



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
March 23, 2026
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. February 23, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202500104: A preliminary plat titled "Preliminary Plat of Silo Ranch" located on parcels of land known by the Bastrop County Central Appraisal District as Parcels 15519, 73869, and 57003, located west of N Highway 95 for a total of 9 mixed-use lots on a total of 76.190 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration

2. **Project #202500105: A final plat titled "Final Plat of Silo Ranch, Phase One" located on a portion of a parcels of land known by the Bastrop County Central Appraisal District as Parcel 15519, located west of N Highway 95 for a total of 6 mixed-use lots on a total of 15.386 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

The members of the boards, commissions and/or committees may participate in discussions on the same items listed 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 March 18, 2026, 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, FEBRUARY 23, 2026

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

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

COMMISSION ABSENT: None

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

STAFF ABSENT: None

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

III. CONSENT AGENDA

1. November 18, 2025 Minutes.

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

IV. NEW BUSINESS

1. Project # 202600003: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "R-1" Single Family Residential District to "C-2" General Commercial District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 41733 (ELGIN WEST COUNTRYSIDE, LOT 11, ACRES 1.076) at 1512 North Ave C.

A. Staff Presentation – Director Beau Perry introduced the property as having previously received a Specific Use Permit for operation of a day care in the R-1 district, and which is now seeking to rezone to C-2 to accommodate a planned expansion of an indoor child recreation center.

B. Applicant Presentation – The applicant David Samuelson stood to speak on the nature of the proposed expansion and why impervious coverage restrictions necessitated the zoning change.

C. Open Public Hearing – The public hearing was opened at 6:39 P.M. No members of the public present stood to speak on this item.

D. Close Public Hearing – The public hearing was closed at 6:39 P.M.

E. Discussion – The Commission discussed the history of this property's Specific Use Permits and the current operation as something approaching C-1 use despite the R-1 zoning. They discussed future plans for improvement of FM 1100 and the expectation that the corridor would all be commercial someday, so a lone commercial property would not constitute "spot zoning." Vice-Chair Scott Mackay voiced concern about encouraging commercial uses when the surrounding lots are still residential. There was also discussion about the requirements of the business to meet C-2 standards.

F. Recommendation – Taylor Christian moved to recommend to the City Council approval of the requested rezoning to C-2. Danica Morgan seconded the motion. Danica Morgan, Berney Williams, Chair Antonio Prete, Dorothy McCarther, and Taylor Christian voted in favor. Jennifer Wissmann and Vice-Chair Scott Mackay voted against. The motion passed with a vote of five (5) for and two (2) against.

IV. NEW BUSINESS (Cont.)

2. Project #202600004: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone from "C-1" Neighborhood Shopping District to "C-2" General Commercial District 0.5880 acres of land on Travis County Parcel 557535 and 2.0920 acres of land on Travis County Parcel 557536, located at 13919 County Line Rd.
 - A. Staff Presentation – Director Beau Perry introduced the property at the intersection of FM 1100 and County Line Road, explaining that the lot has been vacant for a long time and the applicant is seeking rezoning to develop it.
 - B. Applicant Presentation – The applicant Vincent Huebinger delivered a slideshow presentation showing the intended use of the space and the social and economic benefit to the City.
 - C. Open Public Hearing – The public hearing was opened at 7:06 P.M. Spencer Collins, a representative for the seller of the property, spoke to advocate for the intended development.
 - D. Close Public Hearing – The public hearing was closed at 7:10 P.M.
 - E. Discussion – The Commission discussed the area and expectations of increased traffic congestion, noting the development of Cedar Grove Apartments currently underway. Director Perry explained some of the proposed TxDOT developments to FM 1100 anticipated for 2040. Jennifer Wissmann called attention to the letter received from a concerned citizen strongly opposing the development, citing redundancy of gas stations in the vicinity and disruption to nearby residential use.
 - F. Recommendation – Jennifer Wissmann moved that the Commission recommend denial of the rezoning request to City Council. Danica Morgan seconded the motion. Danica Morgan, Jennifer Wissmann, Dorothy McCarther, and Taylor Christian voted in favor of denial. Chair Antonio Prete, Vice-Chair Scott Mackay, and Berney Williams voted against denial. The motion passed with a vote of four (4) for and three (3) against.
3. Project #202500080: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone 30.785 acres of land from "R-1" Single-Family Residential Dwelling District to "C-3" Highway Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 15519 and 73869, located at 800 North State Highway 95.

At 7:25 Chair Antonio Prete recused himself from speaking on this item; Vice-Chair Scott Mackay assumed the role of mediator.

- A. Staff Presentation – Director Beau Perry introduced the property as part of a planned developed called Silo Ranch, and that this tract is requesting rezoning for a hotel. The project fits in with the City's land use plan. He also called attention to the recently annexed 45½ acres adjacent to this lot, also part of the development.
- B. Applicant Presentation – The applicant Tim Condon spoke to elaborate on the Silo Ranch project as a whole and that they have acquired a Marriott franchise for this location. He also pointed out where roadway infrastructure would connect from Highway 95 to the Primavesta subdivision.
- C. Open Public Hearing – The public hearing was opened at 7:30 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 7:30 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – The Commission discussed the benefits of having an additional hotel and retail space within the City.
- F. Recommendation – Berney Williams moved to recommend to the City Council approval of the requested rezoning to C-3. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against. Chair Antonio Prete abstained from voting.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec showcased the Conflict of Interest form to the Commission and explained that any Commission member with a conflict of interest regarding a meeting item must submit the form to the City Secretary, as Chair Antonio Prete had for the third item of this meeting.
- 2. Melissa Lipiec announced that the next meeting will be March 23rd and presently has no items to present, but that may change over the course of the month.
- 3. Melissa Lipiec formally introduced the new City Manager Robert Eads to the Planning and Zoning Commission.

V. ADJOURNMENT: The meeting was adjourned at 7:37 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 _____, 2026.



Development Services Department

STAFF REPORT

Consideration of a Preliminary Plat

Project #202500104

Date: 3/9/26
Applicant: Tim Condon
Meeting Date: March 23, 2026 (Planning and Zoning Commission)
Location: 76.190 acres of land across Bastrop County Parcels 15519, 73869, and 57003, located west of N Highway 95.

APPLICATION SUMMARY

Consideration by the Planning and Zoning Commission of a Preliminary Plat for a project known as Silo Ranch, a multi-phased development of 9 mixed-use lots encompassing 76.190 acres of land across Bastrop County Parcels 15519, 73869, and 57003.

DEPARTMENT COMMENTS

The annexation of 45.452 acres previously in the ETJ was approved by City Council on 1/20/26. The request to rezone from R-1 Single-Family Dwelling District to C-3 Highway Commercial District the 30.785 acres already within the City was presented before the Planning and Zoning Commission on 2/23/26, received a recommendation of approval, and approved by City Council on 3/3/26.

WGA has reviewed the Preliminary Plat and found it to have been prepared in general conformance with the City of Elgin's Code of Ordinance.

Attachments

1. Vicinity Map
2. Application
3. Owner's Authorization
4. Concept Plan
5. Proposed Preliminary Plat
6. WGA Review Letter

Vicinity Map



PRELIMINARY PLAT APPLICATION

Date: _____ New _____ Modification _____

Modification of _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT

Name: _____

Postal Address: **INFORMATION REDACTED** _____

E-Mail Address: **INFORMATION REDACTED** _____; Phone Number: **INFORMATION REDACTED** _____

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:

The proposed Silo Ranch development encompasses approximately 76.190 acres and is planned as a mixed-use development. Proposed land uses include retail/commercial establishments, restaurants (including quick-service formats), hotels, and 600 multifamily residential units.

The project is proposed to be phased.



VIPO 76, LP

INFORMATION REDACTED

Date: 1-6-2026

City of Elgin
Development Services Department
Attn: Ms. Melissa Lipiec
802 N. Avenue C
Elgin, TX 78621

RE: Agent Authorization for Preliminary & Final Plat Submittal - Silo Ranch Development

Dear Ms. Lipiec,

I, **Tim Condon**, Manager of **VIPO 76, LP**, hereby authorize **Waeltz & Prete, Inc.** to act as our duly appointed agent for the purpose of preparing, submitting, and processing all materials related to the **Preliminary and Final Plat for the Silo Ranch development** within the City of Elgin.

This authorization includes, but is not limited to, submitting applications, plats, plans, supporting documentation, and responding to City staff comments or requests for information necessary to complete the platting and approval process.

VIPO 76, LP affirms that Waeltz & Prete, Inc. is fully empowered to represent our interests in all matters pertaining to this submittal.

Please accept this letter as formal authorization for your records. Should you require any additional information, I am available at your convenience.

Sincerely,

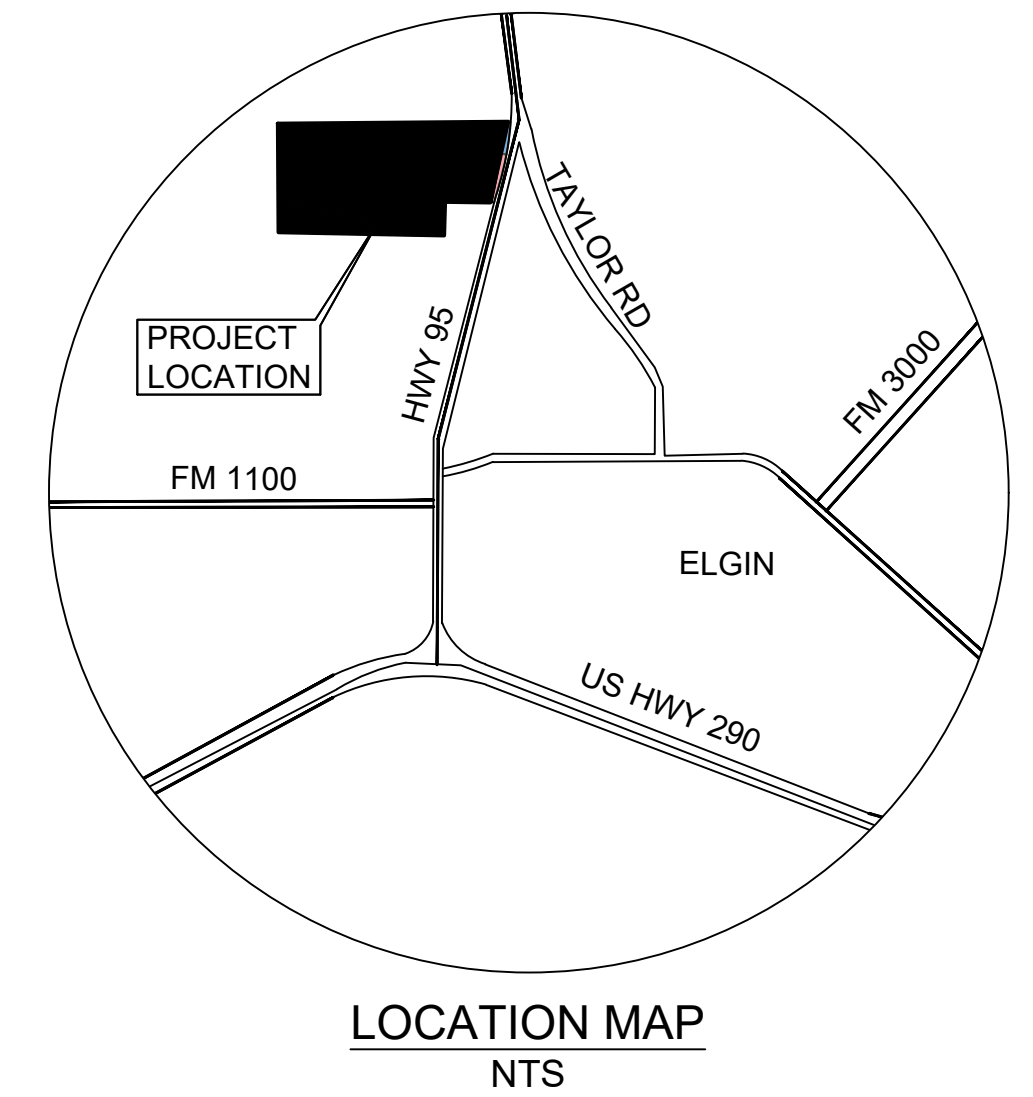
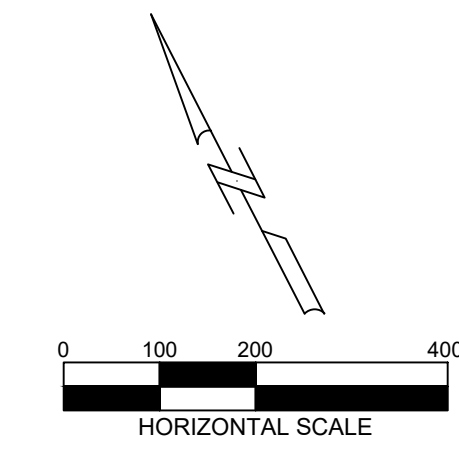
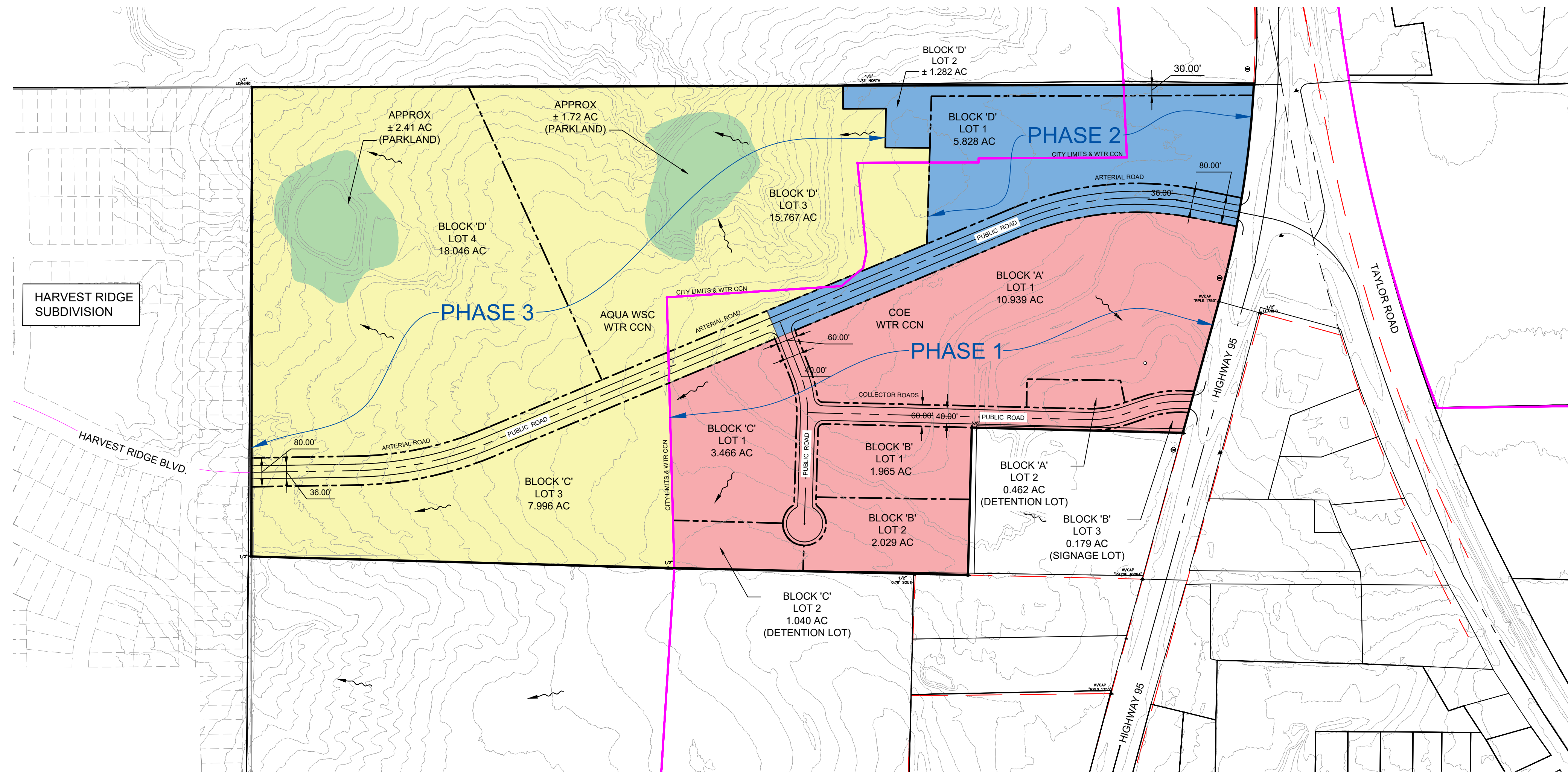


Tim Condon

Manager, VIPO 76, LP

INFORMATION REDACTED

SILO RANCH CONCEPT PLAN



NOTES:

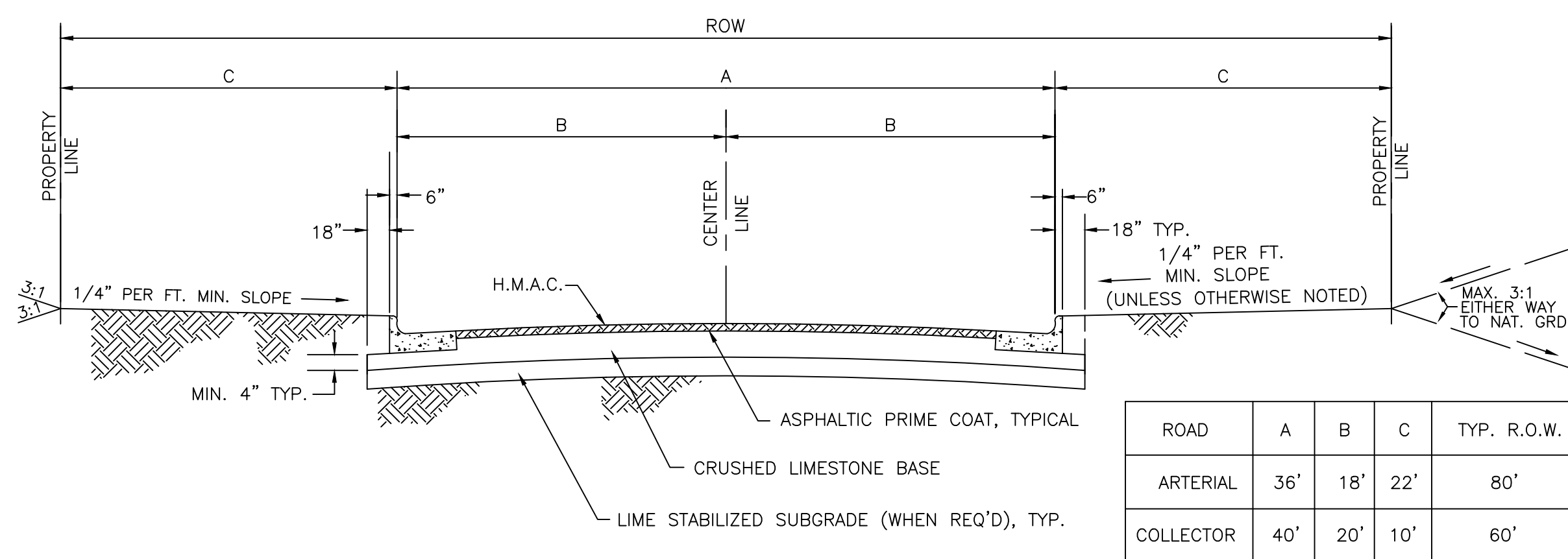
1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE SILO RANCH PDD

PHASE 1
BASE ZONING C-3 HIGHWAY
COMMERCIAL DISTRICT

PHASE 2
BASE ZONING C-3 HIGHWAY
COMMERCIAL DISTRICT

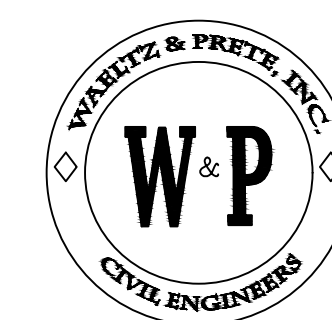
PHASE 3
BASE ZONING C-3 HIGHWAY
COMMERCIAL DISTRICT AND/OR
R-4 MULTI FAMILY RESIDENTIAL
DISTRICT

TOTAL SITE AREA = 76.190 AC
R.O.W. (80') = 5.287 AC
R.O.W. (60') = 2.355 AC



TYPICAL ROADWAY SECTION
N.T.S.

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

PRELIMINARY PLAT OF SILO RANCH

OWNERS: VIPO 76, LP
TIM CONDON, MANAGER
PO BOX 602
CHINA SPRINGS, TX 76633
(254) 715-7940

SURVEYOR: DIAMOND SURVEYING, INC.
SHANE SHAFER, R.P.L.S.
T.B.P.E.L.S. FIRM NO. 10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100

ENGINEER: WAELTZ & PRETE, INC.
ANTONIO A. PRETE, P.E.
FIRM TX. REG. #F-10308
211 A.S. GRIMES BLVD.
ROUND ROCK, TX 78665
(512) 505-8953

TOTAL ACREAGE OF RIGHT-OF-WAY WITHIN SUBDIVISION: 7.673
TOTAL NUMBER OF LOTS: 9
TOTAL NUMBER OF BLOCKS: 5
TOTAL ACREAGE: 76.190 ACRES
DATE SUBMITTED: DECEMBER 23, 2025
ZONING: C-3 HIGHWAY COMMERCIAL AND R-1 SINGLE FAMILY

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00008.

VERTICAL DATUM: NAVD-88 (GEOID 2012A) PER LEICA VRS (SMARTNET) GPS NETWORK.

SITE BENCHMARKS:

BM#123: PK NAIL SET IN NORTHEAST CORNER OF CONCRETE CULVERT ON THE SOUTH SIDE OF ASPHALT DRIVEWAY TO GRACE COMMUNITY BAPTIST CHURCH, LOCATED ON THE SOUTHEAST SIDE OF STATE HIGHWAY 95 AND APPROXIMATELY 550 FEET SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 95 AND OLD STATE HIGHWAY 95 (TAYLOR ROAD). ELEVATION=589.58'
SURFACE COORDINATES: N=10109085.63, E=3229427.68

BM#124: PK NAIL SET IN THE NORTHWEST CORNER OF CONCRETE CULVERT ON THE SOUTH SIDE OF ASPHALT DRIVE, LOCATED ON THE NORTHWEST SIDE OF STATE HIGHWAY 95, AND APPROXIMATELY 440 FEET NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 95 AND OLD STATE HIGHWAY 95 (TAYLOR ROAD). ELEVATION=596.64'
SURFACE COORDINATES: N=10109834.59, E=3229922.53

ROGER AND SUZANNE MOGONYE
CALLED 139.723 AC.
DOC. NO. 201014948

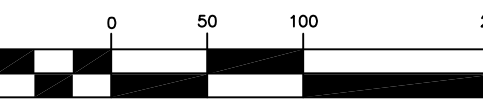
LAND USE TABLE:

LOT BLOCK	USE	ACREAGE
1 A	HIGHWAY COMMERCIAL	3.615
2 A	HIGHWAY COMMERCIAL	2.476
3 A	HIGHWAY COMMERCIAL	4.000
4 A	DETENTION	0.468
1 B	HIGHWAY COMMERCIAL	2.839
2 B	HIGHWAY COMMERCIAL	1.154
1 C	HIGHWAY COMMERCIAL	12.506
1 D	HIGHWAY COMMERCIAL	40.926
1 E	DETENTION/SIGNAGE	0.532

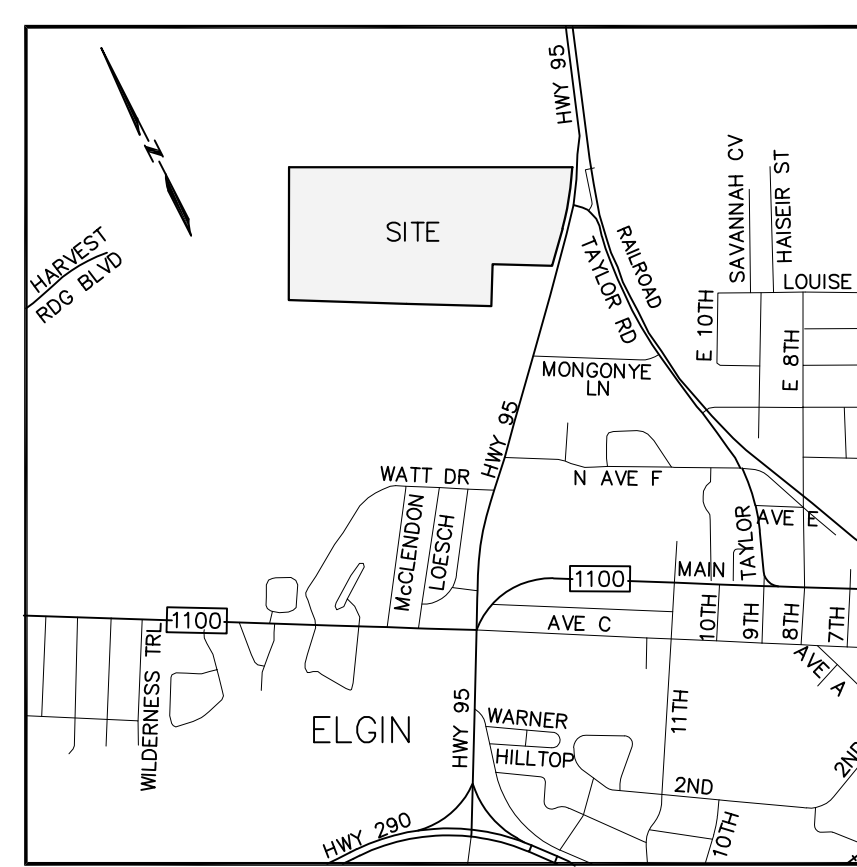
LEGEND

- IRON ROD FOUND
- TXDOT TYPE 1 MONUMENT FOUND
- 1/2" PINCHED IRON PIPE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- CALCULATED POINT
- BENCHMARK
- P.P. PENCH POLE
- DOWN GUY
- OVERHEAD UTILITY LINE
- RIGHT-OF-WAY DEED LINE
- RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SET BACK LINE

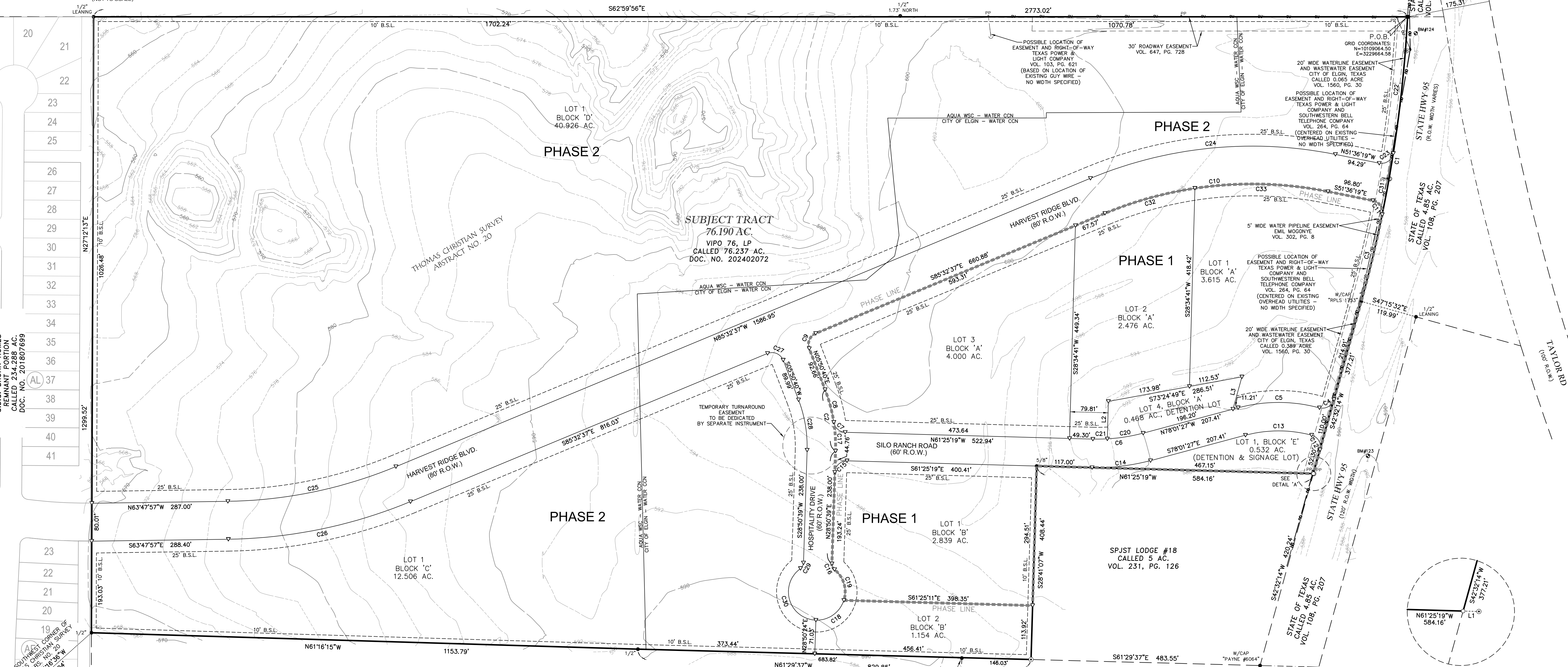
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP (NOT TO SCALE)



CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	CHORD LENGTH
C1	2804.79	609.61	12:27:11	S36°15'08"W	608.41
C2	330.00	132.47	23:00:00	N17°20'40"E	131.58
C3	2804.79	188.39	3:50:54	S40°33'18"W	188.35
C4	25.00	39.10	89°36'26"	S87°20'28"W	35.23
C5	330.00	173.76	30°10'08"	N62°56'23"W	171.76
C6	370.00	107.21	16°36'08"	N69°43'23"W	106.84
C7	25.00	34.77	79°40'53"	N21°34'53"W	32.03
C8	330.00	71.50	12:24:54	N12°03'07"E	71.36
C9	25.00	38.66	88°56'44"	N50°09'02"E	34.92
C10	810.00	478.79	3:33:56	S68°34'28"E	472.81
C11	25.00	39.37	90°14'08"	S06°29'15"E	35.43
C12	25.00	39.52	90°34'08"	N02°44'50"W	35.53
C13	270.00	141.34	29°59'33"	N63°01'41"W	139.73
C14	430.00	124.60	16:36:08"	N69°43'23"W	124.16
C15	25.00	39.15	89°44'02"	S73°42'40"W	35.27
C16	15.00	13.91	53°07'48"	S02°16'45"W	13.42
C17	330.00	60.97	10°35'06"	N23°33'07"E	60.88
C18	60.00	77.78	74°16'21"	N81°41'41"E	72.45
C19	60.00	72.09	66°50'39"	N10°08'10"E	67.83
C20	370.00	76.67	11°52'19"	N7°05'18"W	75.53
C21	370.00	30.55	4°43'49"	N63°47'14"W	30.54
C22	2804.79	290.01	5:55:27"	S32°59'16"W	289.88
C23	25.00	40.34	92°28'41"	S82°10'21"W	36.10
C24	890.00	527.18	33°58'17"	N68°34'28"W	519.50
C25	980.00	364.33	21°44'39"	N74°40'17"W	362.15
C26	1040.00	394.89	21°44'39"	S74°40'17"E	392.33
C27	25.00	39.88	91°23'16"	S39°50'58"E	35.78
C28	270.00	108.38	22°59'59"	S17°20'40"W	107.86
C29	15.00	13.91	53°07'48"	S55°24'33"W	13.42
C30	60.00	149.90	143°08'36"	S10°24'09"W	143.85
C31	2804.79	131.21	2°40'49"	S37°17'25"W	131.19
C32	810.00	197.56	13°58'28"	S78°33'23"E	197.07
C33	810.00	282.23	19°57'50"	S61°35'14"E	280.81

AMY MOGONYE DARSEY, a.k.a. AMY LEE DARSEY, AND PAUL DOUGLAS MOGONYE AS CO-TRUSTEES OF THE JIM MOGONYE BYPASS TRUST REMNANT PORTION CALLED 69.055 AC. DOC. NO. 201410215

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

LINE	BEARING	DISTANCE
L1	S61°25'19"E	0.86'
L2	N28°34'41"E	79.19'
L3	S42°32'14"W	70.58'

SECRETARY, PLANNING & ZONING COMMISSION
CHAIRMAN, PLANNING AND ZONING COMMISSION



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX, 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

PRELIMINARY PLAT OF SILO RANCH

METES AND BOUNDS DESCRIPTION

FOR A 76.190 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND BEING ALL OF THE CALLED 76.237 ACRE TRACT OF LAND CONVEYED TO VIPO 76, LP, RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 76.190 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MAY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT Type I monument found (Grid Coordinates: N=10109064.50 E=3229664.58) monumenting the northeast corner of said 76.237 acre VIPO 76, LP tract, the southeast corner of the called 139.723 acre tract of land conveyed to Roger and Suzanne Moganye, recorded in Document No. 201014948 of the Official Public Records of Bastrop County, Texas, the northwest corner of the called 4.85 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 207 of the Deed Records of Bastrop County, Texas and the southwest corner of the called 0.32 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 201 of the Deed Records of Bastrop County, Texas same being on the west right-of-way line of State Highway 95 (variable width right-of-way at this point), for the northeast corner and POINT OF BEGINNING hereof;

THENCE, with the east boundary line of said 76.237 acre VIPO 76, LP tract, the west boundary line of said 4.85 acre State of Texas tract and said west right-of-way line of State Highway 95, the following two (2) courses and distances:

1. With a curve to the right an arc length of 609.61 feet, said curve having a radius of 2804.79 feet, a delta angle of 12°27'11" and a chord which bears S 36°15'08"W for a distance of 608.41 feet to an iron rod found with cap marked "RPLS 1753" monumenting the end of this curve, from which a 1/2" leaning iron rod found monumenting an angle point on the east boundary line of said 4.85 acre State of Texas tract, same being on the east right-of-way of said State Highway 95, bears S 47°15'32"E for a distance of 119.99 feet;
2. S 42°32'14"W for a distance of 377.21 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the most easterly southeast corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of the called 5 acre tract of land conveyed to Fred Lundgren Jr. et al, Trustees of the SPJST Lodge #18, recorded in Volume 231, Page 126 of the Deed Records of Bastrop County, Texas, for the most easterly southeast corner hereof, from which a 1/2" pinched iron pipe found, bears S 61°25'19"E for a distance of 0.86 feet, also from which an iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of Lot 2A, Amended Plat of Lots 2 and 3, Corlin Subdivision, recorded in Cabinet 9, Page 30-B of the Plat Records of Bastrop County, Texas, the southwest corner of said 4.85 acre State of Texas tract and the northwest corner of the called 2.02 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 200 of the Deed Records of Bastrop County, Texas, same being on said west right-of-way line of State Highway 95, bears S 42°32'14"W for a distance of 420.24 feet;

THENCE, with common boundary line of said 76.237 acre VIPO 76, LP tract and said 5 acre SPJST Lodge #18 tract, the following two (2) courses and distances:

1. N 61°25'19"W for a distance of 584.16 feet to a 5/8" iron rod found monumenting the northwest corner of said 5 acre SPJST Lodge #18 tract and an interior ell corner of said 76.237 acre VIPO 76, LP tract;
2. S 28°41'07"W for a distance 408.44 feet to a 1/2" pinched iron pipe found monumenting the most southerly southeast corner of said 76.237 acre VIPO 76, LP tract and the southwest corner of said 5 acre SPJST Lodge #18 tract, same being on the north boundary line of said Lot 2A, for the most southerly southeast corner hereof, from which the aforementioned iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of said Lot 2A, the southwest corner of said 4.85 acre State of Texas tract and said northwest corner of the 2.02 acre State of Texas tract, same being on said west right-of-way line of State Highway 95, bears S 61°29'37"E for a distance of 483.55 feet;

THENCE, N 61°29'37"W with the south boundary line of said 76.237 acre VIPO 76, LP tract, in part with said north boundary line of Lot 2A and the north boundary line of the remnant portion of called 69.055 acre tract of land conveyed to Amy Moganye Darsey, a.k.a. Amy Lee Darsey, and Paul Douglas Moganye as Co-Trustees of the Jim Moganye Bypass Trust, recorded in Document No. 201410215 of the Official Public Records of Bastrop County, Texas, passing at a distance of 146.03 feet a 1/2" iron rod found 0.76' south of this line, in all a total distance of 829.85 feet to a 1/2" iron rod found, for an angle point hereof;

THENCE, N 61°16'15"W with said south boundary line of the 76.237 acre VIPO 76, LP tract and said north boundary the 69.055 acre Moganye tract, for a distance of 1153.79 feet to a 1/2" iron rod found monumenting the southwest corner of said 76.237 acre VIPO 76, LP tract and the northwest corner of said 69.055 acre Moganye tract, same being on the east boundary line of the remnant portion of the called 234.288 acre tract of land conveyed to Clayton Properties Group, Inc., d.b.a. Bohn Homes, recorded in Document No. 201807699 of the Official Public Records of Bastrop County, Texas, for the southwest corner hereof;

THENCE, N 27°12'13"E with the west boundary line of said 76.237 acre VIPO 76, LP tract and said east boundary line of the remnant portion of the 234.288 acre Clayton Properties Group, Inc. tract, for a distance of 1299.52 feet to a 1/2" iron rod found leaning monumenting the northwest corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of said remnant portion of the 234.288 acre Clayton Properties Group, Inc. tract, same being on the south boundary line of said 139.723 acre Roger and Suzanne Moganye tract, for the northwest corner hereof;

THENCE, S 62°59'56"E with the north boundary line of said 76.237 acre VIPO 76, LP tract and said south boundary line of the 139.723 acre Roger and Suzanne Moganye tract, passing at a distance of 1702.24 feet a 1/2" iron rod found 1.73 feet north of this line, in all a total distance of 2773.02 feet to the POINT OF BEGINNING and containing 76.190 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00008.

NOTES:

- 1) NO PORTION OF THIS TRACT IS ENROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48021C0075E AND 48021C0100E, EFFECTIVE DATE JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS.
- 2) THIS PROPERTY IS LOCATED WITHIN THE CITY OF ELGIN CITY LIMITS, BASTROP COUNTY, TEXAS.
- 3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ARTICLE IV, ZONING DISTRICT REGULATIONS, CITY OF ELGIN CODE OF ORDINANCES.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE III, DIVISION 4, SIDEWALKS, CITY OF ELGIN CODE OF ORDINANCES.
- 5) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER - CITY OF ELGIN & AQUA WSC
SEWER - CITY OF ELGIN
*FINAL WATER SERVICE PROVIDER SHALL BE DETERMINED PRIOR TO FINAL PLAT RECORDATION
- 6) NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE AND STORM SEWER EASEMENTS, OR DETENTION/RETENTION AREAS.
- 7) PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE AND STORM SEWER EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) A TEN-FOOT (10') PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREET FRONTAGES SHOWN HEREON.
- 9) THIS SUBDIVISION IS SUBJECT TO THE ANNEXATION DEVELOPMENT AGREEMENTS RECORDED IN DOCUMENT NOS. 201516545 AND 201516546 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. FINAL ANNEXATION RESOLUTION PER CITY OF ELGIN ORDINANCE NO. 2026-01-20, RECORDED IN DOCUMENT NO. 202601303 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- 10) PARKLAND DEDICATION SHALL BE PROVIDED BY FEE IN-LIEU, IN ACCORDANCE WITH THE CITY OF ELGIN CODE OF ORDINANCES, SECTION 48-92.
- 11) PUBLIC ROADS SHALL BE ASPHALT PAVEMENT.
- 12) EXISTING AQUA WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1431, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, CAN NOT BE PLOTTED BY ITS DESCRIPTION.
- 13) ALL DETENTION LOTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

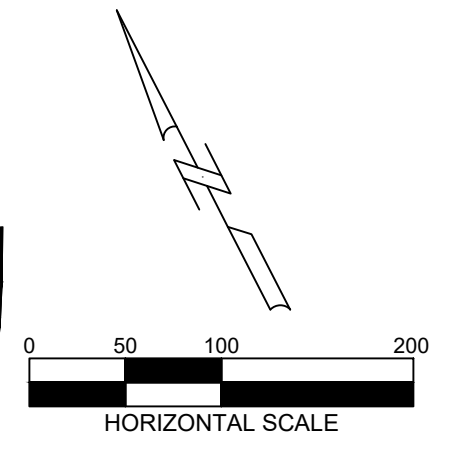


WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 505-8959
FIRM TX. REG. #F-10308



SHEET 2 OF 2

SILO RANCH UTILITY SCHEMATIC



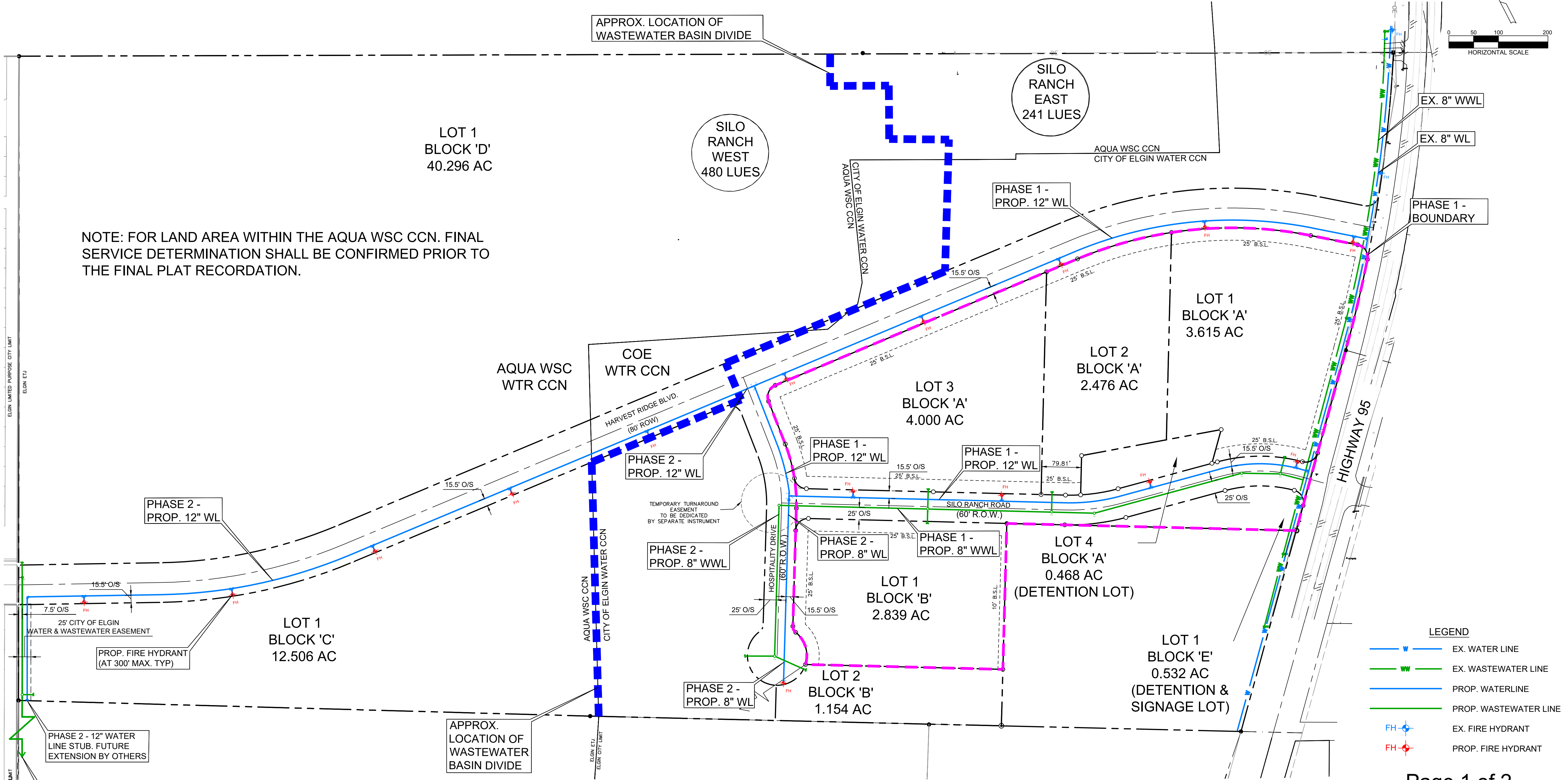
APPROX. LOCATION OF WASTEWATER BASIN DIVIDE

LOT 1
BLOCK 'D'
40.296 AC

SILO RANCH WEST
480 LUES

SILO RANCH EAST
241 LUES

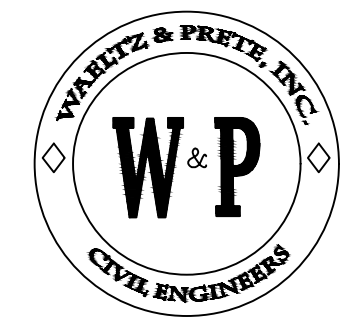
NOTE: FOR LAND AREA WITHIN THE AQUA WSC CCN. FINAL SERVICE DETERMINATION SHALL BE CONFIRMED PRIOR TO THE FINAL PLAT RECORDATION.



LEGEND

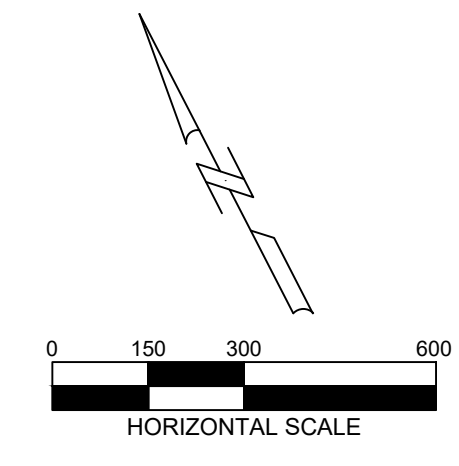
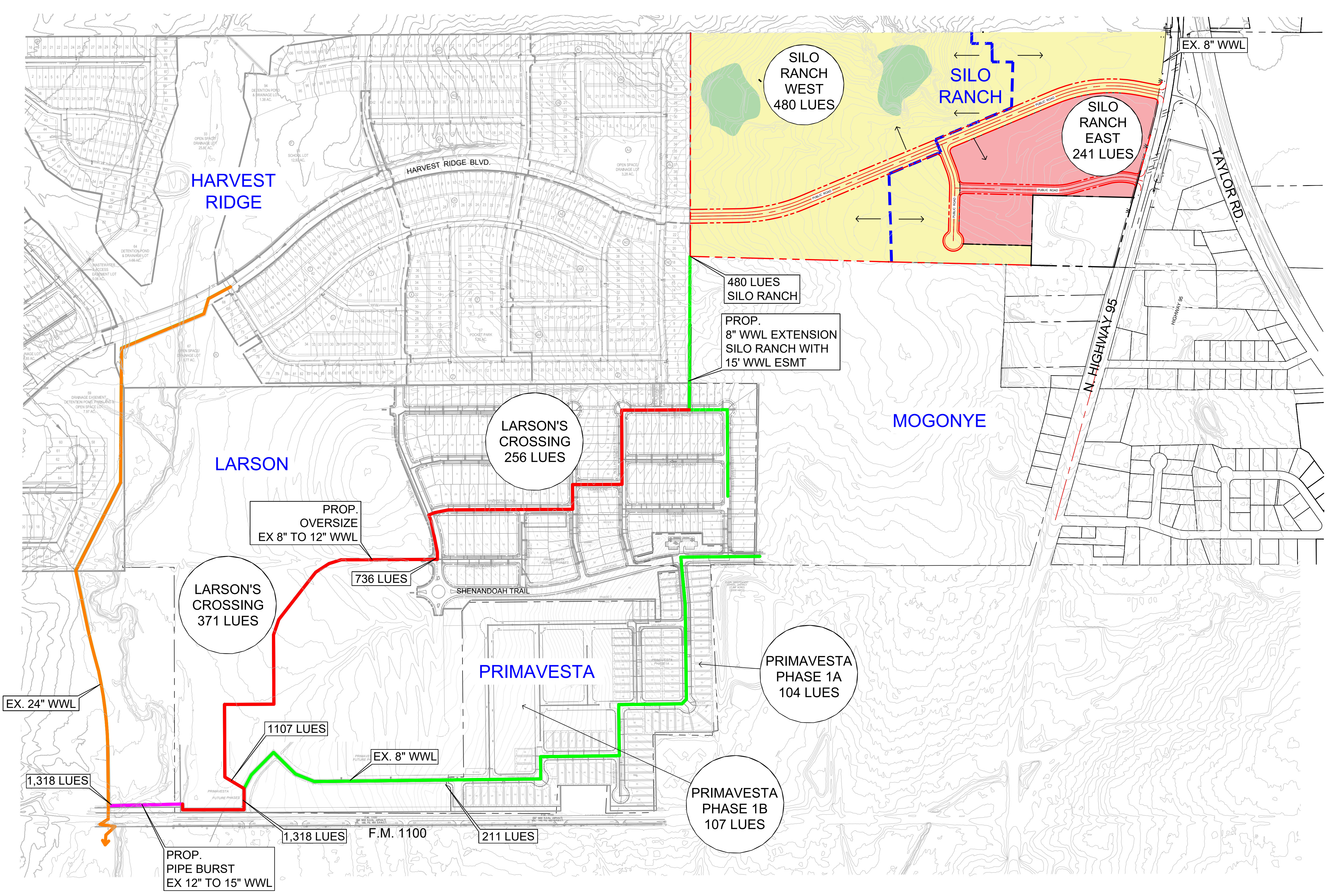
	EX. WATER LINE
	EX. WASTEWATER LINE
	PROP. WATERLINE
	PROP. WASTEWATER LINE
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT

Page 1 of 2
WALTEZ & PRETE, INC.
 CIVIL ENGINEERS
 211 N. A.W. GRIMES BLVD.
 ROUND ROCK, TX. 78665
 PH (512) 505-8953
 FIRM TX. REG. #F-10308



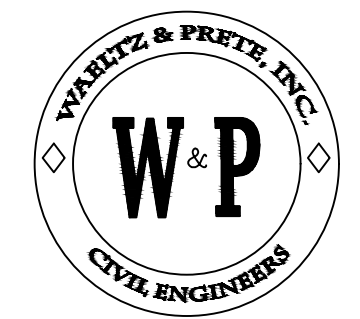
ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.

K:\CAD\21-001_Silo Ranch\4-CAD\EXHIBITS\21-001 Utility Schematic Exhibit.DWG. Layout1, 2/3/2028 2:41:14 PM DWG To PDF.pc3, 1:1, GVT



- 24" WWL
- 15" WWL
- 12" WWL
- 8" WWL
- PHASE 1
- PHASE 2

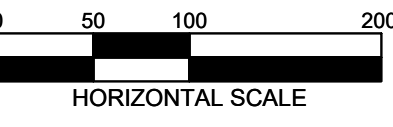
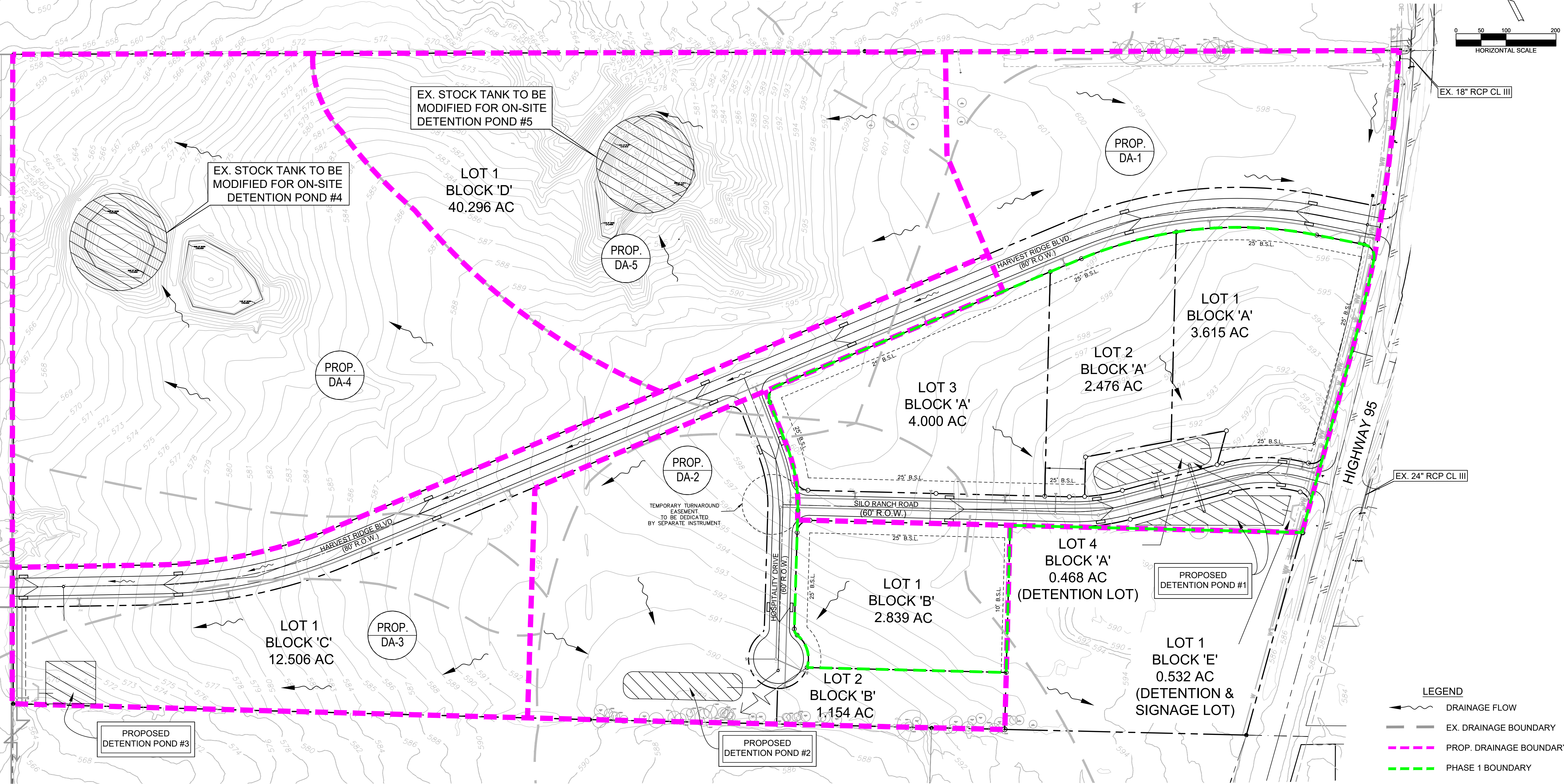
**SILO RANCH LUE
WASTEWATER EXHIBIT**
Page 2 of 2



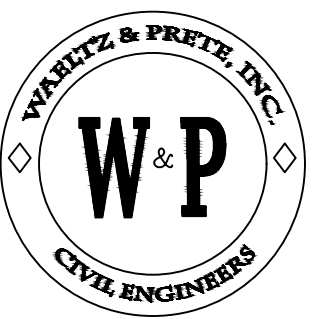
WAELTZ & PRETE, INC.
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SILO RANCH DRAINAGE SCHEMATIC



- LEGEND**
- DRAINAGE FLOW
 - EX. DRAINAGE BOUNDARY
 - PROP. DRAINAGE BOUNDARY
 - PHASE 1 BOUNDARY



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

March 12, 2026

Mr. Tony Prete, P.E.
Waeltz & Prete, Inc.
211 N. A.W. Grimes Blvd.
Round Rock, Texas 78665

RE: Silo Ranch – Preliminary Plat Review

Dear Mr. Prete:

WGA has reviewed the following documents listed below submitted on March 10, 2026 by Waeltz & Prete, Inc.

1. Preliminary Plat dated December 23, 2025.
2. Other supporting documents submitted with the preliminary plat: Comment Response Letter.

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

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

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

Sincerely,

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

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Consideration of a Final Plat

Project #202500105

Date: 3/9/26
Applicant: Tim Condon
Meeting Date: March 23, 2026 (Planning and Zoning Commission)
Location: A 15.386-acre portion of Bastrop County Parcels 15519, located west of N Highway 95.

APPLICATION SUMMARY

Consideration by the Planning and Zoning Commission of a Final Plat for Phase 1 of a project known as Silo Ranch. This phase will encompass 15.386 acres out of Bastrop County Parcel 15519, in a portion of the property previously rezoned from R-1 Single-Family Dwelling District to C-3 Highway Commercial District.

DEPARTMENT COMMENTS

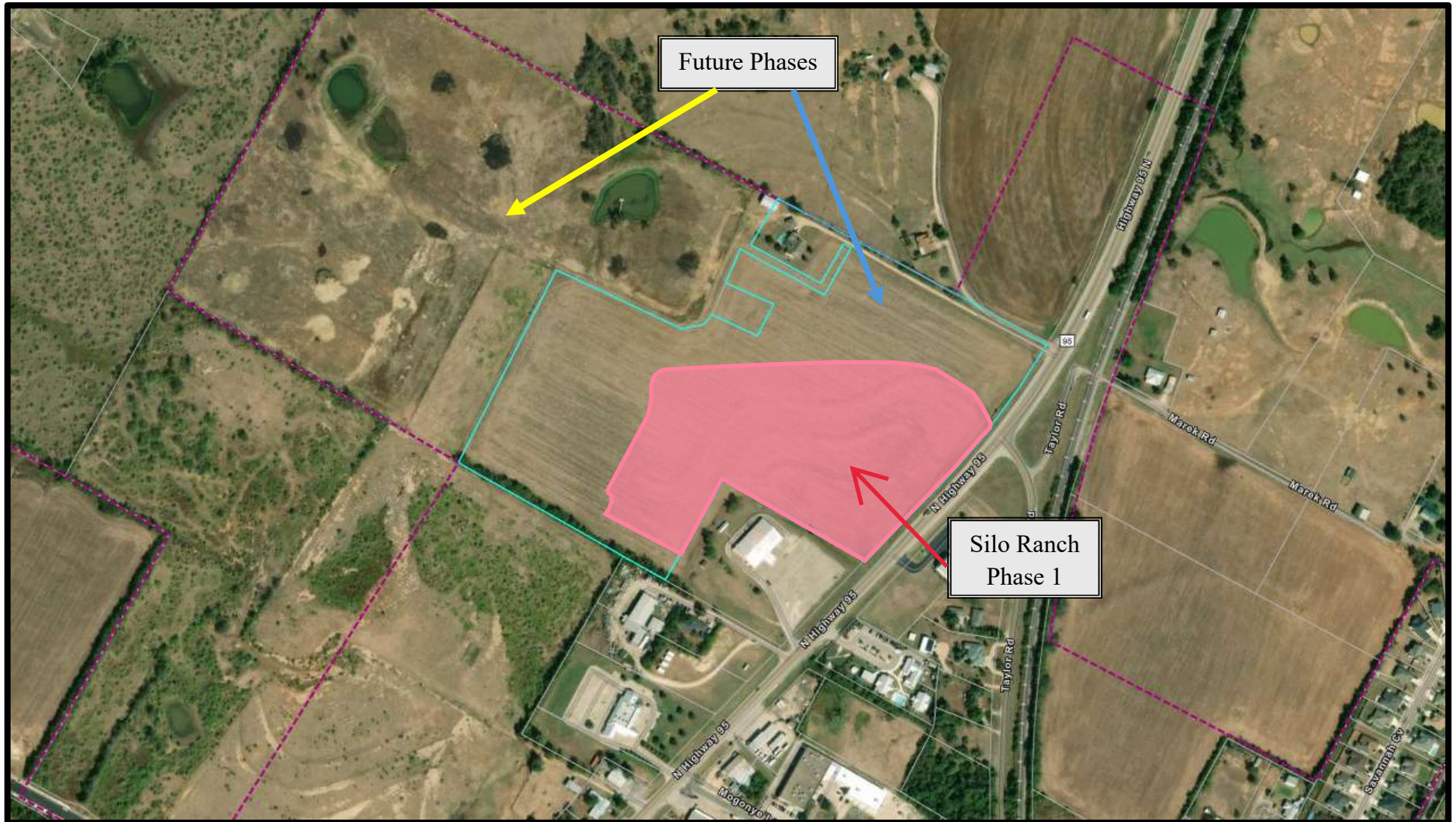
The request to rezone from R-1 to C-3 the 30.785 acres including this 15.386 acres was presented before the Planning and Zoning Commission on 2/23/26, received a recommendation of approval, and approved by City Council on 3/3/26.

WGA has reviewed the Final Plat and found it to have been prepared in general conformance with the City of Elgin's Code of Ordinance.

Attachments

1. Vicinity Map
2. Application
3. Proposed Final Plat
4. WGA Approval Letter

Vicinity Map



FINAL PLAT APPLICATION

Date: 30 Dec 2025

SITE INFORMATION

Project Address: 800 N. HWY 95, Elgin, TX 78621

Parcel Identification Number (if no address): 57003, 73869, 15519

APPLICANT

Name: _____

Postal Address: **INFORMATION REDACTED**

E-Mail Address: **INFORMATION REDACTED**; Phone Number: **INFORMATION REDACTED**

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.

Antonio A. Prete

30Dec25

Signature

Printed Name

Date

Project Description:

The proposed Silo Ranch development encompasses approximately 76.190 acres and is planned as a mixed-use development. Proposed land uses include retail/commercial establishments, restaurants (including quick-service formats), hotels, and 600 multifamily residential units.

The project is proposed to be phased.



VIPO 76, LP

INFORMATION REDACTED

Date: 1-6-2026

City of Elgin
Development Services Department
Attn: Ms. Melissa Lipiec
802 N. Avenue C
Elgin, TX 78621

RE: Agent Authorization for Preliminary & Final Plat Submittal - Silo Ranch Development

Dear Ms. Lipiec,

I, **Tim Condon**, Manager of **VIPO 76, LP**, hereby authorize **Waeltz & Prete, Inc.** to act as our duly appointed agent for the purpose of preparing, submitting, and processing all materials related to the **Preliminary and Final Plat for the Silo Ranch development** within the City of Elgin.

This authorization includes, but is not limited to, submitting applications, plats, plans, supporting documentation, and responding to City staff comments or requests for information necessary to complete the platting and approval process.

VIPO 76, LP affirms that Waeltz & Prete, Inc. is fully empowered to represent our interests in all matters pertaining to this submittal.

Please accept this letter as formal authorization for your records. Should you require any additional information, I am available at your convenience.

Sincerely,



Tim Condon

Manager, VIPO 76, LP

INFORMATION REDACTED

FINAL PLAT OF SILO RANCH, PHASE ONE

OWNERS: VIPO 76, LP
TIM CONDON, MANAGER
PO BOX 602
CHINA SPRINGS, TX 76633
(254) 715-7940

SURVEYOR: DIAMOND SURVEYING, INC.
SHANE SHAFER, R.P.L.S.
T.B.P.E.L.S. FIRM NO. 10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100

ENGINEER: WAELTZ & PRETE, INC.
ANTONIO A. PRETE, P.E.
FIRM TX. REG. #F-10308
211 A.S. GRIMES BLVD.
ROUND ROCK, TX 78665
(512) 505-8953

TOTAL ACREAGE OF RIGHT-OF-WAY WITHIN SUBDIVISION: 1.456

TOTAL NUMBER OF LOTS: 6

TOTAL NUMBER OF BLOCKS: 3

TOTAL ACREAGE: 15.386 ACRES

DATE SUBMITTED: DECEMBER 23, 2025

ZONING: C-3 HIGHWAY COMMERCIAL

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00008.

VERTICAL DATUM: NAVD-88 (GEOID 2012A) PER LEICA VRS (SMARTNET) GPS NETWORK.

SITE BENCHMARKS:
BM#123: PK NAIL SET IN NORTHEAST CORNER OF CONCRETE CULVERT ON THE SOUTH SIDE OF ASPHALT DRIVEWAY TO GRACE COMMUNITY BAPTIST CHURCH, LOCATED ON THE SOUTHEAST SIDE OF STATE HIGHWAY 95 AND APPROXIMATELY 550 FEET SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 95 AND OLD STATE HIGHWAY 95 (TAYLOR ROAD). ELEVATION=589.58'
SURFACE COORDINATES: N=10109085.63, E=3229427.68

BM#124: PK NAIL SET IN THE NORTHWEST CORNER OF CONCRETE CULVERT ON THE SOUTH SIDE OF ASPHALT DRIVE, LOCATED ON THE NORTHWEST SIDE OF STATE HIGHWAY 95, AND APPROXIMATELY 440 FEET NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 95 AND OLD STATE HIGHWAY 95 (TAYLOR ROAD). ELEVATION=596.64'
SURFACE COORDINATES: N=10109834.59, E=3229922.53

LAND USE TABLE:

LOT	BLOCK	USE	ACREAGE
1	A	HIGHWAY COMMERCIAL	3.615
2	A	HIGHWAY COMMERCIAL	2.476
3	A	HIGHWAY COMMERCIAL	4.000
4	A	DETENTION	0.468
1	B	HIGHWAY COMMERCIAL	2.839
1	E	DETENTION/SIGNAGE	0.532

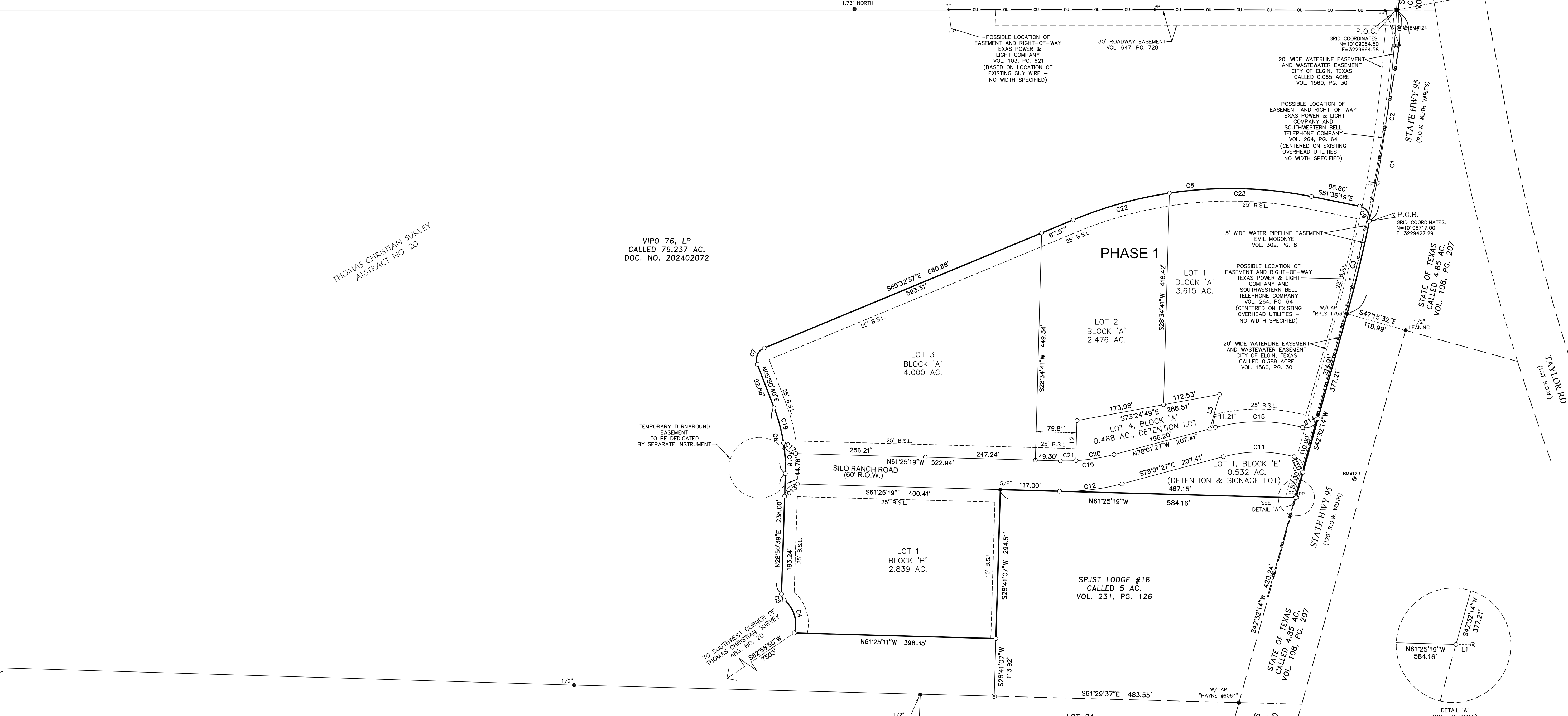
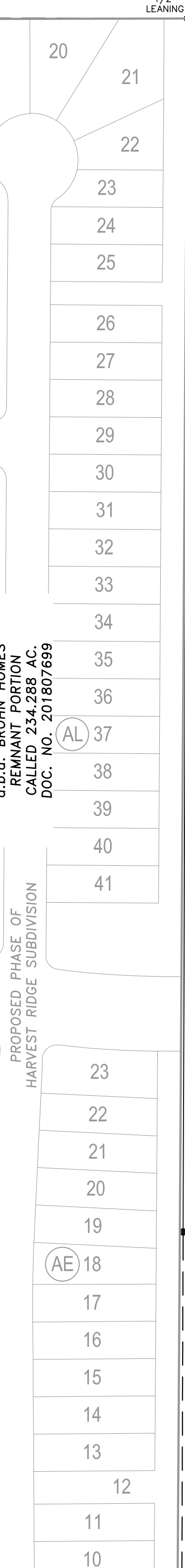
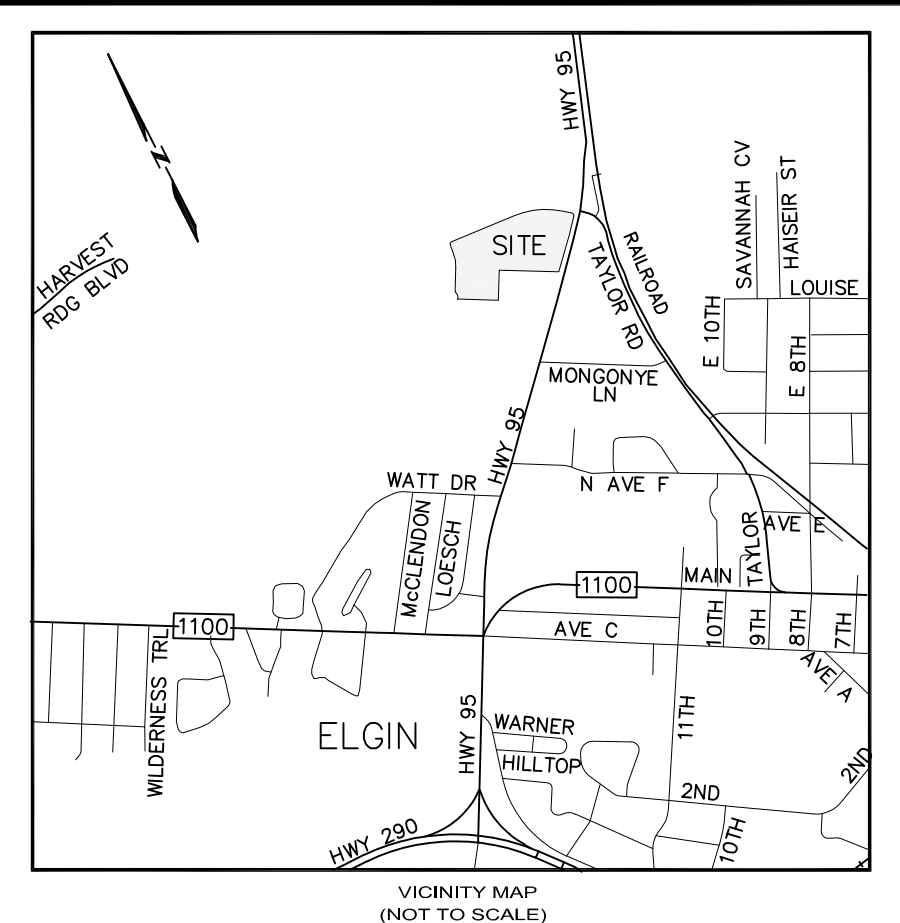
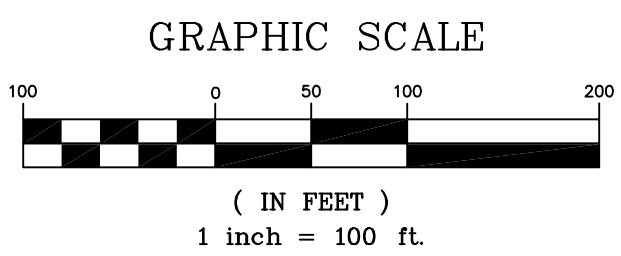
ROGER AND SUZANNE MOGONYE
CALLED 139.723 AC.
DOC. NO. 201014948

VIPO 76, LP
CALLED 76.237 AC.
DOC. NO. 202402072

AMY MOGONYE DARSEY, a.k.a. AMY LEE DARSEY,
AND PAUL DOUGLAS MOGONYE AS CO-TRUSTEES
OF THE JIM MOGONYE BYPASS TRUST
REMNANT PORTION CALLED 69.055 AC.
DOC. NO. 201410215

LEGEND

- IRON ROD FOUND
- TXDOT TYPE 1 MONUMENT FOUND
- ⊙ 1/2" PINCHED IRON PIPE FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊕ BENCHMARK
- PP POWER POLE
- ⤵ DOWN GUY
- O — OVERHEAD UTILITY LINE
- - - RIGHT-OF-WAY DEED LINE
- - - R.O.W. RIGHT-OF-WAY
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCEMENT
- - - B.S.L. BUILDING SET BACK LINE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2804.79	609.61	11°27'11"	S36°15'08"W	608.41
C2	2804.79	1421.22	18°58'16"	S34°19'41"W	420.89
C3	2804.79	188.39	3°50'54"	S40°33'16"W	188.39
C4	60.00	72.09	68°50'39"	N10°08'10"E	67.83
C5	115.00	113.91	53°07'48"	N02°16'45"E	113.42
C6	330.00	132.47	23°00'00"	N17°20'40"E	131.58
C7	25.00	38.66	88°36'44"	N50°09'02"E	34.92
C8	810.00	479.79	33°56'17"	S68°34'28"E	472.81
C9	25.00	39.37	90°14'08"	S06°29'15"E	35.43
C10	25.00	39.52	90°34'08"	N02°44'50"W	35.53
C11	270.00	141.34	29°59'33"	N63°01'41"W	139.73

CURVE TABLE

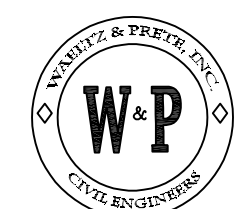
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	430.00	124.60	16°36'08"	N69°43'23"W	124.16
C13	25.00	39.15	89°44'02"	S73°42'40"W	35.77
C14	25.00	39.10	89°36'28"	S87°20'28"W	35.23
C15	330.00	173.76	30°10'08"	N62°56'23"W	171.76
C16	370.00	107.21	16°36'08"	N69°43'23"W	106.84
C17	25.00	34.77	79°40'53"	N21°34'53"W	32.03
C18	330.00	60.97	10°35'06"	N23°33'07"E	60.88
C19	330.00	71.50	12°24'54"	N12°03'07"E	71.36
C20	370.00	76.67	11°52'19"	N72°05'18"W	76.53
C21	370.00	30.55	4°43'49"	N63°47'14"W	30.54
C22	810.00	197.56	13°58'28"	S78°33'23"E	197.07
C23	810.00	282.23	19°57'50"	S61°35'14"E	280.81

LINE TABLE

LINE	BEARING	DISTANCE
L1	S61°25'19"E	0.86'
L2	N28°34'41"E	79.19'
L3	S42°32'14"W	70.58'

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

SECRETARY, PLANNING & ZONING COMMISSION _____
CHAIRMAN, PLANNING AND ZONING COMMISSION _____



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX. REG. REF-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF SILO RANCH, PHASE ONE

METES AND BOUNDS DESCRIPTION

FOR A 76.190 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND BEING ALL OF THE CALLED 76.237 ACRE TRACT OF LAND CONVEYED TO VIPO 76, LP, RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. SAID 76.190 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MAY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TXDOT Type I monument found (Grid Coordinates: N=10109064.50 E=3229664.58) monumenting the northeast corner of said 76.237 acre VIPO 76, LP tract, the southeast corner of the called 139.723 acre tract of land conveyed to Roger and Suzanne Mogonye, recorded in Document No. 201014948 of the Official Public Records of Bastrop County, Texas, the northwest corner of the called 4.85 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 207 of the Deed Records of Bastrop County, Texas and the southwest corner of the called 0.32 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 201 of the Deed Records of Bastrop County, Texas same being on the west right-of-way line of State Highway 95 (variable width right-of-way at this point), for the northeast corner and POINT OF BEGINNING hereof;

THENCE, with the east boundary line of said 76.237 acre VIPO 76, LP tract, the west boundary line of said 4.85 acre State of Texas tract and said west right-of-way line of State Highway 95, the following two (2) courses and distances:

1. With a curve to the right an arc length of 609.61 feet, said curve having a radius of 2804.79 feet, a delta angle of 12°27'11" and a chord which bears S 36°15'08"W for a distance of 608.41 feet to an iron rod found with cap marked "RPLS 1753" monumenting the end of this curve, from which a 1/2" leaning iron rod found monumenting an angle point on the east boundary line of said 4.85 acre State of Texas tract, same being on the east right-of-way of said State Highway 95, bears S 47°15'32"E for a distance of 119.99 feet;
2. S 42°32'14"W for a distance of 377.21 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the most easterly southeast corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of the called 5 acre tract of land conveyed to Fred Lundgren Jr. et al, Trustees of the SPJST Lodge #18, recorded in Volume 231, Page 126 of the Deed Records of Bastrop County, Texas, for the most easterly southeast corner hereof, from which a 1/2" pinched iron pipe found, bears S 61°25'19"E for a distance of 0.86 feet, also from which an iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of Lot 2A, Amended Plat of Lots 2 and 3, Corlin Subdivision, recorded in Cabinet 9, Page 30-B of the Plat Records of Bastrop County, Texas, the southwest corner of said 4.85 acre State of Texas tract and the northwest corner of the called 2.02 acre tract of land conveyed to the State of Texas, recorded in Volume 108, Page 200 of the Deed Records of Bastrop County, Texas, same being on said west right-of-way line of State Highway 95, bears S 42°32'14"W for a distance of 420.24 feet;

THENCE, with common boundary line of said 76.237 acre VIPO 76, LP tract and said 5 acre SPJST Lodge #18 tract, the following two (2) courses and distances:

1. N 61°25'19"W for a distance of 584.16 feet to a 5/8" iron rod found monumenting the northwest corner of said 5 acre SPJST Lodge #18 tract and an interior ell corner of said 76.237 acre VIPO 76, LP tract;
2. S 28°41'07"W for a distance 408.44 feet to a 1/2" pinched iron pipe found monumenting the most southerly southeast corner of said 76.237 acre VIPO 76, LP tract and the southwest corner of said 5 acre SPJST Lodge #18 tract, same being on the north boundary line of said Lot 2A, for the most southerly southeast corner hereof, from which the aforementioned iron rod found with cap marked "PAYNE #6064" monumenting the southeast corner of said 5 acre SPJST Lodge #18 tract, the northeast corner of said Lot 2A, the southwest corner of said 4.85 acre State of Texas tract and said northwest corner of the 2.02 acre State of Texas tract, same being on said west right-of-way line of State Highway 95, bears S 61°29'37"E for a distance of 483.55 feet;

THENCE, N 61°29'37"W with the south boundary line of said 76.237 acre VIPO 76, LP tract, in part with said north boundary line of Lot 2A and the north boundary line of the remnant portion of called 69.055 acre tract of land conveyed to Amy Mogonye Darsey, a.k.a. Amy Lee Darsey, and Paul Douglas Mogonye as Co-Trustees of the Jim Mogonye Bypass Trust, recorded in Document No. 201410215 of the Official Public Records of Bastrop County, Texas, passing at a distance of 146.03 feet a 1/2" iron rod found 0.76' south of this line, in all a total distance of 829.85 feet to a 1/2" iron rod found, for an angle point hereof;

THENCE, N 61°16'15"W with said south boundary line of the 76.237 acre VIPO 76, LP tract and said north boundary the 69.055 acre Mogonye tract, for a distance of 1153.79 feet to a 1/2" iron rod found monumenting the southwest corner of said 76.237 acre VIPO 76, LP tract and the northwest corner of said 69.055 acre Mogonye tract, same being on the east boundary line of the remnant portion of the called 234.288 acre tract of land conveyed to Clayton Properties Group, Inc., d.b.a. Brohn Homes, recorded in Document No. 201807699 of the Official Public Records of Bastrop County, Texas, for the southwest corner hereof;

THENCE, N 27°12'13"E with the west boundary line of said 76.237 acre VIPO 76, LP tract and said east boundary line of the remnant portion of the 234.288 acre Clayton Properties Group, Inc. tract, for a distance of 1299.52 feet to a 1/2" iron rod found leaning monumenting the northwest corner of said 76.237 acre VIPO 76, LP tract and the northeast corner of said remnant portion of the 234.288 acre Clayton Properties Group, Inc. tract, same being on the south boundary line of said 139.723 acre Roger and Suzanne Mogonye tract, for the northwest corner hereof;

THENCE, S 62°59'56"E with the north boundary line of said 76.237 acre VIPO 76, LP tract and said south boundary line of the 139.723 acre Roger and Suzanne Mogonye tract, passing at a distance of 1702.24 feet a 1/2" iron rod found 1.73 feet north of this line, in all a total distance of 2773.02 feet to the POINT OF BEGINNING and containing 76.190 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00008.

NOTES:

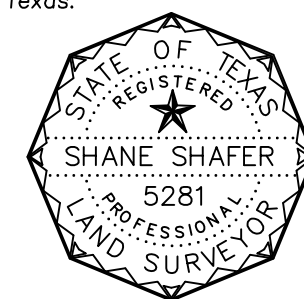
- 1) NO PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48021C0075E AND 48021C0100E, EFFECTIVE DATE JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS.
- 2) THIS PROPERTY IS LOCATED WITHIN THE CITY OF ELGIN CITY LIMITS, BASTROP COUNTY, TEXAS.
- 3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ARTICLE IV, ZONING DISTRICT REGULATIONS, CITY OF ELGIN CODE OF ORDINANCES.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, ARTICLE III, DIVISION 4, SIDEWALKS, CITY OF ELGIN CODE OF ORDINANCES.
- 5) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER - CITY OF ELGIN
SEWER - CITY OF ELGIN
- 6) NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE AND STORM SEWER EASEMENTS, OR DETENTION/RETENTION AREAS.
- 7) PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE AND STORM SEWER EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) A TEN-FOOT (10') PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREET FRONTAGES SHOWN HEREON.
- 9) THIS SUBDIVISION IS SUBJECT TO THE ANNEXATION DEVELOPMENT AGREEMENTS RECORDED IN DOCUMENT NOS. 201516545 AND 201516546 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS. FINAL ANNEXATION RESOLUTION PER CITY OF ELGIN ORDINANCE NO. 2026-01-20, RECORDED IN DOCUMENT NO. 202601303 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.
- 10) PARKLAND DEDICATION SHALL BE PROVIDED BY FEE IN-LIEU, IN ACCORDANCE WITH THE CITY OF ELGIN CODE OF ORDINANCES, SECTION 48-92.
- 11) PUBLIC ROADS SHALL BE ASPHALT PAVEMENT.
- 12) EXISTING AQUA WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 1431, PAGE 580 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, CAN NOT BE PLOTTED BY ITS DESCRIPTION.
- 13) ALL DETENTION LOTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SURVEYOR'S CERTIFICATION

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

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Elgin, Texas.

Shane Shafer FEBRUARY 18, 2026 DATE
SHANE SHAFER, R.P.L.S. I
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900



ENGINEER'S CERTIFICATION

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

I, Antonio A. Prete, 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.

Antonio A. Prete 03/10/2026 DATE
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665
TX FIRM NO. 10308



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

THAT VIPO 76, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THE CALLED 76.237 ACRE TRACT OF LAND CONVEYED BY DEED, RECORDED IN DOCUMENT NO. 202402072 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY SUBDIVIDE 15.386 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

FINAL PLAT OF SILO RANCH PHASE 1

AND DO HEREBY DEDICATE ALL ADDITIONAL R.O.W., STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVISION HAS MADE PROVISIONS FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

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

TIM CONDON
MANAGER
VIPO 76, LP,
PO BOX 602
CHINA SPRINGS, TX 76633

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM CONDON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC OF THE STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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

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

FILED FOR RECORD ON THE _____ DAY OF _____, 20____ A.D.

DEPUTY KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TX 78665
PH (512) 505-8959
FIRM TX REG. #F-10308



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



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

March 13, 2026

Mr. Tony Prete, P.E.
Waeltz & Prete, Inc.
211 N. A.W. Grimes Blvd.
Round Rock, Texas 78665

RE: Silo Ranch – Final Plat Review

Dear Mr. Prete:

WGA has reviewed the following documents listed below submitted on March 10, 2026, by Waeltz & Prete, Inc.

1. Final Plat dated December 23, 2025.
2. Other supporting documents submitted with the final Plat: Comment Response Letter, Bastrop County Street Name Approval Letter, and TIA.

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.

The approval of the Final Plat for Silo Ranch is contingent upon submission of street approval documentation from Travis County for the proposed street names within the subdivision, as well as revising the "Curve 10" label to match all other curve number labels.

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