



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
December 16, 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. October 28, 2024 Minutes

IV. NEW BUSINESS

1. **Project #202400078: A final plat for "Trinity Ranch Phase 2 Section 4" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 8722871, located south of Swenson Boulevard and east of Upper Elgin River Road, southwest of Trinity Ranch Phase 1, for a total of 224 lots on 34.860 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - D. Consideration
2. **Project #202300114: A final plat for "Elm Creek Northwest Phase 3" located on a parcel of land known by the Travis County Appraisal District as Parcel 248253, located on the north side of Highway 290 and northeast of the Poth Tract, for a total of 183 lots on 79.046 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - D. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

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

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before December 13, 2024, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 28, 2024

- I. CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, Dorothy McCarther, David Lanford, and Scott Mackay.
COMMISSION ABSENT: None
STAFF PRESENT: Beau Perry, 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. September 23, 2024 Minutes.
Vice-Chair Ronnie Creppon noted that due to Chair Antonio Prete's absence at the meeting it was the Vice-Chair and not the Chair that called the meeting to order.
Ronnie Creppon moved that the Commission approve the consent agenda with the edit. Scott Mackay seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
- IV. NEW BUSINESS**
1. Election of Chair and Vice-Chair for October 2024 to September 2025:
Chair Antonio Prete read out the procedure of nomination requiring acceptance but no second, followed by a vote. Chair Antonio Prete opened the floor for nominations from the Board.

Scott Mackay nominated Chair Antonio Prete and Vice-Chair Ronnie Creppon to reprise their positions on the Commission. Chair Antonio Prete and Vice-Chair Ronnie Creppon accepted the respective nominations. The vote passed unanimously with a vote of seven (7) for and zero (0) against.
 2. Project #202400051: A preliminary plat titled "Trinity Ranch Phase 3 Preliminary Plat" located on parcels 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 – Director Beau Perry presented the preliminary plat and provided context for the Trinity Ranch development, mentioning that the number of lots had increased since the original Development Agreement but that the new proposal was within the 10% margin that would require updates to the agreement.
 - B. Applicant Presentation – The applicant Keith Parkan from Century Communities was present to field questions but left the presentation to Director Perry.
 - C. Open Public Hearing – The public hearing was opened at 6:38 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:39 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – Vice-Chair Ronnie Creppon wanted to confirm the details of how the northeast portion of the phase was connected to the rest across the creek, and what kind of bridge or structure this would be. There was also discussion of whether that portion of the phase would be without egress if the connection was obstructed. Director Perry assured that any eastward development would be required to connect to the eastbound stub, but Scott Mackay was skeptical that the stub would ever have a future connection. There was some discussion of enabling gated access through the City wastewater facility in the case of emergency.
 - F. Consideration – Jason Tatum moved that the Commission approve the Preliminary Plat as presented. David Lanford seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
3. Project #202400069: A final plat for "Triada Phase 1" located on parcels 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 – Director Beau Perry reminded the Commission of the circumstances of the Triada subdivision, that it was originally annexed as part of Eagles Landing Phase 5 but then de-annexed and incorporated into a MUD. He showed where on the concept plan this final plat covered, and outlined the plans for the roadways through the subdivision and which would be built as part of this final plat.
 - B. Applicant Presentation – The applicant Kevin Fleming from Qualico was present to field questions but left the presentation to Director Perry.
 - C. Discussion – Chair Antonio Prete drew attention to the alley loading layout of the proposed houses and wanted clarification about the intention of the layout, which was provided.
 - D. Consideration – Vice-Chair Ronnie Creppon moved that the Commission approve the Final Plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
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 – Director Beau Perry explained the situation with the Cano Subdivision as having originally been submitted with a final plat that has since expired, and that the applicant has decided to change the direction of the project and is requesting the rezoning with the intention of constructing multi-family apartment complexes on the space. There have been no plans submitted at this time.
 - B. Applicant Presentation – Javier Barajas of Trine Engineering represented the applicant Mario Cano to take questions, but left the presentation to Director Perry.
 - C. Open Public Hearing – The public hearing was opened at 7:02 P.M. Diane Dunigan from the nearby 17615 FM 1100 stood to speak in opposition to the proposed zoning change, stating that the infrastructure of the roadways would not support such a surge in population and that the aesthetic ambiance of the area would suffer from the inclusion of apartment complexes. She also expressed that she would not be amenable to selling a portion of her property to increase the size of the road to accommodate the increased traffic.
 - D. Close Public Hearing – The public hearing was closed at 7:10 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – Melissa Lipiec announced that there had also been an anonymous comment from a neighboring landowner in opposition to the proposed zoning change. The Commission asked for clarification about the letters sent to neighbors within 200 feet, and Melissa Lipiec confirmed that nine letters had been sent but two had not been received. Chair Antonio Prete inquired to the state legislature in which landowners comprising 20% of the surrounding 200 feet could protest the change, and Director Beau Perry confirmed that property owners outside City limits still count towards that number. Berney Williams asked for clarification about the included drafted Ordinance to be submitted to City Council, which turned out to be the incorrect Ordinance included in the packet and that the project in question does not involve any annexation. David Lanford expressed concern about the traffic on Klaus Ln and that Travis County would not prioritize development to the roadway in this part of the county. Vice-Chair Ronnie Creppon and Dorothy McCarther voiced a preference for larger lot sizes supported by the current R-1 zoning, and did not support the proposition for higher residential density that would be encouraged by the proposed R-4 zoning.
- F. Consideration – Vice-Chair Ronnie Creppon moved that the Commission recommend that the City Council deny the proposed zoning change. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec went over the proposed meeting schedule for the rest of the calendar year, accounting for upcoming holidays. At this time there is nothing on the schedule for the November meeting, so it is likely to be skipped and for the Commission to reconvene in December and possibly earlier than usual to accommodate the Christmas break.

VI. ADJOURNMENT

The meeting was adjourned at 7:39 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this _____ day of _____, 2024.



Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202400078

Date: November 19, 2024
Applicant: Gray Engineering, Inc.
Hearing Date: December 16, 2024
Location: BCAD Parcel #8722871, south of Swenson Boulevard and east of Upper Elgin River Road, southwest of Trinity Ranch Phase 1.

APPLICATION SUMMARY

Consideration of a Final Plat for Trinity Ranch Phase 2 Section 4 which would contain a total of 217 single family lots and 7 open space lots with 7,722 linear feet of streets across a total of 34.860 acres of land. The Preliminary Plat for this phase of the development was approved by the Commission on October 24, 2022.

DEPARTMENT COMMENTS

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 Trinity Ranch Phase 2 Preliminary Plat
5. Proposed Final Plat
6. WGA Review Letter

FINAL PLAT APPLICATION

Date: 9/30/2024

SITE INFORMATION

Project Address:

Parcel Identification Number (if no address): 8722871

APPLICANT

Name: Gray Engineering, Inc. (Austin R. Seifert, PE)

Postal Address: 8834 N. Capital of Texas Hwy. Suite 140
Austin, TX 78759

E-Mail Address: aseifert@grayengineering.com ; 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.

	Austin R. Seifert	9/30/2024
Signature	Printed Name	Date

Project Description:

The Trinity Ranch Phase 2 Section 4 subdivision will consist of 217 single family residential lots and 7,699 linear feet of public roadways within 34.87 acres.

June 5, 2024

City of Elgin
Development Services Department
802 N Avenue C
PO Box 591
Elgin, Texas 78621

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood, LLC, hereby authorize Gray Engineering, Inc. to submit and process all development applications for the Trinity Ranch subdivision.

Sincerely,



Century Land Holdings II, LLC



GRBK Edgewood, LLC

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.

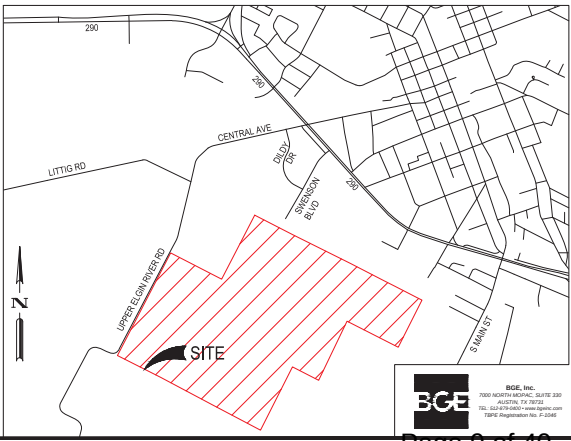
LOT TABLE

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

Phase 1

Phase 2
Section 4

Phase 3



TRINITY RANCH, PHASE II
PRELIMINARY PLAT

OWNERS:
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE
BUILDING 2, SUITE 200
AUSTIN, TX. 78730

GBRK EDGEWOOD LLC
2805 NORTH DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744
512-879-0400

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

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

ELECTRIC SERVICE:
BLUEBONNET ELECTRIC COOPERATIVE
155 ELECTRIC AVENUE
BASTROP, TEXAS 78602
800-842-7708

GAS SERVICE:
ATMOS ENERGY
3110 I-35
ROUND ROCK, TEXAS 78681
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
BASTROP / TRAVIS COUNTY
ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0086

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2022.*

CHAIR, PLANNING & ZONING COMMISSION _____ DATE _____

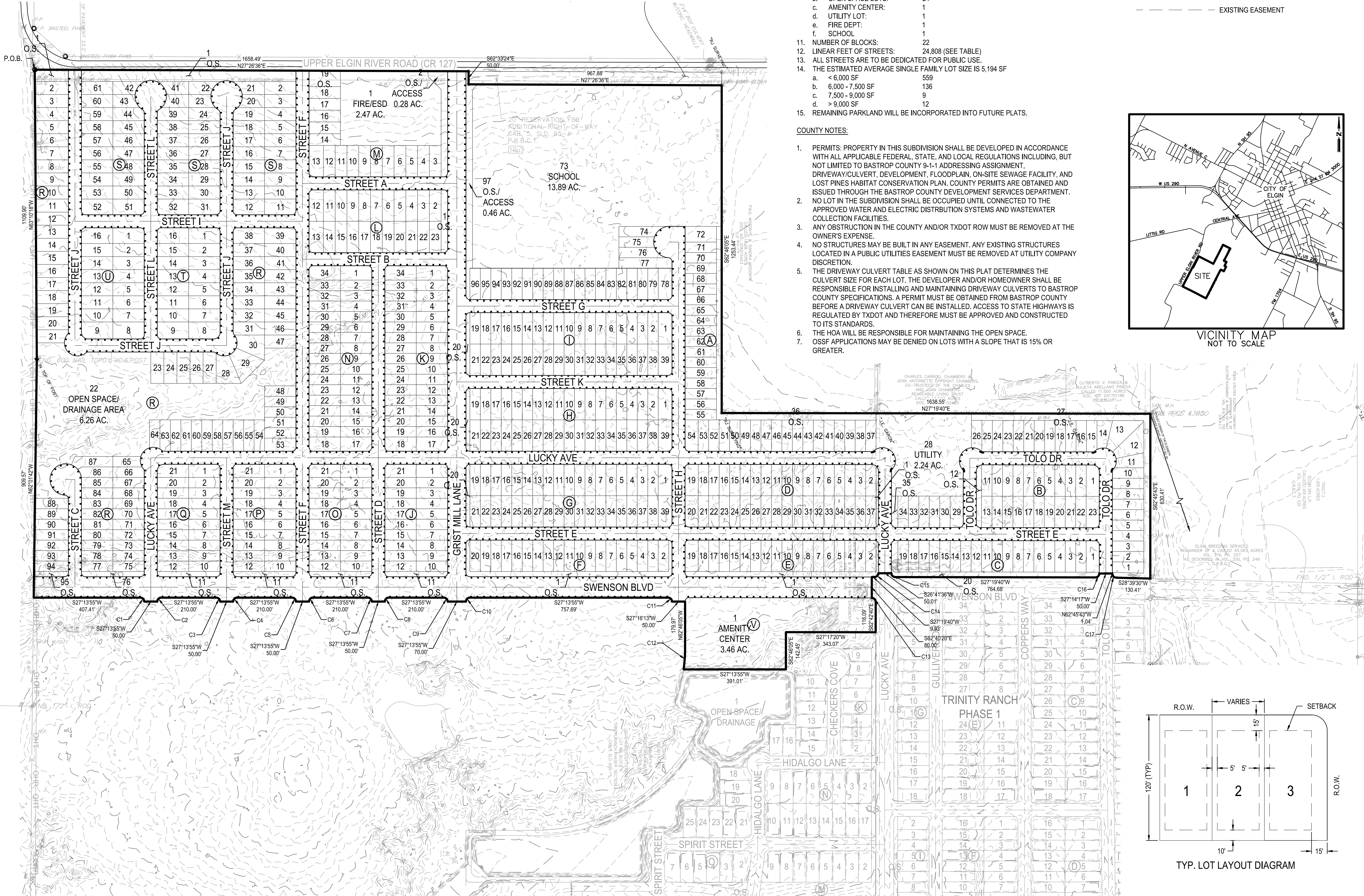
SECRETARY, PLANNING & ZONING COMMISSION _____ DATE _____

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C2	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C3	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C4	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C5	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C6	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C7	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C8	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C9	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C10	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C11	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C12	79.67	575.00	7°56'18"	N58° 47' 56"W	79.60
C13	23.55	15.00	89°57'40"	N72° 18' 30"E	21.21
C14	23.00	15.00	87°50'43"	S16° 35' 41"E	20.81
C15	23.55	15.00	89°57'40"	S72° 18' 30"W	21.21
C16	23.59	15.00	90°05'23"	S17° 43' 02"E	21.23
C17	23.19	15.00	88°34'47"	S72° 56' 53"W	20.95

PARKLAND REQUIREMENT					
	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	7	0	0	7	7
OPEN SPACE (NO FP)	17	17.15	11.75	0	28.90
OPEN SPACE (FP)	23	0	0	23	23

* ALL VALUES ARE IN ACRES

STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET LENGHT
STREET A	50'-0"	28'-0"	30	C&G	LOCAL	590
STREET B	50'-0"	28'-0"	30	C&G	LOCAL	590
STREET C	50'-0"	28'-0"	30	C&G	LOCAL	448
STREET D	50'-0"	28'-0"	30	C&G	LOCAL	1309
STREET E	50'-0"	28'-0"	30	C&G	LOCAL	2481
GRIST MILL LANE	70'-0"	40'-0"	30	C&G	LOCAL	2028
STREET F	50'-0"	28'-0"	30	C&G	LOCAL	2030
STREET G	50'-0"	28'-0"	30	C&G	LOCAL	848
STREET H	50'-0"	28'-0"	30	C&G	LOCAL	1275
STREET I	50'-0"	28'-0"	30	C&G	LOCAL	870
STREET J	50'-0"	28'-0"	30	C&G	LOCAL	2586
STREET K	50'-0"	28'-0"	30	C&G	LOCAL	847
LUCKY AVE	50'-0"	28'-0"	30	C&G	LOCAL	3787
STREET L	50'-0"	28'-0"	30	C&G	LOCAL	953
STREET M	50'-0"	28'-0"	30	C&G	LOCAL	550
SWENSON BLVD	80'-0"	45'-0"	30	C&G	COLLECTOR	3203
TOLO DR	50'-0"	28'-0"	30	C&G	LOCAL	1250
					TOTAL LF	25655

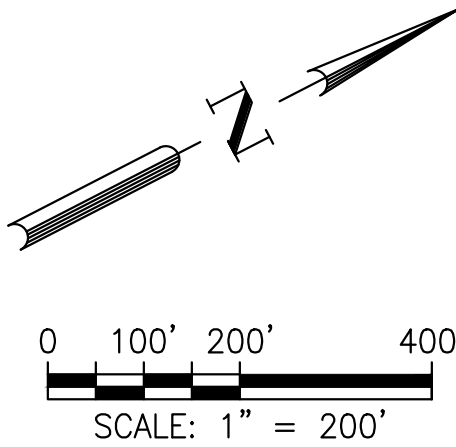


NOTES:

- 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 NO 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: 148.37 AC
- TOTAL LOTS: 716
 - SINGLE FAMILY LOTS: 688
 - OPEN SPACE LOTS: 24
 - AMENITY CENTER: 1
 - UTILITY LOT: 1
 - FIRE DEPT: 1
 - SCHOOL: 1
- NUMBER OF BLOCKS: 22
- LINEAR FEET OF STREETS: 24,808 (SEE TABLE)
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,194 SF
 - < 6,000 SF: 559
 - 6,000 - 7,500 SF: 136
 - 7,500 - 9,000 SF: 9
 - > 9,000 SF: 12
- REMAINING PARKLAND WILL BE INCORPORATED INTO FUTURE PLATS.

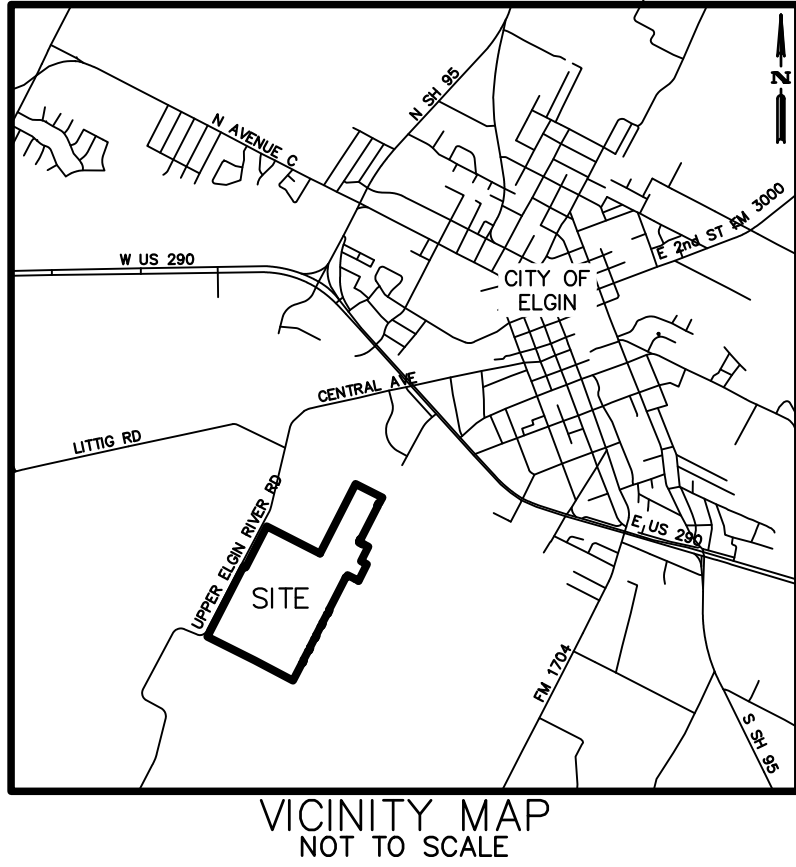
COUNTY NOTES:

- 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 LOSS 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 DISTRIBUTION 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.



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT



TRINITY RANCH, PHASE II
ELGIN, TEXAS

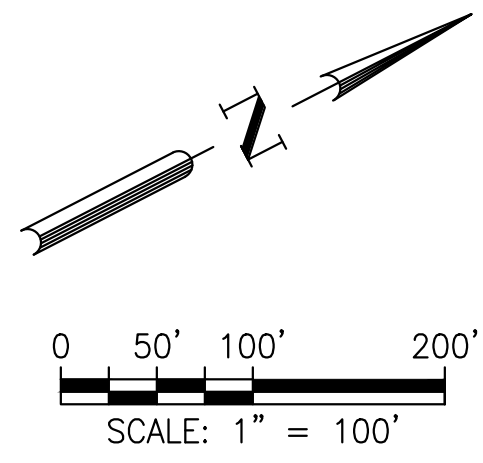
OVERALL PRELIM PLAN

SUBMITTAL DATE: 05-26-2022



SHEET 1 OF 6

TRINITY RANCH, PHASE II
PRELIMINARY PLAT



- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - ROAD CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED LOT NUMBER
 - PROPOSED SIDEWALK
 - SECTION LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - BUILDING SETBACK
 - FEMA 100 YEAR FEMA LINE

DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

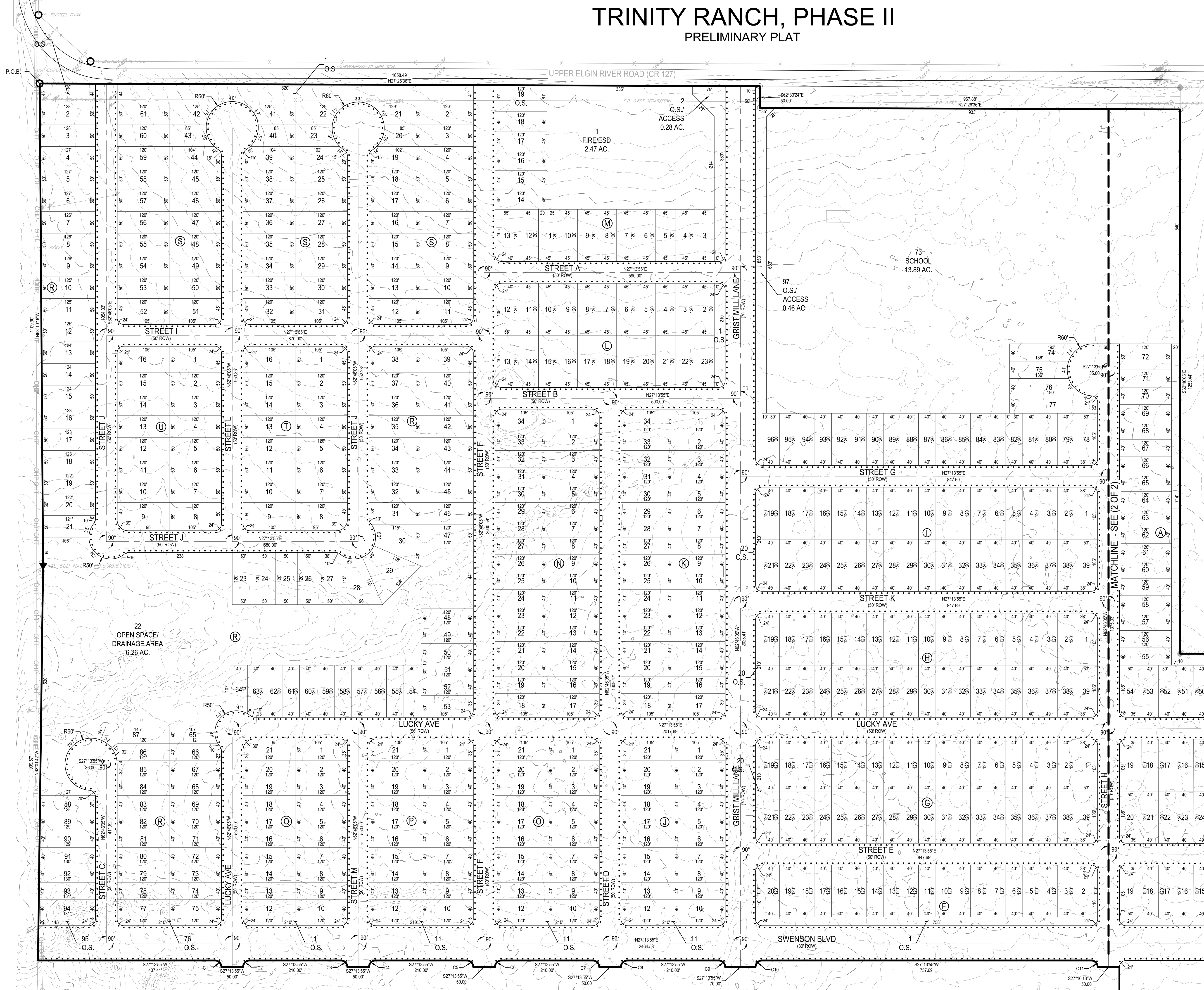
BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBE Registration No. F-1046
TEL: 712-679-5400 www.bgeinc.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS
PRELIM PLAN (1 OF 2)

SUBMITTAL DATE: 05-26-2022

SHEET
2 OF 6



G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_Prelim\Drawings\Layout PRELIM PLAN (1 OF 2).dwg Plotted: 10/11/2022 8:28:22 AM

TRINITY RANCH, PHASE II

PRELIMINARY PLAT

DESCRIPTION OF A 148.373 ACRE TRACT OF LAND

FIELD NOTES FOR A 148.373 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 382.741 ACRE TRACT OF LAND (EXHIBIT A-1) AS CONVEYED UNTO CENTURY LAND HOLDINGS I, L.L.C. AND GRBK EDGEMOOD I, L.L.C. IN DOCUMENT NUMBER 20220286 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-INCH STEEL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 127, AKA UPPER ELGIN RIVER ROAD, (R.O.W. - VARIES), ON REFERENCE FOUND, ON A NORTHERLY LINE OF A CALLED 103.11 ACRE TRACT OF LAND AS CONVEYED TO LINDA JACKSON AND SHEILA HARRISON IN VOLUME 988, PAGE 194 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 382.741 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, COINCIDENT WITH THE COMMON LINE OF SAID 382.741 ACRE TRACT AND SAID RIGHT-OF-WAY, A DISTANCE OF 1,658.49 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, BLOCK "H", TRINITY RANCH PHASE 1, SECTION 1, AS RECORDED CABINET 5, SLIDE 65-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 33' 24" E, DEPARTING SAID RIGHT-OF-WAY LINE, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID LOT 138, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 967.88 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE SOUTH LINE OF A CALLED 18.08 ACRE TRACT OF LAND AS CONVEYED UNTO PAUL MOGONYE AND SANDRA MOGONYE IN DOCUMENT NUMBER 201515453 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 46' 05" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 18.08 ACRE TRACT, A DISTANCE OF 1,253.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RJ SURVEYING" FOUND AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND THE 18.08 FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 19' 40" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT, THE 18.08 ACRE TRACT, CALLED 13.577 ACRE TRACT OF LAND AS CONVEYED UNTO CHARLES CARROLL CHAMBERS AND JOAN ANTONETTE EPPRIGHT CHAMBERS, CO-TRUSTEES OF THE CHARLES AND JOAN CHAMBERS REVOCABLE TRUST IN DOCUMENT NUMBER 201702483 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND A CALLED 11,500 ACRE TRACT OF LAND AS CONVEYED UNTO CUTOBERTO V. PINEDA AND JULIETA ARELLANO PINEDA IN DOCUMENT NUMBER 201701186 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 1,638.55 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 45.063 ACRE TRACT OF LAND AS CONVEYED UNTO ELGIN BREEDING SERVICES IN VOLUME 319, PAGE 237 AND DESCRIBED IN VOLUME 200, PAGE 249 BOTH IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND SAID 11,500 ACRE TRACT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 45' 43" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND THE REMAINDER OF SAID 45.063 ACRE TRACT, A DISTANCE OF 630.41 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE REMAINDER OF THE 45.063 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE OVER AND ACROSS THE 382.741 ACRE TRACT THE FOLLOWING FORTY-ONE (41) COURSES:

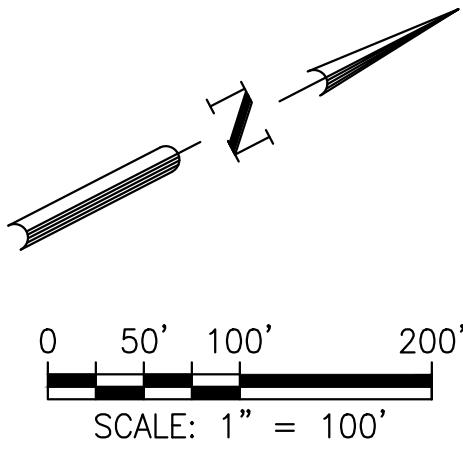
- 1) S 28° 39' 30" W, A DISTANCE OF 130.41 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 2) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, A CENTRAL ANGLE OF 88° 34' 47", A CHORD BEARING OF S 72° 56' 53" W, AND A CHORD DISTANCE OF 20.95 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 3) N 62° 45' 43" W, A DISTANCE OF 1.04 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 27° 14' 17" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 5) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.59 FEET, A CENTRAL ANGLE OF 90° 05' 23", A CHORD BEARING OF S 17° 43' 02" E, AND A CHORD DISTANCE OF 21.23 FEET TO A

- CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 6) S 27° 19' 40" W, A DISTANCE OF 764.68 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
 - 7) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF S 72° 18' 30" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS OF THE HEREIN DESCRIBED TRACT;
 - 8) S 26° 41' 36" W, A DISTANCE OF 50.01 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
 - 9) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.00 FEET, A CENTRAL ANGLE OF 87° 50' 43", A CHORD BEARING OF S 16° 35' 41" E, AND A CHORD DISTANCE OF 20.81 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
 - 10) S 27° 19' 40" W, A DISTANCE OF 9.93 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 - 11) S 62° 40' 20" E, A DISTANCE OF 80.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
 - 12) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF S 72° 18' 30" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
 - 13) S 62° 42' 40" E, A DISTANCE OF 116.09 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 - 14) S 27° 17' 32" W, A DISTANCE OF 343.07 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 - 15) S 62° 40' 05" E, A DISTANCE OF 142.45 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 - 16) S 27° 13' 55" W, A DISTANCE OF 391.01 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
 - 17) CURVING TO THE LEFT, WITH A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 79.67 FEET, A CENTRAL ANGLE OF 07° 56' 18", A CHORD BEARING OF S 58° 47' 50" W, AND A CHORD DISTANCE OF 79.60 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
 - 18) N 62° 48' 05" W, A DISTANCE OF 179.97 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
 - 19) S 27° 16' 13" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
 - 20) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
 - 21) S 27° 13' 55" W, A DISTANCE OF 757.69 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
 - 22) 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 THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
 - 23) S 27° 13' 55" W, A DISTANCE OF 70.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
 - 24) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
 - 25) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
 - 26) 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 THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 27) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 28) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 29) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 30) 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 THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 31) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 32) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 33) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 34) 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 THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 35) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 36) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 37) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 38) 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 THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 39) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 40) 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 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 41) S 27° 13' 55" W, A DISTANCE OF 407.41 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE 382.741 ACRE TRACT AND THE AFOREMENTIONED 103.11 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

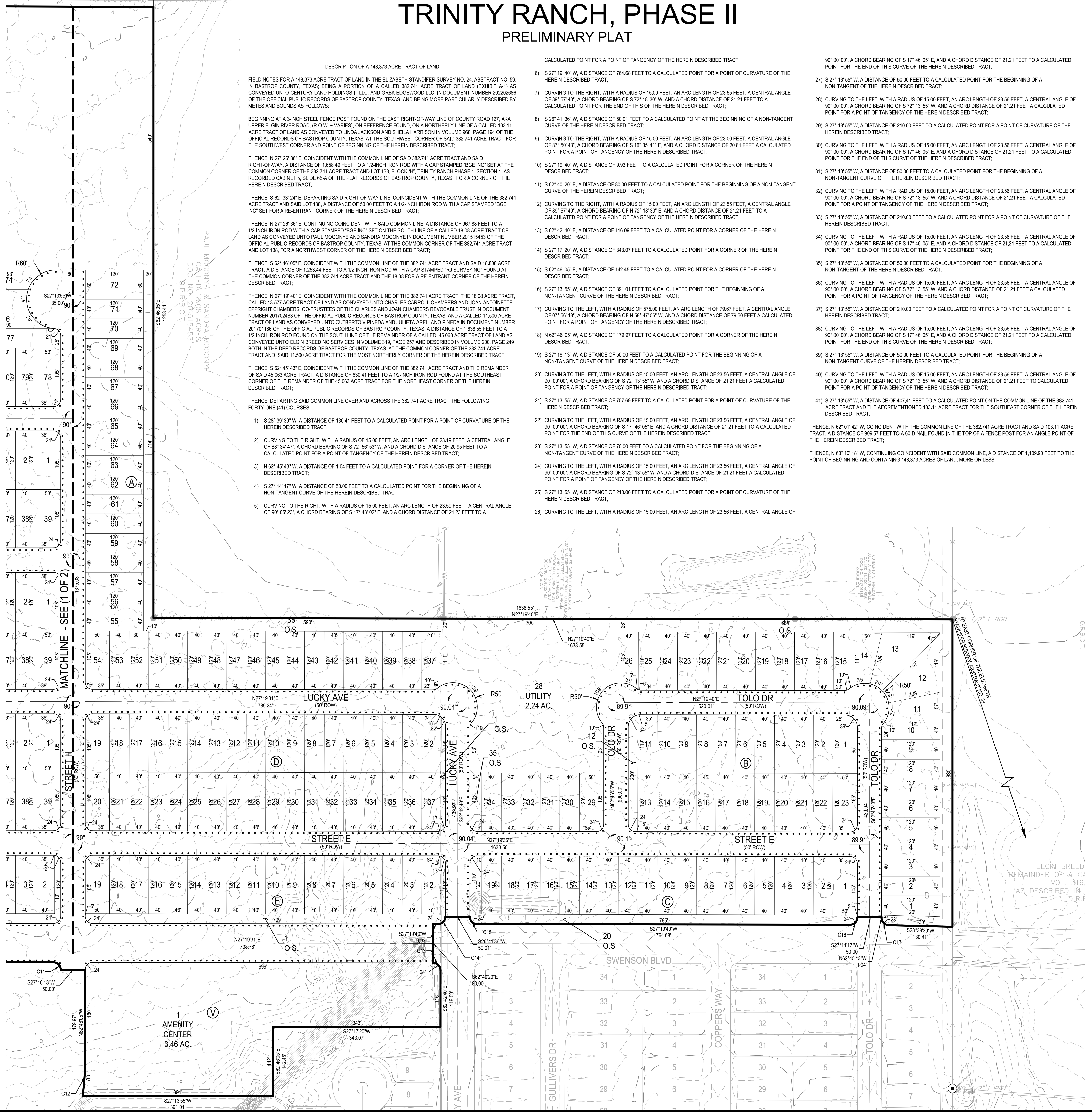
THENCE, N 62° 01' 42" W, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 103.11 ACRE TRACT, A DISTANCE OF 998.57 FEET TO A 60-D NAIL FOUND IN THE TOP OF A FENCE POST FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 63° 10' 18" W, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 1,109.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 148.373 ACRES OF LAND, MORE OR LESS.



LEGEND

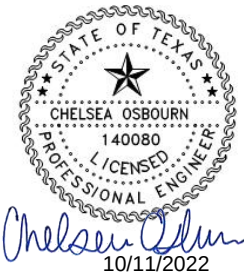
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED SIDEWALK
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- 100 YEAR FEMA LINE



TRINITY RANCH, PHASE II
ELGIN, TEXAS

PRELIM PLAN (2 OF 2)

SUBMITTAL DATE: 05-26-2022



SHEET
3 OF 6

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

BGE

BGE, INC.

1701 DIRECTORS BOULEVARD, SUITE 1000

AUSTIN, TX 78744

TYPE Registration No. F-1046

TEL: 712-679-0400 www.bgeompany.com

DATE	APR
DESCRIPTION	

REV	DESCRIPTION
1	
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3	
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5	

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_Prelim\D01_CADD\01_SnsC-SB-PLAT-Ph-2-PRELIUM.dwg Layout LOT TABLES Plotted: 10/11/2022 8:28:49 AM

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	A	4978	S.F.	40
2	A	4800	S.F.	40
3	A	4800	S.F.	40
4	A	4800	S.F.	40
5	A	4800	S.F.	40
6	A	4800	S.F.	40
7	A	4800	S.F.	40
8	A	4800	S.F.	40
9	A	4800	S.F.	40
10	A	4753	S.F.	40
11	A	4956	S.F.	40
12	A	8547	S.F.	40
13	A	8803	S.F.	40
14	A	5948	S.F.	40
15	A	4740	S.F.	40
16	A	4800	S.F.	40
17	A	4800	S.F.	40
18	A	4800	S.F.	40
19	A	4800	S.F.	40
20	A	4800	S.F.	40
21	A	4800	S.F.	40
22	A	4800	S.F.	40
23	A	4800	S.F.	40
24	A	4800	S.F.	40
25	A	4798	S.F.	40
26	A	4368	S.F.	40
27	A	35550	O.S.	-
28	A	97549	UTILITY	-
29	A	5964	S.F.	40
30	A	4800	S.F.	40
31	A	4800	S.F.	40
32	A	4800	S.F.	40
33	A	4800	S.F.	40
34	A	4800	S.F.	40
35	A	2877	O.S.	-
36	A	30430	O.S.	-
37	A	4742	S.F.	40
38	A	4800	S.F.	40
39	A	4800	S.F.	40
40	A	4800	S.F.	40
41	A	4800	S.F.	40
42	A	4800	S.F.	40
43	A	4800	S.F.	40
44	A	4800	S.F.	40
45	A	4800	S.F.	40
46	A	4800	S.F.	40
47	A	4800	S.F.	40
48	A	4800	S.F.	40
49	A	4800	S.F.	40
50	A	4800	S.F.	40
51	A	4800	S.F.	40
52	A	4800	S.F.	40
53	A	4800	S.F.	40
54	A	5964	S.F.	40
55	A	4812	S.F.	40
56	A	4800	S.F.	40
57	A	4800	S.F.	40
58	A	4800	S.F.	40
59	A	4800	S.F.	40
60	A	4800	S.F.	40
61	A	4800	S.F.	40
62	A	4800	S.F.	40
63	A	4800	S.F.	40
64	A	4800	S.F.	40
65	A	4800	S.F.	40
66	A	4800	S.F.	40
67	A	4800	S.F.	40
68	A	4800	S.F.	40
69	A	4800	S.F.	40
70	A	4800	S.F.	40
71	A	4800	S.F.	40
72	A	7201	S.F.	60
73	A	605165	SCHOOL	-
74	A	6070	S.F.	40
75	A	5365	S.F.	40
76	A	6070	S.F.	40
77	A	8074	S.F.	40
78	A	6274	S.F.	42
79	A	4800	S.F.	40
80	A	4800	S.F.	40
81	A	4800	S.F.	40
82	A	4800	S.F.	40
83	A	4800	S.F.	40
84	A	4800	S.F.	40
85	A	4800	S.F.	40
86	A	4800	S.F.	40
87	A	4800	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
88	A	4800	S.F.	40
89	A	4800	S.F.	40
90	A	4800	S.F.	40
91	A	4800	S.F.	40
92	A	4800	S.F.	40
93	A	4800	S.F.	40
94	A	4800	S.F.	40
95	A	4800	S.F.	40
96	A	4800	S.F.	40
97	A	20027	O.S./ ACCESS	-

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	B	5878	S.F.	40
2	B	4800	S.F.	40
3	B	4800	S.F.	40
4	B	4800	S.F.	40
5	B	4800	S.F.	40
6	B	4800	S.F.	40
7	B	4800	S.F.	40
8	B	4800	S.F.	40
9	B	4800	S.F.	40
10	B	4800	S.F.	40
11	B	4799	S.F.	40
12	B	4573	O.S.	-
13	B	4800	S.F.	40
14	B	4800	S.F.	40
15	B	4800	S.F.	40
16	B	4800	S.F.	40
17	B	4800	S.F.	40
18	B	4800	S.F.	40
19	B	4800	S.F.	40
20	B	4800	S.F.	40
21	B	4800	S.F.	40
22	B	4800	S.F.	40
23	B	5985	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	C	5963	S.F.	40
2	C	4800	S.F.	40
3	C	4800	S.F.	40
4	C	4800	S.F.	40
5	C	4800	S.F.	40
6	C	4800	S.F.	40
7	C	4800	S.F.	40
8	C	4800	S.F.	40
9	C	4800	S.F.	40
10	C	4800	S.F.	40
11	C	4800	S.F.	40
12	C	4800	S.F.	40
13	C	4800	S.F.	40
14	C	4800	S.F.	40
15	C	4800	S.F.	40
16	C	4800	S.F.	40
17	C	4800	S.F.	40
18	C	4800	S.F.	40
19	C	4800	S.F.	40
20	C	18692	O.S.	-

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	D	1985	O.S.	-
2	D	4770	S.F.	40
3	D	4800	S.F.	40
4	D	4800	S.F.	40
5	D	4800	S.F.	40
6	D	4800	S.F.	40
7	D	4800	S.F.	40
8	D	4800	S.F.	40
9	D	4800	S.F.	40
10	D	4800	S.F.	40
11	D	4800	S.F.	40
12	D	4800	S.F.	40
13	D	4800	S.F.	40
14	D	4800	S.F.	40
15	D	4800	S.F.	40
16	D	4800	S.F.	40
17	D	4800	S.F.	40
18	D	4800	S.F.	40
19	D	5988	S.F.	40
20	D	5964	S.F.	40
21	D	4800	S.F.	40
22	D	4800	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
23	D	4800	S.F.	40
24	D	4800	S.F.	40
25	D	4800	S.F.	40
26	D	4800	S.F.	40
27	D	4800	S.F.	40
28	D	4800	S.F.	40
29	D	4800	S.F.	40
30	D	4800	S.F.	40
31	D	4800	S.F.	40
32	D	4800	S.F.	40
33	D	4800	S.F.	40
34	D	4800	S.F.	40
35	D	4800	S.F.	40
36	D	4800	S.F.	40
37	D	4797	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	E	15682	O.S.	-
2	E	4797	S.F.	40
3	E	4800	S.F.	40
4	E	4800	S.F.	40
5	E	4800	S.F.	40
6	E	4800	S.F.	40
7	E	4800	S.F.	40
8	E	4800	S.F.	40
9	E	4800	S.F.	40
10	E	4800	S.F.	40
11	E	4800	S.F.	40
12	E	4800	S.F.	40
13	E	4800	S.F.	40
14	E	4800	S.F.	40
15	E	4800	S.F.	40
16	E	4800	S.F.	40
17	E	4800	S.F.	40
18	E	4800	S.F.	40
19	E	5968	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	F	18883	O.S.	-
2	F	4800	S.F.	40
3	F	4800	S.F.	40
4	F	4800	S.F.	40
5	F	4800	S.F.	40
6	F	4800	S.F.	40
7	F	4800	S.F.	40
8	F	4800	S.F.	40
9	F	4800	S.F.	40
10	F	4800	S.F.	40
11	F	4800	S.F.	40
12	F	4800	S.F.	40
13	F	4800	S.F.	40
14	F	4800	S.F.	40
15	F	4800	S.F.	40
16	F	4800	S.F.	40
17	F	4800	S.F.	40
18	F	4800	S.F.	40
19	F	4800	S.F.	40
20	F	4800	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	G	6274	S.F.	42
2	G	4800	S.F.	40
3	G	4800	S.F.	40
4	G	4800	S.F.	40
5	G	4800	S.F.	40
6	G	4800	S.F.	40
7	G	4800	S.F.	40
8	G	4800	S.F.	40
9	G	4800	S.F.	40
10	G	4800	S.F.	40
11	G	4800	S.F.	40
12	G	4800	S.F.	40
13	G	4800	S.F.	40
14	G	4800	S.F.	40
15	G	4800	S.F.	40
16	G	4800	S.F.	40
17	G	4800	S.F.	40
18	G	4800	S.F.	40
19	G	4800	S.F.	40
20	G	3503	O.S.	-
21	G	4800	S.F.	40
22	G	4800	S.F.	40

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
23	G	4800	S.F.	40
24	G	4800	S.F.	40
25	G	4800	S.F.	40
26	G	4800	S.F.	40
27	G	4800	S.F.	40
28	G	4800	S.F.	40
29	G	4800	S.F.	40
30	G	4800	S.F.	40
31	G	4800	S.F.	40
32	G	4800	S.F.	40
33	G	4800	S.F.	40
34	G	4800	S.F.	40
35	G	4800	S.F.	40
36	G	4800	S.F.	40
37	G	4800	S.F.	40
38	G	4800	S.F.	40
39	G	6274	S.F.	42

LOT TABLE				
LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	H	6274	S.F.	42
2	H	4800	S.F.	40
3	H	4800	S.F.	40
4	H	4800	S.F.	40
5	H	4800	S.F.	40
6	H	4800	S.F.	40
7	H	4800	S.F.	40
8	H	4800	S.F.	40
9	H	4800	S.F.	40
10	H	4800	S.F.	40
11	H	4800	S.F.	40
12	H	4800	S.F.	40
13	H	4800	S.F.	40
14	H	4800	S.F.	40
15	H	4800	S.F.	40
16	H	4800	S.F.	40
17	H	4800	S.F.	40
18	H	4800	S.F.	40
19	H	4800	S.F.	40
20	H	3503	O.S.	-
21	H	4800	S.F.	40
22	H	4800	S.F.	40
23	H	4800	S.F.	40
24	H	4800	S.F.	40
25	H	4800	S.F.	40
26	H	4800	S.F.	40
27	H	4800	S.F.	40
28	H	4800	S.F.	40
29	H	4800	S.F.	40
30	H	4800	S.F.	40
31	H	4800	S.F.	40
32	H	4800	S.F.	40
33	H	4800	S.F.	40
34	H	4800	S.F.	40
35	H	4800	S.F.	40
36	H	4800	S.F.	40
37	H	4800	S.F.	40
38	H	4800	S.F.	40
39	H	6274	S.F.	42

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA 100 YEAR
- PRELIMINARY FEMA 100 YEAR FLOODPLAIN
- LOT LINE
- LOT NUMBER
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE *

* 8" WATER LINE UNLESS OTHERWISE NOTED

TOLO DR

STREET E

UTILITY 2.24 AC.

POINT OF REFERENCE

FRACT 2

TEXAS UTILITIES ELECTRIC COMPANY

APPROXIMATE C/O OF

ELECTRIC EASEMENT & RIGHT-OF-WAY

VOL. 619, PG. 720

O.R.B.C.T.

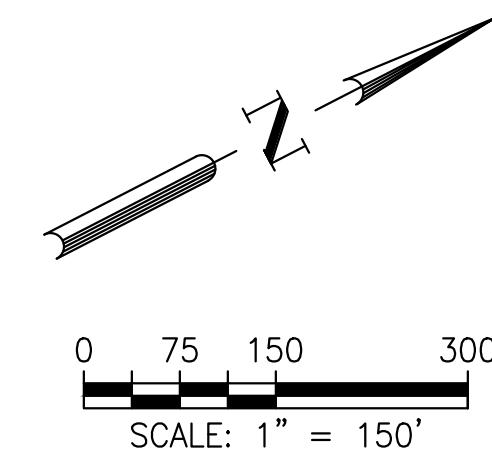
LOWER COLORADO RIVER AUTHORITY

VARIABLE WIDTH "CABLE" TO BE

WATER, WASTEWATER & WASTE

VOL. 779, PG. 873

O.P.K.B.C.T.



LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FEMA 100 YEAR
	PRELIMINARY FEMA 100 YEAR FLOODPLAIN
	LOT LINE
	LOT NUMBER
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED WASTEWATER LINE *

* 8" WASTEWATER LINE UNLESS OTHERWISE NOTED

DESIGNED BY:	△		
	△		
	△		
	△		
	△		
DATE:	△		APR

DESIGNED BY:	DAZ
REVIEWED BY:	TMH
DRAWN BY:	DAZ

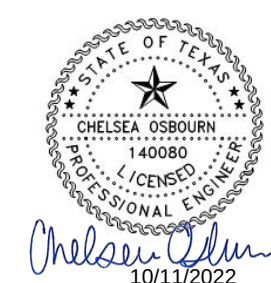


BGE, INC.
701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browningay.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS

OVERALL WASTEWATER PLAN

SUBMITTAL DATE: 05-26-2022



SHEET
6 OF 6

\\belsa\metro\02012330-03\SV\04 - Final\Drawings\Plan\13330-03 Trinity Ranch_Plot2_SFC-4.dwg, 10/29/2024, 10:32 AM, Stephen Barber

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 4

A SUBDIVISION OF 34.860 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFOR SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

BENCHMARK #1

MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON
ON ASPHALT ON THE EAST SIDE OF UPPER ELGIN RIVER ROAD
LOCATED 41,200 FEET NORTHWEST OF THE NORTHWEST CORNER
OF THE SUBJECT TRACT, AS SHOWN HEREON.

ELEVATION: 554.16 FEET NAVD--88

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°13'55" E	126.94'
L2	N 40°41'59" W	34.15'
L3	N 27°13'55" E	105.00'
L4	N 27°13'55" E	50.03'
L5	S 62°46'05" E	39.00'
L6	S 62°46'05" E	50.00'
L7	S 62°46'05" E	50.00'
L8	S 62°46'05" E	80.00'
L9	S 27°13'55" W	50.00'
L10	S 27°13'55" W	50.00'
L11	S 27°13'55" W	50.00'
L12	S 27°13'55" W	50.00'
L13	S 27°13'55" W	105.00'
L14	N 10°53'11" W	17.05'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HALTER COVE	50 FT.	448 FT.
LUCKY AVENUE	50 FT.	1,670 FT.
PEGASUS PASS	50 FT.	550 FT.
FARRIER AVENUE	50 FT.	1,493 FT.
CIMARRON STREET	50 FT.	1,309 FT.
ROAN ROAD	50 FT.	540 FT.
CABRIOLET DRIVE	50 FT.	145 FT.
SWENSON BLVD.	80 FT.	1,567 FT.
TOTAL LINEAR FEET		7,722 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	217	24.641 AC.
OPEN SPACE	7	0.667 AC.
RIGHT-OF-WAY	-	9.552 AC.
TOTAL	224	34.860 AC.

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)				
DESCRIPTION	REQUIRED	PREVIOUS	PROPOSED	FUTURE
PARKLAND	7	0	0	7
OPEN SPACE (NO FP)	17	17.15	0	>0
OPEN SPACE (FP)	23	0	0	23

CENTURY LAND HOLDINGS II, LLC AND GRBK EDGEWOOD LLC
CALLED 1.003 ACRES
(TRACT THREE)
DOC. NO. 202202686
O.P.R.B.C.T.

RESIDENTIAL LOT SIZE		
LOT SIZE	NUMBER OF LOTS	
<6,000 SQ FT	210	
6,000 – 7,500	7	
7,500 – 9,000	0	
>9,000	0	
TOTAL NUMBER OF LOTS	217	
TOTAL NUMBER OF BLOCKS	8	

REVISIONS

DATE: OCTOBER 29, 2024

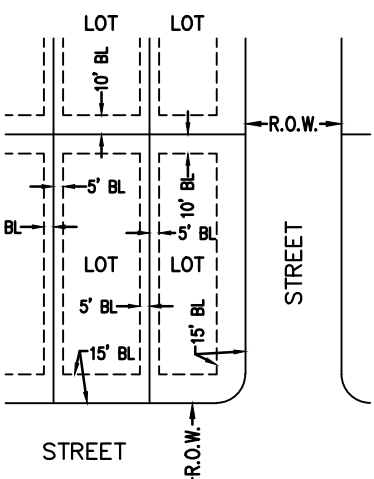
OWNERS:
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE BOULEVARD
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

ENGINEER:
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HWY, STE 140
AUSTIN, TX 78759
512-452-0371

SURVEYOR:
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600

TYPICAL BUILDING
SETBACK LINES
N.T.S.

FRONT SETBACK: 15'
REAR SETBACK: 10'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 15'



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 1 OF 4

CENTURY LAND HOLDINGS II LLC &
GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED 382.741 ACRES
DOC. NO. 202202686 O.P.R.B.C.T.

CENTURY LAND HOLDINGS II LLC &
GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED 382.741 ACRES
DOC. NO. 202202686 O.P.R.B.C.T.

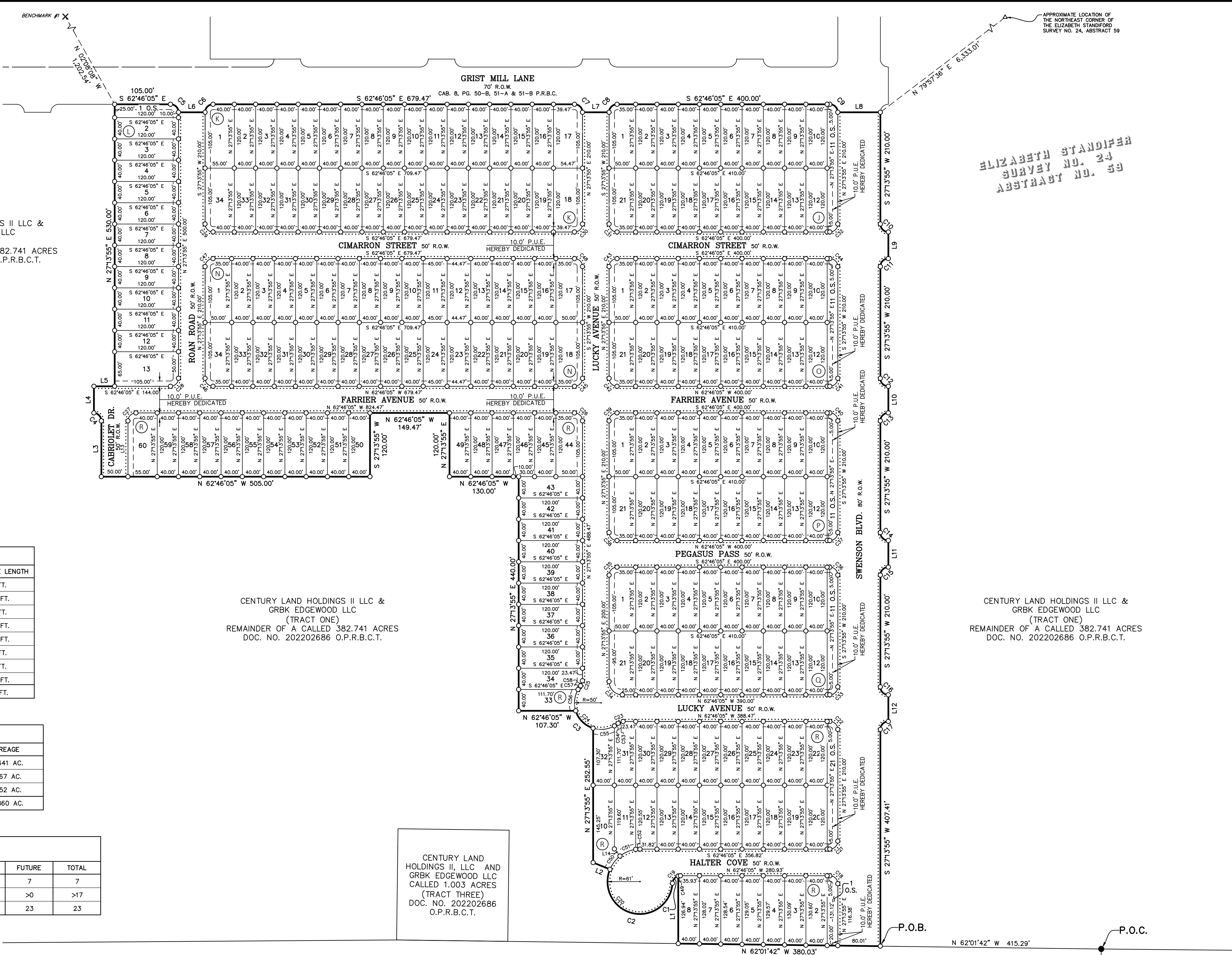
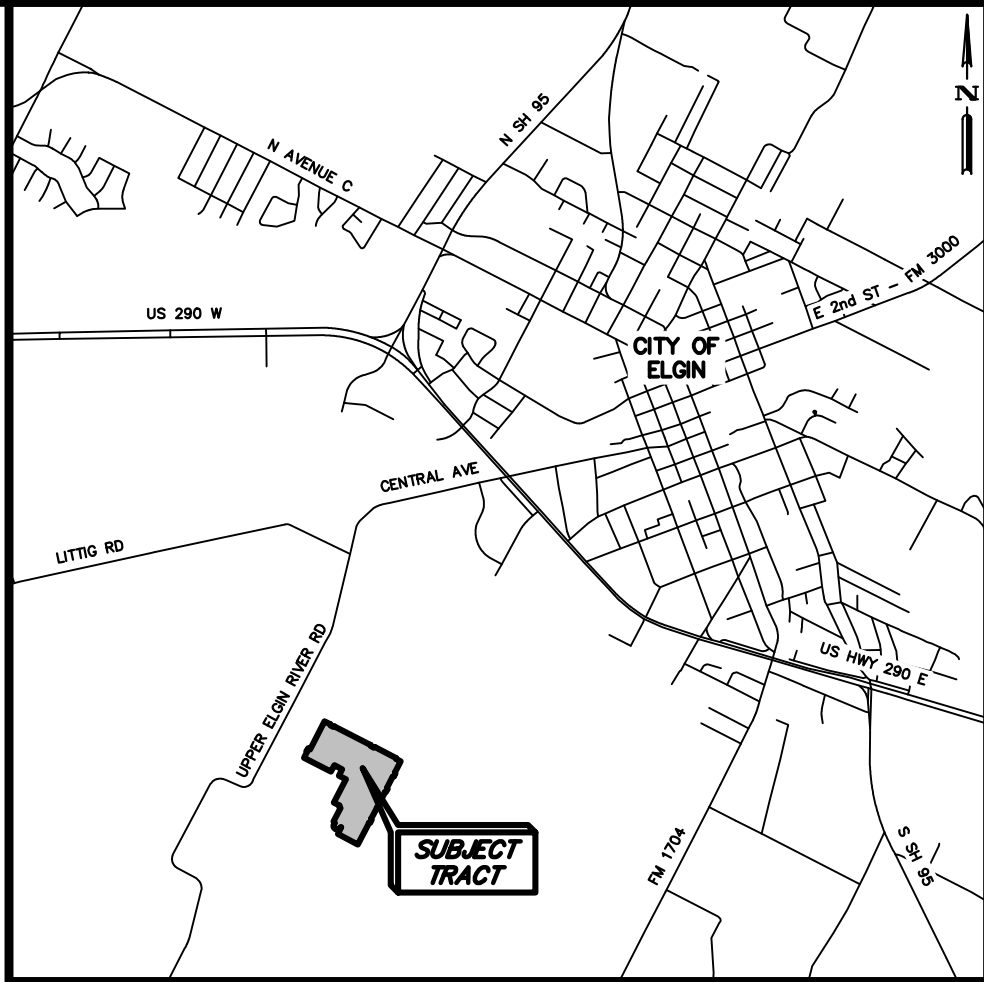
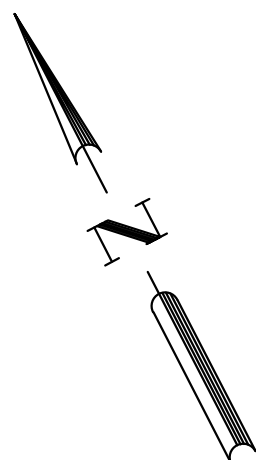
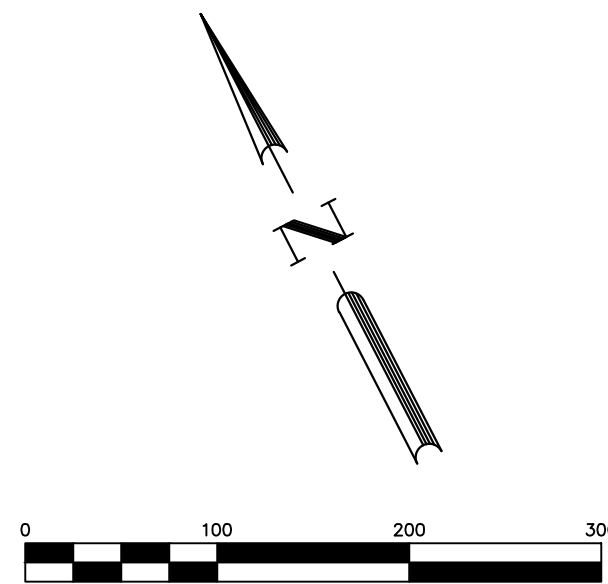
CENTURY LAND HOLDINGS II LLC &
GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED 382.741 ACRES
DOC. NO. 202202686 O.P.R.B.C.T.

ELIZABETH STANDIFER
SURVEY NO. 24
ABSTRACT NO. 59

VICINITY MAP
NOT TO SCALE

LEGEND

CAB	CABINET
DOC.	DOCUMENT
D.R.B.C.T	DEED RECORDS OF BASTROP COUNTY, TEXAS
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
O.R.B.B.T.	OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.B.C.T.	PLAT RECORDS BASTROP COUNTY, TEXAS
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
●	FOUND 1/2" IRON ROD
○	FOUND 3" STEEL POST
---	EXISTING LOT
---	EXISTING EASEMENT
---	EXISTING RIGHT-OF-WAY
---	PROPOSED SIDEWALK
---	PROPERTY BOUNDARY
---	PHASE LINE/ADJACENT PROPERTY
---	PUBLIC UTILITY EASEMENT (P.U.E.)
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
(A)	PROPOSED BLOCK



LINDA JACKSON AND SHEILA HARRISON
CALLED 103.11 ACRES (EXHIBIT "A")
VOL. 1014, PG. 175 O.R.B.C.
AS DESCRIBED IN
VOL. 968, PG. 194 O.R.B.C.

FRED DOUGLAS HOOPER, JR.
CALLED 170.255 ACRES
DOC. NO. 202220653 O.P.R.B.C.
AS DESCRIBED IN
VOL. 300, PG. 733 D.R.B.C.

\\bgs\apps\apps\2021\2021-03\SV\A\04 - Final\Drawings\Plat\13335-03 Trinity Ranch Plot 2 SEC 4.dwg, 10/28/2024, 10:33 AM, Stephen Barrer

FINAL PLAT

TRINITY RANCH

PHASE 2, SECTION 4

A SUBDIVISION OF 34.860 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

DESCRIPTION OF A 34.860 ACRE TRACT OF LAND

FIELD NOTES FOR A 34.860 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF 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 34.860 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2--inch iron rod found on the southwest line of the remainder of said 382.741 acre tract at the common corner of a called 170.255 acre tract of land as conveyed unto Fred Douglas Hooper, Jr. in Document Number 202220653 of the Official Public Records of Bastrop County, Texas, and described in Volume 300, Page 733 of the Deed Records of Bastrop County, Texas, and a called 103.11 acre tract of land (Exhibit "A") as conveyed unto Linda Jackson and Sheila Harrison in Volume 1014, Page 175 and described in Volume 968, Page 194, both of the Official Records of Bastrop County, Texas; 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 1/2--inch iron rod with a cap stamped 'BGE INC' set for the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 62°01'42" W, continuing coincident with said common line, a distance of 380.03 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 eighteen (18) courses:

- 1) N 27°13'55" E, a distance of 126.94 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 18.65 feet, a central angle of 71°13'34", a chord bearing of S 65°51'42" W, and a chord distance of 17.47 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of reverse curvature of the herein described tract;
- 3) Curving to the right, with a radius of 61.00 feet, an arc length of 211.92 feet, a central angle of 199°03'04", a chord bearing of N 50°13'32" W, and a chord distance of 120.32 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 4) N 40°41'59" W, a distance of 34.15 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 5) N 27°13'55" E, a distance of 252.55 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non--tangent curve for a corner of the herein described tract;
- 6) Curving to the right, with a radius of 50.00 feet, an arc length of 48.07 feet, a central angle of 55°05'05", a chord bearing of N 17°46'05" W, and a chord distance of 46.24 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 7) N 62°46'05" W, a distance of 107.30 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a westerly corner of the herein described tract;
- 8) N 27°13'55" E, a distance of 440.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 9) N 62°46'05" W, a distance of 130.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 10) N 27°13'55" E, a distance of 120.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 11) N 62°46'05" W, a distance of 149.47 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 12) S 27°13'55" W, a distance of 120.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 13) N 62°46'05" W, a distance of 505.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a westerly corner of the herein described tract;
- 14) N 27°13'55" E, a distance of 105.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 15) Curving to the left, with a radius of 15.00 feet, an arc length of 22.56 feet, a central angle of 86°10'39", a chord bearing of N 15°51'25" W, and a chord distance of 20.49 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 16) N 27°13'55" E, a distance of 50.03 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 17) S 62°46'05" E, a distance of 39.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a corner of the herein described tract;
- 18) N 27°13'55" E, a distance of 530.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set on the common line of the remainder of the 382.741 acre tract and the southwest right--of--way line of Grist Mill Lane (R.O.W. ~ 70') as shown on the plat of Trinity Ranch Phase 2, Section 1, as recorded in Cabinet 8, Pages 50--B, 51--A, and 51--B of the Plat Records of Bastrop County, Texas, for the northwest corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 382.741 acre tract and said southwest right--of--way line the following eleven (11) courses:

- 1) S 62°46'05" E, a distance of 105.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 S 17°46'05" E, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;

- 3) S 62°46'05" E, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 72°13'55" E, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 5) S 62°46'05" E, a distance of 679.47 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 S 17°46'05" E, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 7) S 62°46'05" E, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 72°13'55" E, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 9) S 62°46'05" E, a distance of 400.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 10) 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 S 17°46'05" E, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 11) S 62°46'05" E, a distance of 80.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for the northeast 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) S 27°13'55" W, a distance of 210.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature 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 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 3) S 27°13'55" W, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set 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 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°13'55" W, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 5) S 27°13'55" W, a distance of 210.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 6) 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 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 7) S 27°13'55" W, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non--tangent curve for a corner of the herein described tract;
- 8) 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 72°13'55" W, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 9) S 27°13'55" W, a distance of 210.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 10) 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 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 11) S 27°13'55" W, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non--tangent curve for a corner of the herein described tract;
- 12) 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 72°13'55" W, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract;
- 13) S 27°13'55" W, a distance of 210.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of curvature of the herein described tract;
- 14) 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 1/2--inch iron rod with a cap stamped 'BGE INC' set at the end of this curve for a corner of the herein described tract;
- 15) S 27°13'55" W, a distance of 50.00 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set at the beginning of a non--tangent curve for a corner of the herein described tract;
- 16) 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 72°13'55" W, and a chord distance of 21.21 feet to a 1/2--inch iron rod with a cap stamped 'BGE INC' set for a point of tangency of the herein described tract, and;
- 17) S 27°13'55" W, a distance of 407.41 feet to the POINT OF BEGINNING and containing 34.860 acres of land, more or less.



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

\\bgsa\metro\02012330-03\SV\04 - Final\Drawings\Plan\13330-03 Trinity Ranch Phase 2.dwg, 10/27/2024, 10:33 AM, Stephen Barber

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 4

A SUBDIVISION OF 34.860 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	18.65'	15.00'	71°13'34"	S 65°51'42" W	17.47'
C2	211.92'	61.00'	199°03'04"	N 50°13'32" W	120.32'
C3	48.07'	50.00'	55°05'05"	N 17°46'05" W	46.24'
C4	22.56'	15.00'	86°10'39"	N 15°51'25" W	20.49'
C5	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C6	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C7	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C8	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C9	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C10	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C11	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C12	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C13	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C14	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C15	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C16	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C17	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C18	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C19	22.77'	15.00'	86°58'59"	S 73°44'25" W	20.65'
C20	284.24'	61.00'	266°58'59"	S 16°15'35" E	88.51'
C21	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C22	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C23	10.40'	15.00'	39°42'54"	N 82°37'33" W	10.19'
C24	147.86'	50.00'	169°25'49"	S 17°46'05" E	99.57'
C25	10.40'	15.00'	39°42'54"	N 47°05'22" E	10.19'
C26	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C27	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C28	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C30	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C31	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C32	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C33	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C34	39.27'	25.00'	90°00'00"	S 17°46'05" E	35.36'
C35	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C36	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C37	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C38	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C39	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C40	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C41	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C42	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C43	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C44	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C45	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C46	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C47	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C48	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C49	4.13'	15.00'	15°45'25"	N 70°38'48" W	4.11'
C50	31.74'	61.00'	29°48'48"	S 64°12'25" W	31.38'
C51	32.38'	61.00'	30°24'47"	N 85°40'48" W	32.00'
C52	8.20'	61.00'	7°42'19"	N 66°37'15" W	8.20'
C53	10.40'	15.00'	39°42'54"	N 82°37'33" W	10.19'
C54	8.48'	50.00'	9°42'54"	N 82°22'27" E	8.47'
C55	41.41'	50.00'	47°27'27"	S 69°02'22" E	40.24'
C56	41.41'	50.00'	47°27'27"	S 33°30'11" W	40.24'
C57	8.48'	50.00'	9°42'54"	S 62°05'22" W	8.47'
C58	10.40'	15.00'	39°42'54"	N 47°05'22" E	10.19'

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	J	5,952	R
2	J	4,800	R
3	J	4,800	R
4	J	4,800	R
5	J	4,800	R
6	J	4,800	R
7	J	4,800	R
8	J	4,800	R
9	J	4,800	R
10	J	4,800	R
11	J	4,703	O.S.
12	J	4,800	R
13	J	4,800	R
14	J	4,800	R
15	J	4,800	R
16	J	4,800	R
17	J	4,800	R
18	J	4,800	R
19	J	4,800	R
20	J	4,800	R
21	J	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	K	6,552	R
2	K	4,800	R
3	K	4,800	R
4	K	4,800	R
5	K	4,800	R
6	K	4,800	R
7	K	4,800	R
8	K	4,800	R
9	K	4,800	R
10	K	4,800	R
11	K	4,800	R
12	K	4,800	R
13	K	4,800	R
14	K	4,800	R
15	K	4,800	R
16	K	4,800	R
17	K	6,489	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
18	K	6,489	R
19	K	4,800	R
20	K	4,800	R
21	K	4,800	R
22	K	4,800	R
23	K	4,800	R
24	K	4,800	R
25	K	4,800	R
26	K	4,800	R
27	K	4,800	R
28	K	4,800	R
29	K	4,800	R
30	K	4,800	R
31	K	4,800	R
32	K	4,800	R
33	K	4,800	R
34	K	6,552	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	L	2,952	O.S.
2	L	4,800	R
3	L	4,800	R
4	L	4,800	R
5	L	4,800	R
6	L	4,800	R
7	L	4,800	R
8	L	4,800	R
9	L	4,800	R
10	L	4,800	R
11	L	4,800	R
12	L	4,800	R
13	L	7,752	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	N	5,952	R
2	N	4,800	R
3	N	4,800	R
4	N	4,800	R
5	N	4,800	R
6	N	4,800	R
7	N	4,800	R
8	N	4,800	R
9	N	4,800	R
10	N	4,800	R
11	N	5,400	R
12	N	5,337	R
13	N	4,800	R
14	N	4,800	R
15	N	4,800	R
16	N	4,800	R
17	N	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
18	N	5,952	R
19	N	4,800	R
20	N	4,800	R
21	N	4,800	R
22	N	4,800	R
23	N	5,337	R
24	N	5,400	R
25	N	4,800	R
26	N	4,800	R
27	N	4,800	R
28	N	4,800	R
29	N	4,800	R
30	N	4,800	R
31	N	4,800	R
32	N	4,800	R
33	N	4,800	R
34	N	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	O	5,952	R
2	O	4,800	R
3	O	4,800	R
4	O	4,800	R
5	O	4,800	R
6	O	4,800	R
7	O	4,800	R
8	O	4,800	R
9	O	4,800	R
10	O	4,800	R
11	O	4,703	O.S.
12	O	4,800	R
13	O	4,800	R
14	O	4,800	R
15	O	4,800	R
16	O	4,800	R
17	O	4,800	R
18	O	4,800	R
19	O	4,800	R
20	O	4,800	R
21	O	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	P	5,952	R
2	P	4,800	R
3	P	4,800	R
4	P	4,800	R
5	P	4,800	R
6	P	4,800	R
7	P	4,800	R
8	P	4,800	R
9	P	4,800	R
10	P	4,800	R
11	P	4,703	O.S.
12	P	4,800	R
13	P	4,800	R
14	P	4,800	R
15	P	4,800	R
16	P	4,800	R
17	P	4,800	R
18	P	4,800	R
19	P	4,800	R
20	P	4,800	R
21	P	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	Q	5,952	R
2	Q	4,800	R
3	Q	4,800	R
4	Q	4,800	R
5	Q	4,800	R
6	Q	4,800	R
7	Q	4,800	R
8	Q	4,800	R
9	Q	4,800	R
10	Q	4,800	R
11	Q	4,703	O.S.
12	Q	4,800	R
13	Q	4,800	R
14	Q	4,800	R
15	Q	4,800	R
16	Q	4,800	R
17	Q	4,800	R
18	Q	4,800	R
19	Q	4,800	R
20	Q	4,800	R
21	Q	5,866	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	R	2,577	O.S.
2	R	5,234	R
3	R	5,214	R
4	R	5,193	R
5	R	5,172	R
6	R	5,152	R
7	R	5,131	R
8	R	5,110	R
9	R	6,175	R
10	R	5,020	R
11	R	4,801	R
12	R	4,800	R
13	R	4,800	R
14	R	4,800	R
15	R	4,800	R
16	R	4,800	R
17	R	4,800	R
18	R	4,800	R
19	R	4,800	R
20	R	4,800	R
21	R	4,703	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
22	R	4,800	R
23	R	4,800	R
24	R	4,800	R
25	R	4,800	R
26	R	4,800	R
27	R	4,800	R
28	R	4,800	R
29	R	4,800	R
30	R	4,800	R
31	R	4,748	R
32	R	4,266	R
33	R	4,266	R
34	R	4,748	R
35	R	4,800	R
36	R	4,800	R
37	R	4,800	R
38	R	4,800	R
39	R	4,800	R
40	R	4,800	R
41	R	4,800	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
42	R	4,800	R
43	R	4,800	R
44	R	5,952	R
45	R	4,800	R
46	R	4,800	R
47	R	4,800	R

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTURY LAND HOLDINGS II, LLC (1/2 INTEREST), AND GRBK EDGEWOOD LLC (1/2 INTEREST), BEING THE OWNERS OF A CALLED 382.741 ACRE TRACT OF LAND (TRACT 1) OUT OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 34.860 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOW AS:

TRINITY RANCH PHASE 2, SECTION 4

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

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

BRIAN BEKKER, VICE PRESIDENT
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE BOULEVARD
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

AUSTIN EVETTS, AUTHORIZED SIGNER
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

PRELIMINARY PENDING FINAL REVIEW

TIMOTHY M. HOLLAND, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HWY, STE 140
AUSTIN, TX 78759

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND IN APRIL, 2019 AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992788
- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- UPON APPROVAL OF THIS PLAT BY THE THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY AND/OR THE COUNTY ENGINEER.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER IS SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- BASTROP COUNTY WILL ONLY ACCEPT THE STREETS AND ROADWAYS FOR OPERATION AND MAINTENANCE; THE DISTRICT WILL BE OBLIGATED TO MAINTAIN THE GUTTERS/DRAINAGE SYSTEMS AND STREETLIGHTS UPON RECEIPT OF AUTHORIZATION FROM THE COUNTY TO UTILIZE ITS RIGHT OF WAY FOR SUCH PURPOSES.
- THIS DEVELOPMENT IS WITHIN THE ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
- ALL SANITARY SEWER WITHIN THIS DEVELOPMENT IS TO BE PRIVATE. ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1 WILL OWN AND OPERATE THE PRIVATE SANITARY SEWER LINES.
- 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 STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
- ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
- UTILITY PROVIDERS ARE AS FOLLOWS: BLUEBONNET ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
- PARKLAND DEDICATION WILL BE INCORPORATED INTO FUTURE FINAL PLATS.

CERTIFICATE OF APPROVAL:

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

CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

SECRETARY, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET ___, PAGE(S) _____.

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

DEPUTY

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 4

A SUBDIVISION OF 34.860 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



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

October 30, 2024

Mr. Austin Seifert, P.E.

Gray Engineering, Inc.

8834 North Capital of Texas Highway, Suite 140

Austin, Texas 78759

RE: Trinity Ranch Phase 2 Section 4 – Final Plat Review

Dear Mr. Seifert:

WGA has reviewed the following documents listed below submitted on October 29, 2024, by Gray Engineering, Inc.

1. Final Plat dated October 29, 2024.
2. Other supporting documents submitted with the final plat: Comment Response Letter and Street Name Approval email.

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



Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202300114

Date: November 20, 2024
Applicant: BGE, Inc.
Hearing Date: December 16, 2024
Location: TCAD Parcel #248253, located north of Highway 290 and northeast of the Poth Tract.

APPLICATION SUMMARY

Consideration of a Final Plat for Elm Creek Northwest Phase 3 which would contain a total of 180 residential lots and 3 open space lots with 5,435 linear feet of streets across a total of 79.046 acres of land. The original Preliminary Plat for this development was approved by the Commission on June 6, 2022.

DEPARTMENT COMMENTS

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 Preliminary Plat
4. Proposed Final Plat
5. WGA Review Letter

Date: 8/29/2023

Project Address: US 290 near Red Elm Parkway

Parcel Identification Number (if no address): 248253

Name: Timothy Holland

Postal Address: 1701 Directors Blvd., Suite 1000
Austin, TX 78744

E-Mail Address: tholland@bgeinc.com; **Phone Number:** (512) 879-0433

Tim M. Holden

Timothy M. Holland

8/29/2023

Date _____

Subdivision final plat for 180 residential lots

LSMA West Elm, LLC

March 9, 2022

TO WHOM IT MAY CONCERN,

As the property owner of record, I hereby authorize BGE Inc, to act on behalf of **LSMA WEST ELM, LLC** to submit and process development applications for the preliminary plat, final plat, and subdivision construction plans for the proposed Elm Creek Northwest subdivision located in Elgin, TX.

Regards,



Authorized Signatory for LSMA West Elm, LLC

NOTARY CERTIFICATE

STATE OF FLORIDA

COUNTY OF manatee

Subscribed and sworn before me this 9 day of March, 2022, by
Lawrence Colditz
Authorized Signatory

(Owners Name)

Witness my hand and official seal.

Notary Public: 



My Commission expires: 9/19/23

LSMA West Elm,
6310 Capital Drive, Ste 130
Lakewood Ranch, FL 34202

G:\TVC\Projects\Lennar\5609-00_Elm_Creek_Prelim_Plan\03_CADD\06_LD\01_Sheets\Prelim_Elm_Creek_West\C-SP-COVER-WEST.dwg Plotted: 5/12/2022 1:25:27 PM Layout: COVER SHEET

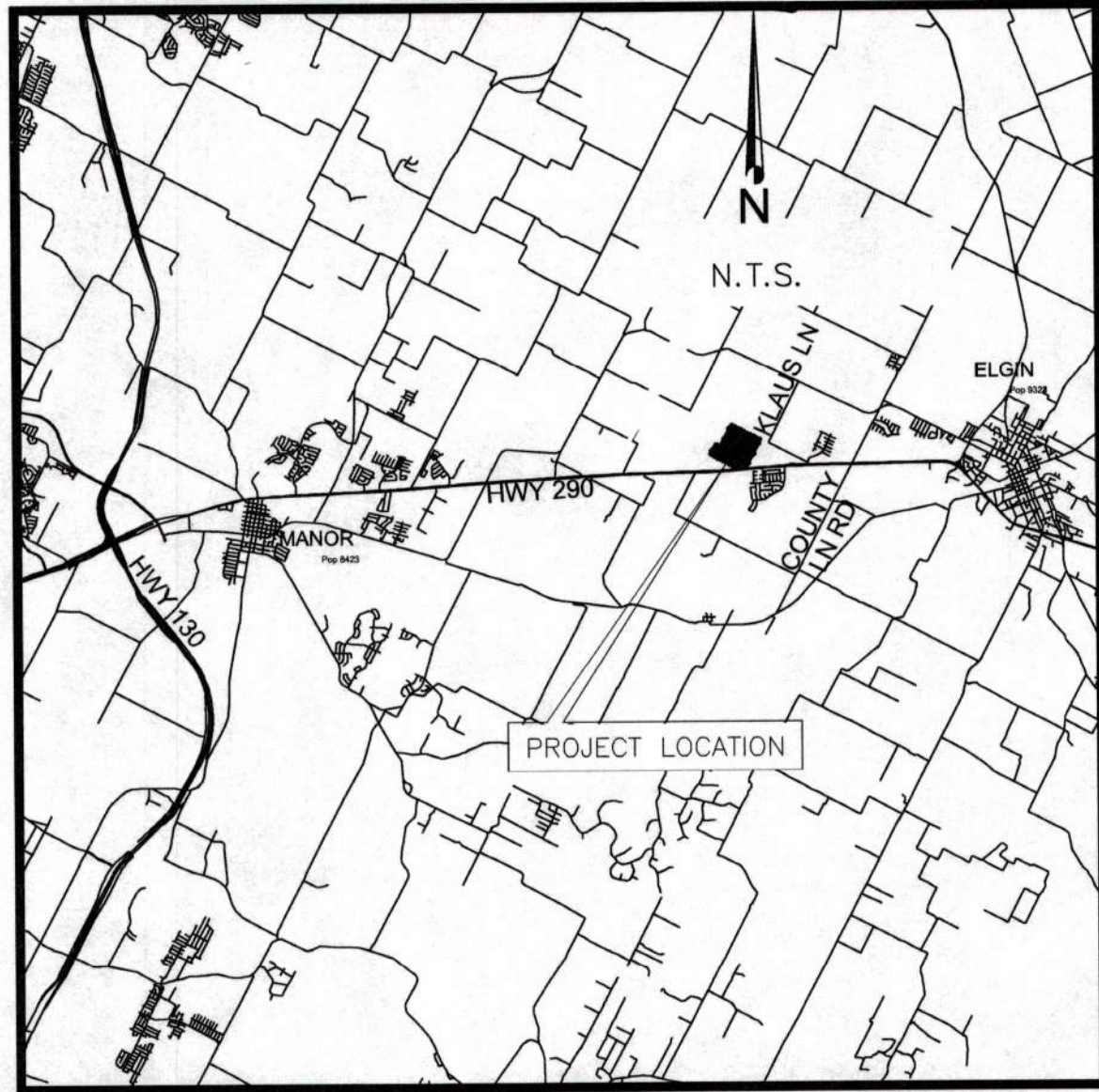
GENERAL NOTES

- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY PONDS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THAT OF UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- CONTOUR DATUM IS PROVIDED BY CAPITAL AREA COUNCIL OF GOVERNMENTS LIDAR.
- WATERSHED STATUS - THIS SUBDIVISION IS LOCATED IN THE DRY CREEK & ELM CREEK WATERSHEDS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF ELGIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER FROM TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT #14 AND WASTEWATER IMPROVEMENTS ARE REQUIRED. THE LANDOWNER/ DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS AND FOR PROVIDING THE IMPROVEMENTS.
- WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH TRAVIS COUNTY AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ FOR REVIEW.
- NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

REQUIRED PER DEVELOPMENT AGREEMENT	95 AC.
PREVIOUSLY DEDICATED	91.29 AC.
PROPOSED AMENITY & PARK	4.96 AC.
TOTAL	96.25 AC.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

11. TOTAL ACREAGE:	175.81
NUMBER OF BLOCKS:	16
TOTAL LOTS:	622
SINGLE FAMILY LOTS:	610
OPEN SPACE, D.E & W.Q. LOTS :	11
AMENITY AREA LOTS:	1
LINEAR FEET OF STREETS:	23,334 (SEE TABLE)
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- A 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) #48453C0505H AND #48453C0510H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.THE 100-YEAR FLOOD PLAIN BASED ON ATLAS 14 IS CONTAINED WITHIN DRAINAGE EASEMENTS, AS SHOWN HEREON.
- STREET NAMES, WIDTHS AND R.O.W. WIDTHS: SEE TABLE ON SHEET 2.
- MUNICIPAL JURISDICTION: THIS PRELIMINARY PLAN BOUNDARIES FALL WITHIN ELGIN ETJ AND WILL BE REGULATED BY TRAVIS COUNTY.
- THERE ARE NO CEMETERY SITES WITHIN THIS PRELIMINARY PLAN.
- THERE ARE NO EXISTING OR PROPOSED SCHOOL SITES IN THIS PRELIMINARY PLAN.
- WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY TRAVIS COUNTY MUD #14
- THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS.
- RESIDENTIAL DRIVEWAYS ARE PROHIBITED ON STREET A.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- ADDITIONAL SLOPE EASEMENTS MAY BE REQUIRED AT THE TIME OF FINAL PLAT REVIEW AS SUPPORTED BY ASSOCIATED CONSTRUCTION PLANS.
- THIS PROJECT IS SUBJECT TO THE ORIGINAL DEVELOPMENT AGREEMENT SIGNED DECEMBER 5, 2000 AND FIRST EXTENSION SIGNED ON JULY 31, 2017 AND THE SECOND EXTENSION SIGNED ON AUGUST 4, 2020.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING FEATURE, MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- TURN LANES ARE REQUIRED FOR THIS PROJECT AND WILL BE PLACED WITHIN EXISTING TxDOT RIGHT-OF-WAY. PERMISSION MUST BE GRANTED BY TxDOT FOR ACCESS ONTO US 290.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERNAL STREETS. DESIGN OF ANY PUBLIC ACCOMMODATIONS SHALL MEET ADA REQUIREMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- SECONDARY ACCESS WILL BE PROVIDED BY CONNECTIONS TO THE PROPOSED POTH SUBDIVISION. IN THE EVENT ADJACENT ACCESS IS NOT AVAILABLE, TEMPORARY EMERGENCY ACCESS WILL BE PROVIDED OR A MAXIMUM OF 30 HOMES MAY BE CONSTRUCTED.
- THIS SUBDIVISION IS SUBJECT TO THE 2016 TRAVIS COUNTY WATER QUALITY RULES.
- THE PRESENCE OF ANY ROADWAY WITHIN THE FLOODPLAIN WILL NOT ALTER THE EXTENTS OF THE FLOODPLAIN REQUIRING A CLOMR/LOMR. DURING FINAL DESIGN A CLOMR/LOMR WILL BE PROVIDED IF REQUIRED.

PRELIMINARY PLAT ELM CREEK NORTHWEST SUBDIVISION



PROJECT LOCATION: N.T.S.
COA GRID: Z29
MAPSCO PG: 532L

SUBMITTAL DATE: 06/10/2021

SUMMARY NOTES

ENGINEER: BGE, INC., TBPE F-1046
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400

SURVEYOR: BGE, INC., TBPE F-1046
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
(512) 879-0400

PROPERTY OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
13620 N FM 620
BUILDING B, SUITE 150
AUSTIN, TX 78717

UTILITY PROVIDERS: BLUEBONNET ELECTRIC COOP.
SPECTRUM/TIME WARNER CABLE
AT&T TELEPHONE
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT #14

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE 25th DAY OF October, 2021

CHAIR, PLANNING & ZONING COMMISSION

SECRETARY, PLANNING & ZONING COMMISSION.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY TRAVIS COUNTY ENGINEERS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
3	PRELIMINARY PLAT (1 OF 2)
4	PRELIMINARY PLAT (2 OF 2)
5	PRELIMINARY WATER LAYOUT
6	PRELIMINARY WASTEWATER LAYOUT
7	OVERALL DRAINAGE LAYOUT

LEGAL DESCRIPTION

Being 175.81 acres of land, more or less, out of the William Hines Survey No.53, Abstract No. 345, in Travis County, Texas, and being a portion of that certain called 218.5 acres conveyed to Joseph A. Lockwood by deed recorded in Volume 5641, Page 1803, Deed Records, Travis County, Texas; Said 175.81 acres being more particularly described as follows:

Beginning at a iron pin found marking the most northerly northwest corner of the above referenced Lockwood tract, said point being an interior corner of that certain tract of land called 382 acres as recorded in in Volume 2895, Page 124, Deed Records, Travis County, Texas, for the most northerly northwest corner hereof,

Thence along the north line of the said Lockwood tract, being the south line of the said Skinner tract the following six courses;

- S 59°26'30"E 1,445.03 feet to an iron pin found at a fence corner,
 - S 59°11'30"E 228.49 feet to an iron pin set,
 - S 59°18'30"E 572.77 feet to an iron pin found at a fence corner,
 - S 58°31'30"E 119.97 feet to an iron pin set,
 - S 60°12'E 259.34 feet to an iron pin set,
 - S 59°23'30"E 26.45 feet to an iron pin set for the northwest corner of that certain tract of land called 31.50 acres as conveyed to Far East Joint Venture by deed recorded in Volume 8464, Page 901, Deed Records, Travis County, Texas,
- Thence along the west line of the said Far East Joint Venture tract, S 31°16'30"W 2,370.64 feet to an iron pin set on the northwest line of the U.S. Highway 290, being the most northerly corner of that certain tract of land called 1,937 acres as conveyed to the State of Texas by deed as recorded in Volume 11335, Page 1262, Real Property Records, Travis County, Texas, for the most easterly southeast corner hereof,

Thence along the said northwest line of the U.S. Highway 290, S 89°06'W 839.61 feet to an iron pin set out on the south line of the said Lockwood tract, being the north line of the of that certain 1st tract called 215 acres as conveyed to Charles J. Poth, Jr. by the most westerly corner of said 1.937 acre State of Texas tract, for the most southerly southeast corner hereof,

Thence N 59°36'W 2,326.05 feet to an iron pin set of the southwest corner of the said Lockwood tract, being the northwest corner of the said Poth tract, and on the east line of that certain tract of land called 202.5 acres, as conveyed to Edwin O. Lundgren by deed recorded in Volume 831, Page 326, Deed Records, Travis County, Texas, for the southwest corner hereof,

Thence N 31°23'30"E 974.68 feet to an iron pin set on the south line of that certain Tract No. 4 called 128 acres as conveyed to Arthur J. Giese by deed recorded in Volume 723, Page 284, Deed Records, Travis County, Texas for the most westerly northwest corner of the said Lockwood tract and the northeast corner of Lundgren tract, for the most westerly northwest corner hereof, said point being S 79°26'E 5.60 feet from a 3/4" iron pin found,

Thence S 58°37'E 395.28 feet to an iron pin found marking an interior corner of said Lockwood tract, being the southeast corner of said Giese tract, for an interior corner hereof,

Thence along a westerly line of the said Lockwood tract, N 30°54'30"E 1,770.93 feet to an iron pin found marking the northeast corner of said Giese tract, being the most westerly southeast corner of the said Skinner tract, and N 30°17'E 76.08 feet to the Place of Beginning and containing 175.81 acres of land, more or less.

REV. NO	SHT. NO	DESCRIPTION OF REVISION	TCMUD # 14		COUNTY OF TRAVIS	
			ACCEPTED	DATE	ACCEPTED	DATE



BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

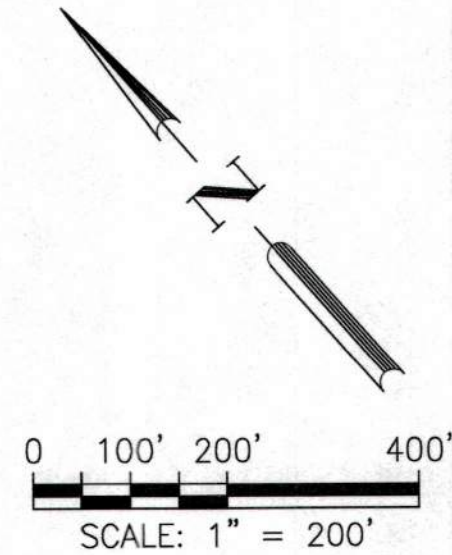
SHEET
REFERENCE
NUMBER

SHEET 1 OF 7

EASEMENT KEY NOTES:

10. F) CHANNEL EASEMENTS GRANTED TOT HE STATE OF TEXAS, AS RECORDED IN VOLUME 622, PAGE 495 AND VOLUME 623, PAGE 21, DEED RECORDS OF TRAVIS COUNTY, TEXAS (AFFECTS ALL THREE TRACTS, AS SHOWN) (WIDTH = 150')
10. H) WATER LINE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION, AS RECORDED IN DOCUMENT NUMBER 2002234770, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AFFECTS TRACTS NO. 2 AND NO. 3, AS SHOWN) (WIDTH = 15')

ELM CREEK NORTHWEST
PRELIMINARY PLAT



LEGEND	
---	PROPERTY BOUNDARY
---	MAJOR ELEV. CONTOUR
---	MINOR ELEV. CONTOUR
---	PROPOSED LOT LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED SIDEWALK
---	100-YEAR FLOODPLAIN*
---	FULLY DEVELOPED 100-YEAR FLOODPLAIN*
---	FEMA FLOODPLAIN*
---	PHASE LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	WATERWAY SETBACK
---	WATERWAY CENTERLINE
---	TREE TO BE REMOVED

NOTE:
FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO FLOODPLAINS SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD ELEVATION.

*FLOODPLAINS WERE CALCULATED USING THE NOAA ATLAS 14 VOLUME 11, VERSION 2 PRECIPITATION DEPTH OF 11.9 INCHES FOR 100 YR STORM EVENT. FULLY DEVELOPED FLOODPLAIN ASSUMES 70% IMPERVIOUS COVER IN THE CONTRIBUTING DRAINAGE AREA.

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	60'-0"	40'-0"	30	C&G	COLLECTOR	PUBLIC	3452
STREET B	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	776
STREET C	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	522
STREET D	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1861
STREET E	60'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	552
STREET F	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	546
STREET G	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	400
STREET H	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	695
STREET I	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	700
STREET J	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	887
STREET K	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	419
STREET L	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	385
STREET M	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	558
STREET N	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1988
STREET O	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	522
STREET P	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	941
STREET Q	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	946
STREET R	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1781
STREET S	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1385
STREET T	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1639
STREET U	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1464
STREET V	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	442
STREET W	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	493
(TOTAL LF)							23,334

NOTE: ALL THE STREET CROSS-SECTIONS WILL COMPLY WITH THE CITY OF AUSTIN STANDARD DETAILS. LOCAL STREET TO COMPLY WITH DETAIL "1000S-10" AND COLLECTOR STREETS TO COMPLY WITH DETAIL "1000S-11"

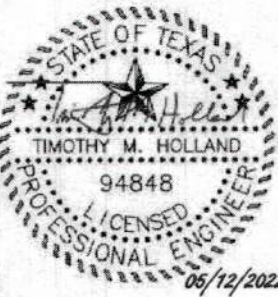
PHASING TABLE				
	AC.	SF LOTS	AMENITY AREA LOTS	O.S. & D.E. LOTS
PH 1	35.85	219	0	3
PH 2	105.24	215	1	6
PH 3	34.69	176	0	2
TOTAL	175.78	610	1	11

LAND USE TABLE

- TOTAL ACREAGE: 175.78 AC.
- TOTAL LOTS: 622
- SINGLE FAMILY LOTS: 610
- OPEN SPACE, D.E. & W.Q. LOTS: 11
- AMENITY AREA LOTS: 1
- NUMBER OF BLOCKS: 16
- LINEAR FEET OF STREETS: [23,334 L.F.] SEE TABLE 1
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- FLOODPLAIN SHOWN ON THIS PLAN PER FEMA PANEL:
 - NO. 48453C0510H DATE: SEPTEMBER 26, 2008
 - NO. 48453C0505H DATE: SEPTEMBER 26, 2008

ELM CREEK NORTHWEST

PRELIMINARY PLAT OVERALL



ELM CREEK NORTHWEST

PRELIMINARY PLAT

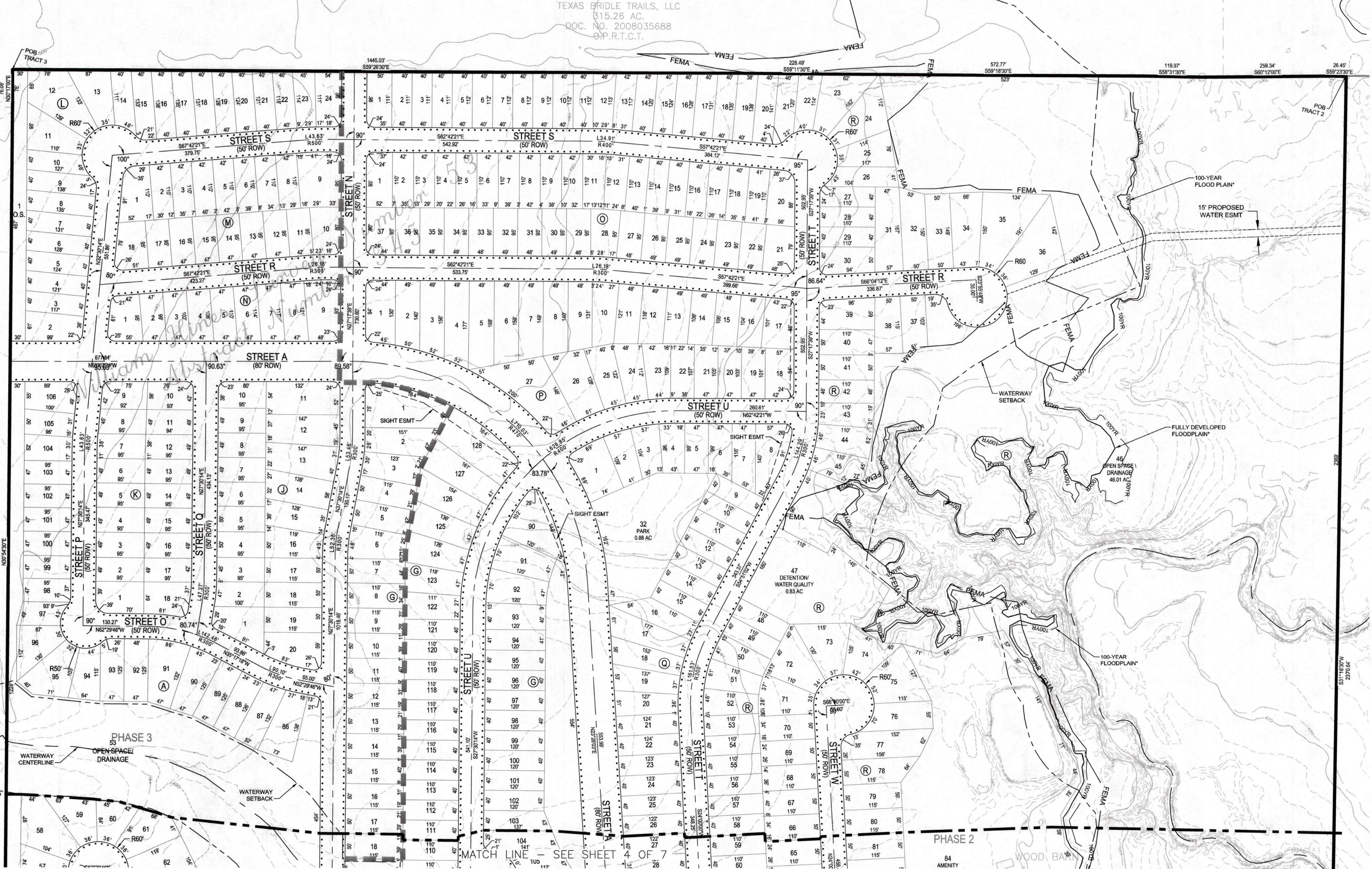
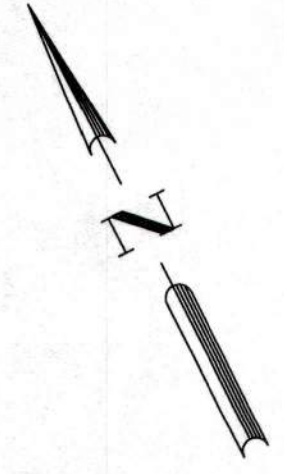
NOTE:
FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO FLOODPLAINS SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD ELEVATION.

*FLOODPLAINS WERE CALCULATED USING THE NOAA ATLAS 14 VOLUME 11, VERSION 2 PRECIPITATION DEPTH OF 11.9 INCHES FOR 100 YR STORM EVENT. FULLY DEVELOPED FLOODPLAIN ASSUMES 70% IMPERVIOUS COVER IN THE CONTRIBUTING DRAINAGE AREA.

TEXAS BRIDLE TRAILS, LLO
315.26 AC.
DOC. NO. 2008035688
O.P.R.T.C.T.

LEGEND

	PROPERTY BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED SIDEWALK
	100-YEAR FLOODPLAIN*
	FULLY DEVELOPED 100-YEAR FLOODPLAIN*
	FEMA FLOODPLAIN*
	PHASE LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	WATERWAY SETBACK
	WATERWAY CENTERLINE
	TREE TO BE REMOVED



TEXAS BRIDLE
TRAILS, LLC
127.535 AC.
DOC. NO.
2008035687
O.P.R.T.C.T.

DESIGNED BY:
REVIEWED BY:
DRAWN BY:



BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

ELM CREEK NORTHWEST

PRELIMINARY PLAT (1 OF 2)



SHEET
3 OF 7

ELM CREEK NORTHWEST

PRELIMINARY PLAT



LEGEND

	PROPERTY BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED SIDEWALK
	100-YEAR FLOODPLAIN*
	FULLY DEVELOPED 100-YEAR FLOODPLAIN*
	PHASE LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	WATERWAY SETBACK
	ADJUSTED WATERWAY SETBACK
	WATERWAY CENTERLINE
	TREE TO BE REMOVED
	PROPOSED WATER LINE

NOTE:
FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO FLOODPLAINS
SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD
ELEVATION.

*FLOODPLAINS WERE CALCULATED USING THE NOAA ATLAS 14 VOLUME 11, VERSION 2 PRECIPITATION DEPTH OF 11.9 INCHES FOR 100 YR STORM EVENT. FULLY DEVELOPED FLOODPLAIN ASSUMES 70% IMPERVIOUS COVER IN THE CONTRIBUTING DRAINAGE AREA.

ALL WATERLINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. FIRE HYDRANTS, VALVES AND OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.

REV	DESCRIPTION	DATE	APR
Δ			
Δ			
Δ			
Δ			

DESIGNED BY:

REVIEWED BY:

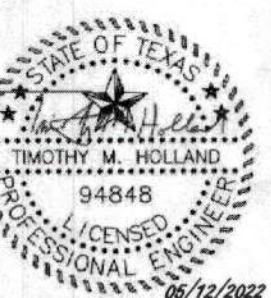
DRAWN BY:



BGE, Inc.
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AUSTIN, TX 78731
TEL: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

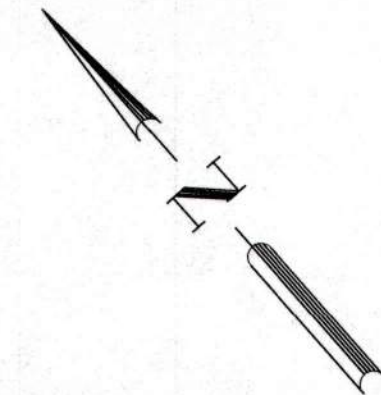
ELM CREEK NORTHWEST

PRELIMINARY WATER LAYOUT



SHEET
5 OF 7

ELM CREEK NORTHWEST
PRELIMINARY PLAT



0 100' 200' 400'
SCALE: 1" = 200'

- LEGEND
- XXX ——— PROPERTY BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MINOR ELEV. CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED ROAD CENTERLINE
 - PROPOSED SIDEWALK
 - 100-YR FLOODPLAIN*
 - FULLY DEVELOPED 100-YEAR FLOODPLAIN*
 - PHASE LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - WATERWAY SETBACK
 - ADJUSTED WATERWAY SETBACK
 - WATERWAY CENTERLINE
 - TREE TO BE REMOVED
 - PROPOSED WASTEWATER LINE

NOTE:
FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO FLOODPLAINS SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD ELEVATION.

*FLOODPLAINS WERE CALCULATED USING THE NOAA ATLAS 14 VOLUME 11, VERSION 2 PRECIPITATION DEPTH OF 11.9 INCHES FOR 100 YR STORM EVENT. FULLY DEVELOPED FLOODPLAIN ASSUMES 70% IMPERVIOUS COVER IN THE CONTRIBUTING DRAINAGE AREA.

ALL WASTEWATER LINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.



ELM CREEK NORTHWEST
PRELIMINARY WASTEWATER LAYOUT



G:\TXC\Projects\Lennar\5609-00_Elm_Creek_Prelim_Plan\03_CADD\06_LD\01_Sheets\Prelim_Elm_Creek_West\C-SP-PRELIM-WEST.dwg Layout: PRELIMINARY WASTEWATER LAYOUT Plotted: 5/12/2022 1:27:21 PM

G:\TXC\Projects\Lemora\5609-00_Elm_Creek_Prelim_Plan\03_CADD\05_L01_Sheets\Prelim_Elm_Creek_West\C-SP-PRELIM-WEST.dwg Layout: OVERALL DRAINAGE LAYOUT Plotted: 5/12/2022 1:27:45 PM

ELM CREEK NORTHWEST

PRELIMINARY PLAT



0 100' 200' 400'
SCALE: 1" = 200'

- LEGEND**
- PROPERTY BOUNDARY
 - MAJOR ELEV. CONTOUR
 - MAJOR ELEV. CONTOUR
 - 100-YEAR FLOODPLAIN
 - WATERWAY SETBACK
 - ADJUSTED WATERWAY SETBACK
 - WATERWAY CENTERLINE
 - STORM WATER FLOW DIRECTION
 - DRAINAGE AREA BOUNDARY
 - STORM STRUCTURE CENTERLINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - STORM LINE
 - AREA/GRADE INLET
 - HEADWALL WITH ENERGY DISSIPATOR
 - AREA ADDED TO CREEK BUFFER
 - AREA REMOVED FROM CREEK BUFFER

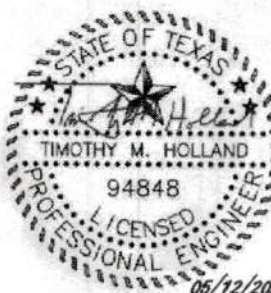
NOTE:
AREAS ADDED TO THE CREEK BUFFER ARE EQUAL OR GREATER THAN THE SIZE OF THE AREAS REMOVED FROM THE CREEK BUFFER.

FINISHED FLOOR ELEVATIONS ON ALL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE TWO(2) FEET ABOVE THE HIGHEST ADJACENT BASE FLOOD ELEVATION.

PERMANENT WATER QUALITY CONTROLS SHALL BE DESIGNED PER THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL PER 482.944.

TREE SURVEY AND ASSESSMENTS SHALL BE PREPARED WITH THE SUBDIVISION CONSTRUCTION PLANS.

ELM CREEK NORTHWEST
OVERALL DRAINAGE LAYOUT



SHEET
7 OF 7

BGE Inc.
7700 NORTH MACPAC, SUITE 330
AUSTIN, TX 78731
TEL 512-979-0400 • www.bgeinc.com
TBPE Registration No. F-1046

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

DATE
REV

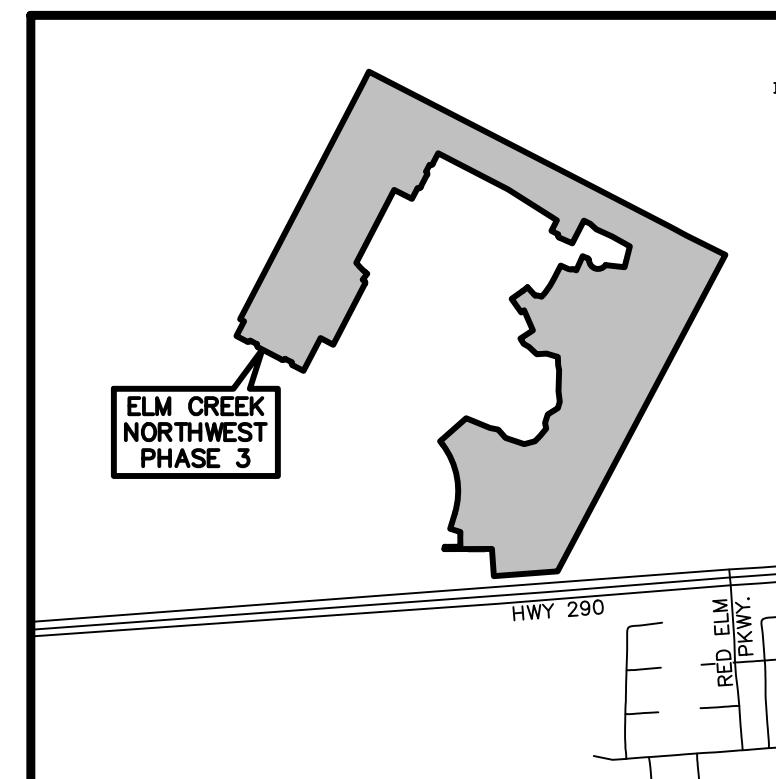
DESCRIPTION

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.

FINAL PLAT
**ELM CREEK
NORTHWEST PHASE 3**

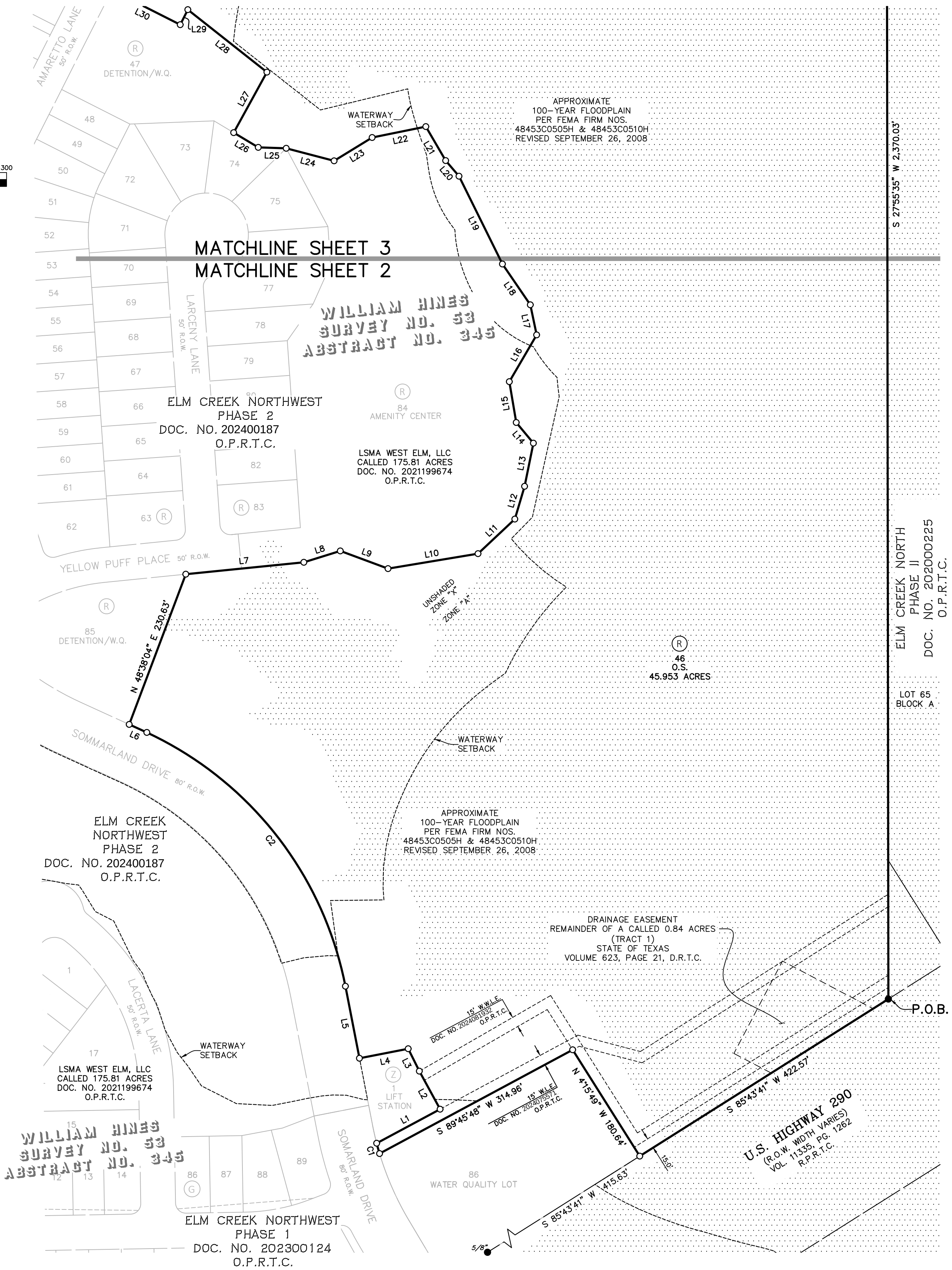
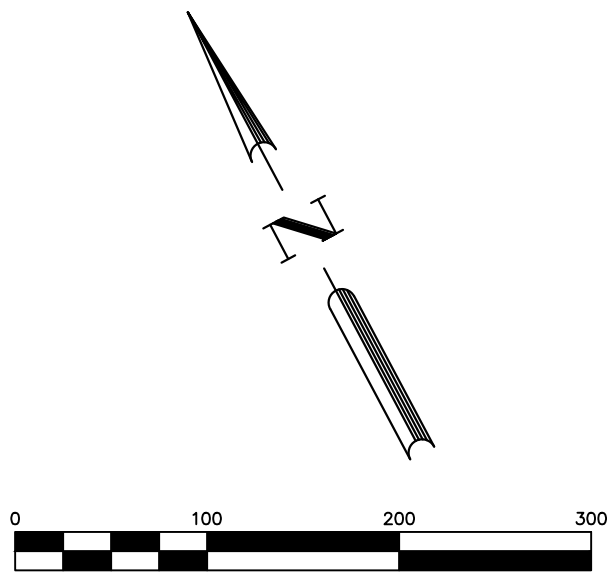
A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



BENCHMARKS:

PANEL POINT #1

MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN AN ASPHALT DRIVEWAY OFF OF THE WESTBOUND LANES OF US HIGHWAY 290, BEING APPROXIMATELY 815 FEET EAST OF THE SOUTHEAST CORNER OF ELM CREEK NORTHWEST PHASE 3.

ELEVATION: 488.05 FEET

NAVD-88

FINAL PLAT ELM CREEK NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

LEGEND

- | | |
|------------|--|
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| O.S. | OPEN SPACE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| R.P.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| R.O.W. | RIGHT-OF-WAY |
| S.L.E. | SIGHTLINE EASEMENT |
| ○ | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) |
| △ | CALCULATED POINT |
| — | PROPOSED SIDEWALK |
| - - - | BREAK LINE |

DATE SUBMITTED: 11-19-2024

REVISED: _____



BGE, Inc.

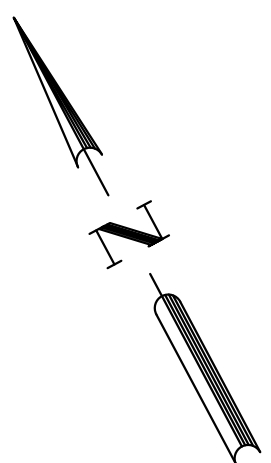
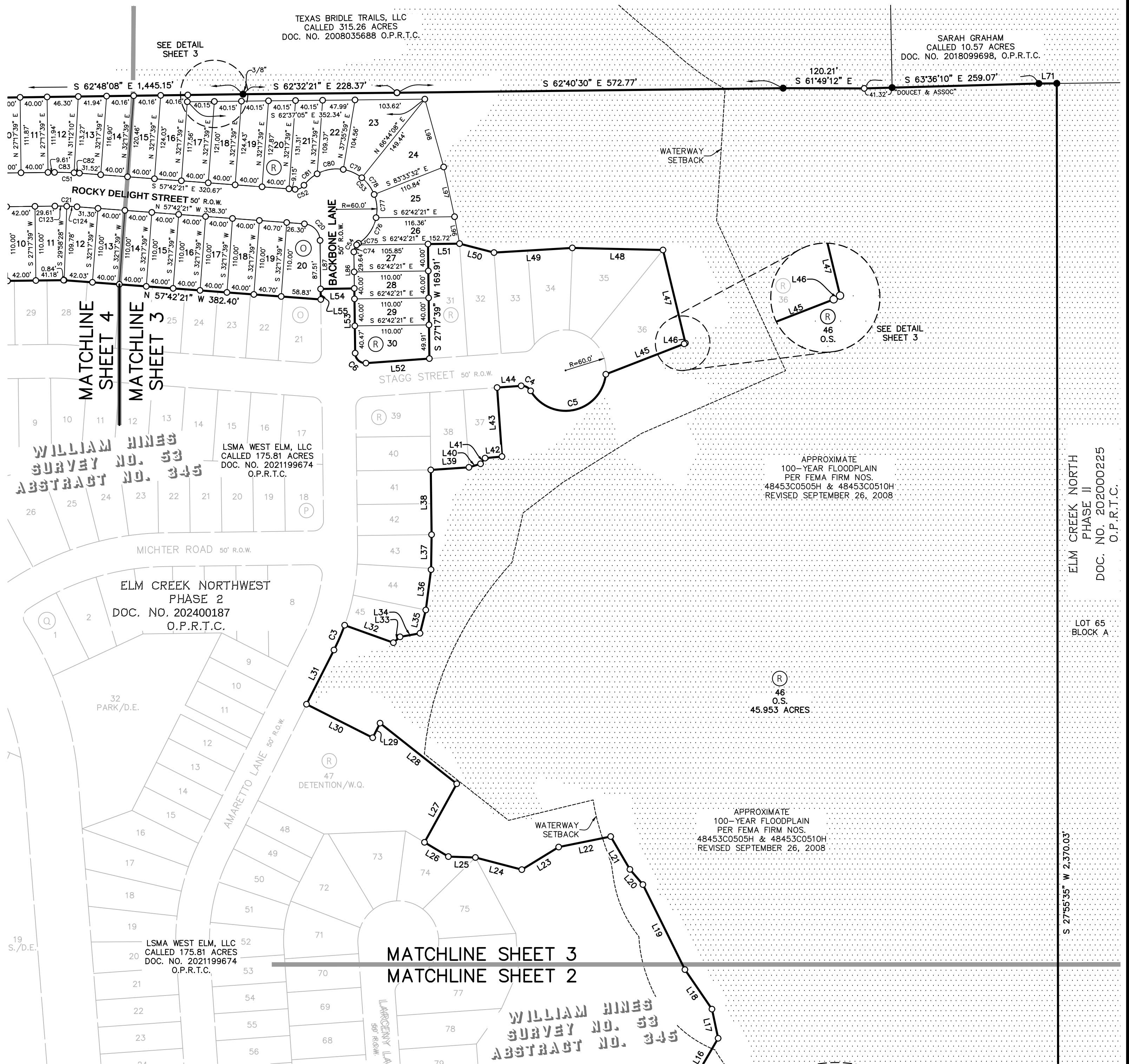
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216

Tel: 210-581-3600 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10194490

SHEET 2 OF 9

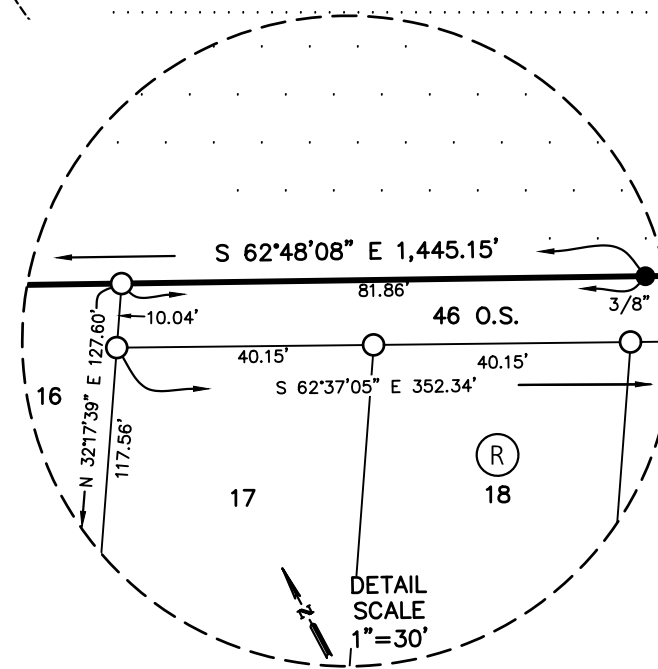


FINAL PLAT
**ELM CREEK
NORTHWEST PHASE 3**

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

LEGEND

- | | |
|------------|--|
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| O.S. | OPEN SPACE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| R.P.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| R.O.W. | RIGHT-OF-WAY |
| S.L.E. | SIGHTLINE EASEMENT |
| ○ | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) |
| △ | CALCULATED POINT |
| --- | PROPOSED SIDEWALK |
| --- | BREAK LINE |



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APPROXIMATE NORTH CORNER OF
THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345

TEXAS BRIDLE TRAILS, LLC
CALLED 315.26 ACRES
DOC. NO. 2008035688 O.P.R.T.C.

IRON HEART DRIVE
50' R.O.W.

SEE DETAIL
SHEET 3

TEXAS BRIDLE TRAILS, LLC
CALLED 127.535 ACRES
DOC. NO. 2008035687 O.P.R.T.C.

ROCKY DELIGHT STREET
50' R.O.W.

ROCKY DELIGHT STREET
50' R.O.W.

STAGG STREET
50' R.O.W.

STAGG STREET
50' R.O.W.

SOMMARLAND DRIVE
80' R.O.W.

ELM CREEK NORTHWEST
PHASE 2
DOC. NO. 202400187
O.P.R.T.C.

WILLIAM HINES
SURVEY NO. 53
ABSTRACT NO. 345

MATCHLINE
SHEET 4

MATCHLINE
SHEET 5

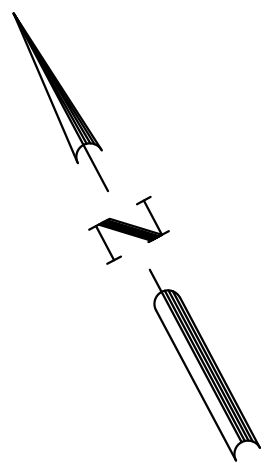
AMARETTO LANE
50' R.O.W.

MITCHER ROAD
50' R.O.W.

LSMA WEST ELM, LLC
CALLED 175.81 ACRES
DOC. NO. 2021199674
O.P.R.T.C.

ELM CREEK NORTHWEST
PHASE 2
DOC. NO. 202400187
O.P.R.T.C.

107
O.S.
4.448 ACRES



FINAL PLAT ELM CREEK NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

LEGEND

- | | |
|------------|--|
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| ELEC. | ELECTRIC |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| O.S. | OPEN SPACE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| R.P.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| R.O.W. | RIGHT-OF-WAY |
| S.L.E. | SIGHTLINE EASEMENT |
| ○ | SET 1/2" IRON ROD W/ "BGE INC" CAP |
| ● | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) |
| △ | CALCULATED POINT |
| --- | PROPOSED SIDEWALK |
| --- | BREAK LINE |



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

SHEET 4 of 9

MATCHLINE
SHEET 4

MATCHLINE
SHEET 5

TEXAS BRIDLE TRAILS, LLC
CALLED 127.535 ACRES
DOC. NO. 2008035687 O.P.R.T.C.

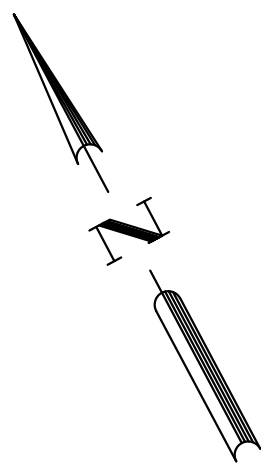
LSMA WEST ELM, LLC
CALLED 175.81 ACRES
DOC. NO. 2021199674
O.P.R.T.C.

ELM CREEK NORTHWEST
PHASE 2
DOC. NO. 202400187
O.P.R.T.C.

L63
85
WILLIAM HINES
SURVEY NO. 53
ABSTRACT NO. 345

ELM CREEK NORTHWEST
PHASE 1
DOC. NO. 202300124
O.P.R.T.C.

ELM CREEK NORTHWEST
PHASE 2
DOC. NO. 202400187
O.P.R.T.C.



FINAL PLAT
ELM CREEK
NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

- D.E. DRAINAGE EASEMENT
DOC. DOCUMENT
ELEC. ELECTRIC
ESMT. EASEMENT
NO. NUMBER
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S. OPEN SPACE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
S.L.E. SIGHTLINE EASEMENT
○ SET 1/2" IRON ROD W/ "BGE INC" CAP
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
△ CALCULATED POINT
.....
~
PROPOSED SIDEWALK
BREAK LINE



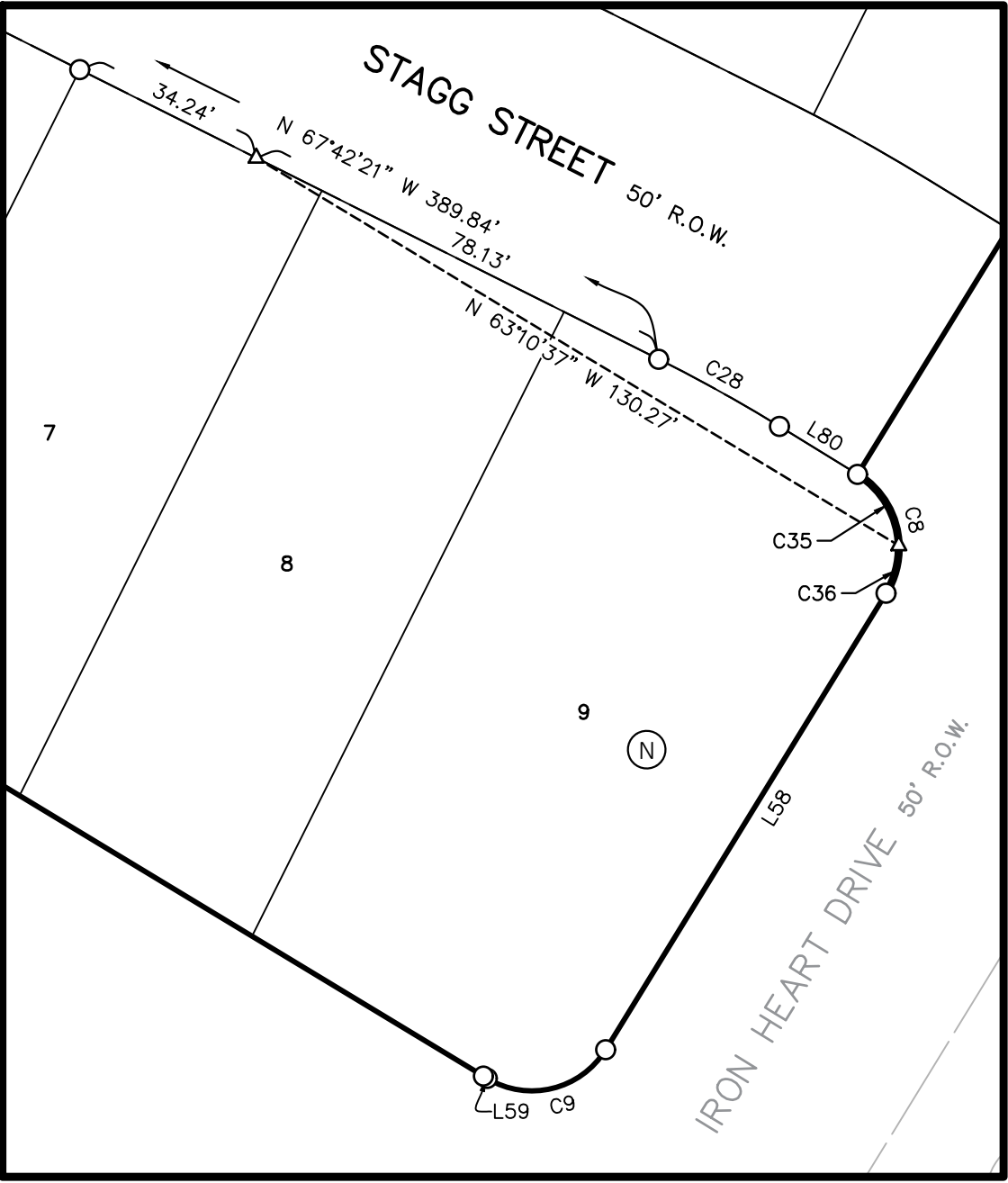
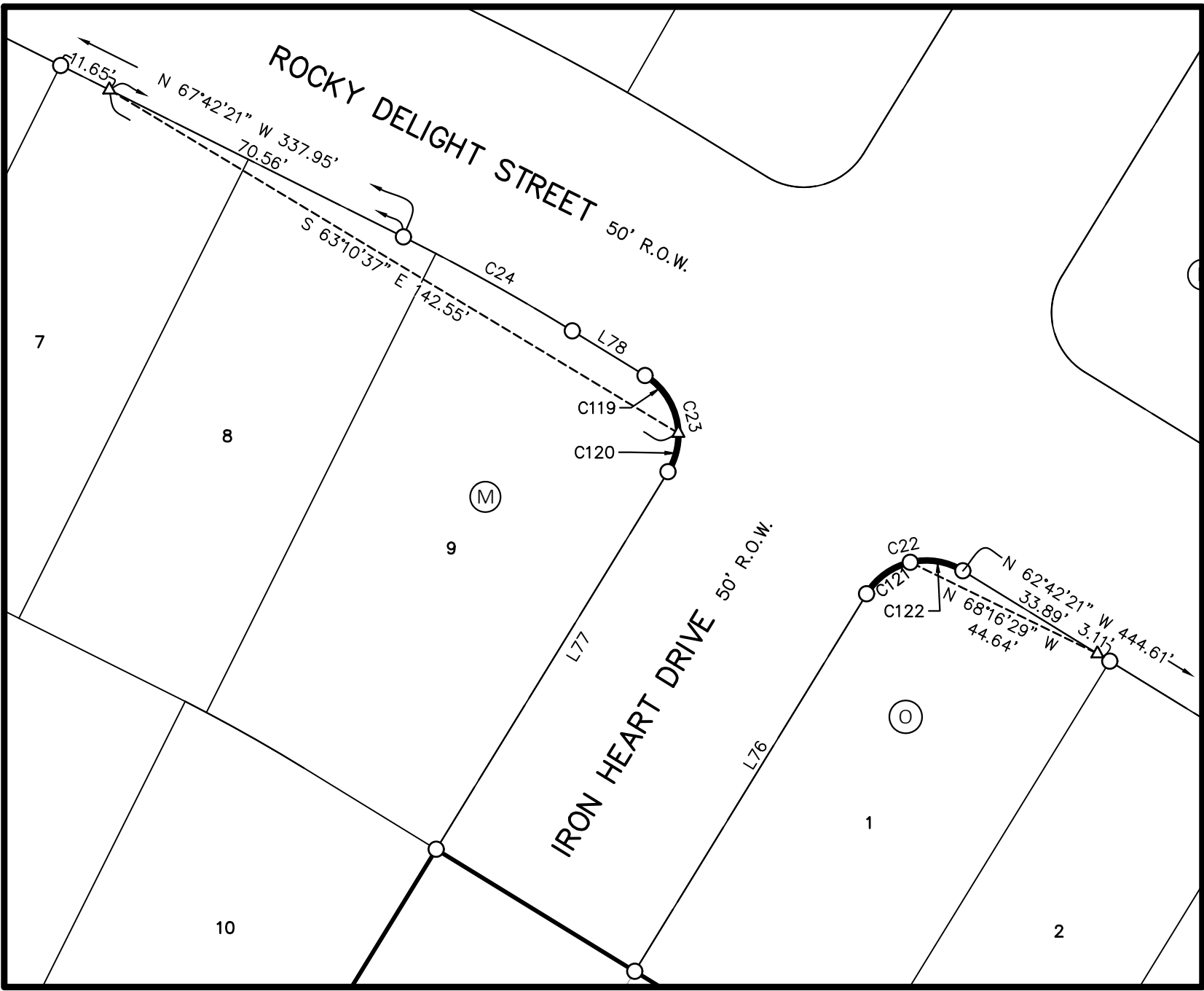
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TBPELS Licensed Surveying Firm No. 10194490

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.37'	430.00'	2'02"52"	N 12°18'33" E	15.37'
C2	480.58'	510.00'	53°59'25"	N 10°03'03" W	462.99'
C3	40.12'	325.00'	7°04'21"	N 51°18'52" E	40.09'
C4	16.67'	15.00'	63°41'00"	S 34°13'42" E	15.83'
C5	150.87'	60.00'	144°04'23"	S 74°25'24" E	114.15'
C6	24.44'	15.00'	93°21'51"	N 19°23'17" W	21.83'
C7	23.56'	15.00'	90°00'00"	S 72°17'39" W	21.21'
C8	23.56'	15.00'	90°00'00"	S 17°42'21" E	21.21'
C9	23.45'	15.00'	89°35'01"	S 72°05'09" W	21.14'
C10	97.61'	325.00'	17°12'29"	S 43°53'32" E	97.24'
C11	20.94'	15.00'	80°00'00"	S 12°29'46" E	19.28'
C12	23.56'	15.00'	89°58'53"	N 17°29'13" W	21.21'
C13	23.57'	15.00'	90°01'07"	S 72°30'47" W	21.22'
C14	23.50'	15.00'	89°44'37"	N 17°29'13" W	21.17'
C15	23.57'	15.00'	90°01'07"	S 72°30'47" W	21.22'
C16	278.74'	60.00'	266°10'39"	N 19°24'27" W	87.64'
C17	22.56'	15.00'	86°10'39"	S 70°35'33" W	20.49'
C18	278.74'	60.00'	266°10'44"	N 19°24'29" W	87.63'
C19	22.56'	15.00'	86°10'39"	S 70°35'33" W	20.49'
C20	37.09'	25.00'	85°00'00"	N 15°12'21" W	33.78'
C21	32.72'	375.00'	5°00'00"	N 60°12'21" W	32.71'
C22	23.56'	15.00'	90°00'00"	S 72°17'39" W	21.21'
C23	23.56'	15.00'	90°00'00"	N 17°42'21" W	21.21'
C24	41.45'	475.00'	5°00'00"	N 65°12'21" W	41.44'
C25	34.82'	25.00'	79°47'25"	S 72°23'56" W	32.07'
C26	26.23'	15.00'	100°12'35"	S 17°36'04" E	23.02'
C27	28.36'	325.00'	5°00'00"	N 65°12'21" W	28.35'
C28	24.00'	275.00'	5°00'00"	N 65°12'21" W	23.99'
C29	20.89'	15.00'	79°47'25"	S 72°23'56" W	19.24'
C30	25.03'	15.00'	95°37'34"	S 15°18'33" E	22.23'
C31	23.40'	15.00'	89°22'26"	S 72°11'27" W	21.10'
C32	51.21'	325.00'	9°01'44"	N 32°01'05" E	51.16'
C33	19.54'	15.00'	74°38'57"	S 00°47'31" E	18.19'
C34	16.04'	495.64'	1°51'16"	N 36°42'09" W	16.04'
C35	14.87'	15.00'	56°47'35"	N 34°18'34" W	14.27'
C36	8.69'	15.00'	33°12'25"	N 10°41'26" E	8.57'
C37	29.19'	365.00'	4°34'58"	N 64°59'51" W	29.19'
C38	130.59'	275.00'	27°12'29"	N 48°53'32" W	129.37'
C39	18.69'	25.00'	42°50'00"	N 83°54'46" W	18.26'
C40	153.30'	50.00'	175°40'01"	S 17°29'46" E	99.93'
C41	18.69'	25.00'	42°50'00"	N 48°55'14" E	18.26'
C42	45.81'	525.00'	5°00'00"	S 30°00'14" W	45.80'
C43	25.03'	15.00'	95°37'34"	N 15°18'33" W	22.23'
C44	22.09'	15.00'	84°22'26"	N 74°41'27" E	20.15'
C45	23.55'	25.00'	53°58'05"	N 05°31'11" E	22.69'
C46	196.59'	60.00'	187°43'35"	S 72°23'56" W	119.73'
C47	23.55'	25.00'	53°58'05"	S 40°43'19" E	22.69'
C48	45.81'	525.00'	5°00'00"	N 65°12'21" W	45.80'
C49	23.56'	15.00'	90°00'00"	N 72°17'39" E	21.21'
C50	23.56'	15.00'	90°00'00"	S 17°42'21" E	21.21'
C51	37.09'	425.00'	5°00'00"	N 60°12'21" W	37.08'
C52	15.12'	15.00'	57°46'09"	S 86°35'26" E	14.49'
C53	210.00'	60.00'	200°32'17"	N 15°12'21" W	118.08'
C54	15.12'	15.00'	57°46'09"	S 56°10'43" W	14.49'
C55	39.27'	25.00'	90°00'00"	S 17°29'46" E	35.36'
C56	41.45'	475.00'	5°00'00"	S 30°00'14" W	41.44'
C57	22.09'	15.00'	84°22'26"	S 74°41'27" W	20.15'
C58	23.73'	15.00'	90°37'34"	N 17°48'33" W	21.33'
C59	43.33'	275.00'	9°01'44"	N 32°01'05" E	43.29'
C60	20.95'	550.74'	2°10'47"	N 36°31'57" E	20.95'
C61	24.00'	15.00'	91°41'12"	N 82°22'33" E	21.52'
C62	60.78'	325.00'	10°42'55"	N 57°08'19" W	60.69'
C63	20.27'	60.00'	19°21'11"	S 37°10'44" W	20.17'
C64	35.78'	60.00'	34°09'55"	S 63°56'17" W	35.25'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C65	35.78'	60.00'	34°09'55"	N 81°53'48" W	35.25'
C66	35.78'	60.00'	34°09'55"	N 47°43'54" W	35.25'
C67	35.78'	60.00'	34°09'55"	N 13°33'59" W	35.25'
C68	45.85'	60.00'	43°47'01"	N 25°24'29" E	44.74'
C69	69.51'	60.00'	66°22'53"	N 80°29'26" E	65.69'
C70	36.22'	60.00'	34°34'59"	S 44°47'43" W	35.67'
C71	242.52'	60.00'	231°35'39"	N 02°06'57" W	108.04'
C72	1.22'	15.00'	4°40'17"	N 68°39'16" W	1.22'
C73	21.34'	15.00'	81°30'21"	S 68°15'24" W	19.58'
C74	11.44'	15.00'	43°41'27"	S 49°08'22" W	11.16'
C75	3.69'	15.00'	14°04'42"	S 78°01'26" W	3.68'
C76	47.31'	60.00'	45°10'34"	N 62°28'30" E	46.09'
C77	35.02'	60.00'	33°26'45"	N 23°09'51" E	34.53'
C78	31.11'	60.00'	29°42'21"	N 08°24'42" W	30.76'
C79	30.51'	60.00'	29°08'09"	N 37°49'57" W	30.18'
C80	40.01'	60.00'	38°12'27"	N 71°30'15" W	39.27'
C81	26.04'	60.00'	24°52'01"	S 76°57'31" W	25.84'
C82	8.10'	425.00'	1°05'29"	N 58°15'06" W	8.10'
C83	28.99'	425.00'	3°54'31"	N 60°45'06" W	28.99'
C84	16.69'	525.00'	1°49'18"	N 63°37'00" W	16.69'
C85	29.12'	525.00'	3°10'42"	N 66°07'00" W	29.12'
C86	21.23'	25.00'	48°38'52"	S 43°22'55" E	20.59'
C87	2.32'	25.00'	5°19'13"	S 16°23'53" E	2.32'
C88	46.50'	60.00'	44°24'04"	N 35°56'16" W	45.34'
C89	34.31'	60.00'	32°45'51"	N 74°31'15" W	33.84'
C90	31.55'	60.00'	30°07'30"	S 74°02'04" W	31.18'
C91	33.15'	60.00'	31°39'08"	S 43°08'45" W	32.73'
C92	46.10'	60.00'	44°01'06"	S 05°18'39" W	44.97'
C93	4.99'	60.00'	4°45'57"	S 19°04'53" E	4.99'
C94	12.82'	525.00'	1°23'55"	S 31°48'16" W	12.82'
C95	33.00'	525.00'	3°36'05"	S 29°18'16" W	32.99'
C96	30.97'	50.00'	35°29'18"	S 52°35'35" W	30.48'
C97	15.06'	50.00'	17°15'30"	S 26°13'11" W	15.00'
C98	26.96'	50.00'	30°53'43"	S 02°08'35" W	26.64'
C99	31.87'	50.00'	36°31'14"	S 31°33'53" E	31.33'
C100	43.64'	50.00'	50°00'29"	S 74°49'45" E	42.27'
C101	4.80'	50.00'	5°29'48"	N 77°25'07" E	4.79'
C102	85.73'	275.00'	17°51'43"	N 53°33'55" W	85.38'
C103	44.86'	275.00'	9°20'46"	N 39°57'41" W	44.81'
C104	23.10'	325.00'	4°04'18"	S 37°19'27" E	23.09'
C105	47.23'	325.00'	8°19'33"	S 43°31'22" E	47.18'
C106	27.29'	325.00'	4°48'38"	S 50°05'27" E	27.28'
C107	5.13'	365.00'	0°48'21"	N 66°53'09" W	5.13'
C108	36.76'	275.00'	7°39'35"	N 32°42'10" E	36.74'
C109	37.56'	475.00'	4°31'50"	S 29°46'09" W	37.55'
C110	3.89'	475.00'	0°28'10"	S 32°16'09" W	3.89'
C111	6.57'	275.00'	1°22'08"	N 28°11'18" E	6.57'
C112	1.38'	325.00'	0°14'35"	N 27°37'31" E	1.38'
C113	45.16'	325.00'	7°57'41"	N 31°43'39" E	45.12'
C114	4.68'	325.00'	0°49'28"	N 36°07'13" E	4.68'
C115	23.30'	325.00'	4°06'29"	N 64°45'36" W	23.30'
C116	5.06'	325.00'	0°53'31"	N 67°15'36" W	5.06'
C117	7.79'	475.00'	0°56'23"	N 67°14'10" W	7.79'
C118	33.66'	475.00'	4°03'37"	N 64°44'10" W	33.65'
C119	14.87'	15.00'	56°47'35"	N 34°18'34" W	14.27'
C120	8.69'	15.00'	33°12'25"	N 10°41'26" E	8.57'
C121	11.87'	15.00'	45°19'53"	S 49°57'35" W	11.56'
C122	11.69'	15.00'	44°40'07"	N 85°02'25" W	11.40'
C123	17.54'	375.00'	2°40'49"	N 61°21'57" W	17.54'
C124	15.18'	375.00'	2°19'11"	N 58°51'57" W	15.18'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°45'48" E	103.43'
L2	N 00°38'42" W	62.24'
L3	N 01°38'05" E	35.97'
L4	N 73°03'20" W	71.36'
L5	N 16°56'40" E	105.43'
L6	N 37°30'21" W	27.77'
L7	S 67°45'01" E	170.54'
L8	S 79°15'43" E	54.93'
L9	S 41°38'27" E	73.08'
L10	S 71°25'48" E	131.13'
L11	N 74°46'09" E	72.60'
L12	N 44°32'07" E	49.11'
L13	N 39°37'03" E	63.29'
L14	N 11°47'26" W	38.58'
L15	N 18°24'12" E	59.46'
L16	N 58°17'23" E	77.87'
L17	N 16°03'36" E	44.18'
L18	N 06°20'29" W	70.98'
L19	N 01°40'45" E	140.69'
L20	N 12°30'44" W	29.57'
L21	N 02°15'47" W	56.50'
L22	N 73°27'34" W	78.74'
L23	S 86°30'16" W	64.11'
L24	N 47°20'14" W	71.18'
L25	N 60°05'48" W	40.11'
L26	N 31°06'12" W	41.26'
L27	N 56°49'48" E	99.16'
L28	N 23°42'43" W	144.87'
L29	S 54°51'02" W	24.18'
L30	N 35°08'58" W	110.00'
L31	N 54°51'02" E	90.13'
L32	S 42°13'18" E	76.81'
L33	N 76°32'57" E	13.18'
L34	S 71°58'02" E	30.08'
L35	N 41°49'19" E	35.64'
L36	N 35°30'02" E	60.32'
L37	N 28°48'44" E	51.85'
L38	N 27°17'39" E	96.00'
L39	S 65°51'59" E	56.75'
L40	S 79°01'36" E	18.04'
L41	N 66°22'03" E	10.71'
L42	S 67°18'39" E	25.20'
L43	N 23°55'48" E	102.51'
L44	S 66°04'12" E	35.88'
L45	S 83°12'00" E	124.63'
L46	N 88°03'15" E	2.21'
L47	N 14°26'54" E	142.08'
L48	N 60°42'18" W	134.49'
L49	N 65°23'18" W	116.35'
L50	N 47°25'30" W	52.77'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L51	N 62°42'21" W	46.87'
L52	N 66°04'12" W	94.28'
L53	N 27°17'39" E	95.94'
L54	N 62°50'40" W	50.00'
L55	S 27°17'39" W	15.59'
L56	S 27°17'39" W	80.00'
L57	S 27°17'39" W	50.00'
L58	S 27°17'39" W	92.97'
L59	S 26°52'39" W	80.00'
L60	S 54°42'42" W	50.00'
L61	S 35°17'18" E	2.64'
L62	S 52°29'46" E	31.44'
L63	N 62°29'46" W	95.00'
L64	N 62°28'39" W	80.00'
L65	N 62°27'59" W	50.00'
L66	N 62°25'51" W	50.00'
L67	N 62°28'39" W	80.00'
L68	N 27°30'14" E	109.54'
L69	N 61°59'19" W	30.19'
L70	N 26°53'25" E	76.13'
L71	S 62°23'25" E	26.56'
L72	S 35°17'18" E	91.22'
L73	S 36°31'57" W	32.93'
L74	N 63°07'21" W	80.17'
L75	S 32°30'14" W	61.40'
L76	S 27°17'39" W	95.00'
L77	N 27°17'39" E	95.00'
L78	N 62°42'21" W	18.31'
L79	S 62°42'21" E	15.91'
L80	N 62°42'21" W	15.91'
L81	N 62°29'46" W	74.28'
L82	N 32°30'14" E	79.50'
L83	S 62°42'21" E	18.31'
L84	N 27°17'39" E	96.10'
L85	S 27°17'39" W	96.18'
L86	S 27°17'39" W	54.17'
L87	N 27°17'39" E	71.92'
L88	N 32°30'14" E	87.38'
L89	N 62°29'46" W	80.27'
L90	S 43°37'12" E	73.11'
L91	S 35°36'30" E	52.10'
L92	S 45°43'37" E	47.00'
L93	S 45°44'41" E	46.92'
L94	S 23°44'36" E	40.48'
L95	S 38°36'21" W	46.88'
L96	S 17°25'37" W	40.60'
L97	S 15°37'34" W	75.46'
L98	S 12°31'55" W	104.38'
L99	N 62°42'21" W	33.31'
L100	N 35°17'18" W	91.22'



FINAL PLAT
ELM CREEK
NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



BGE, Inc.
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San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 79.046 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, TRAVIS COUNTY, TEXAS; BEING OUT OF A CALLED 175.81 ACRE TRACT OF LAND AS CONVEYED UNTO LSMA WEST ELM, LLC, IN DOCUMENT NUMBER 2021199674 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 79.046 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of U.S. Highway 290 (R.Q.W. ~ varies) as described in Volume 11335, Page 1262 of the Real Property Records of Travis County, Texas, at the common corner of said 175.81 acre tract and Lot 65, Block "A" as shown on the plat of Elm Creek North, Phase II, as record in Document Number 202000225 of the Official Public Records of Travis County, Texas, for the southeast corner and POINT OF BEGINNING of the herein described tract

THENCE, S 85° 43' 41" W, coincident with the common line of the 175.81 acre tract and said right-of-way, a distance of 422.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, departing said common line, over and across the 175.81 acre tract the following Ninety-Five (95) courses:

- 1) N 04° 15' 49" W, a distance of 180.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 2) S 89° 45' 48" W, a distance of 314.96 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set 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 430.00 feet, an arc length of 15.37 feet, a central angle of 02° 02' 52", a chord bearing of N 12° 18' 33" E, and a chord distance of 15.37 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 4) N 89° 45' 48" E, a distance of 103.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 5) N 00° 38' 42" W, a distance of 62.24 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 6) N 01° 38' 05" E, a distance of 35.97 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 7) N 73° 03' 20" W, a distance of 71.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 8) N 16° 56' 40" E, a distance of 105.43 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 9) Curving to the left, with a radius of 510.00 feet, an arc length of 480.58 feet, a central angle of 53° 59' 25", a chord bearing of N 10° 03' 03" W, and chord distance of 462.99 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;
- 10) N 37° 30' 21" W, a distance of 27.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 11) N 48° 38' 04" E, a distance of 230.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 12) S 67° 45' 01" E, a distance of 170.54 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 13) S 79° 15' 43" E, a distance of 54.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 14) S 41° 38' 27" E, a distance of 73.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 15) S 71° 25' 48" E, a distance of 131.13 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 16) N 74° 46' 09" E, a distance of 72.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 17) N 44° 32' 07" E, a distance of 49.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 18) N 39° 37' 03" E, a distance of 63.29 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 19) N 11° 47' 26" W, a distance of 38.58 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 20) N 18° 24' 12" E, a distance of 59.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 21) N 58° 17' 23" E, a distance of 77.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 22) N 16° 03' 36" E, a distance of 44.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 23) N 06° 20' 29" W, a distance of 70.98 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 24) N 01° 40' 45" E, a distance of 140.69 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 25) N 12° 30' 44" W, a distance of 29.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 26) N 02° 15' 47" W, a distance of 56.50 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 27) N 73° 27' 34" W, a distance of 78.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 28) S 86° 30' 16" W, a distance of 64.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 29) N 47° 20' 14" W, a distance of 71.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 30) N 60° 05' 48" W, a distance of 40.11 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 31) N 31° 06' 12" W, a distance of 41.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 32) N 56° 49' 48" E, a distance of 99.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 33) N 23° 42' 43" W, a distance of 144.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 34) S 54° 51' 02" W, a distance of 24.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 35) N 35° 08' 58" W, a distance of 110.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 36) N 54° 51' 02" E, a distance of 90.13 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 37) Curving to the left, with a radius of 325.00 feet, an arc length of 40.12 feet, a central angle of 07° 04' 21", a chord bearing of N 51° 18' 52" E, and a chord distance of 40.09 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of his curve for a re-entrant corner of the herein described tract;
- 38) S 42° 13' 18" E, a distance of 76.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 39) N 76° 32' 57" E, a distance of 13.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 40) S 71° 58' 02" E, a distance of 30.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 41) N 41° 49' 19" E, a distance of 35.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 42) N 35° 30' 02" E, a distance of 60.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 43) N 28° 48' 44" E, a distance of 51.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 44) N 27° 17' 39" E, a distance of 96.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 45) S 65° 51' 59" E, a distance of 56.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 46) S 79° 01' 36" E, a distance of 18.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 47) N 66° 22' 03" E, a distance of 10.71 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 48) S 67° 18' 39" E, a distance of 25.20 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 49) N 23° 55' 48" E, a distance of 102.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 50) S 66° 04' 12" E, a distance of 35.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 51) Curving to the right, with a radius of 15.00 feet, an arc length of 16.67 feet, a central angle of 63° 41' 00", a chord bearing of S 34° 13' 42" E, and a chord distance of 15.83 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 52) Curving to the left, with a radius of 60.00 feet, an arc length of 150.87 feet, a central angle of 144° 04' 23", a chord bearing of S 74° 25' 24" E, and a chord distance of 114.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an angle point of the herein described tract;
- 53) S 83° 12' 00" E, a distance of 124.63 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 54) N 88° 03' 15" E, a distance of 2.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 55) N 14° 26' 54" E, a distance of 142.08 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 56) N 60° 42' 18" W, a distance of 134.49 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

- 57) N 65° 23' 18" W, a distance of 116.35 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 58) N 47° 25' 30" W, a distance of 52.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 59) N 62° 42' 21" W, a distance of 46.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 60) S 27° 17' 39" W, a distance of 169.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 61) N 66° 04' 12" W, a distance of 94.28 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 62) Curving to the right, with a radius of 15.00 feet, an arc length of 24.44 feet, a central angle of 93° 21' 51", a chord bearing of N 19° 23' 17" W, and a chord distance of 21.83 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 63) N 27° 17' 39" E, a distance of 95.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 64) N 62° 50' 40" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 65) N 27° 17' 39" E, a distance of 15.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a exterior corner of the herein described tract;
- 66) N 57° 42' 21" W, a distance of 382.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 67) N 62° 42' 21" W, a distance of 521.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 68) S 27° 17' 39" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 69) 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 S 72° 17' 39" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;
- 70) S 27° 17' 39" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 71) 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 S 17° 42' 21" E, a distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 72) S 27° 17' 39" W, a distance of 92.97 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 73) Curving to the right, with a radius of 15.00 feet, an arc length of 23.45 feet, a central angle of 89° 35' 01", a chord bearing of S 72° 05' 09" W, and a chord distance of 21.14 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 74) N 63° 07' 21" W, a distance of 132.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 75) S 26° 52' 39" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 76) S 27° 30' 14" W, a distance of 543.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 77) S 54° 42' 42" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 79) S 35° 17' 18" E, a distance of 2.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of a curve to right;
- 80) Curving to the left, with a radius of 325.00 feet, an arc length of 97.61 feet, a central angle of 17° 12' 29", a chord bearing of S 43° 53' 32" E, and a chord distance of 97.24 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 81) S 52° 29' 46" E, a distance of 31.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 82) Curving to the right, with a radius of 15.00 feet, an arc length of 20.94 feet, a central angle of 80° 00' 00", a chord bearing of S 12° 29' 46" E, and a chord distance of 19.28 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;
- 83) S 27° 30' 14" W, a distance of 454.29 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 84) N 62° 29' 46" W, a distance of 95.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 85) S 27° 30' 14" W, a distance of 245.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 86) N 62° 28' 39" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 87) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89° 58' 53", a chord bearing of N 17° 29' 15" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;
- 88) N 62° 27' 59" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 89) Curving to the right, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90° 01' 07", a chord bearing of S 72° 30' 47" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;
- 90) N 62° 28' 39" W, a distance of 180.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;
- 91) Curving to the right, with a radius of 15.00 feet, an arc length of 23.50 feet, a central angle of 89° 44' 37", a chord bearing of N 17° 29' 13" W, and a chord distance of 21.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;
- 92) N 62° 25' 51" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;
- 93) Curving to the right, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90° 01' 07", a chord bearing of S 72° 30' 47" W, and a chord distance of 21.22 feet, a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;
- 94) N 62° 28' 39" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most southwesterly corner of the herein described tract;
- 95) N 27° 30' 14" E, a distance of 109.54 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract; and
- 96) N 81° 59' 19" W, a distance of 30.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 175.81 acre tract and a called 127.535 acre tract of land as conveyed unto Texas Bridle Trails, LLC in Document Number 2008035687 of the Official Public Records of Travis County, Texas, for a west corner of the herein described tract;

THENCE, N 27° 32' 11" E, coincident with the common line of the 175.81 acre tract and said 127.535 acre tract, a distance of 1,770.90 feet to a 1/2-inch iron rod found (disturbed) at the common corner of the 127.535 acre tract and a called 315.26 acre tract of land as conveyed unto Sarah Graham in Document Number 2018099686 of the Official Public Records of Travis County, Texas, for an angle point of the 175.81 acre tract and the herein described tract;

THENCE, N 26° 53' 25" E, coincident with the common of the 175.81 acre tract and said 315.26 acre tract, a distance of 76.13 feet to a 1/2-inch iron rod found at the common corner of the 175.81 acre tract and the 315.26 acre tract for the most northerly corner of the herein described tract;

THENCE, in a southeasterly direction, continuing coincident with said common line the following four (4) courses:

- 1) S 62° 48' 08" E, a distance of 1,445.15 feet to a 3/8-inch iron rod found for an angle point of the herein described tract;
- 2) S 62° 32' 21" E, a distance of 228.37 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;
- 3) S 62° 40' 30" E, a distance of 572.77 feet to a 1/2-inch iron rod found for an angle point of the herein described tract; and
- 4) S 61° 49' 12" E, a distance of 120.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, S 63° 36' 10" E, continuing coincident with said common line, passing at a distance of 41.32 feet a 1/2-inch iron rod with a cap stamped "BOUCT & ASSOC" found at the common corner of the 315.26 acre tract and a called 10.57 acre tract of land as conveyed unto Sarah Graham in Document Number 2018099686 of the Official Public Records of Travis County, Texas, and continuing coincident with the common line of the 175.81 acre tract and said 10.57 acre tract a total distance of 259.07 feet to a 1/2-inch iron rod found for an angle point in said common line for an angle point of the herein described tract;

THENCE, S 62° 23' 25" E, continuing coincident with said common line, a distance of 26.56 feet to a 1/2-inch iron rod found at the common corner of the 175.81 acre tract and the aforementioned Lot 65 for the northeast corner of the herein described tract;

THENCE, S 27° 55' 35" W, coincident with the common line of the 175.81 acre tract and said Lot 65, a distance of 2,370.03 feet to the POINT OF BEGINNING and containing 79.046 acres of land, more or less.

FINAL PLAT
ELM CREEK
NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LSMA WEST ELM, LLC, BEING THE OWNER OF A 175.81 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021199674 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 79.046 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

ELM CREEK NORTHWEST PHASE 3

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

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

LAWRENCE COLDITZ, AUTHORIZED SIGNATORY
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202

STATE OF _____ §
COUNTY OF _____ §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

THE 500-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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, COMMUNITY # 481026.
NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN AS SHOWN HEREON: VARIES.

I, DANIEL A. MONROE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

DANIEL A. MONROE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 149108
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE _____

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC IN MARCH, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TX 78216

DATE _____

ETJ NOTE:

THIS SUBDIVISION IS LOCATED IN TRAVIS COUNTY AND THE ETJ OF THE CITY OF ELGIN.

BY: _____
DEVELOPMENT SERVICES DIRECTOR
CITY OF ELGIN

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

_____, CHAIR _____, SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, OR 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 COMMISSIONER'S 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 ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO THE COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR 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 DEVELOPERS CONSTRUCTION.

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992626
- ALL STREETS IN DEDICATED PUBLIC RIGHT-OF-WAY WILL BE CURB AND GUTTER.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY TRAVIS COUNTY M.U.D. NO. 14.
- DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 14. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.

- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED; CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT; A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SEC. 16.014 OF THE TEXAS WATER CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATER QUALITY CONTROL IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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.
- NON-RESIDENTIAL LOTS (LOT 107, BLOCK A, LOT 1, BLOCK L AND LOT 46, BLOCK R) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS _____ PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY AND A FIVE FOOT PUBLIC UTILITY EASEMENT ALONG EACH SIDE LOT LINE IS HEREBY DEDICATED.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SOMMARLAND DRIVE, FLICKERING SKY DRIVE, THUNDERCLAP DRIVE, GOLDENWAVE LANE, YELLOWSTAR ROAD, FIREWHEEL WAY, YELLOW PUFF PLACE, AND SKYROCKET STREET. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THIS PLAT IS AFFECTED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NUMBER _____ AS AMENDED, OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN SATISFIED AS FOLLOWS.

REQUIRED PER DEVELOPMENT AGREEMENT: 95.000 AC.
PREVIOUSLY DEDICATED: 95.866 AC.
PROPOSED THIS PHASE: 0.000 AC.

- FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAS). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
- THIS PLAT IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RULES.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON

THIS 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 SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

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

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

____ DAY

OF _____, 20____, A.D., AT ____ O'CLOCK __M., AND DULY RECORDED ON THE ____ DAY

OF _____, 20____, A.D., AT ____ O'CLOCK __M., 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 OF SAID

COUNTY THE ____ DAY OF

_____, 20____, A.D.

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

DEPUTY



BGE, Inc.

7330 San Pedro Ave., Suite 202
San Antonio, TX 78216

Tel: 210-581-3600 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10194490

SHEET 9 OF 9

FINAL PLAT ELM CREEK NORTHWEST PHASE 3

A SUBDIVISION OF 79.046 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS



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

November 20, 2024

Mr. Daniel Monroe, P.E.

BGE, Inc.

101 West Louis Henna Boulevard, Suite 400

Austin, Texas 78728

RE: Elm Creek Northwest Phase 3 – Final Plat Review

Dear Mr. Monroe:

WGA has reviewed the following documents listed below submitted on November 19, 2024, by BGE, Inc.

1. Final Plat dated November 19, 2024.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter.

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

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

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

Sincerely,

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