



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
April 28, 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 approximately 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. PRESENTATIONS

1. Parliamentary Procedure Presentation

IV. 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. March 24, 2025 Minutes

V. NEW BUSINESS

- 1. Project #202500008: A final plat titled "Final Plat Trinity Ranch EMS Lot" located out of a parcel of land known by the Bastrop County Appraisal District as parcel number 8722871, located east of Upper Elgin River Road and south of Grist Mill Lane, south from the proposed school in the Trinity Ranch subdivision, on a 2.673 acre tract of land.
 - A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration****

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city boards, 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 on 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 April 23, 2025, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 24, 2025

- I. CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Danica Morgan, Berney Williams, Taylor Christian, Scott Mackay.
COMMISSION ABSENT: Dorothy McCarther.
STAFF PRESENT: Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: Beau Perry, Director of Development Services
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. RECOGNITION OF PAST PLANNING AND ZONING COMMISSION MEMBER(S)**
1. Melissa Lipiec presented a commemorative plaque to David Lanford in recognition of his years of service to the City's various boards. Jason Tatum was unable to attend.
- IV. CONSENT AGENDA**
1. February 24, 2025 Minutes.
Vice-Chair Ronnie Creppon moved that the Commission approve the consent agenda. Taylor Christian seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.
- V. NEW BUSINESS**
1. Project #202500020: 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 133003, located fronting both Dildy Drive and Swenson Boulevard (Elgin Business Park, Lot 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Staff Presentation – Melissa Lipiec presented the property as part of the Elgin Business Park and reminded the Commission of the adjacent property which had been rezoned similarly from I to C-2 at the January meeting. Chair Antonio Prete did not remember this meeting and suggested he missed it due to illness; Scott Mackay relayed some of the details and Chair Antonio Prete requested that they be saved for the Discussion period. Melissa Lipiec drew attention to the different uses between Commercial and Industrial zoning, informing the Commission that if rezoned unconditionally any listed use will be valid for the property. She also described the uses of some of the surrounding Industrial parcels and that some have moved into retail/commercial use already. Chair Antonio Prete asked if notification letters had been sent to nearby properties and Melissa Lipiec confirmed that they had but no one had responded with comments.
 - B. Applicant Presentation – The Applicant Allan Tolbert was not present to speak but his business partner and representative Cody Mauck was present to speak on his behalf. Cody Mauck explained that Applicant Allan Tolbert had noticed the growing residential presence in the surrounding area and believed that the land could be better used for commercial enterprises, and additionally that the land was too small to meaningfully use for industrial purposes as is. Scott Mackay asked which tenants of the current buildings on the property were using the space for industrial purposes, and Cody Mauck described some of the storage and production portions of otherwise commercial uses.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. No member of the public stepped forward to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.

V. NEW BUSINESS (Cont.)

- E. Discussion – Scott Mackay reminded Chair Antonio Prete of the events of the January meeting at which the applicant at the time was proposing a gas station, restaurant, and convenience store to be built to facilitate the developing Trinity Ranch subdivision to the south. At the time Director Beau Perry had discussed the commercial use of the currently Industrial properties and that he expected many of these lots to convert to Commercial to match the usage. Traffic impact analyses had been discussed as well. Scott Mackay asked Cody Mauck if, based on his position on the EDC Board, the EDC had comments about the proposal. Cody Mauck was not able to speak for the EDC Board due to his status as speaking for the Applicant Allan Tolbert, but Melissa Lipiec relayed that she had inquired with EDC Assistant Director Kaley Frye who had voiced no opposition to the project.

Chair Antonio Prete called attention to the developing spot zoning in which the Commercial zoning would be overtly advantageous to the property owners in that area, compared to the informally commercial usages currently in place which were aligned with the intended Industrial zoning as outlined in the City's Comprehensive Use Plan. He also considered that per Cody Mauck's remarks about the unexpected development of Trinity Ranch the City Council might find reason to update the Comprehensive Use Plan accordingly. Melissa Lipiec described the proposed update schedule of the Comprehensive Use Plan, which she believes has not been strictly adhered to. Chair Antonio Prete also emphasized the requirement that any incoming commercial uses of the properties must rezone the parcels properly. Scott Mackay remarked on some of the surrounding properties currently not being used, but which could be purposed with rezoning and a development plan. Taylor Christian requested clarification about the intentions of the Comprehensive Use Plan, and Chair Antonio Prete described it as the road map for development. Taylor Christian asked if the terms within were binding without revision by the City Council, and Chair Antonio Prete confirmed it was not. Taylor Christian asked if the recommendation made to City Council about this current project could include a recommendation to rezone the surrounding properties, and Chair Antonio Prete confirmed it could.

Chair Antonio Prete also drew attention back to the list of uses comparing C-2 to I zoning, and that all uses would be valid options. Danica Morgan inquired as to why some uses had been highlighted, and Melissa Lipiec explained that the table had been copied directly from the Staff Report for January's meeting and so the highlighted uses were those which the applicant at the time had been proposing. The current Applicant has not proposed any particular use of the property at this time, and Chair Antonio Prete reminded the Commission that if no stipulations were put on January's rezoning then that applicant would also not be held to the uses they proposed. Scott Mackay remarked that the tables were somewhat antiquated and perhaps could stand to be revisited.

- F. Recommendation – Scott Mackay moved that the Commission recommend to City Council approval of the rezoning request as presented, requesting that the City Council updates the Comprehensive Use Plan for the Elgin Business Park. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

Cody Mauck wanted to clarify whether the rezoning recommendation was *contingent* on the update of the Comprehensive Use Plan, and if the property would not be rezoned until the Comprehensive Use Plan was updated. Chair Antonio Prete confirmed that was not the intention of the recommendation, but for clarity called for the motion to be re-made.

Scott Mackay moved that the Commission recommend to City Council approval of the rezoning request as presented, and additionally recommend that the City Council update the Comprehensive Use Plan for the Elgin Business Park. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

VI. ANNOUNCEMENTS

1. Melissa Lipiec announced that the Board of Adjustment is still looking for a Junior Alternate following David Lanford’s departure, in case any Commission member has recommendations or interest.
2. Vice-Chair Ronnie Creppon requested that in the Public Comment portion of the meeting the instructions for speakers be revised to allow comments of “approximately” three minutes, as he was aggravated by previous Development Services Director David Harrell’s strict regulation. Chair Antonio Prete clarified that the instruction was to ensure public comments don’t run overlong, and that as chairman it would be his responsibility to moderate that.
3. Cody Mauck remarked on how friendly and collaborative the City of Elgin is with developers and that he appreciated the work of the Commission.

VII. ADJOURNMENT

The meeting was adjourned at 7:09 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

Consideration of a Final Plat

Project #202500008

Date: April 21, 2025

Applicant: Gray Engineering, Inc.

Representative: Timothy M. Holland, PE

Hearing Date: April 28, 2025

Location: Out of BCAD Parcel ID 8722871, east of Upper Elgin River Road and south of Grist Mill Lane, on a 2.673-acre tract of land in the Trinity Ranch subdivision.

APPLICATION SUMMARY

Consideration (action) by the Board of Adjustment of a final plat for a single lot Emergency Services Site servicing the Trinity Ranch subdivision. This will be a part of Phase 2 of Trinity Ranch.

DEPARTMENT COMMENTS

Trinity Ranch Subdivision is in the City of Elgin ETJ and is served for water by Elgin Municipal District #1 and is served for wastewater by the City of Elgin. The Preliminary Plat for Trinity Ranch Phase 2 (attached) was approved by the Planning and Zoning Commission on 10/24/22. The 2+-acre public safety services site is being donated in accordance with the Development Agreement which was approved in August of 2020. This site is located directly across from the new elementary school which is currently being constructed in the development.

The proposed EMS plat has been reviewed by WGA and found to be in conformance with the City of Elgin's Code of Ordinance.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Vicinity Map
2. Application
3. Owner's Authorization
4. Trinity Ranch Ph 2 Preliminary Plat
5. Final Plat
6. WGA Approval Letter

Trinity Ranch Phase 2 EMS Site Location



Red Shading: EMS Site
Blue Shading: Parcel 8722871

FINAL PLAT APPLICATION

Date: 1/30/2025

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 8722871

APPLICANT

Name: Gray Engineering, Inc. (Timothy M. Holland, PE)

Postal Address: 8834 N. Capital of Texas Hwy. Suite 140

Austin, TX 78759

E-Mail Address: tholland@grayengineering.com ; Phone Number: (512) 452-0371

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

Timothy M. Holland

1/30/2025

Signature

Printed Name

Date

Project Description:

Single lot plat for the Trinity Ranch emergency services site.



June 5, 2024

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

RE: Trinity Ranch

To Whom It May Concern:

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

Sincerely,



Century Land Holdings II, LLC



GRBK Edgewood, LLC

TRINITY RANCH, PHASE II PRELIMINARY PLAT

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

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

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

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

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

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

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

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

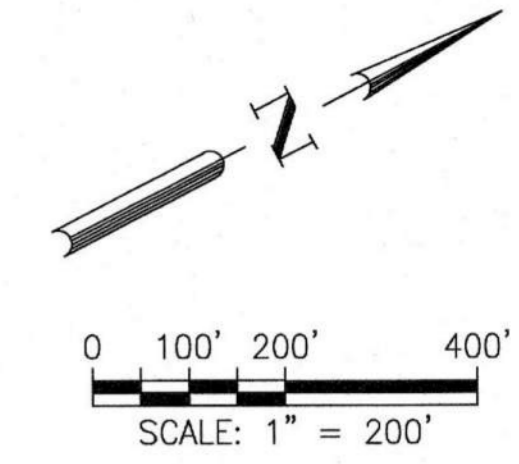
FIRE DEPARTMENT:
BASTROP / TRAVIS COUNTY
ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0086

NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRINITY RANCH DEVELOPMENT AND CONSENT AGREEMENT.
- THIS SUBDIVISION IS LOCATED WITHIN ELGIN MUNICIPAL UTILITY DISTRICTS NO. 1 AND 2.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48021C0075E, EFFECTIVE DATE OF JANUARY 19, 2006.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
- THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, WITH THE EXCEPTION OF MINOR CHANGES PERMITTED IN ACCORDANCE WITH RESOLUTION 2020-04-08-32.
- TOTAL ACREAGE: 148.37 AC
- TOTAL LOTS: 716
 - a. SINGLE FAMILY LOTS: 688
 - b. OPEN SPACE LOTS: 24
 - c. AMENITY CENTER: 1
 - d. UTILITY LOT: 1
 - e. FIRE DEPT.: 1
 - f. SCHOOL: 1
- NUMBER OF BLOCKS: 22
- LINEAR FEET OF STREETS: 24,806 (SEE TABLE)
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,194 SF
 - a. < 6,000 SF: 559
 - b. 6,000 - 7,500 SF: 136
 - c. 7,500 - 9,000 SF: 12
 - d. > 9,000 SF: 9
- REMAINING PARKLAND WILL BE INCORPORATED INTO FUTURE PLATS.

COUNTY NOTES:

- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-11 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
- ANY OBSTRUCTION IN THE COUNTY AND/OR TXDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- THE DRIVEWAY/CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY/CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY/CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
- OS&P APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.



LEGEND

| | |
|-------|------------------------|
| — | PROPERTY BOUNDARY |
| — | PROPOSED RIGHT OF WAY |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | ROAD CENTERLINE |
| --- | PROPOSED LOT LINE |
| 28 | PROPOSED LOT NUMBER |
| | PROPOSED SIDEWALK |
| --- | PROPOSED EASEMENT |
| --- | EXISTING EASEMENT |

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE 24TH DAY OF OCTOBER, 2022.

For R
CHAIR, PLANNING & ZONING COMMISSION
05 Dec 22

David Hamill
SECRETARY, PLANNING & ZONING COMMISSION
05 DEC 2022

CURVE TABLE

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

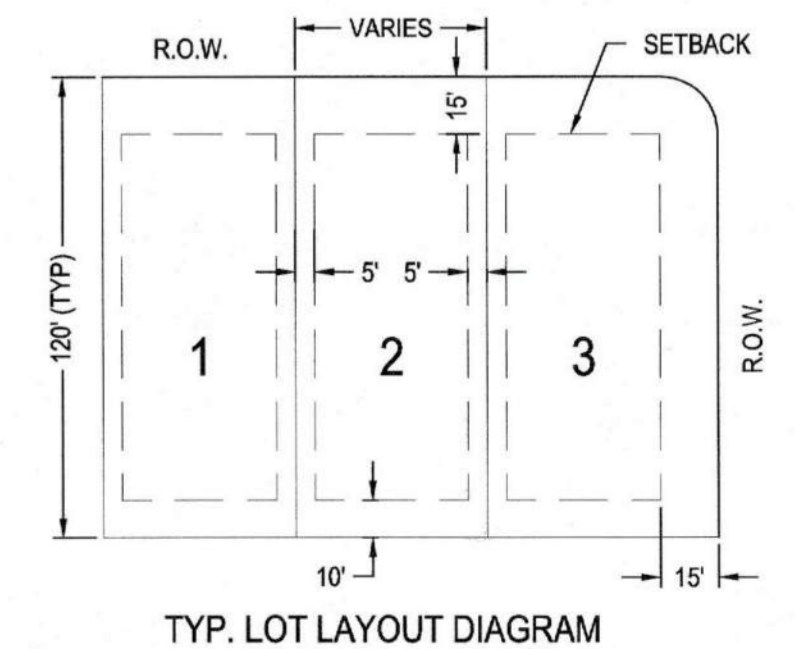
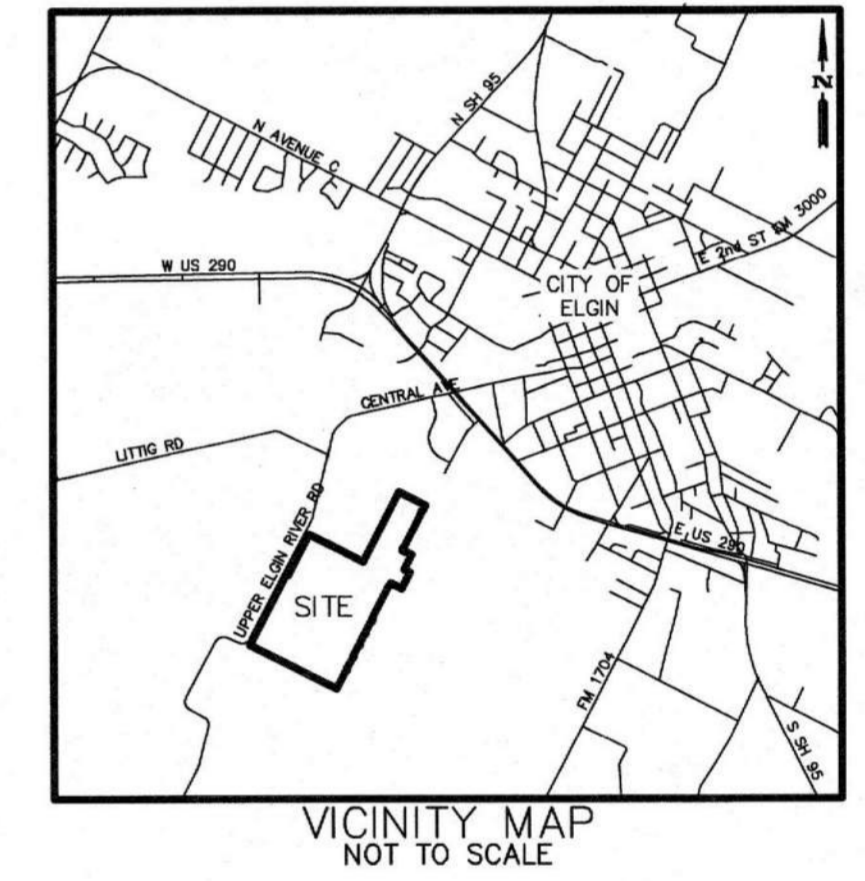
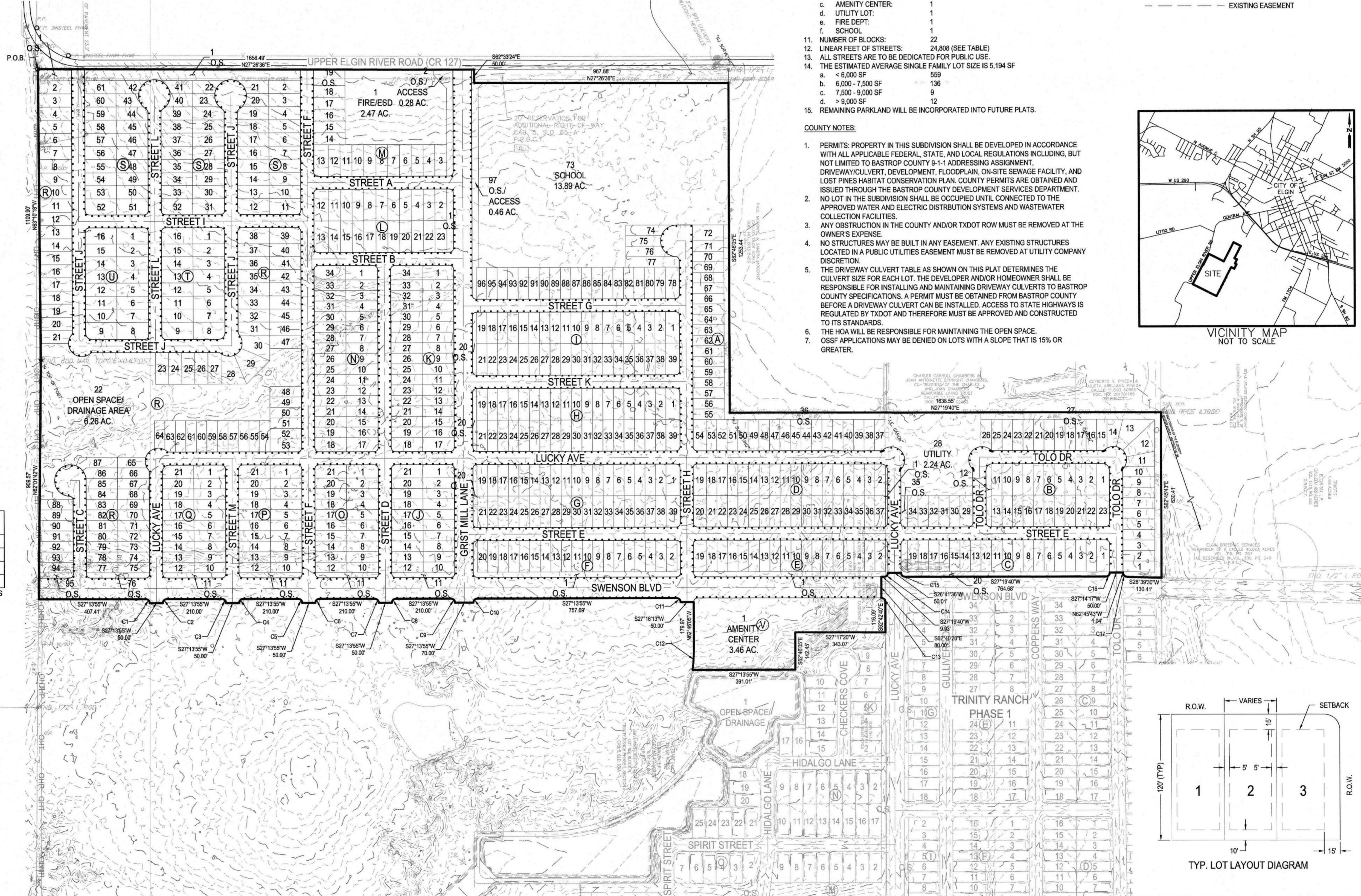
PARKLAND REQUIREMENT

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

* ALL VALUES ARE IN ACRES

STREET TABLE

| STREET NAME | ROW WIDTH | STREET WIDTH (F-F) | DESIGN SPEED | TYPE | STREET CLASSIFICATION | STREET OWNERSHIP | STREET LENGTH |
|-----------------|-----------|--------------------|--------------|------|-----------------------|------------------|---------------|
| STREET A | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 590 |
| STREET B | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 590 |
| STREET C | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 448 |
| STREET D | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 1309 |
| STREET E | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 2481 |
| GRIST MILL LANE | 70'-0" | 40'-0" | 30 | C&G | LOCAL | PUBLIC | 2028 |
| STREET F | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 2030 |
| STREET G | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 848 |
| STREET H | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 1275 |
| STREET I | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 870 |
| STREET J | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 2586 |
| STREET K | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 947 |
| LUCKY AVE | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 3797 |
| STREET L | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 953 |
| STREET M | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 550 |
| SWENSON BLVD | 80'-0" | 45'-0" | 30 | C&G | COLLECTOR | PUBLIC | 3203 |
| TOLO DR | 50'-0" | 28'-0" | 30 | C&G | LOCAL | PUBLIC | 1250 |
| | | | | | TOTAL LF | | 25655 |



| | |
|------------------|-------------|
| | DATE |
| | DESCRIPTION |
| | REV |
| DESIGNED BY: DAZ | REV |
| REVIEWED BY: TMH | |
| DRAWN BY: DAZ | |

BGE
BGE, INC. 1000
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744, F-1046
TBE Registration No. F-1046
TEL: 512-879-0400 www.bge.com

**TRINITY RANCH, PHASE II
ELGIN, TEXAS**

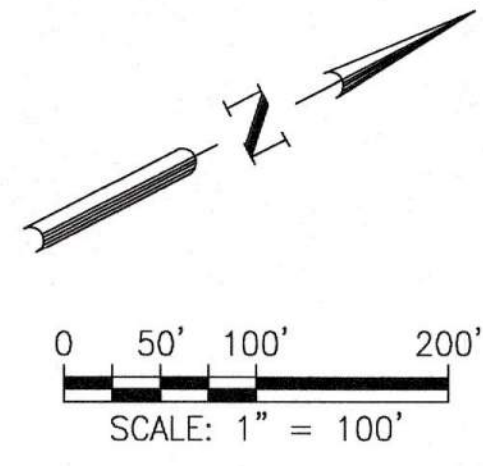
OVERALL PRELIM PLAN

SUBMITTAL DATE: 05-26-2022

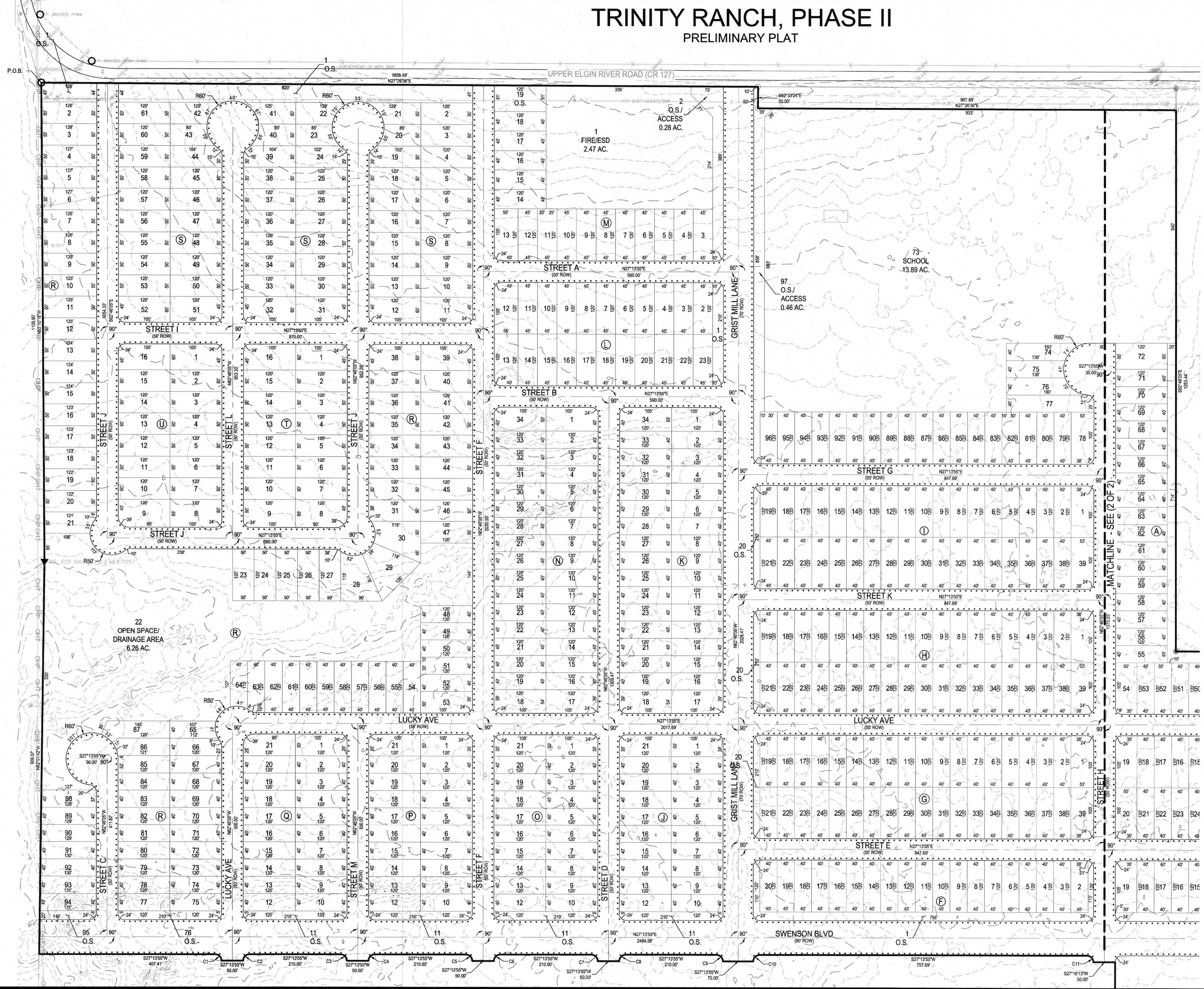
SHEET
1 OF 6

TRINITY RANCH, PHASE II

PRELIMINARY PLAT



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



| | |
|--------------|------|
| | DATE |
| | REV |
| DESIGNED BY: | DAZ |
| REVIEWED BY: | TMH |
| DRAWN BY: | DAZ |

BGE

BGE, INC.
1701 DIRECTOR'S BUILDING, SUITE 1000
AUSTIN, TEXAS 78744
TELEPHONE NO. 512-879-0400
WWW.BGE.COM

TRINITY RANCH, PHASE II
ELGIN, TEXAS

PRELIM PLAN (1 OF 2)

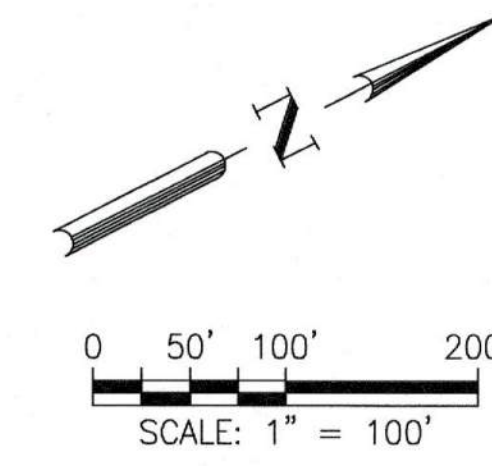
SUBMITTAL DATE: 05-26-2022

Melissa Ann
10/17/2022

SHEET
2 OF 6

G:\TX\Projects\Century Homes\10430-00-00-Trinity Ranch_Ph_2_Prelim\10430-00-00-Trinity Ranch_Ph_2_Prelim.dwg Layout: PRELIM PLAN (1 OF 2) Plotdate: 10/11/2022 8:28:22 AM

TRINITY RANCH, PHASE II PRELIMINARY PLAT



DESCRIPTION OF A 148.373 ACRE TRACT OF LAND

FIELD NOTES FOR A 148.373 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 382.741 ACRE TRACT OF LAND (SHRIBIT 2-1) AS CONVEYED UNTO CENTURY LAND HOLDINGS II, L.L.C. AND GRK EDGWOOD LLC, IN DOCUMENT NUMBER 202202896 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3-INCH STEEL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 127, AKA UPPER ELGIN RIVER ROAD, (R.O.W. - VARIES), ON REFERENCE FOUND, ON A NORTHERLY LINE OF A CALLED 163.11 ACRE TRACT OF LAND AS CONVEYED TO LINDA JACKSON AND SHEILA HARRISON IN VOLUME 988, PAGE 194 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 382.741 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, COINCIDENT WITH THE COMMON LINE OF SAID 382.741 ACRE TRACT AND SAID RIGHT-OF-WAY, A DISTANCE OF 1,658.49 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, BLOCK "H", TRINITY RANCH PHASE I, SECTION 1, AS RECORDED CABINET 5, SLIDE 85-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 33' 24" W, DEPARTING SAID RIGHT-OF-WAY LINE, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID LOT 138, A DISTANCE OF 80.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 987.88 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE SOUTH LINE OF A CALLED 16.08 ACRE TRACT OF LAND AS CONVEYED UNTO PAUL MOGONYE AND SANDRA MOGONYE IN DOCUMENT NUMBER 201515453 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 46' 09" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 18.808 ACRE TRACT, A DISTANCE OF 1,253.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" FOUND AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND THE 18.808 FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 19' 40" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT, THE 18.808 ACRE TRACT, CALLED 13.577 ACRE TRACT OF LAND AS CONVEYED UNTO CHARLES CARROLL CHAMBERS AND JOAN ANTOINETTE EPPRIGHT CHAMBERS, CO-TRUSTEES OF THE CHARLES AND JOAN CHAMBERS REVOCABLE TRUST IN DOCUMENT NUMBER 201702625 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND A CALLED 11.500 ACRE TRACT OF LAND AS CONVEYED UNTO CUTOBERTO V PINEDA AND JULIETA ARELLANO PINEDA IN DOCUMENT NUMBER 201701186 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 1,638.55 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 45.063 ACRE TRACT OF LAND AS CONVEYED UNTO ELGIN BREEDING SERVICES IN VOLUME 319, PAGE 57 AND DESCRIBED IN VOLUME 200, PAGE 249 BOTH IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND SAID 11.500 ACRE TRACT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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

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

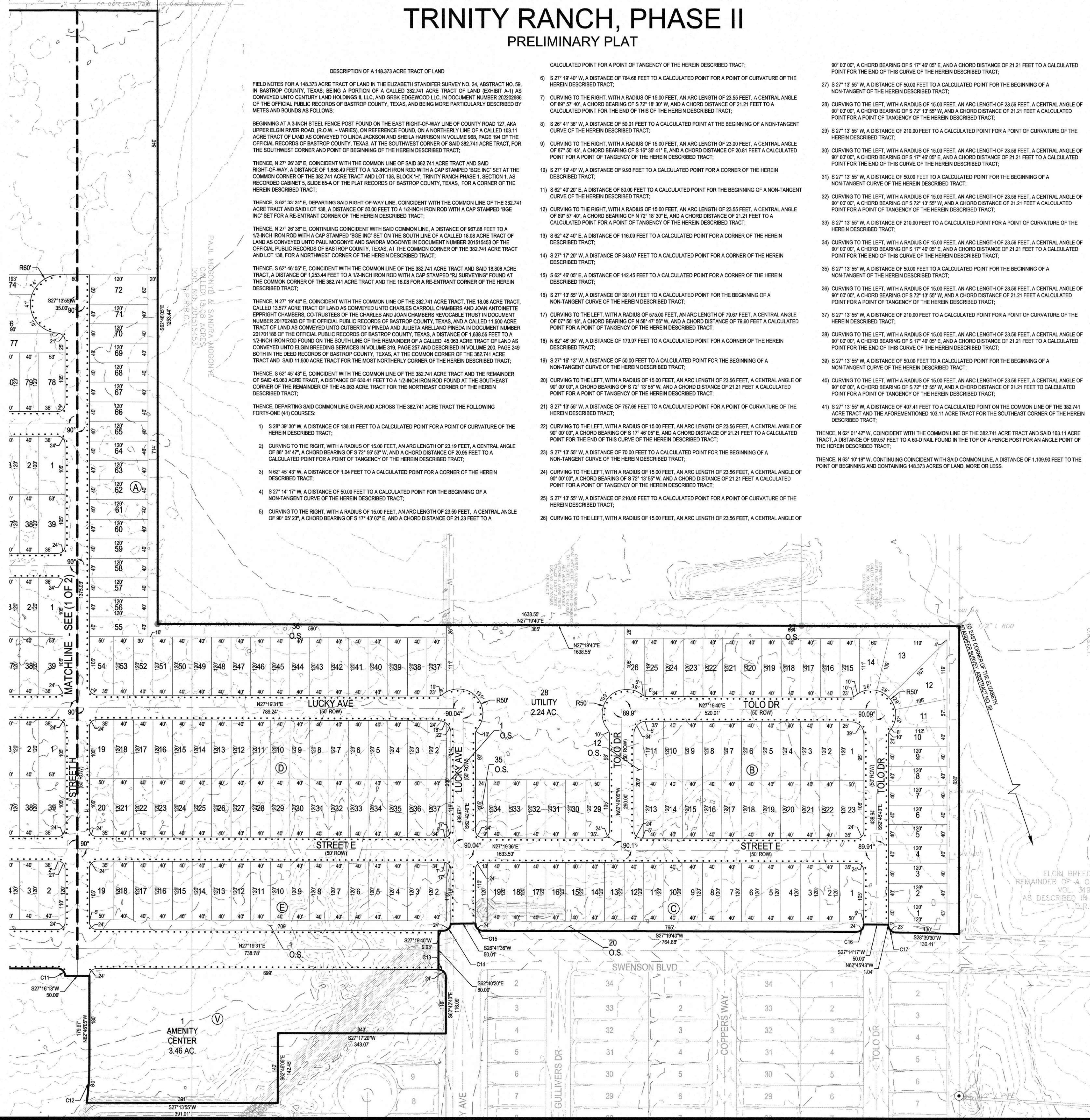
- 1) S 28° 39' 30" W, A DISTANCE OF 130.41 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 2) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, A CENTRAL ANGLE OF 88° 34' 47", A CHORD BEARING OF S 72° 56' 53" W, AND A CHORD DISTANCE OF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

- 6) S 27° 19' 40" W, A DISTANCE OF 764.68 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 7) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF S 72° 18' 30" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 8) S 26° 41' 30" W, A DISTANCE OF 50.01 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 9) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.00 FEET, A CENTRAL ANGLE OF 87° 50' 43", A CHORD BEARING OF S 16° 35' 41" E, AND A CHORD DISTANCE OF 20.81 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 10) S 27° 19' 40" W, A DISTANCE OF 9.93 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 11) S 82° 40' 20" E, A DISTANCE OF 80.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 12) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF N 72° 18' 30" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 13) S 82° 42' 40" E, A DISTANCE OF 116.09 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) S 27° 17' 20" W, A DISTANCE OF 343.07 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 15) S 82° 48' 05" E, A DISTANCE OF 142.45 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 16) S 27° 13' 55" W, A DISTANCE OF 50.01 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 17) CURVING TO THE LEFT, WITH A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 79.67 FEET, A CENTRAL ANGLE OF 07° 58' 18", A CHORD BEARING OF S 68° 47' 56" W, AND A CHORD DISTANCE OF 79.60 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 18) N 62° 48' 05" W, A DISTANCE OF 179.97 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 19) S 27° 16' 13" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 20) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 21) S 27° 13' 55" W, A DISTANCE OF 757.69 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 22) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 23) S 27° 13' 55" W, A DISTANCE OF 70.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 24) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 25) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 26) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF

- 80° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 27) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 28) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 29) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 30) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 31) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 32) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 33) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 34) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 35) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 36) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 37) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 38) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;
- 39) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 40) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 41) S 27° 13' 55" W, A DISTANCE OF 407.41 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE 382.741 ACRE TRACT AND THE AFOREMENTIONED 103.11 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 62° 01' 42" W, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 103.11 ACRE TRACT, A DISTANCE OF 109.97 FEET TO A 60-DIAL FOUND IN THE TOP OF A FENCE POST FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

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



LEGEND

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

| | |
|--------------|-------------|
| | APR |
| | DATE |
| | DESCRIPTION |
| DESIGNED BY: | DAZ |
| REVIEWED BY: | TMH |
| DRAWN BY: | DAZ |

BGE

BGE INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPPE Registration No. F-1046
TEL: 512-979-0400 www.bgeinc.com

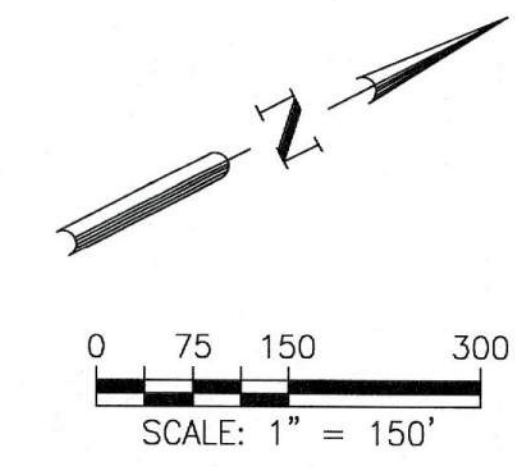
TRINITY RANCH, PHASE II
ELGIN, TEXAS

PRELIM PLAN (2 OF 2)

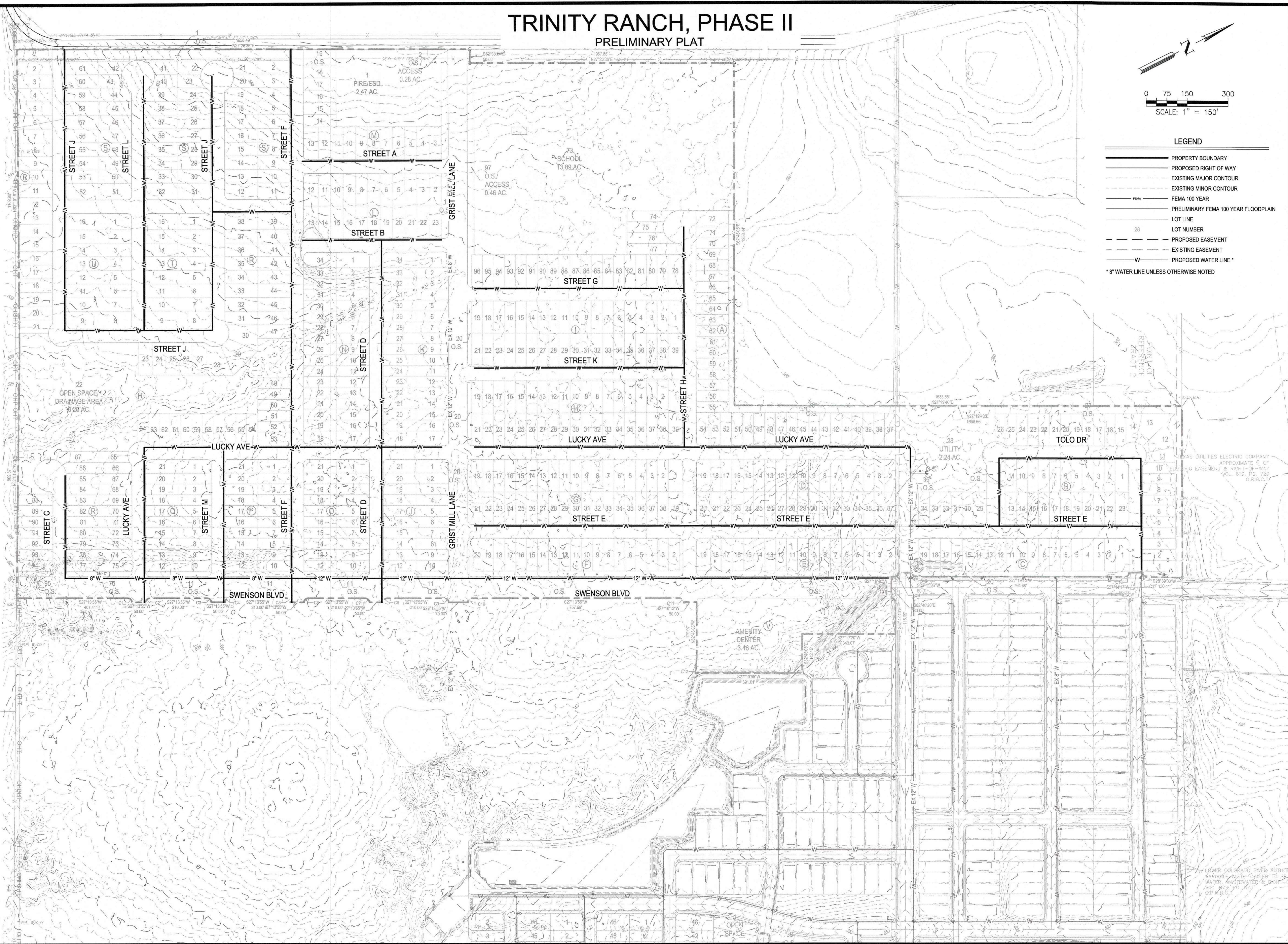
| | |
|-----------------|------------|
| SUBMITTAL DATE: | 05-26-2022 |
| | |
| SHEET 3 OF 6 | |

G:\TC\Projects\Century_Homes\10430300-Trinity_Prelim\Drawings\Layout\PRELIM PLAN (2 OF 2). Platset: 10/11/2022 8:28:34 AM

TRINITY RANCH, PHASE II PRELIMINARY PLAT



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - FEMA 100 YEAR FLOODPLAIN
 - PRELIMINARY FEMA 100 YEAR FLOODPLAIN
 - LOT LINE
 - LOT NUMBER
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED WATER LINE*
- * 8" WATER LINE UNLESS OTHERWISE NOTED



| | |
|------------------|-------------|
| | DATE |
| | REV |
| DESIGNED BY: DAZ | DESCRIPTION |
| REVIEWED BY: TMH | |
| DRAWN BY: DAZ | |

BGE

BGE, INC.
1701 DIRECTOR DRIVE, SUITE 1000
AUSTIN, TX 78744
TBPPE Registration No. F-1046
TEL: 812-878-0400 www.bge.com

**TRINITY RANCH, PHASE II
ELGIN, TEXAS
OVERALL WATER PLAN**

| | |
|----------------------------|---|
| SUBMITTAL DATE: 05-26-2022 | LOWER COLORADO RIVER AUTHORITY REGULABLE AND/OR CONTROLLED BY WATER, WASTEWATER & PROTECTIVE DIVISION, PG. 873 OF 873 |
|----------------------------|---|

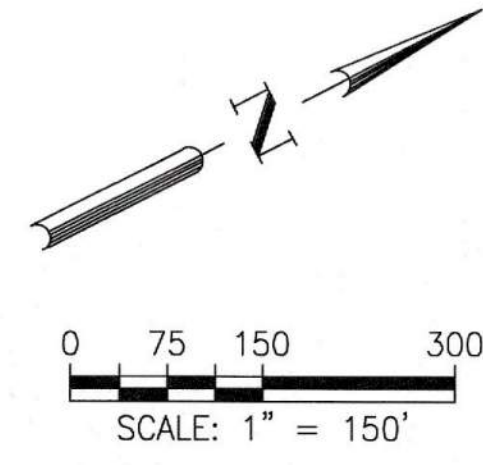
SHEET
5 OF 6

G:\TXC\Projects\Century_Homes\10450-00-Trinity_Ranch_Ph_2_Prelim\DD01_CADD\DD01_Site\SP\UTIL-PH2-PREL\Main.dwg Layout: OVERALL WATER PLAN Plotset: 1011/2022 8:30:20 AM

COUNTY RO/
R.O.W. WIDTH V

TRINITY RANCH, PHASE II

PRELIMINARY PLAT



LEGEND

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

* 8" WASTEWATER LINE UNLESS OTHERWISE NOTED



| | |
|--------------|------|
| | DATE |
| | REV |
| DESIGNED BY: | DAZ |
| REVIEWED BY: | TMH |
| DRAWN BY: | DAZ |

BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
ELGIN, TEXAS 75753
TELEPHONE: 817-872-0400
WWW.BROWNPAY.COM

TRINITY RANCH, PHASE II
ELGIN, TEXAS

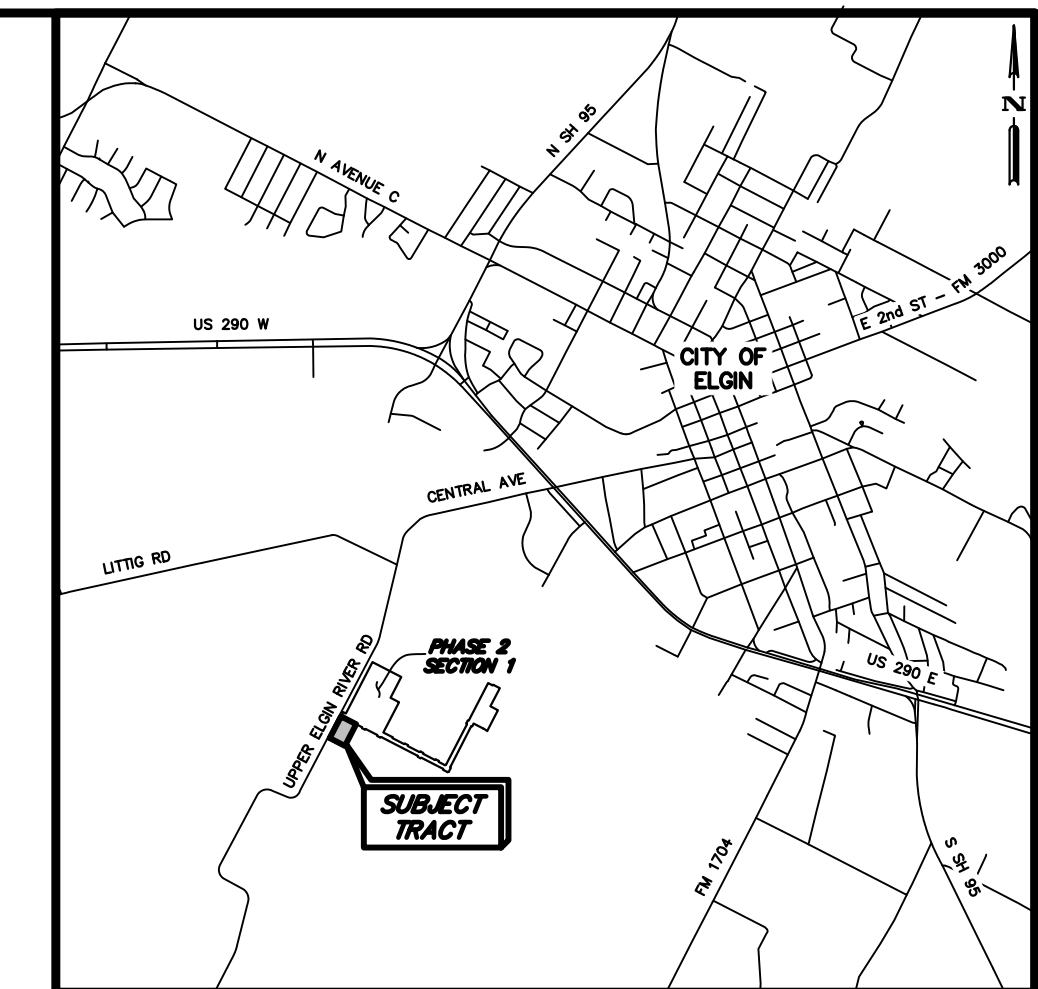
OVERALL WASTEWATER PLAN

| | |
|-----------------|------------|
| SUBMITTAL DATE: | 05-26-2022 |
|-----------------|------------|

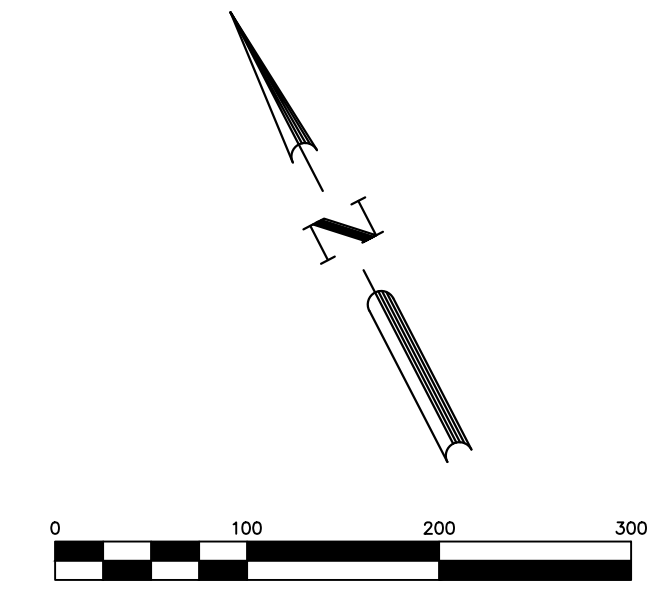
LOWER COLORADO RIVER AUTHORITY
VARIABLE WIDTH FACILITY TO BE
WATER QUALITY 155 & BRIGHT-5
AC 155-50-155
O.P.B.C.T.

SHEET
6 OF 6

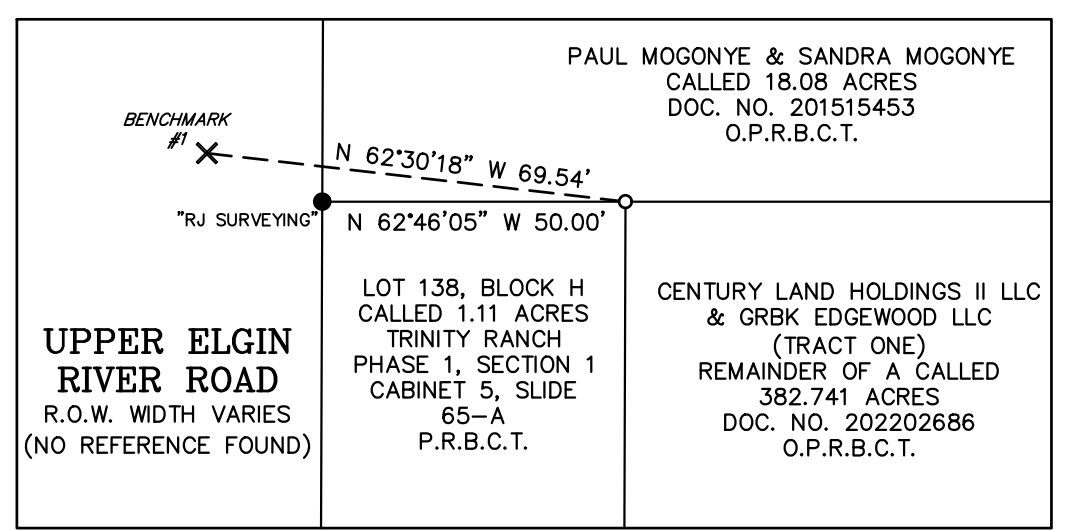
G:\TX\Projects\Century_Homes\10430-00\Trinity_Phase II\Drawings\Overall Wastewater Plan - Prelim.dwg Layout: OVERALL WASTEWATER PLAN - Prelim.dwg 10/11/2022 8:30:34 AM



VICINITY MAP
NOT TO SCALE



BENCHMARK #1
MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON ON ASPHALT ON THE EAST SIDE OF UPPER ELGIN RIVER ROAD LOCATED 2.69 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON.
ELEVATION: 554.16 FEET NAVD-88



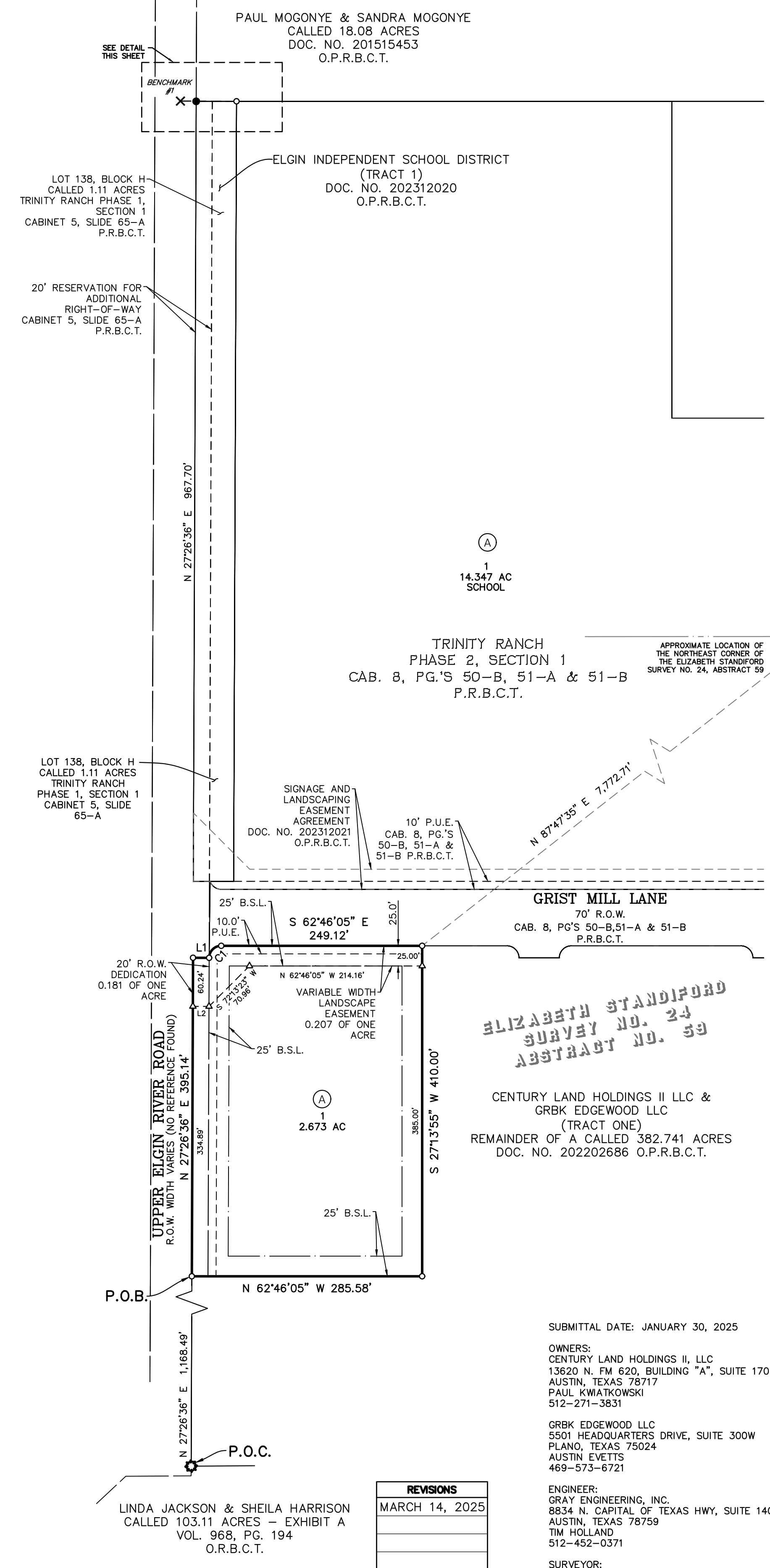
DETAIL
NOT TO SCALE

| LAND USE SCHEDULE | | |
|------------------------|-----|-----------|
| DESCRIPTION | NO. | ACREAGE |
| EMS LOT | 1 | 2.492 AC. |
| DEDICATED RIGHT-OF-WAY | - | 0.181 AC. |
| TOTAL LOTS | 1 | 2.492 AC. |
| TOTAL BLOCKS | 1 | - |
| TOTAL | | 2.673 AC. |

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S 62°32'44" E | 20.00' |
| L2 | N 62°33'25" W | 20.02' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-----------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 23.51' | 15.00' | 89°47'19" | N 72°20'15" E | 21.17' |

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



DESCRIPTION OF A 2.673 ACRE TRACT OF LAND

FIELD NOTES FOR A 2.673 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS; BEING OUT OF A REMAINDER OF A CALLED 382.741 ACRE TRACT (TRACT 1) AS CONVEYED UNTO CENTURY LAND HOLDINGS II, LLC, AND GRBK EDGEWOOD, LLC, IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 2.673 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3-inch steel fence post found on the east right-of-way line of Upper Elgin River Road (R.O.W. varies - No Reference Found), at the common corner of the remainder of said 382.741 acre tract and a called 103.11 acre tract of land as conveyed unto Linda Jackson and Sheila Harrison in Volume 968, Page 194 of the Official Records of Bastrop County, Texas, THENCE, N 27°26'36" E, coincident with the common line of the remainder of the 382.741 acre tract, and said right-of-way, a distance of 1,168.49 feet to a 1/2-inch iron rod with cap stamped "BGE, INC" set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 27°26'36" E, continuing coincident with said common line, a distance of 395.14 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the remainder of the 382.741 acre tract and said right-of-way for the northwest corner of the herein described tract;

THENCE, S 62°32'44" E, continuing coincident with said common line, a distance of 20.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southwest end of the curve return from the south right-of-way line of Grist Mill Lane (R.O.W. ~ varies, 70' min.) as shown on the plat of Trinity Ranch Phase 2, Section 1 as recorded in Cabinet "B", Pages 50-B, 51-A, and 51-B of the Plat Records of Bastrop County, Texas, for the beginning of a non-tangent curve of the herein described tract;

THENCE, curving to the right, coincident with the common line of the remainder of the 382.741 acre tract and said curve return, with a radius of 15.00 feet, an arc length of 23.51 feet, a central angle of 89°47'19", a chord bearing of N 72°20'15" E, and a chord distance of 21.17 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;

THENCE, S 62°46'05" E, coincident with the common line of the remainder of the 382.741 acre tract and the south right-of-way line of said Grist Mill Lane, a distance of 249.12 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, S 27°13'55" W, departing said common line, over and across the remainder of the 382.741 acre tract, a distance of 410.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, N 62°46'05" W, continuing over and across the remainder of the 382.741 acre tract, a distance of 285.58 feet to the POINT OF BEGINNING and containing 2.673 acres of land, more or less.

FINAL PLAT
**TRINITY RANCH
EMS LOT**

A SUBDIVISION OF 2.673 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

SUBMITTAL DATE: JANUARY 30, 2025

OWNERS:
CENTURY LAND HOLDINGS II, LLC
13620 N. FM 620, BUILDING "A", SUITE 170
AUSTIN, TEXAS 78717
PAUL, KWATKOWSKI
512-271-3831

GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
AUSTIN EVETTS
469-573-6721

ENGINEER:
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HWY, SUITE 150
AUSTIN, TEXAS 78759
TIM HOLLAND
512-452-0371

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

| REVISIONS | |
|----------------|--|
| MARCH 14, 2025 | |
| | |
| | |



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

\\bge\shared\02012300-0715\1330-07 - Trinity Ranch EMS - 3/14/2025 10:08 AM Matthew Misk

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTURY LAND HOLDINGS II, LLC (1/2 INTEREST), AND GRBK EDGEWOOD LLC (1/2 INTEREST), BEING THE OWNERS OF A CALLED 382.741 ACRE TRACT OF LAND (TRACT 1) OUT OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.673 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRINITY RANCH EMS LOT

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.

PAUL KWATKOWSKI, AUTHORIZED SIGNATORY
CENTURY LAND HOLDINGS II, LLC
13620 N. FM 620
BLD "A", SUITE 170
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

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

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

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

PRELIMINARY PENDING FINAL REVIEW

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

THAT I, DION P. ALBERTSON, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992788
- NO PORTION OF 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 4802100075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- UPON APPROVAL OF THIS PLAT BY THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY AND/OR THE COUNTY ENGINEER.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER IS SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- BASTROP COUNTY WILL ONLY ACCEPT THE STREETS AND ROADWAYS FOR OPERATION AND MAINTENANCE; THE DISTRICT WILL BE OBLIGATED TO MAINTAIN THE GUTTERS/DRAINAGE SYSTEMS AND STREETLIGHTS UPON RECEIPT OF AUTHORIZATION FROM THE COUNTY TO UTILIZE ITS RIGHT OF WAY FOR SUCH PURPOSES.
- THIS DEVELOPMENT IS WITHIN THE ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
- ALL SANITARY SEWER WITHIN THIS DEVELOPMENT IS TO BE PRIVATE. ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
- ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
- UTILITY PROVIDERS ARE AS FOLLOWS: BLUEBONNET ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.

CERTIFICATE OF APPROVAL:

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

CHAIRPERSON, PLANNING & ZONING COMMISSION _____ DATE _____

SECRETARY, PLANNING & ZONING COMMISSION _____ DATE _____

STATE OF TEXAS §
COUNTY OF BASTROP §

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

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

DEPUTY _____

\\bpc\apps\0201\330-07\5\1\04 - Fresh\Drawings\EMS_Plat\13330-CF - Trinity_Ranch_EMS_Plat.dwg, 3/14/2025, 10:08 AM, Matthew Misk

FINAL PLAT
**TRINITY RANCH
EMS LOT**
A SUBDIVISION OF 2.673 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS



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



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

March 14, 2025

Mr. Timothy Holland, P.E.

Gray Engineering, Inc.

8834 N. Capital of Texas Highway, Suite 140

Austin, Texas 78759

RE: Trinity Ranch EMS Site – Final Plat Review

Dear Mr. Holland:

WGA has reviewed the following documents listed below submitted on March 14, 2025, by Gray Engineering, Inc.

1. Final Plat dated January 30, 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 our office.

Sincerely,

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

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

cc: Melissa Lipiec, City of Elgin