



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
November 18, 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. October 27, 2025 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202500086: An ordinance granting a Specific Use Permit for the operation of a short-term rental on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 15727, located at 204 Loesch Drive (Elgin Meadows Lot 31,) City of Elgin, Texas, Bastrop County.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Recommendation

2. **Project #202400039: A REVISED Final Plat for Lund Farm Section 1 Phase 1, located on parcels of land known by the Travis County Appraisal District as parcel numbers 358784, 358785, and 358788 and by the Bastrop County Appraisal District as parcel number 15702, located east of County Line Road, south of Lund Road and west of North State Highway 95 for a total of 216 lots on 46.539 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration

V. WORKSHOP

1. **Review, discuss and provide input on the revised Concept Plan as part of the third amendment to the Harvest Ridge Development Agreement**

VI. ANNOUNCEMENTS

Planning and Zoning Commission Members and their families are invited to attend the City Christmas Party which will be held at the SPJST Hall on Friday, December 12th. Please RSVP to HR at the QR Code on the invitation.

VII. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

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

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

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before November 12, 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, OCTOBER 27, 2025

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.

COMMISSION PRESENT: Chair Antonio Prete, Danica Morgan, Berney Williams, Dorothy McCarther, Taylor Christian, Scott Mackay.

COMMISSION ABSENT: None

STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager

STAFF ABSENT: None

II. OATH OF OFFICE

1. Prospective Commission member Jennifer Wissmann was called to stand before the present Commission. Melissa Lipiec led her through an oath of office in which she pledged to uphold the principles of the City of Elgin and the laws of the City of Elgin, State of Texas, and United States of America. Jennifer Wissmann then took her seat among the Commission.

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

IV. CONSENT AGENDA

1. September 22, 2025 Meeting Minutes.

Scott Mackay moved that the Commission approve the consent agenda. Berney Williams seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

V. NEW BUSINESS

1. Election of Chair and Vice-Chair for October 2025 to September 2026.

 Melissa Lipiec announced that with the start of the new term the Board is due to elect the Chair and Vice-Chair. Dorothy McCarther nominated Antonio Prete to reprise his role as Chair and nominated Scott Mackay as Vice-Chair. Taylor Christian seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against

2. Project #202500084: An annexation of a 38.5700-acre tract of land and a zoning request of “I” General Industrial District located on a parcel of land known by the Travis County Appraisal District as Parcel 227351 located at 18706 Littig Road for use as a Wastewater Treatment Facility.

 A. Staff Presentation & B. Applicant Presentation – Director Beau Perry presented the project on behalf of the City, which has been discussing creation of a new wastewater treatment plant to service expanding developments. The City has purchased the described property and is annexing it into the City. By default an annexed property is zoned “R-1” Single Family Dwelling District, so the City is requesting the rezoning of the property from the Planning and Zoning Commission.

 C. Open Public Hearing – The public hearing was opened at 6:44 P.M.

 Gena Gonzalez stood to speak on behalf of Indigo Ranch, Morrow Lane, and Littig, Texas in opposition to the construction of the wastewater treatment plant. She cited concerns about contamination of nearby potable water for human and animal use, impact on quality of lifestyle due to odor and increased traffic, and negative impacts on neighboring property value.

IV. NEW BUSINESS (Cont.)

Christopher Scott stood to speak to second Gena Gonzalez's sentiments and implored that the City find a different location for the wastewater treatment plant.

Briza Guerrero stood to speak on behalf of Littig, Texas and communicated her sentiment that the Black and Latino community was not fairly represented in the decision to construct a wastewater treatment facility that would impact the community.

Jeffrey Lewis stood to ask specifics about the funding of the wastewater treatment plant, concerned about a burden to taxpayers, and questioned the routing of the sewer lines that would feed into the plant as well as specifics as to which properties will be serviced by the plant.

- D. Close Public Hearing – The public hearing was closed at 6:55 P.M.
- E. Discussion – Director Beau Perry stood to field the concerns of the public comments. He outlined the permitting requirements from TCEQ which the plant would comply with and explained that the City of Elgin adheres to the most stringent design standards regarding safe discharge and security against contamination. The project has also been submitted to the Texas Historic Commission for approval. He pointed out the potential flows of the influent lines which have not been finalized, and the outflow location and the tributary where water would be discharged. He also explained that modern designs for wastewater treatment plants do not post the risk of overflow and contamination comparable to outdated lagoon-type plants.

Taylor Christian asked for projections on how many residents outside of City limits who could not vote for City Council regarding the plant's development would be serviced by the plant. Director Perry explained that 60% of the funding comes from the Brickston, Lund Farm, Triada, and Elgin Gateway subdivisions which will be serviced by the treatment plant per their development agreements, and the other 40% will support existing infrastructure with expectation to shift service to future growth.

- F. Recommendation – Vice-Chair Scott Mackay moved that the Commission recommend approval of the annexation with rezoning as presented. Berney Williams seconded the motion. Danica Morgan, Jennifer Wissmann, Berney Williams, Chair Antonio Prete, Dorothy McCarther, and Scott Mackay voted yes. Taylor Christian voted no. The motion passed with a vote of six (6) for and one (1) against.

3. Staff Update on Short Term Rentals.

- A. Staff Presentation – Melissa Lipiec reminded the Commission of the matter of the short-term rentals discussed at the previous meeting, at which the Commission had said they wanted to see the public reaction to the Notices of Violation mailed to property owners running a short-term rental against City ordinance. The Commission was provided with a spreadsheet of owner responses to the mailed notices.
- B. Discussion – The Commission discussed the degree to which they wanted the City to pursue noncompliant rentals. They also discussed the distinction between the state requirements for payment of Hotel Occupancy Tax, which applies only to rentals of less than 31 days, versus requirements for a Specific Use Permit for short-term rentals which do not presently have a timeframe defined. Director Beau Perry remarked that a representative from AirBnB's public policy team had reached out to the City offering to discuss how to help implement regulations for short-term rentals.
- C. Recommendation – The Commission decided that they still want to see how the initial notices resolve, either by recipient action or by legal action from the City and wanted to revisit this same item at the next meeting following discussion with the AirBnB representative.

VI. ANNOUNCEMENTS

1. Review, discuss, and provide input regarding Harvest Ridge Amended DA #3

This item was pulled from the agenda, as the applicant was not prepared to present.

2. Review, discuss, and provide input regarding annexation and PDD rezoning of Silo Ranch

This item was pulled from the agenda, as the applicant was not prepared to present.

VII. ANNOUNCEMENTS

1. Melissa Lipiec informed the Commission that the next Planning and Zoning Commission meeting will be a special meeting on Tuesday, November 18, contrary to the usual meeting date of the fourth Monday of the month.
2. Melissa Lipiec announced that if a December Planning and Zoning Commission meeting is required, it will be a special meeting on Monday, December 15.

VIII. ADJOURNMENT: The meeting was adjourned at 7:53 P.M.

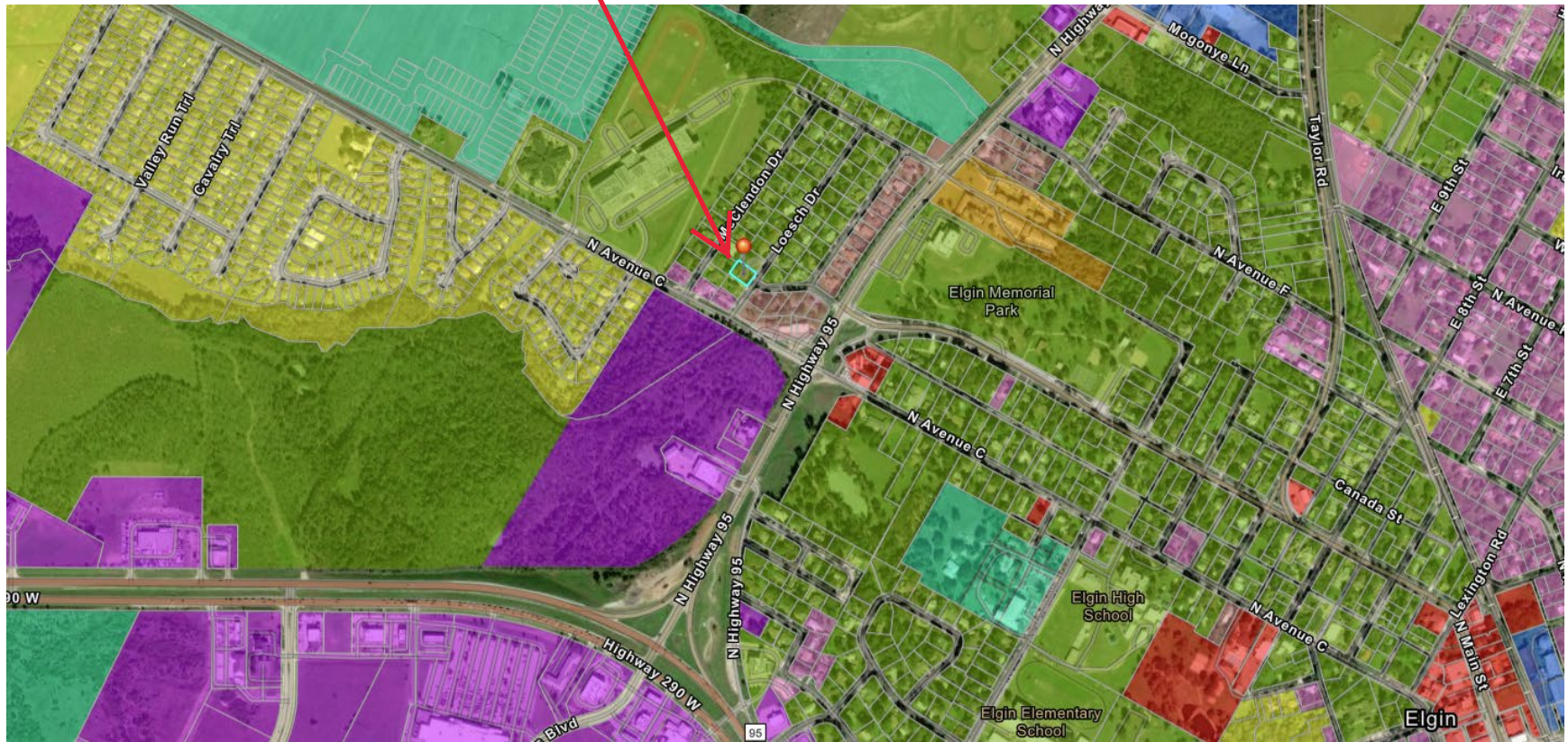
Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this _____ day of _____, 2025.

Vicinity Map

Parcel 15727
Requesting Specific
Use Permit





Development Services Department

STAFF REPORT

Project #202500086 A Specific Use Permit for a STR

Date: November 12, 2025
Applicant: Victor Grimaldo
Location: 204 Loesch Drive, Bastrop CAD Parcel # 15727
Meeting Date: Planning and Zoning Commission – November 18, 2025

APPLICATION SUMMARY

The applicant initiated the Specific Use Application process on October 8th after receiving notice from the Code Compliance Department that the property was in violation of Ordinance 46-138 which requires a Specific Use Permit to operate a Short-term Rental (STR). This STR operator has remitted Hotel Occupancy Tax for the second (\$216.94) and third quarters (\$485.89) of 2025. According to state records, this location started operating on April 30, 2025.

DEPARTMENT COMMENTS

The applicant submitted a completed application, site plan and paid the \$600.00 application fee. As required by state law, a total of 23 letters were mailed to property owners within 200' of this property announcing the public hearings and a sign was placed in front of the property. As of this date, Staff has not received any phone calls or correspondence from any of those property owners.

The Commission must make a recommendation to City Council whether to grant the Specific Use Permit for a Short-term rental at this property and may impose terms and conditions as they see fit. This item is scheduled to go before the Elgin City Council on December 2, 2025. In its recommendation to Council, the PZC may include specifics such as a time limit for the SUP, requiring the local contact for the STR must be available to respond within two hours after being notified of an emergency by an STR guest, City employees or other individual during any 24-hour period or require the STR operator to provide renters with an information packet that includes:

- Name and contact information of the local contact designated for the STR
- Restrictions on noise per the City's Noise Ordinance
- Parking restrictions
- Trash collection schedule
- Information on relevant burn bans and water restrictions

ATTACHMENTS

1. Vicinity Map
2. Notice of Violation
3. Application
4. Site Plan
5. 200' Notice and Map



09/26/2025

GRIMALDO, VICTOR & SOFIA GRIMALDO SOLIS
204 LOESCH DR
ELGIN, TX, 78621

RE: **Checkmate and Chill-Inn Short Term Rental**
Case #: 20250726
ELFIN MEADOWS LOT 31
204 LOESCH DR
ELGIN, TX, 78621

DEAR PROPERTY OWNER / LESSEE:

It has come to the City of Elgin's attention that you may be operating a short-term rental at 207 Loesch Dr. without obtaining the required Specific Use Permit ("SUP") as mandated by the City of Elgin Code of Ordinances.

Pursuant to City of Elgin Code, Zoning Ordinance Section 46-138, short-term rentals, including residences used as bed-and-breakfasts, boarding houses, tourist homes, or rented for fewer than thirty (30) consecutive days, must obtain an SUP issued by the City prior to operation.

Per Chapter 46, Division 5. - Specific Use Permits: A Specific Use Permit is required for properties used for short term rentals including bed and breakfasts, boarding houses, and tourist homes.

You are hereby directed to immediately cease and desist all short-term rental operations at this property until you have obtained the required SUP and are in compliance with all applicable City ordinances.

Please contact the City of Elgin Development Services Department at 512-281-0119 or planninganddevelopment@elgintexas.gov immediately to begin the process of applying for a Specific Use Permit.

Failure to comply within thirty (30) days of the date of this notice may result in enforcement action, including fines and other legal remedies as provided by City Code.

Thank you for your prompt attention to this matter and thank you for remitting the Hotel Occupancy Tax required by Chapter 38 of our Code of Ordinances.

Sincerely,

Olegario Puente Jr. - Lic# 8162
Code Compliance Officer
512-229-3261
junior.puente@elgintexas.gov

P.O. Box 591

802 North Ave C

Elgin, Texas 78621

Phone (512)-229-3261

204 Loesch Dr. Checkmate and Chill-Inn



Anywhere Any week Add guests 2 Become a host

Checkmate and Chill-Inn | Yard games, Families

Share Save



Entire home in Elgin, Texas
8 guests · 4 bedrooms · 3 beds · 2 baths
• 5.0 · 4 reviews

Hosted by **Hi Country Premier Lodging**
9 years hosting

Rare find! This place is usually booked

\$1,028 for 6 nights

Check in: 6/23/2025

Check out: 6/29/2025

SPECIFIC USE APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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

_____	_____	_____
Signature	Printed Name	Date

Project Description:

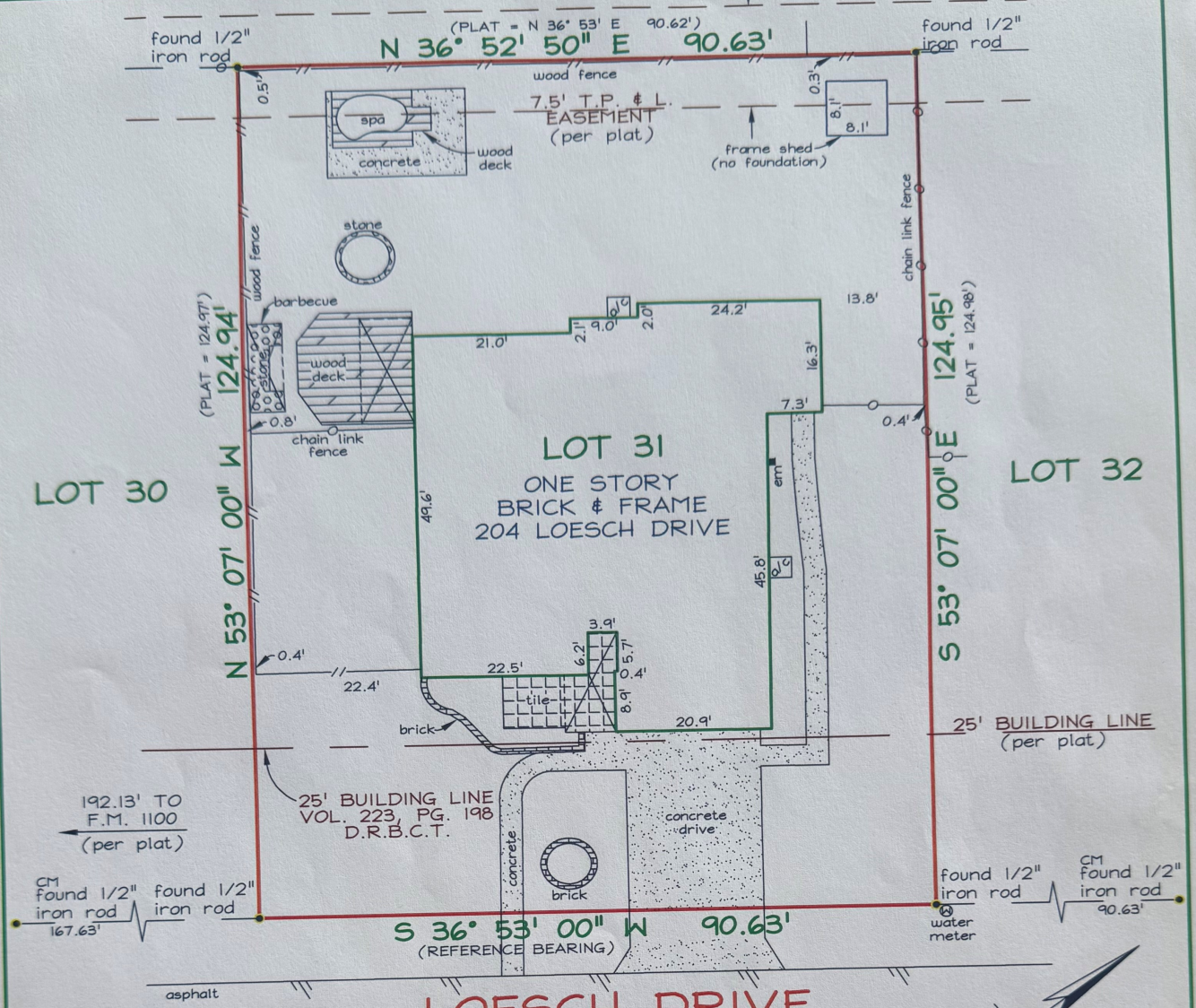




PRECISE LAND SURVEYING, INC.
 DALLAS/FORT WORTH
 4625 EASTOVER DR.
 MESQUITE, TX 75149
 PH. 877.581.7072 FX. 1.888.438.1273

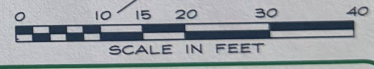
LOT 17

LOT 18



LOESCH DRIVE
 (50' R.O.W.)

NOTES:
 CM = CONTROLLING MONUMENT.
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
 (10F)-EASEMENT, VOL. 99, PG. 314, D.R.B.C.T.
 BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 204 LOESCH DRIVE, and Being Lot 31, ELGIN MEADOWS, an addition to the City of Elgin, Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No. 1, Page 120B, Plat Records, Bastrop County, Texas.

There are no visible conflicts or protrusions, except as shown.
 The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48021C0075 E, dated JANUARY 19, 2006. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

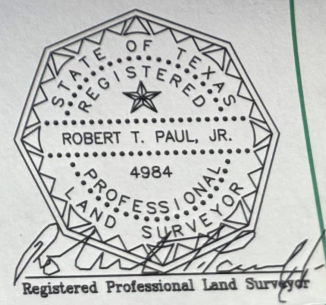
DATE: _____
 ACCEPTED BY: _____



DATE: 10/21/11
 FIELD DATE: 10/20/11
 REVISED:

TECH: JN FIELD: PL
 JOB NO: 611-1124

GF NO. 1114849-ARB
 MAPSCO NO: 311-H
 INDEPENDENCE TITLE
 COMPANY





November 3, 2025

NOTICE OF A SPECIFIC USE PERMIT REQUEST

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

Project #202500086: An ordinance granting a Specific Use Permit for the operation of a short-term rental on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 15727, located at 204 Loesch Dr, (Elgin Meadows Lot 31) City of Elgin, Texas, Bastrop County, said tract being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

Notice is given of public hearings to be held:

- By the Planning & Zoning Commission on **Tuesday, November 18, 2025**, beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation.
- By the City Council on **Tuesday, December 2, 2025**, beginning at 6:30 P.M. Central Standard Time (CST) for consideration.

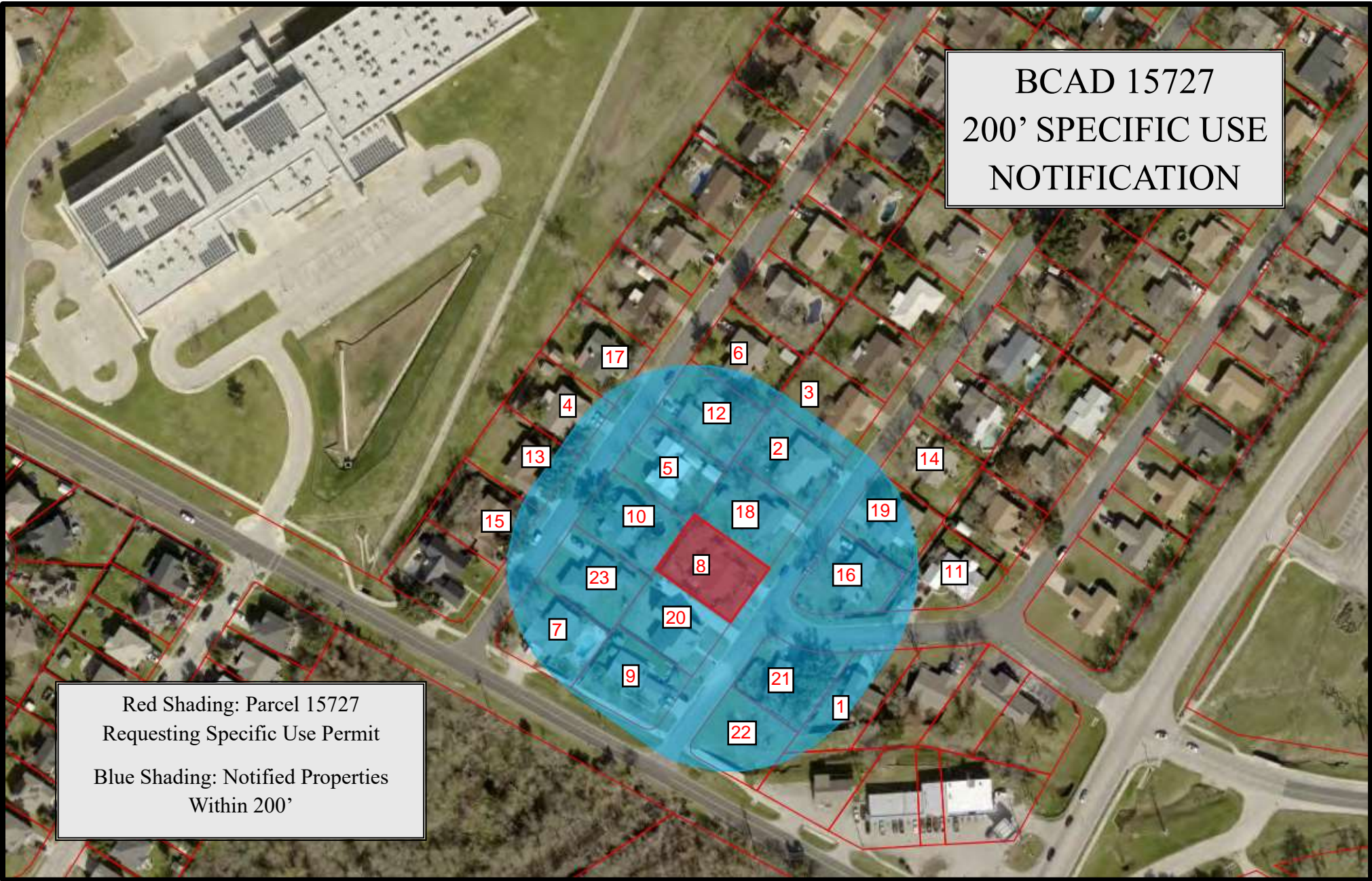
These meetings will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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

BCAD 15727
200' SPECIFIC USE
NOTIFICATION



Red Shading: Parcel 15727
Requesting Specific Use Permit
Blue Shading: Notified Properties
Within 200'



Development Services Department

STAFF REPORT

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

Date: November 10, 2025
Applicant: Tim Holland, Gray Engineering, Inc.
Hearing Date: November 18, 2025
Location: Out of a portion of parcels of land known by Bastrop County Appraisal District as Parcel 15702 and known by Travis County Appraisal District as Parcels 358784, 358785, and 358788, located east of County Line Road, south of Lund Road and west of North State Highway 95.

APPLICATION SUMMARY

Consideration of a revised Final Plat for Lund Subdivision Section 1 Phase 1 following approval of a Preliminary Plat by the Planning and Zoning Commission on 12/18/23, a previous approval of this same plat on 1/27/25, and revision of the Concept Plan and Development Agreement at the same meeting on 1/27/25. The first revision of the Lund Farm Section 1 Phase 1 final plat was approved at the June 23, 2025, PZC meeting and the primary change was to remove the alley load lots on the south side of Fika Boulevard and reconfigure Blocks D, E & F. This new submittal is for 206 residential lots (the previously approved final plat had 200), 8 open space lots, 1 open space/drainage lot, 1 amenity lot, and 9,295 linear feet of streets over 46.539 acres (the previously approved final plat covered 47.559 acres).

DEPARTMENT COMMENTS

The updates to this final plat include shifting lot lines to allow some additional 45 wide product. The changes include:

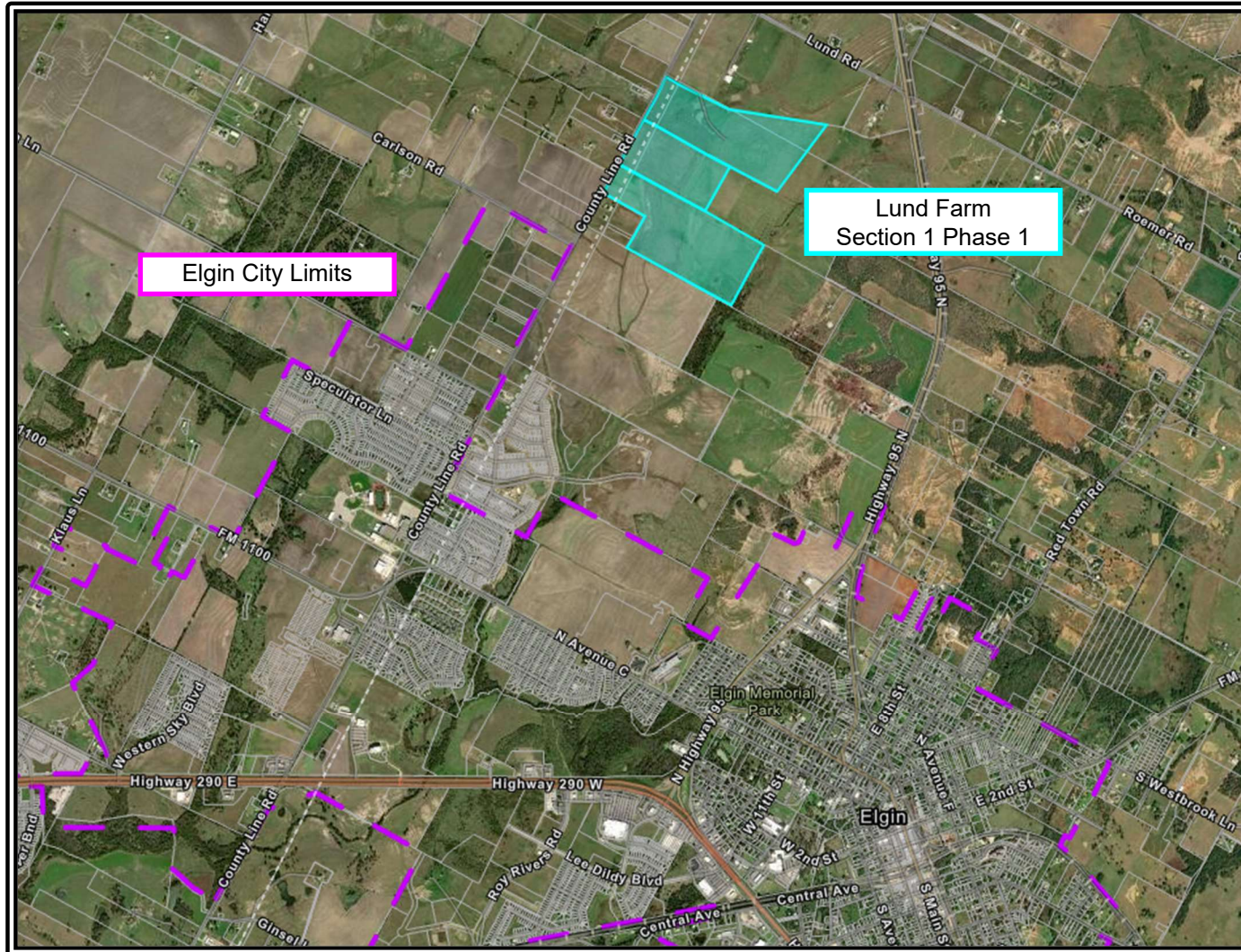
1. The average single-family lot size decreased from 5,549 square feet to 5,387 square feet.
2. Approximately 20 lots decreased from 45' lots to 40' lots.
3. 6 residential lots added (four 45' lots and two 40' lots). The total number of lots increased from 210 (200 residential) to 216 (206 residential).

WGA has reviewed the proposed plat and found that it conforms to the Development and Consent Agreement currently in place between the City and the Developer.

Attachments

1. Vicinity Map
2. Approved First Revised Final Plat
3. Proposed Second Revised Final Plat
4. WGA review letter

Vicinity Map

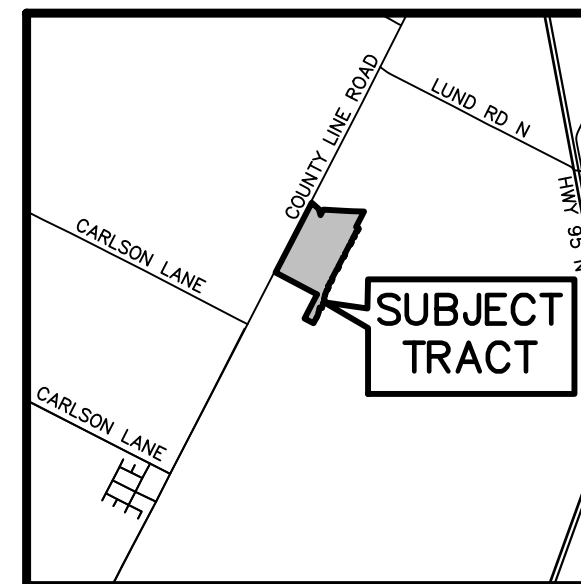


TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

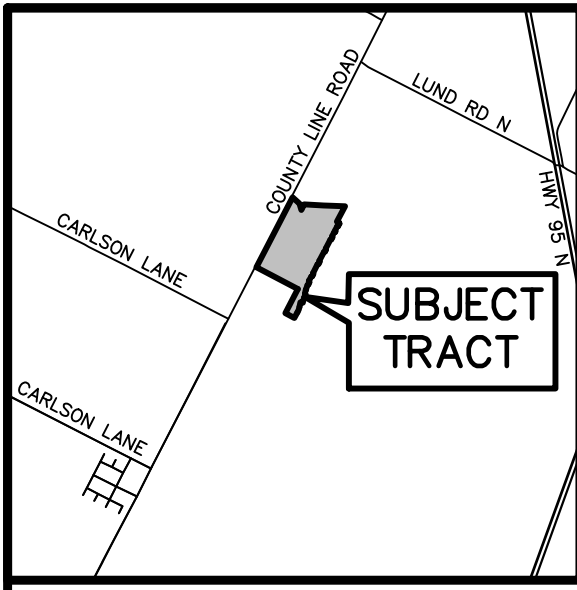
A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



VICINITY MAP



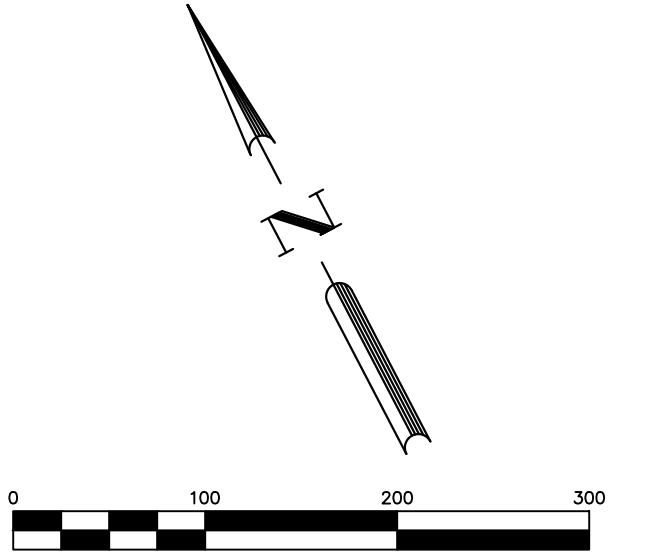
BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



LEGEND

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

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



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

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

THOMAS CHRISTIAN SURVEY
 ABSTRACT NO. 2296

THOMAS CHRISTIAN SURVEY NO. 26
 ABSTRACT NO. 20

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

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

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

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

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

REVISIONS

REV	DESCRIPTION	DATE	APR

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

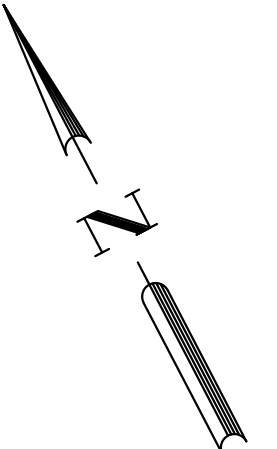
MATCHLINE SHEET 2
 MATCHLINE SHEET 3

FINAL PLAT
LUND SUBDIVISION
SECTION 1 PHASE 1

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



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



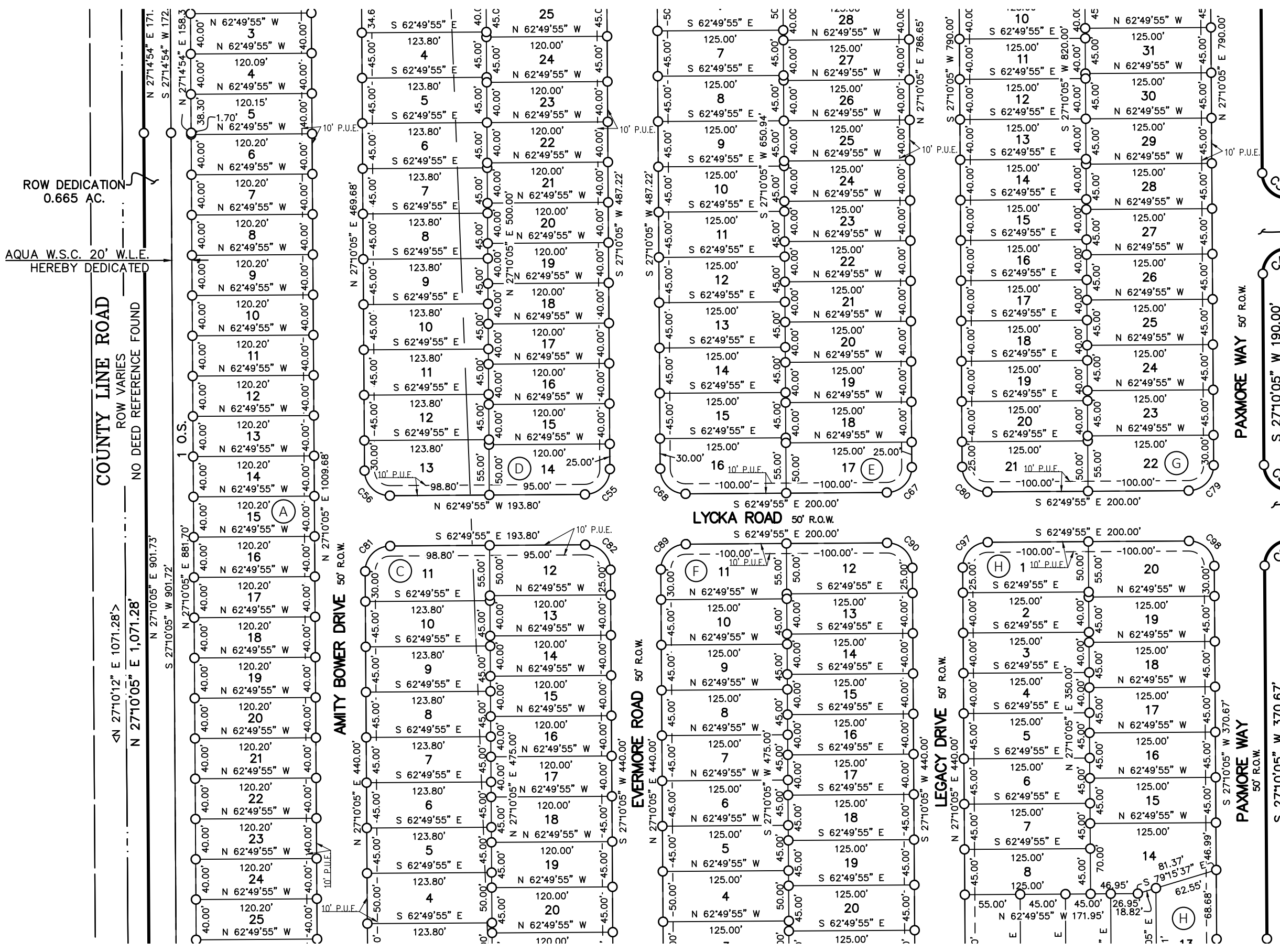
LUND FARM INVESTMENT LLC
569.717 ACRES
DOC. NO. 202126260
O.P.R.B.C.

MATCHLINE SHEET 2
MATCHLINE SHEET 3

THOMAS CHRISTIAN
SURVEY NO. 26,
ABSTRACT NO. 20

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

MATCHLINE SHEET 3
MATCHLINE SHEET 4



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

LEGEND

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

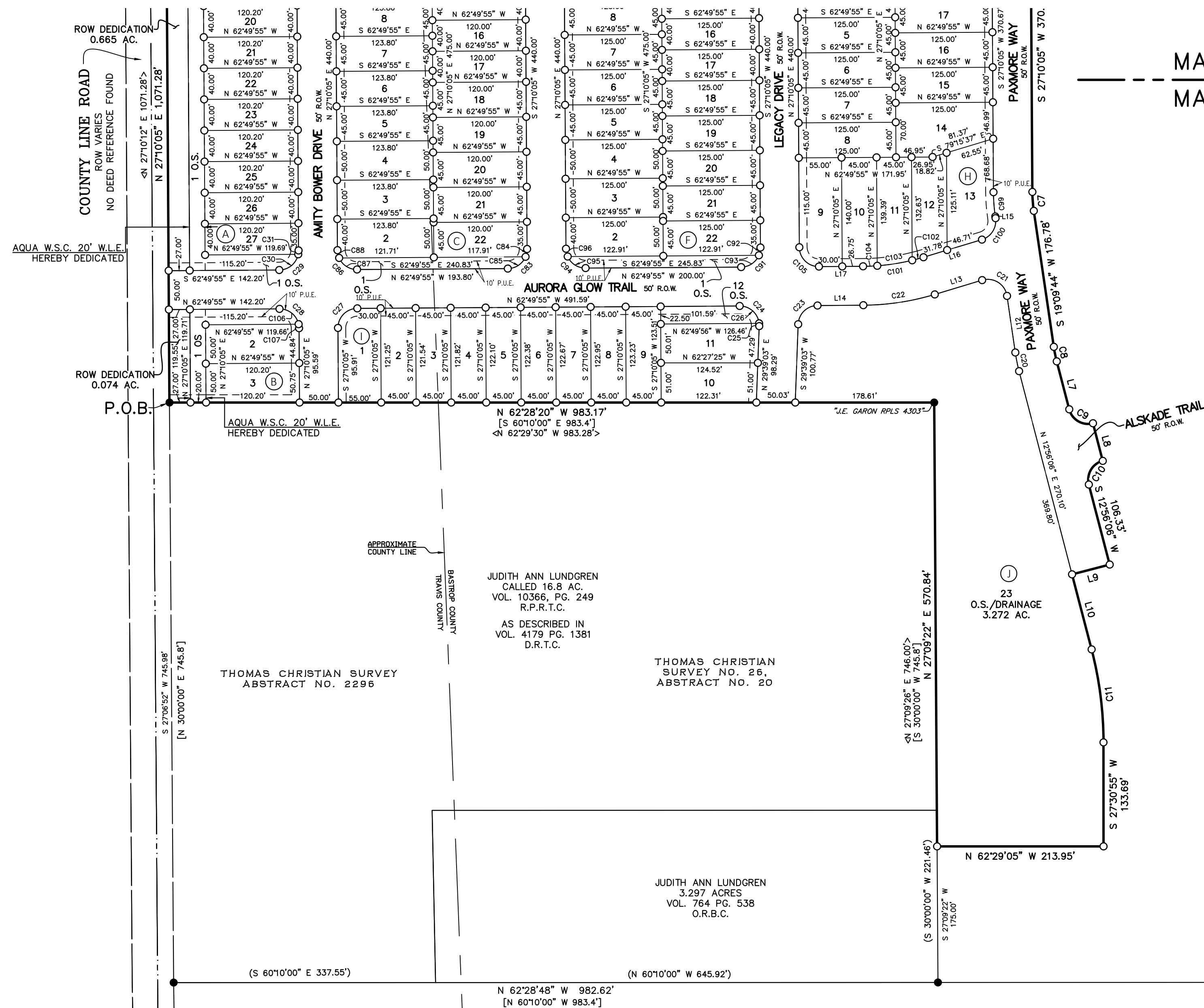
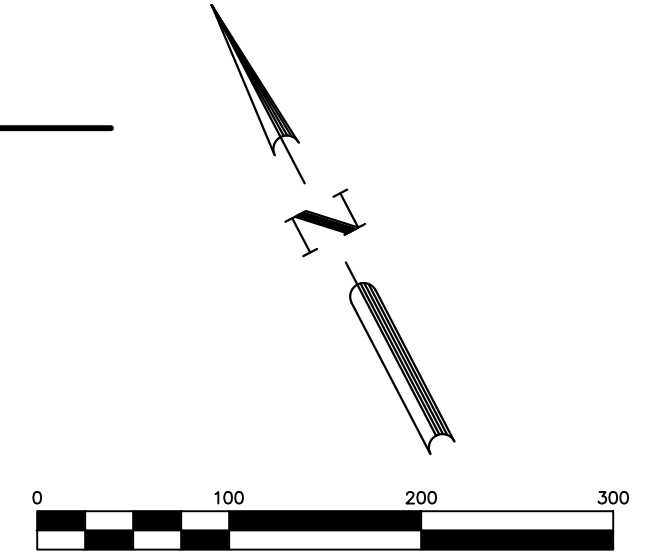
FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
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MATCHLINE SHEET 3
MATCHLINE SHEET 4



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

JUDITH ANN LUNDGREN
CALLED 16.8 AC.
VOL. 10366, PG. 249
R.P.R.T.C.
AS DESCRIBED IN
VOL. 4179 PG. 1381
D.R.T.C.

THOMAS CHRISTIAN
SURVEY NO. 26,
ABSTRACT NO. 20

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

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

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

LEGEND

- DOC. DOCUMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
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- VOL. VOLUME
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- < > RECORD INFORMATION- DOCUMENT NUMBER 202126260, O.P.R.B.C.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT
- SET 1/2" IRON ROD W/ "BGE, INC." CAP

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

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

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

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

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

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

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

- 1) S 48°01'18" E, a distance of 193.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 17°12'41" E, a distance of 139.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 3) N 25°45'37" E, a distance of 131.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 4) S 86°52'26" E, a distance of 408.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 5) S 87°23'52" E, a distance of 192.41 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 6) S 88°30'04" E, a distance of 255.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;
- 7) S 27°10'05" W, a distance of 354.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 8) S 62°49'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 9) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 10) S 27°10'05" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 11) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 12) S 27°10'05" W, a distance of 500.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 13) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 14) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 15) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 16) S 27°10'05" W, a distance of 190.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 17) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 18) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 19) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 20) S 27°10'05" W, a distance of 370.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 21) Curving to the left, with a radius of 175.00 feet, an arc length of 24.45 feet, a central angle of 8°00'22", a chord bearing of S 23°09'55" W, and a chord distance of 24.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 22) S 19°09'44" W, a distance of 176.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 23) Curving to the left, with a radius of 175.00 feet, an arc length of 19.02 feet, a central angle of 6°13'38", a chord bearing of S 16°02'55" W, and a chord distance of 19.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 24) S 12°56'06" W, a distance of 63.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 25) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 32°03'54" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 26) S 12°56'06" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 27) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 57°56'06" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 28) S 12°56'06" W, a distance of 106.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an exterior southeasterly corner of the herein described tract;
- 29) N 77°03'54" W a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;
- 30) S 12°56'06" W a distance of 99.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the point of curvature of a curve to the right;
- 31) Curving to the right, with a radius of 475.00 feet, an arc length of 120.88 feet, a central angle of 14°34'49", a chord bearing S 20°13'30" W, and a chord distance of 120.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency;
- 32) S 27°30'55" W a distance of 133.69 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract; and
- 33) N 62°29'05" W, a distance of 213.95 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the east line of a called 3.297 acre tract of land as conveyed unto Judith Ann Lundgren in Volume 764, Page 538 of the Official Records of Bastrop County, Texas, and the west line of said 569.717 acre tract for a southerly corner of the herein described tract;

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

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

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

A SUBDIVISION OF 47.559 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C2	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C3	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C4	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C5	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C6	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C7	24.45'	175.00'	8°00'22"	S 23°09'55" W	24.43'
C8	19.02'	175.00'	6°13'38"	S 16°02'55" W	19.01'
C9	39.27'	25.00'	90°00'00"	S 32°03'54" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 57°56'06" W	35.36'
C11	120.88'	475.00'	14°34'49"	S 20°13'30" W	120.55'
C12	12.56'	370.00'	1°56'40"	S 64°56'56" E	12.56'
C13	237.68'	370.00'	36°48'20"	S 82°22'45" E	233.61'
C14	225.12'	370.00'	34°51'39"	S 83°21'05" E	221.67'
C15	134.41'	1,011.00'	7°37'03"	S 83°01'36" W	134.32'
C16	57.31'	1,011.00'	3°14'52"	S 88°16'24" W	57.30'
C17	307.66'	611.00'	28°51'03"	N 74°23'32" W	304.42'
C18	49.46'	989.00'	2°51'54"	S 61°23'57" E	49.45'
C19	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C20	24.45'	225.00'	6°13'38"	S 16°02'55" W	24.44'
C21	42.94'	25.00'	98°25'20"	N 30°02'56" W	37.86'
C22	93.19'	325.00'	16°25'42"	S 71°02'46" E	92.87'
C23	38.19'	25.00'	87°31'02"	S 73°24'34" W	34.58'
C24	40.35'	25.00'	92°28'58"	N 16°35'26" W	36.11'
C25	3.59'	25.00'	8°13'24"	N 25°32'21" E	3.59'
C26	36.77'	25.00'	84°15'34"	N 20°42'08" W	33.54'
C27	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C28	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C29	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C30	34.24'	25.00'	78°27'47"	N 77°56'12" E	31.62'
C31	5.03'	25.00'	11°32'13"	N 32°56'12" E	5.03'
C32	40.57'	125.00'	18°35'47"	N 17°52'12" E	40.39'
C33	25.49'	125.00'	11°41'08"	N 21°19'31" E	25.45'
C34	15.08'	125.00'	6°54'39"	N 12°01'38" E	15.07'
C35	38.21'	25.00'	87°33'45"	N 35°12'34" W	34.60'
C36	85.34'	448.60'	10°53'59"	S 73°15'29" E	85.21'
C37	19.02'	483.52'	2°15'13"	S 66°36'18" E	19.02'
C38	46.03'	483.52'	5°27'15"	S 65°00'17" E	46.01'
C39	27.01'	522.22'	2°57'48"	S 63°52'41" E	27.01'
C40	35.77'	25.00'	81°58'35"	S 47°52'16" W	32.80'
C41	2.30'	25.00'	5°15'53"	S 09°30'57" W	2.30'
C42	33.47'	25.00'	76°42'41"	S 50°30'12" W	31.03'
C43	4.84'	456.63'	0°36'26"	S 88°11'22" E	4.84'
C44	76.86'	468.00'	9°24'37"	N 86°48'34" E	76.78'
C45	55.00'	448.00'	7°02'03"	N 85°37'16" E	54.97'
C46	119.74'	989.00'	6°56'13"	S 85°34'22" W	119.67'
C47	20.93'	969.00'	1°14'16"	S 82°43'23" W	20.93'
C48	39.94'	25.00'	91°32'02"	N 45°11'31" W	35.83'
C49	34.55'	25.00'	79°11'24"	N 51°21'49" W	31.87'
C50	120.95'	969.00'	7°09'05"	S 86°55'03" W	120.87'
C51	5.39'	25.00'	12°20'37"	N 05°35'49" W	5.38'
C52	67.30'	145.00'	26°35'35"	N 13°52'18" E	66.70'
C53	15.96'	145.00'	6°18'26"	N 03°43'43" E	15.95'
C54	51.34'	145.00'	20°17'09"	N 17°01'31" E	51.07'

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

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

FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

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



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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99991548
- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- UPON APPROVAL OF THIS PLAT BY THE THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY LUND FARMS MUD, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY TRAVIS COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE TRAVIS COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE TRAVIS COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE TRAVIS COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND TRAVIS COUNTY BY SEPARATE ACTION. UNTIL TRAVIS COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.

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

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

- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER IS SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: TRAVIS COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE TRAVIS COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH CITY OF ELGIN SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM TRAVIS COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
- ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY REPRESENTATIVES.
- UTILITY PROVIDERS ARE AS FOLLOWS: ONCOR, CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND LUND FARMS MUD.
- LOT 23, BLOCK J WILL BE OWNED AND MAINTAINED BY LUND FARMS MUD.
- UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, 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.
- THIS DEVELOPMENT IS WITHIN THE WASTEWATER CCN OF THE CITY OF ELGIN.
- PER RESOLUTION NO. 2024-01-23-15 OF THE CITY OF ELGIN, THIS DEVELOPMENT WILL BE TRANSFERRED FROM THE WATER CCN OF AQUA WSC TO THE CITY OF ELGIN PRIOR TO PROVISION OF SERVICE TO ANY RESIDENTIAL STRUCTURES.
- PER THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT, SETBACKS FOR ALL FRONT-LOADED SINGLE-FAMILY LOTS ARE AS FOLLOWS:
-FRONT: 20' MEASURED FROM THE FACE OF GARAGE
-REAR: 10'
-SIDE: 5'
-CORNER SIDE: 15'
- AVERAGE SINGLE-FAMILY LOT SIZE: 5,548 SF
-NUMBER OF LOTS <6,000 SF: 169
-NUMBER OF LOTS 6,000-7,500 SF: 28
-NUMBER OF LOTS 7,501-9,000 SF: 8
-NUMBER OF LOTS >9,000 SF: 5
- TOTAL REQUIRED PARKLAND FOR DEVELOPMENT: 37.80 ACRES
PARKLAND PROVIDED WITHIN THIS FINAL PLAT: 1.23 ACRES
FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE FINAL PLATS.
- IMPERVIOUS COVER IS NOT TO EXCEED 60% IMPERVIOUS COVER FOR ALL SINGLE-FAMILY LOTS.
- LOT 1, BLOCK K TO BE OWNED AND MAINTAINED BY LUND FARMS MUD, HOMEOWNERS ASSOCIATION, OR THEIR ASSIGNS.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

CHAIRPERSON DATE RECORDING SECRETARY DATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

REBECCA GUERRERO COUNTY CLERK TRAVIS COUNTY, TEXAS
BY: _____
DEPUTY



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

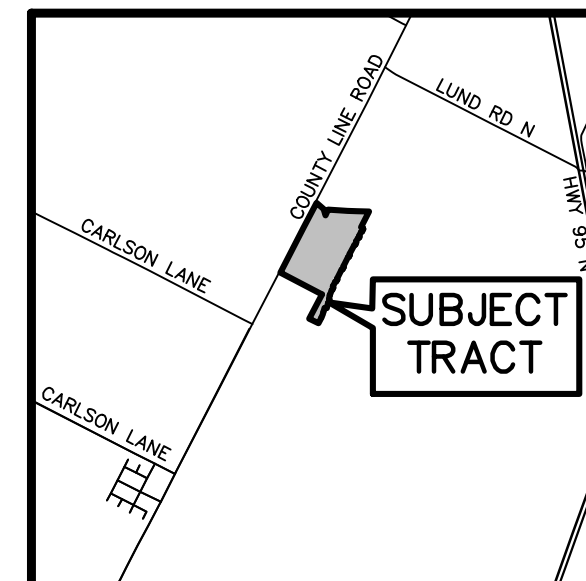
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TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

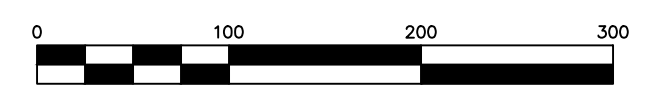
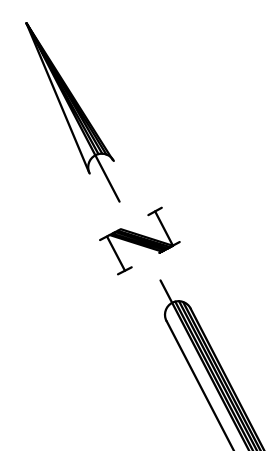
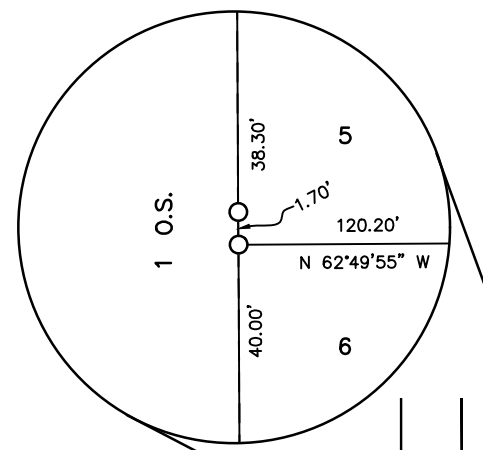
A SUBDIVISION OF 46.539 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



VICINITY MAP



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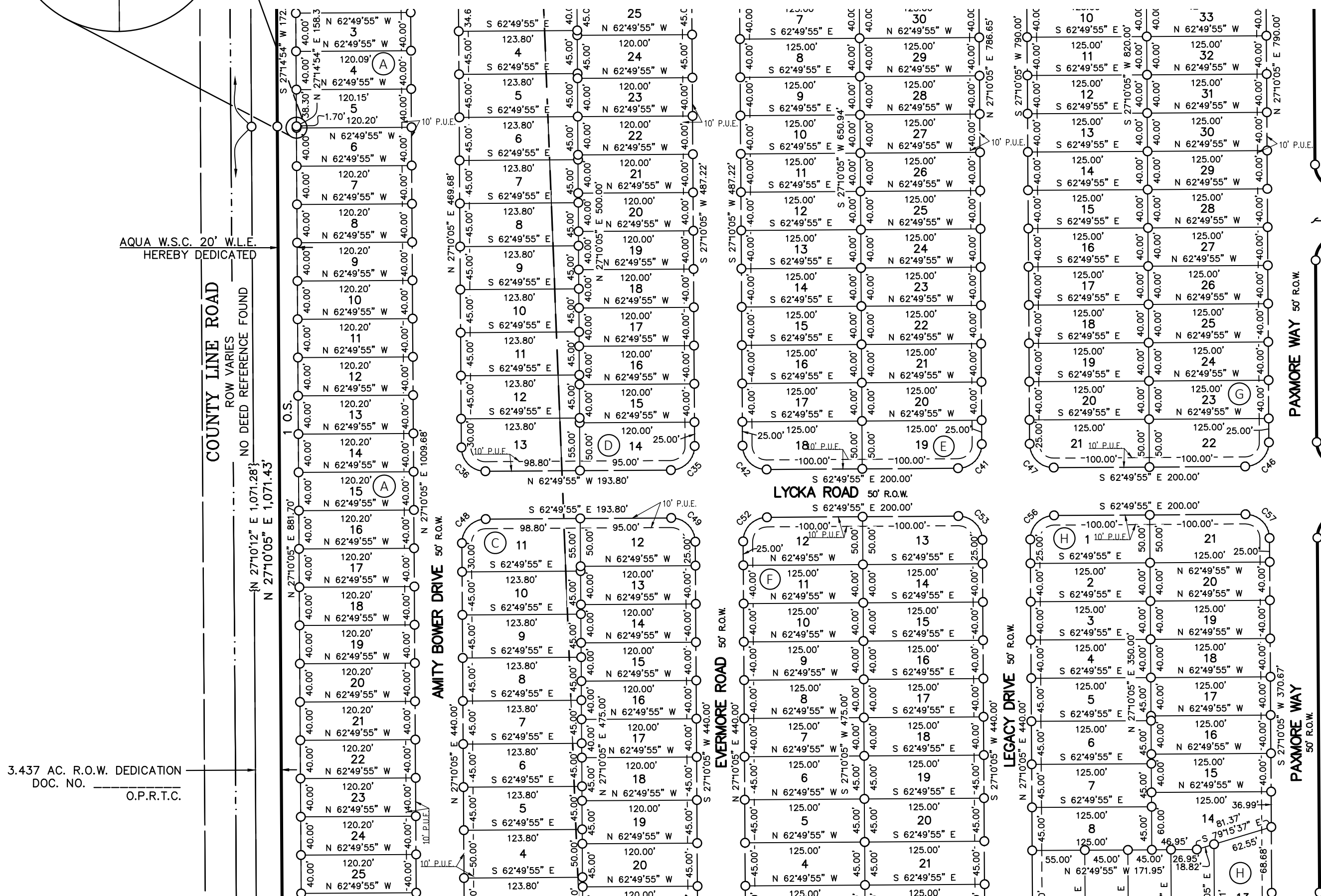


MATCHLINE SHEET 2
MATCHLINE SHEET 3

THOMAS CHRISTIAN
SURVEY NO. 26,
ABSTRACT NO. 20

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

MATCHLINE SHEET 3
MATCHLINE SHEET 4



3.437 AC. R.O.W. DEDICATION
DOC. NO. O.P.R.T.C.

LEGEND

- DOC. DOCUMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.A. PUBLIC ACCESS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.R.B.C. OFFICIAL RECORDS OF BASTROP COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- VOL. VOLUME
- W.W. WASTEWATER
- [] RECORD INFORMATION DOC. NO. 202511892, O.P.R.B.C.
- { } RECORD INFORMATION DOC. NO. 202126260, O.P.R.B.C.
- () RECORD INFORMATION DOC. NO. 202511891, O.P.R.B.C.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- SET 1/2" IRON ROD W/ "BGE, INC." CAP

STREET NAMES

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

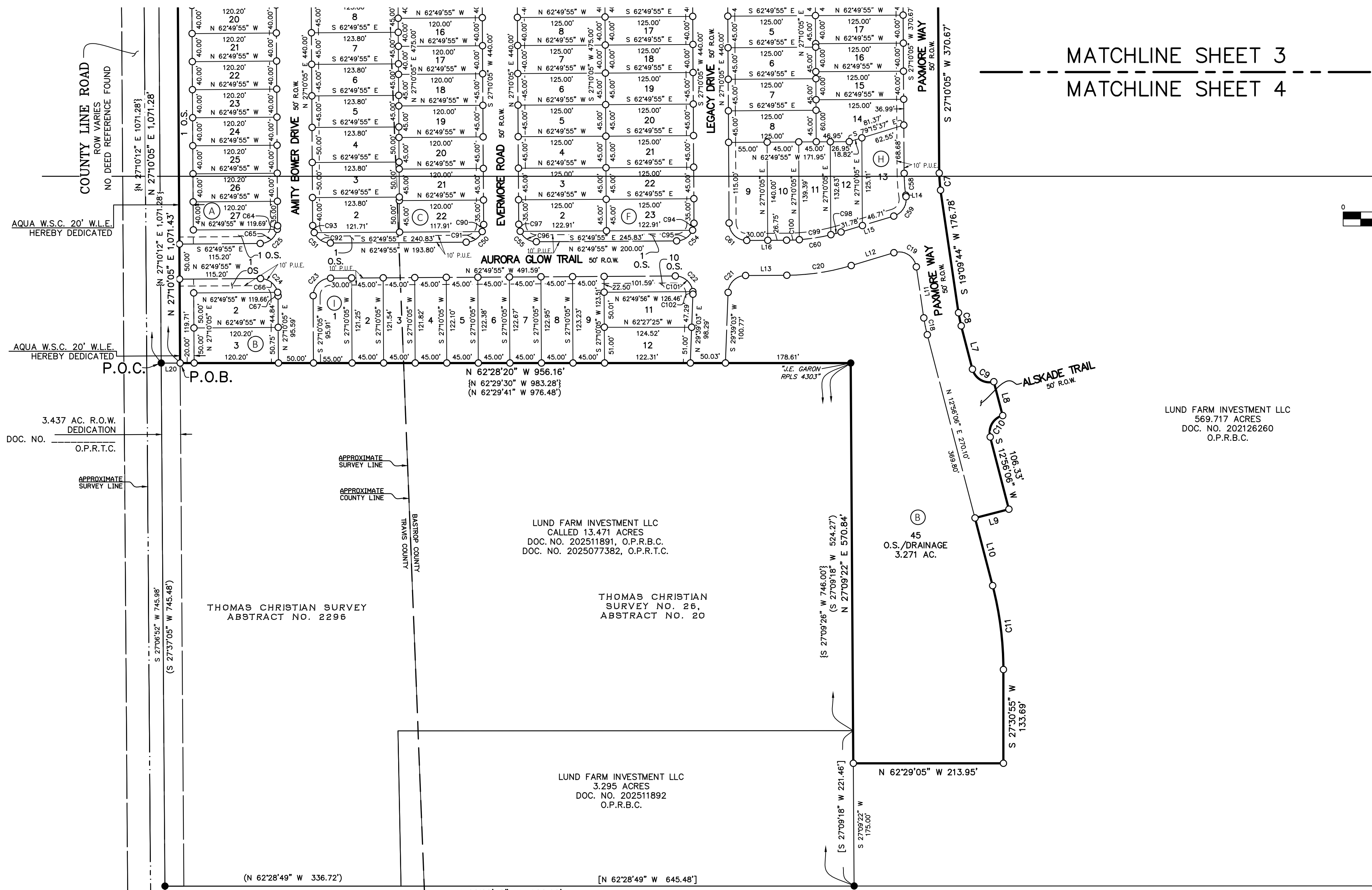
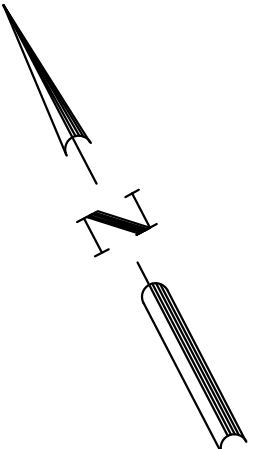
FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

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MATCHLINE SHEET 3
MATCHLINE SHEET 4



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

LUND FARM INVESTMENT LLC
CALLED 13.471 ACRES
DOC. NO. 202511891, O.P.R.B.C.
DOC. NO. 2025077382, O.P.R.T.C.

THOMAS CHRISTIAN
SURVEY NO. 26,
ABSTRACT NO. 20

LUND FARM INVESTMENT LLC
3.295 ACRES
DOC. NO. 202511892
O.P.R.B.C.

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

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

LEGEND

- DOC. DOCUMENT
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- ESMT. EASEMENT
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- ▲ CALCULATED POINT
- SET 1/2" IRON ROD W/ "BGE, INC." CAP

FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 46.539 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS



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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 46.539 ACRE TRACT OF LAND IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 OF TRAVIS COUNTY, TEXAS, AND THE THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 46.539 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the easterly right-of-way line of County Line Road (ROW varies), no deed reference found, at the common corner of said 569.717 acre tract, and a called 13.471 acre tract of land as conveyed to Lund Farm Investment LLC by Special Warranty Deed recorded in Document Number 202511891 of the Official Public Records of Bastrop County, Texas, and Document Number 2025077382 of the Official Public Records of Travis County, Texas, THENCE, S 62°28'20" E, coincident with the common line of the 569.717 acre tract and said 13.471 acre tract, and a distance of 27.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, N 27°10'05" E, coincident with the common line of the 569.717 acre tract and said right-of-way line, a distance of 1,071.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, N 27°14'54" E, continuing coincident with said common line, a distance of 571.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northwest corner of the herein described tract;

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

- 1) S 48°01'18" E, a distance of 165.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 2) S 17°12'41" E, a distance of 139.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 3) N 25°45'37" E, a distance of 131.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 4) S 86°52'26" E, a distance of 408.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 5) S 87°23'52" E, a distance of 192.41 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
- 6) S 88°30'04" E, a distance of 255.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;
- 7) S 27°10'05" W, a distance of 354.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 8) S 62°49'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 9) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 10) S 27°10'05" W, a distance of 60.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 11) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 12) S 27°10'05" W, a distance of 500.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 13) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 14) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 15) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 16) S 27°10'05" W, a distance of 190.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 17) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°49'55" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 18) S 27°10'05" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 19) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°10'05" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 20) S 27°10'05" W, a distance of 370.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 21) Curving to the left, with a radius of 175.00 feet, an arc length of 24.45 feet, a central angle of 8°00'22", a chord bearing of S 23°09'55" W, and a chord distance of 24.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 22) S 19°09'44" W, a distance of 176.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 23) Curving to the left, with a radius of 175.00 feet, an arc length of 19.02 feet, a central angle of 6°13'38", a chord bearing of S 16°02'55" W, and a chord distance of 19.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 24) S 12°56'06" W, a distance of 63.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 25) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 32°03'54" E, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a corner of the herein described tract;
- 26) S 12°56'06" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a corner of the herein described tract;
- 27) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 57°56'06" W, and a chord distance of 35.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 28) S 12°56'06" W, a distance of 106.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeasterly corner of the herein described tract;
- 29) N 77°03'54" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 30) S 12°56'06" W, a distance of 99.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the point of curvature of the herein described tract;
- 31) Curving to the right, with a radius of 475.00 feet, an arc length of 120.88 feet, a central angle of 14°34'49", a chord bearing S 20°13'30" W, and a chord distance of 120.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 32) S 27°30'55" W, a distance of 133.69 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract;
- 33) N 62°29'05" W, a distance of 213.95 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the common line of the 569.717 acre tract and a called 3.295 acre tract of land as conveyed unto Lund Farm Investment LLC in Document Number 202511892 of the Official Records of Bastrop County, Texas, for a southerly corner of the herein described tract;

THENCE, N 27°09'22" E, coincident with the common line of the 569.717 acre tract, said 3.295 acre tract and the aforementioned 13.471 acre tract, a distance of 570.84 feet to a 1/2-inch iron rod with a cap stamped "J.E.GARON RPLS 4303" found at a common corner of the 569.717 acre tract and said 16.8 acre tract, for a re-entrant corner of the herein described tract;

THENCE, N 62°28'20" W, coincident with the common line of the 569.717 acre tract and said 13.471 acre tract, a distance of 956.16 feet to POINT OF BEGINNING and containing 46.539 acres of land, more or less.

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

A SUBDIVISION OF 46.539 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
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FINAL PLAT LUND SUBDIVISION SECTION 1 PHASE 1

A SUBDIVISION OF 46.539 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C2	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C3	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C4	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C5	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C6	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C7	24.45'	175.00'	8°00'22"	S 23°09'55" W	24.43'
C8	19.02'	175.00'	6°13'38"	S 16°02'55" W	19.01'
C9	39.27'	25.00'	90°00'00"	S 32°03'54" E	35.36'
C10	39.27'	25.00'	90°00'00"	S 57°56'06" W	35.36'
C11	120.88'	475.00'	14°34'49"	S 20°13'30" W	120.55'
C12	225.12'	370.00'	34°51'39"	S 83°21'05" E	221.67'
C13	134.41'	1,011.00'	7°37'03"	S 83°01'36" W	134.32'
C14	57.31'	1,011.00'	3°14'52"	S 88°16'24" W	57.30'
C15	307.66'	611.00'	28°51'03"	N 74°23'32" W	304.42'
C16	49.46'	989.00'	2°51'54"	S 61°23'57" E	49.45'
C17	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C18	24.45'	225.00'	6°13'38"	S 16°02'55" W	24.44'
C19	42.94'	25.00'	98°25'20"	N 30°02'56" W	37.86'
C20	93.19'	325.00'	16°25'42"	S 71°02'46" E	92.87'
C21	38.19'	25.00'	87°31'02"	S 73°24'34" W	34.58'
C22	40.35'	25.00'	92°28'58"	N 16°35'26" W	36.11'
C23	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C24	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C25	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C26	40.57'	125.00'	18°35'47"	N 17°52'12" E	40.39'
C27	38.21'	25.00'	87°33'45"	N 35°12'34" W	34.60'
C28	85.34'	448.60'	10°53'59"	S 73°15'29" E	85.21'
C29	19.02'	483.52'	2°15'13"	S 66°36'18" E	19.02'
C30	35.77'	25.00'	81°58'35"	S 47°52'16" W	32.80'
C31	55.00'	448.00'	7°02'03"	N 85°37'16" E	54.97'
C32	119.74'	989.00'	6°56'13"	S 85°34'22" W	119.67'
C33	39.94'	25.00'	91°32'02"	N 45°11'31" W	35.83'
C34	67.30'	145.00'	26°35'35"	N 13°52'18" E	66.70'
C35	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C36	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C37	61.96'	175.00'	20°17'05"	N 17°01'33" E	61.63'
C38	39.53'	25.00'	90°36'27"	S 45°52'43" W	35.54'
C39	116.24'	370.00'	18°00'02"	N 79°49'02" W	115.76'
C40	42.75'	25.00'	97°59'07"	N 21°49'28" W	37.73'
C41	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C42	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C43	90.51'	195.00'	26°35'35"	N 13°52'18" E	89.70'
C44	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C45	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C46	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C47	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C48	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C49	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C50	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'
C51	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C52	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C53	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C54	39.27'	25.00'	90°00'00"	N 72°10'05" E	35.36'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C56	39.27'	25.00'	90°00'00"	S 72°10'05" W	35.36'
C57	39.27'	25.00'	90°00'00"	N 17°49'55" W	35.36'
C58	31.44'	225.00'	8°00'22"	S 23°09'55" W	31.41'
C59	35.59'	25.00'	81°34'40"	N 59°57'04" E	32.66'
C60	78.85'	275.00'	16°25'42"	S 71°02'46" E	78.58'
C61	39.27'	25.00'	90°00'00"	S 17°49'55" E	35.36'
C62	15.08'	125.00'	6°54'39"	N 12°01'38" E	15.07'
C63	25.49'	125.00'	11°41'08"	N 21°19'31" E	25.45'
C64	5.03'	25.00'	11°32'13"	N 32°56'12" E	5.03'
C65	34.24'	25.00'	78°27'47"	N 77°56'12" E	31.62'
C66	34.07'	25.00'	78°05'20"	N 23°47'14" W	31.50'
C67	5.20'	25.00'	11°54'40"	N 21°12'46" E	5.19'
C68	33.47'	25.00'	76°42'41"	S 50°30'12" W	31.03'
C69	34.55'	25.00'	79°11'24"	N 51°21'49" W	31.87'
C70	5.39'	25.00'	12°20'37"	N 05°35'49" W	5.38'
C71	120.95'	969.00'	7°09'05"	S 86°55'03" W	120.87'
C72	15.49'	175.00'	5°04'12"	N 24°38'00" E	15.48'
C73	46.47'	175.00'	15°12'53"	N 14°29'27" E	46.33'
C74	2.30'	25.00'	5°15'53"	S 09°30'57" W	2.30'
C75	4.84'	456.63'	0°36'26"	S 88°11'22" E	4.84'
C76	76.86'	468.00'	9°24'37"	N 86°48'34" E	76.78'
C77	20.93'	969.00'	1°14'16"	S 82°43'23" W	20.93'
C78	5.30'	25.00'	12°08'40"	S 06°38'50" W	5.29'
C79	34.24'	25.00'	78°27'47"	S 51°57'03" W	31.62'
C80	35.12'	25.00'	80°29'24"	N 30°34'19" W	32.30'
C81	7.63'	25.00'	17°29'43"	N 18°25'14" E	7.60'
C82	134.64'	350.00'	22°02'24"	N 77°47'51" W	133.81'
C83	22.84'	195.00'	6°42'35"	N 23°48'48" E	22.82'
C84	38.45'	195.00'	11°17'56"	N 14°48'33" E	38.39'
C85	29.22'	195.00'	8°35'05"	N 04°52'03" E	29.19'
C86	5.03'	25.00'	11°32'13"	S 32°56'12" W	5.03'
C87	34.24'	25.00'	78°27'47"	S 77°56'12" W	31.62'
C88	34.24'	25.00'	78°27'47"	N 23°36'01" W	31.62'
C89	5.03'	25.00'	11°32'13"	N 21°23'59" E	5.03'
C90	10.29'	25.00'	23°34'41"	N 38°57'26" E	10.22'
C91	28.98'	25.00'	66°25'19"	N 83°57'26" E	27.39'
C92	28.98'	25.00'	66°25'19"	S 29°37'15" E	27.39'
C93	10.29'	25.00'	23°34'41"	S 15°22'45" W	10.22'
C94	10.29'	25.00'	23°34'41"	N 38°57'26" E	10.22'
C95	28.98'	25.00'	66°25'19"	N 83°57'26" E	27.39'
C96	28.98'	25.00'	66°25'19"	S 29°37'15" E	27.39'
C97	10.29'	25.00'	23°34'41"	S 15°22'45" W	10.22'
C98	15.03'	275.00'	3°07'51"	S 77°41'41" E	15.02'
C99	45.56'	275.00'	9°29'31"	S 71°23'01" E	45.51'
C100	18.27'	275.00'	3°48'20"	S 64°44'05" E	18.26'
C101	36.77'	25.00'	84°15'34"	N 20°42'08" W	33.54'
C102	3.59'	25.00'	8°13'24"	N 25°32'21" E	3.59'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 17°12'41" E	139.07'
L2	N 25°45'37" E	131.18'
L3	S 62°49'55" E	50.00'
L4	S 27°10'05" W	60.00'
L5	S 27°10'05" W	50.00'
L6	S 27°10'05" W	50.00'
L7	S 12°56'06" W	63.77'
L8	S 12°56'06" W	50.00'
L9	N 77°03'54" W	50.00'
L10	S 12°56'06" W	99.71'
L11	N 19°09'44" E	73.56'
L12	N 79°15'37" W	63.68'
L13	N 62°49'55" W	58.87'
L14	S 19°09'44" W	2.13'
L15	N 79°15'37" W	78.49'
L16	N 62°49'55" W	56.75'
L17	S 18°56'21" W	29.08'
L18	S 10°12'06" W	43.64'
L19	S 10°12'06" W	9.47'
L20	S 62°28'20" E	27.00'



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TBPELS Licensed Surveying Firm No. 10106500

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LUND FARM INVESTMENT, LLC, BEING THE OWNER OF 46.539 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26 ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296, TRAVIS COUNTY, TEXAS, BEING OUT OF CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE AFOREMENTIONED 46.539 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.00008453
- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- UPON APPROVAL OF THIS PLAT BY THE THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY LUND FARMS MUD, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY.
- NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY TRAVIS COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE TRAVIS COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE TRAVIS COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE TRAVIS COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND TRAVIS COUNTY BY SEPARATE ACTION. UNTIL TRAVIS COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.

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

A SUBDIVISION OF 46.539 ACRES OF LAND LOCATED
IN THE T. CHRISTIAN SURVEY, SURVEY NO. 26
ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER IS SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: TRAVIS COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE TRAVIS COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH CITY OF ELGIN SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM TRAVIS COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
- THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
- ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
- FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
- NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE LUND FARMS MUD AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY REPRESENTATIVES.
- UTILITY PROVIDERS ARE AS FOLLOWS: ONCOR, CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND LUND FARMS MUD.
- LOT 45, BLOCK B WILL BE OWNED AND MAINTAINED BY LUND FARMS MUD.
- UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, 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.
- THIS DEVELOPMENT IS WITHIN THE WASTEWATER CCN OF THE CITY OF ELGIN.
- PER RESOLUTION NO. 2024-01-23-15 OF THE CITY OF ELGIN, THIS DEVELOPMENT WILL BE RELEASED FROM THE WATER CCN OF AQUA WSC PRIOR TO PROVISION OF SERVICE TO ANY RESIDENTIAL STRUCTURES.
- PER THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT, SETBACKS FOR ALL FRONT-LOADED SINGLE-FAMILY LOTS ARE AS FOLLOWS:
-FRONT: 20' MEASURED FROM THE FACE OF GARAGE
-REAR: 10'
-SIDE: 5'
-CORNER SIDE: 15'
- AVERAGE SINGLE-FAMILY LOT SIZE: 5,358 SF
-NUMBER OF LOTS <6,000 SF: 173
-NUMBER OF LOTS 6,000-7,500 SF: 27
-NUMBER OF LOTS 7,501-9,000 SF: 6
- TOTAL REQUIRED PARKLAND FOR DEVELOPMENT: 37.80 ACRES
PARKLAND PROVIDED WITHIN THIS FINAL PLAT: 1.23 ACRES
FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE FINAL PLATS.
- IMPERVIOUS COVER IS NOT TO EXCEED 60% IMPERVIOUS COVER FOR ALL SINGLE-FAMILY LOTS.
- LOT 1, BLOCK K TO BE OWNED AND MAINTAINED BY LUND FARMS MUD, HOMEOWNERS ASSOCIATION, OR THEIR ASSIGNS.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

CHAIRPERSON	DATE	RECORDING SECRETARY	DATE
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STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

REBECCA GUERRERO COUNTY CLERK TRAVIS COUNTY, TEXAS	BY: _____ DEPUTY
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BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500



9390 Research Blvd., Suite 305
Austin, Texas 78759
wga-llc.com | BPE #F-9756

October 29, 2025

Mr. Tim Holland, P.E.
Gray Civil
8834 N. Capital of Texas Hwy., Suite 140
Austin, Texas 78759

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

Dear Mr. Holland:

WGA has reviewed the following documents listed below submitted on October 28, 2025, by Gray Civil.

1. Final Plat dated October 24, 2025.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter.

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

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

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

Sincerely,

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

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Harvest Ridge 3rd Amended Development Agreement

Date: November 12, 2025

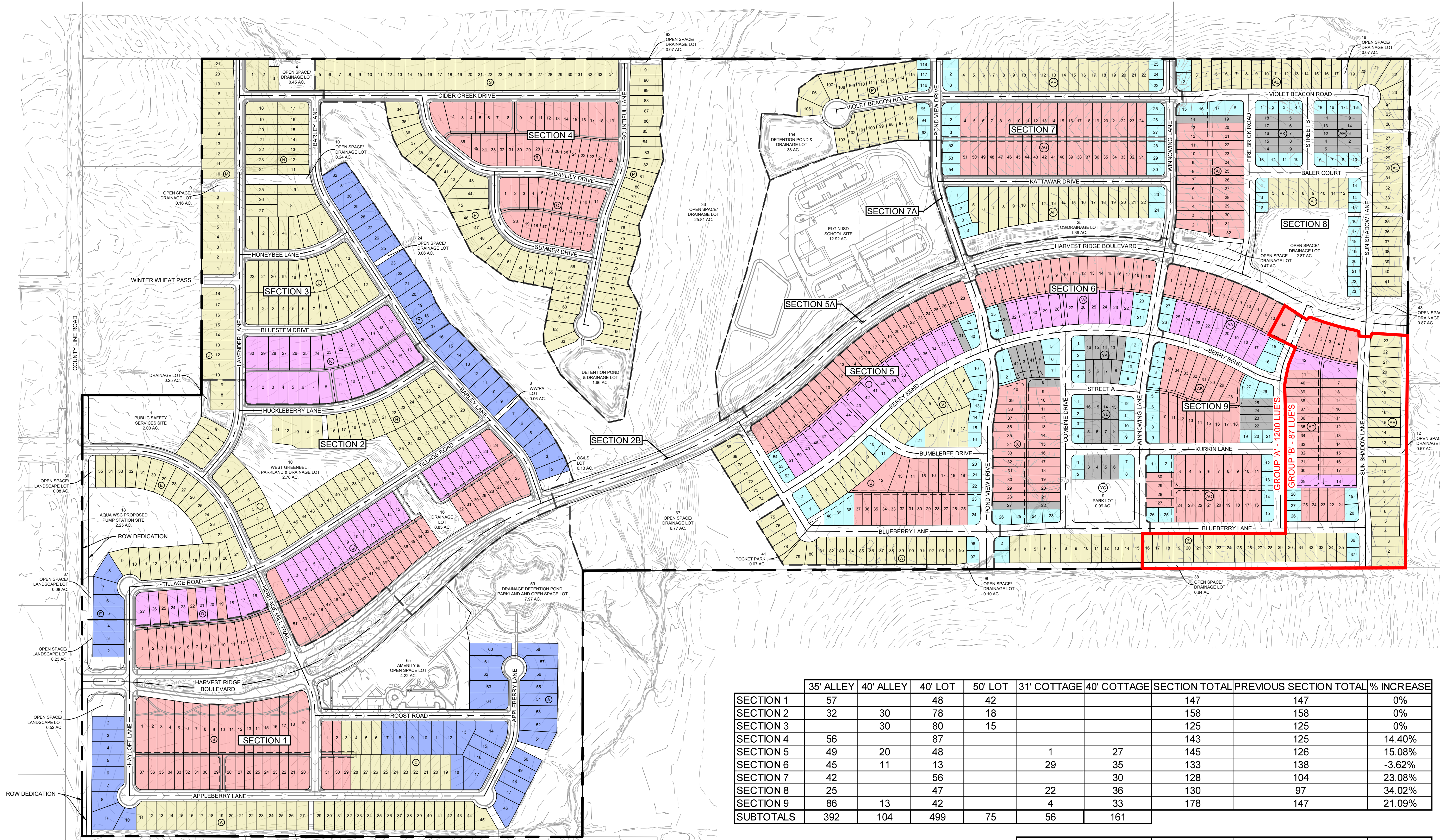
Meeting Date: Planning and Zoning Commission – November 18, 2025

WORKSHOP SUMMARY

This is a workshop to review and provide input on an amendment (the 3rd) to the Harvest Ridge Development Agreement, which was originally approved by Council on August 9, 2019, and amended on December 15, 2020 (allow for sign variances, and various subdivision variances) and March 7, 2023 (allow for donation of school site). This third amendment would reduce the square foot requirement on certain lots in the development, allowing for cottage homes in the development therefore increasing overall density by less than 100 units.

HARVEST RIDGE SUBDIVISION

REVISED CONCEPT PLAN

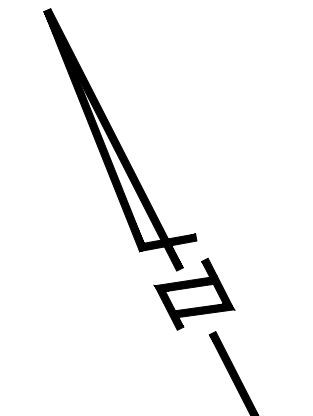


	35' ALLEY	40' ALLEY	40' LOT	50' LOT	31' COTTAGE	40' COTTAGE	SECTION TOTAL	PREVIOUS SECTION TOTAL	% INCREASE
SECTION 1	57		48	42			147	147	0%
SECTION 2	32	30	78	18			158	158	0%
SECTION 3		30	80	15			125	125	0%
SECTION 4	56		87				143	125	14.40%
SECTION 5	49	20	48		1	27	145	126	15.08%
SECTION 6	45	11	13		29	35	133	138	-3.62%
SECTION 7	42		56			30	128	104	23.08%
SECTION 8	25		47		22	36	130	97	34.02%
SECTION 9	86	13	42		4	33	178	147	21.09%
SUBTOTALS	392	104	499	75	56	161			

COMMUNITY TOTALS	1287	1167	10.28%
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Cottage Plan Totals
(2,000 s.f. Minimum Lot Size) 217 (16.9%)

- 40' WIDE LOT
- 50' WIDE LOT
- 35' ALLEY LOT
- 40' ALLEY LOT
- 31' COTTAGE LOT
- 40' COTTAGE LOT (45' CORNER COTTAGE)



SCALE: 1" = 200'
GRAPHIC SCALE IN FEET

PROJECT: 1636-11963 DRAWN BY: MKS
DATE: 11/3/2025 CHECKED BY: JAB

GRAY CIVIL, INC.
512-452-0371
gray-civil.com
8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM #2946