ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
January 27, 2025
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. **December 16, 2024 Minutes**

IV. NEW BUSINESS

1. **Project #202400016: A replat for "Re-Plat of Brown McDade Subdivision Short Form Plat LOT 1, ACRES 10.953" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 12975 and being 10.95 acres of land in order to create two (2) new lots out of one (1) existing lot located at 1110 Old McDade Road at the intersection of Old McDade Road and Roy Davis Road, City of Elgin, Bastrop County, Texas.**
   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Consideration

2. **Project #202400089: A subdivision variance from Section 36-175 in order to allow a flag lot in the "R-1" – Single-Family Dwelling District at 14808 County Line Rd (Parcel number 932689, ABS 518 SUR 65 MARTIN H ACR 5.012, as located in Travis Co.).**
   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Consideration

3. **Project #202400092: 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 "I" General Industrial District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 84627, located at the corner of Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 2, Acres 0.9960), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.**
   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Recommendation

4. **Project #202400093: 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 from "C-3" Highway Commercial District to "I" General Industrial District a portion of land located on a parcel known by the Bastrop County Appraisal District as Parcel 15336 (Corlin Subdivision, Lot 3, Acres 2.4620) and a portion of land located on a parcel known by the Bastrop County Appraisal District as Parcel 87879 (Corlin Subdivision, Lot 2, Acres 2.0000) located on the west side of North Highway 95 and north of Mogonye Lane, being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.**
   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing

D. Close Public Hearing
E. Discussion
F. Recommendation

5. **Project #202400039: A final plat titled "Final Plat Lund Subdivision Section 1 Phase 1" located on parcels of land known by the Travis County Appraisal District as parcel numbers 358784, 358785, and 358788 and by the Bastrop County Appraisal District as parcel number 15702, located east of County Line Road, south of Lund Road and west of North State Highway 95 for a total of 222 lots on 48.419 acres of land.**
   A. Staff Presentation
   B. Applicant Presentation
   C. Open Public Hearing
   D. Close Public Hearing
   E. Discussion
   F. Consideration

V. WORKSHOP

1. **Review, discuss, and provide input regarding annexation and PDD rezoning of Cardwell Estates.**

2. **Review, discuss, and provide input regarding amendment to the Concept Plan and Development Agreement for Lund Farms.**

VI. ANNOUNCEMENTS

VII. 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 January 24, 2025, in accordance with Chapter 551 of the Texas Government Code.

Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, DECEMBER 16, 2024

I. CALL TO ORDER – ROLL CALL: The Vice-Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Vice-Chair Ronnie Creppon, Jason Tatum, Berney Williams, David Lanford, and Scott Mackay.
COMMISSION ABSENT: Chair Antonio Prete, Dorothy McCarther
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. October 28, 2024 Minutes.
   Scott Mackay moved that the Commission approve the consent agenda. David Lanford seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

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 – Director Beau Perry presented the project, using the phased concept plan to illustrate which part of the subdivision was specifically being built out. Director Perry confirmed that while there are stubs for future developments to connect into Trinity Ranch, there are no other such developments being discussed at this time. There was some discussion from the Commission about the noncontiguous sections of Trinity Ranch and the location of the school not represented in the concept plan.
   B. Applicant Presentation – Tim Holland of Gray Engineering was present to field questions, but left the presentation to Director Perry.
   C. Discussion – The Commission felt content with the presentation and had no further questions.
   D. Consideration – David Lanford moved that the Commission approve the final plat as presented. Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

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 – Director Perry presented the project, elaborating on the planned connections to the northeast side of the Poth Tract and highlighting that this is an ETJ MUD adjacent to the Poth Tract which is within city limits. Travis County will be responsible for maintenance within the subdivision. Vice-Chair Ronnie Creppon asked if there was connection with Brickston, which there is not.

IV. NEW BUSINESS (Cont.)

B. Applicant Presentation – The applicant was not present at the meeting.

C. Discussion – The Commission felt content with the presentation and had no further questions.

D. Consideration – Jason Tatum moved that the Commission approve the final plat as presented. Berney Williams seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec presented the Commission with a summary of the meetings through 2024 and a contrast with the meetings held through 2023. The shared sentiment is that Elgin is growing consistently but not exponentially.
2. David Lanford took a moment to say farewell to the Commission as he is moving in the new year and this is his final Planning and Zoning Commission meeting. The Commission thanked him for his contributions and wished him well.

VI. ADJOURNMENT

The meeting was adjourned at 6:58 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 _____, 2025.

Development Services Department

STAFF REPORT

Re-Plat of Brown McDade Subdivision

Project #202400016

Date: January 17, 2025

Applicant: Leonard R & Dorothy Brown

Hearing Date: Planning and Zoning Commission: January 27, 2025

Location: Bastrop County Appraisal District Parcel number 12975, 8722894, & 8722895 located at 1110, 1118, & 1120 Old McDade Road at the intersection of Old McDade Road and Roy Davis Road.

APPPLICATION SUMMARY

Consideration of a replat for Lot 1 in the Brown McDade Subdivision which divides the lot into two lots on 10.95 acres of land and removes the borders of Lot 2 and Lot 3 to combine them into the new Lot 1B. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

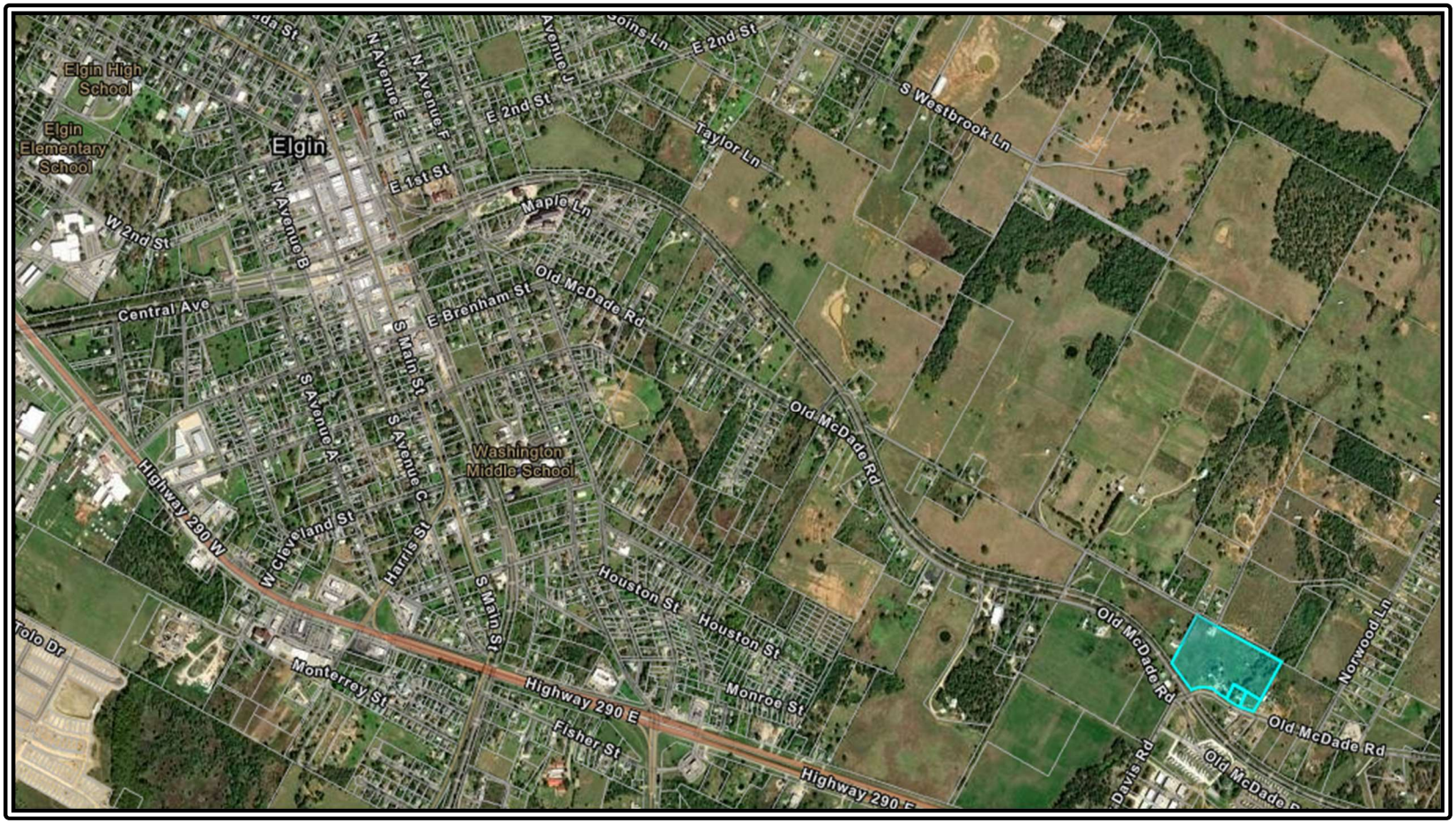
Mrs. Brown submitted a short form plat dividing her 11.98 acres into three lots which was approved in July 2021. Mrs. Brown now wishes to replat Lot 1 as well as amend the plat to remove lots 2 and 3. The parcel is in the ETJ, so area requirements default to zone R-2 per Sec. 36-170 of City ordinance. Each proposed lot exceeds the required 7,500 square feet lot area. In addition, each lot fronts a street for more than the minimum 35 feet requirement and each proposed lot exceeds the 60-foot lot width requirement.

As required, a public hearing notice was published in the January 8, 2025, edition of the Elgin Courier. A sign was placed on the property and a total of thirteen letters were mailed to property owners within 200' of the lots.

Attachments

1. Staff Added Vicinity Map
2. Application
3. Request Letter
4. Brown McDade Subdivision Short Form Plat
5. Proposed Re-Plat
6. WGA Approval Letter
7. Notice sent to 200' property owners

Vicinity Map



RE-PLAT APPLICATION

Date: 02/06/2024

SITE INFORMATION

Project Address: 1110 OLD MCDADE ROAD, ELGIN, TEXAS

Parcel Identification Number (if no address): _____

APPLICANT

Name: BRYNDA FOWLER FOR DOROTHY BROWN

Postal Address: 525 TAHITIAN DRIVE, BASTROP, TEXAS 78602

E-Mail Address: BSTEUBING@AOL.COM; **Phone Number:** 512-567-9256

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.

Dorothy Brown Dorothy Brown (Jun 28, 2024 15:33 MDT)	DOROTHY BROWN	02/06/2024
Signature	**Printed Name**	**Date**

Project Description:

PROPERTY OWNER IS REPLATTING HER THREE LOTS INTO TWO LARGER LOTS

ROBERT C. STEUBING

525 TAHITIAN DRIVE ● BASTROP, TEXAS 78602 ● PHONE (512) 585-1388

PROJECT DESCRIPTION LETTER

PROJECT: REPLAT OF BROWN MCDADE SUBDIVISION SHORT FORM PLAT LOT 1, 10.953 ACRES, LOT 2, 0.522 ACRES AND LOT 3, 0.500 ACRES

Property Owner's Name : DOROTHY BROWN

Property Address: 1110 OLD MCDADE ROAD, ELGIN, TEXAS

Project Purpose : REPLAT THE THREE PREVIOUSLY CREATED LOTS INTO A TWO LOT SUBDIVISION WITH LARGER TRACTS

This plat is to replat the previously platted short form subdivision into two larger lots. Property owner thought the previous plat would cost her less in taxes, but now does not want to sell the lots and wants two larger tracts.

Development Services
Owner's Agent Certification

Applications for development activities may be submitted by the recorded property owner(s) or the owner's agent(s). Effective October 1, 2009 agents will need to provide a completed copy of this agent certification when submitting applications on behalf of owners. Signatures obtained by facsimile will be accepted. Bastrop County may contact property owners by phone, email or U.S. mail to validate signatures.

Appraisal District Property ID(S) R12975 R8722894 R8722894

Property Address(es) 1110 OLD MCDADE ROAD

Owner's Name(s) DOROTHY BROWN

Owner's Contact Address 1110 OLD MCDADE ROAD, ELGIN, TEXAS

Owner's Contact Phone(s) _____

Owner's Contact Email grannyd_62@att.net

Agent's Name(s) Brynda Fowler

Agent's Contact Address 525 Tahtiian Drive, Bastrop, Texas

Agent's Contact Phone(s) 512-567-9256

Agent's Contact Email bsteubing@aol.com

Certification Statement

I (owner) Dorothy Brown *certify that I have assigned (agent)* Brynda Fowler *to represent my interests for the purpose of obtaining county services associated with (initial all that apply):*

x *Subdivision*
_____ *9-1-1 Address Assignment*
_____ *Development Permit*
_____ *Driveway Permit(s)*
_____ *On-Site Sewage Facility Permit*
_____ *Other:* _____

for all parcels listed above. I further declare that this statement is valid until (date) 12/31/2024. *I understand that I may repeal this assignment at any time by submitting a written request, along with a copy of this form, to Bastrop County Development Services, 211 Jackson Street, Bastrop County, Texas 78602.*

Signed this 1 *of* July, *20* 24

Owner's Signature Dorothy Brown
Dorothy Brown (Jul 1, 2024 13:04 MDT)

BROWN MCDADE SUBDIVISION SHORT FORM PLAT

7/110-B

STATE OF TEXAS ‡
COUNTY OF BASTROP ‡

KNOW ALL MEN BY THESE PRESENTS

THAT I, LEONARD R. BROWN AND DOROTHY J. BROWN, TRUSTEES OF THE LEONARD R. BROWN AND DOROTHY J. BROWN REVOCABLE LIVING TRUST, BEING THE OWNERS OF 12.02 ACRES OF LAND OUT OF THE THOMAS GARRETSON HEADRIGHT SURVEY, ABSTRACT 178, IN BASTROP COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUND IN VOLUME 1701, PAGE 565, OFFICIAL RECORDS BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOTS AND ACREAGE IN ACCORDANCE WITH THE PLAT SHOWN HEREON. SUBJECT TO ANY EASEMENTS OR RESTRICITONS HERETOFORE GRANTED, TO BE KNOWN AS:

BROWN MCDADE SUBDIVISION SHORT FORM PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND ON THIS THE 18th DAY OF June, 2021, A.D.

Dorothy Brown

DOROTHY J. BROWN
1110 OLD MCDADE ROAD
ELGIN, TEXAS 78621

STATE OF TEXAS ‡
COUNTY OF BASTROP ‡

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLLY APPEARED DOROTHY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF June 2021, A.D.

B Fowler

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

B. FOWLER
Notary Public, State of Texas
Comm. Expires 10-29-2022
Notary ID 131775916

BRENDA FOWLER 10-29-2022
PRINTED NAME OF NOTARY / EXPIRES

THIS SHORT FORM PLAT WAS APPROVED BY THE CITY OF ELGIN ON THIS 1ST DAY OF JULY A.D. 2021

David Farrell

SUBDIVISION ADMINISTRATOR – CITY OF ELGIN

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGLATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

6/25/21

ALAN DAVID MCMURRY — DATE
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

STATE OF TEXAS ‡
COUNTY OF BASTROP ‡

I, RACHEL HARTZLER, PE, 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.

STATE OF TEXAS
RACHEL D. HARTZLER
117344
LICENSED
PROFESSIONAL ENGINEER

03/10/2021

Rachel D. Hartzler, P.E.
Professional Engineer #117344

Date

STATE OF TEXAS ‡
COUNTY OF BASTROP ‡

I, ROSE PIETSCH, COUNTY CLERK OF THE COUNTY COURT 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 1ST DAY OF July 2021, A.D. AT 1:00 O'CLOCK P. M. IN THE PLAT RECORDS OF BASTROP, COUNTY, TEXAS IN PLAT CABINET 7, PAGE 110-B AND WAS DULY RECORDED FOR RECORD ON THE 1ST DAY OF July, 2021, A.D.

Sue Luka
Deputy

ROSE PIETSCH

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED 7-1-2021
1:00 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS ‡
COUNTY OF BASTROP ‡

KNOWN ALL MEN BY THESE PRESENTS

I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

6-29-2021

ROBERT C. STEUBING — REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548 — DATE
525 TAHITIAN DRIVE
BASTROP, TEXAS
PH. (512) 585-1388

STATE OF TEXAS
ROBERT C. STEUBING
5548
PROFESSIONAL LAND SURVEYOR

TOTAL: 11.98 ACRES
LOT 1: 10.958 ACRES
LOT 2: 0.522 ACRES
LOT 3: 0.500 ACRES

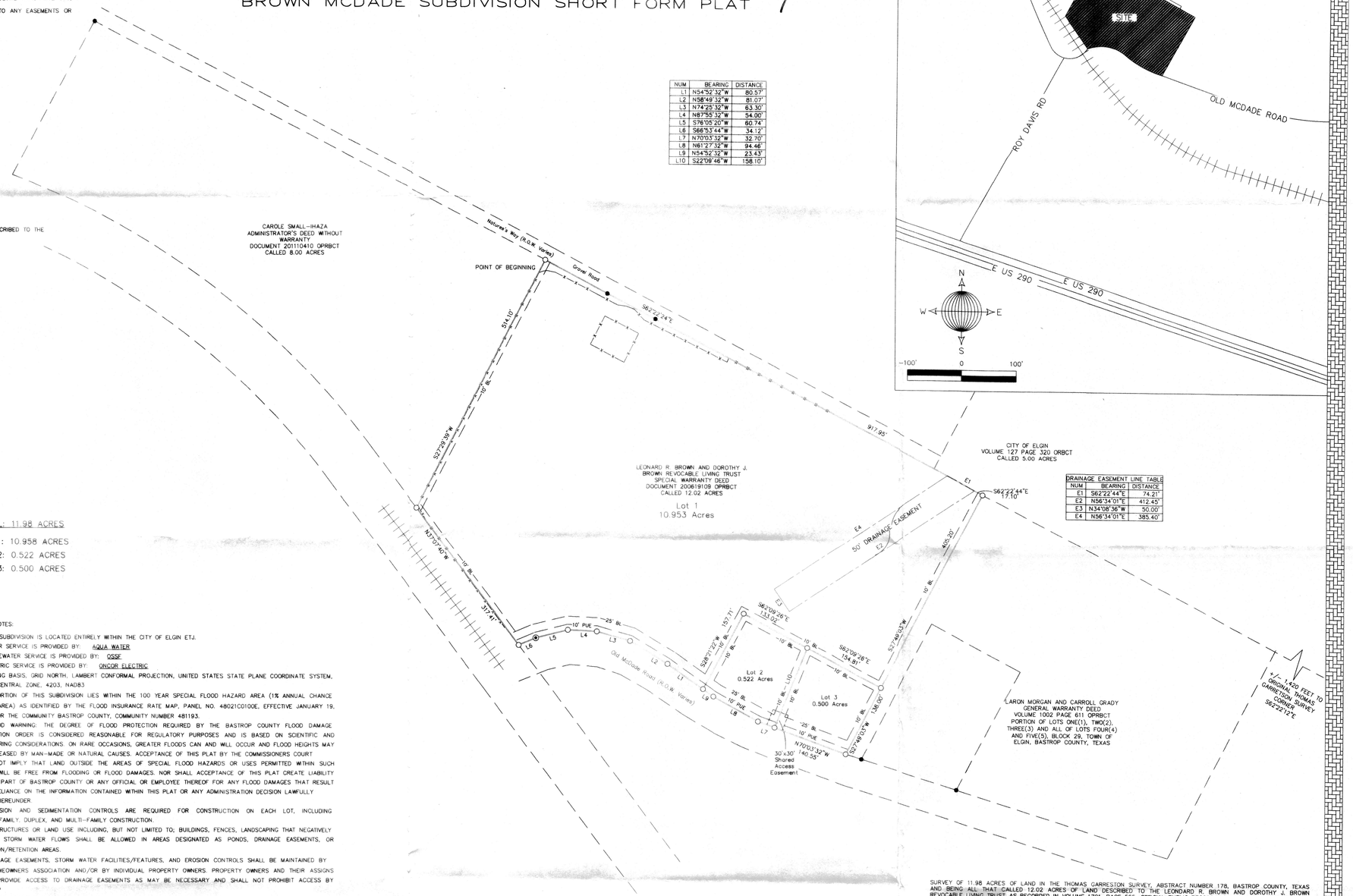
PLAT NOTES:

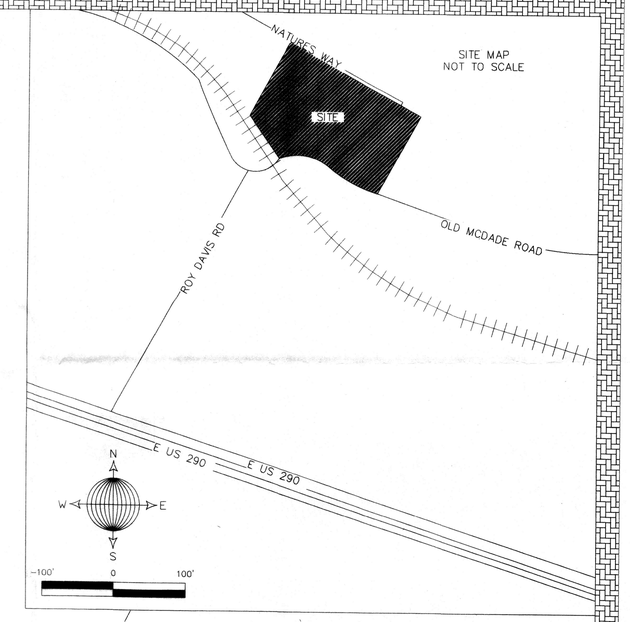
1. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY OF ELGIN ETJ.
2. WATER SERVICE IS PROVIDED BY: AQUA WATER
3. WASTEWATER SERVICE IS PROVIDED BY: OSSF
4. ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC
5. BEARING BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
6. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0100E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY 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 COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY 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.
8. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
9. 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.
10. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS 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.
11. 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.

SITE ADDRESS: 1110 OLD MCDADE ROAD
ELGIN, TEXAS
DRAWING: WA 2461-2020 BROWN.DWG

SUBMITTAL DATE:	03/12/2021
REVISION DATE:	05/12/2021
REVISION DATE:	05/25/2021

NUM	BEARING	DISTANCE
L1	N54°52'32"W	80.57'
L2	N58°49'32"W	81.07'
L3	N74°25'32"W	63.30'
L4	N87°55'32"W	54.00'
L5	S76°05'20"W	60.74'
L6	S66°53'44"W	34.12'
L7	N70°03'32"W	32.70'
L8	N61°27'32"W	94.46'
L9	N54°52'32"W	23.43'
L10	S22°09'46"W	158.10'





SURVEY OF 11.98 ACRES OF LAND IN THE THOMAS GARRESTON SURVEY, ABSTRACT NUMBER 178, BASTROP COUNTY, TEXAS AND BEING ALL THAT CALLED 12.02 ACRES OF LAND DESCRIBED TO THE LEONDARD R. BROWN AND DOROTHY J. BROWN REVOCABLE LIVING TRUST AS RECORDED IN VOLUME 1701, PAGE 565, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS

Beginning at a capped iron rod set for the north corner of the herein described 11.98 acres of land, same being the east corner of that called 8.00 acres described to Carole Small-Ihaza in that certain Warranty Deed as recorded in Document Number 201110410, Official Public Records Bastrop County, Texas and a point on the southwest right of wya line of Nature's Way;

THENCE South 62°22'24" East, a distance of 917.95 feet along the common dividing line of the slad 12.02 acres of land and the said Nature's Way to a capped iron rod set at a wood corner post for the east corner of the herein described 11.98 acres of land, same bieng a point on the southeast line of that called 5.00 acres described to the City of Elgin in Volume 127, Page 320, Deed Records Bastrop County, Texas and being the north corner of those certain lots described to Laron Morgan and Carroll Grady in that certain General Warranty Deed as recorded in Volume 1002, Page 611, Official Public Records Bastrop County, Texas;

THENCE South 27°49'03" West, a distance of 543.20 along the common dividing line of the said Brown 12.02 acres of land and the said Morgan tracts of land to a capped iron rod set for the south corner of the herein described 11.98 acres of land, same being the east corner of the isad Morgan tracts of land and a point on the northeast right of way line of Old McDade Road;

THENCE along the common dividing line of the said Brown 12.02 acres of land and the said McDade Road the following eight (8) courses and distances: 1) North 70°03'32" West, a distance of 173.25 to a capped iron rod set for an angle corner, 2) North 61°27'32" West, a distance of 94.46 feet to a capped iron rod set for an angle corner, 3) North 54°52'32" West, a distance of 104.00 feet to a capped iron rod set for an angle corner, 4) North 58°49'32" West, a distance of 81.07 feet to a capped iron rod set for an angle corner, 5) North 74°25'32" West, a distance of 63.30 feet to a capped iron rod set for an angle corner; 6) North 87°55'32" West, a distance of 54.00 feet to a capped iron rod set for an angle corner, 7) South 76°5'20" West, a distance of 60.74 to a one-inch pipe found for an angle corner; 8) South 66°53'44" West, a distance of 34.12 feet to a capped iron rod set for an exterior angle corner of the herein described 11.98 acres of land, same being at the intersection of the northwest right of way line of the said Old McDade Road with the northeast right of way line of the H.T. and C. railroad;

THENCE North 37°07'40" West, a distance of 317.41 feet along the common dividing line of the said Brown 12.02 acres of alnd and the said railroad right-of-way to a capped iron rod set for the west corner of the herein described 11.98 acres of land and the said Ihaza 8.00 acres;

THENCE North 27°29'39" East, a distance of 514.10 feet along the common dividing line of the said Brown 12.02 acres of land and the said Ihaza 8.00 acres to the POINT OF BEGINNING and containing 11.98 acres of land, more of less, described in these metes and bounds.

DRAINAGE EASEMENT LINE TABLE		
NUM	BEARING	DISTANCE
E1	S62°22'44"E	74.21'
E2	N56°34'01"E	412.45'
E3	N34°08'36"W	50.00'
E4	N56°34'01"E	385.40'

LEGEND

●	1/2" IRON ROD FOUND
◉	1" INSIDE DIAMETER PIPE FOUND
○	1/2" CAPPED IRON ROD SET STAMPED "RPLS 5548"
┼┼┼┼	RAILROAD
BL	BUILDING LINE as per PLAT & RESTRICTIONS
PUE	PUBLIC UTILITY EASEMENT
BBE	BLUEBONNET ELECTRIC CO-OP
D.R.B.C.TX.	DEED RECORDS OF BASTROP COUNTY, TEXAS
P.R.B.C.TX.	PLAT RECORDS OF BASTROP COUNTY, TEXAS
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

N S E W
-100' 0 100'

REPLAT BROWN MCDADE SUBDIVISION SHORT FORM PLAT

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

KNOW ALL MEN BY THESE PRESENTS

THAT I, LEONARD R. BROWN AND DOROTHY J. BROWN, TRUSTEES OF THE LEONARD R. BROWN AND DOROTHY J. BROWN REVOCABLE LIVING TRUST, BEING THE OWNERS OF BROWN MCDADE SUBDIVISON SHORT FORM PLAT LOT 1, 10.953 ACRES, LOT 2, 0.522 ACRES AND LOT 3, 0.500 ACRES, SAME BEING 12.02 ACRES OF LAND OUT OF THE THOMAS GARRETSON SURVEY, ABSTRACT 178, IN BASTROP COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUND IN VOLUME 1701, PAGE 565, OFFICIAL RECORDS BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LOTS AND ACREAGE IN ACCORDANCE WITH THE PLAT SHOWN HEREON. SUBJECT TO ANY EASEMENTS OR RESTRICITONS HERETOFORE GRANTED, TO BE KNOWN AS:

REPLAT BROWN MCDADE SUBDIVISION SHORT FORM PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

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

_____
DOROTHY J. BROWN
1110 OLD MCDADE ROAD
ELGIN, TEXAS 78621

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOROTHY J. BROWN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024, A.D.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

_____
PRINTED NAME OF NOTARY / EXPIRES

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, A.D. 2024

_____
CHAIR – PLANNING & ZONING

_____
SECRETARY – PLANNING & ZONING

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGLATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISON WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

_____
DACY CAMERON, P.E. DATE
INTERIM GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

I, RACHEL HARTZLER, PE, 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.

STATE OF TEXAS
RACHEL D. HARTZLER
117344
LICENSED
PROFESSIONAL ENGINEER

_____
Rachel D. Hartzler, P.E. Date
Professional Engineer #117344
HIGHLAND DEVELOPMENT & ENG. CO. LLC.
155 GLASS LANE
BASTROP, TEXAS 78602
PH: 815-674-4945

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT 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 _____, 2024, A.D. AT _____ O'CLOCK ____ .M., IN THE PLAT RECORDS OF BASTROP, COUNTY, TEXAS IN PLAT CABINET ___ , PAGE ____ FILED FOR RECORD ON THE _____ DAY OF _____ , 2024, A.D.

_____
DEPUTY

_____
KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS ⁞⁞
COUNTY OF BASTROP ⁞⁞

KNOWN ALL MEN BY THESE PRESENTS

I, ROBERT STEUBING, R.P.L.S., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

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

_____ _____
ROBERT C. STEUBING REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548 DATE
525 TAHITIAN DRIVE
BASTROP, TEXAS
PH. (512) 585-1388

STATE OF TEXAS
ROBERT C. STEUBING
5548
PROFESSIONAL
LAND SURVEYOR

TOTAL: 11.98 ACRES , {521649.143 SQ. FT. }

LOT 1A: 6.239 ACRES, {271782.307 SQ. FT.}
LOT 1B: 5.736 ACRES, {249861.810 SQ. FT.}

PLAT NOTES:

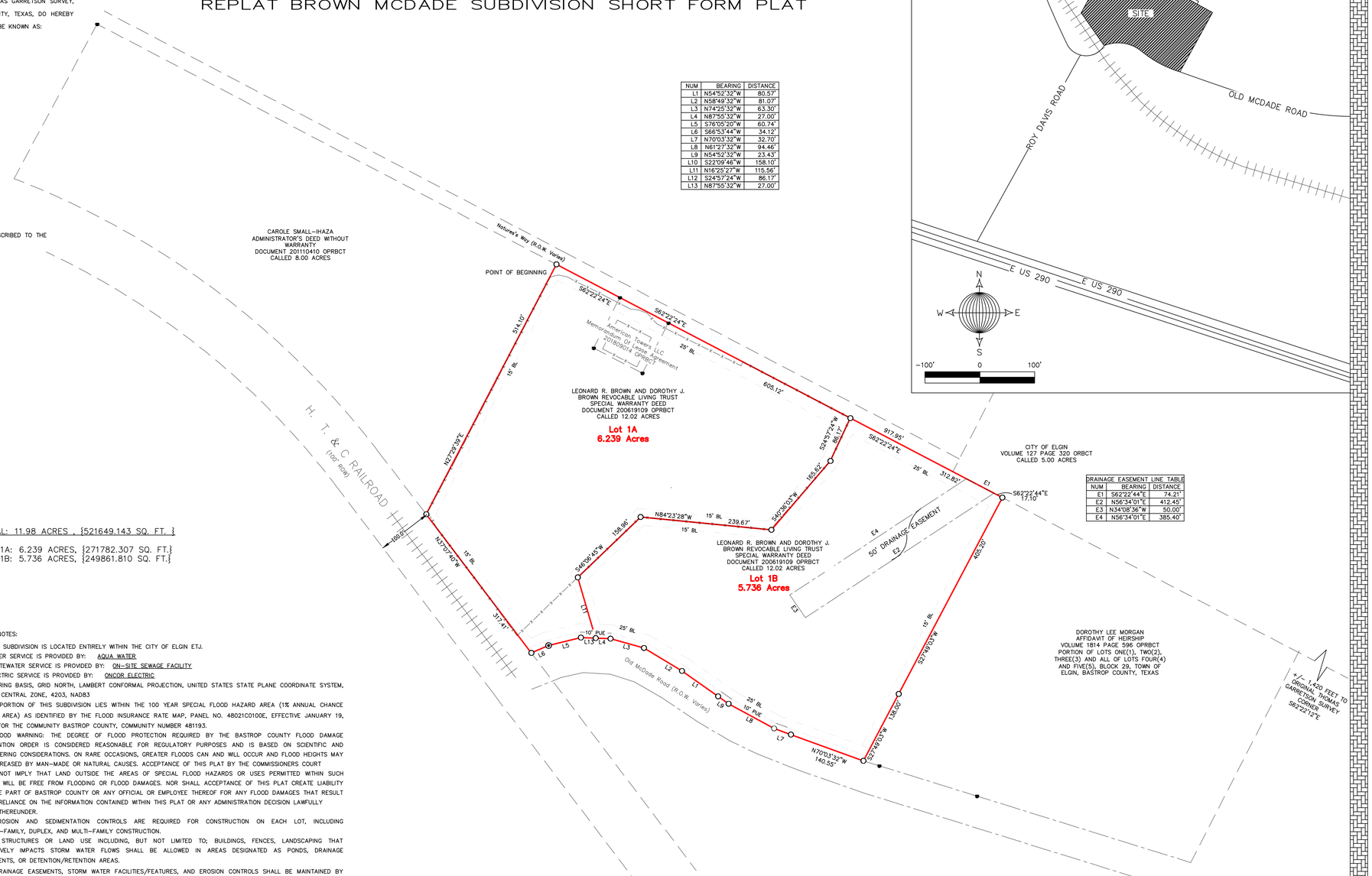
1. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY OF ELGIN ETJ.
2. WATER SERVICE IS PROVIDED BY: AQUA WATER
3. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
4. ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC
5. BEARING BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
6. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0100E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY 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 COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY 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.
8. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
9. 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.
10. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS 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.
11. 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.

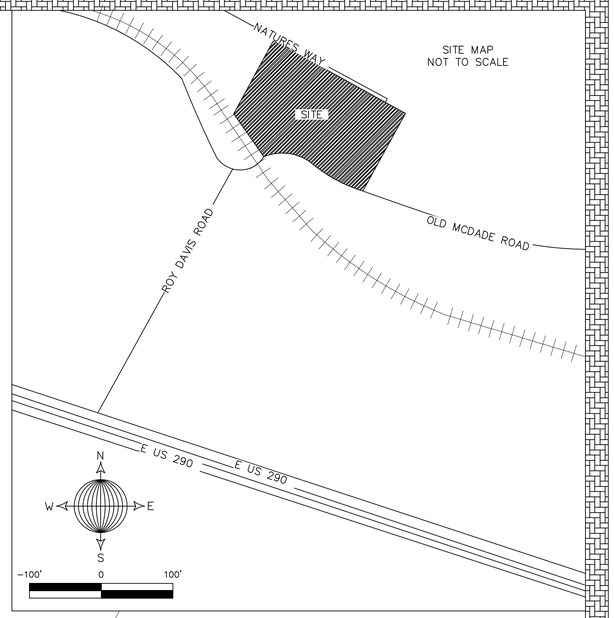
SITE ADDRESS: 1110 OLD MCDADE ROAD

ELGIN, TEXAS

DRAWING: WA3733-2023 D BROWNDWG

SUBMITTAL DATE:	12/27/2023
REVISION DATE:	06/18/2024
REVISION DATE:	08/26/2024





SITE MAP
NOT TO SCALE

DRAINAGE EASEMENT LINE TABLE		
NUM	BEARING	DISTANCE
E1	S62°22'44"E	74.21'
E2	N56°34'01"E	412.45'
E3	N34°08'36"W	50.00'
E4	N56°34'01"E	385.40'

NUM	BEARING	DISTANCE
L1	N54°52'32"W	80.57'
L2	N58°49'32"W	81.07'
L3	N74°25'32"W	63.30'
L4	N87°55'32"W	27.00'
L5	S76°05'20"W	60.74'
L6	S66°53'44"W	34.12'
L7	N70°03'32"W	32.70'
L8	N61°27'32"W	94.46'
L9	N54°52'32"W	23.43'
L10	S22°09'46"W	158.10'
L11	N16°25'27"W	115.56'
L12	S24°57'24"W	86.17'
L13	N87°55'32"W	27.00'

LEGEND

●	1/2" IRON ROD FOUND
⊙	1" INSIDE DIAMETER PIPE FOUND
○	1/2" CAPPED IRON ROD SET STAMPED "RPLS 5548"
	RAILROAD
—X—X—X—	FENCE
	BOUNDARY LINE
	BOUNDARY LINE- ADJOINER
	ROW LINE
BL	BUILDING LINE as per PLAT & RESTRICTIONS
PUE	PUBLIC UTILITY EASEMENT
BBE	BLUEBONNET ELECTRC CO-OP
D.R.B.C.TX.	DEED RECORDS OF BASTROP COUNTY, TEXAS
P.R.B.C.TX.	PLAT RECORDS OF BASTROP COUNTY, TEXAS
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

N
W E
S
-100' 0 100'

SURVEY OF 11.98 ACRES OF LAND IN THE THOMAS GARRESTON SURVEY, ABSTRACT NUMBER 178, BASTROP COUNTY, TEXAS AND BEING ALL THAT CALLED 12.02 ACRES OF LAND DESCRIBED TO THE LEONDARD R. BROWN AND DOROTHY J. BROWN REVOCABLE LIVING TRUST AS RECORDED IN VOLUME 1701, PAGE 565, OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS

Beginning at a capped iron rod set for the north corner of the herein described 11.98 acres of land, same being the east corner of that called 8.00 acres described to Carole Small-Ihaza in that certain Warranty Deed as recorded in Document Number 201110410, Official Public Records Bastrop County, Texas and a point on the southwest right of wya line of Nature's Way;

THENCE South 62°22'24" East, a distance of 917.95 feet along the common dividing line of the slad 12.02 acres of land and the said Nature's Way to a capped iron rod set at a wood corner post for the east corner of the herein described 11.98 acres of land, same bieng a point on the southeast line of that called 5.00 acres described to the City of Elgin in Volume 127, Page 320, Deed Records Bastrop County, Texas and being the north corner of those certain lots described to Loron Morgan and Carroll Grady in that certain General Warranty Deed as recorded in Volume 1002, Page 611, Official Public Records Bastrop County, Texas and conveyed to Dorothy Lee Morgan in that certain Affadavit of Heirship recorded in Volume 1814, Page 596, Official Public Records Bastrop County, Texas;

THENCE South 27°49'03" West, a distance of 543.20 along the common dividing line of the sold Brown 12.02 acres of land and the said Morgan tracts of land to a capped iron rod set for the south corner of the herein described 11.98 acres of land, same being the east corner of the isad Morgan tracts of land and a point on the northeast right of way line of Old McDade Road;

THENCE along the common dividing line of the said Brown 12.02 acres of land and the said McDade Road the following eight (8) courses and distances: 1) North 70°03'32" West, a distance of 173.25 to a capped iron rod set for an angle corner, 2) North 61°27'32" West, a distance of 94.46 feet to a capped iron rod set for an angle corner, 3) North 54°52'32" West, a distance of 104.00 feet to a capped iron rod set for an angle corner, 4) North 58°49'32" West, a distance of 81.07 feet to a capped iron rod set for an angle corner, 5) North 74°25'32" West, a distance of 63.30 feet to a capped iron rod set for an angle corner; 6) North 87°55'32" West, a distance of 54.00 feet to a capped iron rod set for an angle corner, 7) South 76°5'20" West, a distance of 60.74 to a one-inch pipe found for an angle corner; 8) South 66°53'44" West, a distance of 34.12 feet to a capped iron rod set for an exterior angle corner of the herein described 11.98 acres of land, same being at the intersection of the northwest right of way line of the said Old McDade Road with the northeast right of way line of the H.T. and C. railroad;

THENCE North 37°07'40" West, a distance of 317.41 feet along the common dividing line of the said Brown 12.02 acres of dlnd and the said railroad right-of-way to a capped iron rod set for the west corner of the herein described 11.98 acres of land and the said Ihaza 8.00 acres;

THENCE North 27°29'39" East, a distance of 514.10 feet along the common dividing line of the said Brown 12.02 acres of land and the said Ihaza 8.00 acres to the POINT OF BEGINNING and containing 11.98 acres of land, more of less, described in these metes and bounds.

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

October 29, 2024

Mr. Robert C. Steubing

Steubing LLC Land Surveying

525 Tahitian Drive

Bastrop, Texas 78602

RE: Brown McDade Subdivision – Re-Plat Review

Dear Mr. Steubing:

WGA has reviewed the following documents listed below submitted on October 28, 2024, by Steubing LLC Land Surveying.

1. Re-Plat dated August 26, 2024.
2. Other supporting documents submitted with the re-plat: Comment Response Letter.

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

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

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

Sincerely,

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

cc: Melissa Lipiec, City of Elgin

January 13, 2025

NOTICE OF A REPLAT REQUEST

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

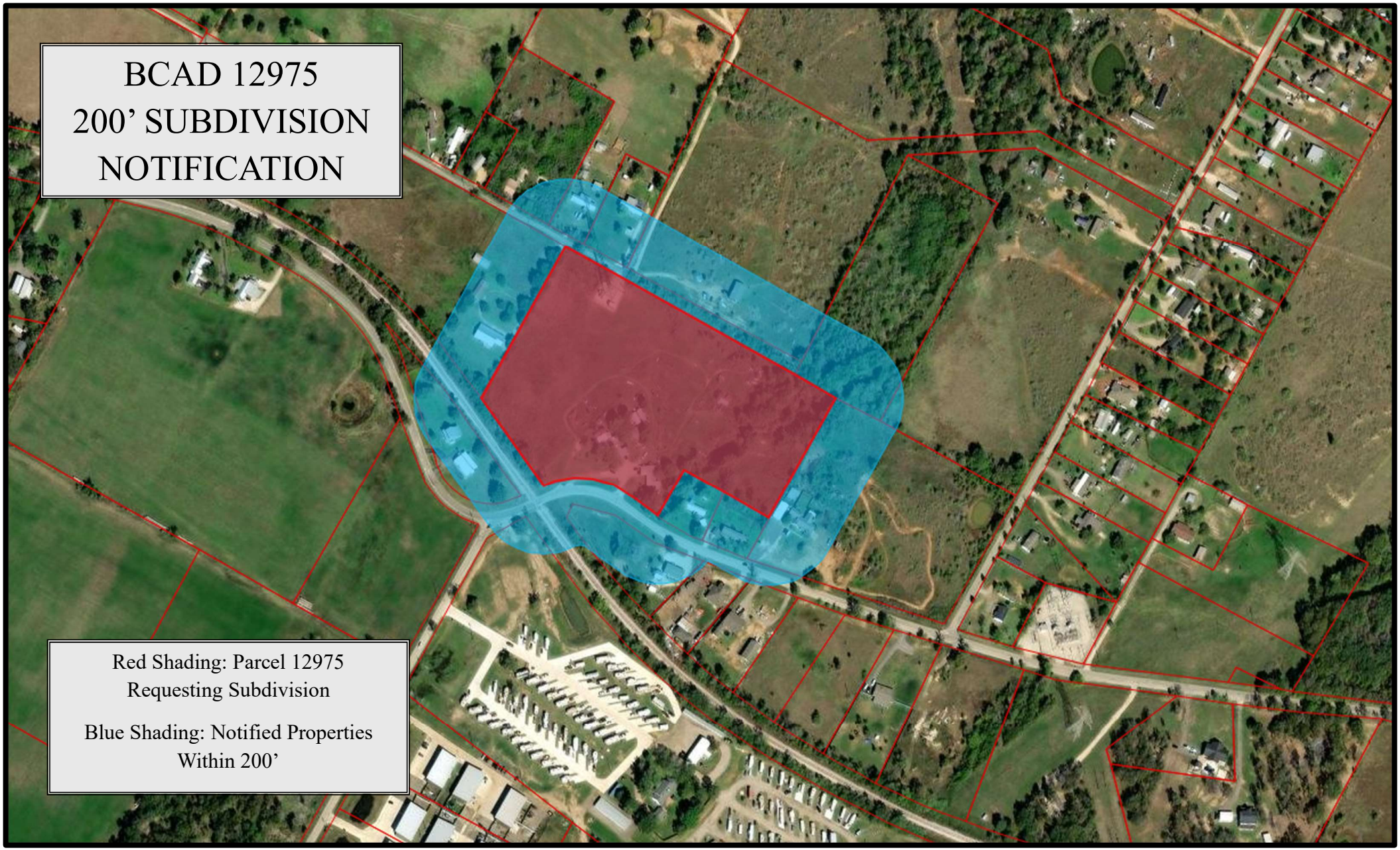
> Project #202400016: A replat for "Re-Plat of Brown McDade Subdivision Short Form Plat LOT 1, ACRES 10.953" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 12975 and being 10.95 acres of land in order to create two (2) new lots out of one (1) existing lot located at 1110 Old McDade Road at the intersection of Old McDade Road and Roy Davis Road, City of Elgin, Bastrop County, Texas.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on **January 27th, 2025** beginning at **6:30 P.M.** Central Standard Time (CST) for consideration. This meeting will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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


BCAD 12975
200’ SUBDIVISION
NOTIFICATION
Red Shading: Parcel 12975
Requesting Subdivision
Blue Shading: Notified Properties
Within 200’

Development Services Department

STAFF REPORT

Subdivision Variance

Project #202400089

Date:	December 17, 2024
Applicant:	Hernandez Efrain Sanchez & Elena Gomez Reynoso
Representative:	Xavier D. Sandoval
Hearing Date:	Planning and Zoning Commission – January 27, 2025
Location:	Travis County Parcel Number 932689, aka 14808 County Line Road, located on the west side of County Line Road in the Rolling Meadows subdivision.

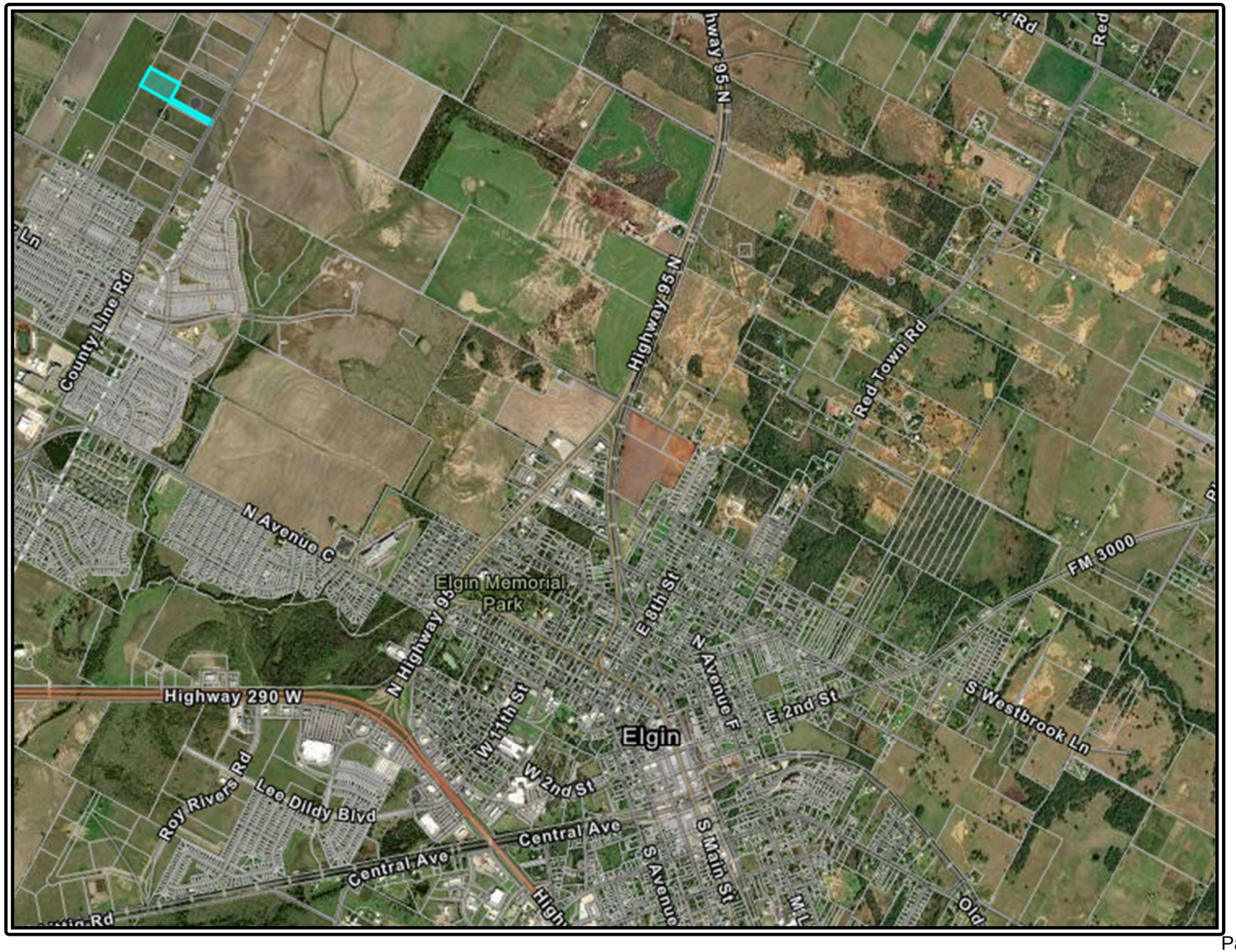
APPLICATION SUMMARY
Consideration of a variance to Chapter 36-175. – Flag lots, which prohibits flag lots in subdivisions.

DEPARTMENT COMMENTS
This tract of land is part of the Elgin Rolling Meadows LLC development which was not formally subdivided through the City of Elgin due to a loop hole that existed at the time exempting subdivisions of parcels more than 5 acres in size. As a result, any property owner who wishes to develop any of those tracts of land are required to formally plat the land. Mr. Sanchez had spoken with Staff with intention to develop his property. The property has not yet been formally platted for the reason stated above, so he will be required to submit a Short Form Plat Application before development. Due to the shape of the property being a flag lot the plat would not be permitted under normal circumstances, and thus he is being required to apply for a variance to the subdivision code to allow the platting of the land at all.

As required, a public hearing notice was published in the January 8, 2025 edition of the Elgin Courier. A sign was placed on the property and a total of eight letters were mailed to property owners within 200' of the property requesting the subdivision variance.

ATTACHMENTS:
1. Vicinity Map
2. Application
3. Notice to 200' property owners

Vicinity Map



SUBDIVISION VARIANCE APPLICATION

Date: 11/08/2024

SITE INFORMATION

Project Address: COUNTY LINE ROAD, ELGIN, TX

Parcel Identification Number (if no address): 932689

APPLICANT

Name: HERNANDEZ EFRAIN SANCHEZ & ELENA GOMEZ REYNOSO

Postal Address: 14808 County Line Rd., Elgin, TX. 78621

E-Mail Address: mpaco9049@gmail.com; **Phone Number:** _____

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

Signature **Printed Name** **Date**

Project Description:

Respectully requesting a RE-PLAT, we are requesting a variance for the exisiting tract of land, which is in the shape of a FLAG LOT. The purpose of this variance application is for the flag lot to obtain city provided amenities.

Xavier D. Sandoval, R.P.L.S.
320 S. Walnut Avenue, New Braunfels, Texas 78130
xavierdsandoval@gmail.com,
210-718-7189

December 5, 2024

City of Elgin Planning and Development Department 802 N. Ave. C P.O. Box 591
Elgin, Texas, 78621

Dear Planning and Development Department,

I am writing to request a variance for the creation of a flag lot at 14808 County Line Road, Elgin, Texas 78621. Despite being sold and recorded in Travis County in Deed# 2019171628 as a flag lot, this configuration is prohibited under Sec. 36-175 of the city ordinance. Due to this lot and several others in the subdivision having already been sold as flag lots, I am seeking relief from this requirement.

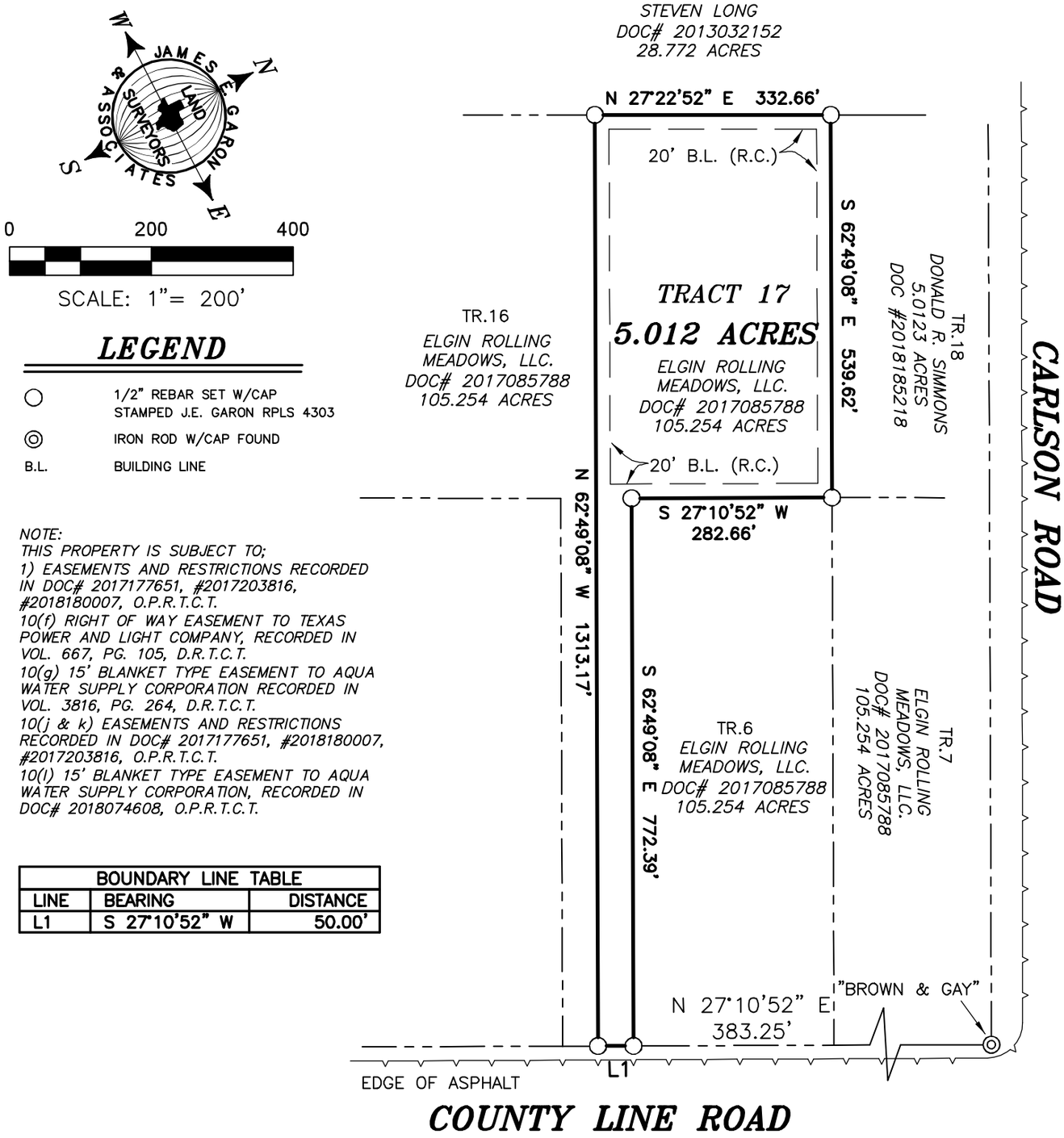
The strict application of this ordinance would result in us not being able to receive city amenities, including utilities to the property. Granting this variance will not be detrimental to the public interest, health, safety, or welfare, nor will it be injurious to other properties in the area. Instead, it will allow the purchaser of the land to develop and make improvements to his property.

I have attached all necessary documentation, including a detailed site plan and evidence supporting my request. I have also included a narrative explaining how the proposal meets the findings of fact required for a variance, as outlined in the Subdivision Variance Application Packet.

Thank you for considering my request. I look forward to the opportunity to discuss this matter further and provide any additional information that may be required. Please feel free to contact me at 210-718-7189 or xavierdsandoval@gmail.com to schedule a meeting.

Sincerely,

Xavier D. Sandoval,
Registered Professional Land Surveyor



LEGEND

○	1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
◎	IRON ROD W/CAP FOUND
B.L.	BUILDING LINE

NOTE:
THIS PROPERTY IS SUBJECT TO;
1) EASEMENTS AND RESTRICTIONS RECORDED IN DOC# 2017177651, #2017203816, #2018180007, O.P.R.T.C.T.
10(f) RIGHT OF WAY EASEMENT TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOL. 667, PG. 105, D.R.T.C.T.
10(g) 15' BLANKET TYPE EASEMENT TO AQUA WATER SUPPLY CORPORATION RECORDED IN VOL. 3816, PG. 264, D.R.T.C.T.
10(j & k) EASEMENTS AND RESTRICTIONS RECORDED IN DOC# 2017177651, #2018180007, #2017203816, O.P.R.T.C.T.
10(l) 15' BLANKET TYPE EASEMENT TO AQUA WATER SUPPLY CORPORATION, RECORDED IN DOC# 2018074608, O.P.R.T.C.T.

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°10'52" W	50.00'

TO THE OWNERS, LIEN HOLDERS AND AUSTIN TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453C0320H EFFECTIVE SEPTEMBER 26, 2008.

STATE OF TEXAS REGISTERED JAMES E. GARON 4303 PROFESSIONAL LAND SURVEYOR

JULY 25, 2017

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

REFERENCE: SWETHA COULA G.F. NO.: AUT19004259

ADDRESS: COUNTY LINE ROAD

LEGAL DESCRIPTION: 5.012 ACRES IN THE HENRY MARTIN SURVEY, ABSTRACT 518, TRAVIS COUNTY, TEXAS,

FILE: S:\Counties\Travis\Surveys\Henry Martin Sur A-518\53517\42819 TR 17.dwg

© 2019 All Rights Reserved by James E. Garon & Associates
Use of this survey for any purposes other than this transaction is prohibited

January 13, 2025

NOTICE OF A SUBDIVISION VARIANCE REQUEST

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

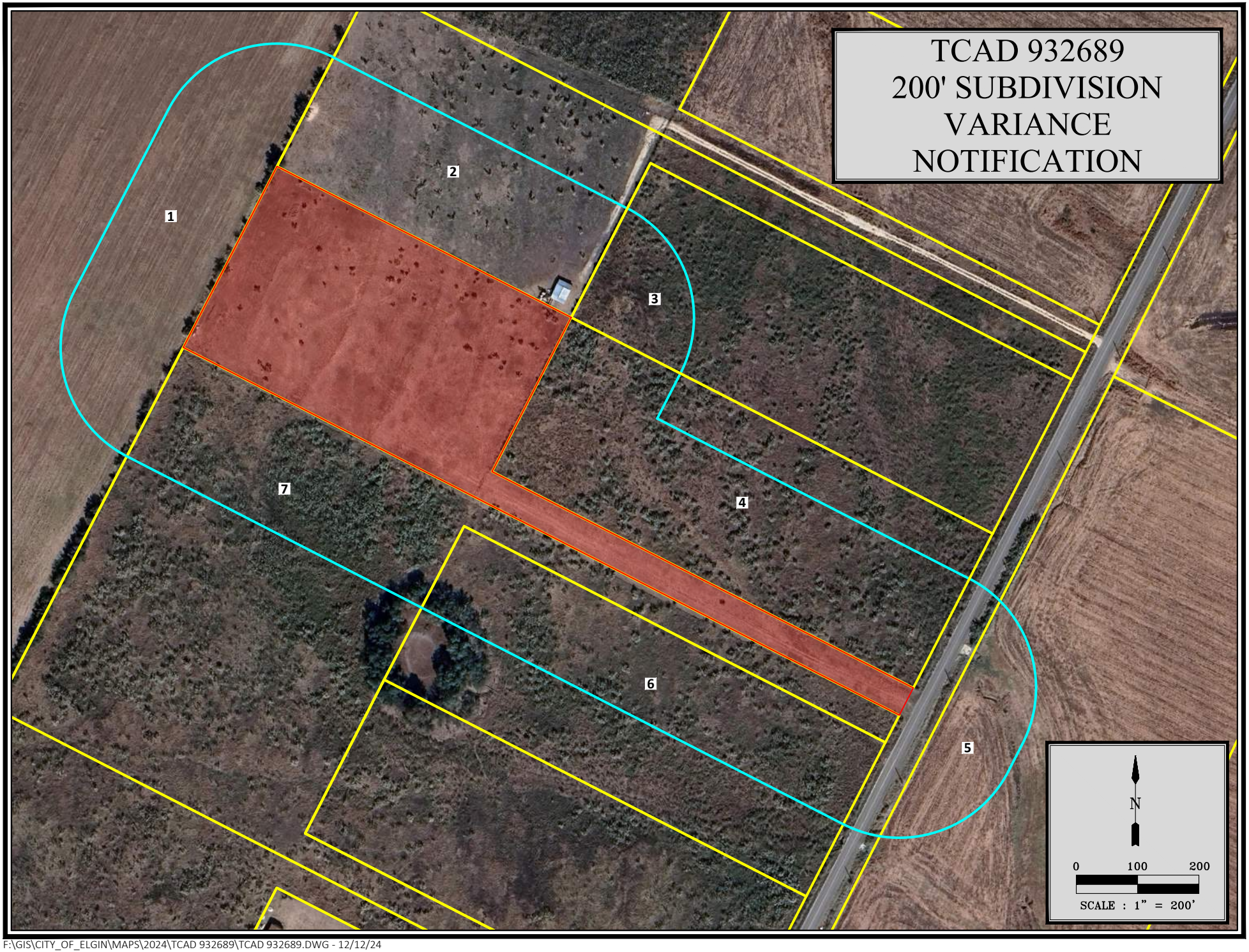
> Project #202400089: A subdivision variance from Section 36-175 in order to allow a flag lot in the "R-1" – Single-Family Dwelling District at 14808 County Line Rd (Parcel number 932689, ABS 518 SUR 65 MARTIN H ACR 5.012, as located in Travis Co.).

Notice is given of a public hearing to be held by the Planning and Zoning Commission on **January 27, 2025**, beginning at **6:30 P.M.** Central Standard Time for consideration. This meeting is to be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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



F:\GIS\CITY_OF_ELGIN\MAPS\2024\TCAD 932689\TCAD 932689.DWG - 12/12/24

Development Services Department

STAFF REPORT

Rezoning from "I" General Industrial District to "C-2" General Commercial District

Project #202400092

Date: January 21, 2025

Applicant: Joshua A. Baran

Hearing Date: Planning and Zoning Commission: January 27, 2025

City Council: February 4, 2025

Location: Bastrop County Appraisal District Parcel number 84627, located at the corner of Dildy Drive and Swenson Boulevard in the Elgin Business Park.

APPPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of approximately 1 acre of land (a change to the official zoning map). The proposal is to change the zoning on the undeveloped lot from I – General Industrial District to C-2 – General Commercial District.

DEPARTMENT COMMENTS

The current zoning on the undeveloped lot which is located in the Elgin Business Park is I General Industrial District. Per Sec. 46-439 the General Industrial District is intended primarily for the conduct of manufacturing, assembling and fabrication; the applicant wishes to develop the lot and construct an automobile fueling station and convenience store with attached restaurant and associated parking lot and fuel pumps and canopy in that location which requires a zoning of C-2 and that is the reason the zoning change is being sought.

The Elgin Business Park was zoned I General Industrial District twenty-five years ago via Ordinance No. 99-04-27-07 with the intention of creating an Industrial Park. The current industrial uses include furniture manufacturing (One Point Solutions), fabrication (All States Casters), food products processing and packing (Teddy V. Patisserie) and Public Utility service yard (City of Elgin Public Works and Utility Departments and Bastrop County Road and Bridge Warehouse). Over the years, a number of non-industrial uses have been allowed such as city and county business offices, shared office space, hardware store, feed store, trailer rental, and automobile service which are all either C-1 or C-2 uses.

When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. Below is a comparison between the allowed uses and area requirements of the General Industrial and C-2 General Commercial Zoning Districts. The uses in red text would no longer be allowed should the zoning change to C-2 be granted. The uses in C-1 are also allowed in the C-2 zoning district.

Industrial Zoning District	C-1 Neighborhood Shopping District	C-2 General Commercial District
Bottling works	Antique shop	Any use permitted in C-1
Book bindery	Appliance shop	Amusement enterprises
Candy manufacturing	Arts school, gallery or museum	Advertising signs or structures
Engraving plant	Artist's materials, supply studio	Ambulance service, office or garage
Electrical equipment assembly	Automobile parking lot	Automobile retail gasoline service station

Electronic equipment assembly and manufacture	Baby shop	Bakery
Food products processing and packing	Bakery goods store	Bathhouse
Furniture Manufacturing	Bank	Boat sales
Instrument and meter manufacturing	Barbershop	Billiard hall
Jewelry and watch manufacturing	Beauty shop	Bus terminal
Laundry and cleaning establishment	Book or stationary store	Cleaning plant, commercial laundry or dry cleaning
Leather goods fabrication	Camera shop	Clothing or apparel store
Optical goods manufacturing	Candy store	Commercial school or hall
Paper products manufacturing wholesale or warehousing enterprise	Catering establishment	Café
Building material sales yard and lumberyard, including the sale of rock, sand, gravel and the like as an incidental part of the main business	Cleaning, pressing, laundry collection agency	Department store
Contractor's equipment storage yard or plant, or rental equipment commonly used by contractors	Curio or gift shop	Hotel
Freighting or trucking yard or terminal	Drug store or fountain	Feed and fuel store
Oil field equipment storage yard	Dry goods store	Frozen food locker
Public utility service yard or electrical receiving yard; provided, however, that all yard operations shall be so screened by ornamental walls, fences or evergreen planting that it cannot be seen by a person standing at ground level at any place immediately adjacent to the lot on which the use is located; provided, however, that screening shall not be required in excess of seven feet in height.	Dairy products or ice cream store	Furniture repair and upholstery
The following uses when conducted within a completely enclosed building:		
(1) The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products;	Delicatessen	Funeral parlor or mortuary
(2) The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bond, cellophane, canvas, cloth, cork feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn and paint not employing a boiling process;	Dress Shop	Golf course, miniature or practice range
(3) The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas;	Florist shop, greenhouse, nursery	Heating, ventilating or plumbing supplies, sales and service
(4) The manufacture and maintenance of electric and neon signs, commercial advertising structure, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like;	Furniture store	Interior decorating store
(5) Manufacture of musical instruments, toys, novelties and rubber and metal stamps;	Grocery store or supermarket	Ice Storage locker plant, or storage house for food
(6) Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing and overhauling, tire retreading or recapping and battery manufacturing;	Hardware store	Key shop
(7) Machine shop;	Jewelry or notion store	Laboratories, testing and experimental
(8) Foundry casting lightweight nonferrous metal not causing noxious fumes or odors;	Lodge hall	Laundry
(9) Assembly of electrical appliances,	Meat market	Leather goods shop

electronic instruments and devices, radios and phonographs, including the manufacturing of small parts only, such as coils, condensers, transformers, crystal holders and the like;		
(10) Buildings, structures and uses accessory and customarily incidental to any of the uses in this subsection.	Medical facility	Museums
(c) The uses permitted under this section shall be conducted in such a manner that no noxious odor, fumes or dust will be emitted beyond the property line of the lot on which the use is located.	Messenger or telegraph service	Novelty club
	Musical instrument sales	Novelty shop
	Newspaper or magazine sales	Nursery or garden supply store
	Office business	Outdoor advertising signs
	Optometrists sales and service	Pawn shop
	Photographer studio	Pet shop
	Pharmacy	Printing plant
	Radio and television sales and service	Recreation center
	Restaurant	Research laboratories
	Self-service laundry or dry cleaning	Restaurant
	Sewing machine sales, instruction	Sign painting shop
	Sporting goods sales	Hospital for small animals
	Shoe repair shop	Sporting goods store
	Tailor shop	Stocks and bonds broker
	Toy store	Storage warehouse
	Variety store	Sale of beer for off-premises consumption
		Theater
		Toy store
		Travel store
		Travel trailer park
		Used automobile sales
		Wholesale distributing center
	Accessory buildings and uses customarily incidental to the uses set forth in this section.	Buildings, structures, and uses accessory and customarily incidental to any of the uses set forth in this subsection (a), provided that there shall be no manufacture, processing, or compounding of products other than such as are customarily incidental and essential to retail establishments.
		Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration or traffic than those listed in this subsection (a).
		No article or material stored or offered for sale in connection with uses permitted under this section shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven feet in height shall be required.
(d) A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use.	A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use. No material or goods offered for sale or stored in connection with the uses previously listed shall be displayed or stored outside of a building.	A building used for any of the previously listed uses may not have more than 40 percent of its floor area devoted to purposes incidental to the primary use.

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	I General Industrial District	C-2 General Commercial District
Maximum Building size	None	None
Height	90 feet	50 feet
Front Setback	No minimum or maximum	Same as Multiple Family Residential District (25 feet)
Side Setback	25 feet if adjoining a dwelling district	10 feet
Rear Setback	30 feet minimum	Same as side yard

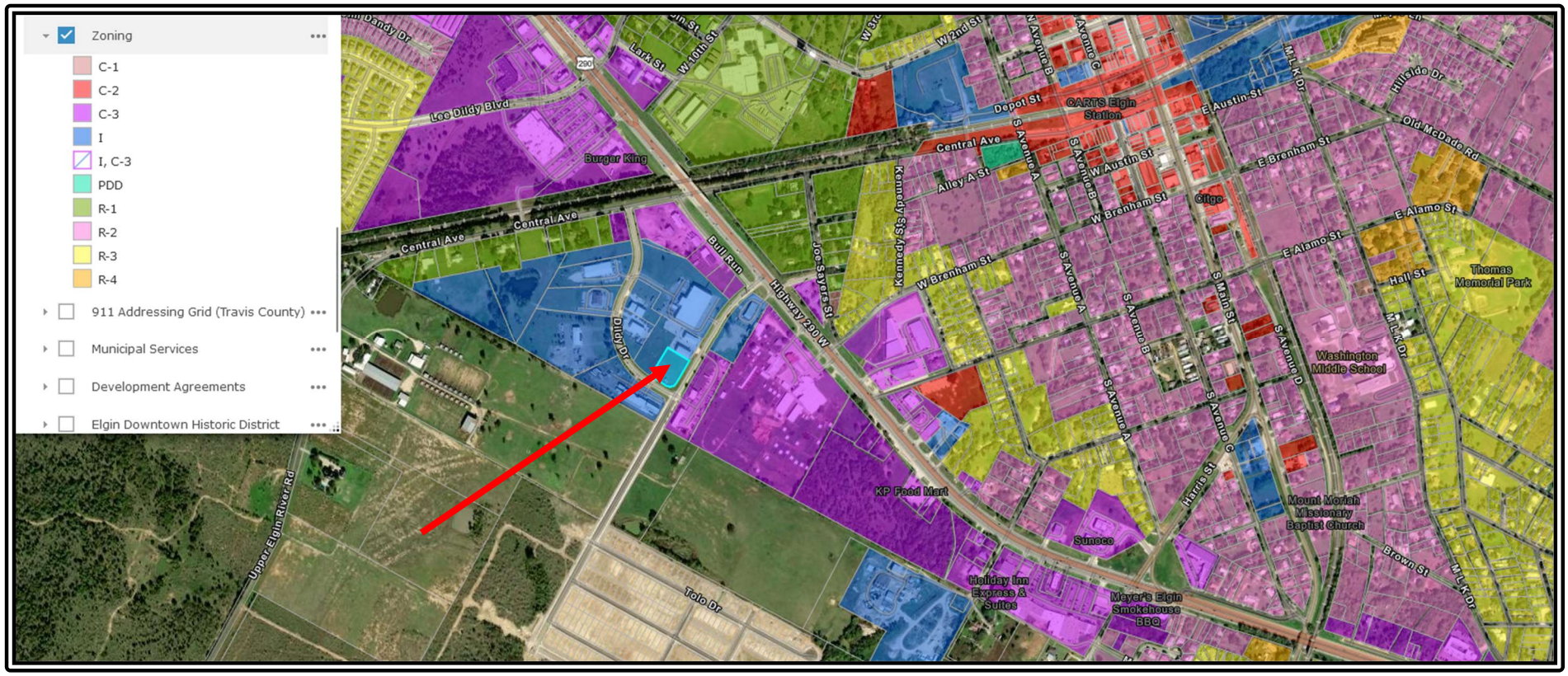
The Elgin Business Park is managed by the Elgin Economic Development Corporation (EDC) and they have reviewed the proposed development plan and zoning change request and are in favor of granting the zoning change. Staff has no issues with the requested zoning change.

As required, a public hearing notice was published in the January 8, 2025, edition of the Elgin Courier. A sign was placed on the property and a total of six letters (attachment #5) were sent to property owners within 200' of the lot.

Attachments

1. Staff added vicinity map with zoning
2. Application
3. Authorization Letter
4. Draft Ordinance
5. Notice sent to 200' property owners

Vicinity Map



NON-PDD REZONING APPLICATION

Date: 12/11/2024

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): PID 84627

APPLICANT

Name: Joshua A. Baran

Postal Address: 4500 Williams Drive, Ste. 212-121
Georgetown, TX 78633

E-Mail Address: josh.baran@jabeng.com; **Phone Number:** 512-779-7414

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

Signature	Printed Name	Date
Digitally signed by Joshua Baran DN: cn=Joshua Baran, c=US, email=josh.baran@jabeng.com Date: 2024.12.13 15:05:57 -06'00'	Joshua A. Baran	12/11/2024

Project Description:

Lot 2, Elgin Business Park, Plat Cabinet No. 3, Page 188-A & Plat Cabinet No. 4, Page 20-A,
Plat Records of Bastrop County Texas

Proposed rezone to C-2, General Commercial District, from I, General Industrial District

Authorization Letter

Date: 12/26/2024

To Whom It May Concern,

We, **Elgin Properties LLC**, the owners of the property described below, hereby authorize **Joshua A. Baran, P.E. (JAB Engineering)** and **Rafiq Karediya** to act as our agents for all matters related to the development and zoning change of the property, including but not limited to submitting applications, attending meetings, and corresponding with City Of Elgin or any other relevant authorities on our behalf.

Property Information:

- **Property ID:** 84627
- **Geographic ID:** R84627
- **Legal Description:** ELGIN BUSINESS PARK, LOT 2, ACRES 0.9960

Owner Information:

- **Name:** Elgin Properties LLC
- **Mailing Address:** P.O. Box 880, Elgin, TX 78621

This authorization is granted to ensure the successful handling of the development and zoning change for the aforementioned property. Please feel free to contact us directly if any additional information is required.

Authorized Signatory: _____

Name: David GLASS

Title: owner

Elgin Properties LLC

ORDINANCE NO. 2025-02-04-____

AN ORDINANCE AMENDING THE OFFICIAL MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE APPROXIMATELY 0.9960 ACRES OF LAND FROM "I" GENERAL INDUSTRIAL DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT, LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL NUMBER 84627 (ELGIN BUSINESS PARK, LOT 2) LOCATED ON THE CORNER OF SWENSON BOULEVARD AND DILDY DRIVE, SAID TRACT BEING MORE DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated herein, from I General Industrial District, and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on January 27, 2025, and

WHEREAS, the Planning and Zoning Commission has offered their input on the proposed change to the Official Zoning Map, and

WHEREAS, on February 4, 2025, after proper notification, the City Council held a public hearing on the requested change, and

WHEREAS, the City Council determines that the zoning provided for herein promote the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

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

I.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" is classified as C-2 General Commercial District.

II.

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

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

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, AND ADOPTED on first reading this 4th day of February 2024.

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

ATTEST:

_____
PEYTON STANDIFER, City Secretary

EXHIBIT "A"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	49.94'	78.81'	70.89'	S 73°51'05" W

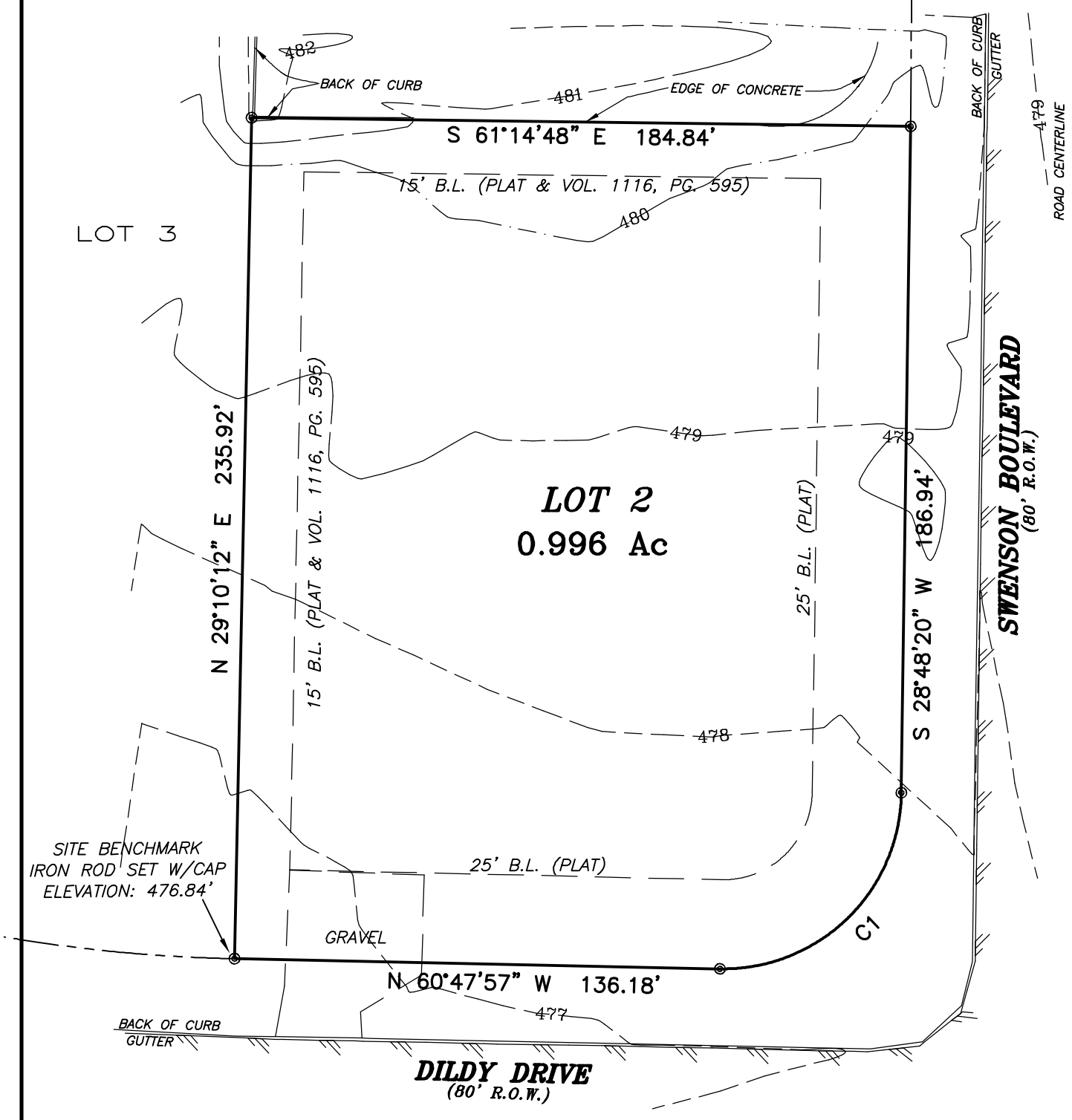
0 40 80 120

SCALE: 1"= 40'

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

LEGEND

●	1/2" REBAR FOUND (UNLESS NOTED)
○	1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
◉	1/2" PIPE FOUND (UNLESS NOTED)
◎	IRON ROD W/CAP FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
(R.C.)	RESTRICTIVE COVENANTS



SCHEDULE B ITEMS:

10(h) SUBJECT TO 25' BUILDING LINE(S) ADJACENT TO ANY ROAD, PLAT CABINET NO. 3, PG. 188–A & PLAT CABINET NO. 4, PG. 20–A, P.R.B.C.T.
10(i) NOT SUBJECT TO 35' BUILDING LINE(S) ALONG ANY STREET, AS RECORDED IN VOL. 1116, PG. 595, O.P.R.B.C.T.; WAS CHANGED TO 25' BUILDING LINE(S), AS RECORDED IN VOL. 1130, PG. 169, O.R.B.C.T.
10(j) SUBJECT TO 15' BUILDING LINE(S), AS RECORDED IN VOL. 1098, PG. 8 & VOL. 1116, PG. 595, O.R.B.C.T.
10(k) NOT SUBJECT TO 25' BUILDING LINE(S), AS RECORDED IN VOL. 1098, PG. 8 & VOL. 1116, PG. 595, O.R.B.C.T.

TO THE OWNERS, LIENHOLDERS AND INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100–YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0075E EFFECTIVE JANUARY 19, 2006.

STATE OF TEXAS REGISTERED JAMES E. GARON 4303 PROFESSIONAL LAND SURVEYOR

James E. Garon

DECEMBER 10, 2024

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F–20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303–4185
jgaron@austin.rr.com
www.jamesegaron.com

REFERENCE: TRUENORTHBUILDERS LLC & ASSIGNEE G.F. NO.: 2441898–ELG

ADDRESS: DILDY DRIVE & SWENSON BLVD, ELGIN TEXAS

LEGAL DESCRIPTION: LOT 2, ELGIN BUSINESS PARK, PLAT CABINET NO. 3, PAGE 188–A & PLAT CABINET NO. 4, PAGE 20–A, PLAT RECORDS OF BASTROP COUNTY TEXAS

FIELD BOOK: B–742/10
FILE: S:\Counties\Bastrop\City of Elgin\Elgin Bussiness Park\81124.dwg

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Use of this survey for any purposes other than this transaction is prohibited

January 13, 2025

NOTICE OF A REZONING REQUEST

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

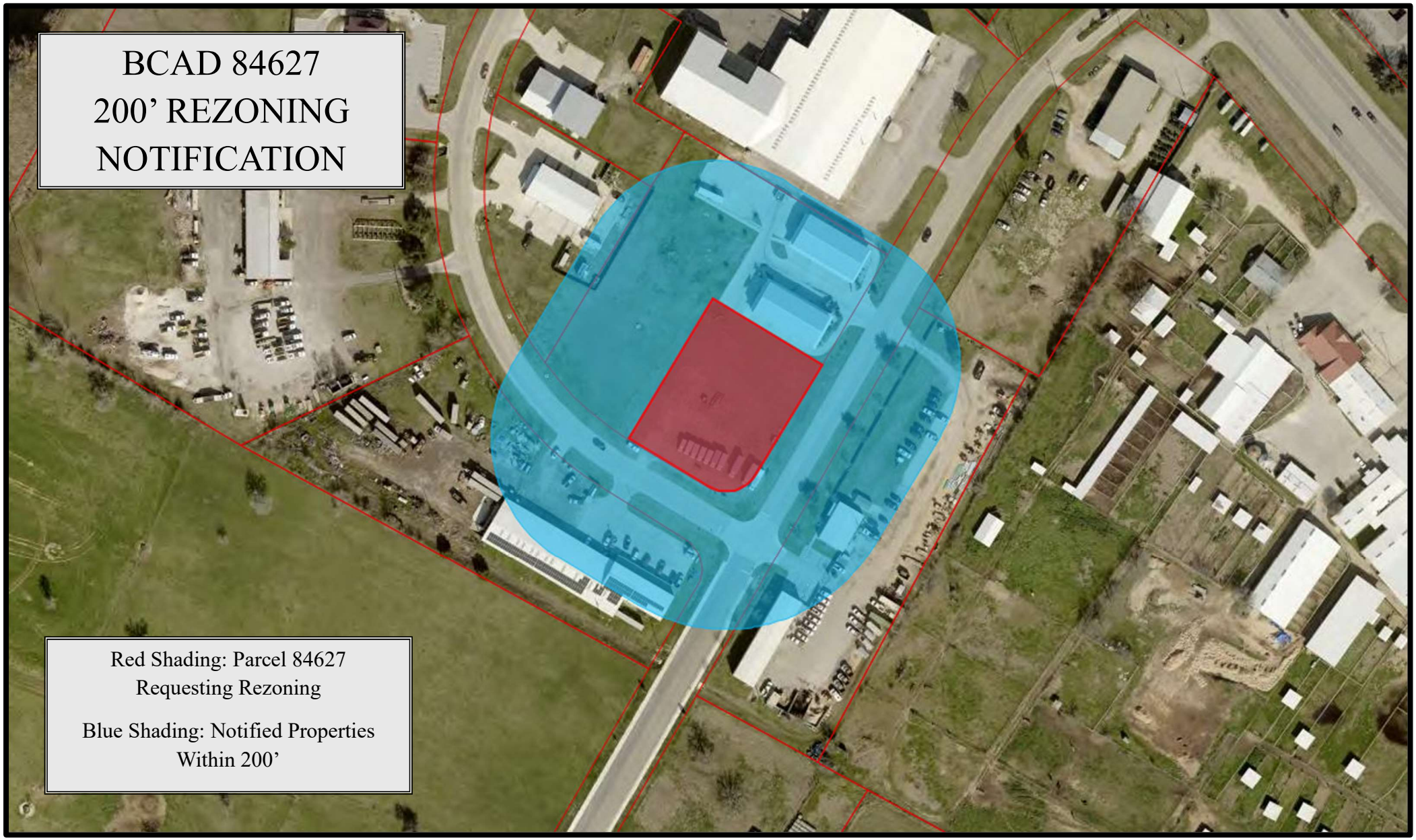
> Project #202400092: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "I" General Industrial District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 84627, located at the corner of Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 2, Acres 0.9960), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held by the Planning & Zoning Commission on **January 27th, 2025** beginning at **6:30 P.M.** Central Standard Time (CST) for a recommendation & City Council on **February 4th, 2025** beginning at **6:30 P.M. CST** for a consideration. These meetings will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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


BCAD 84627
200’ REZONING
NOTIFICATION
Red Shading: Parcel 84627
Requesting Rezoning
Blue Shading: Notified Properties
Within 200’

Development Services Department

STAFF REPORT

Rezoning from "C-3" Highway Commercial District to "I" General Industrial District

Project #202400093

Date:	January 13, 2025
Applicant:	Sam Dehaybi, P.E. - Paradise Engineers LLC
Hearing Date:	Planning and Zoning Commission: January 27, 2025
	City Council: February 4, 2025
Location:	Portions of Bastrop County Appraisal District Parcel numbers 15336 and 87879, located on the west side of North Highway 95 and north of Mogonye Lane.

APPPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of approximately 25,550 square feet or 0.587 acres of land across two adjacent parcels (a change to the official zoning map). The proposal is to change the zoning on the central portion of the two lots from C-3 – Highway Commercial District to I – General Industrial District.

BACKGROUND

The original zoning for these two lots in the Corlin Subdivision was/is C-3 Highway Commercial District. Mr. Harkins has operated his HVAC business from this location for many years. In 2016 Mr. Harkins secured a zoning change (Ordinance No. 2016-02-02-03) for the back portion of Lot 3 (green shaded area on the Rezoning Exhibit) from C-3 to I General Industrial District to be able to construct a 6,000 square foot warehouse for the purpose of fabricating HVAC components related to his business. Mr. Harkins would like to expand his operations and construct a new 5,400 square foot warehouse on the adjoining lot and has submitted an Amending Plat application to combine the lots.

DEPARTMENT COMMENTS

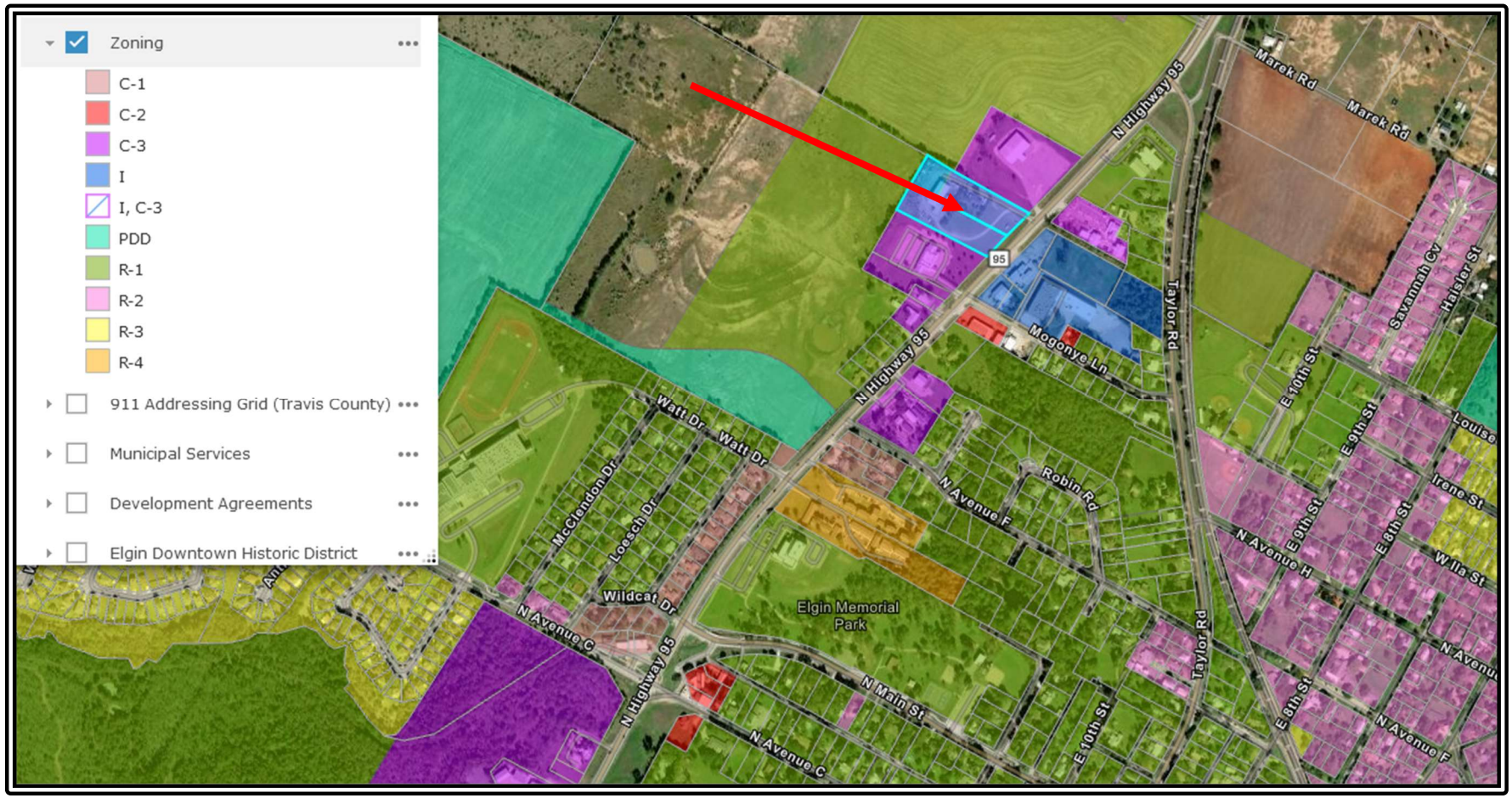
Per Sec. 46-439 the General Industrial District is intended primarily for the conduct of manufacturing, assembling and fabrication; those uses are not allowed in any of the commercial zoning districts and that is the reason the zoning change is being sought. Mr. Harkins would like to keep portions of the lots zoned C-3 so the request is to expand the portion on Lot 3 and rezone a portion of Lot 2 (blue shaded area on Rezoning Exhibit).

As required, a public hearing notice was published in the January 8, 2025, edition of the Elgin Courier. A sign was placed on the property and a total of nine letters (attachment #5) were sent to property owners within 200' of the two lots.

Attachments

1. Vicinity Map
2. Application
3. Request Letter
4. Draft of Ordinance
5. Notice sent to 200' property owners

Vicinity Map



NON-PDD REZONING APPLICATION

Date: 12/17/2024

SITE INFORMATION

Project Address: 618 State Hwy 95, Elgin, TX 78621

Parcel Identification Number (if no address): 87879 & 15336

APPLICANT

Name: Sam Dehaybi, P.E. - Paradise Engineers LLC

Postal Address: 5900 Balcones Drive, Suite 100
Austin, TX 78731

E-Mail Address: sdehaybi@paradise-engineers.co; **Phone Number:** 520-461-7085

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

Signature	Printed Name	Date
	Sam Dehaybi, P.E.	12/17/2024

Project Description:

The proposed project is located at 618 Hwy 95 N, Elgin, TX (Bastrop County Property ID 87879 & 15336). The site currently features an existing fabrication building and office space. The project entails the addition of a new 5,400 sq. ft. warehouse to support expanded operations. The property is located within the City of Elgin limits.

The purpose of this submittal is to amend the existing plat to combine the two current lo into a single parcel and to partially rezone the property to Light Industrial (LI). This rezoning will accommodate the proposed warehouse addition and ensure compliance with the City of Elgin's zoning and development requirements.

December 6, 2024

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

Re: Amended Plat of Lots 2 and 3, Corlin Subdivision
Bastrop County Property ID No's: 87879, 15336
City of Elgin, TX

To Whom it May Concern:

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

Authorized Agents:

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

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

Property Information:

Property ID: 87879
Legal: CORLIN SUBDIVISION, LOT 2, ACRES 2.0000

Property ID: 15336
Legal: CORLIN SUBDIVISION, LOT 3, ACRES 2.4620

Sincerely,

JD Harkins

Jay Harkins Company (Property Owner)

Signature Certificate

Reference number: V4EXO-JPZQF-332CY-PUCAD

Signer	Timestamp	Signature
JD Harkins Email: jd@harkinscompany.com Shared via link		JD Harkins
Sent:	06 Dec 2024 17:56:02 UTC	
Viewed:	09 Dec 2024 20:23:11 UTC	IP address: 97.105.251.110
Signed:	09 Dec 2024 20:23:48 UTC	Location: Elgin, United States

Document completed by all parties on:

09 Dec 2024 20:23:48 UTC

Page 1 of 1

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.

ORDINANCE NO. 2025-02-04-__

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 FROM "C-3" HIGHWAY COMMERCIAL DISTRICT TO "I" GENERAL INDUSTRIAL DISTRICT A PORTION OF LAND LOCATED ON A PARCEL KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 15336 (CORLIN SUBDIVISION, LOT 3, ACRES 2.4620) AND A PORTION OF LAND LOCATED ON A PARCEL KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 87879 (CORLIN SUBDIVISION, LOT 2, ACRES 2.0000) LOCATED ON THE WEST SIDE OF NORTH HIGHWAY 95 AND NORTH OF MOGONYE LANE, BEING MORE DESCRIBED IN EXHIBIT "A", AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated herein, from "C-3" Highway Commercial District to "I" General Industrial District; and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on January 27, 2025, following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is "I" General Industrial District; and

WHEREAS, on the 4th day of February, 2025, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determines that the zoning provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:

I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part

hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin's Comprehensive Plan and further finds that enactment of this Ordinance is not inconsistent with or in conflict with any other polices or provisions of the Comprehensive Plan and the City's Code of Ordinances.

II.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" is rezoned from "C-3" Highway Commercial District to "I" General Industrial District.

III.

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

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

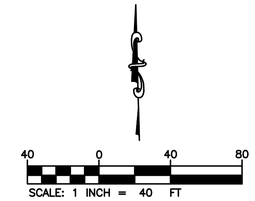
C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, **PASSED**, and **ADOPTED** on first reading this the 4th day of February, 2025.

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

ATTEST:

_____
PEYTON STANDIFER, City Secretary



LEGEND

- EXISTING INDUSTRIAL ZONING
- PROPOSED INDUSTRIAL ZONING
- EXISTING C-3 ZONING

PARADISE ENGINEERS

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

REVISIONS

REVISION	DESCRIPTION	DATE
1	1ST SUBMITTAL TO CLIENT	OCT 14, 24

REZONING EXHIBIT

HARKINS COMPANY
618 STATE HIGHWAY 95
ELGIN, TX 78621

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725 ON DECEMBER 9 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2024085

SHEET 1 OF 1

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

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

PRELIMINARY NOT FOR CONSTRUCTION

Z:\Shared\Paradise\Paradise Engineers\Projects\2024\085 - Harkins Company\CAD\Exhibits\2024.12.05 - Harkins Company Rezoning Exhibit.dwg, SITE, December 09, 2024, 9:45 AM, sdelos, dDrive5

January 13, 2025

NOTICE OF A REZONING REQUEST

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

> Project #202400093: 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 from "C-3" Highway Commercial District to "I" General Industrial District a portion of land located on a parcel known by the Bastrop County Appraisal District as Parcel 15336 (Corlin Subdivision, Lot 3, Acres 2.4620) and a portion of land located on a parcel known by the Bastrop County Appraisal District as Parcel 87879 (Corlin Subdivision, Lot 2, Acres 2.0000) located on the west side of North Highway 95 and north of Mogonye Lane, being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held by the Planning & Zoning Commission on **January 27th, 2025** beginning at **6:30 P.M.** Central Standard Time (CST) for a recommendation & City Council on **February 4th, 2025** beginning at **6:30 P.M. CST** for a consideration. These meetings will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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

BCAD 15336 & 87879
200' REZONING
NOTIFICATION
Red Shading: Parcels 15336 & 87879
Requesting Rezoning
Blue Shading: Notified Properties
Within 200'

Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202400039

Date:	January 23, 2025
Applicant:	Chris Rawls, P.E., Gray Engineering, Inc.
Hearing Date:	Planning & Zoning Commission – January 27, 2025
Location:	Travis County Parcel Number 358785, 358784, and 358788, and Bastrop County Parcel Number 15702 located east of County Line Road, south of Lund Road and west of North State Highway 95.

APPLICATION SUMMARY

Consideration of a Final Plat for Lund Farms Section 1 Phase 1 which would contain a total of 222 lots comprised of 212 residential lots, 8 open space lots, one drainage lot, and one amenity lot, as well as 10,693 linear feet of streets across 48.419 acres of land.

DEPARTMENT COMMENTS

The Concept Plan for Lund Farms was approved as part of the Development and Consent Agreement reviewed by the Planning and Zoning Commission via workshop in May 2023 and approved by the City Council in August 2023. The Preliminary Plat was approved by the Planning and Zoning Commission at the December 2023 meeting. As a reminder, this development is in the City's ETJ and under a Strategic Partnership Agreement including a limited purpose annexation so that the City may impose and collect sales and use taxes in this development. 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. Staff Added Vicinity Map
4. Approved Concept Plan
5. Approved Lund Preliminary Plat
6. Proposed Final Plat
7. WGA Review Letter

FINAL PLAT APPLICATION

Date: 4/3/2024

SITE INFORMATION

Project Address: County Line Rd and Lund Rd

Parcel Identification Number (if no address): 15702

APPLICANT

Name: Chris Rawls - Gray Engineering, Inc.

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

E-Mail Address: crawls@grayengineeringinc.com ; **Phone Number:** 512-680-1563

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

Signature	Printed Name	Date
Chris Rawls	Chris Rawls	4/3/2024

Project Description:

First phase of development out of an approved preliminary plan (Lund Farms Subdivision, Section 1. 216 single-family residential lots and necessary streets, sewer, water, and drainage infrastructure

Owner Authorization Form

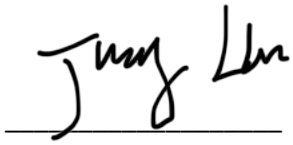
March 28, 2024

City of Elgin

RE: Development Applications
Lund Farms Subdivision
Elgin, Texas

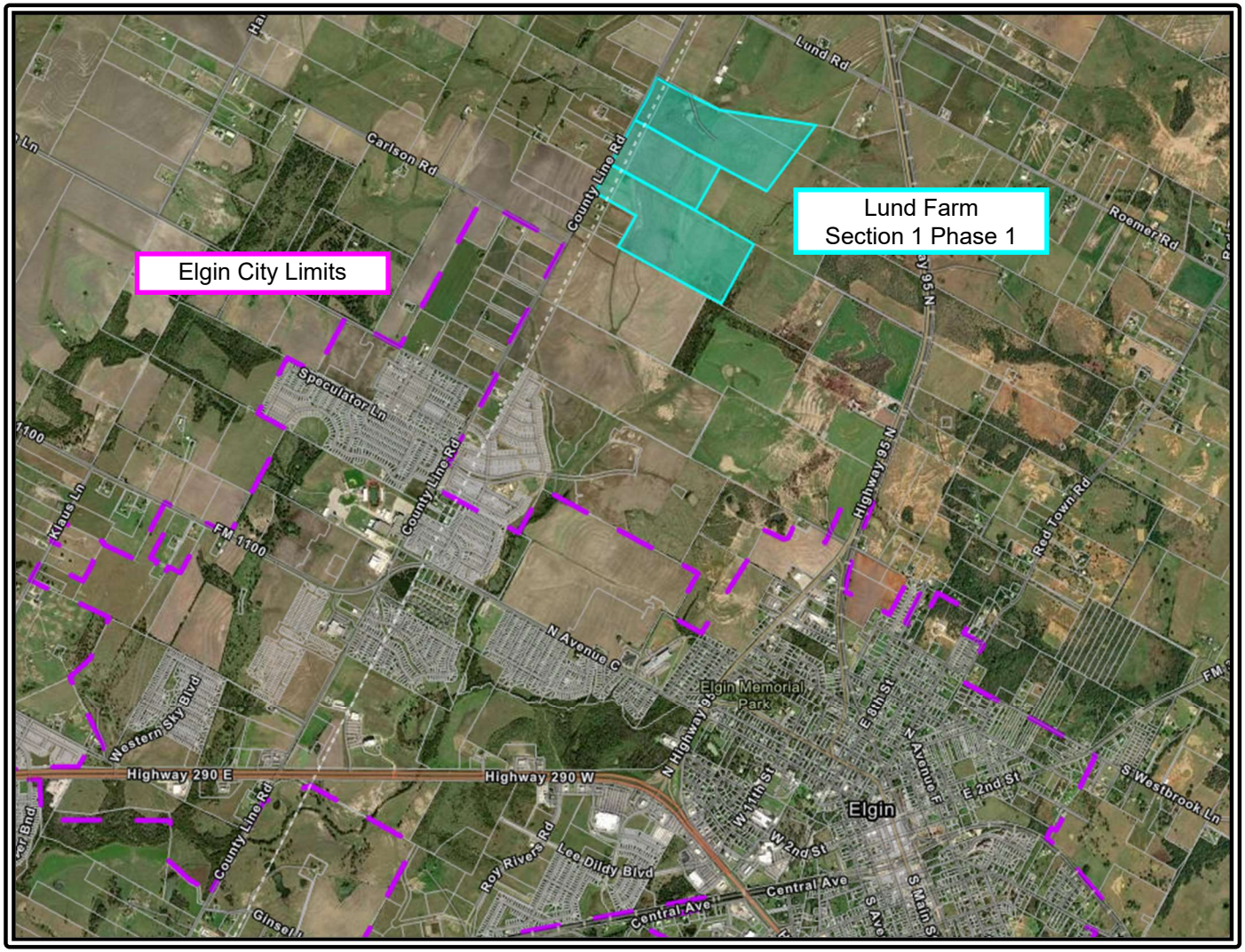
I, Jinsong Liu, Managing Member of Lund Farm Investment LLC do hereby make and/or authorize Gray Engineering, Inc. to represent Lund Farm Investment LLC for submittal and subsequent processing of development plans and entitlement matters related to the Lund Farms Subdivision.

Sincerely,



Lund Farm Investment LLC
5 Brookville Lane S
Glen Head, NY 11545

Vicinity Map



SF Product Type	Approx. Yield		Percentage	
35'X120' ALLEY	90	90	4.8%	4.8%
40'X120' ALLEY	118	917	6.4%	49.4%
40'X120' FRONT	799		43.0%	
45' X 120' ALLEY	14	619	0.8%	33.3%
45'X120' FRONT	605		32.6%	
50'X120' FRONT	203	203	10.9%	10.9%
60'X120' FRONT	27	27	1.5%	1.5%
SF TOTAL	± 1,856	± 1,856	100.0%	100.0%
Total Proposed Blocks			85	
Total Proposed Streets			77,710 LF	

Total Site Acreage	569.7 acres	
Multi-Family	+/- 23 ac	± 648 un.
Mixed Use	+/- 23 ac	
FEMA Floodplain	+/- 62.9 ac	
Parkland	+/- 85.8 ac	
Detention	+/- 22.2 ac	

LUND FARMS SECTION 1

PRELIMINARY PLAT

OWNER:
LUND FARM INVESTMENT LLC
5 BROOKVILLE LANE S
GLEN HEAD, NY 11545-23222

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

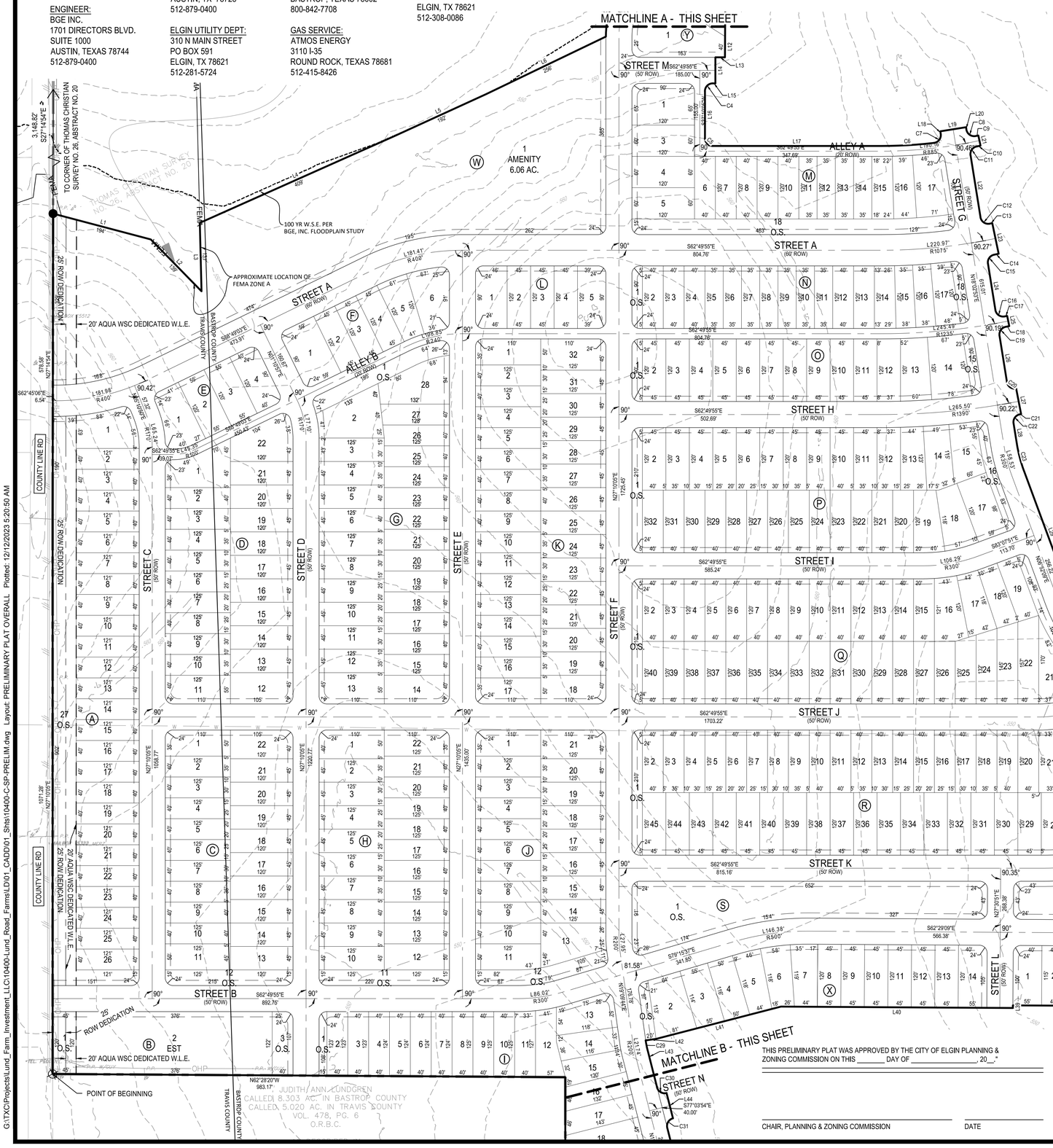
ELGIN UTILITY DEPT:
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

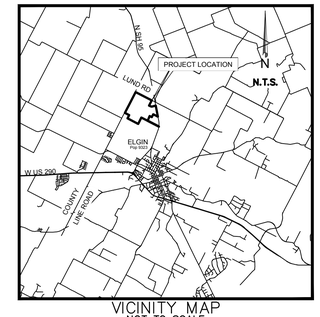
ELECTRIC SERVICE:
BLUEBONNET ELECTRIC
COOPERATIVE
155 ELECTRIC AVENUE
BASTROP, TEXAS 78602
800-842-7708

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

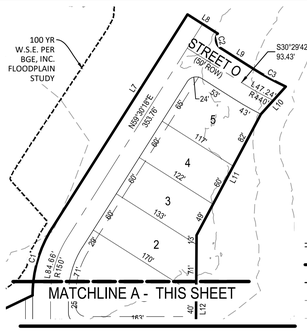
FIRE DEPARTMENT:
BASTROP TRAVIS
COUNTIES
ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0086

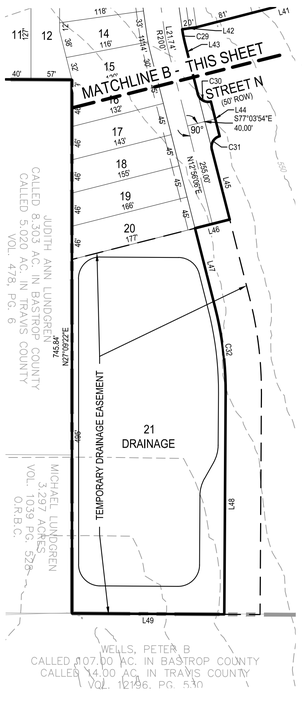
TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792





VICINITY MAP
NOT TO SCALE





0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- (A) PROPOSED BLOCK SYMBOL
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FEMA — FEMA ZONE A
- 100 YR W.S.E. PER BGE, INC. FLOODPLAIN STUDY
- ● SET 1/2" IRON ROD WITH "BGE INC" CAP
- ○ FOUND 1/2" IRON ROD
- × POINT OF BEGINNING

FLOODPLAIN NOTES

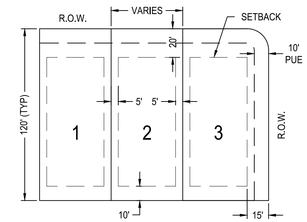
1. ALL FLOODPLAIN, BOTH ENGINEERED AND REGULATORY, IS TO BE CONTAINED WITHIN A DRAINAGE EASEMENT.
2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 48021C0025E, EFFECTIVE DATE OF JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
3. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY 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 COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY 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.
4. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
5. 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.
6. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE DISTRICT.
7. 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.

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ELGIN.
2. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT.
3. SECTION 1 PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
4. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE MUNICIPAL UTILITY DISTRICT (MUD).
5. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. TOTAL ACREAGE: 86.967 AC
11. TOTAL LOTS: 421
    - a. SINGLE FAMILY LOTS: 395
    - b. OPEN SPACE LOTS: 23
    - c. AMENITY CENTER: 1
    - d. UTILITY/DRAINAGE LOTS: 2
11. NUMBER OF BLOCKS: 25
12. LINEAR FEET OF STREETS: 20,481 (SEE TABLE)
13. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE AND MAINTAINED BY THE MUNICIPAL UTILITY DISTRICT.
14. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,598 SF
    - a. < 6,000 SF: 321
    - b. 6,000 - 7,500 SF: 54
    - c. 7,500 - 9,000 SF: 12
    - d. > 9,000 SF: 8
15. REMAINING PARKLAND WILL BE INCORPORATED INTO FUTURE PLATS.
16. NO FENCING SHALL BE PLACED IN THE AQUA EASEMENT ALONG COUNTY LINE ROAD, AND FENCING SHALL NOT RESTRICT ACCESS TO AQUA WATER LINES OR AQUA WATER METERS
17. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN AND OVER THE AQUA DEDICATED EASEMENT EXCEPT: AQUA INFRASTRUCTURE, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING, AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING, OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITY.

COUNTY NOTES:

1. 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.
2. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
3. ANY OBSTRUCTION IN THE COUNTY AND/OR TXDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
4. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
5. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
6. OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.



TYP. LOT LAYOUT DIAGRAM

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

CHAIR, PLANNING & ZONING COMMISSION — DATE

SECRETARY, PLANNING & ZONING COMMISSION. — DATE

REV	DESCRIPTION	DATE	APR

DESIGNED BY: BG
REVIEWED BY: CR
DRAWN BY: BG

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

LUND FARMS SECTION 1
PRELIMINARY PLAT

PRELIMINARY PLAT OVERALL

SUBMITTAL DATE: 09-13-2023

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED PROFESSIONAL ENGINEER
12/11/23

SHEET
1 OF 5

G:\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\LD\01_CADD\01_Shts\10400-C-SP-PRELIM.dwg Layout: PRELIMINARY PLAT OVERALL Plotted: 12/12/2023 5:20:50 AM

Line Table		
NUMBER	BEARING	DISTANCE
L1	S48° 01' 17.85"E	193.85'
L2	S17° 12' 41.11"E	139.07'
L3	N25° 45' 37.28"E	131.18'
L4	S86° 52' 26.10"E	408.91'
L5	S87° 23' 51.98"E	192.41'
L6	S88° 30' 03.74"E	255.53'
L7	N59° 30' 18.32"E	353.76'
L8	S30° 29' 41.68"E	50.00'
L9	S30° 29' 41.68"E	53.43'
L10	S69° 15' 57.65"W	52.00'
L11	S55° 08' 19.63"W	191.46'
L12	S27° 30' 51.50"W	123.71'
L13	N62° 49' 54.60"W	18.29'
L14	S27° 10' 05.40"W	50.00'
L15	N62° 49' 54.60"W	5.00'
L16	S27° 10' 05.40"W	90.00'
L17	S62° 49' 54.60"E	322.69'
L18	N18° 02' 53.04"E	5.00'
L19	S71° 57' 06.96"E	50.00'
L20	S18° 02' 53.04"W	4.72'

Line Table		
NUMBER	BEARING	DISTANCE
L21	S14° 51' 24.82"W	20.00'
L22	S18° 02' 53.04"W	120.12'
L23	S15° 23' 26.76"W	60.00'
L24	S18° 02' 53.04"W	90.06'
L25	S15° 46' 45.19"W	20.00'
L26	S18° 02' 53.04"W	90.05'
L27	S16° 13' 27.09"W	50.00'
L28	S18° 02' 53.04"W	39.86'
L29	S06° 52' 09.02"W	256.27'
L30	S11° 04' 58.59"E	58.10'
L31	N78° 55' 01.41"E	105.00'
L32	S11° 04' 58.59"E	446.38'
L33	S78° 55' 01.41"W	84.44'
L34	S11° 04' 58.59"E	50.00'
L35	S11° 04' 58.59"E	74.84'
L36	N77° 36' 59.93"W	70.00'
L37	N73° 54' 20.79"W	300.19'
L38	N62° 29' 08.50"W	256.91'
L39	S27° 30' 51.50"W	5.00'
L40	N62° 29' 08.50"W	444.79'

Line Table		
NUMBER	BEARING	DISTANCE
L41	N77° 20' 03.48"E	247.45'
L42	N70° 50' 16.26"W	20.00'
L43	S12° 56' 05.51"W	73.77'
L44	S12° 56' 05.51"W	50.00'
L45	S12° 56' 05.51"W	101.23'
L46	N77° 03' 54.49"W	50.00'
L47	S12° 56' 05.51"W	114.81'
L48	S27° 30' 54.72"W	308.69'
L49	N62° 29' 05.28"W	212.86'

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	32°20'13"	175.00'	98.77'	N43° 20' 11.86"E	97.46'
C2	90°00'00"	15.00'	23.56'	S14° 30' 18.32"W	21.21'
C3	7°08'19"	415.00'	51.71'	S34° 03' 51.12"E	51.67'
C4	90°00'00"	15.00'	23.56'	S72° 10' 05.40"W	21.21'
C5	90°00'00"	15.00'	23.56'	S17° 49' 54.60"E	21.21'
C6	6°39'07"	875.00'	101.59'	S66° 09' 28.33"E	101.53'
C7	92°28'05"	15.00'	24.21'	N64° 16' 55.49"E	21.67'
C8	92°51'50"	15.00'	24.31'	S28° 23' 01.74"E	21.74'
C9	0°19'39"	875.00'	5.00'	S74° 58' 45.86"E	5.00'
C10	0°29'06"	895.00'	7.57'	N74° 54' 02.41"W	7.57'
C11	87°17'37"	15.00'	22.85'	S61° 41' 41.70"W	20.71'
C12	92°23'27"	15.00'	24.19'	S28° 08' 50.41"E	21.65'
C13	0°15'59"	1045.00'	4.86'	S74° 28' 33.55"E	4.86'
C14	0°27'31"	1105.00'	8.85'	N74° 22' 47.56"W	8.85'
C15	87°48'05"	15.00'	22.99'	S61° 56' 55.58"W	20.80'
C16	92°02'06"	15.00'	24.09'	S27° 58' 09.93"E	21.59'

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	0°14'02"	1225.00'	5.00'	S74° 06' 13.86"E	5.00'
C18	0°18'53"	1245.00'	6.84'	N74° 03' 48.45"W	6.84'
C19	88°02'45"	15.00'	23.05'	S62° 04' 15.48"W	20.85'
C20	91°49'26"	15.00'	24.04'	S27° 51' 49.93"E	21.55'
C21	0°06'07"	1415.01'	2.52'	N73° 43' 29.19"W	2.52'
C22	88°16'41"	15.00'	23.11'	S62° 11' 13.79"W	20.89'
C23	11°10'44"	275.00'	53.65'	S12° 27' 31.03"W	53.57'
C24	17°56'35"	275.00'	86.12'	S02° 06' 41.24"E	85.77'
C25	90°00'00"	15.00'	23.56'	S56° 04' 58.59"E	21.21'
C26	1°08'57"	1025.00'	20.56'	S79° 29' 29.79"W	20.56'
C27	90°00'00"	15.00'	23.56'	S33° 55' 01.41"W	21.21'
C28	23°27'59"	325.00'	133.11'	S00° 39' 00.74"W	132.18'
C29	6°13'38"	175.00'	19.02'	S16° 02' 54.62"W	19.01'
C30	90°00'00"	15.00'	23.56'	S32° 03' 54.49"E	21.21'
C31	90°00'00"	15.00'	23.56'	S57° 56' 05.51"W	21.21'
C32	14°34'49"	475.00'	120.88'	S20° 13' 30.12"W	120.55'

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	A	8216	
2	A	4800	
3	A	4800	
4	A	4800	
5	A	4800	
6	A	4800	
7	A	4800	
8	A	4800	
9	A	4800	
10	A	4800	
11	A	4800	
12	A	4800	
13	A	4800	
14	A	4800	
15	A	4800	
16	A	4800	
17	A	4800	
18	A	4800	
19	A	4800	
20	A	4800	
21	A	4800	
22	A	4800	
23	A	4800	
24	A	4800	
25	A	4800	
26	A	4800	
27	A	53757	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	B	5985	O.S.
2	B	44900	EST
3	B	4844	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	C	6202	
2	C	5000	
3	C	5000	
4	C	5000	
5	C	5000	
6	C	5000	
7	C	5000	
8	C	5000	
9	C	5000	
10	C	5000	
11	C	6250	
12	C	7253	O.S.
13	C	5400	
14	C	5400	
15	C	5400	
16	C	5400	
17	C	5400	
18	C	5400	
19	C	5400	
20	C	5400	
21	C	5400	
22	C	6552	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	D	8443	
2	D	5000	
3	D	5000	
4	D	5000	
5	D	5000	
6	D	5000	
7	D	5000	
8	D	5000	
9	D	5000	
10	D	5000	
11	D	6827	
12	D	7152	
13	D	5400	
14	D	5400	
15	D	5400	
16	D	5400	
17	D	5400	
18	D	5400	
19	D	5400	
20	D	5400	
21	D	5400	
22	D	8615	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	E	7395	
2	E	6600	
3	E	6600	
4	E	6503	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	F	8771	
2	F	5400	
3	F	5400	
4	F	5400	
5	F	6118	
6	F	7904	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	G	8448	O.S.
2	G	9437	
3	G	5625	
4	G	5625	
5	G	5625	
6	G	5625	
7	G	5625	
8	G	5625	
9	G	5625	
10	G	5625	
11	G	5625	
12	G	5625	
13	G	7452	
14	G	6827	
15	G	5000	
16	G	5000	
17	G	5000	
18	G	5000	
19	G	5000	
20	G	5000	
21	G	5000	
22	G	5000	
23	G	5000	
24	G	5000	
25	G	5000	
26	G	5036	
27	G	5206	
28	G	9620	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	H	6827	
2	H	5625	
3	H	5625	
4	H	5625	
5	H	5625	
6	H	5625	
7	H	5625	
8	H	5625	
9	H	5625	
10	H	5625	
11	H	7403	O.S.
12	H	6250	
13	H	5000	
14	H	5000	
15	H	5000	
16	H	5000	
17	H	5000	
18	H	5000	
19	H	5000	
20	H	5000	
21	H	5000	
22	H	6202	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	I	1794	O.S.
2	I	4919	
3	I	4929	
4	I	4939	
5	I	4949	
6	I	4959	
7	I	4969	
8	I	4979	
9	I	4989	
10	I	4999	
11	I	5028	
12	I	5787	
13	I	6955	
14	I	5520	
15	I	5486	
16	I	5677	
17	I	6190	
18	I	6703	
19	I	7217	
20	I	7730	
21	I	107967	DRAINAGE

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	J	6202	
2	J	5000	
3	J	5000	
4	J	5000	
5	J	5000	
6	J	5000	
7	J	5000	
8	J	5000	
9	J	5000	
10	J	5000	
11	J	6195	
12	J	7675	O.S.
13	J	8654	
14	J	5625	
15	J	5625	
16	J	5625	
17	J	5625	
18	J	5625	
19	J	5625	
20	J	5625	
21	J	6827	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	K	6202	
2	K	5000	
3	K	5000	
4	K	5000	
5	K	5000	
6	K	5000	
7	K	5000	
8	K	5000	
9	K	5000	
10	K	5000	
11	K	5000	
12	K	5000	
13	K	5000	
14	K	5000	
15	K	5000	
16	K	5000	
17	K	6202	
18	K	6827	
19	K	5625	
20	K	5625	
21	K	5625	
22	K	5625	
23	K	5625	
24	K	5625	
25	K	5625	
26	K	5625	
27	K	5625	
28	K	5625	
29	K	5625	
30	K	5625	
31	K	5625	
32	K	7452	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	L	7171	
2	L	5400	
3	L	5400	
4	L	5400	
5	L	6436	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	M	9503	
3	M	7200	
4	M	7200	
5	M	7200	
6	M	4800	
7	M	4800	
8	M	4800	
9	M	4800	
10	M	4800	
11	M	4200	
12	M	4200	
13	M	4200	
14	M	4200	
15	M	4887	
16	M	4956	
17	M	7833	
18	M	18488	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	N	2303	O.S.
2	N	4800	
3	N	4800	
4	N	4800	
5	N	4200	
6	N	4200	
7	N	4200	
8	N	4200	
9	N	4200	
10	N	4200	
11	N	4200	
12	N	4800	
13	N	4800	
14	N	4796	
15	N	4369	
16	N	4369	
17	N	5196	
18	N	2304	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	O	2303	O.S.
2	O	5400	
3	O	5400	
4	O	5400	
5	O	5400	
6	O	5400	
7	O	5400	
8	O	5400	
9	O	5400	
10	O	5400	
11	O	5400	
12	O	5401	
13	O	6698	
14	O	8706	
15	O	2304	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	P	4703	O.S.
2	P	5400	
3	P	5400	
4	P	5400	
5	P	5400	
6	P	5400	
7	P	5400	
8	P	5400	
9	P	5400	
10	P	5400	
11	P	5400	
12	P	5406	
13	P	5708	
14	P	6205	
15	P	6158	
16	P	4262	O.S.
17	P	7086	
18	P	6505	
19	P	6182	
20	P	4800	
21	P	4800	
22	P	4800	
23	P	4800	
24	P	4800	
25	P	4800	
26	P	4800	
27	P	4800	
28	P	4800	
29	P	4800	
30	P	4800	
31	P	4800	
32	P	4800	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	Q	4703	O.S.
2	Q	4800	
3	Q	4800	
4	Q	4800	
5	Q	4800	
6	Q	4800	
7	Q	4800	
8	Q	4800	
9	Q	4800	
10	Q	4800	
11	Q	4800	
12	Q	4800	
13	Q	4800	
14	Q	4800	
15	Q	4804	
16	Q	6689	
17	Q	5832	
18	Q	4904	
19	Q	4838	
20	Q	8226	O.S.
21	Q	5175	
22	Q	6539	
23	Q	6042	
24	Q	5545	
25	Q	5048	
26	Q	4800	
27	Q	4800	
28	Q	4800	
29	Q	4800	
30	Q	4800	
31	Q	4800	
32	Q	4800	
33	Q	4800	
34	Q	4800	
35	Q	4800	
36	Q	4800	
37	Q	4800	
38	Q	4800	
39	Q	4800	
40	Q	4800	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	R	4703	O.S.
2	R	4800	
3	R	4800	
4	R	4800	
5	R	4800	
6	R	4800	
7	R	4800	
8	R	4800	
9	R	4800	
10	R	4800	
11	R	4800	
12	R	4800	
13	R	4800	
14	R	4800	
15	R	4800	
16	R	4800	
17	R	4800	
18	R	4800	
19	R	4800	
20	R	4800	
21	R	5464	
22	R	5611	
23	R	6081	
24	R	13651	O.S.
25	R	6212	
26	R	6200	
27	R	6246	
28	R	6081	
29	R	5400	
30	R	5400	
31	R	5400	
32	R	5400	
33	R	5400	
34	R	5400	
35	R	5400	
36	R	5400	
37	R	5400	
38	R	5400	
39	R	5400	
40	R	5400	
41	R	5400	
42	R	5400	
43	R	5400	
44	R	5400	
45	R	5400	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	Y	15706	
2	Y	9085	
3	Y	7492	
4	Y	7184	
5	Y	9131	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	S	58501	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	T	39255	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	U	6277	
2	U	5175	
3	U	5175	
4	U	5319	
5	U	6595	
6	U	6598	
7	U	6898	
8	U	7682	
9	U	9045	
10	U	9128	
11	U	3919	O.S.

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	V	7894	
2	V	5400	
3	V	5400	
4	V	5400	
5	V	5400	
6	V	5400	
7	V	5400	
8	V	7152	

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	W	263782	AMENITY

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	X	2196	O.S.
2	X	8197	
3	X	6343	
4	X	5854	
5	X	5847	
6	X	5950	
7	X	5795	
8	X	5400	
9	X	5400	
10	X	5400	
11	X	5400	
12	X	5400	
13	X	5400	
14	X	6552	

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	60'-0"	38'-0"	30	C&G	COLLECTOR	PUBLIC	1870
STREET B	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2403
STREET C	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1181
STREET D	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1459
STREET E	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1435
STREET F	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2565
STREET G	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1806
STREET H	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	768
STREET I	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	805
STREET J	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2007
STREET K	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1161
STREET L	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	268
STREET M	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	185
STREET N	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	40
ALLEY A	20'-0"	14'-0"	30	C&G	ALLEY	PUBLIC	693
ALLEY B	20'-0"	14'-0"	30	C&G	ALLEY	PUBLIC	1694
						TOTAL LF	20340

PARKLAND REQUIREMENT					
	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	37.80	0.00	5.93	0.00	5.93

* ALL VALUES ARE IN ACRES

NOTE: FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE PRELIMINARY PLATS

REV	DESCRIPTION	DATE	APR

DESIGNED BY: BG

REVIEWED BY: CR

DRAWN BY: BG

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

LUND FARMS SECTION 1 PRELIMINARY PLAT

LOT TABLES

SUBMITTAL DATE: 09-13-2023

12/4/23

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED
PROFESSIONAL ENGINEER

SHEET 2 OF 5

G:\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\LD\01_CADD\01_Shts\10400-C-SP-PRELIM.dwg Layout: LOT TABLES Plotted: 12/4/2023 4:28:50 PM

FIELD NOTES FOR A 86.967 ACRE TRACT OF LAND OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 OF TRAVIS COUNTY, TEXAS, AND THE THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 86.967 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON ATTACHED SKETCH:

BEGINNING at a 1/2–inch iron rod found on the easterly right–of–way line of County Line Road (no deed reference found), at the northwest corner of a called 16.8 acre tract of land as conveyed to Judith Ann Lundgren by Special Assumption Warranty Deed recorded in Volume 10366, Page 249 of the Real Property Records of Travis County, Texas, being the most westerly southwest corner of the above described Lund Farm Investment Tract, for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right–of–way line of said County Line Road and the west line of said Lund Farm Investment Tract, N 27°10'05" E a distance of 1,071.28 feet to a calculated angle point;

THENCE, continuing with the east right–of–way line of said County Line Road and the west line of said Lund Farm Investment Tract, N 27°14'54" E a distance of a distance of 578.58 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most westerly north corner of the herein described tract, from which a 1/2–inch iron rod found at the intersection with the south right–of–way line of Lund Road (County Road 87) (no deed reference found), being the northwest corner of said Lund Farm Investment Tract bears N 27°14'54" E a distance of a distance of 3,148.82 feet;

THENCE, departing the easterly right–of–way line of said County Line Road, over and across said Lund Farm Investment Tract, S 48°01'18" E a distance of 193.85 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, S 17°12'41" E a distance of 139.07 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 25°45'37" E a distance of 131.18 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 86°52'26" E a distance of 408.91 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, S 87°23'52" E a distance of 192.41 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, S 88°30'04" E a distance of 255.53 feet to a calculated point of curvature of a non–tangent curve to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the right, an arc distance of 98.77 feet, having a radius of 175.00 feet, a central angle of 32°20'13" and a chord which bears N 43°20'12" E a distance of 97.46 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, N 59°30'18" E a distance of 353.76 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most northerly west corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 30°29'42" E a distance of 50.00 feet to a calculated point of curvature of a non–tangent curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 14°30'18" W a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 30°29'42" E a distance of 53.43 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 51.71 feet, having a radius of 415.00 feet, a central angle of 7°08'19" and a chord which bears S 34°03'51" E a distance of 51.67 feet to a calculated point for the most northerly east corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 69°15'58" W a distance of 52.00 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, S 55°08'20" W a distance of 191.46 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, S 27°30'51" W a distance of 123.71 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 62°49'55" W a distance of 18.29 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 27°10'05" W a distance of 50.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 62°49'55" W a distance of 5.00 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 72°10'05" W a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 27°10'05" W a distance of 90.00 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 17°49'55" E a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 62°49'55" E a distance of 322.69 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 101.59 feet, having a radius of 875.00 feet, a central angle of 6°39'07" and a chord which bears S 66°09'28" E a distance of 101.53 feet to a calculated point of compound curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 24.21 feet, having a radius of 15.00 feet, a central angle of 92°28'05" and a chord which bears N 64°16'55" E a distance of 21.67 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, N 18°02'53" E a distance of 5.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 71°57'07" E a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the most easterly north corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 18°02'53" W a distance of 4.72 feet to a calculated point of curvature to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 24.31 feet, having a radius of 15.00 feet, a central angle of 92°51'50" and a chord which bears S 28°23'02" E a distance of 21.74 feet to a calculated point of compound curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 5.00 feet, having a radius of 875.00 feet, a central angle of 0°19'39" and a chord which bears S 74°58'46" E a distance of 5.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 14°51'25" W a distance of 20.00 feet to a calculated point of curvature of a non–tangent curve to the right, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the right, an arc distance of 7.57 feet, having a radius of 895.00 feet, a central angle of 0°29'06" and a chord which bears N 74°54'02" W a distance of 7.57 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 22.85 feet, having a radius of 15.00 feet, a central angle of 87°17'37" and a chord which bears S 61°41'42" W a distance of 20.71 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 18°02'53" W a distance of 120.12 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 24.19 feet, having a radius of 15.00 feet, a central angle of 92°23'27" and a chord which bears S 28°08'50" E a distance of 21.65 feet to a calculated point of compound curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 4.86 feet, having a radius of 1,045.00 feet, a central angle of 0°15'59" and a chord which bears S 74°28'34" E a distance of 4.86 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 15°23'27" W a distance of 60.00 feet to a calculated point of curvature of a non–tangent curve to the right, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, along said curve to the right an arc distance of 8.85 feet, having a radius of 1,105.00, a central angle of 0°27'31" and a chord which bears N 74°22'48" W a distance of 8.85 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 22.99 feet, having a radius of 15.00 feet, a central angle of 87°48'05" and a chord which bears S 61°56'56" W a distance of 20.80 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 18°02'53" W a distance of 90.06 feet to a calculated point for a point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 24.09 feet, having a radius of 15.00 feet, a central angle of 92°02'06" and a chord which bears S 27°58'10" E a distance of 21.59 feet to a calculated point of compound curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 5.00 feet, having a radius of 1,225.00 feet, a central angle of 0°14'02" and a chord which bears S 74°06'14" E a distance of 5.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 15°46'45" W a distance of 20.00 feet to a calculated point for a point of curvature of a non–tangent curve to the right, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the right, an arc distance of 6.84 feet, having a radius of 1,245.00 feet, a central angle of 0°18'53" and a chord which bears N 74°03'48" W a distance of 6.84 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.05 feet, having a radius of 15.00 feet, a central angle of 88°02'45" and a chord which bears S 62°04'15" W a distance of 20.85 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 18°02'53" W a distance of 90.05 feet to a calculated point for a point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 24.04 feet, having a radius of 15.00 feet, a central angle of 91°49'26" and a chord which bears S 27°51'50" E a distance of 21.55 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 16°13'27" W a distance of 50.00 feet to a calculated point for a point of curvature of a non–tangent curve to the right for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the right, an arc distance of 2.52 feet, having a radius of 1,415.00 feet, a central angle of 0°06'07" and a chord which bears N 73°43'29" W a distance of 2.52 feet to a calculated point of reverse curvature;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.11 feet, having a radius of 15.00 feet, a central angle of 88°16'41" and a chord which bears S 62°11'14" W a distance of 20.89 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 18°02'53" W a distance of 39.86 feet to a calculated point for a point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 53.65 feet, having a radius of 275.00 feet, a central angle of 11°10'44" and a chord which bears S 12°27'31" W a distance of 53.57 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 06°52'09" W a distance of 256.27 feet to a calculated point for a point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 86.12 feet, having a radius of 275.00 feet, a central angle of 17°56'35" and a chord which bears S 02°06'41" E a distance of 85.77 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 11°04'59" E a distance of 58.10 feet to a calculated point for a point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 56°04'59" E a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, N 78°55'01" E a distance of 105.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 11°04'59" E a distance of 446.38 feet to a calculated point of curvature of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 20.56 feet, having a radius of 1,025.00 feet, a central angle of 01°08'57" and a chord which bears S 79°29'30" W a distance of 20.56 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 78°55'01" W a distance of 84.44 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 11°04'59" E a distance of 50.00 feet to a calculated point of curvature of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 33°55'01" W a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 11°04'59" E a distance of 74.84 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 133.11 feet, having a radius of 325.00 feet, a central angle of 23°27'59" and a chord which bears S 00°39'01" W a distance of 132.18 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 77°37'00" W a distance of 70.00 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, N 73°54'21" W a distance of 300.19 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, N 62°29'09" W a distance of 256.91 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 27°30'52" W a distance of 5.00 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 62°29'09" W a distance of 444.79 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, N 77°20'03" W a distance of 247.45 feet to a calculated angle point;

THENCE, continuing over and across said Lund Farm Investment Tract, N 70°50'16" W a distance of 20.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a non–tangent curve to the left, for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 19.02 feet, having a radius of 175.00 feet, a central angle of 06°13'38" and a chord which bears S 16°02'55" W a distance of 19.01 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 12°56'06" W a distance of 73.77 feet to a calculated point of curvature of a curve to the left;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 32°03'54" E a distance of 21.21 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 12°56'06" W a distance of 50.00 feet to a calculated point of curvature of a non–tangent curve to the left for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the left, an arc distance of 23.56 feet, having a radius of 15.00 feet, a central angle of 90°00'00" and a chord which bears S 57°56'06" W a distance of 21.21 feet to a calculated point of tangency;

THENCE, continuing over and across said Lund Farm Investment Tract, S 12°56'06" W a distance of 101.23 feet to a calculated point for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, N 77°03'54" W a distance of 50.00 feet to a calculated point for an interior corner of the herein described tract;

THENCE, continuing over and across said Lund Farm Investment Tract, S 12°56'06" W a distance of 114.81 feet to a calculated point of curvature of a curve to the right;

THENCE, continuing over and across said Lund Farm Investment Tract along said curve to the right, an arc distance of 120.88 feet, having a radius of 475.00 feet, a central angle of 14°34'49" and a chord which bears S 20°13'30" W a distance of 120.55 feet to a calculated point of tangency;
THENCE, continuing over and across said Lund Farm Investment Tract, S 27°30'55" W a distance of 308.69 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set on the southwest line of said Lund Farm Investment Tract and north line of a called 117.3 acre tract of land as conveyed to Betty Perkins Wells by Order Admitting Will to Probate and Authorizing Letters Testamentary recorded in Volume 12196, Page 530 of the Real Property Records of Travis County, Texas, and described in Volume 695, Page 422 of the Deed Records of Travis County, Texas, for the most southerly southeast corner of the herein described tract;

THENCE, with the north line of said Wells Tract and the southwest line of said Lund Farm Investment Tract, N 62°29'05" W a distance of 212.86 feet to a 1/2–inch iron rod found at the southeast corner of a called 3.297 acre tract of land as conveyed to Judith Ann Lundgren by Warranty Deed recorded in Volume 764, Page 538 of the Official Records of Bastrop County, Texas, being the most southerly southwest corner of said Lund Farm Investment Tract for the most southerly southwest corner of the herein described tract;

THENCE, with a west line of said Lund Farm Investment Tract, partly with the east line of said Lundgren 3.297 acre tract and partly with the east line of said Lundgren 16.8 acre tract, N 27°09'22" E a distance of 745.84 feet to a 1/2–inch iron rod with cap stamped "J.E. GARON RPLS 4303" found at an interior corner of said Lund Farm Investment Tract and at the northeast corner of said Lundgren 16.8 acre tract, for an interior corner of the herein described tract;

THENCE, with a south line of said Lund Farm Investment Tract and the north line of said Lundgren 16.8 acre tract, N 62°28'20" W a distance of 983.17 feet to the POINT OF BEGINNING and containing 86.967 acres of land, more or less.

REV	DESCRIPTION	DATE	APR
◁			
◁			
◁			
◁			
◁			

DESIGNED BY: BG
REVIEWED BY: CR
DRAWN BY: BG

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

LUND FARMS SECTION 1
PRELIMINARY PLAT

LEGAL DESCRIPTION

SUBMITTAL DATE: 09-13-2023

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED PROFESSIONAL ENGINEER
12/5/23

SHEET
3 OF 5

G:\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\LD\01_CADD\01_Shts\10400-C-SP-PRELIM.dwg Layout: LEGAL DESCRIPTION Plotted: 12/5/2023 8:08:06 PM

LUND FARMS SECTION 1

PRELIMINARY PLAT

REV	DESCRIPTION	DATE	APR

DESIGNED BY: BG
REVIEWED BY: CR
DRAWN BY: BG

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.brownbgey.com

LUND FARMS SECTION 1
PRELIMINARY PLAT

OVERALL WASTEWATER PLAN

SUBMITTAL DATE: 09-13-2023

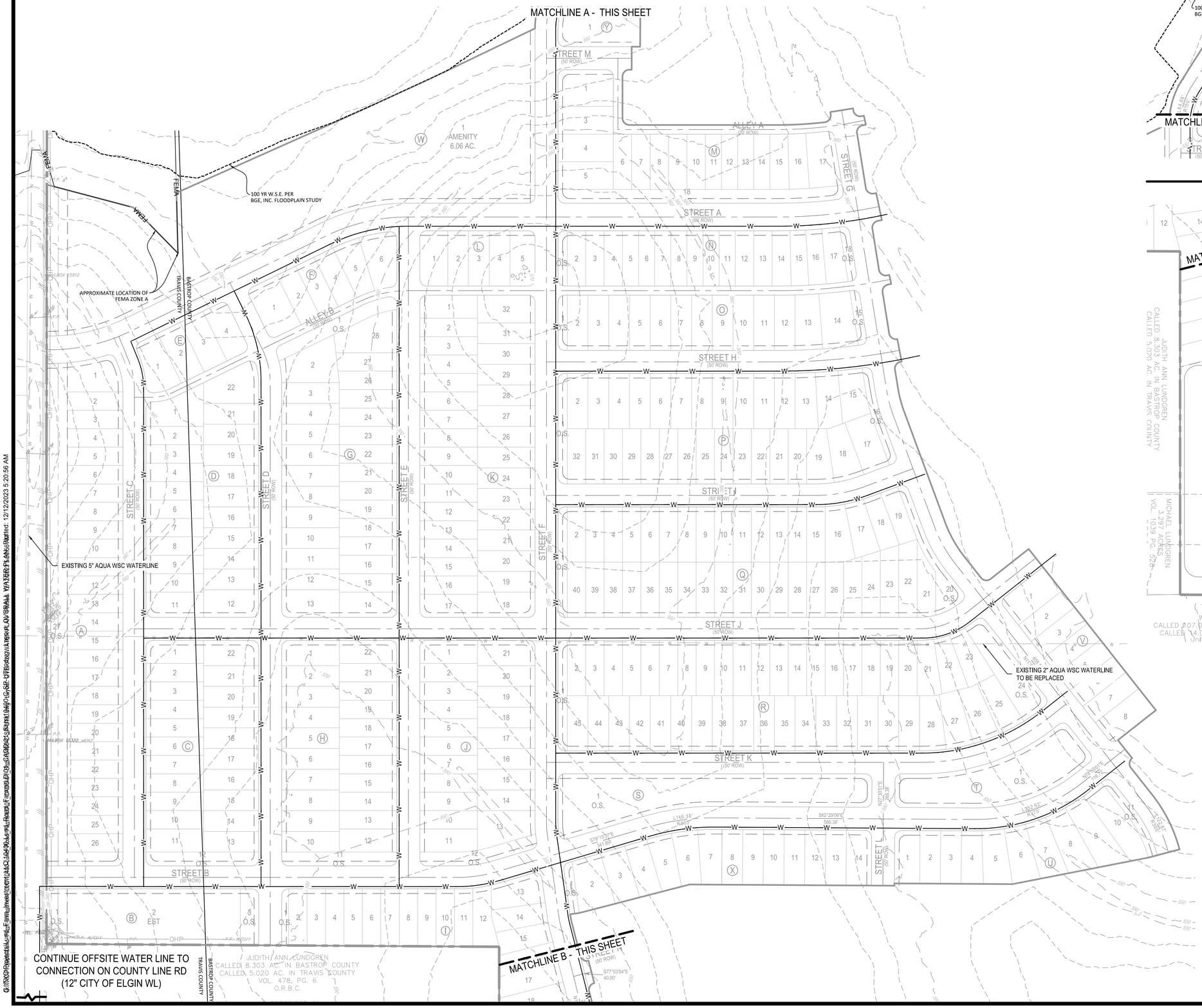
12/4/23
STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED PROFESSIONAL ENGINEER
CHRIS RAWLS

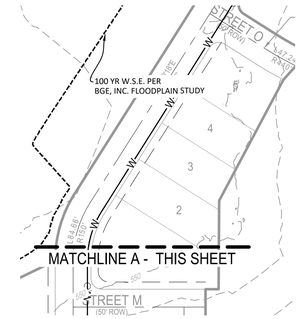
SHEET 4 OF 5

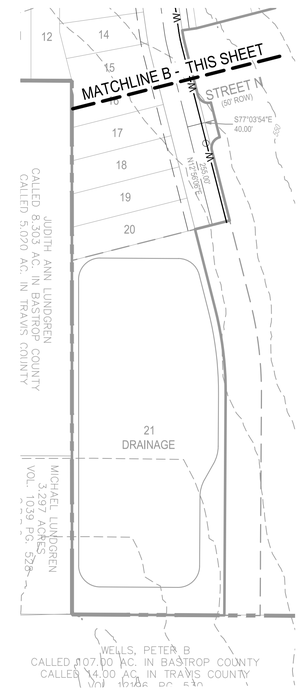
G:\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\LD\01_CADD\01_Shts\10400-C-SP-UTIL.dwg Layout: OVERALL WASTEWATER PLAN Plotted: 12/4/2023 4:29:07 PM

LUND FARMS SECTION 1

PRELIMINARY PLAT







0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

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

* 8" WATER LINE UNLESS OTHERWISE NOTED

REV	DESCRIPTION	DATE	APR

DESIGNED BY: BG

REVIEWED BY: CR

DRAWN BY: BG

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com

LUND FARMS SECTION 1
PRELIMINARY PLAT

OVERALL WATER PLAN

SUBMITTAL DATE: 09-13-2023

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED PROFESSIONAL ENGINEER
12/4/23

SHEET 5 OF 5

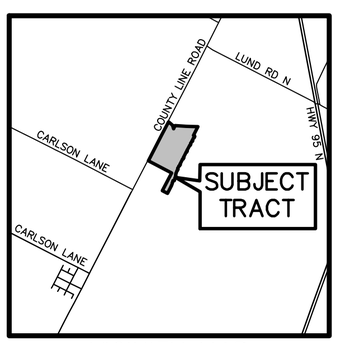
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

LUND SUBDIVISION
SECTION 1 PHASE 1

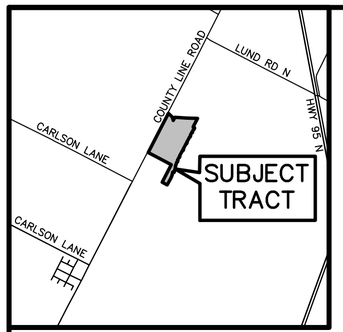
A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



VICINITY MAP

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

\\bgeinc\data\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\SV\04_Finals\Drawings\Plat\10400-00_Lund_PH-1_PLAT_R3.dwg, 1/21/2025 8:00 AM, dalbertson, 1:100



VICINITY MAP
NOT TO SCALE

LEGEND

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.A.	PUBLIC ACCESS
P.O.B.	POINT OF BEGINNING
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
W.W.	WASTEWATER
( )	RECORD INFORMATION-VOLUME 764, PAGE 538, O.R.B.C.
[ ]	RECORD INFORMATION-VOLUME 4179, PAGE 1381, D.R.T.C.
< >	RECORD INFORMATION- DOCUMENT NUMBER 202126260, O.P.R.B.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP

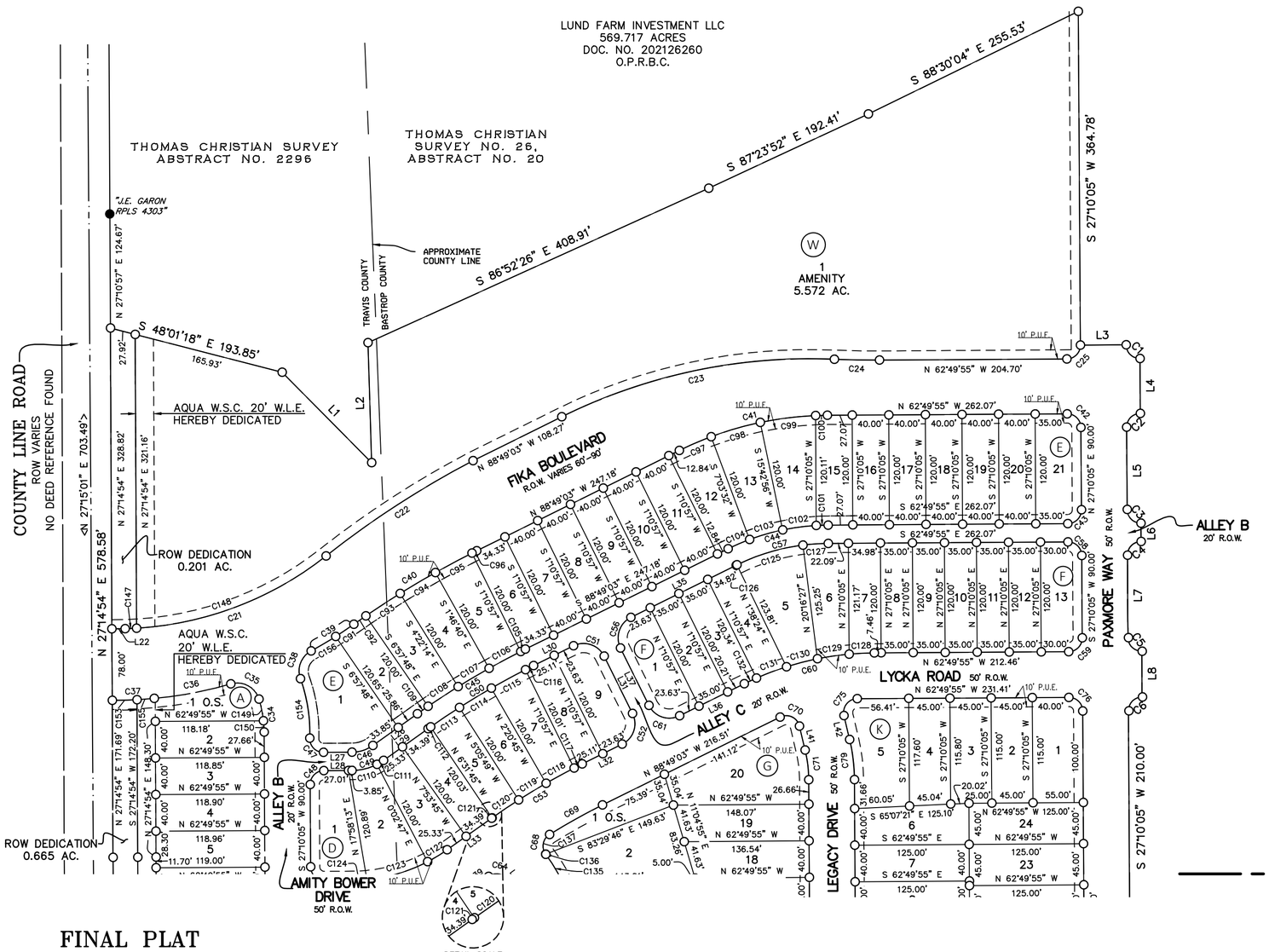
LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	212	26.105 AC.
OPEN SPACE	8	1.428 AC.
DRAINAGE LOT	1	2.910 AC.
AMENITY LOT	1	5.572 AC.
RIGHT-OF-WAY	–	11.463 AC.
RIGHT-OF-WAY DEDICATION	–	0.941 AC.
TOTAL BLOCKS	13	–
TOTAL	222	48.419 AC.

0 100 200 300

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 1.00008453



OWNER: LUND FARM INVESTMENT LLC
JINSONG LIU, CEO
ADDRESS: 5 BROOKVILLE LANE
GLEN HEAD, NY 11545
PHONE: 917-302-4532 FAX: _____

ACREAGE: 48.419 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296

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

PLAT SUBMITTED: 1/5/2024
PLAT REVISED: 4/1/2024
10/21/2024
11/13/2024
12/10/2024
1/20/2025

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: GRAY ENGINEERING, INC. (CHRISTOPHER R. RAWLS, PE)
PHONE: 512-680-1563 FAX: _____

REVISIONS

REV	DESCRIPTION	DATE	APR

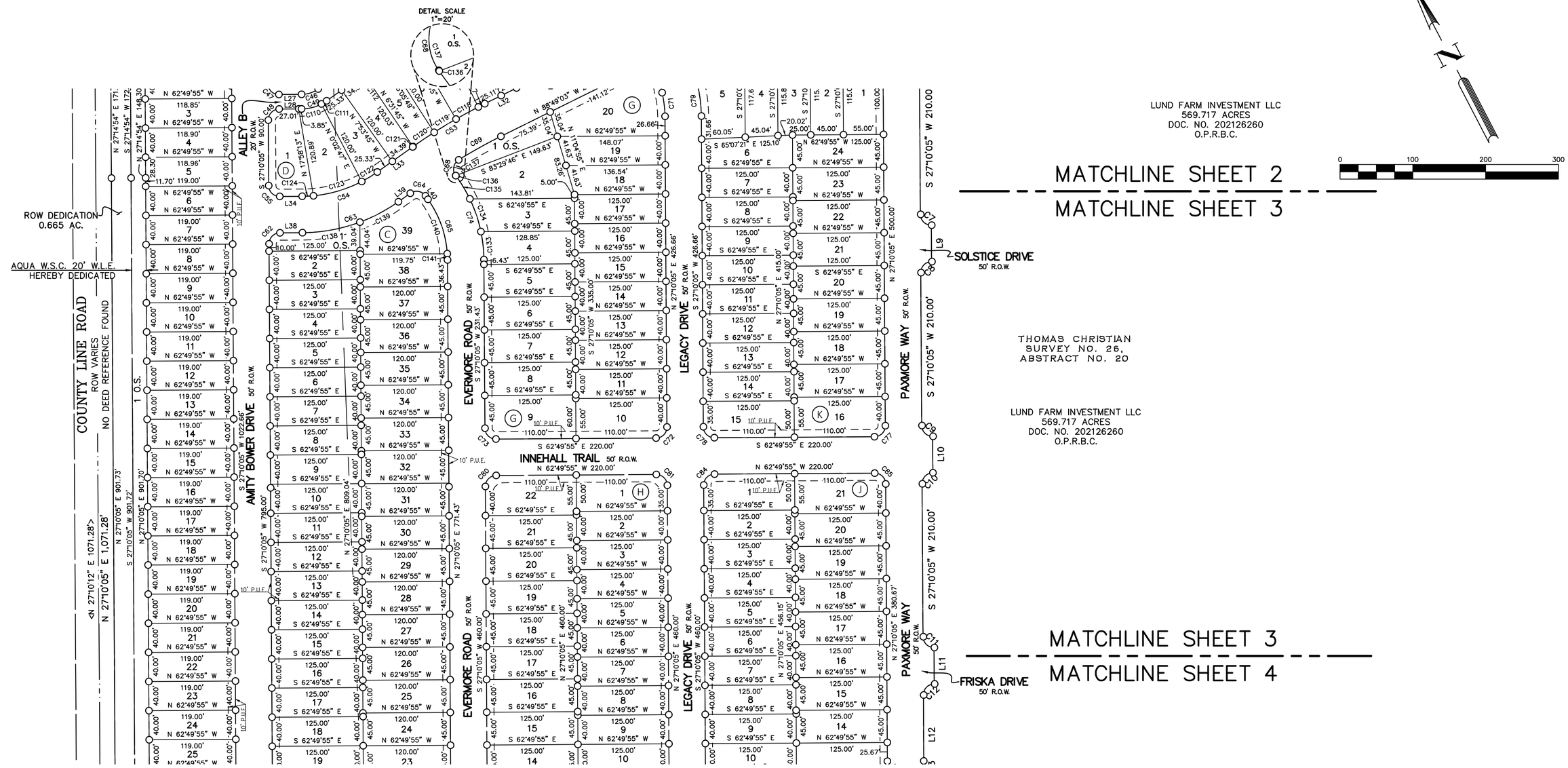
FINAL PLAT

LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20 BASTROP COUNTY, TEXAS AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296 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

\\bgeinc\data\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\SV\04_Finals\Drawings\Plat\10400-00_Lund_PH-1_PLAT_R3.dwg, 1/21/2025 8:00 AM, dalbertson, 1:100



FINAL PLAT

LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

LEGEND

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.A.	PUBLIC ACCESS
P.O.B.	POINT OF BEGINNING
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
VOL.	VOLUME
W.W.	WASTEWATER
( )	RECORD INFORMATION-VOLUME 764, PAGE 538, O.R.B.C.
[ ]	RECORD INFORMATION-VOLUME 4179, PAGE 1381, D.R.T.C.
< >	RECORD INFORMATION- DOCUMENT NUMBER 202126260, O.P.R.B.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP

STREET NAMES

STREET	R.O.W. WIDTH	CLASSIFICATION	FOC-FOC WIDTH	CENTERLINE LENGTH
FIKA BOULEVARD	60 FT. TO 90 FT.	COLLECTOR	38' (TYP.)	1,194 FT.
ALSKADE TRAIL	50 FT.	LOCAL	28'	207 FT.
AMITY BOWER DRIVE	50 FT.	LOCAL	28'	1,318 FT.
AURORA GLOW TRAIL	50 FT.	LOCAL	28'	1,141 FT.
EVERMORE ROAD	50 FT.	LOCAL	28'	961 FT.
FRISKA DRIVE	50 FT.	LOCAL	28'	39 FT.
LEGACY DRIVE	50 FT.	LOCAL	28'	1,114 FT.
LYCKA ROAD	50 FT.	LOCAL	28'	993 FT.
SOLSTICE DRIVE	50 FT.	LOCAL	28'	39 FT.
INNEHALL TRAIL	50 FT.	LOCAL	28'	639 FT.
PAXMORE WAY	50 FT.	LOCAL	28'	1,857 FT.
ALLEY A	20 FT.	ALLEY	14'	41 FT.
ALLEY B	20 FT.	ALLEY	14'	995 FT.
ALLEY C	20 FT.	ALLEY	14'	155 FT.
TOTAL LINEAR FEET				10,693 FT.

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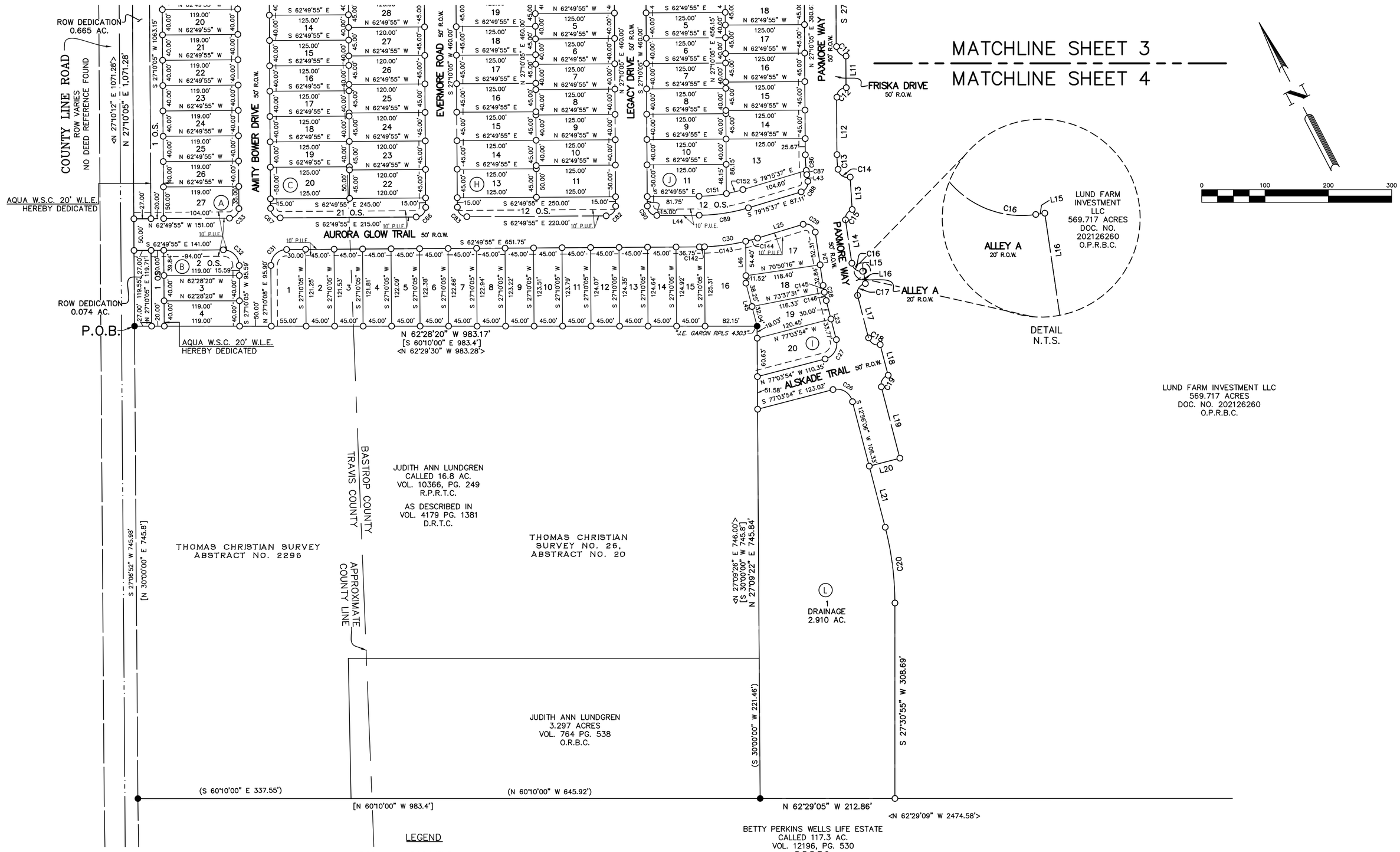

FINAL PLAT

LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20 BASTROP COUNTY, TEXAS AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296 TRAVIS COUNTY, TEXAS

LEGEND

DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
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METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 48.419 ACRE TRACT OF LAND OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 OF TRAVIS COUNTY, TEXAS, AND THE THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 48.419 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod found on the easterly right–of–way line of County Line Road (ROW varies), no deed reference found, at the northwest corner of a called 16.8 acre tract of land as conveyed to Judith Ann Lundgren by Special Assumption Warranty Deed recorded in Volume 10366, Page 249 of the Real Property Records of Travis County, Texas, and being described in Volume 4179, Page 1381 of the Deed Records of Travis County, Texas, being the most westerly southwest corner of said 569.717 acre tract, for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 27°10'05" E, coincident with the common line of the 569.717 acre tract and said right–of–way line, a distance of 1,071.28 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, N 27°14'54" E, continuing coincident with said common line, a distance of 578.58 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, departing said common line, over and across the 569.717 acre tract the following fifty–one (51) courses:

1) S 48°01'18" E, a distance of 193.85 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

2) S 17°12'41" E, a distance of 139.07 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;

3) N 25°45'37" E, a distance of 131.18 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

4) S 86°52'26" E, a distance of 408.91 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

5) S 87°23'52" E, a distance of 192.41 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) S 88°30'04" E, a distance of 255.53 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

7) S 27°10'05" W, a distance of 364.78 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;

8) S 62°49'55" 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;

9) 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°49'55" 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;

10) S 27°10'05" W, a distance of 60.00 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;

11) 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°10'05" 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;

12) S 27°10'05" W, a distance of 90.00 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;

13) 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°49'55" 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;

14) S 27°10'05" W, a distance of 20.00 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;

15) 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°10'05" 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;

16) S 27°10'05" W, a distance of 90.00 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;

17) 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°49'55" 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;

18) S 27°10'05" 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;

19) 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°10'05" 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;

20) S 27°10'05" 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;

21) 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°49'55" 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;

22) S 27°10'05" 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;

23) 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°10'05" 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;

24) S 27°10'05" 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;

25) 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°49'55" 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;

26) S 27°10'05" 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;

27) 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°10'05" 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;

28) S 27°10'05" 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;

29) 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°49'55" 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;

30) S 27°10'05" 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;

31) 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°10'05" 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;

32) S 27°10'05" W, a distance of 90.67 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;

33) Curving to the left, with a radius of 175.00 feet, an arc length of 23.26 feet, a central angle of 07°36'56", a chord bearing of S 23°21'37" W, and a chord distance of 23.24 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;

34) Curving to the left, with a radius of 15.00 feet, an arc length of 25.87 feet, a central angle of 98°48'46", a chord bearing of S 29°51'13" E, and a chord distance of 22.78 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;

35) S 24°04'18" W, a distance of 51.38 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;

36) Curving to the left, with a radius of 15.00 feet, an arc length of 21.36 feet, a central angle of 81°34'40", a chord bearing of S 59°57'04" W, and a chord distance of 19.60 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;

37) S 19°09'44" W, a distance of 68.98 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;

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 25°50'16" 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;

39) S 70°50'16" E, a distance of 1.45 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an easterly exterior corner of the herein described tract;

40) S 19°09'44" W, a distance of 20.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set an easterly exterior corner and beginning of a non–tangent curve of the herein described tract;

41) Curving to the left, with a radius of 15.00 feet, an arc length of 25.19 feet, a central angle of 96°13'38", a chord bearing of S 61°02'55" W, and a chord distance of 22.33 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;

42) S 12°56'06" W, a distance of 69.12 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set of curvature of a curve to the left;

43) 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 32°03'54" 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;

44) S 12°56'06" W, a distance of 50.00 feet 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;

45) 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 57°56'06" 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;

46) S 12°56'06" W, a distance of 116.33 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

47) N 77°03'54" W, 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;

48) S 12°56'06" W, a distance of 99.71 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;

49) Curving to the right, with a radius of 475.00 feet, an arc length of 120.88 feet, a central angle of 14°34'49", a chord bearing of S 20°13'30" W, and a chord distance of 120.55 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;

50) S 27°30'55" W, a distance of 308.69 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set on the common line of the 569.717 acre tract and a called 117.3 acre tract of land as conveyed unto Betty Perkins Wells in Volume 12196, Page 530, of the Real Property Records of Travis County, Texas, and described in Volume 695, Page 422 of the Deed Records of Travis County, Texas, for the southeast corner of the herein described tract;

THENCE, N 62°29'05" W, coincident with said common line, a distance of 212.86 feet to a 1/2–inch iron rod found at the common corner of the 569.717 acre tract and a called 3.297 acre tract of land as conveyed unto Judith Ann Lundgren in Volume 764, Page 538 of the Official Records of Bastrop County, Texas, for a southerly corner of the herein described tract;

THENCE, N 27°09'22" E, coincident with the common line of the 569.717 acre tract, said 3.297 acre tract and the aforementioned 16.8 acre tract, a distance of 745.84 feet to a 1/2–inch iron rod with a cap stamped "J.E.GARON RPLS 4303" found at a common corner of the 569.717 acre tract and said 16.8 acre tract, for a re–entrant corner of the herein described tract;

THENCE, N 62°28'20" W, coincident with the common line of the 569.717 acre tract and the 16.8 acre tract, a distance of 983.17 feet to POINT OF BEGINNING and containing 48.419 acres of land, more or less.

FINAL PLAT

LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

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CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C2	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C3	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C4	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C5	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C6	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C7	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C8	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C9	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C10	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C11	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C12	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C13	23.26'	175.00'	7°36'56"	S 23°21'37" W	23.24'
C14	25.87'	15.00'	98°48'46"	S 29°51'13" E	22.78'
C15	21.36'	15.00'	81°34'40"	S 59°57'04" W	19.60'
C16	23.56'	15.00'	90°00'00"	S 25°50'16" E	21.21'
C17	25.19'	15.00'	96°13'38"	S 61°02'55" W	22.33'
C18	23.56'	15.00'	90°00'00"	S 32°03'54" E	21.21'
C19	23.56'	15.00'	90°00'00"	S 57°56'06" W	21.21'
C20	120.88'	475.00'	14°34'49"	S 20°13'30" W	120.55'
C21	237.68'	370.00'	36°48'20"	S 82°22'45" E	233.61'
C22	191.74'	1,011.00'	10°51'58"	S 84°35'43" W	191.45'
C23	307.66'	611.00'	28°51'03"	N 74°23'32" W	304.42'
C24	49.46'	989.00'	2°51'54"	S 61°23'57" E	49.45'
C25	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C26	39.27'	25.00'	90°00'00"	N 32°03'54" W	35.36'
C27	39.27'	25.00'	90°00'00"	N 57°56'06" E	35.36'
C28	24.45'	225.00'	6°13'38"	S 16°02'55" W	24.44'
C29	25.77'	15.00'	98°25'20"	N 30°02'56" W	22.71'
C30	93.19'	325.00'	16°25'42"	S 71°02'46" E	92.87'
C31	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C32	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C33	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C34	36.58'	125.00'	16°46'07"	N 18°47'02" E	36.45'
C35	38.88'	25.00'	89°06'01"	N 34°09'02" W	35.08'
C36	85.23'	448.00'	10°53'59"	S 73°15'04" E	85.10'
C37	46.03'	483.52'	5°27'15"	S 65°00'17" E	46.01'
C38	35.49'	25.00'	81°19'55"	S 48°28'21" W	32.58'
C39	55.00'	448.00'	7°02'03"	N 85°37'16" E	54.97'
C40	156.70'	989.00'	9°04'42"	S 86°38'36" W	156.54'
C41	167.81'	370.00'	25°59'09"	N 75°49'29" W	166.37'
C42	23.56'	15.00'	90°00'00"	N 17°49'55" W	21.21'
C43	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C44	113.38'	250.00'	25°59'09"	N 75°49'29" W	112.41'
C45	137.69'	869.00'	9°04'42"	S 86°38'36" W	137.54'
C46	24.48'	40.00'	35°03'50"	S 80°21'50" E	24.10'
C47	24.17'	15.00'	92°18'34"	S 16°40'38" E	21.64'
C48	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C49	36.72'	60.00'	35°03'41"	S 80°21'45" E	36.15'
C50	134.52'	849.00'	9°04'42"	S 86°38'36" W	134.38'
C51	39.27'	25.00'	90°00'00"	N 43°49'03" W	35.36'
C52	39.27'	25.00'	90°00'00"	N 46°10'57" E	35.36'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C53	115.51'	729.00'	9°04'42"	S 86°38'36" W	115.39'
C54	110.15'	180.01'	35°03'41"	S 80°21'48" E	108.44'
C55	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C56	39.27'	25.00'	90°00'00"	S 46°10'57" W	35.36'
C57	104.31'	230.00'	25°59'09"	N 75°49'29" W	103.42'
C58	23.56'	15.00'	90°00'00"	N 17°49'55" W	21.21'
C59	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C60	147.40'	325.00'	25°59'09"	N 75°49'29" W	146.14'
C61	39.27'	25.00'	90°00'00"	S 43°49'03" E	35.36'
C62	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C63	140.75'	230.01'	35°03'41"	S 80°21'49" E	138.57'
C64	23.56'	15.00'	90°00'00"	N 52°53'45" W	21.21'
C65	88.74'	145.00'	35°03'50"	N 09°38'10" E	87.36'
C66	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C67	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C68	24.81'	15.00'	94°45'34"	S 38°12'00" W	22.08'
C69	66.40'	679.00'	5°36'10"	S 88°22'52" W	66.37'
C70	26.96'	15.00'	102°59'34"	N 37°19'16" W	23.48'
C71	32.88'	145.00'	12°59'34"	N 20°40'18" E	32.81'
C72	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C73	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C74	123.71'	195.00'	36°20'53"	N 08°59'39" E	121.64'
C75	26.96'	15.00'	102°59'34"	S 65°40'18" W	23.48'
C76	23.56'	15.00'	90°00'00"	N 17°49'55" W	21.21'
C77	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C78	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C79	44.22'	195.00'	12°59'34"	N 20°40'18" E	44.13'
C80	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C81	23.56'	15.00'	90°00'00"	N 17°49'55" W	21.21'
C82	23.56'	15.00'	90°00'00"	N 72°10'05" E	21.21'
C83	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C84	23.56'	15.00'	90°00'00"	S 72°10'05" W	21.21'
C85	23.56'	15.00'	90°00'00"	N 17°49'55" W	21.21'
C86	24.79'	225.00'	6°18'50"	S 24°00'40" W	24.78'
C87	6.64'	225.00'	1°41'31"	S 20°00'29" W	6.64'
C88	21.36'	15.00'	81°34'40"	N 59°57'04" E	19.60'
C89	78.85'	275.00'	16°25'42"	S 71°02'46" E	78.58'
C90	23.56'	15.00'	90°00'00"	S 17°49'55" E	21.21'
C91	23.91'	448.00'	3°03'29"	N 83°37'59" E	23.91'
C92	16.09'	989.00'	0°55'57"	S 82°34'13" W	16.09'
C93	44.75'	989.00'	2°35'34"	S 84°19'59" W	44.75'
C94	44.75'	989.00'	2°35'34"	S 86°55'33" W	44.75'
C95	45.43'	989.00'	2°37'54"	S 89°32'17" W	45.42'
C96	5.67'	989.00'	0°19'42"	N 88°58'55" W	5.67'
C97	37.95'	370.00'	5°52'35"	N 85°52'46" W	37.93'
C98	55.90'	370.00'	8°39'24"	N 78°36'46" W	55.85'
C99	61.03'	370.00'	9°27'02"	N 69°33'33" W	60.96'
C100	12.93'	370.00'	2°00'08"	N 63°49'59" W	12.93'
C101	12.93'	250.00'	2°57'50"	N 64°18'50" W	12.93'
C102	37.04'	250.00'	8°29'19"	N 70°02'25" W	37.01'
C103	37.77'	250.00'	8°39'24"	N 78°36'46" W	37.74'
C104	25.64'	250.00'	5°52'35"	N 85°52'46" W	25.63'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C105	5.67'	869.00'	0°22'26"	N 89°00'16" W	5.67'
C106	39.23'	869.00'	2°35'11"	S 89°30'55" W	39.23'
C107	39.32'	869.00'	2°35'34"	S 86°55'33" W	39.32'
C108	39.32'	869.00'	2°35'34"	S 84°19'59" W	39.32'
C109	14.14'	869.00'	0°55'57"	S 82°34'13" W	14.14'
C110	28.40'	60.00'	27°07'23"	S 76°23'36" E	28.14'
C111	8.31'	60.00'	7°56'18"	N 86°04'33" E	8.31'
C112	3.47'	849.00'	0°14'03"	S 82°13'17" W	3.47'
C113	38.00'	849.00'	2°33'53"	S 83°37'14" W	38.00'
C114	40.77'	849.00'	2°45'04"	S 86°16'43" W	40.76'
C115	42.39'	849.00'	2°51'39"	S 89°05'04" W	42.39'
C116	9.89'	849.00'	0°40'03"	N 89°09'05" W	9.89'
C117	9.89'	729.00'	0°46'39"	N 89°12'23" W	9.89'
C118	35.00'	729.00'	2°45'03"	S 89°01'46" W	35.00'
C119	35.00'	729.00'	2°45'04"	S 86°16'43" W	35.00'
C120	35.00'	729.00'	2°45'04"	S 83°31'39" W	35.00'
C121	0.61'	729.00'	0°02'52"	S 82°07'41" W	0.61'
C122	24.95'	180.01'	7°56'26"	N 86°04'34" E	24.93'
C123	69.71'	180.01'	22°11'22"	S 78°51'32" E	69.28'
C124	15.49'	180.01'	4°55'53"	S 65°17'54" E	15.49'
C125	75.64'	230.00'	18°50'33"	N 79°08'50" W	75.30'
C126	1.00'	230.00'	0°14'57"	N 88°41'35" W	1.00'
C127	27.67'	230.00'	6°53'39"	N 66°16'44" W	27.66'
C128	27.55'	325.00'	4°51'26"	N 65°15'37" W	27.54'
C129	35.02'	325.00'	6°10'24"	N 70°46'32" W	35.00'
C130	35.02'	325.00'	6°10'24"	N 76°56'56" W	35.00'
C131	35.02'	325.00'	6°10'24"	N 83°07'20" W	35.00'
C132	14.80'	325.00'	2°36'31"	N 87°30'48" W	14.80'
C133	38.82'	195.00'	11°24'27"	N 21°27'52" E	38.76'
C134	47.54'	195.00'	13°58'06"	N 08°46'35" E	47.42'
C135	37.34'	195.00'	10°58'20"	N 03°41'38" W	37.29'
C136	0.23'	15.00'	0°53'36"	S 08°44'00" E	0.23'
C137	24.57'	15.00'	93°51'59"	S 38°38'47" W	21.92'
C138	80.79'	230.01'	20°07'27"	S 72°53'42" E	80.37'
C139	59.97'	230.01'	14°56'15"	N 89°34'28" E	59.80'
C140	80.16'	145.00'	31°40'35"	N 07°56'32" E	79.15'
C141	8.57'	145.00'	3°23'16"	N 25°28'28" E	8.57'
C142	8.25'	325.00'	1°27'17"	S 63°33'33" E	8.25'
C143	65.63'	325.00'	11°34'15"	S 70°04'20" E	65.52'
C144	19.30'	325.00'	3°24'09"	S 77°33'32" E	19.30'
C145	10.95'	225.00'	2°47'15"	S 17°46'06" W	10.95'
C146	13.51'	225.00'	3°26'23"	S 14°39'17" W	13.51'
C147	12.56'	370.00'	1°56'40"	S 64°56'56" E	12.56'
C148	225.12'	370.00'	34°51'39"	S 83°21'05" E	221.67'
C149	24.22'	125.00'	11°06'05"	N 15°57'01" E	24.18'
C150	12.36'	125.00'	5°40'02"	N 24°20'04" E	12.36'
C151	43.48'	245.00'	10°10'06"	S 67°54'58" E	43.42'
C152	26.77'	245.00'	6°15'36"	S 76°07'49" E	26.75'
C153	27.01'	522.22'	2°57'48"	S 63°52'41" E	27.01'
C154	66.19'	175.00'	21°40'16"	N 18°38'31" E	65.80'
C155	19.02'	483.52'	2°15'13"	S 66°36'18" E	19.02'
C156	31.09'	448.00'	3°58'34"	N 87°09'01" E	31.08'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 17°12'41" E	139.07'
L2	N 25°45'37" E	131.18'
L3	S 62°49'55" E	50.00'
L4	S 27°10'05" W	60.00'
L5	S 27°10'05" W	90.00'
L6	S 27°10'05" W	20.00'
L7	S 27°10'05" W	90.00'
L8	S 27°10'05" W	50.00'
L9	S 27°10'05" W	50.00'
L10	S 27°10'05" W	50.00'
L11	S 27°10'05" W	50.00'
L12	S 27°10'05" W	90.67'
L13	S 24°04'18" W	51.38'
L14	S 19°09'44" W	68.98'
L15	S 70°50'16" E	1.45'
L16	S 19°09'44" W	20.00'
L17	S 12°56'06" W	69.12'
L18	S 12°56'06" W	50.00'
L19	S 12°56'06" W	116.33'
L20	N 77°03'54" W	50.00'
L21	S 12°56'06" W	99.71'
L22	N 63°21'06" W	14.45'
L23	S 12°56'06" W	63.77'
L24	S 19°09'44" W	85.15'
L25	S 79°15'37" E	75.27'
L26	N 82°06'15" E	59.72'
L27	S 62°49'55" E	31.02'
L28	N 62°49'55" W	30.86'
L29	S 82°06'15" W	59.72'
L30	N 88°49'03" W	48.73'
L31	N 01°10'57" E	70.00'
L32	S 88°49'03" E	48.73'
L33	N 82°06'15" E	59.72'
L34	S 62°49'55" E	30.86'
L35	S 88°49'03" E	128.44'
L36	N 88°49'03" W	78.83'
L37	N 01°10'57" E	70.00'
L38	N 62°49'55" W	30.86'
L39	S 82°06'15" W	20.02'
L40	N 07°53'45" W	5.93'
L41	N 14°10'31" E	26.81'
L42	S 14°10'31" W	26.81'
L43	N 19°09'44" E	10.76'
L44	S 62°49'55" E	66.75'
L45	N 13°02'51" E	70.28'
L46	N 27°10'05" E	65.92'

FINAL PLAT

LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
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

\\bgeinc\data\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\SV\04_Finals\Drawings\Plat\10400-00_Lund_PH-1_PLAT_R3.dwg, 1/21/2025 7:58 AM, dalbertson, 1:100

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LUND FARM INVESTMENT, LLC, BEING THE OWNER OF 48.419 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296, TRAVIS COUNTY, TEXAS, BEING OUT OF CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE AFOREMENTIONED 48.419 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

LUND SUBDIVISION SECTION 1 PHASE 1 AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

_____
JINSONG LIU, CEO
LUND FARM INVESTMENT, LLC
5 BROOKVILLE LANE
GLEN HEAD, NY 11545

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, CHRISTOPHER R. RAWLS, 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.

Chris Rawls
CHRISTOPHER R. RAWLS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 120743
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HWY #140
AUSTIN, TEXAS 78759

1/21/2025
DATE

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 WILL BE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

Dion P. Albertson
DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE., SUITE 301
SAN ANTONIO, TEXAS 78216

1/21/2025
DATE

STATE OF TEXAS
REGISTERED
DION P. ALBERTSON
4963
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99991548

2. 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.

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

4. 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.

5. 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.

6. 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.

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

8. 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.

9. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.

10. 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 CITY OF ELGIN 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.

11. THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.

12. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.

13. 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.

14. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.

15. 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.

16. 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.

17. UTILITY PROVIDERS ARE AS FOLLOWS: PEDERNALES ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND LUND FARMS MUD.

18. LOT 1, BLOCK L WILL BE OWNED AND MAINTAINED BY LUND FARMS MUD.

19. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWEALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE DISTRICT AND/OR HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL BE OBLIGATED TO OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.

20. THIS DEVELOPMENT IS WITHIN THE WASTEWATER CCN OF THE CITY OF ELGIN.

21. PER RESOLUTION NO. 2024-01-23-15 OF THE CITY OF ELGIN, THIS DEVELOPMENT WILL BE TRANSFERRED FROM THE WATER CCN OF AQUA WSC TO THE CITY OF ELGIN PRIOR TO PROVISION OF SERVICE TO ANY RESIDENTIAL STRUCTURES.

22. PER THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT, SETBACKS FOR ALL FRONT-LOADED SINGLE-FAMILY LOTS ARE AS FOLLOWS:
    -FRONT: 20' MEASURED FROM THE FACE OF GARAGE
    -REAR: 10'
    -SIDE: 5'
    -CORNER SIDE: 15'

23. AVERAGE SINGLE-FAMILY LOT SIZE: 5,361 SF
    -NUMBER OF LOTS <6,000 SF: 186
    -NUMBER OF LOTS 6,000-7,500 SF: 19
    -NUMBER OF LOTS 7,500-9,000 SF: 6
    -NUMBER OF LOTS >9,000 SF: 1

24. TOTAL REQUIRED PARKLAND FOR DEVELOPMENT: 37.80 ACRES
    PARKLAND PROVIDED WITHIN THIS FINAL PLAT: 1.321 ACRES
    FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE FINAL PLATS.

25. IMPERVIOUS COVER IS NOT TO EXCEED 45% FOR INTERIOR SINGLE-FAMILY LOTS, OR 50% FOR CORNER SINGLE-FAMILY LOTS.

26. LOT 1, BLOCK W TO BE OWNED AND MAINTAINED BY THE DISTRICT, HOMEOWNERS ASSOCIATION, OR THEIR ASSIGNS.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

_____ _____
CHAIRPERSON DATE RECORDING SECRETARY DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, 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 THIS THE ____ DAY OF _____, 20__ A.D., DULY RECORDED ON THIS THE ____ DAY OF _____, 20__ A.D., AT O'CLOCK ___.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE ____ DAY OF _____, 20__ A.D.,

_____
REBECCA GUERRERO
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
LUND SUBDIVISION SECTION 1 PHASE 1
A SUBDIVISION OF 48.419 ACRES OF LAND LOCATED IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20 BASTROP COUNTY, TEXAS AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296 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

\\bgeinc\data\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\SV\04_Finals\Drawings\Plat\10400-00_Lund_PH-1_PLAT_R3.dwg, 1/21/2025 7:58 AM, dalbertson, 1:100

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

January 22, 2025

Mr. Chris Rawls, P.E.

Gray Engineering, Inc.

8834 N. Capital of Texas Hwy., Suite 140

Austin, Texas 78759

RE: Lund Farms Section 1 Phase 1 – Final Plat Review

Dear Mr. Rawls:

WGA has reviewed the following documents listed below submitted on January 21, 2025, by Gray Engineering, Inc.

1. Final Plat dated January 21, 2025.
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.

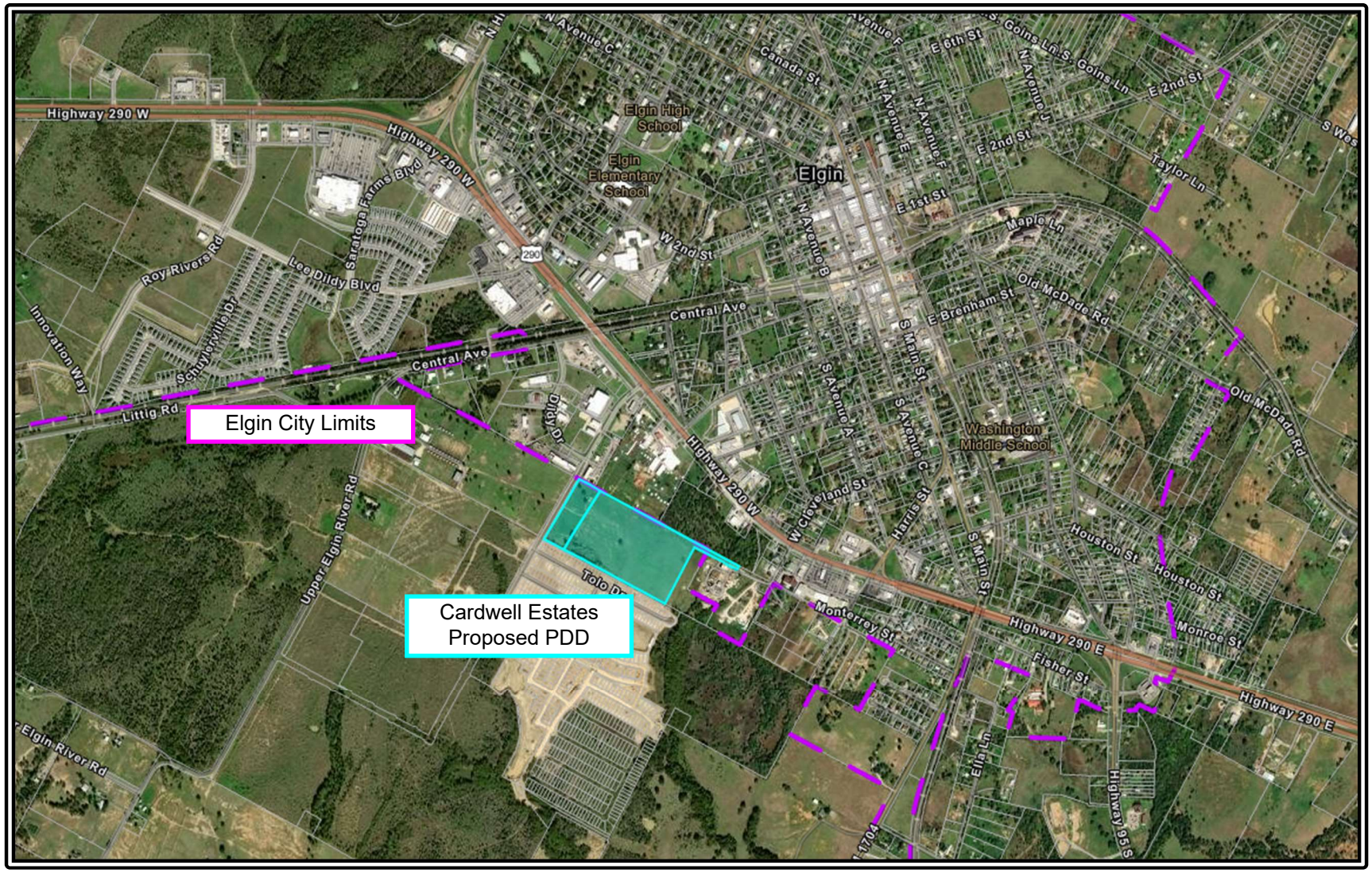
If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

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

cc: Melissa Lipiec, City of Elgin

Vicinity Map



AGREEMENT AND DEVELOPMENT PLAN

CARDWELL ESTATES

PLANNED DEVELOPMENT DISTRICT (“PDD”)

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

THIS AGREEMENT AND DEVELOPMENT PLAN (this “Agreement”) is made and entered by and between the CITY OF ELGIN, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and EBS REAL ESTATE PARTNERS, LLC, a Texas limited liability company (hereinafter “EBS”), THE BRENDA CARDWELL SEPARATE PROPERTY TRUST (hereinafter “Trust 1”), THE BRAD CARDWELL SEPARATE PROPERTY TRUST (hereinafter “Trust 2”), and JNC DEVELOPMENT, INC. a Texas corporation, its successors and assigns, (hereafter referred to as the "Developer"). EBS, Trust 1, and Trust 2 are collectively referred to herein as the “Owner”; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to the respective Property (defined herein).

RECITALS

WHEREAS, the Owner is the owner of certain real property consisting of a combined 28.8 acres, as more particularly described in **Exhibit "A" and Exhibit “B”**, (herein after referred to as the “Property”) attached hereto and made a part hereof;

WHEREAS, EBS owns the parcel of real property more particularly described in **Exhibit “A”**;

WHEREAS, Trust 1 and Trust 2 each own an undivided fifty percent (50%) interest in the parcel of real property more particularly described in **Exhibit “B”**;

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Development District (the "PDD"), and those portions of the Property currently lie within the extraterritorial jurisdiction of the City of Elgin, Texas;

WHEREAS, pursuant to Chapter 46, Article IV, Division 10, Code of Ordinances, City of Elgin, Texas, the Developer has submitted a Development Plan setting forth the development conditions and requirements within the PDD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on _____, the City's Planning and Zoning Commission provided input of the Developer's application for a PDD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Elgin and that it complies with the intent of the Planned Development District Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan included in Section II herein the "Plan."

2. ANNEXATION

Concurrent with the application for the Planned Development District, the property owners have also authorized annexation of the subject properties, and adjacent right of way, into the jurisdiction of the City. Consideration of approval of this Planned Development District will immediately follow an act of the City Council for annexation of the subject property into the City of Elgin, Texas.

3. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed.

4. ZONING VIOLATION

The Owner, its successors and assigns understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Elgin, Texas, as amended. This Plan will be filed in the Official Records of Bastrop County, Texas, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

5. MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any other sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Bastrop County, Texas and venue for any action arising hereunder shall be in Bastrop County.

5.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER	CITY OF ELGIN, TEXAS
Brenda and Bradley Cardwell The Brenda Cardwell Separate Property Trust The Brad Cardwell Separate Property Trust P.O. Box 68 Elgin, Texas 78621	City of Elgin Texas P.O. Box 591 Elgin, Texas 78621 Attn: City Manager

DEVELOPER

James F. Bombach
Chief Operating Officer
JNC Development, Inc.
12300 Montwood Drive
El Paso, Texas 79928
Attn: Carlos D. Bombach, CEO

5.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

5.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

5.13 Sunset Provision

In the event that this Planned Development Plan is not recorded within five (5) years from the date the Planned Development Plan is approved by the City Council, then the Planned Development Plan shall be automatically voided, and the zoning shall revert to R-2 (the zoning ordinances in effect at the time of approval of this PDD).

II

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately +/- 28.8 acres of land, all of which is located within the extraterritorial jurisdiction of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "A" and Exhibit "B"**, attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. This PDD serves to augment and/or modify the standards for development for R-2, Single Family, zoning districts development outlined in the Code to implement the vision for property and ensure a quality development not otherwise achieved solely by the underlying base zoning district. Refer to **Exhibit "C"**, Development Standards for additional design standards set forth in the PDD document. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code. If there is a conflict between this Agreement and Exhibit "C", this Agreement shall supersede the specific conflicting provisions of the Exhibit "D".

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed as single-family homes and mail kiosk, as shown in the **Concept Plan, Exhibit "D"** attached hereto and incorporated herein.

Exhibit "C", Development Standards, depicts the development standards for the Residential parcels within the Property.

6. UNDERGROUND UTILITY SERVICE

All on-site utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

7. ROADWAY IMPACTS

7.1 Developer Participation

Developer agrees to pay for all costs related to the design and construction of all roadway improvements within the Project, which includes a new north and south collector with Right of Way dedication of seventy feet (70') interior to the Project.

7.2 Developer Participation Schedule

As noted above, as consideration for the north and south collector, Developer shall not be required to participate in the Adjacent Roadway Project or required to pay any impact fees for offsite roadway projects.

8. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

8.1 Open Space and Related Improvements

The Project will provide approximately 4.21 acres of public space, as shown on **Exhibit "D", Concept Plan.** The open space lands and associated improvements shall be accessible to the public. The location of the park improvements will be incorporated into the construction plans for each phase of the Property.

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

8.2 Parkland Fee in Lieu of Required

A parkland fee of $800 per lot must be paid in accordance with the fee schedule as the parkland requirements area not met. The total number of lots proposed for this development are 114 total residential lots and 7 tracts.

8.3 Tree Preservation Plan

No significant or heritage trees shall be removed until a tree preservation plan has been approved by the City. A tree preservation plan is to be submitted with the submittal of the preliminary plat. Tree Preservation calculations, as required by Section 48-70, are included in Appendix H.

8.4 Postal Station

Postal delivery standards will be met in accordance with Section 36-60 of the City Subdivision Ordinance.

9. SIGNS

The Project shall incorporate the Development Standards for signage depicted on **Exhibit "F".**

10. WATER AND WASTEWATER

The City of Elgin will provide sewer service and Aqua Water Supply Corporation will provide water service to the site based on location of existing infrastructure. The Developer will be responsible for extending any existing utilities to the site. The general utility plan is depicted on **Exhibit "E**".

10.1 Annexation

Upon annexation, wastewater will be provided by the City of Elgin to the Property Line. Public wastewater lines will be constructed in local streets as depicted on **Exhibit "E"** and extended to the appropriate connection point as approved by the City of Elgin.

10.2 Sewer Service

The existing 12" wastewater line is located at the Project boundary and no additional off-site extensions are required by the City. The City represents that the 15" wastewater line is of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in Exhibit D, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure.

10.3 Water Service

The existing 12" water line located within the Swenson Boulevard/Tolo Drive right of way is located at the Project boundary and the Developer confirms no additional off-site extensions are required by the City. Aqua Water Supply Corporation represents that the 12" water line is of sufficient capacity to serve the Project.

10.4 CCN Territory

The subject property is within the Certificate of Convenience and Necessity (CCN) of the Aqua Water Supply Corporation. As such, water services will be provided by this utility entity. Public water lines will be constructed in local streets as depicted on **Exhibit "E"** and extended to the appropriate connection point as approved by Aqua Water.

11. WATER QUALITY, DETENTION, AND IMPERVIOUS COVER

11.1 Water Quality

Water quality will not be required for this project.

11.2 Detention

The Project will follow the City's Code and specifically will be required to provide stormwater runoff controls (detention), erosion control measures, grading, and related infrastructure to prevent increased or adverse effects downstream of the

Project.

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

This project will not provide mutual access agreements on parking lots, driveways and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances.

13. STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, SETBACKS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS

13.1 Development Standards

The Project shall incorporate the Development Standards as depicted in **Exhibit "C"**.

13.2 Buffer Zones

The City required buffer zones per Sec. 36-312(b)(2) are hereby removed where Single Family lots are located per the Concept Plan.

13.3 Sidewalk in Lieu of Fees

The Project shall not be required to construct sidewalks along Swenson Boulevard. The sidewalk requirements along Swenson Boulevard shall be met in full by the Developer, at the Developer's expense, by providing and constructing sidewalk along both sides of the minor collector within the interior of the Project.

13.4 Traffic Impact Analysis

The Developer shall provide a Traffic Impact Analysis ("TIA") providing information on the projected traffic associated with the Development, particularly as it relates to Swenson Boulevard, Upper Elgin River Road, and Central Avenue. The TIA will consider impacts of the entire Development based on the Concept Plan and will identify any potential traffic operational problems or concerns and recommend appropriate actions to address such problems or concerns. The TIA will also consider the potential traffic to be generated by other undeveloped land in the area and shall be consistent with applicable City ordinance requirements and the TxDOT Access Management Manual. In conjunction with any such Developer improvements, the City may, at its sole discretion, cost participate in the construction of any offsite transportation improvements not identified by the TIA as it deems warranted and appropriate. In the event Developer desires to make landscape improvements to the existing section of Swenson Boulevard (plantings, lighting, pedestrian path, wayfinding, etc.), Developer and the City will work together to allow for such improvements. Developer shall be responsible for their proportionate share (based upon the impact of the Development on such traffic patterns as described in the TIA) of the costs associated with the design, engineering, and construction of improvements identified by the TIA at such times as traffic generated by the Development necessitates such improvements as set forth in the TIA.

13.4 Right of Way Dedication

Developer will dedicate zero feet (approximately zero acres) of right of way along the Project's frontage of Swenson Boulevard as shown on Exhibits D and E. The standard right-of-way dedication has been previously provided to Bastrop County. The previously dedicated right-of-way will be annexed into the City of Elgin as part of the Owners petition to annex.

14. PERIMETER IMPROVEMENTS

As noted above, the Developer will dedicate zero feet (approximately zero acres of Right of Way) along the Project's frontage of Swenson Boulevard, as well as dedicate 27,726 square feet (approximately 0.64 acres of land) along the property boundary of the City of Elgin's Wastewater Treatment Plant to the City.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially alter the proposed street circulation, increase the lot count above the limit set in Exhibit "D" or alter the Residential Development Standards in Exhibit "C", may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

15.2 Major Changes

All changes not permitted under section 15.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) if such change only applies to the land of the Rezoning Owner.

15.3 Deed Restrictions and Creation of a Home Owner's Association

The Developer shall create a Homeowners Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created and deed restrictions recorded before issuance of building permits for residential building construction on the Property. The associate shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and developers of land within the Property. Any deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of Bastrop County, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are expressly subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern.

[Signatures on following pages]

OWNERS:

EBS REAL ESTATE PARTNERS, LLC
a Texas limited liability company

By: _____
Brenda Cardwell, Manager

By:_____
Bradley C. Cardwell, Manager

STATE OF TEXAS	**§**
	§
COUNTY OF BASTROP	**§**

SWORN AND SUBSCRIBED before me on the ____ day of _____, 2025, by Bradley C. Cardwell and Brenda Cardwell, each in their capacity as a Manager of EBS Real Estate Partners, LLC, a Texas limited liability company.

_____
Notary Public, State of Texas

[Notary Seal]

THE BRENDA CARDWELL SEPARATE PROPERTY TRUST ("Trust 1")

By: _____
Brenda Cardwell, Trustee

STATE OF TEXAS §
§
COUNTY OF BASTROP §

SWORN AND SUBSCRIBED before me this the _ _ _ day of _____, 2025 by Brenda Cardwell, in her capacity as Trustee of the Brenda Cardwell Separate Property Trust.

SEAL

_____
Signature of Notary

THE BRAD CARDWELL SEPARATE PROPERTY TRUST ("Trust 2")

By: _____
Bradley C. Cardwell, Trustee

STATE OF TEXAS §
§
COUNTY OF BASTROP §

SWORN AND SUBSCRIBED before me this the_ _ _ day of _____, 2025 by Bradley C. Cardwell, in his capacity as Trustee of the Brad Cardwell Separate Property Trust.

SEAL

_____
Signature of Notary

DEVELOPER:

JNC Development, Inc.
a Texas corporation

By: _____
Carlos D. Bombach, CEO

STATE OF TEXAS §
§
COUNTY OF BASTROP §

SWORN AND SUBSCRIBED before me this the ___day of _____ _____, 2025 by Carlos D. Bombach, in his capacity as Chief Executive Officer of JNC Development, Inc, a Texas corporation.

SEAL

_____
Signature of Notary

CITY OF ELGIN

By: _____
Teresa Y. McShan, Mayor

ATTEST:
By: _____
Peyton Standifer, City Secretary

STATE OF TEXAS
BASTROP COUNTY

Sworn and subscribed before me this the ___ day of _____, 2025 by _____

SEAL

_____
Signature of Notary

STATE OF TEXAS
BASTROP COUNTY

Sworn and subscribed before me this the _____ day of _____, 2025 by Teresa Y. McShan, Mayor, City of Elgin, Texas.

SEAL _____

Signature of Notary

STATE OF TEXAS
BASTROP COUNTY

Sworn and subscribed before me this the _____ day of _____, 2025 by Peyton Standifer, City Secretary, City of Elgin, Texas.

SEAL _____

Signature of Notary

LIST OF EXHIBITS

EXHIBIT "A" – Metes & Bounds Description of the Property owned by EBS

EXHIBIT "B" – Metes & Bounds Description of the Property owned by Trust 1 and Trust 2

EXHIBIT "C" – Development Standards

EXHIBIT "D" – Concept Plan

EXHIBIT "E" – General Utility Plan

EXHIBIT "F" – Master Sign Plan

EXHIBIT "G" – Roadway Cross Sections

EXHIBIT "H" – Tree Preservation Calculations

EXHIBIT "A"

METES AND BOUNDS DESCRIPTIONS OF THE PROPERTY OWNED BY EBS

ZWA
Zamora, L.L.C.
State-wide Professional Land Surveying
Offices in Buda and El Paso Texas

LEGAL DESCRIPTION 4.909 ACRES TRACT ONE

DESCRIPTION OF A 4.909 ACRE TRACT OF LAND, SITUATED IN THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS AND BEING A CALLED 5.00 ACRE OUT OF THAT CERTAIN 45.063 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO EBS REAL ESTATE PARTNERS LLC OF RECORD IN DOCUMENT NO. 202403726 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS; SAID 4.909 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "BGE INC." found on the easterly line of Swenson Boulevard an 80 foot wide right-of-way as dedicated by plat of Trinity Ranch, Phase 1, Section 1 recorded in Cabinet 7, Page 238-A plat records, Bastrop County, Texas, being also the northwesterly corner hereof described tract, and being the southwest corner of Lot 3, Elgin Business Park recorded in Cabinet 4, Page 20-A of Plat Records, Bastrop County, Texas;

THENCE S 62°51'16" E for a distance of **199.70** feet to a 1/2" iron rod found for the southeast corner of said Lot 3, Elgin Business Park, being also the southwest corner of that certain 19.185 acre tract of land conveyed to Alliance Elgin, LLC of record in Document No. 202020332 of Plat Records, Bastrop County, Texas and being on the north line of the herein described tract;

THENCE S 62°53'01" E, continuing along the south line of said 19.185 acre Alliance Elgin, LLC tract, for a distance of **85.33** feet to a 5/8" iron rod set for the northwest corner of said Cardwell Trust 28.7345 acre tract, being also the south line of said Alliance Elgin 19.185 acre tract and being the northeast corner of the herein described tract;

THENCE S 30°48'18" W, departing the south line of said Alliance Elgin 19.185 acre tract, for a distance of **609.63** feet to a calculated point for an angle point on the northwest line of said Cardwell Trust 28.7345 acre tract;

THENCE S 31°55'18" W, continuing with the northwest line of said Cardwell Trust 28.7345 acre tract, a distance of **184.97** feet to a 1/2 inch pipe found at the southwest corner of said Cardwell Trust 28.7345 acre tract, for the southeast corner of the herein described tract;

THENCE N 62°44'53" W, departing the northwest line of said Cardwell Trust 28.7345 acre tract, with the north line of said Trinity Ranch Phase 1, Section 1 subdivision, for a distance of **251.84** feet to a 1/2" iron rod with cap stamped "BGE INC." found on the southeast line of said Swenson Boulevard, being also the southwest corner the hereof described tract and being the northwest corner of said Trinity Ranch Phase 1, Section 1 subdivision;

THENCE N 28°40'21" E, with the southeast line of said Swenson Boulevard for a distance of **792.48** feet to the **POINT OF BEGINNING**, containing **4.909** acres of land, more or less.

Zamora, L.L.C. dba "ZWA" Firm No. 10062700
1425 South Loop 4, Buda, TX 78610 ~ P.O. Box 1036, Buda, TX 78610
Phone: 512-295-6201 ~ Fax: 512-295-6091

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93). COORDINATES SHOWN HEREON ARE GRID COORDINATES

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 22nd day of November, 2024, A.D.

STATE OF TEXAS
REGISTERED
G. RENE ZAMORA
5682
PROFESSIONAL
LAND SURVEYOR

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700

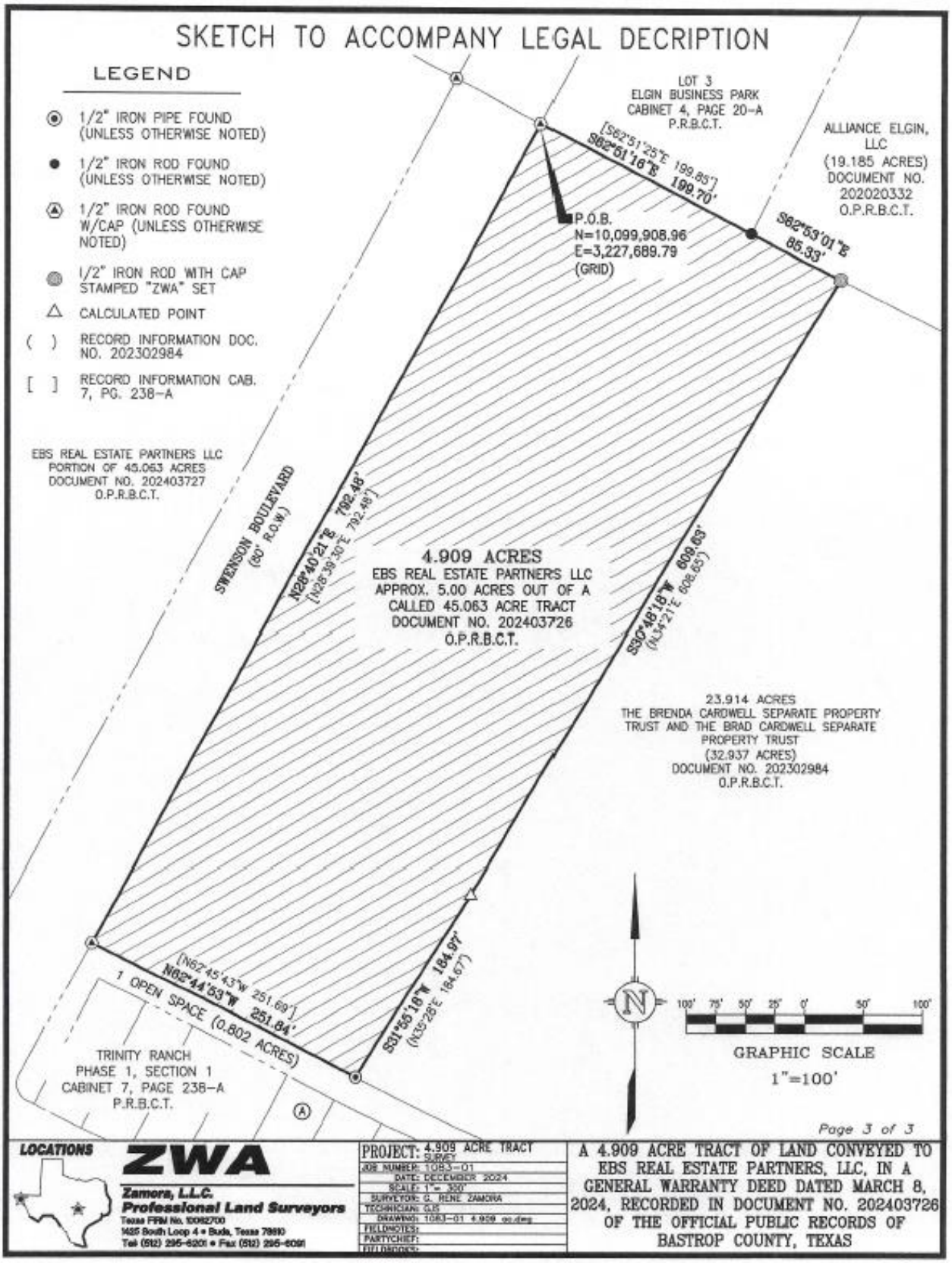

SKETCH TO ACCOMPANY LEGAL DECRIPTION
LEGEND
1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD FOUND W/CAP (UNLESS OTHERWISE NOTED)
1/2" IRON ROD WITH CAP STAMPED "ZWA" SET
CALCULATED POINT
( ) RECORD INFORMATION DOC. NO. 202302984
[ ] RECORD INFORMATION CAB. 7, PG. 238-A
LOT 3
ELGIN BUSINESS PARK
CABINET 4, PAGE 20-A
P.R.B.C.T.
ALLIANCE ELGIN, LLC
(19.185 ACRES)
DOCUMENT NO. 202020332
O.P.R.B.C.T.
[S62°51'25"E 199.85']
S62°51'16"E 199.70'
S62°53'01"E 85.33'
P.O.B.
N=10,099,908.96
E=3,227,689.79
(GRID)
EBS REAL ESTATE PARTNERS LLC
PORTION OF 45.063 ACRES
DOCUMENT NO. 202403727
O.P.R.B.C.T.
SWENSON BOULEVARD
(80' R.O.W.)
N28°40'21"E 792.48'
[N28°39'30"E 792.48']
4.909 ACRES
EBS REAL ESTATE PARTNERS LLC
APPROX. 5.00 ACRES OUT OF A
CALLED 45.063 ACRE TRACT
DOCUMENT NO. 202403726
O.P.R.B.C.T.
S30°48'18"W 609.63'
(N34°21'E 608.65')
23.914 ACRES
THE BRENDA CARDWELL SEPARATE PROPERTY TRUST AND THE BRAD CARDWELL SEPARATE PROPERTY TRUST
(32.937 ACRES)
DOCUMENT NO. 202302984
O.P.R.B.C.T.
[N62°45'43"W 251.69']
N62°44'53"W 251.84'
1 OPEN SPACE (0.802 ACRES)
S31°55'18"W 164.97'
(N33°28'E 164.67')
TRINITY RANCH
PHASE 1, SECTION 1
CABINET 7, PAGE 238-A
P.R.B.C.T.
N
100' 75' 50' 25' 0' 50' 100'
GRAPHIC SCALE
1"=100'
Page 3 of 3
LOCATIONS
ZWA
Zamora, L.L.C.
Professional Land Surveyors
Texas FRM No. 10062700
1425 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax: (512) 295-6091
PROJECT: 4.909 ACRE TRACT SURVEY
JOB NUMBER: 1083-01
DATE: DECEMBER 2024
SCALE: 1" = 300'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: GJS
DRAWING: 1083-01 4.909 ac.dwg
FIELDNOTES:
PARTYCHIEF:
CITY PROJECT:
A 4.909 ACRE TRACT OF LAND CONVEYED TO EBS REAL ESTATE PARTNERS, LLC, IN A GENERAL WARRANTY DEED DATED MARCH 8, 2024, RECORDED IN DOCUMENT NO. 202403726 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

EXHIBIT "B"

METES & BOUNDS DESCRIPTION OF THE PROPERTY OWNED BY TRUST 1 AND TRUST 2

ZWA
Zamora, L.L.C.
State-wide Professional Land Surveying
Offices in Buda and El Paso Texas

LEGAL DESCRIPTION 23.914 ACRES TRACT TWO

DESCRIPTION OF A 23.914 ACRE TRACT OF LAND, SITUATED IN THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS AND BEING THE REMAINING PORTION OF THAT CERTAIN 28.7345 ACRE TRACT OF LAND CONVED TO THE BRENDA CARDWELL SEPARATE PROPERTY TRUST AND THE BRAD CARDWELL SEPARATE PROPERTY TRUST OF RECORD IN DOCUMENT NO. 202302984 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS; SAID 23.914 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with cap stamped "BGE INC." found on the easterly line of Swenson Boulevard an 80 foot wide right-of-way as dedicated by plat of Trinity Ranch, Phase 1, Section 1 recorded in Cabinet 7, Page 238-A plat records, Bastrop County, Texas, being also the northwesterly corner of that certain called 5.00 acre tract conveyed to EBS Real Estate Partners LLC, of record in Document No. 202403726, Official Public Records Bastrop County, Texas, and being the southwest corner of Lot 3, Elgin Business Park recorded in Cabinet 4, Page 20-A of Plat Records, Bastrop County, Texas;

THENCE S 62°51'16" E for a distance of **199.70** feet to a 1/2" iron rod found for the southeast corner of said Lot 3, Elgin Business Park, being also the southwest corner of that certain 19.185 acre tract of land conveyed to Alliance Elgin, LLC of record in Document No. 202020332 of Plat Records, Bastrop County, Texas and being on the north line of said EBS Real Estate Partners LLC 5.0 acre tract;

THENCE S 62°53'01" E, for a distance of **85.33** feet to a 5/8" iron rod set for the northeast corner of said EBS Real Estate Partners LLC 5.0 acre tract, being also the south line of said Alliance Elgin 19.185 acre tract and being also the northwest corner of said Cardwell Trust 28.7345 acre tract and being the **POINT OF BEGINNING** of the herein described tract;

THENCE S 62°53'01" E, for a distance of **763.90** feet to a 1/2" iron rod found for the southeast corner of said Alliance Elgin, LLC 19.185 acre tract, being also the southwest corner of that certain 13.251 acre tract of land conveyed to Ale Development, LLC of record in Document No. 202119625 of Official Public Records Bastrop County, Texas and being on the north line of said Cardwell Trust 28.7345 acre tract;

THENCE S 63°13'47" E, for a distance of **646.07** feet to a 1/2" iron pipe found for angle point on the common line of said Ale Development LLC 13.251 acre tract and Cardwell Trust tract;

THENCE S 63°31'29" E, for a distance of **400.04** feet to a 1/2" iron pipe found for the northwesterly corner W. Cleveland Street (40' right-of-way), being also the south line of said Ale Development LLC 13.251 acre tract and being the northeast corner of the herein described tract;

THENCE S 26°17'10" W, at 48.08 feet passing a nail found in concrete at a chain link fence post continuing for a total distance of **50.00** feet to a calculated point for an interior corner of that certain 11.476 acre tract of land conveyed to The Lower Colorado River Authority of record in Document No. 201107471 of Official Public Records Bastrop County, Texas;

Zamora, L.L.C. dba "ZWA" Firm No. 10062700
1425 South Loop 4, Buda, TX 78610 ~ P.O. Box 1038, Buda, TX 78610
Phone: 512-295-6201 ~ Fax: 512-295-6091

THENCE N 63°32'02" W, for a distance of **550.04** feet to a 5/8" iron rod with aluminum cap stamped "LCRA" found for the northwest corner of that certain 4.85 acre tract of land conveyed to The Lower Colorado River Authority of record in Document No. 201107471 of Official Public Records Bastrop County, Texas and being an "ell" corner of the herein described tract;

THENCE S 26°27'51" W, for a distance of **730.24** feet to a 5/8" iron rod with aluminum cap stamped "LCRA" found on the north line of Lot 1, Block B, Trinity Ranch, Phase 1, Section 2 of record in Cabinet 7, Page 236-B, of Plat Records, Bastrop County, Texas and being the most southerly southeast corner of the herein described tract;

THENCE N 63°31'01" W, at 329.56 feet passing a 1/2" iron rod with cap stamped "BGE INC." found for the northeast corner of Pepper Parkway, at 399.53 feet passing a 1/2" iron rod with cap stamped "BGE INC." found for the northwest corner of said Pepper Parkway and continuing for a total distance of **1,323.80** feet to a 1/2" iron pipe found for the southwest corner of said Cardwell Trust 28.7345 acre tract, being also the southeast corner of said EBS Real Estate Partners LLC 45.063 acre tract and being on the north line of said Trinity Ranch Phase 1, Section 1 subdivision;

THENCE N 31°55'18" E, departing the north line of said Trinity Ranch Phase 1, Section 1 subdivision, with the northwest line of said Cardwell Trust 28.7345 acre tract, a distance of **184.97** feet to a calculated point for an angle point on the northwest line of said Cardwell Trust 28.7345 acre tract, and being on the southeast line of the herein described tract;

THENCE N 30°48'18" E, continuing with the northwest line of said Cardwell Trust 28.7345 acre tract, for a distance of **609.63** feet to the **POINT OF BEGINNING,** containing **23.914** acres of land, more or less.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93). COORDINATES SHOWN HEREON ARE GRID COORDINATES

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS	§	

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 22nd day of November, 2024, A.D.

STATE OF TEXAS REGISTERED G. RENE ZAMORA 5682 PROFESSIONAL LAND SURVEYOR

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700

SKETCH TO ACCOMPANY LEGAL DECRIPTION

LEGEND

- 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND W/CAP (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "ZWA" SET
- P.K. NAIL W/CHAPARRAL WASHER FOUND
- △ CALCULATED POINT

( ) RECORD INFORMATION DOC. NO. 202302984

(( )) RECORD INFORMATION DOC. NO. 202020332

{ } RECORD INFORMATION DOC. NO. 202119625

{{ }} RECORD INFORMATION DOC. NO. 201107471

[ ] RECORD INFORMATION CAB. 7, PG. 238-A

[[ ]] RECORD INFORMATION CAB. 7, PG. 236-B

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S26°17'10"W	50.00'
(L1)	S30°00'W	50.00'
L2	N31°55'18"E	184.97'
(L2)	N35°28'E	184.67'

Page 3 of 3

LOCATIONS

ZWA

Zamora, L.L.C.
Professional Land Surveyors
Texas FIRM No. 10062700
1425 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201 • Fax (512) 295-6091

PROJECT: 23.914 ACRE TRACT SURVEY
JOB NUMBER: 1083-01
DATE: DECEMBER 2024
SCALE: 1"= 300'
SURVEYOR: G. RENE ZAMORA
TECHNICIAN: GJS
DRAWING: 1083-01 23.914 ac.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOK:

A 23.914 ACRE TRACT OF LAND CONVEYED TO THE BRENDA CARDWELL SEPARATE PROPERTY TRUST AND THE BRAD CARDWELL SEPARATE PROPERTY TRUST, IN A GENERAL WARRANTY DEED DATED MARCH 1, 2023, RECORDED IN DOCUMENT NO. 202302984 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

EXHIBIT "C"
DEVELOPMENT STANDARDS

RESIDENTIAL LOT DESIGN STANDARDS

The potential residential product shall be developed in compliance with the Residential Design Standards outlined below, as well as the following:

1. All corner lots will be restricted to one (1) story homes.

The standards in bold deviate from the base zoning standards R-3.

RESIDENTIAL DESIGN STANDARDS

Lot Width Minimum: **50 feet**

Lot Depth Minimum: 120 feet

Minimum Lot Area: 5,200 square feet

Building Height Maximum: 35 feet (2-story)

Corner Lot Building Height Maximum: **24 feet (1-story)**

Setbacks

Front (Minimum): 15 feet

Rear (Minimum): **15 feet**

Garage Setback (Minimum): 20 feet

Side (Minimum): **5 feet**

Corner Side (Minimum): 15 feet

Impervious Surfaces Maximum: 48% Interior Lots

Impervious Surfaces Maximum: 50% Corner Lots

ROADWAY DESIGN STANDARDS

The Cardwell Estates development shall adhere to the following roadway design standards:

1. Internal Local Roads shall refer to **Exhibit "F"**, Roadway Cross Section Detail.
   a. Internal Local Roads shall have a right-of-way width of 50 feet.
2. Collector Roads through Cardwell Estates shall refer to **Exhibit "F"**, Roadway Cross Section Detail.
   a. The collector road in Cardwell Estates (Pepper Parkway) shall have a minimum right-of-way of 70 feet.
   b. A landscape median shall be constructed within the Collector Road.
3. Sidewalks must be separated from the back of curb with a minimum five (5) foot landscape strip
   a. The landscape strip adjacent to local roadways shall have (1) tree per lot, except where utility conflict exists, unless disapproved by the city.
4. All sidewalks must be a minimum of five (5) feet wide.
5. Collector streets shall have a minimum centerline radius of 30 feet (30') as necessary to promote connectivity to Trintiy Ranch and alignment through to State Highway 290. A median will be provided to provide traffic calming / speed control.

6. Local streets shall have no required minimum centerline radius.
7. Local streets shall be designed with curb and gutter consistent with the Typical Cross Section depiction found on **Exhibit F**.
8. The block length requirements per City of Elgin Section 36-202, are modified as shown in the Concept Plan for the subdivision and are approved with this agreement.
9. Sidewalks in front of residential lots will be installed during the installation of residential landscape on said lot.
10. Sidewalks along collector streets shall be constructed during the installation of the associated landscaping. Sidewalks and landscaping shall be installed along roadways prior to certificates of occupancy being provided on adjacent lots.
11. All landscaping within the ROW shall require irrigation owned and maintained by the HOA. Landscaping within the ROW shall not exempt lots from landscape requirements per lot.

GRADING & DRAINAGE STANDARDS

The Cardwell Estates development shall adhere to the following Grading & Drainage standards: The Project will follow the City's Code and specifically will be required to provide stormwater runoff controls (detention), erosion control measures, grading, and related infrastructure to prevent increased or adverse downstream of the Project.

SIGNAGE STANDARDS

The Cardwell Estates development shall adhere to the following Signage standards:

1. The primary entry monument is limited to one (1) location along Swenson Boulevard, identified on the Concept Plan, **Exhibit "D"**
    a. The entry monument may not exceed six (6) feet in height
2. The primary entry monument may be illuminated in order to increase visibility and/or to enhance the aesthetics of the sign design. Sign lighting shall adhere to following:
    a. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties.
    b. Illumination may include cabinet, halo lighting, wall wash-up lighting, landscape up-lighting and under cap lighting.
    c. Illumination may be white or colored.
    d. Illumination must be steady. Flashing, moving and intermittent lights are prohibited.

EXHIBIT "D"

DEVELOPMENT CONCEPT PLAN

Site Plan Data	
Acreage	28.82 Acres
Lot Size (Typ.)	50' x 120'
Unit Count	114
Density	3.96 du/ac
Block Qty.	7

Cardwell Estates Area Breakdown		
	Use	Acreage
Lots	Single-Family Residential	17.86
Right-of-Way	Street, Landscape, Sidewalk	6.74
Tract A	Entry Monument, Landscape	0.09
Tract B	Play-Equipment, Multi-Use Field, Landscape	0.68
Tract C	Passive Park, Landscape	0.44
Tract D	Multi-Use Field, Bioretention Basin	1.36
Tract E	Landscape	0.16
Tract F	Landscpape	0.24
Tract G	Pollinator Garden, Bioretention Basin, Landscape	1.24
TOTAL		**28.82**

PROJECT TEAM	
PROPERTY OWNER: EBS Real Estate Partners, LLC PO Box 68 Elgin, Texas 78621 Brenda Cardwell Separate Property Trust & Brad Cardwell Separate Property Trust 197 Arbors Circle Elgin, Texas 78621 brendacardwell@gmail.com bradcardwell@rocketmail.com	**LAND PLANNING:** Norris Design Alan Beaudoin 901 East Madison Street Phoenix, Arizona 85034 602.254.9600 abeaudoin@norris-design.com
DEVELOPER: JNC Development, Inc. Jack Bombach 12300 Montwood Drive El Paso, Texas 79928 915.855.1005 jack@saratoga-homes.com	**CIVIL ENGINEER:** TRE & Associates, LLC Bradley Lane 6101 W. Courtyard Drive, Building 1, Suite 100 Austin, Texas 78730 512.358.4049 blane@tr-eng.com

Revisions	

Residential Design Standards	
Lot Width (Min.)	50'
Lot Depth (Min.)	120'
Lot Area (Min.)	5,200 SF
Building Height (Max.)	35' (2-Story)
Corner Lot Building Height (Max.)	24' (1-Story)
Setbacks	
Front (Min.)	15'
Rear (Min.)	15'
Garage (Min.)	20'
Side (Min.)	5'
Corner (Min.)	15'
Impervious Surfaces (Max.)	48% Interior Lots 50% Corner Lots

Cardwell Estates Street Breakdown						
Street Name	**ROW Width**	**Street Width**	**Design Speed**	**Curb Type**	**Street Class**	**Street Length (LF)**
Cardwell Street	50'	30'	25	Vertical	Local	435.00
Obsidian Street	50'	30'	25	Vertical	Local	502.65
Terra Drive	50'	30'	25	Vertical	Local	989.79
Sante Drive	50'	30'	25	Vertical	Local	970.58
Jasper Street	50'	30'	25	Vertical	Local	500.79
Shadow Street	50'	30'	25	Vertical	Local	497.58
Onyx Street	50'	30'	25	Vertical	Local	494.37
Pepper Parkway	70'	50'	35	Vertical	Collector	784.72
Tourmaline Street	50'	30'	25	Vertical	Local	491.82
TOTAL	-	-	-	-	-	**5667.30**

This Concept Plan was approved by the City of Elgin Planning & Zoning Comission on this_____day of_____,2025.

Signature — Chair of Planning & Zoning Comission

Signature — Secretary of Planning & Zoning Comission

LEGEND

- PROPERTY LINE
- PHASE LINE
- RIGHT-OF-WAY
- EASEMENT
- SIDEWALK
- RESIDENTIAL LOT
- SINGLE STORY BUILDING ENVELOPE (LOT RESTRICTED TO SINGLE STORY HOME)
- ENTRY MONUMENT
- TRINITY RANCH ENTRY MONUMENT

CARDWELL ESTATES | CONCEPT PLAN

01/17/2025

NORTH — 0' 40' 80' 160' SCALE

Saratoga HOMES

TRE & ASSOCIATES

NORRIS DESIGN — PEOPLE + PLACEMAKING

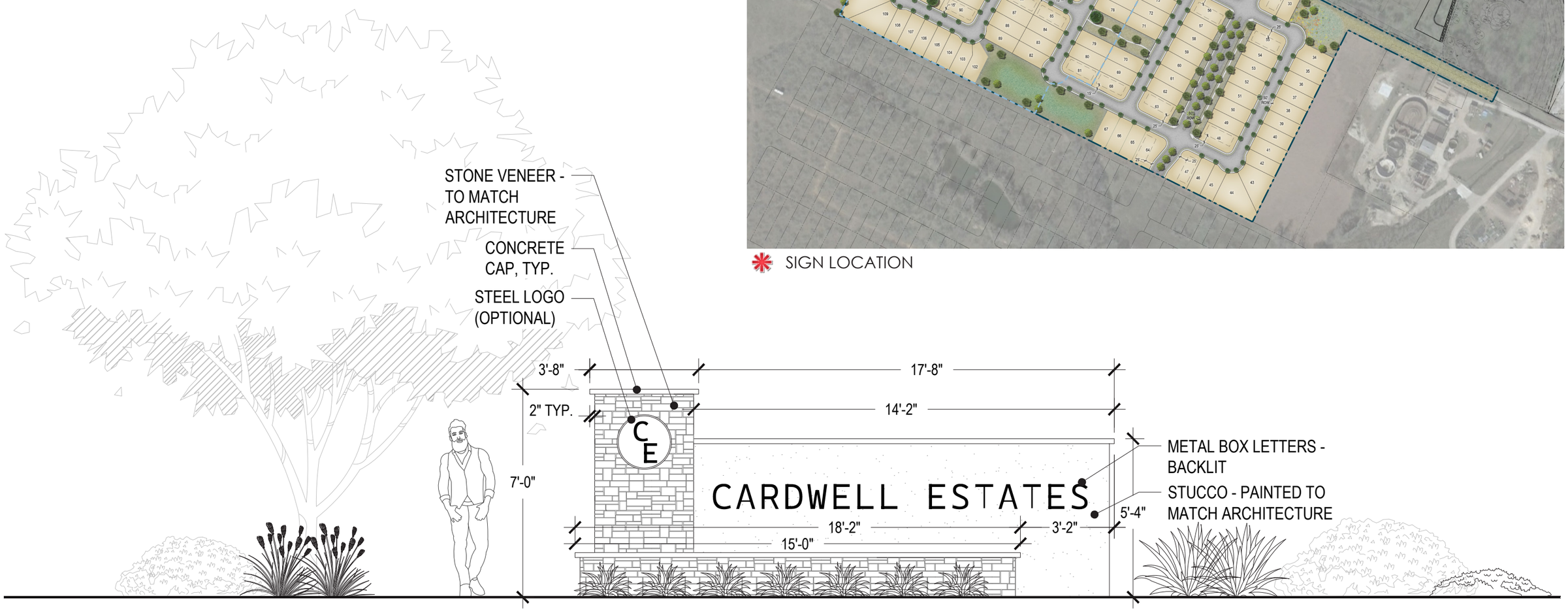
EXHIBIT "E"
GENERAL UTILITY PLAN

CARDWELL ESTATES
SUBDIVISION CONCEPT AND UTILITY PLAN

FILE: P:\1729 JNC Development\12557 Cardwell Estates Due Diligence Evaluation\CAD\Exhibits\Prelim Utility Layout.dwg LAYOUT: BLANK DATE: 1/17/2025 8:26:14 AM BY: BLANE

EXHIBIT "F"
MASTER SIGN PLAN

SIGN LOCATION



CARDWELL ESTATES | MASTER SIGN PLAN

12/10/2024

NORTH

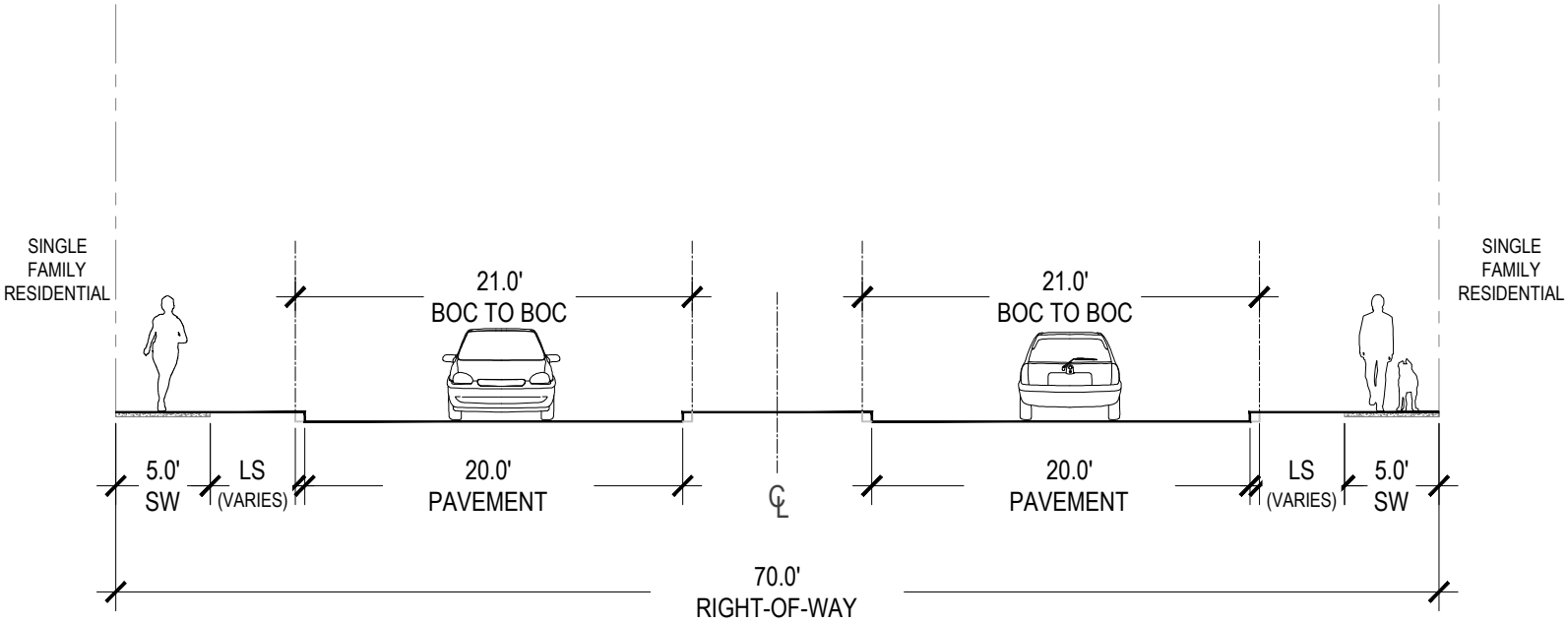
0' 20' 40'
SCALE

Saratoga HOMES

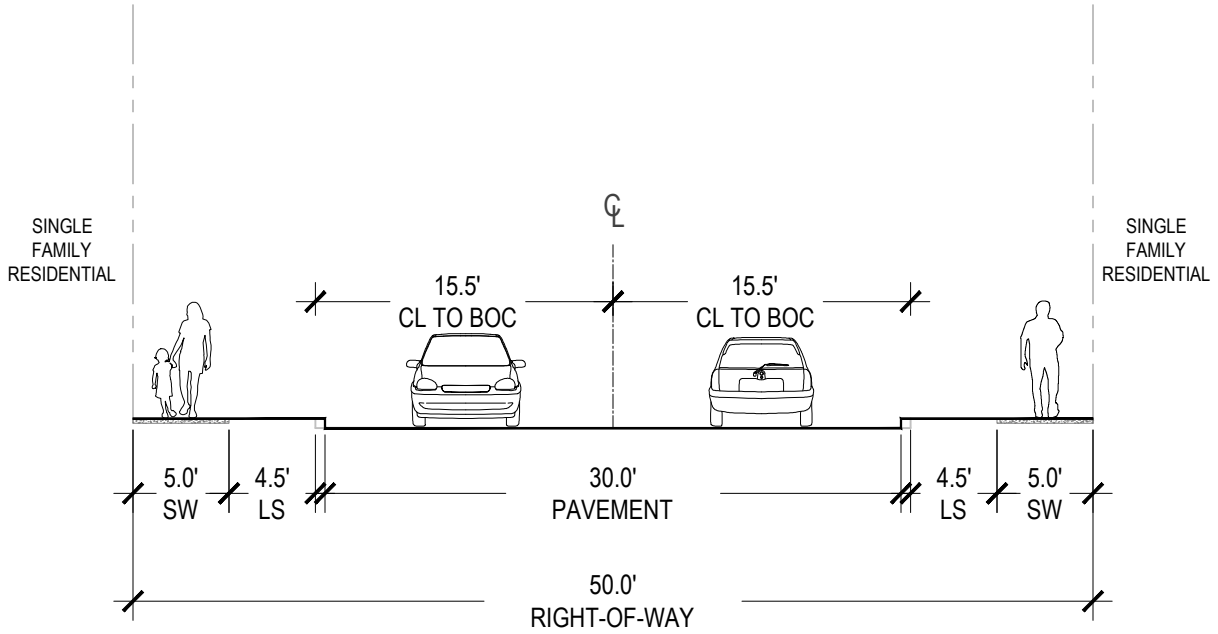
TRE & ASSOCIATES

NORRIS DESIGN
PEOPLE + PLACEMAKING

EXHIBIT "G"
ROADWAY CROSS-SECTIONS



MODIFIED COLLECTOR CROSS SECTION (70' ROW)



LOCAL CROSS SECTION (50' ROW)

EXHIBIT "H"
TREE PRESERVATION CALCULTIONS

NORRIS DESIGN
PEOPLE + PLACEMAKING
3218 Manor Road, Suite #200
Austin, Texas 78723
512.900.7888

January 20th, 2025

Planning and Development Services Departments
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Tree Mitigation Plan

Dear Planning and Development Services Department:

Please see attached Tree Mitigation and Preservation exhibits for detailed information regarding existing trees on the proposed development. These exhibits have been prepared in compliance with Section 36-56 of the Development Ordinance.

The concept plan proposes saving the below Significant Trees:

- #506 – 29" Post Oak
- #532 – 38" Live Oak
- #533 – 26" Post Oak
- #534 – 27" Post Oak
- #535 – 27" Post Oak

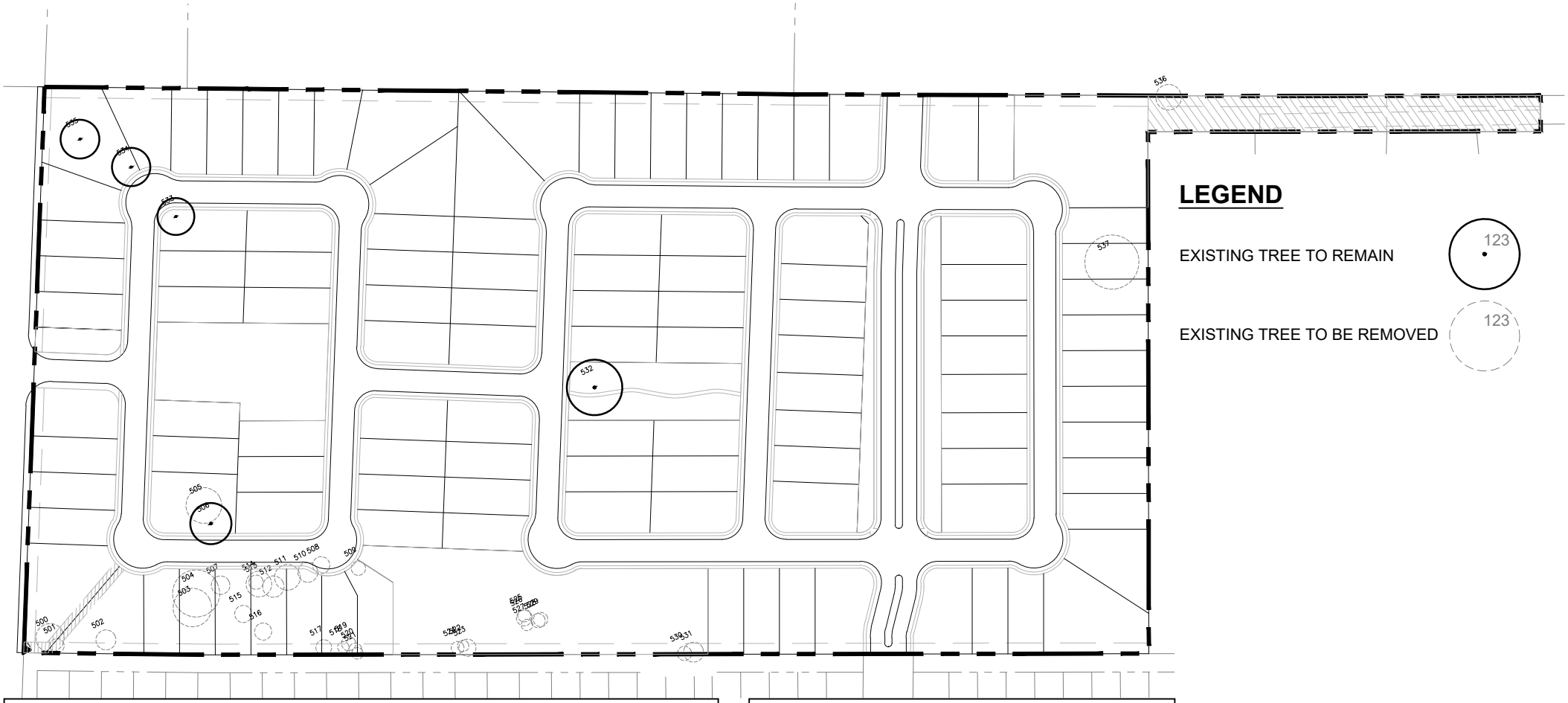
All removed trees shall be mitigated as required in Section 36-56, as shown in the Tree Mitigation Calculations Table on the attached exhibit. Per 36-56.d.3, we are utilizing the 30% credit as >200 inches are proposed to be removed.

Per the above, 197" mitigation inches shall be planted on the proposed landscape plan utilizing minimum 2" caliper trees.

Sincerely,
Norris Design

Matthew Taylor
Principal

REGISTERED LANDSCAPE ARCHITECT
MATTHEW FRANKLIN TAYLOR
3371
STATE OF TEXAS
01.20.2025



TREE MITIGATION CALCULATIONS			
	QTY (IN)	RATE %	TOTAL (IN)
TOTAL SIGNIFICANT TREE INCHES SURVEYED:	369		
TOTAL SIGNIFICANT TREE INCHES REMOVED:	180		
TOTAL SIGNIFICANT HERITAGE TREE INCHES REMOVED:	25	3:1	75
TOTAL SIGNIFICANT TREE INCHES REMOVED (15" - 19")	51	2:1	102
TOTAL SIGNIFICANT TREE INCHES REMOVED (10" - 14")	104	1:1	104
TOTAL NON-SIGNIFICANT TREE INCHES REMOVED:	59	N/A	0
TOTAL INVASIVE TREE INCHES REMOVED	168	N/A	0
TOTAL DEAD TREE INCHES REMOVED	38	N/A	0
TREE MITIGATION REMOVAL CREDIT		30%	-84

TREE MITIGATION SUMMARY	
	TOTAL (IN)
TOTAL SIGNIFICANT TREE INCHES REMOVED:	180
TOTAL CALIPER INCHES REQUIRED:	197
TOTAL CALIPER INCHES REPLACED:	198

Plan is conceptual and subject to change.

SARATOGA HOMES | SWENSON BLVD | TREE PRESERVATION AND MITIGATION PLAN

01/20/2025

NORTH

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

NORRIS DESIGN
PEOPLE • PLACEMAKING

TREE #	REMOVED / TO REMAIN	SPECIES	ACTUAL SIZE	SIGNIFICANT TREES INCHES SURVEYED	HERITAGE (>20") (3:1)	15"-19" (2:1)	10"-14" (1:1)	DEAD OR VERY POOR (NO MITIGATION)	TOTAL INVASIVE TREE INCHES REMOVED (NO MITIGATION)
500	REMOVED	DEAD	20					20	
501	REMOVED	TALLOW	10						10
502	REMOVED	WILLOW	14						14
503	REMOVED	WILLOW	27						27
504	REMOVED	WILLOW	33						33
505	REMOVED	POST OAK	25	25	25				
506	TO REMAIN	LIVE OAK	29	29					
507	REMOVED	HACKBERRY	13	13			13		
508	REMOVED	HACKBERRY	12	12			12		
509	REMOVED	HACKBERRY	10	10			10		
510	REMOVED	HACKBERRY	14	14			14		
511	REMOVED	HACKBERRY	18	18		18			
512	REMOVED	HACKBERRY	15	15		15			
513	REMOVED	DEAD	18					18	
514	REMOVED	HACKBERRY	10	10			10		
515	REMOVED	WILLOW	12						12
516	REMOVED	CEDAR ELM	12	12			12		
517	REMOVED	HACKBERRY	11	11			11		
518	REMOVED	HACKBERRY	8	8					
519	REMOVED	CEDAR ELM	10	10			10		
520	REMOVED	CEDAR ELM	9	9					
521	REMOVED	CEDAR ELM	8	8					
522	REMOVED	CEDAR ELM	8	8					
523	REMOVED	HACKBERRY	12	12			12		
524	REMOVED	HACKBERRY	9	9					
525	REMOVED	WILLOW	9						9
526	REMOVED	WILLOW	11						11
527	REMOVED	WILLOW	8						8
528	REMOVED	WILLOW	10						10
529	REMOVED	WILLOW	10						10
530	REMOVED	WILLOW	10						10
531	REMOVED	WILLOW	14						14
532	TO REMAIN	LIVE OAK	38	38					
533	TO REMAIN	POST OAK	26	26					
534	TO REMAIN	POST OAK	27	27					
535	TO REMAIN	POST OAK	27	27					
536	REMOVED	CEDAR ELM	18	18		18			
537	REMOVED	DEAD	38					38"	
		TOTAL	613	**369.0**	**25**	**51**	**104**	**38**	168
					3:1	2:1	1:1		
		TOTAL MITIGATION INCHES			**75**	**102**	**104**	**38**	**168**

SF Product Type	Approx. Yield		Percentage	
35'X120' ALLEY	90	90	4.8%	4.8%
40'X120' ALLEY	118	917	6.4%	49.4%
40'X120' FRONT	799		43.0%	
45' X 120' ALLEY	14	619	0.8%	33.3%
45'X120' FRONT	605		32.6%	
50'X120' FRONT	203	203	10.9%	10.9%
60'X120' FRONT	27	27	1.5%	1.5%
SF TOTAL	± 1,856	± 1,856	100.0%	100.0%
Total Proposed Blocks			85	
Total Proposed Streets			77,710 LF	

Total Site Acreage	569.7 acres	
Multi-Family	+/- 23 ac	± 648 un.
Mixed Use	+/- 23 ac	
FEMA Floodplain	+/- 62.9 ac	
Parkland	+/- 85.8 ac	
Detention	+/- 22.2 ac	

SF Product Type	Approximate Yield (units)		Percentage
35'x120' Alley	162	162	8%
40'x120' Alley	194	908	10%
40'x120' Front	714		37%
45'x120' Alley	63	620	32%
45'x120' Front	557		29%
50'x120' Front	207	207	11%
60'x120' Front	38	38	2%
SF TOTAL	+/- 1,935	+/- 1,935	100%
TOTAL PROPOSED BLOCKS		+/- 78	
TOTAL LF OF PROPOSED STREETS		+/- 83,288'	

Land Use	Approximate Area	
Multi-Family	+/- 23 ac	+/- 648 units
Mixed-Use	+/- 23 ac	
FEMA Floodplain	+/- 62.9 ac	
Parkland	+/- 85.8 ac	
Detention	+/- 22.2 ac	
School Site	+/- 13.517 ac	
E.S.T.	+/- 1 ac	
TOTAL SITE AREA	+/- 586.34 ac	

LEGEND

- Site Boundary
- Amenity

FIKA

Exhibit C - Revised Concept Plan