



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
June 23, 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. May 19, 2025 Minutes

IV. NEW BUSINESS

1. **Project 202500004: A Final Plat titled "Final Plat of Primavesta Subdivision Phase 1B" located out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15312, located north of FM 1100 and east of the Peppergrass subdivision.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
2. **Project 202400039: A Final Plat titled "Lund Subdivision Section 1 Phase 1" located out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15702 and known by Travis County Appraisal District as Parcel 358788, located north of Rolling Meadows on the east side of County Line Road.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
3. **Project #202300194: A Final Plat titled "Harvest Ridge Section 7" located out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15378, located east of the existing Harvest Ridge subdivision.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - 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 board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

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

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

Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before June 18, 2025, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry", is positioned above the printed name.

Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, MAY 19, 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, Scott Mackay.
COMMISSION ABSENT: Taylor Christian.
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. CONSENT AGENDA

1. April 28, 2025 Minutes.
Vice-Chair Ronnie Creppon moved that the Commission approve the consent agenda. Berney Williams seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

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 – Melissa Lipiec presented the property as having been voluntarily annexed into the City in 2022 under “R-1” zoning, and which had a final plat for the Cano subdivision approved but never recorded or built out. In October of 2024 the applicant requested a change to “R-4” zoning with an intention to build multi-family apartments, which was opposed by neighbors and eventually withdrawn before going to Council. The applicant is now request a change to “R-2” zoning with the intention to develop duplexes.
 - B. Applicant Presentation – The Applicant Mario Cano was present at the meeting but represented by his engineer Javier Barajas, who spoke on his behalf and present to field questions and comments.
 - C. Open Public Hearing – The public hearing was opened at 6:37 P.M.

 Melissa Lipiec shared that a neighbor who wished to remain anonymous had emailed their sentiment opposed to the proposed rezoning, and passed around a redacted printout of the email to the Commission.

 Diane Dunigan from the nearby 17615 FM 1100 stood to speak in opposition of the proposition, having been notified by letter but not having seen a notice outside the property to be rezoned. She expressed concern about the quality of the proposed development based on the applicant deeming the original arrangement too expensive, as well as concern about the impact of the increased population density on the roads and utility infrastructure. She also expressed a desire for more transparency about the developers, companies, and financial backing involved in the proposed process. Chair Antonio Prete encouraged her to address those questions to Javier Barajas following the meeting, but informed that the Planning and Zoning Commission was not suited to field those questions.

- D. Close Public Hearing – The public hearing was closed at 6:48 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – Chair Antonio Prete began the discussion by confirming with Melissa Lipiec that a sign noticing this meeting had been posted outside the property, which she confirmed had been placed. Chair Antonio Prete also reminded the Commission that their role in discussing this proposed rezoning is not to make any assumptions about the development, and to recognize only the permissions and limitations of that development based on the proposed “R-2” zoning.

Scott Mackay asked about the status of the development adjacent to the Cano subdivision, which Melissa Lipiec explained was Northside Meadows and developed under a PDD. Scott Mackay checked that Northside Meadows hadn’t yet submitted a final plat, which Melissa Lipiec confirmed. The Commission discussed the Northside Meadows lot size and that it was less than what would be required by the R-2 rezoning.

Dorothy McCarther asked about the status of the letters sent out to neighbors within 200 feet, and how many had received a response. William McIlvain replied that the City had received notice from about 80% of the sent notices, but then corrected himself to say that it was the notice of receipt that the City had received and that the only actual response to the rezoning notice was the anonymous email.

Chair Antonio Prete reminded the Commission that although a concept plan had been submitted with the application there was no guarantee that it would be adhered to following the rezoning, and the only terms of development would be what is required by the new zoning district. Vice-Chair Ronnie Creppon asked for clarification on the plan to extend the arterial roadway to connect with existing infrastructure, which Javier Barajas confirmed. Diane Dunigan had further questions for Javier Barajas which Chair Antonio Prete requested she hold until after the meeting. Scott Mackay voiced a concern about the potential of the development not matching the concept plan, and Javier Barajas reiterated to the Commission the intention to develop the lots by the standards of R-2 zoning and in accordance with City Ordinance which would be fixed even if the development were to deviate from the concept plan.

- F. Recommendation – Vice-Chair Ronnie Creppon moved that the Commission recommend to City Council approval of the rezoning request as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against. Chair Antonio Prete reminded the audience that this is only a recommendation to City Council, and that there is still opportunity to discuss all questions and concerns before that happens.
- 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 – Melissa Lipiec presented the property and its Development Agreement approved in November, showing which portions had been annexed into the City and which were part of the ETJ MUD. She confirmed that the preliminary plat met the City’s standards of design per WGA review.
 - B. Applicant Presentation – Seth Mearig of Gray Engineering was present to field questions. He communicated that the preliminary plat was largely in line with the previously discussed workshop.
 - C. Open Public Hearing – The public hearing was opened at 7:05 P.M. No member of the public was present to speak on the subject.
 - D. Close Public Hearing – The public hearing was closed at 7:05 P.M.
 - E. Discussion – Vice-Chair Ronnie Creppon asked for clarification on the reduction of the arterial Dusk Dancer Drive, comparing the portions that would be maintained by the City with those maintained by the MUD. Seth Mearig explained that the denser traffic is expected in the commercial areas off of Hwy 290, so the road size was prioritized there and that a collector is safer for the residential region, minimizing the use of the collector as a bypass.

IV. NEW BUSINESS (Cont.)

Chair Antonio Prete remarked on the decreased lot count compared to the concept plan and asked whether the ratio of lot sizes was kept roughly equal or if the larger lots had been removed and the smaller lot sizes were preserved. Seth Mearig explained that builders preferred a more consistent lot size rather than a mix of different lot sizes throughout the development but the new lot sizes were in line with the development agreement, which Alyssa Loveday confirmed.

Chair Antonio Prete confirmed with Seth Mearig the wholesale wastewater arrangement with the City of Elgin for the residential MUD and the pass-through for Aqua water service, which he approved of. Chair Antonio Prete also asked about the status of the public safety site which is within the floodplain, and Seth Mearig communicated that the conditions of the site were variable based on what was actually required by whoever would develop that site. Alyssa Loveday added that Parkland Dedication is required not to be in the floodplain but the emergency services site has no similar designation. Berney Williams wanted to confirm whose responsibility it would be to move the site out of the floodplain, and Seth Mearig described that the CLOMR/LOMR survey would showcase the regions that required modification but it would be the developers of the site who would be responsible for applying those surveyed modifications. Seth Mearig also assured that the location was only just off the highway and not in the middle of a creek, so the modifications would not be extreme.

Chair Antonio Prete called to attention Note #19 that required minimum 35 foot building line lot width, expressing an expectation that it was meant to be 40 foot, and noted that he had seen some lots that did not meet that minimum. Seth Mearig believed that all lots on the plat did meet that minimum but he would review to confirm.

- F. Consideration – Berney Williams moved that the Commission approve the preliminary plat contingent on the review of compliance with Note #19. Vice-Chair Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced that the next planned meeting for June 23, 2025 does not currently have any items planned, so she will keep the Commission informed as to whether it will be held. Danica Morgan communicated that she will not be able to attend.

VI. ADJOURNMENT: The meeting was adjourned at 7:23 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 for Primavesta Phase 1B

Date: June 11, 2025
Applicant: Victor Ostiguin, Doucet & Associates
Hearing Date: June 23, 2025
Location: Out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15312, located north of FM 1100 and east of the Peppergrass subdivision.

APPLICATION SUMMARY

Consideration of a Final Plat for Primavesta Phase 1B following approval of a Preliminary Plat by the Planning and Zoning Commission on June 26, 2023. This new submittal is for 107 residential lots, 1 HOA lot, 1 ROW lot, and 3,246 linear feet of streets over 17.48 acres.

DEPARTMENT COMMENTS

The Primavesta Planned Development District (PDD) was reviewed by the Planning and Zoning Commission on February 28, 2022, and was approved by the Elgin City Council on October 19, 2023. The entire development covers approximately 197 acres and consists of 838 single-family lots, 1 ROW lot dedication, & 25 common area/H.O.A/ and drainage lots on 30 blocks. Lot widths range primarily from 45' – 50' wide and lots range primarily from 5,400 sq. ft. to 8,000 sq. ft. in size. The preliminary plat was approved by the Planning and Zoning Commission on June 26, 2023. Owing to the size of the development, the project has been phased with the first final plat (Phase 1A) being approved by the Planning and Zoning Commission on February 26, 2024. This is the second final plat for this development to come before the Planning and Zoning Commission. WGA has reviewed the proposed plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Application
2. Agent Authorization
3. Vicinity Map
4. Preliminary Plat
5. Proposed Final Plat
6. WGA review letter

FINAL PLAT APPLICATION

Date: 10-25-24

SITE INFORMATION

Project Address: 1500 North Avenue C, Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Doucet (Victor Ostiguin, P.E.)

Postal Address: 829 N St. Joseph St. Gonzales, TX 78629

E-Mail Address: vostiguin@kleinfelder.com ; **Phone Number:** 512-566-4076

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>Victor Ostiguin, P.E.</u>	<u>10-25-24</u>
Signature	Printed Name	Date

Project Description:

PrimaVesta Subdivision Phase 1B Final Plat of 17.49 acres comprised of 109 total
lots, 107 residential lots, 1 HOA lot, and 1 ROW lot.



PrimaVesta Land Company, LLC

6475 Camden Ave Suite# 202
San Jose, CA 95120

August 16, 2021

David Harrell, Planning and Development Director
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Agent Authorization Letter
Larson Tract (188.7 acres)
Elgin , Texas

To Whom It May Concern:

As the owner of the above-referenced tract of land, more particularly described as 188.7 acres out of the Thomas Christian Survey, Block 26, Abstract No. 20, Bastrop County, Texas; is hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Zoning, Subdivision Platting, Construction Documents, Site Development permits, and related applications as may be required.

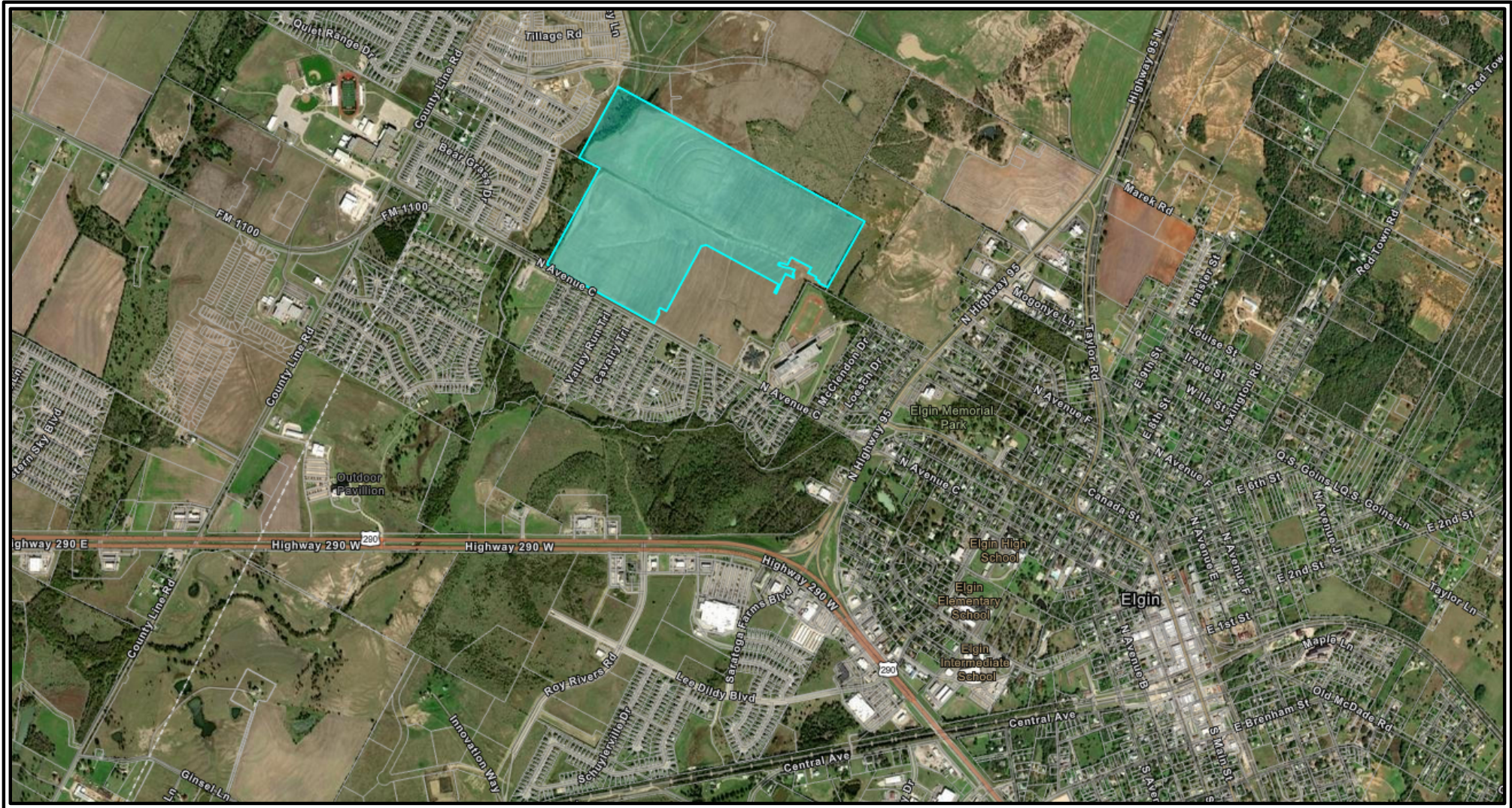
Please contact me if you have any questions.

Sincerely,

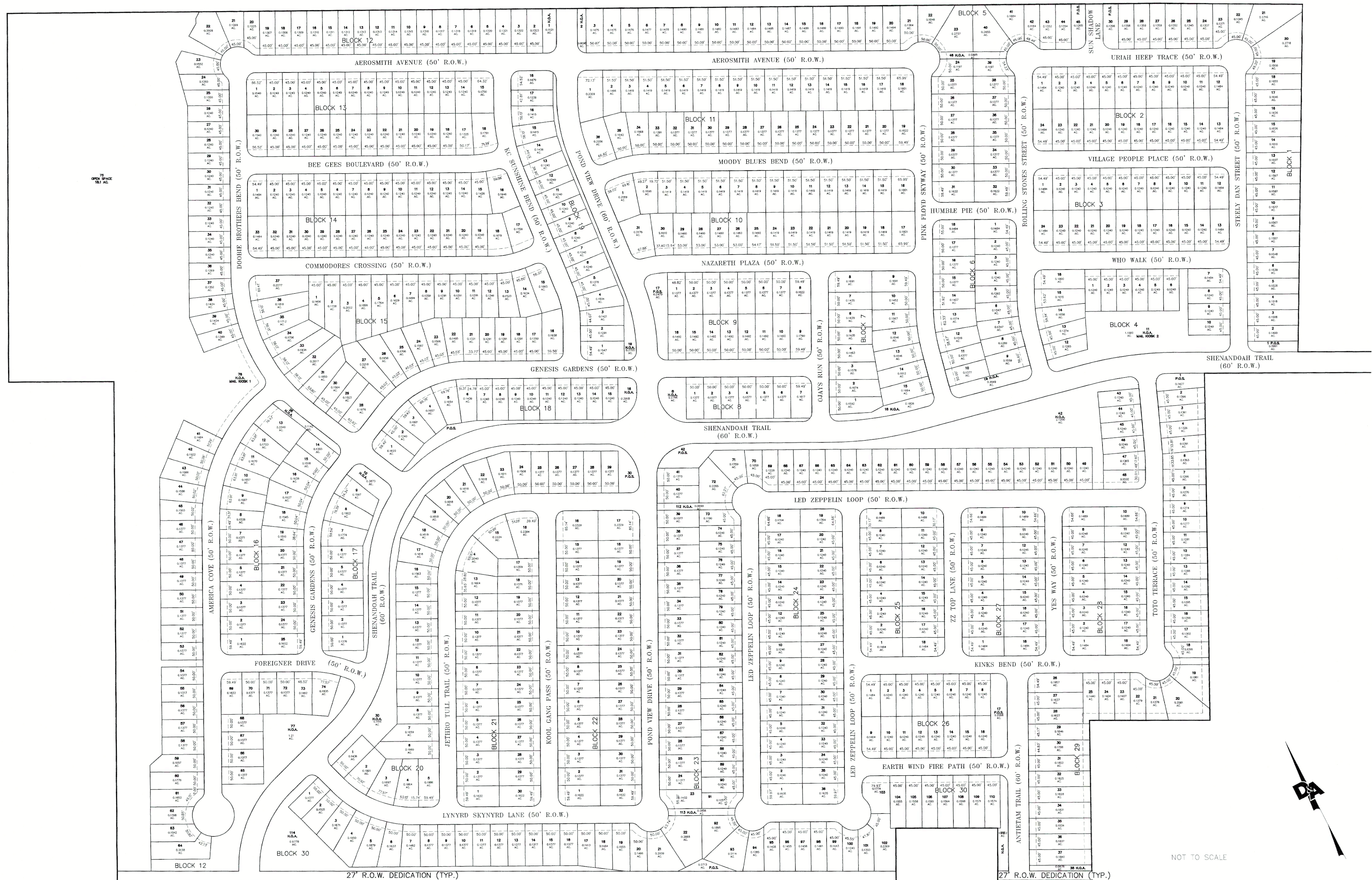


Garrett Rajkovich
PrimaVesta Land Company, LLC

Vicinity Map



AREA AND 20' FRONT SETBACK DISTANCE



NUMBER	REVISION	DATE	 DOUCET Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPES Firm Number: 10105800	Date: 05/25/2023
				Scale: 1" = 250'
				Drawn by: SWP
				Reviewer: DF
				Project: 1028-006
				Sheet: 9 OF 14
				Field Book: N/A
				Party Chief: ADM
				Survey Date: 11/22/2020

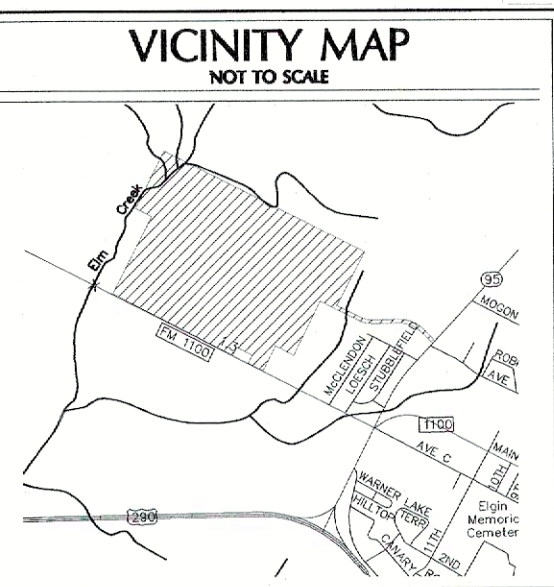
CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.

AMY MONOGYE DARSEY, A.K.A. AMY LEE
DARSEY & PAUL DOUGLAS MOGONYE
CALLED 69.0550 AC
NO. 201410215
O.P.R.B.C.T.

ELGIN INDEPENDENT
SCHOOL DISTRICT
CALLED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

PEPPERGRASS PHASE 2
DOC. NO. 202125440
O.P.R.B.C.T.

BLOCK A
LOT 94



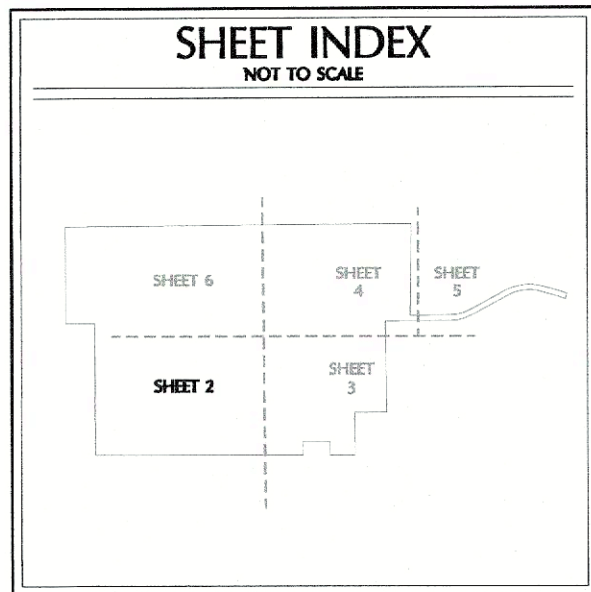
PRELIMINARY PLAT OF PRIMAVESTA SUBDIVISION BASTROP COUNTY, TEXAS

NUMBER	REVISION	DATE

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 250'
Drawn by: SWP
Reviewed: DF
Project: 1028-006
Sheet: 1 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

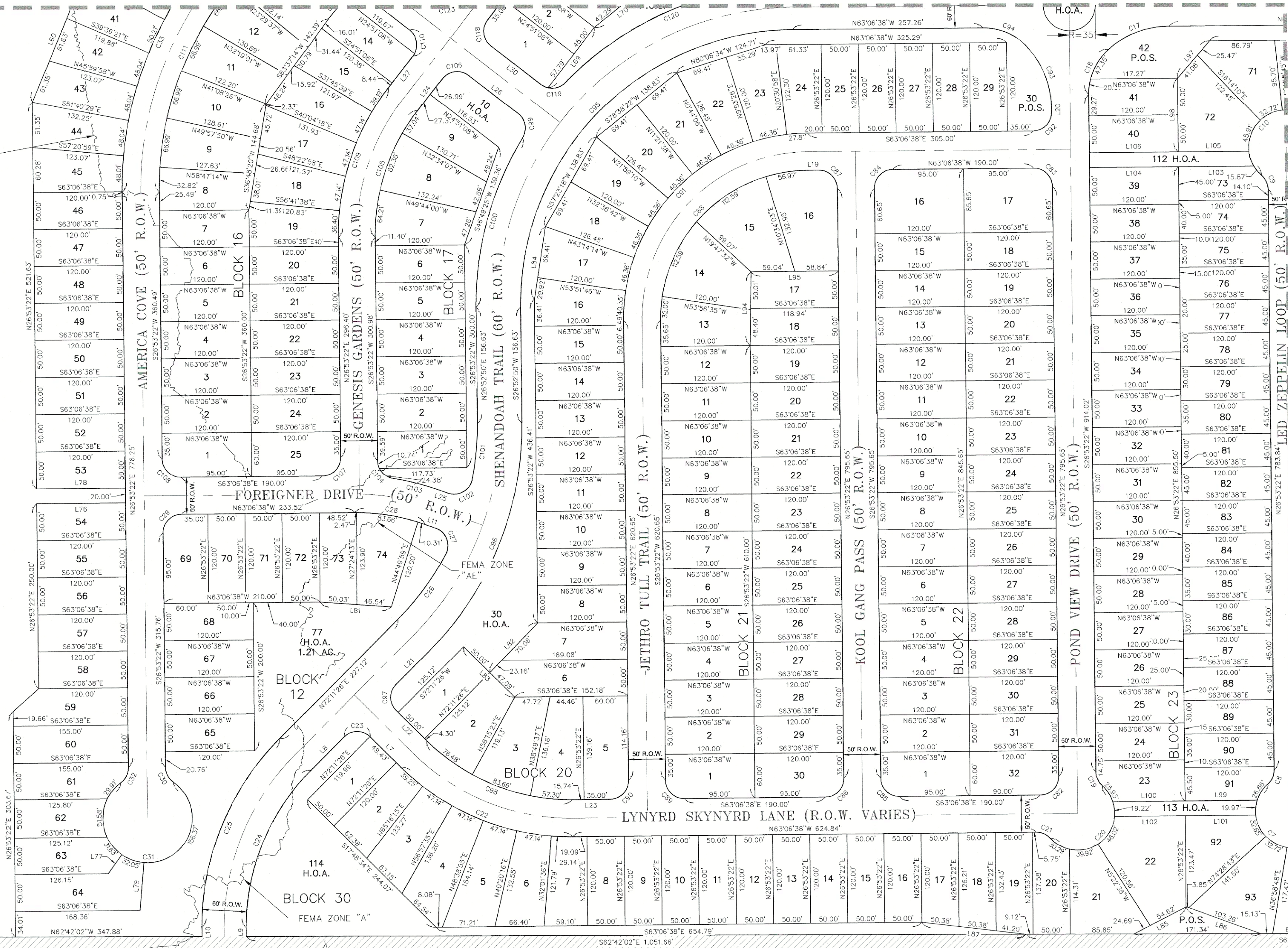
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CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" (UNLESS NOTED)
	BENCHMARK FOUND
	POINT OF BEGINNING
P.O.B.	DOCUMENT NUMBER
DOC. NO.	VOLUME
VOL.	PAGE
PG.	RIGHT-OF-WAY
R.O.W.	PUBLIC OPEN SPACE
P.O.S.	CONTROL POINT
C.P.	BUILDING SETBACK LINE
B.S.L.	OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
O.P.R.B.C.T.	DEED RECORDS, BASTROP COUNTY, TEXAS
D.R.B.C.T.	ACRES
AC.	

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1,401.72'

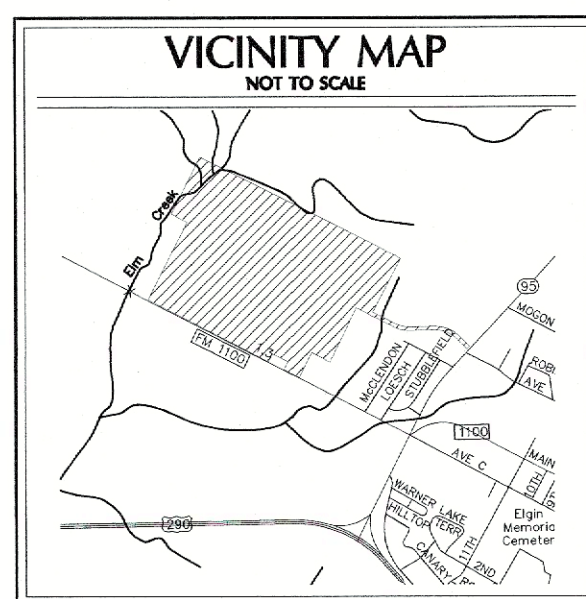


WEST CORNER OF THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20

C.P. #1
GRID NORTHING: 10,107,598'
GRID EASTING: 3,222,341'
ELEV: 506.58'

THOMAS CHRISTIAN
SURVEY NO. 26
ABSTRACT NO. 20

JONATHAN BURLESON
SURVEY NO. 25
ABSTRACT NO. 18

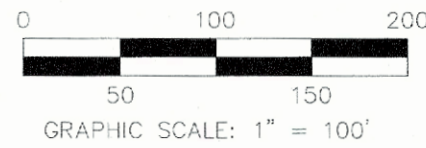


PRELIMINARY PLAT OF PRIMAVERA SUBDIVISION BASTROP COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

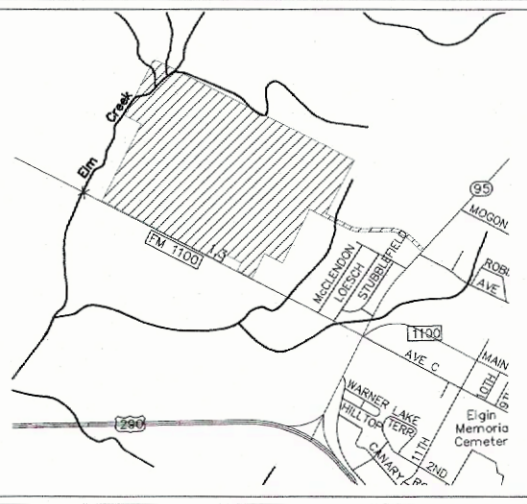
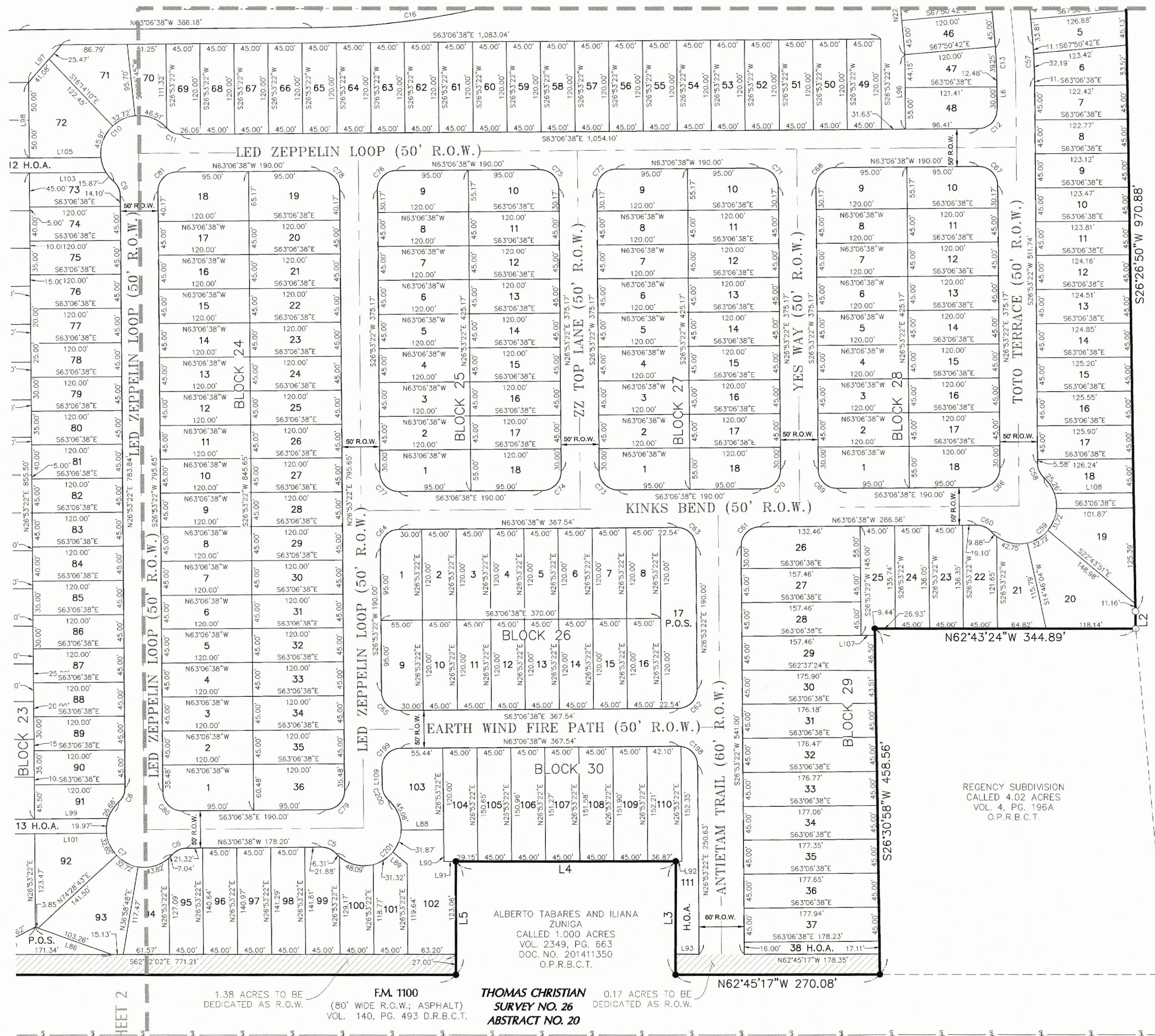
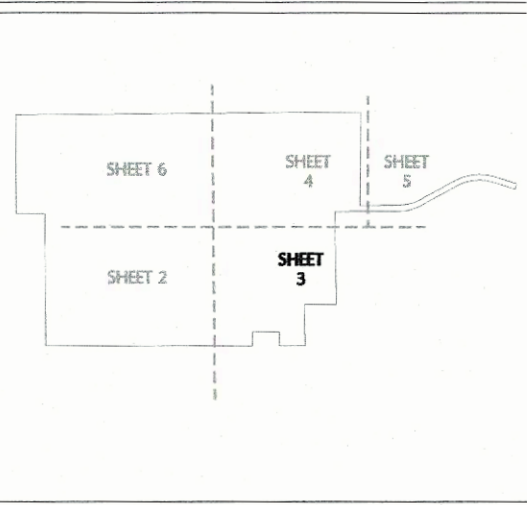
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Drawn by:	SWP
Reviewed by:	DF
Project:	1028-006
Sheet:	2 OF 14
Field Book:	N/A
Party Chief:	ADM
Survey Date:	11/22/2020

X:\Departments\Geospatial\Projects\1028-006 1880c Elgin\CAD\dwg\Active - Exhibits\Plat\1028-006 Primavera Prelim Plat Surf.dwg



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - BUILDING SETBACK LINE
- - - ADJOINER PROPERTY LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
- ⊙ BENCHMARK FOUND
- POINT OF BEGINNING
- DOCUMENT NUMBER
- VOL.
- PG.
- R.O.W.
- P.O.S.
- C.P.
- B.S.L.
- OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- DEED RECORDS, BASTROP COUNTY, TEXAS
- D.R.B.C.T.
- AC.
- ACRES

VICINITY MAP
NOT TO SCALESHEET INDEX
NOT TO SCALE

ELGIN INDEPENDENT SCHOOL
DISTRICT
CALLED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

ALBERTO TABARES AND ILIANA
ZUNIGA
CALLED 1.000 ACRES
VOL. 2349, PG. 663
DOC. NO. 20141350
O.P.R.B.C.T.

THOMAS CHRISTIAN
SURVEY NO. 26
ABSTRACT NO. 20

JONATHAN BURLISON

PRELIMINARY PLAT OF PRIMAVESTA SUBDIVISION BASTROP COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewed: DF
Project: 1028-006
Sheet: 3 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

DA

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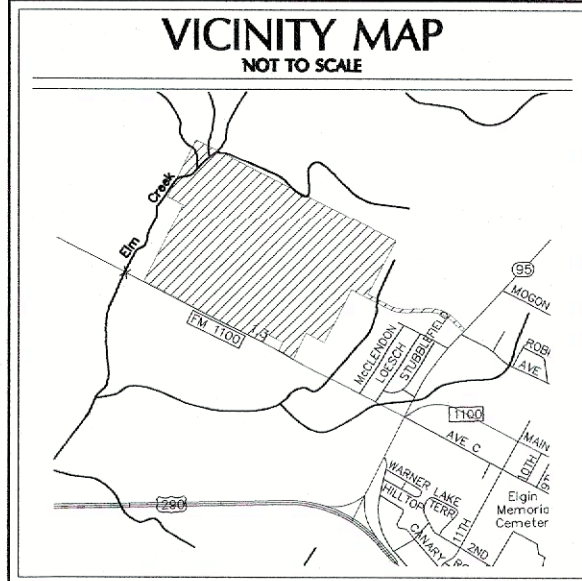
GRAPHIC SCALE: 1" = 100'

LEGEND

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- - - EXISTING EASEMENT
- - - BUILDING SETBACK LINE
- - - ADJOINER PROPERTY LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
- ⊙ BENCHMARK FOUND
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.O.S. PUBLIC OPEN SPACE
- C.P. CONTROL POINT
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BASTROP COUNTY, TEXAS
- AC. ACRES

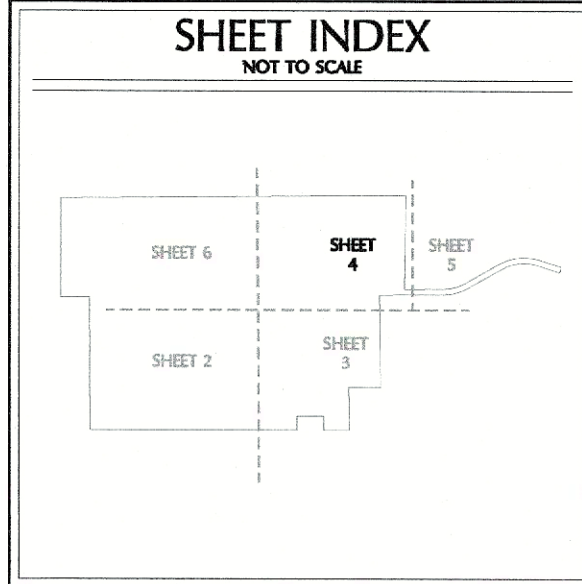
VICINITY MAP

NOT TO SCALE

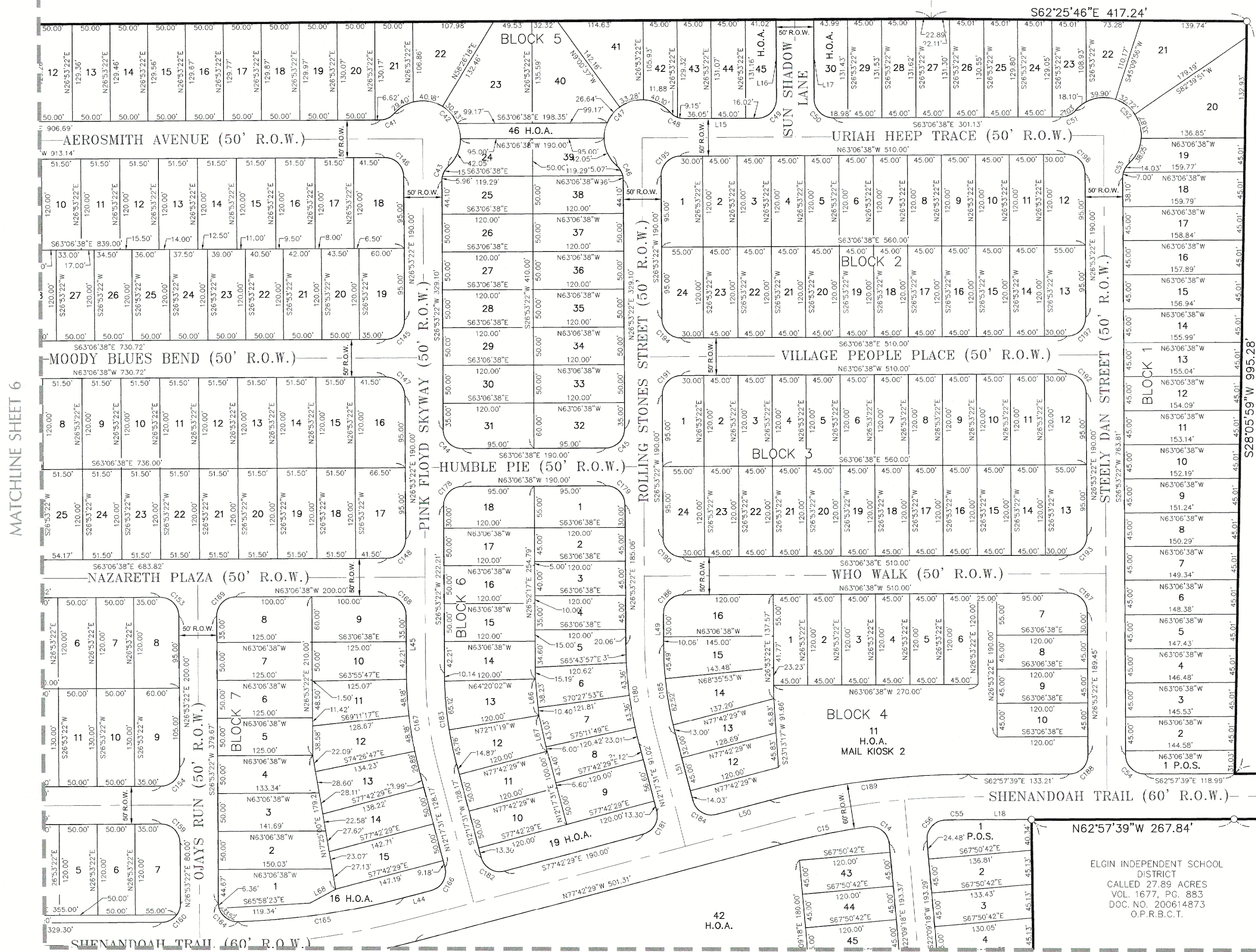


SHEET INDEX

NOT TO SCALE



CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.



AMY MONOGYE DARSEY, A.K.A.
AMY LEE DARSEY & PAUL
DOUGLAS MOGONYE
CALLED 69.055 AC.
NO. 201410215
O.P.R.B.C.T.

PRELIMINARY PLAT OF
PRIMAVESTA SUBDIVISION
BASTROP COUNTY, TEXAS

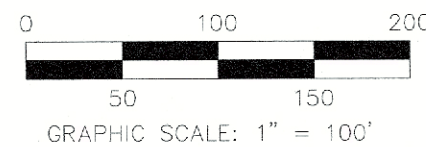
MATCHLINE SHEET 3



Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPEIS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewer: DF
Project: 1028-006
Sheet: 4 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

X:\Departments\Geospatial\Projects\1028-006 188ac Elgin\CAD\cwg\Active - Exhibits\Plat\1028-006 Primavesta Prelim Plat Surf.dwg

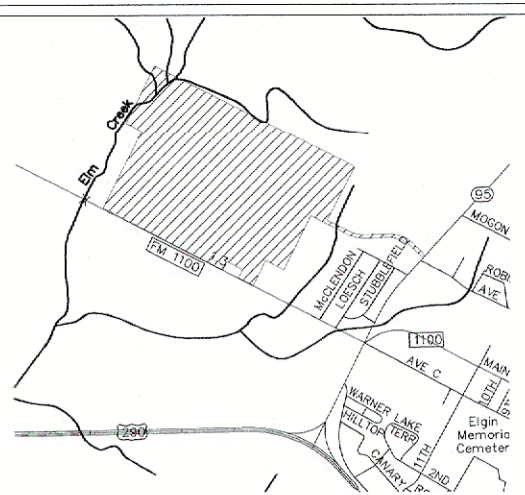


LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
	BENCHMARK FOUND
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.O.S.	PUBLIC OPEN SPACE
C.P.	CONTROL POINT
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BASTROP COUNTY, TEXAS
AC.	ACRES

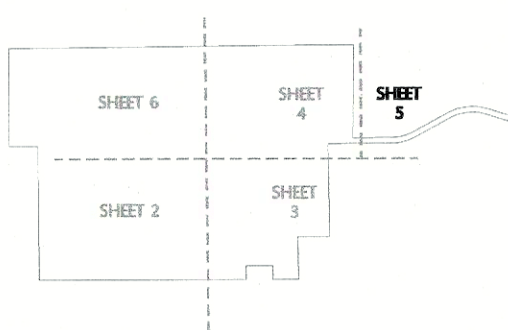
VICINITY MAP

NOT TO SCALE

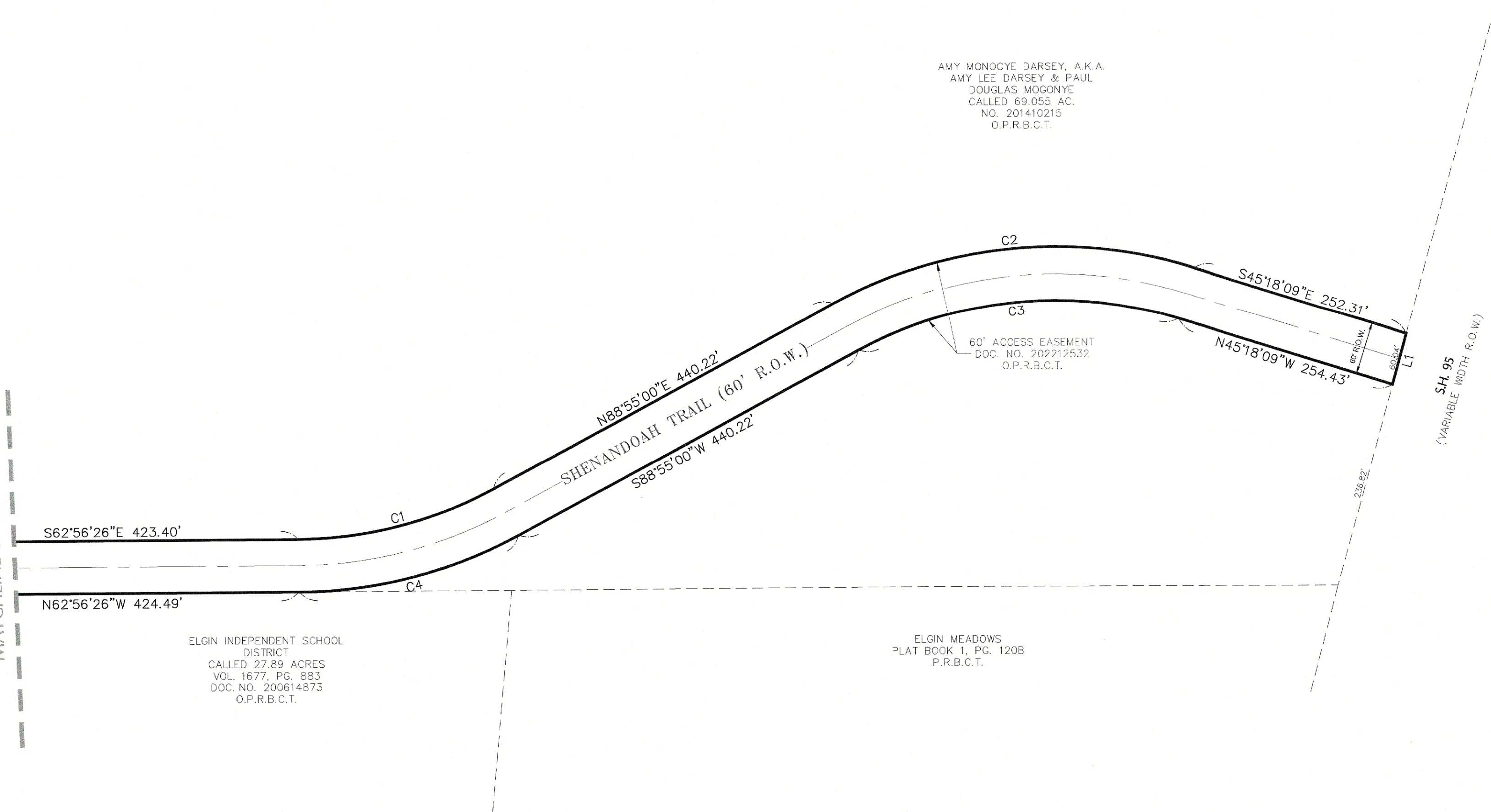


SHEET INDEX

NOT TO SCALE



MATCHLINE SHEET 4



PRELIMINARY PLAT OF PRIMAVERSTA SUBDIVISION BASTROP COUNTY, TEXAS

**DOUCET**
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewer: DF
Project: 1028-006
Sheet: 5 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.

BLOCK 12
OPEN SPACE
18.1 AC

FEMA ZONE "A"

75
OPEN SPACE
18.1 AC.

FEMA ZONE "A"

FEMA ZONE "AE"

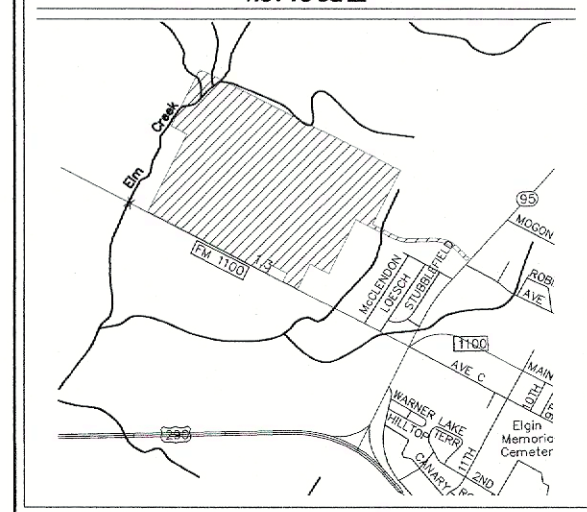
N62°58'36"W 300.58'

CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

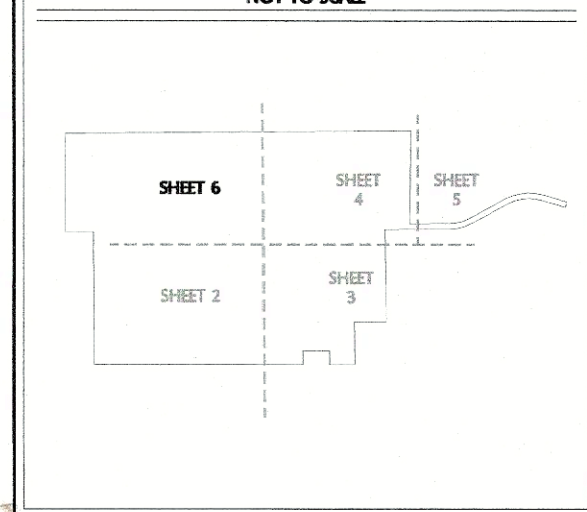
LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
- BENCHMARK FOUND
- POINT OF BEGINNING
- DOCUMENT NUMBER
- VOLUME
- PAGE
- RIGHT-OF-WAY
- PUBLIC OPEN SPACE
- CONTROL POINT
- BUILDING SETBACK LINE
- OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- DEED RECORDS, BASTROP COUNTY, TEXAS
- ACRES

VICINITY MAP NOT TO SCALE



SHEET INDEX NOT TO SCALE



MATCHLINE SHEET 2



0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

PRELIMINARY PLAT OF PRIMAVERA SUBDIVISION BASTROP COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewed: DF
Project: 1028-006
Sheet: 6 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

X:\Departments\Geospatial\Projects\1028-006 188ac Elgin\CAD\swg\Active - Exhibits\Plat\1028-006 Primavera Prelim Plat Surf.dwg

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°40'18"W	60.04'
L2	S26°30'58"W	22.89'
L3	N27°23'51"E	149.98'
L4	N62°42'55"W	291.02'
L5	S27°17'38"W	150.06'
L6	N26°53'22"E	42.48'
L7	N17°48'34"W	57.80'
L8	S72°11'26"W	62.81'
L9	S27°33'29"W	11.64'
L10	N27°33'29"E	11.91'
L11	N43°01'06"W	14.89'
L12	N77°03'52"E	3.70'
L13	N27°12'03"E	102.62'
L14	S27°12'03"W	102.44'
L15	S63°06'38"E	97.07'
L16	N26°53'22"E	106.24'
L17	S26°53'22"W	106.35'
L18	N62°57'39"W	83.25'
L19	N63°06'38"W	15.00'
L20	N26°53'22"E	6.95'
L21	S72°11'26"W	64.31'
L22	S17°48'34"E	57.80'
L23	S63°06'38"E	50.74'
L24	S65°08'52"W	54.36'
L25	S43°01'06"E	14.89'
L26	N24°51'08"W	84.72'
L27	N65°08'52"E	54.36'
L28	S77°03'52"W	3.70'
L29	S65°08'52"W	86.66'
L30	S24°51'08"E	84.72'
L31	N26°53'22"E	18.81'
L32	N65°08'52"E	86.66'
L33	N26°53'22"E	84.09'
L34	N04°46'17"E	75.65'
L35	N85°13'43"W	19.66'
L36	S85°13'43"E	19.66'
L37	N04°46'17"E	192.97'
L38	N27°12'03"E	72.30'
L39	S27°12'03"W	47.11'
L40	S04°46'17"W	24.69'
L41	S85°13'43"E	13.53'
L42	N85°13'43"W	13.53'
L43	S26°53'22"W	9.50'
L44	S77°42'29"E	38.27'
L45	N26°53'22"E	77.21'
L46	N27°12'03"E	46.51'
L47	S27°12'03"W	72.84'
L48	S26°53'22"W	84.09'
L49	S26°53'22"W	40.06'
L50	S77°42'29"E	73.04'
L51	S12°17'31"W	91.02'
L52	N24°51'08"W	127.99'
L53	S24°51'08"E	127.99'
L54	S84°27'25"E	57.38'
L55	S68°03'38"E	42.36'
L56	S54°10'42"W	22.17'
L57	S22°36'53"W	13.38'
L58	S56°53'45"W	42.68'
L59	S54°06'57"W	35.97'
L60	S49°45'40"W	179.74'
L61	S27°11'54"W	94.93'
L62	N23°24'00"E	43.77'
L63	N16°19'54"E	43.77'
L64	N09°16'36"E	43.60'
L65	S66°26'47"E	49.57'
L66	N21°44'20"E	48.63'
L67	N14°12'56"E	49.04'
L68	N89°01'20"E	39.02'
L69	S65°08'52"W	102.79'
L70	S78°31'39"W	84.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L71	N71°11'36"W	85.46'
L72	S13°27'04"W	67.45'
L73	S31°53'07"E	105.25'
L74	S26°53'22"W	127.28'
L75	S77°12'48"E	104.32'
L76	N63°06'38"W	120.00'
L77	N62°50'23"E	31.73'
L78	S63°06'38"E	120.00'
L79	N32°14'20"E	64.80'
L80	N66°30'39"E	34.01'
L81	N58°37'58"W	96.57'
L82	S71°21'26"W	93.22'
L83	N17°48'34"W	97.09'
L84	S36°08'14"W	99.34'
L85	S89°53'02"E	79.31'
L86	S42°55'46"E	107.11'
L87	S56°01'30"E	141.97'
L88	N63°06'38"W	55.53'
L89	N23°09'16"W	24.65'
L90	N26°53'22"E	12.25'
L91	N62°42'55"W	15.85'
L92	S62°42'55"E	8.13'
L93	N62°45'17"W	31.32'
L94	N28°05'57"E	100.02'
L95	S63°06'38"E	117.89'
L96	S26°53'22"W	99.15'
L97	N68°11'11"E	66.55'
L98	N26°53'22"E	100.00'
L99	N63°06'38"W	97.35'
L100	N63°15'28"W	97.27'
L101	S63°06'38"E	95.19'
L102	S63°06'38"E	95.19'
L103	S63°06'38"E	101.70'
L104	S63°06'38"E	120.00'
L105	N63°06'38"W	95.25'
L106	N63°06'38"W	120.00'
L107	S63°06'38"E	18.13'
L108	N63°06'38"W	104.39'
L109	S26°53'22"W	24.58'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	230.84'	470.00'	28°08'27"	S77°00'47"E	228.53'
C2	423.48'	530.00'	45°46'51"	S68°11'35"E	412.31'
C3	375.54'	470.00'	45°46'51"	N68°11'35"W	365.63'
C4	260.31'	530.00'	28°08'27"	N77°00'47"W	257.70'
C5	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C6	21.03'	25.00'	48°11'23"	N87°12'19"W	20.41'
C7	162.65'	50.00'	186°22'46"	N18°06'38"W	99.85'
C8	21.03'	25.00'	48°11'23"	N50°59'04"E	20.41'
C9	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C10	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C11	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C12	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C13	39.25'	475.00'	4°44'04"	N24°31'20"E	39.24'
C14	40.57'	25.00'	92°59'23"	N24°20'25"W	36.27'
C15	116.35'	970.00'	6°52'22"	N74°16'18"W	116.28'
C16	262.42'	1,030.00'	14°35'51"	N70°24'33"W	261.71'
C17	89.06'	125.00'	40°49'27"	N83°31'21"W	87.19'
C18	68.33'	80.00'	48°56'05"	S51°21'25"W	66.27'
C19	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C20	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C21	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C22	256.96'	325.00'	45°18'04"	N40°27'36"W	250.32'
C23	39.27'	25.00'	90°00'00"	N62°48'34"W	35.36'
C24	236.03'	303.00'	44°37'57"	S49°52'27"W	230.11'
C25	282.77'	363.00'	44°37'57"	N49°52'27"E	275.68'
C26	108.98'	370.00'	16°52'33"	N63°45'09"E	108.59'
C27	42.91'	25.00'	98°19'59"	N06°08'53"E	37.83'
C28	96.44'	275.00'	20°05'32"	N53°03'52"W	95.94'
C29	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C30	23.55'	25.00'	53°58'05"	S00°05'41"E	22.69'
C31	301.53'	60.00'	287°56'10"	N63°06'38"W	70.59'
C32	23.55'	25.00'	53°58'05"	N53°52'25"E	22.69'
C33	424.72'	485.00'	50°10'30"	N51°58'37"E	411.28'
C34	36.99'	25.00'	84°47'03"	N34°40'21"E	33.71'
C35	317.12'	525.00'	34°36'32"	N09°35'06"E	312.32'
C36	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C37	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C38	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C39	39.13'	25.00'	89°41'20"	N72°02'42"E	35.26'
C40	39.41'	25.00'	90°18'40"	S17°57'18"E	35.45'
C41	21.03'	25.00'	48°11'23"	S87°12'19"E	20.41'
C42	162.65'	50.00'	186°22'46"	S18°06'38"E	99.85'
C43	21.03'	25.00'	48°11'23"	S50°59'04"W	20.41'
C44	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C45	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C46	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C47	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C48	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C49	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C50	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C51	20.99'	25.00'	48°06'05"	S87°09'40"E	20.38'
C52	162.69'	50.00'	186°25'25"	S18°07'57"E	99.84'
C53	21.03'	25.00'	48°11'23"	S50°59'04"W	20.41'
C54	39.20'	25.00'	89°51'01"	S18°02'09"E	35.31'
C55	30.62'	970.00'	1°48'30"	N63°51'54"W	30.61'
C56	40.61'	25.00'	93°04'30"	S68°41'35"W	36.29'
C57	43.38'	525.00'	4°44'04"	S24°31'20"W	43.37'
C58	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C59	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C60	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C61	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C62	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C63	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C64	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C65	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C66	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C67	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C68	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C69	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C70	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C71	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C72	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C73	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C74	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C75	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C76	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C77	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C78	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C79	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C80	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C81	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C82	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C83	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C84	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C85	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C86	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C87	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C88	314.16'	200.00'	90°00'00"	S71°53'22"W	282.84'
C89	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C90	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C91	392.70'	250.00'	90°00'00"	N71°53'22"E	353.55'
C92	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C93	91.58'	120.75'	43°27'15"	N05°09'44"E	89.40'
C94	65.02'	80.00'	46°34'03"	N39°49'36"W	63.25'
C95	581.25'	370.00'	90°00'32"	S71°53'06"W	523.30'
C96	340.05'	430.00'	45°18'36"	S49°32'08"W	331.26'
C97	39.27'	25.00'	90°00'00"	S27°11'26"W	35.36'
C98	217.43'	275.00'	45°18'04"	S40°27'36"E	211.81'
C99	36.52'	25.00'	83°41'28"	N16°59'36"E	33.36'
C100	239.84'	430.00'	31°57'30"	N42°51'35"E	236.75'
C101	75.99'	370.00'	11°46'05"	N32°45'52"E	75.86'
C102	42.91'	25.00'	98°19'59"	N87°48'54"E	37.83'
C103	61.29'	325.00'	10°48'20"	S48°25'16"E	61.20'
C104	35.22'	25.00'	80°42'48"	S13°28'02"E	32.38'
C105	183.63'	275.00'	38°15'30"	S46°01'07"W	180.23'
C106	39.27'	25.00'	90°00'00"	N69°51'08"W	35.36'
C107	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C108	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C109	217.01'	325.00'	38°15'30"	N46°01'07"E	213.00'
C110	39.27'	25.00'	90°00'00"	N20°08'52"E	35.36'
C111	380.94'	435.00'	50°10'30"	S51°58'37"W	368.88'
C112	61.40'	525.00'	6°42'03"	N21°30'06"W	61.36'
C113	36.99'	25.00'	84°47'03"	N60°32'36"W	33.71'
C114	77.74'	102.50'	43°27'21"	S84°50'18"E	75.89'
C115	65.02'	80.00'	46°34'02"	N50°10'24"E	63.25'
C116	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C117	248.34'	275.00'	51°44'30"	N88°58'53"W	239.99'
C118	39.27'	25.00'	90°00'00"	S20°08'52"W	35.36'
C119	36.52'	25.00'	83°41'28"	S66°41'52"E	33.36'
C120	340.97'	430.00'	45°25'58"	S85°49'37"E	332.11'
C121	41.01'	25.00'	93°59'10"	S69°53'47"W	36.56'
C122	395.91'	475.00'	47°45'20"	S00°58'28"E	384.55'
C123	39.27'	25.00'	90°00'00"	S69°51'08"E	35.36'
C124	293.50'	325.00'	51°44'30"	S88°58'53"E	283.62'
C125	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C126	86.86'	225.00'	22°07'05"	N15°49'50"E	86.32'
C127	39.27'	25.00'	90°00'00"	N40°13'43"W	35.36'
C128	106.16'	275.00'	22°07'05"	N74°10'10"W	105.50'
C129	86.86'	225.00'	22°07'05"	S74°10'10"E	86.32'
C130	39.27'	25.00'	90°00'00"	N49°46'17"E	35.36'
C131	35.87'	25.00'	82°12'42"	N36°20'04"W	32.87'
C132	81.28'	325.00'	14°19'46"	N70°16'31"W	81.07'
C133	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C134	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C135	64.56'	275.00'	13°27'04"	S69°50'10"E	64.41'
C136	38.34'	25.00'	87°51'30"	N59°30'33"E	34.69'
C137	106.48'	525.00'	11°37'14"	N21°23'25"E	106.30'
C138	39.41'	25.00'	90°18'40"	N17°57'18"W	35.45'
C139	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C140	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'

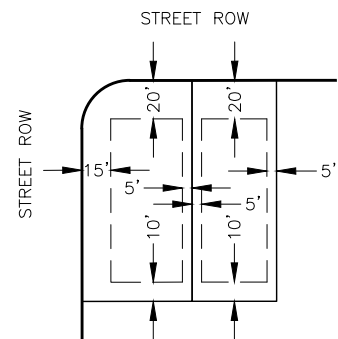
FINAL PLAT OF PRIMAVESTA
SUBDIVISION PHASE 1B
CITY OF ELGIN
BASTROP COUNTY, TEXAS

PRIMAVESTA LAND
COMPANY, LLC
REMAINDER OF A CALLED
188.7 ACRES
DOC. NO. 202107414
O.P.R.B.C.T.

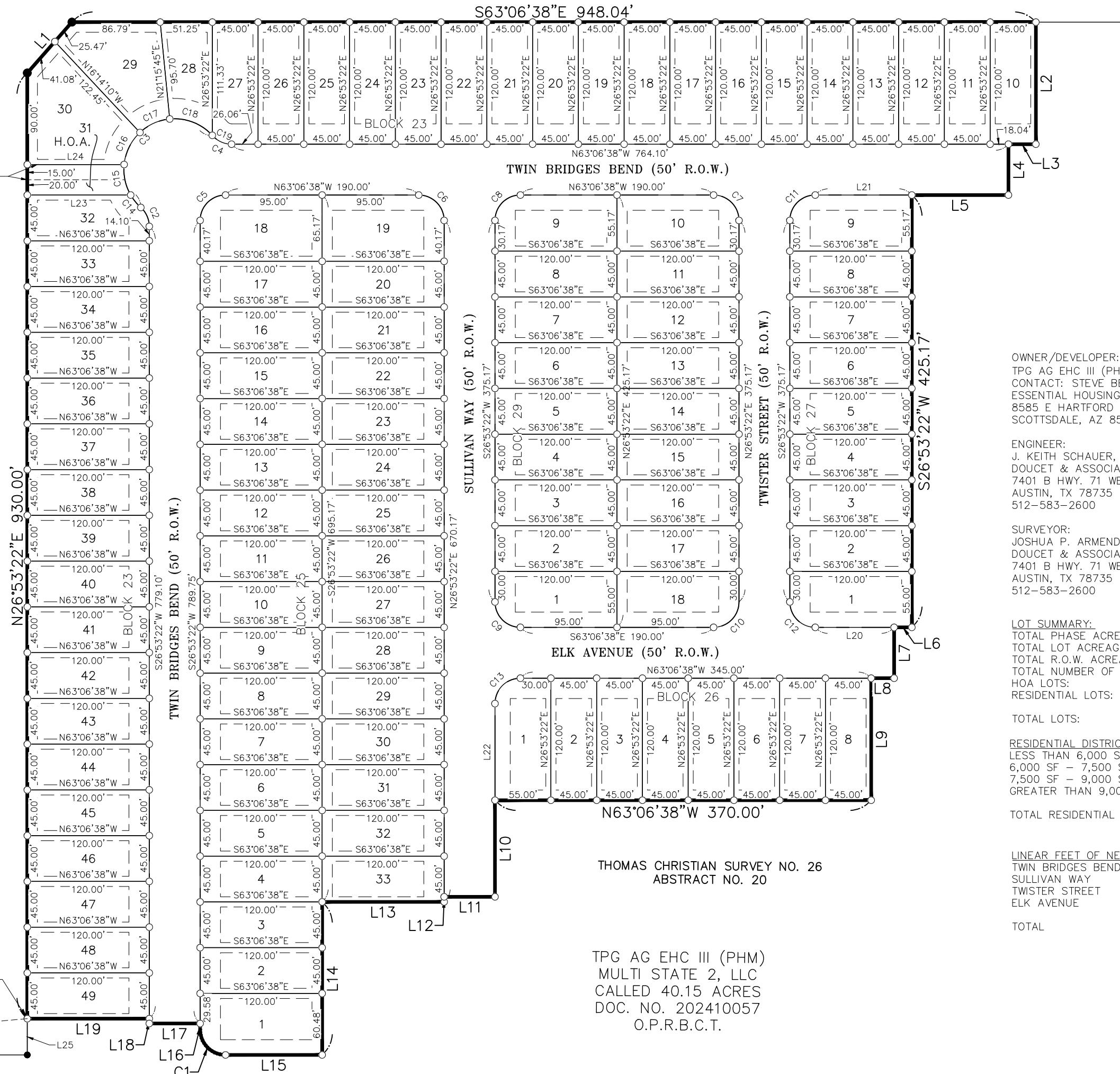
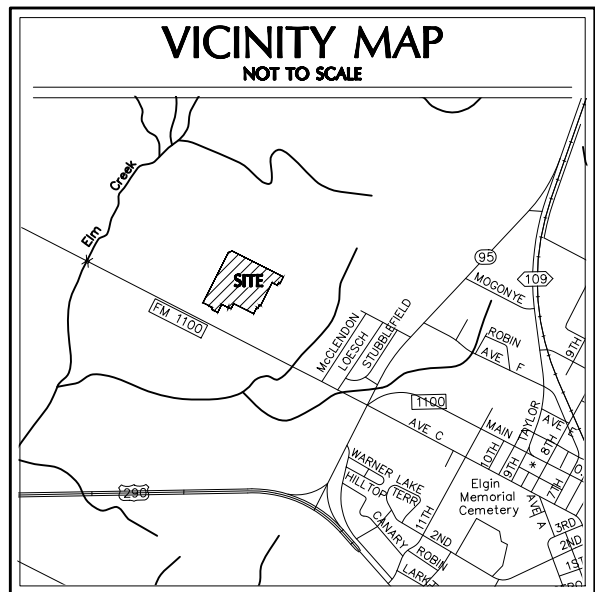
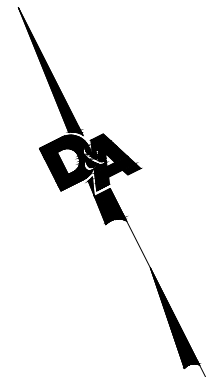
LEGEND

- PROPERTY LINE
— EXISTING PROPERTY LINE
- - - EASEMENT
- - - BUILDING SETBACK LINE
● 5/8" IRON ROD FOUND
[UNLESS NOTED]
○ 1/2" IRON ROD WITH
"DOUCET" CAP SET
○ P.O.B. POINT OF BEGINNING
DOC. NO. DOCUMENT NUMBER
D.E. DRAINAGE EASEMENT
VOL. VOLUME
PG. PAGE
R.O.W. RIGHT-OF-WAY
B.S.L. BUILDING SETBACK LINE
P.R.B.C.T. PLAT RECORDS, BASTROP
COUNTY, TEXAS
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS,
BASTROP COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS,
BASTROP COUNTY, TEXAS

BUILDING SETBACK DETAIL



0 100 200
50 150
GRAPHIC SCALE: 1" = 100'



OWNER/DEVELOPER:
TPG AG EHC III (PHM) MULTI STATE 2, LLC
CONTACT: STEVE BENSON
ESSENTIAL HOUSING ASSET MANAGEMENT
8585 E HARTFORD DR., STE 118
SCOTTSDALE, AZ 85255

ENGINEER:
J. KEITH SCHAUER, P.E. NO. 81658
DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512-583-2600

SURVEYOR:
JOSHUA P. ARMENDARIZ, R.P.L.S. NO. 6822
DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512-583-2600

LOT SUMMARY:
TOTAL PHASE ACREAGE: 17.49 ACRES
TOTAL LOT ACREAGE: 13.76 ACRES
TOTAL R.O.W. ACREAGE: 3.73 ACRES
TOTAL NUMBER OF BLOCKS: 5
HOA LOTS: 1
RESIDENTIAL LOTS: 107
TOTAL LOTS: 108
RESIDENTIAL DISTRICT LOTS:
LESS THAN 6,000 SF: 95
6,000 SF - 7,500 SF: 8
7,500 SF - 9,000 SF: 3
GREATER THAN 9,000 SF: 1

LINEAR FEET OF NEW STREET:
TWIN BRIDGES BEND 1,638
SULLIVAN WAY 715
TWISTER STREET 475
ELK AVENUE 418

TOTAL 3,246

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°11'11"E	66.55'
L2	S26°53'22"W	120.00'
L3	N63°06'38"W	28.96'
L4	S26°53'22"W	50.00'
L5	N63°06'38"W	95.00'
L6	N63°06'38"W	17.46'
L7	S26°53'22"W	50.00'
L8	N63°06'38"W	22.54'
L9	S26°53'22"W	120.00'
L10	S26°53'22"W	95.00'
L11	N63°06'38"W	50.00'
L12	S26°53'22"W	5.00'
L13	N63°06'38"W	120.00'
L14	S26°53'22"W	150.48'
L15	N63°06'38"W	95.00'
L16	N26°53'22"E	5.90'
L17	N63°06'38"W	50.00'
L18	N26°53'22"E	4.75'
L19	N63°06'38"W	120.00'
L20	S63°06'38"E	77.54'
L21	N63°06'38"W	95.00'
L22	S26°53'22"W	95.00'
L23	N63°06'38"W	101.70'
L24	N63°06'38"W	95.25'
L25	S26°53'22"W	35.65'

BLOCK 23 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
10	5,400	0.1240	
11	5,400	0.1240	
12	5,400	0.1240	
13	5,400	0.1240	
14	5,400	0.1240	
15	5,400	0.1240	
16	5,400	0.1240	
17	5,400	0.1240	
18	5,400	0.1240	
19	5,400	0.1240	
20	5,400	0.1240	
21	5,400	0.1240	
22	5,400	0.1240	
23	5,400	0.1240	
24	5,400	0.1240	
25	5,400	0.1240	
26	5,400	0.1240	
27	5,350	0.1228	
28	4,610	0.1058	
29	7,660	0.1759	
30	9,866	0.2265	
31	1,954	0.0449	
32	5,182	0.1190	
33	5,400	0.1240	
34	5,400	0.1240	
35	5,400	0.1240	
36	5,400	0.1240	
37	5,400	0.1240	
38	5,400	0.1240	
39	5,400	0.1240	
40	5,400	0.1240	
41	5,400	0.1240	
42	5,400	0.1240	
43	5,400	0.1240	
44	5,400	0.1240	
45	5,400	0.1240	
46	5,400	0.1240	
47	5,400	0.1240	
48	5,400	0.1240	
49	5,400	0.1240	

BLOCK 25 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
1	7,123	0.1635	
2	5,400	0.1240	
3	5,400	0.1240	
4	5,400	0.1240	
5	5,400	0.1240	
6	5,400	0.1240	
7	5,400	0.1240	
8	5,400	0.1240	
9	5,400	0.1240	
10	5,400	0.1240	
11	5,400	0.1240	
12	5,400	0.1240	
13	5,400	0.1240	
14	5,400	0.1240	
15	5,400	0.1240	
16	5,400	0.1240	
17	5,400	0.1240	
18	7,686	0.1764	
19	7,686	0.1764	
20	5,400	0.1240	
21	5,400	0.1240	
22	5,400	0.1240	
23	5,400	0.1240	
24	5,400	0.1240	
25	5,400	0.1240	
26	5,400	0.1240	
27	5,400	0.1240	
28	5,400	0.1240	
29	5,400	0.1240	
30	5,400	0.1240	
31	5,400	0.1240	
32	5,400	0.1240	
33	5,400	0.1240	

BLOCK 26 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
1	6,466	0.1484	
2	5,400	0.1240	
3	5,400	0.1240	
4	5,400	0.1240	
5	5,400	0.1240	
6	5,400	0.1240	
7	5,400	0.1240	
8	5,400	0.1240	

BLOCK 27 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
1	6,466	0.1484	
2	5,400	0.1240	
3	5,400	0.1240	
4	5,400	0.1240	
5	5,400	0.1240	
6	5,400	0.1240	
7	5,400	0.1240	
8	5,400	0.1240	
9	6,486	0.1489	

BLOCK 29 AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
1	6,466	0.1484	
2	5,400	0.1240	
3	5,400	0.1240	
4	5,400	0.1240	
5	5,400	0.1240	
6	5,400	0.1240	
7	5,400	0.1240	
8	5,400	0.1240	
9	6,486	0.1489	
10	6,486	0.1489	
11	5,400	0.1240	
12	5,400	0.1240	
13	5,400	0.1240	
14	5,400	0.1240	
15	5,400	0.1240	
16	5,400	0.1240	
17	5,400	0.1240	
18	6,466	0.1484	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C2	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C3	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C4	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C5	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C6	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C7	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C8	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C9	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C10	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C11	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C12	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C13	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C14	15.87'	50.00'	18°11'23"	N12°12'19"W	15.81'
C15	31.19'	50.00'	35°44'21"	N14°45'33"E	30.69'
C16	35.90'	50.00'	41°08'07"	N53°11'46"E	35.13'
C17	32.72'	50.00'	37°29'55"	S87°29'13"E	32.14'
C18	46.51'	50.00'	53°17'33"	S42°05'28"E	44.85'
C19	21.49'	25.00'	49°15'16"	S38°29'00"E	20.84'

SUBMITTAL DATE: 05/12/2025

NUMBER	REVISION	DATE



7401 B. Highway 71 W. Ste. 160
Austin, TX 78735. Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 05/12/2025
Scale: 1" = 100'
Drawn by: SWP
Reviewer: JA
Project: 1455-005
Sheet: 1 OF 2
Field Book: N/A
Party Chief: ADM
Survey Date: 01/19/2024

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

SECRETARY, PLANNING & ZONING COMMISSION _____ DATE _____

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

SURVEY NOTES:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE [4203], NAD83 (2011), EPOCH 2010. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000077 AND USING 0,0 AS THE ORIGIN POINT. UNITS: U.S. SURVEY FEET.

OWNER'S CERTIFICATION

STATE OF TEXAS {
COUNTY OF BASTROP {

KNOWN ALL MEN BY THESE PRESENTS,

THAT TG AG EHC III (PHM) MULTI STATE 2, LLC, BEING THE OWNER OF A CALLED 40.15 ACRES OF LAND, OUT OF THE THOMAS CHRISTIAN SURVEY NUMBER 26, ABSTRACT NUMBER 20, CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 202410057 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [O.P.R.B.C.T.],

DO HEREBY SUBDIVIDE 17.79 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

PRIMAVESTA SUBDIVISION PHASE 1B

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, TG AG EHC III (PHM) MULTI STATE 2, LLC, HAVE CAUSED THESE PRESENTS TO BE

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

TPG AG EHC III (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: _____ DATE _____
STEVEN S. BENSON, ITS MANAGER
ESSENTIAL HOUSING ASSET MANAGEMENT
8585 E HARTFORD DR., STE 118
SCOTTSDALE, AZ 85255

STATE OF ARIZONA {
COUNTY OF MARICOPA {

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 202____ BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF TPG AG EHC III (PHM) MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS {
COUNTY OF BASTROP {

I, CHRISTOPHER A. REID, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS

CHRISTOPHER A. REID, PE
TEXAS REGISTRATION NO. 81546
DOUCET, A KLEINFELDER COMPANY
CREID@KLEINFELDER.COM

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS {
COUNTY OF BASTROP {

I, JOSHUA P. ARMENDARIZ, 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.

JOSHUA P. ARMENDARIZ _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6822
DOUCET, A KLEINFELDER COMPANY
JARMENDARIZ@KLEINFELDER.COM
TBPELS FIRM REGISTRATION NO. 10194551

FINAL PLAT OF PRIMAVESTA
SUBDIVISION PHASE 1B
CITY OF ELGIN
BASTROP COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 17.49 ACRE TRACT OUT OF THE THOMAS CHRISTIAN SURVEY NUMBER 26, ABSTRACT NUMBER 20, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 40.15 ACRE TRACT CONVEYED TO TG AG EHC III (PHM) MULTI STATE 2, LLC, RECORDED IN DOCUMENT NUMBER 202410057 OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS [O.P.R.B.C.T.], SAID 17.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" ON A NORTHWEST LINE OF SAID 40.15 ACRE TRACT AND ON A SOUTHEAST LINE OF A CALLED 188.7 ACRE REMAINDER TRACT CONVEYED TO PRIMAVESTA LAND COMPANY LLC, RECORDED IN DOCUMENT NUMBER 202107414 O.P.R.B.C.T. FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" FOUND ON AN INTERIOR ELL CORNER OF SAID 40.15 ACRE TRACT AND FOR AN EXTERIOR ELL CORNER OF SAID 188.7 ACRE REMAINDER TRACT BEARS S26°53'22"W, A DISTANCE OF 35.65 FEET;

THENCE WITH THE COMMON LINE OF SAID 40.15 ACRE TRACT AND SAID 188.7 ACRE REMAINDER TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N26°53'22"E, A DISTANCE OF 930.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
2. N68°11'11"E, A DISTANCE OF 66.55 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND
3. S63°06'38"E, A DISTANCE OF 948.04 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,

THENCE CONTINUING OVER AND ACROSS SAID 40.15 ACRE TRACT THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

1. S26°53'22"W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
2. N63°06'38"W, A DISTANCE OF 26.96 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
3. S26°53'22"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
4. N63°06'38"W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
5. S26°53'22"W, A DISTANCE OF 425.17 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
6. N63°06'38"W, A DISTANCE OF 17.46 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
7. S26°53'22"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
8. N63°06'38"W, A DISTANCE OF 22.54 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
9. S26°53'22"W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
10. N63°06'38"W, A DISTANCE OF 370.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
11. S26°53'22"W, A DISTANCE OF 95.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
12. N63°06'38"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
13. S26°53'22"W, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
14. N63°06'38"W, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
15. S26°53'22"W, A DISTANCE OF 150.48 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
16. N63°06'38"W, A DISTANCE OF 95.00 FEET TO A CALCULATED POINT AND THE BEGINNING OF A CURVE TO THE RIGHT,
17. WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N18°06'38"W, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
18. N26°53'22"E, A DISTANCE OF 5.90 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
19. N63°06'38"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
20. N26°53'22"E, A DISTANCE OF 4.75 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND
21. N63°06'38"W A DISTANCE OF 120.00 FEET TO THE THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN AND CONTAINING APPROXIMATELY 17.49 ACRES.

STATE OF TEXAS {
COUNTY OF BASTROP {

I, KRISTA BARTSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF 20__ A.D. AT _____ O'CLOCK __M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK __M, PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____ WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

BY: _____
KRISTA BARTSCH,
CLERK, COUNTY COURT
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. PRIOR TO CONSTRUCTION ON ANY LOT, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ELGIN.
4. THIS SUBDIVISION IS LOCATED IN THE ELM CREEK WATERSHED.
5. EROSION/ SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ELGIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL FROM THE CITY OF ELGIN.
8. THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER & WASTEWATER FROM THE CITY OF ELGIN.
9. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ELGIN AND STATE HEALTH DEPARTMENTS.
10. THE DEVELOPER SHALL GRANT A PUBLIC ACCESS EASEMENT FOR THE OPEN SPACE, PER THE PLANNED DEVELOPMENT DISTRICT WITH THE CITY OF ELGIN, THE DEVELOPER AGREES THAT THE PUBLIC PARK AND PUBLIC OPEN SPACE LAND SHOWN ON THE CONCEPT PLAN WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION. THE CITY AGREES THAT DEVELOPER WILL RECEIVE A 100% CREDIT FOR SUCH DEDICATION AGAINST THE CITY'S PARKLAND DEDICATION REQUIREMENTS, TO THE EXTENT SUCH REQUIREMENTS APPLY TO THE PROPERTY NOW OR IN THE FUTURE, AND THE CITY FURTHER AGREES THAT NO ADDITIONAL PARKLAND DEDICATION OR PARK FEES WILL BE REQUIRED.
11. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
12. MUNICIPAL JURISDICTION: THIS FINAL PLAT BOUNDARY LIES WHOLLY WITHIN THE CITY OF ELGIN FULL PURPOSE JURISDICTION.
13. THERE ARE NO CEMETERY SITES WITHIN THIS FINAL PLAT.
14. THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS AND ALL INFRASTRUCTURE WILL BE DEDICATED TO AND MAINTAINED BY HOME OWNER'S ASSOCIATION OR ITS ASSIGNS.
15. THIS PROJECT IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NUMBER 2022-04-05-15
16. THIS FINAL PLAT CONFORMS WITH THE APPROVED PRELIMINARY PLAT DATED MAY 25, 2023.
17. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL INTERIOR STREET ROW ON ALL LOTS, UNLESS OTHERWISE NOTED.
18. ALL RESIDENTIAL LOTS ASSUMED TO BE 65% IMPERVIOUS COVER.
19. COMMON AREA SIDEWALKS TO BE BUILT WITH IMPROVEMENT PLANS. SIDEWALKS ADJACENT TO OR IN FRONT OF RESIDENTIAL LOTS TO BE BUILT BY THE HOMEBUILDERS.

FLOODPLAIN NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48021C0075E, DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, AND UPDATED BY LETTER OF MAP REVISION (L.O.M.R.) NO. 07-06-0779P-480023, DATED AUGUST 30, 2007, FOR CITY OF ELGIN, BASTROP COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. SOURCE OF FLOODPLAIN DATA: FEMA WEBSITE.

PARKLAND SUMMARY PRIMAVESTA SUBDIVISION							
PHASE	1	1	2	3	4	5	TOTAL
SECTION	A	B					
UNITS	104	107	113	143	200	172	839
CALCULATION: 6 X (NUMBER OF UNITS) x (2.8 RESIDENTS PER UNIT) / 1,000 = ACRES OF PARKLAND							
REQUIRED PARKLAND DEDICATION (AC.)	1.75	1.80	-	-	-	-	3.54
OPEN SPACE (100% CREDIT)	1.90	0.05	-	-	-	-	1.95
FLOODPLAIN (50% CREDIT)	0	0	-	-	-	-	0
TOTAL PARKLAND CREDITS	1.90	0.05	-	-	-	-	1.95

NUMBER	REVISION	DATE	DOUCET A Kleinfelder Company Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735. Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10194551	Date: 05/12/2025
				Scale: N/A
				Drawn by: SWP
				Reviewer: JA
				Project: 1455-005
				Sheet: 2 OF 2
				Field Book: N/A
				Party Chief: ADM
				Survey Date: 01/19/2024



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

May 13, 2025

Mr. Victor Ostiguin, P.E.
Doucet & Associates, Inc.
829 Street Joseph Street
Gonzales, Texas 78629

RE: Prima Vista Phase 1B – Final Plat Review

Dear Mr. Ostiguin:

WGA has reviewed the following documents listed below submitted on May 5, 2025 by Doucet & Associates, Inc.

1. Final Plat dated May 01, 2025.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter and 9-1-1 Bastrop County Addressing 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



Development Services Department

STAFF REPORT

Consideration of a Final Plat for Lund Subdivision Section 1 Phase 1

Date: June 11, 2025
Applicant: Chris Rawls, Gray Engineering, Inc.
Hearing Date: June 23, 2025
Location: Out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15702 and known by Travis County Appraisal District as Parcel 358788, located north of Rolling Meadows on the east side of County Line Road.

APPLICATION SUMMARY

Consideration of an updated and revised Final Plat for Lund Subdivision Section 1 Phase 1 following approval of a Preliminary Plat by the Planning and Zoning Commission on 12/18/23, a previous approval of this same plat on 1/27/25, and revision of the Concept Plan and Development Agreement at the same meeting on 1/27/25. This new submittal is for 200 residential lots (the previously approved final plat had 2120, 8 open space lots, 1 open space/drainage lot, 1 amenity lot, and 9,295 linear feet of streets over 47.559 acres.

DEPARTMENT COMMENTS

The primary change was to eliminate the alley load lots on the south side of Fika Boulevard and reconfigure Blocks D, E & F. Lycka Road has been located further south and Innehall Trail has been eliminated from this section. A change has been made to Block J, Lot 23, the Open Space/Drainage Lot was increased from 2.910 acres to 3.272 acres. WGA has reviewed the proposed plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Application
2. Agent Authorization
3. Vicinity Map
4. Preliminary Plat
5. Proposed Final Plat
6. WGA review letter

FINAL PLAT APPLICATION

Date: 4/3/2024

SITE INFORMATION

Project Address: County Line Rd and Lund Rd

Parcel Identification Number (if no address): 15702

APPLICANT

Name: Chris Rawls - Gray Engineering, Inc.

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

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

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

	Chris Rawls	4/3/2024
Signature	Printed Name	Date

Project Description:

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

Owner Authorization Form

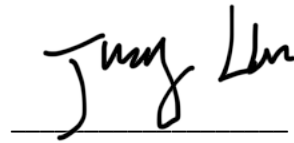
March 28, 2024

City of Elgin

RE: Development Applications
Lund Farms Subdivision
Elgin, Texas

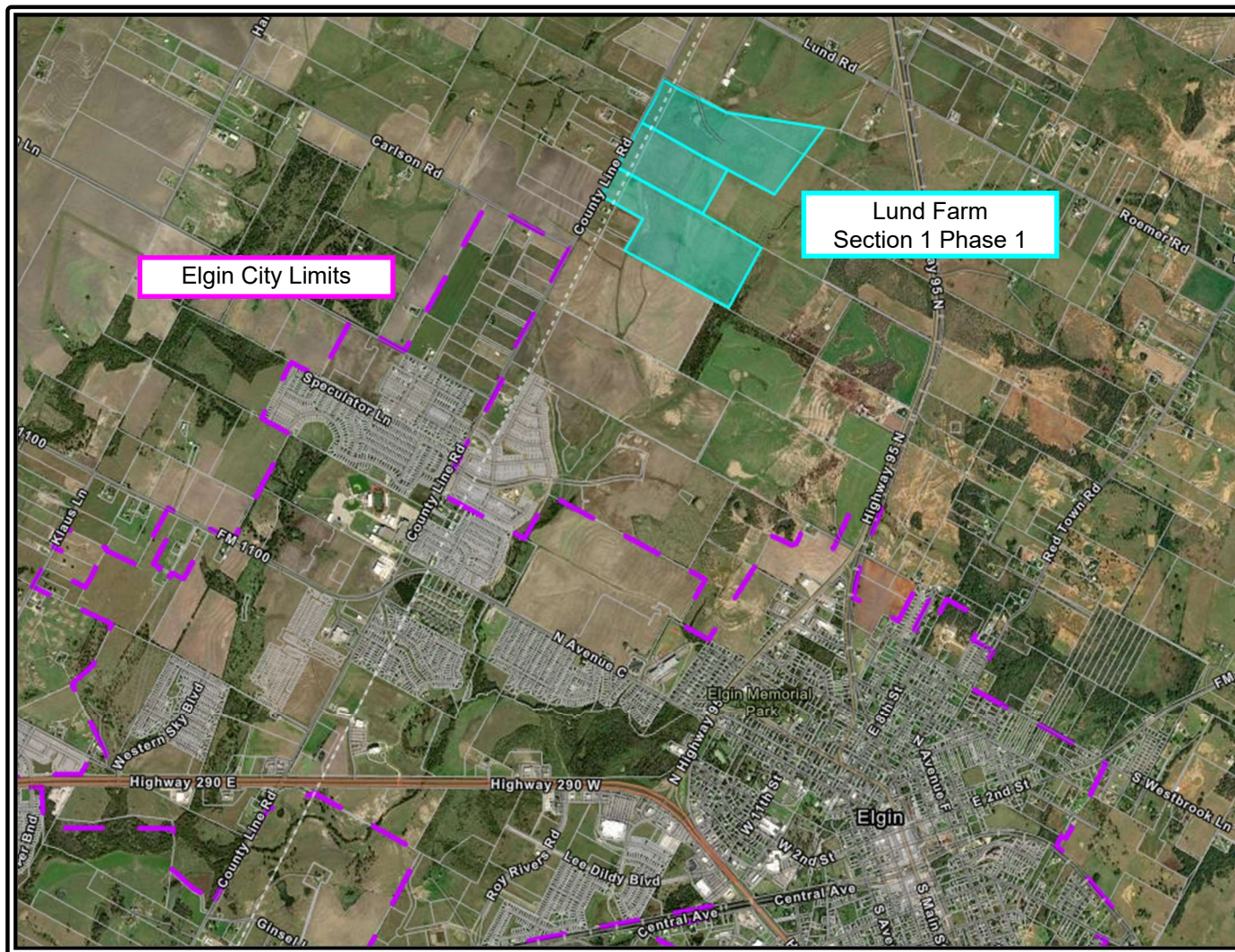
I, Jinsong Liu, Managing Member of Lund Farm Investment LLC do hereby make and/or authorize Gray Engineering, Inc. to represent Lund Farm Investment LLC for submittal and subsequent processing of development plans and entitlement matters related to the Lund Farms Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Jinsong Liu", is written over a horizontal line.

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

Vicinity Map



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

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

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

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

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

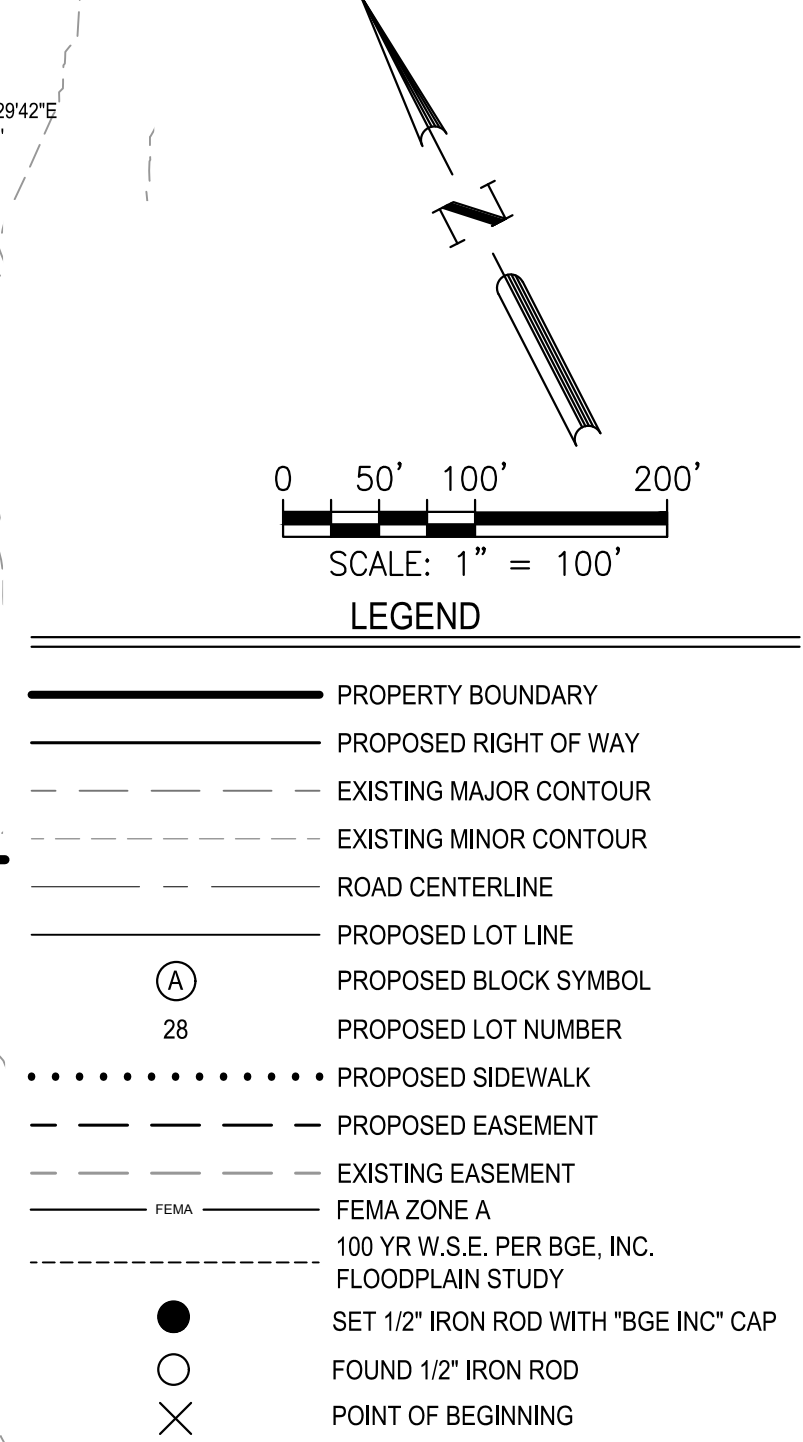
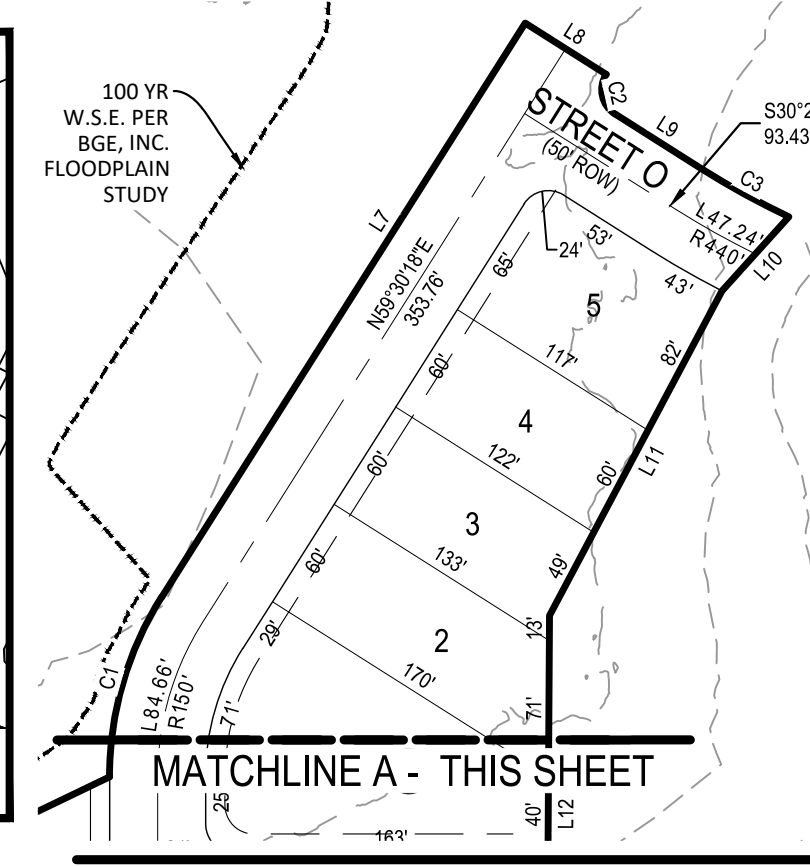
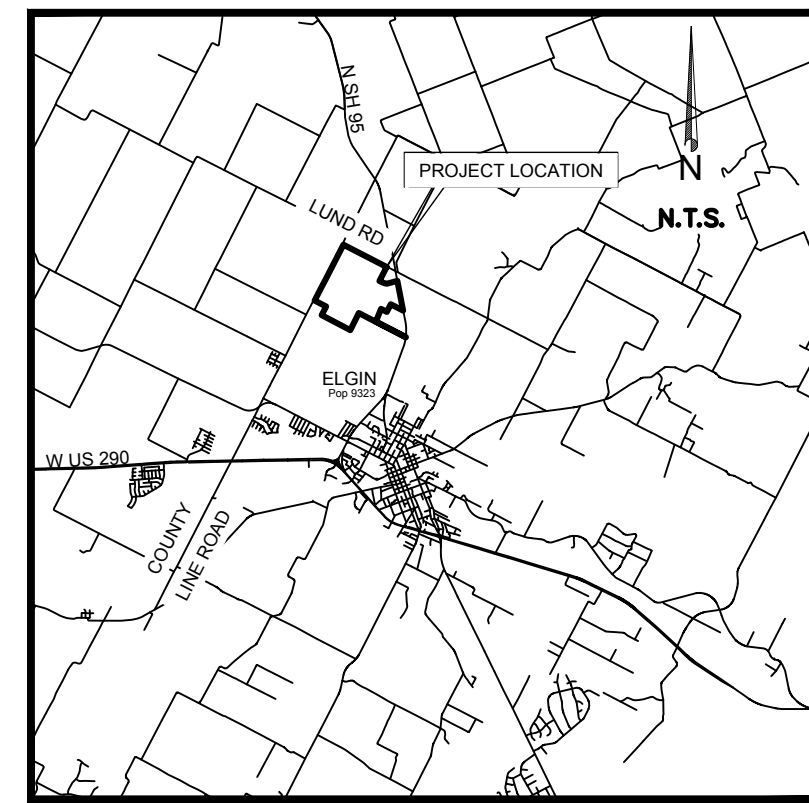
GAS SERVICE:
ATMOS ENERGY
L1-I-35
ROUND ROCK, TEXAS 78681
512-415-8426

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

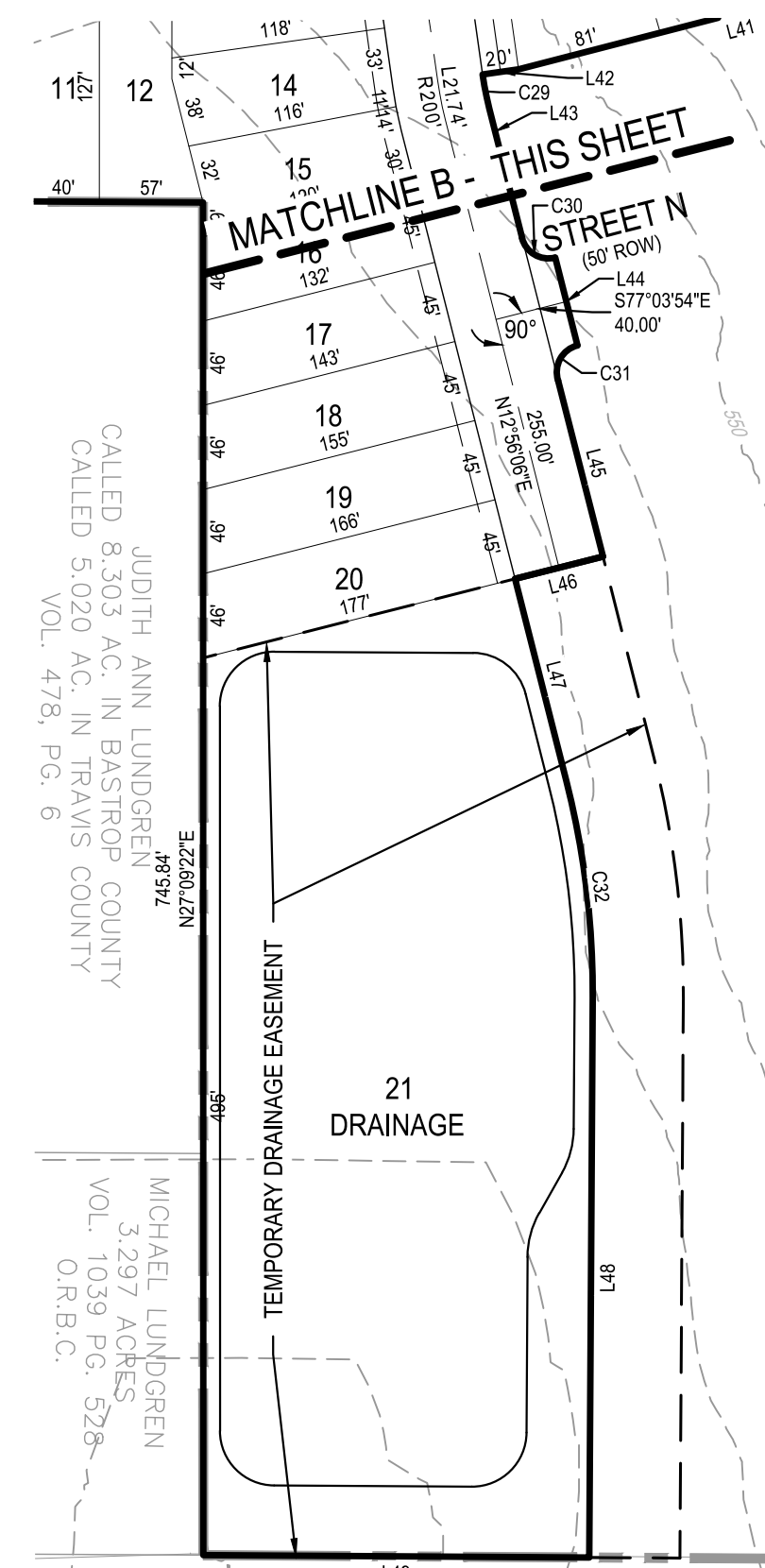
TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

LUND FARMS SECTION 1

PRELIMINARY PLAT

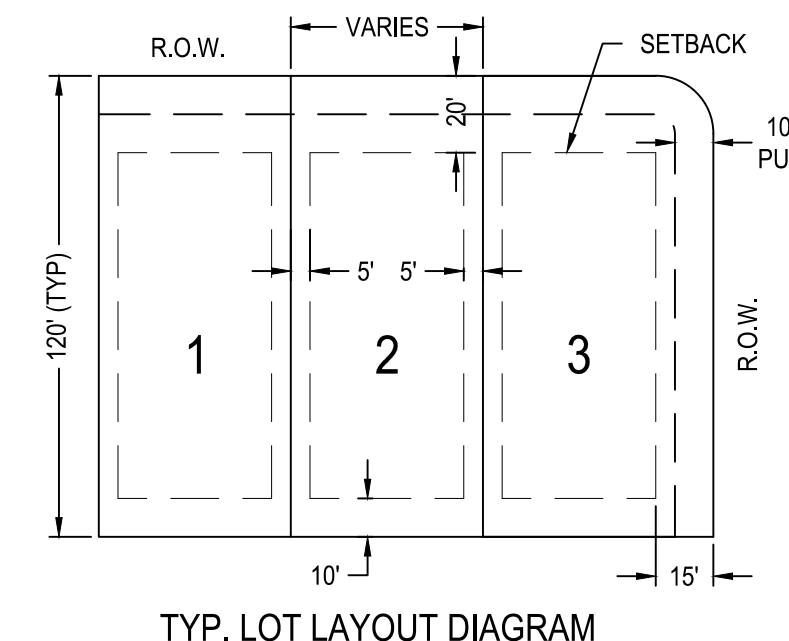


- FLOODPLAIN NOTES
1. ALL FLOODPLAIN, BOTH ENGINEERED AND REGULATORY, IS TO BE CONTAINED WITHIN A DRAINAGE EASEMENT.
 2. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 48021C0025E, EFFECTIVE DATE OF JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
 3. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
 4. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
 5. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
 6. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE DISTRICT.
 7. PROPERTY OWNERS, PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.



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

- COUNTY NOTES:
1. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 2. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
 3. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
 4. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT, ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
 5. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
 6. OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.



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

CHAIR, PLANNING & ZONING COMMISSION

DATE

SECRETARY, PLANNING & ZONING COMMISSION.

DATE

NO.	DESCRIPTION	DATE	APR
DESIGNED BY:	BG		
REVIEWED BY:	CR		
DRAWN BY:	BG		

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

LUND FARMS SECTION 1
PRELIMINARY PLAT

PRELIMINARY PLAT OVERALL

SUBMITTAL DATE: 09-13-2023

12/11/23

SHEET 1 OF 5

G:\TXC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Farms\LD01_CADD01_Shts\10400-C-SP-PRELIM.dwg Layout: LOT TABLES Plotted: 12/4/2023 4:28:50 PM

Line Table			
NUMBER	BEARING	DISTANCE	
L1	S48° 01' 17.85"E	193.88'	
L2	S17° 12' 41.11"E	139.07'	
L3	N25° 45' 37.28"E	131.18'	
L4	S86° 52' 26.10"E	408.91'	
L5	S87° 23' 51.98"E	192.41'	
L6	S88° 30' 03.74"E	255.53'	
L7	N59° 15' 18.32"E	353.76'	
L8	S30° 29' 41.68"E	50.00'	
L9	S30° 29' 41.68"E	53.43'	
L10	S69° 15' 57.65"W	52.00'	
L11	S55° 08' 19.63"W	191.48'	
L12	S27° 30' 51.50"W	123.71'	
L13	N62° 49' 54.60"W	18.29'	
L14	S27° 10' 05.40"W	50.00'	
L15	N62° 49' 54.60"W	5.00'	
L16	S27° 10' 05.40"W	90.00'	
L17	S62° 49' 54.60"E	322.69'	
L18	N18° 02' 53.04"E	5.00'	
L19	S71° 57' 06.96"E	50.00'	
L20	S18° 02' 53.04"W	4.72'	

Line Table			
NUMBER	BEARING	DISTANCE	
L21	S14° 51' 24.82"W	20.00'	
L22	S18° 02' 53.04"W	120.12'	
L23	S15° 23' 26.76"W	60.00'	
L24	S18° 02' 53.04"W	90.06'	
L25	S15° 46' 45.19"W	20.00'	
L26	S18° 02' 53.04"W	90.05'	
L27	S16° 13' 27.09"W	50.00'	
L28	S18° 02' 53.04"W	39.86'	
L29	S06° 52' 09.02"W	256.27'	
L30	S11° 04' 58.59"E	58.10'	
L31	N78° 55' 01.41"E	105.00'	
L32	S11° 04' 58.59"E	446.38'	
L33	S78° 55' 01.41"W	84.44'	
L34	S11° 04' 58.59"E	50.00'	
L35	S11° 04' 58.59"E	74.84'	
L36	N77° 36' 59.93"W	70.00'	
L37	N73° 54' 20.79"W	300.19'	
L38	N62° 29' 08.50"W	236.91'	
L39	S27° 30' 51.50"W	5.00'	
L40	N62° 29' 08.50"W	444.79'	

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

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

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C17	0°14'02"	1225.00'	5.00'	S74° 06' 13.86"E	5.00'
C18	0°18'53"	1245.00'	6.84'	N74° 03' 48.45"W	6.84'
C19	88°02'45"	15.00'	23.05'	S62° 04' 15.46"W	20.85'
C20	91°49'26"	15.00'	24.04'	S27° 51' 49.93"E	21.55'
C21	0°06'07"	1415.01'	2.52'	N73° 43' 28.19"W	2.52'
C22	88°16'41"	15.00'	23.11'	S62° 11' 13.79"W	20.89'
C23	11°10'44"	275.00'	53.65'	S12° 27' 31.03"W	53.57'
C24	17°56'35"	275.00'	86.12'	S02° 06' 41.24"E	85.77'
C25	90°00'00"	15.00'	23.56'	S56° 04' 56.59"E	21.21'
C26	1°08'57"	1025.00'	20.56'	S79° 29' 28.79"W	20.56'
C27	90°00'00"	15.00'	23.56'	S33° 56' 01.41"W	21.21'
C28	23°27'59"	325.00'	133.11'	S00° 39' 00.74"W	132.16'
C29	6°13'38"	175.00'	19.02'	S16° 02' 54.62"W	19.01'
C30	90°00'00"	15.00'	23.56'	S32° 03' 54.62"E	21.21'
C31	90°00'00"	15.00'	23.56'	S57° 56' 05.51"W	21.21'
C32	14°34'49"	475.00'	120.88'	S20° 13' 30.12"W	120.59'

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

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

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

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

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

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

LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	I	1794	O.S.
2	I	4919	
3	I	4929	
4	I	4938	
5	I	4949	
6	I	4959	
7	I	4969	
8	I	4979	
9	I	4989	
10	I	4999	
11	I	5028	
12	I	5787	
13	I	6955	
14	I	5520	
15	I	5486	
16	I	5677	
17	I	6190	
18	I	6703	
19	I	7217	
20	I	7730	
21	I	107967	DRAINAGE
22	K	5625	
23	K	5625	
24	K	5625	
25	K	5625	
26	K	5625	
27	K	5625	
28	K	5625	
29	K	5625	
30	K	5625	
31	K	5625	
32	K	7452	

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

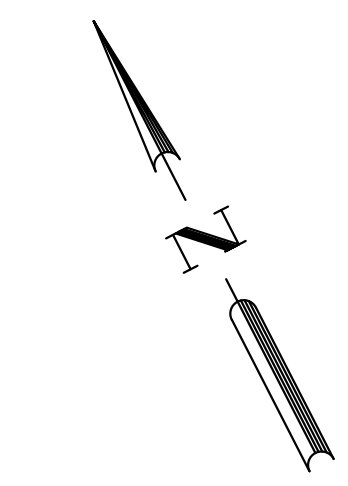
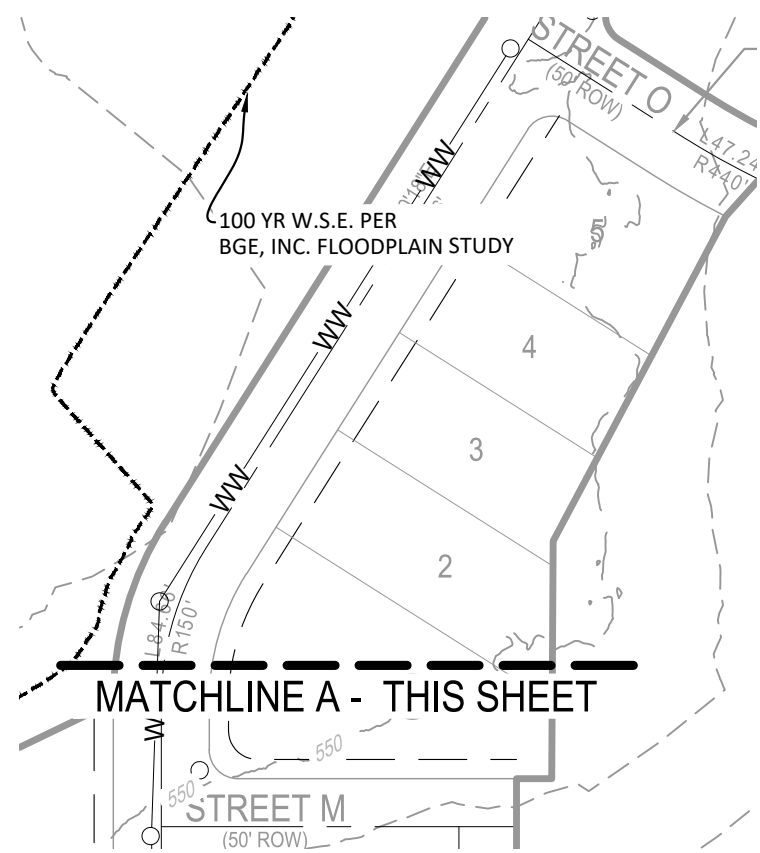
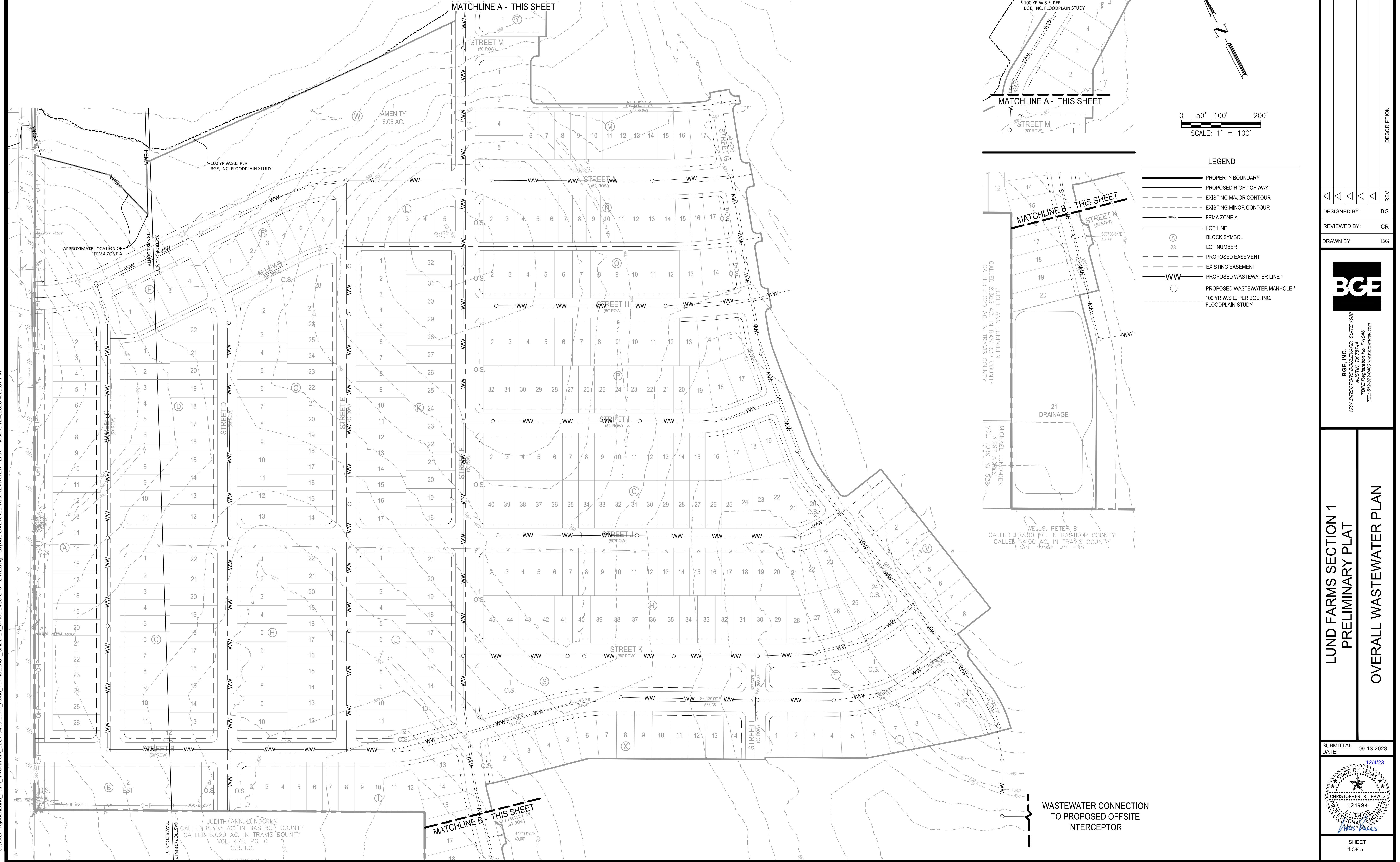
LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	L	7171	
2	L	5400	
3	L	5400	
4	L	5400	
5	L	6436	

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

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

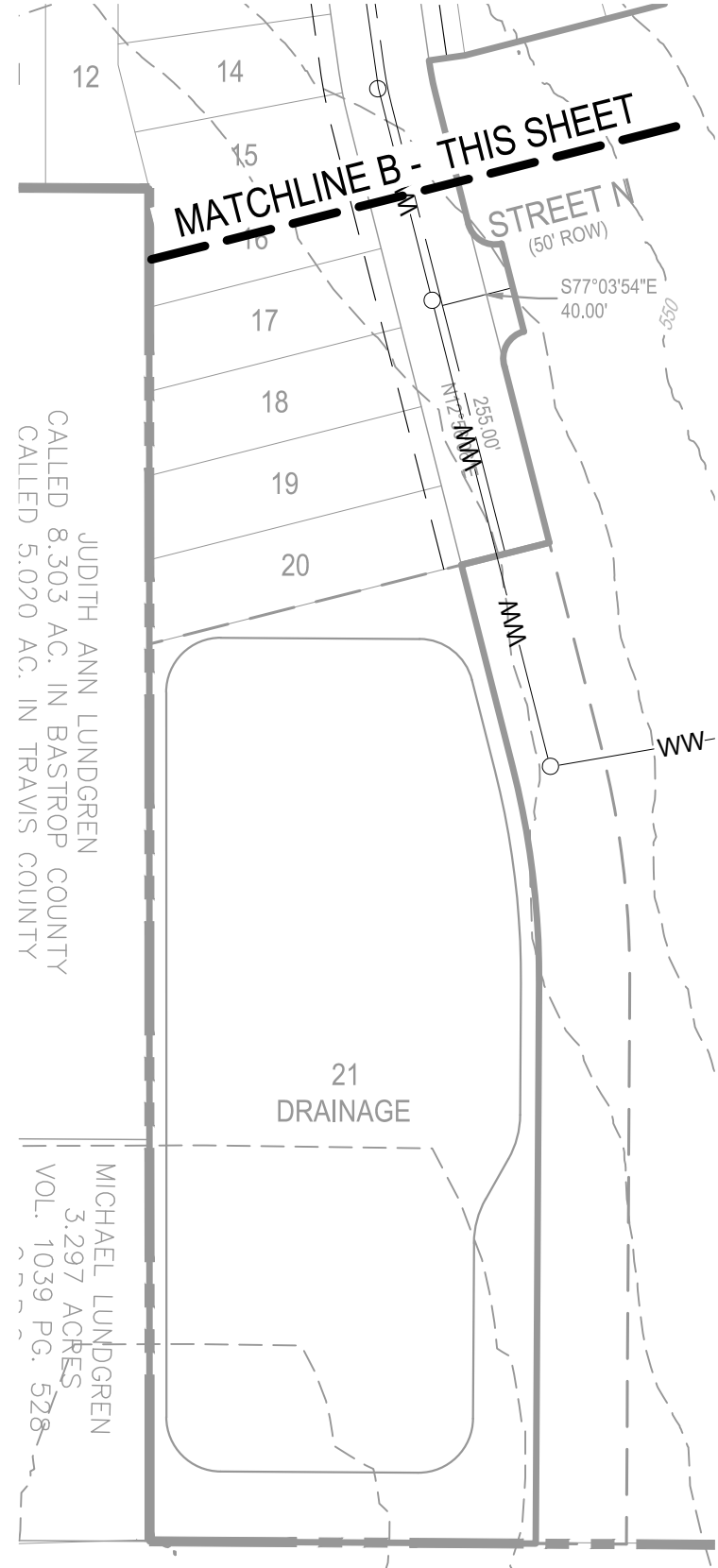
LOT TABLE			
LOT #	BLOCK	AREA (SF)	USE
1	O	2303	O.S.
2	O	5400	
3	O	5400	
4	O	5400	
5	O	5400	
6	O	5400	
7	O	5400	
8	O	5400	
9	O	5400	
10	O	5400	
11	O	5400	
12	O	5401	
13	O	6698	
14	O	8706	
15	O	2304	O.S.

LUND FARMS SECTION 1
PRELIMINARY PLAT



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

- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - FEMA
 - FEMA ZONE A
 - LOT LINE
 - BLOCK SYMBOL
 - LOT NUMBER
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED WASTEWATER LINE *
 - PROPOSED WASTEWATER MANHOLE *
 - 100 YR W.S.E. PER BGE, INC. FLOODPLAIN STUDY



WELLS, PETER B
CALLED 107.00 AC. IN BASTROP COUNTY
CALLED 14.00 AC. IN TRAVIS COUNTY
VOL. 1638 PG. 526

WASTEWATER CONNECTION
TO PROPOSED OFFSITE
INTERCEPTOR

DATE	REV	DESCRIPTION
APR		

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

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TYPE Registration No. F-1046
TEL: 712-979-5400 www.bgeinc.com

**LUND FARMS SECTION 1
PRELIMINARY PLAT**

OVERALL WASTEWATER PLAN

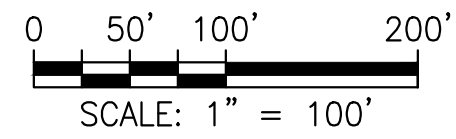
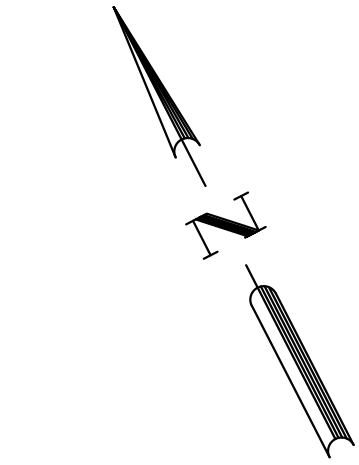
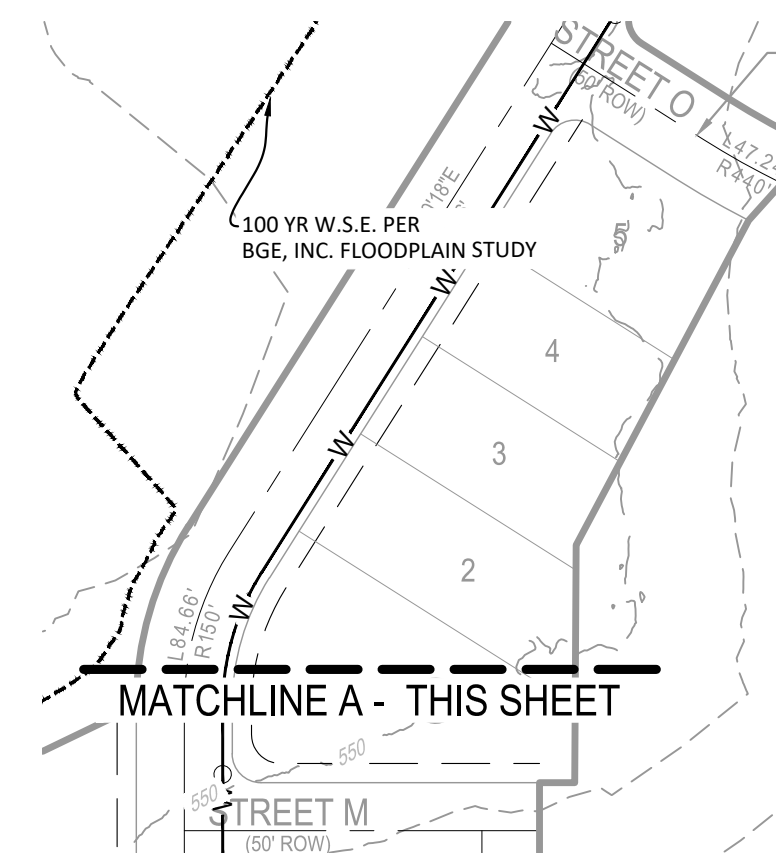
SUBMITTAL DATE:	09-13-2023
DATE:	12/4/23

CHRISTOPHER R. RAWLS
124994
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SHEET	4 OF 5
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LUND FARMS SECTION 1

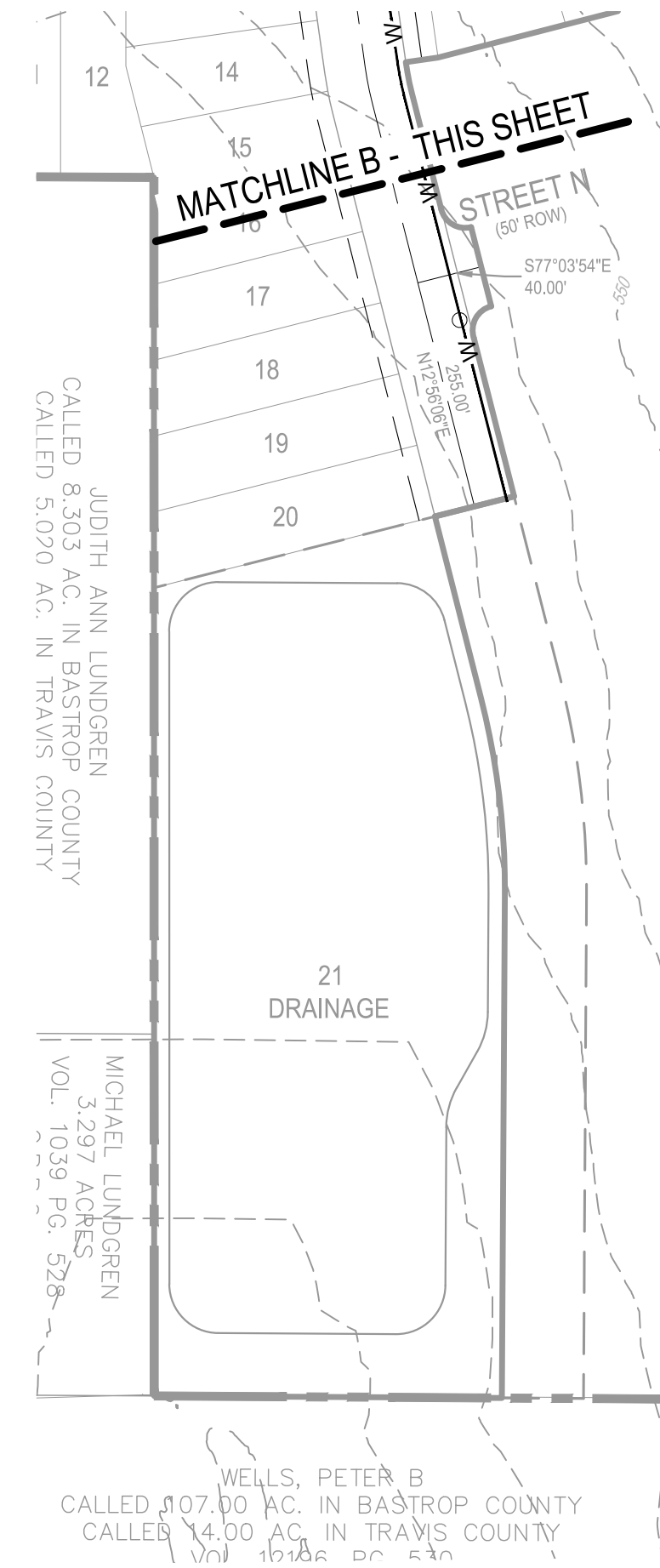
PRELIMINARY PLAT



LEGEND

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

* 8" WATER LINE UNLESS OTHERWISE NOTED

[illegible]

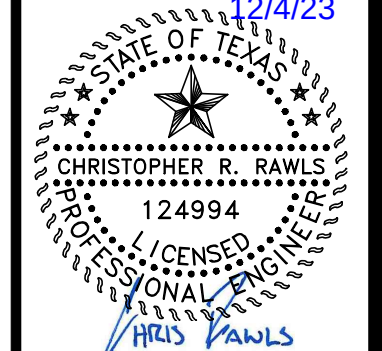
DESIGNED BY:	BG
REVIEWED BY:	CR
DRAWN BY:	BG



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

KLUND FARMS SECTION 1
PRELIMINARY PLAT
OVERALL WATER PLAN

SUBMITTAL
DATE: 09-13-2023



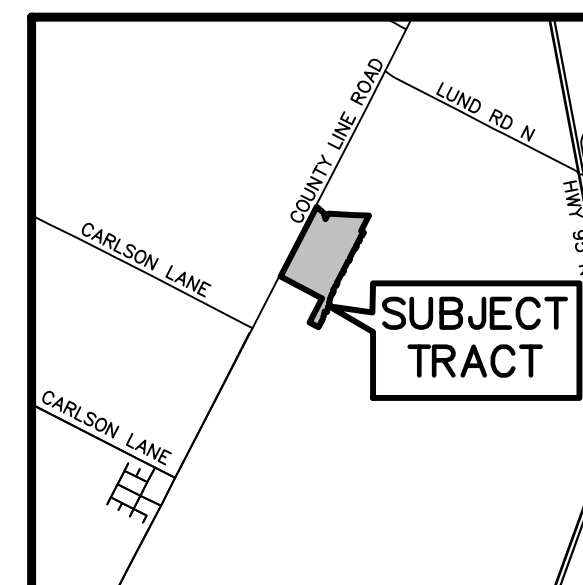
SHEET
5 OF 5

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

FINAL PLAT
**LUND SUBDIVISION
SECTION 1 PHASE 1**

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

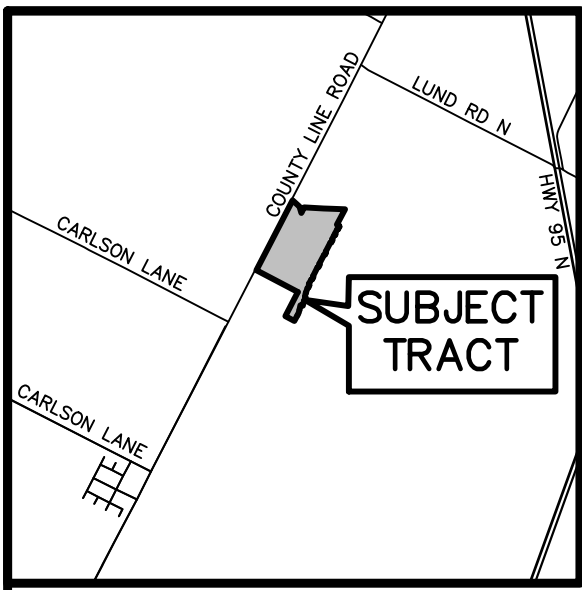


VICINITY MAP



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

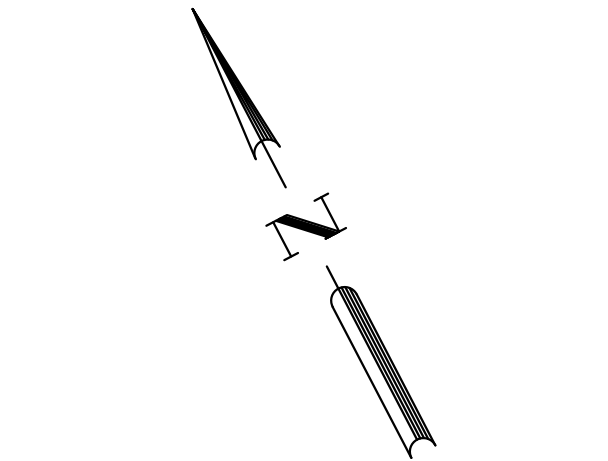
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VICINITY MAP
NOT TO SCALE

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

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	200	25.476 AC.
OPEN SPACE	8	1.293 AC.
OPEN SPACE/DRAINAGE LOT	1	3.271 AC.
AMENITY LOT	1	5.571 AC.
RIGHT-OF-WAY	—	11.007 AC.
RIGHT-OF-WAY DEDICATION	—	0.941 AC.
TOTAL BLOCKS	11	—
TOTAL	210	47.559 AC.



BEARING BASIS:

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

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

ACREAGE: 47.559 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296

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

PLAT SUBMITTED: 1/5/2024
PLAT REVISED: 4/1/2024
10/21/2024
11/13/2024
12/10/2024
1/20/2025
4/24/2025

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)

PHONE: 210-581-3600 FAX: _____

ENGINEER: GRAY ENGINEERING, INC. (CHRISTOPHER R. RAWLS, PE)
PHONE: 512-680-1563 FAX: _____

REVISIONS

REV	DESCRIPTION	DATE	APR

LUND FARM INVESTMENT LLC
569.717 ACRES
DOC. NO. 202126260
O.P.R.B.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 3



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

SHEET 2 OF 7

FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

FINAL PLAT

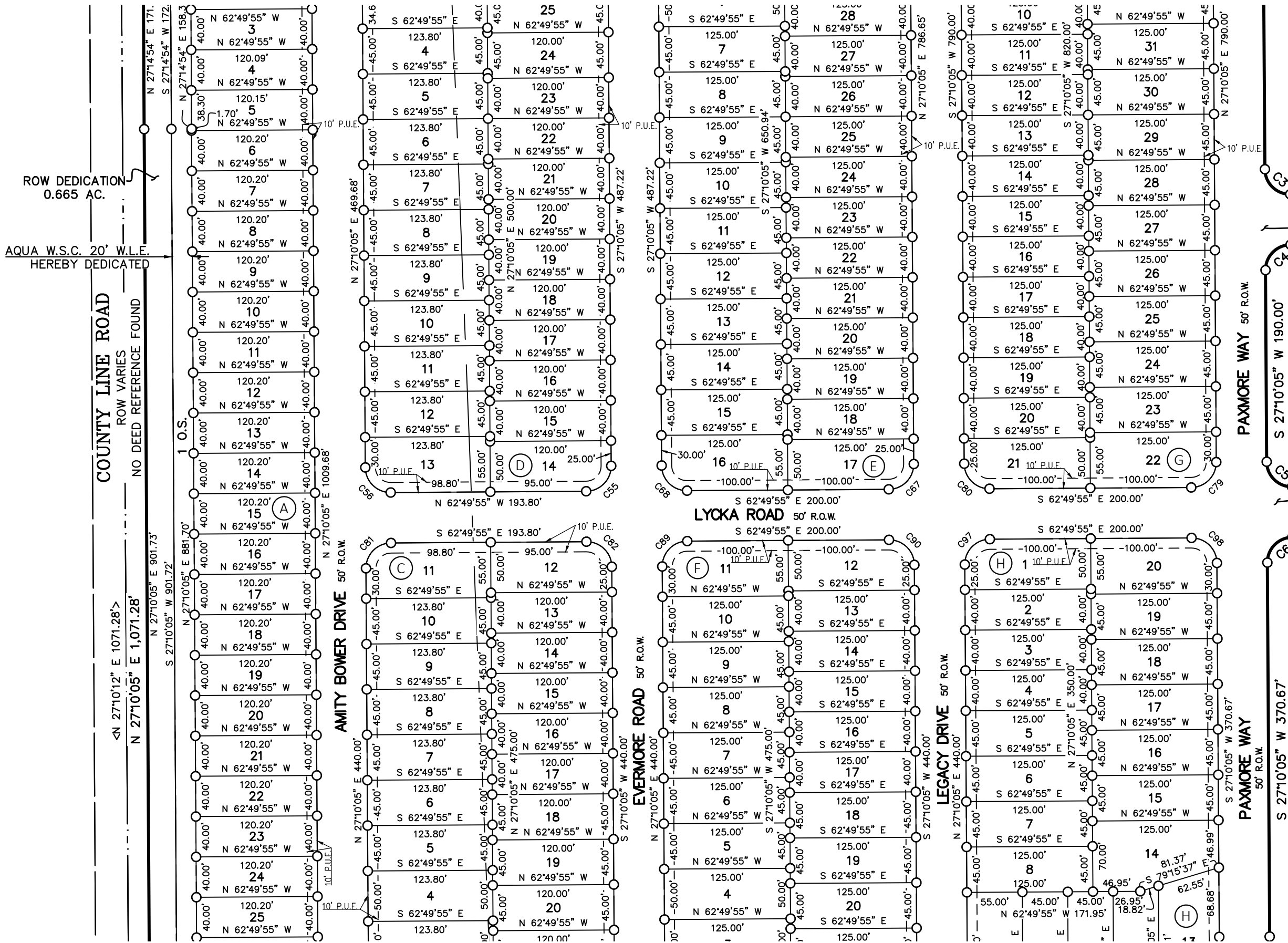
LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
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BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

\\geinc\data\TVC\Projects\Lund_Farm_Investment_LLC\10400-00_Lund_Ph1-1_PLAT_B4.dwg, 5/05/2025 2:37 PM, mmisiak, 1:100

FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
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ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



LUND FARM INVESTMENT LLC
569.717 ACRES
DOC. NO. 202126260
O.P.R.B.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 3

THOMAS CHRISTIAN
SURVEY NO. 26,
ABSTRACT NO. 20

LUND FARM INVESTMENT LLC
569.717 ACRES
DOC. NO. 202126260
O.P.R.B.C.

MATCHLINE SHEET 3
MATCHLINE SHEET 4

LEGEND

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

STREET NAMES				
STREET	R.O.W. WIDTH	CLASSIFICATION	FOC—FOC WIDTH	CENTERLINE LENGTH
FIKA BOULEVARD	60 FT. TO 90 FT.	COLLECTOR	38' (TYP.)	1,204 FT.
ALSKADE TRAIL	50 FT.	LOCAL	28'	50 FT.
AMITY BOWER DRIVE	50 FT.	LOCAL	28'	1,318 FT.
AURORA GLOW TRAIL	50 FT.	LOCAL	28'	1,100 FT.
EVERMORE ROAD	50 FT.	LOCAL	28'	1,326 FT.
LEGACY DRIVE	50 FT.	LOCAL	28'	1,435 FT.
LYCKA ROAD	50 FT.	LOCAL	28'	945 FT.
SOLSTICE DRIVE	50 FT.	LOCAL	28'	50 FT.
PAXMORE WAY	50 FT.	LOCAL	28'	1,867 FT.
TOTAL LINEAR FEET				9,295 FT.

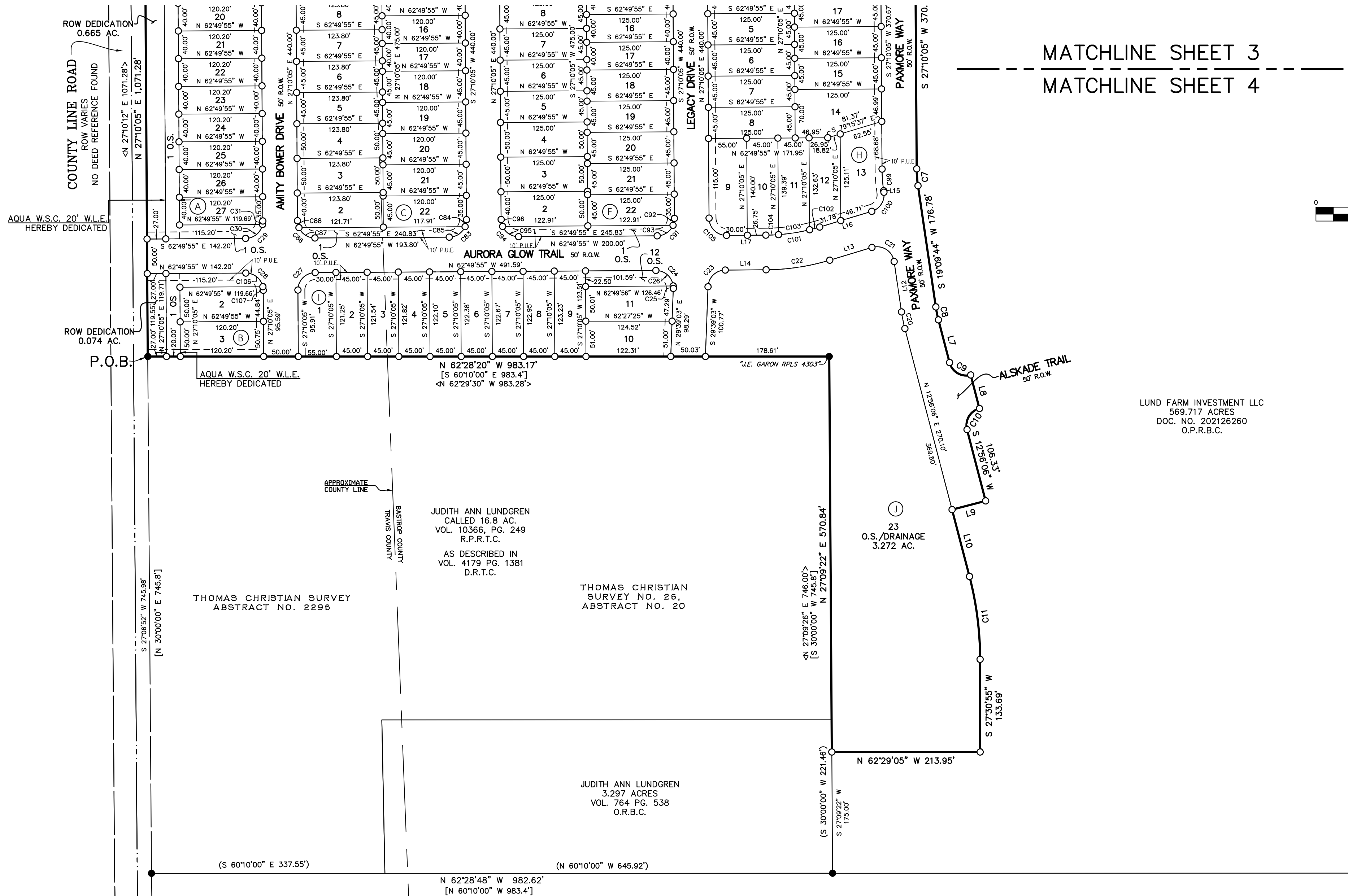


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7330 San Pedro Ave., Suite 202
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Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

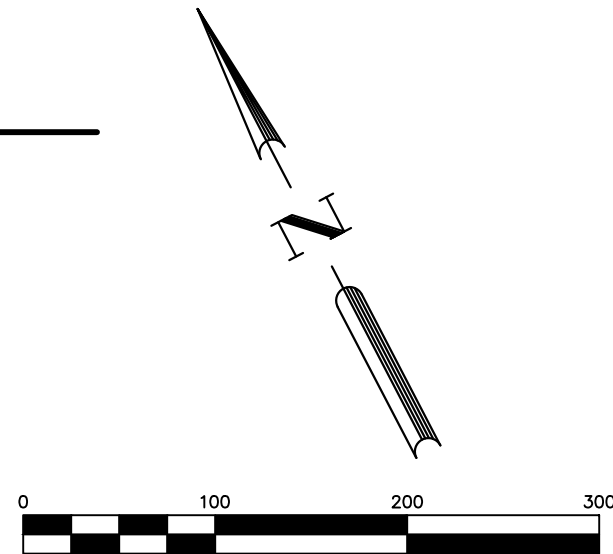
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FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



MATCHLINE SHEET 3
MATCHLINE SHEET 4



LUND FARM INVESTMENT LLC
569.717 ACRES
DOC. NO. 202126260
O.P.R.B.C.

JUDITH ANN LUNDGREN
CALLED 16.8 AC.
VOL. 10366, PG. 249
R.P.R.T.C.

AS DESCRIBED IN
VOL. 4179 PG. 1381
D.R.T.C.

THOMAS CHRISTIAN
SURVEY NO. 26
ABSTRACT NO. 20

JUDITH ANN LUNDGREN
3.297 ACRES
VOL. 764 PG. 538
O.R.B.C.

BETTY PERKINS WELLS LIFE ESTATE
CALLED 117.3 AC.
VOL. 12196, PG. 530
R.P.R.T.C.

AS DESCRIBED IN
VOL. 695, PG. 422
D.R.T.C.

LEGEND

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



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

\\bgeinc\data\TxC\Projects\Lund_Farm_Investment_LLC\10400-Lund_Road_Forms\SV\04_Finals\Drawings\Plat\10400-00_Lund_Ph1-1_PLAT_B4.dwg 5/05/2025 2:37 PM mmisiak, 1:00

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 47.559 ACRE TRACT OF LAND OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 OF TRAVIS COUNTY, TEXAS, AND THE THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 47.559 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

THENCE, N 27°10'05" E, coincident with the common line of the 569.717 acre tract and said right-of-way line, a distance of 1,071.28 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

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

THENCE, departing said common line, over and across the 569.717 acre tract the following thirty three (33) courses:

- 1) S 48°01'18" E, a distance of 193.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 17°12'41" E, a distance of 139.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 3) N 25°45'37" E, a distance of 131.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 4) S 86°52'26" E, a distance of 408.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 5) S 87°23'52" E, a distance of 192.41 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 6) S 88°30'04" E, a distance of 255.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;
- 7) S 27°10'05" W, a distance of 354.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 8) S 62°49'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 9) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 10) S 27°10'05" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 11) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 12) S 27°10'05" W, a distance of 500.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 13) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 14) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 15) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 16) S 27°10'05" W, a distance of 190.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

- 17) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 18) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 19) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 20) S 27°10'05" W, a distance of 370.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 21) Curving to the left, with a radius of 175.00 feet, an arc length of 24.45 feet, a central angle of 8°00'22", a chord bearing of S 23°09'55" W, and a chord distance of 24.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 22) S 19°09'44" W, a distance of 176.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 23) Curving to the left, with a radius of 175.00 feet, an arc length of 19.02 feet, a central angle of 6°13'38", a chord bearing of S 16°02'55" W, and a chord distance of 19.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 24) S 12°56'06" W, a distance of 63.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 25) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 32°03'54" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 26) S 12°56'06" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 27) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 57°56'06" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 28) S 12°56'06" W, a distance of 106.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an exterior southeasterly corner of the herein described tract;
- 29) N 77°03'54" W a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 30) S 12°56'06" W a distance of 99.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the point of curvature of a curve to the right;
- 31) Curving to the right, with a radius of 475.00 feet, an arc length of 120.88 feet, a central angle of 14°34'49", a chord bearing of S 20°13'30" W, and a chord distance of 120.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency;
- 32) S 27°30'55" W a distance of 133.69 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract; and
- 33) N 62°29'05" W, a distance of 213.95 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of a called 3.297 acre tract of land as conveyed unto Judith Ann Lundgren in Volume 764, Page 538 of the Official Records of Bastrop County, Texas, and the west line of said 569.717 acre tract for a southerly corner of the herein described tract;

THENCE, N 27°09'22" E, coincident with the common line of the 569.717 acre tract, said 3.297 acre tract and the aforementioned 16.8 acre tract, a distance of 570.84 feet to a 1/2-inch iron rod with a cap stamped "J.E.GARON RPLS 4303" found at a common corner of the 569.717 acre tract and said 16.8 acre tract, for a re-entrant corner of the herein described tract;

THENCE, N 62°28'20" W, coincident with the common line of the 569.717 acre tract and the 16.8 acre tract, a distance of 983.17 feet to POINT OF BEGINNING and containing 47.559 acres of land, more or less.

FINAL PLAT
LUND SUBDIVISION
SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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FINAL PLAT

LUND SUBDIVISION

SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C2	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C3	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C4	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C5	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C6	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C7	24.45'	175.00'	8°00'22"	S 23°09'55" W	24.43'
C8	19.02'	175.00'	6°13'38"	S 16°02'55" W	19.01'
C9	39.27'	25.00'	90°00'00"	S 32°03'54" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 57°56'06" W	35.36'
C11	120.88'	475.00'	14°34'49"	S 20°13'30" W	120.55'
C12	12.56'	370.00'	1°56'40"	S 64°56'56" E	12.56'
C13	237.68'	370.00'	36°48'20"	S 82°22'45" E	233.61'
C14	225.12'	370.00'	34°51'39"	S 83°21'05" E	221.67'
C15	134.41'	1,011.00'	7°37'03"	S 83°01'36" W	134.32'
C16	57.31'	1,011.00'	3°14'52"	S 88°16'24" W	57.30'
C17	307.66'	611.00'	28°51'03"	N 74°23'32" W	304.42'
C18	49.46'	989.00'	2°51'54"	S 61°23'57" E	49.45'
C19	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C20	24.45'	225.00'	6°13'38"	S 16°02'55" W	24.44'
C21	42.94'	25.00'	98°25'20"	N 30°02'56" W	37.86'
C22	93.19'	325.00'	16°25'42"	S 71°02'46" E	92.87'
C23	38.19'	25.00'	87°31'02"	S 73°24'34" W	34.58'
C24	40.35'	25.00'	92°28'58"	N 16°35'26" W	36.11'
C25	3.59'	25.00'	8°13'24"	N 25°32'21" E	3.59'
C26	36.77'	25.00'	84°15'34"	N 20°42'08" W	33.54'
C27	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C28	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C29	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C30	34.24'	25.00'	78°27'47"	N 77°56'12" E	31.62'
C31	5.03'	25.00'	11°32'13"	N 32°56'12" E	5.03'
C32	40.57'	125.00'	18°35'47"	N 17°52'12" E	40.39'
C33	25.49'	125.00'	11°41'08"	N 21°19'31" E	25.45'
C34	15.08'	125.00'	6°54'39"	N 12°01'38" E	15.07'
C35	38.21'	25.00'	87°33'45"	N 35°12'34" W	34.60'
C36	85.34'	448.60'	10°53'59"	S 73°15'29" E	85.21'
C37	19.02'	483.52'	2°15'13"	S 66°36'18" E	19.02'
C38	46.03'	483.52'	5°27'15"	S 65°00'17" E	46.01'
C39	27.01'	522.22'	2°57'48"	S 63°52'41" E	27.01'
C40	35.77'	25.00'	81°58'35"	S 47°52'16" W	32.80'
C41	2.30'	25.00'	5°15'53"	S 09°30'57" W	2.30'
C42	33.47'	25.00'	76°42'41"	S 50°30'12" W	31.03'
C43	4.84'	456.63'	0°36'26"	S 88°11'22" E	4.84'
C44	76.86'	468.00'	9°24'37"	N 86°48'34" E	76.78'
C45	55.00'	448.00'	7°02'03"	N 85°37'16" E	54.97'
C46	119.74'	989.00'	6°56'13"	S 85°34'22" W	119.67'
C47	20.93'	969.00'	1°14'16"	S 82°43'23" W	20.93'
C48	39.94'	25.00'	91°32'02"	N 45°11'31" W	35.83'
C49	34.55'	25.00'	79°11'24"	N 51°21'49" W	31.87'
C50	120.95'	969.00'	7°09'05"	S 86°55'03" W	120.87'
C51	5.39'	25.00'	12°20'37"	N 05°35'49" W	5.38'
C52	67.30'	145.00'	26°35'35"	N 13°52'18" E	66.70'
C53	15.96'	145.00'	6°18'26"	N 03°43'43" E	15.95'
C54	51.34'	145.00'	20°17'09"	N 17°01'31" E	51.07'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C56	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C57	61.96'	175.00'	20°17'05"	N 17°01'33" E	61.63'
C58	15.49'	175.00'	5°04'12"	N 24°38'00" E	15.48'
C59	46.47'	175.00'	15°12'53"	N 14°29'27" E	46.33'
C60	39.53'	25.00'	90°36'27"	S 45°52'43" W	35.54'
C61	5.30'	25.00'	12°08'40"	S 06°38'50" W	5.29'
C62	34.24'	25.00'	78°27'47"	S 51°57'03" W	31.62'
C63	116.24'	370.00'	18°00'02"	N 79°49'02" W	115.76'
C64	42.75'	25.00'	97°59'07"	N 21°49'28" W	37.73'
C65	35.12'	25.00'	80°29'24"	N 30°34'19" W	32.30'
C66	7.63'	25.00'	17°29'43"	N 18°25'14" E	7.60'
C67	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C68	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C69	90.51'	195.00'	26°35'35"	N 13°52'18" E	89.70'
C70	44.48'	195.00'	13°04'09"	N 20°38'01" E	44.38'
C71	46.03'	195.00'	13°31'27"	N 07°20'13" E	45.92'
C72	134.64'	350.00'	22°02'24"	N 77°47'51" W	133.81'
C73	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C74	5.03'	25.00'	11°32'13"	S 32°56'12" W	5.03'
C75	34.24'	25.00'	78°27'47"	S 77°56'12" W	31.62'
C76	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C77	34.24'	25.00'	78°27'47"	N 23°36'01" W	31.62'
C78	5.03'	25.00'	11°32'13"	N 21°23'59" E	5.03'
C79	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C80	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C81	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C82	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C83	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C84	10.29'	25.00'	23°34'41"	N 38°57'26" E	10.22'
C85	28.98'	25.00'	66°25'19"	N 83°57'26" E	27.39'
C86	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C87	28.98'	25.00'	66°25'19"	S 29°37'15" E	27.39'
C88	10.29'	25.00'	23°34'41"	S 15°22'45" W	10.22'
C89	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C90	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C91	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C92	10.29'	25.00'	23°34'41"	N 38°57'26" E	10.22'
C93	28.98'	25.00'	66°25'19"	N 83°57'26" E	27.39'
C94	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C95	28.98'	25.00'	66°25'19"	S 29°37'15" E	27.39'
C96	10.29'	25.00'	23°34'41"	S 15°22'45" W	10.22'
C97	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C98	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C99	31.44'	225.00'	8°00'22"	S 23°09'55" W	31.41'
C100	35.59'	25.00'	81°34'40"	N 59°57'04" E	32.66'
C101	78.85'	275.00'	16°25'42"	S 71°02'46" E	78.58'
C102	15.03'	275.00'	3°07'51"	S 77°41'41" E	15.02'
C103	45.56'	275.00'	9°29'31"	S 71°23'01" E	45.51'
C104	18.27'	275.00'	3°48'20"	S 64°44'05" E	18.26'
C105	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C106	34.07'	25.00'	78°05'20"	N 23°47'14" W	31.50'
C107	5.20'	25.00'	11°54'40"	N 21°12'46" E	5.19'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 17°12'41" E	139.07'
L2	N 25°45'37" E	131.18'
L3	S 62°49'55" E	50.00'
L4	S 27°10'05" W	60.00'
L5	S 27°10'05" W	50.00'
L6	S 27°10'05" W	50.00'
L7	S 12°56'06" W	63.77'
L8	S 12°56'06" W	50.00'
L9	N 77°03'54" W	50.00'
L10	S 12°56'06" W	99.71'
L11	S 63°21'06" E	14.45'
L12	N 19°09'44" E	73.56'
L13	N 79°15'37" W	63.68'
L14	N 62°49'55" W	58.87'
L15	S 19°09'44" W	2.13'
L16	N 79°15'37" W	78.49'
L17	N 62°49'55" W	56.75'
L18	S 18°56'21" W	29.08'



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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LUND FARM INVESTMENT, LLC, BEING THE OWNER OF 47.559 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296, TRAVIS COUNTY, TEXAS, BEING OUT OF CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE AFOREMENTIONED 47,559 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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 301
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99991548
- THIS PROPERTY LIES IN UNSHADED ZONE "X"(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- UPON APPROVAL OF THIS PLAT BY THE THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY LUND FARMS MUD, 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.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY TRAVIS COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE TRAVIS COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE TRAVIS COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE TRAVIS COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND TRAVIS COUNTY BY SEPARATE ACTION. UNTIL TRAVIS 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.

FINAL PLAT
LUND SUBDIVISION
SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

- 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.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: TRAVIS 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 TRAVIS 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 CITY OF ELGIN SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM TRAVIS 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 TRAVIS COUNTY REPRESENTATIVES.
- UTILITY PROVIDERS ARE AS FOLLOWS: ONCOR, CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND LUND FARMS MUD.
- LOT 23, BLOCK J WILL BE OWNED AND MAINTAINED BY LUND FARMS MUD.
- UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWEALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE DISTRICT AND/OR HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL BE OBLIGATED TO OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.
- THIS DEVELOPMENT IS WITHIN THE WASTEWATER CCN OF THE CITY OF ELGIN.
- PER RESOLUTION NO. 2024-01-23-15 OF THE CITY OF ELGIN, THIS DEVELOPMENT WILL BE TRANSFERRED FROM THE WATER CCN OF AQUA WSC TO THE CITY OF ELGIN PRIOR TO PROVISION OF SERVICE TO ANY RESIDENTIAL STRUCTURES.
- PER THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT, SETBACKS FOR ALL FRONT-LOADED SINGLE-FAMILY LOTS ARE AS FOLLOWS:
-FRONT: 20' MEASURED FROM THE FACE OF GARAGE
-REAR: 10'
-SIDE: 5'
-CORNER SIDE: 15'
- AVERAGE SINGLE-FAMILY LOT SIZE: 5,548 SF
-NUMBER OF LOTS <6,000 SF: 169
-NUMBER OF LOTS 6,000-7,500 SF: 28
-NUMBER OF LOTS 7,501-9,000 SF: 8
-NUMBER OF LOTS >9,000 SF: 5
- TOTAL REQUIRED PARKLAND FOR DEVELOPMENT: 37.80 ACRES
PARKLAND PROVIDED WITHIN THIS FINAL PLAT: 1.23 ACRES
FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE FINAL PLATS.
- IMPERVIOUS COVER IS NOT TO EXCEED 60% IMPERVIOUS COVER FOR ALL SINGLE-FAMILY LOTS.
- LOT 1, BLOCK K TO BE OWNED AND MAINTAINED BY LUND FARMS MUD, HOMEOWNERS ASSOCIATION, OR THEIR ASSIGNS.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

CHAIRPERSON DATE RECORDING SECRETARY DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

REBECCA GUERRERO
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



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

May 30, 2025

Mr. Tim Holland, P.E.

Gray Engineering, Inc.

8834 N. Capital of Texas Hwy., Suite 140

Austin, Texas 78759

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

Dear Mr. Holland:

WGA has reviewed the following documents listed below submitted on May 30, 2025, by Gray Engineering, Inc.

1. Final Plat dated April 24, 2025.
2. Other supporting documents submitted with the Final Plat: Amended Concept Plan.

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.

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

Sincerely,

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

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Consideration of a Final Plat for Harvest Ridge Section 7

Date: June 11, 2025
Applicant: J. Adam Berry, BGE Inc.
Hearing Date: June 23, 2025
Location: Out of a portion of a parcel of land known by Bastrop County Appraisal District as Parcel 15378, located east of the existing Harvest Ridge subdivision.

APPLICATION SUMMARY

Consideration of a Final Plat for Harvest Ridge (formerly Altessa) Section 7 following approval of a Preliminary Plat by the Planning and Zoning Commission on 12/19/22, with an amended Preliminary Plat approved 1/22/24. This section was originally scheduled to be presented at the 6/24/24 Planning and Zoning Commission Meeting, which was postponed due to clerical error. The applicant then withdrew the presentation and revised the plans. This new submittal is for 128 residential lots (the previous version was for 104 residential lots), 1 open space/drainage lot, 1 detention pond, and 4,239 linear feet of streets over 22.099 acres.

DEPARTMENT COMMENTS

There street and block layout is the same, the thing that has changed is an increased number of lots at the ends of each block which meet the 3,600 square foot lot size per the Amended Development Agreement. The changes have been deemed to be minor. WGA has reviewed the proposed plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Application
2. Agent Authorization
3. Vicinity Map
4. Preliminary Plat
5. Proposed Final Plat
6. WGA review letter

FINAL PLAT APPLICATION

Date: 10/26/2023

SITE INFORMATION

Project Address:

Parcel Identification Number (if no address): 15378 Bastrop

APPLICANT

Name: J. Adam Berry, PE

Postal Address: BGE, Inc.

101 W. Louis Henna Blvd. Suite 400, Austin TX, 78728

E-Mail Address: aberry@bgeinc.com; Phone Number: 512-879-0400

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.

	J. Adam Berry, PE	10/26/2023
Signature	Printed Name	Date

Project Description:

Proposed final plat for Section 7 of Harvest Ridge subdivision. Consisting of 104 residential lots,
1 open space / drainage lot, 1 drainage / detention pond plot, public ROW, private alleys, and
standard subdivision easements for utilities.



Owner Authorization Form

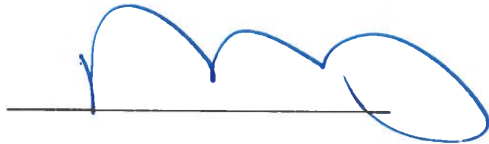
July 12, 2023

Site Development Plan Authority

Re: Site Development Plan Application
Harvest Ridge All Phases (Plat & Plans)
Elgin, Texas

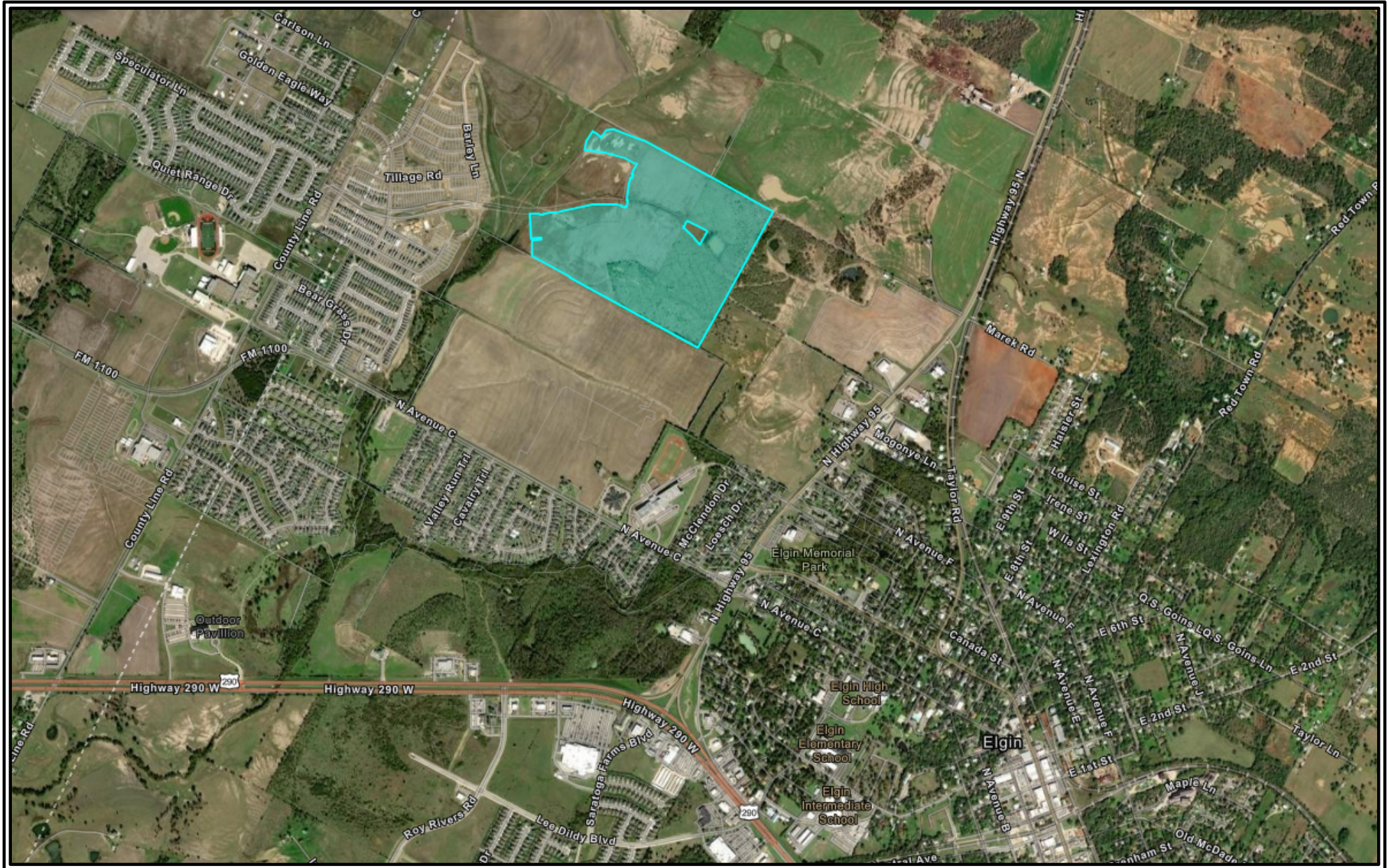
I, Adam Bohnig, VICE PRESIDENT of Clayton Properties Group, Inc., dba Brohn Homes, do hereby make and/or authorize J. Adam Berry and/or Aaron Corn to represent Clayton Properties Group, Inc. for submittal and subsequent procession of the Subdivision Construction Plans application for all Sections of Harvest Ridge.

Sincerely,



Clayton Properties Group, Inc., dba Brohn Homes
6700 Vaught Ranch Road, Suite #200
Austin, TX 78730

Vicinity Map



G:\TXC\Projects\Brohn_Homes\8080-10-Harvest_Ridge_Amended_Prelim\LD01_CADD\01_Sheet\8080-10-C-SP-COVR.dwg Layout: COVER SHEET Plotted: 1/10/2024 10:27:51 AM

GENERAL NOTES

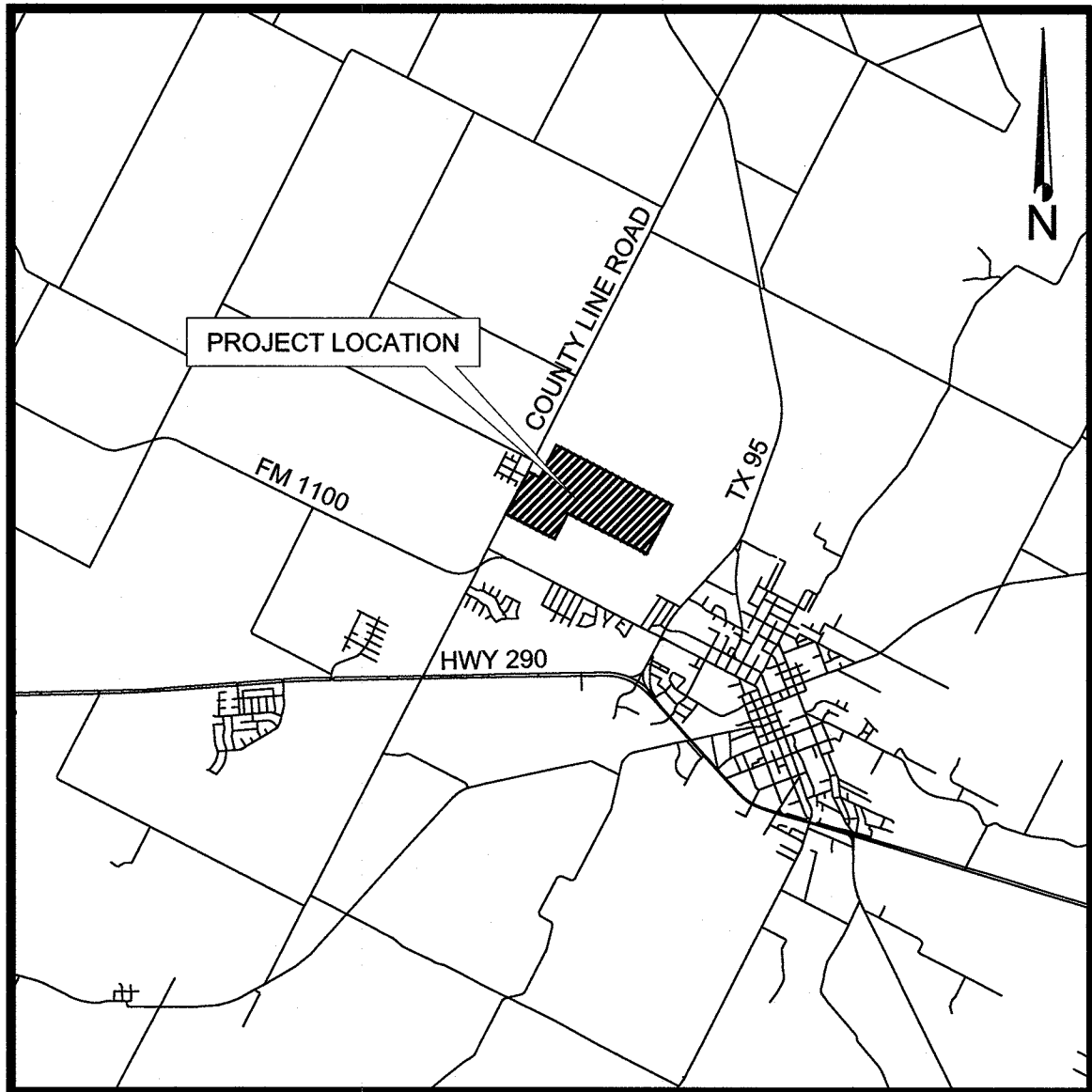
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
 - THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN LIMITED PURPOSE ANNEXATION AND IS SUBJECT TO A DEVELOPMENT AND CONSENT AGREEMENT, DATED AUGUST 6, 2019 AND PASSED IN CITY RESOLUTION NO. 2019-08-06-28 AND FIRST AMENDMENT TO DEVELOPMENT AND CONSENT AGREEMENT, DATED FEBRUARY 03, 2021 (DOCUMENT NO. 202102173).
 - THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED AND IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
 - NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
 - THIS PROJECT IS LOCATED WITHIN THE CITY OF ELGIN LIMITED PURPOSE ANNEXATION WITHIN BASTROP COUNTY & TRAVIS COUNTY.
 - THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H, EFFECTIVE DATE SEPTEMBER 26, 2008 AND IN ZONE "A" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48021C0073E, EFFECTIVE DATE JANUARY 19, 2008. THESE PLANS DEPICT THE ANTICIPATED ZONE "A" FLOODPLAIN PER THE CONDITIONAL LETTER OF MAP REVISION (CASE NO. 21-06-2267R) APPROVED ON MARCH 28, 2022.
 - THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORP. CCN FOR WATER SERVICE.
 - THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.
 - THIS SUBDIVISION IS LOCATED IN THE ALTESSA M.U.D.
 - THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, INCLUDING ADOPTED MINOR AMENDMENTS AS ALLOWED UNDER SECTION 4.05 OF RESOLUTION 2019-08-06-28.
 - ACCEPTANCE OF THIS PRELIMINARY PLAN DOES NOT DENOTE APPROVAL OF THE STREET NAMES HEREIN. ALL STREET NAMES WILL BE REVIEWED AND APPROVED WITH A FINAL PLAT.
 - THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,631 SF.
SINGLE FAMILY LOTS LESS THAN 6,000 SF: 872
SINGLE FAMILY LOTS 6,000 TO 7,499 SF: 226
SINGLE FAMILY LOTS 7,500 TO 8,999 SF: 54
SINGLE FAMILY LOTS GREATER THAN 9,000 SF: 23
TOTAL SINGLE FAMILY LOTS: 1,175
- DESCRIPTION OF 283.115 ACRE TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NOS. 20 AND 2286, IN BASTROP AND TRAVIS COUNTIES, TEXAS, BEING ALL OF THAT CERTAIN 234.215 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM EUGENE R. KANAK, AND WIFE, JUDY A. KANAK TO THE EUGENE R. AND JUDY A. KANAK LIVING TRUST, EUGENE R. KANAK AND JUDY A. KANAK, CO-TRUSTEES, OF RECORD IN VOLUME 920, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND VOLUME 13223, PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO ALL OF THAT CERTAIN 48.820 IN A DEED TO RUSSELL FRANKLIN BOYD OF RECORD IN VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY.
- THENCE, N 27°08'47" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND THE WEST LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 708.88 FEET TO THE SOUTHWEST CORNER THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING AN ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, S 62°51'29" E, DEPARTING THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD, WITH THE SOUTH LINE OF SAID 10.00 ACRE TRACT, FOR A DISTANCE OF 476.51 FEET TO THE SOUTHEAST CORNER SAID 10.00 ACRE TRACT, AND BEING AN INTERIOR ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, N 27°08'48" E, WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 914.67 FEET PASSING THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.737 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 47 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,347.72 FEET TO THE NORTHEAST CORNER SAID 4.737 ACRE TRACT, BEING ALSO ON THE SOUTH LINE OF THAT CERTAIN 147.144 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RSM REAL ESTATE, LP OF RECORD IN DOCUMENT NO. 201414715 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEAS, AND BEING THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, S 62°53'48" E, WITH THE SOUTH LINE OF SAID 147.144 ACRE TRACT AND THE NORTH LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 3,922.44 FEET PASSING A 1-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 147.144 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 139.723 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND SUZANNE MOGONYE OF RECORD IN VOLUME 2039, PAGE 771 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 4,832.13 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 42.158 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WARD AND PATSY PAYNE OF RECORD IN VOLUME 647, PAGE 728 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, S 27°35'48" W, WITH THE WEST LINE OF SAID 42.158 ACRE TRACT AND THE EAST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 1,288.23 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 42.158 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 66.936 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOGONYE OF RECORD IN VOLUME 2343, PAGE 362 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 2,036.79 FEET TO THE SOUTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING ON THE NORTH LINE OF THAT CERTAIN 67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CYNTHIA AND SHELDON RAY JOHNSON JOINT LIVING TRUST OF RECORD IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, N 63°06'30" W, WITH THE NORTH LINE OF SAID 67 ACRE TRACT AND THE SOUTH LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 3,290.74 FEET TO THE NORTHWEST CORNER OF SAID 67 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT AND BEING THE ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;
- THENCE, S 27°10'16" W, DEPARTING THE SOUTH LINE OF SAID 234.288 ACRE TRACT, AND WITH THE EAST LINE OF SAID 48.820 ACRE TRACT AND THE WEST LINE OF SAID 67 ACRE TRACT, FOR A DISTANCE OF 1,065.40 FEET TO A 1/2-INCH IRON ROD FOUND AND BEING THE NORTHEAST CORNER OF THAT CERTAIN 3.006 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO FAUSTO C. MARTINEZ AND MARIA SAUCEDO OF RECORD IN DOCUMENT NO. 201108993, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 3" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, N 27°32'17" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND BEING THE WEST LINE OF SAID 48.820 ACRE TRACT FOR A DISTANCE OF 1055.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 283.115 ACRES OF LAND;
- THE DESCRIPTION IS BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET.
- THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, AND 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.

ACREAGE(S) SHOWN HEREON ARE CALLED FOR ON THE RECORDED INSTRUMENT(S) CITED HEREIN.

AMENDED PRELIMINARY PLAT - NOT FOR RECORDATION

ALTESSA SUBDIVISION

ELGIN, TEXAS



PROJECT LOCATION: N.T.S.

SUMMARY NOTES

ENGINEER: BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

SURVEYOR: BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROPERTY OWNER: CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH ROAD
SUITE 200
AUSTIN, TX 78730
512-320-8833

REVISIONS

REV	DESCRIPTION	DATE	APR

APPLICATION SUBMITTAL DATE: December 20, 2023

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN (SHEET 1 OF 4)
4	PRELIMINARY PLAN (SHEET 2 OF 4)
5	PRELIMINARY PLAN (SHEET 3 OF 4)
6	PRELIMINARY PLAN (SHEET 4 OF 4)
7	PRE-DEVELOPED HYDROLOGY MAP
8	OVERALL STORM SEWER PLAN
9	OVERALL WATER & WASTEWATER PLAN

LOT SUMMARY BY PHASE					
SECTION	35' ALLEY	40' ALLEY	40'	50'	TOTAL
1	57		48	42	147
2	32	30	78	18	158
3		30	80	15	125
4	56		87		143
5	55	21	52		128
6	57	13	44		114
7		42	62		104
8	36	13	50		99
9	117		40		157
	410	149	541	75	1175

SUMMARY	
TOTAL ACREAGE:	283.12 AC.
NUMBER OF BLOCKS	38
NUMBER OF 35' LOTS	410
NUMBER OF 40' LOTS	690
NUMBER OF 50' LOTS	75
LINEAR FEET OF NEW STREETS	40,770 LF

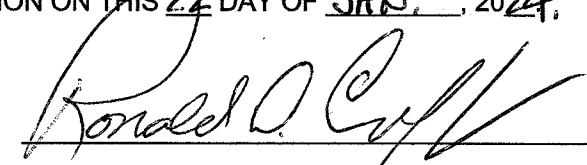
SUBMITTED BY:

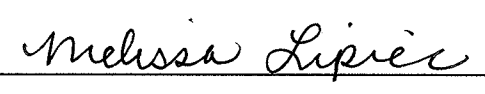

J. ADAM BERRY, P.E.
BGE, INC. TBPE NO. F-1046

01/16/2024

DATE

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS 22 DAY OF JAN, 2024.

SIGNED: 
PRINT: BONNIE CREPPON
PLANNING & ZONING COMMISSION CHAIR VICE-CHAIR

SIGNED: 
PRINT: MELISSA LIPIEC
PLANNING & ZONING COMMISSION SECRETARY



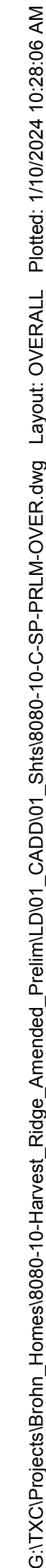
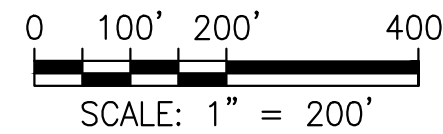
BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SHEET
REFERENCE
NUMBER

SHEET 1 OF 9

ALTESSA SUBDIVISION

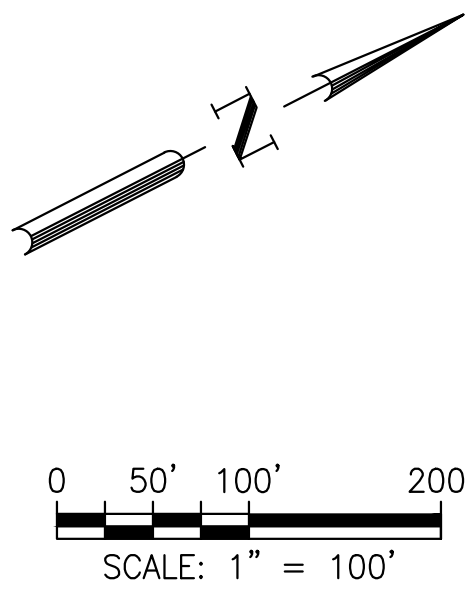
AMENDED PRELIMINARY PLAT



ALTESSA SUBDIVISION
ELGIN, TEXAS

OVERALL PRELIMINARY PLAN

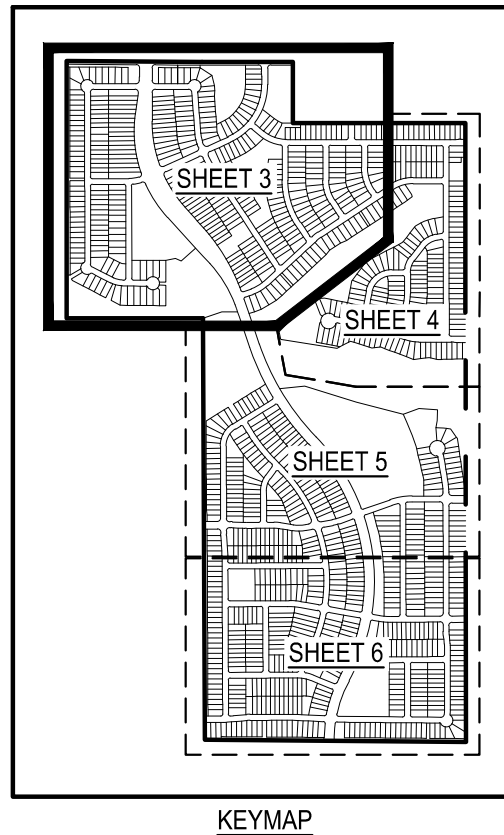
ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



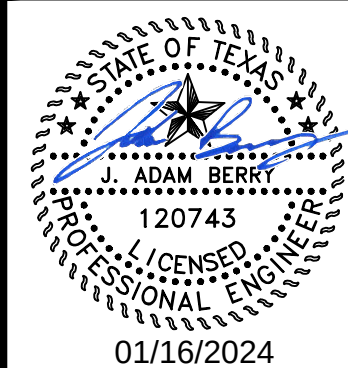
- NOTES:
1. A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE DEDICATED TO AQUA WATER SUPPLY CORPORATION ALONG ONE SIDE OF THE SIDE OF STREETS AS SHOWN. A TYPICAL 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
 2. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
ALLEY LOADED: 10' FRONT, 5' SIDE, 10' REAR, 15' PUBLIC STREET SIDE
NON-ALLEY: 20' FRONT, 5' SIDE, 10' REAR, 15' PUBLIC STREET SIDE
 3. PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

LEGEND

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



ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 1 OF 4)



DESIGNED BY: MKS
REVIEWED BY: JAB
DRAWN BY: MKS



BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 100
AUSTIN, TX 78728
TELEPHONE: 512.916.0000
WWW.BGEINC.COM

C. MARTINEZ AND MARIA SAUCED
(3.006 ACRES)
O.C. NO. 201108993 O.P.R.B.C.T.
O.C. NO. 201118356 O.P.R.T.C.T.

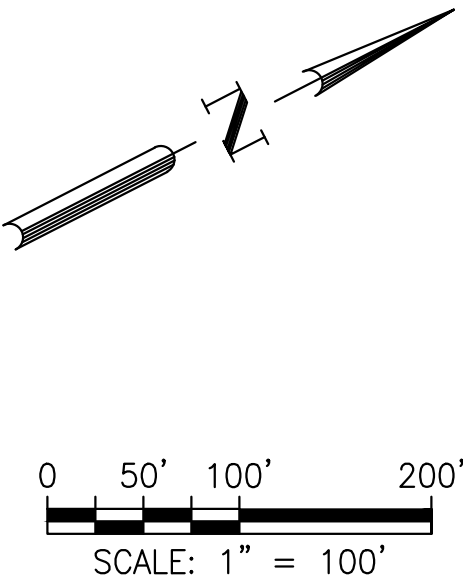
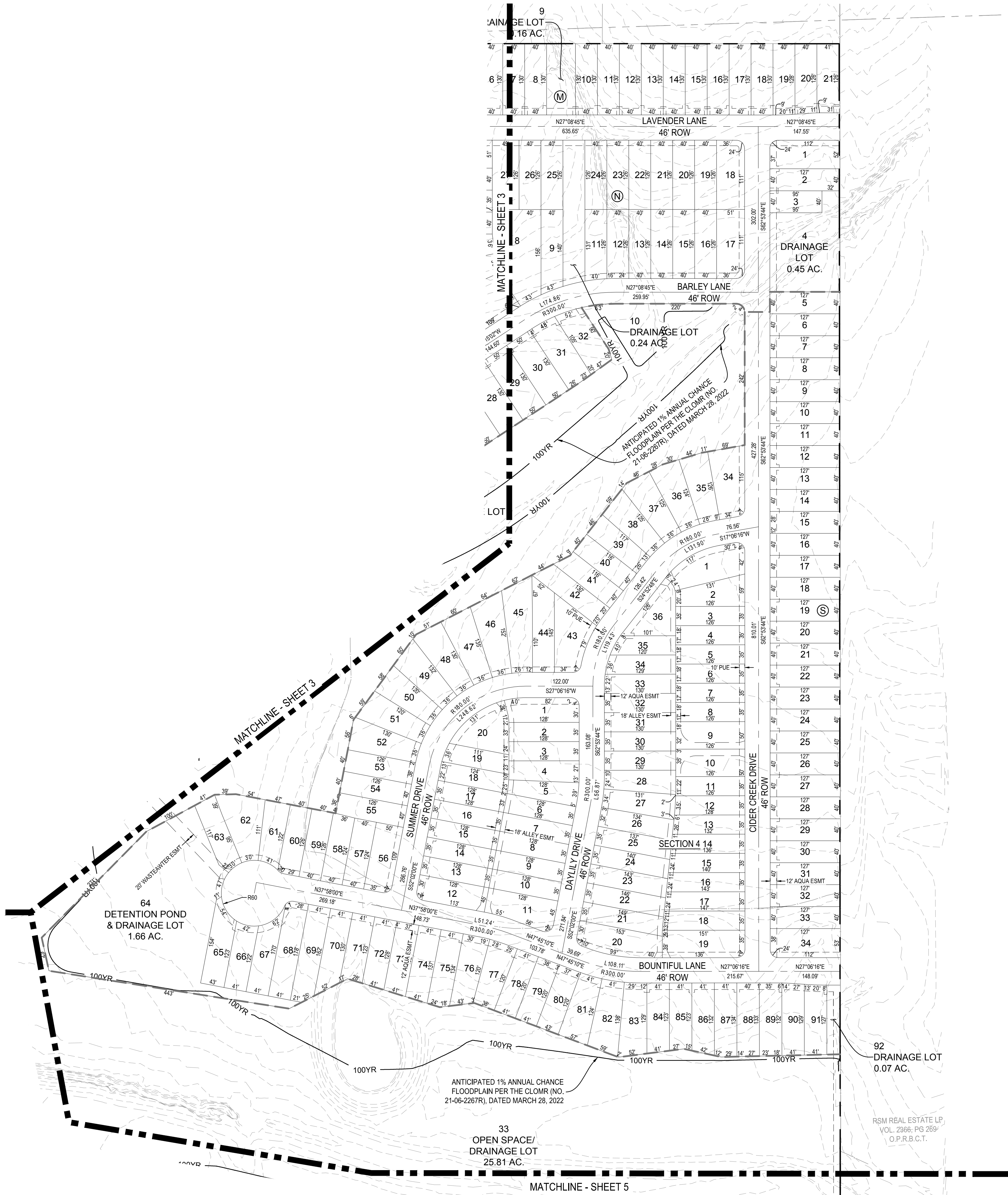
ROAD PEPPERGRASS LLC
(55.544 ACRES)
O. 201917952 O.P.R.B.C.T.

CLAYTON PROPERTIES
GROUP, INC.
DOC. NO. 2019132785
O.P.R.B.C.T.

LUNDGREN, BETTY S.
(5.028 ACRES)
DOC. NO. 0542800844 O.P.R.B.C.T.

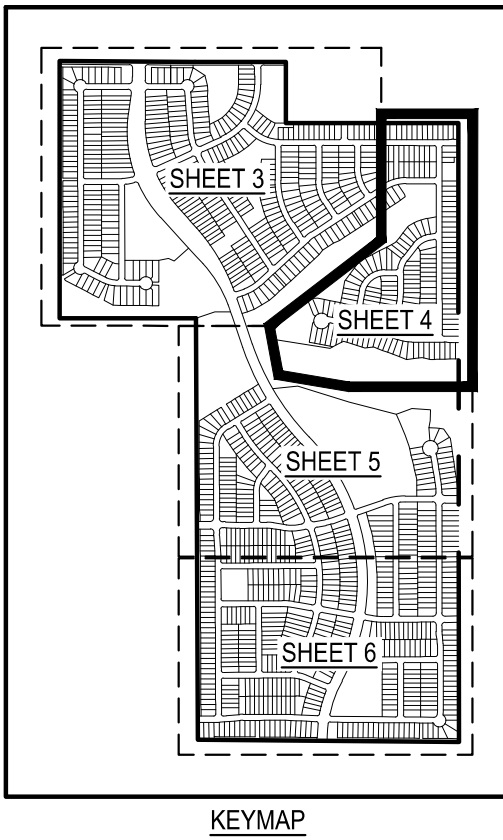
LUNDGREN, BETTY S.
(5.368 ACRES)
DOC. NO. 0542800844 O.P.R.B.C.T.

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

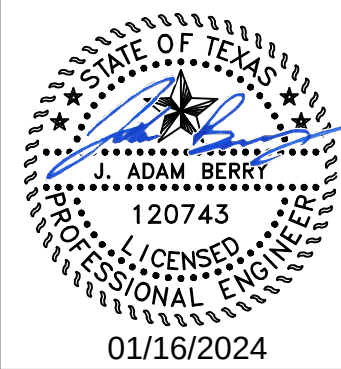


- NOTES:
- A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE DEDICATED TO AQUA WATER SUPPLY CORPORATION ALONG ONE SIDE OF THE SIDE OF STREETS AS SHOWN. A TYPICAL 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
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 - PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

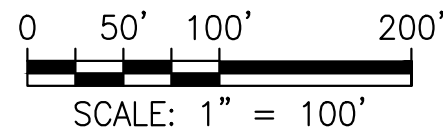
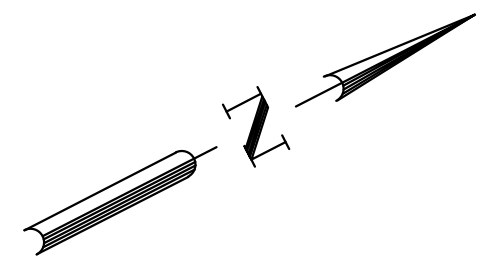
LEGEND	
---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PHASE BOUNDARY
---	ROAD CENTERLINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED LOT NUMBER



ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 2 OF 4)



ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



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1. A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE DEDICATED TO AQUA WATER SUPPLY CORPORATION ALONG ONE SIDE OF THE SIDE OF STREETS AS SHOWN. A TYPICAL 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
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LEGEND

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

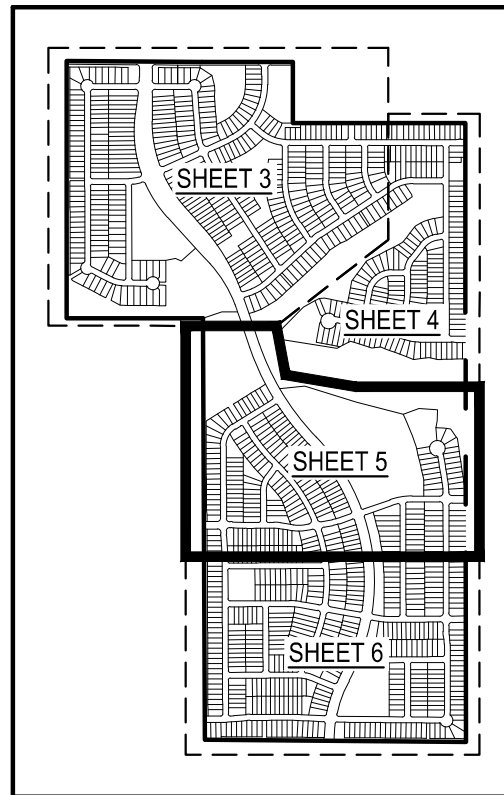
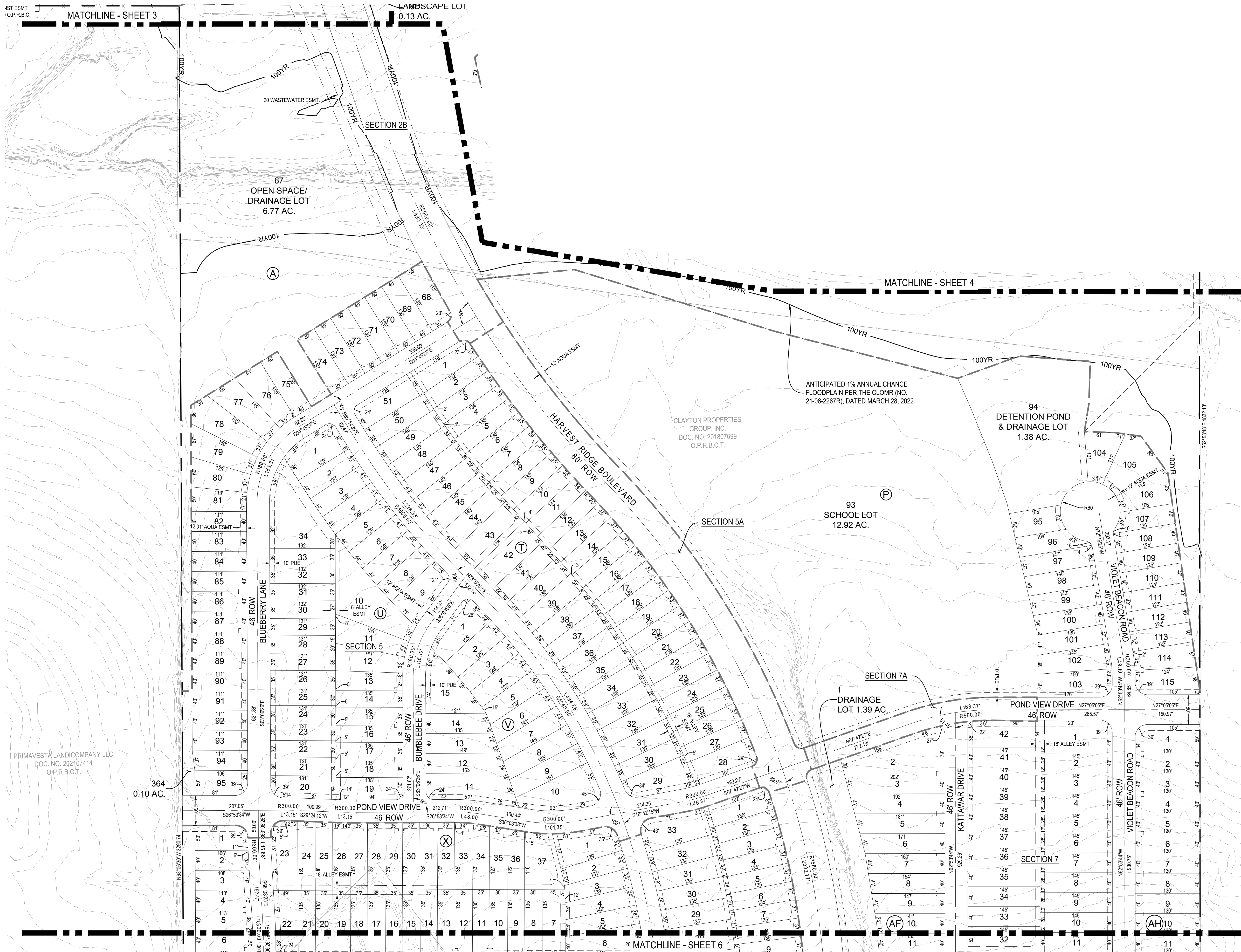
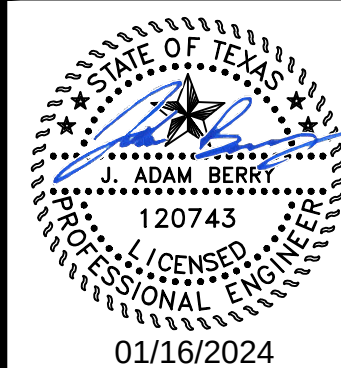
28

DESIGNED BY: MKS
REVIEWED BY: JAB
DRAWN BY: MKS



BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TELEPHONE: 512.466.1000
FAX: 512.466.1001
WWW.BGE.COM

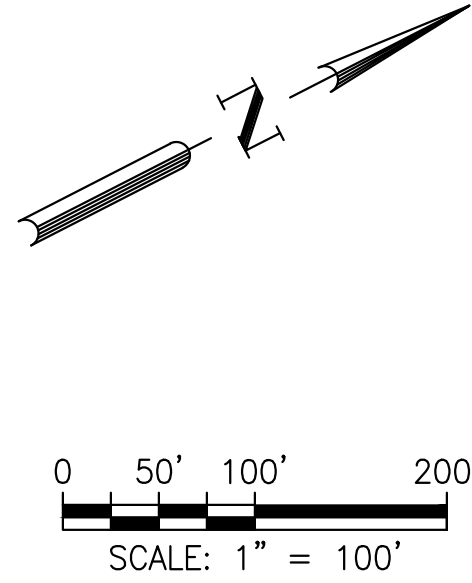
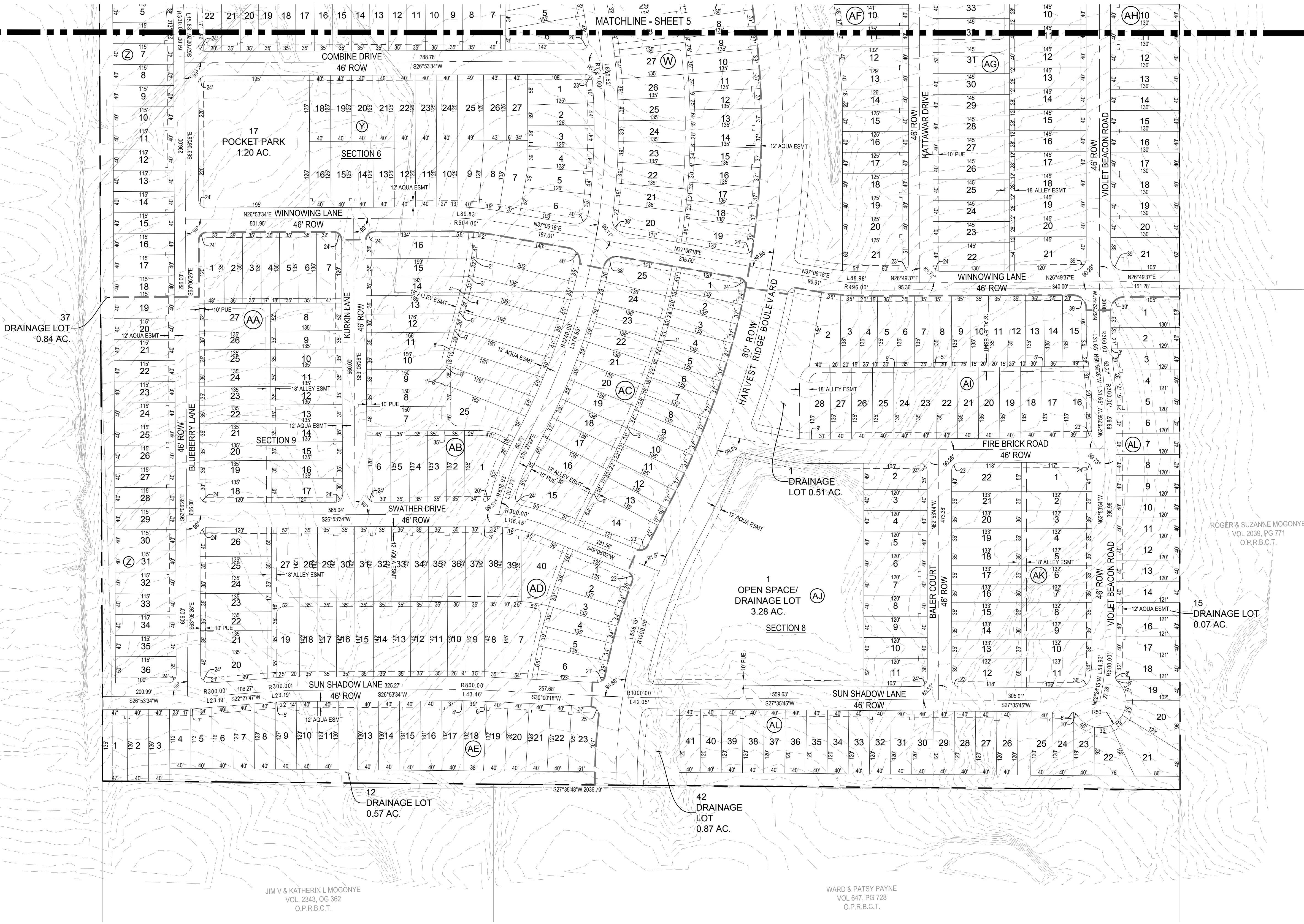
ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 3 OF 4)



KEYMAP

ALTESSA SUBDIVISION

AMENDED PRELIMINARY PLAT



- NOTES:**
1. A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE DEDICATED TO AQUA WATER SUPPLY CORPORATION ALONG ONE SIDE OF THE SIDE OF STREETS AS SHOWN. A TYPICAL 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
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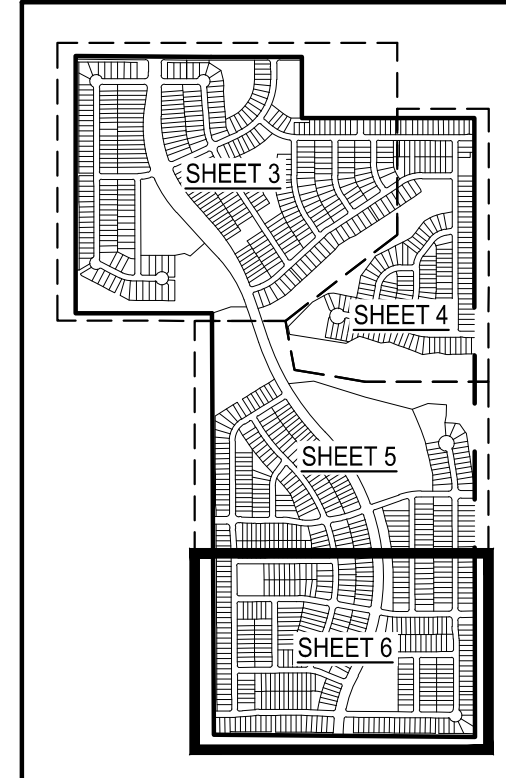
LEGEND

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

**MALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 4 OF 4)**



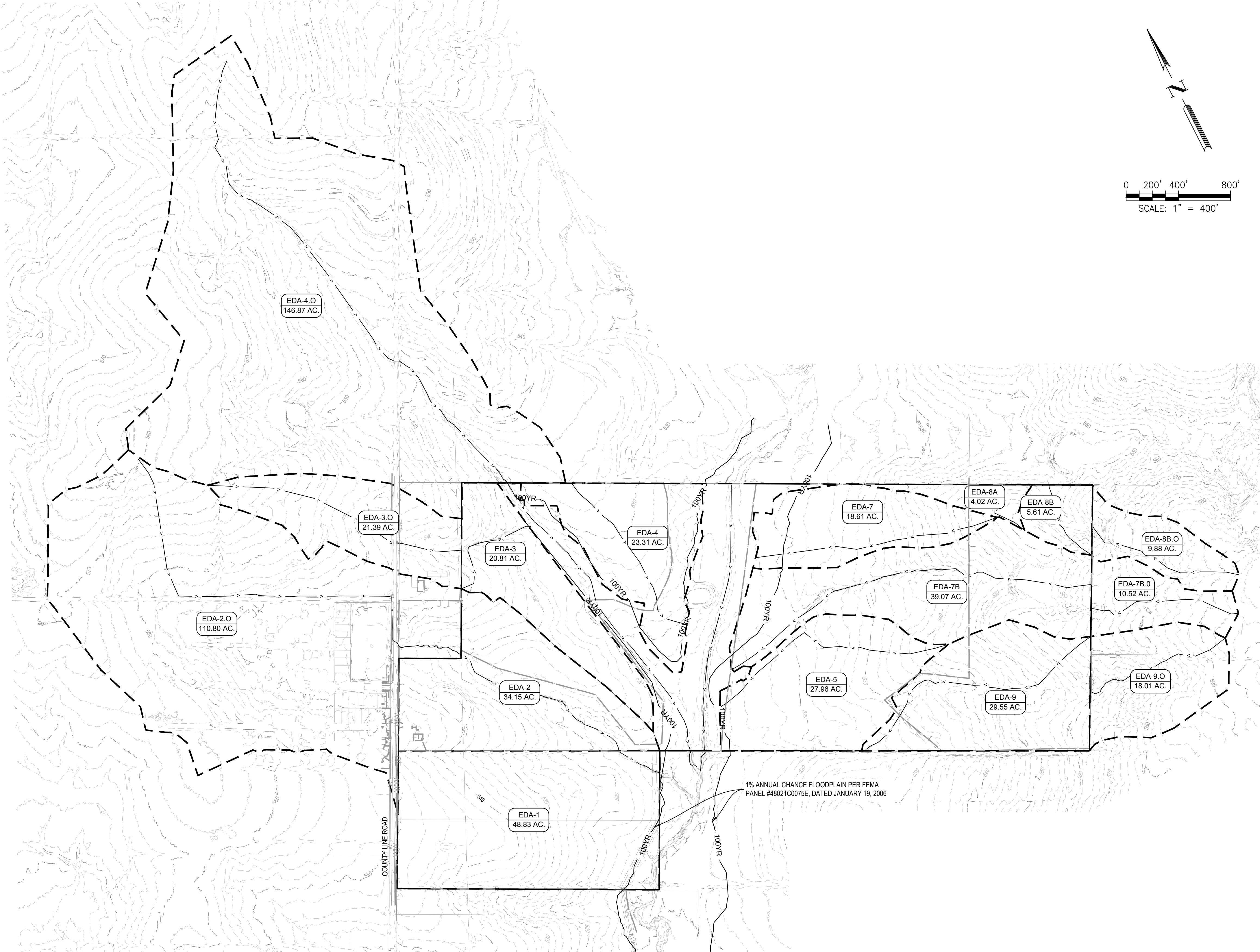
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com



KEYMA

6 05 0

6 OF 9



DESIGNED BY:	MKS
REVIEWED BY:	JAB
DRAWN BY:	MKS

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.679.9060 www.bgeinc.com

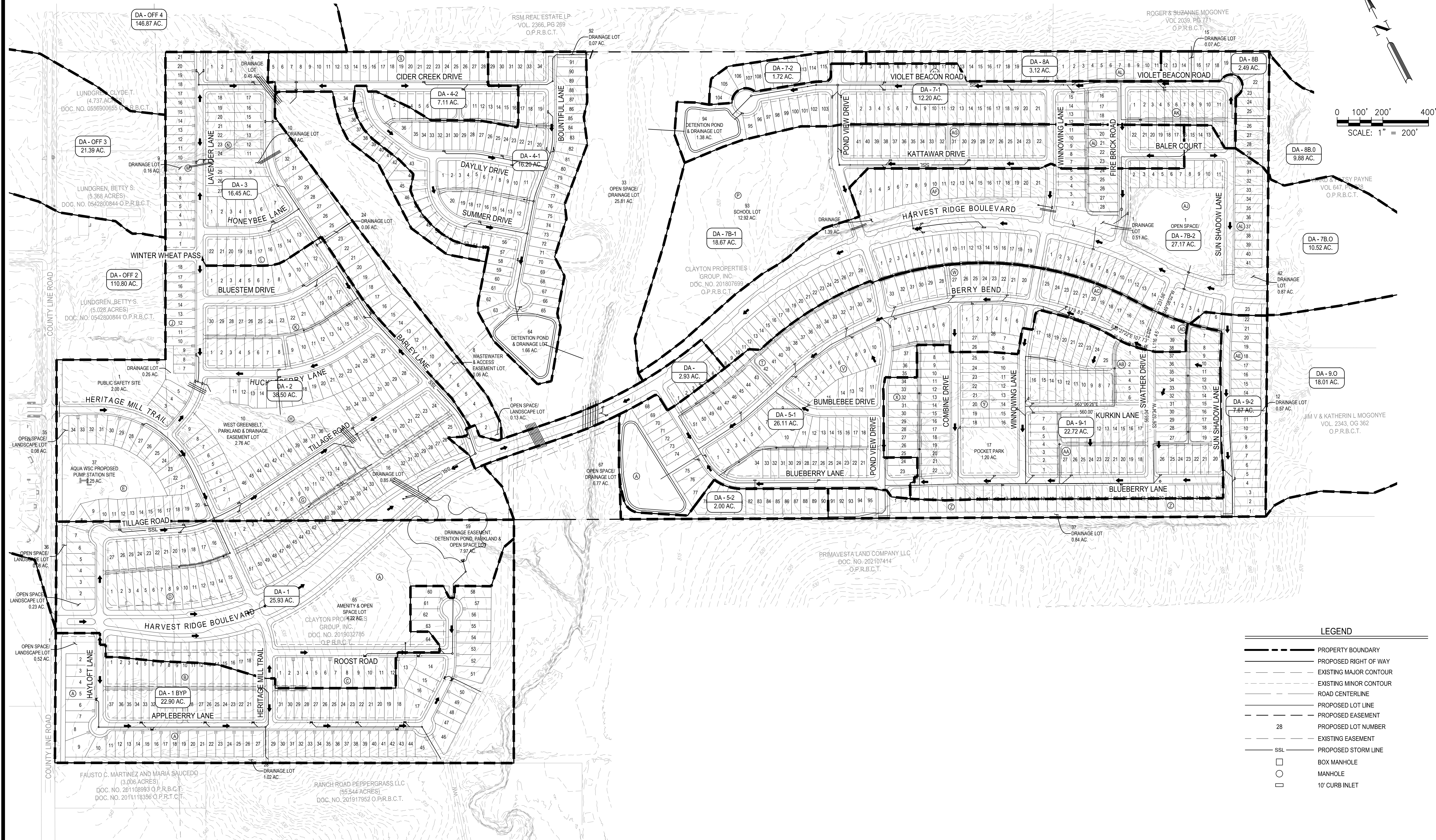
ALTESSA SUBDIVISION
ELGIN, TEXAS
PRE-DEVELOPED
HYDROLOGY MAP

REV	DESCRIPTION	DATE	APR

7 OF 9

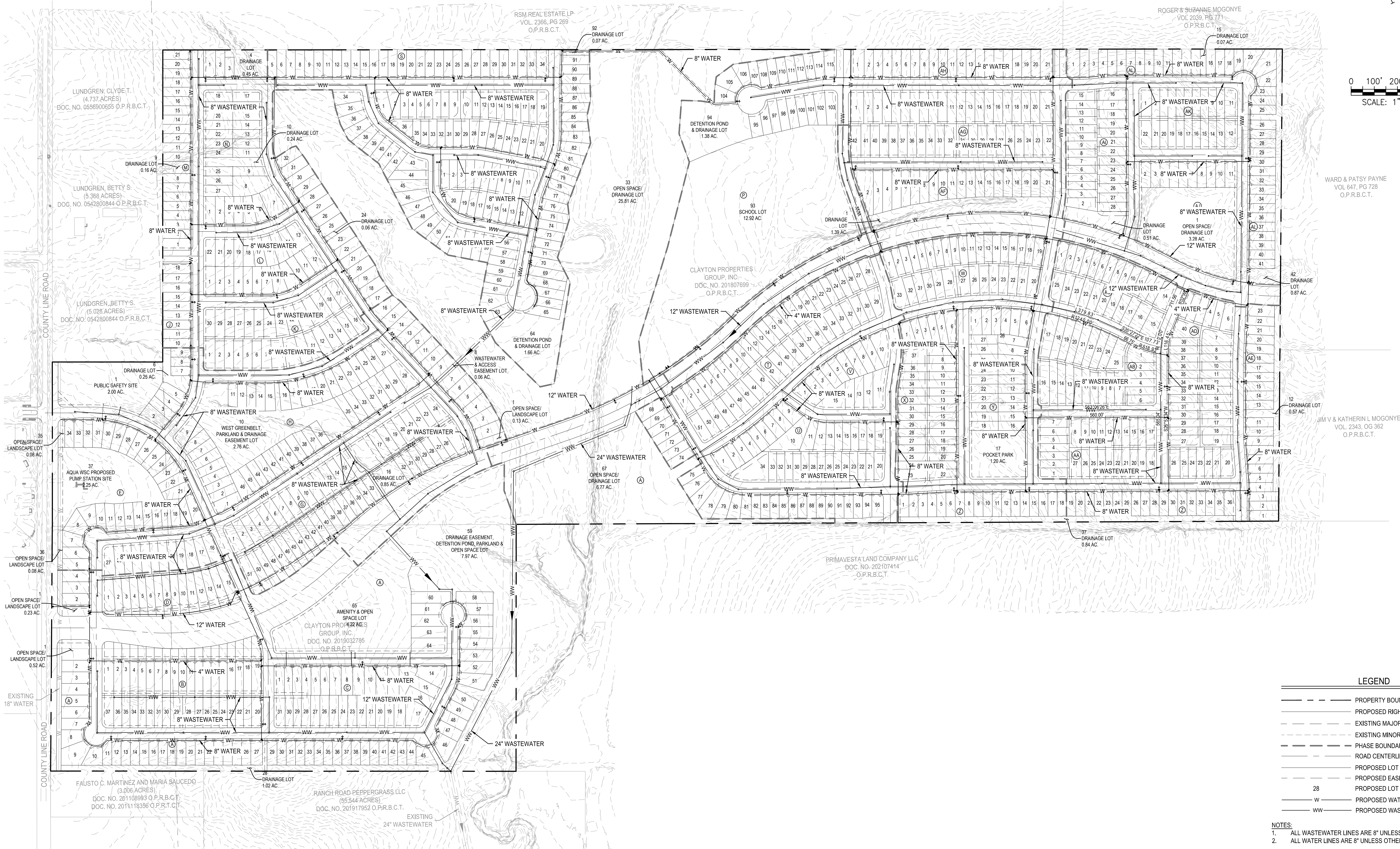
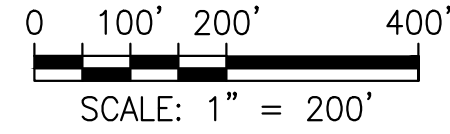
ALTESSA SUBDIVISION

PRELIMINARY PLAT

[illegible]

ALTESSA SUBDIVISION

AMENDED PRELIMINARY PLAT



NOTES:

1. ALL WASTEWATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

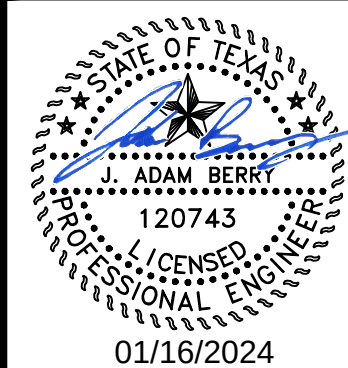
DESIGNED BY:	MKS	REV	DESCRIPTION	DATE	APR
REVIEWED BY:	JAB				
DRAWN BY:	MKS				



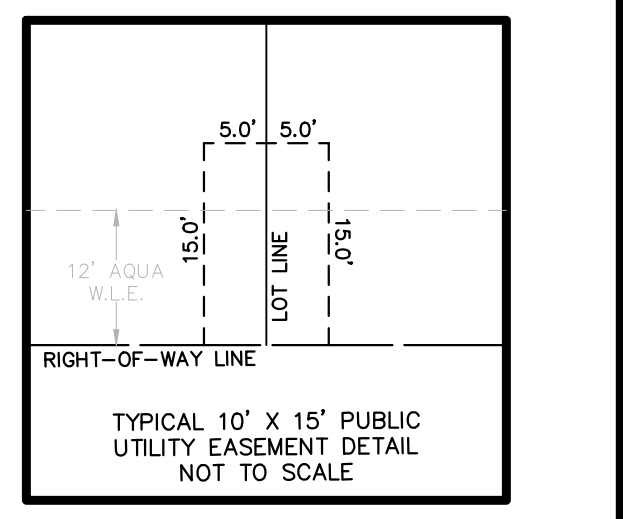
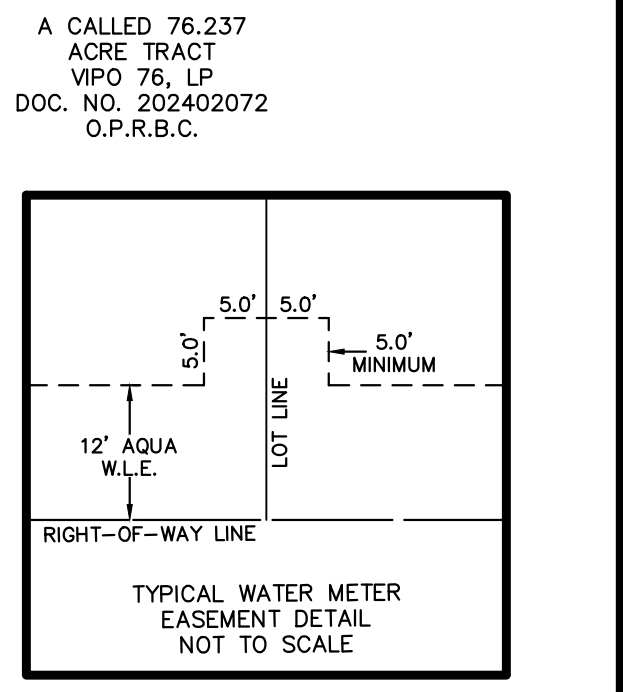
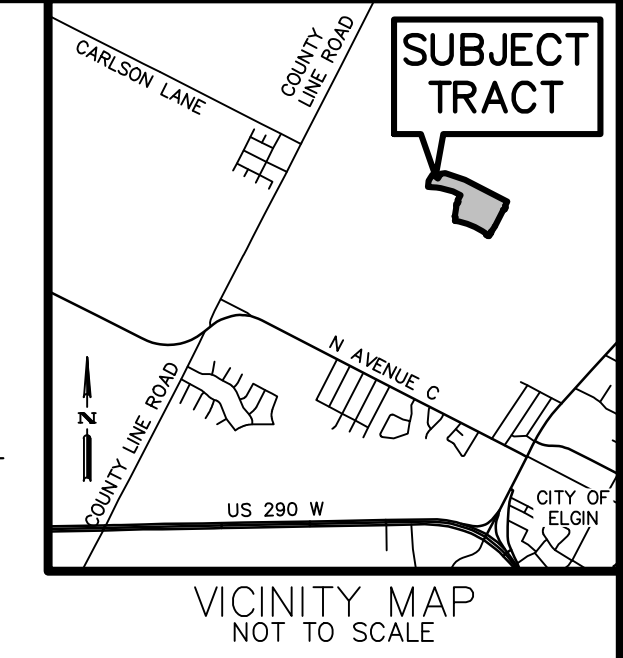
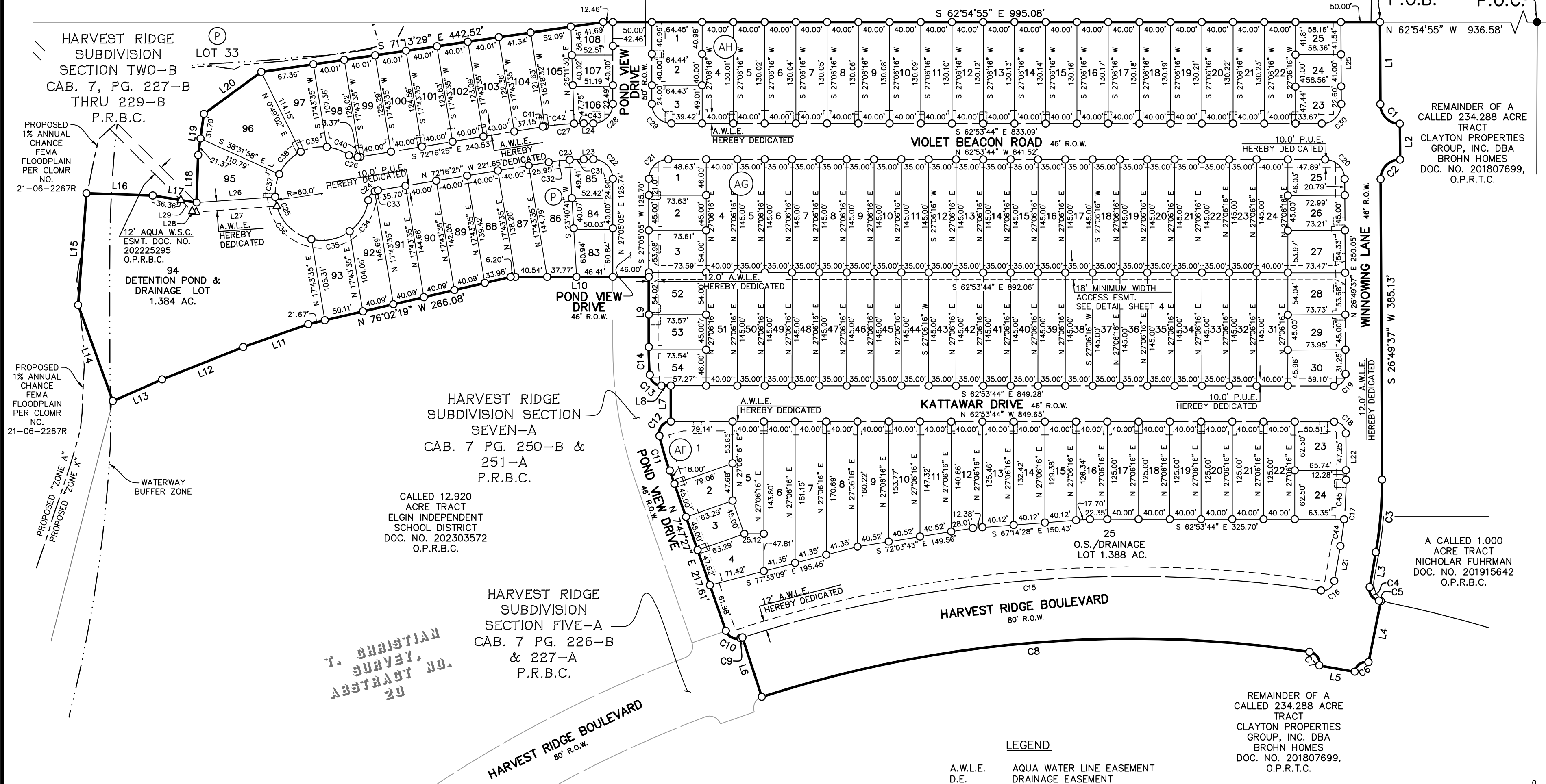
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.beginc.com

**MALTESSA SUBDIVISION
ELGIN, TEXAS**

**OVERALL WATER &
WASTEWATER PLAN**



REVISIONS/CORRECTIONS					
SHEET LIST	DESCRIPTION	DATE	REVISE (R), ADD (A) VOID (V) SHEET NO.'S	ACCEPTED BY	APPROVAL DATE



LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	128	14,168 AC.
OPEN SPACE/DRAINAGE	1	1,388 AC.
DETENTION POND AND DRAINAGE	1	1,384 AC.
RIGHT-OF-WAY	-	5,159 AC.
TOTAL	130	22,099 AC.
TOTAL BLOCKS	4	16,940 AC.

FINAL PLAT HARVEST RIDGE SECTION 7

A SUBDIVISION OF 22.099 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

OWNER: CLAYTON PROPERTY GROUP, INC.
DBA BROHN HOMES
ADDRESS: 6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX, 78730
PHONE: 512-551-1670

ACREAGE: 22.099 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

NUMBER AND ACREAGE
BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 1)

PLAT PREPARED: 06/04/2025

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3600

ENGINEER: BGE, INC. (JOHN KIM, PE)
PHONE: 512-879-0400

- LEGEND**
- A.W.L.E. AQUA WATER LINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - D.R.B.C. DEED RECORDS OF BASTROP COUNTY
 - D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - O.S. OPEN SPACE
 - PG. PAGE
 - P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - FOUND 1/2" IRON ROD
 - △ (UNLESS OTHERWISE NOTED)
 - CALCULATED POINT
 - SET 1/2" IRON ROD W/ "BGE, INC." CAP
 - Ⓟ BLOCK IDENTIFICATION
 - EXISTING LOT
 - EXISTING EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPERTY BOUNDARY
 - PHASE LINE/ADJACENT PROPERTY
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY
 - WATERWAY BUFFER ZONE
 - CENTERLINE OF CREEK
 - 1% ANNUAL CHANCE FEMA FLOODPLAIN

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
KATTAWAR DRIVE	46 FT.	885 FT.
VIOLET BEACON ROAD	46 FT.	1,388 FT.
POND VIEW DRIVE	46 FT./50 FT.	327 FT.
WINNOWING LANE	46 FT.	831 FT.
HARVEST RIDGE BOULEVARD	80 FT.	808 FT.
TOTAL LINEAR FEET		4,239 FT.

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE, NAD83.



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

C:\Users\lapeerry\AppData\Local\Temp\AcPlotJob\6260\6060-07_Harvest_Ridge_Plot.dwg, 6/04/2025 2:45 PM, lapeerry, 1:100

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	89°43'14"	39.15'	S 18°02'03" E	35.27'
C2	25.00'	90°16'40"	39.39'	S 71°57'57" W	35.44'
C3	521.00'	10°16'41"	93.46'	S 31°57'57" W	93.34'
C4	15.00'	88°44'18"	23.23'	S 7°15'51" E	20.98'
C5	1620.00'	0°05'28"	2.57'	S 51°35'17" E	2.57'
C6	15.00'	91°21'10"	23.92'	S 82°46'53" W	21.46'
C7	15.00'	91°30'11"	23.96'	N 8°38'48" W	21.49'
C8	1540.00'	26°25'43"	710.35'	N 67°36'44" W	704.07'
C9	1620.00'	0°05'35"	2.63'	N 80°52'26" W	2.63'
C10	15.00'	88°42'40"	23.22'	N 36°33'53" W	20.97'
C11	479.00'	5°31'22"	46.17'	N 10°33'08" E	46.15'
C12	15.00'	103°47'27"	27.17'	N 65°12'33" E	23.61'
C13	15.00'	85°43'21"	22.44'	N 20°02'03" W	20.41'
C14	479.00'	4°15'27"	35.59'	N 24°57'21" E	35.59'
C15	1620.00'	26°31'49"	750.13'	N 67°33'44" W	743.45'
C16	15.00'	88°35'53"	23.19'	N 81°24'14" E	20.95'
C17	475.00'	10°16'41"	85.21'	N 31°57'57" E	85.09'
C18	15.00'	89°43'20"	23.49'	N 18°02'03" W	21.16'
C19	15.00'	90°16'40"	23.63'	N 71°57'57" E	21.26'
C20	25.00'	89°43'20"	39.15'	N 18°02'03" W	35.27'
C21	25.00'	90°01'11"	39.28'	S 72°05'41" W	35.36'
C22	25.00'	89°58'49"	39.26'	N 17°54'19" W	35.35'
C23	275.00'	9°22'41"	45.01'	N 67°35'04" W	44.96'
C24	15.00'	72°28'52"	18.98'	S 71°29'09" W	17.74'
C25	60.00'	297°03'28"	311.08'	S 3°46'27" W	62.65'
C26	15.00'	44°34'36"	11.67'	S 49°59'07" E	11.38'
C27	321.00'	9°22'41"	52.54'	N 67°35'04" W	52.48'
C28	25.00'	90°01'11"	39.28'	N 72°05'41" E	35.36'
C29	25.00'	89°58'49"	39.26'	S 17°54'19" E	35.35'
C30	25.00'	90°16'40"	39.39'	N 71°57'57" E	35.44'
C31	275.00'	3°45'40"	18.05'	N 64°46'33" W	18.05'
C32	275.00'	5°37'02"	26.96'	N 69°27'54" W	26.95'
C33	15.00'	16°39'42"	4.36'	N 80°36'16" W	4.35'
C34	60.00'	45°30'05"	47.65'	N 57°59'46" E	46.41'
C35	60.00'	49°17'32"	51.62'	S 74°36'26" E	50.04'
C36	60.00'	72°54'51"	76.36'	S 13°30'14" E	71.31'
C37	60.00'	28°30'50"	29.86'	S 37°12'37" W	29.55'
C38	60.00'	38°40'08"	40.49'	S 70°48'06" W	39.73'
C39	60.00'	33°04'15"	34.63'	N 73°19'43" W	34.15'
C40	60.00'	29°05'47"	30.47'	N 42°14'42" W	30.14'
C41	321.00'	0°27'41"	2.58'	N 72°02'35" W	2.58'
C42	321.00'	6°43'07"	37.64'	N 68°27'11" W	37.62'
C43	321.00'	2°11'54"	12.32'	N 63°59'41" W	12.32'
C44	475.00'	4°10'21"	34.59'	N 35°01'07" E	34.58'
C45	475.00'	6°06'20"	50.62'	N 29°52'47" E	50.59'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S26°49'37"W	105.42'
L2	S26°31'30"W	46.00'
L3	S37°06'18"W	45.30'
L4	S38°27'27"W	80.00'
L5	N53°01'09"W	46.00'
L6	N9°09'27"E	80.00'
L7	N27°06'16"E	46.00'
L8	N62°53'44"W	12.08'
L9	N27°05'05"E	89.84'
L10	N62°54'55"W	176.92'
L11	N82°19'17"W	88.42'
L12	N84°41'42"W	111.88'
L13	N86°37°09"W	68.92'
L14	N7°13'15"E	130.88'
L15	N31°22°04"E	143.55'
L16	S61°00'36"E	84.94'
L17	S53°41'23"E	56.88'
L18	N28°59'24"E	60.97'
L19	N35°01'10"E	53.16'
L20	N80°50'10"E	91.09'
L21	N37°06'18"E	45.39'
L22	N26°49'37"E	59.54'
L23	N62°53'44"W	12.32'
L24	S62°53'44"E	12.29'
L25	N26°49'37"E	105.15'
L26	N67°02'48"W	100.95'
L27	S67°02'48"E	103.57'
L28	S53°41'23"E	5.28'
L29	S17°54'55"E	20.53'
L30	S31°23'47"E	14.08'
L31	N85°35'40"E	14.07'
L32	S89°36'27"E	13.40'
L33	S36°30'10"E	13.43'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	AF	5,914
2	AF	3,203
3	AF	2,848
4	AF	3,986
5	AF	5,436
6	AF	7,455
7	AF	7,037
8	AF	6,618
9	AF	6,280
10	AF	6,022
11	AF	5,764
12	AF	5,512
13	AF	5,358
14	AF	5,236
15	AF	5,114
16	AF	5,012
17	AF	5,000
18	AF	5,000
19	AF	5,000
20	AF	5,000
21	AF	5,000
22	AF	5,000
23	AF	4,041
24	AF	4,083
25	AF	60,458

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	AG	3,254
2	AG	3,313
3	AG	3,974
4	AG	5,800
5	AG	5,075
6	AG	5,075
7	AG	5,075
8	AG	5,075
9	AG	5,075
10	AG	5,075
11	AG	5,075
12	AG	5,075
13	AG	5,075
14	AG	5,075
15	AG	5,075
16	AG	5,075
17	AG	5,075
18	AG	5,075
19	AG	5,075
20	AG	5,075
21	AG	5,075
22	AG	5,075
23	AG	5,075
24	AG	5,800
25	AG	3,209

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
26	AG	3,289
27	AG	3,971
28	AG	3,964
29	AG	3,323
30	AG	3,369
31	AG	5,800
32	AG	5,075
33	AG	5,075
34	AG	5,075
35	AG	5,075
36	AG	5,075
37	AG	5,075
38	AG	5,075
39	AG	5,075
40	AG	5,075
41	AG	5,075
42	AG	5,075
43	AG	5,075
44	AG	5,075
45	AG	5,075
46	AG	5,075
47	AG	5,075
48	AG	5,075
49	AG	5,075
50	AG	5,075

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
51	AG	5,800
52	AG	3,974
53	AG	3,310
54	AG	3,301

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	AH	2,641
2	AH	2,577
3	AH	3,023
4	AH	5,200
5	AH	5,201
6	AH	5,201
7	AH	5,202
8	AH	5,202
9	AH	5,203
10	AH	5,203
11	AH	5,204
12	AH	5,204
13	AH	5,205
14	AH	5,205
15	AH	5,206
16	AH	5,206
17	AH	5,207
18	AH	5,208
19	AH	5,208
20	AH	5,209
21	AH	5,209
22	AH	5,210
23	AH	2,656
24	AH	2,397
25	AH	2,428

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
83	P	2,934
84	P	2,049
85	P	2,552
86	P	6,686
87	P	5,660
88	P	5,528
89	P	5,629
90	P	5,735
91	P	5,839
92	P	4,915
93	P	5,050
94	P	60,270
95	P	5,734
96	P	9,165
97	P	5,434
98	P	4,693
99	P	5,026
100	P	4,997
101	P	4,968
102	P	4,938
103	P	4,909
104	P	4,945
105	P	5,486
106	P	2,260
107	P	2,074
108	P	2,134

FINAL PLAT

HARVEST RIDGE

SECTION 7

A SUBDIVISION OF 22.099 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



BGE, Inc.

7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

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LEGAL DESCRIPTION

FIELD NOTES FOR A 22.099 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NUMBER 201807699 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2–inch iron rod found on the south line of a called 139.723 acre tract of land as conveyed unto Roger and Suzanne Mogonye in Volume 2039, Page 771, of the Official Public Records of Bastrop County, Texas, at the common corner of the remainder of said 234.288 acre tract and a called 76.237 acre tract of land as conveyed unto VIPO 76, LP, in Document Number 202402072 of the Official Public Records of Bastrop County, Texas; THENCE, N 62°54'55" W, coincident with the common line of the remainder of the 234.288 acre tract and said 139.723 acre tract, a distance of 936.58 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for the northeast corner and POINT OF BEGINNING of the herein described tract:

THENCE, departing said common line, over and across the remainder of the 234.288 acre tract, the following fourteen (14) courses:

- 1) S 26° 49' 37" W, a distance of 105.42 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the beginning of a non–tangent curve of the herein described tract;
- 2) Curving to the left, with a radius of 25.00 feet, an arc length of 39.15 feet, a central angle of 89° 43' 14", a chord bearing of S 18° 02' 03" E, and a chord distance of 35.27 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 3) S 26° 31' 30" W, a distance of 46.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 4) Curving to the left, with a radius of 25.00 feet, an arc length of 39.39 feet, a central angle of 90° 16' 40", a chord bearing of S 71° 57' 57" W, and a chord distance of 35.44 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 5) S 26° 49' 37" W, a distance of 385.13 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 521.00 feet, an arc length of 93.46 feet, a central angle of 10° 16' 41", a chord bearing of S 31° 57' 57" W, and a chord distance of 93.34 feet a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 7) S 37° 06' 18" W, a distance of 45.30 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 8) Curving to the left, with a radius of 15.00 feet, an arc length of 23.23 feet, a central angle of 88° 44' 18", a chord bearing of S 07° 15' 51" E, and a chord distance of 20.98 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- 9) Curving to the right, with a radius of 1,620.00 feet, an arc length of 2.57 feet, a central angle of 00° 05' 28", a chord bearing of S 51° 35' 17" E, and a chord distance of 2.57 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 10) S 38° 27' 27" W, a distance of 80.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the beginning of a non–tangent curve for a south corner of the herein described tract;
- 11) Curving to the left, with a radius of 15.00 feet, an arc length of 23.92 feet, a central angle of 91° 21' 10", a chord bearing of S 82° 46' 53" W, and a chord distance of 21.46 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a south corner of the herein described tract;
- 12) N 53° 01' 09" W, a distance of 46.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the beginning of a non–tangent curve for a corner of the herein described tract;
- 13) Curving to the left, with a radius of 15.00 feet, an arc length of 23.96 feet, a central angle of 91° 30' 11", a chord bearing of N 08° 38' 48" W, and a chord distance of 21.49 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 14) Curving to the left, with a radius of 1,540.00 feet, an arc length of 710.35 feet, a central angle of 26° 25' 43", a chord bearing of N 67° 36' 44" W, and a chord distance of 704.07 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the southeast corner of the right–of–way of Harvest Ridge Boulevard (R.O.W. ~ 80') as shown on the plat of Harvest Ridge Subdivision Section Five–A as recorded in Cabinet 7, Pages 226–B and 227–A of the Plat Records of Bastrop County, Texas, for the end of this curve and the southwest corner of the herein described tract;

THENCE, coincident with the common line of the remainder of the 234.088 acre tract and said right–of–way, the following three (3) courses:

- 1) N 09° 09' 27" E, a distance of 80.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the beginning of a non–tangent curve for a re–entrant corner of the herein described tract;
- 2) Curving to the left, with a radius of 1,620.00 feet, an arc length of 2.63 feet, a central angle of 00° 05' 35", a chord bearing of N 80° 52' 26" W, and a chord distance of 2.63 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

- 3) Curving to the right, with a radius of 15.00 feet, an arc length of 23.22 feet, a central angle of 88° 42' 40", a chord bearing of N 36° 33' 53" W, and a chord distance of 20.97 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of the right–of–way of Harvest Ridge Boulevard and the right–of–way of Pond View Drive (R.O.W. ~ 46') as shown on the plat of Harvest Ridge Subdivision Section Seven–A as recorded in Cabinet 7, Pages 250–B and 251–A of the Plat Records of Bastrop County, Texas, for a point of tangency of the herein described tract;

THENCE, coincident with the common line of the remainder of the 234.288 acre tract and the right–of–way of said Pond View Drive, the following eight (8) courses:

- 1) N 07° 47' 27" E, a distance of 217.61 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature the herein described tract;
- 2) Curving to the right, with a radius of 479.00 feet, an arc length of 46.17 feet, a central angle of 05° 31' 22", a chord bearing of N 10° 33' 08" E, and a chord distance of 46.15 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 3) Curving to the right, with a radius of 15.00 feet, an arc length of 27.17 feet, a central angle of 103° 47' 27", a chord bearing of N 65° 12' 33" E, and a chord distance of 23.61 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re–entrant corner of the herein described tract;
- 4) N 27° 06' 16" E, a distance of 46.00 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;
- 5) N 62° 53' 44" W, a distance of 12.08 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 15.00 feet, an arc length of 22.44 feet, a central angle of 85° 43' 21", a chord bearing of N 20° 02' 03" W, and a chord distance of 20.41 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 7) Curving to the right, with a radius of 479.00 feet, an arc length of 35.59 feet, a central angle of 04° 15' 27", a chord bearing of N 24° 57' 21" E, and a chord distance of 35.59 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;
- 8) N 27° 05' 05" E, a distance of 89.84 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of the remainder of the 234.288 acre tract and said right–of–way, for a re–entrant corner of the herein described tract;

THENCE, N 62° 54' 55" W coincident with the common line of the remainder of the 234.288 acre tract and said right–of–way, passing at a distance of 46.00 feet a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of said right–of–way and a called 12.920 acre tract of land as conveyed unto Elgin Independent School District in Document Number 202303572 of the Official Public Records of Bastrop County, Texas, and continuing coincident with the common line of the remainder of the 234.288 acre tract and said 12.920 acre tract, a total distance of 176.92 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

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

- 1) N 76° 02' 19" W, a distance of 266.08 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 2) N 82° 19' 17" W, a distance of 88.42 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 3) N 84° 41' 42" W, a distance of 111.88 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 4) N 86° 37' 09" W, a distance of 68.92 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set on the east line of Harvest Ridge Subdivision Section Two–B as recorded in Cabinet 7, Pages 227–B thru 229–B of the Plat Records of Bastrop County, Texas, at the common corner of the remainder of the 234.288 acre tract and the 12.920 acre tract, for a west corner of the herein described tract;
- THENCE, coincident with the common line of the remainder of the 234.288 acre tract and said Section Two–B, the following eight (8) courses:
- 1) N 07° 13' 15" E, a distance of 130.88 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 2) N 31° 22' 04" E, a distance of 143.55 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a west corner of the herein described tract;
 - 3) S 61° 00' 36" E, a distance of 84.94 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 4) S 53° 41' 23" E, a distance of 56.88 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;
 - 5) N 28° 59' 24" E, a distance of 60.97 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 6) N 35° 01' 10" E, a distance of 53.16 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 7) N 80° 50' 10" E a distance of 91.09 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 8) S 71° 13' 29" E, a distance of 442.52 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set on the south line of a called 147.144 acre tract of land as conveyed unto RSM Real Restate LP in Document Number 201414715 of the Official Public Records of Travis County, Texas, at the common corner of the 234.288 acre tract and said Section Two–B, for an angle point of the herein described tract;

THENCE, S 62° 54' 55" E, coincident with the common line of the remainder of the 234.288 acre tract, said 147.144 acre tract and the aforementioned 139.723 acre tract, a distance of 995.08 feet to the POINT OF BEGINNING and containing 22.099 acres of land, more or less.

FINAL PLAT
HARVEST RIDGE
SECTION 7

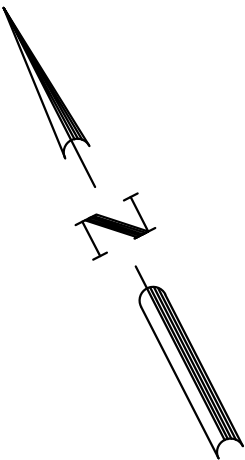
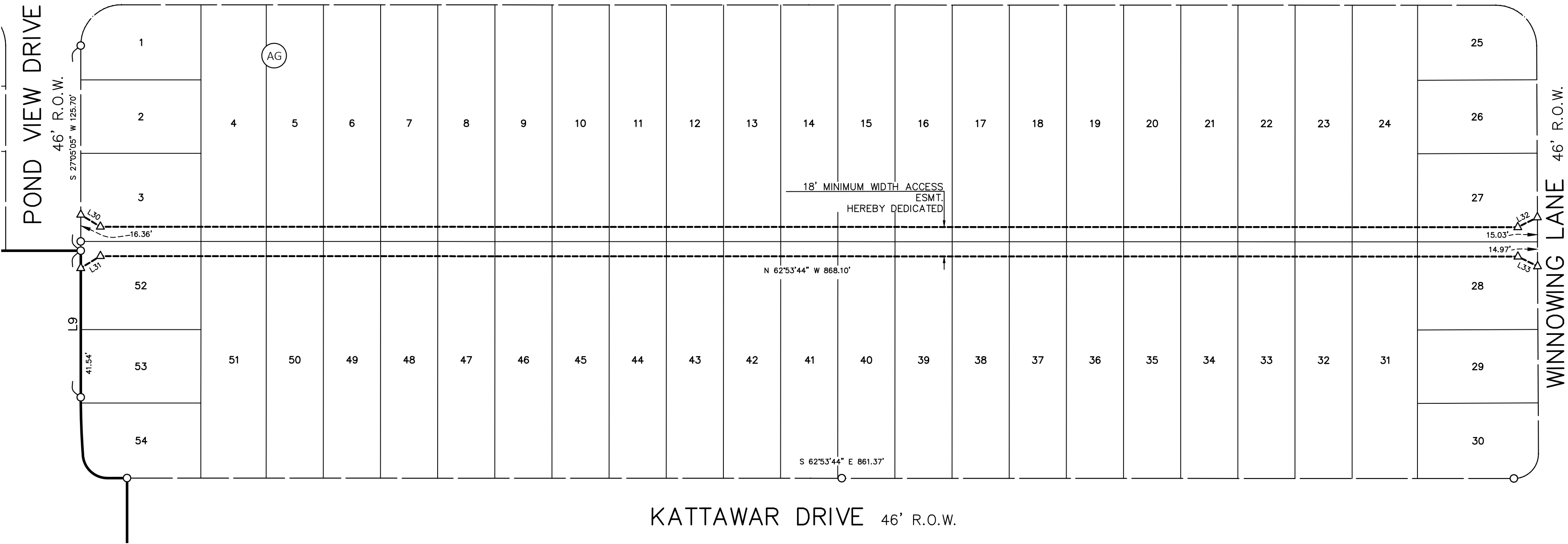
A SUBDIVISION OF 22.099 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

ACCESS EASEMENT DETAIL
SCALE 1"=50'

VIOLET BEACON ROAD 46' R.O.W.



LEGEND

- | | |
|------------|---|
| A.W.L.E. | AQUA WATER LINE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| D.R.B.C. | DEED RECORDS OF BASTROP COUNTY |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| O.S. | OPEN SPACE |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |
| ● | FOUND 1/2" IRON ROD
(UNLESS OTHERWISE NOTED) |
| △ | CALCULATED POINT |
| ○ | SET 1/2" IRON ROD W/ "BGE, INC." CAP |
| Ⓟ | BLOCK IDENTIFICATION |
| --- | EXISTING LOT |
| --- | EXISTING EASEMENT |
| --- | EXISTING RIGHT-OF-WAY |
| --- | PROPERTY BOUNDARY |
| --- | PHASE LINE/ADJACENT PROPERTY |
| --- | PUBLIC UTILITY EASEMENT (P.U.E.) |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED RIGHT-OF-WAY |
| --- | WATERWAY BUFFER ZONE |
| --- | CENTERLINE OF CREEK |
| --- | 1% ANNUAL CHANCE FEMA FLOODPLAIN |

FINAL PLAT
**HARVEST RIDGE
SECTION 7**

A SUBDIVISION OF 22.099 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC, D.B.A. BROHN HOMES, BEING THE OWNER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, BEING IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20 LOCATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.102 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HARVEST RIDGE PHASE 7

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.

ADAM BOENIG, MANAGING PARTNER
CLAYTON PROPERTIES GROUP, INC.,
DBA "BROHN HOMES"
6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JOHN KIM, P.E., 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.

JOHN KIM, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 135480

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF BEXAR §

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

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

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

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

CHAIRPERSON DATE RECORDING SECRETARY DATE

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S CORPORATE CITY LIMITS, ONLY FOR THE LIMITED PURPOSE SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2021-05-18-13, WITHIN BASTROP COUNTY.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83
- THE PROPERTY LIES IN PROPOSED UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, EFFECTIVE JANUARY 19, 2006, AND PER CLOMR NO. 21-06-2267R FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.
- THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
- THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN, ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
- NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
- PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL HARVEST RIDGE DEVELOPMENT ONLY, PUE'S ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER (CLAYTON PROPERTIES GROUP, INC.)
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT; UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING, AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
- LOT 94, BLOCK P AND LOT 25, BLOCK AF WILL BE CONVEYED TO ALTESSA MUD/HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS' ASSOCIATION.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 4822 SF. THERE ARE 121 SINGLE FAMILY LOTS UNDER 6,000 SF, 6 BETWEEN 6,000-7,500 SF, AND 1 GREATER THAN 9,000 SF.
- BLOCK AF, LOTS 1-4, & 23-24, BLOCK AG, LOTS 1-3, 25-30, 52-54, BLOCK AH, 1-3, 23-25, AND BLOCK P, LOTS 83-85, & 106-108 ARE COTTAGE HOME LOTS.

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)					
DESCRIPTION	REQUIRED	PREVIOUS (SECTIONS 1, 2, 2B, 3 AND 4)	PROPOSED (SECTION 7)	FUTURE	TOTAL
PARKLAND	63.0	50.237	2.772	9.991	63.0

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



BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500



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

June 5, 2025

Mr. John Kim, P.E.

BGE, Inc.

101 West Louis Henna Blvd., Suite 400

Austin, Texas 78728

RE: Harvest Ridge Section 7 – Final Plat Review

Dear Mr. Kim:

WGA has reviewed the following documents listed below submitted on June 4, 2025, by BGE, Inc.

1. Final Plat dated June 4, 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