



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
May 18, 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. April 27, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202500098: A replat titled “Re-Plat Old McDade Place Lot 4” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 8715126 and being 1.23 acres of land in order to create two (2) new lots out of one (1) existing lot located at 1135 Old McDade Road, City of Elgin, Bastrop County, Texas.**
 - A. **Staff Presentation**
 - B. **Applicant Presentation**
 - C. **Open Public Hearing**
 - D. **Close Public Hearing**
 - E. **Discussion**
 - F. **Consideration**

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

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

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before May 13, 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, APRIL 27, 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, Dorothy McCarther, Taylor Christian.
COMMISSION ABSENT: Jennifer Wissmann, Berney Williams
STAFF PRESENT: Beau Perry, Director of Development Services; Melissa Lipiec, Planning Technician; William McIlvain, Administrative Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: None
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.
- III. CONSENT AGENDA**
1. March 23, 2026 Minutes.
Vice-Chair Scott Mackay moved that the Commission approve the consent agenda. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
- IV. NEW BUSINESS**
1. Project #202600013: An ordinance granting a Specific Use Permit for the operation of a gymnasium on property located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel 8720493, Shaholli Estates, LOT 4, ACRES 1.220, City of Elgin, Texas, Bastrop County.
 - A. Staff Presentation – Director Beau Perry introduced the property as proposed for use as a cheer and tumble gym. The current zoning of Industrial will not change. He called attention to the required extension of N Ave G to access the proposed development.
 - B. Applicant Presentation – The applicant Luis Granillo detailed the proposed development, with a 10,000 square foot building and 50 parking spaces, and confirmed the intent to extend N Ave G.
 - C. Open Public Hearing – The public hearing was opened at 6:36 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:37 P.M.
 - E. Discussion – Chair Antonio Prete reminded the Commission that the proposed plan is subject to change, and the recommendation being made is about the use. The Commission discussed the potential impact to surrounding residences of a gym, and agreed that there could be more disruptive uses of Industrially zoned property than a gym. Director Perry also explained that it is because no zoning district encompasses use as a gymnasium that this is being requested as a Specific Use Permit, which means future possible uses will not change beyond the granted SUP.
 - F. Recommendation – Vice-Chair Scott Mackay moved that the Commission recommend approval of the requested Specific Use Permit with no imposed time limit. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

2. Project #202600023: 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-2" Single Family and Duplex Dwelling District to "C-2" General Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.
 - A. Staff Presentation – Director Beau Perry introduced the property as one that had been presented before the Commission last year and had successfully rezoned from Industrial to Single Family and Duplex Dwelling District. The owner then sold the property and the new owners are proposing developing a skating rink, but this item is solely discussing the rezoning and not that project.
 - B. Applicant Presentation – The applicant Luis Granillo outlined the proposed development, noting that it was subject to change. He explained that rezoning to the “C-2” General Commercial District would increase allowable impervious coverage, which would be necessary for the structure and parking.
 - C. Open Public Hearing – The public hearing was opened at 6:50 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:50 P.M.
 - E. Discussion – The Commission discussed that the original rezoning to R-2 had been hoping to see the land developed, and that Commercial zoning would not be more disruptive than the original Industrial.
 - F. Recommendation – Taylor Christian moved that the Commission recommend approval of the rezoning request as presented. Danica Morgan seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
3. Project #202600024: An ordinance granting a Specific Use Permit for the operation of a skating rink on property located on a parcel of land known by the Bastrop County Appraisal District as Parcels 8701906 and 8701923, Elgin City, Block 21, (Alleyways Thru Lots 4-9), City of Elgin, Texas, Bastrop County.
 - A. Staff Presentation – Director Beau Perry explained that this request is for the use that the previous item is rezoning in preparation for, and that a roller skating rink does not fall under any existing zoning district so a Specific Use Permit is required. He noted that the proposed parking on the site is lower than what would be required for the proposed structure, and so down the road that would require a variance or negotiation with neighboring property owners, but that is not a matter for this meeting.
 - B. Applicant Presentation – The applicant Luis Granillo reiterated the plan to develop the skating rink.
 - C. Open Public Hearing – The public hearing was opened at 6:58 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:58 P.M.
 - E. Discussion – The Commission did not have any additional comments.
 - F. Recommendation – Vice-Chair Scott Mackay moved that the Commission recommend approval of the requested Specific Use Permit with no imposed time limit. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

- 4. Project #202600025: 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 45.405 acres of land from "R-1" Single-Family Residential District to "C-3" Highway Commercial District located on parcels of land known by the Bastrop County Appraisal District as Parcel 57003 and 15519, located at 800 North State Highway 95.

At 7:00 P.M. 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 reminded the Commission of the Silo Ranch development brought forward in past meetings, and that this is a continuation of that rezoning process. He pointed out the boundaries of the tract and where future roadways would be developed.
- B. Applicant Presentation – The applicant Tim Condon reiterated the goal for a commercial corridor.
- C. Open Public Hearing – The public hearing was opened at 7:03 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 7:03 P.M.
- E. Discussion – Vice-Chair Scott Mackay asked why the property hadn’t been rezoned all at one meeting, and Tim Condon explained that they did not have the full metes and bounds together before now.
- F. Recommendation – Dorothy McCarther moved that the Commission recommend approval of the rezoning request as presented. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against. Chair Antonio Prete recused himself from this vote.

V. ANNOUNCEMENTS

- 1. Melissa Lipiec informed the Commission that the next meeting in May would be moved up to the 18th as the normal meeting date falls on Memorial Day.
- 2. Melissa Lipiec informed the Commission of developments on Elgin’s roadways on Kennedy St and showed where on the website information could be found.
- 3. Director Beau Perry informed the Commission that plans are in the works for Melissa Lipiec’s retirement party and that the Commission is invited when those plans come together.

VI. ADJOURNMENT: The meeting was adjourned at 7:09 P.M.

Antonio Prete, Chairman

ATTEST: _____
William McIlvain, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this _____ day of _____, 2026.



Development Services Department

STAFF REPORT

Re-Plat of Old McDade Place Lot 4

Project #202500098

Date: April 29, 2026
Applicant: Laura Ramirez
Representative: Brynda Fowler
Hearing Date: Planning and Zoning Commission: May 18, 2026
Location: Bastrop County Appraisal District Parcel number 8715126, 1135 Old McDade Road, Elgin, TX 78621.

APPLICATION SUMMARY

Consideration of a replat for Lot 4 of the Old McDade Place subdivision to divide the 1.23-acre lot into one 0.58-acre lot and one 0.65-acre lot. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

In May of 2019 a Final Plat for the Old McDade Place subdivision was approved by Bastrop County. As more than 50% of the subdivision lay outside the ETJ of the City of Elgin, per the Inter-Local Agreement between the City of Elgin and Bastrop County the processing of the plat was Bastrop County's jurisdiction.

On December 5, 2025 an agent on behalf of the owners of Lot 4 of said subdivision submitted an application to subdivide that property further into two lots. As greater than 50% of Lot 4 lies within the ETJ of the City of Elgin the processing of the Re-Plat required to divide the property became the jurisdiction of the City of Elgin. Following the Re-Plat the majority of each lot will remain in the ETJ of the City of Elgin.

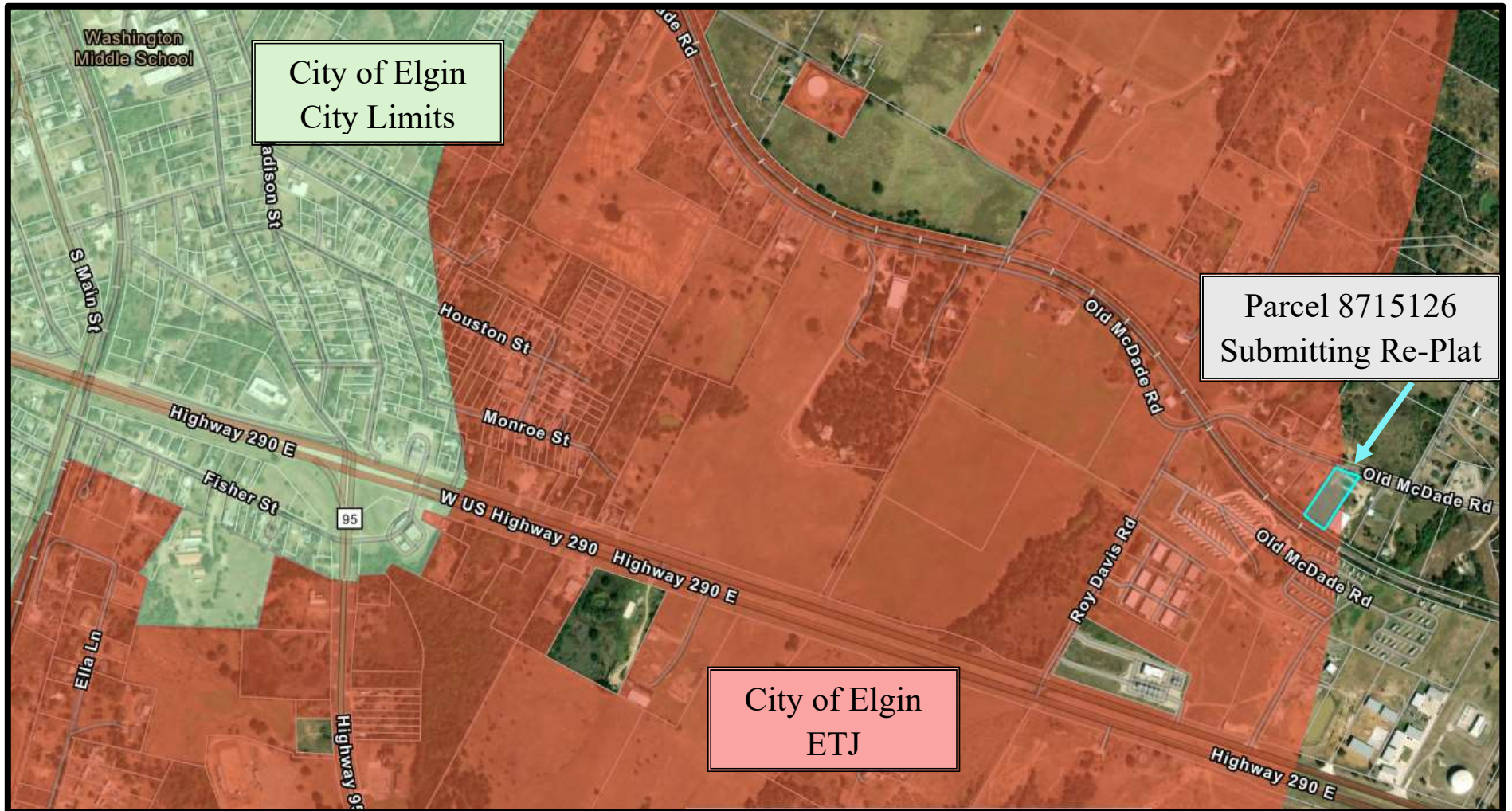
Being in the ETJ the area requirements for each lot default to zone R-2 per [Sec. 36-170](#) of City ordinance. Each proposed lot exceeds the required 7,500 square feet lot area. In addition, each lot fronts a street for more than the minimum 35 feet requirement and each proposed lot exceeds the 60-foot lot width requirement.

As required, a public hearing notice was published in the April 29, 2026 edition of the Elgin Courier. A sign was placed on the property and a total of eight letters were mailed to property owners within 200' of the lots.

Attachments

1. Staff Added Vicinity Map
2. Application
3. Deed
4. Owner's Authorization
5. Old McDade Place Final Plat
6. Proposed Old McDade Place Lot 4 Re-Plat
7. WGA Approval Letter
8. Notice sent to 200' property owners

Vicinity Map



ELGIN REPLAT CHECKLIST

- X Copy of deed showing current ownership. Proof of signatory authority for corporations is required.
- X One (1) 24" x 36" copy of the current recorded plat for the area being re-platted with the words "to be re-platted", with delineation lines if amending a portion of the plat, superimposed on the applicable portions of the plat..
- X One (1) electronic version of all items on checklist emailed to the City at planninganddevelopment@elgintexas.gov. Information to be forwarded on by City to third parties after receiving it.
- X Letter explaining the purpose of and justification for the replat.
- X Provide copies of all recorded utility easements (except those dedicated by plat) affecting the existing plat.
- N/A Schematic plans and outline specifications for water, wastewater, paving and drainage, including how utilities and drainage interface with adjacent tracts and any easements required across adjacent tracts to service the proposed subdivision.
- X A letter from the developer explaining how the tract will be served by water and wastewater, and how the utilities will interface with adjacent tracts. The letter must include oversized construction and/or offsite requirements if applicable.
- N/A A letter from the developer concerning parkland dedication agreement.
- N/A An environmental assessment statement listing any and all environmental hazards and remedial action proposed to allow subdivision to proceed.
- X Ownership and Lien Certificate dated no earlier than thirty (30) days prior to the submission of the plat.
- N/A Copy of existing deed restrictions and/or covenants.
- X Submit a recent Title Commitment (dated within one year). If the Title Commitment is older than one year, submit a property report or a Nothing Further Certificate.
- X A tax map highlighting the subject area.
- N/A Submit updated Traffic Impact Analysis as required by Elgin's Code of Ordinances Section 36-53(c). This shall be in general consistent with the initial traffic impact analysis approved with the concept plan and preliminary plat.

2. INFORMATION SHOWN ON THE REPLAT PLAT

- X A title including the name of the subdivision with the words "Re-plat" which must be included somewhere in the title.
- X The name, address and contact information of the owner. If owner is a partnership, corporation, or other entity other than an individual, the name of the responsible individual such as President or Vice President must be given.

ELGIN REPLAT CHECKLIST

- X The name, address and contact information of the registered professional engineer or registered professional land surveyor responsible for the preparation of the plat.
- X Scale: 1" = 100'. Prior written consent from the Development Services Director will be required for use of a smaller scale.
- X Vicinity map
- X Date submitted.
- X Dated revision block (each revision shall bear a new date).
- X North arrow: North to be at the top of the sheet if possible.
- X A tie to an original corner of the original survey of which said land is a part.
- X Legend defining line-types and symbols shown.
- X Point of beginning.
- X Total acreage of right-of-way within the subdivision.
- X A complete legal description by metes and bounds of the land being re-platted.
- N/A If developing more than four (4) residential lots, a table which shows the amount of required total parkland for the entire subdivision in acreage and the provided parkland within this plat. Including a note which indicates that future parkland will be incorporated into future final plats if it is to be commenced in more than one (1) phase.
- X Statement outlining the estimated average, single family lot size and the estimated range of lot sizes by grouping of less than 6,000 square feet, 6,000-7,500 square feet, 7,500-9,000 square feet, greater than 9,000 square feet.
- N/A If located within Travis County and outside the City limits, individual signatory blocks for the applicable County approval authorities with the date of approval.
- X Total acreage and total number of lots and blocks within the subdivision.
- X A note specifying the tracts location in regard to the 100-year floodplain.
- X The certification statement and seal of the registered professional engineer or registered professional land surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat as follows:

*The State of Texas
Know All Men by These Presents
County of Bastrop or Travis County*

That I, _____, 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.

ELGIN REPLAT CHECKLIST

*Signature and Seal
of Registered Professional Engineer or
Registered Professional Land Surveyor*

X A certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land and shall be placed on the face of the plat.

X An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, dedicated right of ways, easements and alleys with their names and width. (Streets, alleys, and lot lines in adjacent subdivisions shall be shown dashed.) All necessary data to reproduce the plat on the ground must be shown on the plat.

X . On the first page the following language: This re-plat was approved by the City of Elgin Planning & Zoning Commission on this _____ day of _____, 20____. Also, provide separate individual signatory blocks for the Chair and Secretary of the Planning & Zoning Commission.

X The plat shall show all existing features within the area being subdivided, such as existing watercourses, railroads, street right of ways, alleys and easements to be retained and other physical features deemed pertinent to the subdivision.

N/A Designation of any sites for special uses including churches, sewage disposal plants, water plants, business, industry, or other special land uses. If proposed use is unknown, designate as unrestricted. Where a proposed site in the area taken in by a proposed addition or subdivision is planned for a school, park or public building such site shall be reserved on the plat for the proposed facility.

Streets, alleys, easements and right of ways that are to be dedicated shall be shown with the following engineering data:

X For Streets and right of ways: Complete curve data (delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency) shown on the centerline of each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided. The number of feet of roadway shall also be shown on the plat.

X For Watercourses and Easements: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large watercourses in a convenient location, preferably along a utility easement if paralleling the drainage easement of stream.

X Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines.

X Building set back lines shall be shown on all lots.

ELGIN REPLAT CHECKLIST

N/A Be aware a set of subdivision construction plans and specifications prepared and sealed by a registered engineer shall be provided for the installation of water, sewer, paving and drainage, and said plans and specifications must be approved by the City Engineer prior to the beginning of any construction of the subdivision. This is a separate application process with the City.

N/A Limits of the 25-year and 100-year floodplain. For waterways draining sixty-four (64) acres or more.

N/A Environmental buffer zones, easements and dedications.

N/A Minimum finished floor slab elevations, at a minimum of one (1) foot above the 100-year floodplain level, for all lots adjacent to or affected by the floodplain.

X A certificate of a registered professional engineer shall be placed on the face of the plat as follows:

*State of Texas
County of Bastrop/Travis*

I, _____, 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.

*Signature and Seal
of Registered Professional Engineer*

3. ACCOMPANYING REQUIREMENTS

N/A Voluntary annexation application of this re-plat if under an annexation development agreement, if applicable.

N/A Application for re-zoning (if applicable).

N/A Letter of credit / performance bond (if applicable).

N/A Dedication instruments deeding parkland to the City for any required parkland in the subdivision unless paying in-lieu fee.

N/A The original tax certificate from each applicable County showing that all taxes have been paid after all City comments have been addressed by the applicant. During the review process if a new fiscal year starts a new original tax certificate from each applicable County must be provided for the new fiscal year. This must be provided before the City can record the re-plat.

ELGIN REPLAT CHECKLIST

4. FEES

X _____ All associated flat fees or fees for the number of lots and acreage of right-of-way in accordance with the fee schedule have been paid to the City. TRC to confirm with the City before completeness review. Third-party review fees will occur later in the process.

N/A _____ LUE fees and reimbursement fees.

DISCLAIMER

THIS CHECKLIST IS USED BY THE ELGIN CITY ENGINEER (TRC) FOR THE REVIEW OF PROPOSED DEVELOPMENTS IN THE CITY OF ELGIN. THIS DOCUMENT DOES NOT GOVERN OVER OR SUPERSEDE ANY REQUIREMENTS OF THE CITY’S SUBDIVISION ORDINANCE OR CONSTRUCTION STANDARDS. ALL REQUIREMENTS IN THE ORDINANCE AND STANDARDS MUST BE MET BY THE DEVELOPER AND THE DEVELOPER’S ENGINEER.

SUBDIVISION REQUIREMENTS CAN BE FOUND AT:

https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeld=PTIICOOR_CH36SU_ARTIINGE

THE LATEST PARKLAND DEDICATION AND FEES ORDINANCE CAN BE FOUND AT:

https://library.municode.com/tx/elgin/ordinances/code_of_ordinances?nodeld=891710

THE COMPLETE CONSTRUCTION STANDARDS CAN BE FOUND AT:

<http://elgintx.com/DocumentCenter/View/100/Construction-Standards>

“This institution is an equal opportunity provider”

RE-PLAT APPLICATION

Date: 12-5-2025

SITE INFORMATION

Project Address: 1135 OLD MCDADE RD, ELGIN TEXAS 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: BRYNDA FOWLER FOR LAURA RAMIREZ

Postal Address: [REDACTED]

E-Mail Address: [REDACTED]; Phone Number: [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.

<u><i>Laura Ramirez</i></u>	<u>LAURA RAMIREZ</u>	<u>01-12-2026</u>
Signature	Printed Name	Date

Project Description:
PORPERTY OWNERS ARE SPLITTING THEIR LOT INTO 2



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

GENERAL WARRANTY GIFT DEED

Date: August 2, 2024

Grantor: ~~Carlos Rene Ramirez Cortes~~, a single person
1529 Old McDade Road
Elgin, Texas 78621

Grantees: ~~Carlos Rene Ramirez Cortes~~ and **Laura Ramirez**, a married couple
1529 Old McDade Road
Elgin, Texas 78621

Consideration:

For the love and affection for the Grantees herein.

Property (including any improvements):

Lot 4, OLD MCDADE PLACE, a subdivision in Bastrop County, Texas, according to the map or plat recorded in Volume 6, Page 162B, of the Plat Records of Bastrop County, Texas, and being that same property referenced in a *Warranty Deed with Vendor's Lien* dated July 19, 2019, recorded as Instrument No. 201910894 in the Bastrop County Official Public Records. Said property is more commonly known as 1135 Old McDade Road, Paige, Texas 78659.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences, situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of Bastrop County, Texas; and pro-rated taxes for 2024, which Grantees assume and agree to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantees assume.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantees the Property,

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

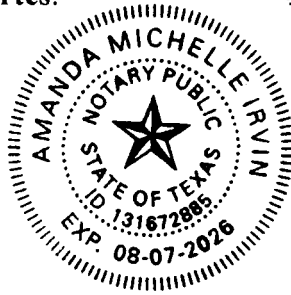
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

CARLOS RAMIREZ
Carlos Rene Ramirez Cortes

STATE OF TEXAS

COUNTY OF BASTROP

This instrument was acknowledged before me on August 2, 2024, by **Carlos Rene Ramirez Cortes**.



Amanda Irvin
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: 8-7-2026

PREPARED IN THE OFFICE OF/
AFTER RECORDING RETURN TO:

Law Office of Derek R. Van Gilder
916 Main Street
Bastrop, Texas 78602

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Krista Bartsch
KRISTA BARTSCH, County Clerk

Bastrop Texas

August 05, 2024 04:26:59 PM

REBECCAGOSCINSKI

FEE: \$29.00

202412441

DEED

Certification of Owner's Agent

Property Owner's Information

Name(s): Carlos R Ramirez Cortes & Laura Ramirez

Email Address: [REDACTED]

Phone Number: [REDACTED]

Parcel Tax ID Number: _____

I hereby certify that I have authorized the individual(s) listed below to submit this Application to Bastrop County and to represent me in all matters affecting said Application with my signature below. I further declare that this statement is valid until (date) December 31, 20 25. I understand that I may repeal this assignment at any time by submitting a written request, along with a copy of this form, to Bastrop County Development Services.

Authorized Agent 1

Name: Brynda Fowler

Company Name: Steubing LLC

Phone: [REDACTED]

Email Address: [REDACTED]

Authorized Agent 2

Name: _____

Company Name: _____

Phone: _____

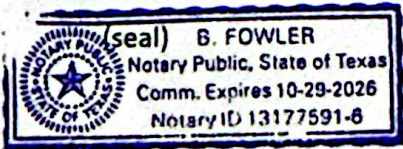
Email Address: _____

Owner Signature: Carlos Ramirez Laura Ramirez

STATE OF TEXAS §

COUNTY OF BASTROP §

Subscribed and sworn to before me this 11th day of April, 20 25.



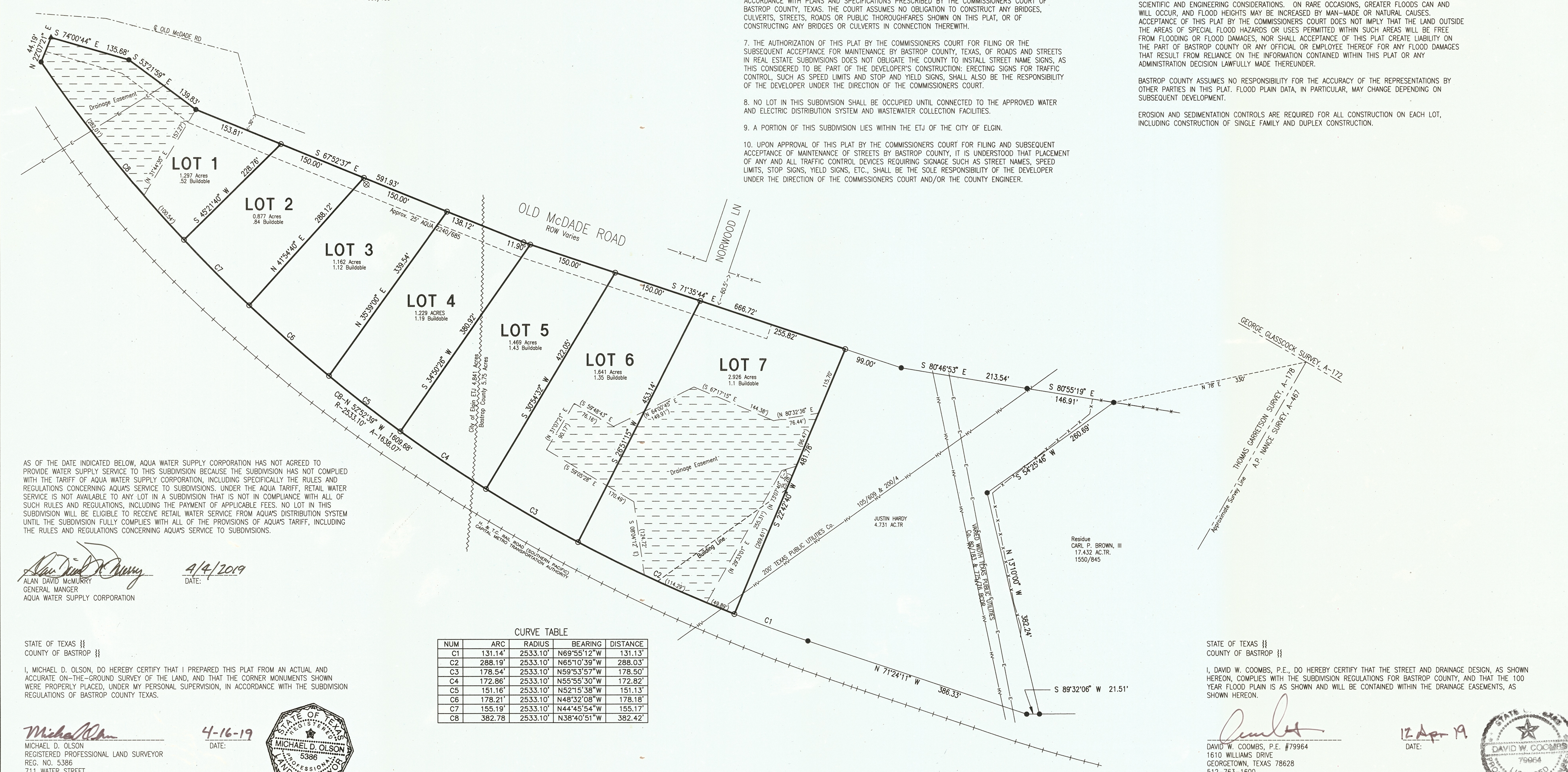
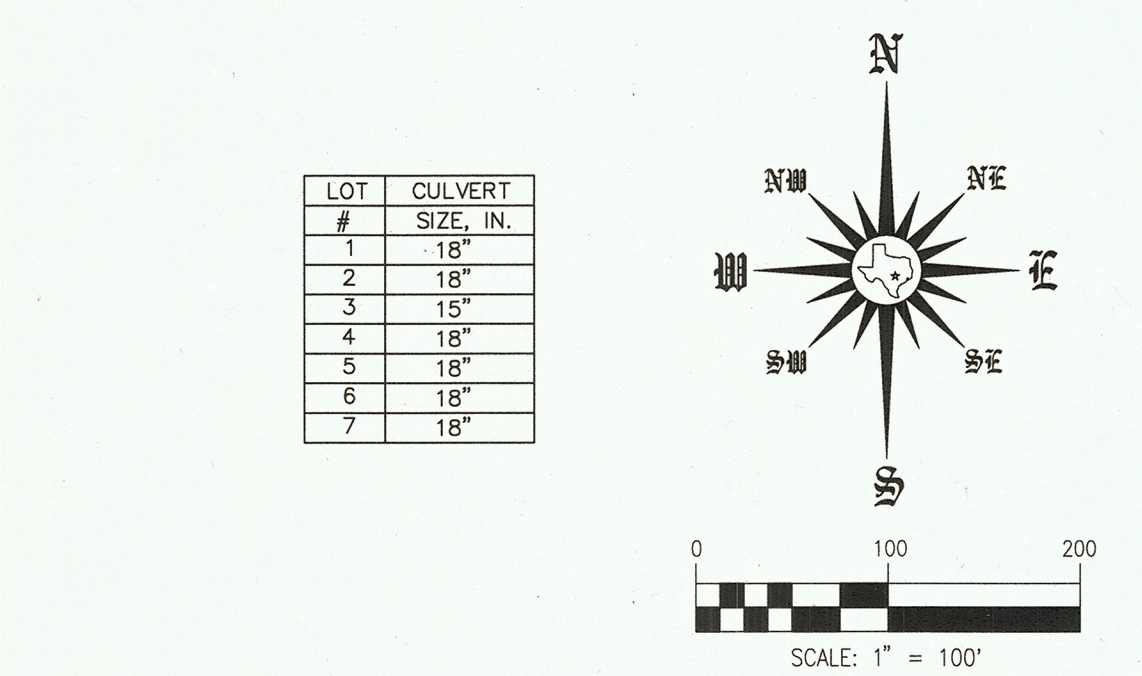
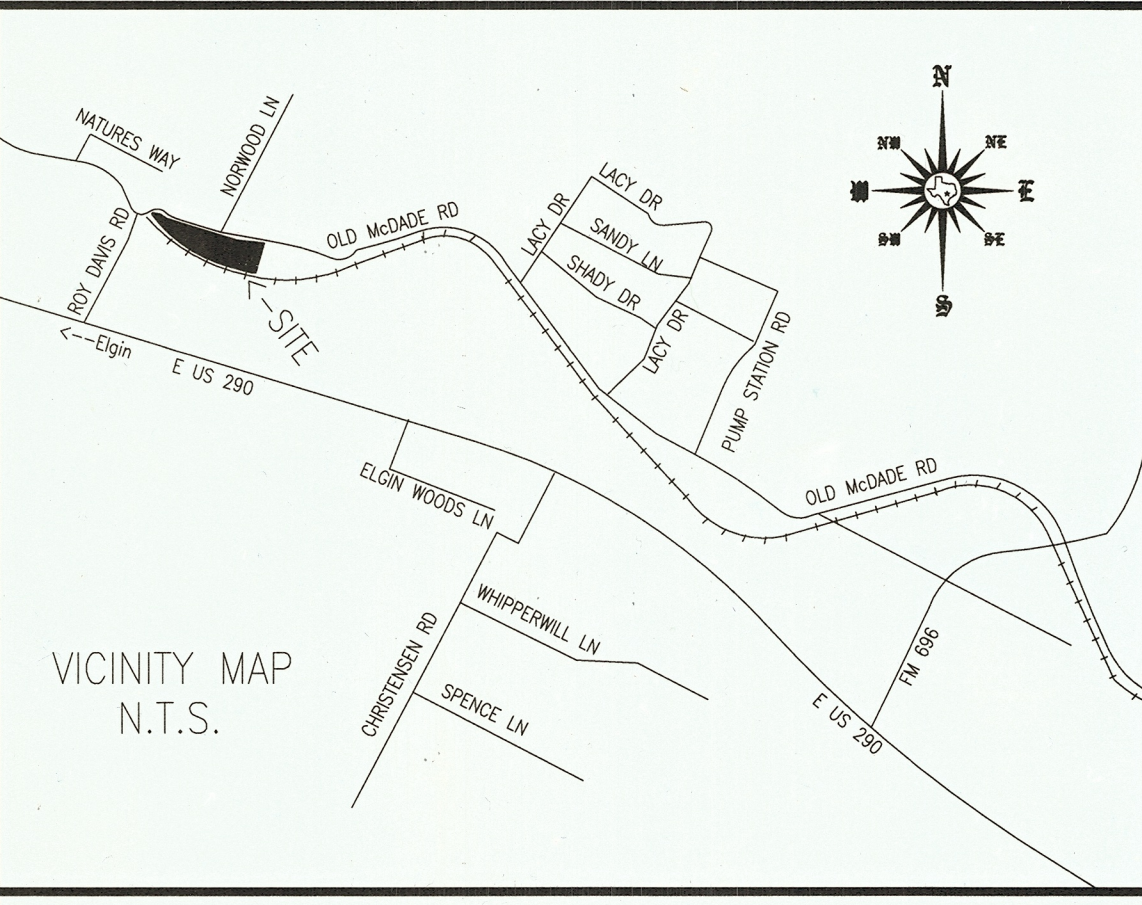
B Fowler
Notary Public, State of Texas

My Commission expires: 10-29-2026

OLD MCDADE PLACE

FINAL PLAT

6/162-B



- UTILITY SERVICE PROVIDERS:
 WATER SERVICE PROVIDED BY: AQUA WATER SUPPLY CORPORATION
 SEWER SERVICE PROVIDED BY: INDIVIDUAL ON-SITE SEWAGE FACILITIES
 ELECTRIC SERVICE PROVIDED BY: BLUEBONNET ELECTRIC COOPERATIVE
- PLAT NOTES:
1. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
 2. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN AND ON-SITE SEWAGE FACILITY AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE TO OBTAINED AND ISSUED THROUGH BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 3. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.
 4. EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME, IF NOT SPECIFIED HEREIN. FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
 5. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TECQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR ON SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
 6. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT. IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
 7. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY BASTROP COUNTY, TEXAS, OF ROADS AND STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS, AS THIS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION. ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT.
 8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION FACILITIES.
 9. A PORTION OF THIS SUBDIVISION LIES WITHIN THE ETJ OF THE CITY OF ELGIN.
 10. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, 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 COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.

11. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP 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.

12. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.

13. APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS, DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS WORK.

14. TYPICAL LOT & EASEMENT DETAIL IS DEPICTED ON THIS PLAT.

15. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.

16. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNERS EXPENSE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48021C0100E, COMMUNITY NO. 481193 FOR BASTROP COUNTY, TEXAS. EFFECTIVE DATE: 01/19/06. THIS SUBDIVISION LIES WITHIN ZONE "X".

WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT THE LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.

BASTROP COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING CONSTRUCTION OF SINGLE FAMILY AND DUPLEX CONSTRUCTION.

STATE OF TEXAS }
 COUNTY OF BASTROP }
 KNOW ALL MEN BY THESE PRESENTS:
 THAT OLD MCDADE, LLC, BEING THE OWNER OF A 15.332 ACRES IN THE THOMAS GARRETSOON SURVEY, A-178, AS RECORDED IN DOCUMENT NO. 201809064, BASTROP COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE A PORTION OF SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:
 OLD MCDADE PLACE
 AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
 WITNESS MY HAND THIS 15 DAY OF April, 2019.

 OLD MCDADE, LLC
 CODY MAUCK, President
 1124 CR 301
 ELGIN, TEXAS 78621
 STATE OF TEXAS }
 COUNTY OF BASTROP }
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY MAUCK, 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 CONSIDERATIONS THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF April, 2019, A.D.

 DANA FISHER
 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

 PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
 COUNTY OF BASTROP
 I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON
 THE 13th DAY OF May, 2019, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.
 WITNESS MY HAND AND SEAL OF OFFICE OF CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS THIS 14th DAY OF May, 2019, A.D.
 ROSE PIETSCH BY
 COUNTY CLERK DEPUTY
 BASTROP COUNTY, TEXAS
 STATE OF TEXAS
 COUNTY OF BASTROP
 I, ROSE PIETSCH, 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 14th DAY OF May, 2019, A.D., AT 10:00 O'CLOCK A.M., IN
 THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET 6, PAGE 162-B
 FILED FOR RECORD ON THE 14th DAY OF May, 2019, A.D.
 ROSE PIETSCH BY
 COUNTY CLERK DEPUTY
 BASTROP COUNTY, TEXAS

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUAS SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUAS SERVICE TO SUBDIVISIONS.

 ALAN DAVID McMURRY
 GENERAL MANGER
 AQUA WATER SUPPLY CORPORATION
 4/4/2019
 DATE:

CURVE TABLE

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	131.14'	2533.10'	N69°55'12"W	131.13'
C2	288.19'	2533.10'	N65°10'39"W	288.03'
C3	178.54'	2533.10'	N59°53'57"W	178.50'
C4	172.86'	2533.10'	N55°55'30"W	172.82'
C5	151.16'	2533.10'	N52°19'38"W	151.13'
C6	178.21'	2533.10'	N48°32'08"W	178.18'
C7	155.19'	2533.10'	N44°45'54"W	155.17'
C8	382.78'	2533.10'	N38°40'51"W	382.42'

STATE OF TEXAS }
 COUNTY OF BASTROP }
 I, MICHAEL D. OLSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF BASTROP COUNTY TEXAS.

 MICHAEL D. OLSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 5386
 711 WATER STREET
 BASTROP, TEXAS 78602
 512-321-5476
 4-16-19
 DATE:

STATE OF TEXAS }
 COUNTY OF BASTROP }
 I, DAVID W. COOMBS, P.E., DO HEREBY CERTIFY THAT THE STREET AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR BASTROP COUNTY, AND THAT THE 100 YEAR FLOOD PLAN IS AS SHOWN AND WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS, AS SHOWN HEREON.

 DAVID W. COOMBS, P.E. #79964
 1610 WILLIAMS DRIVE
 GEORGETOWN, TEXAS 78628
 512-763-1600
 12 Apr 19
 DATE:

FILED May 14, 2019
10:00 A.M.

 ROSE PIETSCH
 COUNTY CLERK
 BASTROP COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BASTROP
KNOW ALL MEN BY THESE PRESENTS THAT WE, CARLOS R RAMIREZ CORTES LAURA RAMIREZ, BEING THE OWNERS OF ALL THAT CALLED 1.229 ACRES OF LAND IN THE THOMAS GARRETSON SURVEY, ABSTRACT NO. A-178, BEING LOT OF OLD MCDADE PLACE, AS DESCRIBED TO US IN THAT CERTAIN GENERAL WARRANTY GIFT DEED AS RECORDED IN DOCUMENT# 202412441, OFFICIAL RECORDS BASTROP COUNTY TEXAS, DO HEREBY REPLAT SAID LAND WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:
RE-PLAT OLD MCDADE PLACE LOT 4

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.
WITNESS MY HAND ON THIS THE DAY OF , 2026, A.D.

CARLOS R RAMIREZ CORTES
1135 OLD MCDADE RD
ELGIN TEXAS, 78621
(512) 217-6077
STATE OF TEXAS
COUNTY OF BASTROP

LAURA RAMIREZ
1135 OLD MCDADE RD
ELGIN TEXAS, 78621
(512) 217-6077

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS DAY OF A.D. 2026

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS R RAMIREZ CORTES, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

CHAIR - PLANNING & ZONING

SECRETARY - PLANNING & ZONING

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2026, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURA RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2026, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THIS SUBDIVISION HAS COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

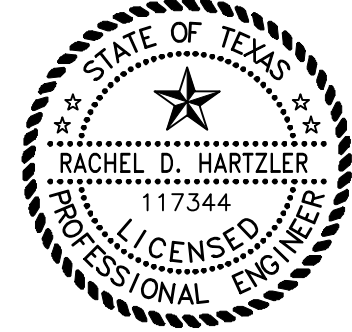
DACY CAMERON P.E.
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

STATE OF TEXAS
COUNTY OF BASTROP

I, Rachel D. Hartzler P.E. DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

Rachel D. Hartzler, P.E.
Professional Engineer #117344

02/24/2026



STATE OF TEXAS
COUNTY OF BASTROP

I, KRISTA BARTSCH, COUNTY CLERK OF THE COUNTY COURT 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 2026, 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 2025, A.D.

DEPUTY KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

SURVEYOR NOTES:

TO THE OWNER, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 4, STANDARD LAND SURVEY.

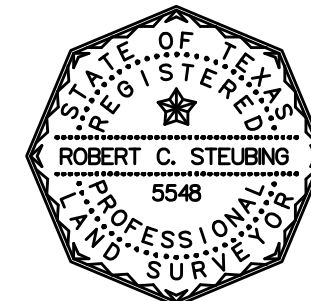
- 1. NO RESEARCH WAS DONE BY THE UNDERSIGNED FOR ANY EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS WHICH MAY AFFECT THIS TRACT. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
2. BEARING BASIS: GRID NORTH, LAMBERT CONFORMAL CONIC PROJECTION, COORDINATE BASIS: GRID IN U.S. SURVEY FEET A PART OF STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83. GRID DISTANCES AND AREA SHOWN HEREON.

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS
I, ROBERT STEUBING, R.P.L.S., 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 HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN TEXAS.

REVISION DATE: 01/16/2026

ROBERT C. STEUBING
525 TAHITIAN DRIVE
BASTROP, TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5548
Professional Engineers and Land Surveyor Firm No. 10194596



PROPERTY ADDRESS:
1135 OLD MCDADE RD
ELGIN TEXAS, 78621

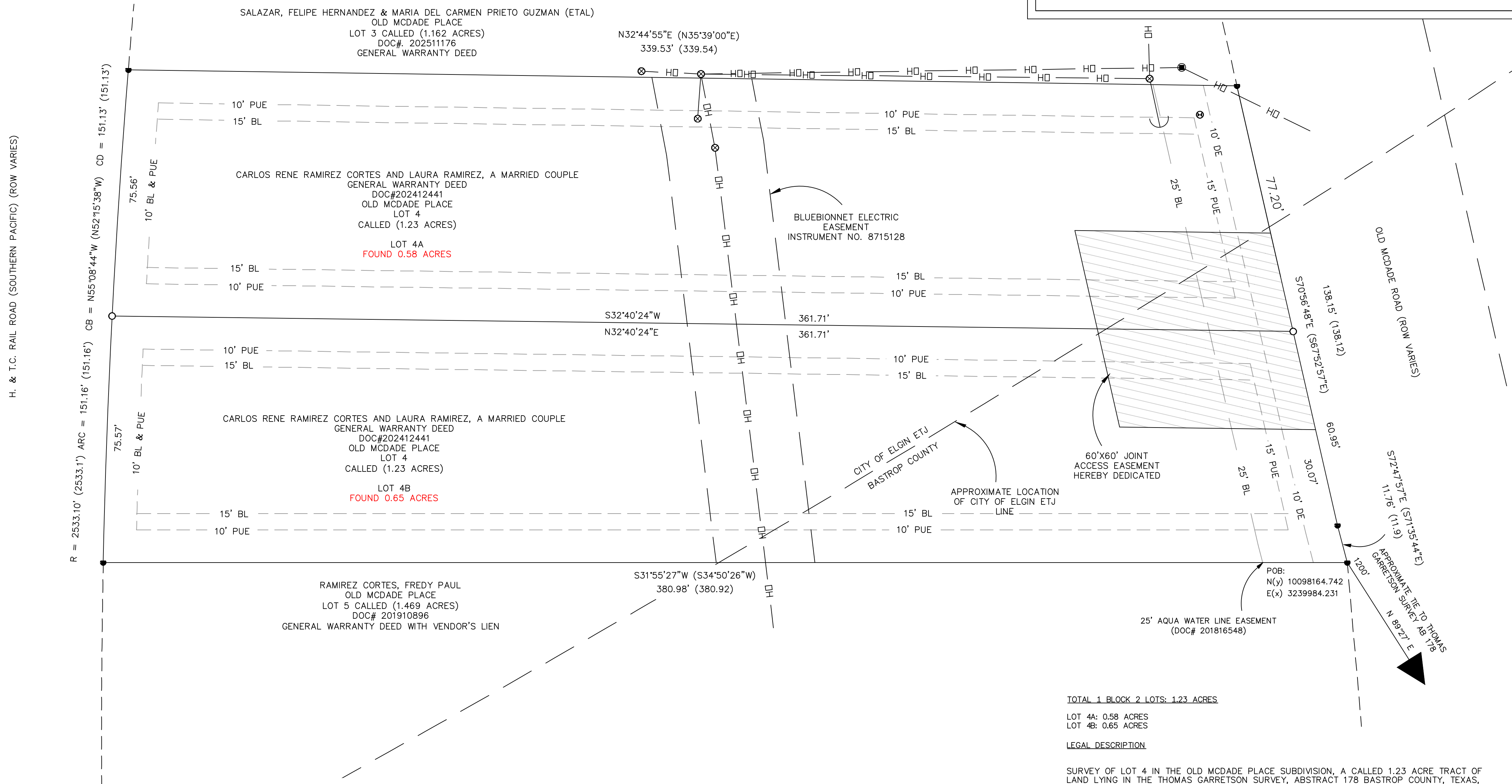
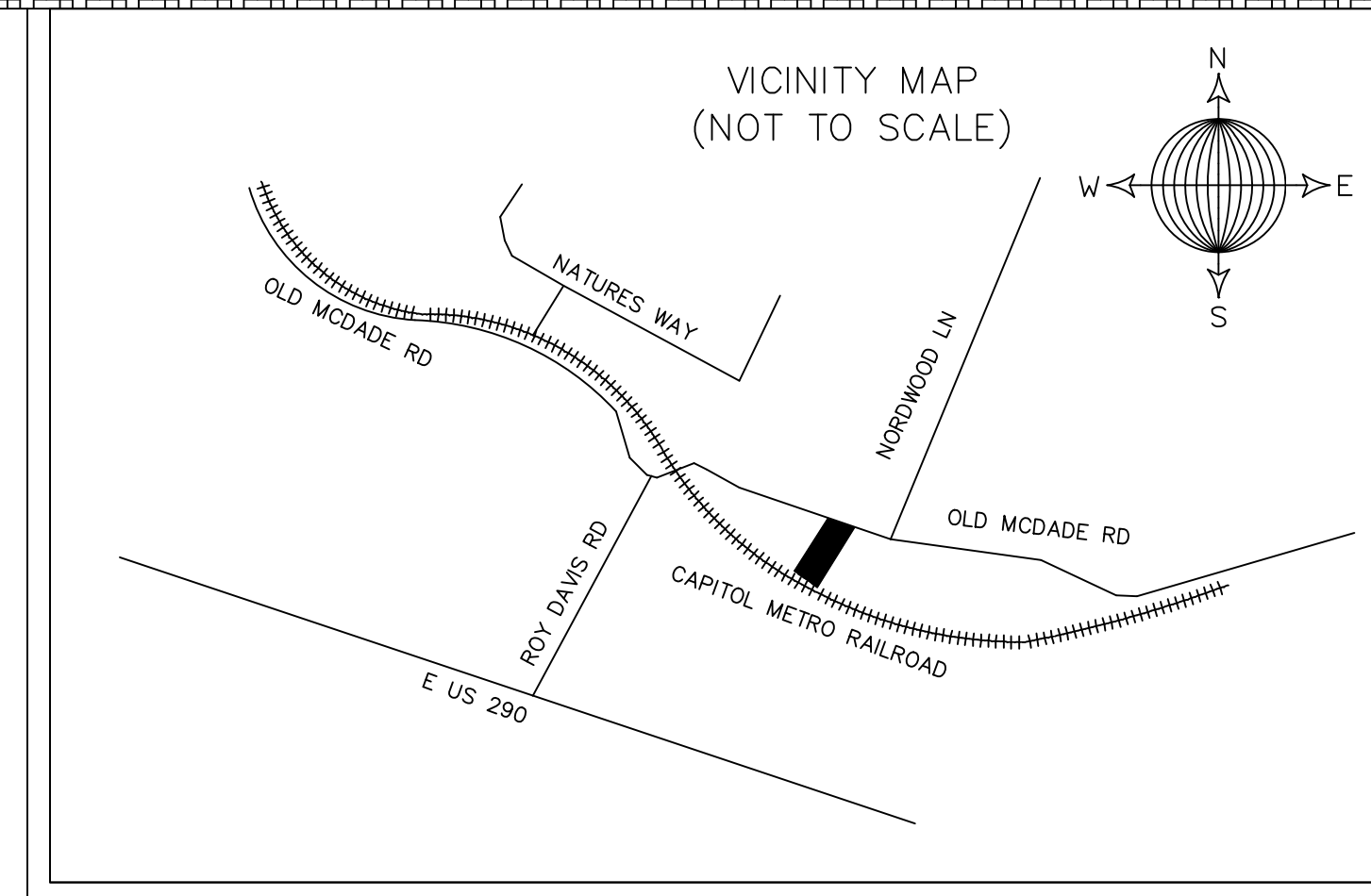
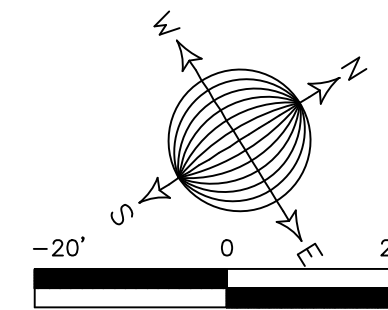
WA4427-2025 LAURA RAMIREZ.DWG

RE-PLAT OLD MCDADE PLACE LOT 4

1 INCH = 20'

LEGEND

- FOUND 5/8" IRON ROD
SET 1/2" CAP AND IRON ROD "RPLS 5548"
WATER METER
POWER POLE
TELEPHONE POLE
RECORD INFORMATION
BUILDING SETBACK LINE
DRAINAGE EASEMENT
PUBLIC UTILITY EASEMENT
BOUNDARY LINE
ADJONER LINE
RAIL ROAD
OVERHEAD ELECTRIC
PLAT RECORDS
BASTROP COUNTY TX
DEED RECORDS
BASTROP COUNTY TX
OFFICIAL PUBLIC RECORDS
BASTROP COUNTY TX



TOTAL 1 BLOCK 2 LOTS: 1.23 ACRES

LOT 4A: 0.58 ACRES
LOT 4B: 0.65 ACRES

LEGAL DESCRIPTION

SURVEY OF LOT 4 IN THE OLD MCDADE PLACE SUBDIVISION, A CALLED 1.23 ACRE TRACT OF LAND LYING IN THE THOMAS GARRETSON SURVEY, ABSTRACT 178 BASTROP COUNTY, TEXAS, AS RECORDED IN VOLUME 6 PAGE 162, PLAT RECORDS BASTROP COUNTY TEXAS, AS DESCRIBED TO CARLOS RENE RAMIREZ CORTES AND LAURA RAMIREZ, A MARRIED COUPLE IN THAT CERTAIN GENERAL WARRANTY GIFT DEED RECORDED IN DOCUMENT NUMBER 202412441, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID FOUND 1.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 IRON HAVING GRID COORDINATES IN UNITED STATES SURVEY FEET OF NORTH (Y): 10,098,164.742, EAST (X): 3,239,984.231, A PART OF THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM 1983 BEING CORNER OF A TRACT OF LAND AS DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 202412441, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING ON THE SOUTH RIGHT OF WAY LINE OF OLD MCDADE ROAD AS SHOWN IN SAID OLD MCDADE SUBDIVISION, SAME BEING THE NORTH WEST CORNER OF LOT 5 OLD MCDADE PLACE SUBDIVISION, AS DESCRIBED IN DOCUMENT NUMBER 201910896, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE SOUTH 31°55'27" WEST, 380.98 FEET TO A FOUND 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT, THE SAME BEING THE SOUTHWEST CORNER OF SAID LOT 5 OLD MCDADE PLACE, SAME BEING A POINT IN THE NORTH LINE OF THE H. & T.C. RAILROAD (SOUTHERN PACIFIC) CAPITAL METRO TRANSPORTATION AUTHORITY AS SHOWN IN CABINET 6 PAGE 162-B, OFFICIAL PUBLIC RECORDS, SAME BEING FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE WITH THE COINCIDENT LINE OF SAID OF THE SAID NORTH LINE OF SAID H. & T.C. RAILROAD (SOUTHERN PACIFIC) CAPITAL METRO TRANSPORTATION AUTHORITY AND THE SOUTH LINE OF HEREIN SAID LOT 4, SAID CURVE TO THE RIGHT HAS AN ARC DISTANCE OF 151.16 FEET, WITH A RADIUS OF 2333.1 FEET, AND A CHORD BEARING NORTH 55°08'44" WEST, TO A FOUND 5/8" IRON ROD FOR THE NORTH WEST CORNER OF HEREIN SAID LOT 4 OLD MCDADE PLACE SUBDIVISION, SAME BEING THE SOUTH EAST CORNER OF LOT 3 OLD MCDADE PLACE SUBDIVISION, AS DESCRIBED IN OFFICIAL PUBLIC RECORDS;

THENCE NORTH 32°44'55" EAST WITH THE COINCIDENT LINE OF SAID LOT 3 OLD MCDADE PLACE SUBDIVISION, 339.53 FEET TO A FOUND 5/8" IRON ROD FOR THE NORTHWEST CORNER OF HEREIN SAID LOT 4 OLD MCDADE PLACE SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF SAID LOT 3 OLD MCDADE PLACE, SAME BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID OLD MCDADE ROAD;

THENCE SOUTH 70°56'48" EAST WITH THE COINCIDENT LINE OF SAID OLD MCDADE ROAD AND THE NORTH LINE OF HEREIN SAID LOT 4 OLD MCDADE PLACE SUBDIVISION, 138.15 FEET TO A FOUND 5/8" IRON ROD;

THENCE SOUTH 72°47'57" EAST, WITH THE COINCIDENT LINE OF SAID OLD MCDADE ROAD AND THE NORTH LINE OF HEREIN SAID LOT 4 OLD MCDADE PLACE SUBDIVISION, 11.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.23 ACRES OF LAND.

PLAT NOTES:

- 1. THIS SUBDIVISION IS LOCATED PARTIALLY WITHIN THE CITY OF ELGIN ETJ.
2. WATER SERVICE IS PROVIDED BY: AQUA WATER
3. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
4. ELECTRIC SERVICE IS PROVIDED BY: BLUEBONNET ELECTRIC
5. BEARING BASIS, GRID NORTH, LAMBERT CONFORMAL PROJECTION, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, 4203, NAD83
6. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 480210C100E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 48193.
7. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
8. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION
9. 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

PLAT NOTES (CONTINUED):

- 10. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
11. FLOOD PLAIN ADMINISTRATOR NOTE: BASED ON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID SURVEYOR, IT IS DETERMINED THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE FLOOD DAMAGE PREVENTION ORDER FOR BASTROP COUNTY.
12. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
13. NO ON-SITE WATER WELL MAY BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE SEWAGE DISPOSAL AREA, NOR CAN ANY ON-SITE SEWAGE DISPOSAL AREA BE PLACED WITHIN 100' (50' IF ENCASED) OF AN ON-SITE WELL.
14. EACH LOT SHALL HAVE A 50' WATER WELL SETBACK ADJACENT TO PROPERTY LINES. PROPERTY OWNERS AND/OR REGISTERED WATER WELL INSTALLERS ARE RESPONSIBLE TO DETERMINE APPROPRIATE LOCATIONS FOR SAME. IF NOT SPECIFIED HEREIN, FURTHER INFORMATION AND REGISTRATION OF ON-SITE WATER WELLS IS OBTAINED AND ISSUED THROUGH THE LOST PINES GROUNDWATER CONSERVATION DISTRICT.
15. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO TEXAS COMMISSION ON ENVIRONMENTAL (TCEQ) RULES AND THE REQUIREMENTS OF THE BASTROP COUNTY ORDER FOR AN ON-SITE SEWAGE FACILITIES PRIOR TO OCCUPATION OF THE RESIDENCE.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTIONS FACILITIES.
17. ANY OBSTRUCTION IN THE COUNTY/FOOT ROW MUST BE REMOVED AT THE OWNERS EXPENSE.



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

April 8, 2026

Ms. Brynda Fowler
Steubing LLC Land Surveying
1802 State Highway 95
Bastrop, Texas 78602

RE: Old McDade Place Lot 4 Re-Plat - Review

Dear Ms. Fowler:

WGA has reviewed the following documents listed below submitted on April 8, 2026, by Steubing LLC Land Surveying.

1. Re-Plat dated January 16, 2026.
2. Other supporting documents submitted with the Re-Plat: Comment Response Letter.

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

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

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

Sincerely,

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

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

cc: William McIlvain, City of Elgin



April 27, 2026

NOTICE OF A REPLAT REQUEST

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

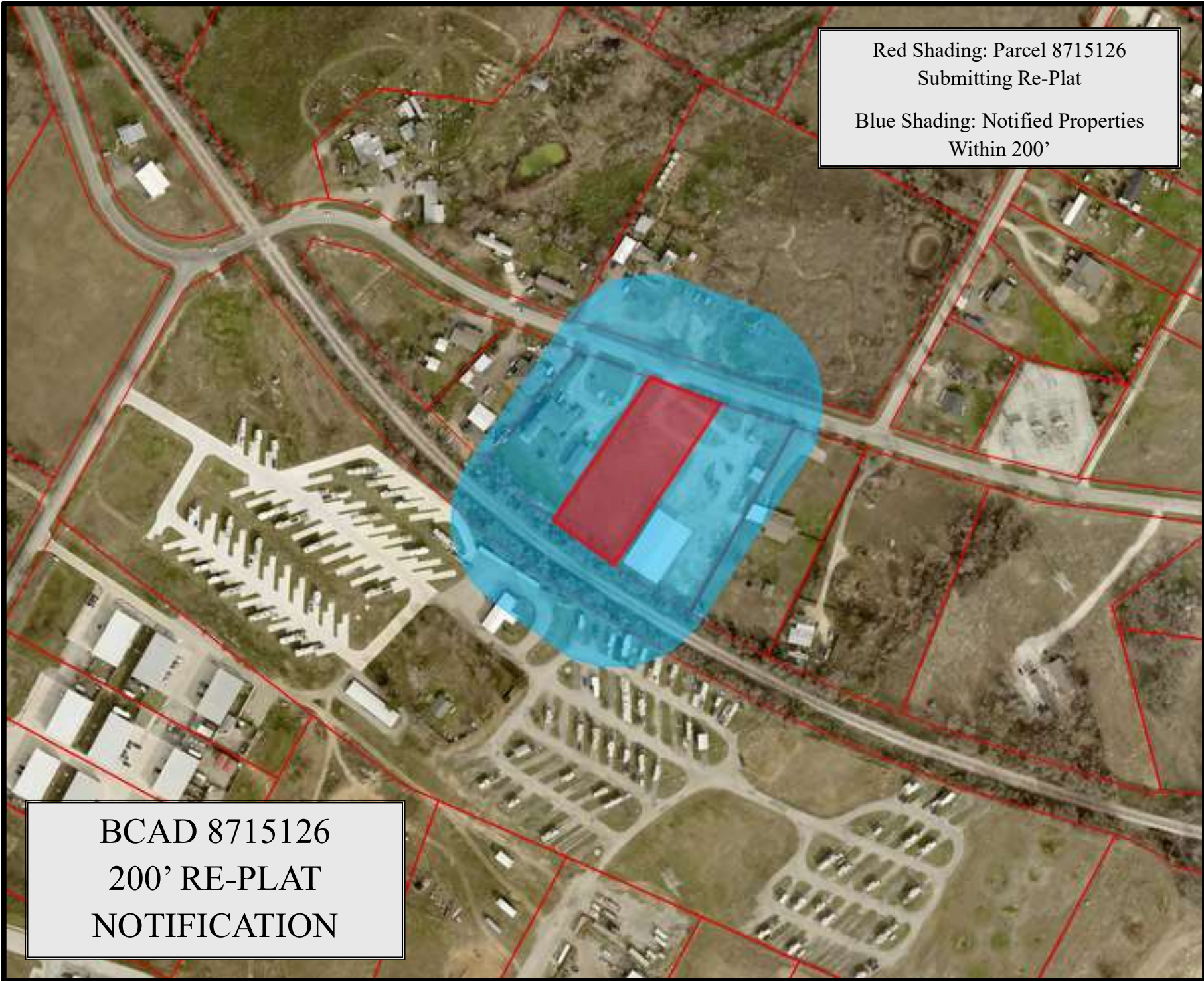
Project #202500098: A replat titled “Re-Plat Old McDade Place Lot 4” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 8715126 and being 1.23 acres of land in order to create two (2) new lots out of one (1) existing lot located at 1135 Old McDade Road, City of Elgin, Bastrop County, Texas.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on **May 18th, 2026** beginning at **6:30 P.M.** Central Standard Time (CST) for consideration. This meeting will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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



Red Shading: Parcel 8715126
Submitting Re-Plat

Blue Shading: Notified Properties
Within 200'

BCAD 8715126
200' RE-PLAT
NOTIFICATION