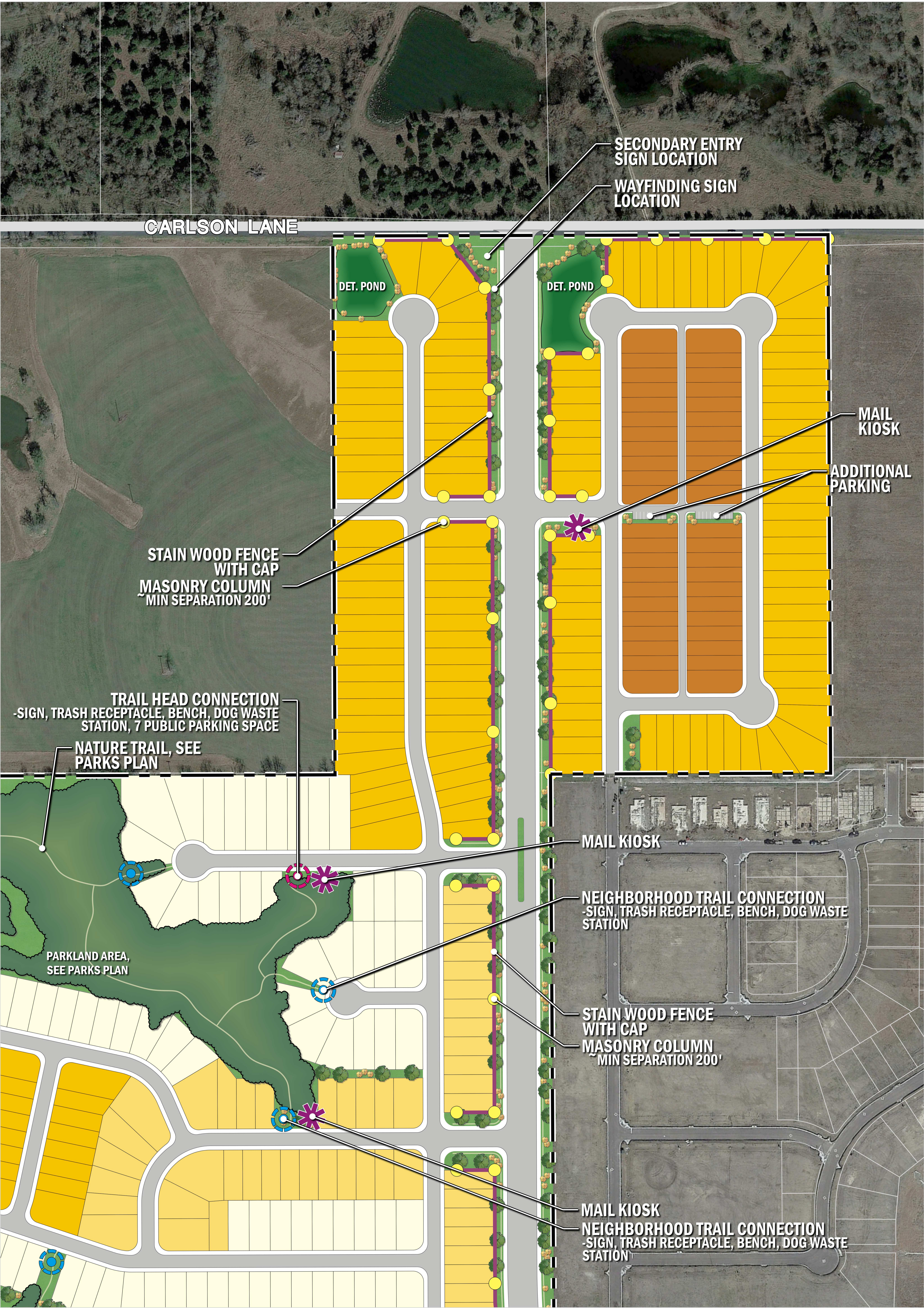
A handwritten signature in blue ink, appearing to read "Kevin Fleming", is written over the word "Sincerely,".

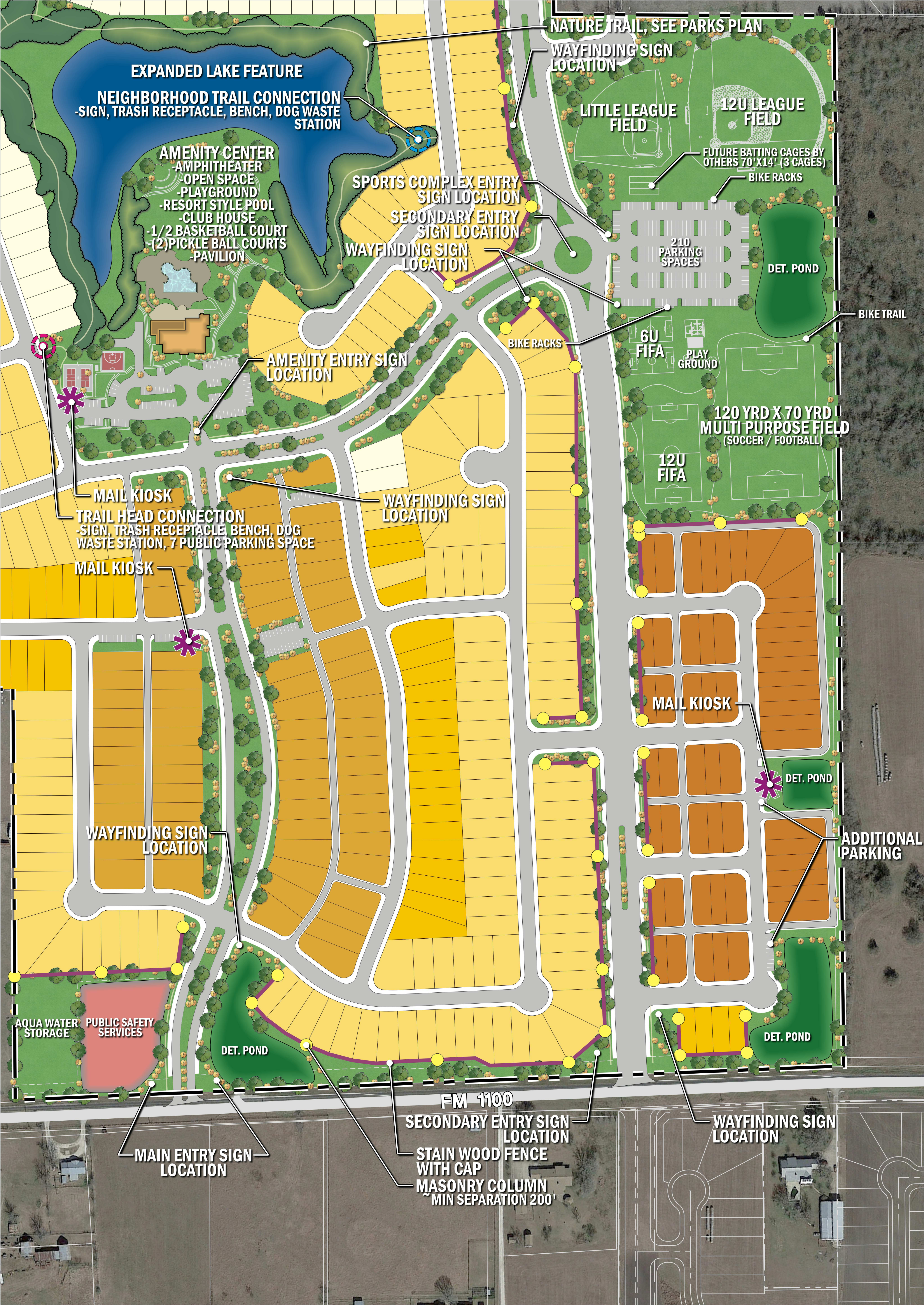
Kevin Fleming

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		







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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:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
- NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED.
- 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.
- ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN. ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE DISTRICT, WITH THE EXCEPTION OF HACIENDA ESTATES DRIVE.
- A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
- THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
- TOTAL ACREAGE: 271.82
- THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER CCN.
- THIS PROJECT IS IN THE CITY OF ELGIN WATER CCN.
- THIS SUBDIVISION IS LOCATED IN THE TRIADA MUD.
- NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
- ACCEPTANCE OF THIS PRELIMINARY PLAT DOES NOT DENOTE APPROVAL OF STREET NAMES, THAT WILL BE ADDRESSED IN THE FINAL PLAT.
- SIDEWALKS ABUTTING COMMON AREAS WILL BE BUILT WITH SUBDIVISION CONSTRUCTION. ALL SIDEWALK AREAS ARE SHOWN WITH DOTTED LINES ON PRELIMINARY PLAT.
- THIS PROJECT IS LOCATED IN THE CITY OF ELGIN ETJ
- REVIEW OF THE PRELIMINARY PLAT & SUBDIVISION IMPROVEMENTS WILL BE CONDUCTED BY THE CITY OF ELGIN.
- DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE DISTRICT.
- ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE DISTRICT.
- LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE DISTRICT. MUNY PARKWAY & HACIENDA ESTATES DRIVE TO BE OWNED AND MAINTAINED BY THE CITY OF ELGIN.
- 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.
- 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.

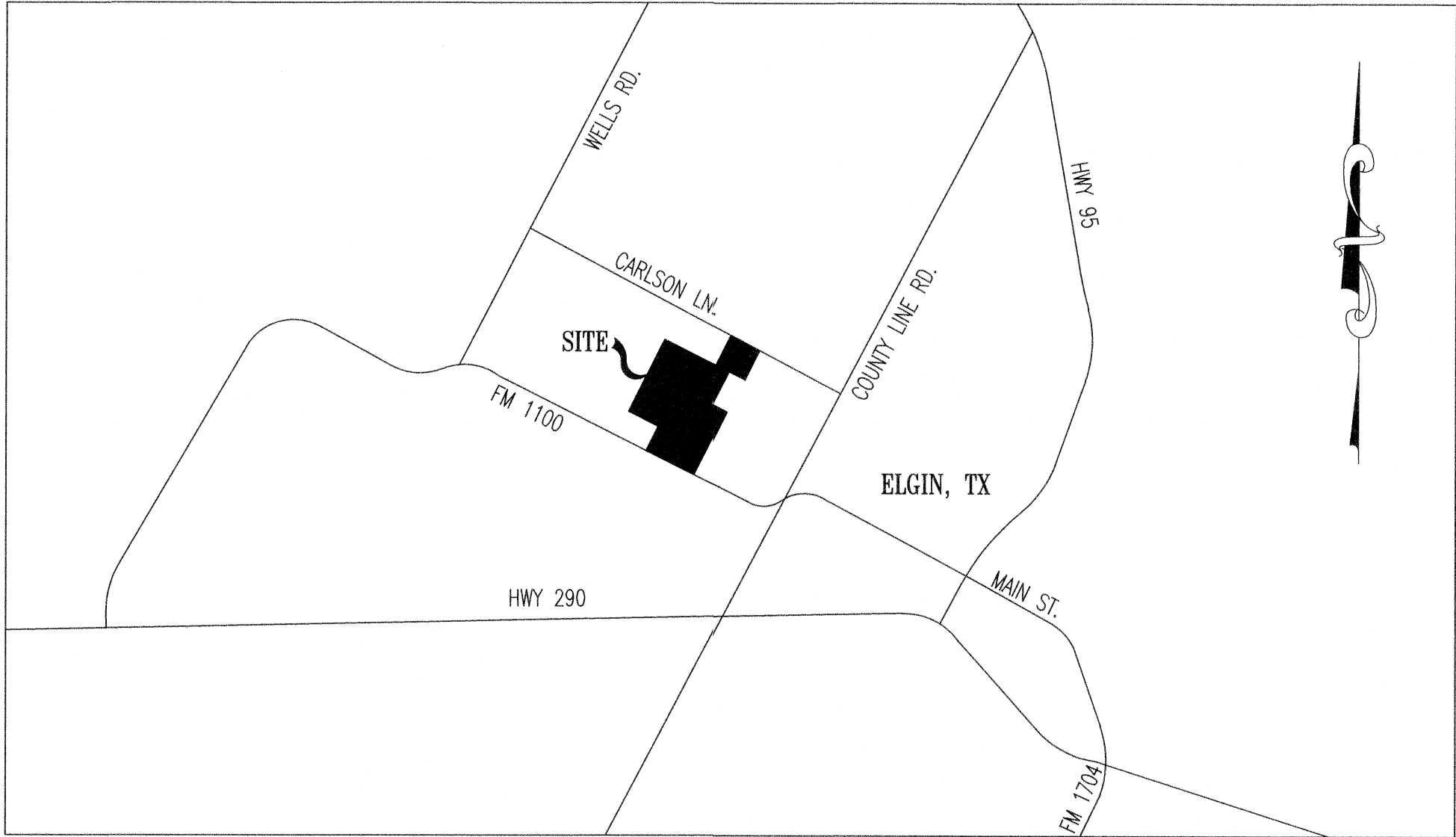
PARKLAND TABLE

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	

SUBMITTAL DATE: AUGUST 13, 2024



VICINITY MAP
NOT TO SCALE

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.

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

SUBMITTED BY:

CARLSON, BRIGANCE & DOERING, INC.

8/13/2024
DATE

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: _____

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

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

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

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

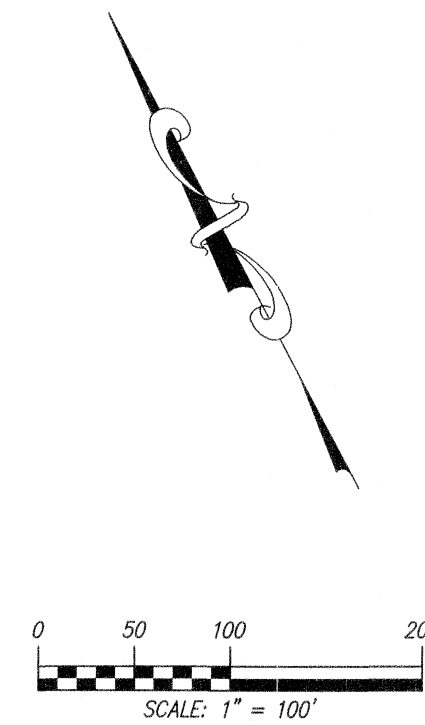
SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
AARON V. THOMASON, R.P.L.S. #6214
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280-5160

DESIGNED BY: BRK	DRAFTED BY: ASL
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: 5501 W. William Cannon Dr., Austin, Texas 78750 North Office: 12124 Rte. 600, Austin, Texas 78750 Phone No. (512) 280-5160 www.cbding.com	
COVER SHEET TRIADA STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	DATE: 8/13/2024
JOB NAME:	DATE: AUGUST 2024
PROJECT:	JOB NUMBER: 5585
SHEET 1 OF 16	

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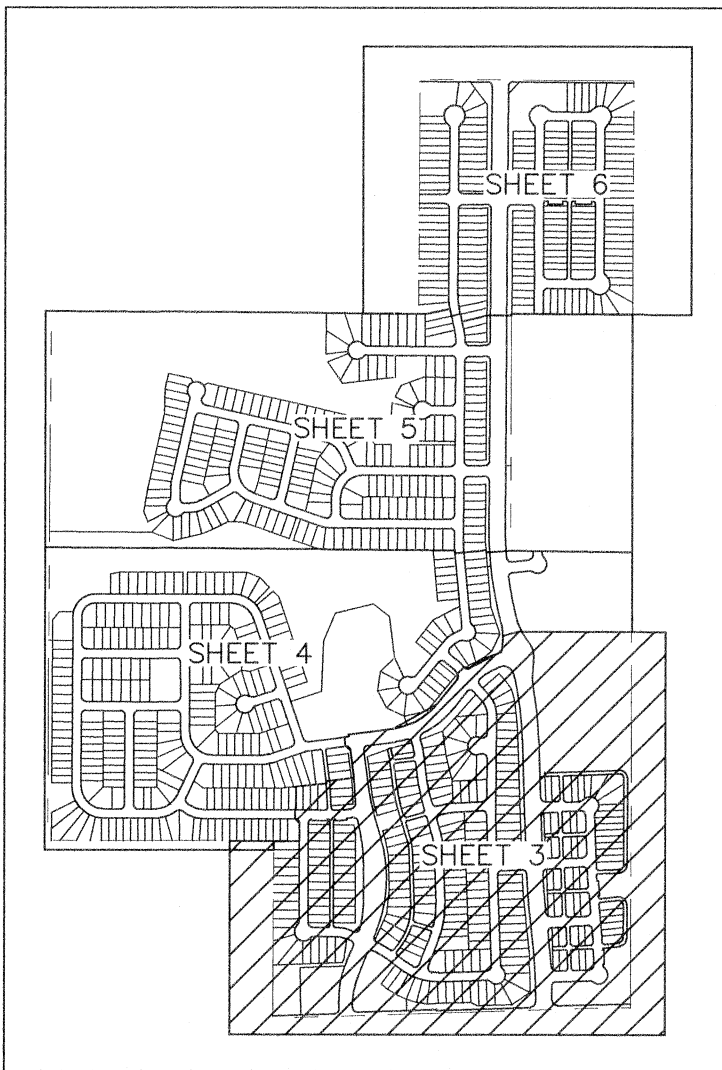


CARLOS A. GUZMAN AND
ALICIA HERNANDEZ SAYAGO
(14.164 ACRES)
DOC. NO. 2018017932



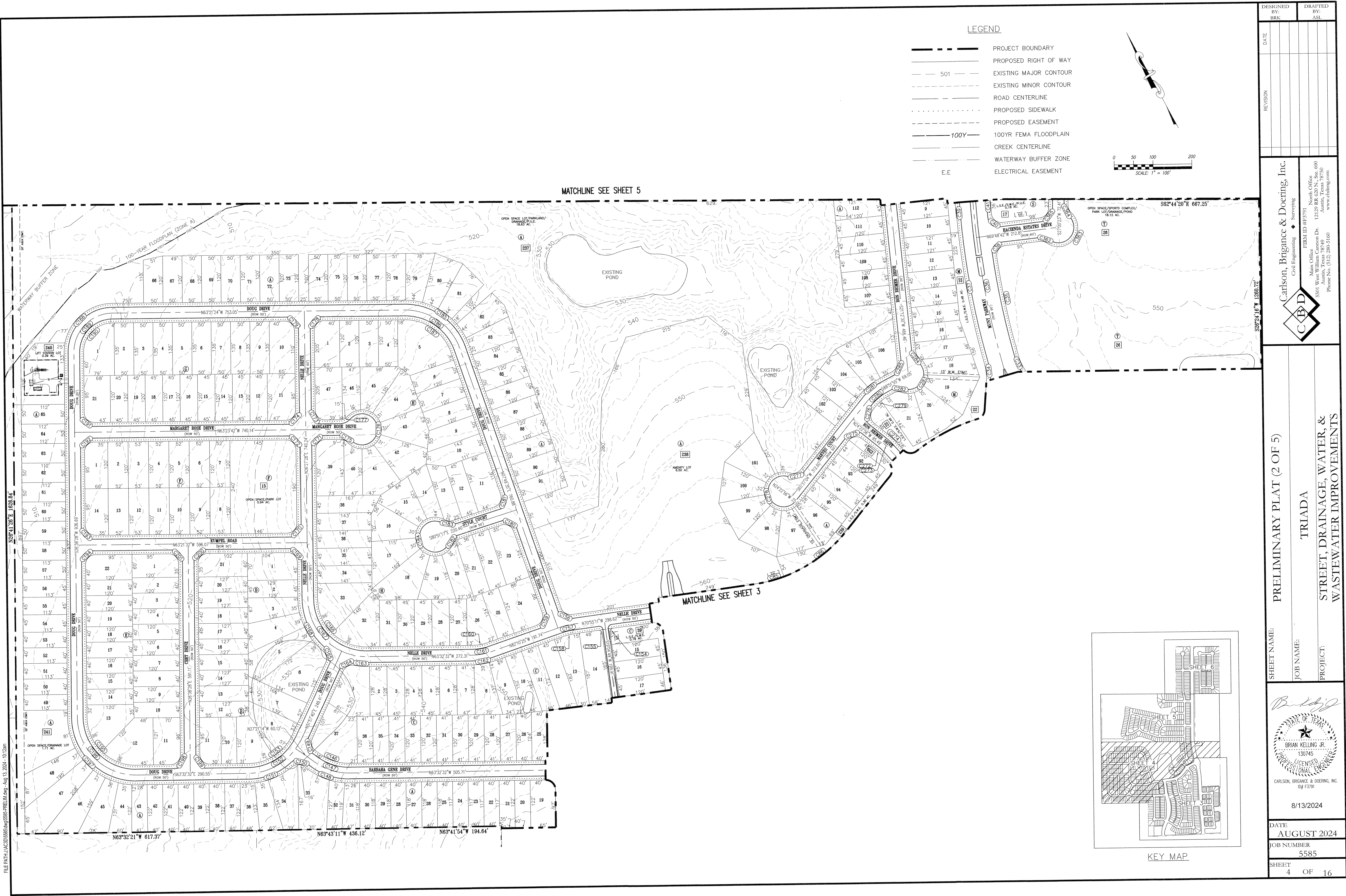
LEGEND

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

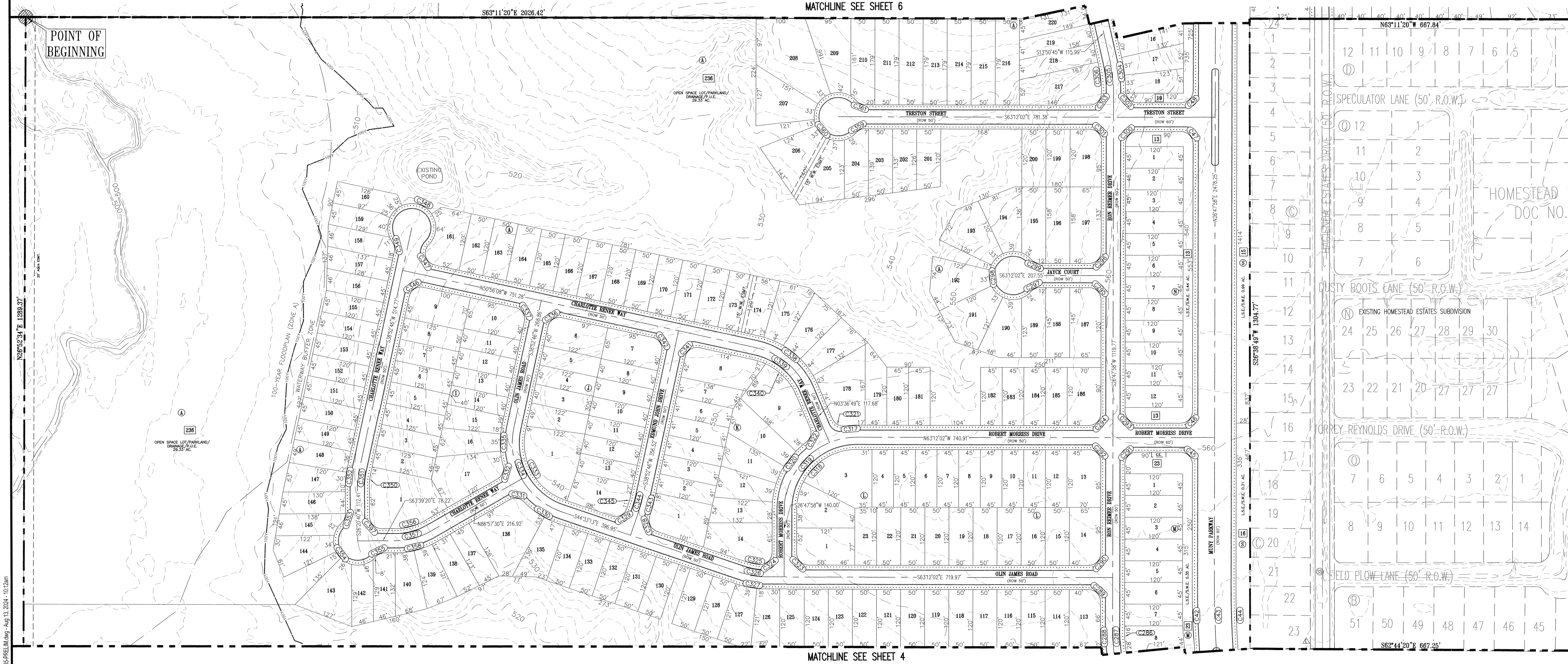


KEY MAP

DESIGNED BY: BRK	DRAFTED BY: ASI
DATE:	
REVISION:	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 Max Ogle, P.E. 17129 RR Box 600 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbding.com	
PRELIMINARY PLAT (1 OF 5)	
TRIADA	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	JOB NAME:
PROJECT:	
BRIAN KELLING JR. 130745 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. E# F3791	
8/13/2024	
DATE:	AUGUST 2024
JOB NUMBER:	5585
SHEET:	3 OF 16



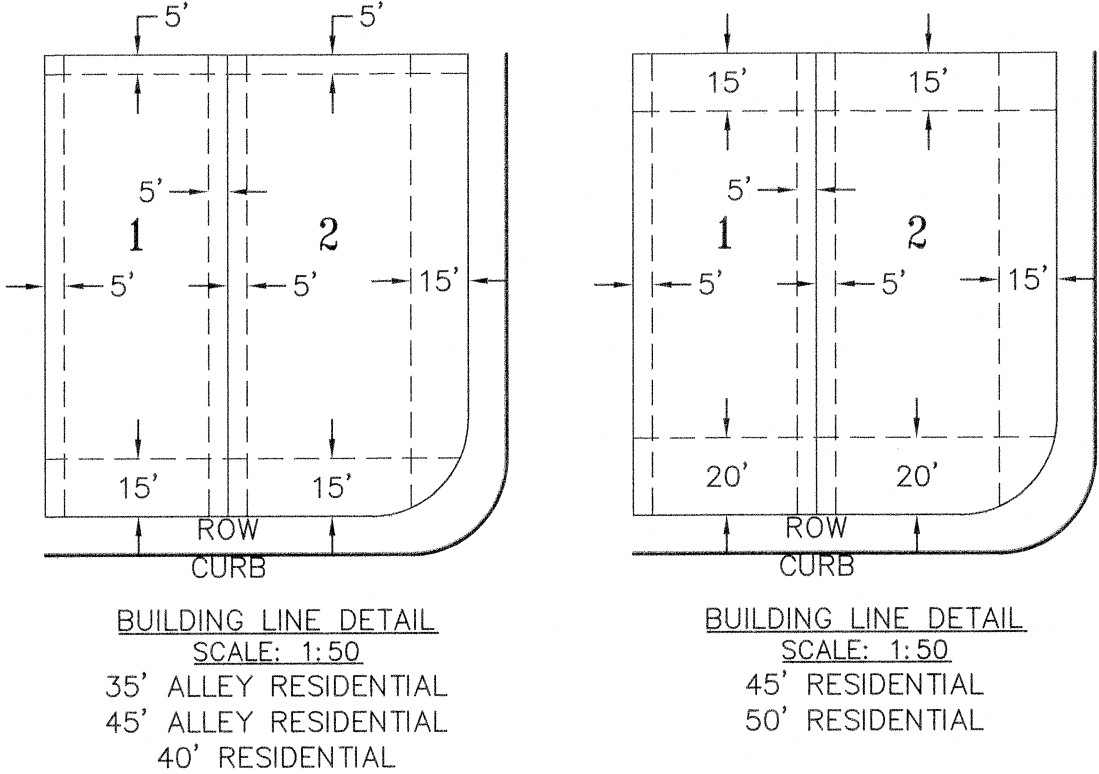
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DESIGNED BY: BRK	DRAFTED BY: ASE
DATE	
REVISION	
CARLSON, BRIGANCE & DOERING, Inc. Civil Engineering • Surveying FIRM ID #F3791 North Office Main Office 5501 West William Cannon Dr. Austin, Texas 78750 Phone No. (512) 280-5160 www.cbdteng.com	
PRELIMINARY PLAT (3 OF 5)	
TRIADA	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
BRIAN KELLING JR. 130745 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. ID# F3791	
8/13/2024	
DATE	
AUGUST 2024	
JOB NUMBER	
5585	
SHEET	
5 OF 16	

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	381
CHASE BEND	60	40	35	C & G	COLLECTOR	MUD	162
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	305
SWAYZI LANE	60	40	35	C & G	COLLECTOR	MUD	158
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	165
CHARLOTTE RENEE WAY	50	30	30	C & G	LOCAL	MUD	2,044
CHASE BEND	50	30	30	C & G	LOCAL	MUD	153
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
KUMPLE ROAD	50	30	30	C & G	LOCAL	MUD	596
LoNELLE COURT	50	30	30	C & G	LOCAL	MUD	83
MAEVES COURT	50	30	30	C & G	LOCAL	MUD	282
MARGARET ROSE DRIVE	50	30	30	C & G	LOCAL	MUD	740
MEGAN MARIE DRIVE	50	30	30	C & G	LOCAL	MUD	1,587
NATE STEET	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
RON REIMER DRIVE	50	30	30	C & G	LOCAL	MUD	3,241
SUZANNE MARIE TRAIL	50	30	30	C & G	LOCAL	MUD	931
STYLE COURT	50	30	30	C & G	LOCAL	MUD	220
SWAYZI LANE	50	30	30	C & G	LOCAL	MUD	158
TRESTON STREET	50	30	30	C & G	LOCAL	MUD	571
WAYLAND KRUGER DRIVE	50	30	30	C & G	LOCAL	MUD	3,446

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



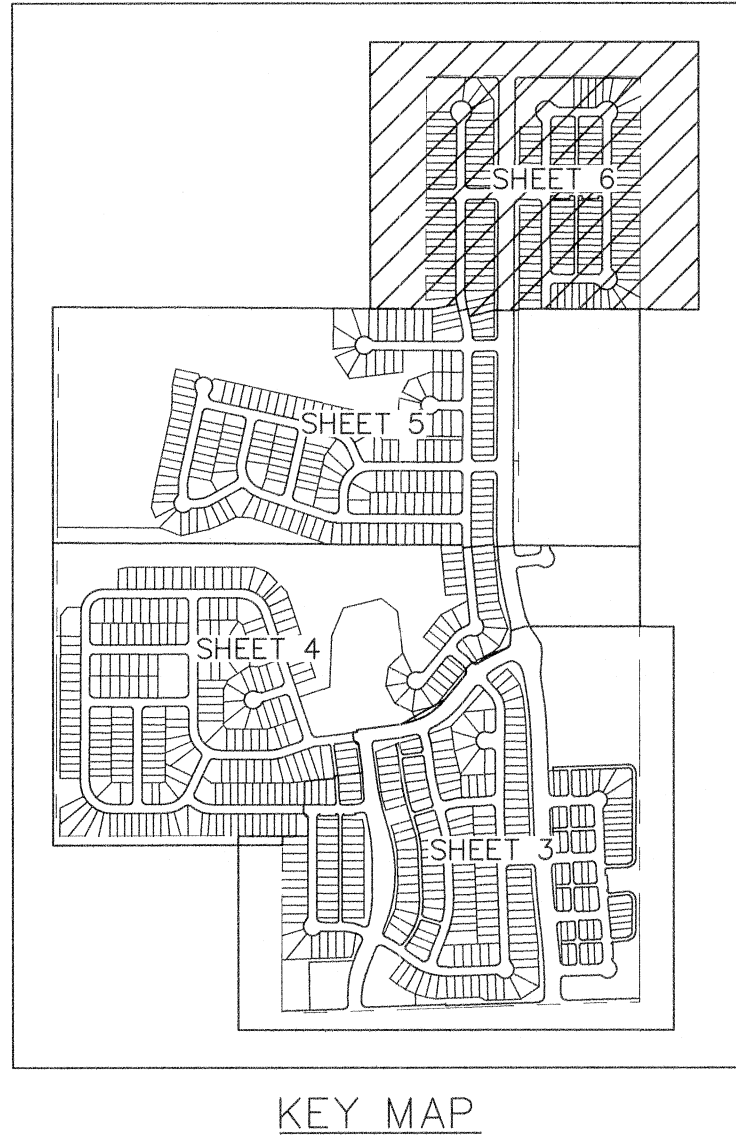
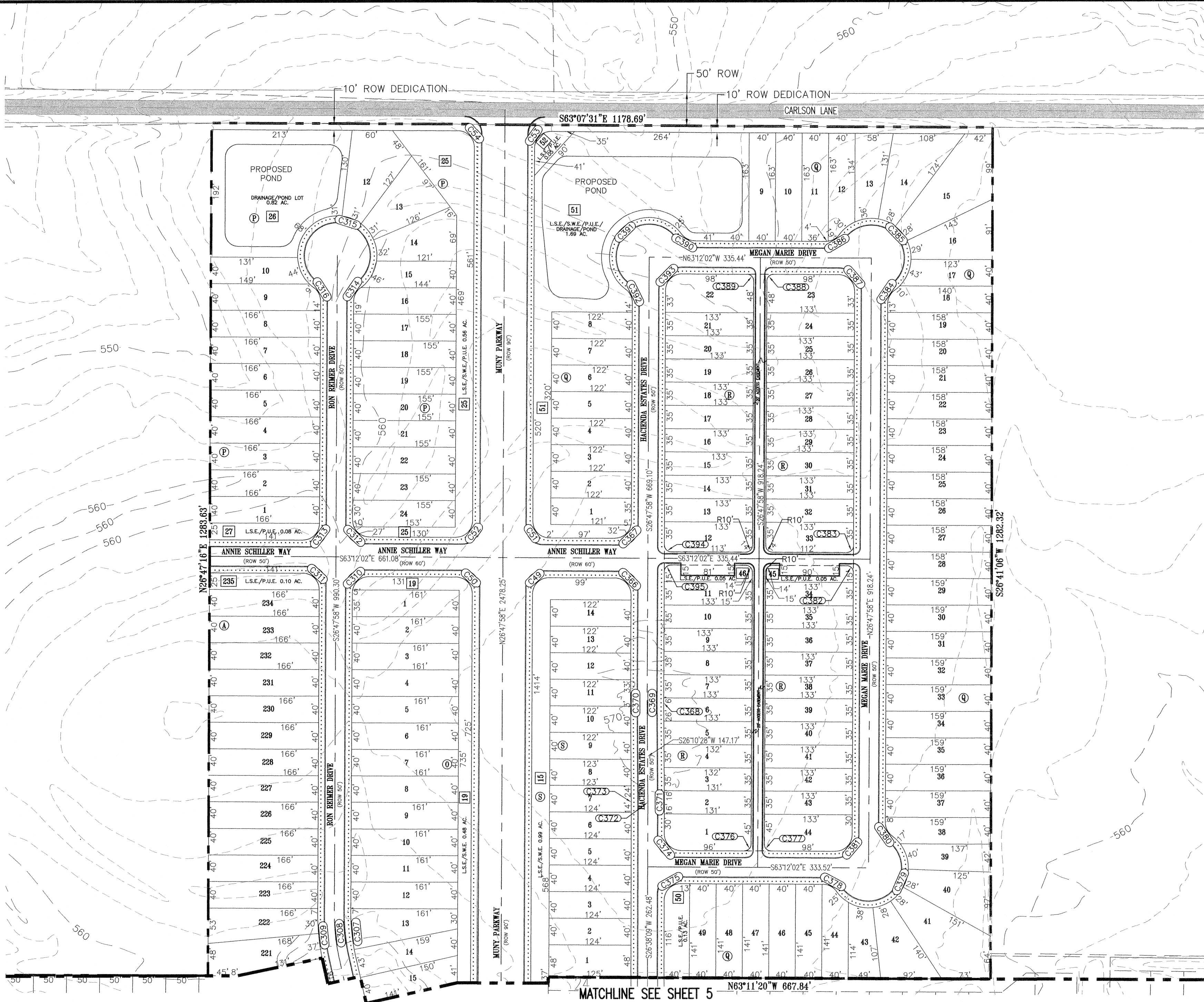
METES AND BOUNDS
BEING ALL OF THAT CERTAIN 271.82 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, 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 2021130998, 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 EISENBEC SCHILLER BY DEED RECORDED IN DOCUMENT NUMBER 2008206286, 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 WOR 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 202100280, 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 617.37 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 2021247774, 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.

DESIGNED BY: BRK	DRAFTED BY: ASL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #E3791 North Office: 12129 RR 620 N., Ste. 600 5501 West William Cannon Dr. Phone No. (512) 280-5160 www.cbdeng.com	
PRELIMINARY PLAT (4 OF 5)	
TRIADA	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
BRIAN KELLING JR. 130745 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. 0915791	
8/13/2024	
DATE	AUGUST 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°57'37"
C5	38.64	25.00	S70°13'56"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°48'48"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
C141	29.61	183.00	S68°10'38"E	29.58	14.84	9°16'12"
C142	13.18	10.00	S61°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	N65°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°26'46"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	S63°12'27"E	117.78	62.54	39°19'51"
C152	168.85	150.00	N64°12'34"E	160.08	94.64	64°29'46"
C153	140.71	125.00	N64°12'34"E	133.40	78.86	64°29'46"
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
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	6°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°45'58"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
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°21'30"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	17.28	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	5°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°46'05"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
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	39.19	25.00	S18°27'02"E	35.30	24.92	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°21'32"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	24.19	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	35.95	24.43	88°40'52"

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	N18°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	17°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	N20°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°52'46"

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	N71°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	216.85	111.26	26°21'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	BETA
C181	39.85	25.00	N03°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	S06°45'35"E	20.41	11.18	48°11'23"
C184	241.19	50.00	S90°08'43"W	66.67	44.72	276°22'46"
C185	217.42	175.00	N02°45'56"W	203.71	125.25	71°11'08"
C186	186.18	125.00	N20°45'36"W	174.61	107.36	71°11'08"
C187	158.36	125.00	N07°08'25"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	196.35	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	39.39	25.00	N10°13'58"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"

DESIGNED BY:	BRK	DRAFTED BY:	ASL
DATE			
REVISION			

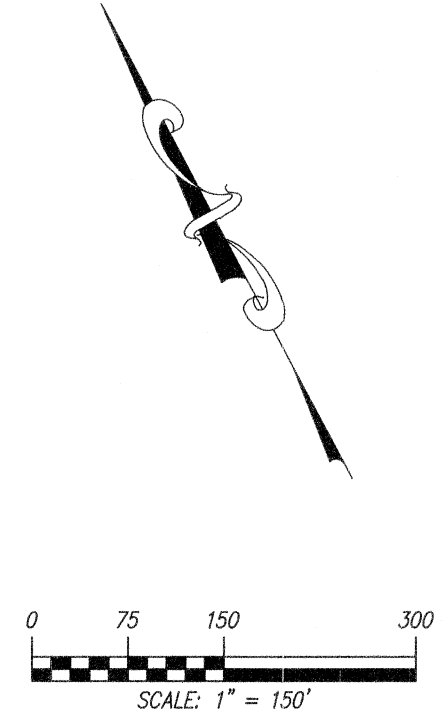
Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #F3791
North Office
12129 RR 621 N. Box 600
Elgin, TX 75840
Phone No. (512) 280-5160
www.cbdi.com

CBD

SHEET NAME:	WATER UTILITY PLAN (1 OF 2)
JOB NAME:	TRIADA
PROJECT:	STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS



DATE	AUGUST 2024
JOB NUMBER	5585
SHEET	8 OF 16



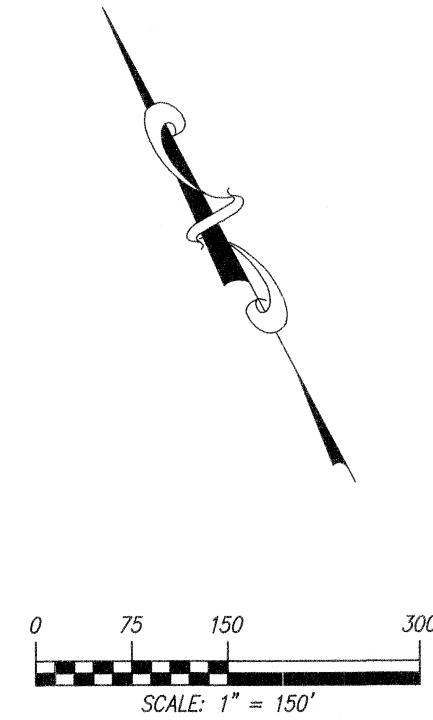
LEGEND

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

- NOTES:
- 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".
 - WATER: RETAIL: CITY OF ELGIN



MATCHLINE SEE SHEET 8



LEGEND

PROJECT BOUNDARY

PROPOSED RIGHT OF WAY

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

ROAD CENTERLINE

PROPOSED WATER LINE

EXISTING AQUA WATER LINE

PROPOSED EASEMENT

100YR FEMA FLOODPLAIN

CREEK CENTERLINE

WATERWAY BUFFER ZONE

NOTES:

- 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

[illegible]

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

Main Office **North Office**
FIRM ID #F3791
5501 West William Cannon Dr. 12179 RR 620 N, Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeing.com

WATER UTILITY PLAN (2 OF 2)

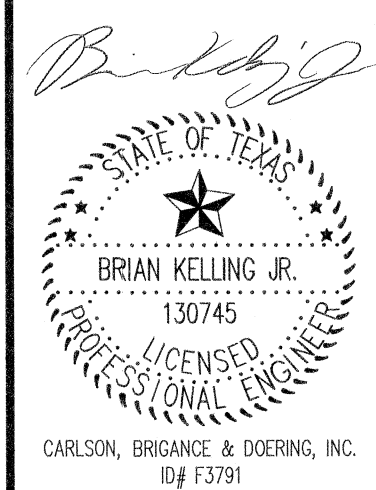
TRIADA

STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

SHEET NAME:

JOB NAME:

PROJECT:



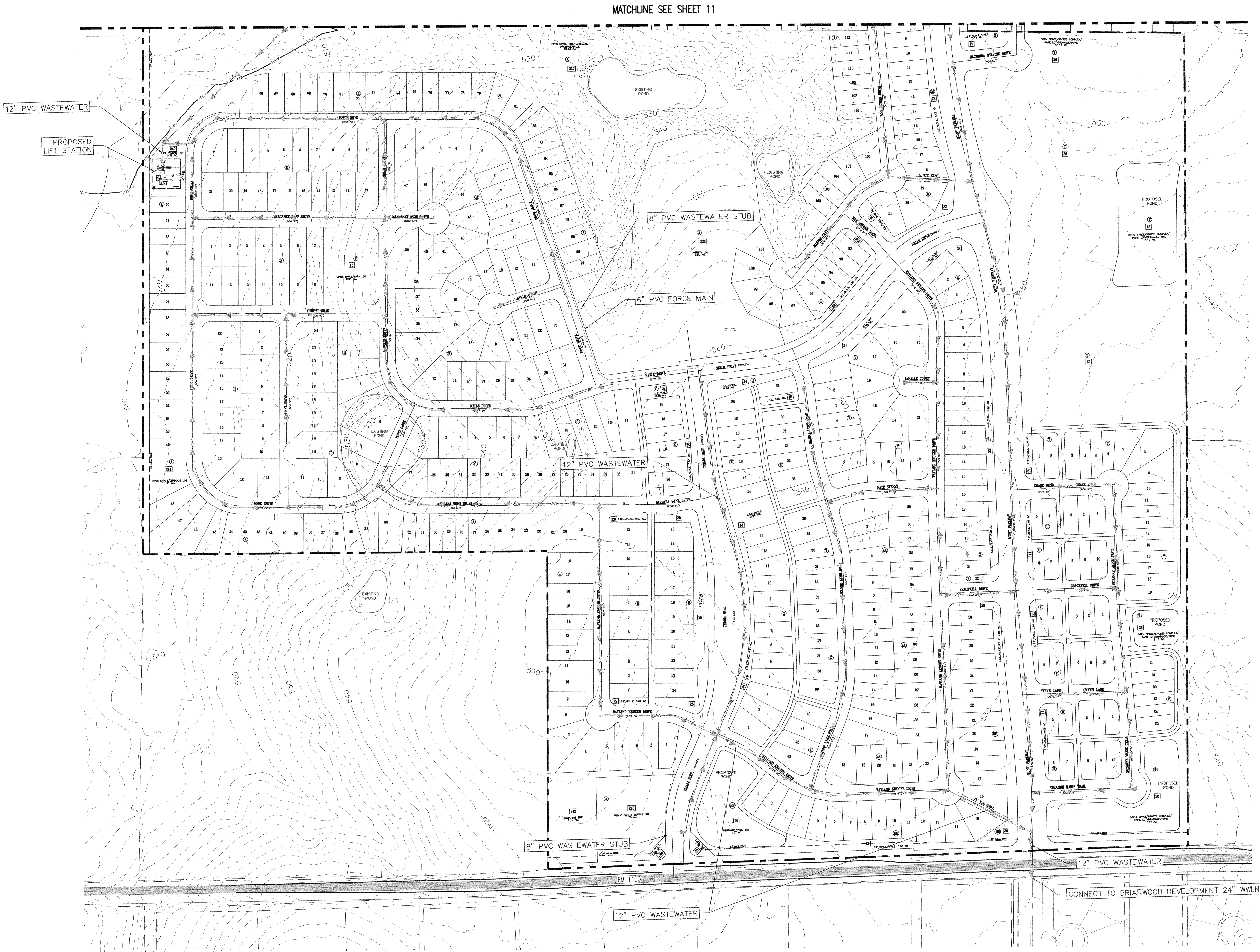
8/13/2024

DATE
AUGUST 2024

JOB NUMBER 5585

SHEET
9 OF 16

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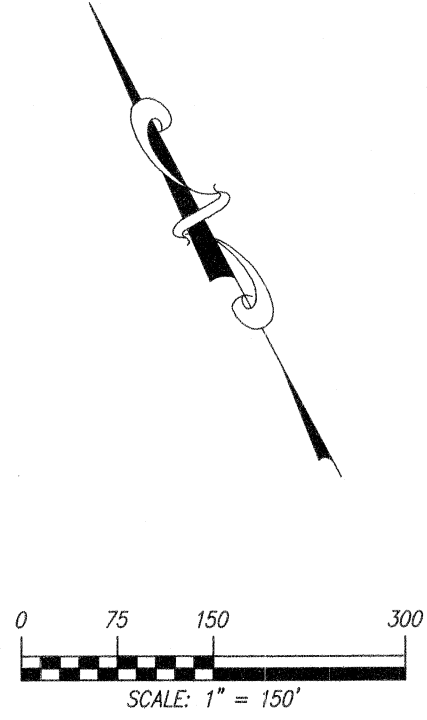


DESIGNED BY: BAK	DRAFTED BY: ASE
DATE	
REVISION	
SHEET NAME: WASTEWATER UTILITY PLAN (1 OF 2)	
JOB NAME: TRIADA	
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
BRIARWOOD	
CARLSON, BRIGANCE & DOERING, INC.	
8/13/2024	
DATE	AUGUST 2024
JOB NUMBER	5585
SHEET	10 OF 16

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MATCHLINE SEE SHEET 10

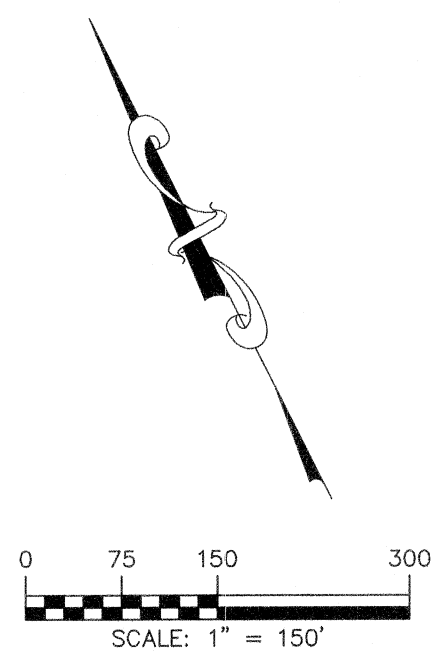
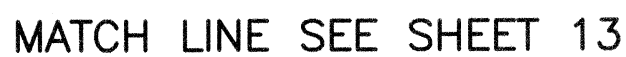


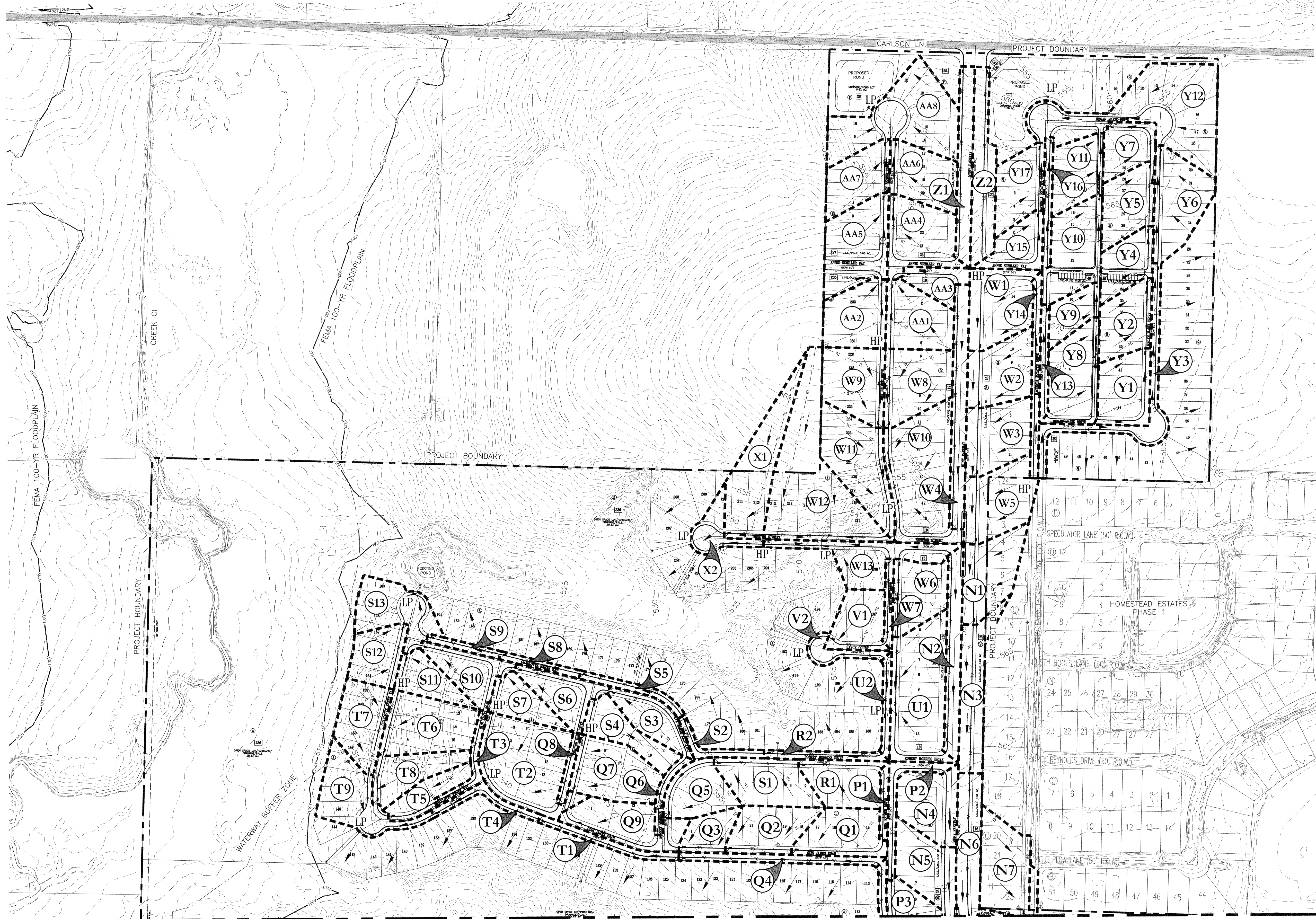
LEGEND

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

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

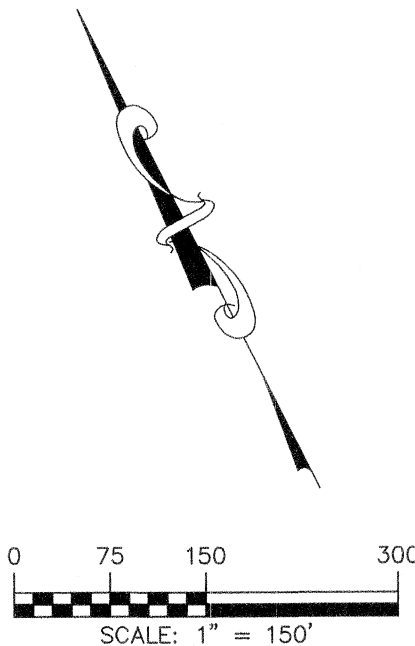
DESIGNED BY: BRK	DRAFTED BY: ASL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #F3791 North Office Main Office 5501 West William Cannon Dr. Phone No. (512) 260-5160 www.cbdteng.com	
SHEET NAME: WASTEWATER UTILITY PLAN (2 OF 2) JOB NAME: TRIADA PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
8/13/2024	
DATE	AUGUST 2024
JOB NUMBER	5585
SHEET	11 OF 16





LEGEND

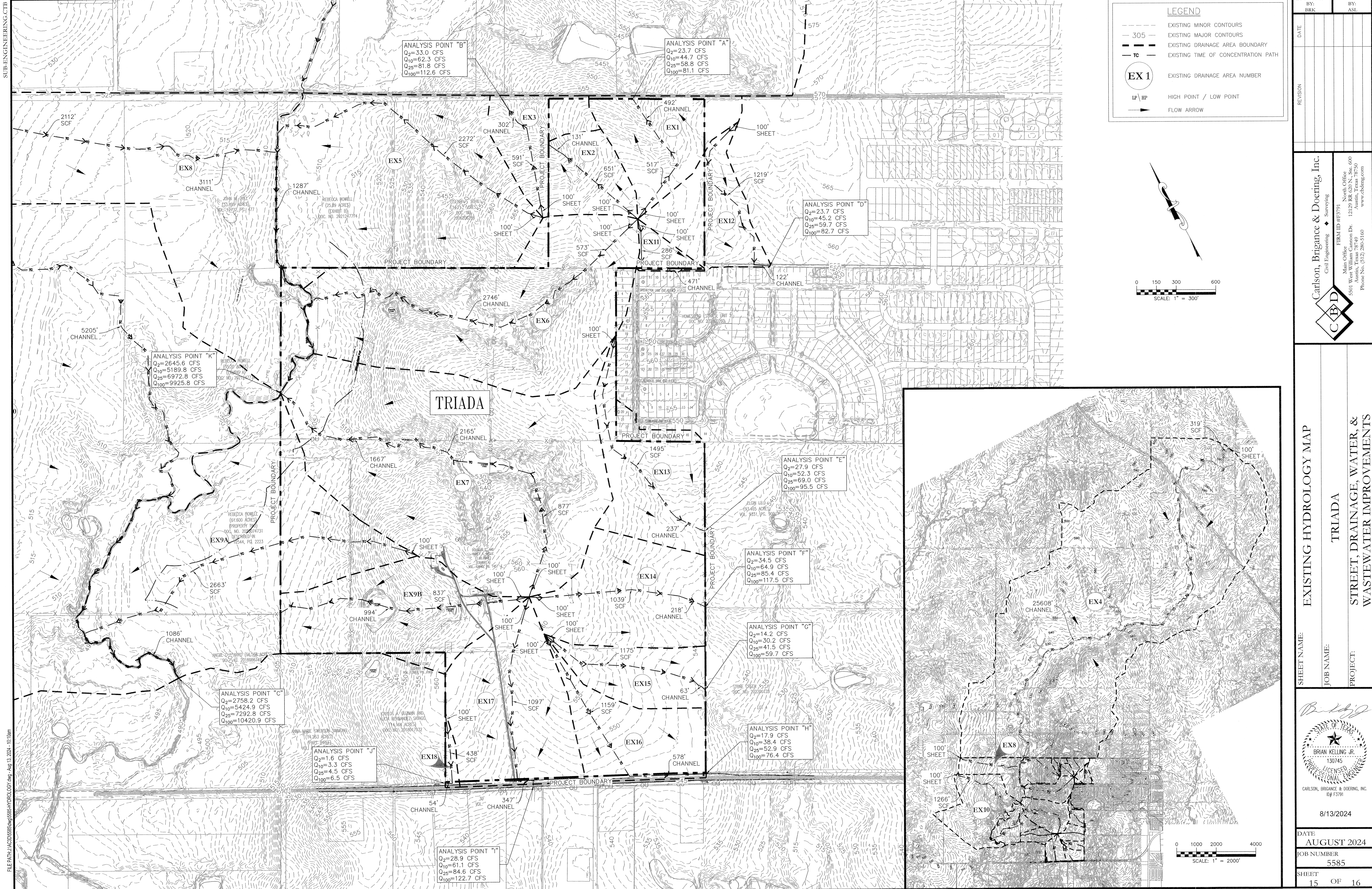
- EXISTING MINOR CONTOURS
- 305 --- EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y --- 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC --- TIME OF CONCENTRATION
- A1** DRAINAGE AREA NUMBER
- LP / HP HIGH POINT / LOW POINT
- FLOW ARROW



DESIGNED BY: BRK	DRAFTED BY: ASI
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750 Phone No. (512) 286-5160 www.cbdieng.com	
C B D	
SHEET NAME: DRAINAGE PLAN (2 OF 2)	
JOB NAME: TRIADA	PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS
 CARLSON, BRIGRANCE & DOERING, INC. ID# F3791	
8/13/2024	
DATE: AUGUST 2024	JOB NUMBER: 5585
SHEET 13 OF 16	

Area No.	Area (Acre)	TC (Min.)	Perv. (%)	Imperv. (%)	C 25	C 100	I 25	I 100	Q 25	Q 100
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	12.66	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



DESIGNED BY: BRK	DRAFTED BY: ASL
DATE	
REVISION	
SHEET NAME: EXISTING HYDROLOGY MAP	
JOB NAME: TRIADA	
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NUMBER: 5585	
SHEET 15 OF 16	
DATE: AUGUST 2024	
JOB NUMBER: 5585	
SHEET 15 OF 16	

Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying

FIRM ID # F3791

North Office
Main Office
5501 West William Cannon Dr.
Austin, Texas 78746
Phone No. 512.280.5160
www.cbdi.com

STATE OF TEXAS

BRIAN KELLING JR.

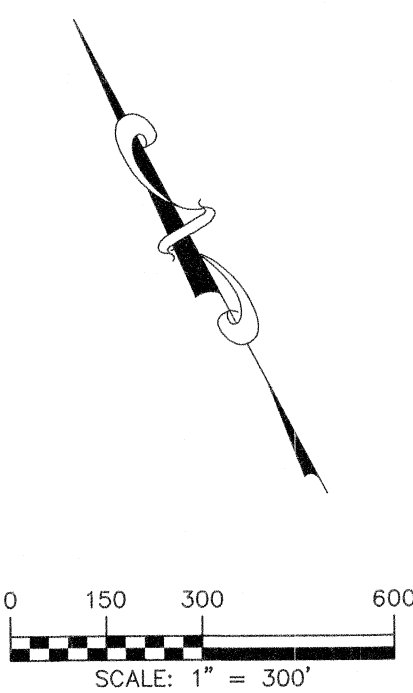
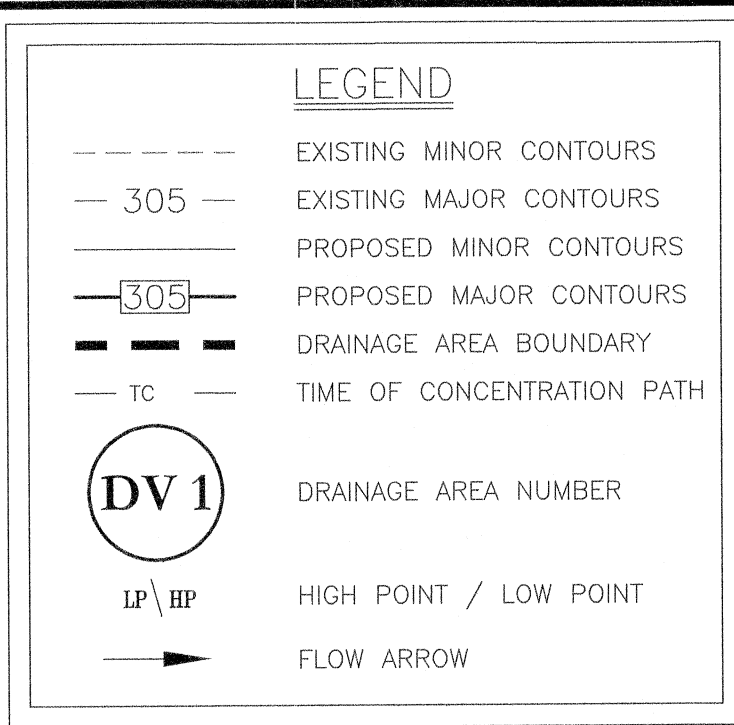
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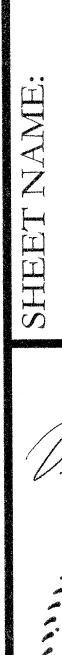
PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

ID# F3791

8/13/2024

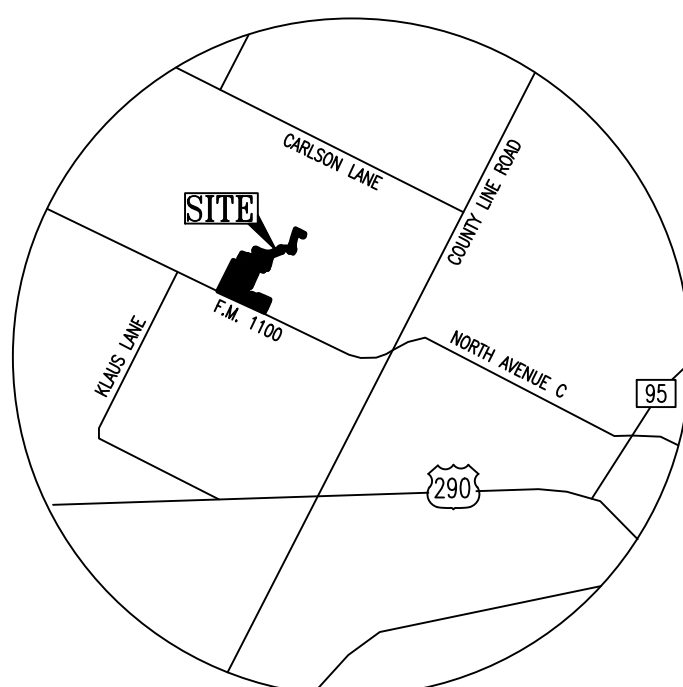


DESIGNED BY: BRK	DRAFTED BY: ASL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying PHM ID #F3791 Main Office: North Office 5501 West William Cannon Dr. 12129 RR (62) N. Ste. 600 Austin, Texas 78749 Austin, Texas 78750 Phone No. (512) 280-5160 www.cbding.com	
	
DEVELOPED HYDROLOGY MAP	
TRIADA	
STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
SHEET NAME:	
JOB NAME:	
PROJECT:	
 8/13/2024	
DATE	
AUGUST 2024	
JOB NUMBER	
5585	
SHEET	
16 OF 16	

TRIADA PHASE 1
FINAL PLAT

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.



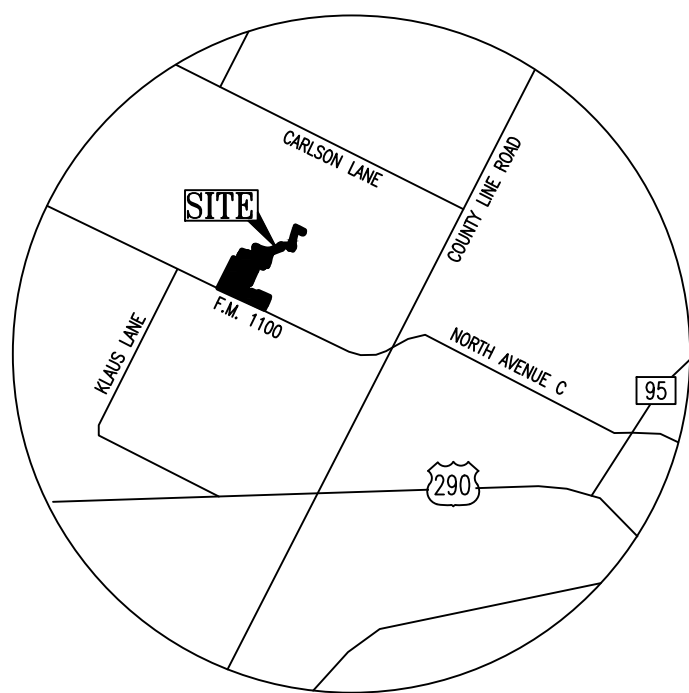
LOCATION MAP
(N.T.S.)

SHEET NO. 1 OF 6

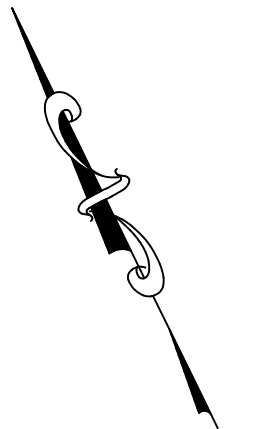


J: \AC3D\5633\Survey\PLAT - TRIADA PHASE 1

TRIADA PHASE 1
FINAL PLAT



LOCATION MAP
(N.T.S.)



SCALE: 1" = 100'

LEGEND

- TXDOT CONCRETE MONUMENT FOUND
- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
- LOT NUMBER
- BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- W.Q.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- E.S.T. ELEVATED STORAGE TANK
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- O.S. OPEN SPACE
- AQUA E. AQUA EASEMENT

DATE: SEPTEMBER 16, 2024

OWNER:
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78633
PHONE: 512-703-9466

ENGINEER: BRIAN KELLING
SURVEYOR: ERIC J. DANNHEIM
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160

TOTAL ACREAGE: 35.365 ACRES
SURVEY: HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518
F.E.M.A. MAP NO. 48453C0510H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARK
BM#1 - CAPPED 1/2" IRON ROD
SET STAMPED "CONTROL POINT"

N: 10109695.54
E: 3214993.22
ELEV: 551.13

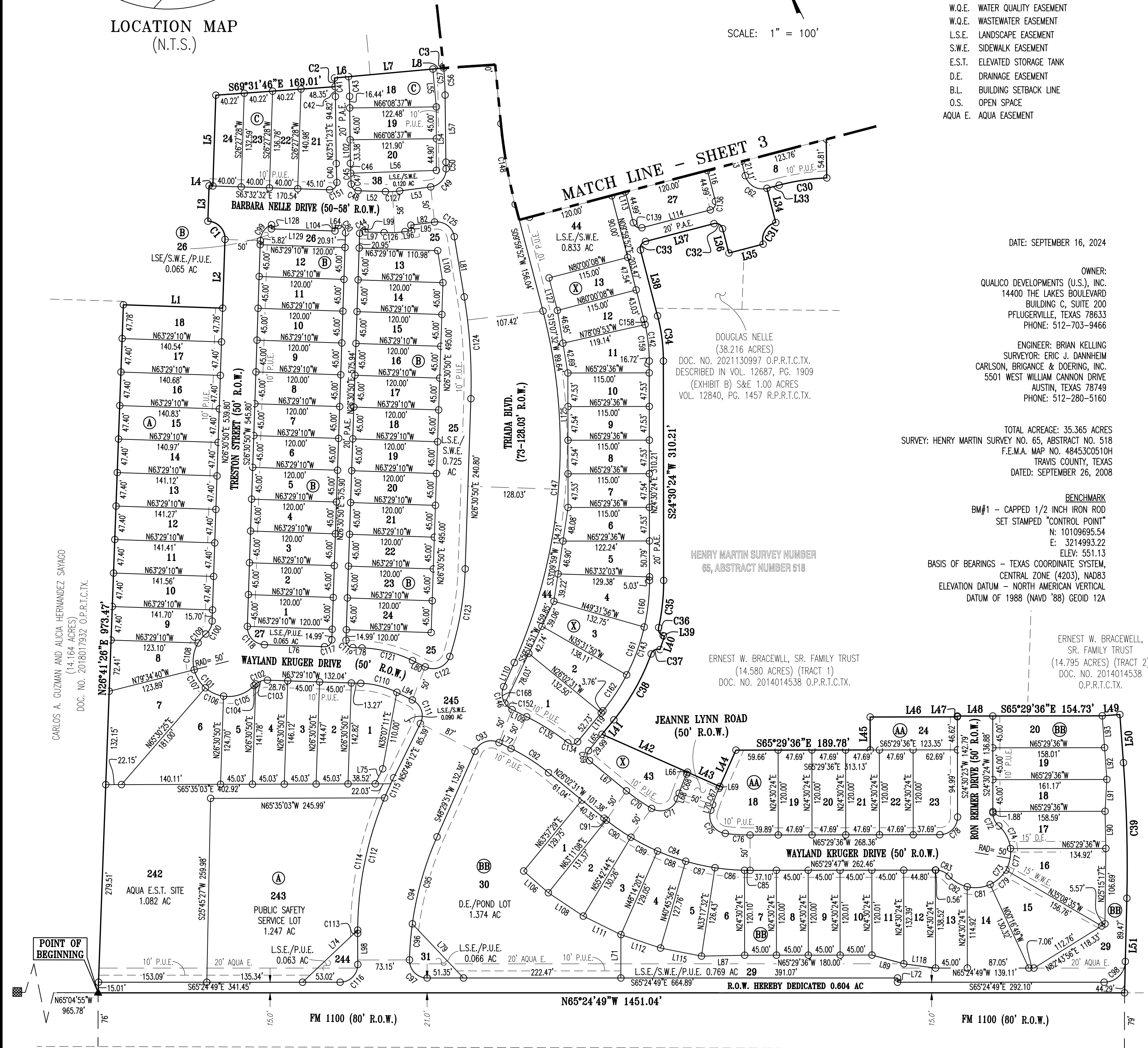
BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD '88) GEOID 12A

ERNEST W. BRACEWELL,
SR. FAMILY TRUST
(14.795 ACRES) (TRACT 2)
DOC. NO. 2014014538
O.P.R.T.C.T.X.

ERNEST W. BRACEWELL, SR. FAMILY TRUST
(14.580 ACRES) (TRACT 1)
DOC. NO. 2014014538 O.P.R.T.C.T.X.

HENRY MARTIN SURVEY NUMBER
65, ABSTRACT NUMBER 518

DOUGLAS NELLE
(38.216 ACRES)
DOC. NO. 2021130997 O.P.R.T.C.T.X.
DESCRIBED IN VOL. 12687, PG. 1909
(EXHIBIT B) S&E 1.00 ACRES
VOL. 12840, PG. 1457 R.P.R.T.C.T.X.



STREETS	R.O.W.	L.F.	STREET WIDTH	ACREAGE
BARBARA NELLE DRIVE	50' MIN\58' MAX	411	30' FOC-FOC	0.439
CHASER PATH	60' R.O.W.	213	40' FOC-FOC	0.289
HACIENDA ESTATES DRIVE	50' R.O.W.	72	30' FOC-FOC	0.050
JEANNE LYNN ROAD	50' R.O.W.	625	30' FOC-FOC	0.611
NELLE HOMESTEAD DRIVE	90' MIN\181.04' MAX	661	40' FOC-FOC	1.730
RON REIMER DRIVE	73' MIN\84' MAX	1,201	FOC-FOC VARIES	1.948
TRESTON STREET	50' R.O.W.	350	FOC-FOC VARIES	0.413
TRIADA BOULEVARD	50' R.O.W.	646	FOC-FOC VARIES	0.623
WAYLAND KRUGER DRIVE	73' MIN\128.03' MAX	1,602	FOC-FOC VARIES	3.044
WAYLAND KRUGER DRIVE	50' R.O.W.	1,127	FOC-FOC VARIES	1.533
TOTAL		6,908		10.680

20' PRIVATE ACCESS EASEMENTS:
0.970 ACRES

R.O.W. DEDICATIONS:
0.604 ACRES

TOTAL OF LOTS:	ACREAGE
SINGLE FAMILY LOTS:	112 16.020
AQUA E.S.T. SITE	1 1.082
PUBLIC SAFETY SERVICE LOT	1 1.247
L.S.E.	1 0.072
L.S.E./P.U.E.	3 0.194
L.S.E./S.W.E./P.U.E.	3 1.013
L.S.E./S.W.E.	5 2.109
D.E. & POND	1 1.374
BLOCKS	8 23.111
TOTAL LOTS:	126 23.111

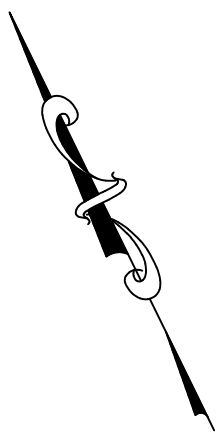
SHEET NO. 2 OF 6

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5633\Survey\PLAT - TRIADA PHASE 1

TRIADA PHASE 1
FINAL PLAT

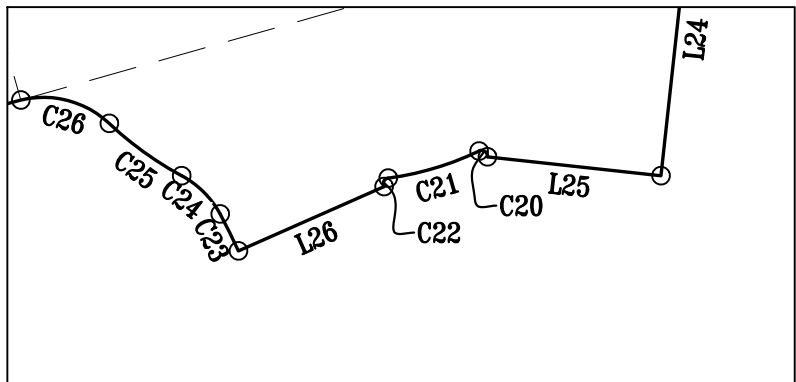


SCALE: 1" = 100'

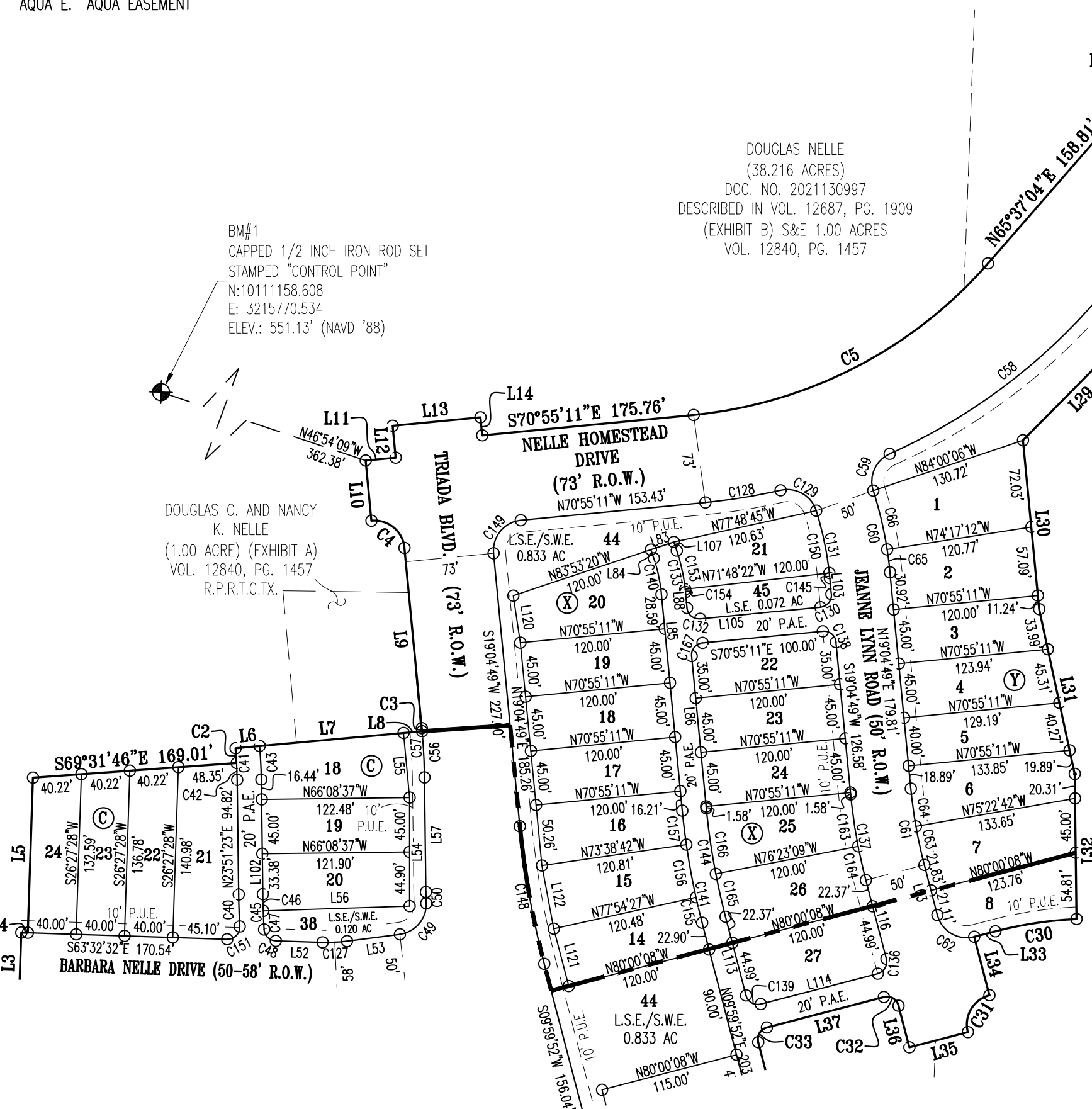
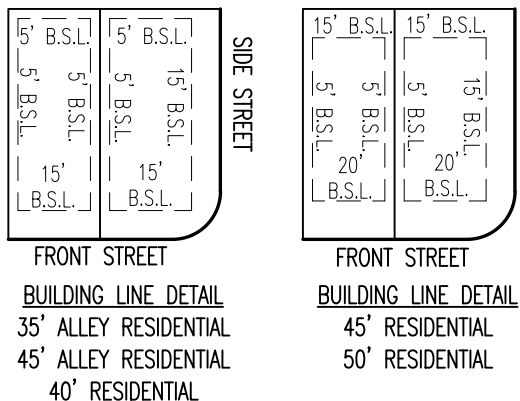
LEGEND

- TXDOT CONCRETE MONUMENT FOUND
- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND
STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET
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- LOT NUMBER
- BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
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- W.Q.E. WATER QUALITY EASEMENT
- W.Q.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- E.S.T. ELEVATED STORAGE TANK
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- O.S. OPEN SPACE
- AQUA E. AQUA EASEMENT

DETAIL
SCALE: 1" = 50'



BUILDING SETBACK DETAIL



MATCH LINE
SHEET 2

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
A	1	7,634	4,580
A	2	6,464	3,878
A	3	6,538	3,923
A	4	6,582	3,949
A	5	5,794	3,476
A	6	11,147	6,688
A	7	12,196	7,317
A	8	6,551	3,930
A	9	6,488	3,893
A	10	6,714	4,028
A	11	6,707	4,024
A	12	6,701	4,020
A	13	6,694	4,017
A	14	6,688	4,013
A	15	6,681	4,009
A	16	6,674	4,005
A	17	6,668	4,001
A	18	6,713	4,028

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
B	12	5,400	3,240
B	13	5,197	3,118
B	14	5,400	3,240
B	15	5,400	3,240
B	16	5,400	3,240
B	17	5,400	3,240
B	18	5,400	3,240
B	19	5,400	3,240
B	20	5,400	3,240
B	21	5,400	3,240
B	22	5,400	3,240
B	23	5,400	3,240
B	24	5,400	3,240

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
X	8	5,467	3,280
X	9	5,467	3,280
X	10	5,467	3,280
X	11	6,561	3,936
X	12	5,703	3,422
X	13	5,467	3,280
X	14	5,624	3,374
X	15	5,864	3,519
X	16	5,695	3,417
X	17	5,400	3,240
X	18	5,400	3,240
X	19	5,400	3,240
X	20	6,405	3,843
X	21	5,580	3,348
X	22	5,357	3,214
X	23	5,400	3,240
X	24	5,400	3,240
X	25	6,087	3,652
X	26	6,583	3,950
X	27	6,556	3,933
X	43	7,820	4,692

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
AA	18	9,835	5,901
AA	19	5,723	3,434
AA	20	5,723	3,434
AA	21	5,723	3,434
AA	22	5,723	3,434
AA	23	7,388	4,433
AA	24	5,751	3,451

B	1	5,400	3,240
B	2	5,400	3,240
B	3	5,400	3,240
B	4	5,400	3,240
B	5	5,400	3,240
B	6	5,400	3,240
B	7	5,400	3,240
B	8	5,400	3,240
B	9	5,400	3,240
B	10	5,400	3,240
B	11	5,400	3,240

B	12	5,400	3,240
B	13	5,197	3,118
B	14	5,400	3,240
B	15	5,400	3,240
B	16	5,400	3,240
B	17	5,400	3,240
B	18	5,400	3,240
B	19	5,400	3,240
B	20	5,400	3,240
B	21	5,400	3,240
B	22	5,400	3,240
B	23	5,400	3,240
B	24	5,400	3,240

X	18	5,907	3,544
X	19	5,499	3,299
X	20	5,599	3,360
X	21	7,412	4,447
X	22	5,555	3,333
X	23	5,387	3,232
X	24	5,220	3,132

Y	1	7,564	4,538
Y	2	6,431	3,858
Y	3	5,466	3,280
Y	4	5,695	3,417
Y	5	5,261	3,156
Y	6	6,098	3,659
Y	7	6,360	3,816
Y	8	5,476	3,285

LOT AREA TABLE:	
RESIDENTIAL LOTS < 6,000 SQFT:	64
RESIDENTIAL LOTS 6,000-7,500 SQFT:	37
RESIDENTIAL LOTS 7,500-9,000 SQFT:	6
RESIDENTIAL LOTS > 9,000 SQFT:	5
TOTAL RESIDENTIAL LOTS:	112

SHEET NO. 3 OF 6

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160

Surveying Austin, Texas 78749 Fax No. (512) 280-5165

J: \AC3D\5633\Survey\PLAT - TRIADA PHASE 1

TRIADA PHASE 1
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.29	25.00	N18°30'51"W	35.37	25.02	90°03'22"
C2	12.27	335.00	N20°25'15"E	12.27	6.14	2°05'58"
C3	2.48	490.00	N19°13'32"E	2.48	1.24	0°17'25"
C4	39.27	25.00	N25°55'11"W	35.36	25.00	90°00'00"
C5	280.67	370.00	N87°20'57"E	273.99	147.47	43°27'45"
C6	20.98	490.00	N66°50'40"E	20.98	10.49	2°27'11"
C7	36.39	25.00	N26°22'35"E	33.26	22.27	83°23'20"
C8	37.30	25.00	S58°03'42"E	33.94	23.10	85°29'14"
C9	177.99	490.00	N89°37'19"E	177.02	89.99	20°48'46"
C10	30.22	25.00	N65°24'07"E	28.41	17.26	69°15'10"
C11	42.49	127.00	N21°11'28"E	42.29	21.44	19°10'08"
C12	402.11	2045.00	N17°14'23"E	401.46	201.71	11°15'58"
C13	20.82	25.00	S02°46'54"W	20.22	11.05	47°42'30"
C14	151.91	50.00	S65°58'02"W	99.87	966.85	174°04'45"
C15	18.68	25.00	N48°24'09"W	18.25	9.80	42°49'06"
C16	39.98	25.00	S64°22'18"W	35.86	25.72	91°38'00"
C17	237.08	1955.00	S15°04'51"W	236.94	118.69	6°56'54"
C18	42.49	127.00	S02°01'20"W	42.29	21.44	19°10'08"
C19	60.22	90.00	S11°36'24"W	59.10	31.29	38°20'16"
C20	3.18	1.50	N30°02'17"W	2.62	2.69	121°37'38"
C21	24.78	80.50	N82°01'59"W	24.68	12.49	17°38'15"
C22	2.90	1.50	S51°26'00"W	2.47	2.17	110°42'17"
C23	10.73	127.00	N01°41'19"W	10.73	5.37	4°50'35"
C24	14.34	25.00	N20°32'18"W	14.14	7.37	32°51'24"
C25	23.30	90.00	N29°33'02"W	23.23	11.71	14°49'56"
C26	24.85	25.00	N50°36'27"W	23.84	13.56	56°56'46"
C27	15.91	142.00	N82°17'28"W	15.91	7.97	6°25'16"
C28	124.94	450.00	S86°32'38"W	124.54	62.87	15°54'28"
C29	40.97	25.00	S31°38'15"W	36.54	26.76	93°54'20"
C30	68.11	325.00	N73°59'53"W	67.99	34.18	12°00'29"
C31	39.26	25.00	S55°00'46"W	35.35	24.99	89°58'13"
C32	15.71	10.00	N35°00'08"W	14.14	10.00	90°00'00"
C33	15.71	10.00	S54°59'52"W	14.14	10.00	90°00'00"
C34	64.57	255.00	S17°15'08"W	64.40	32.46	14°30'32"
C35	67.13	310.00	S30°42'37"W	67.00	33.70	12°24'27"
C36	14.64	10.00	S05°01'10"E	13.37	8.98	83°52'01"
C37	15.53	10.00	S88°34'03"W	14.01	9.82	88°57'33"
C38	107.51	310.00	S54°01'23"W	106.97	54.30	19°52'12"
C39	191.83	1955.00	S23°08'54"W	191.75	95.99	5°37'19"
C40	26.57	645.00	N22°40'34"E	26.57	13.29	2°21'38"
C41	26.22	335.00	N21°36'50"E	26.22	13.12	4°29'06"
C42	13.95	335.00	N22°39'48"E	13.95	6.98	2°23'08"
C43	27.79	355.00	S21°36'50"W	27.78	13.90	4°29'06"
C44	13.18	10.00	S64°16'33"W	12.25	7.75	75°31'26"
C45	29.28	625.00	S22°30'51"W	29.28	14.64	2°41'03"
C46	13.83	625.00	S23°13'20"W	13.83	6.92	1°16'04"
C47	15.45	625.00	S21°52'49"W	15.45	7.72	1°24'58"
C48	14.79	10.00	S21°11'06"E	13.48	9.12	84°42'52"
C49	36.84	25.00	N64°58'22"E	33.60	22.68	84°25'48"
C50	9.39	490.00	N23°18'26"E	9.39	4.70	1°05'54"
C51	35.89	1955.00	N22°20'49"E	35.89	17.94	1°03'07"
C52	39.98	25.00	N23°59'43"W	35.86	25.72	91°37'57"
C53	36.46	25.00	S68°24'44"W	33.31	22.33	83°33'09"
C54	43.47	25.00	S65°07'39"E	38.20	29.60	99°37'27"
C55	9.07	450.00	N64°28'59"E	9.07	4.54	1°09'18"
C56	40.84	490.00	N21°28'06"E	40.83	20.43	4°46'33"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C57	38.36	490.00	S21°36'49"W	38.35	19.19	4°29'08"
C58	227.86	490.00	N77°13'39"E	225.81	116.03	26°38'38"
C59	36.50	25.00	N48°43'15"E	33.35	22.38	83°39'26"
C60	69.14	325.00	N12°59'11"E	69.01	34.70	12°11'18"
C61	64.20	405.00	N14°32'21"E	64.13	32.17	9°04'57"
C62	39.27	25.00	N35°00'08"W	35.36	25.00	90°00'00"
C63	32.67	405.00	S12°18'32"W	32.66	16.34	4°37'19"
C64	31.53	405.00	S16°51'00"W	31.52	15.77	4°27'38"
C65	19.09	325.00	S17°23'53"W	19.08	9.55	3°21'53"
C66	50.05	325.00	S11°18'14"W	50.00	25.07	8°49'24"
C67	24.65	275.00	N45°56'10"E	24.64	12.33	5°08'10"
C68	29.13	325.00	S45°56'10"W	29.12	14.58	5°08'10"
C69	15.71	10.00	N18°57'29"E	14.14	10.00	90°00'00"
C70	43.45	275.00	N30°34'05"W	43.40	21.77	9°03'08"
C71	44.30	25.00	N85°51'47"W	38.73	30.62	101°32'16"
C72	21.03	25.00	S00°24'42"W	20.41	11.18	48°11'23"
C73	162.65	50.00	S69°30'24"W	99.85	897.21	186°22'46"
C74	36.77	50.00	S02°36'53"E	35.95	19.26	42°08'12"
C75	44.30	25.00	N07°24'02"W	38.73	30.62	101°32'13"
C76	35.15	275.00	N61°49'52"W	35.13	17.60	7°19'28"
C77	31.61	50.00	S36°34'00"W	31.09	16.36	36°13'34"
C78	39.27	25.00	S69°30'24"W	35.36	25.00	90°00'00"
C79	30.58	50.00	S72°12'11"W	30.11	15.79	35°02'46"
C80	15.70	10.00	N18°33'10"W	14.14	10.00	89°58'43"
C81	33.18	50.00	N71°15'34"W	32.58	17.23	38°01'34"
C82	30.49	50.00	N34°46'30"W	30.02	15.74	34°56'33"
C83	21.03	25.00	N41°23'55"W	20.41	11.18	48°11'23"
C84	223.78	325.00	N45°46'04"W	219.39	116.53	39°27'05"
C85	7.90	325.00	N64°47'49"W	7.90	3.95	1°23'35"
C86	41.93	325.00	N60°24'15"W	41.90	21.00	7°23'33"
C87	42.39	325.00	N52°58'16"W	42.36	21.23	7°28'24"
C88	42.39	325.00	N45°29'52"W	42.36	21.23	7°28'24"
C89	42.39	325.00	N38°01'28"W	42.36	21.23	7°28'24"
C90	42.39	325.00	N30°33'04"W	42.36	21.23	7°28'24"
C91	4.38	325.00	N26°25'41"W	4.38	2.19	0°46'21"
C92	63.14	275.00	N32°37'10"W	63.00	31.71	13°09'17"
C93	40.28	25.00	N85°20'58"W	36.06	26.03	92°18'20"
C94	179.34	455.00	S37°12'20"W	178.19	90.85	22°35'02"
C95	128.23	455.00	S40°25'26"W	127.81	64.54	16°08'50"
C96	51.11	455.00	S29°07'55"W	51.09	25.58	6°26'12"
C97	39.85	25.00	S19°45'00"E	35.76	25.59	91°19'39"
C98	46.41	30.00	N70°16'22"E	41.92	29.29	88°37'37"
C99	28.97	25.00	S59°42'32"W	27.37	16.36	66°23'24"
C100	21.03	25.00	N50°36'32"E	20.41	11.18	48°11'23"
C101	162.65	50.00	N18°29'10"W	99.85	897.21	186°22'46"
C102	21.03	25.00	N87°34'51"W	20.41	11.18	48°11'23"
C103	17.67	25.00	N83°44'04"W	17.30	9.22	40°29'49"
C104	3.36	25.00	S72°10'15"W	3.35	1.68	7°41'34"
C105	47.40	50.00	N84°31'09"W	45.64	25.65	54°18'47"
C106	28.68	50.00	N40°55'57"W	28.28	14.74	32°51'36"
C107	30.46	50.00	N07°02'51"W	30.00	15.72	34°54'36"
C108	39.31	50.00	N32°55'59"E	38.31	20.74	45°03'05"
C109	16.79	50.00	N65°04'52"E	16.72	8.48	19°14'42"
C110	52.99	125.00	N51°20'29"W	52.59	26.90	24°17'21"
C111	39.27	25.00	N05°48'12"E	35.36	25.00	90°00'00"
C112	227.77	495.00	N37°37'15"E	225.77	115.94	26°21'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C113	4.58	495.00	N24°42'12"E	4.58	2.29	0°31'46"
C114	192.07	495.00	N36°05'03"E	190.86	97.26	22°13'54"
C115	31.13	495.00	N49°00'06"E	31.13	15.57	3°36'12"
C116	39.33	25.00	N69°30'45"E	35.40	25.06	90°08'51"
C117	15.71	10.00	N71°30'50"E	14.14	10.00	90°00'00"
C118	39.27	25.00	S18°29'10"E	35.36	25.00	90°00'00"
C119	15.71	10.00	S18°29'10"E	14.14	10.00	90°00'00"
C121	74.19	175.00	S51°20'29"E	73.63	37.66	24°17'21"
C122	42.86	25.00	S88°18'59"E	37.80	28.88	98°14'21"
C123	126.06	450.00	N34°32'20"E	125.64	63.44	16°03'00"
C124	144.43	730.00	N20°50'45"E	144.20	72.45	11°20'10"
C125	38.39	25.00	N28°49'02"W	34.73	24.14	87°59'24"
C126	29.61	183.00	N68°10'38"W	29.58	14.84	9°16'12"
C127	20.23	125.00	S68°10'40"E	20.20	10.14	9°16'15"
C128	63.17	490.00	N74°36'47"W	63.13	31.63	7°23'12"
C129	37.31	25.00	N35°33'11"W	33.94	23.11	85°30'24"
C130	15.71	10.00	N64°04'49"E	14.14	10.00	90°00'00"
C131	57.02	275.00	N13°08'25"E	56.92	28.61	11°52'48"
C132	15.71	10.00	S25°55'11"E	14.14	10.00	90°00'00"
C133	35.07	155.00	S12°35'56"W	34.99	17.61	12°57'47"
C134	15.53	10.00	S71°33'16"E	14.02	9.82	88°58'31"
C135	68.81	325.00	S33°07'54"E	68.68	34.53	12°07'48"
C136	15.71	10.00	S54°59'52"W	14.14	10.00	90°00'00"
C137	72.13	455.00	S14°32'21"W	72.05	36.14	9°04'57"
C138	15.71	10.00	S25°55'11"E	14.14	10.00	90°00'00"
C139	15.71	10.00	N35°00'08"W	14.14	10.00	90°00'00"
C140	30.54	135.00	N12°35'56"E	30.48	15.34	12°57'47"
C141	94.32	595.00	N14°32'21"E	94.22	47.26	9°04'57"
C142	59.51	235.00	N17°15'08"E	59.35	29.91	14°30'32"
C143	199.68	290.00	N44°13'56"E	195.76	103.98	39°27'05"
C144	91.15	575.00	N14°32'21"E	91.05	45.67	9°04'57"
C145	4.24	275.00	S18°38'19"W	4.24	2.12	0°53'01"
C146	38.26	25.00	S04°39'02"W	34.64	24.01	87°41'40"
C147	508.33	756.50	S29°14'52"W	498.82	264.18	38°29'59"
C148	115.72	730.00	S14°32'21"W	115.60	57.98	9°04'57"
C149	39.27	25.00	S64°04'49"W	35.36	25.00	90°00'00"
C150	52.78	275.00	S12°41'55"W	52.70	26.47	10°59'47"
C151	16.57	10.00	N68°58'36"E	14.74	10.91	94°57'43"
C152	13.78	25.00	N23°24'13"W	13.61	7.07	31°35'10"
C153	32.68	155.00	S12°09'29"W	32.62	16.40	12°04'54"
C154	2.38	155.00	S18°38'23"W	2.38	1.19	0°52'54"
C155	21.74	595.00	N11°02'40"E	21.74	10.87	2°05'36"
C156	44.27	595.00	N14°13'21"E	44.26	22.14	4°15'45"
C157	28.32	595.00	N17°43'02"E	28.31	14.16	2°43'36"
C158	7.55	235.00	S10°55'06"W	7.55	3.78	1°50'27"
C159	51.96	235.00	S18°10'21"W	51.85	26.09	12°40'05"
C160	66.41	290.00	N31°04'00"E	66.26	33.35	13°07'12"
C161	72.29	290.00	N44°46'05"E	72.11	36.33	14°16'59"
C162	60.98	290.00	S57°56'02"E	60.87	30.60	12°02'54"
C163	43.42	455.00	S16°20'47"W	43.41	21.73	5°28'05"
C164	28.70	455.00	S11°48'18"W	28.70	14.36	3°36'52"
C165	36.28	575.00	N11°48'19"E	36.27	18.14	3°36'54"
C166	54.87	575.00	N16°20'48"E	54.85	27.46	5°28'04"
C167	15.71	10.00	N64°04'49"E	14.14	10.00	90°00'00"
C168	24.48	25.00	N20°26'36"E	23.52	13.32	56°06'30"

TRIADA PHASE 1

FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 35.365 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING A PORTION 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 AND DESCRIBED IN VOLUME 12687, PAGE 1909, EXHIBIT B, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,, A PORTION 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, AND DESCRIBED IN VOLUME 12687, PAGE 1909, EXHIBIT A, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, A PORTION 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, A PORTION OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND A PORTION 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 A PORTION 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, SAID 35.365 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT 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 FM 1100 (80' R.O.W.), FOR THE WEST CORNER AND THE POINT OF BEGINNING 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 973.47 FEET TO CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", ON THE COMMON LINE OF SAID 14.341 ACRE TRACT AND SAID 14.164 ACRE TRACT OF LAND, FROM WHICH 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, BEARS N26°41'26"E, A DISTANCE OF 4.92 FEET,

THENCE, OVER AND ACROSS SAID 14.341 ACRE TRACT OF LAND, SAID 38.216 ACRE TRACT OF LAND, SAID 1.00 ACRE TRACT OF LAND, AND SAID 39.216 ACRE TRACT OF LAND, THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES, NUMBERED 1 THROUGH 34,

- 1) S63°29'10"E, A DISTANCE OF 140.39 FEET TO A CAPPED 1/2 INCH IRON SET STAMPED "CBD SETSTONE", FOR CORNER,
- 2) N26°30'50"E, A DISTANCE OF 97.12 FEET TO A CAPPED 1/2 INCH IRON SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 3) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, AND A CHORD THAT BEARS N18°30'51"W, A DISTANCE OF 35.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 4) N26°27'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5) S63°32'32"E, A DISTANCE OF 5.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 6) N26°27'28"E, A DISTANCE OF 128.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 7) S69°31'46"E, A DISTANCE OF 169.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 8) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 12.27 FEET, AND A CHORD THAT BEARS N20°25'15"E, A DISTANCE OF 12.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 9) S70°37'43"E, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 10) S70°37'51"E, A DISTANCE OF 119.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 11) S70°37'45"E, A DISTANCE OF 15.38 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 2.48 FEET, AND A CHORD THAT BEARS N19°13'32"E, A DISTANCE OF 2.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 13) N19°04'49"E, A DISTANCE OF 149.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N25°55'11"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 15) N19°04'49"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 16) S70°55'11"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 17) N19°04'49"E, A DISTANCE OF 26.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 18) S70°55'11"E, A DISTANCE OF 73.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 19) S19°04'49"W, A DISTANCE OF 15.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 20) S70°55'11"E, A DISTANCE OF 175.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 21) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 280.67 FEET, AND A CHORD THAT BEARS N87°20'57"E, A DISTANCE OF 273.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 22) N65°37'04"E, A DISTANCE OF 158.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 23) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 20.98 FEET, AND A CHORD THAT BEARS N66°50'40"E, A DISTANCE OF 20.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 24) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.39 FEET, AND A CHORD THAT BEARS N26°22'35"E, A DISTANCE OF 33.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 25) N15°19'05"W, A DISTANCE OF 1.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 26) N74°40'55"E, A DISTANCE OF 49.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 27) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.30 FEET, AND A CHORD THAT BEARS S58°03'42"E, A DISTANCE OF 33.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 28) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 177.99 FEET, AND A CHORD THAT BEARS N89°37'19"E, A DISTANCE OF 177.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 29) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 30.22 FEET, AND A CHORD THAT BEARS N65°24'07"E, A DISTANCE OF 28.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 30) N30°46'32"E, A DISTANCE OF 74.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 31) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.00 FEET, AN ARC LENGTH OF 42.49 FEET, AND A CHORD THAT BEARS N21°11'28"E, A DISTANCE OF 42.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 32) N11°36'24"E, A DISTANCE OF 22.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 33) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2045.00 FEET, AN ARC LENGTH OF 402.11 FEET, AND A CHORD THAT BEARS N17°14'23"E, A DISTANCE OF 401.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT,
- 34) S67°07'38"E, A DISTANCE OF 115.14 FEET TO A 5/8 INCH IRON ROD IN THE NORTH LINE OF SAID 39.216 ACRE TRACT, FOUND WITH ILLEGIBLE CAP AT THE WEST CORNER OF LOT 23, BLOCK C, OF HOMESTEAD ESTATES UNIT 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202100260, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTH CORNER OF A 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR CORNER,

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 175.28 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, OVER AND ACROSS SAID 14.580 ACRE, SAID 14.795 ACRE, SAID 38.216 ACRE TRACT, AND SAID 39.216 ACRE TRACT, THE FOLLOWING SIXTY-ONE (61) COURSES AND DISTANCES, NUMBERED 1 THROUGH 61,

- 1) S26°38'09"W, A DISTANCE OF 16.64 FEET TO A CAPPED 1/2 INCH IRON SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 20.82 FEET, AND A CHORD THAT BEARS S02°46'54"W, A DISTANCE OF 20.22 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 151.91 FEET, AND A CHORD THAT BEARS S65°58'02"W, A DISTANCE OF 99.8741.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 4) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 18.68 FEET, AND A CHORD THAT BEARS N48°24'09"W, A DISTANCE OF 18.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 5) N69°48'42"W, A DISTANCE OF 91.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.98 FEET, AND A CHORD THAT BEARS S64°22'18"W, A DISTANCE OF 35.86 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1955.00 FEET, AN ARC LENGTH OF 237.08 FEET, AND A CHORD THAT BEARS S15°04'51"W, A DISTANCE OF 236.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 8) S11°36'24"W, A DISTANCE OF 22.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.00 FEET, AN ARC LENGTH OF 42.49 FEET, AND A CHORD THAT BEARS S02°01'20"W, A DISTANCE OF 42.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 10) S07°33'44"E, A DISTANCE OF 100.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 11) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 60.22 FEET, AND A CHORD THAT BEARS S11°36'24"W, A DISTANCE OF 59.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 12) S30°46'32"W, A DISTANCE OF 69.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 13) N59°13'28"W, A DISTANCE OF 45.50 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 3.18 FEET, AND A CHORD THAT BEARS N30°02'17"W, A DISTANCE OF 2.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 15) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 80.50 FEET, AN ARC LENGTH OF 24.78 FEET, AND A CHORD THAT BEARS N82°01'59"W, A DISTANCE OF 24.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 16) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 2.90 FEET, AND A CHORD THAT BEARS S51°26'00"W, A DISTANCE OF 2.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 17) N89°16'02"W, A DISTANCE OF 41.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 18) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.00 FEET, AN ARC LENGTH OF 10.73 FEET, AND A CHORD THAT BEARS N01°41'19"W, A DISTANCE OF 10.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,

(CONTINUED)

- 19) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 14.34 FEET, AND A CHORD THAT BEARS N20°32'18"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 20) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 23.30 FEET, AND A CHORD THAT BEARS N29°33'02"W, A DISTANCE OF 23.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 21) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 24.85 FEET, AND A CHORD THAT BEARS N50°36'27"W, A DISTANCE OF 23.84 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 22) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 142.00 FEET, AN ARC LENGTH OF 15.91 FEET, AND A CHORD THAT BEARS N82°17'28"W, A DISTANCE OF 15.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 23) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 124.94 FEET, AND A CHORD THAT BEARS S86°32'38"W, A DISTANCE OF 124.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 24) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 40.97 FEET, AND A CHORD THAT BEARS S31°38'15"W, A DISTANCE OF 36.54 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 25) S15°18'55"E, A DISTANCE OF 24.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 26) S74°41'05"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 27) S68°24'16"W, A DISTANCE OF 164.69 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 28) S69°18'52"W, A DISTANCE OF 108.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 29) S19°04'49"W, A DISTANCE OF 140.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 30) S12°25'38"W, A DISTANCE OF 139.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 31) S2°50'42"W, A DISTANCE OF 120.13 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 32) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 68.11 FEET, AND A CHORD THAT BEARS N73°59'53"W, A DISTANCE OF 67.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 33) N80°00'08"W, A DISTANCE OF 18.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 34) S09°59'52"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 35) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S55°00'46"W, A DISTANCE OF 35.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 36) N80°00'08"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 37) N09°59'52"E, A DISTANCE OF 35.57 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 38) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, AND A CHORD THAT BEARS N35°00'08"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 39) N80°00'08"W, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 40) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, AND A CHORD THAT BEARS S54°59'52"W, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 41) S09°59'52"W, A DISTANCE OF 96.11 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 42) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 64.57 FEET, AND A CHORD THAT BEARS S17°15'08"W, A DISTANCE OF 64.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 43) S24°30'24"W, A DISTANCE OF 310.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 44) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 67.13 FEET, AND A CHORD THAT BEARS S30°42'37"W, A DISTANCE OF 67.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 45) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.64 FEET, AND A CHORD THAT BEARS S05°01'10"E, A DISTANCE OF 13.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 46) S46°57'10"E, A DISTANCE OF 1.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 47) S43°02'50"W, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT,
- 48) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.53 FEET, AND A CHORD THAT BEARS S88°34'03"W, A DISTANCE OF 14.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 49) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 107.54 FEET, AND A CHORD THAT BEARS S54°01'23"W, A DISTANCE OF 106.97 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 50) S63°57'29"W, A DISTANCE OF 26.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 51) S41°29'45"E, A DISTANCE OF 182.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 52) N48°30'33"E, A DISTANCE OF 56.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 53) S65°29'36"E, A DISTANCE OF 189.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 54) N24°30'24"E, A DISTANCE OF 46.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 55) S65°29'36"E, A DISTANCE OF 123.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 56) N24°30'30"E, A DISTANCE OF 1.18 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 57) S65°29'36"E, A DISTANCE OF 204.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 58) S69°39'46"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 59) S20°20'14"W, A DISTANCE OF 68.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- 60) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1955.00 FEET, AN ARC LENGTH OF 191.83 FEET, AND A CHORD THAT BEARS S23°08'54"W, A DISTANCE OF 191.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- 61) S25°57'33"W, A DISTANCE OF 133.76 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID FM 1100, BEING ON THE SOUTH LINE OF SAID 14.795 ACRE TRACT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, N65°24'49"W, WITH THE COMMON LINE OF SAID FM 1100, SAID 14.580 ACRE TRACT, SAID 14.795 ACRE TRACT, AND SAID 14.341 ACRE TRACT OF LAND, A DISTANCE OF 1451.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.365 ACRES OF LAND

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 THE DISTRICT WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED.
5. NO PORTION OF THIS PROPERTY LIES IN THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H EFFECTIVE DATE SEPTEMBER 26, 2008. NO LOTS OR STREETS ARE WITHIN THE 100-YR FLOODPLAIN.
6. 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.
7. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE DISTRICT WITH THE EXCEPTION OF SIDEWALKS ALONG HACIENDA ESTATES DRIVE.
8. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
9. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER C.C.N.
10. THIS PROJECT IS IN THE CITY OF ELGIN WATER C.C.N.
11. THIS SUBDIVISION IS LOCATED IN THE TRIADA M.U.D.
12. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
13. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN E.T.J.
14. DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE DISTRICT.
15. ALLEYSWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE DISTRICT.
16. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE DISTRICT. MUNY PARKWAY & CHASER PATH TO BE OWNED AND MAINTAINED BY CITY OF ELGIN.
17. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE CITY OF ELGIN CONSTRUCTION STANDARDS
18. CONTRACTOR TO PROVIDE A MAINTENANCE GUARANTEE (BOND) FOR 2 YEARS.
19. COMMON AREA SIDEWALKS TO BE BUILT W/ IMPROVEMENT PLANS. SIDEWALKS ADJACENT TO OR IN FRONT OF RESIDENTIAL LOTS TO BE BUILT BY HOMEBUILDERS.
20. WASTEWATER LINE IN THE ARTERIAL ROAD WILL BE CONSTRUCTED BY THE DEVELOPER & OWNED/MAINTAINED BY CITY OF ELGIN
21. WATER LINE IN THE ARTERIAL ROAD WILL BE CONSTRUCTED BY THE DEVELOPER & OWNED/MAINTAINED BY THE CITY OF ELGIN.
22. THE UTILITY PROVIDER OF THIS SUBDIVISION ARE AS FOLLOWS:
ELECTRIC SERVICE – BLUEBONNET ELECTRIC
WATER AND WASTEWATER – CITY OF ELGIN
GAS – SI ENERGY
23. LOT 244, BLOCK A, LOT 25, BLOCK B, LOT 38, BLOCK C, LOT 44, BLOCK X, LOT 21, BLOCK Y, AND LOTS 29 AND 31, BLOCK BB WILL BE OWNED AND MAINTAINED BY TRIADA HOME OWNER'S ASSOCIATION.
24. LOT 30, BLOCK BB WILL BE OWNED AND MAINTAINED BY TRIADA M.U.D.
25. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
26. AVERAGE SINGLE FAMILY LOT SIZE IS 6,231 SF.

SHEET NO. 5 OF 6

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10024900
	Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165

J:\AC3D\5633\Survey\PLAT – TRIADA PHASE 1

TRIADA PHASE 1
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: QUALICO DEVELOPMENTS (U.S.), INC, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF 35.365 ACRES OF LAND OUT OF THE HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND DESCRIBED IN VOLUME 12687, PAGE 1909, EXHIBIT B, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,, A PORTION 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, AND DESCRIBED IN VOLUME 12687, PAGE 1909, EXHIBIT B, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, A PORTION 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, A PORTION OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND A PORTION 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 A PORTION 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, DOES HEREBY SUBDIVIDE 35.365 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

“TRIADA PHASE 1”

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.

BY: QUALICO DEVELOPMENTS (U.S.), INC.

KEVIN FLEMING
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BLVD., BLDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR KEVIN FLEMING, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBIC–STATE OF _____ DATE _____

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

CHAIR SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEARBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT 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 COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

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

DYANA LIMON–MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT _____ O’CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT _____ O’CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____ A.D.

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

DYANA LIMON–MERCADO COUNTY CLERK
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, BRIAN KELLING, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0–510H, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

CERTIFIED TO THIS THE 16th DAY OF September , 2024, A.D.

BRIAN KELLING, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130745
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ERIC J. DANNHEIM, DO HERBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY: _____
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



SHEET NO. 6 OF 6

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

J: \AC3D\5633\Survey\PLAT – TRIADA PHASE 1



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

October 1, 2024

Ms. Charlotte Hodges
Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin, Texas 78749

RE: Triada Phase 1 – Final Plat Review

Dear Ms. Hodges:

WGA has reviewed the following documents listed below submitted on September 17, 2024, by Carlson, Brigance & Doering, Inc.

1. Final Plat dated September 16, 2024.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter, Street Name Approval Email, and Plat Change Exhibit.

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,

A handwritten signature in blue ink, appearing to read "K. Beau Perry".

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Rezoning from “R-1” Single Family Dwelling District to “R-4” Multiple-Family Residential District

Project #202400074

Date: October 17, 2024

Applicant: Mario Cano

Hearing Date: October 28, 2024

Location: Travis County Appraisal District Parcel number 248221, located east of Klaus Lane and south of FM 1100, northwest of the Northside Meadows subdivision.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 10 acres of land (a change to the official zoning map). The proposal is to change the zoning on the undeveloped lot from R-1 Single Family Dwelling District to R-4 Multiple-Family Residential District.

DEPARTMENT COMMENTS

The applicant had previously submitted a nine-lot final plat called the Cano Subdivision which was approved by the Planning and Zoning Commission on September 27, 2021. The property was annexed into the city at the owner's request on November 15, 2022 following the Northside Meadows annexation. The concept plan came before the Planning and Zoning Commission on September 24, 2018, at which time there was significant opposition put forward by neighbors in the surrounding vicinity. The applicant had planned to construct the road for the single-family development but found that to be cost prohibitive as noted in his request letter. He would now like to construct an apartment complex consisting of three-story buildings on that site. The R-1 zoning district does not allow for apartment complexes, so he is requesting the zoning change to R-4 which allows for multi-family residences.

Per [State Law, Sec. 211.006. \(d\)](#) If a proposed change to a regulation or boundary is protested (The protest must be written and signed by the owners of at least 20 percent of either the area of the lots or land covered by the proposed change; or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.), the proposed Ordinance would need an affirmative vote of at least three-fourths of all its members to overrule a recommendation of the zoning commission for approval.

Attachments

1. Application
2. Request Letter
3. Previously Approved Final Plat
4. Draft of Ordinance
5. Staff Added Zoning Map
6. Notice sent to 200' property owners

NON-PDD REZONING APPLICATION

Date: September 5, 2024

SITE INFORMATION

Project Address: 14201 Klaus Lane, Elgin, Texas

Parcel Identification Number (if no address): 248221

APPLICANT

Name: Mario Cano

Postal Address: 1305 Terrace View Drive
Cedar Park, Texas 78613

E-Mail Address: mario@heavyroadway.com; Phone Number: (512) 731-4414

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.



Mario Cano

09/17/2024

Signature

Printed Name

Date

Project Description:

A 10-acre tract that would be rezoned to allow for apartment complex development.



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



(512) 281-0119



www.elgintexas.gov

Agent authorization Form

I, Marion Cano, property Owner, have authorized Trine Engineering, PLLC., to represent and act on my behalf for the sole purpose of preparing and submitting the development Application(s) to the City of Elgin for the review and approval by said entity. The review and approval is for the development permitting for the property located at 14021 Klaus Lane Elgin, Texas (TACAD Property ID# 248221).

Owner's Signature: Mario Cano St.

Print Name: Mario Alcantara Cano

Date: 09/12/2024

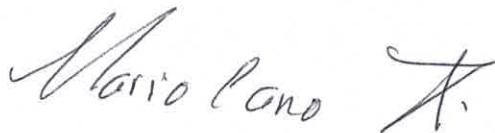
Melissa Lipiec,

In reviewing all the costs associated with the development of 14021 Klaus Ln I am finding out that it is a very expensive venture. I would like to know what is the process for the city to allow a zoning change to build apartments that are three story buildings instead of duplexes. It would be a much better situation for me to build the three story apartments. My engineer advises that we are at a point where these changes can be done. I am anxious to hear your feedback. Please email your response to both myself and Mr. Pete Bega at pbega1@yahoo.com.

Thank you in advance.

Sincerely,

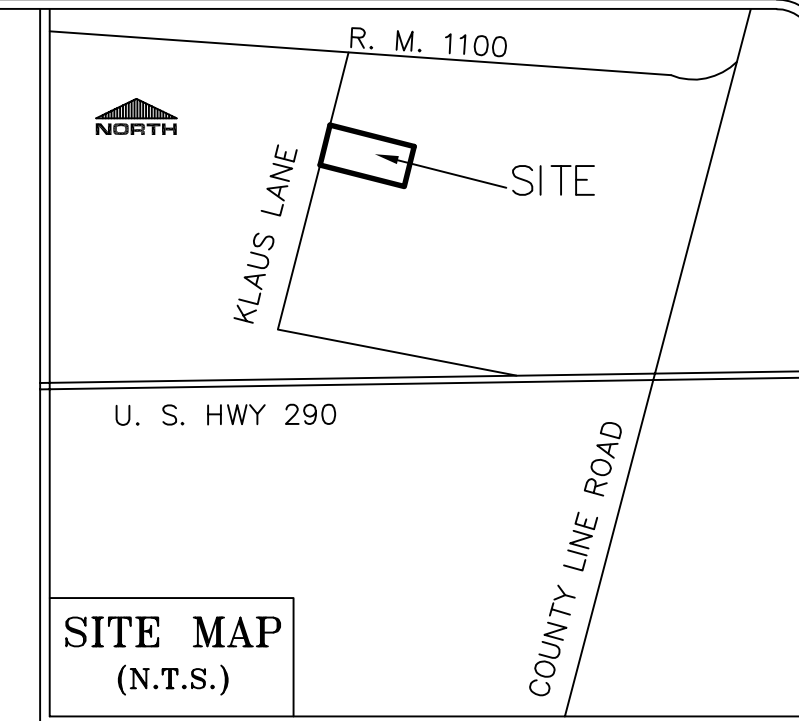
Mario Cano

A handwritten signature in cursive script that reads "Mario Cano" followed by a stylized flourish.

08/24/2024

FINAL PLAT OF CANO SUBDIVISION

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE
WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO
RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE
LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE
INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON
SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION
OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR
REPRESENTATIVES.

REVISED: JULY 13, 2021

DATE: DEC. 19, 2018

CASE NO.

SCALE: N/A

JOB NO. 16_229

FINAL PLAT OF
CANO SUBDIVISION

GENERAL NOTES:

- 1) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- 2) THIS TRACT LIES WITHIN ZONE X, AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON COMMUNITY PANEL NUMBER 48453 C 0510 H, OF THE FLOOD INSURANCE RATE MAP PREPARED FOR TRAVIS COUNTY BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, H.U.D. ON SEPT. 26, 2008.
- 3) THIS PLAT IS LOCATED WITHIN THE CITY OF ELGIN ETJ.
- 4) ALL LOTS ARE SINGLE-FAMILY RESIDENTIAL USE.
- 5) THE ESTIMATED AVERAGE RANGE OF LOT SIZES ARE 57,499 SQUARE FEET.
- 6) DRAINAGE AND DETENTION PONDS ARE OWNER RESPONSIBILITY
- 7) THE PRIVATE ROAD SHOWN HEREON (LOT 9 BLOCK "A") IS RESERVED EXCLUSIVELY FOR THE LOTS SHOWN HEREON AND A 52.00 ACRE TRACT CONVEYED TO DIANE SMITH BY DEED RECORDED IN VOL. 7581, PG. 628, DEED RECORDS, TRAVIS COUNTY, TEXAS.
- 8) A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 9) ALL PRIVATE STREETS SHOWN HEREON, LOS NOGALES PLACE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
- 10) NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- 11) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 12) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 13) DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 14) THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED IN VOL. 6292 PG 862, VOL. 6243 PG. 118, VOL. 6029 PG 315, VOL. 6029 PG. 420, VOL. 10611 PG. 435, REAL PROPERTY RECORDS, DOC. NO. 2004194919, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 15) TELE. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOL. 2934 PG. 149, DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT.
- 16) THE ZONING FOR THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF ELGIN'S R-2 ZONING REQUIREMENTS.

STATE OF TEXAS
COUNTY OF TRAVIS

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENT TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

PROPOSED SERVICE PROVIDERS:

- 1) WATER: AQUA WATER SUPPLY CORPORATION
2) WASTEWATER: ON-SITE SEWAGE FACILITY
3) ELECTRIC: ONCOR ELECTRIC DELIVERY

THIS FINAL PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, ON THIS THE _____ DAY OF _____, 202____.

APPROVED:

CHAIRPERSON

SECRETARY,

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ELGIN CORPORATE CITY LIMITS AS OF THIS

DATE. _____DAY OF _____, 202____.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OR TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____, DAY OF _____, 20____, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THE PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____, DAY OF _____. 20____ AD,

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY_____ DEPUTY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER,
TRAVIS COUNTY TNR

DATE

FIELD NOTES

FIELD NOTES FOR 10.00 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM HINES SURVEY NO. 53 IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO MARIO ALCANTARA CANO BY DEED RECORDED IN DOCUMENT NO. 2016118831 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.9978 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the East R.O.W. line of Klaus Lane, at the Northwest corner of a 10.00 acre tract conveyed to Iglesia De La Gracia De Austin by deed recorded in Document No. 2016089279, Official Public Records, Travis County, Texas for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE with the East R.O.W. line of Klaus Lane N26°57'20"E (N26°57'36"E) a distance of 461.71 (461.71) feet to a ½" iron rod found on the East R.O.W. line Klaus Lane at the Southwest corner of a 10.00 acre tract conveyed to Guerrero Family Trust by deed recorded in Document No. 2002220520, Official Public Records, Travis County, Texas for the Northwest corner of this tract.

THENCE S65°38'17"E (S65°38'27"E), along the South line of the said 10.00 acre Guerrero Family Trust tract, a distance of 944.04 (943.95) feet to ½" iron rod found on the west line of a 63.987 acre tract conveyed to James Bethke by deed recorded in Volume 6472, Page 1974, Deed Records, Travis County, Texas for the Northeast corner of this tract.

THENCE S26°38'29"W (S26°59'36"W), along the West line of the said 63.987 acre Bethke tract, a distance of 57.63 (57.66) feet to ½" iron rod found for a Southwest corner of said 63.987 acre Bethke tract, same being the Northwest corner of a 52.00 acre tract conveyed to Diane Smith by deed recorded in Vol. 7581, pg. 628, Deed Records, Travis County, Texas for an angle point on the East line of this tract.

THENCE S27°03'07"W (S26°59'36"W), along the West line of the said 52.00 acre tract, a distance of 404.27 (404.19) feet to ½" iron rod found on said line for the Northeast corner of said 10.00 acre Iglesia De La Gracia De Austin tract, for the Southeast corner of this tract.

THENCE N65°37'39"W (N65°37'58"W) , along the North line of the said 10.00 acre Iglesia De La Gracia De Austin tract a distance of 943.67 (943.67) feet to the POINT OF BEGINNING and containing 10.0000 acres of land, more or less.

BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD 83), TEXAS CENTRAL ZONE (4203)

RECORD BEARINGS AND DISTANCES SHOWN HEREON IN PARENTHESIS ARE PER SAID DEED RECORDED IN DOCUMENT NO. 2016118831, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS. DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20____, AD. AT _____ O'CLOCK____M., AND DULY RECORDED ON THE _____ DAY OF _____. 20____ AD. AT _____O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____, DAY OF _____. 20____ AD,

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY_____ DEPUTY

REVISED: JULY 13, 2021

PAGE 2 OF 3

DATE: SEPT. 22, 2017

CASE NO.

SCALE: 1" = 100'

JOB NO. 16_229

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT MARIO ALCANTARA CANO, THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 10.000 ACRES OF LAND OUT THE WILLIAM HINES SURVEY NO. 53 IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS

CANO SUBDIVISION FINAL PLAT

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREET AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE SUBDIVISION OR ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN WARRANTY DEED OF RECORD AT DOCUMENT NUMBER 2016118831, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

MARIO ALCANTARA CANO
1305 TERRACE VIEW DR.
CEDAR PARK, TEXAS 78613

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIO ALCANTARA CANO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME:_____)

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN AUGUST OF 2016

HERMAN CRICHTON, R.P.L.S. 4046

DATE:

SURVEYING BY:
Crichton and Associates
TBLS Firm # 101727-00

6448 East Highway 290
Suite B105
Austin, Texas 78723
(512) 244-3395
Orders@CrichtonandAssociates.com

ENGINEER'S CERTIFICATION

I JAVIER BARAJAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF ELGIN, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C0510H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

TRINE ENGINEERING, PLLCINC.

DATE:

JAVIER BARAJAS, P.E. LIC. 99998
5307 W. HIGHWAY 290
BLDG. B, SUITE 6
AUSTIN, TEXAS 78735
PHONE: (512) 913-5080
FAX: (512) 628-3528
TBPE FIRM #22228

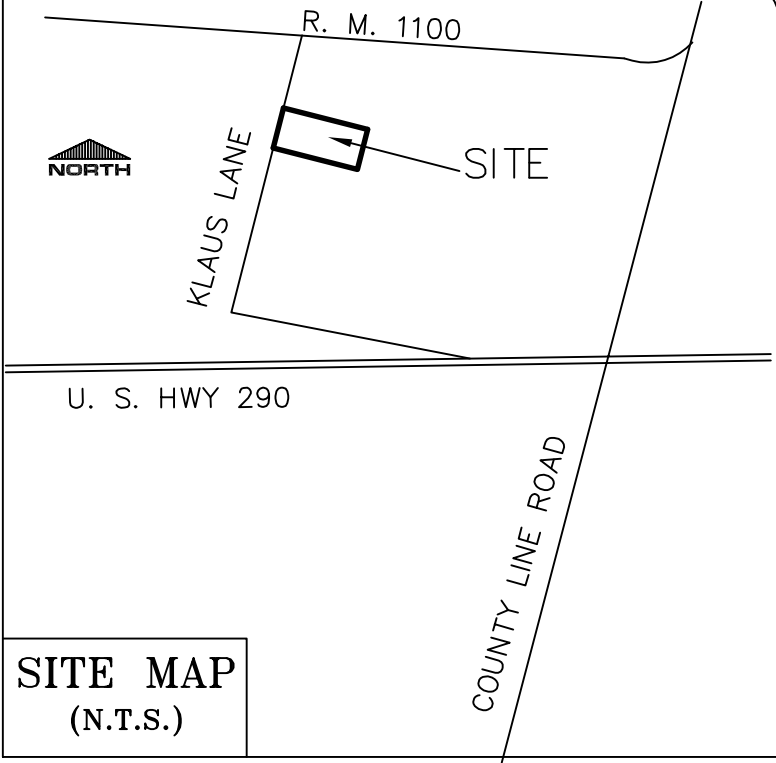
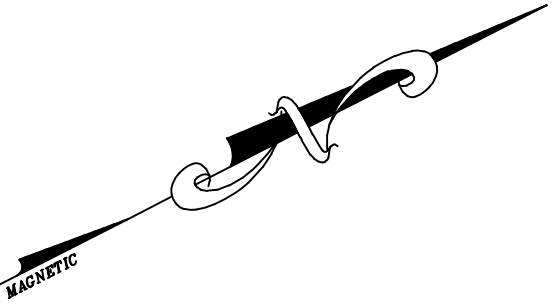
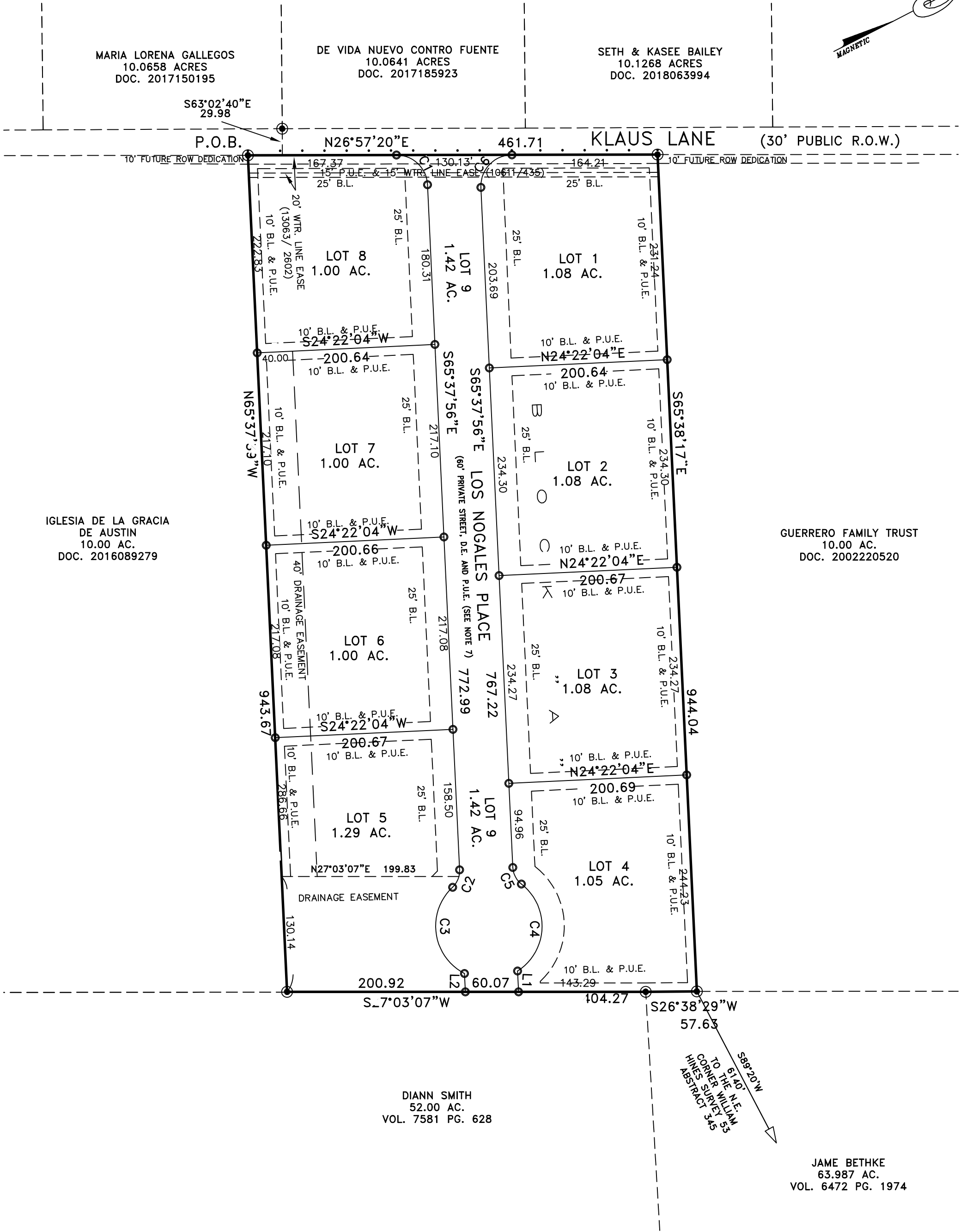
FINAL PLAT CONFORMS TO CITY OF ELGIN
APPROVED PRELIMINARY PLAT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	53.40	35.00	N70°39'42"E	48.37
C2	21.78	25.00	N40°54'51"W	21.10
C3	114.86	60.00	S70°47'32"E	98.11
C4	114.86	60.00	N60°28'20"W	98.11
C5	21.68	25.00	N89°31'41"E	21.00
C6	56.56	35.00	N19°20'18"W	50.60

SUMMARY TABLE

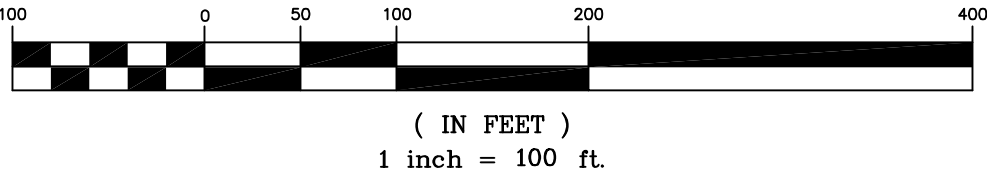
LINEAR FEET OF PROPOSED STREET = 944 FEET
TOTAL ACREAGE = 10.0000 ACRES
TOTAL NO. OF LOTS = 9
TOTAL NO. OF BLOCKS = 1
TOTAL AREA OF LOTS = 10.0 ACRES
ALL LOTS ARE AT LEAST 43,560 SQ. FT.
TOTAL AREA OF PROPOSED R.O.W. = 1.42 ACRES

FINAL PLAT OF
CANO SUBDIVISION



LEGEND	
1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
1/2" IRON PIN SET	UTILITY PEDESTAL
NAIL FOUND	GAS METER
LIGHT POLE	WATER MANHOLE
POWER POLE	WATER WELL
HIGH VOLTAGE POWER POLE	WATER METER
GUY WIRE	WATER VALVE
OVERHEAD ELECT. LINE	FIRE HYDRANT
ELECTRIC METER	PVC RISER
ELECTRIC MANHOLE	STREET SIGN
TELEPHONE MANHOLE	FLAG POLE
CONC. PAD WITH ELEC.	SANITARY SEWER MANHOLE
ELECTRIC BOX	SEWER CLEANOUT
METAL FENCE	SEPTIC LID
WOOD FENCE	STORM SEWER MANHOLE
CHAIN LINK FENCE	UTILITY VAULT
WIRE FENCE	DRAIN GRATE
UG WATER LINE	RECORD INFORMATION
UG WASTEWATER LINE	C.C. COVERED CONCRETE
SUBDIVISION BOUNDARY	PROPOSED 4.5' SIDEWALK
B.L., P.U.E., D.E.	
R.O.W. AND ADJ. PROP. LINE	
LOT LINE	

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.51	N65°37'56"W
L2	20.69	S65°37'56"E

REVISED: JULY 13, 2021

PAGE 2 OF 3

DATE: SEPT. 22, 2017	CASE NO.
SCALE: 1" = 100'	JOB NO. 16_229

ORDINANCE NO. 2024-11-12-

AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: ELEVEN POINT THREE SIX FIVE (11.365) ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248230 IN TRAVIS COUNTY, TEXAS, AND BEING FULLY DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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

WHEREAS, pursuant to Section 43.028, Local Government Code, the owners of a tract of land containing 11.365 acres of land out of A345 Hines, William, survey number 53 (the “Property”) more fully described in Exhibit “A”, have petitioned the City Council in writing to annex the Property, and,

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

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

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

I.

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

II.

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

III.

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

IV.

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

V.

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

VI.

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

VII.

That this Ordinance shall become effective after "passage".

VIII.

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

IX.

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

X.

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

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

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

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

READ, PASSED, and ADOPTED on first reading this the 12th day of November 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary





October 11, 2024

NOTICE OF A REZONING REQUEST

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

Project #202400074: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map to wit: To rezone from "R-1" Single Family Dwelling District to "R-4" Multiple-Family Residential District land located at 14021 Klaus Lane on a parcel of land known by the Travis County Appraisal District as Parcel 248221 (ABS 345 SUR 53 HINES W ACR 10.0) on the east side of Klaus Ln and south of FM 1100.; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held by the Planning & Zoning Commission on October 28, 2024 beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation & City Council on November 12, 2024 beginning at 6:30 P.M. CST for a consideration. These meeting will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

Requests for any additional information may be directed to planninganddevelopment@elgintexas.gov or to (512) 281-0119 or may be requested from the Development Services Department, City Hall, 310 N. Main St., Elgin, TX 78621 U.S.A. from 8:30 A.M – 4a:00 P.M. Central Standard Time, Monday – Friday.

TCAD 248221
200' ZONING VARIANCE
NOTIFICATION

