



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
May 19, 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. 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. **April 28, 2025 Minutes**

IV. NEW BUSINESS

1. **Project 202500038: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City**

of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "R-1" Single Family Dwelling District to "R-2" Single-Family and Duplex Dwelling District located at 14021 Klaus Lane on a parcel of land known by the Travis County Appraisal District as Parcel 248221 (ABS 345 SUR 53 HINES W ACR 10.0) on the east side of Klaus Ln and south of FM 1100.

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

2. Project 202500002: A preliminary plat titled "Elgin Gateway Preliminary Plat", located on parcels of land known by the Travis County Central Appraisal District as Parcels 237109 and 237049, located on the south side of west Highway 290 directly opposite the Poth Tract for a total of 800 lots on a total of 241.634 acres of land.

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

V. ANNOUNCEMENTS

VI. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city 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 May 14, 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, APRIL 28, 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, Dorothy McCarther, Taylor Christian, Scott Mackay.
COMMISSION ABSENT: None
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager; Peyton Standifer, City Secretary
STAFF ABSENT: None

At the start of the meeting Chair Antonio Prete announced that the order of agenda items would be adjusted such that item IV: Consent Agenda and item V: New Business would be moved to become items III and IV respectively, with item III: Parliamentary Procedure Presentation moving to become item V.

- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. CONSENT AGENDA**
1. March 24, 2025 Minutes.
Scott Mackay moved that the Commission approve the consent agenda. Berney Williams seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
- IV. 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 – Director Beau Perry explained that this emergency services site was a required donation to the City from the Trinity Ranch MUD per the terms of their revised Development Agreement. The platted land is to be deeded to the City and then given by the City to an emergency service institution to develop within a span of two years, or else be returned to ownership of the MUD.
- B. Applicant Presentation – There was no applicant present to speak on the matter. Director Beau Perry noted that the City was the effective applicant in this situation.
- C. Open Public Hearing – The public hearing was opened at 6:38 P.M. No member of the public stepped forward to offer comments.
- D. Close Public Hearing – The public hearing was closed at 6:38 P.M.
- E. Discussion – Berney Williams asked if the potential future developers of the EMS site would have to pay for the land from the City, and Director Beau Perry confirmed that they would not and the property would simply be deeded over as long as the stipulations to build within the specified time frame was adhered to. Berney Williams asked who would get priority in the case of multiple interested parties and Director Beau Perry noted that the City has the right to choose who to deed the land to, but also that despite inquiries being made by the City there are no parties interested in developing the land for the purpose of emergency services at this time. Taylor Morgan asked if the City Council had been anticipating the development of such a site and if the two-year time frame was too short to encourage the appropriate development without losing the land back to the MUD and denying the emergency services the opportunity to develop the land. Director Beau Perry explained that the City’s perspective is that it would be a loss of property value for the county, and that the Council has taken initiative to

IV. NEW BUSINESS (Cont.)

develop similarly unclaimed sites in other MUDs outside the City. He also relayed that this kind of dedication of land is standard for Development Agreements, and the time frame is because the developers of the MUD do not want potentially usable land in the middle of their plan to go unused for long. Any attempt to lengthen the window for an interested service facility to claim the land would be met unfavorably by the developers at the time of signing the Development Agreement. Scott Mackay asked if the City has received any feedback as to why no party is interested in the free land, and Director Beau Perry explained that the committees involved are tied up in deciding optimal resource investment. Dorothy McCarther asked if the City might be able to purpose the unclaimed site for police department use and Director Beau Perry confirmed that they could in addition to the five or six sites that the City already has across Travis and Bastrop counties, but noted that as the neighboring Trinity Ranch is not within City limits and is not serviced by the Elgin PD they would not benefit from that use of the site.

Chair Antonio Prete drew attention back to the plat to be discussed. He noted that the phrasing of the second note about what portion of the site lies within the floodplain seems to be written backwards to imply that none of the site lies outside the floodplain, when in fact none of it lies *within* the floodplain. Director Beau Perry commented on the ambiguity in the county's phrasing requirements but promised to have it adjusted. Chair Antonio Prete also clarified that the access road is to be from Grist Mill Lane and not the main Upper Elgin River Road, and questioned if an emergency services site would be better serviced by Upper Elgin River Road. Director Beau Perry explained that if the developers of the EMS site want to make that change they can request it from the county, but the county wants to ensure that if the land reverts to the MUD's use then whatever the MUD builds is not by default allowed to be accessed from the major roadway.

Chair Antonio Prete also asked about the water and wastewater infrastructure and whether it would be in place in time for the two-year window of the EMS site development, and both Director Beau Perry and Scott Mackay confirmed that the infrastructure is already largely in place with Grist Mill Lane having been built out and the school opposite the site being scheduled to open in the fall. Scott Mackay also reminded the commission that they had approved Phase 3 of the Trinity Ranch development in which houses were planned to be built south of this site. Chair Antonio Prete pointed out a discrepancy in the phrasing between wastewater service versus required on-site sewage facilities, and Director Beau Perry confirmed that that was more county-mandated phrasing based on the facility potentially being serviced by the MUD depending on how the development goes. Berney Williams asked who the water supplier is, and Director Beau Perry clarified that Aqua water company is providing the water wholesale following the MUD's development of their infrastructure.

Chair Antonio Prete asked about the lack of language on the plat about liens on the property, and Director Beau Perry assured that there are none after his full evaluation working with the MUD.

- E. Consideration – Scott Mackay moved that the Commission approve the final plat for the Trinity Ranch EMS Site contingent on the revision and rephrasing of Note 2. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

V. PARLIAMENTARY PROCEDURE PRESENTATION

1. City Secretary Peyton Standifer stepped forward to deliver a presentation about Henry Martyn Robert's Rules of Order for parliamentary procedure, designed to facilitate fair discussion and equal opportunity for participation. She outlined the basics of the principles, such as the requirement for a quorum to conduct business and that all decisions go through the process of making a formal motion to be seconded and voted upon. In the case of disagreement about the terms of a motion a member may amend the motion after it is seconded. The amendment is then seconded and voted upon, which may alter the original motion which is now voted upon.

V. PARLIAMENTARY PROCEDURE PRESENTATION (Cont.)

The Commission discussed these Rules of Order and especially the terms of the process of amendment to a motion, comparing the more casual approach they have taken in the past wherein they have had a thorough discussion before any motion is made and in the event of disagreement on the terms of a motion have rescinded it and started with a fresh motion. City Secretary Peyton Standifer remarked that the described process is not typical when using the Rules of Order but also communicated that the Rules of Order are intended as guidelines and any parliamentary body has the right to amend or ignore the Rules of Order as appropriate for their group and procedure. Director Beau Perry explained that adherence to the Rules of Order helps ensure that no determinations made by the Commission are accused of imprecision, ambiguity, or bias in the face of contentious items.

VI. ANNOUNCEMENTS

1. Melissa Lipiec reminded the Commission that due to Memorial Day on Monday, May 26th, the next Planning and Zoning Commission meeting will be a week earlier than usual on May 19th, 2025. She let the Commission know that there is a Rezoning request on the agenda for the next meeting for the Cano subdivision to be rezoned from R-1 to R-2, mirroring a previous request at the October 28, 2024 meeting to rezone from R-1 to R-4 which had been recommended for disapproval by the Commission and subsequently withdrawn by the applicant before going to Council.
2. Melissa Lipiec asked the Commission if they were satisfied with the agenda packet delivery process, noting that Scott Mackay had asked for the packet to be delivered to his mailbox. Dorothy McCarther has the packet delivered to her shop, which is satisfactory to her. The other Commission members were satisfied with the way they were receiving their packets, in most cases left outside their front doors.

VII. ADJOURNMENT

The meeting was adjourned at 7:25 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

Rezoning from “R-1” Single Family Dwelling District to “R-2” Single-Family and Duplex Dwelling District

Project #202500038

Date: May 5, 2025
Applicant: Mario Cano
Hearing Dates: May 19, 2025 (Planning and Zoning Commission)
June 3, 2025 (City Council)
Location: Travis County Appraisal District Parcel number 248221, located east of Klaus Lane and south of FM 1100, northwest of the Northside Meadows subdivision.

APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 10 acres of land (a change to the official zoning map). The proposal is to change the zoning on the undeveloped lot from “R-1” Single Family Dwelling District to “R-2” Single-Family and Duplex Dwelling District.

DEPARTMENT COMMENTS

The property was annexed into the city at the owner’s request on November 15, 2022 following the Northside Meadows annexation. The initial concept plan and Preliminary Plat for the Cano Subdivision came before the Planning and Zoning Commission on September 24, 2018, at which time there was significant opposition put forward by neighbors in the surrounding vicinity. The nine-lot Final Plat was approved by PZC on September 27, 2021 but was never recorded or built, and subsequently expired. On October 28, 2024 the applicant submitted a request to have the zoning district changed to “R-4” Multiple-Family Residential District with a new project to construct three-story buildings on that site. This was similarly met with opposition from neighbors, and the Commission recommended denial of the change. The applicant withdrew the request before it went on to the City Council.

The applicant is now requesting a change to “R-2” Single-Family and Duplex Dwelling District with the concept plan of a proposed subdivision comprised of 32 residential lots and two open space detention ponds, to be platted contingent on approval of this zoning change.

Attachments

1. Application
2. Request Letter
3. Concept Plan
4. Draft of Ordinance
5. Staff Added Zoning Map
6. Notice sent to 200’ property owners

NON-PDD REZONING APPLICATION

Date: March 21, 2025

SITE INFORMATION

Project Address: 14201 Klaus Lane, Elgin, Texas

Parcel Identification Number (if no address): 248221


APPLICANT

Name: Mario Cano

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

E-Mail Address: mario@heavyroadway.com; Phone Number: (512) 567-8710

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.

	<u>Mario Cano</u>	<u>03/21/2025</u>
Signature	Printed Name	Date

Project Description:

A 10-acre tract that would be rezoned to allow for residential development to from R-1 to R-2

Zoning District.



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



(512) 281-0119



www.elgintexas.gov

ELECTRONICALLY RECORDED

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PGS

GENERAL WARRANTY DEED

9992-16-1156

STATE OF TEXAS

} KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT THE UNDERSIGNED, DIANN T. SMITH, (hereinafter referred to as "Grantor" whether one or more), for and in consideration of the sum of TEN DOLLARS {10.00} cash and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed has Granted, Sold and Conveyed, and by these presents does hereby GRANT, SELL and CONVEY unto MARIO ALCANTARA CANO, referred to as "Grantee", whether one or more, the real property described herein as EXHIBIT "A" and incorporated by reference herein.

Reservations from Conveyance: This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the herein above described property as now reflected by the records of the County Clerk of Travis County, Texas. Additionally, for Grantor and Grantor's heirs, successors, and assigns forever, a reservation of the free, uninterrupted, and perpetual use of, and a separate right to maintain, a nonexclusive easement over the passageway described in this paragraph and located on the Property. This easement is a 45' wide ingress and egress easement along the southern property line reserved in this deed and shown as a proposed easement on the survey prepared by Richard Fink which is dated June 21, 2016 and being more particularly described by metes and bounds of Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators,

successors and/or assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad-valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 20 day of July, 2016

GRANTOR:

Diann T. Smith

DIANN T. SMITH

STATE OF TEXAS

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 20 day of July, 2016 by Diann T. Smith.



Mark Beane

Notary Public, State of Texas

Mark Beane

Printed Name of Notary

My Commission Expires: May 2019

Grantee's Address:
Mario Cano
1305 Terrace View Dr.
Cedar Park, TX 78613

EXHIBIT "A"

FIELD NOTE DESCRIPTION
OF A 10.00 ACRE TRACT,
IN THE WILLIAM HINES
SURVEY, NO. 53,
TRAVIS COUNTY, TEXAS

Being a 10.00 acre tract or parcel of land, situated in the William Hines Survey, Number 53, Travis County, Texas, and being all of that certain tract of land called 10.00 acres, as described in a deed to Diann T. Smith, recorded in Volume 13225, Page 1694, Real Property Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod set on the east right-of-way of Klaus Lane, marking the northwest corner of that certain tract of land called 9.998 acres, as described in a deed to Diann T. Smith, recorded in Volume 13081, Page 1489, Real Property Records of Travis County, Texas, also marking the southwest corner of the said Smith 10.00 acre tract, for the southwest corner hereof;

THENCE, with the east right-of-way of the Klaus Lane, and the west line of the said Smith 9.998 acre tract, N 26° 37' 34" W, 461.71 feet to a 1/2" iron rod found, marking the northwest corner of that certain tract of land called 10.00 acres, as described in a deed to Cheryl H. Guerrero, Trustee for the Guerrero Family Trust, reported in Document No. 2002220520, Official Public Records of Travis County, Texas, said Guerrero tract more described in Volume 13203, Page 1755, Real Property Records of Travis County, Texas, also marking the northwest corner of the said Smith 10.00 acre tract, for the northwest corner hereof;



THENCE, with the south line of the said Guerrero tract and the north line of the said Smith 10.00 acre tract, S 65° 38' 37" E, 943.95 feet to a 3/8" iron rod found at a fence on the west line of the remainder of that certain tract of land called 63.987 acres, as described in a deed to James G. Bethke and wife Friedhilde A. Bethke, recorded in Volume 6172, Page 1974, Deed Records of Travis County, Texas, marking the southeast corner of the said Guerrero tract, also marking the northeast corner of the said Smith 10.00 acre tract, for the northeast corner hereof;

THENCE, with the east line of the said Smith 10.00 acre tract, S 28° 30' 36" W, at 57.66 feet, pass a 5/8" iron rod found at a fence corner marking the southwest corner of the said Bethke tract, also marking the most westerly northwest corner of that certain tract of land called 52.00 acres, as described in a deed to Diann Tenney Smith, recorded in Volume 7381, Page 828, Deed Records of Travis County, Texas, for a total distance of 461.89 feet to a 1/2" iron rod found in a fence, on the west line of the said Smith 52.00 acre tract, marking the northeast corner of the said Smith 9.998 acre tract, and the southeast corner of the said Smith 10.00 acre tract, for the southeast corner hereof;

THENCE, with the north line of the said Smith 9.998 acre tract and the south line of the said Smith 10.00 acre tract, N 65° 37' 38" W, 943.67 feet to the PLACE OF BEGINNING, and containing 10.00 acres of land in all, more or less.

Bearing Basis are based Texas State Plane Coordinate System, NAD 83, Central Zone.

I, the undersigned, do hereby certify that this description represents an on the ground survey done under my supervision in the month of October, 2013, and that it is true and correct to the best of my knowledge.


Richard Pink
10-30-2013
R.P.L.S. No. 6475


Unrecorded

EXHIBIT "B"

FIELD NOTE DESCRIPTION
OF A 0.975 ACRE TRACT,
IN THE WILLIAM HINES
SURVEY, NO. 53,
TRAVIS COUNTY, TEXAS

Being a 0.975 of an acre tract or parcel of land, a 45 foot wide strip, situated in the William Hines Survey, Number 53, Travis County, Texas, and being a portion of that certain tract of land called 10.00 acres, as described in a deed to Diann T. Smith, recorded in Volume 15225, Page 1694, Real Property Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING, at 1/2" iron rod found on the east right-of-way of Kirtin Lane, marking the northwest corner of that certain tract of land called 9.998 acres, as described in a deed to Diann T. Smith, recorded in Volume 13081, Page 1409, Real Property Records of Travis County, Texas, also marking the southwest corner of the said Smith 10.00 acre tract, for the southwest corner;

THENCE, with the east right-of-way of Kirtin Lane, and the west line of the said Smith 10.00 acre tract, N 26° 57' 36" E, 45.00 feet to a 1/2" iron rod set for the northwest corner hereof;

THENCE, across the said Smith 10.00 acre tract, S 65° 37' 58" E, 943.70 feet a 1/2" iron rod set on the east line of the said Smith 10.00 acre tract and the west line of that certain tract of land called 52.00 acres, as described in a deed to Diann Tenney Smith, recorded in Volume 7581, Page 628, Deed Records of Travis County, Texas for the northeast corner hereof;

THENCE, with the west line of the said Smith 52.00 acre tract, and the east line of the said Smith 10.00 acre tract, S 26° 59' 34" W, 45.00 feet to a 1/2" iron rod found, marking the southeast corner of the said Smith 10.00 acre tract, also marking the northeast corner of the said Smith 9.998 acre tract, for the southeast corner hereof;

THENCE, with the south line of the said Smith 10.00 acre tract and the north line of the said Smith 9.998 acre tract, N 65° 37' 58" W, 943.67 feet to the PLACE OF BEGINNING, and containing 0.975 of an acre of land in all, more or less.

Bearing Basis are based Texas State Plane Coordinate System, Nad 83, Central Zone.

I, the undersigned, do hereby certify that this description represents an on the ground survey done under my supervision in the month of October, 2015, and that it is true and correct to the best of my knowledge.

Richard Frnk 6/21/2016
Richard Frnk R.P.L.S. No. 5473



Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir



DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

July 22 2016 12:49 PM

FEE: \$ 42.00 2016118831



METES & BOUNDS DESCRIPTION

BEING A 10.00 ACRE TRACT LOCATED IN THE WILLIAM HINES SURVEY, ABSTRACT NUMBER 53, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 10.00 ACRE TRACT, DESCRIBED TO MARIO ALCANTARA CANO IN DOCUMENT NUMBER 2016118831 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.00 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP, FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN THE APPARENT EAST RIGHT OF WAY LINE OF KLAUS LANE, NO NEED OF RECORD FOUND, AND HAVING THE FOLLOWING GRID COORDINATES (N: 10109055.24 GRID, E: 3213305.74 GRID - TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83);

THENCE, WITH THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST LINE OF SAID 10.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1. S 65°38'17" E, 944.11 FEET TO A 3/8 INCH IRON ROD, FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT,**
- 2. S 26°59'18" W, 461.83 FEET TO A 5/8 INCH IRON ROD, FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT,**
- 3. N 65°37'51" W, 943.57 FEET TO AN IRON ROD WITH CAP, FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING IN SAID APPARENT EAST RIGHT OF WAY LINE OF KLAUS LANE,**
- 4. N 26°55'20" E, 461.69 FEET WITH THE APPARENT EAST RIGHT OF WAY LINE OF KLAUS LANE AND THE NORTHWEST LINE OF SAID 10.00 ACRES AND THE TRACT DESCRIBED HEREIN, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 10.00 ACRES, MORE OR LESS.**

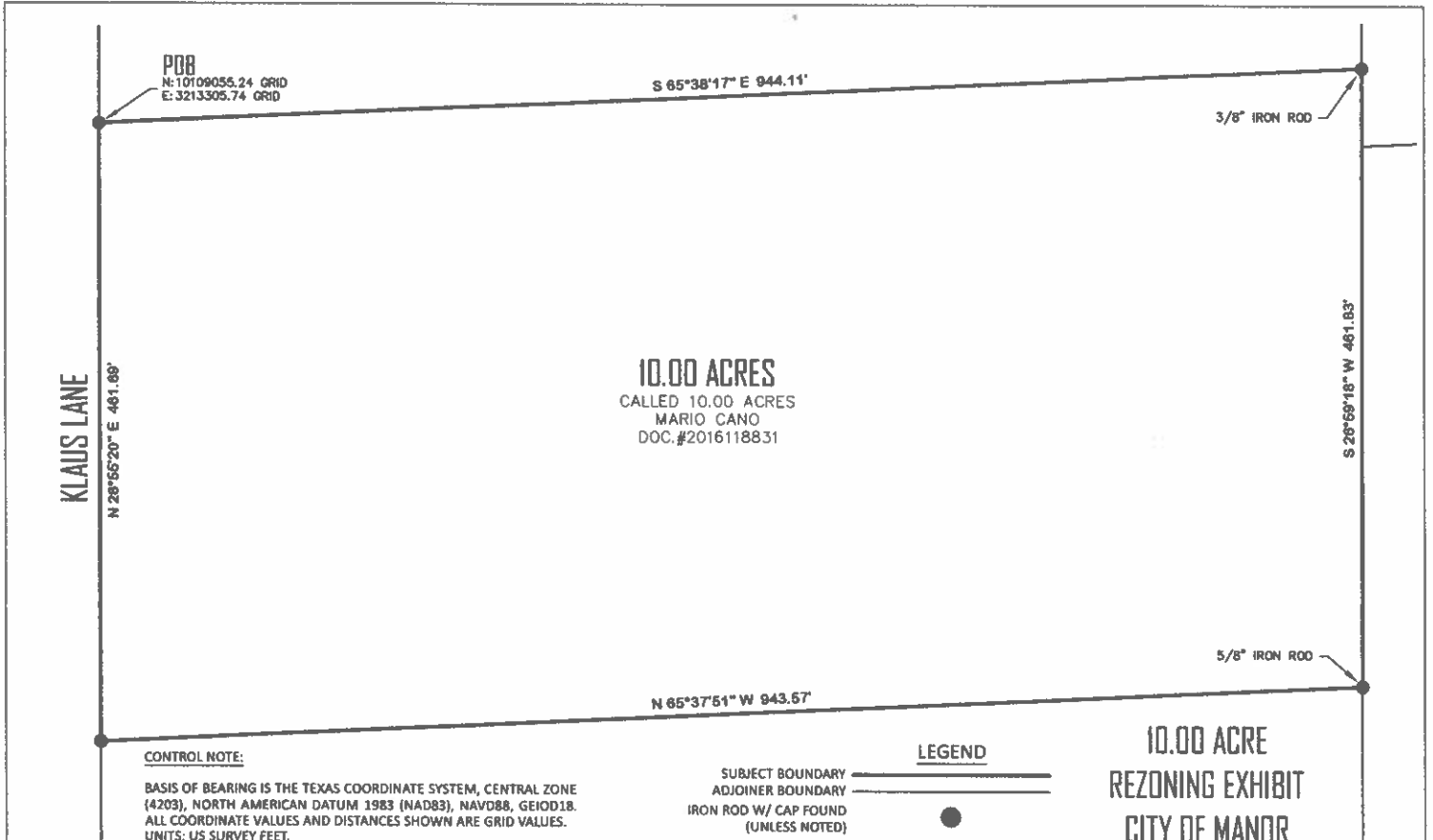
Basis of bearing is the Texas Coordinate System, Central Zone [4203], NAD83. All distances (U.S. Survey Feet) are grid.

This document was prepared under 22 tac §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

3/20/2025

Garrett Cavaiuolo - RPLS# 6714
Garrett@MCSurveyTX.com
TBPELS FIRM# 10194678
PRJ# 0222-TR345A





CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES. UNITS: US SURVEY FEET.

LEGEND

SUBJECT BOUNDARY ADJOINER BOUNDARY
 IRON ROD W/ CAP FOUND (UNLESS NOTED)

**10.00 ACRE
 REZONING EXHIBIT
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS**

Date: 3/20/2026 OF No. N/A
 Job# 222-TR345A Scale: 1"=100' Size: 8.5X11
 Address: 14021 KLAUS LN Drawn By:
 City: MANOR Zip: 78621 GC

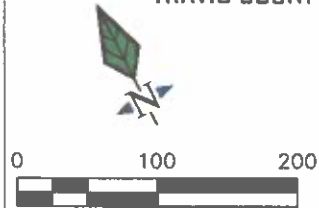


Rev. --
 Rev. --
 79 S. Wynnoak Cir, Spring, TX 77382
 Mobile: 737-202-8333
 Email: Garrett@mcsurveytx.com
 www.MCSurveyTX.com
 YBPELS FIRM # 10194678



SURVEYOR'S CERTIFICATE:
 THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

 GARRETT CAVAIUOLO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6714



Agent authorization Form

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

Owner's Signature: *Marion Cano*

Print Name: Mario Alcantara Cano

Date: 09/15/2025

GUERRERO CHERRY H TRUSTEE OF
THE GUERRERO FAMILY TRUST
10.00 AC.
DRY CROPLAND
VOL. 13203 PG. 1755
(2002220520)

BETHKE JAMES G
& FRIEDLUNDE A
11.987 AC.
NATIVE AND
IMPROVED PASTURE
VOL. 8472 PG. 1874
(0647201974)



LEGEND
 - - - - - PROPERTY LINE
 - - - - - LOT LINE
 - - - - - EASEMENT & SETBACKS
 - - - - - EXISTING CONTOUR

KLAUS LANE
(30' ROW)

BM 542.84

N26°57'20" E 461.21

563.02' 40'
29.98

N26°57'20" E

50 R.O.W.

50 R.O.W.

50 R.O.W.

50 R.O.W.

50 R.O.W.

70 R.O.W.

70 R.O.W.

N65°37'39" W 643.67

IGLESIA DE LA GRACIA
DE AUSTIN
10.00 AC.
IMPROVED PASTURE
VOL. 13081 PG. 1409
(2016089279)

SMITH DIANN T
52.00 AC.
IMPROVED PASTURE
VOL. 7581 PG. 628
(0758100628)



LOT EXHIBIT

MARIO CANO
 10.00 ACRE KLAUS LANE ELGIN, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF JAVIER BARRAJAS, P.E. TEXAS LICENSE No. 89988. THIS DOCUMENT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

NOTE:
 BOUNDARY INFORMATION SHOWN HEREON RECREATED FROM SURVEY PLAN OF A 10.00 ACRE TRACT, IN THE WILLIAM HINES SURVEY NO. 53 TRAVIS COUNTY, TEXAS ON 06-21-2016 BY RICHARD FINK REGISTERED PROFESSIONAL LAND SURVEYOR, 1231 PEACH CREEK ROAD WAELDER, TX. 78959

TRINE ENGINEERING

CIVIL SURVEYING CONSTRUCTION

DATE: 1/9/2025
 PROJECT:
 SHEET No.
 TOTAL SHEETS: N/A

TBPE FIRM REGISTRATION No. F-22228

ORDINANCE NO. 2025-06-03-

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 "R-1" SINGLE FAMILY DWELLING DISTRICT TO "R-2" SINGLE-FAMILY AND DUPLEX DWELLING DISTRICT LOCATED ON A PARCEL OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCEL 248221 (ABS 345 SUR 53 HINES W ACR 10.0) BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO 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 R-1 Single Family Dwelling District to R-2 Single-Family and Duplex Dwelling 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 May 19, 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 R-2 Single-Family and Duplex Dwelling District; and

WHEREAS, on the 6th day of June, 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 R-1 Single Family Dwelling District to R-2 Single-Family and Duplex Dwelling 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.

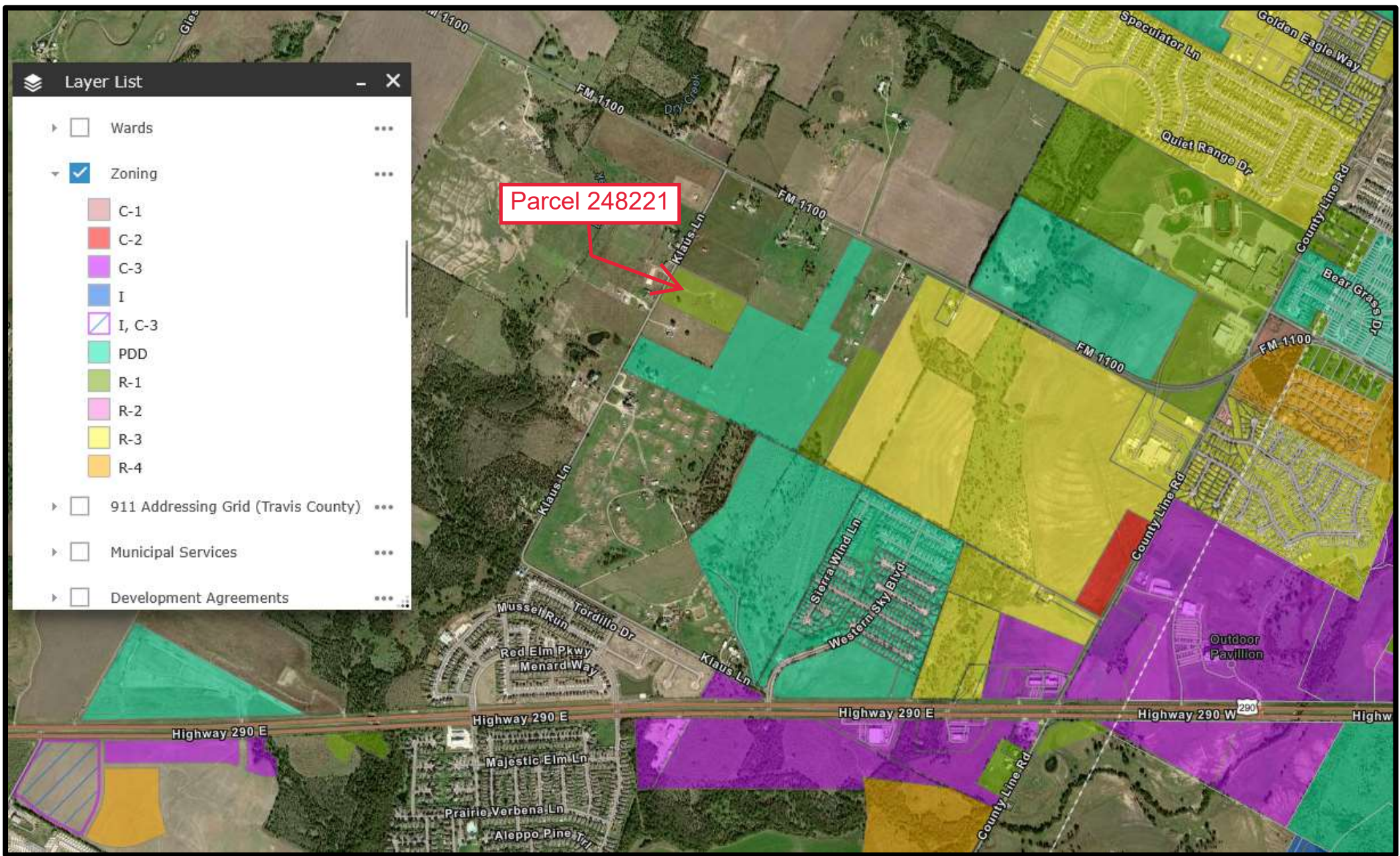
C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were 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 6th day of June, 2025.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

PEYTON STANDIFER, City Secretary





May 5, 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 lines). This notice is to inform you of public hearings to be held by Planning & Zoning Commission and the City Council as denoted below:

Project #202500038: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "R-1" Single Family Dwelling District to "R-2" Single-Family and Duplex Dwelling District located at 14021 Klaus Lane on a parcel of land known by the Travis County Appraisal District as Parcel 248221 (ABS 345 SUR 53 HINES W ACR 10.0) on the east side of Klaus Ln and south of FM 1100; and providing for a savings clause and repealing conflicting ordinances and resolutions.

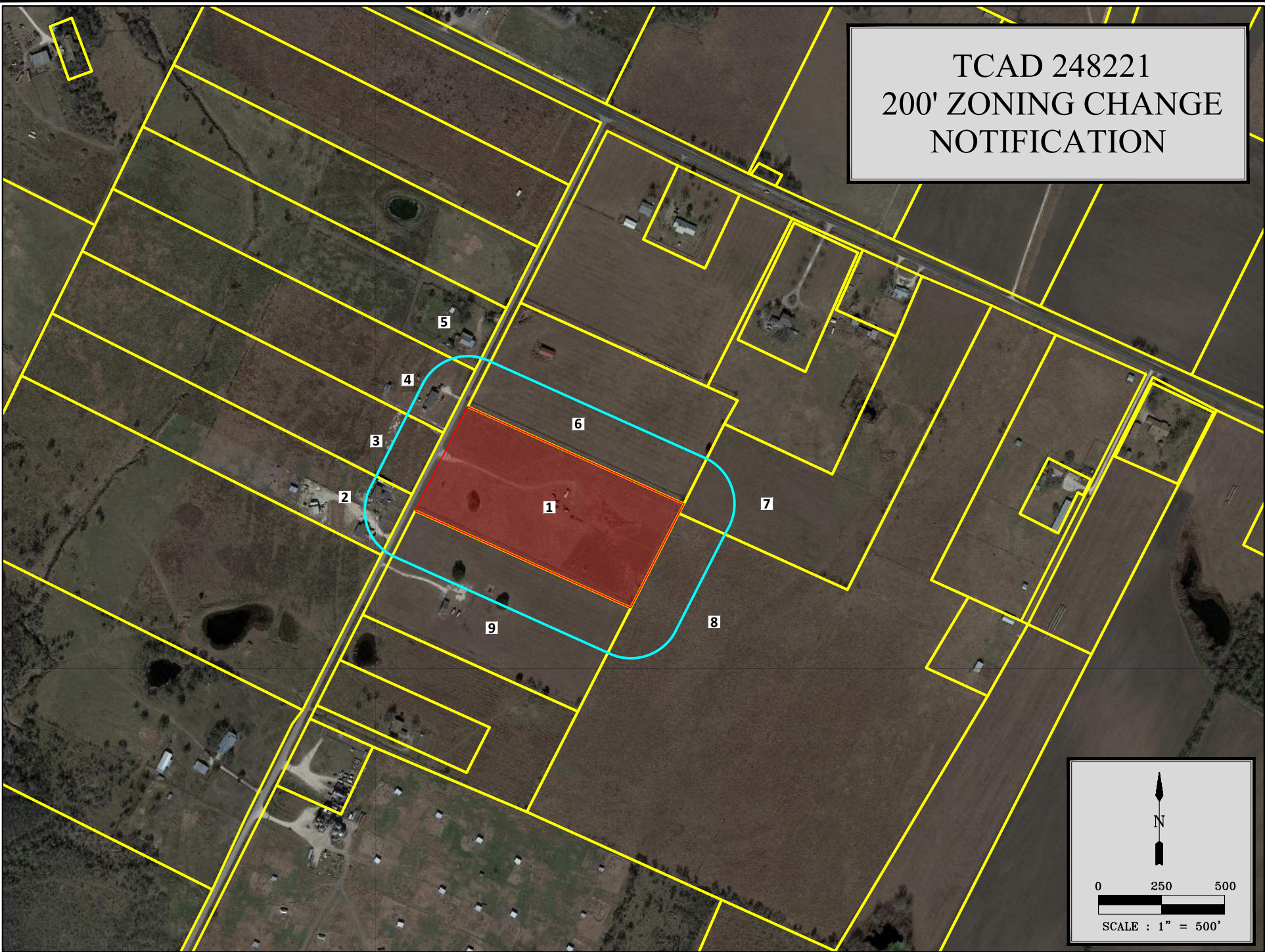
Notice is given of public hearings to be held by the Planning & Zoning Commission on May 19, 2025 beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation & City Council on June 3, 2025 beginning at 6:30 P.M. CST for a consideration. These meetings will be held at Elgin Public Library 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, City Hall, 310 N. Main St., Elgin, TX 78621 U.S.A. from 8:30 A.M – 4:00 P.M. Central Standard Time, Monday – Friday.

TCAD 248221
200' ZONING CHANGE
NOTIFICATION





Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202500002

Date: May 9, 2025
Applicant: Gray Engineering, Inc.
Hearing Dates: May 19, 2025 (Planning and Zoning Commission)
Location: Travis County Appraisal District Parcel numbers 237109 and 237049, located on the south side of west Highway 290 directly opposite the Poth Tract.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Elgin Gateway which would contain a total of 772 single family lots, one multi-family lot, two commercial lots, twelve open space lots, one flex commercial/industrial lot, one amenity center, four open space/drainage lots, two detention lots, one public safety site, and four R.O.W. dedications for a total of 800 lots, 24 blocks and 36,006 linear feet of streets across a total of 241.634 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council on November 12, 2024.

DEPARTMENT COMMENTS

As stated above, the Elgin City Council authorized the Development and Consent Agreement with Ohana Land Corp, LLC, and Austin Gateway, LLC (the Developers) in November of last year. A portion of this development (56.2727 acres along Highway 290) has been annexed into the Elgin City limits as requested in the Development and Consent Agreement. This Preliminary Plat covers the entire development and generally conforms to the Concept Plan. The City's third-party engineering firm, Ward, Getz & Associates (WGA) has reviewed this Preliminary Plat and have determined that it meets City requirements.

Attachments

1. Application and owner's authorization
2. Concept Plan
3. Vicinity Map
4. Proposed Preliminary Plat
5. WGA Review Letter

PRELIMINARY PLAT APPLICATION

Date: _____ New _____ Modification _____

Modification of _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: cosbourn@grayengineeringinc.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.


12/19/2024

Signature

Printed Name

Date

Project Description:





Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Nov 01, 2024 03:18 PM Fee: \$37.00

2024121793

Electronically Recorded

GF#TAY2402838

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 30th, 2024

Grantor: Castle Elgin LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

15904 KEAWAH ISLAND D12
AUSTIN TX 78717
Williamson County

Grantee: Ohana Land Corp, LLC, a Delaware limited liability company

Grantee's Mailing Address (including county):

3040 Post Oak Blvd., Ste. 1212
Houston, Texas 77056
Harris County

Consideration:

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of Grantee's Note of even date herewith that is in the principal amount of **Four Million and No/100 Dollars (\$4,000,000.00)**, payable to the order of **Cypress BridgeCo, LLC, a Texas limited liability company**. The Note is secured by a Vendor's Lien retained in favor of **Cypress BridgeCo, LLC, a Texas limited liability company** in this Deed and by a Deed of Trust of even date herewith from Grantee to **Nightingale Law Group, PLLC, Trustee**.

Property (including any improvements):

All that certain 74.2093 acre tract of land out of the William Hines Survey No. 53, Abstract No. 345 in Travis County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Cypress BridgeCo, LLC, a Texas limited liability company, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note herein described. The Vendor's Lien and Superior Title to the property are retained for the benefit of **Cypress BridgeCo, LLC, a Texas limited liability company** and are transferred to that party without recourse on Grantor.

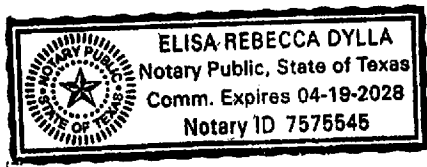
EXECUTED this 30th day of October, 2024.

Castle Elgin LLC, a Texas limited liability company

By: *[Signature]*
Hazarathaiah Darapaneni
Chief Executive Member

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 30th day of October, 2024, by Hazarathaiah Darapaneni, Chief Executive Member of **Castle Elgin LLC, a Texas limited liability company**, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas
Notary's Name (printed): Elisa Rebecca Dylla
Notary's commission expires: 04/19/2028

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY
1902 Old Granger Road
Taylor, TX 76574

EXHIBIT A**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 74.2093 ACRES (3,232,556 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, SITUATED IN THE CITY OF ELGIN, TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 74.189 ACRE TRACT CONVEYED TO CASTLE ELGIN LLC IN DOCUMENT NO. 2021046636 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 74.2093 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wards.com
www.4wards.com

BEGINNING, at a 1-inch iron pipe found in the north right-of-way line of Albert Voelker Road (60' Right-of-way), being the common south corner of a called 50 acre tract conveyed to Kenneth R. Koether in Volume 11943, Page 326 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), as described in Volume 3507, Page 1793 of the Deed Records of Travis County, Texas (D.R.T.C.T.) and said Castle Elgin tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said Albert Voelker Road, with the common line of said Koether tract and said Castle Elgin tract, **N27°46'02" E**, a distance of **2,615.07** feet to a 1/2-inch iron pipe found for the northwest corner hereof, said point being in the south line of a called 167.4247 acre tract conveyed to Austin Gateway LLC in Document No. 2022130138 (O.P.R.T.C.T.), and being the common north corner of said Koether tract and said Castle Elgin tract, from which a 1/2-inch iron rod found for the common north corner of a called 20.448 acre tract conveyed to Geozf Austin 1, LLC in Document No. 2019171449 (O.P.R.T.C.T.) and said Koether tract bears, **N62°48'24"W**, a distance of **840.58** feet;

THENCE, with the common line of said Austin Gateway LLC tract and said Castle Elgin tract, **S62°51'16" E**, a distance of **1,236.49** feet to a 1/2-inch iron pipe found for the northeast corner hereof, said point being the common north corner of said Castle Elgin tract and a called 74.154 acre tract conveyed to Kumudha Castle Creek, LLC in Document No. 2021241963 (O.P.R.T.C.T.), as described in Document No. 2021109497 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found for the southeast corner of said Austin Gateway tract, being the southwest corner of a called 1.000 acre tract conveyed to Karan K. Bayes, Et Al in Document No. 2015183255 (O.P.R.T.C.T.), and being in the north line of said Kumudha Castle Creek tract bears, **S63°03'43"E**, a distance of **122.65** feet;

THENCE, leaving the common line of said Austin Gateway LLC tract and said Castle Elgin tract, with the common line of said Castle Elgin tract and said Kumudha Castle Creek tract, **S27°45'13" W**, a distance of **2,612.51** feet to an iron rod with "WALS" cap found for the southeast corner hereof, said point being in the north right-of-way line of said Albert Voelker Road, and being the common south corner of said Castle Elgin tract and said Kumudha Castle Creek tract, from which a 1/2-inch iron pipe found for the common south corner of said Kumudha Castle Creek tract and a called 5.00 acre tract conveyed to Bridget Y. Et Al & Tony E. Craven in Volume 2505, Page 123 (D.R.T.C.T.) bears, **S62°58'21"E**, a distance of **434.47** feet;

THENCE, with the north right-of-way line of said Albert Voelker Road and the south line of said Castle Elgin tract, **N62°58'21" W**, a distance of **1,237.15** feet to the **POINT OF BEGINNING** and containing **74.2093 Acres (3,232,556 Square Feet)** of land, more or less.

December 17, 2024

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

RE: Elgin Gateway

To whom it may concern:

As property owner of record, Austin Gateway, LLC and Ohana Land Corp, LLC, hereby authorize Gray Engineering, Inc. to submit and process all development applications for the Elgin Gateway subdivision.

Sincerely,

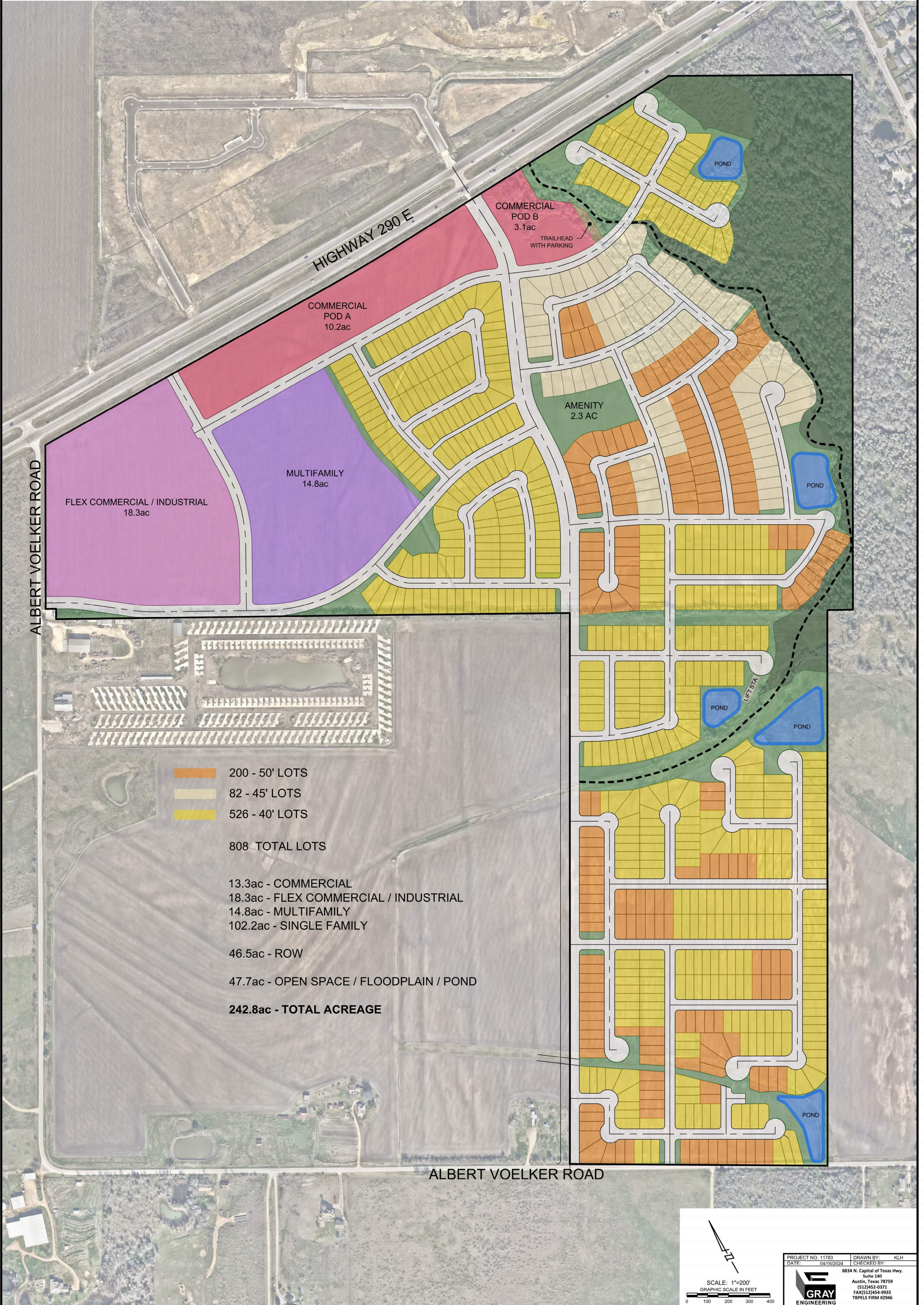
Dharma Rajah

Austin Gateway, LLC

Dharma Rajah

Ohana Land Corp, LLC

AUSTIN GATEWAY LOTING PLAN

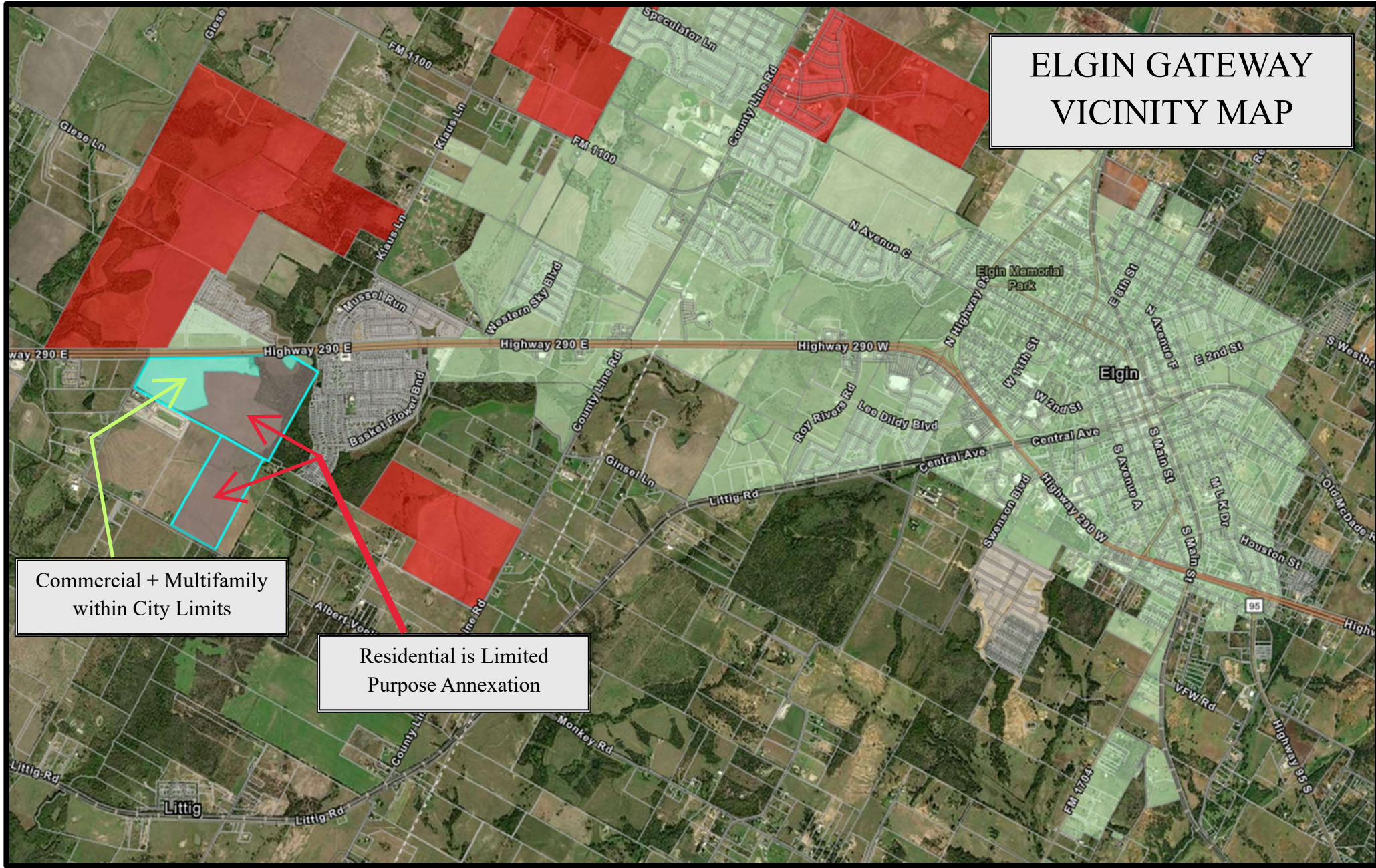


CLIENT: KUHRESCHEIDT & PARTNERS, INC. PROJECT: AUSTIN GATEWAY LOTTING PLAN. DATE: 04/16/2024. TIME: 12:14:42 PM. BY: KHARRIS

SCALE: 1"=200'
GRAPHIC SCALE IN FEET

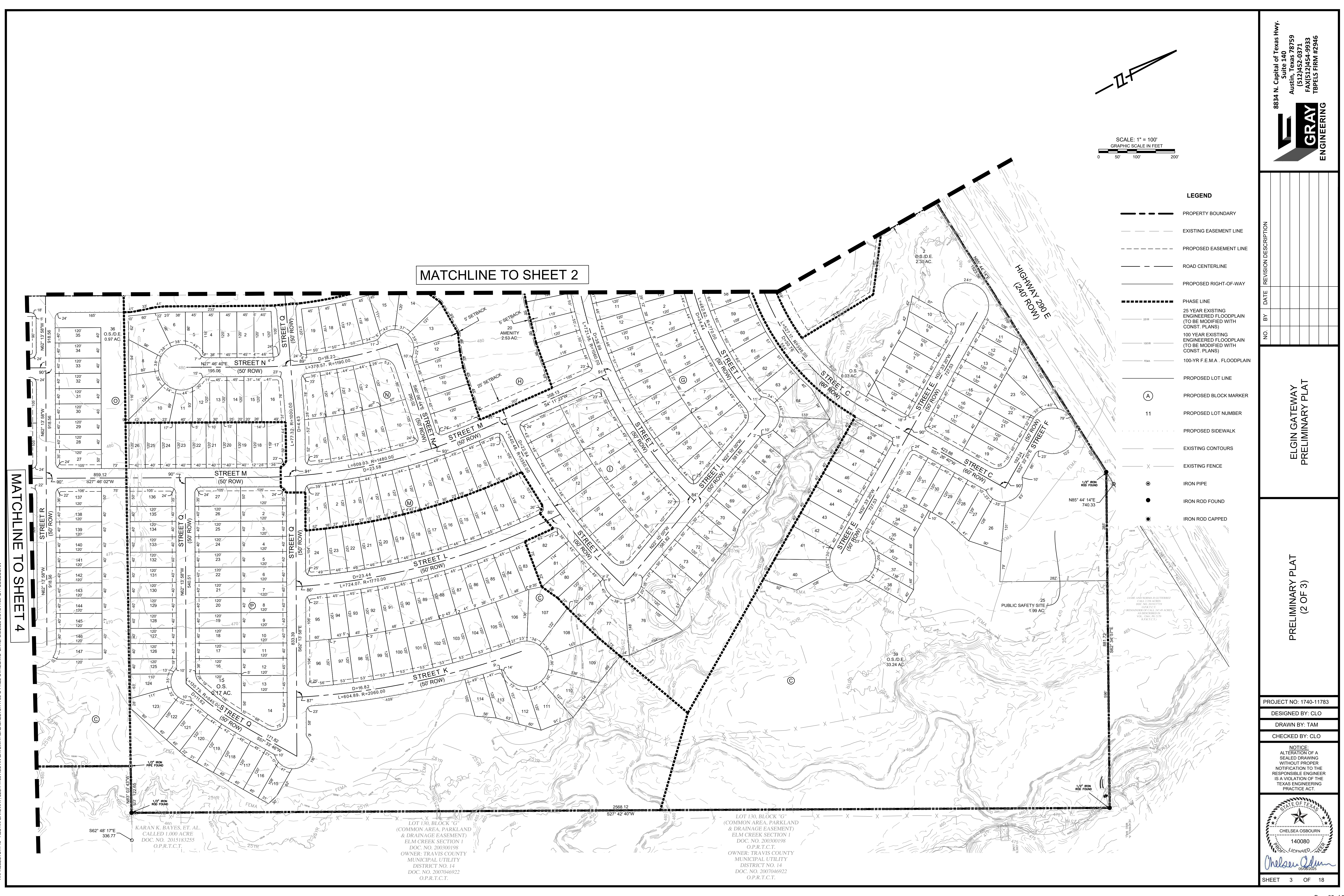
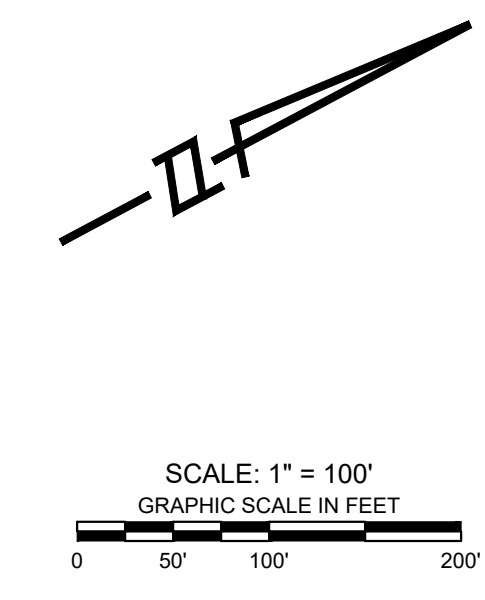
PROJECT NO. 11783	DRAWN BY: KLH
DATE: 04/16/2024	CHECKED BY:
GRAY ENGINEERING	
8834 N. Capital of Texas Hwy. Suite 140 Austin, Texas 78759 (512)452-0371 FAX(512)454-9933 TBPELS FIRM #2946	

ELGIN GATEWAY VICINITY MAP



Commercial + Multifamily
within City Limits

Residential is Limited
Purpose Annexation



- LEGEND**
- PROPERTY BOUNDARY
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - ROAD CENTERLINE
 - PROPOSED RIGHT-OF-WAY
 - - - PHASE LINE
 - 25 YEAR EXISTING FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 100 YEAR EXISTING FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 100-YR F.E.M.A. FLOODPLAIN
 - PROPOSED LOT LINE
 - (A) PROPOSED BLOCK MARKER
 - 11 PROPOSED LOT NUMBER
 - PROPOSED SIDEWALK
 - EXISTING CONTOURS
 - X EXISTING FENCE
 - ⊙ IRON PIPE
 - IRON ROD FOUND
 - ⊙ IRON ROD CAPPED

NO.	BY	DATE	REVISION DESCRIPTION

**ELGIN GATEWAY
 PRELIMINARY PLAT**

**PRELIMINARY PLAT
 (2 OF 3)**

PROJECT NO: 1740-11783
 DESIGNED BY: CLO
 DRAWN BY: TAM
 CHECKED BY: CLO

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

140080
 CHELSEA OSBOURN
 ENGINEER

H:\PROJECTS\1740 - ELGIN GATEWAY\1740-11783-AUSTIN GATEWAY\CAD\DWG DATE 5/6/2025 9:31:04 AM BY: COBOSOURN

MATCHLINE TO SHEET 4

MATCHLINE TO SHEET 2

KARAN K. BAYES, ET. AL.
 CALLED 1.000 ACRE
 DOC. NO. 2015183255
 O.P.R.T.C.T.

LOT 130, BLOCK "G"
 (COMMON AREA, PARKLAND
 & DRAINAGE EASEMENT)
 ELM CREEK SECTION 1
 DOC. NO. 200300198
 OWNER: TRAVIS COUNTY
 MUNICIPAL UTILITY
 DISTRICT NO. 14
 DOC. NO. 2007046922
 O.P.R.T.C.T.

LOT 130, BLOCK "G"
 (COMMON AREA, PARKLAND
 & DRAINAGE EASEMENT)
 ELM CREEK SECTION 1
 DOC. NO. 200300198
 O.P.R.T.C.T.
 OWNER: TRAVIS COUNTY
 MUNICIPAL UTILITY
 DISTRICT NO. 14
 DOC. NO. 2007046922
 O.P.R.T.C.T.

STREET TABLE								
STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH	STREET SURFACE
STREET A	60'	40'	30MPH	C&G	COLLECTOR	CITY	2037	HMAC
STREET A	60'	40'	30MPH	C&G	COLLECTOR	MUD	657	HMAC
STREET B	60'	40'	30MPH	C&G	COLLECTOR	CITY	1208	HMAC
STREET C	60'	40'	30MPH	C&G	COLLECTOR	CITY	1703	HMAC
STREET C	60'	40'	30MPH	C&G	COLLECTOR	MUD	1089	HMAC
DUSK DANCERS DRIVE	90'	60'	35MPH	C&G	ARTERIAL	CITY	432	HMAC
DUSK DANCERS DRIVE*	60'	40'	30MPH	C&G	COLLECTOR*	MUD	4262	HMAC
STREET E	50'	30'	30MPH	C&G	LOCAL	MUD	728	HMAC
STREET F	50'	30'	30MPH	C&G	LOCAL	MUD	192	HMAC
STREET G	50'	30'	30MPH	C&G	LOCAL	MUD	797	HMAC
STREET H	50'	30'	30MPH	C&G	LOCAL	MUD	1315	HMAC
STREET I	50'	30'	30MPH	C&G	LOCAL	MUD	1875	HMAC
STREET J	50'	30'	30MPH	C&G	LOCAL	MUD	872	HMAC
STREET K	50'	30'	30MPH	C&G	LOCAL	MUD	605	HMAC
STREET L	50'	30'	30MPH	C&G	LOCAL	MUD	724	HMAC
STREET M	50'	30'	30MPH	C&G	LOCAL	MUD	2316	HMAC
STREET N	50'	30'	30MPH	C&G	LOCAL	MUD	864	HMAC
STREET O	50'	30'	30MPH	C&G	LOCAL	MUD	1178	HMAC
STREET P	50'	30'	30MPH	C&G	LOCAL	MUD	968	HMAC
STREET Q	50'	30'	30MPH	C&G	LOCAL	MUD	2106	HMAC
STREET R	50'	30'	30MPH	C&G	LOCAL	MUD	919	HMAC
STREET S	50'	30'	30MPH	C&G	LOCAL	MUD	380	HMAC
STREET T	50'	30'	30MPH	C&G	LOCAL	MUD	1267	HMAC
STREET U	50'	30'	30MPH	C&G	LOCAL	MUD	323	HMAC
STREET V	50'	30'	30MPH	C&G	LOCAL	MUD	1046	HMAC
STREET W	50'	30'	30MPH	C&G	LOCAL	MUD	574	HMAC
STREET X	50'	30'	30MPH	C&G	LOCAL	MUD	1812	HMAC
STREET Y	50'	30'	30MPH	C&G	LOCAL	MUD	1091	HMAC
STREET Z	50'	30'	30MPH	C&G	LOCAL	MUD	1026	HMAC
STREET AB	50'	30'	30MPH	C&G	LOCAL	MUD	612	HMAC
STREET AC	50'	30'	30MPH	C&G	LOCAL	MUD	913	HMAC
STREET AD	50'	30'	30MPH	C&G	LOCAL	MUD	115	HMAC
							36006	

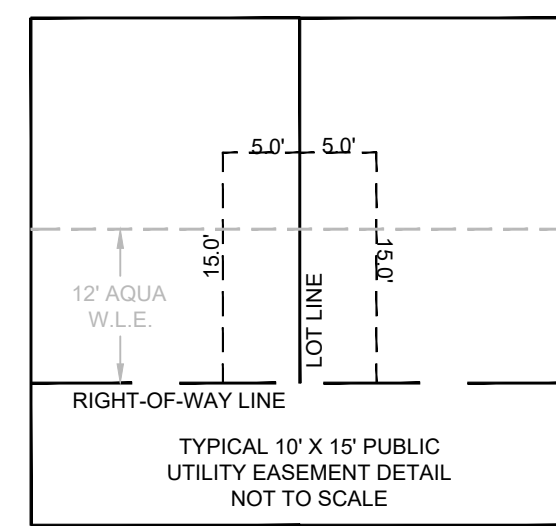
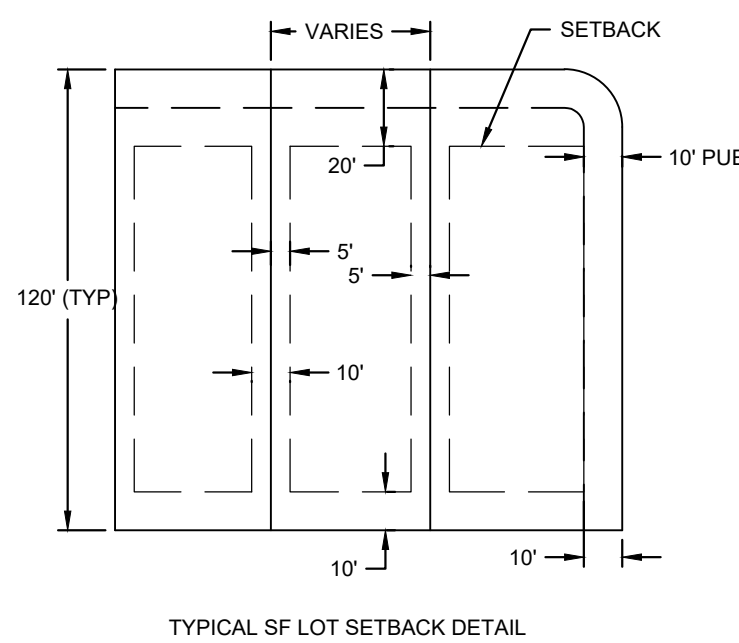
*A PORTION OF DUSK DANCER COLLECTOR LEVEL STREET WILL BE BUILT WITH A 45' ROW AND 30' PAVEMENT TO BE EXPANDED WITH THE FUTURE 60' ROW ON THE NEIGHBORING PROPERTY.

PARKLAND REQUIREMENT		
	REQUIRED	PROPOSED
TOTAL	30 AC	34.59 AC

NOTE: BLOCK C LOT 39 AND BLOCK J LOT 38 ARE PROPOSED FOR PARKLAND IMPROVEMENTS FOR THE DEVELOPMENT TO MEET THE REQUIRED PARKLAND DEDICATION INCLUSIVE OF FLOODPLAIN

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK A LOT 1	776,763	17.83	FLEX INDUSTRIAL/COMMERCIAL
BLOCK A LOT 2	14,346	0.33	R.O.W. DEDICATION

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK B LOT 1	444,639	10.21	COMMERCIAL



LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK C LOT 1	136,126	3.13	COMMERCIAL POD B
BLOCK C LOT 2	100,038	2.30	O.S./D.E.
BLOCK C LOT 3	1,153	0.03	O.S.
BLOCK C LOT 4	4,798	0.11	S.F.
BLOCK C LOT 5	4,800	0.11	S.F.
BLOCK C LOT 6	4,800	0.11	S.F.
BLOCK C LOT 7	4,800	0.11	S.F.
BLOCK C LOT 8	4,800	0.11	S.F.
BLOCK C LOT 9	5,048	0.12	S.F.
BLOCK C LOT 10	5,007	0.11	S.F.
BLOCK C LOT 11	4,569	0.10	S.F.
BLOCK C LOT 12	4,800	0.11	S.F.
BLOCK C LOT 13	4,800	0.11	S.F.
BLOCK C LOT 14	4,800	0.11	S.F.
BLOCK C LOT 15	4,800	0.11	S.F.
BLOCK C LOT 16	4,800	0.11	S.F.
BLOCK C LOT 17	4,800	0.11	S.F.
BLOCK C LOT 18	5,952	0.14	S.F.
BLOCK C LOT 19	5,737	0.13	S.F.
BLOCK C LOT 20	4,800	0.11	S.F.
BLOCK C LOT 21	4,800	0.11	S.F.
BLOCK C LOT 22	4,801	0.11	S.F.
BLOCK C LOT 23	5,928	0.14	S.F.
BLOCK C LOT 24	8,048	0.18	S.F.
BLOCK C LOT 25	86,701	1.99	PUBLIC SAFETY SITE
BLOCK C LOT 26	7,778	0.18	S.F.
BLOCK C LOT 27	5,166	0.12	S.F.
BLOCK C LOT 28	4,974	0.11	S.F.
BLOCK C LOT 29	4,800	0.11	S.F.
BLOCK C LOT 30	4,800	0.11	S.F.
BLOCK C LOT 31	4,800	0.11	S.F.
BLOCK C LOT 32	5,952	0.14	S.F.
BLOCK C LOT 33	4,800	0.11	S.F.
BLOCK C LOT 34	4,800	0.11	S.F.
BLOCK C LOT 35	5,248	0.12	S.F.
BLOCK C LOT 36	5,822	0.13	S.F.
BLOCK C LOT 37	4,665	0.11	S.F.
BLOCK C LOT 38	4,734	0.11	S.F.
BLOCK C LOT 39	1,447,845	33.24	O.S./D.E.
BLOCK C LOT 40	10,139	0.23	S.F.
BLOCK C LOT 41	8,092	0.19	S.F.
BLOCK C LOT 42	4,800	0.11	S.F.
BLOCK C LOT 43	4,800	0.11	S.F.
BLOCK C LOT 44	4,800	0.11	S.F.
BLOCK C LOT 45	4,800	0.11	S.F.
BLOCK C LOT 46	4,800	0.11	S.F.
BLOCK C LOT 47	4,800	0.11	S.F.
BLOCK C LOT 48	4,800	0.11	S.F.
BLOCK C LOT 49	4,799	0.11	S.F.
BLOCK C LOT 50	6,000	0.14	S.F.
BLOCK C LOT 51	6,000	0.14	S.F.
BLOCK C LOT 52	6,000	0.14	S.F.
BLOCK C LOT 53	6,000	0.14	S.F.
BLOCK C LOT 54	6,341	0.15	S.F.
BLOCK C LOT 55	12,095	0.28	S.F.
BLOCK C LOT 56	6,999	0.16	S.F.
BLOCK C LOT 57	5,904	0.14	S.F.
BLOCK C LOT 58	6,061	0.14	S.F.
BLOCK C LOT 59	6,059	0.14	S.F.
BLOCK C LOT 60	6,063	0.14	S.F.
BLOCK C LOT 61	6,067	0.14	S.F.
BLOCK C LOT 62	6,067	0.14	S.F.
BLOCK C LOT 63	5,691	0.13	S.F.
BLOCK C LOT 64	9,012	0.21	S.F.
BLOCK C LOT 65	6,548	0.15	S.F.
BLOCK C LOT 66	4,759	0.11	S.F.
BLOCK C LOT 67	5,216	0.12	S.F.
BLOCK C LOT 68	5,298	0.12	S.F.
BLOCK C LOT 69	5,082	0.12	S.F.
BLOCK C LOT 70	5,541	0.13	S.F.
BLOCK C LOT 71	6,000	0.14	S.F.
BLOCK C LOT 72	6,000	0.14	S.F.
BLOCK C LOT 73	6,000	0.14	S.F.
BLOCK C LOT 74	6,000	0.14	S.F.
BLOCK C LOT 75	6,169	0.14	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK C LOT 76	13,271	0.30	S.F.
BLOCK C LOT 77	11,168	0.26	S.F.
BLOCK C LOT 78	5,092	0.12	S.F.
BLOCK C LOT 79	5,631	0.13	S.F.
BLOCK C LOT 80	5,916	0.14	S.F.
BLOCK C LOT 81	5,778	0.13	S.F.
BLOCK C LOT 82	6,215	0.14	S.F.
BLOCK C LOT 83	5,338	0.12	S.F.
BLOCK C LOT 84	5,574	0.13	S.F.
BLOCK C LOT 85	5,578	0.13	S.F.
BLOCK C LOT 86	5,576	0.13	S.F.
BLOCK C LOT 87	5,576	0.13	S.F.
BLOCK C LOT 88	5,576	0.13	S.F.
BLOCK C LOT 89	5,576	0.13	S.F.
BLOCK C LOT 90	5,576	0.13	S.F.
BLOCK C LOT 91	5,576	0.13	S.F.
BLOCK C LOT 92	5,576	0.13	S.F.
BLOCK C LOT 93	5,576	0.13	S.F.
BLOCK C LOT 94	5,576	0.13	S.F.
BLOCK C LOT 95	7,321	0.17	S.F.
BLOCK C LOT 96	7,893	0.18	S.F.
BLOCK C LOT 97	6,194	0.14	S.F.
BLOCK C LOT 98	6,194	0.14	S.F.
BLOCK C LOT 99	6,194	0.14	S.F.
BLOCK C LOT 100	6,194	0.14	S.F.
BLOCK C LOT 101	6,194	0.14	S.F.
BLOCK C LOT 102	6,194	0.14	S.F.
BLOCK C LOT 103	6,194	0.14	S.F.
BLOCK C LOT 104	6,194	0.14	S.F.
BLOCK C LOT 105	6,194	0.14	S.F.
BLOCK C LOT 106	8,366	0.19	S.F.
BLOCK C LOT 107	10,350	0.24	S.F.
BLOCK C LOT 108	9,238	0.21	S.F.
BLOCK C LOT 109	13,376	0.31	S.F.
BLOCK C LOT 110	9,347	0.21	S.F.
BLOCK C LOT 111	7,742	0.18	S.F.
BLOCK C LOT 112	6,235	0.14	S.F.
BLOCK C LOT 113	6,969	0.16	S.F.
BLOCK C LOT 114	5,570	0.13	S.F.
BLOCK C LOT 115	4,130	0.09	S.F.
BLOCK C LOT 116	5,271	0.12	S.F.
BLOCK C LOT 117	5,400	0.12	S.F.
BLOCK C LOT 118	5,400	0.12	S.F.
BLOCK C LOT 119	5,724	0.13	S.F.
BLOCK C LOT 120	5,963	0.14	S.F.
BLOCK C LOT 121	5,442	0.12	S.F.
BLOCK C LOT 122	5,076	0.12	S.F.
BLOCK C LOT 123	7,499	0.17	S.F.
BLOCK C LOT 124	5,186	0.12	S.F.
BLOCK C LOT 125	4,710	0.11	S.F.
BLOCK C LOT 126	4,800	0.11	S.F.
BLOCK C LOT 127	4,800	0.11	S.F.
BLOCK C LOT 128	4,800	0.11	S.F.
BLOCK C LOT 129	4,800	0.11	S.F.
BLOCK C LOT 130	4,800	0.11	S.F.
BLOCK C LOT 131	4,800	0.11	S.F.
BLOCK C LOT 132	4,800	0.11	S.F.
BLOCK C LOT 133	4,800	0.11	S.F.
BLOCK C LOT 134	4,800	0.11	S.F.
BLOCK C LOT 135	4,800	0.11	S.F.
BLOCK C LOT 136	5,952	0.14	S.F.
BLOCK C LOT 137	5,966	0.14	S.F.
BLOCK C LOT 138	4,800	0.11	S.F.
BLOCK C LOT 139	4,800	0.11	S.F.
BLOCK C LOT 140	4,800	0.11	S.F.
BLOCK C LOT 141	4,800	0.11	S.F.
BLOCK C LOT 142	4,800	0.11	S.F.
BLOCK C LOT 143	4,800	0.11	S.F.
BLOCK C LOT 144	4,800	0.11	S.F.
BLOCK C LOT 145	4,800	0.11	S.F.
BLOCK C LOT 146	4,800	0.11	S.F.
BLOCK C LOT 147	4,911	0.11	S.F.
BLOCK C LOT 148	79,408	1.82	DETENTION LOT
BLOCK C LOT 149	4,803	0.11	S.F.
BLOCK C LOT 150	4,803	0.11	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK C LOT 151	4,802	0.11	S.F.
BLOCK C LOT 152	4,462	0.10	S.F.
BLOCK C LOT 153	6,849	0.16	S.F.
BLOCK C LOT 154	8,279	0.19	S.F.
BLOCK C LOT 155	4,795	0.11	S.F.
BLOCK C LOT 156	5,200	0.12	S.F.
BLOCK C LOT 157	5,210	0.12	S.F.
BLOCK C LOT 158	5,241	0.12	S.F.
BLOCK C LOT 159	5,216	0.12	S.F.
BLOCK C LOT 160	5,258	0.12	S.F.
BLOCK C LOT 161	5,370	0.12	S.F.
BLOCK C LOT 162	5,454	0.13	S.F.
BLOCK C LOT 163	5,307	0.12	S.F.
BLOCK C LOT 164	5,216	0.12	S.F.
BLOCK C LOT 165	4,974	0.11	S.F.
BLOCK C LOT 166	5,397	0.12	S.F.
BLOCK C LOT 167	5,397	0.12	S.F.
BLOCK C LOT 168	4,884	0.11	S.F.
BLOCK C LOT 169	12,955	0.30	S.F.
BLOCK C LOT 170	8,579	0.20	S.F.
BLOCK C LOT 171	4,501	0.10	S.F.
BLOCK C LOT 172	4,800	0.11	S.F.
BLOCK C LOT 173	4,800	0.11	S.F.
BLOCK C LOT 174	4,800	0.11	S.F.
BLOCK C LOT 175	4,800	0.11	S.F.
BLOCK C LOT 176	5,952	0.14	S.F.
BLOCK C LOT 177	5,952	0.14	S.F.
BLOCK C LOT 178	4,800	0.11	S.F.
BLOCK C LOT 179	4,800	0.11	S.F.
BLOCK C LOT 180	4,800	0.11	S.F.
BLOCK C LOT 181	4,800	0.11	S.F.
BLOCK C LOT 182	4,747	0.11	S.F.
BLOCK C LOT 183	3,741	0.09	S.F.
BLOCK C LOT 184	4,928	0.11	S.F.
BLOCK C LOT 185	7,267	0.17	S.F.
BLOCK C LOT 186	6,201	0.14	S.F.
BLOCK C LOT 187	7,730	0.18	S.F.
BLOCK C LOT 188	8,057	0.18	S.F.
BLOCK C LOT 189	4,777	0.11	S.F.
BLOCK C LOT 190	3,741	0.09	S.F.
BLOCK C LOT 191	4,747	0.11	S.F.
BLOCK C LOT 192	4,800	0.11	S.F.
BLOCK C LOT 193	4,800	0.11	S.F.
BLOCK C LOT 194	4,800	0.11	S.F.
BLOCK C LOT 195	4,800	0.11	S.F.
BLOCK C LOT 196	5,952	0.14	S.F.
BLOCK C LOT 197	5,571	0.13	S.F.
BLOCK C LOT 198	5,400	0.12	S.F.
BLOCK C LOT 199	5,400	0.12	S.F.
BLOCK C LOT 200	5,400	0.12	S.F.
BLOCK C LOT 201	5,400	0.12	S.F.
BLOCK C LOT 202	5,400	0.12	S.F.
BLOCK C LOT 203	4,800	0.11	S.F.
BLOCK C LOT 204	4,800	0.11	S.F.
BLOCK C LOT 205	4,800	0.11	S.F.
BLOCK C LOT 206	5,952	0.14	S.F.
BLOCK C LOT 207	5,952	0.14	S.F.
BLOCK C LOT 208	4,800	0.11	S.F.
BLOCK C LOT 209	4,800	0.11	S.F.</

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK E LOT 1	5,950	0.14	S.F.
BLOCK E LOT 2	4,800	0.11	S.F.
BLOCK E LOT 3	4,800	0.11	S.F.
BLOCK E LOT 4	4,800	0.11	S.F.
BLOCK E LOT 5	4,800	0.11	S.F.
BLOCK E LOT 6	4,800	0.11	S.F.
BLOCK E LOT 7	4,800	0.11	S.F.
BLOCK E LOT 8	4,800	0.11	S.F.
BLOCK E LOT 9	4,800	0.11	S.F.
BLOCK E LOT 10	4,800	0.11	S.F.
BLOCK E LOT 11	4,800	0.11	S.F.
BLOCK E LOT 12	4,799	0.11	S.F.
BLOCK E LOT 13	4,388	0.10	S.F.
BLOCK E LOT 14	6,336	0.15	S.F.
BLOCK E LOT 15	15,463	0.35	S.F.
BLOCK E LOT 16	7,863	0.18	S.F.
BLOCK E LOT 17	4,417	0.10	S.F.
BLOCK E LOT 18	4,800	0.11	S.F.
BLOCK E LOT 19	4,800	0.11	S.F.
BLOCK E LOT 20	4,800	0.11	S.F.
BLOCK E LOT 21	4,800	0.11	S.F.
BLOCK E LOT 22	4,800	0.11	S.F.
BLOCK E LOT 23	4,791	0.11	S.F.
BLOCK E LOT 24	4,086	0.09	S.F.
BLOCK E LOT 25	6,040	0.14	S.F.
BLOCK E LOT 26	5,221	0.12	S.F.
BLOCK E LOT 27	3,798	0.09	S.F.
BLOCK E LOT 28	5,105	0.12	S.F.
BLOCK E LOT 29	5,151	0.12	S.F.
BLOCK E LOT 30	4,669	0.11	S.F.
BLOCK E LOT 31	4,792	0.11	S.F.
BLOCK E LOT 32	4,944	0.11	S.F.
BLOCK E LOT 33	5,091	0.12	S.F.
BLOCK E LOT 34	5,238	0.12	S.F.
BLOCK E LOT 35	6,427	0.15	S.F.
BLOCK E LOT 36	21,669	0.50	O.S.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK F LOT 1	5,952	0.14	S.F.
BLOCK F LOT 2	5,400	0.12	S.F.
BLOCK F LOT 3	5,400	0.12	S.F.
BLOCK F LOT 4	5,399	0.12	S.F.
BLOCK F LOT 5	6,335	0.15	S.F.
BLOCK F LOT 6	5,615	0.13	S.F.
BLOCK F LOT 7	5,952	0.14	S.F.
BLOCK F LOT 8	6,299	0.14	S.F.
BLOCK F LOT 9	6,470	0.15	S.F.
BLOCK F LOT 10	6,294	0.14	S.F.
BLOCK F LOT 11	6,546	0.15	S.F.
BLOCK F LOT 12	6,379	0.15	S.F.
BLOCK F LOT 13	12,535	0.29	S.F.
BLOCK F LOT 14	9,462	0.22	S.F.
BLOCK F LOT 15	5,214	0.12	S.F.
BLOCK F LOT 16	5,216	0.12	S.F.
BLOCK F LOT 17	5,219	0.12	S.F.
BLOCK F LOT 18	5,222	0.12	S.F.
BLOCK F LOT 19	5,384	0.12	S.F.
BLOCK F LOT 20	5,646	0.13	S.F.
BLOCK F LOT 21	5,927	0.14	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK G LOT 1	7,343	0.17	S.F.
BLOCK G LOT 2	5,658	0.13	S.F.
BLOCK G LOT 3	5,658	0.13	S.F.
BLOCK G LOT 4	5,656	0.13	S.F.
BLOCK G LOT 5	6,283	0.14	S.F.
BLOCK G LOT 6	6,283	0.14	S.F.
BLOCK G LOT 7	6,285	0.14	S.F.
BLOCK G LOT 8	6,285	0.14	S.F.
BLOCK G LOT 9	7,310	0.17	S.F.
BLOCK G LOT 10	5,987	0.14	S.F.
BLOCK G LOT 11	5,193	0.12	S.F.
BLOCK G LOT 12	5,193	0.12	S.F.
BLOCK G LOT 13	5,193	0.12	S.F.
BLOCK G LOT 14	5,772	0.13	S.F.
BLOCK G LOT 15	5,772	0.13	S.F.
BLOCK G LOT 16	5,772	0.13	S.F.
BLOCK G LOT 17	5,772	0.13	S.F.
BLOCK G LOT 18	5,772	0.13	S.F.
BLOCK G LOT 19	5,772	0.13	S.F.
BLOCK G LOT 20	5,772	0.13	S.F.
BLOCK G LOT 21	6,140	0.14	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK H LOT 1	6,000	0.14	S.F.
BLOCK H LOT 2	6,203	0.14	S.F.
BLOCK H LOT 3	6,289	0.14	S.F.
BLOCK H LOT 4	6,287	0.14	S.F.
BLOCK H LOT 5	6,287	0.14	S.F.
BLOCK H LOT 6	6,278	0.14	S.F.
BLOCK H LOT 7	7,651	0.18	S.F.
BLOCK H LOT 8	6,996	0.16	S.F.
BLOCK H LOT 9	5,389	0.12	S.F.
BLOCK H LOT 10	5,396	0.12	S.F.
BLOCK H LOT 11	5,524	0.13	S.F.
BLOCK H LOT 12	5,678	0.13	S.F.
BLOCK H LOT 13	7,637	0.18	S.F.
BLOCK H LOT 14	9,581	0.22	S.F.
BLOCK H LOT 15	6,922	0.16	S.F.
BLOCK H LOT 16	5,647	0.13	S.F.
BLOCK H LOT 17	5,688	0.13	S.F.
BLOCK H LOT 18	5,692	0.13	S.F.
BLOCK H LOT 19	5,709	0.13	S.F.
BLOCK H LOT 20	110,025	2.53	AMENITY

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK I LOT 1	8,465	0.19	S.F.
BLOCK I LOT 2	6,211	0.14	S.F.
BLOCK I LOT 3	6,211	0.14	S.F.
BLOCK I LOT 4	6,209	0.14	S.F.
BLOCK I LOT 5	6,207	0.14	S.F.
BLOCK I LOT 6	6,211	0.14	S.F.
BLOCK I LOT 7	7,864	0.18	S.F.
BLOCK I LOT 8	6,505	0.15	S.F.
BLOCK I LOT 9	5,239	0.12	S.F.
BLOCK I LOT 10	5,239	0.12	S.F.
BLOCK I LOT 11	5,239	0.12	S.F.
BLOCK I LOT 12	5,239	0.12	S.F.
BLOCK I LOT 13	6,732	0.15	S.F.
BLOCK I LOT 14	5,823	0.13	S.F.
BLOCK I LOT 15	5,870	0.13	S.F.
BLOCK I LOT 16	7,955	0.18	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK J LOT 1	5,216	0.12	S.F.
BLOCK J LOT 2	7,879	0.18	S.F.
BLOCK J LOT 3	4,800	0.11	S.F.
BLOCK J LOT 4	4,800	0.11	S.F.
BLOCK J LOT 5	4,800	0.11	S.F.
BLOCK J LOT 6	4,800	0.11	S.F.
BLOCK J LOT 7	4,800	0.11	S.F.
BLOCK J LOT 8	5,953	0.14	S.F.
BLOCK J LOT 9	4,808	0.11	S.F.
BLOCK J LOT 10	4,822	0.11	S.F.
BLOCK J LOT 11	4,772	0.11	S.F.
BLOCK J LOT 12	4,237	0.10	S.F.
BLOCK J LOT 13	4,941	0.11	S.F.
BLOCK J LOT 14	5,387	0.12	S.F.
BLOCK J LOT 15	4,333	0.10	S.F.
BLOCK J LOT 16	4,782	0.11	S.F.
BLOCK J LOT 17	4,793	0.11	S.F.
BLOCK J LOT 18	5,587	0.13	S.F.
BLOCK J LOT 19	5,991	0.14	S.F.
BLOCK J LOT 20	5,933	0.14	S.F.
BLOCK J LOT 21	4,884	0.11	S.F.
BLOCK J LOT 22	3,928	0.09	S.F.
BLOCK J LOT 23	9,896	0.23	S.F.
BLOCK J LOT 24	8,102	0.19	S.F.
BLOCK J LOT 25	4,725	0.11	S.F.
BLOCK J LOT 26	4,932	0.11	S.F.
BLOCK J LOT 27	5,135	0.12	S.F.
BLOCK J LOT 28	5,132	0.12	S.F.
BLOCK J LOT 29	5,131	0.12	S.F.
BLOCK J LOT 30	5,130	0.12	S.F.
BLOCK J LOT 31	5,129	0.12	S.F.
BLOCK J LOT 32	5,128	0.12	S.F.
BLOCK J LOT 33	4,994	0.11	S.F.
BLOCK J LOT 34	4,791	0.11	S.F.
BLOCK J LOT 35	4,792	0.11	S.F.
BLOCK J LOT 36	4,792	0.11	S.F.
BLOCK J LOT 37	5,941	0.14	S.F.
BLOCK J LOT 38	58,624	1.35	O.S.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK K LOT 1	300	0.01	R.O.W. DEDICATION
BLOCK K LOT 2	47,764	1.10	O.S.
BLOCK K LOT 3	8,196	0.19	S.F.
BLOCK K LOT 4	7,590	0.17	S.F.
BLOCK K LOT 5	7,547	0.17	S.F.
BLOCK K LOT 6	6,698	0.15	S.F.
BLOCK K LOT 7	5,855	0.13	S.F.
BLOCK K LOT 8	5,362	0.12	S.F.
BLOCK K LOT 9	4,800	0.11	S.F.
BLOCK K LOT 10	4,800	0.11	S.F.
BLOCK K LOT 11	4,800	0.11	S.F.
BLOCK K LOT 12	4,800	0.11	S.F.
BLOCK K LOT 13	4,800	0.11	S.F.
BLOCK K LOT 14	4,800	0.11	S.F.
BLOCK K LOT 15	4,800	0.11	S.F.
BLOCK K LOT 16	4,800	0.11	S.F.
BLOCK K LOT 17	4,800	0.11	S.F.
BLOCK K LOT 18	4,800	0.11	S.F.
BLOCK K LOT 19	4,800	0.11	S.F.
BLOCK K LOT 20	4,800	0.11	S.F.
BLOCK K LOT 21	4,800	0.11	S.F.
BLOCK K LOT 22	4,800	0.11	S.F.
BLOCK K LOT 23	4,800	0.11	S.F.
BLOCK K LOT 24	4,800	0.11	S.F.
BLOCK K LOT 25	4,853	0.11	S.F.
BLOCK K LOT 26	1,751	0.04	O.S.

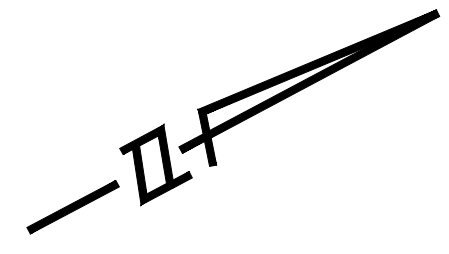
LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK L LOT 1	5,951	0.14	S.F.
BLOCK L LOT 2	4,800	0.11	S.F.
BLOCK L LOT 3	4,800	0.11	S.F.
BLOCK L LOT 4	4,800	0.11	S.F.
BLOCK L LOT 5	5,119	0.12	S.F.
BLOCK L LOT 6	5,323	0.12	S.F.
BLOCK L LOT 7	5,276	0.12	S.F.
BLOCK L LOT 8	5,629	0.13	O.S.
BLOCK L LOT 9	6,319	0.15	S.F.
BLOCK L LOT 10	5,244	0.12	S.F.
BLOCK L LOT 11	5,262	0.12	S.F.
BLOCK L LOT 12	5,244	0.12	S.F.
BLOCK L LOT 13	5,244	0.12	S.F.
BLOCK L LOT 14	5,065	0.12	S.F.
BLOCK L LOT 15	4,800	0.11	S.F.
BLOCK L LOT 16	4,800	0.11	S.F.
BLOCK L LOT 17	4,800	0.11	S.F.
BLOCK L LOT 18	5,953	0.14	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK M LOT 1	7,198	0.17	S.F.
BLOCK M LOT 2	5,532	0.13	S.F.
BLOCK M LOT 3	5,531	0.13	S.F.
BLOCK M LOT 4	5,531	0.13	S.F.
BLOCK M LOT 5	5,532	0.13	S.F.
BLOCK M LOT 6	5,535	0.13	S.F.
BLOCK M LOT 7	6,154	0.14	S.F.
BLOCK M LOT 8	6,159	0.14	S.F.
BLOCK M LOT 9	6,165	0.14	S.F.
BLOCK M LOT 10	6,173	0.14	S.F.
BLOCK M LOT 11	7,795	0.18	S.F.
BLOCK M LOT 12	7,591	0.17	S.F.
BLOCK M LOT 13	6,312	0.14	S.F.
BLOCK M LOT 14	6,324	0.15	S.F.
BLOCK M LOT 15	5,271	0.12	S.F.
BLOCK M LOT 16	5,275	0.12	S.F.
BLOCK M LOT 17	5,278	0.12	S.F.
BLOCK M LOT 18	5,281	0.12	S.F.
BLOCK M LOT 19	5,283	0.12	S.F.
BLOCK M LOT 20	5,284	0.12	S.F.
BLOCK M LOT 21	5,284	0.12	S.F.
BLOCK M LOT 22	5,284	0.12	S.F.
BLOCK M LOT 23	5,283	0.12	S.F.
BLOCK M LOT 24	6,972	0.16	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK N LOT 1	7,316	0.17	S.F.
BLOCK N LOT 2	5,572	0.13	S.F.
BLOCK N LOT 3	5,574	0.13	S.F.
BLOCK N LOT 4	5,572	0.13	S.F.
BLOCK N LOT 5	6,401	0.15	S.F.
BLOCK N LOT 6	7,196	0.17	S.F.
BLOCK N LOT 7	6,172	0.14	S.F.
BLOCK N LOT 8	6,170	0.14	S.F.
BLOCK N LOT 9	6,171	0.14	S.F.
BLOCK N LOT 10	8,796	0.20	S.F.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK O LOT 1	5,682	0.13	S.F.
BLOCK O LOT 2	5,410	0.12	S.F.
BLOCK O LOT 3	5,409	0.12	S.F.
BLOCK O LOT 4	5,404	0.12	S.F.
BLOCK O LOT 5	4,412	0.10	S.F.
BLOCK O LOT 6	5,165	0.12	S.F.
BLOCK O LOT 7	8,313	0.19	S.F.
BLOCK O LOT 8	5,321	0.12	S.F.
BLOCK O LOT 9	6,876	0.16	S.F.
BLOCK O LOT 10	7,211	0.17	S.F.
BLOCK O LOT 11	4,532	0.10	S.F.
BLOCK O LOT 12	4,965	0.11	S.F.
BLOCK O LOT 13	5,400	0.12	S.F.
BLOCK O LOT 14	5,400	0.12	S.F.
BLOCK O LOT 15	5,484	0.13	S.F.
BLOCK O LOT 16	7,091	0.16	S.F.
BLOCK O LOT 17	5,864	0.13	S.F.
BLOCK O LOT 18	4,788	0.11	S.F.
BLOCK O LOT 19	4,791	0.11	S.F.
BLOCK O LOT 20	4,792	0.11	S.F.
BLOCK O LOT 21	4,792	0.11	S.F.
BLOCK O LOT 22	4,792	0.11	S.F.
BLOCK O LOT 23	4,792	0.11	S.F.
BLOCK O LOT 24	4,793	0.11	S.F.
BLOCK O LOT 25	4,793	0.11	S.F.
BLOCK O LOT 26	5,082	0.12	S.F.
BLOCK O LOT 27	5,952	0.14	S.F.
BLOCK O LOT 28	4,800	0.11	S.F.
BLOCK O LOT 29	4,800	0.11	S.F.
BLOCK O LOT 30	4,800	0.11	S.F.
BLOCK O LOT 31	4,800	0.11	S.F.
BLOCK O LOT 32	4,800	0.11	S.F.
BLOCK O LOT 33	4,800	0.11	S.F.
BLOCK O LOT 34	4,800	0.11	S.F.
BLOCK O LOT 35	4,800	0.11	S.F.
BLOCK O LOT 36	42,221	0.97	O.S./D.E.

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK P LOT 1	5,952	0.14	S.F.
BLOCK P LOT 2	4,800	0.11	S.F.
BLOCK P LOT 3	4,800	0.11	S.F.
BLOCK P LOT 4	4,800	0.11	S.F.
BLOCK P LOT 5	4,800	0.11	S.F.
BLOCK P LOT 6	4,800	0.11	S.F.
BLOCK P LOT 7	4,800	0.11	S.F.
BLOCK P LOT 8	4,800	0.11	S.F.
BLOCK P LOT 9	4,800	0.11	S.F.
BLOCK P LOT 10	4,800	0.11	S.F.
BLOCK P LOT 11	4,800	0.11	S.F.
BLOCK P LOT 12	5,400	0.12	S.F.
BLOCK P LOT 13	5,400	0.12	S.F.
BLOCK P LOT 14	9,975	0.23	S.F.
BLOCK P LOT 15	7,557	0.17	O.S.
BLOCK P LOT 16	4,800	0.11	S.F.
BLOCK P LOT 17	4,800	0.11	S.F.
BLOCK P LOT 18	4,800	0.11	S.F.
BLOCK P LOT 19	4,800	0.11	S.F.
BLOCK P LOT 20	4,		



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

- LEGEND**
- PROPERTY BOUNDARY
 - - - - - PROPOSED RIGHT-OF-WAY
 - 25 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 100 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 950 --- EXISTING MAJOR CONTOUR
 - 950 --- EXISTING MINOR CONTOUR
 - PROPOSED LOT LINE
 - (A) PROPOSED BLOCK MARKER
 - 11 PROPOSED LOT NUMBER
 - - - - - PROPOSED EASEMENT LINE
 - - - - - EXISTING EASEMENT LINE
 - 12in WW --- PROPOSED 12 IN WASTEWATER LINE
 - WW --- PROPOSED 8 IN WASTEWATER LINE
 - PROPOSED WASTEWATER MANHOLE
 - X - EXISTING FENCE

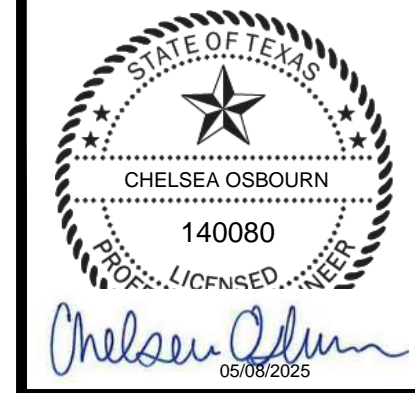
NO.	BY	DATE	REVISION DESCRIPTION

ELGIN GATEWAY
PRELIMINARY PLAT

OVERALL WASTEWATER
(3 OF 3)

PROJECT NO: 1740-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

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



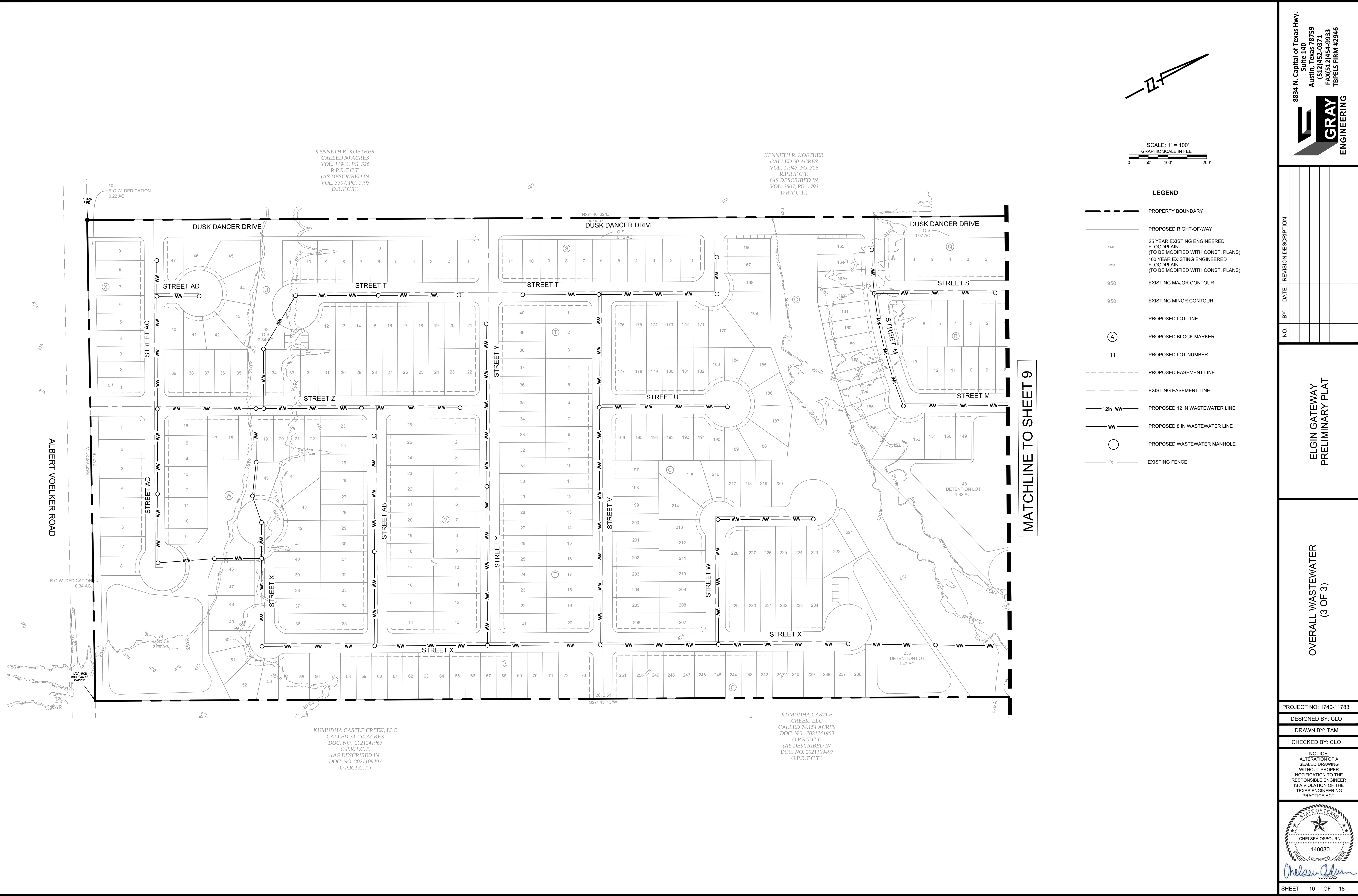
MATCHLINE TO SHEET 9

KENNETH R. KOETHER
CALLED 50 ACRES
VOL. 11943, PG. 326
R.P.R.T.C.T.
(AS DESCRIBED IN
VOL. 3507, PG. 1793
D.R.T.C.T.)

KENNETH R. KOETHER
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VOL. 11943, PG. 326
R.P.R.T.C.T.
(AS DESCRIBED IN
VOL. 3507, PG. 1793
D.R.T.C.T.)

KUMUDHA CASTLE CREEK, LLC
CALLED 74.154 ACRES
DOC. NO. 2021241963
O.P.R.T.C.T.
(AS DESCRIBED IN
DOC. NO. 2021109497
O.P.R.T.C.T.)

KUMUDHA CASTLE CREEK, LLC
CALLED 74.154 ACRES
DOC. NO. 2021241963
O.P.R.T.C.T.
(AS DESCRIBED IN
DOC. NO. 2021109497
O.P.R.T.C.T.)



H:\PROJECTS\1740 - AUSTIN GATEWAY - AUSTIN GATEWAY\CAD\SHETS\1750-C-PREL-WASTE WATER.DWG DATE: 5/6/2025 9:32:50 AM BY: COSSOURN

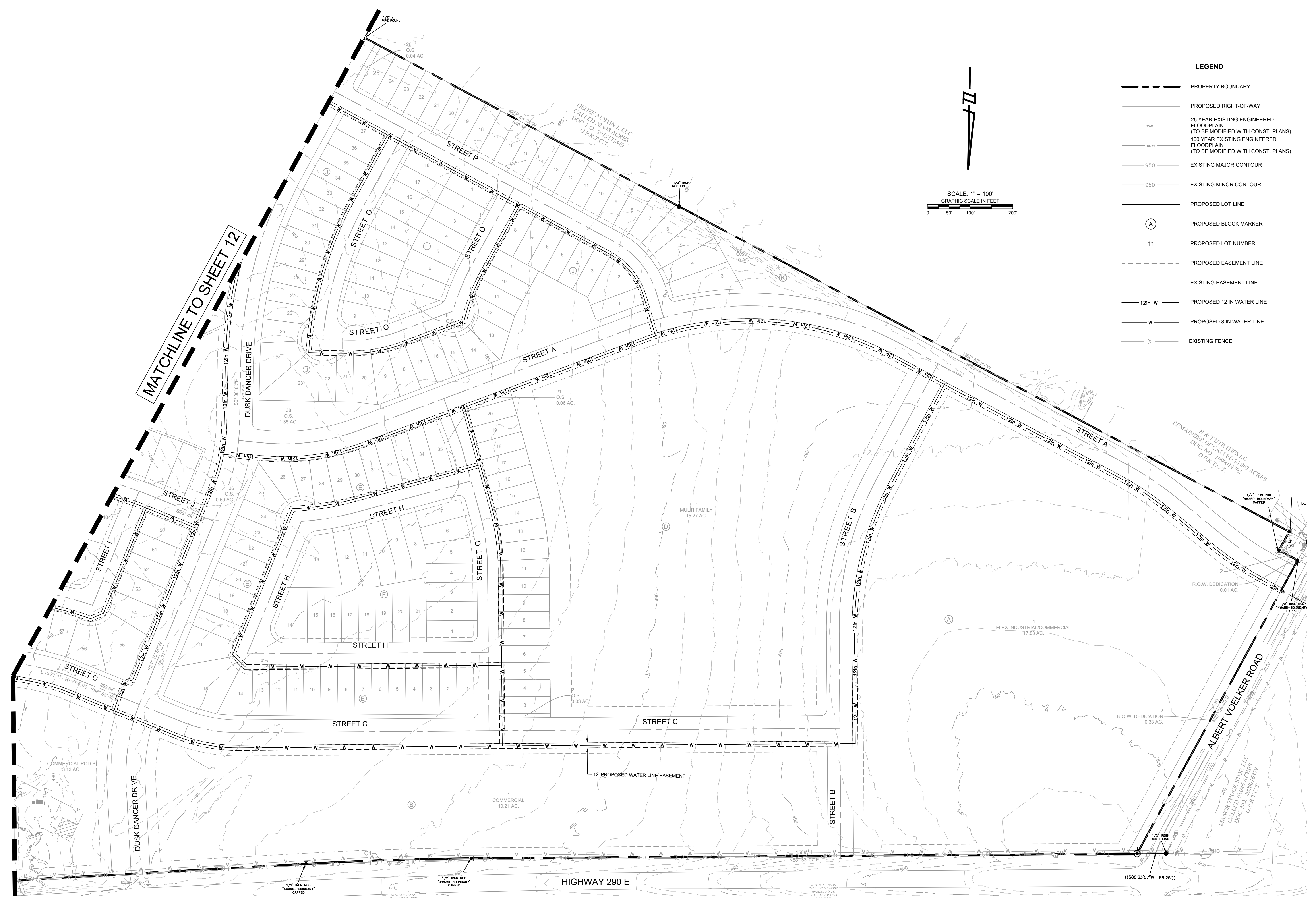
NO.	BY	DATE	REVISION DESCRIPTION

ELGIN GATEWAY
PRELIMINARY PLAT

OVERALL WATER (1
OF 3)


PROJECT NO: 1740-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

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- LEGEND**
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 - PROPOSED RIGHT-OF-WAY
 - 25 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 100 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 950 EXISTING MAJOR CONTOUR
 - 950 EXISTING MINOR CONTOUR
 - PROPOSED LOT LINE
 - ⊙ PROPOSED BLOCK MARKER
 - 11 PROPOSED LOT NUMBER
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - 12in W PROPOSED 12 IN WATER LINE
 - W PROPOSED 8 IN WATER LINE
 - X EXISTING FENCE

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET



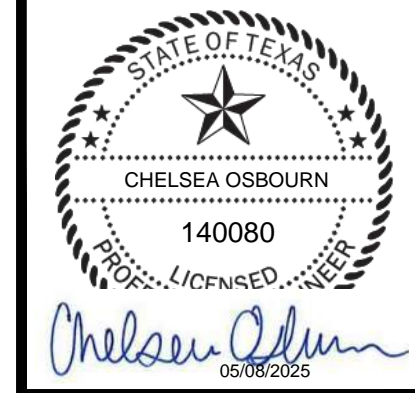
NO.	BY	DATE	REVISION DESCRIPTION

ELGIN GATEWAY
PRELIMINARY PLAT

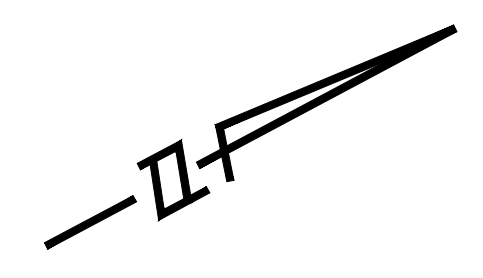
OVERALL WATER (2
OF 3)

PROJECT NO: 1740-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

NOTICE:
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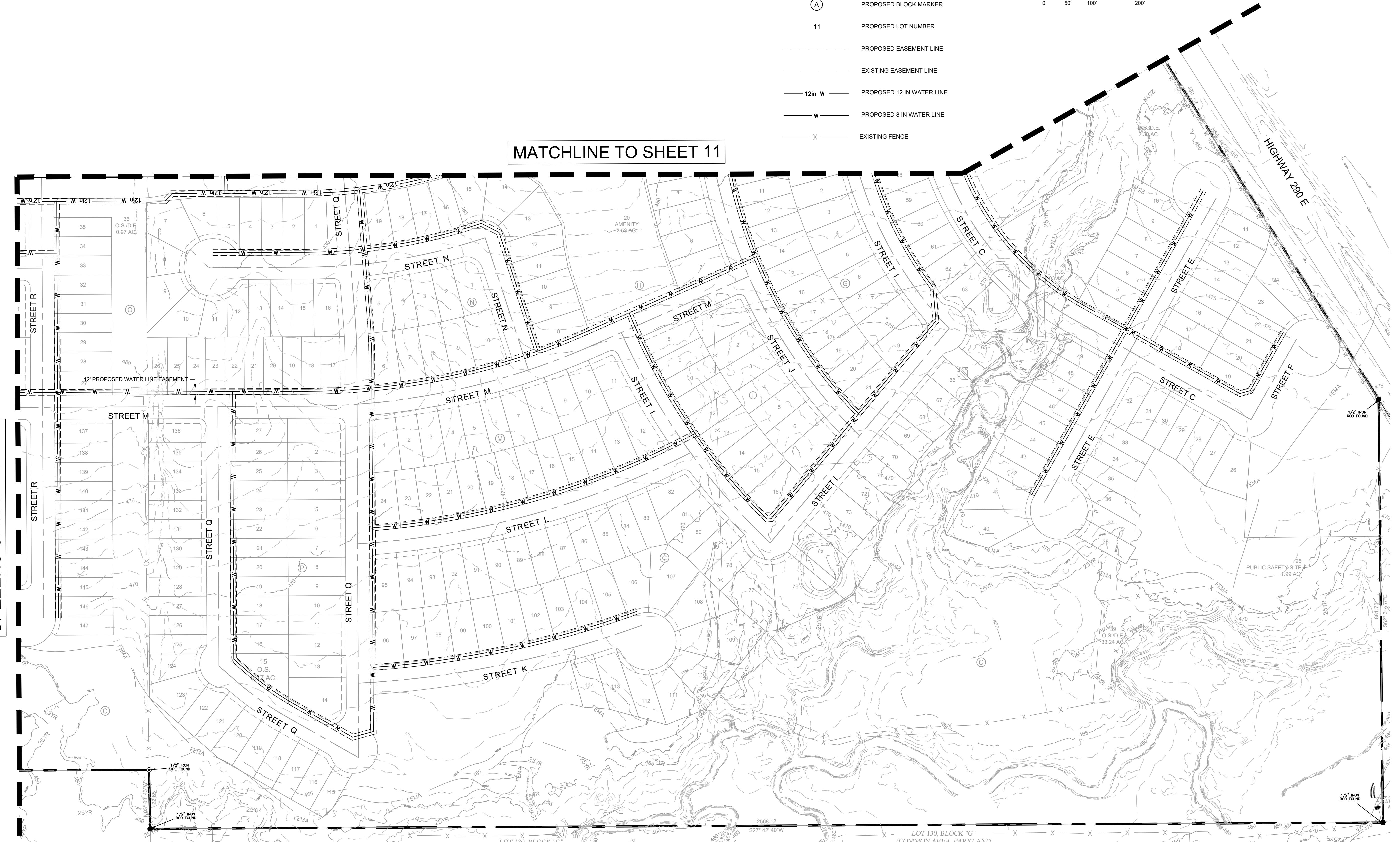
- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - 25 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 100 YEAR EXISTING ENGINEERED FLOODPLAIN (TO BE MODIFIED WITH CONST. PLANS)
 - 950 EXISTING MAJOR CONTOUR
 - 950 EXISTING MINOR CONTOUR
 - PROPOSED LOT LINE
 - (A) PROPOSED BLOCK MARKER
 - 11 PROPOSED LOT NUMBER
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - 12" W PROPOSED 12 IN WATER LINE
 - W PROPOSED 8 IN WATER LINE
 - X EXISTING FENCE



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

MATCHLINE TO SHEET 11

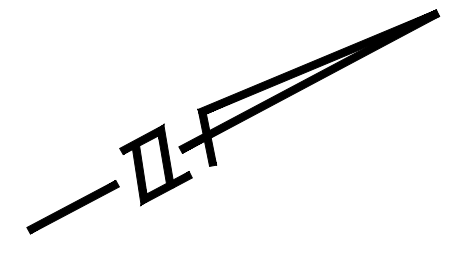
MATCHLINE TO SHEET 13



KARAN K. BAYES, ET. AL.
CALLED 1.000 ACRE
DOC. NO. 2015183255
O.P.R.T.C.T.

LOT 130, BLOCK "G"
(COMMON AREA, PARKLAND
& DRAINAGE EASEMENT)
ELM CREEK SECTION 1
DOC. NO. 200300198
O.P.R.T.C.T.
OWNER: TRAVIS COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 14
DOC. NO. 2007046922
O.P.R.T.C.T.

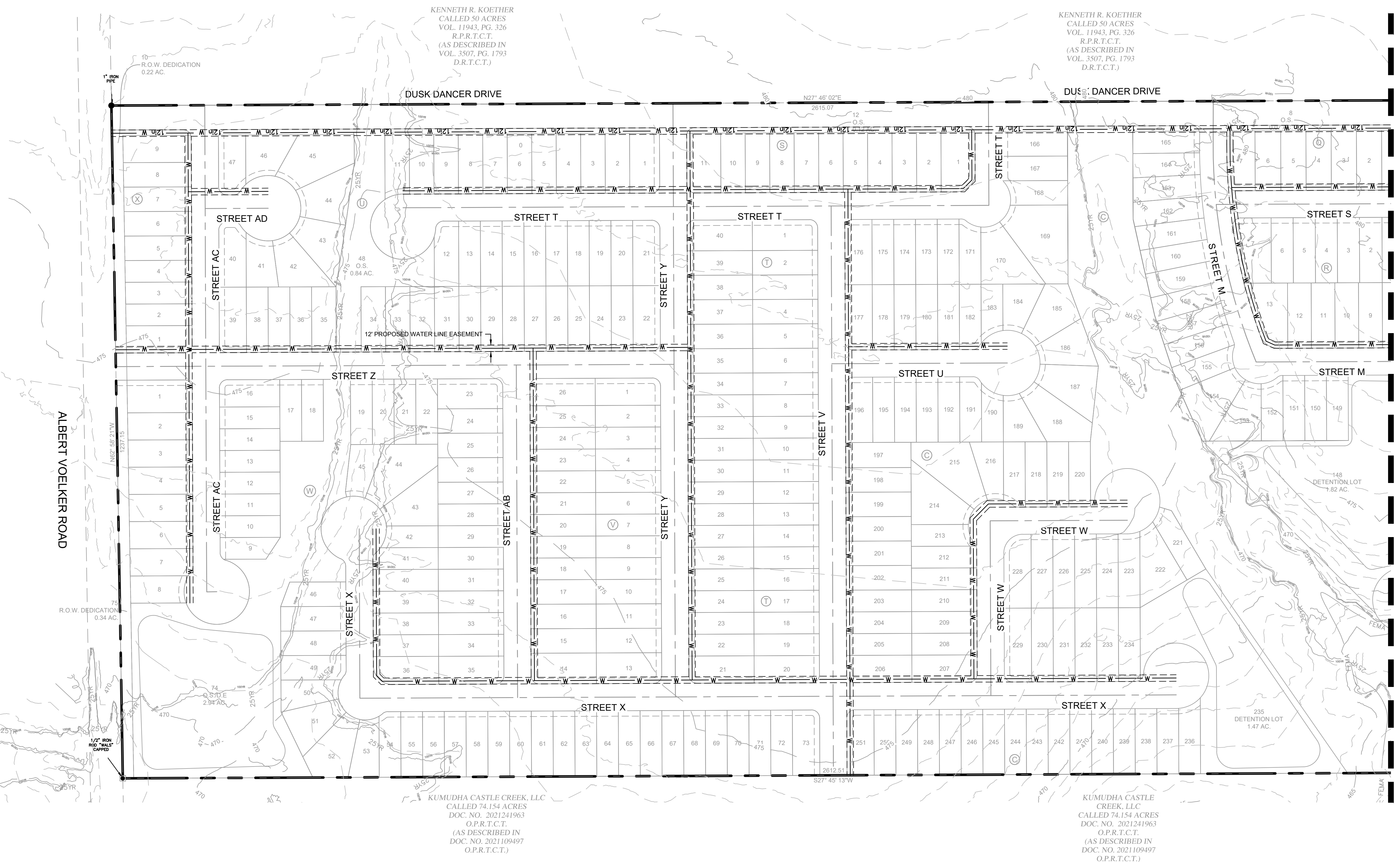
LOT 130, BLOCK "G"
(COMMON AREA, PARKLAND
& DRAINAGE EASEMENT)
ELM CREEK SECTION 1
DOC. NO. 200300198
O.P.R.T.C.T.
OWNER: TRAVIS COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 14
DOC. NO. 2007046922
O.P.R.T.C.T.



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

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 - 950 EXISTING MAJOR CONTOUR
 - 950 EXISTING MINOR CONTOUR
 - - - - PROPOSED LOT LINE
 - (A) PROPOSED BLOCK MARKER
 - 11 PROPOSED LOT NUMBER
 - - - - PROPOSED EASEMENT LINE
 - - - - EXISTING EASEMENT LINE
 - 12in W PROPOSED 12 IN WATER LINE
 - W PROPOSED 8 IN WATER LINE
 - X EXISTING FENCE

MATCHLINE TO SHEET 12



KENNETH R. KOETHER
CALLED 50 ACRES
VOL. 11943, PG. 326
R.P.R.T.C.T.
(AS DESCRIBED IN
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D.R.T.C.T.)

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KUMUDHA CASTLE CREEK, LLC
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O.P.R.T.C.T.
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KUMUDHA CASTLE CREEK, LLC
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O.P.R.T.C.T.
(AS DESCRIBED IN
DOC. NO. 2021109497
O.P.R.T.C.T.)

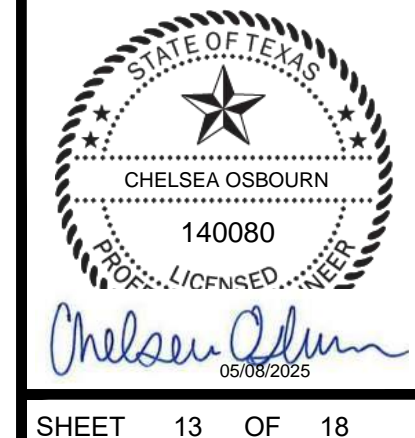
NO.	BY	DATE	REVISION DESCRIPTION

ELGIN GATEWAY
PRELIMINARY PLAT

OVERALL WATER (3
OF 3)

PROJECT NO: 1740-11783
DESIGNED BY: CLO
DRAWN BY: TAM
CHECKED BY: CLO

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TEXAS ENGINEERING
PRACTICE ACT.





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

May 9, 2025

Ms. Chelsea Osbourn, P.E.
Gray Engineering, Inc.
8824 N. Capital of Texas Hwy, Suite 140
Austin, Texas 78759

RE: Elgin Gateway – Preliminary Plat Review

Dear Ms. Osbourn:

WGA has reviewed the following documents listed below submitted on May 8, 2025, by Gray Engineering, Inc.

1. Preliminary Plat dated January 3, 2025.
2. Other supporting documents submitted with the Preliminary Plat: Comment Response Letter.

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

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