ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
July 28, 2025
6:30 PM

I. CALL TO ORDER

II. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Planning and Zoning Commission regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Planning and Zoning Commission during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts, or information for the Commission, to the Secretary prior to commencement of the Commission meeting. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Commission Members but not read out loud.**

Speaker comments are limited to 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. **June 23, 2025 Meeting Minutes**

IV. NEW BUSINESS

1. **Project #202400079: A replat titled "Cedar Grove Subdivision Re-Plat" located on a parcel of land known by the Travis County Central Appraisal District as Parcel Number 963538 and being 8.255 acres of land located on the south side of the intersection of County Line Road and FM 1100, City of Elgin, Travis County, Texas.**
    - **A. Staff Presentation**
    - **B. Applicant Presentation**
    - **C. Open Public Hearing**
    - **D. Close Public Hearing**
    - **E. Discussion**
    - **F. Consideration**

2. **Project #202500031: A final plat titled "Triada Phase 2 Final Plat" located out of a parcel of land known by the Travis County Central Appraisal District as Parcel Number 426246, located north of FM 1100 and west of the Elgin High School, for a total of 110 lots on 47.930 acres of land.**
    - **A. Staff Presentation**
    - **B. Applicant Presentation**
    - **C. Open Public Hearing**
    - **D. Close Public Hearing**
    - **E. Discussion**
    - **F. Consideration**

3. **Project #202500042: A final plat titled "Triada Phase 2-B Final Plat" located out of a parcel of land known by the Travis County Central Appraisal District as Parcel Number 426246, located north of FM 1100 and west of the Elgin High School, for a total of 32 lots on 5.423 acres of land.**
    - **A. Staff Presentation**
    - **B. Applicant Presentation**
    - **C. Open Public Hearing**
    - **D. Close Public Hearing**
    - **E. Discussion**
    - **F. Consideration**

V. ANNOUNCEMENTS

VI. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city 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 July, 22, 2025, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 23, 2025

I. CALL TO ORDER – ROLL CALL: The Vice-Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.
COMMISSION PRESENT: Vice-Chair Ronnie Creppon, Berney Williams, Dorothy McCarther, Scott Mackay, Taylor Christian (late arrival).
COMMISSION ABSENT: Chair Antonio Prete, Danica Morgan
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: None

II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

III. CONSENT AGENDA

1. May 19, 2025 Minutes.
   Scott Mackay moved that the Commission approve the consent agenda. Taylor Christian seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

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 – Director Beau Perry introduced the property as being part of a Planned Development District approved by City Council whose previous phase was approved by PZC in February of 2024, and which this phase directly continues from.

   B. Applicant Presentation – Keith Schauer of Doucet & Associates was present to field questions. Berney Williams asked about the amount of parkland dedication marked on the associated table but which wasn't present in this phase, and Director Perry clarified that the table serves as a tracker for parkland dedication per phase but that the overall dedication is for the development as a whole and does not need to be portioned by phase. Berney Williams also asked about the phrasing of the engineer's note and whether the plat adheres to "city ordinance" vs. "the PDD document," and Director Perry pointed out Note 15 which addresses adherence to PDD Ordinance 2022-04-05-15.

   C. Open Public Hearing – The public hearing was opened at 6:44 P.M. No member of the public was present to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:44 P.M.

   E. Discussion – The Commission discussed the arrangement of roadways and connections to major roads as well as other subdivisions. Director Perry outlined the positioning of future phases. Scott Mackay asked about improvements to FM 1100 to support the growth and Director Perry communicated that it is TxDOT's purview and on their 2040 agenda to discuss.

   F. Consideration – Scott Mackay moved to approve the final plat as presented. Berney Williams requested a modification to the motion to approve the plat contingent on adherence to notes from the absent Chair Antonio Prete. Scott Mackay accepted the modification and amended his motion to approve the final plat contingent on adherence to notes submitted by the Chair. Berney Williams seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

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 – Director Beau Perry presented the property as being part of a Municipal Utility District which would be privately owned and maintained by the MUD entity and not by the City or the County. The preliminary plat was approved in December of 2023 and the Development Agreement has been amended and approved by City Council. Taylor Christian clarified a typo in the Staff Report that the previous instance of this plat had 212 and not 2120 lots.

   B. Applicant Presentation – Tim Holland with Gray Engineering was present to field questions. He addressed the removal of alley-loaded lots as being preferable to the builder and that their designs for this phase did not support it.

   C. Open Public Hearing – The public hearing was opened at 7:01 P.M. No member of the public was present to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 7:01 P.M.

   E. Discussion – Taylor Christian asked about the parkland dedication and Director Perry confirmed that the listed required dedication is a running total that isn't necessarily covered in this phase. Berney Williams asked what happens if a developer abandons a project without including the required parkland in a later phase, and Director Perry explained that because there is a signed Development Agreement outlining the required parkland any future developer wanting to develop the space would be required to adhere to that contract. Taylor Christian also asked for details about the Amenity Center lot, which Director Perry elaborated on.

   F. Consideration – Berney Williams moved to approve the final plat as presented contingent on adherence to notes submitted by the Chair. Taylor Christian seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

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 – Director Beau Perry presented the property as being part of a Municipal Utility District which has had a preliminary plat approved in December of 2022 and then amended in January of 2024. This phase was originally scheduled for a Commission meeting in June of 2024 but withdrawn following the cancellation of that meeting and revised for now. Director Perry also explained that the Development Agreement allows for cottage home lots of minimum 3,600 square foot lot size and so the developers have decreased some lot sizes to add more lots within the allowed limit before needing to amend their DA with City Council.

   B. Applicant Presentation – John Kim of BGE Inc and Angelica Andersson of Brohn Homes were present to field questions.

   C. Open Public Hearing – The public hearing was opened at 7:10 P.M. No member of the public was present to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 7:10 P.M.

IV. NEW BUSINESS (Cont.)

E. Discussion – Berney Williams called to attention the table of listed lot sizes, some of which depict lots between 2,000 and 3,000 square feet and well below the declared 3,600 square foot minimum. Director Perry noted that he would have to check the amended DA to confirm the minimum lot size for the cottage homes. Scott Mackay asked about the status of the 12' Aqua Water Line Easement and whether the homeowner would not be able to use that easement on their property, which Director Perry confirmed but also called attention to the 18' access easement alley and that maintenance of that alley would be enforced by the HOA.

Taylor Christian asked about the nature of the cottage homes and whether the smaller lots were zero-lot-line townhomes. Angelica Andersson clarified that they are not townhomes and have a smaller footprint with two stories, but follow all setbacks and other area requirements.

F. Consideration – Scott Mackay moved to approve the final plat as presented contingent on adherence to notes submitted by the Chair and contingent on review for compliance with the Development Agreement regarding minimum lot size. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced that the next planned meeting is for July 28, 2025.

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

Re-Plat of Cedar Grove

Project #202400079

Date: July 7, 2025

Applicant: Kimley-Horn

Hearing Date: Planning and Zoning Commission: July 28, 2025

Location: Travis County Central Appraisal District Parcel Number 963538 located on the south side of the intersection of County Line Road and FM 1100.

APPPLICATION SUMMARY

Consideration of a replat for a subdivision called Cedar Grove out of a plat for Crescent Village, which combines the ends of two previously platted lots into one single lot on a 8.255 acre tract. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

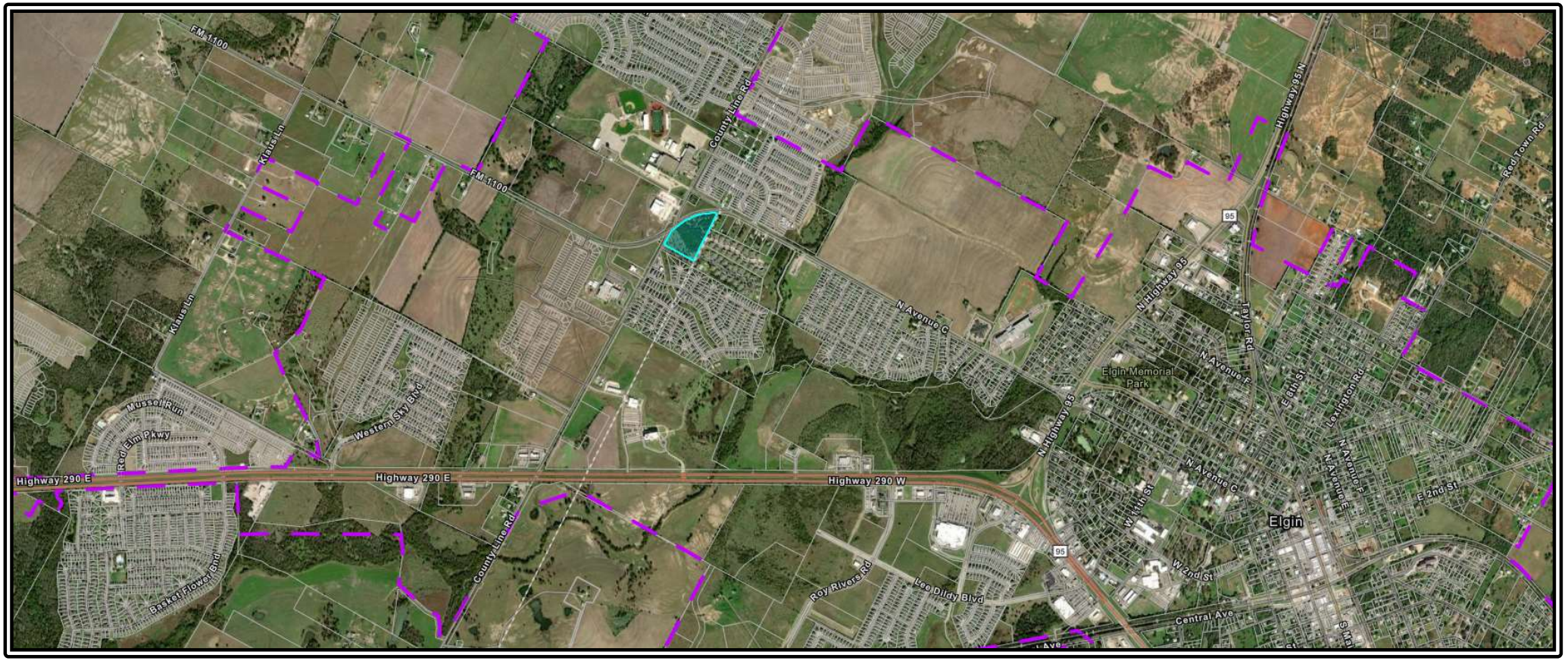
This request was originally submitted 10/2/24 as a Short Form Plat. Staff recognized that the lot had been platted previously as Lot 1 of the Crescent Village Subdivision and so the applicant re-submitted on 10/11/24 as an Amending Plat. The application was marked incomplete due to lacking the original Crescent Village Plat, and resubmitted 10/22/24 as a Re-Plat for the changing lot count. Review for the Re-Plat has been concurrent with review for Site Development Plans for the multi-family Cedar Grove Apartments. The Re-Plat was found to have been prepared in accordance with City of Elgin Code of Ordinances on June 16, 2025.

As required, a public hearing notice was published in the July 9, 2025, edition of the Elgin Courier. Two signs were placed on the property and a total of twenty-two letters were mailed to property owners within 200' of the lots.

Attachments

1. Staff Added Vicinity Map
2. Application
3. Request Letter
4. Crescent Village Subdivision Plat
5. Proposed Cedar Grove Re-Plat
6. WGA Approval Letter
7. Notice sent to 200' property owners

Vicinity Map



CONTACT INFORMATION

Contact Name: Kelechi Madubuko

Contact Role (e.g. owner, agent, developer): Agent

Contact Phone: 5126462237; **Contact E-Mail:** kelechi.madubuko@kimley-horn.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.



10/22/2024

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received	Date: _____	
	Yes: _____	No: _____
Meeting Conducted	Date: _____	Reason for Not Conducting Meeting: _____

Staff Signature: _____

RE-PLAT APPLICATION

Date: 10/22/2024

SITE INFORMATION

Project Address: County Line Road & FM 1100, Elgin, TX 78621

Parcel Identification Number (if no address): 0643110301

APPLICANT

Name: Kelechi Madubuko

Postal Address: 5301 Southwest Pkwy, Building 2, Suite 100, Austin, TX 78735

E-Mail Address: kelechi.madubuko@kimley-horn.com ; **Phone Number:** 5126462250

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

Signature	Printed Name	Date
	Kelechi Madubuko	10/22/2024

Project Description:

Re-Plat for 8.255 acre tract proposing 231 units of multifamily development.

802 N. Ave. C.
P.O. Box 591
Elgin, Texas, 78621
(512) 281-0119
www.elgintexas.gov

Kimley»Horn

October 22, 2024

Cedar Grove Subdivision
7900 McKinney Falls Pkwy

RE: Cedar Grove Subdivision Re-Plat

To whom it may concern,

I am writing this letter on behalf of FVF Investments, LLC to notify the City of Elgin of the intent to Re-Plat a portion of the Lot 1 of the Crescent Village Section 1 Plat. The reason for this re-plat is to subdivide the portion of the property owned by FVF Investments, LLC and develop the Cedar Grove Multifamily project that includes 231 multifamily units and all other accompanying site improvements.

Please contact me at 512-646-2237 if additional information is required.

Best Regards,



Kelechi Madubuko, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.

TRV 200200018
2 pgs

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: FINAL SUBDIVISION PLAT FOR CRESCENT VILLAGE 38.012 ACRES OUT OF THE JONATHON BURLESON SURVEYS A-2018 AND A-18, BASTROP AND TRAVIS COUNTIES

OWNERS NAME: RICK DEYOE,, AND CRESCENT VILLAGE, LTD

RESUBDIVISION? YES ☒ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

RETURN:

LOCKWOOD ANDREWS, NEWNAM
3420 EXECUTIVE CENTER DR., STE151
AUSTIN, TEXAS 78731

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

01-22-2002 01 27 PM 200200018
BAZANJ $56 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

Unofficial Document

PHOTOGRAPHIC MYLAR $56.00 JAN. 22,02 DOC #20020018

FINAL SUBDIVISION PLAT FOR CRESCENT VILLAGE
38.012 ACRES OUT OF THE
JONATHON BURLESON SURVEYS A-2018 AND A-18,
BASTROP AND TRAVIS COUNTIES,
ELGIN, TEXAS



ACREAGE: 38.012 ACRES

ADDRESS: COUNTY LINE ROAD
ELGIN, TEXAS

ZONING: "A" MULTI-FAMILY RESIDENTIAL DISTRICT

NOTE:
THE FOLLOWING BLANKET EASEMENTS MAY EFFECT THIS TRACT
AQUA WATER SUPPLY Corp.
3816/415 & 417 TCDR

BENCHMARK: CHISELED "X" IN EAST END OF HEADWALL AT ELM CREEK ON THE SOUTH SIDE OF F.M. 1100. ELEVATION = 507.74'

FLOOD PLAIN NOTES:

THIS PROJECT IS ADJACENT TO ELM CREEK WHICH IS LOCATED WITHIN THE ELM CREEK WATERSHED.

A PART OF THIS PROJECT IS WITHIN THE 100-YEAR FLOOD PLAIN AS PER FEMA PANEL 48021C0075C EFFECTIVE AUGUST 19, 1991. HOWEVER, A FLOOD PLAIN STUDY BY THE WALLACE GROUP DATED JULY 31, 1998 AND REVISED SEPTEMBER 16, 1999 HAS DEFINED THE 100-YEAR FLOOD PLAIN AS SHOWN

BASE FLOOD ELEVATIONS: 503.4' – 506.5'

ACCESS
DRIVEWAY ACCESS TO COUNTY LINE ROAD MUST BE APPROVED AND PERMITTED BY TRAVIS COUNTY.

PROJECT INFORMATION:

OWNER/DEVELOPER:
RICK DEYOE, PRESIDENT
CRESCENT VILLAGE, LTD.
c/o REALTEX DEVELOPMENT CORPORATION
P.O. BOX 92484
AUSTIN, TEXAS 78709-2484

ENGINEER:
BOB KOSTER, P.E.
LOCKWOOD, ANDREWS & NEWNAM
3420 EXECUTIVE CENTER DRIVE
SUITE 151
AUSTIN, TEXAS 78731
(512) 338-4212

ACHITECTS: :
FRED MUNOZ, PROJECT COORDINATOR
GRIFFIN ARCHITECTS, INC.
4015-A GUADALUPE
AUSTIN, TEXAS 78751
(512) 467-1688

SURVEYOR:
DALE L. OLSON SURVEYING CO.
711 WATER STREET
BASTROP, TEXAS 78602
(512) 321-5476

THIS SUBDIVISION IS FULLY WITHIN THE FULL-PROPOSE CITY LIMITS OF THE CITY OF ELGIN AS OF MARCH, 1999.

Gary N. Cooke
GARY N. COOKE
CITY OF ELGIN DIRECTOR OF PLANNING AND DEVELOPMENT

01-10-2002
DATE

Lockwood, Andrews & Newnam, Inc.
A SUBSIDIARY OF LEO A DALY
3420 Executive Ctr. Dr., Suite 151 Austin, Texas 78731

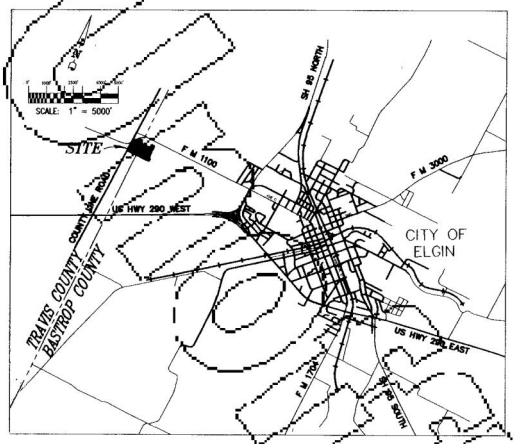
CRESCENT VILLAGE, SECTION ONE

ACREAGE: 38.012 AC.
SURVEY: JONATHON BURLESON SURVEYS A-2018 AND A-18
NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
F.E.M.A. MAP NO: 48021C0075C
BASTROP COUNTY, TEXAS DATED: 8/19/1991
DATE: OCTOBER 23 2001
PROJECT NUMBER: 2155.20.002.300

Sheet Number
SHT 1 OF 2

PHOTOGRAPHIC MYLAR

Doc # 2002 00018



LOCATOR MAP

LEGAL DESCRIPTION:

FIELD NOTES FOR A 38.012 ACRE TRACT IN THE JONATHON BURLESON SURVEY, TRAVIS AND BASTROP COUNTIES, TEXAS.

BEING a 38.012 acre tract or parcel of land out of and being a part of the Jonathon Burleson Survey, A–2018, in Travis County, Texas, and A-18 in Bastrop County, Texas, and being a part of that certain 270.521 acre tract described in a deed from Federal Bancorp to Gary Snowden, et al, recorded in Volume 701, Page 681, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found near a fence corner in the east line of County Line Road, the northwest corner of that certain 66.917 acre tract described as Tract No.2 in a deed from Richard H. Neidig, Sr., et al, to Kathleen N. Boriack, recorded in Volume 283, Page 656, Bastrop County Deed Records, the most westerly southwest corner of the said 270.521 acre tract for the southwest corner of this tract.

THENCE with the east line of County Line Road and west line of the 270.521 acre tract, N 30 deg. 40 min. 26 sec. E, 368.22 feet to a 1/2 inch iron rod found where same intersects the south or southeast line of Farm to Market Road No. 1100.

THENCE with the southeast line of Farm to Market Road No. 1100, N 34 deg. 48 min. 15 sec. E, 174.03 feet to a concrete right–of–way monument found at the beginning of a curve to the right.

THENCE with the said curve to the right whose radius is 914.93 feet; whose long chord bears N 75 deg. 34 min. 29 sec. E, 642.23 feet; 656.20 feet along the arc to a 5/8 inch iron rod found for the northwest corner of Elgin West Countryside, Section 1, Phase 2, a subdivision in Bastrop County, Texas, as recorded in Plat Cabinet 1, Page 178A, Bastrop County Plat Records, an angle corner of the said 270.521 acre tract, for an angle corner of this tract.

THENCE with the west line of Elgin West Countryside, S 28 deg. 57 min. 56 sec. W, 274.75 feet to a 5/8 inch iron rod set for the southwest corner of same, an interior corner of the 270.521 acre tract, for an interior corner of this tract.

THENCE with the south line of the Elgin West Countryside, S 62 deg. 28 min. 35 sec. E, at 743.87 feet pass a 5/8 inch iron rod found, in all, 1044.58 feet to a 5/8 inch iron rod found at the southeast corner of said subdivision, an interior corner of the 270.521 acre tract, for an interior corner of this tract.

THENCE with the east line of said subdivision, N 30 deg. 38 min. 42 sec. E, 300.40 feet to the northeast corner of same, a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1100, an angle corner of the said 270.521 acre tract, for an angle corner of this tract.

THENCE with the south line of Farm to Market Road No. 1100 and north line of the said 270.521 acre tract, S 59 deg. 17 min. 15 sec. E, 378.26 feet to a point where same intersects the center of Elm Creek, the northwest corner of that certain 12.251 acre tract designated as Park Land Dedication of the Final Plat of Shenandoah Subdivision, Phase One, a subdivision as recorded in Plat Cabinet 3, Page 1368, Bastrop county Deed Records, for the northeast corner of this tract.

THENCE crossing said 270.521 acre tract with the meanders of the center of Elm Creek and west line of the 12.251 acre Park Land tract, S 28 deg. 22 min. 17 sec. W, 204.98 feet; S 39 deg. 52 min. 10 sec. W, 85.81 feet; S 25 deg. 01 min. 58 sec. W, 170.20 feet; S 32 deg. 01 min. 58 sec. W, 126.17 feet; S 19 deg. 44 min. 28 sec. W, 88.64 feet; S 11 deg. 20 min– 17 sec. E, 115.01 feet; S 25 deg. 28 min. 15 sec. E, 112.91 feet; S 51 deg. 30 min. 59 sec. W, 56.50 feet; S 12 deg. 12 min. 44 sec. W, 164.58 feet, and S 22 deg. 18 min. 11 sec. W, 49.19 feet to a point where same intersects the upper south line of the said 270.521 acre tract and north line of that certain 66.917 acre tract described as Tract No.1 in a deed from Richard H. Neidig, Sr., et al, to H.L. Neidig, recorded in Volume 283, Page 649, Bastrop County Deed Records, the southwest corner of the 12.251 acre Park Land tract, for the southeast corner of this tract.

THENCE with the upper south line of the 270.521 acre tract and north line of the said H.L. Neidig 66.917 acre tract and before mentioned Boriack 66.917 acre tract, N 58 deg. 52 min. 17 sec. W, 147.92 feet to an axle found at the northwest corner of the Neidig tract and northeast corner of the Boriack tract; N 58 deg. 53 min. 14 sec. W, 1486.30 feet to a 5/8 inch iron rod found; N 59 deg. 15 min. 49 sec. W, 554.57 feet to the POINT OF BEGINNING, containing 38.012 acres of land.

STATE OF TEXAS
COUNTY OF TRAVIS
COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

That Rick Deyoe, owner of 38.012 ACRES in the JONATHAN BURLESON SURVEYS, A – 18 & A – 2018, in Bastrop County and Travis Counties, Texas, does hereby subdivide 38.012 acres out of said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted to be known as CRESCENT VILLAGE, SECTION ONE and do hereby dedicate to the Public the use of the Streets and Easements as shown hereon.

Witness my hand this the 21st day of NOVEMBER 2001, A.D.

RICK DEYOE, PRESIDENT
CRESCENT VILLAGE, LTD
c/o REALTEX DEVELOPMENT CORPORATION
P.O. BOX 92484
AUSTIN, TX 78709

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 21 day of Nov 2001, by Rick Deyoe.

(SEAL)

JUDITH W. McNAIR
Notary Public, State of Texas
My Commission Expires Jan. 25, 2002

Notary Public, State of Texas

Judith W. McNair 1-25-2002
Printed Name of Notary / Expires

Accepted and approved for record by the Planning and Zoning Commission, City of Elgin, Texas, on this the 17 day of December, 2001.

APPROVED: Ronald D. Coffman
Chairman

ATTEST: Cathy N. Cooke
Secretary

Engineer's Statement
State of Texas
County of Bastrop
County of Travis KNOWN ALL MEN BY THESE PRESENTS:

I, Douglas E. Bell, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby state that this plat conforms with applicable ordinances of the City of Elgin, Texas, and that a portion of this subdivision is located within the limits of a 100 Year Floodplain recognized by the Federal Emergency Management Agency (FEMA) per Flood Insurance Rate Map (FIRM) Panel No. 48021C0075C, dated 27 September 1991, unless otherwise contained within drainage easements, as shown hereon.

Douglas E. Bell 11-21-01

Douglas E. Bell, P.E. Date
Lockwood, Andrews & Newnam
3420 Executive Center Drive, Ste. 151
Austin, Texas 78731

STATE OF TEXAS
DOUGLAS E. BELL
35276
REGISTERED PROFESSIONAL ENGINEER

11-21-01

STATE OF TEXAS
COUNTY OF BASTROP
COUNTY OF TRAVIS

I, Dale L. Olson, 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 were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Elgin, and Bastrop County, Texas.

Dale L. Olson, RPLS
Registered Professional Land Surveyor
Reg. No. 1753
711 Water Street
Bastrop, Texas 78602
(512) 321 – 5478

STATE OF TEXAS
DALE L. OLSON
1753
REGISTERED
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BASTROP

I, Shirley Wilhelm, County Clerk in Court and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the ____ day of _____, 2001,A.D., at _____ o'clock __M., and recorded on the ____ day of _____, 2001,A.D., at _____ o'clock __M., in the Plat Records of said County in Plat Cabinet ____, Pages _____.
FILED FOR RECORD ON THE ____ day of _____, 2001,A.D.

Deputy

Shirley Wilhelm,
County Clerk
Bastrop County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana DeBeauvoir, County Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the 22 day of JAN 2002 A.D., at 1:27 o'clock P.M., and duly recorded on the 22 day of JAN 2002 A.D., at 1:27 o'clock P.M., in Documect No. 2002000018 Official Public Records of Travis County, Texas
WITNESS MY HAND AND SEAL OF COUNTY CLERK, the 22 day of JAN 2002 A.D.

Deputy JBAZAN

Dana DeBeauvoir,
County Clerk
Travis County, Texas

Lockwood, Andrews & Newnam, Inc.
A SUBSIDIARY OF LEO A DALY
3420 Executive Ctr. Dr., Suite 151 Austin, Texas 78731

CRESCENT VILLAGE, SECTION ONE

ACREAGE: 38.012 AC.
SURVEY: JONATHON BURLESON SURVEYS A–2018 AND A–18
NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
F.E.M.A. MAP NO: 48021C0075C
BASTROP COUNTY, TEXAS DATED: 8/19/1991
DATE: OCTOBER 23 2001
PROJECT NUMBER: 2155.20.002.300

Sheet Number
SHT 2 OF 2

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OF 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.

SUBMITTAL DATE: 05-14-2025

PROJECT NO. 24-0138
COUNTY LINE ROAD & FM 1100
ELGIN, TX

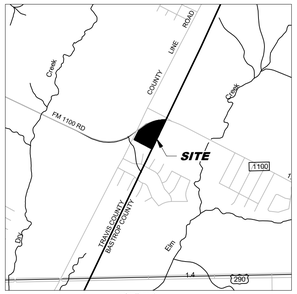
SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET SIZE = 24"X36"

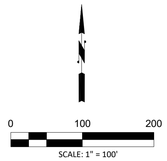
CEDAR GROVE SUBDIVISION

RE-PLAT

A SUBDIVISION OF 8.255 ACRES +/- OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 2018
TRAVIS COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=2000'



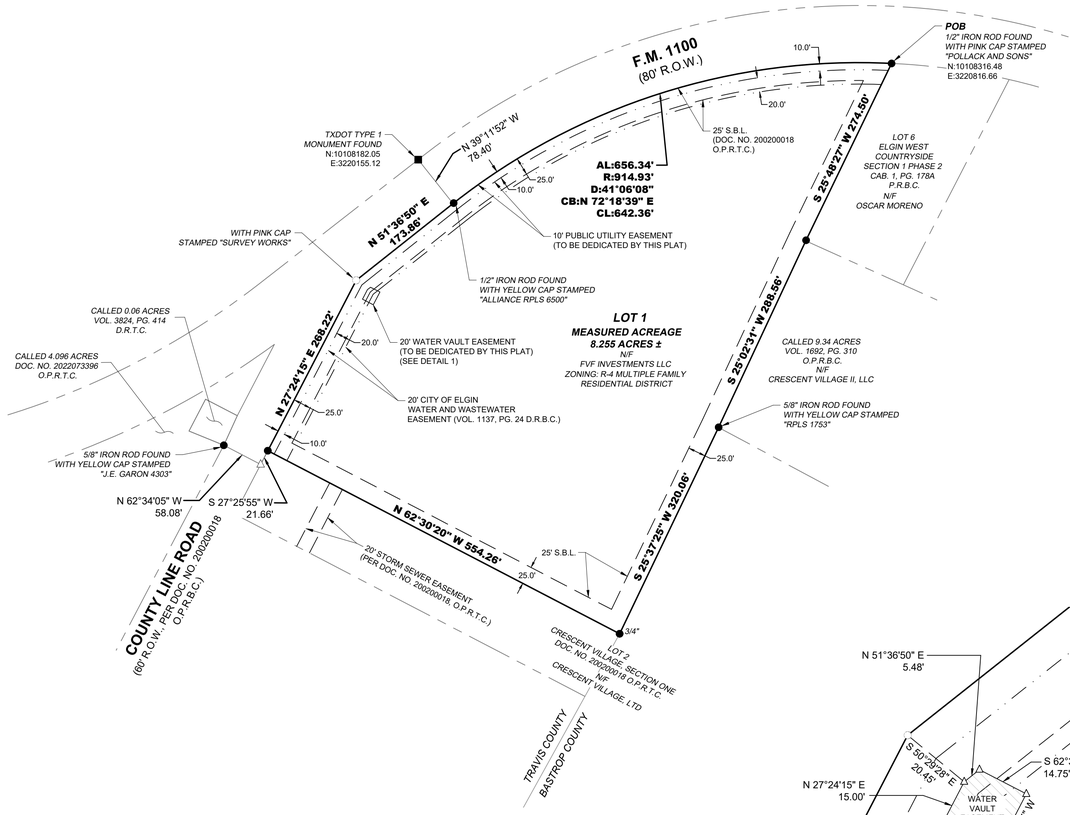
THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 20___.

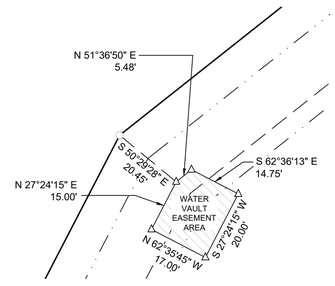
_____
CHAIRMAN
CITY OF ELGIN PLANNING & ZONING COMMISSION

_____
SECRETARY
CITY OF ELGIN PLANNING & ZONING COMMISSION

GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER. APPROVAL OF THIS PLAT BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
2. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN FULL PURPOSE CITY LIMITS, ONLY FOR THE LIMITED PURPOSE SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2021-05-18-13, WITHIN BASTROP COUNTY AND TRAVIS COUNTY.
4. THIS PROJECT IS LOCATED IN THE ELM CREEK WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
5. THIS SUBDIVISION LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H, EFFECTIVE DATE SEPTEMBER 26, 2008.
6. THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN WATER CCN FOR WATER SERVICE.
7. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN. THE CITY OF ELGIN WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN THE CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
8. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
9. PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY, PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL COUNTY LINE RD & FM 1100 DEVELOPMENT ONLY. PUBLIC UTILITY EASEMENTS ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER.
10. 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.
11. 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. THE CITY OF ELGIN 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 UTILITIES.
12. THIS PLAT IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS AS SET FORTH IN THE FINAL SUBDIVISION PLAT FOR CRESCENT VILLAGE, DOCUMENT NUMBER 200200018, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
13. DRIVEWAY ACCESS TO COUNTY LINE ROAD MUST BE APPROVED AND PERMITTED BY TRAVIS COUNTY.





LEGEND

○	1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
●	IRON ROD FOUND (TYPE NOTED)
■	CONCRETE MONUMENT FOUND (TYPE NOTED)
△	CALCULATED POINT
———	PROPERTY LINE
———	ADJOINER LINE
S.B.L.	SETBACK LINE
DOC. NO. O.P.R.T.C.	DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
D.R.T.C.	DEED RECORDS TRAVIS COUNTY
CAB. SLD. P.R.B.C.	CABINET AND SLIDE PLAT RECORDS BASTROP COUNTY
DOC. NO. O.P.R.B.C.	DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS BASTROP COUNTY
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
N/F	NOW OR FORMERLY
POB	POINT OF BEGINNING
AL	ARC LENGTH
R	RADIUS
D	DELTA ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH

FIELD NOTE DESCRIPTION

A 8.255 ACRE TRACT OF LAND OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 2018 SITUATED IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 8.262 ACRE TRACT OF LAND CONVEYED TO FVF INVESTMENTS, LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 07, 2022, AS RECORDED IN DOCUMENT NUMBER 2022102283 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED BY SURVEY WORKS, LLC ON JULY 03, 2024, PROJECT NO. 24-0138, ALL MEASUREMENTS SHOWN IN GRID AND BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983. THIS DESCRIPTION TO ACCOMPANY AN EXHIBIT OF LIKE DATE REPRESENTING AN ON THE GROUND SURVEY, AND SAID 8.255 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch diameter iron rod with pink cap stamped "POLLACK AND SONS" found on the south right of way line of Farm to Market Road 1100, at the northernmost corner of said 8.262 acre tract, common with the northwest corner of Lot 6, Elgin West Countryside, Section 1, Phase 2, a subdivision recorded in Cabinet 1, Page 178A of the Plat Records of Bastrop County, Texas, for the northernmost corner of the tract herein described;

THENCE S 25°48'27" W along the easterly line of said 8.262 acre tract, common with the westerly line of said Lot 6, for a distance of **274.50 FEET** to a 1/2-inch diameter iron rod found at an angle point on the easterly line of said 8.262 acre tract, common with the southwest corner of said Lot 6, the northwest corner of a called 9.34 acres tract, as recorded in Volume 1692, Page 310 of the Official Public Records of Travis County, Texas, for an angle point on the easterly line of the tract herein described;

THENCE S 25°02'31" W along the easterly line of said 8.262 acre tract, common with the westerly line of said 9.34 acre tract, for a distance of **288.66 FEET** to a 5/8-inch diameter iron rod with yellow cap stamped "RPLS 1753" found at an angle point on the easterly line of said 8.262 acre tract, common with the westernmost point of said 9.34 acre tract, the northernmost corner of a called 13.010 acre tract, as recorded in Document No. 200114611, of the Official Public Records of Bastrop County, Texas, for an angle point on the easterly line of the tract herein described;

THENCE along the easterly and south line of said 8.262 acre tract, common with the northwesterly line of said 13.010 acre tract the following two (2) courses and distance:
1) **S 25°37'25" W** for a distance of **320.06 FEET** to a 3/4-inch diameter iron rod found, for the south corner of the tract herein described;
2) **N 62°30'20" W** for a distance of **554.26 FEET** to a 1/2-inch diameter iron rod found on the east line of County Line Road, at the southwest corner of said 8.262 acre tract, common with the northwest corner of said 13.010 acre tract, for the southwest corner of the tract herein described;

THENCE N 27°24'15" E along the westerly line of said 8.262 acre tract, common with the easterly right of way line of County Line Road for a distance of **268.22 FEET** to a 1/2-inch diameter iron rod with pink cap stamped "SURVEY WORKS" set at an angle point on the westerly line of said 8.262 acre tract, being the intersection of the easterly right of way line of County Line Road and the southeasterly right of way line of Farm to Market Road 1100, for an angle point on the westerly line of the tract herein described;

THENCE N 51°36'50" E along the northwesterly line of said 8.262 acre tract, common with the southeasterly right of way line of Farm to Market Road 1100, for a distance of **173.86 FEET** to a 1/2-inch diameter iron rod with yellow cap stamped "ALLIANCE RPLS 6500", found at a point of curvature of the northwesterly line of said 8.262 acre tract, common with the southeasterly right of way line of Farm to Market Road 1100, for a point of curvature of the northwesterly line of the tract herein described;

THENCE continuing along the northwesterly line of said 8.262 acre tract, common with the southeasterly line of Farm to Market Road 1100, along a curve to the right having an arc length of 656.34 FEET, a radius of 914.93 FEET, a central angle of 41°06'08" and a chord that bears **N 72°18'39" E, 642.36 FEET** to the **POINT OF BEGINNING**, in all containing 8.255 ACRES of land more or less.

PROPERTY OWNER:	FVF INVESTMENTS, LLC 2150 S. CENTRAL EXPWY # 200 McKINNEY, TEXAS 75070 GEORGE KOSTOHRYZ III 2150 S. CENTRAL EXPWY # 200 McKINNEY, TEXAS 75070 (817)-313-3065
SURVEYOR:	SURVEY WORKS LLC 1824 E. OLTORF STREET AUSTIN, TX 78741 (512) 599-8067
ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
ACREAGE:	8.255
TOTAL NUMBER OF BLOCKS:	1
TOTAL NUMBER OF LOTS:	1

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS

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

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

_____
JAD DUPLECHAIN
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6906, STATE OF TEXAS
SURVEY WORKS, LLC
1824 E. OLTORF STREET, SUITE 100
AUSTIN, TX. 78741
512-599-8067

STATE OF TEXAS
COUNTY OF TRAVIS;

I, KELECHI O'NEAL MADUBUKO, 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.

_____ _____
KELECHI O'NEAL MADUBUKO, P.E. NO. 141994 DATE
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
TBPELS FIRM NO. 928
(512)-646-2237
KELECHI.MADUBUKO@KIMLEY-HORN.COM

SHEET SIZE = 24"X36"

OWNER'S DEDICATION:

STATE OF TEXAS}
COUNTY OF TRAVIS}

KNOW ALL MEN BY THESE PRESENTS:

THAT FVF INVESTMENTS, LLC, SOLE OWNER OF A 8.255 ACRE +/- TRACT OF LAND OUT OF THE JONATHAN BURLESON SERVEY, ABSTRACT NO. 2018, SITUATED IN THE CITY OF ELGIN, TRAVIS COUNTY TEXAS, BEING ALL OF A CALLED 8.262 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2022102283 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.255 ACRE TRACT BEING A PORTION OF LOT 1, CRESCENT VILLAGE, SECTION ONE, A SUBDIVISION LOCATED IN BOTH TRAVIS AND BASTROP COUNTIES AS RECORDED IN DOCUMENT NUMBER 200200018 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.016, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 8.2552 ACRE TRACT TO BE KNOWN AS:

CEDAR GROVE SUBDIVISION

AND DO 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 BY MY HAND THIS _____ DAY OF _____, 2024.

_____
GEORGE KOSTOHRYZ III
2150 S. CENTRAL EXPWY # 200
McKINNEY, TEXAS 75070
(817)-313-3065

STATE OF TEXAS}
COUNTY OF TRAVIS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF_____, ON THIS DAY DID PERSONALLY APPEAR GEORGE KOSTOHRYZ III, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____ _____
NOTARY PUBLIC - STATE OF TEXAS DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __ DAY OF _____, 20___, A.D., AT ____ O'CLOCK ___M., DULY RECORDED ON THE __ DAY OF _____, 20___, A.D., AT ___O'CLOCK ___M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

_____
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

REVISIONS		
#	DESCRIPTION	DATE

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83. GRID NORTH, ELEVATION DATA NAVD 88, GEOID 18. DISTANCES IN US SURVEY FEET (GRID).

FLOOD INFORMATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X UNSHADED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 48453C0510H, WITH A DATE OF IDENTIFICATION OF 09/26/2008, FOR COMMUNITY NUMBER 480023, IN TRAVIS COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

SUBMITTAL DATE: 05-14-2025

PROJECT NO. 24-0138
COUNTY LINE ROAD & FM 1100
ELGIN, TX

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

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

June 16, 2025

Mr. Kelechi Madubuko

Kimley Horn

5301 Southwest Parkway, Suite 100, Building 2

Austin, Texas 78735

RE: Cedar Grove Multifamily – Re-Plat Review

Dear Mr. Madubuko:

WGA has reviewed the following documents listed below submitted on June 12, 2025, by Kimley Horn.

1. Re-Plat dated May 14, 2025.
2. Other supporting documents submitted with the Re-Plat: Comment Response Letter.

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

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

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

Sincerely,

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

cc: Melissa Lipiec, City of Elgin

July 14, 2025

NOTICE OF A REPLAT REQUEST

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

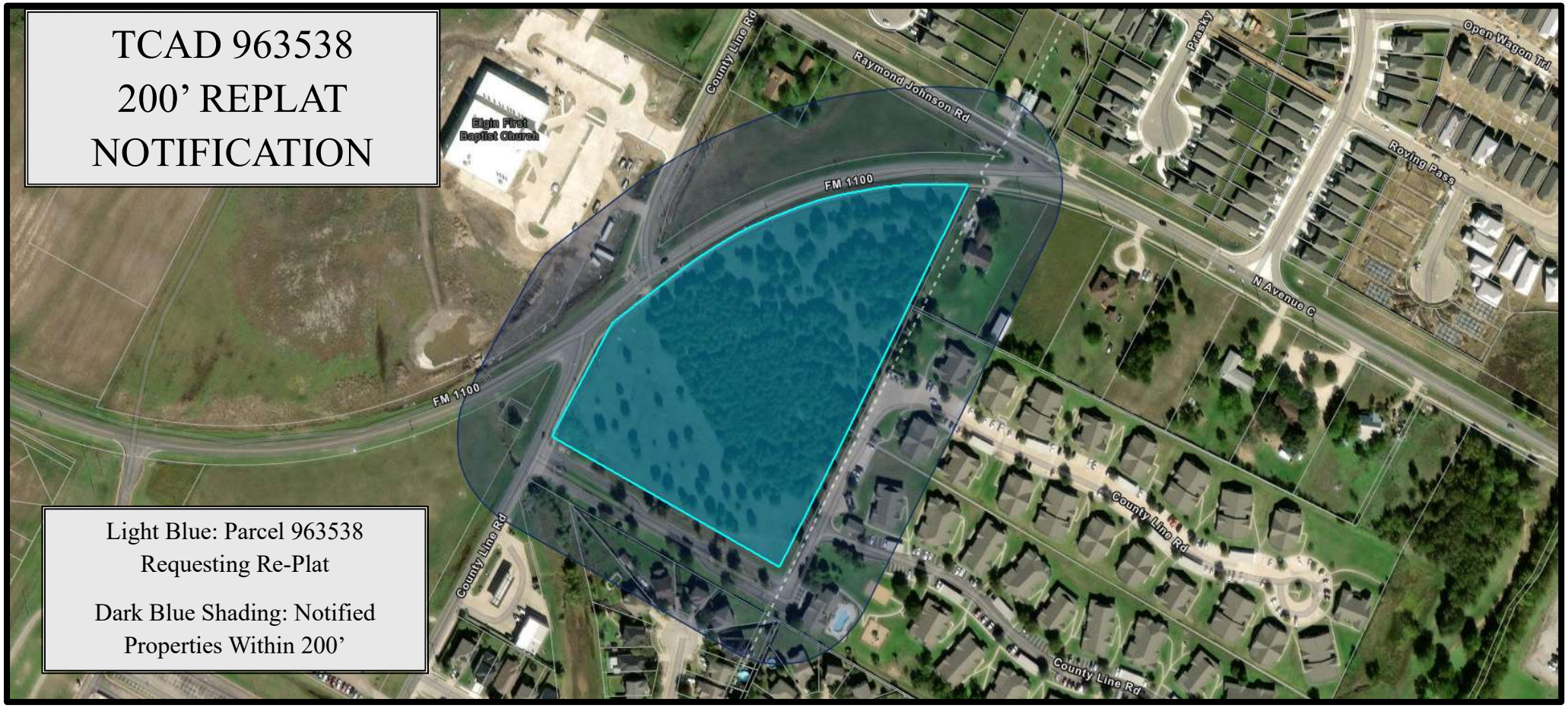
> Project #202400079: A replat titled "Cedar Grove Subdivision Re-Plat" located on a parcel of land known by the Travis County Central Appraisal District as Parcel Number 963538 and being 8.255 acres of land located on the south side of the intersection of County Line Road and FM 1100, City of Elgin, Travis County, Texas.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on **July 28th, 2025** beginning at **6:30 P.M.** Central Standard Time (CST) for consideration. This meeting will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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


TCAD 963538
200’ REPLAT
NOTIFICATION
Light Blue: Parcel 963538
Requesting Re-Plat
Dark Blue Shading: Notified
Properties Within 200’
Elgin First Baptist Church
County Line Rd
Raymond Johnson Rd
FM 1100
Prasky
Open Wagon Trl
Roving Pass
N Avenue C
FM 1100
County Line Rd
County Line Rd
County Line Rd

Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202500031

Date:	July 7, 2025
Applicant:	Carlson, Brigance & Doering, Inc.
Hearing Date:	July 28, 2025
Location:	Out of Travis County Appraisal District Parcel number 426246, located north of FM 1100 and west of Elgin High School.

APPPLICATION SUMMARY

Consideration of a Final Plat for Triada Phase 2 which would contain 103 single family lots, one Lift Station lot, one P.U.E. lot, three H.O.A. lots, one open space/drainage lot, and one amenity lot with 5 blocks and 4,366 linear feet of streets across a total of 47.930 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council in May of 2024.

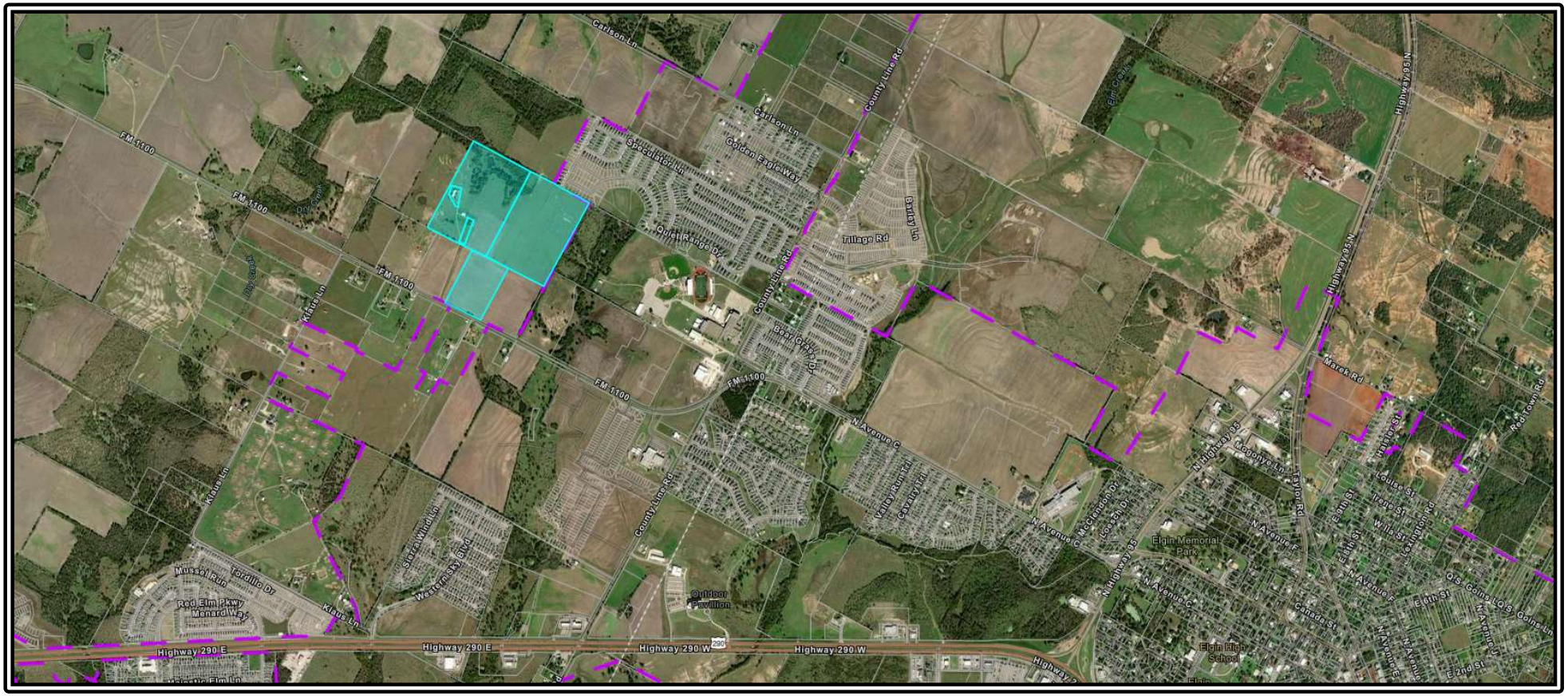
DEPARTMENT COMMENTS

The Triada Subdivision is under a Development and Consent Agreement which was approved by City Council on May 7, 2024. The Concept Plan which was included in that Agreement indicated that there would be a total of 875 residential lots on 271.4 acres of land. The Preliminary Plat for the entire development was approved by the Planning and Zoning Commission at the August 26, 2024, meeting. This final plat is for Phase 2 of the project. There will be a total of 6 phases for this project. WGA has reviewed the proposed Final Plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Vicinity Map
2. Application
3. Agent Authorization
4. Approved Concept Plan
5. Approved Triada Preliminary Plat
6. Proposed Final Plat
7. WGA Review Letter

Vicinity Map



FINAL PLAT APPLICATION

Date: 4-2-25

SITE INFORMATION

Project Address: Carlson Lane

Parcel Identification Number (if no address): 467330, 259299, 377721, 248236

APPLICANT

Name: Charlotte Hodges

Postal Address: Carlson, Brigance & Doering, Inc.

5501 W. William Cannon Drive, Austin, TX 78749

E-Mail Address: charlotte@cbdeng.com; **Phone Number:** (512) 280-5160

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.

Charlotte Hodges	Charlotte Hodges	4-2-25
Signature	**Printed Name**	**Date**

Project Description:

Phase 2 will consist of 106 SF lots and a total of 110 lots with drainage, roadways, lift station lot and open space.

QUALICO
Building to a Higher Standard

14400 The Lakes Boulevard
Building C, Suite 200
Pflugerville, Texas 78660

P: 512.371.8937

www.qualico.com

May 7, 2024

City of Elgin
310 N Main Stree
Elgin, TX 78621

Re: Owner Authorization

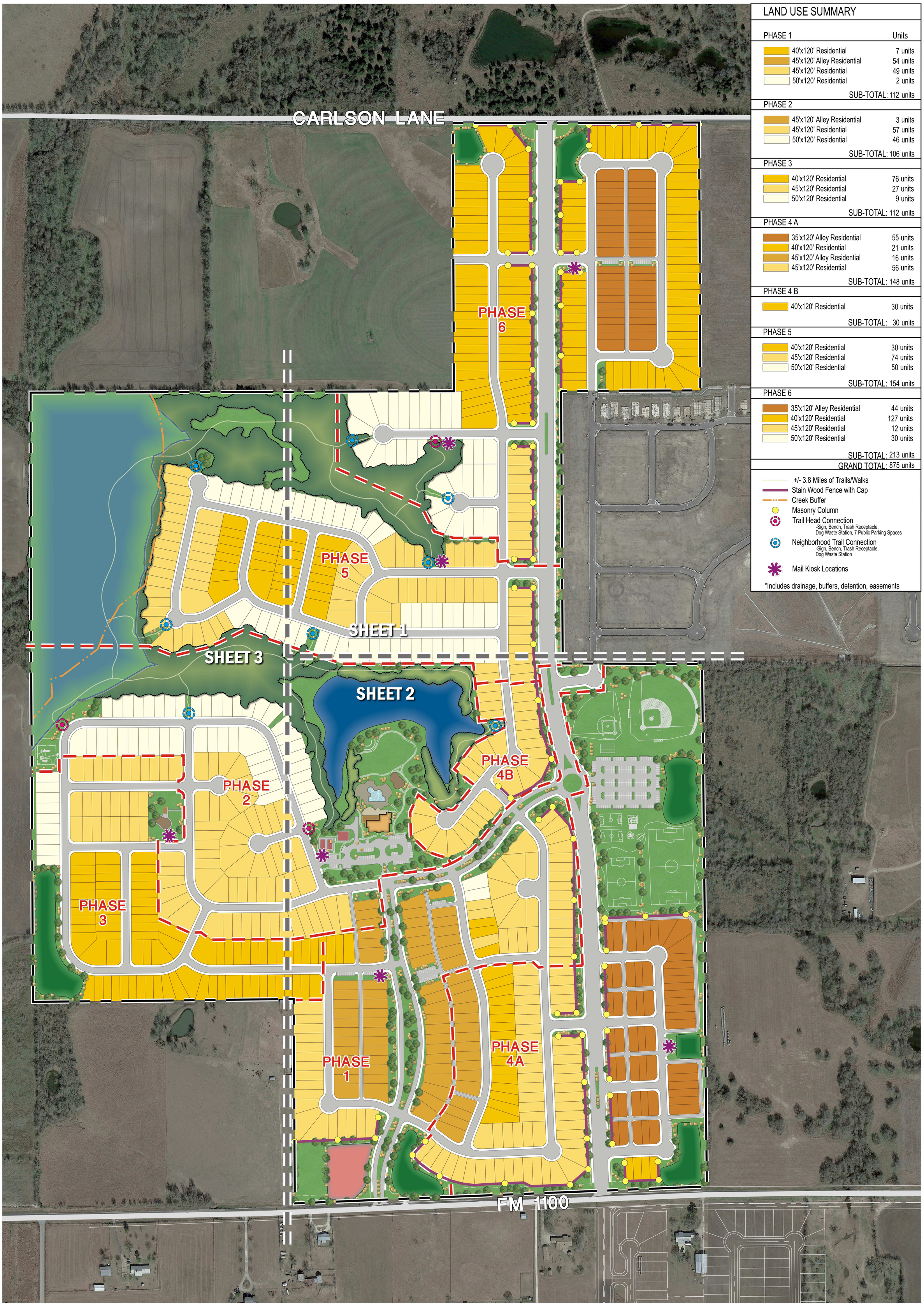
To Whom It May Concern,

As the owner and representative for Qualico Communities, I, Kevin Fleming, authorize Carlson, Brigance & Doering, Inc. to file applications for planning and development submittals and represent our residential development known as Triada in the City of Elgin.

If you have any questions, please feel free to contact me.

Sincerely,

Kevin Fleming
Qualico Communities



LAND USE SUMMARY

PHASE 1	Units
40'x120' Residential	7 units
45'x120' Alley Residential	54 units
45'x120' Residential	49 units
50'x120' Residential	2 units
SUB-TOTAL:	112 units

PHASE 2	
45'x120' Alley Residential	3 units
45'x120' Residential	57 units
50'x120' Residential	46 units
SUB-TOTAL:	106 units

PHASE 3	
40'x120' Residential	76 units
45'x120' Residential	27 units
50'x120' Residential	9 units
SUB-TOTAL:	112 units

PHASE 4 A	
35'x120' Alley Residential	55 units
40'x120' Residential	21 units
45'x120' Alley Residential	16 units
45'x120' Residential	56 units
SUB-TOTAL:	148 units

PHASE 4 B	
40'x120' Residential	30 units
SUB-TOTAL:	30 units

PHASE 5	
40'x120' Residential	30 units
45'x120' Residential	74 units
50'x120' Residential	50 units
SUB-TOTAL:	154 units

PHASE 6	
35'x120' Alley Residential	44 units
40'x120' Residential	127 units
45'x120' Residential	12 units
50'x120' Residential	30 units
SUB-TOTAL:	213 units
GRAND TOTAL:	875 units

- +/- 3.8 Miles of Trails/Walks
- Stain Wood Fence with Cap
- Creek Buffer
- Masonry Column
- Trail Head Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station, 7 Public Parking Spaces
- Neighborhood Trail Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station
- Mail Kiosk Locations

*Includes drainage, buffers, detention, easements

0 200 400 600

Scale: 1" = 200'

North

Date: April 02, 2024

EXHIBIT - "C" - CONCEPT PLAN

TRIADA

ELGIN, TEXAS

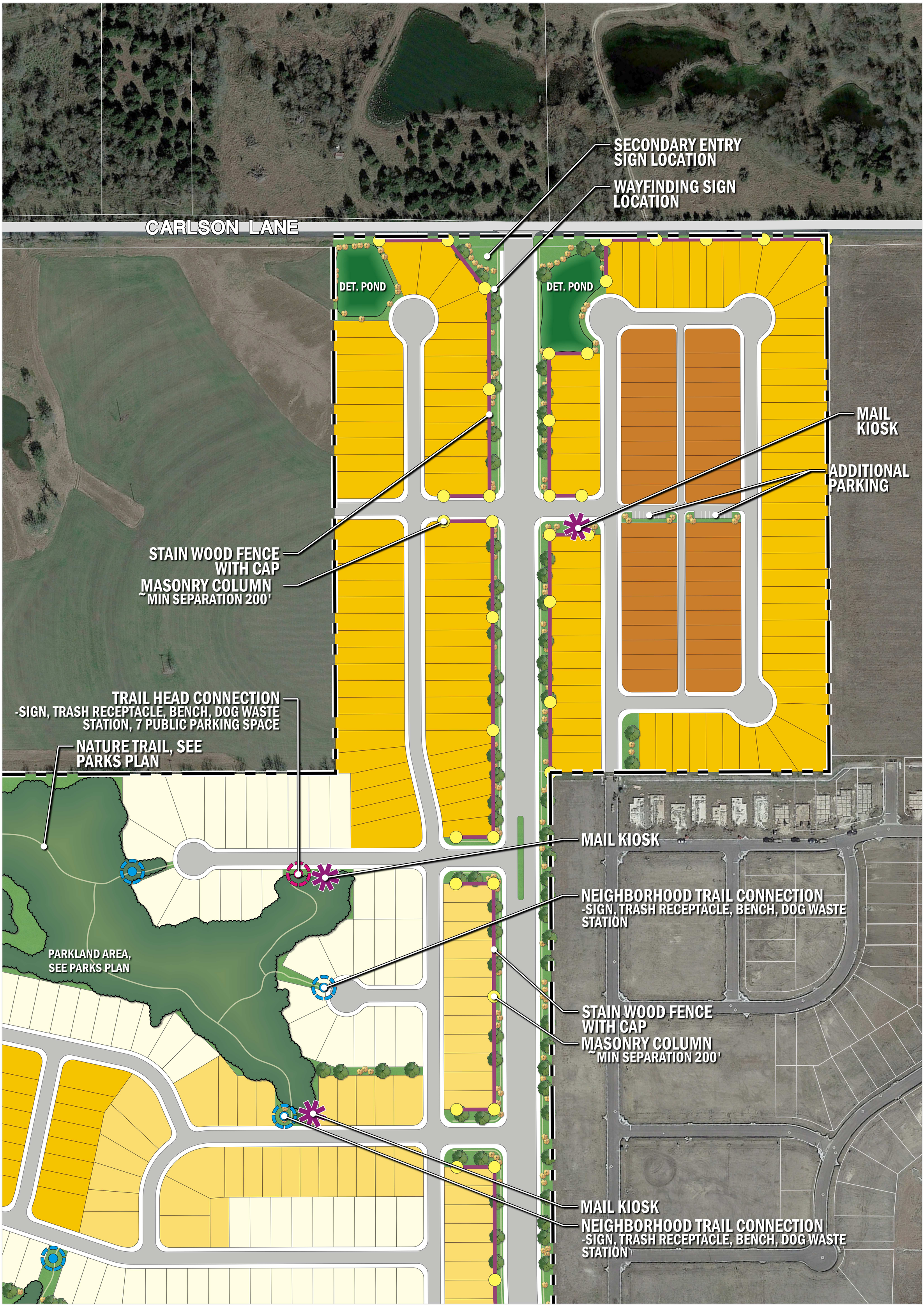
SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

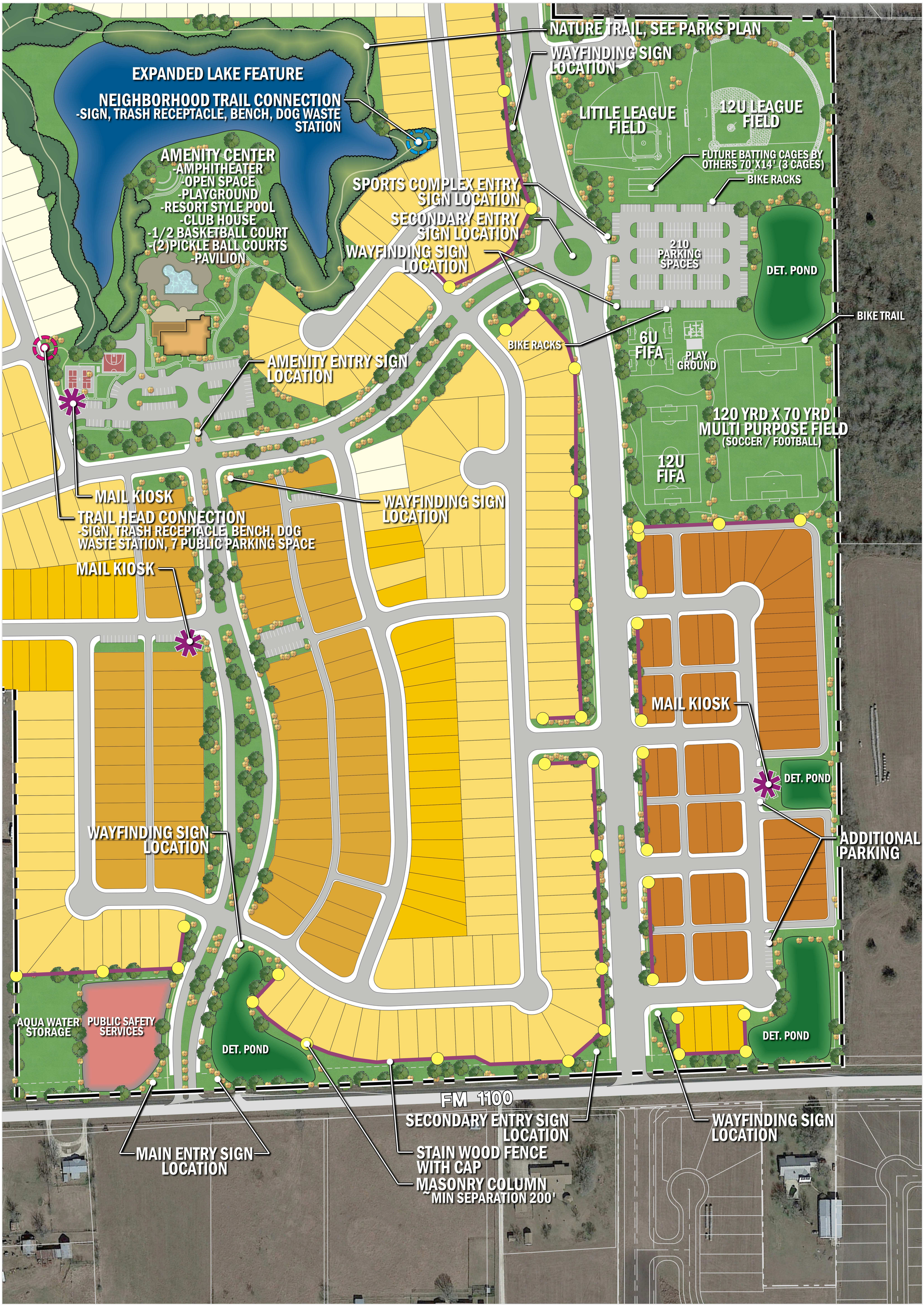
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET 1

TRIADA
ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

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0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SHEET 2

SEC Planning, LLC

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AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

TRIADA
ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET 3

TRIADA

ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

TRIADA
PRELIMINARY PLAT

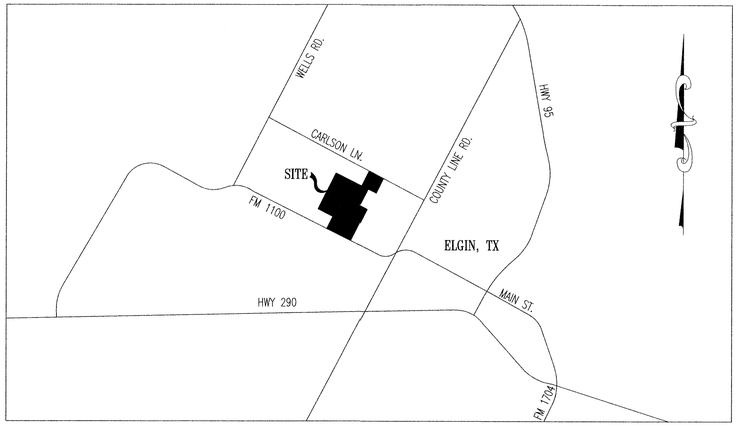
SUBMITTAL DATE: AUGUST 13, 2024

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
3	PRELIMINARY PLAT (1 OF 5)
4	PRELIMINARY PLAT (2 OF 5)
5	PRELIMINARY PLAT (3 OF 5)
6	PRELIMINARY PLAT (4 OF 5)
7	PRELIMINARY PLAT (5 OF 5)
8	WATER UTILITY PLAN (1 OF 2)
9	WATER UTILITY PLAN (2 OF 2)
10	WASTEWATER UTILITY PLAN (1 OF 2)
11	WASTEWATER UTILITY PLAN (2 OF 2)
12	DRAINAGE PLAN (1 OF 2)
13	DRAINAGE PLAN (2 OF 2)
14	DRAINAGE CALCS
15	EXISTING HYDROLOGY MAP
16	DEVELOPED HYDROLOGY MAP

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
2. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK–COLORADO RIVER WATERSHED.
5. THIS PROPERTY LIES IN ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 48453C0320H & 48453C0510H EFFECTIVE DATE SEPTEMBER 26, 2008. NO LOTS OR STREETS ARE WITHIN THE 100–YR FLOODPLAIN.
6. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE DISTRICT, WITH THE EXCEPTION OF HACIENDA ESTATES DRIVE.
7. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
8. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
9. TOTAL ACREAGE: 271.82
10. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER CCN.
11. THIS PROJECT IS IN THE CITY OF ELGIN WATER CCN.
12. THIS SUBDIVISION IS LOCATED IN THE TRIADA MUD.
13. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
14. ACCEPTANCE OF THIS PRELIMINARY PLAT DOES NOT DENOTE APPROVAL OF STREET NAMES, THAT WILL BE ADDRESSED IN THE FINAL PLAT.
15. SIDEWALKS ABUTTING COMMON AREAS WILL BE BUILT WITH SUBDIVISION CONSTRUCTION. ALL SIDEWALK AREAS ARE SHOWN WITH DOTTED LINES ON PRELIMINARY PLAT.
16. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN ETJ
17. REVIEW OF THE PRELIMINARY PLAT & SUBDIVISION IMPROVEMENTS WILL BE CONDUCTED BY THE CITY OF ELGIN.
18. DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE DISTRICT.
19. ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE DISTRICT.
20. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE DISTRICT. MUNY PARKWAY & HACIENDA ESTATES DRIVE TO BE OWNED AND MAINTAINED BY THE CITY OF ELGIN.
21. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, 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.
22. PARKLAND SHOWN ON THE PRELIMINARY PLAT IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER, DISTRICT, OR HOMEOWNERS ASSOCIATION, HOWEVER IT SHALL BE AVAILABLE FOR PUBLIC USE.



VICINITY MAP
NOT TO SCALE

SUBMITTED BY: _____ 8/13/2024

CARLSON, BRIGANCE & DOERING, INC. DATE

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

PLANNING AND ZONING COMMISION:

CHAIR SIGNATURE: _____

SECRETARY SIGNATURE: _____

LEGAL DESCRIPTION

271.82 ACRES SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130996, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PARKLAND TABLE

REQUIRED PARKLAND:	14.7 AC
PROVIDED PARKLAND	
–OPEN SPACE/PARK	0.94 AC
–OPEN SPACE/PARKLAND/DRAINAGE/P.U.E.*	47.96 AC
–SPORTS COMPLEX	18.12 AC
TOTAL PROVIDED PARKLAND:	67.02 AC

REQUIRED PARKLAND = 6x(875)x2.8/1000=14.7 AC

*UPON ANNEXATION

LOT TYPES:			
TOTAL NO. OF LOTS:	919		
NO. OF BLOCKS:	28		
NO. OF SINGLE FAMILY LOTS:	875	126.07 AC	
NO. OF DRAINAGE/POND LOTS:	2	2.19 AC	
NO. OF LANDSCAPE/P.U.E. LOTS:	11	0.76 AC	
NO. OF LANDSCAPE/SIDEWALK LOTS:	18	6.71 AC	
NO. OF LANDSCAPE/SIDWALK/P.U.E. LOTS	3	1.90 AC	
NO. OF LANDSCAPE/SIDEWALK/P.U.E./DRAINAGE/POND LOTS:	1	1.69 AC	
NO. OF OPEN SPACE/PARK LOTS:	1	0.94 AC	
NO. OF OPEN SPACE/DRAINAGE LOTS:	1	1.11 AC	
NO. OF OPEN SPACE/SPORTS COMPLEX/PARK/DRAINAGE/POND LOTS:	1	18.12 AC	
NO. OF OPEN SPACE/DRAINAGE/P.U.E. LOTS:	2	47.96 AC	
NO. OF AQUA EST LOTS:	1	1.17 AC	
NO. OF PUBLIC SAFETY SERVICE LOTS:	1	1.25 AC	
NO. OF AMENITY LOTS:	1	6.50 AC	
NO. OF LIFT STATION LOTS:	1	0.39 AC	
PROPOSED RIGHT–OF–WAY:		55.06 AC	37,762 TOTAL LF
TOTAL:		271.82 AC	

LOT SUMMARY BY PHASE

PHASE	35' ALLEY	40'	45' ALLEY	45'	50'	TOTAL
1		7	55	48	2	112
2			3	57	46	106
3		85		28	9	122
4A	55	17	15	56		143
4B				30		30
5		30		74	50	154
6	44	122		12	30	208
TOTAL	99	261	73	305	137	875

AVERAGE SINGLE FAMILY LOT SIZES

SIZE	QTY.
< 6,000 SQFT.	447
6,000–7,500 SQFT.	290
7,500–9,000 SQFT.	72
> 9,000 SQFT.	66
TOTAL:	875

REV	DESCRIPTION	DATE	APR

OWNER: QUALICO DEVELOPMENTS (U.S.), INC.
ATTN: KEVIN FLEMING
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TX 78660
PHONE: (512) 703–9466

WATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
BRIAN R. KELLING, JR., P.E.
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

WASTEWATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
AARON V. THOMASON, R.P.L.S #6214
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

DESIGNED BY: BRK | DRAFTED BY: ASL

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. 600, Austin, Texas 78749, Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750, www.cbdeng.com

SHEET NAME: COVER SHEET
JOB NAME: TRIADA
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE: AUGUST 2024
JOB NUMBER: 5585
SHEET: 1 OF 16

FILE PATH: J:\ACD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:59am



1. ATX ELGIN DEV, LLC.
101 PARLANE BLVD., STE 102
SUGARLAND, TX 77478
136.4932 AC, DOC#2021141877

2. TREVINO, LESLEY A. & JOSEPH E.
18201 FM 100
ELGIN, TX 78621
1.783 AC, DOC#2017007321

3. BRACEWELL, ADRENE L.
18015 FM 1100
ELGIN, TX 78621
2.00 AC, DOC#2014014537TR

4. SMITH, DIANN T.
P.O. BOX 1145
ELGIN, TX 78621
1.00 AC

5. KUPPURAJ, HARIHARAN
77 CHAPONIS WAY
SOUTH WINDSOR, CT 06074
49.93 AC, DOC#2022053875

6. MISSELHORN, ROSELINDE BETHKE
17809 FM 1100
ELGIN, TX 78621
11.987 AC, DOC#2020065457

7. MISSELHORN, DARWIN & LINDA
17809 FM 1100
ELGIN, TX 78621
1.545 AC, DOC#2004041711TR

8. BETHKE, FRIEDLINDE A. LTE.
17711 FM 1100
ELGIN, TX 78621
3.41 AC, DOC#2020013757

9. DUNIGAN, DIANE
17615 FM 1100
ELGIN, TX 78621
12.00 AC, DOC#2015166362

10. DUNIGAN, DIANE
17615 FM 1100
ELGIN, TX 78621
2.00 AC, DOC#2015166362

11. GUZMAN, CARLOS A. & ALICIA HERNANDEZ
7136 WALKUP LN.
AUSTIN, TX 78747
14.165 AC, DOC#2018017932

12. SIMMONS, ANNA MARIE SWENSON
4011 CORDOVA DR.
AUSTIN, TX 78759
14.263 AC, PC#7719

13. CHAPARRO, ANGEL
17100 FM RD 1100
ELGIN, TX 78621
56.568 AC, DOC#2016086749

14. HOWELL, REBECCA E.
P.O. BOX 1209
ELGIN, TX 78621
296.928 AC, DOC#2020074731

15. HOWELL, REBECCA E.
P.O. BOX 1209
ELGIN, TX 78621
60.29 AC, DOC#2021247774

16. DOLL, JOHN M.
6704 MIDWOOD PKWY.
AUSTIN, TX 78736
33.899 AC, VOL. 12732, PG. 477

17. SCHILLER, JOY L.
118 W. 11TH ST.
ELGIN, TX 78621
34.715 AC, DOC#2006206286&87TR

18. CARLSON, ROLAND
P.O. BOX 2335
VICTORIA, TX 77902
31.60 AC

19. CARLSON, ROLAND J. & MARTHA
P.O. BOX 2335
VICTORIA, TX 77902
56.75 AC

20. STARLIGH HOMES TEXAS, LLC.
10721 RESEARCH BLVD., STE. 210
AUSTIN, TX 78759
17.35 AC, DOC#2024009357

21. BROWN BLOCK, LLC.
3225 MCLEOD DR., STE. 100
LAS VEGAS, NV 89121
0.1721 AC, DOC#2022142507

22. PATEL S&D LIVING TRUST
600 CARINA DR.
ROUND ROCK, TX 78681
0.1441 AC, DOC#2022174378

23. WU, ZHICHAO & YONGLI CHEN
1406 ANNA MARIE LN.
ALLEN, TX 75013
0.1358 AC, DOC#2022081959

24. WASHINGTON, DAMANION A.
17912 SPECULATOR LN.
ELGIN, TX 78621
0.1377 AC, DOC#2022080885

25. PRATHIKANTAM, REKESH & RAMYA CHAKRAHARI
58 SARATOGA LN.
MONROE, NJ 08831
0.1377 AC, DOC#2022082263

26. GODDU, NISHANTH & SATHYA SOWMYA GUNAPALLI
6953 MOODY AVE.
FRISCO, TX 75035
0.1377 AC, DOC#2022081693

27. BUNTON, MOZEL & JACQUELINE
17900 SPECULATOR LN.
ELGIN, TX 78621
0.1377 AC, DOC#2022081322

28. NAMMIREDDY, RAHUL KUMAR REDDY & ANUSHA MADADI
5136 CHILTERN LN.
SAN RAMON, CA 94582
0.1337 AC, DOC#2022082424

29. ZHANG, JUNJIAN
275 MOORLAND DR.
REICHARDSON, TX 75080
0.1337 AC, DOC#2022111931

30. ABACA, YOLANDA D. REVOCABLE TRUST
17808 SPECULATOR LN.
ELGIN, TX 78621
0.1377 AC, DOC#2022118026

31. GOEL, RITU & SANDEEP GUPTA
1033 PAGELS PL.
DE PERE, WI 54115
0.1377 AC, DOC#2022108910

32. TANG FAMILY TRUST
10 WILD ROSE
LAKE FOREST, CA 92630
0.1642 AC, DOC#2022113060

33. SANTIZO, HUGO VICENTE CITAN & ILDA ZIOMARA GARCIA RAMON
14018 HACIENDA ESTATES DR.
ENGLIN, TX 78621
0.147 AC, DOC#2023041066

34. PEREZ, RUTH DIAZ & JULIAN PEREZ
14022 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1463 AC, DOC#2024026576

35. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1463 AC

36. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1463 AC

37. DJUKICH, DANIEL J. &
14108 HACIENDA ESTS.
ELGIN, TX 78621
0.1463 AC, DOC#2024023072

38. SHEPARD, KURT & CHRISTIAN
14112 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1435 AC, DOC#2023072945

39. FUENTES, FRANKLIN SEBASTIAN & DYANA
14116 HACIENDA ESTATES
ELGIN, TX 78621
0.1435 AC, DOC#2023007480

40. YERNENI, RATNA KUMAR & SRI SUDHA YERNENI
4144 HEARTLEAF LN.
NAPERVILLE, IL 60564
0.1435 AC, DOC#2023054643

41. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1435 AC

42. MENDOZA, GEORGE
14128 HACIENDA ESTATES
ELGIN, TX 78621
0.1435 AC, DOC#2023001575

43. YOUNGBLOOD, COLTON JAMES & MICHAELA MARIE DAVID
14200 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1435 AC, DOC#2023047867

44. BRAZELL, ASHLYNN S.
14204 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1722 AC, DOC#2023022230

45. JOHNSON, DEJAH & TASHIA KEMP & GREGORY KEMP
14208 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1722 AC, DOC#2023025886

46. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1722 AC

47. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1722 AC

48. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1722 AC

49. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1722 AC

50. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1722 AC

51. DAVIS, VANICIA E.
14312 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1722 AC, DOC#2023016592

52. EGUAKUN, VICTOR & PHILO
14316 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1722 AC, DOC#2023001361

53. ALVARADO, ELIAS RUBEN MACARIO & IMELDA ARACELY ALVAREZ MACARIO DE MACARIO
904 BODGERS DR.
AUSTIN, TX 78753
0.1722 AC, DOC#2023076075

54. CUMBERLANDER, EDWARD LEE JR. & MAYRA LIZBETH JAIMES
14404 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.1722 AC, DOC#2024029077

55. BIRCH, SHAUN & LESLI NORIEGA MERCADO
14408 HACIENDA ESTATES DR.
ELGIN, TX 78621
0.2009 AC, DOC#2024030245

56. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.2395 AC

57. KARO, GREGORY & LAJONAVETTE
13005 FIELD PLOW LN,
ELGIN, TX 78621
0.1896 AC, DOC#2024008854

58. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1906 AC

59. SILVA, AVANNA
13013 FIELD PLOW LN.
ELGIN, TX 78621
0.1926 AC, DOC#2023113393

60. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1926 AC

61. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1936 AC

62. LGI HOMES–TEXAS, LLC.
1450 LAKE ROBBINS DR., STE. 430
THE WOODLANDS, TX 77380
0.1834 AC

63. GALBAN, BRANDON S.
13029 FIELD PLOW LN.
ELGIN, TX 78621
0.2741 AC, DOC#2023118728

64. ELGIN INDEPENDENT SCHOOL DISTRICT
P.O. BOX 351
ELGIN, TX 78621
91.1561 AC, VOL. 9331, PG. 902

65. ELGIN INDEPENDENT SCHOOL DISTRICT
% ITEX PARTNERS HOLDINGS, LLC.
9 GREENWAT PLAZA, STE. 1250
HOUSTON, TX 77046
16.455 AC, DOC#2022096161

DESIGNED BY: BRK	DRAFTED BY: ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F5791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT OVERALL

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE: AUGUST 2024

JOB NUMBER: 5585

SHEET: 2 OF 16

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MATCHLINE SEE SHEET 4
END ALLEY AT LOT 44
73' ROW
85' ROW
NELLE DRIVE (VARIES)
BAYLAND KRUGER DRIVE (VARIES)
LaNELLE COURT (ROW 50')
JEANNE LYNN ROAD (ROW 50')
NATE STREET (ROW 50')
BARBARA GENE DRIVE (ROW 50')
WAYLAND KRUGER DRIVE (ROW 50')
TRIADA BLVD. (VARIES)
MOUNT PARKWAY (ROW 80')
CHASE BEND (ROW 60')
BRACEWELL DRIVE (ROW 60')
SUZANNE MARIE TRAIL (ROW 60')
SWAYZI LANE (ROW 60')
87' ROW
80' ROW
15' ROW DEDICATION
21' ROW DEDICATION
FM 1100
COUNTY LINE RD.
PROPOSED POND
OPEN SPACE/SPORTS COMPLEX/ PARK LOT/DRAINAGE/POND 18.12 AC.
AQUA EST. SITE 1.37 AC.
PUBLIC SAFETY SERVICE LOT 1.33 AC.
DRAINAGE/POND LOT 1.37 AC.
CARLOS A. GUZMAN AND ALICIA HERNANDEZ SAYAGO (14.164 ACRES) DOC. NO. 2018017932
FUTURE BRIARWOOD SUBDIVISION
HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518
WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345
JONATHAN BURLESON SURVEY NUMBER 25, ABSTRACT NUMBER 2396
N65°24'49"W 641.22'
N65°24'49"W 1095.15'
S28°24'16"W 1280.72'
S28°34'50"W 1241.29'
S63°19'13"E 3263'
N26°24'58"E 18.94'
N65°29'36"W 410.93'
S65°29'36"E 545.64'
S65°29'36"E 318.36'
S65°29'36"E 305.00'
S65°29'36"E 263.90'
S65°29'36"E 151.07'
S65°29'36"E 250.00'
N65°29'36"W 315.00'
N65°29'36"W 255.00'
S63°29'10"E 181.94'
N26°30'24"E 755.86'
N24°30'24"E 884.68'
N24°30'24"E 391.16'
N24°30'24"E 200.53'
S26°02'31"E 101.38'
S63°22'09"W 64.41'
S69°17'03"E 120.00'
N63°32'32"W 249.46'
N26°51'38"E 527.27'
N63°08'22"E 83.15'
N70°55'11"E 228.76'
N70°55'11"W 231.43'
N65°24'49"W 200.22'
N65°09'15"W 200.22'
N63°08'22"W 83.15'
N26°51'38"W 155.00'
N63°08'22"W 155.00'
N63°08'22"W 124.68'
N26°51'38"W 124.68'
N63°08'22"W 128.53'
N26°51'38"W 128.53'
N63°08'22"W 124.68'
N26°51'38"W 124.68'
N63°08'22"W 155.00'
N26°51'38"W 155.00'
N63°08'22"W 83.15'
N26°51'38"W 527.27'
N65°09'15"W 200.22'
N65°24'49"W 200.22'
N63°32'32"W 249.46'
N70°55'11"W 231.43'
N70°55'11"E 228.76'
S63°29'10"E 181.94'
S26°02'31"E 101.38'
S63°22'09"W 64.41'
S69°17'03"E 120.00'
S65°29'36"E 545.64'
S65°29'36"E 318.36'
S65°29'36"E 305.00'
S65°29'36"E 263.90'
S65°29'36"E 151.07'
S65°29'36"E 250.00'
N65°29'36"W 315.00'
N65°29'36"W 255.00'
N65°29'36"W 410.93'
N26°24'58"E 18.94'
S28°24'16"W 1280.72'
S28°34'50"W 1241.29'
S63°19'13"E 3263'
N26°51'38

LEGEND

PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
501 EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ROAD CENTERLINE
PROPOSED SIDEWALK
PROPOSED EASEMENT
100Y 100YR FEMA FLOODPLAIN
CREEK CENTERLINE
WATERWAY BUFFER ZONE
E.E ELECTRICAL EASEMENT

0 50 100 200
SCALE: 1" = 100'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

KEY MAP

SHEET 6
SHEET 5
SHEET 4
SHEET 3

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
North Office
3501 West William Cannon Dr. 12129 RR 620 N. Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (2 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
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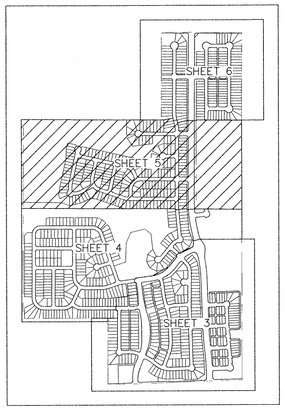
8/13/2024

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SHEET: 4 OF 16

FILE PATH: J:\ACAD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:12am



KEY MAP

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE
- E.E ELECTRICAL EASEMENT

0 50 100 200
SCALE: 1" = 100'

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

POINT OF BEGINNING

S63°11'20"E 2026.42'

N63°11'20"W 667.84'

N26°52'34"E 1289.37'

S62°44'20"E 667.25'

S26°38'49"W 1304.77'

TRESTON STREET (ROW 50')

TRESTON STREET (ROW 60')

SPECULATOR LANE (50' R.O.W.)

DUSTY BOOTS LANE (50' R.O.W.)

CORREY REYNOLDS DRIVE (50' R.O.W.)

FIELD PLOW LANE (50' R.O.W.)

HOMESTEAD ESTATES SUBDIVISION DOC NO.

EXISTING HOMESTEAD ESTATES SUBDIVISION

CHARLOTTE RENEE WAY (ROW 50')

OLIN JAMES ROAD (ROW 50')

RAMONA JOHN DRIVE (ROW 50')

ROBERT MORRISS DRIVE (ROW 50')

RON REIMER DRIVE (ROW 50')

JAYCE COURT (ROW 50')

MUNY PARKWAY (ROW 80')

EXISTING POND

OPEN SPACE LOT/PARKLAND/ DRAINAGE/W.Q.E. 29.33 AC.

100-YEAR FLOODPLAIN (ZONE A)

WATERWAY BUFFER ZONE

20' ADA ESMT.

DESIGNED BY: BRK

DRAFTED BY: ASL

DATE

REVISION

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Austin, Texas 78750
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (3 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
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8/13/2024

DATE AUGUST 2024

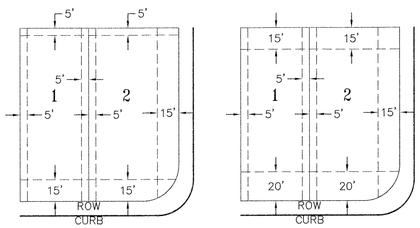
JOB NUMBER 5585

SHEET 5 OF 16

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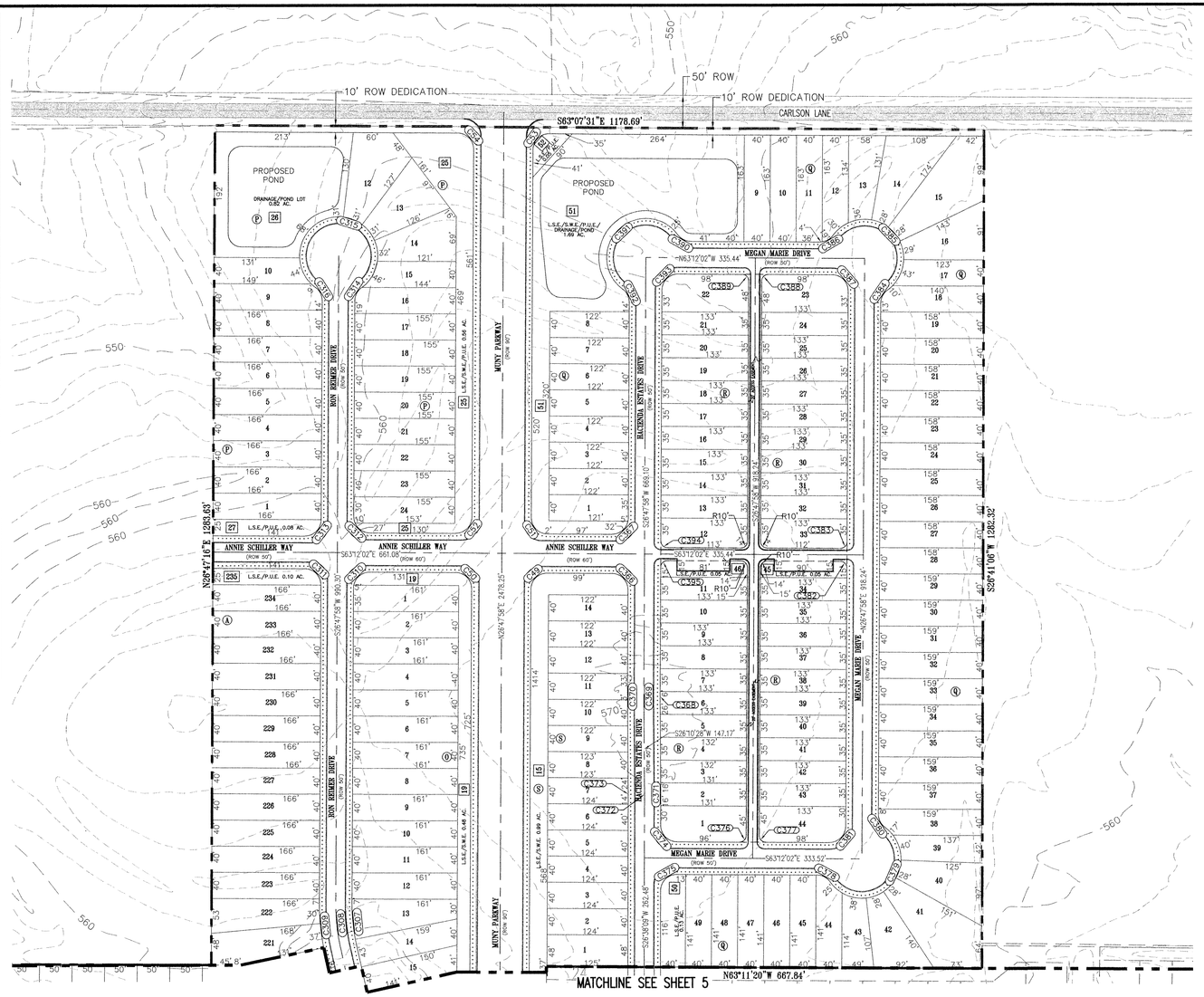
STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP & MAINT.	STREET LENGTH
MUNY PARKWAY	90	70	40	C & G	ARTERIAL	CITY	5,198
ANNIE SCHILLER WAY	60	40	35	C & G	COLLECTOR	MUD	470
BRACEWELL DRIVE	60	40	35	C & G	COLLECTOR	MUD	381
CHASE BEND	60	40	35	C & G	COLLECTOR	MUD	162
HACIENDA ESTATES DRIVE	60	40	35	C & G	COLLECTOR	MUD	213
NELLE DRIVE	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,016
ROBERT MORRISS DRIVE	60	40	35	C & G	COLLECTOR	MUD	210
SUZANNE MARIE TRAIL	60	40	35	C & G	COLLECTOR	MUD	305
SWAYZI LANE	60	40	35	C & G	COLLECTOR	MUD	158
TRESTON STREET	60	40	35	C & G	COLLECTOR	MUD	210
TRIADA BLVD.	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,718
ANNIE SCHILLER WAY	50	30	30	C & G	LOCAL	MUD	191
BARBARA GENE DRIVE	50	30	30	C & G	LOCAL	MUD	1,072
BRACEWELL DRIVE	50	30	30	C & G	LOCAL	MUD	165
CHARLOTTE RENEE WAY	50	30	30	C & G	LOCAL	MUD	2,044
CHASE BEND	50	30	30	C & G	LOCAL	MUD	153
CHET DRIVE	50	30	30	C & G	LOCAL	MUD	591
DOUG DRIVE	50	30	30	C & G	LOCAL	MUD	3,738
EDMUND JOHN DRIVE	50	30	30	C & G	LOCAL	MUD	435
HACIENDA ESTATES DRIVE	50	30	30	C & G	LOCAL	MUD	1,157
JAYCE COURT	50	30	30	C & G	LOCAL	MUD	208
JEANNE LYNN ROAD	50	30	30	C & G	LOCAL	MUD	1,394
KUMPLE ROAD	50	30	30	C & G	LOCAL	MUD	596
LoNELLE COURT	50	30	30	C & G	LOCAL	MUD	83
MAEVES COURT	50	30	30	C & G	LOCAL	MUD	282
MARGARET ROSE DRIVE	50	30	30	C & G	LOCAL	MUD	740
MEGAN MARIE DRIVE	50	30	30	C & G	LOCAL	MUD	1,587
NATE STEET	50	30	30	C & G	LOCAL	MUD	341
NELLE DRIVE	50	30	30	C & G	LOCAL	MUD	1,817
OLIN JAMES ROAD	50	30	30	C & G	LOCAL	MUD	1,653
ROBERT MORRISS DRIVE	50	30	30	C & G	LOCAL	MUD	907
RON REIMER DRIVE	50	30	30	C & G	LOCAL	MUD	3,241
SUZANNE MARIE TRAIL	50	30	30	C & G	LOCAL	MUD	931
STYLE COURT	50	30	30	C & G	LOCAL	MUD	220
SWAYZI LANE	50	30	30	C & G	LOCAL	MUD	158
TRESTON STREET	50	30	30	C & G	LOCAL	MUD	571
WAYLAND KRUGER DRIVE	50	30	30	C & G	LOCAL	MUD	3,446

NOTE: ALL STREET SECTIONS WILL COMPLY WITH THE CITY OF ELGIN STANDARD DETAILS.



BUILDING LINE DETAIL
SCALE: 1:50
35' ALLEY RESIDENTIAL
45' ALLEY RESIDENTIAL
40' RESIDENTIAL

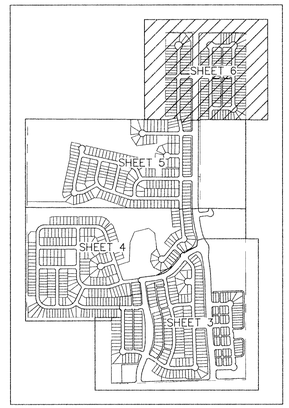
BUILDING LINE DETAIL
SCALE: 1:50
45' RESIDENTIAL
50' RESIDENTIAL





LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE
- E.E ELECTRICAL EASEMENT



KEY MAP

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 271.82 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENTS, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 271.82 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF A CALLED 33.899 ACRE TRACT OF LAND CONVEYED TO JOHN M. DOLL BY DEED RECORDED IN VOLUME 12732, PAGE 477, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 25.09 ACRE TRACT OF LAND CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2021247774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S63°11'20"E, WITH THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 25.09 ACRE TRACT OF LAND, PASSING THE SOUTHEAST CORNER OF SAID 25.09 ACRE TRACT OF LAND, BEING THE SOUTHWEST CORNER OF A CALLED 34.715 ACRE TRACT OF LAND CONVEYED TO JOY EISENBECK SCHILLER BY DEED RECORDED IN DOCUMENT NUMBER 2006206286, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID 34.715 ACRE TRACT OF LAND, FOR A TOTAL DISTANCE OF 2026.42 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 34.715 ACRE, SAME BEING THE SOUTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, FOR A NORTH INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°47'16"E, WITH THE COMMON LINE OF SAID 34.715 ACRE TRACT AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,283.63 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 34.715 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF CARLSON LANE (50' R.O.W.) FOR CORNER,

THENCE, S63°07'31"E, WITH THE COMMON LINE OF SAID CARLSON LANE AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,178.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 35.93 ACRE TRACT OF LAND CONVEYED TO TACK WCR LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2021258520, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°41'06"W, WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT OF LAND AND SAID 34.72 ACRE TRACT OF LAND, PASSING THE SOUTHWEST CORNER OF SAID 35.93 ACRE TRACT OF LAND, BEING AT A NORTH EXTERIOR CORNER OF LOT 13, BLOCK D, HOMESTEAD ESTATES UNIT 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202100260, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 34.72 ACRE TRACT OF LAND AND SAID LOT 13, FOR A TOTAL DISTANCE OF 1,282.32 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT A NORTHERN INTERIOR CORNER OF SAID LOT 13, FOR AN EASTERN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°11'20"W, WITH THE COMMON LINE OF SAID HOMESTEAD ESTATES UNIT 2 AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 667.84 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP AT THE NORTHWEST CORNER OF LOT 24, BLOCK C, SAID HOMESTEAD ESTATES UNIT 2, BEING AT THE NORTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, FOR CORNER,

THENCE, S26°38'49"W, WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID HOMESTEAD ESTATES, UNIT 2, A DISTANCE OF 1304.77 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP FOR THE SOUTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK C, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING ON THE NORTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT A) RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR A NORTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S62°44'20"E, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID HOMESTEAD ESTATES. UNIT 2, A DISTANCE OF 667.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 39.216 ACRE (EXHIBIT A), BEING ON THE SOUTH LINE OF LOT 44, BLOCK B, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 93.465 ACRE TRACT OF LAND CONVEYED TO ELGIN I.S.D. BY DEED RECORDED IN VOLUME 9331, PAGE 902, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR AN EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°24'16"W, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID 93.465 ACRE TRACT OF LAND, A DISTANCE OF 1260.72 FEET TO A MAG NAIL FOUND ON THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A), BEING AT THE SOUTHWEST CORNER OF SAID 93.465 ACRE TRACT OF LAND, SAME BEING AT THE NORTHWEST CORNER OF LOT 4, STONE CREEK RANCH, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202200128, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, S26°34'50"W, WITH THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A) AND THE WEST LINE OF SAID LOT 4, PASSING THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, AND CONTINUING WITH THE COMMON LINE OF SAID 14.795 ACRE TRACT OF LAND AND SAID STONE CREEK RANCH, FOR A TOTAL DISTANCE OF 1241.29 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, BEING AN ANGLE POINT ON THE NORTH LINE OF FM 1100 (80' R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE LEFT, WITH THE COMMON LINE OF SAID FM 1100 AND SAID 14.795 ACRE TRACT OF LAND, HAVING A RADIUS OF 11500.05 FEET, AN ARC LENGTH OF 237.40 FEET, AND A CHORD THAT BEARS N64°49'20"W, A DISTANCE OF 237.40 FEET TO A TXDOT CONCRETE MONUMENT FOUND FOR CORNER,

THENCE, N65°24'49"W, WITH THE SOUTH LINE OF SAID 14.795 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.580 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.341 ACRE TRACT OF LAND, AND THE NORTH LINE OF SAID FM 1100, A DISTANCE OF 1736.37 FEET TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF A CALLED 14.164 ACRE TRACT OF LAND CONVEYED TO CARLOS A. GUZMAN AND ALICIA HERNANDEZ SAYAGO BY DEED RECORDED IN DOCUMENT NUMBER 2018017932, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1100, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE COMMON LINE OF SAID 14.341 ACRE TRACT AND SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 978.39 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 14.164 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), FOR A SOUTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°41'54"W, WITH THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 194.64 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP ON THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), SAME BEING AT THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C),

THENCE, N63°43'11"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 436.12 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.164 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT C). SAME BEING AT THE NORTHEAST CORNER OF A CALLED 14.263 ACRE TRACT OF LAND (PART THREE) CONVEYED TO ANNA MARIE SWENSON SIMMONS BY DEED RECORDED IN VOLUME 8948, PAGE 870, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, N63°32'21"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.263 ACRE TRACT OF LAND, A DISTANCE OF 617.37 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.263 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), SAME BEING ON THE EAST LINE OF A CALLED 56.568 ACRE TRACT OF LAND CONVEYED TO ANGEL CHAPARRO BY DEED RECORDED IN DOCUMENT NUMBER 2016086749, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE WEST LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), THE EAST LINE OF SAID 56.568 ACRE TRACT OF LAND, THE EAST LINE OF A CALLED 61.600 ACRE TRACT OF LAND (PROPERTY TWO) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2020074731, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12544, PAGE 2223, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THE EAST LINE OF A CALLED 35.20 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 20212477774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, A DISTANCE OF 1626.84 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), BEING ON THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND,

THENCE, N26°52'34"E, WITH THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, THE WEST LINE OF SAID 75.710 ACRE TRACT OF LAND, AND THE EAST LINE OF SAID 33.899 ACRE TRACT OF LAND, A DISTANCE OF 1289.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 271.82 ACRES OF LAND.

FILE PATH: J:\ACD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:11am

DESIGNED BY: BRK | DRAFTED BY: ASL

DATE | REVISION

Carlson, Brigance & Doering, Inc.
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SHEET NAME: PRELIMINARY PLAT (4 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE: AUGUST 2024

JOB NUMBER: 5585

SHEET: 6 OF 16

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	237.38	11500.05	N64°33'28"W	237.38	118.69	1°10'58"
C2	238.07	11520.88	N64°33'26"W	238.06	119.04	1°11'02"
C3	47.84	30.00	S19°45'38"E	42.93	30.73	91°22'23"
C4	46.41	30.00	N70°16'22"E	41.92	29.29	88°37'37"
C5	38.64	25.00	S70°13'58"W	34.90	24.37	88°32'51"
C6	191.83	1955.00	N23°08'54"E	191.75	95.99	5°37'19"
C7	196.24	2000.00	N23°08'54"E	196.16	98.20	5°37'19"
C8	38.63	25.00	S21°13'57"E	34.90	24.36	88°31'19"
C9	96.06	2045.00	N21°40'59"E	96.05	48.04	2°41'29"
C10	41.09	25.00	S67°25'19"W	36.62	26.89	94°10'09"
C11	37.00	25.00	S23°05'31"E	33.72	22.83	84°48'10"
C12	197.35	2257.49	S21°48'49"W	197.29	98.74	5°00'32"
C13	145.54	2000.00	S22°25'19"W	145.50	72.80	4°10'09"
C14	148.81	2045.00	S22°25'19"W	148.78	74.44	4°10'09"
C15	39.27	25.00	S69°30'27"W	35.35	25.00	89°59'53"
C16	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C17	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"
C18	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C19	39.27	25.00	S69°30'24"W	35.36	25.00	90°00'00"
C20	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	309.13	2045.00	N20°10'34"E	308.84	154.86	8°39'40"
C22	397.43	2000.00	N18°48'50"E	396.78	199.37	11°23'08"
C23	342.56	1955.00	N19°29'12"E	342.13	171.72	10°02'23"
C24	33.09	127.00	S23°18'38"W	33.00	16.64	14°55'48"
C25	41.18	127.00	N05°10'42"E	41.00	20.77	18°34'38"
C26	52.86	2000.00	N13°21'50"E	52.86	26.43	1°30'52"
C27	14.34	25.00	N20°32'18"W	14.14	7.37	32°51'24"
C28	23.30	90.00	S29°33'02"E	23.23	11.71	14°49'56"
C29	24.85	25.00	N50°36'27"W	23.84	13.56	56°56'46"
C30	26.82	100.00	N70°42'36"W	26.74	13.49	15°22'00"
C31	60.22	90.00	N11°36'24"E	59.10	31.29	38°20'16"
C32	30.22	25.00	N65°24'07"E	28.41	17.26	69°15'10"
C33	42.49	127.00	S02°01'20"W	42.29	21.44	19°10'08"
C34	42.49	127.00	N21°11'28"E	42.29	21.44	19°10'08"
C35	237.08	1955.00	S15°04'51"W	236.94	118.69	6°56'54"
C36	393.28	2000.00	S17°14'24"W	392.64	197.27	11°15'59"
C37	325.62	2045.00	S16°10'06"W	325.28	163.15	9°07'25"
C38	39.98	25.00	S64°22'18"W	35.86	25.72	91°38'00"
C39	76.49	2045.00	S21°48'05"W	76.49	38.25	2°08'35"
C40	39.98	25.00	S23°59'43"E	35.86	25.72	91°37'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	35.89	1955.00	S22°20'49"W	35.89	17.94	1°03'07"
C42	140.15	2045.00	S24°50'10"W	140.12	70.10	3°55'36"
C43	137.05	2000.00	S24°50'11"W	137.02	68.55	3°55'34"
C44	133.98	1955.00	S24°50'10"W	133.95	67.02	3°55'36"
C45	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C46	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C47	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C48	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C49	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C50	34.24	25.00	N12°25'56"W	31.62	20.41	78°27'47"
C51	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C52	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C53	39.62	25.00	S71°28'30"W	35.60	25.35	90°47'26"
C54	39.62	25.00	N17°43'36"W	35.61	25.35	90°47'24"
C55	39.85	25.00	S19°45'00"E	35.76	25.59	91°19'39"
C56	34.24	25.00	N75°21'17"E	31.62	20.41	78°27'47"
C57	51.11	455.00	S29°07'55"W	51.09	25.58	6°26'12"
C58	128.23	455.00	S40°25'26"W	127.81	64.54	16°08'50"
C59	199.46	475.00	S36°28'05"W	197.99	101.22	24°03'32"
C60	218.57	475.00	S37°37'15"W	216.65	111.26	26°21'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	192.07	495.00	S36°05'03"W	190.86	97.26	22°13'54"
C62	40.28	25.00	N85°20'58"W	36.05	26.03	92°18'20"
C63	39.27	25.00	N05°48'12"E	35.36	25.00	90°00'00"
C64	38.26	25.00	S04°39'02"W	34.64	24.01	87°41'40"
C65	42.86	25.00	S88°18'59"E	37.80	28.88	98°14'21"
C66	126.06	450.00	N34°32'20"E	125.64	63.44	16°03'00"
C67	199.25	470.00	N38°39'31"E	197.76	101.14	24°17'21"
C68	494.89	736.50	N29°14'52"E	485.63	257.20	38°29'59"
C69	508.33	756.50	N29°14'52"E	498.82	264.18	38°29'59"
C70	144.43	730.00	N20°50'45"E	144.20	72.45	11°20'10"
C71	148.39	750.00	N20°50'45"E	148.15	74.44	11°20'10"
C72	38.39	25.00	N28°49'02"W	34.73	24.14	87°59'24"
C73	36.84	25.00	N64°58'22"E	33.60	22.68	84°25'48"
C74	115.72	730.00	S14°32'21"W	115.60	57.98	9°04'57"
C75	118.89	750.00	S14°32'21"W	118.77	59.57	9°04'57"
C76	71.19	470.00	S19°31'01"W	71.12	35.66	8°40'42"
C77	9.39	490.00	S23°16'26"W	9.39	4.70	1°05'54"
C78	40.84	490.00	N21°28'06"E	40.83	20.43	4°46'33"
C79	42.51	510.00	N21°28'06"E	42.50	21.27	4°46'33"
C80	39.27	25.00	S64°04'49"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	39.27	25.00	N25°55'11"W	35.36	25.00	90°00'00"
C82	63.17	490.00	S74°36'47"E	63.13	31.63	7°23'12"
C83	37.31	25.00	N35°33'11"W	33.94	23.11	85°30'24"
C84	36.50	25.00	S48°45'15"W	33.35	22.38	83°39'26"
C85	103.86	370.00	S78°57'39"E	103.51	52.27	16°04'57"
C86	176.81	370.00	N79°18'29"E	175.14	90.13	27°22'49"
C87	295.84	390.00	N87°20'57"E	288.80	155.45	43°27'45"
C88	370.57	470.00	N86°29'35"E	361.05	195.52	45°10'30"
C89	227.86	490.00	N77°13'39"E	225.81	116.03	26°38'38"
C90	9.07	450.00	S64°28'59"W	9.07	4.54	1°09'18"
C91	43.47	25.00	N65°07'39"W	38.20	29.60	99°37'27"
C92	40.97	25.00	S31°38'15"W	36.54	26.76	93°54'20"
C93	20.98	490.00	S66°50'40"W	20.98	10.49	2°27'11"
C94	35.78	25.00	N27°04'12"E	32.80	21.73	82°00'28"
C95	37.30	25.00	S58°03'42"E	33.94	23.10	85°29'14"
C96	177.99	490.00	S89°37'19"W	177.02	89.99	20°48'46"
C97	295.22	470.00	S83°36'44"W	290.39	152.66	35°59'20"
C98	309.26	470.00	S82°45'22"W	303.72	160.46	37°42'04"
C99	124.94	450.00	S86°32'38"W	124.54	62.87	15°54'28"
C100	15.91	142.00	N82°17'28"W	15.91	7.97	6°25'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	68.81	324.14	N33°07'19"W	68.68	34.54	12°09'48"
C102	68.88	300.00	N33°37'10"W	68.73	34.59	13°09'17"
C103	63.14	275.94	N32°36'32"W	63.01	31.71	13°06'40"
C104	15.53	10.00	S71°33'16"E	14.02	9.82	88°58'31"
C105	15.71	10.00	S18°57'29"W	14.14	10.00	90°00'00"
C106	43.45	275.00	S30°34'07"E	43.41	21.77	9°03'11"
C107	44.30	25.00	S85°51'49"E	38.73	30.62	101°32'13"
C108	44.30	25.00	S07°24'02"E	38.73	30.62	101°32'13"
C109	206.57	300.00	S45°46'04"E	202.51	107.57	39°27'05"
C110	223.78	325.00	S45°46'04"E	219.39	116.53	39°27'05"
C111	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C112	21.03	25.00	N41°23'55"W	20.41	11.18	48°11'23"
C113	162.65	50.00	N69°30'24"E	99.85	897.21	186°22'46"
C114	21.03	25.00	S00°24'42"W	20.41	11.18	48°11'23"
C115	39.27	25.00	S69°30'26"W	35.36	25.00	89°59'49"
C116	39.27	25.00	S20°29'36"E	35.36	25.00	89°59'49"
C117	40.06	975.00	S25°41'01"W	40.05	20.03	2°21'14"
C118	41.08	1000.00	S25°41'01"W	41.08	20.54	2°21'14"
C119	25.53	1025.00	S25°13'13"W	25.53	12.77	1°25'37"
C120	40.03	25.00	N20°17'20"W	35.89	25.77	91°43'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	37.95	25.00	N70°21'10"E	34.41	23.72	86°59'04"
C122	50.71	25.00	N31°15'12"W	42.45	40.19	116°13'40"
C123	202.86	50.00	S26°51'38"W	89.70	101.49	232°27'20"
C124	50.71	25.00	N84°58'28"E	42.45	40.19	116°13'40"
C125	128.82	175.00	N05°46'21"E	125.93	67.48	42°10'33"
C126	110.42	150.00	N05°46'21"E	107.94	57.84	42°10'33"
C127	92.01	125.00	N05°46'21"E	89.95	48.20	42°10'33"
C128	74.19	175.00	N51°20'29"W	73.63	37.66	24°17'21"
C129	63.59	150.00	N51°20'29"W	63.11	32.28	24°17'21"
C130	52.99	125.00	N51°20'29"W	52.59	26.90	24°17'21"
C131	15.71	10.00	S18°29'10"E	14.14	10.00	90°00'00"
C132	15.71	10.00	N71°30'50"E	14.14	10.00	90°00'00"
C133	39.27	25.00	S18°29'10"E	35.36	25.00	90°00'00"
C134	21.03	25.00	N87°34'51"W	20.41	11.18	48°11'23"
C135	162.65	50.00	S18°29'10"E	99.85	897.21	186°22'46"
C136	21.03	25.00	N50°36'32"E	20.41	11.18	48°11'23"
C137	28.97	25.00	S59°42'32"W	27.37	16.36	66°23'24"
C138	39.29	25.00	N18°30'51"W	35.37	25.02	90°03'22"
C139	20.23	125.00	S68°10'40"E	20.20	10.14	9°16'15"
C140	24.27	150.00	S68°10'38"E	24.24	12.16	9°16'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	29.61	183.00	S68°10'38"E	29.58	14.84	9°16'12"
C142	13.18	10.00	S64°16'33"W	12.25	7.75	75°31'26"
C143	15.71	9.98	N18°33'10"W	14.14	10.02	90°14'35"
C144	14.79	10.00	S21°11'06"E	13.48	9.12	84°42'52"
C145	16.57	10.00	N68°58'36"E	14.74	10.91	94°57'43"
C146	78.96	125.00	S45°26'46"E	77.65	40.85	36°11'32"
C147	94.74	150.00	S45°26'53"E	93.17	49.01	36°11'18"
C148	110.54	175.00	S45°26'46"E	108.71	57.18	36°11'28"
C149	34.61	25.00	S12°18'13"W	31.91	20.72	79°18'54"
C150	32.95	25.00	N65°06'48"W	30.62	19.36	75°31'09"
C151	120.13	175.00	S83°12'27"E	117.78	62.54	39°19'51"
C152	168.85	150.00	N84°12'34"E	160.08	94.64	64°29'48"
C153	140.71	125.00	N84°12'34"E	133.40	78.86	64°29'48"
C154	15.71	10.00	S64°04'49"W	14.14	10.00	90°00'00"
C155	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C156	34.36	25.00	S31°32'48"E	31.72	20.52	78°44'46"
C157	29.46	150.00	N76°32'48"W	29.42	14.78	11°15'14"
C158	24.55	125.00	N76°32'48"W	24.51	12.32	11°15'14"
C159	39.27	25.00	N52°49'35"E	35.36	25.00	90°00'00"
C160	40.65	125.00	S72°51'28"E	40.47	20.50	18°37'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C161	48.78	150.00	S72°51'28"E	48.56	24.61	18°37'53"
C162	56.91	175.00	S72°51'28"E	56.66	28.71	18°37'53"
C163	33.68	175.00	S58°01'45"E	33.62	16.89	11°01'33"
C164	32.95	25.00	S89°43'21"W	30.62	19.36	75°31'21"
C165	32.95	25.00	N14°12'00"E	30.62	19.36	75°31'21"
C166	196.35	125.00	S18°32'32"E	176.78	125.00	90°00'00"
C167	235.62	150.00	S18°32'32"E	212.13	150.00	90°00'00"
C168	152.77	175.00	S01°26'54"W	147.97	81.64	50°01'09"
C169	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C170	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C171	39.27	25.00	S71°27'28"W	35.36	25.00	90°00'00"
C172	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C173	39.27	25.00	S18°32'32"E	35.36	25.00	90°00'00"
C174	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C175	21.03	25.00	N39°26'51"W	20.41	11.18	48°11'23"
C176	241.19	50.00	N26°27'28"E	66.67	44.72	276°22'46"
C177	21.03	25.00	S82°38'13"E	20.41	11.18	48°11'23"
C178	39.35	25.00	S71°32'58"W	35.41	25.08	90°11'00"
C179	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C180	38.69	25.00	N36°30'51"W	34.95	24.43	88°40'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C181	39.85	25.00	N53°29'09"E	35.76	25.58	91°19'08"
C182	21.03	25.00	S75°03'02"W	20.41	11.18	48°11'23"
C183	21.03	25.00	S56°45'35"E	20.41	11.18	48°11'23"
C184	241.19	50.00	S09°08'43"W	66.67	44.72	276°22'46"
C185	217.42	175.00	N27°45'58"W	203.71	125.25	71°11'08"
C186	186.36	150.00	N27°45'58"W	174.61	107.36	71°11'08"
C187	158.18	125.00	N27°06'25"W	147.84	91.66	72°30'16"
C188	196.35	125.00	S71°38'28"W	176.78	125.00	90°00'00"
C189	157.08	100.00	S71°38'28"W	141.42	100.00	90°00'00"
C190	117.81	75.00	S71°38'28"W	106.07	75.00	90°00'00"
C191	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C192	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C193	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C194	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C195	196.75	125.00	S18°27'02"E	177.06	125.40	90°11'00"
C196	236.10	150.00	S18°27'02"E	212.47	150.48	90°11'00"
C197	275.45	175.00	S18°27'02"E	247.88	175.56	90°11'00"
C198	39.19	25.00	N71°32'58"E	35.30	24.92	89°49'00"
C199	39.35	25.00	S18°27'02"E	35.41	25.08	90°11'00"
C200	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	39.27	25.00	N18°21'32"W	35.36	25.00	90°00'00"
C202	24.65	275.00	S45°56'10"W	24.64	12.33	5°08'10"
C203	26.89	300.00	S45°56'10"W	26.88	13.46	5°08'10"
C204	37.49	360.89	S45°21'48"W	37.48	18.76	5°57'10"
C205	20.47	430.00	N47°08'25"E	20.47	10.24	2°43'39"
C206	16.18	10.00	N00°35'17"W	14.47	10.49	92°43'46"
C207	16.18	10.00	N88°40'52"E	14.47	10.49	92°43'46"
C208	201.04	480.00	N36°30'19"E	199.57	102.02	23°59'51"
C209	190.57	455.00	N36°30'19"E	189.18	96.70	23°59'51"
C210	118.66	430.00	N32°24'44"E	118.29	59.71	15°48'40"
C211	107.62	425.00	N17°15'08"E	107.33	54.10	14°30'32"
C212	101.29	400.00	N17°15'08"E	101.02	50.92	14°30'32"
C213	94.96	375.00	N17°15'08"E	94.71	47.74	14°30'32"
C214	39.27	25.00	S54°59'52"W	35.36	25.00	90°00'00"
C215	15.71	10.00	N35°00'08"W	14.14	10.00	90°00'00"
C216	39.27	25.00	S35°00'08"E	35.36	25.00	90°00'00"
C217	15.71	10.00	N54°59'52"E	14.14	10.00	90°00'00"
C218	64.20	405.00	S14°32'21"W	64.13	32.17	9°04'57"
C219	68.16	430.00	S14°32'21"W	68.09	34.15	9°04'57"
C220	72.13	455.00	S14°32'21"W	72.05	36.14	9°04'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C221	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C222	15.71	10.00	N64°04'49"E	14.14	10.00	90°00'00"
C223	69.14	325.00	N12°59'11"E	69.01	34.70	12°11'18"
C224	67.87	300.00	N12°35'56"E	67.73	34.08	12°57'47"
C225	57.02	275.00	N13°08'25"E	56.92	28.61	11°52'48"
C226	78.55	325.00	N73°04'43"W	78.35	39.47	13°50'50"
C227	72.50	300.00	N73°04'43"W	72.33	36.43	13°50'50"
C228	66.46	275.00	N73°04'43"W	66.30	33.39	13°50'50"
C229	15.71	10.00	N89°30'24"E	14.14	10.00	90°00'00"
C230	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C231	18.69	25.00	N44°04'36"W	18.26	9.81	42°50'00"
C232	157.97	50.00	N68°49'43"E	100.00	5599.99	181°01'23"
C233	21.03	25.00	N00°24'42"E	20.41	11.18	48°11'23"
C234	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C235	15.05	10.00	S67°36'40"W	13.67	9.36	86°12'33"
C236	16.37	10.00	S22°23'20"E	14.60	10.68	93°47'27"
C237	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C238	19.54	325.00	N22°47'02"E	19.54	9.77	3°26'44"
C239	18.04	300.00	N22°47'02"E	18.04	9.02	3°26'44"
C240	16.54	275.00	N22°47'02"E	16.53	8.27	3°26'44"

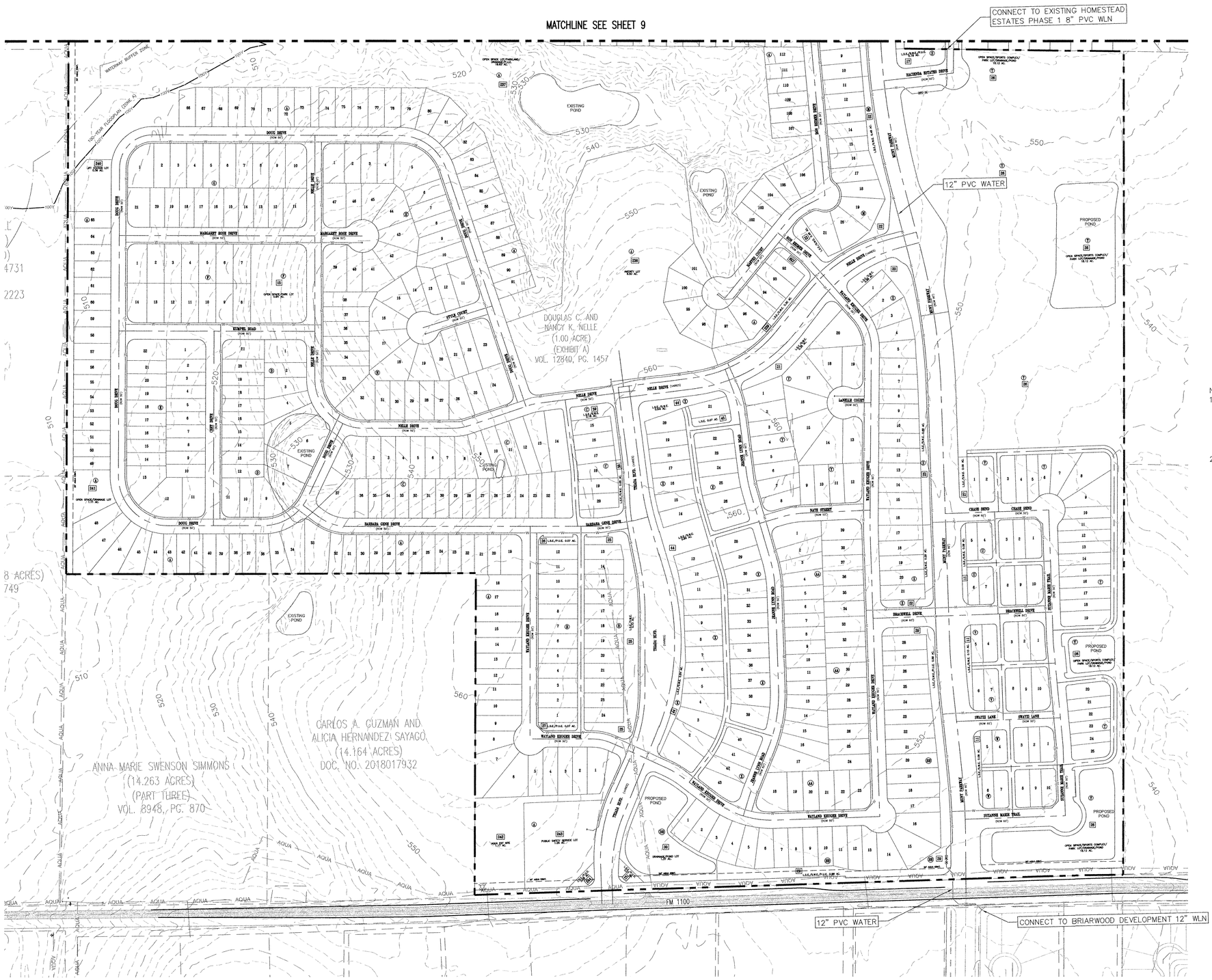
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C241	37.77	25.00	N22°12'58"W	34.28	23.54	86°33'16"
C242	40.77	25.00	N67°47'02"E	36.40	26.55	93°26'44"
C243	15.58	10.00	S65°41'57"W	14.05	9.87	85°16'34"
C244	15.83	10.00	S24°18'03"E	14.23	10.13	90°43'26"
C245	15.11	10.00	N22°12'58"W	13.71	9.42	86°33'16"
C246	16.31	10.00	N67°47'02"E	14.56	10.62	93°26'44"
C247	16.54	383.18	S22°47'02"W	16.53	8.27	2°28'21"
C248	18.04	300.00	S22°47'02"W	18.04	9.02	3°26'44"
C249	19.54	325.00	S22°47'02"W	19.54	9.77	3°26'44"
C250	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C251	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C252	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C253	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C254	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C255	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C256	21.03	25.00	S48°36'05"W	20.41	11.18	48°11'23"
C257	162.66	50.00	N20°30'01"W	99.84	895.27	186°23'36"
C258	21.03	25.00	S89°35'43"E	20.42	11.18	48°12'13"
C259	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C260	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C261	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C262	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C263	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C264	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C265	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C266	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C267	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C268	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C269	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C270	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C271	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C272	19.77	125.00	N19°51'01"W	19.75	9.91	9°03'50"
C273	23.73	150.00	N19°51'01"W	23.70	11.89	9°03'50"
C274	27.68	175.00	N19°51'01"W	27.66	13.87	9°03'50"
C275	39.27	25.00	N69°22'56"W	35.36	25.00	90°00'00"
C276	39.27	25.02	S20°37'48"W	35.36	24.99	89°56'30"
C277	30.77	25.00	S79°07'04"E	28.87	17.68	70°31'44"
C278	218.63	50.00	S10°52'56"W	81.65	70.71	250°31'44"
C279	50.72	125.00	S77°14'30"W	50.37	25.71	23°14'51"
C280	60.86	150.00	S77°14'30"W	60.45	30.86	23°14'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C281	71.01	175.00	S77°14'30"W	70.52	36.00	23°14'51"
C282	21.03	25.00	N67°02'23"W	20.41	11.18	48°11'23"
C283	143.15	50.00	N55°02'12"E	99.03	356.59	164°02'11"
C284	21.03	25.03	S02°53'12"E	20.41	11.18	48°07'31"
C285	29.52	25.00	N55°02'12"E	27.84	16.75	67°39'25"
C286	12.20	125.00	S24°00'14"W	12.19	6.10	5°35'28"
C287	14.64	150.00	S24°00'14"W	14.63	7.32	5°35'28"
C288	17.08	175.00	S24°00'14"W	17.07	8.55	5°35'28"
C289	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C290	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C291	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C292	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C293	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C294	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C295	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C296	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C297	21.03	25.00	N87°17'44"W	20.41	11.18	48°11'23"
C298	241.19	50.00	S26°47'58"W	66.67	44.72	276°22'46"
C299	21.03	25.00	S39°06'21"E	20.41	11.18	48°11'23"
C300	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C301	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C302	38.94	25.00	S18°34'35"E	35.12	24.67	89°14'54"
C303	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C304	69.21	325.00	N19°56'48"E	69.08	34.74	12°12'06"
C305	67.82	300.00	N20°19'22"E	67.68	34.06	12°57'13"
C306	62.17	275.00	N20°19'22"E	62.04	31.22	12°57'13"
C307	62.17	275.00	S20°19'22"W	62.04	31.22	12°57'13"
C308	67.82	300.00	S20°19'22"W	67.68	34.06	12°57'13"
C309	73.48	325.00	S20°19'22"W	73.32	36.90	12°57'13"
C310	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C311	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C312	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C313	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C314	23.55	25.00	S53°47'00"W	22.69	12.73	53°58'05"
C315	301.53	60.00	N63°12'02"W	70.59	43.64	287°56'10"
C316	23.55	25.00	N00°11'05"W	22.69	12.73	53°58'05"
C317	24.93	175.00	N67°16'57"W	24.91	12.49	8°09'49"
C318

MATCHLINE SEE SHEET 9



0 75 150 300

SCALE: 1" = 150'

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- W — W — PROPOSED WATER LINE
- AQUA — EXISTING AQUA WATER LINE
- BRIARWOOD WATER LINE
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY: BRK | DRAFTED BY: ASL

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 78749
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WATER UTILITY PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
@ F3791

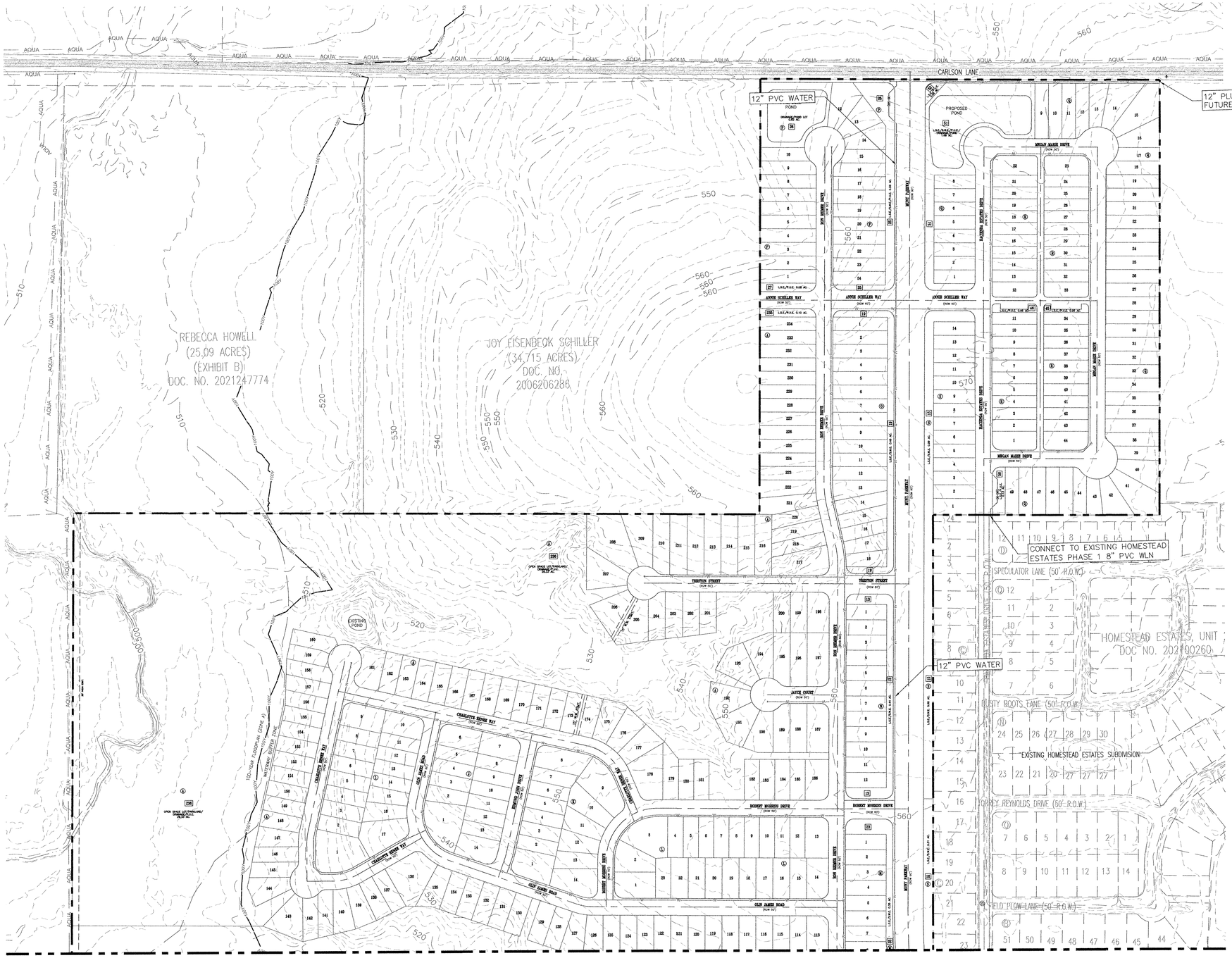
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DATE: AUGUST 2024

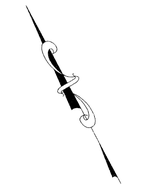
JOB NUMBER: 5585

SHEET: 8 OF 16

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MATCHLINE SEE SHEET 8



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- W PROPOSED WATER LINE
- AQUA EXISTING AQUA WATER LINE
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: WATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

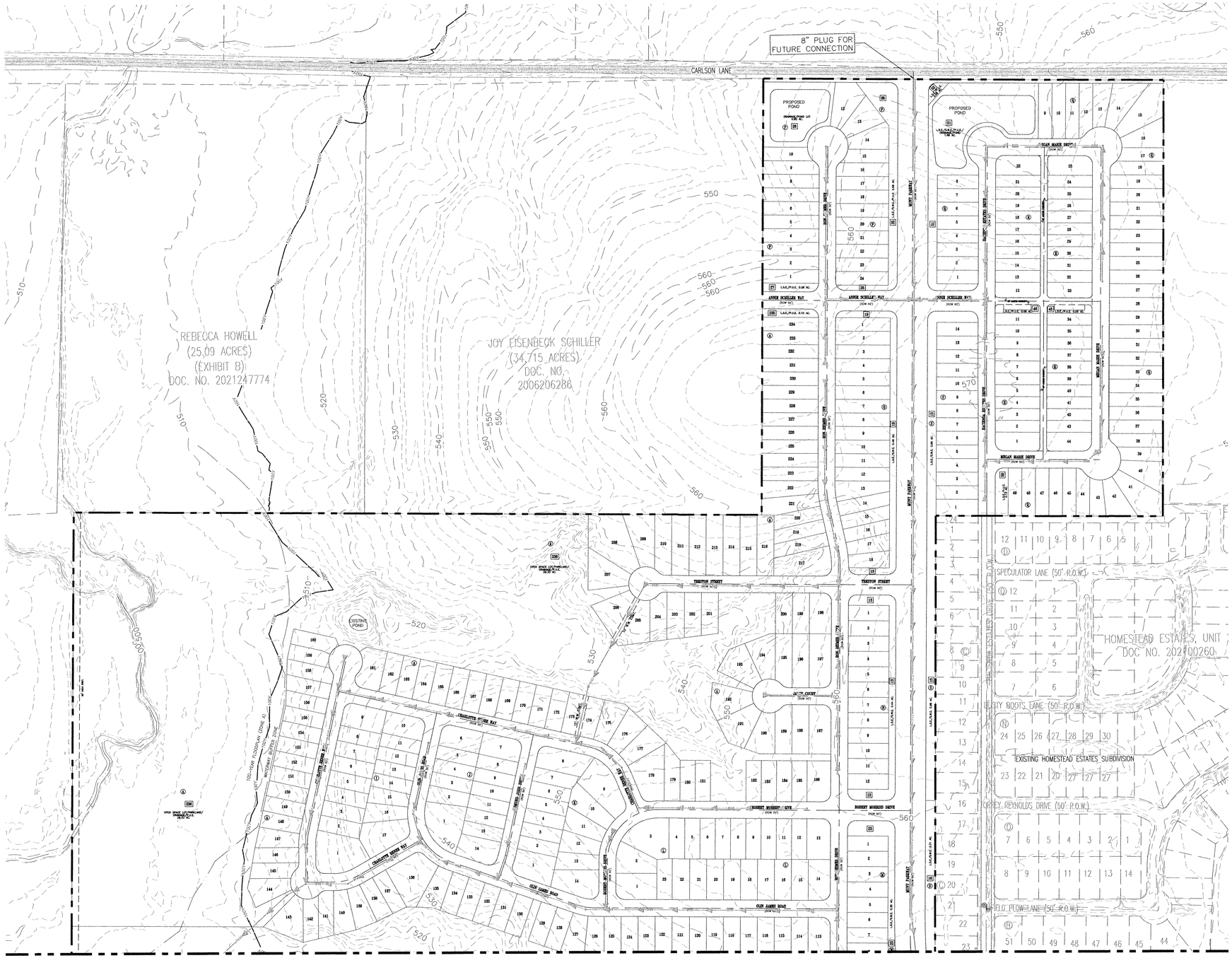
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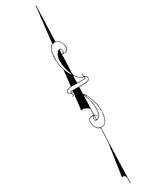
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9 OF 16

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MATCHLINE SEE SHEET 11


12" PVC WASTEWATER
PROPOSED LIFT STATION
8" PVC WASTEWATER STUB
6" PVC FORCE MAIN
12" PVC WASTEWATER
8" PVC WASTEWATER STUB
12" PVC WASTEWATER
CONNECT TO BRIARWOOD DEVELOPMENT 24" WWLN
FM 1100
EXISTING POND
PROPOSED POND
DOUG DRIVE
KELLE DRIVE
MARGARET ROSE DRIVE
KEMPEL ROAD
STYLE CIRCLE
TEXAN BLVD
HACIENDA ESTATES DRIVE
NATE STREET
CHASE BEND
BRADWELL DRIVE
SUSANNE MARIE TRAIL
WAYLAND KRUGER DRIVE
LACUNA COURT
LACUNA LN.
LACUNA CIR.
LACUNA PKWY.
LACUNA BLVD.
LACUNA WAY
LACUNA TRL.
LACUNA CRK.
LACUNA PL.
LACUNA LOOP
LACUNA CV.
LACUNA TER.
LACUNA RUN
LACUNA PASS
LACUNA HL.
LACUNA VW.
LACUNA GLN.
LACUNA XING
LACUNA BND.
LACUNA SQ.
LACUNA WLK.
LACUNA ALY.
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LACUNA WOODS





LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED FORCEMAIN
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:
1. ALL PROPOSED WASTEWATER LINES SHALL BE 8" PVC SDR-26 UNLESS OTHERWISE NOTED.
2. WASTEWATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: WASTEWATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

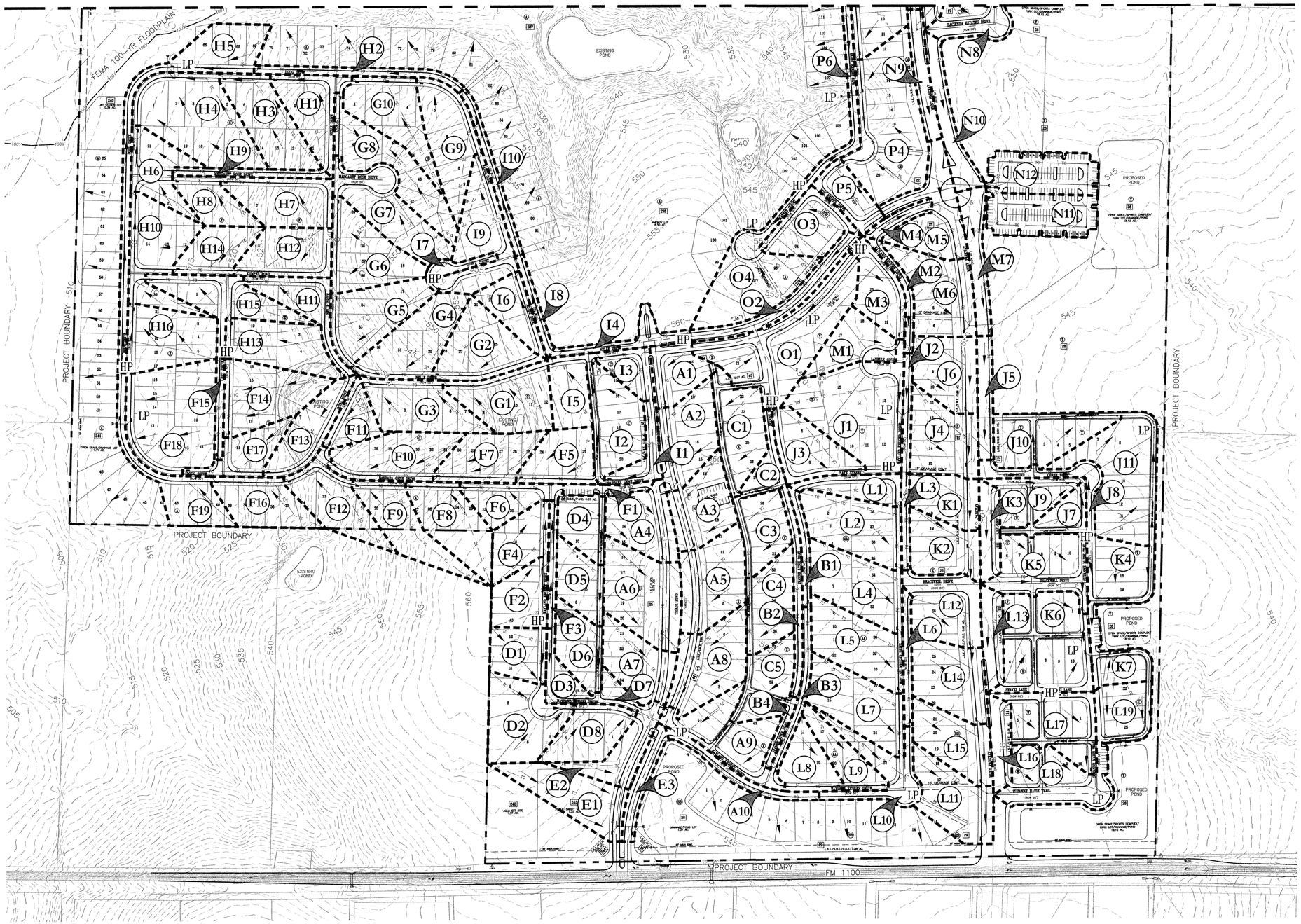
JOB NUMBER
5585

SHEET
11 OF 16

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SUB-ENGINEERING.CTB

MATCH LINE SEE SHEET 13



LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC TC TC TIME OF CONCENTRATION
- A1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791

Main Office
5501 West William Cannon Dr. Ste 600
Austin, Texas 78749
Phone No. (512) 280-5160

North Office
12129 Rieder Rd.
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

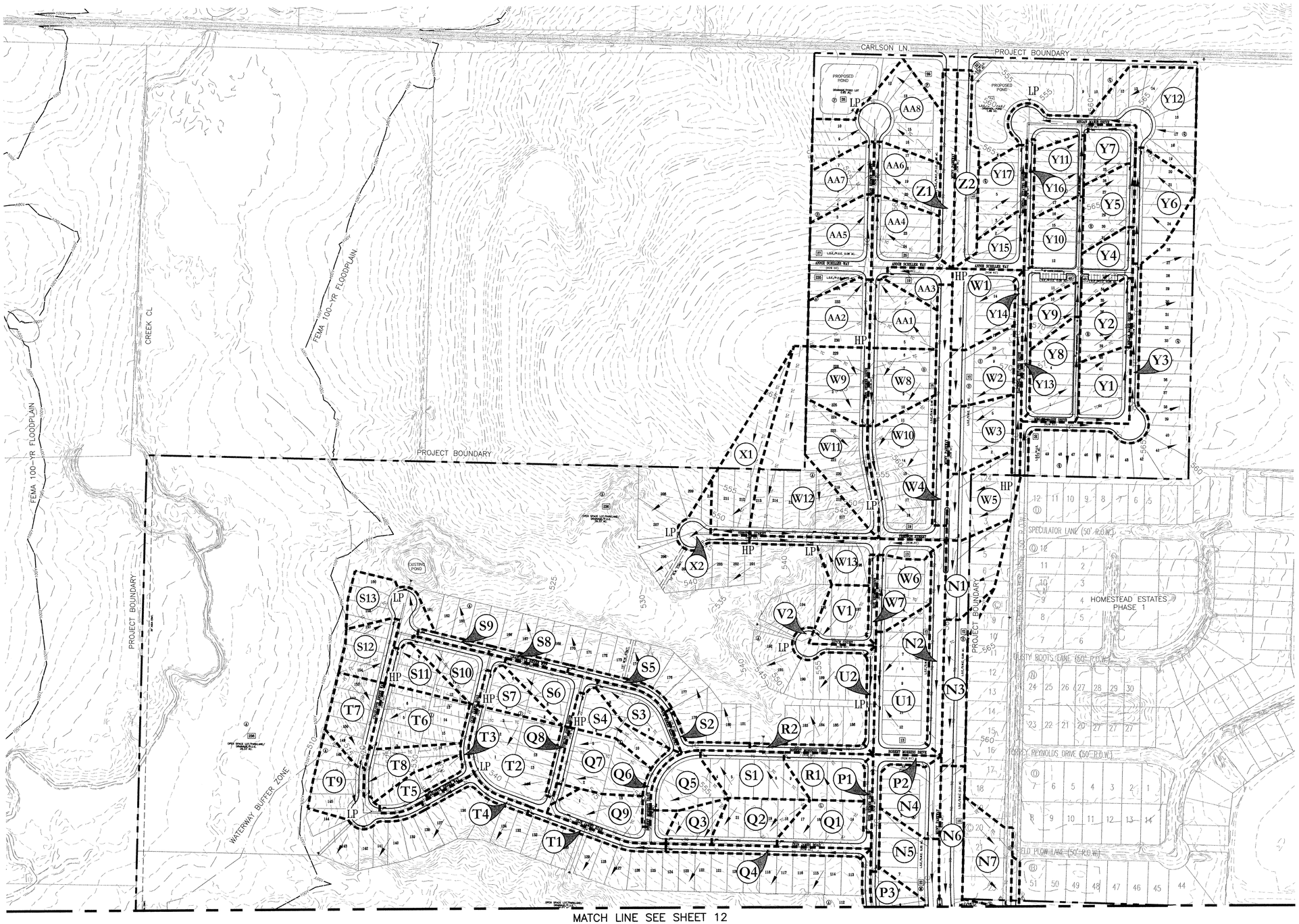
DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
12 OF 16

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SUB-ENGINEERING.CTB



MATCH LINE SEE SHEET 12

LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC TC TC TIME OF CONCENTRATION
- A1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

REVISION / DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

BRIAN KELLING JR. 130745 LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC. ID# F3791
8/13/2024

DATE AUGUST 2024

JOB NUMBER 5585

SHEET 13 OF 16

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Area No.	Area (Acre)	TC (Min.)	Perv. (%)	Imperv. (%)	C 25	C 100	I 25 In/Hr	I 100 In/Hr	Q 25 CFS	Q 100 CFS
A1	0.57	17	69	31	0.46	0.54	7.59	10.00	2.0	3.1
A2	0.93	18	48	52	0.59	0.67	7.31	9.66	4.0	6.0
A3	0.85	17	67	33	0.48	0.55	7.50	9.89	3.0	4.6
A4	0.83	17	64	36	0.49	0.57	7.56	9.98	3.1	4.7
A5	1.08	15	52	48	0.62	0.70	7.90	10.39	5.3	7.8
A6	1.29	14	61	39	0.58	0.65	8.04	10.56	6.0	8.9
A7	0.82	14	56	44	0.60	0.68	8.08	10.61	4.0	5.9
A8	1.09	16	48	52	0.58	0.66	7.77	10.23	4.9	7.4
A9	1.10	15	45	55	0.60	0.69	7.82	10.29	5.2	7.8
A10	0.31	7	27	73	0.71	0.79	10.10	13.05	2.2	3.2
B1	0.21	6	44	56	0.61	0.69	10.71	13.76	1.4	2.0
B2	0.36	6	41	59	0.62	0.71	10.66	13.71	2.4	3.5
B3	0.29	5	40	60	0.63	0.71	10.92	14.01	2.0	2.9
B4	0.13	5	47	53	0.59	0.67	11.05	14.16	0.8	1.2
C1	0.90	17	39	61	0.64	0.72	7.46	9.85	4.3	6.4
C2	0.32	16	37	63	0.65	0.73	7.67	10.11	1.6	2.4
C3	0.66	17	37	63	0.65	0.73	7.56	9.97	3.2	4.8
C4	0.78	17	38	62	0.64	0.73	7.46	9.85	3.7	5.6
C5	0.72	17	50	50	0.58	0.66	7.51	9.91	3.1	4.7
D1	0.57	17	40	60	0.63	0.71	7.57	9.98	2.7	4.1
D2	1.10	17	41	59	0.62	0.71	7.53	9.94	5.2	7.7
D3	0.33	16	52	48	0.56	0.64	7.68	10.12	1.4	2.2
D4	0.53	17	37	63	0.65	0.73	7.59	10.01	2.6	3.9
D5	0.58	17	38	62	0.64	0.73	7.52	9.92	2.8	4.2
D6	0.63	16	38	62	0.68	0.77	7.63	10.06	3.3	4.9
D7	0.19	16	37	63	0.65	0.73	7.71	10.15	1.0	1.4
D8	0.74	17	41	59	0.62	0.71	7.46	9.85	3.5	5.1
E1	0.99	15	92	8	0.33	0.41	7.87	10.36	2.6	4.2
E2	0.62	10	43	57	0.66	0.74	9.25	12.04	3.8	5.5
E3	0.35	5	58	42	0.53	0.61	10.86	13.95	2.0	3.0
F1	0.19	6	37	63	0.65	0.73	10.69	13.75	1.3	1.9
F2	0.65	17	40	60	0.63	0.71	7.42	9.80	3.0	4.5
F3	0.22	6	41	59	0.67	0.75	10.56	13.59	1.5	2.2
F4	0.63	17	40	60	0.63	0.71	7.42	9.80	2.9	4.4
F5	0.70	17	40	60	0.63	0.72	7.47	9.86	3.3	4.9
F6	0.57	5	47	53	0.64	0.72	11.05	14.16	4.0	5.8
F7	0.82	17	40	60	0.63	0.71	7.46	9.85	3.9	5.8
F8	0.97	14	64	36	0.50	0.57	8.20	10.76	3.9	6.0
F9	0.88	12	68	32	0.54	0.62	8.73	11.41	4.2	6.2
F10	1.01	16	40	60	0.63	0.71	7.78	10.24	4.9	7.4
F11	0.43	16	41	59	0.62	0.71	7.65	10.08	2.1	3.1
F12	0.89	8	52	48	0.62	0.69	9.80	12.69	5.4	7.8
F13	0.74	16	46	54	0.60	0.68	7.60	10.02	3.4	5.0
F14	1.07	18	38	62	0.64	0.73	7.30	9.65	5.0	7.5
F15	0.17	5	42	58	0.62	0.70	11.05	14.16	1.2	1.7
F16	0.80	15	40	60	0.63	0.71	7.80	10.27	3.9	5.9
F17	0.58	12	51	49	0.62	0.70	8.57	11.22	3.1	4.5
F18	1.78	16	40	60	0.67	0.75	7.79	10.25	9.3	13.7
F19	0.79	18	39	61	0.64	0.72	7.39	9.76	3.7	5.6
G1	1.03	16	39	61	0.64	0.72	7.78	10.24	5.1	7.6
G2	1.01	15	44	56	0.65	0.74	7.89	10.38	5.2	7.7
G3	0.99	16	40	60	0.67	0.75	7.77	10.23	5.2	7.6
G4	1.07	16	44	56	0.61	0.69	7.69	10.13	5.0	7.5
G5	1.04	16	40	60	0.63	0.72	7.62	10.04	5.0	7.5
G6	1.05	16	40	60	0.67	0.75	7.63	10.06	5.4	8.0
G7	1.09	15	44	56	0.65	0.73	7.96	10.47	5.7	8.4
G8	1.10	15	40	60	0.67	0.75	7.80	10.27	5.8	8.5
G9	1.03	15	41	59	0.67	0.75	7.94	10.44	5.5	8.1
G10	0.99	14	40	60	0.67	0.75	8.08	10.61	5.4	7.9
H1	0.80	15	46	54	0.64	0.72	7.83	10.30	4.0	6.0
H2	0.36	6	39	61	0.64	0.72	10.78	13.85	2.5	3.6
H3	0.99	15	40	60	0.67	0.75	7.97	10.47	5.3	7.8
H4	1.69	15	40	60	0.67	0.76	7.95	10.46	9.0	13.3
H5	1.29	17	40	60	0.63	0.72	7.47	9.85	6.1	9.1
H6	0.69	18	46	54	0.60	0.68	7.29	9.64	3.0	4.5
H7	0.91	11	41	59	0.67	0.75	8.97	11.70	5.4	8.0
H8	0.53	17	40	60	0.63	0.71	7.49	9.89	2.5	3.7
H9	0.26	6	39	61	0.64	0.72	10.60	13.63	1.8	2.6
H10	1.09	19	44	56	0.61	0.69	7.06	9.35	4.7	7.0
H11	0.62	17	43	57	0.61	0.70	7.57	9.98	2.9	4.3
H12	0.83	10	42	58	0.66	0.75	9.04	11.78	5.0	7.3
H13	0.95	18	41	59	0.63	0.71	7.34	9.69	4.4	6.5
H14	0.60	17	40	60	0.63	0.71	7.52	9.92	2.9	4.2
H15	0.92	15	46	54	0.64	0.72	7.83	10.30	4.6	6.9
H16	1.01	17	40	60	0.63	0.71	7.42	9.80	4.7	7.1

I1	0.36	5	47	53	0.64	0.72	11.05	14.16	2.5	3.7
I2	0.96	17	41	59	0.63	0.71	7.47	9.86	4.5	6.7
I3	0.39	14	69	31	0.47	0.54	8.04	10.56	1.5	2.2
I4	0.37	6	61	39	0.57	0.65	10.49	13.51	2.2	3.2
I5	0.57	17	41	59	0.62	0.71	7.56	9.97	2.7	4.0
I6	0.53	16	41	59	0.62	0.71	7.64	10.07	2.5	3.8
I7	0.19	5	45	55	0.60	0.69	11.05	14.16	1.3	1.8
I8	0.18	5	41	59	0.62	0.71	10.88	13.97	1.2	1.8
I9	1.07	15	43	57	0.66	0.74	7.83	10.31	5.5	8.1
I10	0.30	6	42	58	0.62	0.70	10.71	13.77	2.0	2.9
J1	1.84	19	45	55	0.60	0.68	7.21	9.53	8.0	12.0
J2	0.20	5	39	61	0.64	0.72	11.05	14.16	1.4	2.0
J3	0.80	17	41	59	0.63	0.71	7.46	9.85	3.7	5.6
J4	0.97	17	43	57	0.61	0.70	7.42	9.80	4.4	6.6
J5	0.38	6	23	77	0.73	0.82	10.53	13.55	2.9	4.2
J6	0.86	16	45	55	0.65	0.73	7.80	10.27	4.3	6.4
J7	0.40	16	35	65	0.66	0.74	7.64	10.07	2.0	3.0
J8	0.42	6	59	41	0.53	0.60	10.46	13.48	2.3	3.4
J9	0.60	17	37	63	0.65	0.73	7.47	9.85	2.9	4.3
J10	1.01	19	41	59	0.63	0.71	7.15	9.47	4.5	6.8
J11	1.62	19	37	63	0.65	0.73	7.19	9.51	7.6	11.3
K1	0.63	17	50	50	0.57	0.65	7.52	9.92	2.7	4.1
K2	0.75	17	52	48	0.56	0.64	7.49	9.89	3.2	4.8
K3	0.36	8	44	56	0.61	0.69	9.96	12.89	2.2	3.2
K4	0.83	18	21	79	0.74	0.83	7.39	9.76	4.5	6.7
K5	1.08	18	47	53	0.59	0.67	7.25	9.59	4.7	7.0
K6	1.70	18	41	59	0.63	0.71	7.26	9.60	7.7	11.6
K7	0.50	15	47	53	0.59	0.67	7.97	10.47	2.3	3.5
L1	0.47	17	47	53	0.59	0.68	7.46	9.84	2.1	3.1
L2	1.08	19	40	60	0.63	0.71	7.22	9.55	4.9	7.4
L3	0.16	5	40	60	0.63	0.72	10.85	13.93	1.1	1.6
L4	1.09	18	40	60	0.63	0.71	7.23	9.56	5.0	7.5
L5	1.08	18	40	60	0.63	0.71	7.24	9.57	4.9	7.4
L6	0.23	6	45	55	0.60	0.68	10.45	13.46	1.4	2.1
L7	1.10	19	40	60	0.63	0.71	7.21	9.54	5.0	7.5
L8	0.57	18	40	60	0.63	0.71	7.38	9.75	2.7	4.0
L9	0.52	18	40	60	0.63	0.72	7.30	9.65	2.4	3.6
L10	0.70	18	45	55	0.60	0.69	7.24	9.57	3.1	4.6
L11	0.97	18	47	53	0.59	0.67	7.33	9.68	4.2	6.3
L12	0.97	17	42	58	0.62	0.70	7.50	9.90	4.5	6.8
L13	0.41	6	48	52	0.59	0.67	10.58	13.62	2.6	3.7
L14	1.02	18	43	57	0.61	0.70	7.34	9.70	4.6	6.9
L15	0.85	18	45	55	0.60	0.68	7.33	9.69	3.8	5.6
L16	0.37	9	46	54	0.60	0.68	9.50	12.33	2.1	3.1
L17	1.07	18	43	57	0.62	0.70	7.24	9.58	4.8	7.1
L18	1.17	18	40	60	0.63	0.72	7.24	9.58	5.4	8.0
L19	0.64	17	22	78	0.73	0.82	7.53	9.93	3.5	5.2
M1	0.66	17	39	61	0.64	0.72	7.48	9.87	3.1	4.7
M2	0.22	5	21	79	0.74	0.82	10.95	14.04	1.8	2.5
M3	0.67	17	48	52	0.58	0.66	7.47	9.86	2.9	4.4
M4	0.19	5	50	50	0.57	0.65	11.05	14.16	1.2	1.8
M5	1.03	17	67	33	0.48	0.56	7.48	9.87	3.7	5.7
N2	0.65	8	29	71	0.70	0.78	9.76	12.64	4.4	6.4
N3	0.84	6	58	42	0.53	0.61	10.81	13.89	4.8	7.1
N4	0.82	17	53	47	0.56	0.64	7.43	9.81	3.4	5.1
N5	0.82	18	43	57	0.62	0.70	7.40	9.77	3.7	5.6
N6	0.79	12	51	49	0.57	0.65	8.68	11.35	3.9	5.8
N7	0.95	18	42	58	0.62	0.70	7.31	9.66	4.3	6.4
N8	0.60	15	43	57	0.61	0.70	7.93	10.43	2.9	4.4
N9	0.40	8	22	78	0.74	0.82	9.94	12.86	2.9	4.2
N10	0.57	8	32	68	0.68	0.76	9.79	12.68	3.8	5.5
N11	0.90	5	3	97	0.84	0.93	11.05	14.16	8.4	11.9
N12	0.87	5	3	97	0.84	0.93	11.05	14.16	8.1	11.5
O1	1.86	17	55	45	0.55	0.63	7.52	9.92	7.6	11.5
O2	0.55	5	51	49	0.57	0.65	11.05	14.16	3.5	5.1
O3	0.76	17	43	57	0.61	0.69	7.57	9.98	3.5	5.3
O4	1.42	18	59	41	0.53	0.60	7.34	9.70	5.5	8.3
P1	0.13	6	41	59	0.62	0.71	10.71	13.77	0.9	1.3
P2	0.32	7	28	72	0.73	0.81	10.36	13.36	2.4	3.5
P3	0.73	17	42	58	0.62	0.70	7.52	9.93	3.4	5.1
P4	1.96	18	51	49	0.57	0.65	7.39	9.76	8.2	12.4
P5	0.50	16	43	57	0.61	0.70	7.66	10.10	2.4	3.5
P6	0.44	5	40	60	0.63	0.71	10.96	14.07	3.0	4.4
Q1	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
Q2	0.73	17	40	60	0.63	0.72	7.44	9.83	3.4	5.1
Q3	0.39	17	39	61	0.64	0.72	7.59	10.01	1.9	2.8
Q4	0.36	7	42	58	0.62	0.70	10.24	13.22	2.3	3.4

Q5	0.68	17	41	59	0.63	0.71	7.42	9.80	3.2	4.7
Q6	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
Q7	0.96	17	40	60	0.63	0.71	7.43	9.81	4.5	6.7
Q8	0.13	5	42	58	0.62	0.70	11.05	14.16	0.9	1.3
Q9	0.90	17	56	44	0.54	0.62	7.49	9.89	3.7	5.5
R1	0.72	17	40	60	0.63	0.71	7.54	9.95	3.4	5.1
R2	0.21	5	40	60	0.63	0.71	11.05	14.16	1.5	2.1
S1	0.84	17	39	61	0.64	0.72	7.41	9.78	4.0	5.9
S2	0.19	5	40	60	0.67	0.75	11.05	14.16	1.4	2.0
S3	0.56	17	52	48	0.56	0.64	7.51	9.91	2.4	3.6
S4	0.60	17	40	60	0.63	0.71	7.41	9.78	2.8	4.2
S5	0.20	5	41	59	0.63	0.71	10.95	14.05	1.4	2.0
S6	0.60	17	43	57	0.62	0.70	7.53	9.93	2.8	4.2
S7	0.48	17	40	60	0.63	0.72	7.43	9.81	2.3	3.4
S8	0.14	5	39	61	0.64	0.72	11.05	14.16	1.0	1.4
S9	0.13	5	40	60	0.63	0.72	11.05	14.16	0.9	1.3
S10	0.61	17	40	60	0.63	0.71	7.53	9.94	2.9	4.3
S11	0.49	17	40	60	0.63	0.71	7.41	9.79	2.3	3.4
S12	0.59	17	41	59	0.63	0.71	7.51	9.90	2.8	4.1
S13	0.80	17	59	41	0.53	0.60	7.58	10.00	3.2	4.8
T1	0.25	7	39	61	0.64	0.72	10.24	13.21	1.6	2.4
T2	1.56	18	40	60	0.63	0.71	7.36	9.72	7.2	10.8
T3	0.21	5	41	59	0.62	0.71	11.05	14.16	1.4	2.1
T4	0.22	5	43	57	0.62	0.70	11.05	14.16	1.5	2.2
T5	0.45	17	41	59	0.63	0.71	7.51	9.91	2.1	3.2
T6	1.03	18	40	60	0.63	0.72	7.36	9.73	4.8	7.2
T7	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
T8	0.63	18	40	60	0.63	0.71	7.37	9.73	2.9	4.4
T9	0.91	18	48	52	0.58	0.66	7.32	9.68	3.9	5.9
U1	1.59	18	56	44	0.54	0.62	7.26	9.60	6.2	9.5
U2	0.18	5	42	58	0.62	0.70	11.05	14.16	1.2	1.8
V1	0.63	17	36	64	0.65	0.74	7.49	9.88	3.1	4.6
V2	0.23	5	47	53	0.59	0.67	11.05	14.16	1.5	2.2
W1	0.98	18	36	64	0.65	0.74	7.39	9.76	4.7	7.1
W2	0.84	18	44	56	0.61	0.69	7.39	9.76	3.8	5.7
W3	0.88	18	44	56	0.61	0.69	7.35	9.72	3.9	5.9
W4	0.76	10	22	78	0.74	0.82	9.25	12.03	5.2	7.5
W5	0.97	18	47	53	0.59	0.68	7.37	9.73	4.2	6.4
W6	0.73	17	47	53	0.59	0.67	7.57	9.98	3.3	4.9
W7	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
W8	0.93	17	44	56	0.61	0.69	7.44	9.82	4.2	6.3
W9	0.90	17	40	60	0.63	0.71	7.47	9.86	4.2	6.3
W10	1.72	18	50	50	0.58	0.66	7.37	9.74	7.3	11.0
W11	1.16	18	40	60	0.63	0.71	7.40	9.77	5.4	8.1
W12	2.17	14	64	36	0.56	0.64	8.02	10.54	9.7	14.6
W13	0.86	17	43	57	0.61	0.69	7.47	9.86	3.9	5.9
X1	1.15	13	68	32	0.54	0.61	8.39	11.00	5.2	7.8
X2	0.37	5	44	56	0.61	0.69	10.94	14.03	2.5	3.6
Y1	0.78	17	40	60	0.63	0.71	7.45	9.83	3.7	5.5
Y2	0.71	18	40	60	0.63	0.71	7.39	9.75	3.3	4.9
Y3	0.69	13	50	50	0.57	0.65	8.42	11.03	3.3	5.0
Y4	0.57	17	45	55	0.61	0.69	7.41	9.79	2.6	3.8
Y5	0.73	18	40	60	0.63	0.71	7.38	9.74	3.4	5.1
Y6	0.99	17	43	57	0.62	0.70	7.48	9.87	4.6	6.8
Y7	0.53	17	41	59	0.63	0.71	7.43	9.80	2.5	3.7
Y8	0.98	18	37	63	0.65	0.73	7.30	9.65	4.6	6.9
Y9	0.42	17	37	63	0.65	0.73	7.50	9.90	2.0	3.0
Y10	0.99	18	37	63	0.65	0.73	7.25	9.58	4.7	7.0
Y11	0.69	18	38	62	0.64	0.73	7.39	9.76	3.3	4.9
Y12	2.12	21	45	55	0.60	0.68	6.82	9.05	8.7	13.1
Y13	0.20	6	43	57	0.62	0.70	10.67	13.72	1.3	1.9
Y14	0.36	8	41	59	0.63	0.71	9.72	12.59	2.2	3.2
Y15	0.52	17	51	49	0.57	0.65	7.58	10.00	2.2	3.4
Y16	0.23	5	41	59	0.63	0.71	11.05	14.16	1.6	2.3
Y17	0.71	17	40	60	0.63	0.71	7.48	9.88	3.3	5.0
Z1	0.62	5	23	77	0.73	0.81	10.88	13.96	4.9	7.0
Z2	0.82	8	42	58	0.62	0.70	9.83	12.72	5.0	7.3
AA1	0.83	17	44	56	0.61	0.69	7.48	9.88	3.8	5.7
AA2	0.81	17	40	60	0.63	0.71	7.50	9.90	3.8	5.7
AA3	0.36	16	63	37	0.50	0.58	7.65	10.09	1.4	2.1
AA4	0.97	17	51	49	0.57	0.65	7.42	9.79	4.1	6.2
AA5	1.09	18	43	57	0.61	0.69	7.23	9.56	4.8	7.2
AA6	0.77	17	47	53	0.59	0.67	7.40	9.78	3.4	5.1
AA7	0.71	18	40	60	0.63	0.71	7.40	9.78	3.3	4.9
AA8	1.57	18	47	53	0.59	0.67	7.37	9.73	6.8	10.2

SUB-ENGINEERING.CTB

FILE PATH:J:\AC\5585\dwg\5585-DRAINAGE.dwg - Aug 13, 2024 - 10:10am

DESIGNED BY: BRK

DRAFTED BY: ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdengr.com

SHEET NAME: DRAINAGE CALCS

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
14 OF 16

SUB-ENGINEERING.CTB

FILE PATH: J:\ACAD\5585\dwg\5585-HYDROLOGY.dwg Aug 13, 2024 - 10:10am

TRIADA

ANALYSIS POINT "A"
Q_2=23.7 CFS
Q_{10}=44.7 CFS
Q_{25}=58.8 CFS
Q_{100}=81.1 CFS

ANALYSIS POINT "B"
Q_2=33.0 CFS
Q_{10}=62.3 CFS
Q_{25}=81.8 CFS
Q_{100}=112.6 CFS

ANALYSIS POINT "C"
Q_2=2758.2 CFS
Q_{10}=5424.9 CFS
Q_{25}=7292.8 CFS
Q_{100}=10420.9 CFS

ANALYSIS POINT "D"
Q_2=23.7 CFS
Q_{10}=45.2 CFS
Q_{25}=59.7 CFS
Q_{100}=82.7 CFS

ANALYSIS POINT "E"
Q_2=27.9 CFS
Q_{10}=52.3 CFS
Q_{25}=69.0 CFS
Q_{100}=95.5 CFS

ANALYSIS POINT "F"
Q_2=34.5 CFS
Q_{10}=64.9 CFS
Q_{25}=85.4 CFS
Q_{100}=117.5 CFS

ANALYSIS POINT "G"
Q_2=14.2 CFS
Q_{10}=30.2 CFS
Q_{25}=41.5 CFS
Q_{100}=59.7 CFS

ANALYSIS POINT "H"
Q_2=17.9 CFS
Q_{10}=38.4 CFS
Q_{25}=52.9 CFS
Q_{100}=76.4 CFS

ANALYSIS POINT "I"
Q_2=28.9 CFS
Q_{10}=61.1 CFS
Q_{25}=84.6 CFS
Q_{100}=122.7 CFS

ANALYSIS POINT "J"
Q_2=1.6 CFS
Q_{10}=3.3 CFS
Q_{25}=4.5 CFS
Q_{100}=6.5 CFS

ANALYSIS POINT "K"
Q_2=2645.6 CFS
Q_{10}=5189.8 CFS
Q_{25}=6972.8 CFS
Q_{100}=9925.8 CFS

PROJECT BOUNDARY

EX1 EX2 EX3 EX4 EX5 EX6 EX7 EX8 EX9A EX9B EX10 EX11 EX12 EX13 EX14 EX15 EX16 EX17 EX18

0 150 300 600
SCALE: 1" = 300'

0 1000 2000 4000
SCALE: 1" = 2000'

LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- EXISTING DRAINAGE AREA BOUNDARY
- TC EXISTING TIME OF CONCENTRATION PATH
- EX 1 EXISTING DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

DESIGNED BY:	DRAFTED BY:
BRK	AST

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: EXISTING HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE AUGUST 2024

JOB NUMBER 5585

SHEET 15 OF 16

SUB-ENGINEERING.CTB

ANALYSIS POINT "B"
Q_2=23.4 CFS
Q_{10}=48.1 CFS
Q_{25}=63.2 CFS
Q_{100}=86.6 CFS

ANALYSIS POINT "A"
Q_2=17.6 CFS
Q_{10}=29.2 CFS
Q_{25}=40.5 CFS
Q_{100}=80.0 CFS

ANALYSIS POINT "D"
Q_2=21.6 CFS
Q_{10}=38.3 CFS
Q_{25}=49.4 CFS
Q_{100}=67.0 CFS

ANALYSIS POINT "K"
Q_2=2645.6 CFS
Q_{10}=5164.1 CFS
Q_{25}=6938.8 CFS
Q_{100}=9879.4 CFS

ANALYSIS POINT "E"
Q_2=27.9 CFS
Q_{10}=36.5 CFS
Q_{25}=41.5 CFS
Q_{100}=93.5 CFS

ANALYSIS POINT "F"
Q_2=34.1 CFS
Q_{10}=56.4 CFS
Q_{25}=71.2 CFS
Q_{100}=94.5 CFS

ANALYSIS POINT "G"
Q_2=10.0 CFS
Q_{10}=26.4 CFS
Q_{25}=37.6 CFS
Q_{100}=53.1 CFS

ANALYSIS POINT "H"
Q_2=15.7 CFS
Q_{10}=25.4 CFS
Q_{25}=34.9 CFS
Q_{100}=70.9 CFS

ANALYSIS POINT "C"
Q_2=2744.8 CFS
Q_{10}=5381.7 CFS
Q_{25}=7234.7 CFS
Q_{100}=10321.4 CFS

ANALYSIS POINT "J"
Q_2=1.6 CFS
Q_{10}=2.9 CFS
Q_{25}=3.8 CFS
Q_{100}=5.3 CFS

ANALYSIS POINT "I"
Q_2=28.1 CFS
Q_{10}=55.3 CFS
Q_{25}=67.8 CFS
Q_{100}=122.0 CFS

POND G
POND F
POND E
POND D
POND C
POND A

PROJECT BOUNDARY

LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- 305 PROPOSED MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- TC TIME OF CONCENTRATION PATH
- DV 1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 150 300 600
SCALE: 1" = 300'

0 1000 2000 4000
SCALE: 1" = 2000'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
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North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
Phone No. (512) 280-5160
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
www.cbdeng.com

SHEET NAME: DEVELOPED HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
16 OF 16

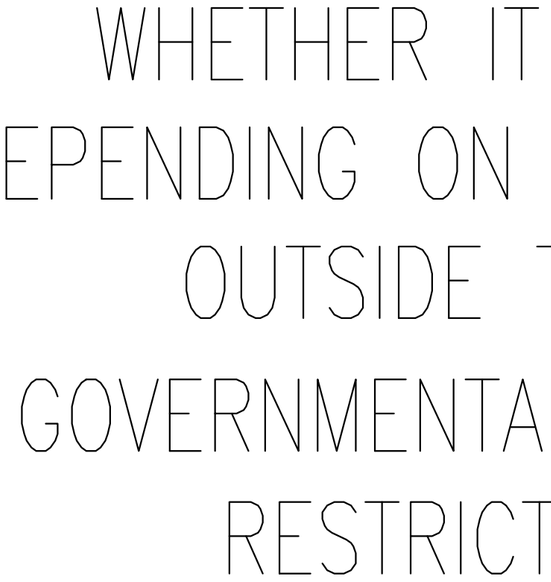
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TRIADA PHASE 2
FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



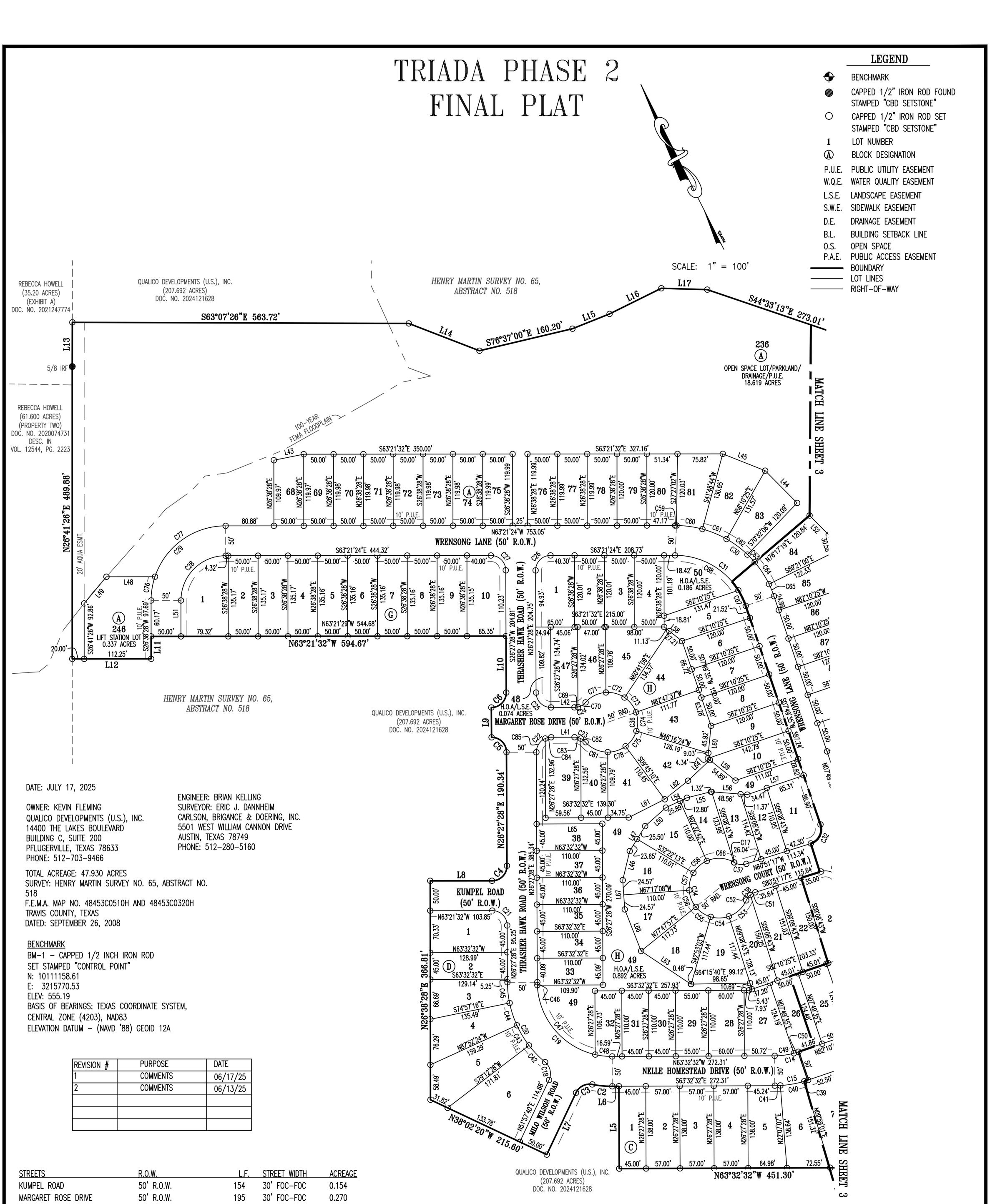
LOCATION MAP
(N.T.S.)

SHEET NO. 1 OF 6

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT – TRIADA PH 2

TRIADA PHASE 2
FINAL PLAT



DATE: JULY 17, 2025

OWNER: KEVIN FLEMING
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78633
PHONE: 512-703-9466

ENGINEER: BRIAN KELLING
SURVEYOR: ERIC J. DANNHEIM
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160

TOTAL ACREAGE: 47.930 ACRES
SURVEY: HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518
F.E.M.A. MAP NO. 48453C0510H AND 48453C0320H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARK
BM-1 – CAPPED 1/2 INCH IRON ROD
SET STAMPED "CONTROL POINT"
N: 10111158.61
E: 3215770.53
ELEV: 555.19
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
ELEVATION DATUM – (NAVD '88) GEOID 12A

REVISION #	PURPOSE	DATE
1	COMMENTS	06/17/25
2	COMMENTS	06/13/25

STREETS	R.O.W.	L.F.	STREET WIDTH	ACREAGE
KUMPEL ROAD	50' R.O.W.	154	30' FOC-FOC	0.154
MARGARET ROSE DRIVE	50' R.O.W.	195	30' FOC-FOC	0.270
MILO WILSON ROAD	50' R.O.W.	158	30' FOC-FOC	0.157
NELLE HOMESTEAD DRIVE	50' R.O.W.	812	30' FOC-FOC	0.857
THRASHER HAWK ROAD	50' R.O.W.	909	30' FOC-FOC	1.113
WRENSONG COURT	50' R.O.W.	220	30' FOC-FOC	0.357
WRENSONG LANE	50' R.O.W.	1,918	30' FOC-FOC	2.178
TOTAL		4,366		5.086

TOTAL OF LOTS:		ACREAGE
SINGLE FAMILY LOTS:	103	16.147
LIFT STATION LOT:	1	0.337
L.S.E./S.W.E./P.U.E. LOT:	1	0.173
H.O.A./L.S.E. LOTS:	3	1.152
OPEN SPACE/PARKLAND/DRAINAGE/P.U.E. LOT:	1	18.619
AMENITY LOT:	1	6.335
BLOCKS:	5	42.763
TOTAL LOTS:	110	42.763

20' PRIVATE ACCESS EASEMENT:
0.082 ACRES

SHEET NO. 2 OF 6

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT – TRIADA PH 2

TRIADA PHASE 2
FINAL PLAT

SCALE: 1" = 100'

LEGEND

- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- O.S. OPEN SPACE
- P.A.E. PUBLIC ACCESS EASEMENT
- BOUNDARY
- LOT LINES
- RIGHT-OF-WAY

236 Ⓐ OPEN SPACE LOT/PARKLAND/ DRAINAGE/P.U.E. 18.619 ACRES

MATCH LINE SHEET 2

WRENSONG LANE (50' R.O.W.)

WRENSONG COURT (50' R.O.W.)

NELLE HOMESTEAD DRIVE (50' R.O.W.)

TRIADA BLVD. (73' R.O.W.)

JEANNE LYNN ROAD (50' R.O.W.)

RON REIMER DRIVE (50' R.O.W.)

BM-1

237 Ⓐ AMENITY LOT 6.335 ACRES

QUALICO DEVELOPMENTS (U.S.), INC. (207.692 ACRES) DOC. NO. 2024121628

HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518

TRIADA PHASE 1 DOC. NO. 202500065

32 L.S.E./S.W.E./P.U.E. 0.173 ACRES

POINT OF BEGINNING

SOUTHEAST CORNER OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518

LOT AREA TABLE:	
RESIDENTIAL LOTS < 6,000 SQFT:	29
RESIDENTIAL LOTS 6,000–7,500 SQFT:	49
RESIDENTIAL LOTS 7,501–9,000 SQFT:	16
RESIDENTIAL LOTS > 9,000 SQFT:	9
TOTAL RESIDENTIAL LOTS:	103

SHEET NO. 3 OF 6

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT – TRIADA PH 2

TRIADA PHASE 2
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	12.27	335.00	S20°25'15"W	12.27	6.14	2°05'58"
C2	33.68	175.00	N58°01'45"W	33.62	16.89	11°01'33"
C3	32.95	25.00	S89°43'21"W	30.62	19.36	75°31'21"
C4	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C5	39.19	25.00	N18°26'57"W	35.30	24.92	89°48'51"
C6	39.33	25.00	N71°31'53"E	35.40	25.06	90°08'50"
C7	30.77	25.00	N79°07'04"W	28.87	17.68	70°31'44"
C8	55.52	50.00	N75°40'00"W	52.72	31.02	63°37'36"
C9	79.99	370.00	N77°06'45"W	79.83	40.15	12°23'10"
C10	39.27	25.00	S25°55'11"E	35.36	25.00	90°00'00"
C11	2.48	490.00	S19°13'32"W	2.48	1.24	0°17'25"
C12	34.36	25.00	N31°32'48"W	31.72	20.52	78°44'46"
C13	39.27	25.00	S52°49'35"W	35.36	25.00	90°00'00"
C14	40.65	125.00	N72°51'28"W	40.47	20.50	18°37'53"
C15	56.91	175.00	S72°51'28"E	56.66	28.71	18°37'53"
C16	15.71	10.00	S64°04'49"W	14.14	10.00	90°00'00"
C17	0.49	50.00	S32°56'39"E	0.49	0.24	0°33'29"
C18	32.95	25.00	N14°12'00"E	30.62	19.36	75°31'21"
C19	196.35	125.00	N18°32'32"W	176.78	125.00	90°00'00"
C20	152.77	175.00	N01°26'54"E	147.97	81.64	50°01'09"
C21	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C22	39.33	25.00	N71°31'53"E	35.40	25.06	90°08'50"
C23	21.03	25.00	S39°18'00"E	20.41	11.18	48°11'23"
C24	21.03	25.00	N87°29'23"W	20.41	11.18	48°11'23"
C25	39.21	25.00	N18°28'07"W	35.31	24.94	89°51'10"
C26	39.35	25.00	N71°33'02"E	35.41	25.08	90°11'08"
C27	39.19	25.00	N18°26'58"W	35.30	24.92	89°48'52"
C28	117.81	75.00	S71°38'26"W	106.07	75.00	90°00'00"
C29	196.35	125.00	S71°38'28"W	176.78	125.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C30	217.42	175.00	N27°45'58"W	203.71	125.25	71°11'08"
C31	155.30	125.00	S27°45'59"E	145.51	89.47	71°11'08"
C32	39.85	25.00	S53°29'09"W	35.76	25.58	91°19'08"
C33	38.69	25.00	S36°30'51"E	34.95	24.43	88°40'52"
C34	241.19	50.00	S09°08'43"W	66.67	44.72	276°22'46"
C35	24.55	125.00	S76°32'48"E	24.51	12.32	11°15'14"
C36	241.19	50.00	N26°36'18"E	66.67	44.72	276°22'46"
C37	21.03	25.00	N56°45'35"W	20.41	11.18	48°11'23"
C38	21.03	25.00	N75°03'02"E	20.41	11.18	48°11'23"
C39	6.85	175.00	N81°03'08"W	6.85	3.42	2°14'32"
C40	40.80	175.00	N73°15'05"W	40.71	20.49	13°21'34"
C41	9.25	175.00	N65°03'25"W	9.25	4.63	3°01'47"
C42	39.00	175.00	N17°10'36"W	38.92	19.58	12°46'08"
C43	39.46	175.00	N04°19'58"W	39.38	19.81	12°55'08"
C44	39.46	175.00	N08°35'10"E	39.38	19.81	12°55'08"
C45	34.86	175.00	N20°45'06"E	34.80	17.49	11°24'44"
C46	5.00	125.00	S25°18'42"W	5.00	2.50	2°17'33"
C47	162.69	125.00	S13°07'10"E	151.44	95.17	74°34'11"
C48	28.66	125.00	S56°58'24"E	28.60	14.39	13°08'17"
C49	32.50	125.00	S70°59'25"E	32.41	16.34	14°53'47"
C50	8.15	125.00	S80°18'22"E	8.15	4.08	3°44'06"
C51	9.60	25.00	S88°08'58"W	9.54	4.86	21°59'30"
C52	11.43	25.00	S64°03'17"W	11.33	5.82	26°11'52"
C53	40.51	50.00	S74°10'05"W	39.41	21.44	46°25'29"
C54	30.98	50.00	N64°52'04"W	30.49	16.01	35°30'13"
C55	30.47	50.00	N29°39'30"W	30.00	15.72	34°54'55"
C56	30.47	50.00	N05°15'25"E	30.00	15.72	34°54'55"
C57	30.47	50.00	N40°10'20"E	30.00	15.72	34°54'55"
C58	30.47	50.00	N75°05'14"E	30.00	15.72	34°54'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C59	2.47	175.00	S62°57'15"E	2.47	1.24	0°48'35"
C60	43.86	175.00	S55°22'07"E	43.75	22.05	14°21'41"
C61	43.86	175.00	S41°00'26"E	43.75	22.05	14°21'41"
C62	43.86	175.00	S26°38'44"E	43.75	22.05	14°21'41"
C63	17.57	175.00	S16°35'17"E	17.57	8.79	5°45'12"
C64	43.86	175.00	S06°31'50"E	43.75	22.05	14°21'41"
C65	21.92	175.00	S04°14'18"W	21.90	10.97	7°10'35"
C66	47.33	50.00	S60°20'21"E	45.58	25.60	54°13'55"
C67	28.73	125.00	N01°14'30"E	28.67	14.43	13°10'11"
C68	126.57	125.00	N34°21'04"W	121.23	69.31	58°00'57"
C69	5.89	25.00	S70°08'39"E	5.88	2.96	13°29'54"
C70	15.14	25.00	N85°45'40"E	14.91	7.81	34°41'28"
C71	38.92	50.00	S89°17'00"E	37.95	20.51	44°36'09"
C72	32.87	50.00	S48°08'53"E	32.28	17.05	37°40'04"
C73	31.87	50.00	S11°03'14"E	31.33	16.50	36°31'14"
C74	31.87	50.00	S25°27'59"W	31.33	16.50	36°31'14"
C75	31.87	50.00	S61°59'13"W	31.33	16.50	36°31'14"
C76	40.68	125.00	N35°57'51"E	40.50	20.52	18°38'45"
C77	155.67	125.00	N80°57'51"E	145.80	89.75	71°21'15"
C78	32.01	50.00	N81°24'55"W	31.46	16.57	36°40'31"
C79	1.79	355.00	S19°13'29"W	1.79	0.89	0°17'19"
C80	1.69	335.00	S19°13'29"W	1.69	0.84	0°17'19"
C81	41.78	50.00	N39°08'29"W	40.57	22.19	47°52'20"
C82	10.12	25.00	N26°47'57"W	10.05	5.13	23°11'15"
C83	10.91	25.00	N50°53'38"W	10.82	5.54	25°00'07"
C84	10.31	25.00	N75°12'34"W	10.24	5.23	23°37'45"
C85	29.02	25.00	S59°43'01"W	27.42	16.40	66°31'06"
C86	15.71	10.00	S25°55'11"E	14.14	10.00	90°00'00"

Line Table		
Line #	Length	Direction
L1	15.38	N70°37'45"W
L2	119.62	N70°37'51"W
L3	20.00	N70°37'43"W
L4	18.39	S26°27'28"W
L5	138.00	N26°27'28"E
L6	11.07	N63°32'32"W
L7	114.68	S51°57'40"W
L8	103.53	S63°21'32"E
L9	50.00	N26°17'28"E
L10	94.58	N26°27'28"E
L11	37.52	S26°38'28"W
L12	132.25	N63°20'41"W
L13	74.09	N26°52'34"E
L14	126.91	S42°10'42"E
L15	66.93	S85°07'30"E
L16	96.78	S89°35'58"E
L17	77.02	S61°39'48"E
L18	120.01	N45°26'47"E
L19	25.00	S44°33'13"E
L20	121.26	S45°26'47"W
L21	149.81	S44°33'13"E
L22	120.00	S68°47'30"E
L23	40.33	S21°12'30"W
L24	118.44	S88°51'55"W
L25	76.16	S80°17'42"W
L26	164.45	S64°55'40"W
L27	120.01	S24°22'56"E
L28	104.75	S65°37'04"W
L29	122.66	N24°22'56"W
L30	118.33	S52°24'57"W
L31	129.70	S07°38'16"W
L32	130.42	S33°09'33"E
L33	45.24	S07°29'15"E
L34	15.00	N19°04'49"E
L35	73.00	N70°55'11"W

Line Table		
Line #	Length	Direction
L36	26.51	S19°04'49"W
L37	25.00	N70°55'11"W
L38	50.00	S19°04'57"W
L39	149.89	S19°04'47"W
L40	51.37	S78°51'58"W
L41	38.97	S63°23'42"E
L42	39.23	N63°23'42"W
L43	50.99	S74°40'08"E
L44	76.07	S18°02'00"E
L45	76.53	S41°41'27"E
L46	50.10	S40°10'20"W
L47	49.14	S58°18'29"W
L48	81.31	N63°21'32"W
L49	58.35	S66°31'48"W
L50	46.77	S75°05'14"W
L51	60.17	N26°38'28"E
L52	45.43	N18°02'00"W
L53	20.00	S70°55'11"E
L54	38.69	N88°22'33"W
L55	41.50	N77°28'49"W
L56	61.25	N58°46'38"W
L57	99.78	N82°10'25"W
L58	38.34	S25°04'21"E
L59	59.24	S24°36'03"E
L60	54.95	S32°19'42"W
L61	67.63	N89°48'33"E
L62	49.96	N78°10'22"E
L63	100.16	S29°39'30"E
L64	50.37	N73°13'55"E
L65	110.00	N63°32'32"W
L66	74.88	S05°15'25"W
L67	49.13	S22°42'52"W
L68	63.30	S70°55'11"E

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
A	68	5,748	3,449
A	69	5,999	3,599
A	70	5,999	3,599
A	71	5,999	3,599
A	72	5,999	3,599
A	73	5,999	3,599
A	74	5,999	3,599
A	75	5,999	3,599
A	76	5,999	3,599
A	77	5,999	3,599
A	78	5,999	3,599
A	79	6,000	3,600
A	80	6,059	3,635
A	81	7,346	4,407
A	82	7,783	4,670
A	83	7,381	4,429
A	84	7,374	4,424
A	85	6,559	3,935
A	86	6,000	3,600
A	87	6,000	3,600
A	88	6,000	3,600
A	89	6,000	3,600
A	90	6,000	3,600
A	91	6,000	3,600
A	92	6,000	3,600
A	93	6,000	3,600
C	1	6,210	3,726
C	2	7,866	4,720
C	3	7,866	4,720
C	4	7,866	4,720
C	5	8,245	4,947
C	6	8,041	4,825
C	7	10,112	6,067
C	8	10,376	6,226
C	9	9,737	5,842
C	10	9,083	5,450
C	11	10,329	6,197
C	12	5,397	3,238
C	13	5,391	3,235
C	14	5,416	3,249

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
D	1	8,905	5,343
D	2	5,808	3,485
D	3	6,972	4,183
D	4	8,149	4,889
D	5	10,348	6,209
D	6	13,769	8,261
G	1	9,515	5,709
G	2	6,758	4,055
G	3	6,758	4,055
G	4	6,758	4,055
G	5	6,758	4,055
G	6	6,758	4,055
G	7	6,758	4,055
G	8	6,758	4,055
G	9	6,758	4,055
G	10	8,670	5,202
H	1	7,688	4,613
H	2	6,000	3,600
H	3	6,000	3,600
H	4	6,000	3,600
H	5	6,621	3,972
H	6	6,000	3,600
H	7	6,000	3,600
H	8	6,000	3,600
H	9	6,570	3,942
H	10	6,346	3,807
H	11	7,297	4,378
H	12	4,993	2,996
H	13	5,509	3,305
H	14	5,557	3,334
H	15	7,091	4,254
H	16	7,104	4,262
H	17	7,194	4,316
H	18	7,290	4,374
H	19	7,208	4,325
H	20	6,122	3,673
H	21	6,814	4,088

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQFT)	IMP. COVER (SQFT)
H	22	6,773	4,064
H	23	9,001	5,401
H	24	8,097	4,858
H	25	6,223	3,734
H	26	6,223	3,734
H	27	7,416	4,450
H	28	6,600	3,960
H	29	6,050	3,630
H	30	4,950	2,970
H	31	4,950	2,970
H	32	4,919	2,951
H	33	4,960	2,976
H	34	4,950	2,970
H	35	4,950	2,970
H	36	4,950	2,970
H	37	4,950	2,970
H	38	4,950	2,970
H	39	8,024	4,814
H	40	5,295	3,177
H	41	7,349	4,409
H	42	8,233	4,940
H	43	8,287	4,972
H	44	8,719	5,231
H	45	8,190	4,914
H	46	5,621	3,373
H	47	6,071	3,642

PARKLAND TABLE

TRIADA TOTAL PARKLAND REQUIRED:	14.700 ACRES
TRIADA TOTAL PARKLAND PROPOSED:	67.020 ACRES
EXISTING PARKLAND (PHASE 1):	0.000 ACRES
PHASE 2 PARKLAND PROPOSED:	18.619 ACRES
TRIADA PROPOSED PARKLAND REMAINING:	48.401 ACRES

SHEET NO. 4 OF 6

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT – TRIADA PH 2

TRIADA PHASE 2
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 47.930 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT A CALLED 207.692 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENTS (U.S.), INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024121628, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 47.930 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF LOT 31, BLOCK C, TRIADA PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500065, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING ON THE WEST RIGHT-OF-WAY LINE OF TRIADA BOULEVARD (73' R.O.W.), FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE, WITH THE NORTH AND WEST LINES OF SAID TRIADA PHASE 1, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1) N70°37'45"W, A DISTANCE OF 15.38 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) N70°37'51"W, A DISTANCE OF 119.62 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3) N70°37'43"W, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 12.27 FEET, AND A CHORD THAT BEARS S20°25'15"W, A DISTANCE OF 12.27 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5) N69°31'46"W, A DISTANCE OF 169.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
6) S26°27'28"W, A DISTANCE OF 18.39 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES, NUMBERED 1 THROUGH 18,

1) N63°32'32"W, A DISTANCE OF 451.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
2) N26°27'28"E, A DISTANCE OF 138.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
3) N63°32'32"W, A DISTANCE OF 11.07 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 33.68 FEET, AND A CHORD THAT BEARS N58°01'45"W, A DISTANCE OF 33.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.95 FEET, AND A CHORD THAT BEARS S89°43'21"W, A DISTANCE OF 30.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
6) S51°57'40"W, A DISTANCE OF 114.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
7) N38°02'20"W, A DISTANCE OF 215.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
8) N26°38'28"E, A DISTANCE OF 366.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
9) S63°21'32"E, A DISTANCE OF 103.53 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.35 FEET, AND A CHORD THAT BEARS N71°32'58"E, A DISTANCE OF 35.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
11) N26°27'28"E, A DISTANCE OF 190.34 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.19 FEET, AND A CHORD THAT BEARS N18°26'57"W, A DISTANCE OF 35.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
13) N26°17'28"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
14) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET, AND A CHORD THAT BEARS N71°31'53"E, A DISTANCE OF 35.40 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
15) N26°27'28"E, A DISTANCE OF 94.58 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
16) N63°21'32"W, A DISTANCE OF 594.67 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
17) S26°38'28"W, A DISTANCE OF 37.52 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
18) N63°20'41"W, A DISTANCE OF 132.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A CORNER ON THE WEST LINE OF SAID 207.692 ACRE TRACT, BEING ON THE EAST LINE OF A CALLED 61.600 ACRE TRACT OF LAND (PROPERTY TWO) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2020074731, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12544, PAGE 2223, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, N26°41'26"E, WITH THE WEST LINE OF SAID 207.692 ACRE TRACT, THE EAST LINE OF SAID 61.600 ACRE TRACT, AND THE EAST LINE OF A CALLED 35.20 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2021247774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, A DISTANCE OF 489.88 FEET TO A 5/8 INCH IRON ROD FOUND,

THENCE, N26°52'34"E, WITH THE WEST LINE OF SAID 207.692 ACRE TRACT AND THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, A DISTANCE OF 74.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES, NUMBERED 1 THROUGH 27,

1) S63°07'26"E, A DISTANCE OF 563.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
2) S42°10'42"E, A DISTANCE OF 126.91 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
3) S76°37'00"E, A DISTANCE OF 160.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
4) S85°07'30"E, A DISTANCE OF 66.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
5) S89°35'58"E, A DISTANCE OF 96.78 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
6) S61°39'48"E, A DISTANCE OF 77.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
7) S44°33'13"E, A DISTANCE OF 273.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
8) N45°26'47"E, A DISTANCE OF 120.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
9) S44°33'13"E, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
10) S45°26'47"W, A DISTANCE OF 121.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
11) S44°33'13"E, A DISTANCE OF 149.81 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
12) S63°12'02"E, A DISTANCE OF 628.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
13) S21°12'30"W, A DISTANCE OF 279.30 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE"
14) S68°47'30"E, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
15) S21°12'30"W, A DISTANCE OF 40.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
16) S88°51'55"W, A DISTANCE OF 118.44 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
17) S80°17'42"W, A DISTANCE OF 76.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
18) S64°55'40"W, A DISTANCE OF 164.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
19) S24°22'56"E, A DISTANCE OF 120.01 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
20) S65°37'04"W, A DISTANCE OF 104.75 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
21) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 30.77 FEET, AND A CHORD THAT BEARS N79°07'04"W, A DISTANCE OF 28.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
22) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 55.52 FEET, AND A CHORD THAT BEARS N75°40'00"W, A DISTANCE OF 52.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
23) N24°22'56"W, A DISTANCE OF 122.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
24) S52°24'57"W, A DISTANCE OF 118.33 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
25) S07°38'16"W, A DISTANCE OF 129.70 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",
26) S33°09'33"E, A DISTANCE OF 130.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", AND
27) S07°29'15"E, A DISTANCE OF 45.24 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH RIGHT-OF-WAY LINE OF NELLE HOMESTEAD DRIVE (73' R.O.W.), BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, WITH THE NORTH LINE OF SAID NELLE HOMESTEAD DRIVE AND OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, AN ARC LENGTH OF 79.99 FEET, AND A CHORD THAT BEARS N77°06'45"W, A DISTANCE OF 79.83 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) N70°55'11"W, A DISTANCE OF 175.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3) N19°04'49"E, A DISTANCE OF 15.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
4) N70°55'11"W, A DISTANCE OF 73.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5) S19°04'49"W, A DISTANCE OF 26.51 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
6) N70°55'11"W, A DISTANCE OF 25.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTH TERMINUS CORNER OF SAID NELLE HOMESTEAD DRIVE,

THENCE, S19°04'57"W, OVER AND ACROSS SAID 207.692 ACRE TRACT AND WITH THE TERMINUS LINE OF SAID NELLE HOMESTEAD DRIVE, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE INTERSECTION OF THE SOUTH LINE OF SAID NELLE HOMESTEAD DRIVE AND SAID TRIADA BOULEVARD, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 207.692 ACRE TRACT AND WITH THE WEST LINE OF SAID TRIADA BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S25°55'11"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) S19°04'47"W, A DISTANCE OF 149.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 2.48 FEET, AND A CHORD THAT BEARS S19°13'32"W, A DISTANCE OF 2.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.930 ACRES OF LAND,

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
2. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE M.U.D. WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FEMA FLOODPLAIN ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H AND 48453C0320H, EFFECTIVE DATE SEPTEMBER 26, 2008.
6. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE M.U.D. FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE M.U.D., THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE M.U.D. 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.
7. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE M.U.D.
8. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
9. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER C.C.N.
10. THIS PROJECT IS IN THE CITY OF ELGIN WATER C.C.N.
11. THIS SUBDIVISION IS LOCATED IN THE TRIADA M.U.D.
12. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
13. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN E.T.J.
14. DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE M.U.D.
15. ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE M.U.D.
16. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE M.U.D.
17. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE CITY OF ELGIN CONSTRUCTION STANDARDS
18. CONTRACTOR TO PROVIDE A MAINTENANCE GUARANTEE (BOND) FOR 2 YEARS.
19. COMMON AREA SIDEWALKS TO BE BUILT W/ IMPROVEMENT PLANS. SIDEWALKS ADJACENT TO OR IN FRONT OF RESIDENTIAL LOTS TO BE BUILT BY HOMEBUILDERS.
20. THE UTILITY PROVIDER OF THIS SUBDIVISION ARE AS FOLLOWS:

ELECTRIC SERVICE - BLUEBONNET ELECTRIC
WATER AND WASTEWATER - CITY OF ELGIN
GAS - SI ENERGY

21. LOT 237, BLOCK A, LOTS 48-50, BLOCK H, AND LOT 32, BLOCK C, WILL BE OWNED AND MAINTAINED BY TRIADA HOME OWNER'S ASSOCIATION.
22. LOT 236 AND 246, BLOCK A WILL BE OWNED AND MAINTAINED BY TRIADA M.U.D.
23. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
24. AVERAGE SINGLE FAMILY LOT SIZE IS 7,162 SF.
25. ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE A MINIMUM WIDTH OF 35', IN ACCORDANCE WITH THE APPROVED DEVELOPMENT AND CONSENT AGREEMENT.

SHEET NO. 5 OF 6

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT - TRIADA PH 2

TRIADA PHASE 2
FINAL PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: QUALICO DEVELOPMENTS (U.S.), INC, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF 47.930 ACRES OF LAND OUT OF THE HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 207.692 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOMENTS, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024121628, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 47.930 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"TRIADA PHASE 2 FINAL PLAT"

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.

BY: QUALICO DEVELOPMENTS (U.S.), INC.

_____
KEVIN FLEMING
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BLVD., BLDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR KEVIN FLEMING, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____ _____
NOTARY PUBIC–STATE OF _____ DATE

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

_____ _____
CHAIR SECRETARY
PLANNING & ZONING COMMISSION PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRIAN KELLING, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

_____
BRIAN KELLING, JR., P.E. DATE:
REGISTERED PROFESSIONAL ENGINEER NO. 130745
CARLSON, BRIGANCE & DOERING, INC.
5701 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, ERIC J. DANNHEIM, DO HERBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW ONLY. RELEASE DATE 02/13/25.

SURVEYED BY: _____
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

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

_____
DYANA LIMON–MERCADO COUNTY CLERK
TRAVIS COUNTY, TEXAS

SHEET NO. 6 OF 6

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5697\Survey\PLAT – TRIADA PH 2

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

July 17, 2025

Ms. Charlotte Hodges

Carlson, Brigance & Doering, Inc.

5501 West William Cannon

Austin, Texas 78749

RE: Triada Phase 2 – Final Plat Review

Dear Ms. Hodges:

WGA has reviewed the following documents listed below submitted on July 17, 2025, by Carlson, Brigance & Doering, Inc.

1. Final Plat dated July 17, 2025.
2. Other supporting documents submitted with the Final Plat: N/A.

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

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

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

Sincerely,

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

cc: Melissa Lipiec, City of Elgin

Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202500042

Date:	July 7, 2025
Applicant:	Carlson, Brigance & Doering, Inc.
Hearing Date:	July 28, 2025
Location:	Out of Travis County Appraisal District Parcel number 426246, located north of FM 1100 and west of the Elgin High School.

APPPLICATION SUMMARY

Consideration of a Final Plat for Triada Phase 2-B which would contain 32 single family lots with 2 blocks and 909 linear feet of streets across a total of 4.374 acres of land. The Concept Plan for this development was approved as part of the Development and Consent Agreement approved by the Council in May of 2024.

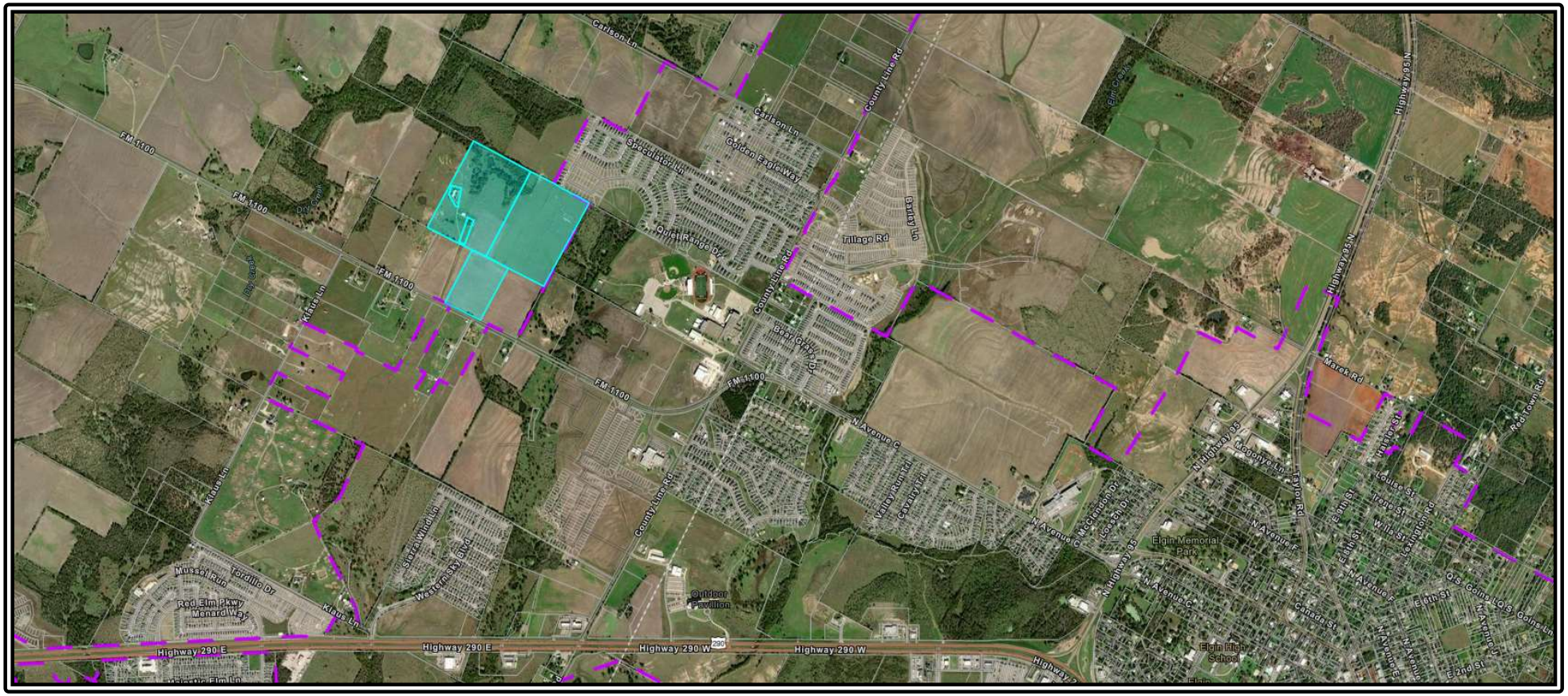
DEPARTMENT COMMENTS

The Triada Subdivision is under a Development and Consent Agreement which was approved by City Council on May 7, 2024. The Concept Plan which was included in that Agreement indicated that there would be a total of 875 residential lots on 271.4 acres of land. The Preliminary Plat for the entire development was approved by the Planning and Zoning Commission at the August 26, 2024 meeting. This final plat is for Phase 2-B of the project. There will be a total of 6 phases for this project. WGA has reviewed the proposed Final Plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Vicinity Map
2. Application
3. Agent Authorization
4. Approved Concept Plan
5. Approved Triada Preliminary Plat
6. Proposed Final Plat
7. WGA Review Letter

Vicinity Map



FINAL PLAT APPLICATION

Date: 4-16-2025

SITE INFORMATION

Project Address: Carlson Lane

Parcel Identification Number (if no address): 467330, 259299, 377721, 248236

APPLICANT

Name: Charlotte Hodges

Postal Address: Carlson, Brigance & Doering, Inc.

5501 W. William Cannon Drive, Austin, TX 78749

E-Mail Address: charlotte@cbdeng.com; **Phone Number:** (512) 280-5160

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.

Charlotte Hodges	Charlotte Hodges	4-16-25
Signature	**Printed Name**	**Date**

Project Description:

Phase 1 will consist of 32 SF lots with drainage, roadways .

QUALICO
Building to a Higher Standard

14400 The Lakes Boulevard
Building C, Suite 200
Pflugerville, Texas 78660

P: 512.371.8937

www.qualico.com

May 7, 2024

City of Elgin
310 N Main Stree
Elgin, TX 78621

Re: Owner Authorization

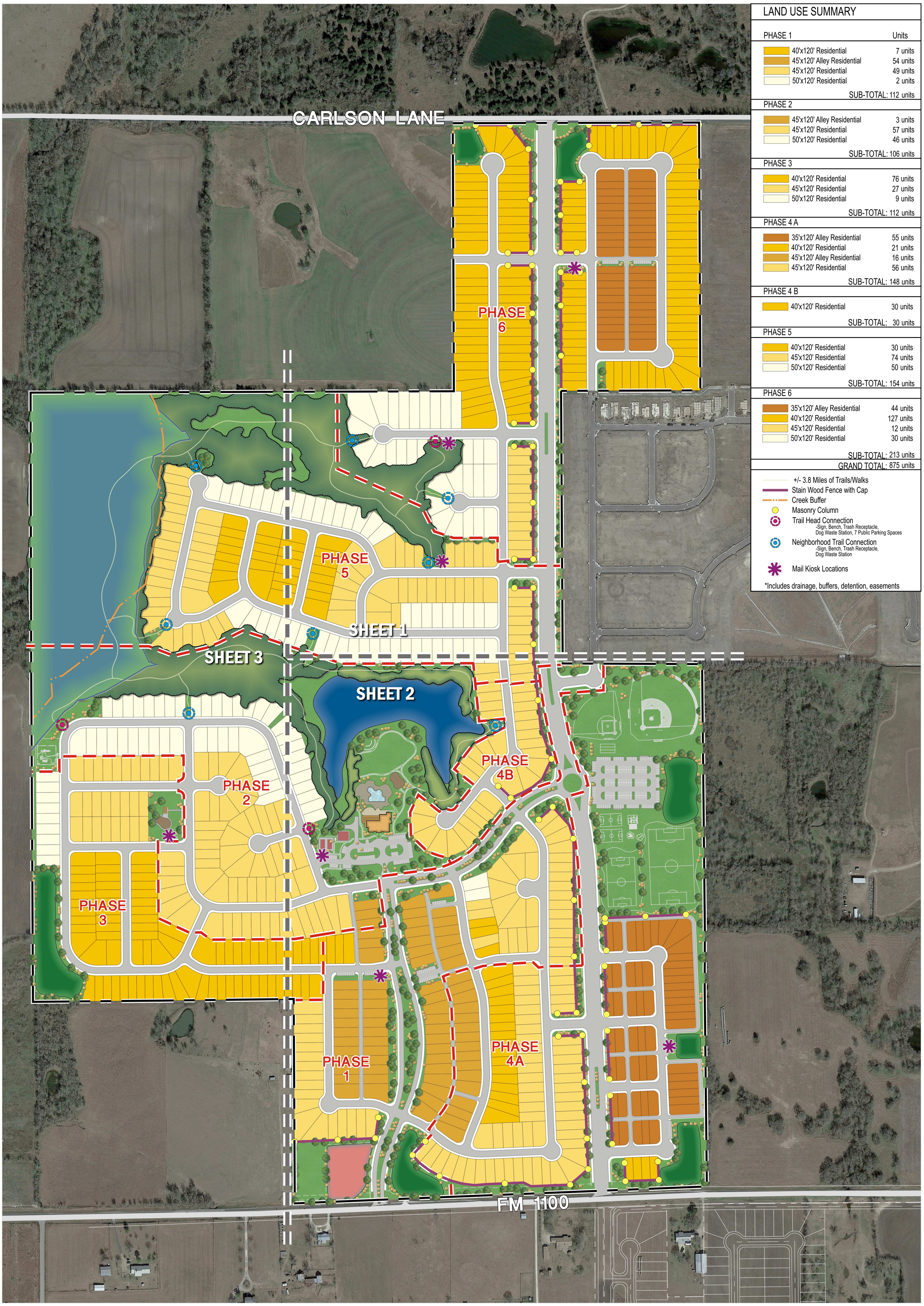
To Whom It May Concern,

As the owner and representative for Qualico Communities, I, Kevin Fleming, authorize Carlson, Brigance & Doering, Inc. to file applications for planning and development submittals and represent our residential development known as Triada in the City of Elgin.

If you have any questions, please feel free to contact me.

Sincerely,

Kevin Fleming
Qualico Communities



LAND USE SUMMARY

PHASE 1	Units
40'x120' Residential	7 units
45'x120' Alley Residential	54 units
45'x120' Residential	49 units
50'x120' Residential	2 units
SUB-TOTAL:	112 units

PHASE 2	
45'x120' Alley Residential	3 units
45'x120' Residential	57 units
50'x120' Residential	46 units
SUB-TOTAL:	106 units

PHASE 3	
40'x120' Residential	76 units
45'x120' Residential	27 units
50'x120' Residential	9 units
SUB-TOTAL:	112 units

PHASE 4 A	
35'x120' Alley Residential	55 units
40'x120' Residential	21 units
45'x120' Alley Residential	16 units
45'x120' Residential	56 units
SUB-TOTAL:	148 units

PHASE 4 B	
40'x120' Residential	30 units
SUB-TOTAL:	30 units

PHASE 5	
40'x120' Residential	30 units
45'x120' Residential	74 units
50'x120' Residential	50 units
SUB-TOTAL:	154 units

PHASE 6	
35'x120' Alley Residential	44 units
40'x120' Residential	127 units
45'x120' Residential	12 units
50'x120' Residential	30 units
SUB-TOTAL:	213 units
GRAND TOTAL:	875 units

- +/- 3.8 Miles of Trails/Walks
- Stain Wood Fence with Cap
- Creek Buffer
- Masonry Column
- Trail Head Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station, 7 Public Parking Spaces
- Neighborhood Trail Connection
  -Sign, Bench, Trash Receptacle, Dog Waste Station
- Mail Kiosk Locations

*Includes drainage, buffers, detention, easements

0 200 400 600

Scale: 1" = 200'

North

Date: April 02, 2024

EXHIBIT - "C" - CONCEPT PLAN

TRIADA

ELGIN, TEXAS

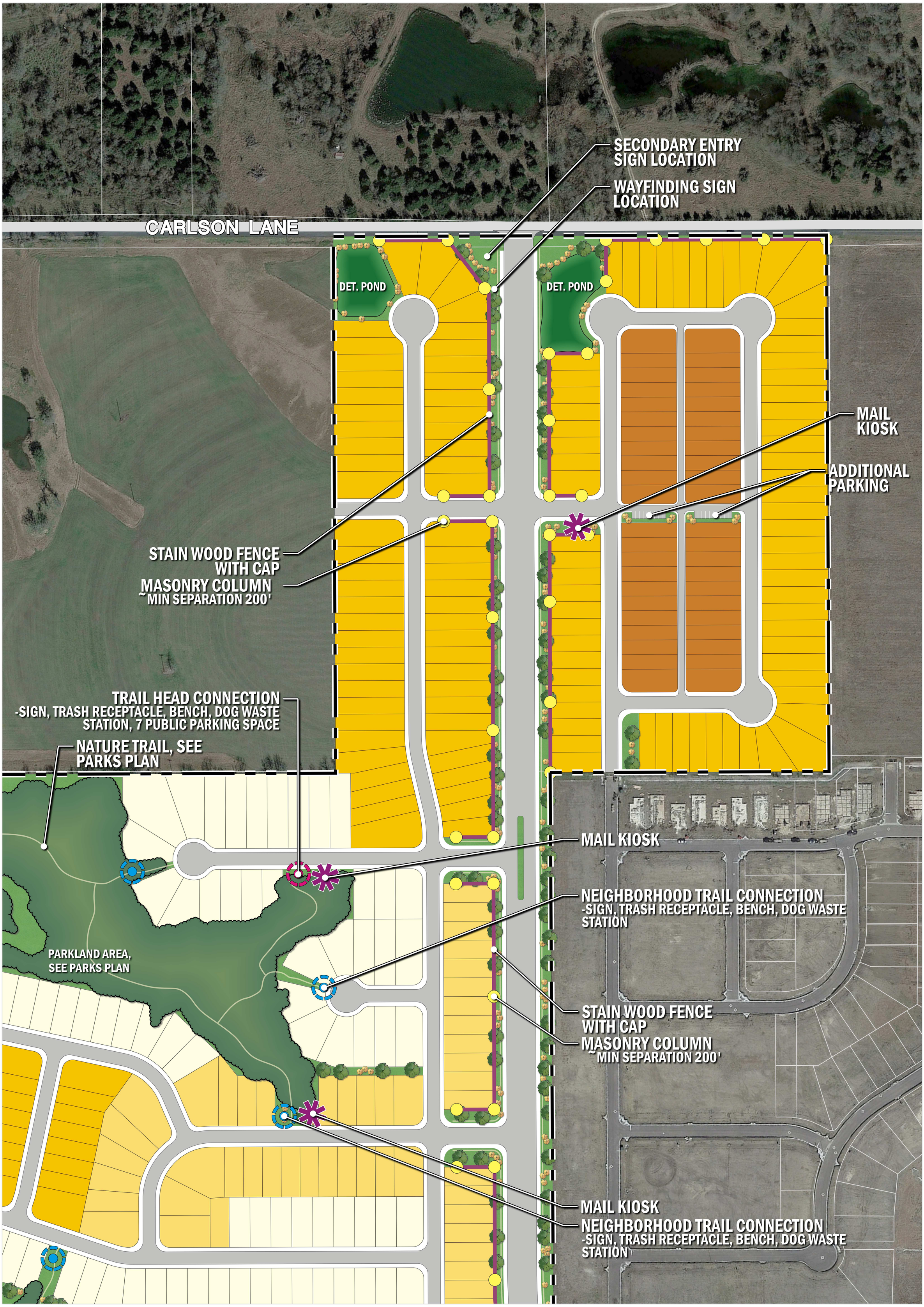
SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

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SHEET 1

TRIADA
ELGIN, TEXAS

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NATURE TRAIL, SEE PARKS PLAN

WAYFINDING SIGN LOCATION

EXPANDED LAKE FEATURE

NEIGHBORHOOD TRAIL CONNECTION
-SIGN, TRASH RECEPTACLE, BENCH, DOG WASTE STATION

LITTLE LEAGUE FIELD

12U LEAGUE FIELD

FUTURE BATTING CAGES BY OTHERS 70'X14' (3 CAGES)

BIKE RACKS

AMENITY CENTER
-AMPHITHEATER
-OPEN SPACE
-PLAYGROUND
-RESORT STYLE POOL
-CLUB HOUSE
-1/2 BASKETBALL COURT
-(2)PICKLE BALL COURTS
-PAVILION

SPORTS COMPLEX ENTRY SIGN LOCATION

SECONDARY ENTRY SIGN LOCATION

WAYFINDING SIGN LOCATION

210 PARKING SPACES

DET. POND

BIKE TRAIL

BIKE RACKS

6U FIFA

PLAY GROUND

AMENITY ENTRY SIGN LOCATION

120 YRD X 70 YRD MULTI PURPOSE FIELD
(SOCCER / FOOTBALL)

12U FIFA

MAIL KIOSK

WAYFINDING SIGN LOCATION

TRAIL HEAD CONNECTION
-SIGN, TRASH RECEPTACLE, BENCH, DOG WASTE STATION, 7 PUBLIC PARKING SPACE

MAIL KIOSK

MAIL KIOSK

DET. POND

WAYFINDING SIGN LOCATION

ADDITIONAL PARKING

AQUA WATER STORAGE

PUBLIC SAFETY SERVICES

DET. POND

DET. POND

FM 1100

SECONDARY ENTRY SIGN LOCATION

WAYFINDING SIGN LOCATION

MAIN ENTRY SIGN LOCATION

STAIN WOOD FENCE WITH CAP

MASONRY COLUMN
~MIN SEPARATION 200'

0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SHEET 2

TRIADA
ELGIN, TEXAS

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

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0 100 200 300

Scale: 1" = 100'

North

Date: April 02, 2024

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET 3

TRIADA

ELGIN, TEXAS

SHEET FILE: K:\230043-QUCO\Cadfiles\PLANNING\Submittals\Land Plan\Land Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

TRIADA
PRELIMINARY PLAT

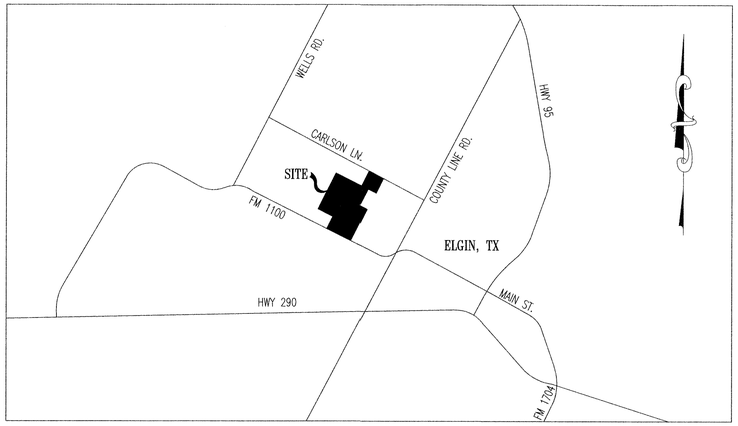
SUBMITTAL DATE: AUGUST 13, 2024

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
3	PRELIMINARY PLAT (1 OF 5)
4	PRELIMINARY PLAT (2 OF 5)
5	PRELIMINARY PLAT (3 OF 5)
6	PRELIMINARY PLAT (4 OF 5)
7	PRELIMINARY PLAT (5 OF 5)
8	WATER UTILITY PLAN (1 OF 2)
9	WATER UTILITY PLAN (2 OF 2)
10	WASTEWATER UTILITY PLAN (1 OF 2)
11	WASTEWATER UTILITY PLAN (2 OF 2)
12	DRAINAGE PLAN (1 OF 2)
13	DRAINAGE PLAN (2 OF 2)
14	DRAINAGE CALCS
15	EXISTING HYDROLOGY MAP
16	DEVELOPED HYDROLOGY MAP

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
2. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK–COLORADO RIVER WATERSHED.
5. THIS PROPERTY LIES IN ZONE "A" & "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 48453C0320H & 48453C0510H EFFECTIVE DATE SEPTEMBER 26, 2008. NO LOTS OR STREETS ARE WITHIN THE 100–YR FLOODPLAIN.
6. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE DISTRICT, WITH THE EXCEPTION OF HACIENDA ESTATES DRIVE.
7. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
8. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
9. TOTAL ACREAGE: 271.82
10. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER CCN.
11. THIS PROJECT IS IN THE CITY OF ELGIN WATER CCN.
12. THIS SUBDIVISION IS LOCATED IN THE TRIADA MUD.
13. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
14. ACCEPTANCE OF THIS PRELIMINARY PLAT DOES NOT DENOTE APPROVAL OF STREET NAMES, THAT WILL BE ADDRESSED IN THE FINAL PLAT.
15. SIDEWALKS ABUTTING COMMON AREAS WILL BE BUILT WITH SUBDIVISION CONSTRUCTION. ALL SIDEWALK AREAS ARE SHOWN WITH DOTTED LINES ON PRELIMINARY PLAT.
16. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN ETJ
17. REVIEW OF THE PRELIMINARY PLAT & SUBDIVISION IMPROVEMENTS WILL BE CONDUCTED BY THE CITY OF ELGIN.
18. DETENTION PONDS/WATER QUALITY FACILITIES WILL BE MAINTAINED BY THE DISTRICT.
19. ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE DISTRICT.
20. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE DISTRICT. MUNY PARKWAY & HACIENDA ESTATES DRIVE TO BE OWNED AND MAINTAINED BY THE CITY OF ELGIN.
21. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, 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.
22. PARKLAND SHOWN ON THE PRELIMINARY PLAT IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER, DISTRICT, OR HOMEOWNERS ASSOCIATION, HOWEVER IT SHALL BE AVAILABLE FOR PUBLIC USE.



VICINITY MAP
NOT TO SCALE

SUBMITTED BY: _____ 8/13/2024

CARLSON, BRIGANCE & DOERING, INC. DATE

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

PLANNING AND ZONING COMMISION:

CHAIR SIGNATURE: _____

SECRETARY SIGNATURE: _____

LEGAL DESCRIPTION

271.82 ACRES SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130996, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

PARKLAND TABLE

REQUIRED PARKLAND:	14.7 AC
PROVIDED PARKLAND	
–OPEN SPACE/PARK	0.94 AC
–OPEN SPACE/PARKLAND/DRAINAGE/P.U.E.*	47.96 AC
–SPORTS COMPLEX	18.12 AC
TOTAL PROVIDED PARKLAND:	67.02 AC

REQUIRED PARKLAND = 6x(875)x2.8/1000=14.7 AC

*UPON ANNEXATION

LOT TYPES:

TOTAL NO. OF LOTS:	919	
NO. OF BLOCKS:	28	
NO. OF SINGLE FAMILY LOTS:	875	126.07 AC
NO. OF DRAINAGE/POND LOTS:	2	2.19 AC
NO. OF LANDSCAPE/P.U.E. LOTS:	11	0.76 AC
NO. OF LANDSCAPE/SIDEWALK LOTS:	18	6.71 AC
NO. OF LANDSCAPE/SIDWALK/P.U.E. LOTS	3	1.90 AC
NO. OF LANDSCAPE/SIDEWALK/P.U.E./DRAINAGE/POND LOTS:	1	1.69 AC
NO. OF OPEN SPACE/PARK LOTS:	1	0.94 AC
NO. OF OPEN SPACE/DRAINAGE LOTS:	1	1.11 AC
NO. OF OPEN SPACE/SPORTS COMPLEX/PARK/DRAINAGE/POND LOTS:	1	18.12 AC
NO. OF OPEN SPACE/DRAINAGE/P.U.E. LOTS:	2	47.96 AC
NO. OF AQUA EST LOTS:	1	1.17 AC
NO. OF PUBLIC SAFETY SERVICE LOTS:	1	1.25 AC
NO. OF AMENITY LOTS:	1	6.50 AC
NO. OF LIFT STATION LOTS:	1	0.39 AC
PROPOSED RIGHT–OF–WAY:		55.06 AC
TOTAL:		271.82 AC

37,762 TOTAL LF

LOT SUMMARY BY PHASE

PHASE	35' ALLEY	40'	45' ALLEY	45'	50'	TOTAL
1		7	55	48	2	112
2			3	57	46	106
3		85		28	9	122
4A	55	17	15	56		143
4B				30		30
5		30		74	50	154
6	44	122		12	30	208
TOTAL	99	261	73	305	137	875

AVERAGE SINGLE FAMILY LOT SIZES

SIZE	QTY.
< 6,000 SQFT.	447
6,000–7,500 SQFT.	290
7,500–9,000 SQFT.	72
> 9,000 SQFT.	66
TOTAL:	875

REV	DESCRIPTION	DATE	APR

OWNER: QUALICO DEVELOPMENTS (U.S.), INC.
ATTN: KEVIN FLEMING
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TX 78660
PHONE: (512) 703–9466

WATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

ENGINEER: CARLSON, BRIGANCE & DOERING, INC.
BRIAN R. KELLING, JR., P.E.
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

WASTEWATER: ELGIN UTILITY DEPT.
310 N. MAIN STREET
P.O. BOX 591
ELGIN, TX 78621
PHONE: (512)–281–5724

SURVEYOR: CARLSON, BRIGANCE & DOERING, INC.
AARON V. THOMASON, R.P.L.S #6214
5501 W. WILLIAM CANNON BLVD
AUSTIN , TEXAS 78749
(512) 280–5160

DESIGNED BY: BRK | DRAFTED BY: ASL

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. 600, Austin, Texas 78749, Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750, www.cbdeng.com

SHEET NAME: COVER SHEET
JOB NAME: TRIADA
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

BRIAN KELLING JR. 130745 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC. ID# F3791

8/13/2024

DATE: AUGUST 2024
JOB NUMBER: 5585
SHEET: 1 OF 16

FILE PATH: J:\ACD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:59am


SCALE: 1" = 250'
0 125 250 500
MORGAN MANOR DRIVE
ANNIE SCHULLER WAY
TRENTON STREET
HUNT PARKWAY
SPECULATOR LANE (50' R.O.W.)
MUSTY BOOTS LANE (50' R.O.W.)
HORSEY HOWDIES DRIVE (50' R.O.W.)
FIELD PLOW LANE (50' R.O.W.)
HACIENDA ESTATES DRIVE
ROBERT MORGAN DRIVE
JAMES ROAD
OLIN JAMES ROAD
CHARLOTTE ROSE WAY
DOOL DRIVE
BUSWELL ROAD
NELLE DRIVE
MARGARET ROSE DRIVE
BARBARA GENE DRIVE
TRIANA RIVER
CHELLE DRIVE
STATE STREET
BRACEWELL DRIVE
CHIARA DRIVE
LaNELLE COURT
STATE MANOR TRAIL
KATLAND ESTATES DRIVE
JATCE COURT
STELLA COURT
MARIE DRIVE
PROPOSED POND
PROPOSED WWTP
PROPOSED LIFT STATION
1% ANNUAL CHANCE FLOODPLAIN
100Y
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1003
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LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE
- E.E ELECTRICAL EASEMENT

DESIGNED BY:	DRAFTED BY:
BRK	ASL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
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12129 RR 620 N., Ste. 600 78750
Phone No. (512) 879-0400
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (1 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE: AUGUST 2024

JOB NUMBER: 5585

SHEET: 3 OF 16

FILE PATH: J:\AC30\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:12am

LEGEND

PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
501 EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ROAD CENTERLINE
PROPOSED SIDEWALK
PROPOSED EASEMENT
100Y 100YR FEMA FLOODPLAIN
CREEK CENTERLINE
WATERWAY BUFFER ZONE
E.E ELECTRICAL EASEMENT

0 50 100 200
SCALE: 1" = 100'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

KEY MAP

SHEET 6
SHEET 5
SHEET 4
SHEET 3

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE
REVISION

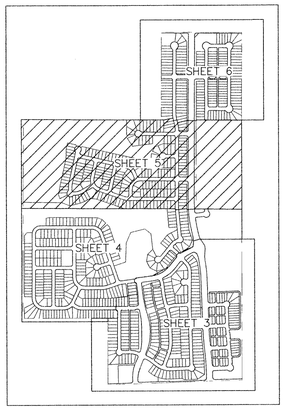
Carlson, Brigance & Doering, Inc.
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North Office
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Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (2 OF 5)
JOB NAME: TRIADA
PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
8/13/2024

DATE AUGUST 2024
JOB NUMBER 5585
SHEET 4 OF 16

FILE PATH: J:\ACAD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:12am



KEY MAP

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE
- E.E ELECTRICAL EASEMENT

0 50 100 200
SCALE: 1" = 100'

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

POINT OF BEGINNING

S63°11'20"E 2026.42'

N26°52'34"E 1289.37'

N63°11'20"W 667.84'

S26°38'49"W 1304.77'

S62°44'20"E 667.25'

TRESTON STREET (ROW 60')

S63°12'02"E 781.38'

CHARLOTTE RENEE WAY (ROW 50')

OLIN JAMES ROAD (ROW 50')

ROBERT MORRISS DRIVE (ROW 50')

RON REMER DRIVE (ROW 50')

JAYCE COURT (ROW 50')

MUNY PARKWAY (ROW 80')

ROBERT MORRISS DRIVE (ROW 60')

SPECULATOR LANE (50' R.O.W.)

DUSTY BOOTS LANE (50' R.O.W.)

CORREY REYNOLDS DRIVE (50' R.O.W.)

FIELD PLOW LANE (50' R.O.W.)

EXISTING HOMESTEAD ESTATES SUBDIVISION DOC NO.

HOMESTEAD

OPEN SPACE LOT/PARKLAND/ DRAINAGE/W.Q.E. 29.33 AC.

EXISTING POND

100-YEAR FLOODPLAIN (ZONE A)

WATERWAY BUFFER ZONE

20' ADA ESMT.

DESIGNED BY: BRK

DRAFTED BY: ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
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Phone No. (512) 280-5160
North Office
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Austin, Texas 78750
www.cbdeng.com

SHEET NAME: PRELIMINARY PLAT (3 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE AUGUST 2024

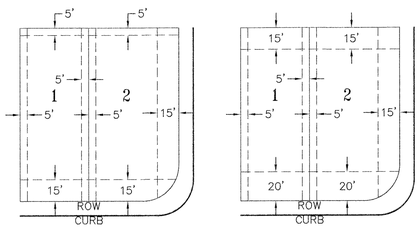
JOB NUMBER 5585

SHEET 5 OF 16

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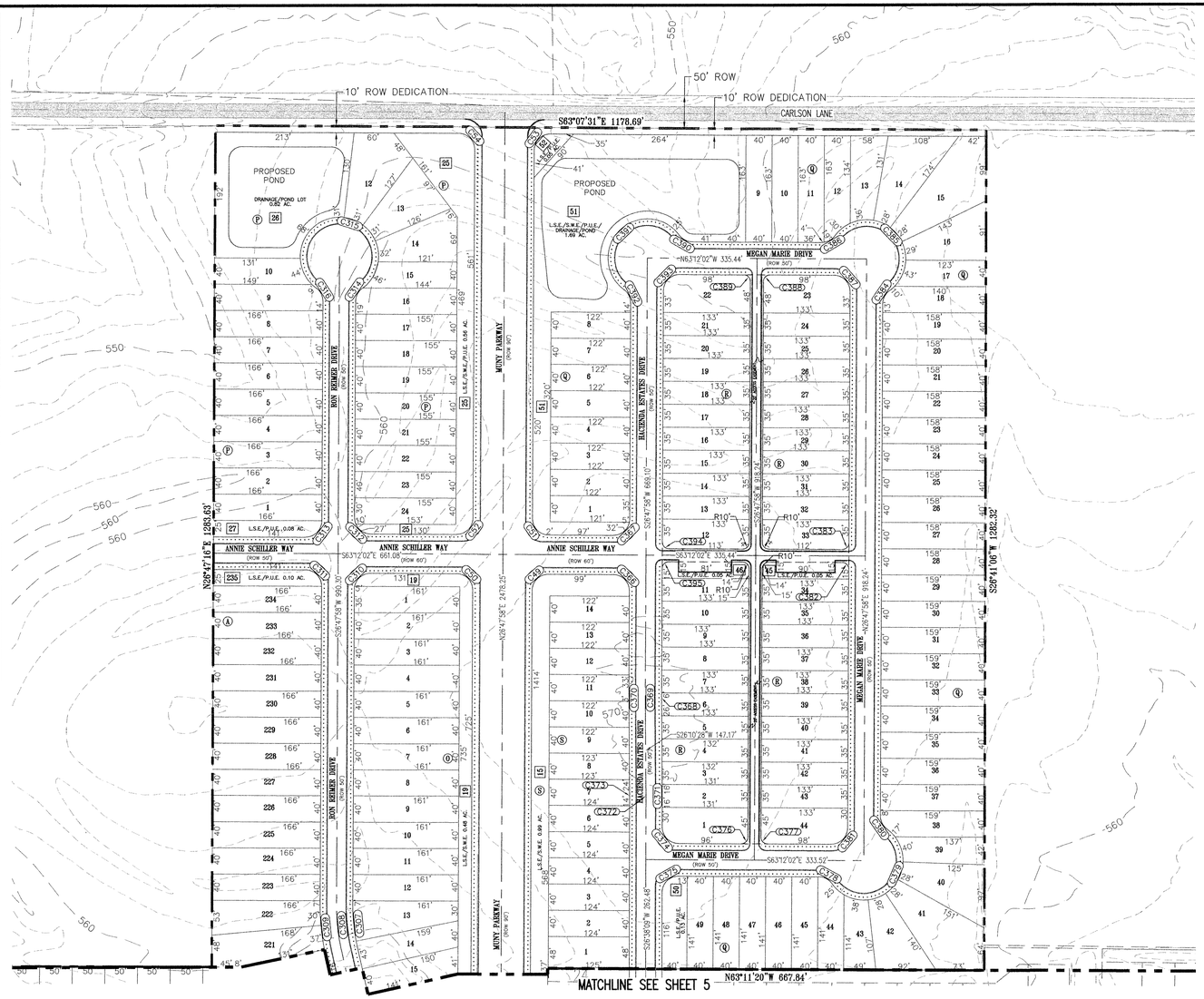
STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP & MAINT.	STREET LENGTH
MUNY PARKWAY	90	70	40	C & G	ARTERIAL	CITY	5,198
ANNIE SCHILLER WAY	60	40	35	C & G	COLLECTOR	MUD	470
BRACEWELL DRIVE	60	40	35	C & G	COLLECTOR	MUD	381
CHASE BEND	60	40	35	C & G	COLLECTOR	MUD	162
HACIENDA ESTATES DRIVE	60	40	35	C & G	COLLECTOR	MUD	213
NELLE DRIVE	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,016
ROBERT MORRISS DRIVE	60	40	35	C & G	COLLECTOR	MUD	210
SUZANNE MARIE TRAIL	60	40	35	C & G	COLLECTOR	MUD	305
SWAYZI LANE	60	40	35	C & G	COLLECTOR	MUD	158
TRESTON STREET	60	40	35	C & G	COLLECTOR	MUD	210
TRIADA BLVD.	VARIES	VARIES	35	C & G	COLLECTOR	MUD	1,718
ANNIE SCHILLER WAY	50	30	30	C & G	LOCAL	MUD	191
BARBARA GENE DRIVE	50	30	30	C & G	LOCAL	MUD	1,072
BRACEWELL DRIVE	50	30	30	C & G	LOCAL	MUD	165
CHARLOTTE RENEE WAY	50	30	30	C & G	LOCAL	MUD	2,044
CHASE BEND	50	30	30	C & G	LOCAL	MUD	153
CHET DRIVE	50	30	30	C & G	LOCAL	MUD	591
DOUG DRIVE	50	30	30	C & G	LOCAL	MUD	3,738
EDMUND JOHN DRIVE	50	30	30	C & G	LOCAL	MUD	435
HACIENDA ESTATES DRIVE	50	30	30	C & G	LOCAL	MUD	1,157
JAYCE COURT	50	30	30	C & G	LOCAL	MUD	208
JEANNE LYNN ROAD	50	30	30	C & G	LOCAL	MUD	1,394
KUMPLE ROAD	50	30	30	C & G	LOCAL	MUD	596
LoNELLE COURT	50	30	30	C & G	LOCAL	MUD	83
MAEVES COURT	50	30	30	C & G	LOCAL	MUD	282
MARGARET ROSE DRIVE	50	30	30	C & G	LOCAL	MUD	740
MEGAN MARIE DRIVE	50	30	30	C & G	LOCAL	MUD	1,587
NATE STEET	50	30	30	C & G	LOCAL	MUD	341
NELLE DRIVE	50	30	30	C & G	LOCAL	MUD	1,817
OLIN JAMES ROAD	50	30	30	C & G	LOCAL	MUD	1,653
ROBERT MORRISS DRIVE	50	30	30	C & G	LOCAL	MUD	907
RON REIMER DRIVE	50	30	30	C & G	LOCAL	MUD	3,241
SUZANNE MARIE TRAIL	50	30	30	C & G	LOCAL	MUD	931
STYLE COURT	50	30	30	C & G	LOCAL	MUD	220
SWAYZI LANE	50	30	30	C & G	LOCAL	MUD	158
TRESTON STREET	50	30	30	C & G	LOCAL	MUD	571
WAYLAND KRUGER DRIVE	50	30	30	C & G	LOCAL	MUD	3,446

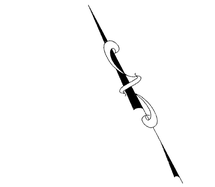
NOTE: ALL STREET SECTIONS WILL COMPLY WITH THE CITY OF ELGIN STANDARD DETAILS.



BUILDING LINE DETAIL
SCALE: 1:50
35' ALLEY RESIDENTIAL
45' ALLEY RESIDENTIAL
40' RESIDENTIAL

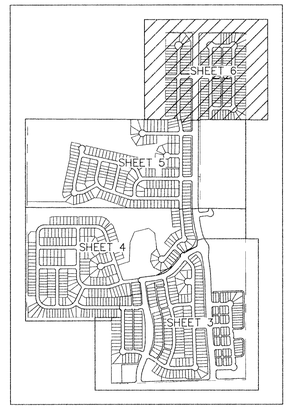
BUILDING LINE DETAIL
SCALE: 1:50
45' RESIDENTIAL
50' RESIDENTIAL





LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE
- E.E ELECTRICAL EASEMENT



KEY MAP

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 271.82 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 75.710 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021131000, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12531, PAGE 1372, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130996, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 38.216 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130997, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 39.216 ACRE TRACT OF LAND CONVEYED TO TIMOTHY NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS BEING DESCRIBED AS EXHIBIT A, B, AND C IN VOLUME 12687, PAGE 1909, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.341 ACRE TRACT OF LAND CONVEYED TO DOUGLAS NELLE BY DEED RECORDED IN DOCUMENT NUMBER 2021130998, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED IN DOCUMENT NUMBER 1999144455, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 1.00 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO DOUGLAS C. AND NANCY K. NELLE BY DEED RECORDED IN VOLUME 12840, PAGE 1457, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALL OF A CALLED 14.580 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 14.795 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO THE ERNEST W. BRACEWELL SR. FAMILY TRUST BY DEED RECORDED IN DOCUMENT NUMBER 2014014538, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 34.72 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENTS, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2023132814, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 271.82 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING ON THE EAST LINE OF A CALLED 33.899 ACRE TRACT OF LAND CONVEYED TO JOHN M. DOLL BY DEED RECORDED IN VOLUME 12732, PAGE 477, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING AT THE SOUTHWEST CORNER OF A CALLED 25.09 ACRE TRACT OF LAND CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2021247774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S63°11'20"E, WITH THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 25.09 ACRE TRACT OF LAND, PASSING THE SOUTHEAST CORNER OF SAID 25.09 ACRE TRACT OF LAND, BEING THE SOUTHWEST CORNER OF A CALLED 34.715 ACRE TRACT OF LAND CONVEYED TO JOY EISENBECK SCHILLER BY DEED RECORDED IN DOCUMENT NUMBER 2006206286, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID 34.715 ACRE TRACT OF LAND, FOR A TOTAL DISTANCE OF 2026.42 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF SAID 34.715 ACRE, SAME BEING THE SOUTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, FOR A NORTH INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°47'16"E, WITH THE COMMON LINE OF SAID 34.715 ACRE TRACT AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,283.63 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 34.715 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF CARLSON LANE (50' R.O.W.) FOR CORNER,

THENCE, S63°07'31"E, WITH THE COMMON LINE OF SAID CARLSON LANE AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 1,178.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 35.93 ACRE TRACT OF LAND CONVEYED TO TACK WCR LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2021258520, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°41'06"W, WITH THE COMMON LINE OF SAID 35.93 ACRE TRACT OF LAND AND SAID 34.72 ACRE TRACT OF LAND, PASSING THE SOUTHWEST CORNER OF SAID 35.93 ACRE TRACT OF LAND, BEING AT A NORTH EXTERIOR CORNER OF LOT 13, BLOCK D, HOMESTEAD ESTATES UNIT 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202100260, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE OF SAID 34.72 ACRE TRACT OF LAND AND SAID LOT 13, FOR A TOTAL DISTANCE OF 1,282.32 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID 34.72 ACRE TRACT OF LAND, BEING AT A NORTHERN INTERIOR CORNER OF SAID LOT 13, FOR AN EASTERN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°11'20"W, WITH THE COMMON LINE OF SAID HOMESTEAD ESTATES UNIT 2 AND SAID 34.72 ACRE TRACT OF LAND, A DISTANCE OF 667.84 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP AT THE NORTHWEST CORNER OF LOT 24, BLOCK C, SAID HOMESTEAD ESTATES UNIT 2, BEING AT THE NORTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, FOR CORNER,

THENCE, S26°38'49"W, WITH THE COMMON LINE OF SAID 75.710 ACRE TRACT AND SAID HOMESTEAD ESTATES, UNIT 2, A DISTANCE OF 1304.77 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP FOR THE SOUTHEAST CORNER OF SAID 75.710 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF LOT 23, BLOCK C, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING ON THE NORTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT A) RECORDED IN DOCUMENT NUMBER 2021130999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR A NORTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S62°44'20"E, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID HOMESTEAD ESTATES. UNIT 2, A DISTANCE OF 667.25 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF SAID 39.216 ACRE (EXHIBIT A), BEING ON THE SOUTH LINE OF LOT 44, BLOCK B, SAID HOMESTEAD ESTATES, UNIT 2, SAME BEING AT THE NORTHWEST CORNER OF A CALLED 93.465 ACRE TRACT OF LAND CONVEYED TO ELGIN I.S.D. BY DEED RECORDED IN VOLUME 9331, PAGE 902, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR AN EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S26°24'16"W, WITH THE COMMON LINE OF SAID 39.216 ACRE (EXHIBIT A) AND SAID 93.465 ACRE TRACT OF LAND, A DISTANCE OF 1260.72 FEET TO A MAG NAIL FOUND ON THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A), BEING AT THE SOUTHWEST CORNER OF SAID 93.465 ACRE TRACT OF LAND, SAME BEING AT THE NORTHWEST CORNER OF LOT 4, STONE CREEK RANCH, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202200128, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, S26°34'50"W, WITH THE EAST LINE OF SAID 39.216 ACRE (EXHIBIT A) AND THE WEST LINE OF SAID LOT 4, PASSING THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, AND CONTINUING WITH THE COMMON LINE OF SAID 14.795 ACRE TRACT OF LAND AND SAID STONE CREEK RANCH, FOR A TOTAL DISTANCE OF 1241.29 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 14.795 ACRE TRACT OF LAND, BEING AN ANGLE POINT ON THE NORTH LINE OF FM 1100 (80' R.O.W.), SAME BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, ALONG SAID CURVE TO THE LEFT, WITH THE COMMON LINE OF SAID FM 1100 AND SAID 14.795 ACRE TRACT OF LAND, HAVING A RADIUS OF 11500.05 FEET, AN ARC LENGTH OF 237.40 FEET, AND A CHORD THAT BEARS N64°49'20"W, A DISTANCE OF 237.40 FEET TO A TXDOT CONCRETE MONUMENT FOUND FOR CORNER,

THENCE, N65°24'49"W, WITH THE SOUTH LINE OF SAID 14.795 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.580 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 14.341 ACRE TRACT OF LAND, AND THE NORTH LINE OF SAID FM 1100, A DISTANCE OF 1736.37 FEET TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE SOUTHEAST CORNER OF A CALLED 14.164 ACRE TRACT OF LAND CONVEYED TO CARLOS A. GUZMAN AND ALICIA HERNANDEZ SAYAGO BY DEED RECORDED IN DOCUMENT NUMBER 2018017932, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID FM 1100, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE COMMON LINE OF SAID 14.341 ACRE TRACT AND SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 978.39 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.341 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF SAID 14.164 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), FOR A SOUTHERN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N63°41'54"W, WITH THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 194.64 FEET TO A 5/8 INCH IRON ROD FOUND WITH ILLEGIBLE CAP ON THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT B), SAME BEING AT THE SOUTHEAST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C),

THENCE, N63°43'11"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.164 ACRE TRACT OF LAND, A DISTANCE OF 436.12 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.164 ACRE TRACT OF LAND, BEING ON THE SOUTH LINE OF SAID 38.216 ACRE TRACT OF LAND (EXHIBIT C). SAME BEING AT THE NORTHEAST CORNER OF A CALLED 14.263 ACRE TRACT OF LAND (PART THREE) CONVEYED TO ANNA MARIE SWENSON SIMMONS BY DEED RECORDED IN VOLUME 8948, PAGE 870, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, N63°32'21"W, WITH THE SOUTH LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), AND THE NORTH LINE OF SAID 14.263 ACRE TRACT OF LAND, A DISTANCE OF 617.37 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 14.263 ACRE TRACT OF LAND, BEING AT THE SOUTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), SAME BEING ON THE EAST LINE OF A CALLED 56.568 ACRE TRACT OF LAND CONVEYED TO ANGEL CHAPARRO BY DEED RECORDED IN DOCUMENT NUMBER 2016086749, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N26°41'26"E, WITH THE WEST LINE OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), THE EAST LINE OF SAID 56.568 ACRE TRACT OF LAND, THE EAST LINE OF A CALLED 61.600 ACRE TRACT OF LAND (PROPERTY TWO) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 2020074731, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 12544, PAGE 2223, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THE EAST LINE OF A CALLED 35.20 ACRE TRACT OF LAND (EXHIBIT A) CONVEYED TO REBECCA HOWELL BY DEED RECORDED IN DOCUMENT NUMBER 20212477774, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, A DISTANCE OF 1626.84 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 39.216 ACRE TRACT OF LAND (EXHIBIT C), BEING ON THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, SAME BEING AT THE SOUTHWEST CORNER OF SAID 75.710 ACRE TRACT OF LAND,

THENCE, N26°52'34"E, WITH THE EAST LINE OF SAID 35.20 ACRE TRACT OF LAND, THE WEST LINE OF SAID 75.710 ACRE TRACT OF LAND, AND THE EAST LINE OF SAID 33.899 ACRE TRACT OF LAND, A DISTANCE OF 1289.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 271.82 ACRES OF LAND.

FILE PATH: J:\ACD\5585\dwg\5585-PRELIM.dwg - Aug 13, 2024 - 10:11am

DESIGNED BY:	DRAFTED BY:
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DATE

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SHEET NAME: PRELIMINARY PLAT (4 OF 5)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
TBPE F-3791

8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
6 OF 16

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	237.38	11500.05	N64°33'28"W	237.38	118.69	1°10'58"
C2	238.07	11520.88	N64°33'26"W	238.06	119.04	1°11'02"
C3	47.84	30.00	S19°45'38"E	42.93	30.73	91°22'23"
C4	46.41	30.00	N70°16'22"E	41.92	29.29	88°37'37"
C5	38.64	25.00	S70°13'58"W	34.90	24.37	88°32'51"
C6	191.83	1955.00	N23°08'54"E	191.75	95.99	5°37'19"
C7	196.24	2000.00	N23°08'54"E	196.16	98.20	5°37'19"
C8	38.63	25.00	S21°13'57"E	34.90	24.36	88°31'19"
C9	96.06	2045.00	N21°40'59"E	96.05	48.04	2°41'29"
C10	41.09	25.00	S67°25'19"W	36.62	26.89	94°10'09"
C11	37.00	25.00	S23°05'31"E	33.72	22.83	84°48'10"
C12	197.35	2257.49	S21°48'49"W	197.29	98.74	5°00'32"
C13	145.54	2000.00	S22°25'19"W	145.50	72.80	4°10'09"
C14	148.81	2045.00	S22°25'19"W	148.78	74.44	4°10'09"
C15	39.27	25.00	S69°30'27"W	35.35	25.00	89°59'53"
C16	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C17	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"
C18	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C19	39.27	25.00	S69°30'24"W	35.36	25.00	90°00'00"
C20	39.27	25.00	S20°29'36"E	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	309.13	2045.00	N20°10'34"E	308.84	154.86	8°39'40"
C22	397.43	2000.00	N18°48'50"E	396.78	199.37	11°23'08"
C23	342.56	1955.00	N19°29'12"E	342.13	171.72	10°02'23"
C24	33.09	127.00	S23°18'38"W	33.00	16.64	14°55'48"
C25	41.18	127.00	N05°10'42"E	41.00	20.77	18°34'38"
C26	52.86	2000.00	N13°21'50"E	52.86	26.43	1°30'52"
C27	14.34	25.00	N20°32'18"W	14.14	7.37	32°51'24"
C28	23.30	90.00	S29°33'02"E	23.23	11.71	14°49'56"
C29	24.85	25.00	N50°36'27"W	23.84	13.56	56°56'46"
C30	26.82	100.00	N70°42'36"W	26.74	13.49	15°22'00"
C31	60.22	90.00	N11°36'24"E	59.10	31.29	38°20'16"
C32	30.22	25.00	N65°24'07"E	28.41	17.26	69°15'10"
C33	42.49	127.00	S02°01'20"W	42.29	21.44	19°10'08"
C34	42.49	127.00	N21°11'28"E	42.29	21.44	19°10'08"
C35	237.08	1955.00	S15°04'51"W	236.94	118.69	6°56'54"
C36	393.28	2000.00	S17°14'24"W	392.64	197.27	11°15'59"
C37	325.62	2045.00	S16°10'06"W	325.28	163.15	9°07'25"
C38	39.98	25.00	S64°22'18"W	35.86	25.72	91°38'00"
C39	76.49	2045.00	S21°48'05"W	76.49	38.25	2°08'35"
C40	39.98	25.00	S23°59'43"E	35.86	25.72	91°37'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	35.89	1955.00	S22°20'49"W	35.89	17.94	1°03'07"
C42	140.15	2045.00	S24°50'10"W	140.12	70.10	3°55'36"
C43	137.05	2000.00	S24°50'11"W	137.02	68.55	3°55'34"
C44	133.98	1955.00	S24°50'10"W	133.95	67.02	3°55'36"
C45	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C46	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C47	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C48	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C49	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C50	34.24	25.00	N12°25'56"W	31.62	20.41	78°27'47"
C51	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C52	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C53	39.62	25.00	S71°28'30"W	35.60	25.35	90°47'26"
C54	39.62	25.00	N17°43'36"W	35.61	25.35	90°47'24"
C55	39.85	25.00	S19°45'00"E	35.76	25.59	91°19'39"
C56	34.24	25.00	N75°21'17"E	31.62	20.41	78°27'47"
C57	51.11	455.00	S29°07'55"W	51.09	25.58	6°26'12"
C58	128.23	455.00	S40°25'26"W	127.81	64.54	16°08'50"
C59	199.46	475.00	S36°28'05"W	197.99	101.22	24°03'32"
C60	218.57	475.00	S37°37'15"W	216.65	111.26	26°21'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	192.07	495.00	S36°05'03"W	190.86	97.26	22°13'54"
C62	40.28	25.00	N85°20'58"W	36.05	26.03	92°18'20"
C63	39.27	25.00	N05°48'12"E	35.36	25.00	90°00'00"
C64	38.26	25.00	S04°39'02"W	34.64	24.01	87°41'40"
C65	42.86	25.00	S88°18'59"E	37.80	28.88	98°14'21"
C66	126.06	450.00	N34°32'20"E	125.64	63.44	16°03'00"
C67	199.25	470.00	N38°39'31"E	197.76	101.14	24°17'21"
C68	494.89	736.50	N29°14'52"E	485.63	257.20	38°29'59"
C69	508.33	756.50	N29°14'52"E	498.82	264.18	38°29'59"
C70	144.43	730.00	N20°50'45"E	144.20	72.45	11°20'10"
C71	148.39	750.00	N20°50'45"E	148.15	74.44	11°20'10"
C72	38.39	25.00	N28°49'02"W	34.73	24.14	87°59'24"
C73	36.84	25.00	N64°58'22"E	33.60	22.68	84°25'48"
C74	115.72	730.00	S14°32'21"W	115.60	57.98	9°04'57"
C75	118.89	750.00	S14°32'21"W	118.77	59.57	9°04'57"
C76	71.19	470.00	S19°31'01"W	71.12	35.66	8°40'42"
C77	9.39	490.00	S23°16'26"W	9.39	4.70	1°05'54"
C78	40.84	490.00	N21°28'06"E	40.83	20.43	4°46'33"
C79	42.51	510.00	N21°28'06"E	42.50	21.27	4°46'33"
C80	39.27	25.00	S64°04'49"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	39.27	25.00	N25°55'11"W	35.36	25.00	90°00'00"
C82	63.17	490.00	S74°36'47"E	63.13	31.63	7°23'12"
C83	37.31	25.00	N35°33'11"W	33.94	23.11	85°30'24"
C84	36.50	25.00	S48°45'15"W	33.35	22.38	83°39'26"
C85	103.86	370.00	S78°57'39"E	103.51	52.27	16°04'57"
C86	176.81	370.00	N79°18'29"E	175.14	90.13	27°22'49"
C87	295.84	390.00	N87°20'57"E	288.80	155.45	43°27'45"
C88	370.57	470.00	N86°29'35"E	361.05	195.52	45°10'30"
C89	227.86	490.00	N77°13'39"E	225.81	116.03	26°38'38"
C90	9.07	450.00	S64°28'59"W	9.07	4.54	1°09'18"
C91	43.47	25.00	N65°07'39"W	38.20	29.60	99°37'27"
C92	40.97	25.00	S31°38'15"W	36.54	26.76	93°54'20"
C93	20.98	490.00	S66°50'40"W	20.98	10.49	2°27'11"
C94	35.78	25.00	N27°04'12"E	32.80	21.73	82°00'28"
C95	37.30	25.00	S58°03'42"E	33.94	23.10	85°29'14"
C96	177.99	490.00	S89°37'19"W	177.02	89.99	20°48'46"
C97	295.22	470.00	S83°36'44"W	290.39	152.66	35°59'20"
C98	309.26	470.00	S82°45'22"W	303.72	160.46	37°42'04"
C99	124.94	450.00	S86°32'38"W	124.54	62.87	15°54'28"
C100	15.91	142.00	N82°17'28"W	15.91	7.97	6°25'16"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	68.81	324.14	N33°07'19"W	68.68	34.54	12°09'48"
C102	68.88	300.00	N33°37'10"W	68.73	34.59	13°09'17"
C103	63.14	275.94	N32°36'32"W	63.01	31.71	13°06'40"
C104	15.53	10.00	S71°33'16"E	14.02	9.82	88°58'31"
C105	15.71	10.00	S18°57'29"W	14.14	10.00	90°00'00"
C106	43.45	275.00	S30°34'07"E	43.41	21.77	9°03'11"
C107	44.30	25.00	S85°51'49"E	38.73	30.62	101°32'13"
C108	44.30	25.00	S07°24'02"E	38.73	30.62	101°32'13"
C109	206.57	300.00	S45°46'04"E	202.51	107.57	39°27'05"
C110	223.78	325.00	S45°46'04"E	219.39	116.53	39°27'05"
C111	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C112	21.03	25.00	N41°23'55"W	20.41	11.18	48°11'23"
C113	162.65	50.00	N69°30'24"E	99.85	897.21	186°22'46"
C114	21.03	25.00	S00°24'42"W	20.41	11.18	48°11'23"
C115	39.27	25.00	S69°30'26"W	35.36	25.00	89°59'49"
C116	39.27	25.00	S20°29'36"E	35.36	25.00	89°59'49"
C117	40.06	975.00	S25°41'01"W	40.05	20.03	2°21'14"
C118	41.08	1000.00	S25°41'01"W	41.08	20.54	2°21'14"
C119	25.53	1025.00	S25°13'13"W	25.53	12.77	1°25'37"
C120	40.03	25.00	N20°17'20"W	35.89	25.77	91°43'55"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	37.95	25.00	N70°21'10"E	34.41	23.72	86°59'04"
C122	50.71	25.00	N31°15'12"W	42.45	40.19	116°13'40"
C123	202.86	50.00	S26°51'38"W	89.70	101.49	232°27'20"
C124	50.71	25.00	N84°58'28"E	42.45	40.19	116°13'40"
C125	128.82	175.00	N05°46'21"E	125.93	67.48	42°10'33"
C126	110.42	150.00	N05°46'21"E	107.94	57.84	42°10'33"
C127	92.01	125.00	N05°46'21"E	89.95	48.20	42°10'33"
C128	74.19	175.00	N51°20'29"W	73.63	37.66	24°17'21"
C129	63.59	150.00	N51°20'29"W	63.11	32.28	24°17'21"
C130	52.99	125.00	N51°20'29"W	52.59	26.90	24°17'21"
C131	15.71	10.00	S18°29'10"E	14.14	10.00	90°00'00"
C132	15.71	10.00	N71°30'50"E	14.14	10.00	90°00'00"
C133	39.27	25.00	S18°29'10"E	35.36	25.00	90°00'00"
C134	21.03	25.00	N87°34'51"W	20.41	11.18	48°11'23"
C135	162.65	50.00	S18°29'10"E	99.85	897.21	186°22'46"
C136	21.03	25.00	N50°36'32"E	20.41	11.18	48°11'23"
C137	28.97	25.00	S59°42'32"W	27.37	16.36	66°23'24"
C138	39.29	25.00	N18°30'51"W	35.37	25.02	90°03'22"
C139	20.23	125.00	S68°10'40"E	20.20	10.14	9°16'15"
C140	24.27	150.00	S68°10'38"E	24.24	12.16	9°16'12"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	29.61	183.00	S68°10'38"E	29.58	14.84	9°16'12"
C142	13.18	10.00	S64°16'33"W	12.25	7.75	75°31'26"
C143	15.71	9.98	N18°33'10"W	14.14	10.02	90°14'35"
C144	14.79	10.00	S21°11'06"E	13.48	9.12	84°42'52"
C145	16.57	10.00	N68°58'36"E	14.74	10.91	94°57'43"
C146	78.96	125.00	S45°26'46"E	77.65	40.85	36°11'32"
C147	94.74	150.00	S45°26'53"E	93.17	49.01	36°11'18"
C148	110.54	175.00	S45°26'46"E	108.71	57.18	36°11'28"
C149	34.61	25.00	S12°18'13"W	31.91	20.72	79°18'54"
C150	32.95	25.00	N65°06'48"W	30.62	19.36	75°31'09"
C151	120.13	175.00	S83°12'27"E	117.78	62.54	39°19'51"
C152	168.85	150.00	N84°12'34"E	160.08	94.64	64°29'48"
C153	140.71	125.00	N84°12'34"E	133.40	78.86	64°29'48"
C154	15.71	10.00	S64°04'49"W	14.14	10.00	90°00'00"
C155	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C156	34.36	25.00	S31°32'48"E	31.72	20.52	78°44'46"
C157	29.46	150.00	N76°32'48"W	29.42	14.78	11°15'14"
C158	24.55	125.00	N76°32'48"W	24.51	12.32	11°15'14"
C159	39.27	25.00	N52°49'35"E	35.36	25.00	90°00'00"
C160	40.65	125.00	S72°51'28"E	40.47	20.50	18°37'53"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C161	48.78	150.00	S72°51'28"E	48.56	24.61	18°37'53"
C162	56.91	175.00	S72°51'28"E	56.66	28.71	18°37'53"
C163	33.68	175.00	S58°01'45"E	33.62	16.89	11°01'33"
C164	32.95	25.00	S89°43'21"W	30.62	19.36	75°31'21"
C165	32.95	25.00	N14°12'00"E	30.62	19.36	75°31'21"
C166	196.35	125.00	S18°32'32"E	176.78	125.00	90°00'00"
C167	235.62	150.00	S18°32'32"E	212.13	150.00	90°00'00"
C168	152.77	175.00	S01°26'54"W	147.97	81.64	50°01'09"
C169	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C170	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C171	39.27	25.00	S71°27'28"W	35.36	25.00	90°00'00"
C172	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C173	39.27	25.00	S18°32'32"E	35.36	25.00	90°00'00"
C174	39.35	25.00	N71°32'58"E	35.41	25.08	90°11'00"
C175	21.03	25.00	N39°26'51"W	20.41	11.18	48°11'23"
C176	241.19	50.00	N26°27'28"E	66.67	44.72	276°22'46"
C177	21.03	25.00	S82°38'13"E	20.41	11.18	48°11'23"
C178	39.35	25.00	S71°32'58"W	35.41	25.08	90°11'00"
C179	39.19	25.00	N18°27'02"W	35.30	24.92	89°49'00"
C180	38.69	25.00	N36°30'51"W	34.95	24.43	88°40'52"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C181	39.85	25.00	N53°29'09"E	35.76	25.58	91°19'08"
C182	21.03	25.00	S75°03'02"W	20.41	11.18	48°11'23"
C183	21.03	25.00	S56°45'35"E	20.41	11.18	48°11'23"
C184	241.19	50.00	S09°08'43"W	66.67	44.72	276°22'46"
C185	217.42	175.00	N27°45'58"W	203.71	125.25	71°11'08"
C186	186.36	150.00	N27°45'58"W	174.61	107.36	71°11'08"
C187	158.18	125.00	N27°06'25"W	147.84	91.66	72°30'16"
C188	196.35	125.00	S71°38'28"W	176.78	125.00	90°00'00"
C189	157.08	100.00	S71°38'28"W	141.42	100.00	90°00'00"
C190	117.81	75.00	S71°38'28"W	106.07	75.00	90°00'00"
C191	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C192	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C193	39.27	25.00	S18°21'32"E	35.36	25.00	90°00'00"
C194	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"
C195	196.75	125.00	S18°27'02"E	177.06	125.40	90°11'00"
C196	236.10	150.00	S18°27'02"E	212.47	150.48	90°11'00"
C197	275.45	175.00	S18°27'02"E	247.88	175.56	90°11'00"
C198	39.19	25.00	N71°32'58"E	35.30	24.92	89°49'00"
C199	39.35	25.00	S18°27'02"E	35.41	25.08	90°11'00"
C200	39.27	25.00	S71°38'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	39.27	25.00	N18°21'32"W	35.36	25.00	90°00'00"
C202	24.65	275.00	S45°56'10"W	24.64	12.33	5°08'10"
C203	26.89	300.00	S45°56'10"W	26.88	13.46	5°08'10"
C204	37.49	360.89	S45°21'48"W	37.48	18.76	5°57'10"
C205	20.47	430.00	N47°08'25"E	20.47	10.24	2°43'39"
C206	16.18	10.00	N00°35'17"W	14.47	10.49	92°43'46"
C207	16.18	10.00	N88°40'52"E	14.47	10.49	92°43'46"
C208	201.04	480.00	N36°30'19"E	199.57	102.02	23°59'51"
C209	190.57	455.00	N36°30'19"E	189.18	96.70	23°59'51"
C210	118.66	430.00	N32°24'44"E	118.29	59.71	15°48'40"
C211	107.62	425.00	N17°15'08"E	107.33	54.10	14°30'32"
C212	101.29	400.00	N17°15'08"E	101.02	50.92	14°30'32"
C213	94.96	375.00	N17°15'08"E	94.71	47.74	14°30'32"
C214	39.27	25.00	S54°59'52"W	35.36	25.00	90°00'00"
C215	15.71	10.00	N35°00'08"W	14.14	10.00	90°00'00"
C216	39.27	25.00	S35°00'08"E	35.36	25.00	90°00'00"
C217	15.71	10.00	N54°59'52"E	14.14	10.00	90°00'00"
C218	64.20	405.00	S14°32'21"W	64.13	32.17	9°04'57"
C219	68.16	430.00	S14°32'21"W	68.09	34.15	9°04'57"
C220	72.13	455.00	S14°32'21"W	72.05	36.14	9°04'57"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C221	15.71	10.00	N25°55'11"W	14.14	10.00	90°00'00"
C222	15.71	10.00	N64°04'49"E	14.14	10.00	90°00'00"
C223	69.14	325.00	N12°59'11"E	69.01	34.70	12°11'18"
C224	67.87	300.00	N12°35'56"E	67.73	34.08	12°57'47"
C225	57.02	275.00	N13°08'25"E	56.92	28.61	11°52'48"
C226	78.55	325.00	N73°04'43"W	78.35	39.47	13°50'50"
C227	72.50	300.00	N73°04'43"W	72.33	36.43	13°50'50"
C228	66.46	275.00	N73°04'43"W	66.30	33.39	13°50'50"
C229	15.71	10.00	N89°30'24"E	14.14	10.00	90°00'00"
C230	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C231	18.69	25.00	N44°04'36"W	18.26	9.81	42°50'00"
C232	157.97	50.00	N68°49'43"E	100.00	5599.99	181°01'23"
C233	21.03	25.00	N00°24'42"E	20.41	11.18	48°11'23"
C234	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C235	15.05	10.00	S67°36'40"W	13.67	9.36	86°12'33"
C236	16.37	10.00	S22°23'20"E	14.60	10.68	93°47'27"
C237	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C238	19.54	325.00	N22°47'02"E	19.54	9.77	3°26'44"
C239	18.04	300.00	N22°47'02"E	18.04	9.02	3°26'44"
C240	16.54	275.00	N22°47'02"E	16.53	8.27	3°26'44"

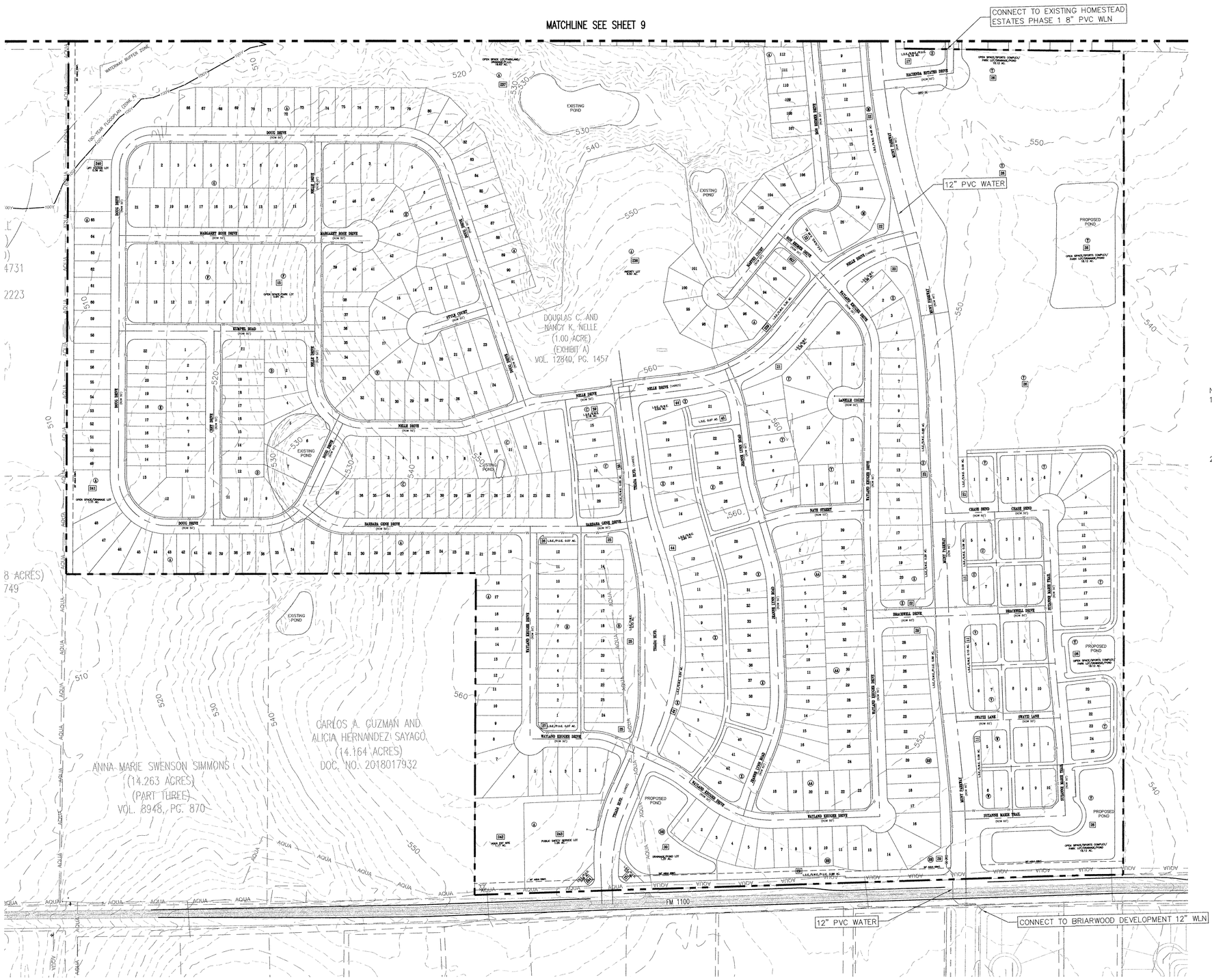
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C241	37.77	25.00	N22°12'58"W	34.28	23.54	86°33'16"
C242	40.77	25.00	N67°47'02"E	36.40	26.55	93°26'44"
C243	15.58	10.00	S65°41'57"W	14.05	9.87	85°16'34"
C244	15.83	10.00	S24°18'03"E	14.23	10.13	90°43'26"
C245	15.11	10.00	N22°12'58"W	13.71	9.42	86°33'16"
C246	16.31	10.00	N67°47'02"E	14.56	10.62	93°26'44"
C247	16.54	383.18	S22°47'02"W	16.53	8.27	2°28'21"
C248	18.04	300.00	S22°47'02"W	18.04	9.02	3°26'44"
C249	19.54	325.00	S22°47'02"W	19.54	9.77	3°26'44"
C250	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C251	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C252	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C253	39.27	25.00	N69°30'24"E	35.36	25.00	90°00'00"
C254	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C255	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C256	21.03	25.00	S48°36'05"W	20.41	11.18	48°11'23"
C257	162.66	50.00	N20°30'01"W	99.84	895.27	186°23'36"
C258	21.03	25.00	S89°35'43"E	20.42	11.18	48°12'13"
C259	39.27	25.00	N20°29'36"W	35.36	25.00	90°00'00"
C260	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C261	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C262	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C263	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C264	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C265	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C266	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C267	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C268	15.71	10.00	N69°30'24"E	14.14	10.00	90°00'00"
C269	15.71	10.00	S20°29'36"E	14.14	10.00	90°00'00"
C270	15.71	10.00	N20°29'36"W	14.14	10.00	90°00'00"
C271	15.71	10.00	S69°30'24"W	14.14	10.00	90°00'00"
C272	19.77	125.00	N19°51'01"W	19.75	9.91	9°03'50"
C273	23.73	150.00	N19°51'01"W	23.70	11.89	9°03'50"
C274	27.68	175.00	N19°51'01"W	27.66	13.87	9°03'50"
C275	39.27	25.00	N69°22'56"W	35.36	25.00	90°00'00"
C276	39.27	25.02	S20°37'48"W	35.36	24.99	89°56'30"
C277	30.77	25.00	S79°07'04"E	28.87	17.68	70°31'44"
C278	218.63	50.00	S10°52'56"W	81.65	70.71	250°31'44"
C279	50.72	125.00	S77°14'30"W	50.37	25.71	23°14'51"
C280	60.86	150.00	S77°14'30"W	60.45	30.86	23°14'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C281	71.01	175.00	S77°14'30"W	70.52	36.00	23°14'51"
C282	21.03	25.00	N67°02'23"W	20.41	11.18	48°11'23"
C283	143.15	50.00	N55°02'12"E	99.03	356.59	164°02'11"
C284	21.03	25.03	S02°53'12"E	20.41	11.18	48°07'31"
C285	29.52	25.00	N55°02'12"E	27.84	16.75	67°39'25"
C286	12.20	125.00	S24°00'14"W	12.19	6.10	5°35'28"
C287	14.64	150.00	S24°00'14"W	14.63	7.32	5°35'28"
C288	17.08	175.00	S24°00'14"W	17.07	8.55	5°35'28"
C289	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C290	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C291	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C292	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C293	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C294	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C295	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C296	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C297	21.03	25.00	N87°17'44"W	20.41	11.18	48°11'23"
C298	241.19	50.00	S26°47'58"W	66.67	44.72	276°22'46"
C299	21.03	25.00	S39°06'21"E	20.41	11.18	48°11'23"
C300	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C301	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C302	38.94	25.00	S18°34'35"E	35.12	24.67	89°14'54"
C303	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C304	69.21	325.00	N19°56'48"E	69.08	34.74	12°12'06"
C305	67.82	300.00	N20°19'22"E	67.68	34.06	12°57'13"
C306	62.17	275.00	N20°19'22"E	62.04	31.22	12°57'13"
C307	62.17	275.00	S20°19'22"W	62.04	31.22	12°57'13"
C308	67.82	300.00	S20°19'22"W	67.68	34.06	12°57'13"
C309	73.48	325.00	S20°19'22"W	73.32	36.90	12°57'13"
C310	39.27	25.00	S71°47'58"W	35.36	25.00	90°00'00"
C311	39.27	25.00	N18°12'02"W	35.36	25.00	90°00'00"
C312	39.27	25.00	S18°12'02"E	35.36	25.00	90°00'00"
C313	39.27	25.00	N71°47'58"E	35.36	25.00	90°00'00"
C314	23.55	25.00	S53°47'00"W	22.69	12.73	53°58'05"
C315	301.53	60.00	N63°12'02"W	70.59	43.64	287°56'10"
C316	23.55	25.00	N00°11'05"W	22.69	12.73	53°58'05"
C317	24.93	175.00	N67°16'57"W	24.91	12.49	8°09'49"
C318

MATCHLINE SEE SHEET 9



0 75 150 300

SCALE: 1" = 150'

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- W — W — PROPOSED WATER LINE
- AQUA — EXISTING AQUA WATER LINE
- BRIARWOOD WATER LINE
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 78749
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WATER UTILITY PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
@ F3791

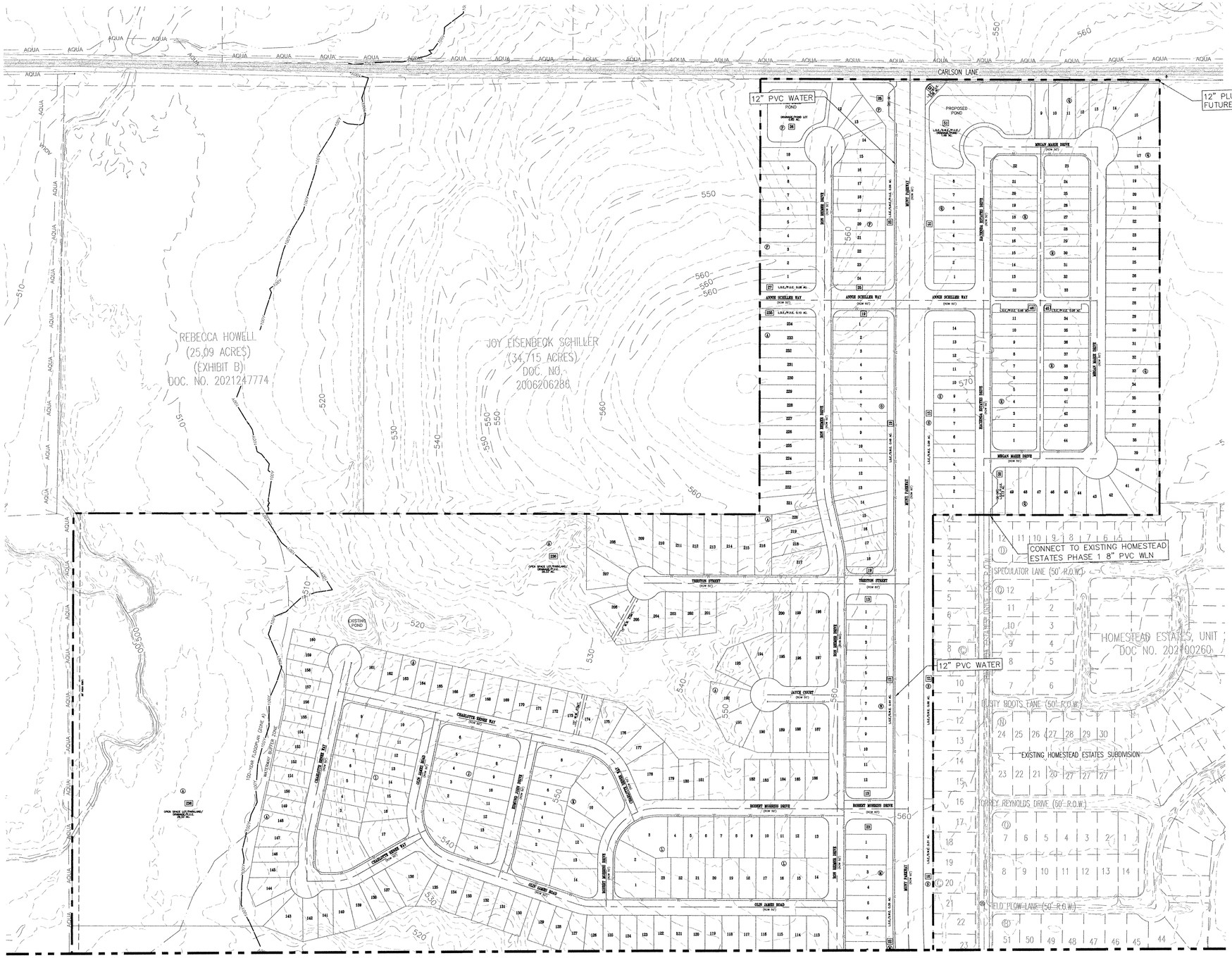
8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
8 OF 16

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MATCHLINE SEE SHEET 8

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WATER LINE
- AQUA EXISTING AQUA WATER LINE
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:

1. ALL PROPOSED WATER LINES SHALL BE 8" PVC C900 UNLESS OTHERWISE NOTED. 12" PVC WATERLINE LOCATED UNDER CITY OF ELGIN OWNED & MAINTAINED MUNY PARKWAY IS REQUIRED TO SERVE THE SITE PER THE TRIADA DEVELOPMENT & CONSENT AGREEMENT. NO OTHER WATER LINES ARE REQUIRED TO BE 12".
2. WATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: WATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
9 OF 16

FILE PATH: J:\ACD\5585\dwg\5585-PREL.M.dwg - Aug 13, 2024 - 10:11am

MATCHLINE SEE SHEET 11



0 75 150 300
SCALE: 1" = 150'

LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED FORCEMAIN
- BRIARWOOD WASTEWATER LINE
- PROPOSED EASEMENT
- 100Y 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:
1. ALL PROPOSED WASTEWATER LINES SHALL BE 8" PVC SDR-26 UNLESS OTHERWISE NOTED.
2. WASTEWATER: RETAIL: CITY OF ELGIN

DESIGNED BY: BRK	DRAFTED BY: ASL

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 78749
Austin, Texas
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WASTEWATER UTILITY PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

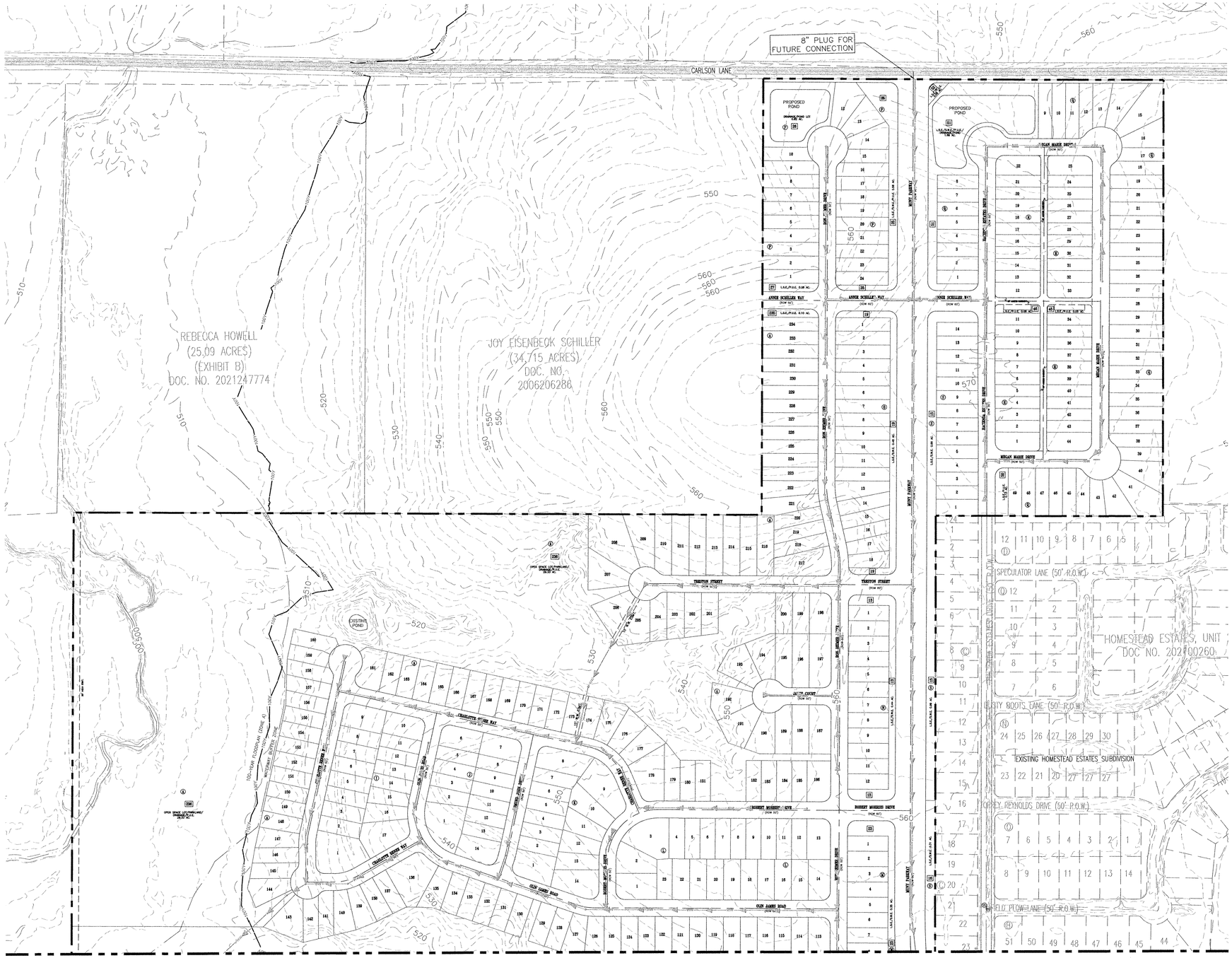
8/13/2024

DATE: AUGUST 2024

JOB NUMBER: 5585

SHEET: 10 OF 16

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MATCHLINE SEE SHEET 10



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- 501 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED FORCEMAIN
- PROPOSED EASEMENT
- 100Y — 100YR FEMA FLOODPLAIN
- CREEK CENTERLINE
- WATERWAY BUFFER ZONE

NOTES:
1. ALL PROPOSED WASTEWATER LINES SHALL BE 8" PVC SDR-26 UNLESS OTHERWISE NOTED.
2. WASTEWATER: RETAIL: CITY OF ELGIN

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
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Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: WASTEWATER UTILITY PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

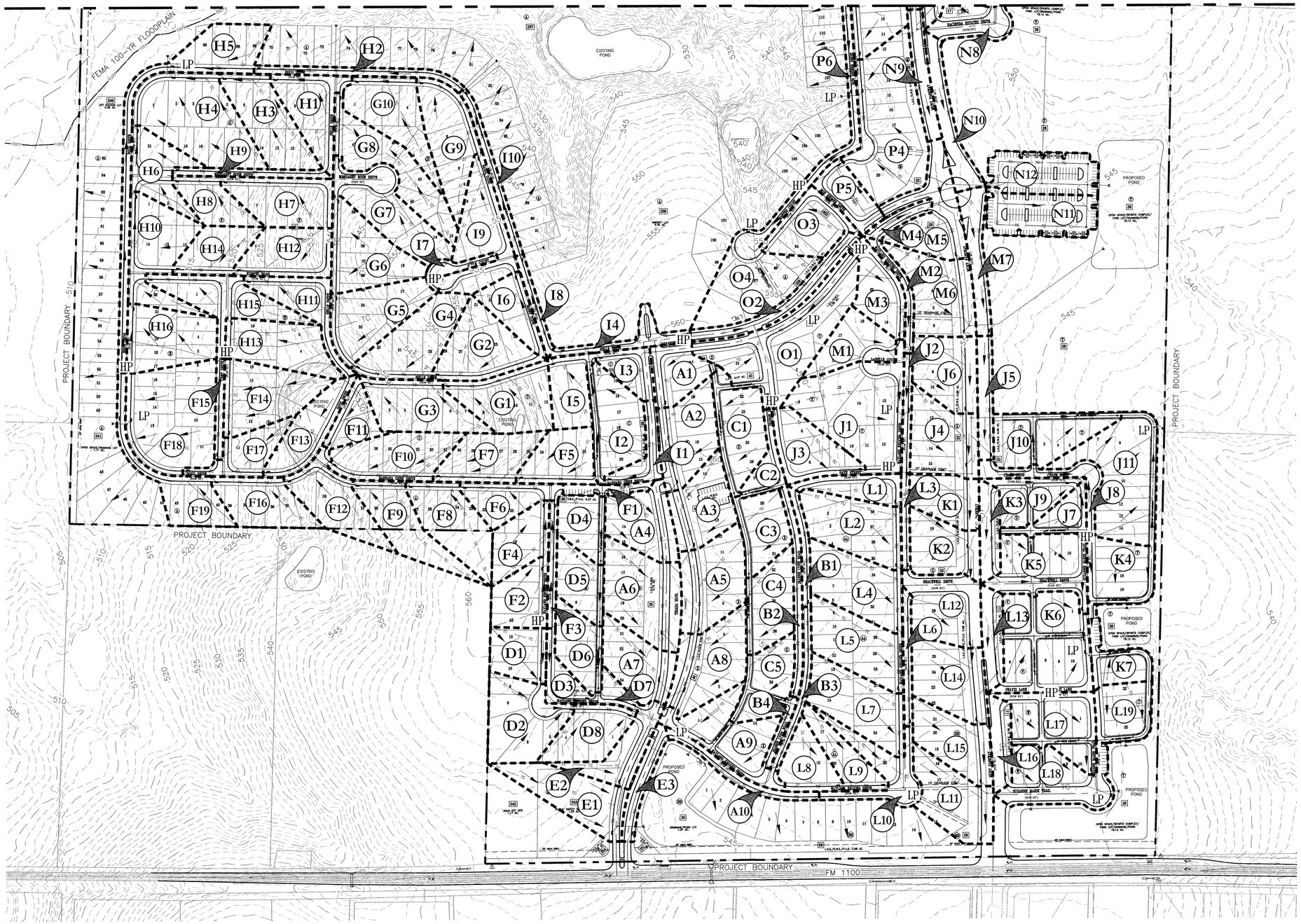
JOB NUMBER
5585

SHEET
11 OF 16

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SUB-ENGINEERING.CTB

MATCH LINE SEE SHEET 13



LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC TC TC TIME OF CONCENTRATION
- A1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791

Main Office
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Austin, Texas 78749
Phone No. (512) 280-5160

North Office
12129 Rieder Rd.
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (1 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

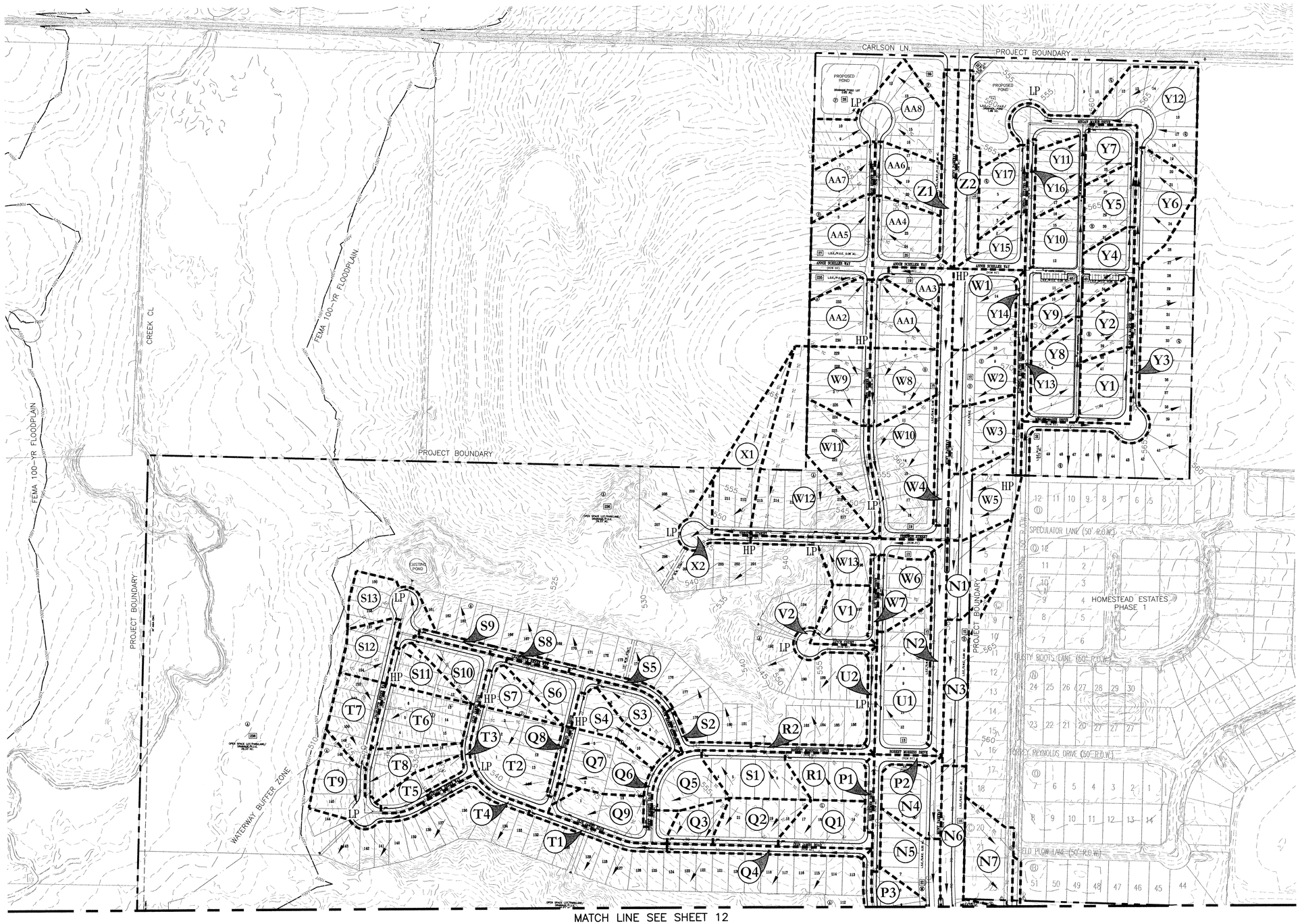
DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
12 OF 16

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SUB-ENGINEERING.CTB



LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- 100Y 100-YR FEMA FLOODPLAIN
- CREEK CENTER LINE
- WATERWAY BUFFER ZONE
- TC TC TC TIME OF CONCENTRATION
- A1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 75 150 300
SCALE: 1" = 150'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: DRAINAGE PLAN (2 OF 2)

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE AUGUST 2024

JOB NUMBER 5585

SHEET 13 OF 16

FILE PATH: J:\ACAD\5585\dwg\5585 DRAINAGE.dwg - Aug 13, 2024 - 10:10am

Area No.	Area (Acre)	TC (Min.)	Perv. (%)	Imperv. (%)	C 25	C 100	I 25 In/Hr	I 100 In/Hr	Q 25 CFS	Q 100 CFS
A1	0.57	17	69	31	0.46	0.54	7.59	10.00	2.0	3.1
A2	0.93	18	48	52	0.59	0.67	7.31	9.66	4.0	6.0
A3	0.85	17	67	33	0.48	0.55	7.50	9.89	3.0	4.6
A4	0.83	17	64	36	0.49	0.57	7.56	9.98	3.1	4.7
A5	1.08	15	52	48	0.62	0.70	7.90	10.39	5.3	7.8
A6	1.29	14	61	39	0.58	0.65	8.04	10.56	6.0	8.9
A7	0.82	14	56	44	0.60	0.68	8.08	10.61	4.0	5.9
A8	1.09	16	48	52	0.58	0.66	7.77	10.23	4.9	7.4
A9	1.10	15	45	55	0.60	0.69	7.82	10.29	5.2	7.8
A10	0.31	7	27	73	0.71	0.79	10.10	13.05	2.2	3.2
B1	0.21	6	44	56	0.61	0.69	10.71	13.76	1.4	2.0
B2	0.36	6	41	59	0.62	0.71	10.66	13.71	2.4	3.5
B3	0.29	5	40	60	0.63	0.71	10.92	14.01	2.0	2.9
B4	0.13	5	47	53	0.59	0.67	11.05	14.16	0.8	1.2
C1	0.90	17	39	61	0.64	0.72	7.46	9.85	4.3	6.4
C2	0.32	16	37	63	0.65	0.73	7.67	10.11	1.6	2.4
C3	0.66	17	37	63	0.65	0.73	7.56	9.97	3.2	4.8
C4	0.78	17	38	62	0.64	0.73	7.46	9.85	3.7	5.6
C5	0.72	17	50	50	0.58	0.66	7.51	9.91	3.1	4.7
D1	0.57	17	40	60	0.63	0.71	7.57	9.98	2.7	4.1
D2	1.10	17	41	59	0.62	0.71	7.53	9.94	5.2	7.7
D3	0.33	16	52	48	0.56	0.64	7.68	10.12	1.4	2.2
D4	0.53	17	37	63	0.65	0.73	7.59	10.01	2.6	3.9
D5	0.58	17	38	62	0.64	0.73	7.52	9.92	2.8	4.2
D6	0.63	16	38	62	0.68	0.77	7.63	10.06	3.3	4.9
D7	0.19	16	37	63	0.65	0.73	7.71	10.15	1.0	1.4
D8	0.74	17	41	59	0.62	0.71	7.46	9.85	3.5	5.1
E1	0.99	15	92	8	0.33	0.41	7.87	10.36	2.6	4.2
E2	0.62	10	43	57	0.66	0.74	9.25	12.04	3.8	5.5
E3	0.35	5	58	42	0.53	0.61	10.86	13.95	2.0	3.0
F1	0.19	6	37	63	0.65	0.73	10.69	13.75	1.3	1.9
F2	0.65	17	40	60	0.63	0.71	7.42	9.80	3.0	4.5
F3	0.22	6	41	59	0.67	0.75	10.56	13.59	1.5	2.2
F4	0.63	17	40	60	0.63	0.71	7.42	9.80	2.9	4.4
F5	0.70	17	40	60	0.63	0.72	7.47	9.86	3.3	4.9
F6	0.57	5	47	53	0.64	0.72	11.05	14.16	4.0	5.8
F7	0.82	17	40	60	0.63	0.71	7.46	9.85	3.9	5.8
F8	0.97	14	64	36	0.50	0.57	8.20	10.76	3.9	6.0
F9	0.88	12	68	32	0.54	0.62	8.73	11.41	4.2	6.2
F10	1.01	16	40	60	0.63	0.71	7.78	10.24	4.9	7.4
F11	0.43	16	41	59	0.62	0.71	7.65	10.08	2.1	3.1
F12	0.89	8	52	48	0.62	0.69	9.80	12.69	5.4	7.8
F13	0.74	16	46	54	0.60	0.68	7.60	10.02	3.4	5.0
F14	1.07	18	38	62	0.64	0.73	7.30	9.65	5.0	7.5
F15	0.17	5	42	58	0.62	0.70	11.05	14.16	1.2	1.7
F16	0.80	15	40	60	0.63	0.71	7.80	10.27	3.9	5.9
F17	0.58	12	51	49	0.62	0.70	8.57	11.22	3.1	4.5
F18	1.78	16	40	60	0.67	0.75	7.79	10.25	9.3	13.7
F19	0.79	18	39	61	0.64	0.72	7.39	9.76	3.7	5.6
G1	1.03	16	39	61	0.64	0.72	7.78	10.24	5.1	7.6
G2	1.01	15	44	56	0.65	0.74	7.89	10.38	5.2	7.7
G3	0.99	16	40	60	0.67	0.75	7.77	10.23	5.2	7.6
G4	1.07	16	44	56	0.61	0.69	7.69	10.13	5.0	7.5
G5	1.04	16	40	60	0.63	0.72	7.62	10.04	5.0	7.5
G6	1.05	16	40	60	0.67	0.75	7.63	10.06	5.4	8.0
G7	1.09	15	44	56	0.65	0.73	7.96	10.47	5.7	8.4
G8	1.10	15	40	60	0.67	0.75	7.80	10.27	5.8	8.5
G9	1.03	15	41	59	0.67	0.75	7.94	10.44	5.5	8.1
G10	0.99	14	40	60	0.67	0.75	8.08	10.61	5.4	7.9
H1	0.80	15	46	54	0.64	0.72	7.83	10.30	4.0	6.0
H2	0.36	6	39	61	0.64	0.72	10.78	13.85	2.5	3.6
H3	0.99	15	40	60	0.67	0.75	7.97	10.47	5.3	7.8
H4	1.69	15	40	60	0.67	0.76	7.95	10.46	9.0	13.3
H5	1.29	17	40	60	0.63	0.72	7.47	9.85	6.1	9.1
H6	0.69	18	46	54	0.60	0.68	7.29	9.64	3.0	4.5
H7	0.91	11	41	59	0.67	0.75	8.97	11.70	5.4	8.0
H8	0.53	17	40	60	0.63	0.71	7.49	9.89	2.5	3.7
H9	0.26	6	39	61	0.64	0.72	10.60	13.63	1.8	2.6
H10	1.09	19	44	56	0.61	0.69	7.06	9.35	4.7	7.0
H11	0.62	17	43	57	0.61	0.70	7.57	9.98	2.9	4.3
H12	0.83	10	42	58	0.66	0.75	9.04	11.78	5.0	7.3
H13	0.95	18	41	59	0.63	0.71	7.34	9.69	4.4	6.5
H14	0.60	17	40	60	0.63	0.71	7.52	9.92	2.9	4.2
H15	0.92	15	46	54	0.64	0.72	7.83	10.30	4.6	6.9
H16	1.01	17	40	60	0.63	0.71	7.42	9.80	4.7	7.1

I1	0.36	5	47	53	0.64	0.72	11.05	14.16	2.5	3.7
I2	0.96	17	41	59	0.63	0.71	7.47	9.86	4.5	6.7
I3	0.39	14	69	31	0.47	0.54	8.04	10.56	1.5	2.2
I4	0.37	6	61	39	0.57	0.65	10.49	13.51	2.2	3.2
I5	0.57	17	41	59	0.62	0.71	7.56	9.97	2.7	4.0
I6	0.53	16	41	59	0.62	0.71	7.64	10.07	2.5	3.8
I7	0.19	5	45	55	0.60	0.69	11.05	14.16	1.3	1.8
I8	0.18	5	41	59	0.62	0.71	10.88	13.97	1.2	1.8
I9	1.07	15	43	57	0.66	0.74	7.83	10.31	5.5	8.1
I10	0.30	6	42	58	0.62	0.70	10.71	13.77	2.0	2.9
J1	1.84	19	45	55	0.60	0.68	7.21	9.53	8.0	12.0
J2	0.20	5	39	61	0.64	0.72	11.05	14.16	1.4	2.0
J3	0.80	17	41	59	0.63	0.71	7.46	9.85	3.7	5.6
J4	0.97	17	43	57	0.61	0.70	7.42	9.80	4.4	6.6
J5	0.38	6	23	77	0.73	0.82	10.53	13.55	2.9	4.2
J6	0.86	16	45	55	0.65	0.73	7.80	10.27	4.3	6.4
J7	0.40	16	35	65	0.66	0.74	7.64	10.07	2.0	3.0
J8	0.42	6	59	41	0.53	0.60	10.46	13.48	2.3	3.4
J9	0.60	17	37	63	0.65	0.73	7.47	9.85	2.9	4.3
J10	1.01	19	41	59	0.63	0.71	7.15	9.47	4.5	6.8
J11	1.62	19	37	63	0.65	0.73	7.19	9.51	7.6	11.3
K1	0.63	17	50	50	0.57	0.65	7.52	9.92	2.7	4.1
K2	0.75	17	52	48	0.56	0.64	7.49	9.89	3.2	4.8
K3	0.36	8	44	56	0.61	0.69	9.96	12.89	2.2	3.2
K4	0.83	18	21	79	0.74	0.83	7.39	9.76	4.5	6.7
K5	1.08	18	47	53	0.59	0.67	7.25	9.59	4.7	7.0
K6	1.70	18	41	59	0.63	0.71	7.26	9.60	7.7	11.6
K7	0.50	15	47	53	0.59	0.67	7.97	10.47	2.3	3.5
L1	0.47	17	47	53	0.59	0.68	7.46	9.84	2.1	3.1
L2	1.08	19	40	60	0.63	0.71	7.22	9.55	4.9	7.4
L3	0.16	5	40	60	0.63	0.72	10.85	13.93	1.1	1.6
L4	1.09	18	40	60	0.63	0.71	7.23	9.56	5.0	7.5
L5	1.08	18	40	60	0.63	0.71	7.24	9.57	4.9	7.4
L6	0.23	6	45	55	0.60	0.68	10.45	13.46	1.4	2.1
L7	1.10	19	40	60	0.63	0.71	7.21	9.54	5.0	7.5
L8	0.57	18	40	60	0.63	0.71	7.38	9.75	2.7	4.0
L9	0.52	18	40	60	0.63	0.72	7.30	9.65	2.4	3.6
L10	0.70	18	45	55	0.60	0.69	7.24	9.57	3.1	4.6
L11	0.97	18	47	53	0.59	0.67	7.33	9.68	4.2	6.3
L12	0.97	17	42	58	0.62	0.70	7.50	9.90	4.5	6.8
L13	0.41	6	48	52	0.59	0.67	10.58	13.62	2.6	3.7
L14	1.02	18	43	57	0.61	0.70	7.34	9.70	4.6	6.9
L15	0.85	18	45	55	0.60	0.68	7.33	9.69	3.8	5.6
L16	0.37	9	46	54	0.60	0.68	9.50	12.33	2.1	3.1
L17	1.07	18	43	57	0.62	0.70	7.24	9.58	4.8	7.1
L18	1.17	18	40	60	0.63	0.72	7.24	9.58	5.4	8.0
L19	0.64	17	22	78	0.73	0.82	7.53	9.93	3.5	5.2
M1	0.66	17	39	61	0.64	0.72	7.48	9.87	3.1	4.7
M2	0.22	5	21	79	0.74	0.82	10.95	14.04	1.8	2.5
M3	0.67	17	48	52	0.58	0.66	7.47	9.86	2.9	4.4
M4	0.19	5	50	50	0.57	0.65	11.05	14.16	1.2	1.8
M5	1.03	17	67	33	0.48	0.56	7.48	9.87	3.7	5.7
N2	0.65	8	29	71	0.70	0.78	9.76	12.64	4.4	6.4
N3	0.84	6	58	42	0.53	0.61	10.81	13.89	4.8	7.1
N4	0.82	17	53	47	0.56	0.64	7.43	9.81	3.4	5.1
N5	0.82	18	43	57	0.62	0.70	7.40	9.77	3.7	5.6
N6	0.79	12	51	49	0.57	0.65	8.68	11.35	3.9	5.8
N7	0.95	18	42	58	0.62	0.70	7.31	9.66	4.3	6.4
N8	0.60	15	43	57	0.61	0.70	7.93	10.43	2.9	4.4
N9	0.40	8	22	78	0.74	0.82	9.94	12.86	2.9	4.2
N10	0.57	8	32	68	0.68	0.76	9.79	12.68	3.8	5.5
N11	0.90	5	3	97	0.84	0.93	11.05	14.16	8.4	11.9
N12	0.87	5	3	97	0.84	0.93	11.05	14.16	8.1	11.5
O1	1.86	17	55	45	0.55	0.63	7.52	9.92	7.6	11.5
O2	0.55	5	51	49	0.57	0.65	11.05	14.16	3.5	5.1
O3	0.76	17	43	57	0.61	0.69	7.57	9.98	3.5	5.3
O4	1.42	18	59	41	0.53	0.60	7.34	9.70	5.5	8.3
P1	0.13	6	41	59	0.62	0.71	10.71	13.77	0.9	1.3
P2	0.32	7	28	72	0.73	0.81	10.36	13.36	2.4	3.5
P3	0.73	17	42	58	0.62	0.70	7.52	9.93	3.4	5.1
P4	1.96	18	51	49	0.57	0.65	7.39	9.76	8.2	12.4
P5	0.50	16	43	57	0.61	0.70	7.66	10.10	2.4	3.5
P6	0.44	5	40	60	0.63	0.71	10.96	14.07	3.0	4.4
Q1	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
Q2	0.73	17	40	60	0.63	0.72	7.44	9.83	3.4	5.1
Q3	0.39	17	39	61	0.64	0.72	7.59	10.01	1.9	2.8
Q4	0.36	7	42	58	0.62	0.70	10.24	13.22	2.3	3.4

Q5	0.68	17	41	59	0.63	0.71	7.42	9.80	3.2	4.7
Q6	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
Q7	0.96	17	40	60	0.63	0.71	7.43	9.81	4.5	6.7
Q8	0.13	5	42	58	0.62	0.70	11.05	14.16	0.9	1.3
Q9	0.90	17	56	44	0.54	0.62	7.49	9.89	3.7	5.5
R1	0.72	17	40	60	0.63	0.71	7.54	9.95	3.4	5.1
R2	0.21	5	40	60	0.63	0.71	11.05	14.16	1.5	2.1
S1	0.84	17	39	61	0.64	0.72	7.41	9.78	4.0	5.9
S2	0.19	5	40	60	0.67	0.75	11.05	14.16	1.4	2.0
S3	0.56	17	52	48	0.56	0.64	7.51	9.91	2.4	3.6
S4	0.60	17	40	60	0.63	0.71	7.41	9.78	2.8	4.2
S5	0.20	5	41	59	0.63	0.71	10.95	14.05	1.4	2.0
S6	0.60	17	43	57	0.62	0.70	7.53	9.93	2.8	4.2
S7	0.48	17	40	60	0.63	0.72	7.43	9.81	2.3	3.4
S8	0.14	5	39	61	0.64	0.72	11.05	14.16	1.0	1.4
S9	0.13	5	40	60	0.63	0.72	11.05	14.16	0.9	1.3
S10	0.61	17	40	60	0.63	0.71	7.53	9.94	2.9	4.3
S11	0.49	17	40	60	0.63	0.71	7.41	9.79	2.3	3.4
S12	0.59	17	41	59	0.63	0.71	7.51	9.90	2.8	4.1
S13	0.80	17	59	41	0.53	0.60	7.58	10.00	3.2	4.8
T1	0.25	7	39	61	0.64	0.72	10.24	13.21	1.6	2.4
T2	1.56	18	40	60	0.63	0.71	7.36	9.72	7.2	10.8
T3	0.21	5	41	59	0.62	0.71	11.05	14.16	1.4	2.1
T4	0.22	5	43	57	0.62	0.70	11.05	14.16	1.5	2.2
T5	0.45	17	41	59	0.63	0.71	7.51	9.91	2.1	3.2
T6	1.03	18	40	60	0.63	0.72	7.36	9.73	4.8	7.2
T7	0.77	17	40	60	0.63	0.71	7.47	9.86	3.6	5.4
T8	0.63	18	40	60	0.63	0.71	7.37	9.73	2.9	4.4
T9	0.91	18	48	52	0.58	0.66	7.32	9.68	3.9	5.9
U1	1.59	18	56	44	0.54	0.62	7.26	9.60	6.2	9.5
U2	0.18	5	42	58	0.62	0.70	11.05	14.16	1.2	1.8
V1	0.63	17	36	64	0.65	0.74	7.49	9.88	3.1	4.6
V2	0.23	5	47	53	0.59	0.67	11.05	14.16	1.5	2.2
W1	0.98	18	36	64	0.65	0.74	7.39	9.76	4.7	7.1
W2	0.84	18	44	56	0.61	0.69	7.39	9.76	3.8	5.7
W3	0.88	18	44	56	0.61	0.69	7.35	9.72	3.9	5.9
W4	0.76	10	22	78	0.74	0.82	9.25	12.03	5.2	7.5
W5	0.97	18	47	53	0.59	0.68	7.37	9.73	4.2	6.4
W6	0.73	17	47	53	0.59	0.67	7.57	9.98	3.3	4.9
W7	0.15	5	39	61	0.64	0.72	11.05	14.16	1.1	1.5
W8	0.93	17	44	56	0.61	0.69	7.44	9.82	4.2	6.3
W9	0.90	17	40	60	0.63	0.71	7.47	9.86	4.2	6.3
W10	1.72	18	50	50	0.58	0.66	7.37	9.74	7.3	11.0
W11	1.16	18	40	60	0.63	0.71	7.40	9.77	5.4	8.1
W12	2.17	14	64	36	0.56	0.64	8.02	10.54	9.7	14.6
W13	0.86	17	43	57	0.61	0.69	7.47	9.86	3.9	5.9
X1	1.15	13	68	32	0.54	0.61	8.39	11.00	5.2	7.8
X2	0.37	5	44	56	0.61	0.69	10.94	14.03	2.5	3.6
Y1	0.78	17	40	60	0.63	0.71	7.45	9.83	3.7	5.5
Y2	0.71	18	40	60	0.63	0.71	7.39	9.75	3.3	4.9
Y3	0.69	13	50	50	0.57	0.65	8.42	11.03	3.3	5.0
Y4	0.57	17	45	55	0.61	0.69	7.41	9.79	2.6	3.8
Y5	0.73	18	40	60	0.63	0.71	7.38	9.74	3.4	5.1
Y6	0.99	17	43	57	0.62	0.70	7.48	9.87	4.6	6.8
Y7	0.53	17	41	59	0.63	0.71	7.43	9.80	2.5	3.7
Y8	0.98	18	37	63	0.65	0.73	7.30	9.65	4.6	6.9
Y9	0.42	17	37	63	0.65	0.73	7.50	9.90	2.0	3.0
Y10	0.99	18	37	63	0.65	0.73	7.25	9.58	4.7	7.0
Y11	0.69	18	38	62	0.64	0.73	7.39	9.76	3.3	4.9
Y12	2.12	21	45	55	0.60	0.68	6.82	9.05	8.7	13.1
Y13	0.20	6	43	57	0.62	0.70	10.67	13.72	1.3	1.9
Y14	0.36	8	41	59	0.63	0.71	9.72	12.59	2.2	3.2
Y15	0.52	17	51	49	0.57	0.65	7.58	10.00	2.2	3.4
Y16	0.23	5	41	59	0.63	0.71	11.05	14.16	1.6	2.3
Y17	0.71	17	40	60	0.63	0.71	7.48	9.88	3.3	5.0
Z1	0.62	5	23	77	0.73	0.81	10.88	13.96	4.9	7.0
Z2	0.82	8	42	58	0.62	0.70	9.83	12.72	5.0	7.3
AA1	0.83	17	44	56	0.61	0.69	7.48	9.88	3.8	5.7
AA2	0.81	17	40	60	0.63	0.71	7.50	9.90	3.8	5.7
AA3	0.36	16	63	37	0.50	0.58	7.65	10.09	1.4	2.1
AA4	0.97	17	51	49	0.57	0.65	7.42	9.79	4.1	6.2
AA5	1.09	18	43	57	0.61	0.69	7.23	9.56	4.8	7.2
AA6	0.77	17	47	53	0.59	0.67	7.40	9.78	3.4	5.1
AA7	0.71	18	40	60	0.63	0.71	7.40	9.78	3.3	4.9
AA8	1.57	18	47	53	0.59	0.67	7.37	9.73	6.8	10.2

DESIGNED BY: BRK

DRAFTED BY: ASL

REVISION

DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 RR 620 N., Ste. 600
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: DRAINAGE CALCS

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE AUGUST 2024

JOB NUMBER 5585

SHEET 14 OF 16

SUB-ENGINEERING.CTB

FILE PATH:J:\AC\5585\dwg\5585-DRAINAGE.dwg - Aug 13, 2024 - 10:10am

SUB-ENGINEERING.CTB

FILE PATH: J:\ACAD\5585\dwg\5585-HYDROLOGY.dwg Aug 13, 2024 - 10:10am

TRIADA

ANALYSIS POINT "A"
Q_2=23.7 CFS
Q_{10}=44.7 CFS
Q_{25}=58.8 CFS
Q_{100}=81.1 CFS

ANALYSIS POINT "B"
Q_2=33.0 CFS
Q_{10}=62.3 CFS
Q_{25}=81.8 CFS
Q_{100}=112.6 CFS

ANALYSIS POINT "C"
Q_2=2758.2 CFS
Q_{10}=5424.9 CFS
Q_{25}=7292.8 CFS
Q_{100}=10420.9 CFS

ANALYSIS POINT "D"
Q_2=23.7 CFS
Q_{10}=45.2 CFS
Q_{25}=59.7 CFS
Q_{100}=82.7 CFS

ANALYSIS POINT "E"
Q_2=27.9 CFS
Q_{10}=52.3 CFS
Q_{25}=69.0 CFS
Q_{100}=95.5 CFS

ANALYSIS POINT "F"
Q_2=34.5 CFS
Q_{10}=64.9 CFS
Q_{25}=85.4 CFS
Q_{100}=117.5 CFS

ANALYSIS POINT "G"
Q_2=14.2 CFS
Q_{10}=30.2 CFS
Q_{25}=41.5 CFS
Q_{100}=59.7 CFS

ANALYSIS POINT "H"
Q_2=17.9 CFS
Q_{10}=38.4 CFS
Q_{25}=52.9 CFS
Q_{100}=76.4 CFS

ANALYSIS POINT "I"
Q_2=28.9 CFS
Q_{10}=61.1 CFS
Q_{25}=84.6 CFS
Q_{100}=122.7 CFS

ANALYSIS POINT "J"
Q_2=1.6 CFS
Q_{10}=3.3 CFS
Q_{25}=4.5 CFS
Q_{100}=6.5 CFS

ANALYSIS POINT "K"
Q_2=2645.6 CFS
Q_{10}=5189.8 CFS
Q_{25}=6972.8 CFS
Q_{100}=9925.8 CFS

PROJECT BOUNDARY

EX1 EX2 EX3 EX4 EX5 EX6 EX7 EX8 EX9A EX9B EX10 EX11 EX12 EX13 EX14 EX15 EX16 EX17 EX18

0 150 300 600
SCALE: 1" = 300'

0 1000 2000 4000
SCALE: 1" = 2000'

LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- EXISTING DRAINAGE AREA BOUNDARY
- TC EXISTING TIME OF CONCENTRATION PATH
- EX 1 EXISTING DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

DESIGNED BY:	DRAFTED BY:
BRK	AST

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. 12129 RR 620 N., Ste. 600
Austin, Texas 78749 Austin, Texas 78750
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: EXISTING HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE AUGUST 2024

JOB NUMBER 5585

SHEET 15 OF 16

SUB-ENGINEERING.CTB

ANALYSIS POINT "A"
Q_2=17.6 CFS
Q_{10}=29.2 CFS
Q_{25}=40.5 CFS
Q_{100}=80.0 CFS

ANALYSIS POINT "B"
Q_2=23.4 CFS
Q_{10}=48.1 CFS
Q_{25}=63.2 CFS
Q_{100}=86.6 CFS

ANALYSIS POINT "C"
Q_2=2744.8 CFS
Q_{10}=5381.7 CFS
Q_{25}=7234.7 CFS
Q_{100}=10321.4 CFS

ANALYSIS POINT "D"
Q_2=21.6 CFS
Q_{10}=38.3 CFS
Q_{25}=49.4 CFS
Q_{100}=67.0 CFS

ANALYSIS POINT "E"
Q_2=27.9 CFS
Q_{10}=36.5 CFS
Q_{25}=41.5 CFS
Q_{100}=93.5 CFS

ANALYSIS POINT "F"
Q_2=34.1 CFS
Q_{10}=56.4 CFS
Q_{25}=71.2 CFS
Q_{100}=94.5 CFS

ANALYSIS POINT "G"
Q_2=10.0 CFS
Q_{10}=26.4 CFS
Q_{25}=37.6 CFS
Q_{100}=53.1 CFS

ANALYSIS POINT "H"
Q_2=15.7 CFS
Q_{10}=25.4 CFS
Q_{25}=34.9 CFS
Q_{100}=70.9 CFS

ANALYSIS POINT "I"
Q_2=28.1 CFS
Q_{10}=55.3 CFS
Q_{25}=67.8 CFS
Q_{100}=122.0 CFS

ANALYSIS POINT "J"
Q_2=1.6 CFS
Q_{10}=2.9 CFS
Q_{25}=3.8 CFS
Q_{100}=5.3 CFS

ANALYSIS POINT "K"
Q_2=2645.6 CFS
Q_{10}=5164.1 CFS
Q_{25}=6938.8 CFS
Q_{100}=9879.4 CFS

POND A
POND C
POND D
POND E
POND F
POND G

PROJECT BOUNDARY

LEGEND

- EXISTING MINOR CONTOURS
- 305 EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- 305 PROPOSED MAJOR CONTOURS
- DRAINAGE AREA BOUNDARY
- TC TIME OF CONCENTRATION PATH
- DV 1 DRAINAGE AREA NUMBER
- LP \ HP HIGH POINT / LOW POINT
- FLOW ARROW

0 150 300 600
SCALE: 1" = 300'

0 1000 2000 4000
SCALE: 1" = 2000'

DESIGNED BY:	DRAFTED BY:
BRK	ASL

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
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Austin, Texas 78750
Phone No. (512) 280-5160
Main Office
5501 West William Cannon Dr.
Austin, Texas 78749
www.cbdeng.com

SHEET NAME: DEVELOPED HYDROLOGY MAP

JOB NAME: TRIADA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

8/13/2024

DATE
AUGUST 2024

JOB NUMBER
5585

SHEET
16 OF 16

FILE PATH: J:\ACS\5585\dwg\5585-HYDROLOGY.dwg - Aug 13, 2024 - 10:08am

TRIADA PHASE 2-B
FINAL PLAT

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



LOCATION MAP
(N.T.S.)

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5712\Survey\PLAT - TRIADA PH 2-B

TRIADA PHASE 2-B
FINAL PLAT

SUBMITTAL DATE: APRIL 16, 2025

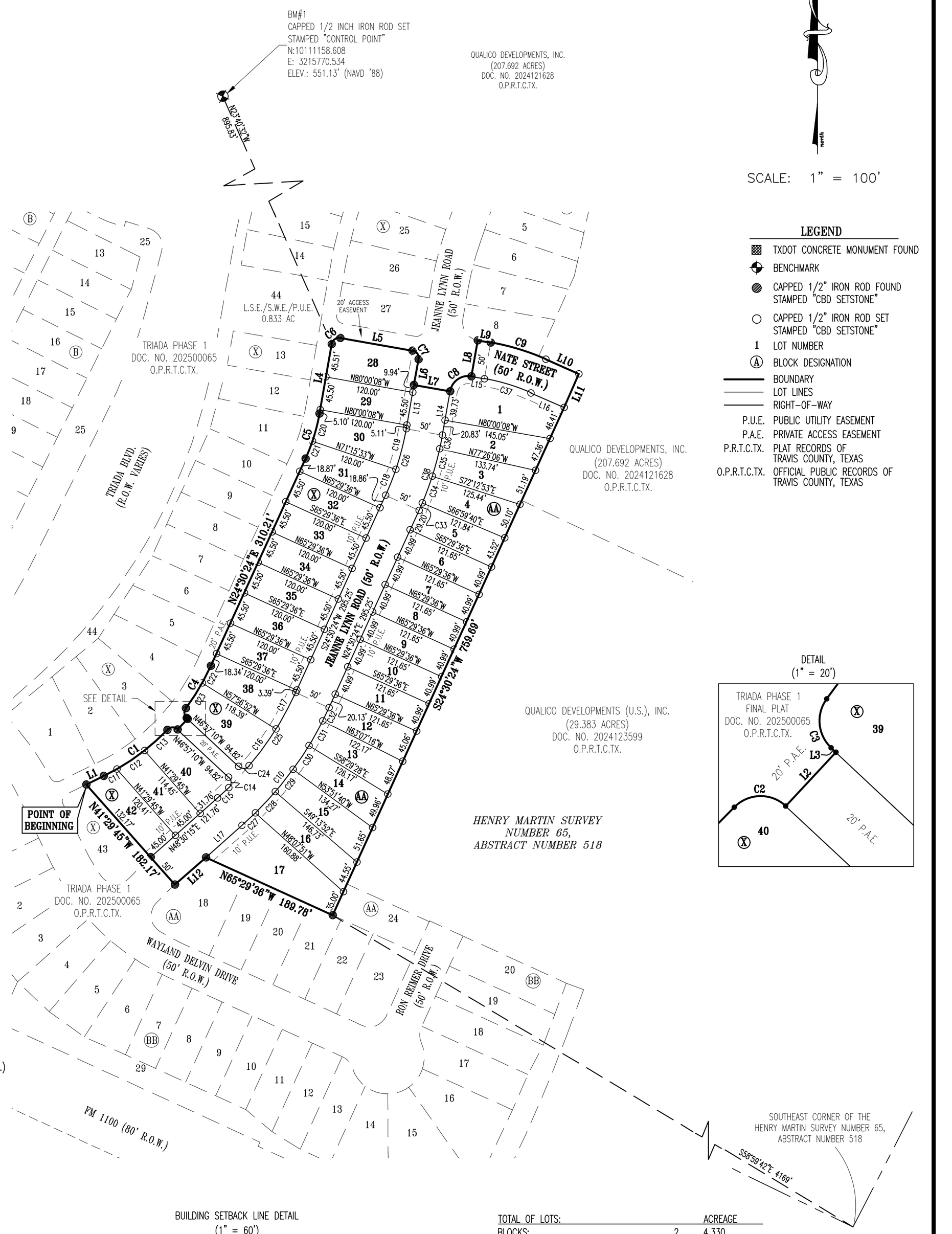
REVISED DATE: JUNE 13, 2025

TOTAL ACREAGE: 5.423 ACRES
SURVEY: HENRY MARTIN SURVEY NO. 65, ABSTRACT NO. 518
F.E.M.A. MAP NO. 48453C0510H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

OWNER: KEVIN FLEMING
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BOULEVARD
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78633
PHONE: 512-703-9466

ENGINEER: BRIAN KELLING
SURVEYOR: ERIC J. DANNHEIM
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160

BENCHMARK
BM#1 – CAPPED 1/2 INCH IRON ROD SET STAMPED "CONTROL POINT"
N: 10111158.608
E: 3215770.534
ELEV: 551.13'
BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12A



SCALE: 1" = 100'

LEGEND

- TXDOT CONCRETE MONUMENT FOUND
- BENCHMARK
- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- (A) BLOCK DESIGNATION
- BOUNDARY
- LOT LINES
- RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

DETAIL
(1" = 20')

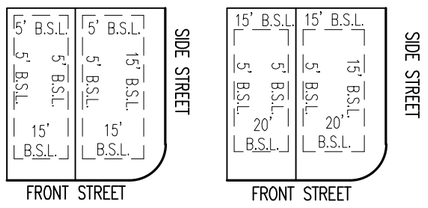
LOT AREA TABLE:

RESIDENTIAL LOTS < 6,000 SQFT:	22
RESIDENTIAL LOTS 6,000-7,500 SQFT:	8
RESIDENTIAL LOTS 7,500-9,000 SQFT:	1
RESIDENTIAL LOTS > 9,000 SQFT:	1
TOTAL RESIDENTIAL LOTS:	32

LOT IMPERVIOUS COVER TABLE:

BLOCK	LOT	AREA (SQ. FT.)	IMP. COVER (SQ. FT.)
AA	1	8,906	5,343
AA	2	5,984	3,590
AA	3	5,763	3,457
AA	4	5,465	3,279
AA	5	5,101	3,060
AA	6	4,986	2,991
AA	7	4,986	2,991
AA	8	4,986	2,991
AA	9	4,986	2,991
AA	10	4,986	2,991
AA	11	4,986	2,991
AA	12	5,178	3,106
AA	13	5,423	3,253
AA	14	5,719	3,431
AA	15	6,229	3,737
AA	16	6,320	3,792
AA	17	10,540	5,927
X	28	6,618	3,970
X	29	5,460	3,276
X	30	6,382	3,829
X	31	6,067	3,640
X	32	5,460	3,276
X	33	5,460	3,276
X	34	5,460	3,276
X	35	5,460	3,276
X	36	5,460	3,276
X	37	5,460	3,276
X	38	6,227	3,736
X	39	7,140	4,284
X	40	6,501	3,900
X	41	5,259	3,155
X	42	5,672	3,403

BUILDING SETBACK LINE DETAIL
(1" = 60')



BUILDING LINE DETAIL
35' ALLEY RESIDENTIAL
45' ALLEY RESIDENTIAL
40' RESIDENTIAL

BUILDING LINE DETAIL
45' RESIDENTIAL
50' RESIDENTIAL

TOTAL OF LOTS:		ACREAGE
BLOCKS:	2	4.330
SINGLE FAMILY LOTS:	32	4.330
20' ACCESS EASEMENT:	1	0.044
TOTAL ACREAGE:		4.374

STREETS	R.O.W.	L.F.	STREET WIDTH	ACREAGE
JEANNE LYNN ROAD	50' R.O.W.	769'	30' FOC-FOC	0.889
NATE STREET	50' R.O.W.	140'	30' FOC-FOC	0.160
TOTAL		909'		1.049

BEARING BASIS: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5712\Survey\PLAT – TRIADA PH 2-B

TRIADA PHASE 2-B
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 5.423 ACRE TRACT OF LAND SITUATED IN THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 207.692 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOMENTS (U.S.), INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024121628, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A CALLED 29.383 ACRE TRACT OF LAND CONVEYED TO QUALICO DEVELOPMENTS (U.S.), INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024123599, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.423 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE NORTHEAST CORNER OF LOT 43, BLOCK X, TRIADA PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500065, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, THE FOLLOWING NINE (9) COURSES AND DISTANCES, NUMBERED 1 THROUGH 9,

1) N63°57'29"E, A DISTANCE OF 26.45 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 107.51 FEET, AND A CHORD THAT BEARS N54°01'23"E, A DISTANCE OF 106.97 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.53 FEET, AND A CHORD THAT BEARS N88°34'03"E, A DISTANCE OF 14.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
4) N43°02'50"E, A DISTANCE OF 20.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5) N46°57'10"W, A DISTANCE OF 1.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 14.64 FEET, AND A CHORD THAT BEARS N05°01'10"W, A DISTANCE OF 13.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
7) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 67.13 FEET, AND A CHORD THAT BEARS N30°42'37"E, A DISTANCE OF 67.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
8) N24°30'24"E, A DISTANCE OF 310.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
9) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 64.57 FEET, AND A CHORD THAT BEARS N17°15'08"E, A DISTANCE OF 64.40 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",

THENCE, N09°59'52"E, OVER AND ACROSS SAID 29.383 ACRE TRACT OF LAND AND SAID 207.692 ACRE TRACT OF LAND, A DISTANCE OF 96.11 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED 1 THROUGH 11,

1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, AND A CHORD THAT BEARS N54°59'52"E, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) S80°00'08"E, A DISTANCE OF 100.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, AND A CHORD THAT BEARS S35°00'08"E, A DISTANCE OF 14.14 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
4) S09°59'52"W, A DISTANCE OF 35.57 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5) S80°00'08"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.26 FEET, AND A CHORD THAT BEARS N55°00'46"E, A DISTANCE OF 35.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
7) N09°59'52"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
8) S80°00'08"E, A DISTANCE OF 18.02 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 78.55 FEET, AND A CHORD THAT BEARS S73°04'43"E, A DISTANCE OF 78.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
10) S66°09'18"E, A DISTANCE OF 49.27 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
11) S23°50'42"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE",

THENCE, S24°30'24"W, OVER AND ACROSS SAID 207.692 ACRE TRACT OF LAND, SAID 29.383 ACRE TRACT OF LAND, AND IN PART WITH THE WEST LINE OF LOT 24, BLOCK AA, SAID TRIADA PHASE 1, A DISTANCE OF 759.69 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE SOUTHWEST CORNER OF SAID LOT 24, BLOCK AA, BEING ON THE NORTH LINE OF LOT 21, BLOCK AA, SAID TRAIDA PHASE 1, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 29.383 ACRE TRACT OF LAND, AND WITH THE EAST LINE OF SAID TRAIDA PHASE 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1) N65°29'36"W, A DISTANCE OF 189.78 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) S48°30'33"W, A DISTANCE OF 56.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3) N41°29'45"W, A DISTANCE OF 182.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.423 ACRES OF LAND.

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRIADA DEVELOPMENT AND CONSENT AGREEMENT.
2. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE M.U.D. WATER AND WASTEWATER UTILITIES.
4. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK–COLORADO RIVER WATERSHED.
5. 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 MAP, COMMUNITY PANEL NUMBER 48453C0510H EFFECTIVE DATE SEPTEMBER 26, 2008.
6. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE M.U.D. FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE M.U.D., THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE M.U.D. 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.
7. ARTERIAL ROAD SIDEWALKS ARE TO BE MAINTAINED BY THE CITY OF ELGIN, ALL OTHER SIDEWALKS ARE TO BE MAINTAINED BY THE M.U.D.
8. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT–OF–WAY.
9. THIS PROJECT IS IN THE CITY OF ELGIN WASTEWATER C.C.N.
10. THIS PROJECT IS IN THE CITY OF ELGIN WATER C.C.N.
11. THIS SUBDIVISION IS LOCATED IN THE TRIADA M.U.D.
12. NO PORTION OF THIS PROJECT IS IN THE EDWARDS AQUIFER PROTECTION ZONE/RECHARGE ZONE.
13. THIS PROJECT IS LOCATED IN THE CITY OF ELGIN E.T.J.
14. ALLEYWAYS & ACCESS EASEMENTS TO BE DEDICATED TO THE M.U.D.
15. LOCAL & COLLECTOR STREETS TO BE OWNED AND MAINTAINED BY THE M.U.D.
16. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE CITY OF ELGIN CONSTRUCTION STANDARDS.
17. CONTRACTOR TO PROVIDE A MAINTENANCE GUARANTEE (BOND) FOR 2 YEARS.
18. COMMON AREA SIDEWALKS TO BE BUILT W/IMPROVEMENT PLANS. SIDEWALKS ADJACENT TO OR IN FRONT OF RESIDENTIAL LOTS TO BE BUILT BY HOMEBUILDERS.
19. WASTEWATER LINE IN THE ARTERIAL ROAD WILL BE CONSTRUCTED BY THE DEVELOPER & OWNED/MAINTAINED BY CITY OF ELGIN.
20. WATER LINE IN THE ARTERIAL ROAD WILL BE CONSTRUCTED BY THE DEVELOPER & OWNED/MAINTAINED BY THE CITY OF ELGIN.
21. THE UTILITY PROVIDER OF THIS SUBDIVISION ARE AS FOLLOWS:
    ELECTRIC SERVICE – BLUEBONNET ELECTRIC
    WATER AND WASTEWATER – CITY OF ELGIN
    GAS – SI ENERGY
23. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
24. AVERAGE SINGLE FAMILY LOT SIZE IS 5,895 SF.

Line Table		
Line #	Length	Direction
L1	26.45	N63°57'29"E
L2	20.00	N43°02'50"E
L3	1.78	N46°57'10"W
L4	96.11	N09°59'52"E
L5	100.00	S80°00'08"E
L6	35.57	S09°59'52"W
L7	50.00	S80°00'08"E
L8	50.00	N09°59'52"E
L9	18.02	S80°00'08"E
L10	49.27	S66°09'18"E
L11	50.00	S23°50'42"W
L12	56.26	S48°30'33"W
L13	60.55	S09°59'52"W
L14	60.55	N09°59'52"E
L15	18.02	S79°57'40"E
L16	49.27	S66°09'18"E
L17	65.50	N48°30'15"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	107.51	310.00	N54°01'23"E	106.97	54.30	19°52'12"
C2	15.53	10.00	N88°34'03"E	14.01	9.82	88°57'33"
C3	14.64	10.00	N05°01'10"W	13.37	8.98	83°52'01"
C4	67.13	310.00	N30°42'37"E	67.00	33.70	12°24'27"
C5	64.57	255.00	N17°15'08"E	64.40	32.46	14°30'32"
C6	15.71	10.00	N54°59'52"E	14.14	10.00	90°00'00"
C7	15.71	10.00	S35°00'08"E	14.14	10.00	90°00'00"
C8	39.26	25.00	N55°00'46"E	35.35	24.99	89°58'13"
C9	78.55	325.00	S73°04'43"E	78.35	39.47	13°50'50"
C10	201.04	480.00	N36°30'19"E	199.57	102.02	23°59'51"
C11	20.07	310.00	N62°06'12"E	20.07	10.04	3°42'34"
C12	45.43	310.00	N56°03'00"E	45.39	22.76	8°23'50"
C13	42.00	310.00	N47°58'11"E	41.97	21.03	7°45'48"
C14	16.18	10.00	N00°35'17"W	14.47	10.49	92°43'46"
C15	20.47	430.00	N47°08'25"E	20.47	10.24	2°43'39"
C16	62.03	430.00	N36°11'06"E	61.98	31.07	8°15'56"
C17	56.63	430.00	N28°16'46"E	56.59	28.36	7°32'44"
C18	37.74	375.00	N21°37'26"E	37.72	18.88	5°45'57"
C19	57.22	375.00	N14°22'10"E	57.17	28.67	8°44'35"
C20	38.93	255.00	N14°22'15"E	38.89	19.50	8°44'46"
C21	25.65	255.00	N21°37'31"E	25.64	12.83	5°45'46"
C22	26.00	310.00	N26°54'33"E	25.99	13.01	4°48'18"
C23	41.13	310.00	N33°06'47"E	41.10	20.60	7°36'09"
C24	16.18	10.00	S86°40'57"W	14.47	10.49	92°43'46"
C25	118.66	430.00	S32°24'44"W	118.29	59.71	15°48'40"
C26	94.96	375.00	S17°15'08"W	94.71	47.74	14°30'32"
C27	25.08	480.00	N47°00'26"E	25.08	12.54	2°59'37"
C28	39.72	480.00	N43°08'23"E	39.71	19.87	4°44'30"
C29	38.79	480.00	N38°27'14"E	38.78	19.40	4°37'48"
C30	38.79	480.00	N33°49'26"E	38.78	19.40	4°37'48"
C31	38.79	480.00	N29°11'38"E	38.78	19.40	4°37'48"
C32	19.87	480.00	N25°41'34"E	19.87	9.94	2°22'20"
C33	11.13	425.00	N23°45'22"E	11.13	5.57	1°30'04"
C34	38.72	425.00	N20°23'43"E	38.71	19.37	5°13'13"
C35	38.72	425.00	N15°10'30"E	38.71	19.37	5°13'13"
C36	19.04	425.00	N11°16'53"E	19.04	9.52	2°34'01"
C37	66.46	275.00	S73°04'43"E	66.30	33.39	13°50'50"
C38	107.62	425.00	N17°15'08"E	107.33	54.10	14°30'32"

PARKLAND TABLE

TRIADA TOTAL PARKLAND REQUIRED:	14.70 ACRES
TRIADA TOTAL PARKLAND PROPOSED:	67.02 ACRES
EXISTING PARKLAND (PHASE 1–2):	18.56 ACRES
PHASE 2–B PARKLAND PROPOSED:	0.00 ACRES
TRIADA PROPOSED PARKLAND REMAINING:	48.46 ACRES

SHEET NO. 3 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5712\Survey\PLAT – TRIADA PH 2–B

TRIADA PHASE 2-B
FINAL PLAT

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

QUALICO DEVELOPMENTS (U.S.), INC, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER OF A TRACT OF LAND OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT NUMBER 518, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 207.692 ACRE TRACT CONVEYED TO QUALICO DEVELOMENTS (U.S.), INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024121628, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 29.383 ACRE TRACT CONVEYED TO QUALICO DEVELOPMENTS (U.S.), INC. BY DEED RECORDED IN DOCUMENT NUMBER 2024123599, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.423 ACRES OF LAND IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"TRIADA PHASE 2-B"
FINAL PLAT

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.

_____
KEVIN FLEMING
QUALICO DEVELOPMENTS (U.S.), INC.
14400 THE LAKES BLVD., BLDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR KEVIN FLEMING, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____ _____
NOTARY PUBIC-STATE OF TEXAS DATE

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

_____ _____
CHAIR SECRETARY
PLANNING & ZONING COMMISSION PLANNING & ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY 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., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

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

_____
DYANA LIMON-MERCADO COUNTY CLERK
TRAVIS COUNTY, TEXAS

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

I, BRIAN KELLING, JR., P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

_____
BRIAN KELLING, JR., P.E. DATE:
REGISTERED PROFESSIONAL ENGINEER NO. 130745
CARLSON, BRIGANCE & DOERING, INC.
5701 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRIAN KELLING JR.
130745
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, ERIC J. DANNHEIM, DO HERBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

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

SURVEYED BY: _____
ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
ERIC J. DANNHEIM
6075
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SHEET NO. 4 OF 4

Carlson, Brigance & Doering, Inc.
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J:\AC3D\5712\Survey\PLAT - TRIADA PH 2-B

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

June 24, 2025

Mr. Brian Kelling Jr., P.E.

Carlson, Brigance & Doering, Inc.

5501 West William Cannon

Austin, Texas 78749

RE: Triada Phase 2B – Final Plat Review

Dear Mr. Kelling Jr.:

WGA has reviewed the following documents listed below submitted on June 23, 2025, by Carlson, Brigance & Doering, Inc.

1. Final Plat dated June 13, 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,

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

cc: Melissa Lipiec, City of Elgin