



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
June 22, 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. May 18, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202600021: A replat titled "Replat of Lot 3 Elgin Business Park Amended Plat of A Portion of Lot 1" located on a parcel of land known by Bastrop County as Parcel 133003 and being 2.036 acres of land located on 1126 Swenson Blvd, Elgin, Texas.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
2. **Project 202600010: A Final Plat titled "Final Plat Rhode Tract Subdivision" located on parcels of land known by Bastrop County Appraisal District as Parcel 11945 and 8731878, located on the south side of 290, west of Roy Rivers Road.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
3. **Project 202600007: A Final Plat titled "Final Plat Harvest Ridge Section 5" located on parcels of land known by Bastrop County Appraisal District as Parcels 8729340 and 8736366, located east of County Line Road and north of FM 1100, north of the Primavesta Subdivision.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

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

Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before June 17, 2026, in accordance with Chapter 551 of the Texas Government Code.

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

Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MONDAY, MAY 18, 2026

I. CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:31 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, Dorothy McCarther, Taylor Christian

COMMISSION ABSENT: Berney Williams.

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

STAFF ABSENT: N/A

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

III. CONSENT AGENDA

1. April 27, 2026 Minutes.

Taylor Christian moved that the Commission approve the consent agenda. Danica Morgan seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

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 – Beau Perry introduced the project as a property on the edge of Elgin’s ETJ. The original final plat was more than 50% outside the ETJ and thus did not come before the Commission, but this replat is for a lot whose majority is within the ETJ and thus in Elgin’s jurisdiction.

B. Applicant Presentation – The applicant, Laura Ramirez, explained the intentions behind the replat and the discussion with the City about building two houses. Originally, the deed restricts the building of two houses on one lot, making it difficult for her to sell, thus the replatting.

C. Open Public Hearing – The public hearing was opened at 6:37 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 – Vice-Chair Scott Mackay asked about the deed restrictions. Chair Antonio Prete followed by stating that the City of Elgin does not monitor the deed restriction. Chair Antonio Prete commented on the missing lot number (4) on the re-plat. The lien holder is on the deed but not the plat, and removal of a surveyor note. Chair Antonio Prete commented to Mrs. Ramirez regarding the 18” culvert and future driveway. Exchange between Chair Antonio Prete and Beau Perry about a 25 ft setback, which is an Aqua easement.

F. Consideration – Vice-Chair Scott Mackay moved that the Commission approve the re-plat as presented. Dorothy McCarther seconded the motion. The motion passed unanimously with conditions, a vote of six (6) for and zero (0) against.

V. ANNOUNCEMENTS

1. Melissa Lipiec announced her upcoming retirement in early June, and explained that William McIlvain would be taking over her responsibilities with this Commission, and Jessica Vazquez will be taking over William's current position.
2. Melissa Lipiec announced that the next meeting will be on June 22nd, and we currently have only one item on the agenda.

VI. ADJOURNMENT: The meeting was adjourned at 6:46 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

Replat of Lot 3 Elgin Business Park Amended Plat of a Portion of Lot 1

Project #202600021

Date: June 10, 2026
Applicant: Paradise Engineers
Representative: Sam Dehaybi, P.E.
Hearing Date: Planning and Zoning Commission: June 22, 2026
Location: Bastrop County Appraisal District Parcel number 133003, 1126 Swenson Blvd, Elgin, TX 78621.

APPLICATION SUMMARY

Consideration of a replat for Lot 3 of the Elgin Business Park to divide the 2.306-acre lot into one 1.324-acre lot and one 0.9824-acre lot. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

The Elgin Business Park Final Plat was filed Jan 26, 2001, where the land presently being re-platted was part of a 10.00-acre Lot 1. On June 11, 2015 this Lot 1 was divided into three lots, and the 2.306-acre tract presently being re-platted was renamed Lot 3 of that amended plat.

On March 24, 2025 a representative of the property owner appeared before the Planning and Zoning Commission to request rezoning from "I" – General Industrial District to "C-2" General Commercial District, which was recommended by the Commission and approved by City Council on April 1, 2025.

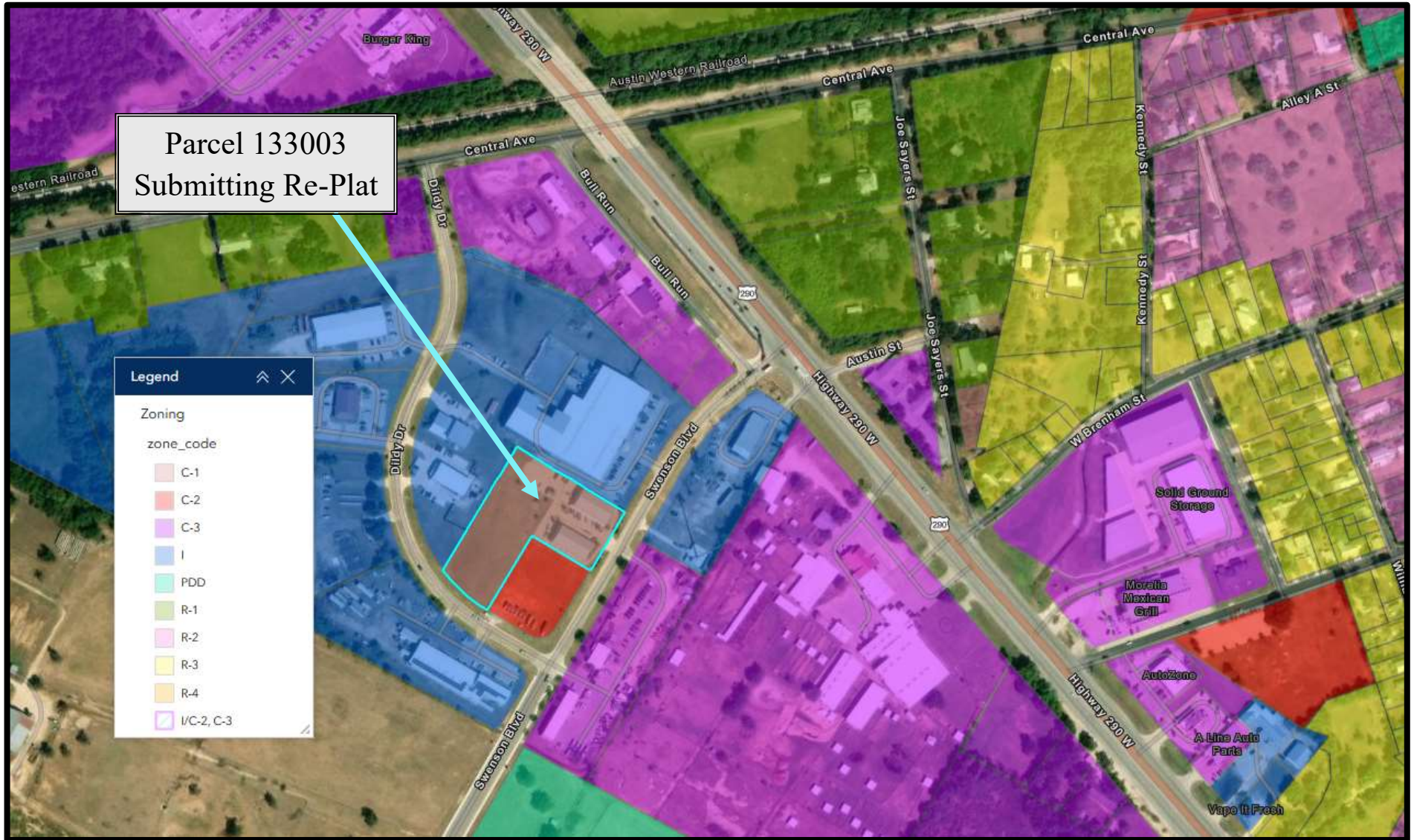
The applicant has submitted a Site Development plan for a self-storage facility to be constructed on what would be Lot 3A following the re-plat. These plans are still in review.

As required, a public hearing notice was published in the June 3, 2026 edition of the Elgin Courier. Two signs were placed on the property and a total of eight letters were mailed to property owners within 200' of the lot.

Attachments

1. Staff Added Vicinity Map
2. Application
3. Deed
4. Owner's Authorization
5. Recorded Elgin Business Park Amended Plat of a Portion of Lot 1
6. Proposed Replat of Elgin Business Park Amended Plat of a Portion of Lot 1
7. WGA Approval Letter
8. Notice sent to 200' property owners

Vicinity Map



RE-PLAT APPLICATION

Date: 03/20/2026

SITE INFORMATION

Project Address: 1126 SWENSON BLVD, Elgin, TX

Parcel Identification Number (if no address): 133003

APPLICANT

Name: Sam Dehaybi, P.E. (Paradise Engineers)

Postal Address: [REDACTED]

[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.

Sam Dehaybi, P.E.

03/20/2026

Signature

Printed Name

Date

Project Description:

A portion of the site is currently developed with an existing warehouse,
and the new storage facility is proposed on the remaining vacant area.

Additionally, the replat is separate both developments on two separate lots.



802 N. Ave. C.
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintexas.gov

GENERAL WARRANTY DEED

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.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BASTROP

§

THAT the undersigned, SMART CORPORATION, INC., A TEXAS CORPORATION (hereinafter called "Grantors," whether one or more), for and in consideration of the sums paid and promised to be paid by ALLAN J. TOLBERT, III, A MARRIED PERSON (hereinafter called "Grantees," whether one or more), whose address is 1005 PAYNE AVENUE, AUSTIN, TEXAS 78757-3207, as follows:

- (a) TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to Grantors in hand paid, the receipt and sufficiency of which are hereby acknowledged and confessed; and,
- (b) The further consideration of the execution and delivery by Grantees of that one certain promissory note (the "Note") dated of even date herewith in the original principal sum of SIX HUNDRED THOUSAND AND NO/100 Dollars (\$600,000.00), bearing interest and being payable as in the Note set out to the order of The First National Bank of Bastrop (hereinafter called "Lender"), which sum, in part, represents funds advanced by Lender, to Grantors herein at the request and as a loan to Grantees herein in payment of part of the purchase price of the property hereby conveyed, and which Note is secured by the Vendor's Lien herein retained in favor of Lender, and additionally secured by a Deed of Trust of even date herewith from Grantees herein to Johnnie F. Davis, Trustee;

Have, subject to the matters herein described, GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL and CONVEY unto the Grantees, the following described real property, together with any and all improvements thereto (collectively the "Property") to-wit:

LOT(S) 3, ELGIN BUSINESS PARK, AMENDED PLAT OF A PORTION OF LOT 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 5, PAGE 173B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS.

This CONVEYANCE is made by Grantors and accepted by Grantees subject to all and singular the easements, rights-of-way, prescriptive rights, restrictions, reservations, covenants, conditions, oil, gas and other mineral leases, mineral severances, zoning laws, regulations and ordinances of municipal and/or other governmental authority, affecting the Property, to the extent, but only to the extent, same are recorded in said county and affect the Property.

TO HAVE AND TO HOLD the Property and premises together with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, unto the Grantees, Grantees' respective successors, heirs, executors, administrators and assigns (as the case may be) forever, and Grantors do hereby bind Grantors, and Grantors' respective successors, heirs, executors and administrators (as the case may be), to warrant and forever defend all and singular the said Property and premises unto the Grantees, and the Grantees' respective successors, heirs executors, administrators and assigns (as the case may be) forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly agreed and stipulated that a Vendor's Lien is created in favor of, and is hereby assigned to Lender, which will hold superior title in and to the above described Property, premises and improvements, and the title in Grantees will not become absolute until the Note, and all interest and other charges therein stipulated are fully and finally paid according to the face, tenor, effect and reading of the Note, when this Deed shall become absolute.

Ad valorem taxes for the current calendar year for the Property have been prorated, and the payment thereof is hereby assumed by the Grantees.

EXECUTED on the date or dates acknowledged below, to be effective January 28, 2020.

SMART CORPORATION, INC., a Texas corporation

By: 

MISTY GARWOOD, President

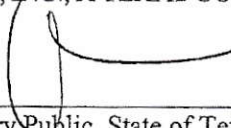
STATE OF TEXAS

§
§

COUNTY OF BASTROP

§

This instrument was acknowledged before me on the 28 day of January, 2020, by MISTY GARWOOD, President of SMART CORPORATION, INC., A TEXAS CORPORATION, on behalf of said corporation.


Notary Public, State of Texas

My Commission Expires: 5-19-21



**CERTIFICATE OF RESOLUTION OF
THE BOARD OF DIRECTORS
OF SMART CORPORATION, INC.**

I, the undersigned Secretary of SMART CORPORATION, INC., (the "Corporation"), a Texas corporation, hereby certify that the following is a true and correct copy of the resolutions adopted without a meeting of the Board of Directors (the "Board") of the Corporation pursuant to, V.T.C.A., Business Organization Code, Chapter 21, §21.001, et seq., and the Bylaws of the Corporation, effective January 28, 2020, as evidenced by signatures of all of the members of the Board, and the action taken has not been rescinded or modified in any manner:

"It has been proposed that the Corporation sell to ALLAN J. TOLBERT, III ("Purchaser"), the real property (the "Property") in BASTROP County, Texas, owned by the Corporation and more particularly described as follows:

LOT(S) 3, ELGIN BUSINESS PARK, AMENDED PLAT OF A PORTION OF LOT 1, A
SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT RECORDED IN CABINET 5, PAGE 173B, OF THE PLAT RECORDS OF
BASTROP COUNTY, TEXAS; and,

"It is the opinion of the Board of Directors of the Corporation that it is in the best interest of the Corporation for the sale and conveyance to be made and for the Corporation to execute the documents evidencing the conveyance of the Property; therefore, be it:

"Resolved, that the President of the Corporation be, and she is hereby authorized for, in the name of, and on behalf of the Corporation to execute, attest, acknowledge, and deliver a Deed to the Purchaser conveying the Property; and,

"Resolved further, that the President is hereby authorized and directed to do such other acts and things as may be required to carry out, perform, and give effect upon the part of the Corporation to the terms and provisions of these Resolutions and the aforesaid documents; and,

"Resolved further, that the Secretary of the Corporation is hereby authorized and directed to certify these resolutions to the Purchaser."

On behalf of the Board, I certify that the persons whose names and signatures are set forth below have been duly elected to and presently hold and occupy the positions as officers of the Corporation set forth under their respective names:



Signature
Printed Name: MISTY GARWOOD
Title: President

Signature
Printed Name: _____
Title: Secretary

On behalf of the Board, I further certify the following matters concerning the Corporation:

- (1) The Corporation has been duly incorporated under the laws of the State of Texas;
- (2) All franchise and other taxes required to maintain the Corporation's existence have been paid when due, that no such taxes are delinquent and the Corporation is in existence and in good standing under the laws of the State of Texas;
- (3) No proceedings are pending for the forfeiture of the Corporation's Certificate of Formation;
- (4) No proceedings are pending in any bankruptcy court concerning the Corporation or in any other court concerning the Corporation's dissolution, voluntarily or involuntarily; and,
- (5) There is no provision of the Corporation's Certificate of Formation or Bylaws limiting the power of the Board to pass the resolutions set out above and that the same are in conformity with the provisions of the Certificate of Formation and Bylaws of the Corporation.

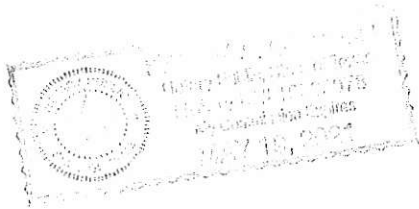
In witness whereof, I have executed this Certificate on the date acknowledged below, to be effective January 28, 2020 .

Printed Name: _____
Title: Secretary

STATE OF TEXAS

COUNTY OF BASTROP

This instrument was subscribed, sworn to and acknowledged before me on the 26 day of January, 2020, by _____, Secretary of SMART CORPORATION, INC, a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public in and for
the State of Texas

My commission expires: _____

COVENANTS CONDITIONS AND RESTRICTIONS AFFIDAVIT - NO VIOLATION
(For Purposes of Issuing the T-19.1 Endorsement)

Date: January 28, 2020
GF#: AUT-78-125-AUT19012506
Title Company: Austin Title Company
Underwriter: Alamo Title Insurance
Seller: Smart Corporation, Inc
Affiant: Smart Corporation, Inc
Property: 1122 Swenson Blvd
Elgin, Texas 78621

Covenants, Conditions And Restrictions:

1. I am familiar with the above described CCRs as well as being familiar with the Property
2. There are no present violations of the CCRs affecting the Property, nor has anyone contacted Seller/Owner concerning or alleging any violation of such CCRs.
3. These representations are made to induce the issuance of policies of insurance on the Property and Affiant/Seller/Owner is aware that all parties are relying upon the truth of these statements. In consideration thereof, Affiant/Seller/Owner hereby agrees to indemnify Title Company and its underwriter from any claims, costs, damages, causes of action, expenses, and attorney's fees in any way arising from the inaccuracy of the above representations.
4. For the purposes of this affidavit, where the context requires: (i) the singular shall include the plural; (ii) the plural shall include the singular; and (iii) the use of any gender shall include all genders.

AFFIANT(S)/SELLER(S)/OWNER(S)

Smart Corporation, Inc

BY: _____

Misty Garwood
President

State of Texas

County of Bastrop

Sworn to and subscribed before me on 1/28/2020 by Misty Garwood as President of Smart Corporation, Inc, a Texas corporation, on behalf of said corporation
(Personalized Seal)

Notary Public's Signature



DEBTS LIENS AND POSSESSION AFFIDAVIT

Date: January 28, 2020
GF#: AUT-78-125-AUT19012506
Title Company: Austin Title Company
(including address) 815 Hwy 71 West, Bldg 1, Suite 1100, Bastrop, TX 78602
Underwriter: Alamo Title Insurance
(including address) P.O. Box 45023, Jacksonville, FL 32232-5023
Seller: Smart Corporation, Inc
Affiant: Misty Garwood
Property: 1122 Swenson Blvd, Elgin, TX 78621

Affiant on oath swears that the following statements are true:

1. There are no parties occupying, renting, leasing, residing or possessing the Property or any portion thereof, nor is Affiant aware of any parties claiming title to the subject Property or any portion thereof by reason of adverse possession, except the following (if none, insert none below):

tenants

2. There are no unpaid debts for any personal property or fixtures that are located on the Property, and no such items have been purchased on time payment contracts, and there are no security interests on such property secured by financing statements, security agreements, or otherwise, except the following (if none, insert none below):

None

3. ☐ There have been no improvements or repairs constructed on the Property within the preceding five (5) months.

- ☒ There have been improvements or repairs constructed on the Property within the preceding five (5) months, but said improvements or repairs have been completed and all labor and materials used in the construction of improvements or repairs on the Property have been fully paid and satisfied, except the following (if none, insert none below):

None

4. There are no loans or liens (including federal tax liens, state tax liens and judgment liens), unpaid taxes (ad valorem, state or federal), assessments, and/or homeowners' association dues, or other charges of any kind on or against the Property, except the following (if none, insert none below):

None

AFFIANT UNDERSTANDS THAT THE PAYOFF AMOUNT(S) ON LOANS AND LIENS LISTED ABOVE ARE IN ACCORDANCE WITH STATEMENTS GIVEN BY THE SECURED PARTY AND SHOULD THE SECURED PARTY REQUIRE ANY ADDITIONAL AMOUNT IN ORDER TO RELEASE SAID LOANS, AFFIANT (AND OWNER/BORROWER IF OWNER/BORROWER IS AN ENTITY) AGREES TO PAY THAT ADDITIONAL AMOUNT AND HOLD ESCROW AGENT AND ITS UNDERWRITER HARMLESS FROM SUCH ADDITIONAL AMOUNT AND ANY OTHER LIEN NOT SPECIFICALLY REFERENCED ABOVE.

5. There are no paving liens of any kind or character or paving claims outstanding against the Property, and no petitions have been signed for the paving of any street or alley adjoining the Property, and Affiant knows of no petitions being circulated for pavement of the streets, alley or sidewalks adjacent to the Property.
6. There are no lawsuits or claims pending against Owner/Borrower, except the following (if none, insert none below):

None

DEBTS LIENS AND POSSESSION AFFIDAVIT

(Continued)

7. Affiant realizes these representations are made to induce the Title Company and its underwriter to insure the title to the subject Property and that the Title Company and its underwriter are relying upon the truth of said statements. In consideration thereof, Affiant/Owner/Borrower hereby agrees to indemnify and hold harmless Title Company and its underwriter, their successors and assigns, from any claims, costs, damages, causes of action, expenses and attorney fees in any way arising from the inaccuracy of the above representations. Affiant further recognizes that any false or fraudulent representations knowingly made in this Affidavit may subject Affiant/Owner/Borrower to criminal liability.
8. For the purposes of this affidavit, where the context requires: (i) the singular shall include the plural; (ii) the plural shall include the singular; and (iii) the use of any gender shall include all genders.

Smart Corporation, Inc

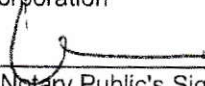
BY: 

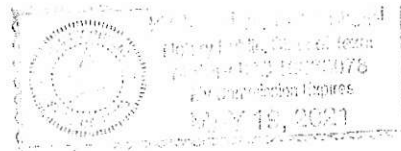
Misty Garwood
President

State of Texas

County of Bastrop

Sworn to and subscribed before me on 1/28/2020 by Misty Garwood as President of Smart Corporation, Inc, a Texas corporation, on behalf of said corporation
(Personalized Seal)


Notary Public's Signature



December 3, 2025

City of Elgin, TX
310 N. Main Street
Elgin, Texas, 78621

Re: Replat of Lot 3, Elgin Business Park
Elgin Self Storage, Site Development
Bastrop County Property ID No: 133003
City of Elgin, TX

To Whom it May Concern:

As the landowner of record for the below-referenced properties, I authorize Paradise Engineers, LLC to submit the necessary permit application(s) and to conduct the work and associated land disturbing activities on my property as necessary to construct the referenced Subdivision and associated site development improvements.

Authorized Agents:

Shiva Shankar, P.E.
Paradise Engineers, LLC
sshankar@paradise-engineers.com
919-917-6675

Sam Dehaybi, P.E.
Paradise Engineers, LLC
sdehaybi@paradise-engineers.com
(520) 461-7085

Property Information:

Property ID: 133003
Legal: Elgin Business Park, Lot 3, ACRES 2.306, (AMENDED PLAT OF PT OF LOT 1)

Sincerely,



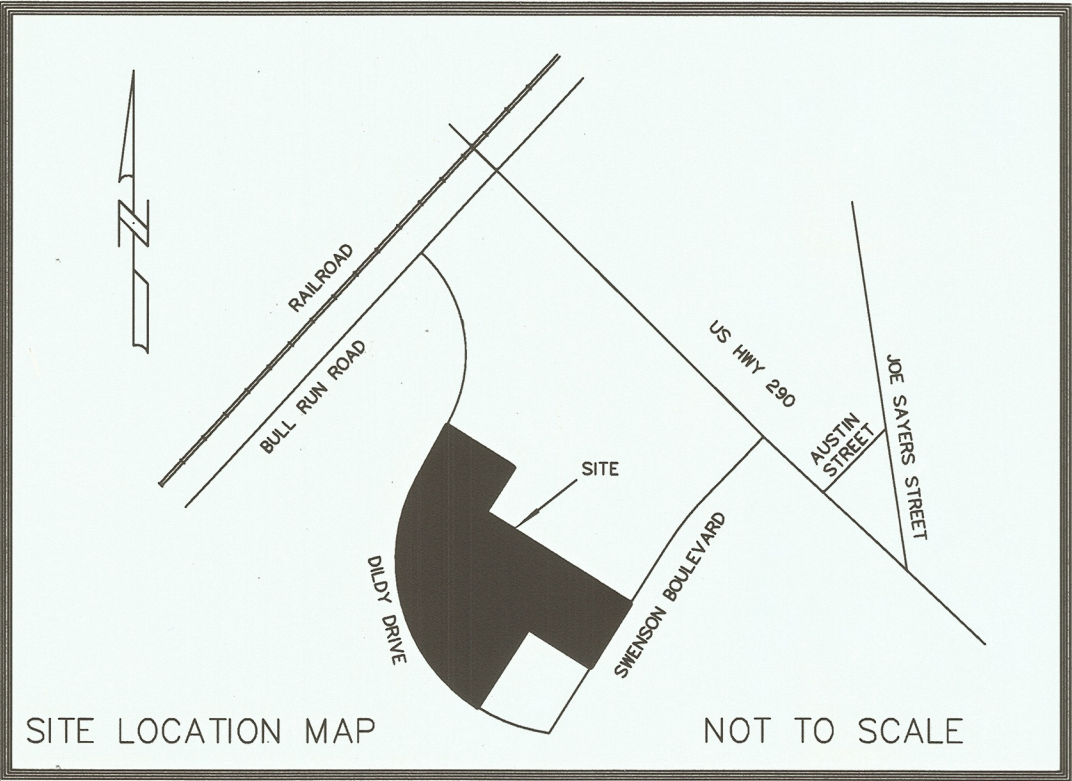
Allan J Tolbert III (Property Owner)

FINAL PLAT:

5/173-B

ELGIN BUSINESS PARK AMENDED PLAT OF A PORTION OF LOT 1

AN AMENDED PLAT OF 4.655 ACRES OF LAND OUT OF LOT 1,
ELGIN BUSINESS PARK, A SUBDIVISION IN THE CITY OF ELGIN,
PER (3/188A) AND (4/20A), PLAT RECORDS OF BASTROP
COUNTY, TEXAS



GENERAL NOTES:

- THIS PROPERTY IS WITHIN THE CITY LIMITS AND ETJ OF ELGIN, BASTROP COUNTY, TEXAS
- ZONING: C 3 COMMERCIAL
- 4.655 ACRES TOTAL COMPRISED BY LOT 1: 1.173 ACRES, LOT 2: 1.176 ACRES AND LOT 3: 2.306 ACRES.
- WATER SERVICE PROVIDED BY THE CITY OF ELGIN
- WASTEWATER SERVICE PROVIDED BY THE CITY OF ELGIN
- ELECTRIC SERVICE PROVIDED BY ONCOR ELECTRIC
- GAS SERVICE PROVIDED BY CENTER POINT ENERGY ENTEX
- ANY ADDITIONAL DEVELOPMENT OR IMPROVEMENTS WILL BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF ELGIN SUBDIVISION ORDINANCE.
- BUILDING SETBACKS WILL BE PER THE CITY OF ELGIN ZONING ORDINANCE.
- NO NEW STREETS ARE INCLUDED WITHIN THIS SUBDIVISION.
- NO NATURAL DRAINAGE COURSES OBSERVED IN PLACE ON THIS PROPERTY.
- NOTE: PER ITEMS 1 AND 10 E, F, G, H, I, J, K AND L OF SCHEDULE B OF THE TITLE COMMITMENT 1429723 DATED DECEMBER 4, 2014, THIS PROPERTY IS SUBJECT TO:
 - RESTRICTIVE COVENANTS, EASEMENTS, EASEMENT RIGHTS AND/OR RESERVATIONS (3/188A - PLAT) (4/20A - PLAT) (1116/595) (1130/169)
 - RIGHT(S) OF THE CITY OF ELGIN, TEXAS, TO THE USE AND MAINTENANCE OF WATER, GAS, AND/OR ANY OTHER UTILITY LINE(S)
 - 25' BUILDING SETBACK LINE(S) (DEPICTED HEREON)
 - 35' BUILDING SETBACK LINE(S) ALONG RIGHT-OF-WAYS (1116/595) CHANGED TO 25' (1130/169)
 - 15' BUILDING SETBACK LINE(S) COMMON WITH ADJACENT PROPERTY (DEPICTED HEREON)
- ALL LOTS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, SET-BACKS AND NOTES FROM ELGIN BUSINESS PARK SUBDIVISION, (3/188A), (4/20A), PLAT RECORDS OF BASTROP COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

4.655 ACRES, ELIZABETH STANDIFER SURVEY, ABSTRACT 59, CITY OF ELGIN, BASTROP COUNTY, TEXAS, BEING A PORTION OF LOT 1, ELGIN BUSINESS PARK PER CABINET 3, PAGE 188A AND CABINET 4, PAGE 20A, PLAT RECORDS OF BASTROP COUNTY CONVEYED TO ELGIN ECONOMIC DEVELOPMENT CORPORATION PER VOLUME 1992, PAGE 262, OFFICIAL RECORDS OF BASTROP COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE EASTERNMOST SOUTHEAST CORNER HEREOF, THE COMMON EAST CORNER OF LOTS 1 AND 2 OF SAID SUBDIVISION AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SWENSON BOULEVARD (80' R.O.W.);

THENCE N 57°47'52" W, 184.82 FEET (BEARING BASIS PER CABINET 3, PAGE 188A AND CABINET 4, PAGE 20A) TO AN IRON ROD FOUND AND S 32°34'49" W, 235.99 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 TO AN IRON ROD FOUND FOR THE SOUTHEASTERNMOST SOUTHEAST CORNER HEREOF AND A POINT ON THE CURVING NORTHERLY OR EASTERLY RIGHT-OF-WAY LINE OF DILLY DRIVE (80' R.O.W.);

THENCE 651.09 FEET ALONG THE ARC TO THE RIGHT OF THE CURVING NORTHERLY OR EASTERLY LINE OF SAID DILLY DRIVE WITH A CENTRAL ANGLE OF 85°45'30", A RADIUS OF 435.00 FEET AND A CHORD BEARING OF N 14°33'52" W, 592.00 FEET TO AN IRON ROD FOUND FOR THE ENDPOINT OF SAID CURVE AND N 28°23'08" E, 151.61 FEET CONTINUING ALONG THE EASTERLY LINE OF SAID DILLY DRIVE TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

THENCE THE FOLLOWING THREE (3) COURSES OVER AND ACROSS SAID LOT 1:
1) S 57°47'11" E, 197.68 FEET TO AN IRON ROD FOUND;
2) S 32°12'49" W, 134.61 FEET TO AN IRON ROD FOUND;
3) S 57°47'11" E, 430.16 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF AND A POINT ON THE WEST LINE OF SAID SWENSON BOULEVARD;

THENCE S 32°12'49" W, 186.05 FEET ALONG THE WEST LINE OF SAID SWENSON BOULEVARD TO THE POINT OF BEGINNING, ENCOMPASSING 4.655 ACRES.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 48021C 0075 E DATED JAN. 19, 2006.
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY. DOES NOT INDICATE WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION OR FLOOD TYPE STUDY.

STATE OF TEXAS
COUNTY OF BASTROP

I, C. RICHARD RALPH, STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT WAS PREPARED, AND ALL CORNER MONUMENTS PLACED, IN ACCORDANCE WITH THE CITY OF ELGIN SUBDIVISION REGULATIONS FROM AN ACTUAL, ACCURATE SURVEY PERFORMED UNDER MY SUPERVISION.

BY:

PROFESSIONAL LAND SURVEYORS
116 TAHITIAN DRIVE
BASTROP, TEXAS 78692

C. RICHARD RALPH, R.P.L.S. 4758

02/19/15



PROFESSIONAL LAND SURVEYORS

C. RICHARD RALPH, R.P.L.S. NO. 4758
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602

PH: (512) 303-0952
FAX: (512) 332-0961
PROFLNDSUR@aol.com



REVISIONS: ADDRESS REVIEWS COMMENTS 03/09/15
ADDRESS REVIEWS COMMENTS 03/25/15

DRAWN: PMH
DATE: 02/19/2015

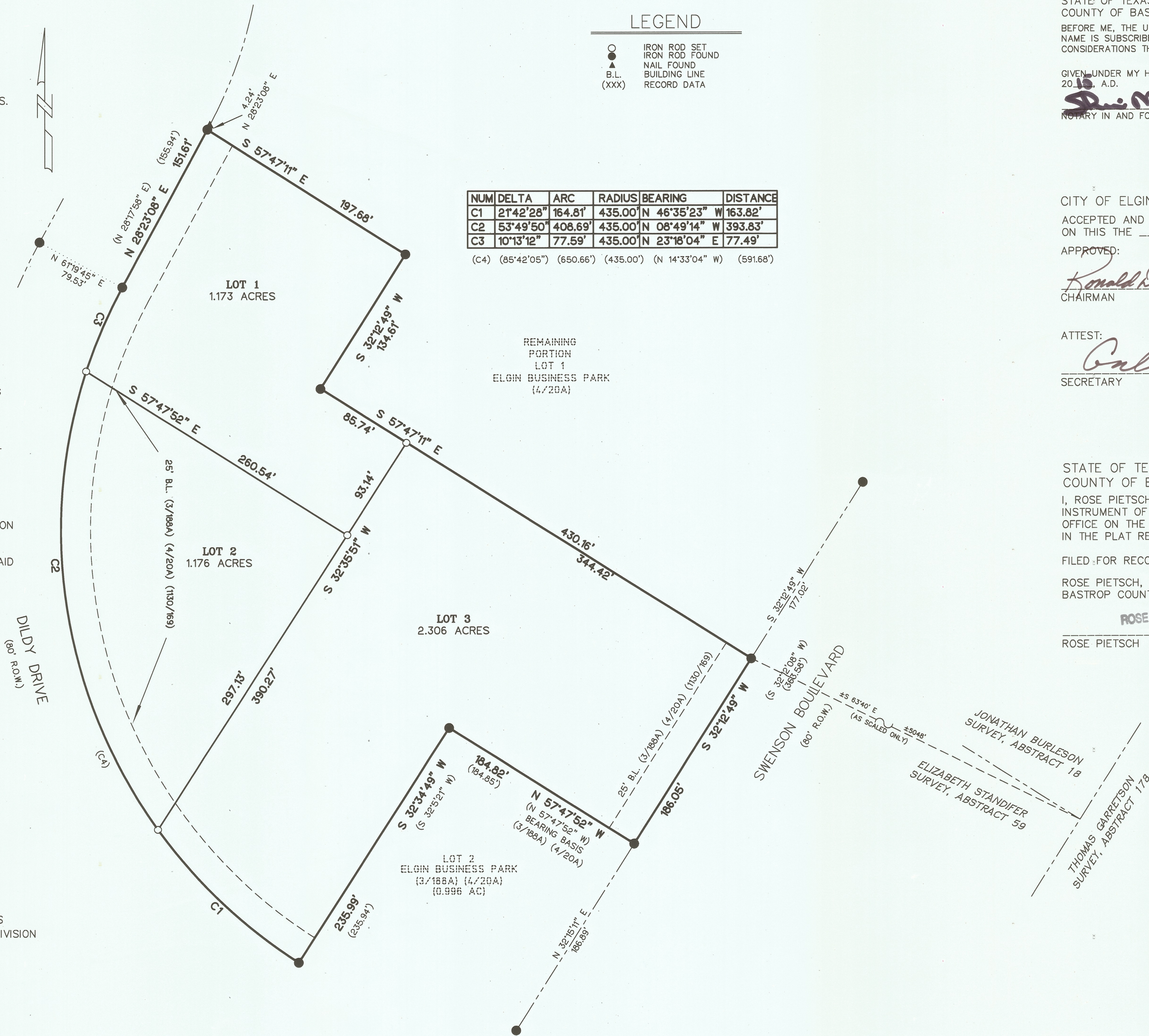
FIELD BOOK: 139/42
PROJ: 14174

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- NAIL FOUND
- BUILDING LINE
- RECORD DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	21°42'28"	164.81'	435.00'	N 46°35'23" W	163.82'
C2	53°49'50"	408.69'	435.00'	N 08°49'14" W	393.83'
C3	10°13'12"	77.59'	435.00'	N 23°16'04" E	77.49'

(C4) (85°42'05") (650.66') (435.00') (N 14°33'04" W) (591.68')



STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT WE, ELGIN ECONOMIC DEVELOPMENT CORPORATION, ACTING BY AND THROUGH JOE NEWMAN, EXECUTIVE DIRECTOR, OWNERS OF 4.655 ACRES OF LAND OUT OF LOT 1, ELGIN BUSINESS PARK, A SUBDIVISION IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS PER CABINET 3, PAGE 188A AND CABINET 4, PAGE 20A, PLAT RECORDS OF BASTROP COUNTY BEING CONVEYED US PER VOLUME 1992, PAGE 262, OFFICIAL RECORDS OF BASTROP COUNTY, DO HEREBY AMEND SAID 4.655 ACRES OF LOT 1, IN ACCORDANCE WITH THE ACCOMPANYING PLAT TO BE KNOWN AS:

ELGIN BUSINESS PARK AMENDED PLAT OF A PORTION OF LOT 1

AND DO HEREBY DEDICATE TO THE PUBLIC ANY STREETS AND/OR EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, NOT RELEASED.

WITNESS MY HAND THIS THE 28th DAY OF April, 2015, A.D.

Joe Newman

ELGIN ECONOMIC DEVELOPMENT CORPORATION
BY: JOE NEWMAN
EXECUTIVE DIRECTOR
P.O. BOX 591
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28th DAY OF April, 2015, A.D.

Shirley Marking
NOTARY IN AND FOR THE STATE OF TEXAS

Shirley Marking
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: 4/15/17

CITY OF ELGIN ACKNOWLEDGEMENT

ACCEPTED AND APPROVED FOR RECORD BY THE PLANING AND ZONING COMMISSION, CITY OF ELGIN ON THIS THE 22 DAY OF APRIL, 2015, A.D.

APPROVED:

Ronald D. Cuff
CHAIRMAN

ATTEST:

Caloshe
SECRETARY

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 11th DAY OF June, 2015, A.D., AT 1:30 O'CLOCK P.M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET NO. 5, PAGE(S) 173-B.

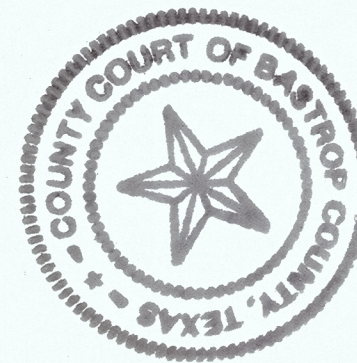
FILED FOR RECORD THIS THE 11th DAY OF June, 2015, A.D.

ROSE PIETSCH
BASTROP COUNTY, TEXAS

ROSE PIETSCH

BY: *Mary Casey*
DEPUTY

FILED JUN 11 2015
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS



OWNERS:	ELGIN ECONOMIC DEVELOPMENT CORPORATION P.O. BOX 591 ELGIN, TEXAS 78621
ACREAGE:	4.655 ACRES
NUMBER OF LOTS:	3
NUMBER OF BLOCKS:	
DILLY DRIVE	80' R.O.W.
SWENSON BOULEVARD	80' R.O.W.
LINEAR FEET OF NEW STREETS:	NO ADDITIONAL RIGHT-OF-WAY
DATE:	02/19/2015
SURVEYOR:	PROFESSIONAL LAND SURVEYORS 116 TAHITIAN DRIVE BASTROP, TEXAS 78602 C. RICHARD RALPH, RPLS 4758
ENGINEER:	N/A

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT ALLAN J. TOLBERT, III, OWNER OF THAT CERTAIN 2.306 ACRES OF LAND IN BASTROP COUNTY, TEXAS, BEING LOT 3 OF ELGIN BUSINESS PARK, AMENDED PLAT OF A PORTION OF LOT 1, RECORDED IN CABINET NO. 5, PAGE 173B OF THE PLAT RECORDS OF BASTROP COUNTY, CONVEYED TO ME BY DEED RECORDED UNDER DOCUMENT NUMBER 20201516 OF THE OFFICIAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS, DO HEREBY REPLAT SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE TO BE KNOWN AS:

REPLAT OF LOT 3 ELGIN BUSINESS PARK
AMENDED PLAT OF A PORTION OF LOT 1

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS THAT HERETOFORE GRANTED AND NOT RELEASED.

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

ALLAN J. TOLBERT, III, OWNER

STATE OF TEXAS:
COUNTY OF BASTROP:

THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____ 20____, DID PERSONALLY APPEAR, ALLAN J. TOLBERT, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

SIGNED NAME OF NOTARY

PRINTED NAME OF NOTARY
COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF BASTROP:

I, GARRETT CAVAIUOLO, 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.

GARRETT CAVAIUOLO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6714
MC SURVEYING, LLC
REGISTERED FIRM 10194678

STATE OF TEXAS:
COUNTY OF BASTROP:

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

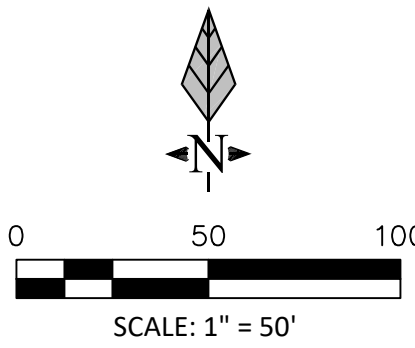
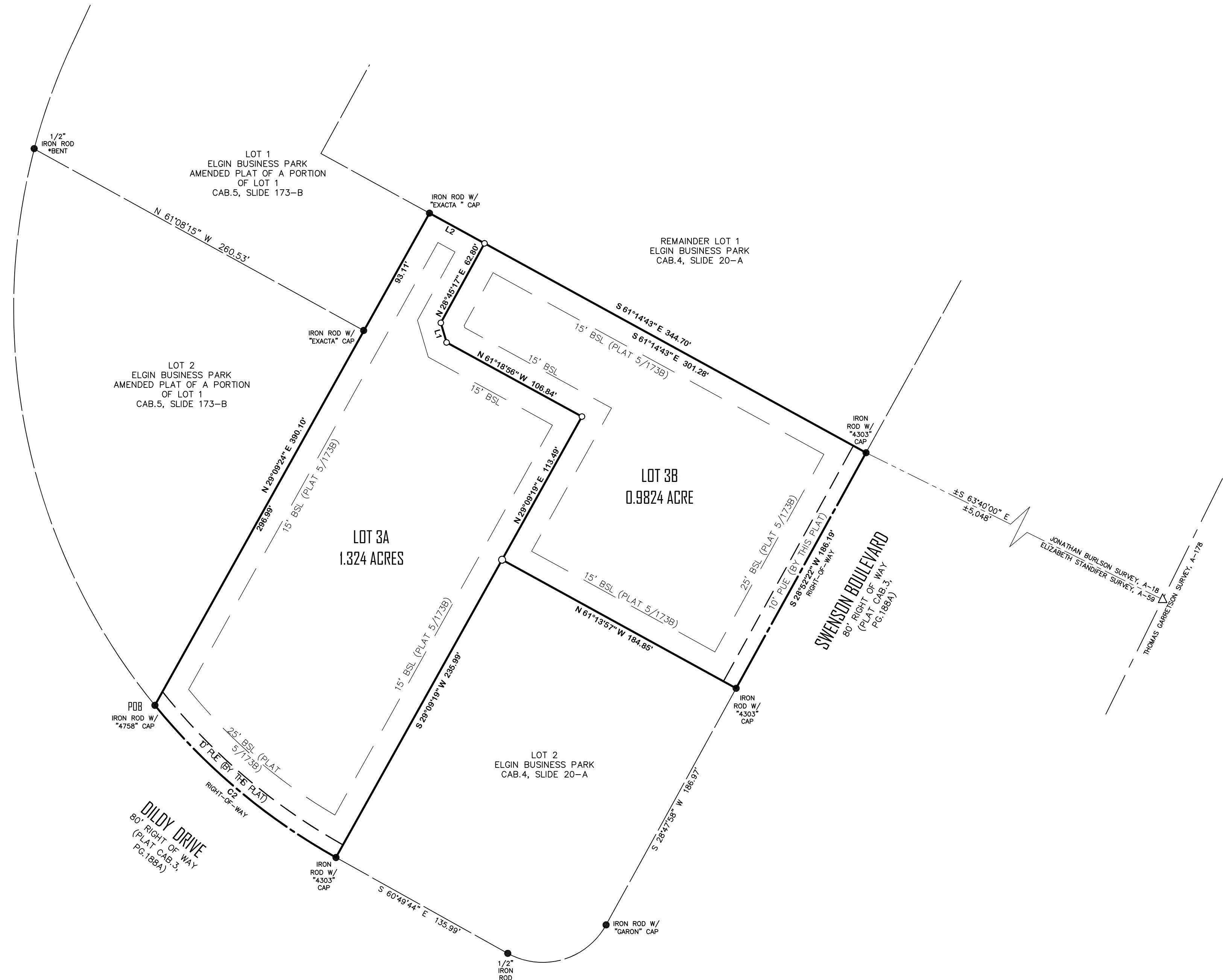
MAHMOUD SAM DEHAYBI, DATE
REGISTERED PROFESSIONAL ENGINEER NO. 135725

- PLAT NOTES:
- NO LOT IN SUBDIVISION SHALL BE OCCUPIED UNTIL THE CONNECTION TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
 - THE OWNER OF THIS PLAT, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ELGIN.
 - NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO GOVERNMENTAL AUTHORITIES.
 - ELECTRIC PROVIDER: ONCOR ELECTRIC.
 - WASTEWATER PROVIDER: CITY OF ELGIN
 - WATER PROVIDER: CITY OF ELGIN
 - GAS SERVICE PROVIDER: CENTERPOINT ENERGY ENTX
 - BY APPROVING THIS PLAT, THE CITY OF ELGIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF ALL THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THIS CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
 - THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
 - THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ELGIN.
 - CURRENT ZONING DESIGNATION IS "C-2 GENERAL COMMERCIAL DISTRICT" (CITY OF ELGIN 3.4.2026 ZONING MAP).
 - NO PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48021C0075E, EFFECTIVE DATE JANUARY 19, 2026 FOR BASTROP COUNTY, TEXAS.
 - ALL LOTS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS, SET-BACKS AND NOTES FROM ELGIN BUSINESS PARK SUBDIVISION, (3/188A), (4/20A), PLAT RECORDS OF BASTROP COUNTY, TEXAS.

SUBMITTED:
12/2/2025

REV.	DATE	DESCRIPTION

REPLAT OF LOT 3 ELGIN BUSINESS PARK AMENDED PLAT OF A PORTION OF LOT 1



CONTROL NOTE:

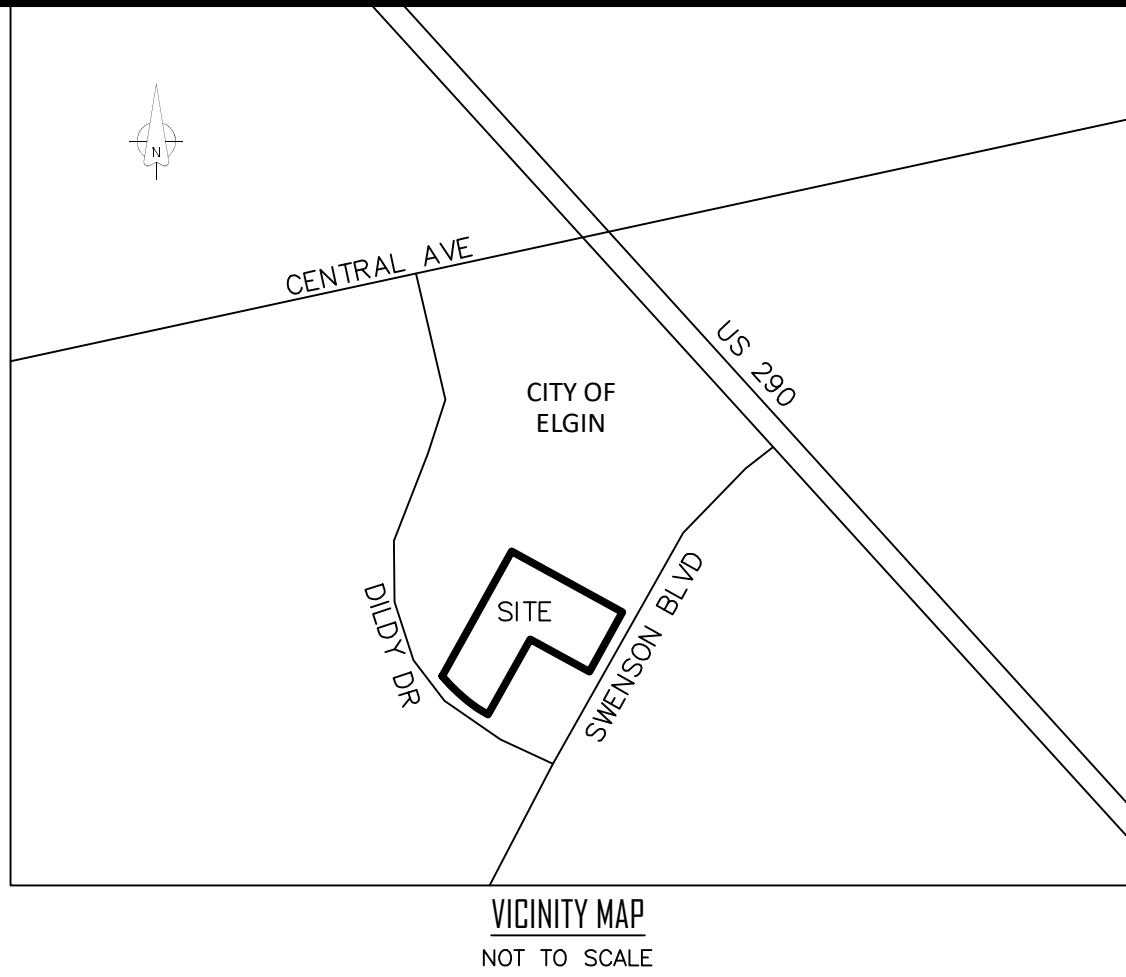
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD83, GEOID18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.00007523.

UNITS: US SURVEY FEET.

LINE	BEARING	DISTANCE
L1	N 16°16'50" W	14.13'
L2	S 61°14'43" E	43.42'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	435.00'	164.70'	N 49°57'35" W	163.72'

- LEGEND
- SUBJECT BOUNDARY
 - SUBJECT RIGHT OF WAY BOUNDARY
 - ADJOINER BOUNDARY
 - BUILDING SETBACK LINE
 - APPROX. SURVEY ABSTRACT
 - EASEMENT BY THIS PLAT
 - FLY-TIE
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - W/ "MCS 6714" CAP (UNLESS NOTED)
 - CALCULATED POINT
 - CABINET AND SLIDE BASTROP
 - COUNTY PLAT RECORDS
 - BUILDING SETBACK LINE
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - CAB., SL.
 - BSL
 - POB
 - PUE



LEGAL DESCRIPTION:

BEING LOT 3 (CALLED 2.306 ACRES), OF ELGIN BUSINESS PARK AMENDED PLAT OF A PORTION OF LOT 1, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET NO. 5, PAGE 173B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 2.306 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH A PLASTIC CAP STAMPED "4758", FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF LOT 2, ALSO BEING A POINT IN THE CURVED 80' RIGHT OF WAY FOR DILDY DRIVE DESCRIBED IN CABINET 3, PAGE 188A BASTROP COUNTY DEED RECORDS,

THENCE, N 29°09'24" E, 390.10 FEET WITH THE COMMON LINE OF LOT 2 AND LOT 3, PASSING AN IRON ROD WITH PLASTIC CAP STAMPED "EXACTA" FOUND FOR THE NORTHEAST CORNER OF LOT 2 AT 296.99 FEET TO AN IRON ROD WITH PLASTIC CAP STAMPED "EXACTA" FOUND FOR THE NORTHWEST CORNER OF LOT 3 SAME BEING THE SOUTHEAST CORNER OF LOT 1, ALSO BEING THE REMAINDER OF LOT 1 ELGIN BUSINESS PARK CABINET 4 SLIDE 2D-A,

THENCE, S 61°14'43" E, 344.70 FEET WITH THE COMMON LINE OF LOT 3 AND SAID REMAINDER OF LOT 1, TO AN IRON ROD WITH A PLASTIC CAP STAMPED "4303" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3 SAME BEING THE SOUTHEAST OF THE SAID REMAINDER OF LOT 1, SAME BEING A POINT IN THE WEST 80' RIGHT OF WAY FOR SWENSON BOULEVARD DESCRIBED IN CABINET 3, PAGE 188A BASTROP COUNTY DEED RECORDS,

THENCE, S 28°52'22" W, 385.19 FEET, WITH THE COMMON LINE OF LOT 3 AND THE RIGHT OF WAY OF SWENSON BOULEVARD TO AN IRON ROD WITH A PLASTIC CAP STAMPED "4303" FOUND FOR THE NORTHEAST CORNER LOT 2 ELGIN BUSINESS PARK DESCRIBED IN CABINET 4 SLIDE 2D-A,

THENCE, N 61°13'57" W, 184.85 FEET WITH THE COMMON LINE OF LOT 3 AND SAID LOT 2 OF ELGIN BUSINESS PARK, TO AN IRON ROD SET FOR THE NORTH CORNER OF SAID LOT 2 ELGIN BUSINESS PARK, SAME BEING AN INTERIOR "L" CORNER FOR LOT 3,

THENCE, S 29°09'19" W, 235.99 FEET WITH THE COMMON LINE OF LOT 3 AND SAID LOT 2 OF ELGIN BUSINESS PARK, TO AN IRON ROD WITH A PLASTIC CAP STAMPED "4303", BEING THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHWEST CORNER OF LOT 2 ELGIN BUSINESS PARK, ALSO BEING A POINT IN SAID DILDY DRIVE BEGINNING A CURVE TO THE RIGHT,

THENCE, WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 164.70 FEET, AND A CHORD WHICH BEARS N 49°57'35" W, 163.72 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2.306 ACRES OF LAND, MORE OR LESS.

OWNER: ALLAN J. TOLBERT, III 1126 SWENSON BLVD SUITE A ELGIN, TX 78621 512-699-4869	TOTAL NUMBER OF LOTS: 2 TOTAL NUMBER OF BLOCKS: 0 ROW RESERVE: 0 TOTAL ACREAGE: 2.306 AC
SURVEYOR: GARRETT CAVAIUOLO, RPLS MC SURVEYING, LLC 79 S. WYNNOK AK CIRCLE SPRING, TEXAS 77382 737-202-9333	ENGINEER: MAHMOUD SAM DEHAYBI, PE PARADISE ENGINEERS 5900 BALCONES DRIVE, SUITE 100 AUSTIN, TEXAS 78731 520-461-7085

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

CHAIR - PLANNING & ZONING COMMISSION

SECRETARY - PLANNING & ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF BASTROP:

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M. DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY.

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

KRISTA BARTSCH, BASTROP COUNTY CLERK

DEPUTY, COUNTY CLERK



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

May 1, 2026

Mr. Sam Dehaybi, P.E.
Paradise Engineers
5900 Balcones Drive, Suite 100
Austin, TX 78731

RE: Elgin Self Storage Lot 3 Re-Plat Review

Dear Mr. Dehaybi:

WGA has reviewed the following documents listed below submitted on April 30, 2026, by Paradise Engineers.

1. Re-plat dated December 2, 2025.
2. Other supporting documents submitted with the Re-plat: Comment Response Letter.

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Beau Perry", is written over a light blue horizontal line.

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

cc: William McIlvain, City of Elgin



June 8, 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 the Planning & Zoning Commission as denoted below:

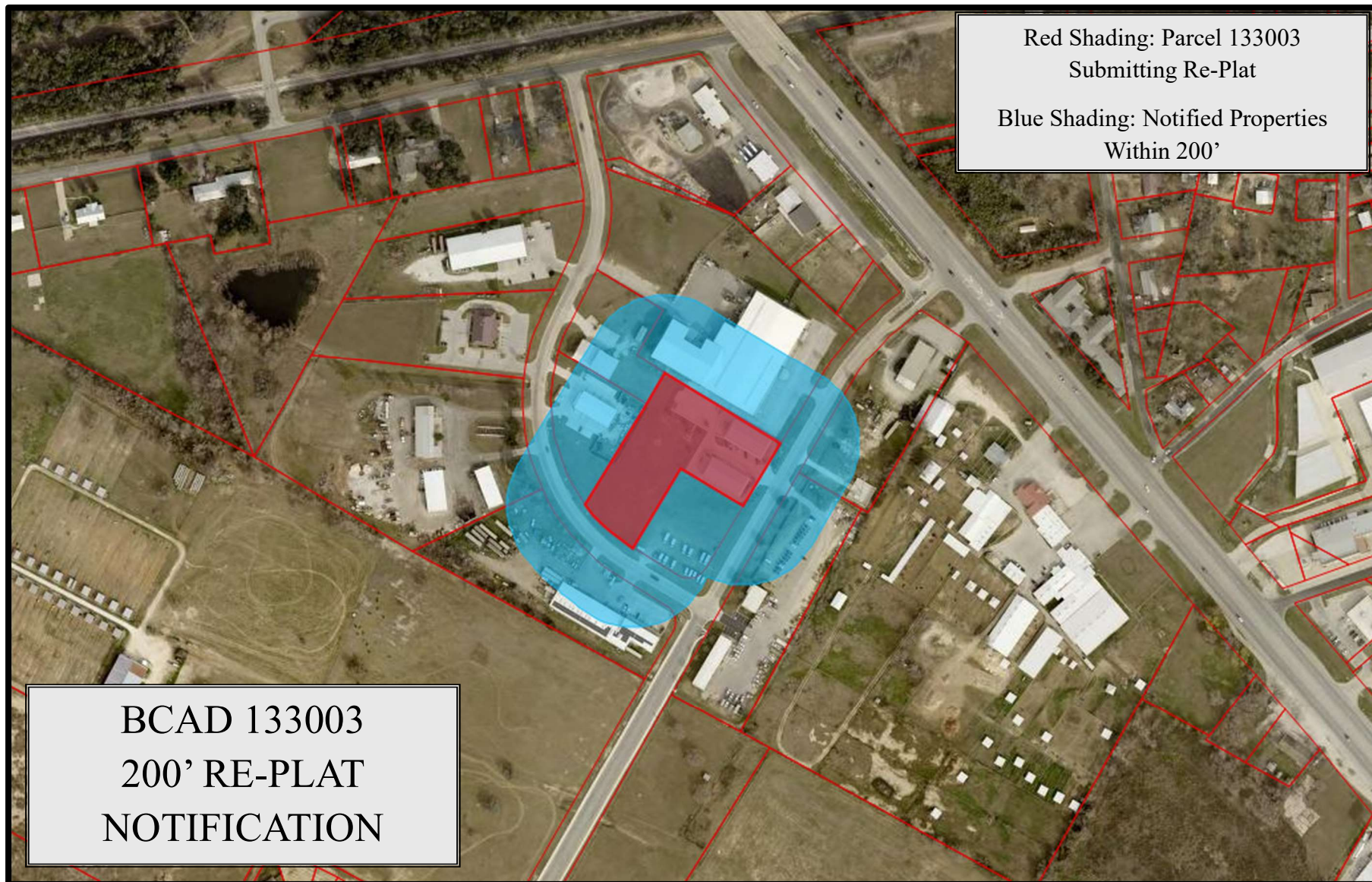
Project #202600021: A replat titled “Replat of Lot 3 Elgin Business Park Amended Plat of A Portion of Lot 1” located on a parcel of land known by Bastrop County as Parcel 133003 and being 2.036 acres of land located on 1126 Swenson Blvd, Elgin, Texas.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on **June 22nd, 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.





Development Services Department

STAFF REPORT

Consideration of a Final Plat for the Rhode Tract

Project #202600010

Date: June 8, 2026
Applicant: BGE, Inc.
Hearing Date: Planning & Zoning Commission – June 22, 2026
Location: Bastrop County Appraisal District as Parcel 11945 and 8731878, located on the south side of 290, west of Roy Rivers Road.

APPLICATION SUMMARY

Consideration of a Final Plat for the Rhode Tract, a mixed use commercial development comprised of 16 non-residential lots and two detention lots with 3,381 linear feet of streets across a total of 59.987 acres.

DEPARTMENT COMMENTS

The concept plan for the Rhode Tract Commercial Center was reviewed at the April 2, 2024 City Council meeting. The PDD Workshop came before the Planning and Zoning Commission on March 25, 2024 and the PDD was signed into effect by City Council on July 7, 2024. The Preliminary Plat was approved by the Planning and Zoning Commission on September 23, 2024.

WGA has reviewed the proposed plat and found that it conforms to the terms of the PDD agreement and the standards of the City of Elgin.

ATTACHMENTS:

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

Vicinity Map



FINAL PLAT APPLICATION

Date: 11/13/24

SITE INFORMATION

Project Address: US 290 Frontgate, Elgin, TX 78621

Parcel Identification Number (if no address): 11945 & 8731878

APPLICANT

Name: Austin Jarmusch

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.

Austin Jarmusch

Austin Jarmusch 11/13/24

Signature

Printed Name

Date

Project Description:

Mixed use commercial development



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



OWNER'S AUTHORIZATION LETTER

Project Site Address: US 290 Frontage, Elgin, TX 78621

I/we hereby certify that I/we am/are the owner(s) of the above-described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request

Thomas Pharr, PE, CFM of BGE, Inc.

Austin Jarmusch, PMP, of BGE, Inc.

7/29/2024

Name of Permit Applicant or Company (Print)

Date



1st Property Owners Signature

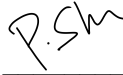
Date 7/30/2024

AV Elgin 46 QOF LP

7/30/2024

1st Property Owners Printed Name

Date



7/30/2024

2nd Property Owners Signature

Date

AV Elgin 46 LP

7/30/2024

2nd Property Owners Printed Name

Date



7/30/2024

3rd Property Owners Signature

Date

MRRM QOF LP

7/30/2024

3rd Property Owners Printed Name

Date

Additional owners please provide their signatures, date, printed name, and date on separate letter. Failure to provide additional property owner(s) and/or produce incorrectly may result in delay.

Be aware the person(s) who represent a corporation, limited liability company (LLC), or similar type of corporation regarding property ownership must provide documentation along with this letter indicating they have authority to sign for said corporation. Failure to provide may result in delay.

Owners Authorization Form

Final Audit Report

2024-07-30

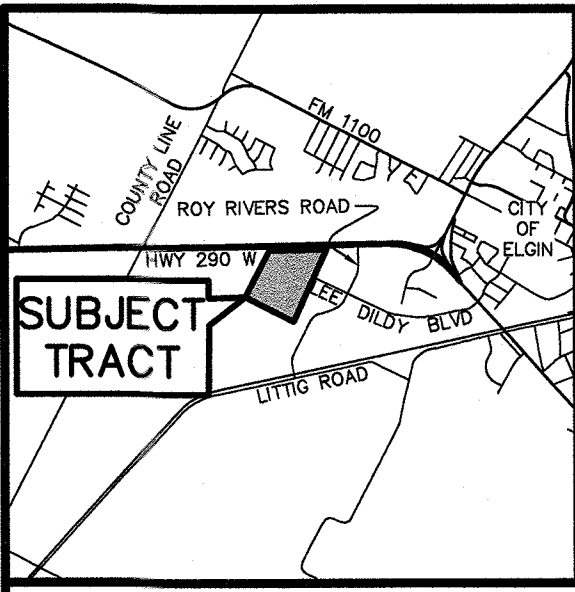
Created:	2024-07-30
By:	Lucy Litteaur (lucy@americanventures.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgA5ghy8wXsAoT-l45nJM-pa2SXzLHeuW

"Owners Authorization Form" History

-  Document created by Lucy Litteaur (lucy@americanventures.com)
2024-07-30 - 9:35:31 PM GMT
-  Document emailed to Shravan Parsi (shravan@americanventures.com) for signature
2024-07-30 - 9:35:35 PM GMT
-  Email viewed by Shravan Parsi (shravan@americanventures.com)
2024-07-30 - 9:35:52 PM GMT
-  Document e-signed by Shravan Parsi (shravan@americanventures.com)
Signature Date: 2024-07-30 - 9:36:11 PM GMT - Time Source: server
-  Agreement completed.
2024-07-30 - 9:36:11 PM GMT



RHODE TRACT



VICINITY MAP
NOT TO SCALE

BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = .99992343



ELSIE E. NEIDIG FAMILY PARTNERSHIP
CALLED 109.36 ACRES
VOL. 530, PG. 558 O.R.B.C.

APPROXIMATE NORTHWEST CORNER OF ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59
APPROXIMATE SOUTHWEST CORNER OF JONATHAN BURLESON SURVEY, ABSTRACT NO. 18

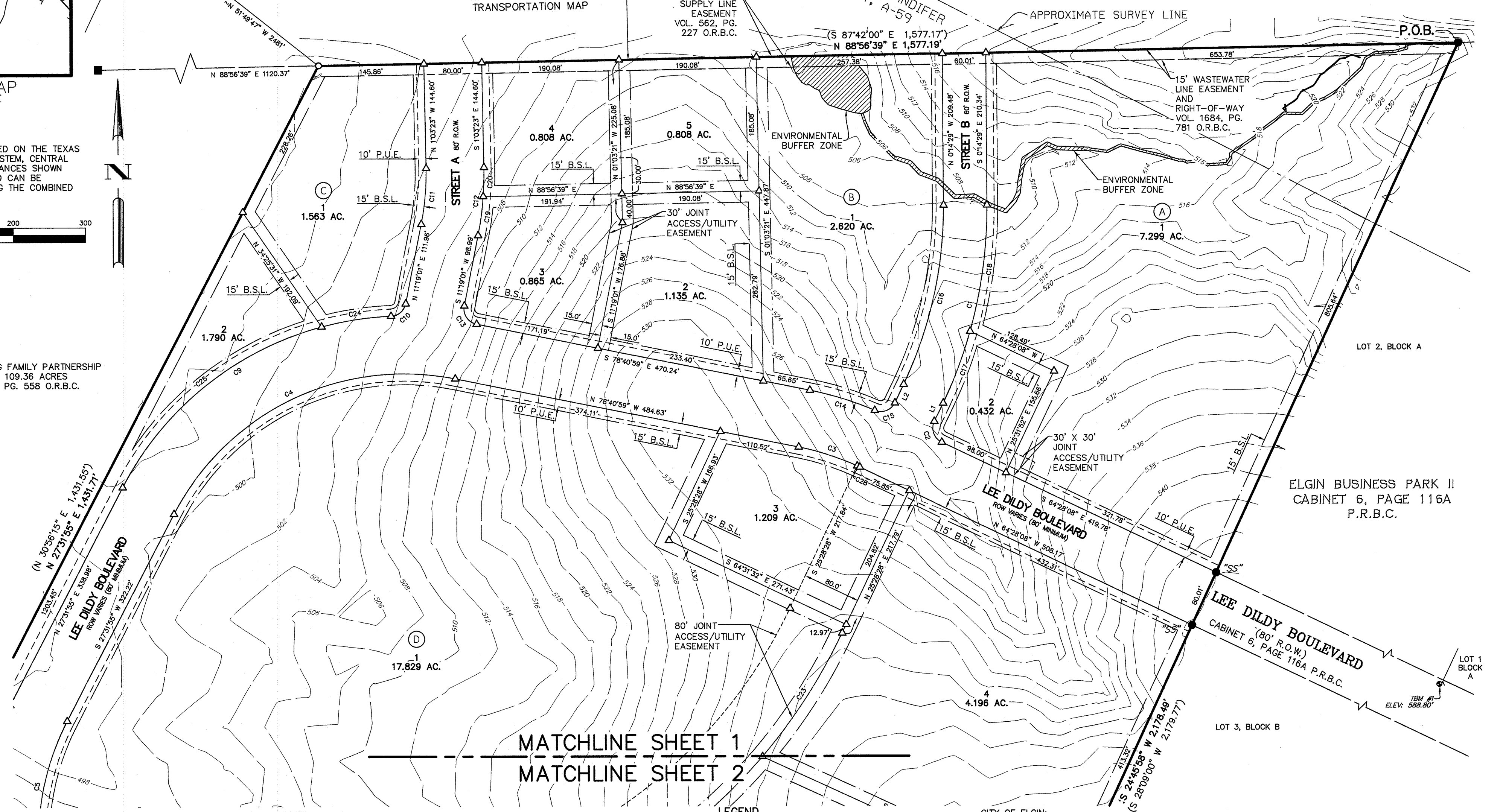
U.S. HIGHWAY 290
(240' R.O.W.)
PER STATE DEPARTMENT OF
HIGHWAYS AND PUBLIC
TRANSPORTATION MAP

BENCHMARKS:

BENCHMARK #1

MAG NAIL SET WITH "BGE INC" WASHER AT THE NORTHEAST CORNER OF A CURB INLET LOCATED ON THE NORTH SIDE OF LEE DILDY BOULEVARD (80' R.O.W.) AS DEDICATED BY ELGIN BUSINESS PARK II SUBDIVISION AS RECORDED IN CABINET 6, PAGE 116A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, +/- 559' SOUTHEAST OF THE NORTHWEST TERMINUS OF SAID LEE DILDY BOULEVARD, AS SHOWN HEREON.

GRID NORTHING: 10,102,904.82
GRID EASTING: 3,223,116.66
ELEVATION: 588.80 FEET NAVD-88



MATCHLINE SHEET 1
MATCHLINE SHEET 2

REVISED: ___/___/20___

PRELIMINARY PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

OWNER(S): AV ELGIN 46 LP
AV ELGIN 46 QOF LP
MRRM QOZP, LP
ADDRESS: 1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701
PHONE: 512-541-0041
ACREAGE: 59.987 ACRES
SURVEY: JONATHAN BURLESON SURVEY, ABSTRACT NO. 18
ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59
NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 2)
PLAT SUBMITTED: 08/01/2024
SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS.)
PHONE: 512-879-0400
ENGINEER: BGE, INC. (THOMAS M. PHARR, PE)
PHONE: 512-879-0400

LEGEND
DOC. DEED RECORDS OF BASTROP COUNTY
NO. NOT TO SCALE
N.T.S. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.P.R.T.C. OFFICIAL RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFO., VOL 790, PG. 139 O.R.B.C.
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
x FOUND PUNCH MARK IN CONCRETE
□ FOUND TXDOT TYPE I CONCRETE MONUMENT
△ SET 1/2" IRON ROD W/CAP "BGE INC"
CALCULATED POINT
○ "SS"
x
○
△
ENVIRONMENTAL BUFFER ZONE

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS 23 DAY OF SEPT., 2024

VICE-CHAIRPERSON
RONALD CREPPON
RECORDING SECRETARY
MELISSA LIPIEC
DATE 07/10/2025

PHASE BOUNDARY
RIGHT-OF-WAY
PROPOSED LOT LINE
PROPERTY LINE
EXISTING LOT LINE
EASEMENT
BUILDING SETBACK LINE
SURVEY LINE
CONTOUR ELEVATION/LINE
MATCHLINE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

\\bgeinc\data\TDC\Projects\American_Ventures\12515-00-Rhode_Tract_Phase_One\SV\04_Finals\Drawings\Plot\12515-00_Rhode_P1_Prelim_Plot.dwg, 8/04/2025 10:37 AM, mmisick, 1:100

ELSIE E. NEIDIG FAMILY PARTNERSHIP
CALLED 109.36 ACRES
VOL. 530, PG. 558 O.R.B.C.

PRN PROPERTIES, LP
CALLED 206.8 ACRES
DOC. NO. 2012016371 O.P.R.T.C.

INNOVATION WAY
(60' ROW)

LEE DILDY BOULEVARD
FROM WARE (BY MANUAL)

2
1.790 AC.
10' P.U.E.

17.829 AC.

2
13.526 AC.

4
4.196 AC.

LOT 3, BLOCK B

ELGIN BUSINESS
PARK II
CABINET 6, PAGE
116A P.R.B.C.

CMC ELGIN SOUTHSIDE
290 REPLAT
DOC. NO. 202213741
O.P.R.B.C.

LOT 1, BLOCK A

REPLAT OF LOTS 7-11, AND
SECTION OF FUTURE ROW, BLOCK A,
ELGIN BUSINESS PARK III PHASE III
CABINET 8, PAGE 22-B P.R.B.C.

LOT 8A, BLOCK A

LOT 1, BLOCK A

±20' WATER AND WASTEWATER
EASEMENT AND RIGHT-OF-WAY
VOL. 979, PG. 826 O.R.B.C.

±20' WATER AND WASTEWATER
EASEMENT AND RIGHT-OF-WAY
VOL. 979, PG. 817 O.R.B.C.

N 62°52'11" W 1,490.06'
(N 59°27'22" W 1,490.25')

30' JOINT
ACCESS/UTILITY
EASEMENT

80' JOINT
ACCESS/UTILITY
EASEMENT

MATCHLINE SHEET 1
MATCHLINE SHEET 2



PRELIMINARY PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

LEGEND

DOC. DEED RECORDS OF BASTROP COUNTY
D.R.B.C. NUMBER
NO. NOT TO SCALE
N.T.S. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.P.R.T.C. OFFICIAL RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFO., VOL 790, PG. 139 O.R.B.C.
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
● FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
● FOUND PUNCH MARK IN CONCRETE
● FOUND TXDOT TYPE I CONCRETE MONUMENT
● SET 1/2" IRON ROD W/CAP "BGE INC"
● CALCULATED POINT
— SCALE BREAK SYMBOL
— ENVIRONMENTAL BUFFER ZONE

— PHASE BOUNDARY
— RIGHT-OF-WAY
— PROPOSED LOT LINE
— PROPERTY LINE
— EXISTING LOT LINE
— EASEMENT
— BUILDING SETBACK LINE
— SURVEY LINE
— CONTOUR ELEVATION/LINE
— MATCHLINE

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH	SURFACING
STREET A	80 FT.	394 FT.	CONCRETE
STREET B	60 FT.	570 FT.	CONCRETE
LEE DILDY BOULEVARD	80-90 FT.	2,417 FT.	CONCRETE
TOTAL LINEAR FEET		3,381 FT.	

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
NON RESIDENTIAL	13	54.080 AC.
RIGHT-OF-WAY	—	5.907 AC.
TOTAL LOTS	13	TOTAL ACREAGE 59.987 AC.
TOTAL BLOCKS	4	



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

SHEET 2 OF 4

LEGAL DESCRIPTION

FIELD NOTES FOR A 59.987 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, BOTH OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO AV ELGIN 46 QOF LP AND AV ELGIN 46 LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO MRRM QOZP LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 59.987 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of U.S. Highway 290 (240 feet wide) as shown on the State of Texas State Department of Highways and Public Transportation map Control No. 114-4-37, at the northeast corner of the above described 45.555 acre tract and at the northwest corner of Lot 2, Block A of ELGIN BUSINESS PARK II, a subdivision as recorded in Cabinet 6, Page 116A of the Plat Records of Bastrop County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with partially with the east line of said 45.555 acre tract, and with the east line of the above described 14.432 acre tract, and partially with the west line of said ELGIN BUSINESS PARK II, and with the west line of Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, a subdivision as recorded in Document Number 202213741 of the Official Public Records of Bastrop County, S 24°45'58" W a distance of 2,178.49' to a 1/2-inch iron rod found at an interior corner of said Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, and at the southeast corner of said 14.432 acre tract for the southeast corner of the herein described tract;

THENCE, partially with the south line of said 14.432 acre tract, partially with the south line of said 45.555 acre tract, partially with the north line of said Lot 1, CMC ELGIN SOUTHSIDE 290 REPLAT and partially with the north line of REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, a subdivision as recorded in Cabinet 8, Page 22-B of the Plat Records of Bastrop County, Texas, N 62°52'11" W, pass a 1/2-inch iron rod found at the northwest corner of said REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, and at the northeast corner of a called 206.8 acre tract of land as conveyed to PRN Properties, LP by General Warranty Deed recorded in Document Number 2012016371 of the Official Public Records of Travis County, Texas, at a distance of 1,354.68 feet and continuing on with the north line of said PRN 206.8 acre tract for a total distance of 1,490.06 feet to a punch mark in concrete found on the north line of said PRN 206.8 acre tract, at the southwest corner of said 45.555 acre tract and at the southeast corner of a called 109.36 acre tract of land as conveyed to Elsie E. Neidig Family Partnership by Warranty Deed recorded in Volume 530, Page 558 of the Official Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

THENCE, with the west line of said 45.555 acre tract and the east line of said Neidig 109.36 acre tract, N 27°31'55" E a distance of 1,431.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the south right-of-way line of said U.S. Highway 290, at the northwest corner of said 45.555 acre tract and at the northeast corner of said Neidig 109.36 acre tract, for the northwest corner of the herein described tract, from which a TXDOT Type I concrete right-of-way monument found bears S 88°56'39" W a distance of 1,120.37 feet, also from which a 1/2-inch iron rod found bears N 55°22'15" E a distance of 2.72 feet;

THENCE, with the south right-of-way line of said U.S. Highway 290 and the north line of said 45.555 acre tract, N 88°56'39" E a distance of 1,577.19 feet to the POINT OF BEGINNING and containing 59.987 acres of land, more or less.

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992343
- THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF ELGIN.
- 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.
- THIS PRELIMINARY PLAT CONFORMS TO THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIFTEEN (15) FOOT SETBACK IS REQUIRED ALONG THE FRONT, STREET SIDE, INTERIOR SIDE, AND REAR OF EACH LOT.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 25°31'52" W	28.13'
L2	N 25°31'52" E	28.40'
L3	S 27°07'49" W	50.03'
L4	N 27°07'48" E	50.03'
L5	S 66°09'09" W	21.94'
L6	S 66°09'09" W	21.90'
L7	S 27°07'49" W	32.98'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	283.38'	630.00'	25°46'21"	N 12°38'42" E	281.00'
C2	33.77'	21.50'	90°00'00"	S 19°28'08" E	30.41'
C3	89.31'	360.00'	14°12'51"	N 71°34'34" W	89.08'
C4	463.60'	360.00'	73°47'06"	S 64°25'28" W	432.23'
C5	195.30'	355.00'	31°31'16"	S 11°46'17" W	192.85'
C6	241.66'	445.00'	31°06'54"	N 11°34'17" E	238.70'
C7	184.12'	355.00'	29°42'58"	N 12°16'15" E	182.06'
C8	233.96'	445.00'	30°07'24"	S 12°28'13" W	231.27'
C9	462.10'	440.00'	60°10'23"	S 57°37'07" W	441.15'
C10	28.66'	21.50'	76°23'18"	N 49°30'39" E	26.59'
C11	77.74'	360.00'	12°22'23"	N 05°07'49" E	77.59'
C12	95.02'	440.00'	12°22'23"	N 05°07'49" E	94.83'
C13	33.77'	21.50'	90°00'00"	S 33°40'59" E	30.41'
C14	94.20'	440.00'	12°15'59"	N 72°33'00" W	94.02'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	33.04'	21.50'	88°03'08"	N 69°33'26" E	29.88'
C16	256.39'	570.00'	25°46'21"	N 12°38'42" E	254.24'
C17	106.53'	630.00'	9°41'19"	N 20°41'13" E	106.40'
C18	176.85'	630.00'	16°05'02"	N 07°48'02" E	176.27'
C19	54.47'	440.00'	7°05'37"	N 07°46'12" E	54.44'
C20	40.54'	440.00'	5°16'47"	N 01°35'01" E	40.53'
C21	500.30'	750.27'	38°12'23"	S 46°14'00" W	491.08'
C22	331.17'	769.73'	24°39'03"	N 52°59'19" E	328.62'
C23	204.05'	769.73'	15°11'20"	N 33°04'08" E	203.46'
C24	97.60'	440.00'	12°42'33"	S 81°21'02" W	97.40'
C25	364.50'	440.00'	47°27'51"	S 51°15'50" W	354.16'
C26	554.23'	830.27'	38°14'48"	S 46°15'13" W	544.00'
C27	479.03'	689.73'	39°47'33"	S 45°22'14" W	469.46'
C28	4.15'	360.00'	0°39'36"	N 64°47'56" W	4.15'

PRELIMINARY PLAT
RHODE TRACT
SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, AV ELGIN 46 QOF LP, AND AV ELGIN 46 LP, BEING THE OWNERS OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, AND THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BOTH OF BASTROP COUNTY, TEXAS, AND THAT WE, MRRM QOZP, LP, BEING THE OWNER OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS, AND THAT WE, ACTING HEREIN BY AND THROUGH SHRAVAN PARSI, OUR MANAGER, DO HEREBY PLAN TO SUBDIVIDE THE AFOREMENTIONED TRACTS CONSISTING OF 59.987 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

RHODE TRACT SUBDIVISION AND DOES HEREBY PLAN TO DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 6 DAY OF June, 2025 A.D.

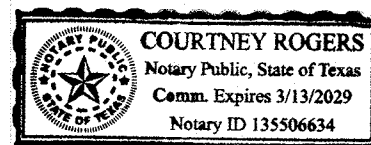
AV ELGIN 46 QOF LP
AV ELGIN 46 LP
MRRM QOZP, LP

SHRAVAN PARSI, MANAGER
1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF BASTROP §

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

Courtney Rogers
NOTARY PUBLIC, STATE OF TEXAS



PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 03/13/2029

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, R2R CAPITAL AV ELGIN LAND LENDER LLC, A TEXAS LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

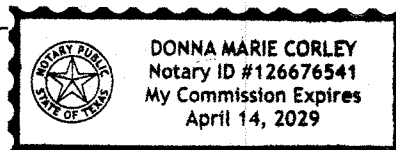
RHODE TRACT SUBDIVISION

WITNESS MY HAND, THIS THE 16th DAY OF June, 2025 A.D.

R2R CAPITAL AV ELGIN LAND LENDER LLC

J. Richard Rees
Manager

STATE OF TEXAS §
COUNTY OF BASTROP §



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

Donna Marie Corley
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES April 14 2029

PRELIMINARY PLAT RHODE TRACT SUBDIVISION

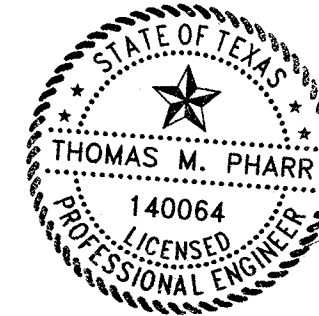
A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, THOMAS M. PHARR, 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.

Thomas M. Pharr
THOMAS M. PHARR, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 140064
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

6-4-25
DATE

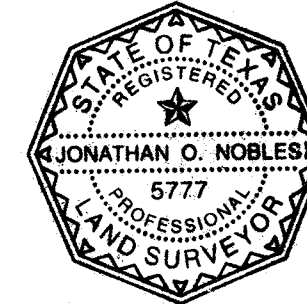


STATE OF TEXAS §
COUNTY OF WILLIAMSON §

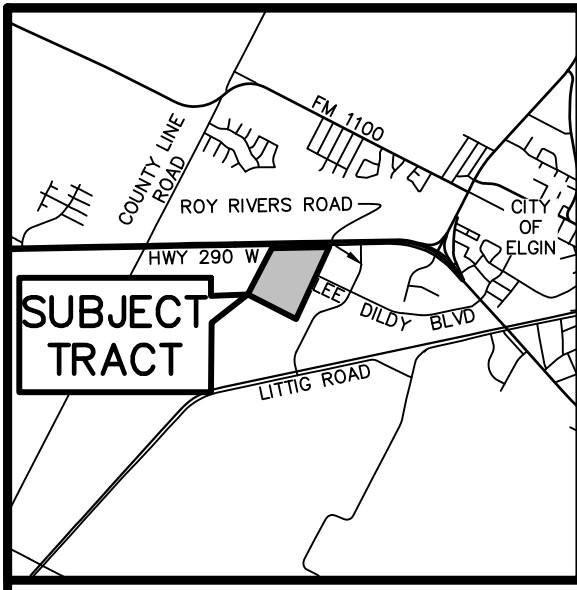
I, JONATHAN O. NOBLES, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT OUT-BOUNDARY WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND IN JUNE, 2023 UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jonathan O. Nobles
JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

6/4/2025
DATE

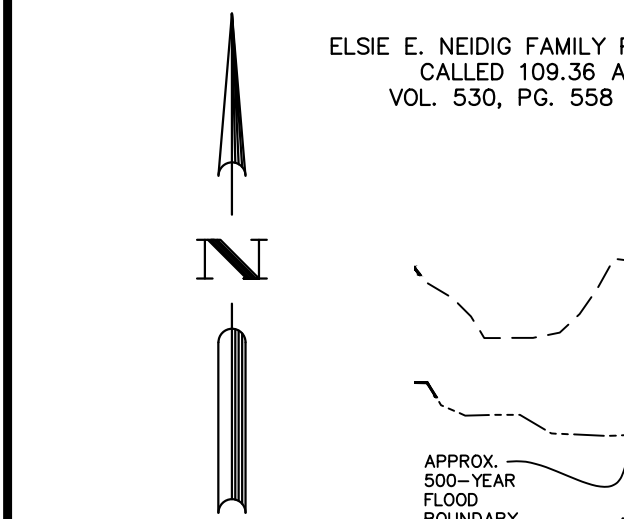


BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500



VICINITY MAP
NOT TO SCALE

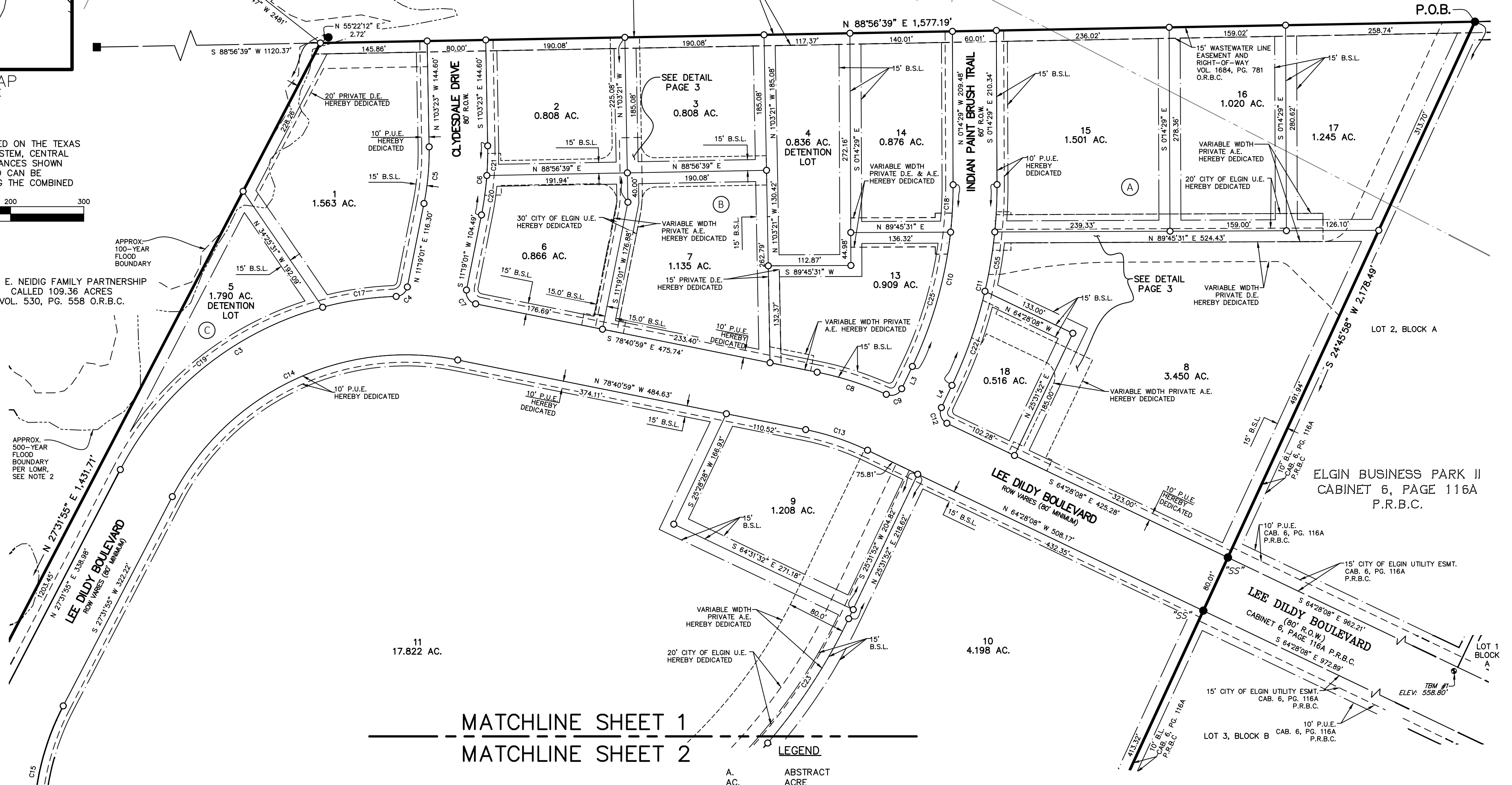
BEARING BASIS:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 0.99992343



APPROXIMATE NORTHWEST CORNER OF ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59
APPROXIMATE SOUTHWEST CORNER OF JONATHAN BURLESON SURVEY, ABSTRACT NO. 18

U.S. HIGHWAY 290
(240' R.O.W.)
PER STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION MAP CONTROL NO. 114-4-37

BENCHMARKS:
BENCHMARK #1
MAG NAIL SET WITH "BGE INC" WASHER AT THE NORTHEAST CORNER OF A CURB INLET LOCATED ON THE NORTH SIDE OF LEE DILDY BOULEVARD (80' R.O.W.) AS DEDICATED BY ELGIN BUSINESS PARK II SUBDIVISION AS RECORDED IN CABINET 6, PAGE 116A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, +/- 559' SOUTHEAST OF THE NORTHWEST TERMINUS OF SAID LEE DILDY BOULEVARD, AS SHOWN HEREON.
GRID NORTHING: 10,102,904.82
GRID EASTING: 3,223,116.66
ELEVATION: 558.80 FEET
NAVD-88



MATCHLINE SHEET 1
MATCHLINE SHEET 2

LEGEND

- A. ABSTRACT
- AC. ACRE
- A.E. ACCESS EASEMENT
- B.L. BUILDING LINE
- B.S.L. BUILDING SETBACK LINE
- CAB. CABINET
- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- D.R.B.C. DEED RECORDS OF BASTROP COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- O.R.B.C. OFFICIAL RECORDS OF BASTROP COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- T.B.M. TEMPORARY BENCHMARK
- U.E. UTILITY EASEMENT
- VOLUME
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
- FOUND PUNCH MARK IN CONCRETE
- FOUND TXDOT TYPE I CONCRETE MONUMENT
- SET 1/2" IRON ROD W/CAP "BGE INC"
- CALCULATED POINT
- "SS"
-
- △
- ▽
- SCALE BREAK SYMBOL

OWNER(S): AV ELGIN 46 LP
AV ELGIN 46 QOF LP
MRRM QOZP, LP
ADDRESS: 1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701

CONTACT: SHRAVAN PARSI

PHONE: 512-541-0041

ACREAGE: 59.987 ACRES
SURVEY: JONATHAN BURLESON SURVEY, ABSTRACT NO. 18
ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59

PLAT PREPARED: 05/14/2026

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

ENGINEER: BGE, INC. (THOMAS M. PHARR, PE)
PHONE: 512-879-0400

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

CHAIRPERSON _____ DATE _____

RECORDING SECRETARY _____ DATE _____

- PLAT BOUNDARY
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE
- SURVEY LINE
- MATCHLINE
- APPROXIMATE 500-YEAR FEMA
- APPROXIMATE 100-YEAR FEMA



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

ELSIE E. NEIDIG FAMILY PARTNERSHIP
CALLED 109.36 ACRES
VOL. 530, PG. 558 O.R.B.C.

±20' WATER AND WASTEWATER
EASEMENT AND RIGHT-OF-WAY
VOL. 979, PG. 826 O.R.B.C.

PRN PROPERTIES, LP
CALLED 206.8 ACRES
DOC. NO. 2012016371 O.P.R.T.C.

INNOVATION WAY
CAB. 8, (90' ROW)
PG. 22-B PRBC

LEE DILDY BOULEVARD
ROW VARIES (80' MINIMUM)

LOW VARIES (80' MINIMUM)

10' P.U.E.
HEREBY
DEDICATED

15' B.S.L.

20' CITY OF ELGIN U.E.
HERBRY DEDICATED

DEDICATED

40' PRIVATE D.E.
HEREBY
DEDICATED

SEE DETAIL
PAGE 4 7

(D)
11
17.822 AC.

VARIABLE WIDTH
PRIVATE A.E.
HEREBY DEDICATED

20' CITY OF ELGIN U.E.
HEREBY DEDICATED

10
4.198 AC.

LOT 3, BLOCK B

ELGIN BUSINESS
PARK II
CABINET 6, PAGE
116A P.R.B.C.

CMC ELGIN SOUTHSIDE
290 REPLAT
CABINET 7/262B
P.R.B.C.

LOT 1, BLOCK A

±20' WATER AND WASTEWATER
EASEMENT AND RIGHT-OF-WAY
VOL. 979, PG. 826 O.R.B.C.

REPLAT OF LOTS 7-11, AND
SECTION OF FUTURE ROW, BLOCK A,
ELGIN BUSINESS PARK III PHASE III
CABINET 8, PAGE 22-B P.R.B.C.

LEGEND

A.	ABSTRACT
AC.	ACRE
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.S.L.	BUILDING SETBACK LINE
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
ESMT.	EASEMENT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.B.M.	TEMPORARY BENCHMARK
U.E.	UTILITY EASEMENT
VOL.	VOLUME
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
×	FOUND PUNCH MARK IN CONCRETE
■	FOUND TXDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "BGE INC"
Δ	CALCULATED POINT

SCALE BREAK SYMBOL

 PLAT BOUNDARY
 RIGHT-OF-WAY
 PROPOSED LOT LINE
 PROPERTY LINE
 EASEMENT
 BUILDING SETBACK LINE
 SURVEY LINE
 MATCHLINE
 APPROXIMATE 500-YEAR FEMA
 APPROXIMATE 100-YEAR FEMA

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	SURFACING
CLYDESDALE DRIVE	80 FT.	394 FT.	CONCRETE
INDIAN PAINT BRUSH TRAIL	60 FT.	570 FT.	CONCRETE
LEE DILDY BOULEVARD	80-90 FT.	2,417 FT.	CONCRETE
TOTAL LINEAR FEET		3,381 FT.	

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
NON RESIDENTIAL	16	51.457 AC.
DETENTION LOTS	2	2.626 AC.
RIGHT-OF-WAY	—	5.904 AC.
TOTAL LOTS	18	TOTAL ACREAGE 59.987 AC.
TOTAL BLOCKS	4	



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

SHEET 2 OF 6

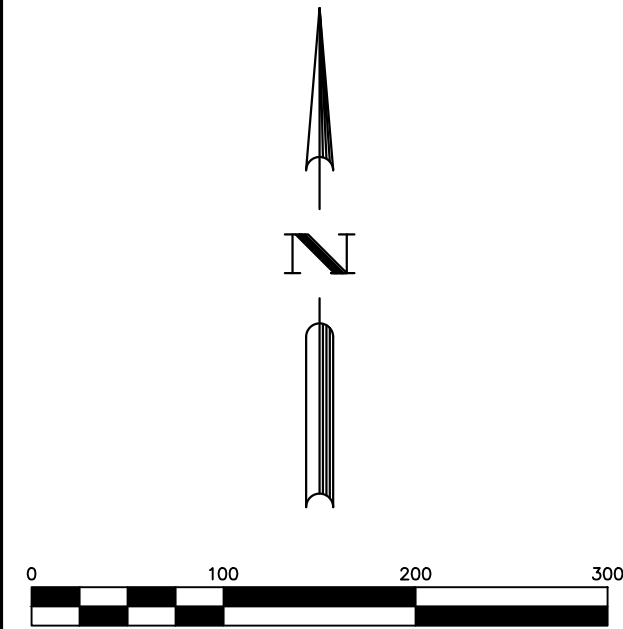
Page 34 of 60

ACCESS & DRAINAGE EASEMENTS DETAIL

U.S. HIGHWAY 290

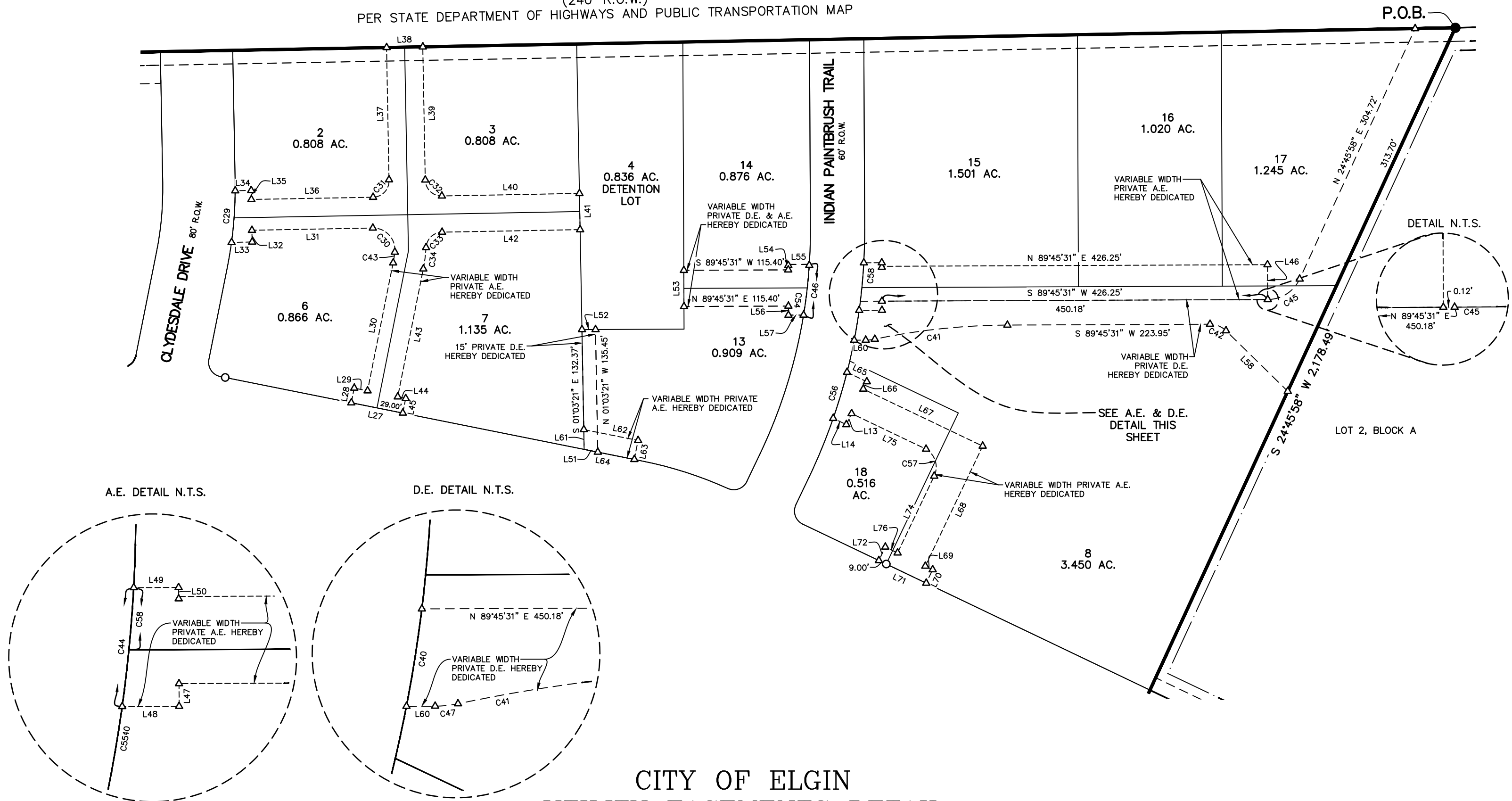
(240' R.O.W.)

PER STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION MAP

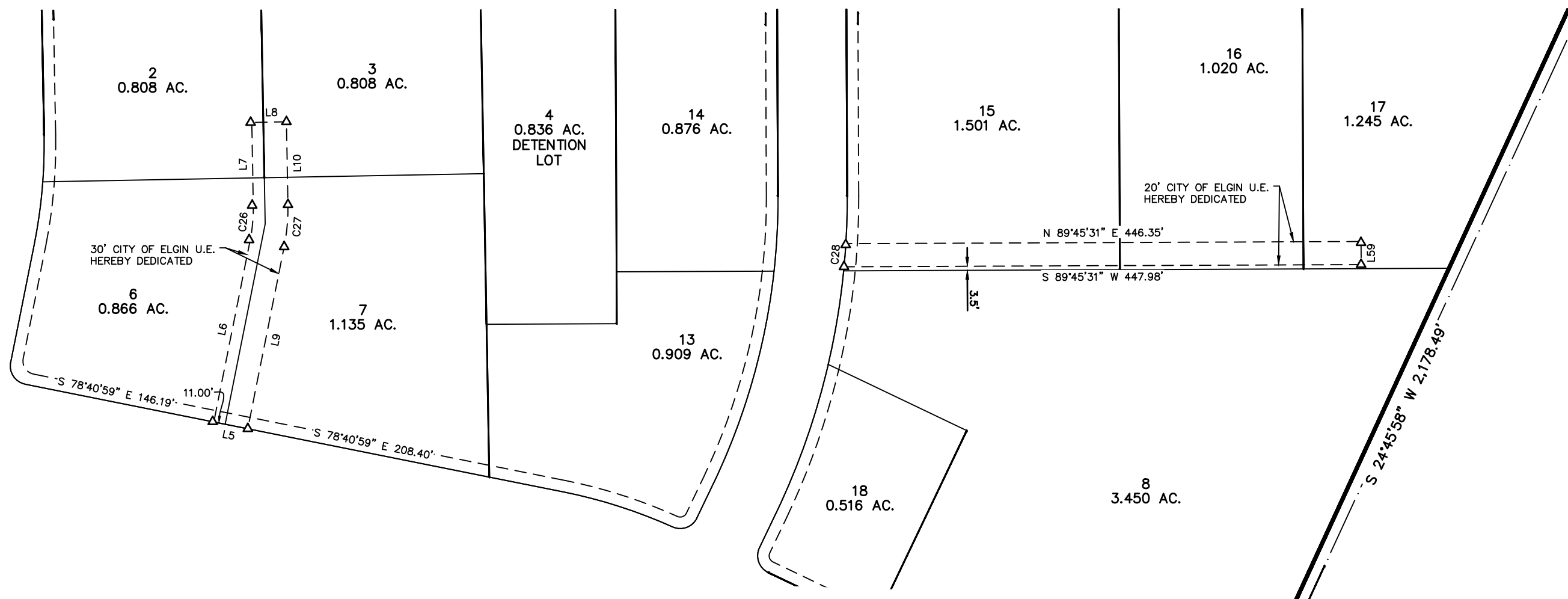


LEGEND

A.	ABSTRACT
AC.	ACRE
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.S.L.	BUILDING SETBACK LINE
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
ESMT.	EASEMENT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
T.B.M.	TEMPORARY BENCHMARK
U.E.	UTILITY EASEMENT
VOL.	VOLUME
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
● "SS"	FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
×	FOUND PUNCH MARK IN CONCRETE
■	FOUND TXDOT TYPE I CONCRETE MONUMENT
○	SET 1/2" IRON ROD W/CAP "BGE INC"
△	CALCULATED POINT
√	SCALE BREAK SYMBOL



CITY OF ELGIN UTILITY EASEMENTS DETAIL

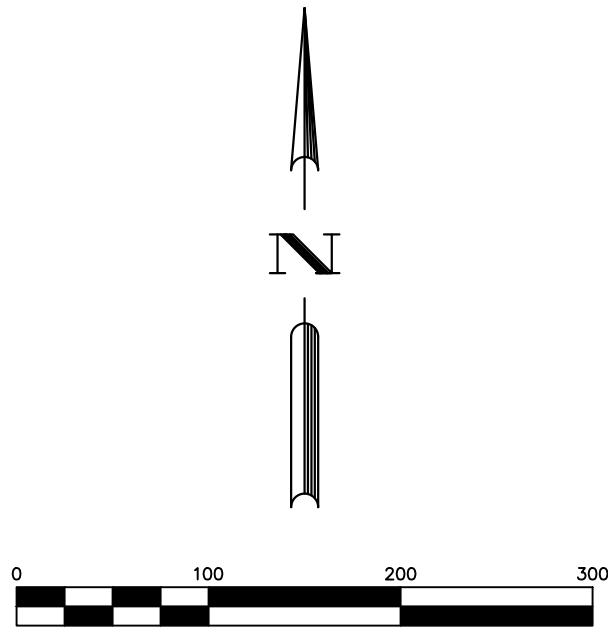


FINAL PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

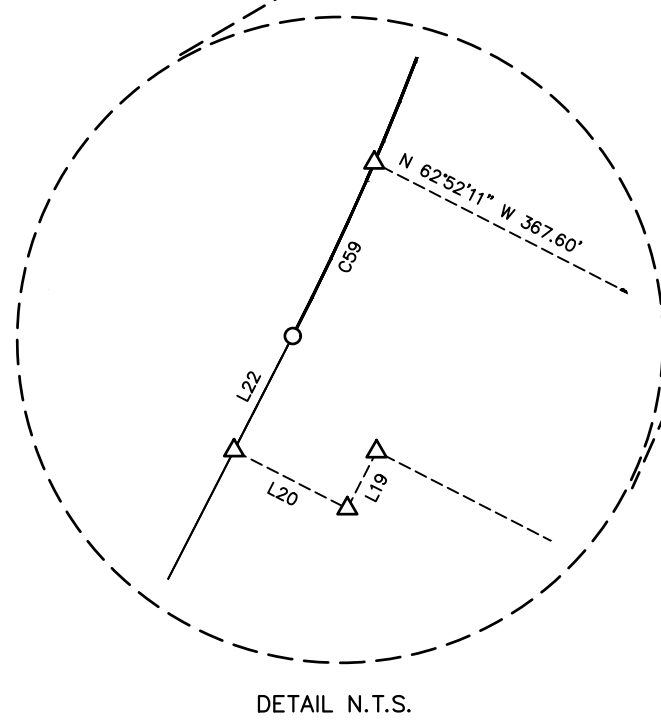


BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106500



LEGEND

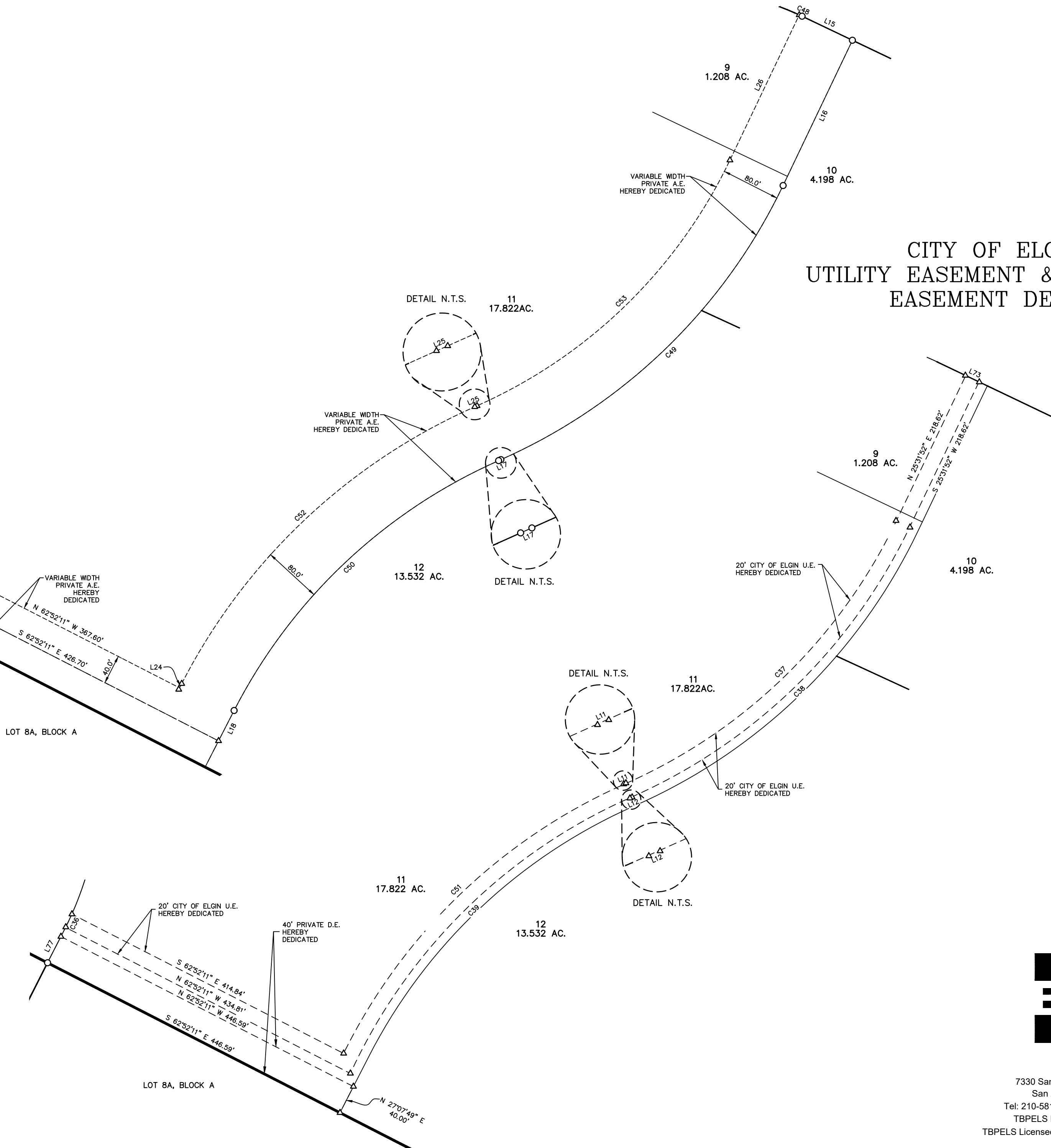
- A. ABSTRACT
AC. ACRE
A.E. ACCESS EASEMENT
B.L. BUILDING LINE
B.S.L. BUILDING SETBACK LINE
CAB. CABINET
D.E. DRAINAGE EASEMENT
DOC. DOCUMENT
D.R.B.C. DEED RECORDS OF BASTROP COUNTY
ESMT. EASEMENT
NO. NUMBER
N.T.S. NOT TO SCALE
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.R.B.C. OFFICIAL RECORDS OF BASTROP COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
P.R.B.C. PLAT RECORDS OF BASTROP COUNTY
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
T.B.M. TEMPORARY BENCHMARK
U.E. UTILITY EASEMENT
VOL. VOLUME
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
● "SS" FOUND 1/2" IRON ROD W/CAP "SHERWOOD SURVEY"
× FOUND PUNCH MARK IN CONCRETE
■ FOUND TXDOT TYPE I CONCRETE MONUMENT
○ SET 1/2" IRON ROD W/CAP "BGE INC"
△ CALCULATED POINT
√ SCALE BREAK SYMBOL



FINAL PLAT
RHODE TRACT
SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

ACCESS EASEMENT DETAIL



CITY OF ELGIN
UTILITY EASEMENT & DRAINAGE
EASEMENT DETAIL



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

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992343.
2. A PORTION OF THIS TRACT IS ENCROACHED 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 NUMBER 48021C0075E, REVISED DATE JANUARY 19, 2006 FOR BASTROP COUNTY, TEXAS. REVISED BY LOMR 07-06-0779P, EFFECTIVE AUGUST 30, 2007. AS SHOWN HEREON.
3. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
4. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION. 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.
5. THE PROPERTY IS LOCATED WITHIN THE CITY OF ELGIN CITY LIMITS, BASTROP COUNTY, TEXAS.
6. THIS PLAT CONFORMS TO THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13.
7. A TEN (10) FOOT PUBLIC UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO ALL PROPOSED PUBLIC STREET FRONTAGES SHOWN HEREON.
8. A FIFTEEN (15) FOOT BUILDING SETBACK IS REQUIRED ALONG THE FRONT, STREET SIDE, INTERIOR SIDE, AND REAR OF EACH LOT IN ACCORDANCE WITH THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13, DEVELOPMENT PLAN TABLE B.1.
9. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13, DEVELOPMENT PLAN SECTION F.1.
10. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
11. WATER AND SEWER SERVICES WILL BE PROVIDED BY CITY OF ELGIN.
12. IMPERVIOUS COVER SHALL NOT EXCEED 80% PER LOT, IN ACCORDANCE WITH THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13.
13. OPEN SPACE/DETENTION LOTS WILL BE PRIVATELY OWNED AND MAINTAINED.
14. MAXIMUM BUILDING HEIGHT IS 50' (60' FOR HOTELS), IN ACCORDANCE WITH THE RHODE TRACT PLANNED DEVELOPMENT DISTRICT (PDD), ORDINANCE #2024-07-02-13.
15. PRIVATE ACCESS DRIVE, AND PRIVATE STORM LINES WITHIN THE PRIVATE ACCESS DRIVE, WILL BE PRIVATELY OWNED AND MAINTAINED.
16. ALL DRAINAGE EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
17. FLOOR SLAB ELEVATION SHALL BE A MINIMUM (1') ABOVE THE 100-YEAR FLOODPLAIN LEVEL FOR ALL LOTS ADJACENT TO OR AFFECTED BY THE FLOODPLAIN.
18. THE CITY OF ELGIN WILL BEAR NO RESPONSIBILITY FOR IMPROVEMENTS OR REPAIRS TO INFRASTRUCTURE PLACED DIRECTLY WITHIN ITS UTILITY EASEMENTS.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 27°07'49" W	50.03'
L2	N 27°07'48" E	50.03'
L3	N 25°31'52" E	33.75'
L4	S 25°31'52" W	33.63'
L5	N 78°40'59" W	30.00'
L6	N 11°19'01" E	160.63'
L7	N 01°03'21" W	71.81'
L8	N 88°56'39" E	30.00'
L9	S 11°19'01" W	160.63'
L10	S 01°03'21" E	71.81'
L11	N 66°09'09" E	3.34'
L12	S 66°09'09" W	3.34'
L13	S 25°31'52" W	13.50'
L14	N 64°28'08" W	16.06'
L15	N 64°28'08" W	75.81'
L16	N 25°31'52" E	218.62'
L17	N 66°09'09" E	3.34'
L18	N 27°07'49" E	46.33'
L19	N 27°07'49" E	10.04'
L20	S 62°52'11" E	19.89'
L22	S 27°07'49" W	20.07'
L24	S 27°07'49" W	6.37'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L25	S 66°09'09" W	3.34'
L26	S 25°31'52" W	218.60'
L27	S 78°40'59" E	58.00'
L28	S 11°19'01" W	16.50'
L29	N 78°40'59" W	15.00'
L30	S 11°19'01" W	144.13'
L31	N 88°56'39" E	133.61'
L32	N 01°03'21" W	13.00'
L33	N 88°56'39" E	22.76'
L34	S 88°56'39" W	17.68'
L35	N 01°03'21" W	10.00'
L36	S 88°56'39" W	134.52'
L37	S 01°02'42" E	146.08'
L38	S 88°56'39" W	40.00'
L39	N 01°03'21" W	147.09'
L40	S 88°56'39" W	152.08'
L41	N 01°03'21" W	40.00'
L42	N 88°56'39" E	152.62'
L43	N 11°19'01" E	144.13'
L44	N 78°40'59" W	9.00'
L45	N 11°19'01" E	16.50'
L46	S 00°14'29" E	38.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L47	S 00°14'29" E	10.00'
L48	S 89°45'31" W	25.16'
L49	N 89°45'31" E	19.85'
L50	S 00°14'29" E	4.00'
L51	S 78°40'59" E	15.36'
L52	S 89°45'31" W	15.00'
L53	S 00°14'29" E	40.00'
L54	S 00°14'29" E	6.00'
L55	S 89°45'31" W	23.29'
L56	S 00°14'29" E	10.00'
L57	N 89°45'31" E	16.68'
L58	N 45°34'49" W	95.59'
L59	S 00°14'29" E	20.00'
L60	S 89°45'31" W	12.68'
L61	S 01°03'21" E	21.89'
L62	N 78°40'59" W	61.22'
L63	N 11°19'01" E	21.38'
L64	S 78°40'59" E	56.53'
L65	S 64°28'08" E	24.22'
L66	S 25°31'52" W	9.00'
L67	S 64°28'08" E	146.17'
L68	S 25°31'52" W	147.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L69	S 64°28'08" E	9.00'
L70	S 25°31'52" W	16.50'
L71	N 64°28'08" W	58.00'
L72	N 25°31'52" E	16.50'
L73	S 64°28'08" E	20.00'
L74	N 25°31'52" E	94.00'
L75	N 64°28'08" W	91.17'
L76	S 64°28'08" E	15.00'
L77	S 27°07'49" W	40.00'

LEGAL DESCRIPTION

FIELD NOTES FOR A 59.987 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, BOTH OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO AV ELGIN 46 GOF LP AND AV ELGIN 46 LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO MRRM QOZP LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 59.987 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south right-of-way line of U.S. Highway 290 (240 feet wide) as shown on the State of Texas State Department of Highways and Public Transportation map Control No. 114-4-37, at the northeast corner of the above described 45.555 acre tract and at the northwest corner of Lot 2, Block A of ELGIN BUSINESS PARK II, a subdivision as recorded in Cabinet 6, Page 116A of the Plat Records of Bastrop County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, partially with the east line of said 45.555 acre tract, and with the east line of the above described 14.432 acre tract, and partially with the west line of said ELGIN BUSINESS PARK II, and with the west line of Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, a subdivision as recorded in Cabinet Number 7/262-B of the Plat Records of Bastrop County, S 24°45'58" W a distance of 2,178.49' to a 1/2-inch iron rod found at an interior corner of said Lot 1, Block A of CMC ELGIN SOUTHSIDE 290 REPLAT, and at the southeast corner of said 14.432 acre tract for the southeast corner of the herein described tract;

THENCE, partially with the south line of said 14.432 acre tract, partially with the south line of said 45.555 acre tract, partially with the north line of said Lot 1, CMC ELGIN SOUTHSIDE 290 REPLAT and partially with the north line of REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, a subdivision as recorded in Cabinet 8, Page 22-B of the Plat Records of Bastrop County, Texas, N 62°52'11" W, pass a 1/2-inch iron rod found at the northwest corner of said REPLAT OF LOTS 7-11, AND SECTION OF FUTURE ROW, BLOCK A, ELGIN BUSINESS PARK III PHASE III, and at the northeast corner of a called 206.8 acre tract of land as conveyed to PRN Properties, LP by General Warranty Deed recorded in Document Number 2012016371 of the Official Public Records of Travis County, Texas, at a distance of 1,354.68 feet and continuing on with the north line of said PRN 206.8 acre tract for a total distance of 1,490.06 feet to a punch mark in concrete found on the north line of said PRN 206.8 acre tract, at the southwest corner of said 45.555 acre tract and at the southeast corner of a called 109.36 acre tract of land as conveyed to Elsie E. Neidig Family Partnership by Warranty Deed recorded in Volume 530, Page 558 of the Official Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

THENCE, with the west line of said 45.555 acre tract and the east line of said Neidig 109.36 acre tract, N 27°31'55" E a distance of 1,431.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the south right-of-way line of said U.S. Highway 290, at the northwest corner of said 45.555 acre tract and at the northeast corner of said Neidig 109.36 acre tract, for the northwest corner of the herein described tract, from which a TXDOT Type I concrete right-of-way monument found bears S 88°56'39" W a distance of 1,120.37 feet, also from which a 1/2-inch iron rod found bears N 55°22'12" E a distance of 2.72 feet;

THENCE, with the south right-of-way line of said U.S. Highway 290 and the north line of said 45.555 acre tract, N 88°56'39" E a distance of 1,577.19 feet to the POINT OF BEGINNING and containing 59.987 acres of land, more or less.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	184.12'	355.00'	29°42'58"	N 12°16'15" E	182.06'
C2	233.96'	445.00'	30°07'24"	S 12°28'13" W	231.27'
C3	466.27'	440.00'	60°42'58"	S 57°53'24" W	444.75'
C4	21.48'	16.00'	76°55'53"	N 49°46'57" E	19.91'
C5	77.74'	360.00'	12°22'23"	N 05°07'49" E	77.59'
C6	95.02'	440.00'	12°22'23"	N 05°07'49" E	94.83'
C7	25.13'	16.00'	90°00'00"	S 33°40'59" E	22.63'
C8	99.33'	440.00'	12°56'03"	N 72°12'58" W	99.12'
C9	24.78'	16.00'	88°43'12"	N 69°53'28" E	22.37'
C10	256.39'	570.00'	25°46'21"	N 12°38'42" E	254.24'
C11	283.38'	630.00'	25°46'21"	N 12°38'42" E	281.00'
C12	25.13'	16.00'	90°00'00"	S 19°28'08" E	22.63'
C13	89.31'	360.00'	14°12'51"	N 71°34'34" W	89.08'
C14	463.60'	360.00'	73°47'06"	S 64°25'28" W	432.23'
C15	195.30'	355.00'	31°31'16"	S 11°46'17" W	192.85'
C16	241.66'	445.00'	31°06'54"	N 11°34'17" E	238.70'
C17	101.77'	440.00'	13°15'08"	S 81°37'19" W	101.54'
C18	64.80'	570.00'	6°30'50"	S 03°00'57" W	64.77'
C19	364.50'	440.00'	47°27'51"	S 51°15'50" W	354.16'
C20	54.47'	440.00'	7°05'37"	N 07°46'12" E	54.44'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C21	40.54'	440.00'	5°16'47"	N 01°35'01" E	40.53'
C22	136.43'	630.00'	12°24'29"	N 19°19'38" E	136.17'
C23	203.22'	770.00'	15°07'17"	N 33°05'31" E	202.63'
C24	342.69'	770.00'	25°30'00"	N 53°24'09" E	339.87'
C25	191.59'	570.00'	19°15'30"	S 15°54'07" W	190.69'
C26	30.23'	140.00'	12°22'22"	N 05°07'50" E	30.17'
C27	36.71'	170.00'	12°22'22"	S 05°07'50" W	36.64'
C28	20.07'	630.00'	1°49'30"	N 04°25'03" E	20.07'
C29	57.27'	440.00'	7°27'26"	S 04°02'17" W	57.23'
C30	40.76'	24.00'	97°18'52"	S 42°23'55" E	36.04'
C31	29.27'	18.00'	93°11'05"	S 42°21'06" W	26.15'
C32	28.27'	18.00'	89°59'22"	N 46°03'40" W	25.45'
C33	26.91'	18.00'	85°39'01"	N 46°07'08" E	24.47'
C34	23.80'	170.00'	8°01'22"	N 07°18'19" E	23.78'
C36	20.01'	444.96'	2°34'36"	N 25°20'05" E	20.01'
C37	522.87'	737.50'	40°37'17"	N 45°50'30" E	511.99'
C38	537.05'	757.50'	40°37'17"	S 45°50'30" W	525.87'
C39	544.88'	752.50'	41°29'15"	S 45°24'32" W	533.05'
C40	82.17'	630.00'	7°28'23"	N 09°23'12" E	82.11'
C41	147.57'	725.00'	11°39'46"	S 83°55'39" W	147.32'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C42	19.49'	25.00'	44°39'40"	N 67°54'39" W	19.00'
C43	12.01'	136.00'	5°03'30"	S 08°47'16" W	12.00'
C44	52.78'	630.00'	4°48'02"	N 05°32'27" E	52.77'
C45	44.24'	39.00'	64°59'33"	N 57°15'45" E	41.91'
C46	56.41'	570.00'	5°40'14"	N 06°29'01" E	56.39'
C47	10.18'	50.00'	11°39'46"	S 83°55'39" W	10.16'
C48	4.19'	360.00'	0°39'59"	N 64°48'07" W	4.19'
C49	545.91'	770.02'	40°37'14"	N 45°50'30" E	534.55'
C50	503.99'	740.00'	39°01'20"	N 46°38'29" E	494.30'
C51	538.42'	774.96'	39°48'26"	N 46°10'58" E	527.65'
C52	558.47'	820.00'	39°01'20"	S 46°38'29" W	547.74'
C53	489.19'	690.00'	40°37'17"	S 45°50'30" W	479.01'
C54	30.30'	570.00'	3°02'46"	S 07°47'45" W	30.30'
C55	82.17'	630.00'	7°28'23"	N 09°23'12" E	82.11'
C56	53.15'	630.00'	4°50'00"	N 16°42'05" E	53.13'
C57	34.15'	23.17'	84°26'16"	N 16°51'59" W	31.14'
C58	27.59'	630.00'	2°30'34"	S 04°23'43" W	27.59'
C59	29.95'	445.00'	3°51'23"	S 25°12'03" W	29.95'

FINAL PLAT
RHODE TRACT
SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS



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

C:\Users\Teperry\AppData\Local\Temp\AcPublish_39276\2515-00_Rhode_PL_Final_Plat.dwg, 5/15/2026 10:59 AM, Teparry, 1:100

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, AV ELGIN 46 QOF LP, AND AV ELGIN 46 LP, BEING THE OWNERS OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED WITH VENDOR’S LIEN, AS RECORDED IN DOCUMENT 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEING OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, AND THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BOTH OF BASTROP COUNTY, TEXAS, AND THAT WE, MRRM QOZP, LP, BEING THE OWNER OF A CALLED 14.432 ACRE TRACT OF LAND AS CONVEYED TO US BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT 202312088 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS, AND THAT WE, ACTING HEREIN BY AND THROUGH SHRAVAN PARSI, OUR MANAGER, DO HEREBY PLAN TO SUBDIVIDE THE AFOREMENTIONED TRACTS CONSISTING OF 59.987 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

RHODE TRACT SUBDIVISION

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

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

AV ELGIN 46 QOF LP
AV ELGIN 46 LP
MRRM QOZP, LP

SHRAVAN PARSI, MANAGER
1801 LAVACA STREET, SUITE 116
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY’S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, R2R CAPITAL AV ELGIN LAND LENDER LLC, A TEXAS LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

RHODE TRACT SUBDIVISION

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

R2R CAPITAL AV ELGIN LAND LENDER LLC

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY’S NAME
MY COMMISSION EXPIRES _____

FINAL PLAT RHODE TRACT SUBDIVISION

A SUBDIVISION OF 59.987 ACRES OF LAND
LOCATED IN THE
JONATHAN BURLESON SURVEY,
ABSTRACT NO. 18 AND THE
ELIZABETH STANDIFER SURVEY, ABSTRACT
NO. 59, BASTROP COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP §

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

PRELIMINARY PENDING FINAL REVIEW

THOMAS M. PHARR, P.E. _____ DATE
LICENSED PROFESSIONAL ENGINEER NO. 140064
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF BASTROP §

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

PRELIMINARY PENDING FINAL REVIEW

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

STATE OF TEXAS §
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.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY



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



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

May 21, 2026

Mr. Austin Jarmusch
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

RE: Rhode Tract – Final Plat Review

Dear Mr. Jarmusch:

WGA has reviewed the following documents listed below submitted on May 20, 2026, by BGE, Inc.

1. Final Plat dated May 7, 2026.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter and Email Correspondence.

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



Development Services Department

STAFF REPORT

Consideration of a Final Plat for Harvest Ridge Section 5

Project #202600007

Date: June 10, 2026
Applicant: Nathan Kelly, PE - Gray Civil Engineering
Hearing Date: Planning & Zoning Commission – June 22, 2026
Location: Bastrop County Appraisal District as Parcel 8729340 and 8736366, located east of County Line Road and north of FM 1100, north of the Primavesta Subdivision.

APPLICATION SUMMARY

Consideration of a Final Plat for Harvest Ridge Section 5, a residential subdivision and ETJ MUD comprised of 145 residential lots, one open-space/drainage lot, and one dedicated drainage/pond lot with 3,970 linear feet of streets across a total of 27.241 acres.

DEPARTMENT COMMENTS

Harvest Ridge, also known as Altessa Subdivision, is a multi-phased ETJ MUD. The Preliminary Plat was originally approved by the Planning and Zoning Commission on October 28, 2019, with a first amended Preliminary Plat approved on December 19, 2022 and a second on January 22, 2024.

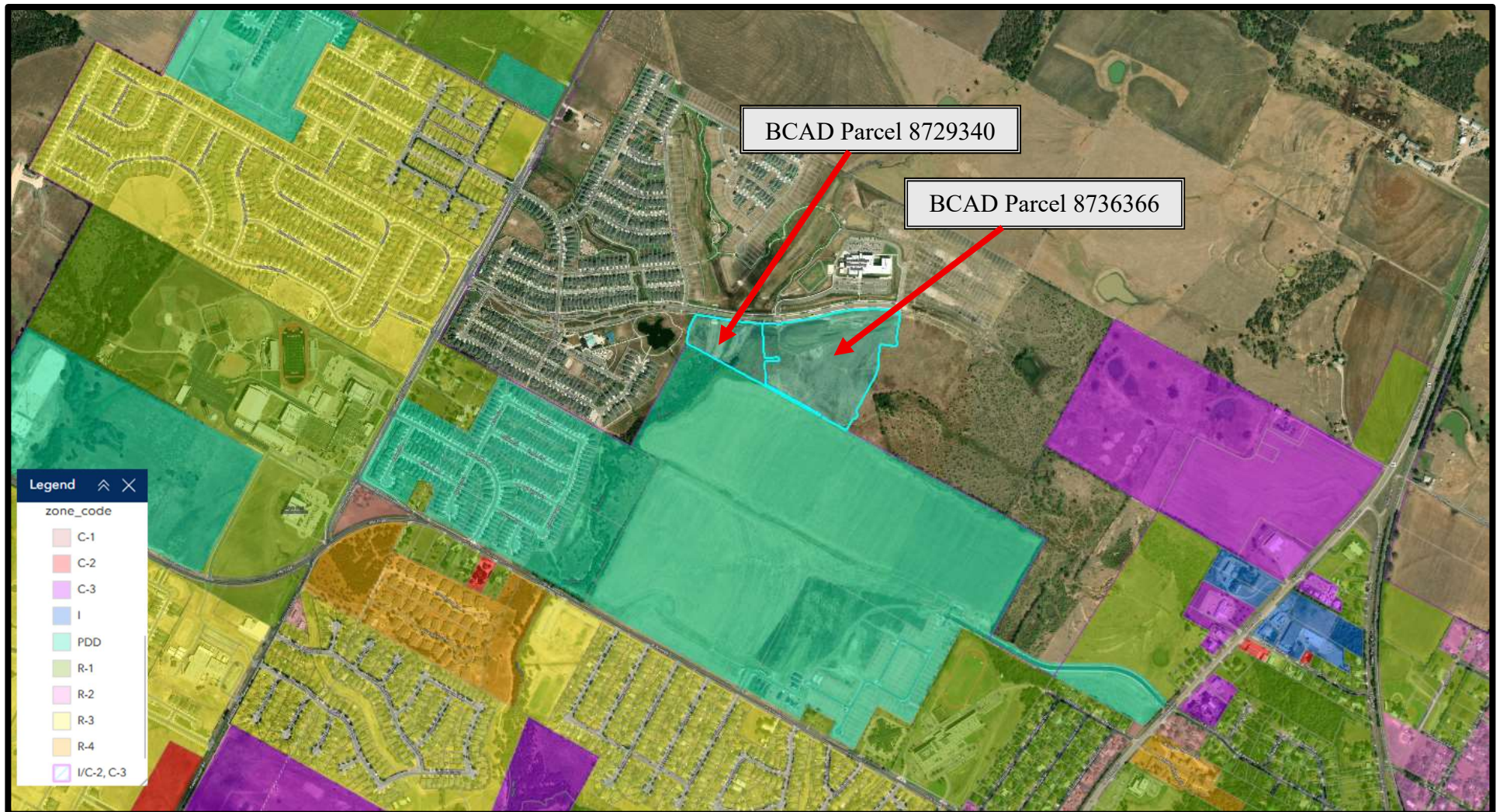
The previous Final Plat brought before the Commission was Section 7 on June 23, 2025. At the time there had been discussion among the Commission about lot sizes between 2,000 and 3,000 square feet, below the 3,600 square foot minimum allowed by the Development Agreement. That plat was conditionally approved based on compliance with the Development Agreement, and said Development Agreement was modified on December 16, 2025 to include a “Cottage Lot” clause that allowed a minimum 2,000 square foot lot area for lots specifically designated on the revised Concept Plan. Some such lots are included in this Section 5 Final Plat today.

WGA has reviewed the proposed plat and found that it conforms to the terms of the Development Agreement and the standards of the City of Elgin.

ATTACHMENTS:

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

Vicinity Map



FINAL PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: Harvest Ridge Section 5

Parcel Identification Number (if no address): 8736366

APPLICANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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



Signature

J. Adam Berry, PE

Printed Name

03/13/2026

Date

Project Description:

Harvest Ridge Section 5 proposes 145 residential lots and 2 open space/drainage lots.



802 N. Ave. C.
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintexas.gov

Owner Authorization Form

February 3, 2021

Site Development Plan Authority

Re: Site Development Plan Application
~~Harvest Ridge Amenity Center~~
Elgin, Texas

Harvest Ridge All Phases Platist Plan

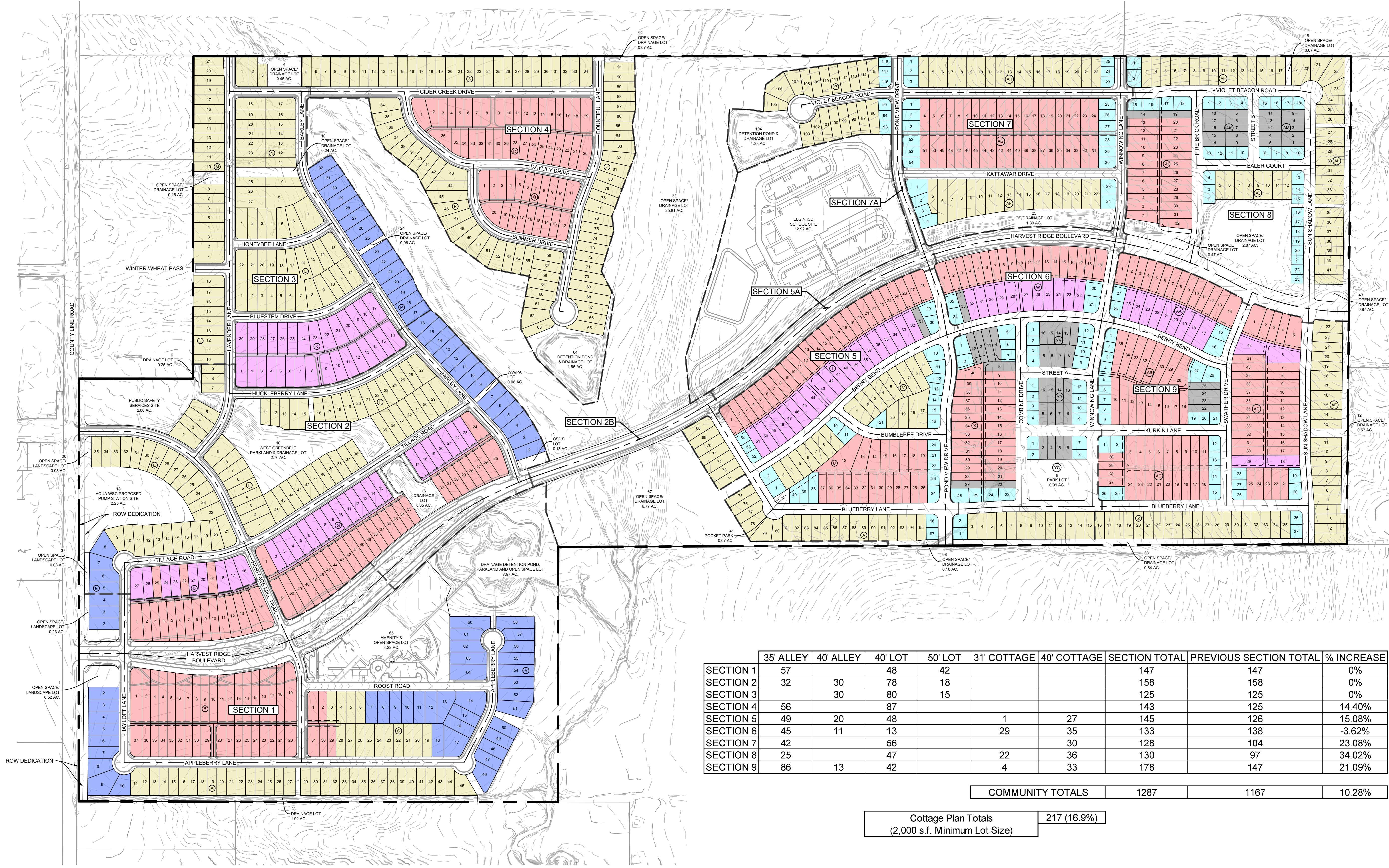
I, *Adam Boenig*, *Vice President* of Clayton Properties Group, Inc., do hereby make and/or authorize J. Adam Berry, to represent Clayton Properties Group, Inc. for submittal and subsequent processing of the Subdivision Construction Plans application for all Sections of Harvest Ridge.

Sincerely,



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

HARVEST RIDGE SUBDIVISION
REVISED CONCEPT PLAN



	35' ALLEY	40' ALLEY	40' LOT	50' LOT	31' COTTAGE	40' COTTAGE	SECTION TOTAL	PREVIOUS SECTION TOTAL	% INCREASE
SECTION 1	57		48	42			147	147	0%
SECTION 2	32	30	78	18			158	158	0%
SECTION 3		30	80	15			125	125	0%
SECTION 4	56		87				143	125	14.40%
SECTION 5	49	20	48		1	27	145	126	15.08%
SECTION 6	45	11	13		29	35	133	138	-3.62%
SECTION 7	42		56			30	128	104	23.08%
SECTION 8	25		47		22	36	130	97	34.02%
SECTION 9	86	13	42		4	33	178	147	21.09%
COMMUNITY TOTALS							1287	1167	10.28%

Cottage Plan Totals
(2,000 s.f. Minimum Lot Size)

217 (16.9%)

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

SCALE: 1" = 200'
GRAPHIC SCALE IN FEET

PROJECT: 1636-11963
DATE: 11/3/2025

DRAWN BY: MKS
CHECKED BY: JAB

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

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

GENERAL NOTES

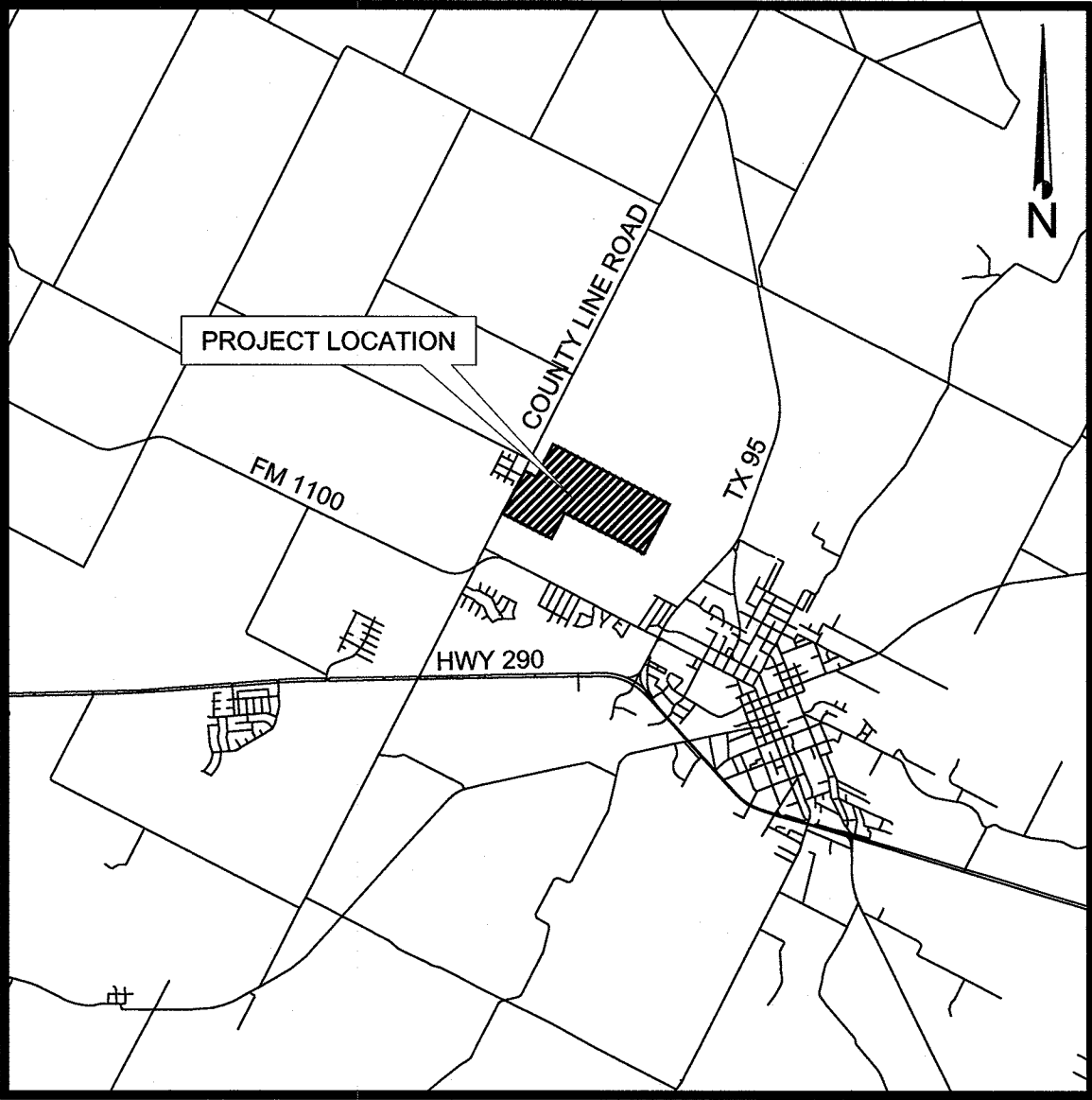
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
 - THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN LIMITED PURPOSE ANNEXATION AND IS SUBJECT TO A DEVELOPMENT AND CONSENT AGREEMENT, DATED AUGUST 6, 2019 AND PASSED IN CITY RESOLUTION NO. 2019-08-06-28 AND FIRST AMENDMENT TO DEVELOPMENT AND CONSENT AGREEMENT, DATED FEBRUARY 03, 2021 (DOCUMENT NO. 202102173).
 - THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED AND IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
 - NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
 - THIS PROJECT IS LOCATED WITHIN THE CITY OF ELGIN LIMITED PURPOSE ANNEXATION WITHIN BASTROP COUNTY & TRAVIS COUNTY.
 - THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H, EFFECTIVE DATE SEPTEMBER 26, 2008 AND IN ZONE "A" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48021C0073E, EFFECTIVE DATE JANUARY 19, 2008. THESE PLANS DEPICT THE ANTICIPATED ZONE "A" FLOODPLAIN PER THE CONDITIONAL LETTER OF MAP REVISION (CASE NO. 21-06-2267R) APPROVED ON MARCH 28, 2022.
 - THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORP. CCN FOR WATER SERVICE.
 - THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.
 - THIS SUBDIVISION IS LOCATED IN THE ALTESSA M.U.D.
 - THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, INCLUDING ADOPTED MINOR AMENDMENTS AS ALLOWED UNDER SECTION 4.05 OF RESOLUTION 2019-08-06-28.
 - ACCEPTANCE OF THIS PRELIMINARY PLAN DOES NOT DENOTE APPROVAL OF THE STREET NAMES HEREIN. ALL STREET NAMES WILL BE REVIEWED AND APPROVED WITH A FINAL PLAT.
 - THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,631 SF.
SINGLE FAMILY LOTS LESS THAN 6,000 SF: 872
SINGLE FAMILY LOTS 6,000 TO 7,499 SF: 226
SINGLE FAMILY LOTS 7,500 TO 8,999 SF: 54
SINGLE FAMILY LOTS GREATER THAN 9,000 SF: 23
TOTAL SINGLE FAMILY LOTS: 1,175
- DESCRIPTION OF 283.115 ACRE TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NOS. 20 AND 2286, IN BASTROP AND TRAVIS COUNTIES, TEXAS, BEING ALL OF THAT CERTAIN 234.215 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM EUGENE R. KANAK, AND WIFE, JUDY A. KANAK TO THE EUGENE R. AND JUDY A. KANAK LIVING TRUST, EUGENE R. KANAK AND JUDY A. KANAK, CO-TRUSTEES, OF RECORD IN VOLUME 920, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND VOLUME 13223, PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO ALL OF THAT CERTAIN 48.820 IN A DEED TO RUSSELL FRANKLIN BOYD OF RECORD IN VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY.
- THENCE, N 27°08'47" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND THE WEST LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 708.88 FEET TO THE SOUTHWEST CORNER THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING AN ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, S 62°51'29" E, DEPARTING THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD, WITH THE SOUTH LINE OF SAID 10.00 ACRE TRACT, FOR A DISTANCE OF 476.51 FEET TO THE SOUTHEAST CORNER SAID 10.00 ACRE TRACT, AND BEING AN INTERIOR ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, N 27°08'48" E, WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 914.67 FEET PASSING THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.737 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 47 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,347.72 FEET TO THE NORTHEAST CORNER SAID 4.737 ACRE TRACT, BEING ALSO ON THE SOUTH LINE OF THAT CERTAIN 147.144 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RSM REAL ESTATE, LP OF RECORD IN DOCUMENT NO. 201414715 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEAS, AND BEING THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE, S 62°53'48" E, WITH THE SOUTH LINE OF SAID 147.144 ACRE TRACT AND THE NORTH LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 3,922.44 FEET PASSING A 1-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 147.144 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 139.723 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND SUZANNE MOGONYE OF RECORD IN VOLUME 2039, PAGE 771 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 4,832.13 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 42.158 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WARD AND PATSY PAYNE OF RECORD IN VOLUME 647, PAGE 728 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, S 27°35'48" W, WITH THE WEST LINE OF SAID 42.158 ACRE TRACT AND THE EAST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 1,288.23 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 42.158 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 66.936 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOGONYE OF RECORD IN VOLUME 2343, PAGE 362 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 2,036.79 FEET TO THE SOUTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING ON THE NORTH LINE OF THAT CERTAIN 67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CYNTHIA AND SHELDON RAY JOHNSON JOINT LIVING TRUST OF RECORD IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, N 63°06'30" W, WITH THE NORTH LINE OF SAID 67 ACRE TRACT AND THE SOUTH LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 3,290.74 FEET TO THE NORTHWEST CORNER OF SAID 67 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT AND BEING THE ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;
- THENCE, S 27°10'16" W, DEPARTING THE SOUTH LINE OF SAID 234.288 ACRE TRACT, AND WITH THE EAST LINE OF SAID 48.820 ACRE TRACT AND THE WEST LINE OF SAID 67 ACRE TRACT, FOR A DISTANCE OF 1,065.40 FEET TO A 1/2-INCH IRON ROD FOUND AND BEING THE NORTHEAST CORNER OF THAT CERTAIN 3.006 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO FAUSTO C. MARTINEZ AND MARIA SAUCEDO OF RECORD IN DOCUMENT NO. 201108993, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;
- THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 3" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE, N 27°32'17" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND BEING THE WEST LINE OF SAID 48.820 ACRE TRACT FOR A DISTANCE OF 1055.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 283.115 ACRES OF LAND;
- THE DESCRIPTION IS BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET.
- THIS DOCUMENT WAS PREPARED UNDER 22 TAC §863.21, AND DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

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

AMENDED PRELIMINARY PLAT - NOT FOR RECORDATION

ALTESSA SUBDIVISION

ELGIN, TEXAS



PROJECT LOCATION: N.T.S.

SUMMARY NOTES

- ENGINEER: BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400
- SURVEYOR: BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400
- PROPERTY OWNER: CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH ROAD
SUITE 200
AUSTIN, TX 78730
512-320-8833

REVISIONS

REV	DESCRIPTION	DATE	APR

APPLICATION SUBMITTAL DATE: December 20, 2023

Sheet List Table

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

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

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

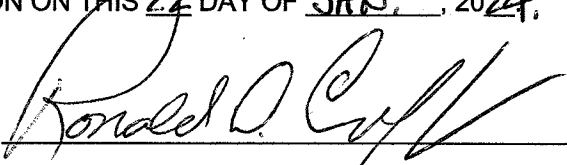
SUBMITTED BY:

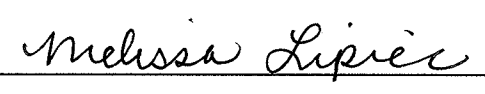

J. ADAM BERRY, P.E.
BGE, INC. TBPE NO. F-1046

01/16/2024

DATE

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

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

SIGNED: 
PRINT: MELISSA LIPIEC
PLANNING & ZONING COMMISSION SECRETARY



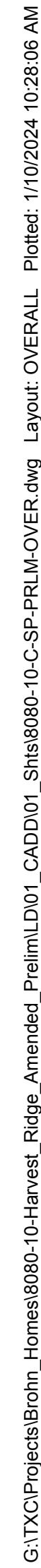
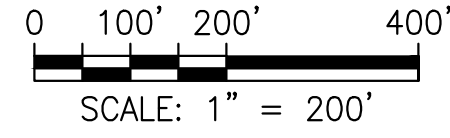
BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TBPE Registration No. F-1046

SHEET
REFERENCE
NUMBER

SHEET 1 OF 9

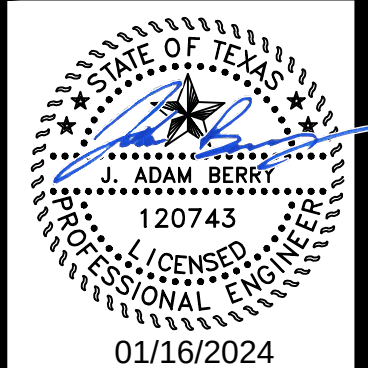
ALTESSA SUBDIVISION

AMENDED PRELIMINARY PLAT

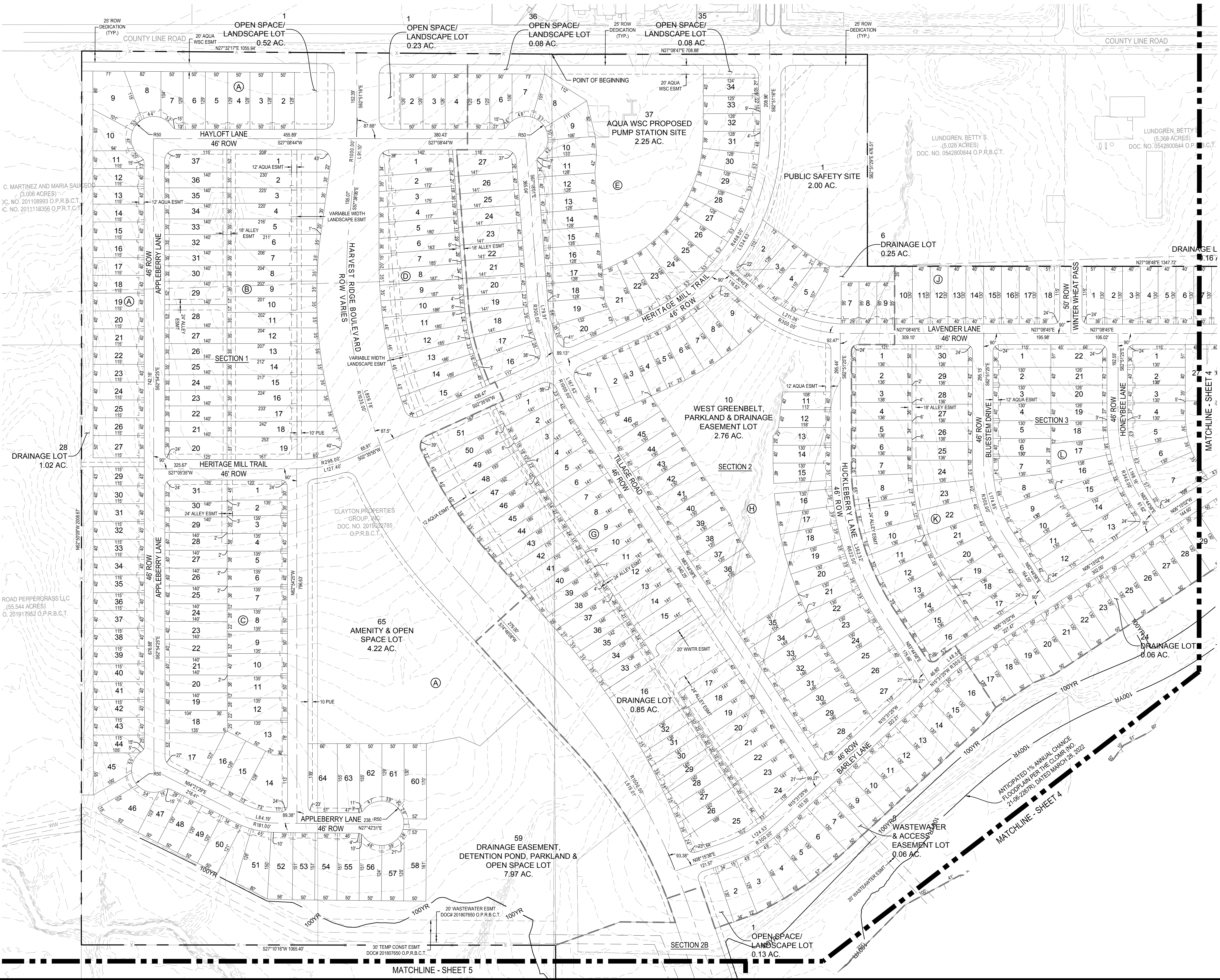


ALTESSA SUBDIVISION
ELGIN, TEXAS

OVERALL PRELIMINARY PLAN



ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

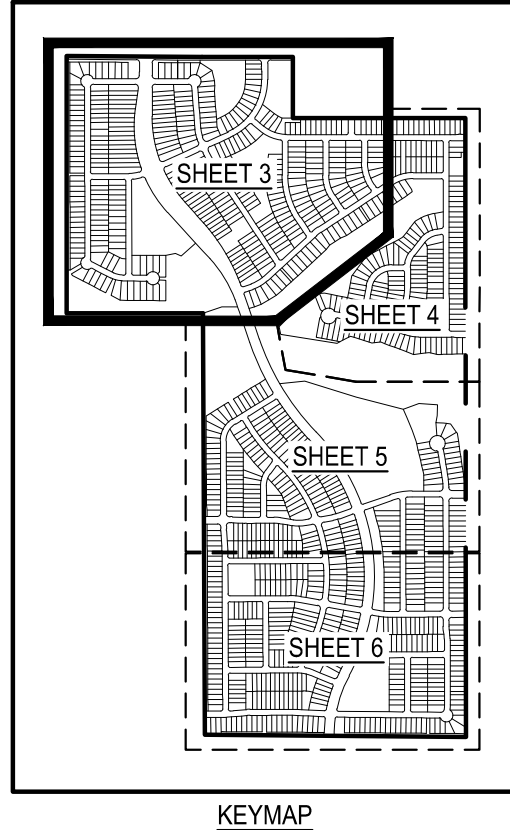


NOTES:

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

LEGEND

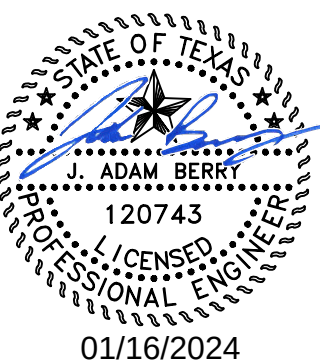
- _____ PROPERTY BOUNDARY
 _____ PROPOSED RIGHT OF WAY
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 _____ PHASE BOUNDARY
 _____ ROAD CENTERLINE
 _____ PROPOSED LOT LINE
 _____ PROPOSED EASEMENT
 _____ PROPOSED LOT NUMBER
- 28



KEYMAP

ALTESSA SUBDIVISION
ELGIN, TEXAS

PRELIMINARY PLAN
(SHEET 1 OF 4)



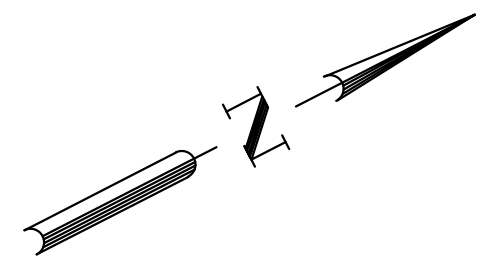
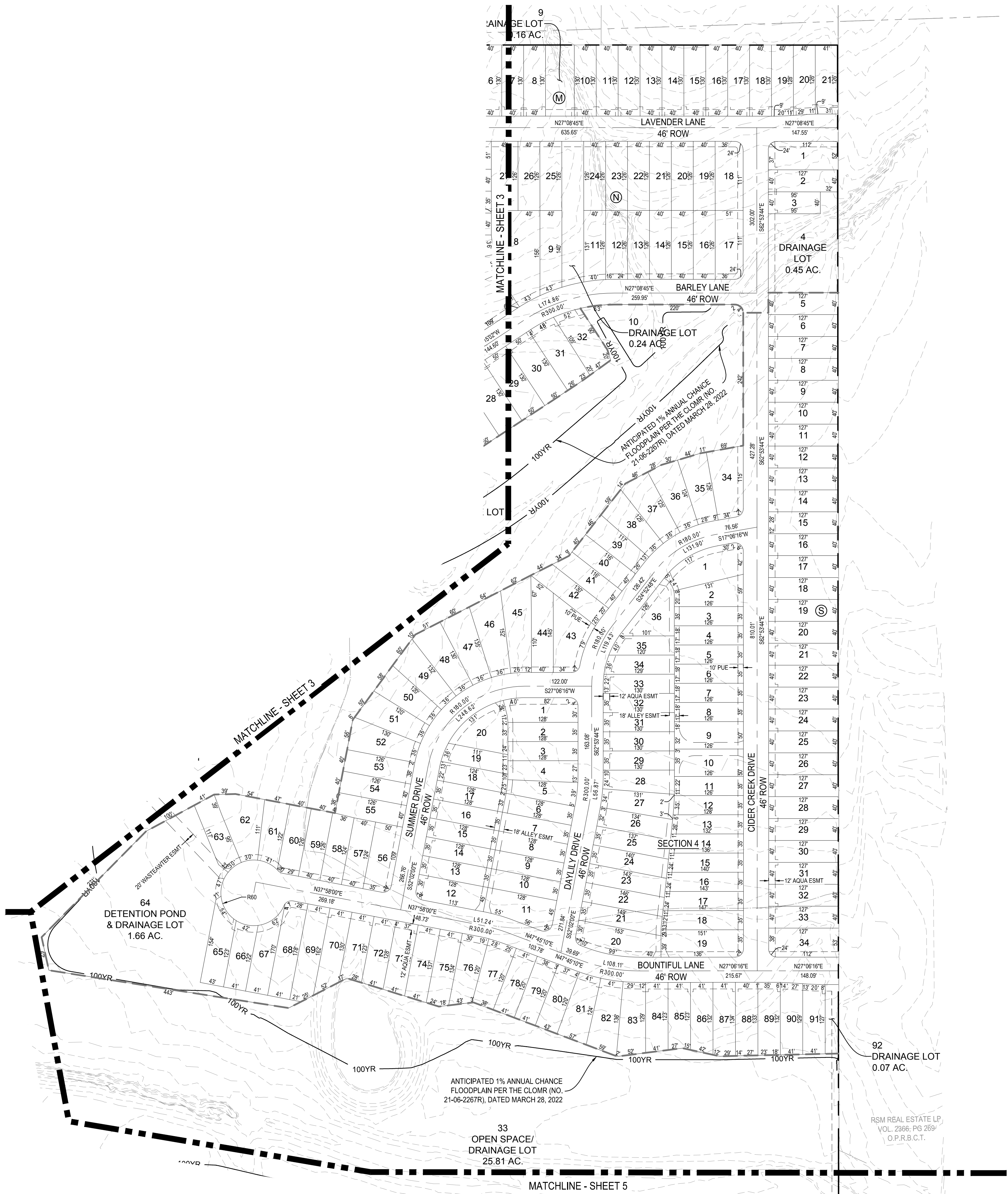
3 OF 9

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



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

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

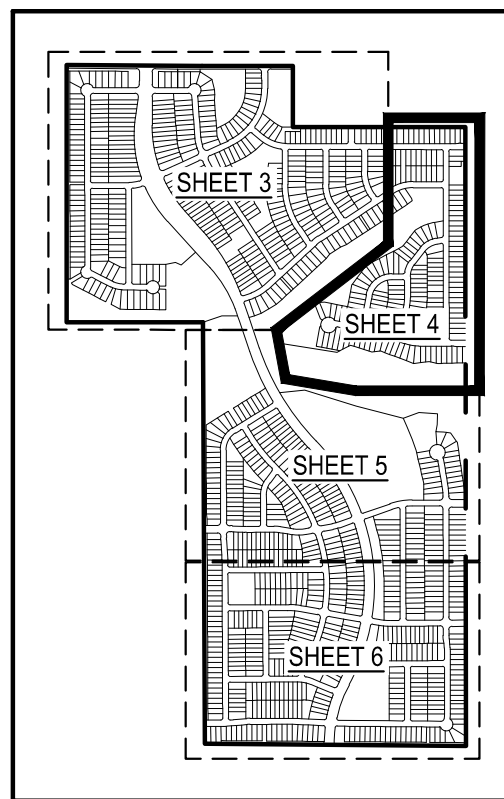


NOTES:

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

LEGEND

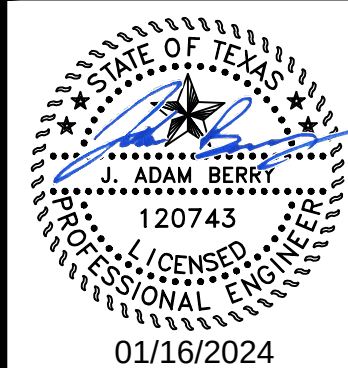

 PROPERTY BOUNDARY
 PROPOSED RIGHT OF WAY
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 PHASE BOUNDARY
 ROAD CENTERLINE
 PROPOSED LOT LINE
 PROPOSED EASEMENT
 PROPOSED LOT NUMBER



KEYMAP

ALTESSA SUBDIVISION
ELGIN, TEXAS

PRELIMINARY PLAN
(SHEET 2 OF 4)



4 OF 9

[illegible]

DESIGNED BY: MKS

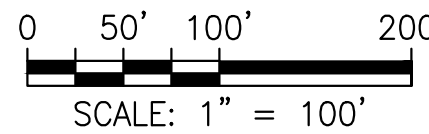
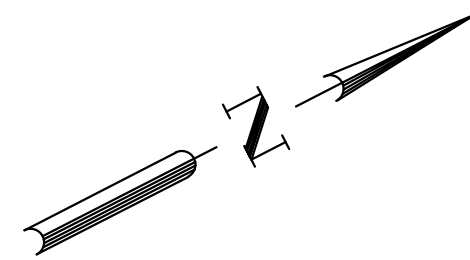
REVIEWED BY: JAB

DRAWN BY: MKS



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

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



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

LEGEND

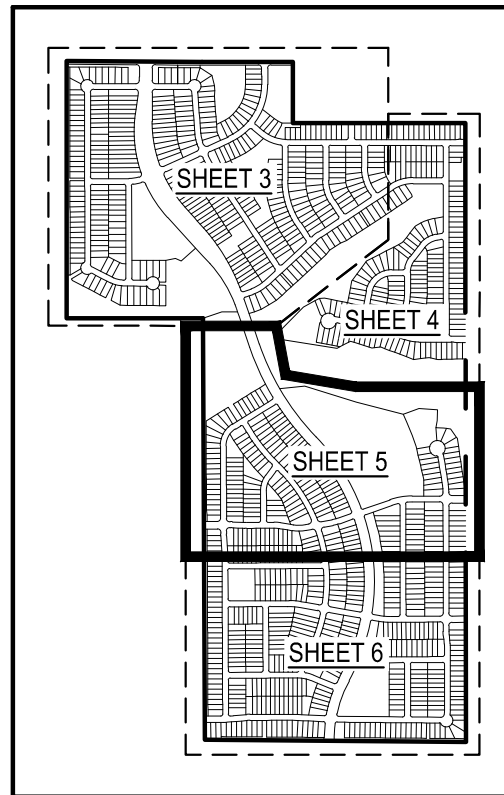
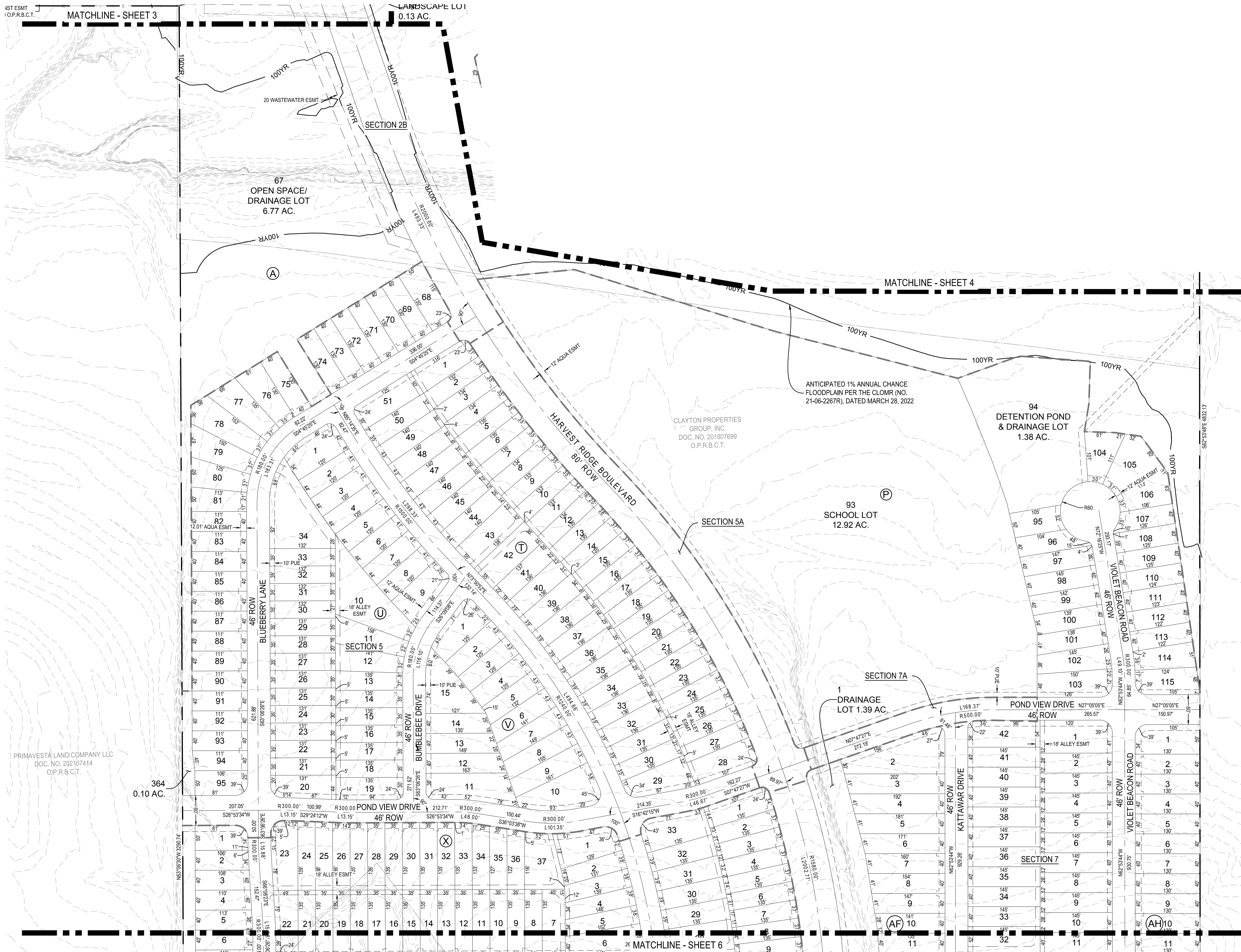
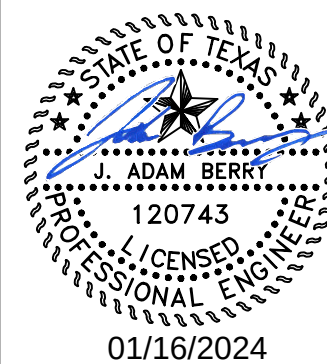
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE BOUNDARY
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER

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



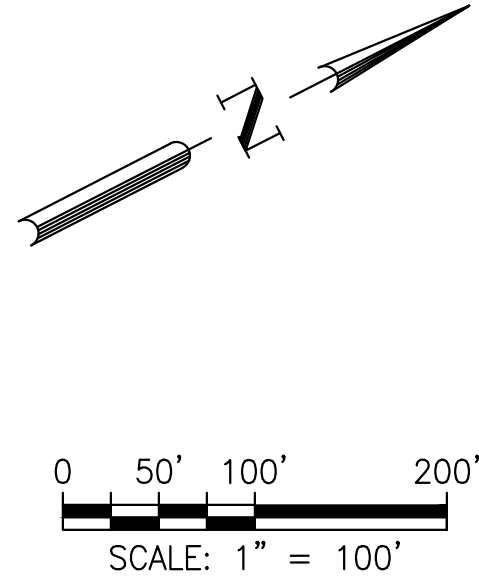
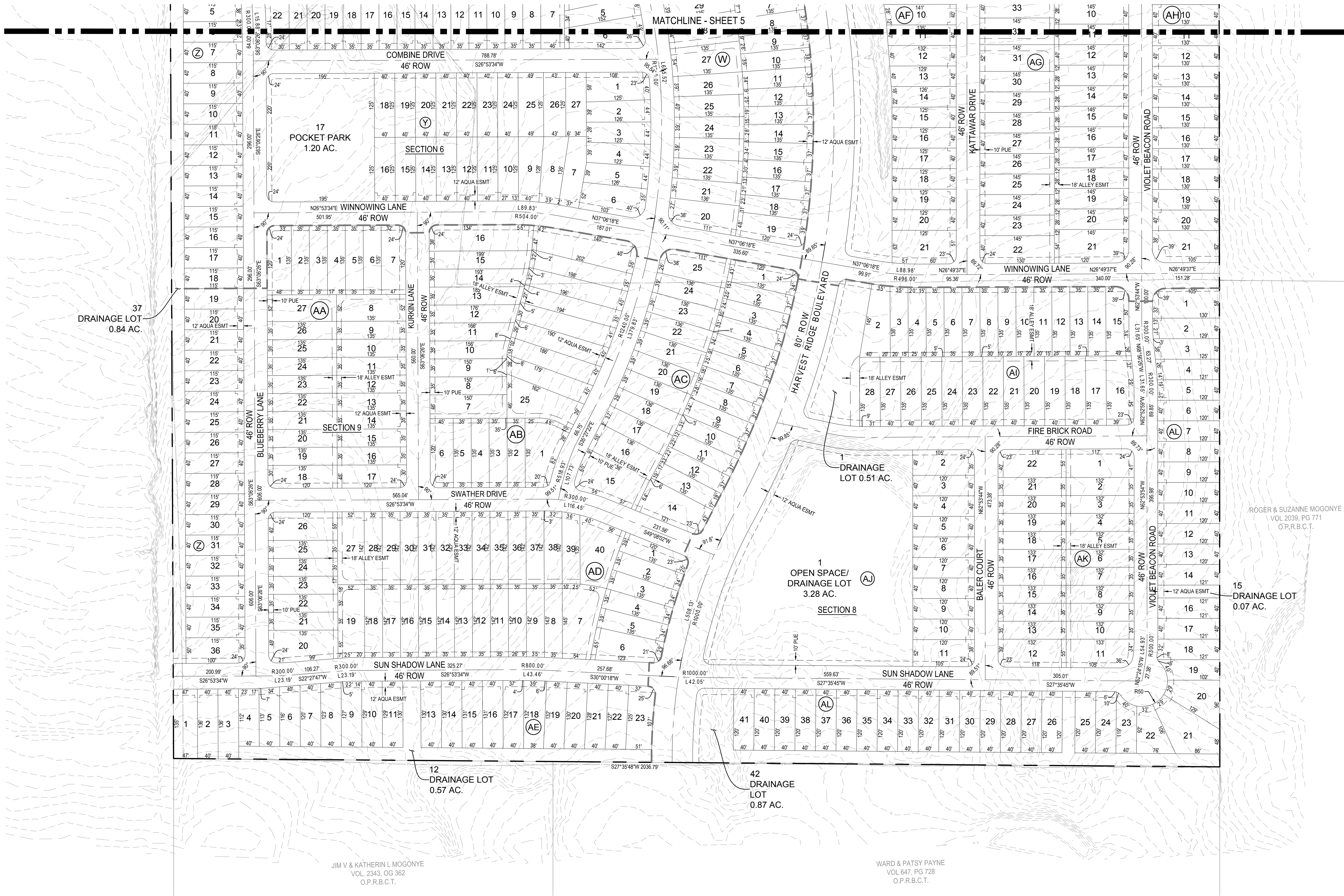
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TELEPHONE: 512.466.1100
FAX: 512.466.1101
WWW.BGE.COM

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



G:\TXC\Projects\Borin_Homes\8080-10-Harvest_Ridge_Amended_Prelim\LD01_CADD\01_Shts\8080-10-C-SP-PRLM.dwg Layout: SHEETS Plotted: 1/10/2024 10:28:42 AM

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

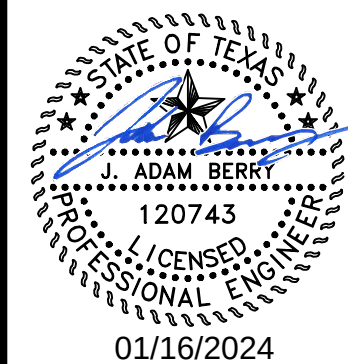


- NOTES:
- A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE DEDICATED TO AQUA WATER SUPPLY CORPORATION ALONG ONE SIDE OF THE SIDE OF STREETS AS SHOWN. A TYPICAL 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
 - SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING: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

LEGEND

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

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

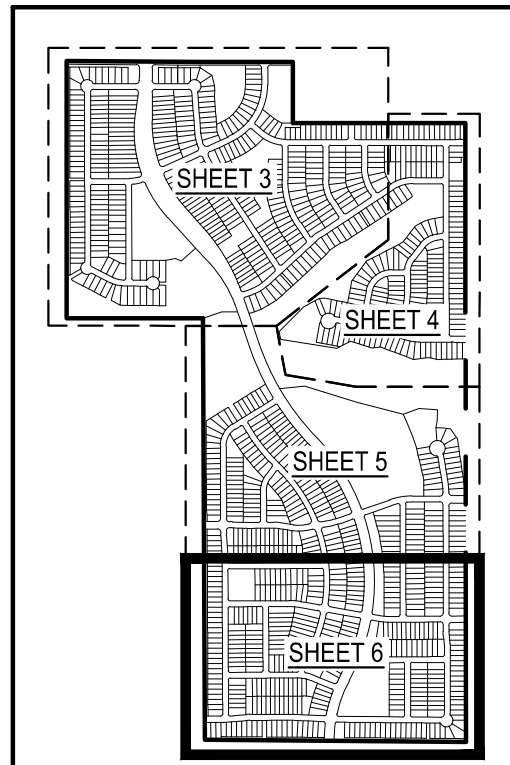


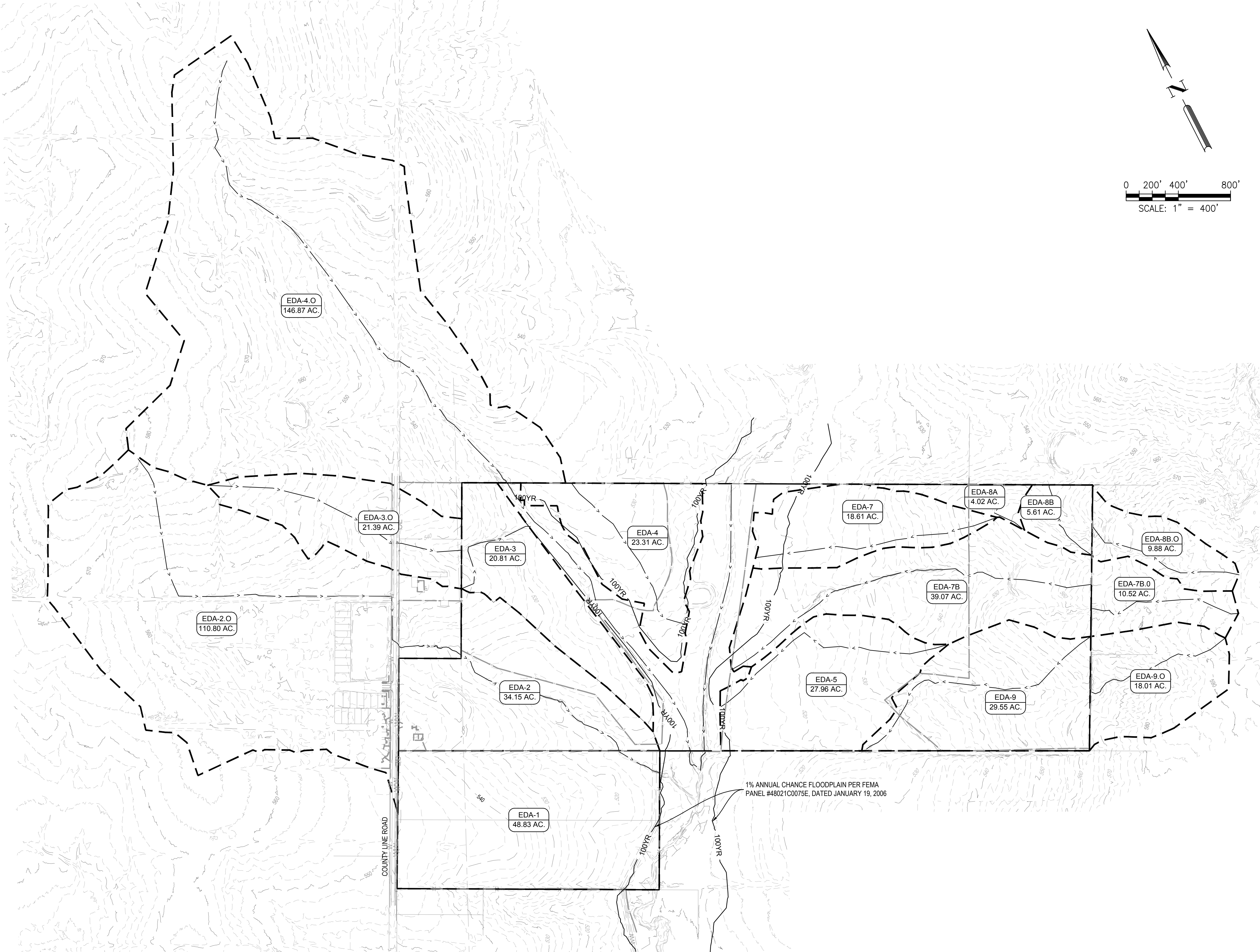
DESIGNED BY: MKS
REVIEWED BY: JAB
DRAWN BY: MKS



BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 000
AUSTIN, TX 78728
TELEPHONE: 512.453.1466
FAX: 512.453.1467
WWW.BGE.COM

DATE
REV
DESCRIPTION





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

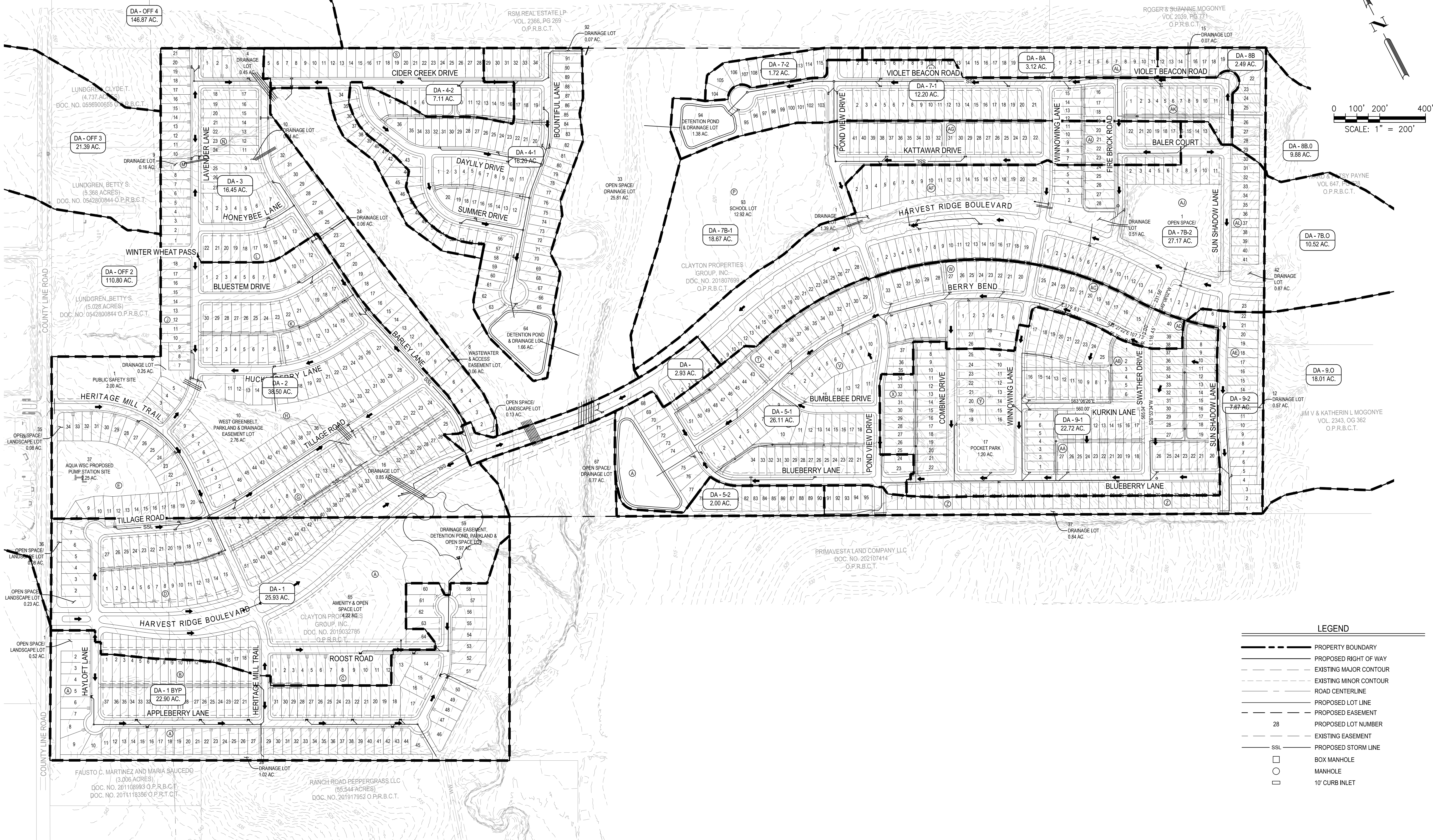
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL. 512.479.9060 www.bgeinc.com

ALTESSA SUBDIVISION
ELGIN, TEXAS
PRE-DEVELOPED
HYDROLOGY MAP

REV	DESCRIPTION	DATE	APR

7 OF 9

ALTESSA SUBDIVISION
PRELIMINARY PLAT



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- 28 --- PROPOSED LOT NUMBER
- EXISTING EASEMENT
- PROPOSED STORM LINE
- BOX MANHOLE
- MANHOLE
- 10' CURB INLET

DATE	DESCRIPTION	REV
APR		

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

BGE

BGE, INC.
101 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78728
TELEPHONE: 512.466.1000
WWW.BGE.COM

**ALTESSA SUBDIVISION
ELGIN, TEXAS**

OVERALL STORM SEWER PLAN

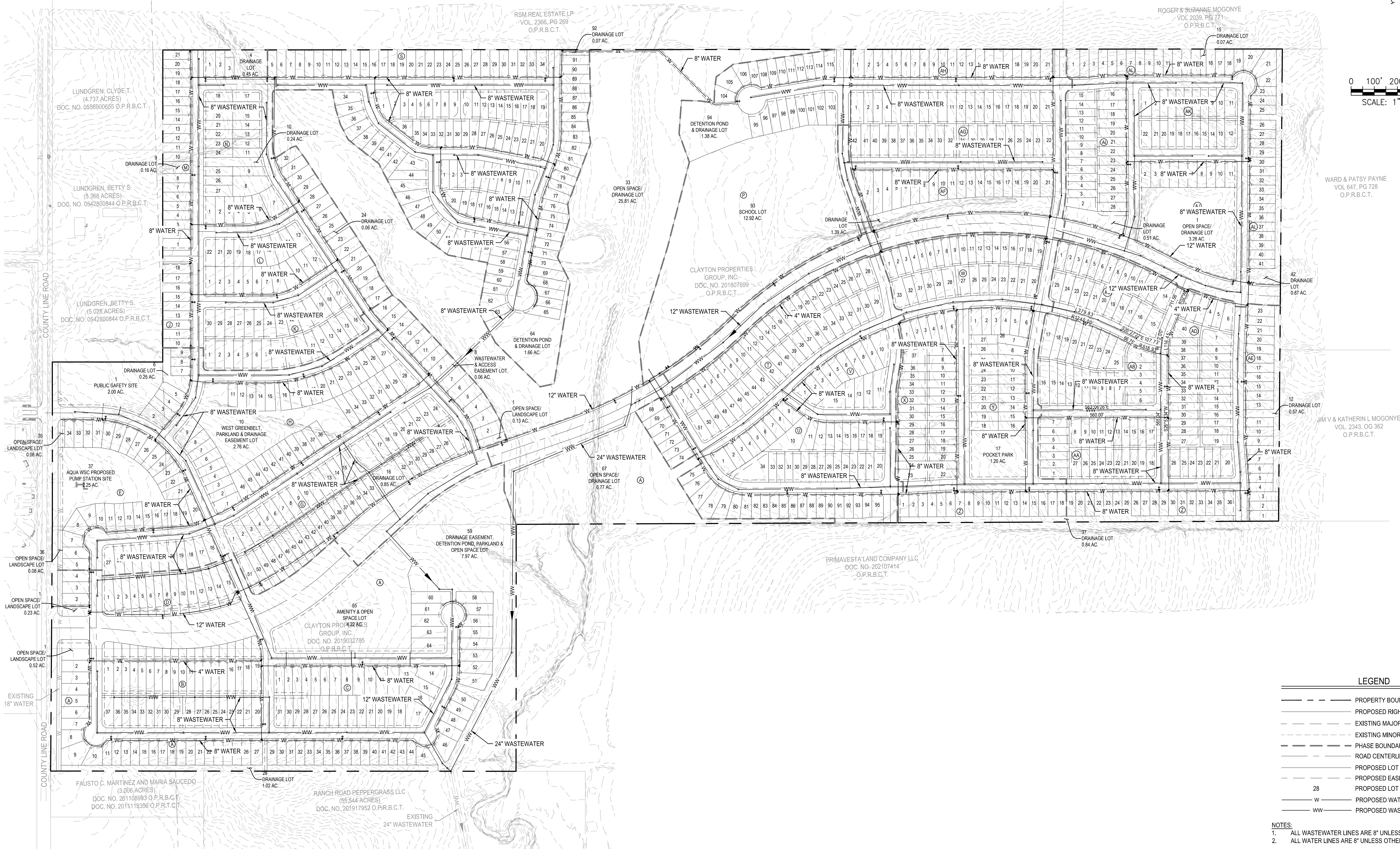
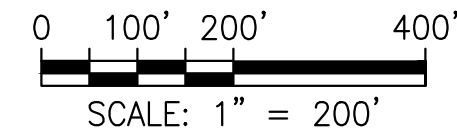
STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED PROFESSIONAL ENGINEER
01/16/2024

8 OF 9

G:\TXC\Projects\Borin_Homes\8080-10-Harvest_Ridge_Amended_Prelim\DWG1_CADD\01_Sha\8080-10-C-SP-STRM.dwg Layout: OVERALL STORM SEWER PLAN Plotted: 1/11/2024 8:46:04 AM

ALTESSA SUBDIVISION

AMENDED PRELIMINARY PLAT



NOTES:

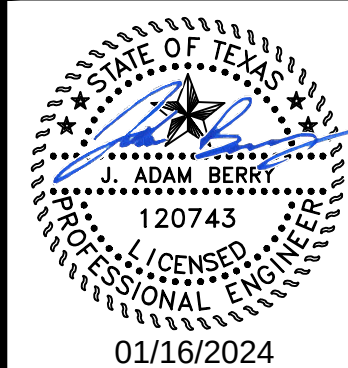
1. ALL WASTEWATER LINES ARE 8" UNLESS OTHERWISE NOTED.
2. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

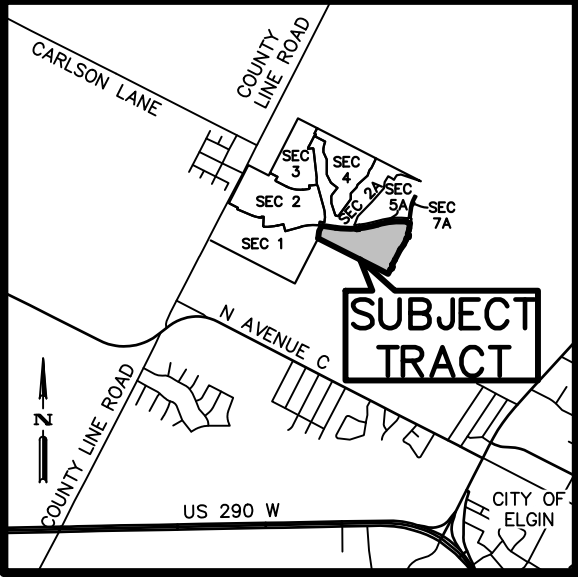
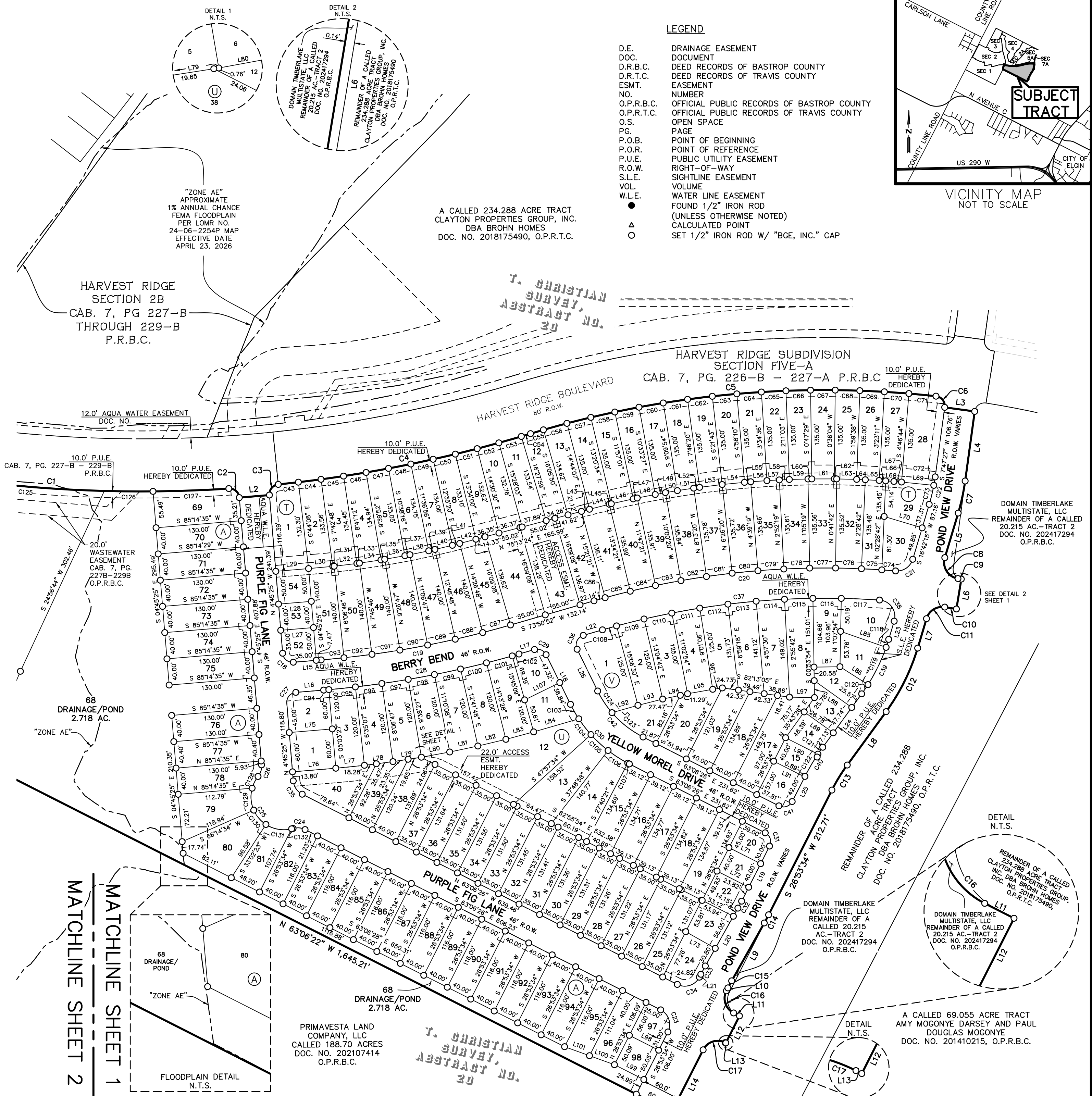
DESIGNED BY:	MKS	REV	DESCRIPTION	DATE	APR
REVIEWED BY:	JAB				
DRAWN BY:	MKS				



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

**MALTESSA SUBDIVISION
ELGIN, TEXAS
OVERALL WATER &
WASTEWATER PLAN**





- LEGEND**
- D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - D.R.B.C. DEED RECORDS OF BASTROP COUNTY
 - D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
 - ESMT. EASEMENT
 - NO. NUMBER
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - O.S. OPEN SPACE
 - PAGE PAGE
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - S.L.E. SIGHTLINE EASEMENT
 - VOL. VOLUME
 - W.L.E. WATER LINE EASEMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - ▲ CALCULATED POINT
 - SET 1/2" IRON ROD W/ "BGE, INC." CAP

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	145	16.308 AC.
OPEN SPACE/ DRAINAGE LOT	1	4.080 AC.
DRAINAGE/POND LOT	1	2.718 AC.
RIGHT-OF-WAY	-	4.135 AC.
TOTAL	147	27.241 AC.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BERRY BEND	46 FT.	1,066 FT.
PURPLE FIG LANE	46 FT.	1,237 FT.
YELLOW MOREL DRIVE	46 FT.	502 FT.
POND VIEW DRIVE	VARIES	1,165 FT.
TOTAL LINEAR FEET		3,970 FT.

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

DOMAIN TIMBERLAKE MULTISTATE, LLC
ADDRESS: 590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY, 10022
PHONE: 212-751-5950

ACREAGE: 27.241 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

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

PLAT SUBMITTED: 12/10/2025
PLAT REVISED: 2/4/2026

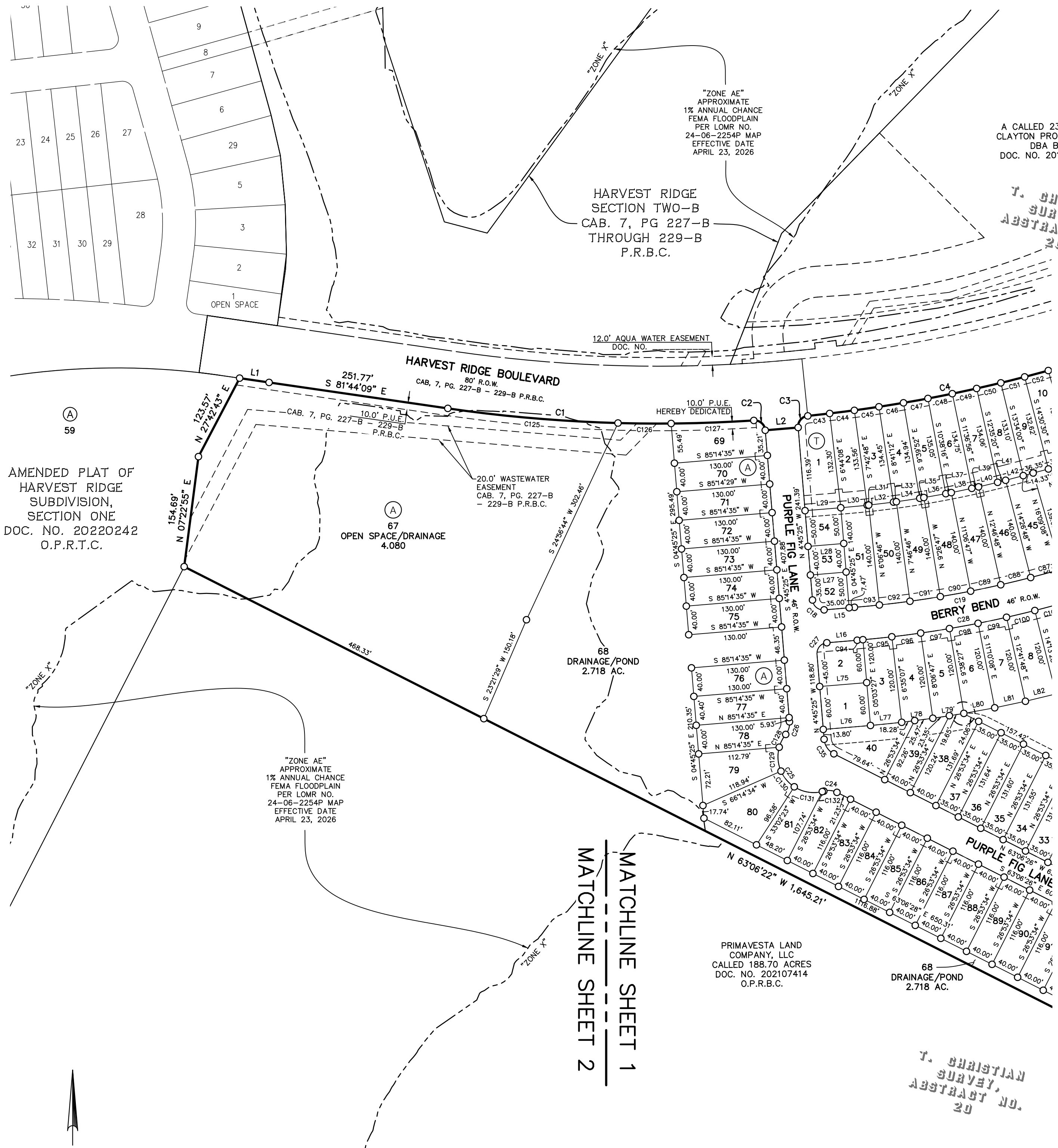
SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS.)
PHONE: 210-581-3600
ENGINEER: GRAY CIVIL, INC. (NATHAN KELLY, PE)
PHONE: 512-452-0371

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

FINAL PLAT HARVEST RIDGE SECTION 5

A SUBDIVISION OF 27.241 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

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



AMENDED PLAT OF
HARVEST RIDGE
SUBDIVISION,
SECTION ONE
DOC. NO. 20220242
O.P.R.T.C.

67
OPEN SPACE/DRAINAGE
4.080

MATCHLINE SHEET 1
MATCHLINE SHEET 2

PRIMAVESTA LAND
COMPANY, LLC
CALLED 188.70 ACRES
DOC. NO. 202107414
O.P.R.B.C.

T. CHRISTIAN
SURVEY,
ABSTRACT NO.
20

LEGEND

D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHTLINE EASEMENT
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
●	FOUND 1/2" IRON ROD
△	(UNLESS OTHERWISE NOTED)
○	CALCULATED POINT
	SET 1/2" IRON ROD W/ "BGE, INC." CAP

A CALLED 234.288 ACRE TRACT
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
DOC. NO. 2018175490, O.P.R.T.C.

T. CHRISTIAN
SURVEY,
ABSTRACT NO.
20



BEARING BASIS:

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

FINAL PLAT HARVEST RIDGE SECTION 5

A SUBDIVISION OF 27.241 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



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

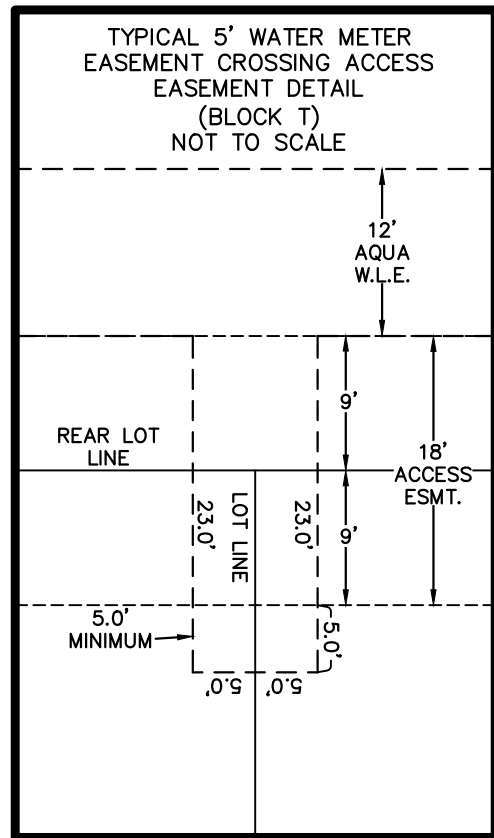
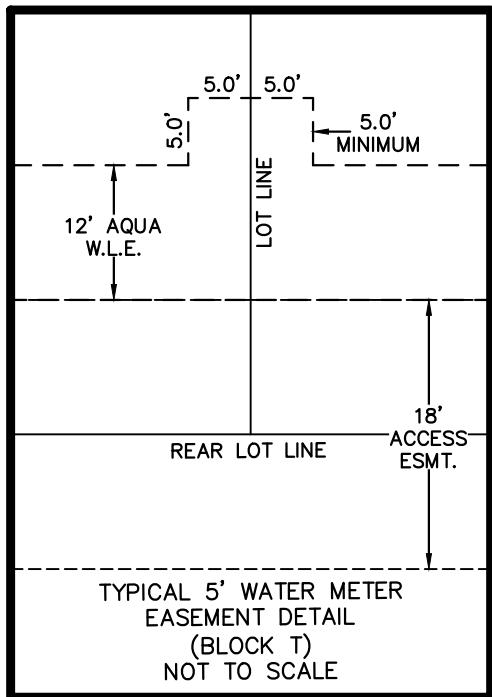
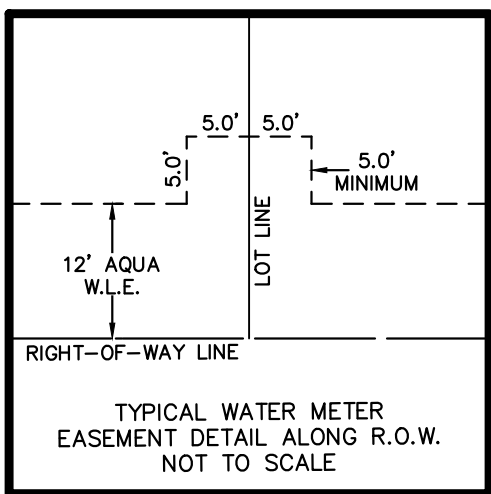
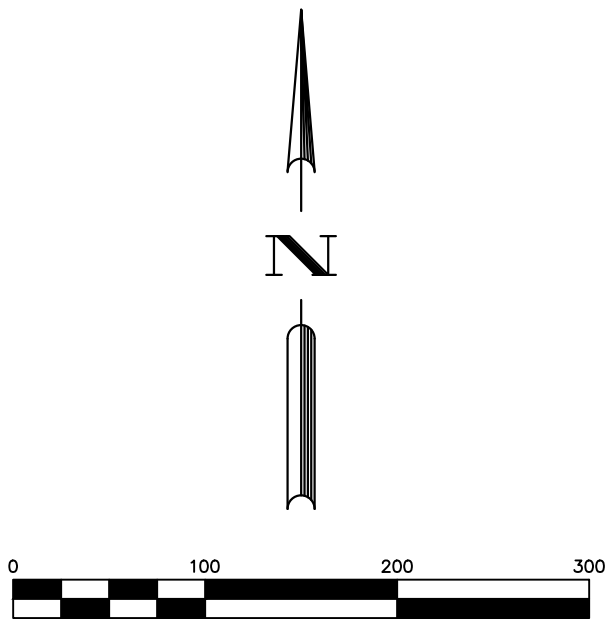
SHEET 2 OF 6

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2040.00'	12°00'49"	427.74'	S 87°44'47" E	426.96'
C2	15.00'	88°59'46"	23.30'	S 49°15'18" E	21.03'
C3	15.00'	88°53'05"	23.27'	N 39°41'07" E	21.01'
C4	2040.00'	11°00'14"	391.79'	N 78°37'33" E	391.19'
C5	1540.00'	23°11'35"	623.38'	N 84°43'14" E	619.14'
C6	15.00'	91°28'26"	23.95'	S 37°56'46" E	21.48'
C7	321.00'	8°54'48"	49.94'	S 12°14'51" W	49.89'
C8	25.00'	97°32'32"	42.56'	S 32°04'02" E	37.60'
C9	1265.00'	0°14'03"	5.17'	S 80°43'16" E	5.17'
C10	1219.00'	0°50'41"	17.97'	N 81°01'35" W	17.97'
C11	25.00'	81°50'50"	35.71'	S 57°37'40" W	32.75'
C12	321.00'	19°21'23"	108.44'	S 26°22'56" W	107.93'
C13	279.00'	9°10'04"	44.64'	S 31°28'36" W	44.59'
C14	321.00'	2°30'38"	14.07'	S 28°08'53" W	14.06'
C15	279.00'	2°30'38"	12.23'	S 28°08'53" W	12.22'
C16	25.00'	90°00'00"	39.27'	S 18°06'26" E	35.36'
C17	25.00'	90°00'00"	39.27'	S 71°53'34" W	35.36'
C18	15.00'	90°00'00"	23.56'	S 49°45'25" E	21.21'
C19	1475.00'	11°23'43"	293.35'	N 79°32'44" E	292.87'
C20	1265.00'	20°59'14"	463.36'	S 84°20'29" W	460.78'
C21	25.00'	78°07'51"	34.09'	N 55°46'10" E	31.51'
C22	275.00'	8°54'48"	42.78'	N 12°14'51" E	42.74'
C23	25.00'	90°00'00"	39.27'	N 18°06'26" W	35.36'
C24	25.00'	43°08'04"	18.82'	N 84°40'28" W	18.38'
C25	50.00'	144°37'09"	126.20'	S 33°55'56" E	95.27'
C26	25.00'	43°08'04"	18.82'	N 16°48'37" E	18.38'
C27	15.00'	90°00'00"	23.56'	S 40°14'35" W	21.21'
C28	1521.00'	11°23'43"	302.50'	N 79°32'44" E	302.00'
C29	15.00'	80°00'00"	20.94'	N 66°09'08" W	19.28'
C30	201.00'	36°57'18"	129.64'	S 44°37'47" E	127.41'
C31	15.00'	90°00'00"	23.56'	N 18°06'26" W	21.21'
C32	275.00'	2°30'38"	12.05'	N 28°08'53" E	12.05'
C33	325.00'	2°30'38"	14.24'	S 28°08'53" W	14.24'
C34	25.00'	90°00'00"	39.27'	N 71°53'34" E	35.36'
C35	25.00'	58°21'01"	25.46'	S 33°55'56" E	24.37'
C36	15.00'	100°00'00"	26.18'	S 23°50'52" W	22.98'
C37	1219.00'	20°01'02"	425.88'	S 83°51'23" W	423.71'
C38	25.00'	102°50'21"	44.87'	N 34°42'56" W	39.09'
C39	275.00'	19°21'23"	92.90'	N 26°22'56" E	92.46'
C40	325.00'	9°10'04"	52.00'	S 31°28'36" W	51.95'
C41	15.00'	90°00'00"	23.56'	N 71°53'34" E	21.21'
C42	155.00'	36°57'18"	99.97'	S 44°37'47" E	98.25'
C43	2039.99'	0°51'47"	30.73'	N 83°41'46" E	30.73'
C44	2039.99'	0°58'24"	34.65'	N 82°46'40" E	34.65'
C45	2039.99'	0°58'24"	34.66'	N 81°48'16" E	34.66'
C46	2039.99'	0°58'24"	34.65'	N 80°49'52" E	34.65'
C47	2039.99'	0°58'24"	34.66'	N 79°51'28" E	34.66'
C48	2039.99'	0°58'24"	34.65'	N 78°53'04" E	34.65'
C49	2039.99'	0°58'25"	34.66'	N 77°54'40" E	34.66'
C50	2039.99'	0°58'24"	34.65'	N 76°56'16" E	34.65'
C51	2039.99'	0°57'34"	34.16'	N 75°58'17" E	34.16'
C52	2039.99'	0°57'33"	34.15'	N 75°00'43" E	34.15'
C53	2039.99'	0°59'55"	35.56'	N 74°01'59" E	35.56'
C54	2039.99'	0°24'35"	14.59'	N 73°19'44" E	14.59'
C55	1540.00'	0°45'44"	20.48'	S 73°30'18" W	20.48'
C56	1540.00'	1°22'43"	37.05'	S 74°34'31" W	37.05'
C57	1540.00'	1°23'33"	37.43'	S 75°57'39" W	37.43'
C58	1540.00'	1°23'33"	37.43'	S 77°21'13" W	37.43'
C59	1540.00'	1°23'33"	37.43'	S 78°44'46" W	37.43'
C60	1540.00'	1°23'33"	37.43'	S 80°08'20" W	37.43'
C61	1540.00'	1°23'33"	37.43'	S 81°31'53" W	37.43'
C62	1540.00'	1°24'37"	37.91'	S 82°55'58" W	37.91'
C63	1540.00'	1°23'33"	37.43'	S 84°20'04" W	37.43'
C64	1540.00'	1°23'33"	37.43'	S 85°43'37" W	37.43'
C65	1540.00'	1°23'33"	37.43'	S 87°07'11" W	37.43'
C66	1540.00'	1°23'33"	37.43'	S 88°30'44" W	37.43'
C67	1540.00'	1°23'33"	37.43'	S 89°54'17" W	37.43'
C68	1540.00'	1°23'33"	37.43'	N 88°42'09" W	37.43'
C69	1540.00'	1°23'33"	37.43'	N 87°18'36" W	37.43'
C70	1540.00'	1°23'33"	37.43'	N 85°55'02" W	37.43'
C71	1540.00'	1°32'17"	41.34'	N 84°27'07" W	41.34'
C72	275.00'	2°42'00"	12.96'	N 9°08'27" E	12.96'
C73	275.00'	6°12'48"	29.82'	N 13°35'51" E	29.81'
C74	1265.00'	0°57'08"	21.03'	N 85°38'28" W	21.02'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C75	1265.00'	1°24'15"	31.00'	N 86°49'10" W	31.00'
C76	1265.00'	1°47'00"	39.38'	N 88°24'48" W	39.37'
C77	1265.00'	1°47'00"	39.38'	S 89°48'12" W	39.37'
C78	1265.00'	1°47'00"	39.38'	S 88°01'11" W	39.37'
C79	1265.00'	1°47'00"	39.38'	S 86°14'11" W	39.37'
C80	1265.00'	1°47'00"	39.38'	S 84°27'11" W	39.37'
C81	1265.00'	1°47'00"	39.38'	S 82°40'10" W	39.37'
C82	1265.00'	1°47'00"	39.38'	S 80°53'10" W	39.37'
C83	1265.00'	1°47'00"	39.38'	S 79°06'09" W	39.37'
C84	1265.00'	1°47'00"	39.38'	S 77°19'09" W	39.37'
C85	1265.00'	1°47'00"	39.38'	S 75°32'09" W	39.37'
C86	1265.00'	0°47'46"	17.58'	S 74°14'45" W	17.58'
C87	1475.00'	1°42'20"	43.90'	N 74°42'02" E	43.90'
C88	1475.00'	1°40'01"	42.91'	N 76°23'12" E	42.91'
C89	1475.00'	1°40'01"	42.91'	N 78°03'12" E	42.91'
C90	1475.00'	1°40'01"	42.91'	N 79°43'13" E	42.91'
C91	1475.00'	1°40'01"	42.91'	N 81°23'13" E	42.91'
C92	1475.00'	1°40'01"	42.91'	N 83°03'14" E	42.91'
C93	1475.00'	1°21'21"	34.90'	N 84°33'55" E	34.90'
C94	1521.00'	0°18'02"	7.98'	N 85°05'34" E	7.98'
C95	1521.00'	1°31'40"	40.56'	N 84°10'43" E	40.56'
C96	1521.00'	1°31'40"	40.56'	N 82°39'03" E	40.56'
C97	1521.00'	1°31'40"	40.56'	N 81°07'23" E	40.56'
C98	1521.00'	1°31'40"	40.56'	N 79°35'42" E	40.56'
C99	1521.00'	1°31'40"	40.56'	N 78°04'02" E	40.56'
C100	1521.00'	1°31'40"	40.56'	N 76°32'22" E	40.56'
C101	1521.00'	1°31'40"	40.56'	N 75°00'42" E	40.56'
C102	1521.00'	0°23'59"	10.61'	N 74°02'52" E	10.61'
C103	201.00'	7°15'26"	25.46'	S 29°46'51" E	25.44'
C104	201.00'	8°37'52"	30.28'	S 37°43'30" E	30.25'
C105	201.00'	10°08'36"	35.58'	S 47°06'44" E	35.54'
C106	201.00'	10°08'36"	35.58'	S 57°15'20" E	35.54'
C107	201.00'	0°46'47"	2.74'	S 62°43'02" E	2.74'
C108	1219.00'	1°02'38"	22.21'	S 74°22'11" W	22.21'
C109	1219.00'	2°01'48"	43.19'	S 75°54'24" W	43.19'
C110	1219.00'	2°01'48"	43.19'	S 77°56'12" W	43.19'
C111	1219.00'	2°01'48"	43.19'	S 79°58'00" W	43.19'
C112	1219.00'	2°01'48"	43.19'	S 81°59'48" W	43.19'
C113	1219.00'	2°01'48"	43.19'	S 84°01'36" W	43.19'
C114	1219.00'	2°01'48"	43.19'	S 86°03'24" W	43.19'
C115	1219.00'	2°01'48"	43.19'	S 88°05'12" W	43.19'
C116	1219.00'	2°01'48"	43.19'	N 89°53'00" W	43.19'
C117	1219.00'	2°44'00"	58.15'	N 87°30'06" W	58.15'
C118	275.00'	2°38'54"	12.71'	N 18°01'42" E	12.71'
C119	275.00'	13°09'02"	63.12'	N 25°55'40" E	62.98'
C120	275.00'	3°33'27"	17.08'	N 34°16'54" E	17.07'
C121	325.00'	2°15'19"	12.79'	S 34°55'58" W	12.79'
C122	325.00'	6°54'45"	39.21'	S 30°20'56" W	39.19'
C123	155.00'	22°18'44"	60.36'	S 51°57'04" E	59.98'
C124	155.00'	14°38'34"	39.61'	S 33°28'25" E	39.51'
C125	2040.00'	6°41'32"	238.27'	S 85°05'08" E	238.14'
C126	2040.00'	2°04'50"	74.07'	S 89°28'19" E	74.07'
C127	2040.00'	3°14'28"	115.40'	N 87°52'03" E	115.38'
C128	50.00'	23°00'05"	20.07'	S 26°52'36" W	19.94'
C129	50.00'	39°07'59"	34.15'	S 4°11'26" E	33.49'
C130	50.00'	33°12'11"	28.98'	S 40°21'31" E	28.57'
C131	50.00'	46°41'43"	40.75'	S 80°18'28" E	39.63'
C132	50.00'	2°35'10"	2.26'	N 75°03'05" E	2.26'
C133	1344.00'	10°01'11"	235.04'	N 80°14'00" E	234.74'
C134	12.00'	88°37'28"	18.56'	S 60°27'52" E	16.77'
C135	12.00'	91°22'32"	19.14'	S 29°32'08" W	17.17'
C136	1396.00'	21°32'14"	524.75'	S 85°59'31" W	521.67'
C137	275.00'	4°19'59"	20.80'	N 14°32'15" E	20.79'
C138	39.00'	36°31'40"	24.86'	S 81°17'36" E	24.44'
C139	1663.00'	4°48'01"	139.33'	N 82°50'34" E	139.29'
C140	1641.00'	4°48'01"	137.49'	N 82°50'34" E	137.45'
C141	61.00'	36°31'40"	38.89'	S 81°17'36" E	38.23'
C142	25.00'	51°22'30"	22.42'	N 60°26'51" W	21.67'
C143	25.00'	51°27'51"	22.46'	N 9°01'41" W	21.71'
C144	1326.00'	10°01'11"	231.89'	N 80°14'00" E	231.59'
C145	1414.00'	21°35'05"	532.69'	N 86°00'56" E	529.54'
C146	275.00'	3°45'32"	18.04'	N 10°29'30" E	18.04'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S81°44'56"E	41.46'
L2	N85°09'03"E	46.00'
L3	S82°17'07"E	46.00'
L4	S7°47'27"W	106.82'
L5	S16°42'15"W	70.74'
L6	S9°23'46"W	46.00'
L7	S16°42'15"W	46.71'
L8	S36°03'38"W	100.44'
L9	S29°24'12"W	100.99'
L10	S26°53'34"W	5.00'
L11	S63°06'26"E	10.00'
L12	S26°53'34"W	46.00'
L13	N63°06'26"W	1.00'
L14	S26°53'34"W	106.05'
L15	S85°14'35"W	42.47'
L16	N85°14'35"E	42.47'
L17	N73°50'52"E	24.61'
L18	S26°09'08"E	84.16'
L19	S26°53'34"W	93.82'
L20	S29°24'12"W	100.99'
L21	S26°53'34"W	5.00'
L22	S73°50'52"W	30.36'
L23	N16°42'15"E	28.92'
L24	N36°03'38"E	100.44'
L25	N26°53'34"E	42.89'
L26	S26°09'08"E	70.76'
L27	S85°14'35"W	50.00'
L28	S85°14'35"W	50.00'
L29	N85°14'35"E	50.00'
L30	N84°44'18"E	36.94'
L31	N83°55'57"E	2.11'
L32	N83°08'23"E	34.83'
L33	N82°18'23"E	4.00'
L34	N81°30'48"E	32.95'
L35	N80°40'48"E	5.88'
L36	N79°53'13"E	31.07'
L37	N79°03'13"E	7.77'
L38	N78°15'38"E	29.19'
L39	N77°25'37"E	9.65'
L40	N76°38'03"E	27.30'
L41	N75°48'03"E	11.53'
L42	N75°16'24"E	25.41'
L43	N75°13'30"E	12.69'
L44	N75°53'42"E	30.92'
L45	N76°35'29"E	3.23'
L46	N77°21'13"E	34.15'
L47	N78°10'36"E	6.22'
L48	N78°52'23"E	27.92'
L49	N79°45'44"E	15.68'
L50	N80°27'31"E	18.47'
L51	N81°20'51"E	25.13'
L52	N82°02'38"E	9.02'
L53	N82°55'58"E	34.58'
L54	N84°20'04"E	34.15'
L55	N85°13'24"E	9.45'

EASEMENT DETAILS



LEGEND

- | | |
|------------|---|
| D.E. | DRAINAGE EASEMENT |
| DOC. | DOCUMENT |
| D.R.B.C. | DEED RECORDS OF BASTROP COUNTY |
| D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| ESMT. | EASEMENT |
| NO. | NUMBER |
| O.P.R.B.C. | OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| O.S. | OPEN SPACE |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| S.L.E. | SIGHTLINE EASEMENT |
| VOL. | VOLUME |
| W.L.E. | WATER LINE EASEMENT |
| ● | FOUND 1/2" IRON ROD |
| Δ | (UNLESS OTHERWISE NOTED) |
| ○ | CALCULATED POINT |
| | SET 1/2" IRON ROD W/ "BGE, INC." CAP |



BGE, Inc.

7330 San Pedro Ave., Suite 301
San Antonio, TX 78216

Tel: 210-581-3600 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106500

FINAL PLAT HARVEST RIDGE SECTION 5

A SUBDIVISION OF 27.241 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

LEGAL DESCRIPTION

FIELD NOTES FOR A 27.241 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS; BEING PARTIALLY OUT OF A CALLED 20.215 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO DOMAIN TIMBERLAKE MULTISTATE LLC IN DOCUMENT NUMBER 202417294 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, AND ALL OF LOT 67, BLOCK "A" AS SHOWN ON THE PLAT OF HARVEST RIDGE SUBDIVISION SECTION TWO-B AS RECORDED IN CABINET 7, PAGES 227-B THROUGH 229-B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS; SAID 27.241 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE NORTHEAST LINE OF A CALLED 188.70 ACRE TRACT OF LAND AS CONVEYED UNTO PRIMAVESTA LAND COMPANY, LLC IN DOCUMENT NUMBER 202107414 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF SAID 20.215 ACRE TRACT AND THE REMAINDER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2-INCH ROD WITH A CAP STAMPED "ZWA" FOUND AT THE COMMON CORNER OF THE REMAINDER OF SAID 234.288 ACRE TRACT AND A CALLED 69.055 ACRE TRACT OF LAND AS CONVEYED UNTO AMY MOGONYE DARSEY AND PAUL DOUGLAS MOGONYE IN DOCUMENT NUMBER 201410215 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, BEARS S 63°06'22" E, COINCIDENT WITH THE COMMON LINE OF THE REMAINDER OF THE 234.288 ACRE TRACT AND SAID 188.70 ACRE TRACT, A DISTANCE OF 1,645.03 FEET;

THENCE, N 63°06'22" W, COINCIDENT WITH THE COMMON LINE OF THE 20.215 ACRE TRACT AND THE 188.70 ACRE TRACT, PASSING AT A DISTANCE OF 269.63 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE SOUTHEAST CORNER OF SAID LOT 67, AND CONTINUING COINCIDENT WITH THE COMMON LINE OF LOT 67 AND THE 188.70 ACRE TRACT, A TOTAL DISTANCE OF 1,645.21 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT AN ANGLE POINT IN THE EAST LINE OF LOT 59, BLOCK "A", OF THE AMENDED PLAT OF HARVEST RIDGE SUBDIVISION, SECTION ONE, AS RECORDED IN DOCUMENT NUMBER 20220242 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AT A COMMON CORNER OF LOT 67 AND THE 188.70 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 07°22'55" E, COINCIDENT WITH THE COMMON LINE OF LOT 67 AND SAID LOT 59, A DISTANCE OF 154.69 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27°42'43" E, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 123.57 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF HARVEST RIDGE BOULEVARD (R.O.W. ~ 80') AS SHOWN ON SAID PLAT OF HARVEST RIDGE SECTION TWO-B AT THE COMMON CORNER OF LOT 67 AND LOT 59 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF LOT 67, SAID RIGHT-OF-WAY, AND THE AFOREMENTIONED 20.215 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- 1) S 81°44'56" E, A DISTANCE OF 41.46 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 2) S 81°44'09" E, A DISTANCE OF 251.77 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE LEFT, WITH A RADIUS OF 2,040.00 FEET, PASSING AT AN ARC LENGTH OF 312.34 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF LOT 67 AND THE AFOREMENTIONED 20.215 ACRE TRACT, AND CONTINUING COINCIDENT WITH THE COMMON LINE OF SAID RIGHT-OF-WAY AND SAID 20.215 ACRE TRACT, A TOTAL ARC LENGTH OF 427.74 FEET, A CENTRAL ANGLE OF 12°00'49", A CHORD BEARING OF S 87°44'47" E, AND A CHORD DISTANCE OF 426.96 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 4) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.30 FEET, A CENTRAL ANGLE OF 88°59'46", A CHORD BEARING OF S 49°15'18" E, AND A CHORD DISTANCE OF 21.03 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE END OF THIS OF THE HEREIN DESCRIBED TRACT;
- 5) N 85°09'03" E, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 6) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.27 FEET, A CENTRAL ANGLE OF 88°53'05", A CHORD BEARING OF N 39°41'07" E, AND A CHORD DISTANCE OF 21.01 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE RIGHT-OF-WAY OF HARVEST RIDGE BOULEVARD AS SHOWN ON SAID SECTION TWO-B AND HARVEST RIDGE SUBDIVISION SECTION FIVE-A AS RECORDED IN CABINET 7, PAGES 226-B THROUGH 227-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH THE COMMON LINE OF THE 20.215 ACRE TRACT AND SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) CURVING TO THE LEFT, WITH A RADIUS OF 2,040.00 FEET, AN ARC LENGTH OF 391.79 FEET, A CENTRAL ANGLE OF 11°00'14", A CHORD BEARING OF N 78°37'33" E, AND A CHORD DISTANCE OF 391.19 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 2) CURVING TO THE RIGHT, WITH A RADIUS OF 1,540.00 FEET, AN ARC LENGTH OF 623.38 FEET, A CENTRAL ANGLE OF 23°11'35" , A CHORD BEARING OF N 84°43'14" E, AND A CHORD DISTANCE OF 619.14 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.95 FEET, A CENTRAL ANGLE OF 91°28'26", A CHORD BEARING OF S 37°56'46" E, AND A CHORD DISTANCE OF 21.48 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 82°17'07" E, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE 20.215 ACRE TRACT AND THE AFOREMENTIONED REMAINDER OF THE 234.288 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
67	A	177,713
68	A	118,396
69	A	6,720
70	A	5,200
71	A	5,200
72	A	5,200
73	A	5,200
74	A	5,200
75	A	5,200
76	A	5,200
77	A	5,252
78	A	4,947
79	A	5,884
80	A	6,676
81	A	4,245
82	A	4,591
83	A	4,640
84	A	4,640
85	A	4,640
86	A	4,640
87	A	4,640
88	A	4,640
89	A	4,640
90	A	4,640
91	A	4,640
92	A	4,640
93	A	4,640
94	A	4,640
95	A	4,541
96	A	4,343
97	A	2,666
98	A	2,504

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	T	6,234
2	T	4,755
3	T	4,796
4	T	4,821
5	T	4,833
6	T	4,829
7	T	4,812
8	T	4,781
9	T	4,682
10	T	4,677
11	T	4,887
12	T	4,648
13	T	4,779
14	T	4,833
15	T	4,834
16	T	4,833
17	T	4,832
18	T	4,833
19	T	4,896
20	T	4,834
21	T	4,833
22	T	4,832
23	T	4,833
24	T	4,834
25	T	4,833
26	T	4,832
27	T	4,832

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
28	T	7,134
29	T	4,069
30	T	3,712
31	T	4,199
32	T	5,619
33	T	5,620
34	T	5,623
35	T	5,626
36	T	5,627
37	T	5,629
38	T	5,633
39	T	5,636
40	T	5,638
41	T	5,642
42	T	5,551
43	T	7,570
44	T	7,643
45	T	5,851
46	T	5,724
47	T	5,724
48	T	5,724
49	T	5,724
50	T	5,725
51	T	5,702
52	T	2,452
53	T	2,000
54	T	2,500

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	U	3,955
2	U	3,887
3	U	5,055
4	U	5,055
5	U	5,055
6	U	5,055
7	U	5,055
8	U	5,055
9	U	5,055
10	U	3,412
11	U	3,626
12	U	14,459
13	U	7,244
14	U	6,526
15	U	5,356
16	U	5,272
17	U	5,274
18	U	5,276
19	U	5,278
20	U	2,382

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
21	U	2,160
22	U	2,689
23	U	2,896
24	U	3,693
25	U	4,588
26	U	4,590
27	U	4,592
28	U	4,593
29	U	4,595
30	U	4,597
31	U	4,598
32	U	4,600
33	U	4,602
34	U	4,603
35	U	4,605
36	U	4,607
37	U	4,608
38	U	5,177
39	U	4,242
40	U	6,001

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	V	7,153
2	V	5,126
3	V	5,126
4	V	5,126
5	V	5,207
6	V	5,567
7	V	5,897
8	V	6,085
9	V	4,317
10	V	4,736
11	V	3,527
12	V	2,894
13	V	2,763
14	V	2,403
15	V	2,143
16	V	2,962
17	V	6,659
18	V	5,673
19	V	5,118
20	V	5,300
21	V	3,641

THENCE, S 07°47'27" W, COINCIDENT WITH THE COMMON LINE OF THE 20.215 ACRE TRACT AND THE REMAINDER OF SAID 234.288 ACRE TRACT, DISTANCE OF 106.82 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 20.215 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

- 1) CURVING TO THE RIGHT, WITH A RADIUS OF 321.00 FEET, AN ARC LENGTH OF 49.94 FEET, A CENTRAL ANGLE OF 08°54'48", A CHORD BEARING OF S 12°14'51" W, AND A CHORD DISTANCE OF 49.89 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 2) S 16°42'15" W, A DISTANCE OF 70.74 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.56 FEET, A CENTRAL ANGLE OF 97°32'32", A CHORD BEARING OF S 32°04'02" E, AND A CHORD DISTANCE OF 37.60 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 4) CURVING TO THE RIGHT, WITH A RADIUS OF 1,265.00 FEET, AN ARC LENGTH OF 5.17 FEET, A CENTRAL ANGLE OF 00°14'03", A CHORD BEARING OF S 80°43'16" E, AND A CHORD DISTANCE OF 5.17 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 5) S 09°23'46" W, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 6) CURVING TO THE LEFT, WITH A RADIUS OF 1,219.00 FEET, AN ARC LENGTH OF 17.97 FEET, A CENTRAL ANGLE OF 00°50'41", A CHORD BEARING OF N 81°01'35" W, AND A CHORD DISTANCE OF 17.97 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE COMMON LINE OF THE 20.215 ACRE TRACT AND THE REMAINDER OF THE 234.288 ACRE TRACT, FOR A POINT OF COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, COINCIDENT WITH SAID COMMON LINE, THE FOLLOWING SIX (6) COURSES:

- 1) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.71 FEET, A CENTRAL ANGLE OF 81°50'50", A CHORD BEARING OF S 57°37'40" W, AND A CHORD DISTANCE OF 32.75 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 2) S 16°42'15" W, A DISTANCE OF 46.71 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE RIGHT, WITH A RADIUS OF 321.00 FEET, AN ARC LENGTH OF 108.44 FEET, A CENTRAL ANGLE OF 19°21'23", A CHORD BEARING OF S 26°22'56" W, AND A CHORD DISTANCE OF 107.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 4) S 36°03'38" W, A DISTANCE OF 100.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 5) CURVING TO THE LEFT, WITH A RADIUS OF 279.00 FEET, AN ARC LENGTH OF 44.64 FEET, A CENTRAL ANGLE OF 09°10'04", A CHORD BEARING OF S 31°28'36" W, AND A CHORD DISTANCE OF 44.59 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 6) S 26°53'34" W, A DISTANCE OF 212.71 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 20.215 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

- 1) CURVING TO THE RIGHT, WITH A RADIUS OF 321.00 FEET, AN ARC LENGTH OF 14.07 FEET, A CENTRAL ANGLE OF 02°30'38", A CHORD BEARING OF S 28°08'53" W, AND A CHORD DISTANCE OF 14.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 2) S 29°24'12" W, A DISTANCE OF 100.99 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE LEFT, WITH A RADIUS OF 279.00 FEET, AN ARC LENGTH OF 12.23 FEET, A CENTRAL ANGLE OF 02°30'38", A CHORD BEARING OF S 28°08'53" W, AND A CHORD DISTANCE OF 12.22 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 4) S 26°53'34" W, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 5) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 18°06'26" E, AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, S 63°06'26" E, CONTINUING OVER AND ACROSS THE 20.215 ACRE TRACT,PASSING AT A DISTANCE OF 5.00 FEET THE COMMON CORNER OF THE 20.215 ACRE TRACT AND THE REMAINDER OF THE 234.288 ACRE TRACT AND CONTINUING COINCIDENT WITH THE COMMON LINE OF THE 20.215 ACRE TRACT AND THE REMAINDER OF THE 234.288 ACRE TRACT A TOTAL DISTANCE OF 10.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING COINCIDENT WITH SAID COMMON LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) S 26°53'34" W, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
- 2) N 63°06'26" W, A DISTANCE OF 1.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 3) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 71°53'34" W, AND A CHORD DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 4) S 26°53'34" W, A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.241 ACRES OF LAND, MORE OR LESS.

FINAL PLAT
HARVEST RIDGE SECTION 5

A SUBDIVISION OF 27.241 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC., D.B.A. BROHN HOMES, BEING THE OWNER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOMAIN TIMBERLAKE MULTISTATE, LLC, BEING THE OWNER OF A CALLED 20.215 ACRE TRACT OF LAND (TRACT2) AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202417294 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.241 ACRES OF LAND OUT OF THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, 6.660 ACRES OUT OF SAID 27.241 ACRES BEING ALL OF LOT 67, BLOCK A, HARVEST RIDGE SUBDIVISION SECTION TWO-B, A SUBDIVISION AS RECORDED IN CABINET 7, PAGES 227-B -229-B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID 6.660 ACRES HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DOES HEREBY RESUBDIVIDE SAID 6.660 ACRES AND SUBDIVIDE 20.581 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

HARVEST RIDGE SECTION 5

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

DOMAIN TIMBERLAKE MULTISTATE, LLC
C/O DW PARTNERS
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NEW YORK, 10022

STATE OF _____ §
COUNTY OF _____ §

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

NOTARY PUBLIC, STATE OF _____

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF BASTROP §

I, NATHAN KELLY, 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.

PRELIMINARY PENDING FINAL REVIEW

NATHAN KELLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 141451

DATE: _____

GRAY CIVIL, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BASTROP §

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

PRELIMINARY PENDING FINAL REVIEW

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

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF BASTROP

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY CLIFF KESSLER, PRESIDENT OF THE BOARD OF DIRECTORS OF AQUA WATER SUPPLY CORPORATION, A TEXAS NONPROFIT CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF _____

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

FINAL PLAT
HARVEST RIDGE SECTION 5

A SUBDIVISION OF 27.241 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

DEPUTY

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

CHAIRPERSON DATE RECORDING SECRETARY DATE

GENERAL NOTES:

- THE ESTIMATED SINGLE-FAMILY LOT SIZES FOR THE OVERALL DEVELOPMENT ARE AS FOLLOWS: LESS THAN 6,000 SQUARE FEET EQUALS 132 LOTS; 6,001 – 7,500 SQUARE FEET EQUALS 10 LOTS; 7,501 – 9,000 SQUARE FEET EQUALS 2 LOTS; GREATER THAN 9,000 SQUARE FEET EQUALS 1 LOT. THE AVERAGE SINGLE-FAMILY LOT SIZE IS 4,895 SQUARE FEET.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN EXTRATERRITORIAL JURISDICTION, BASTROP COUNTY, TEXAS SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2026-03-03-06.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (AREAS DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) PER LOMR NO. 24-06-2254P, EFFECTIVE DATE APRIL 23, 2026. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THE FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
- THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN, ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
- NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL AND ACCEPTED BY ALTESSA MUD.
- PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL HARVEST RIDGE DEVELOPMENT ONLY, PUE'S ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER (CLAYTON PROPERTIES GROUP, INC.) OR THEIR ASSIGNS.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
- LOTS 67 & 68, BLOCK A WILL BE CONVEYED TO ALTESSA MUD AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS' ASSOCIATION.

FLOODPLAIN NOTES:

- A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0075E, EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
- 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.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTIFAMILY CONSTRUCTION.

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)				
DESCRIPTION	REQUIRED	PREVIOUS (SECTIONS 1, 2, 2B, 3, & 4)	PROPOSED (SECTION 5)	TOTAL
PARKLAND	50.08	50.24	0.00	50.24

*PARKLAND REQUIREMENTS REVISED WITH THE THIRD AMENDMENT TO THE DEVELOPMENT AND CONSENT AGREEMENT, DOCUMENT NUMBER 202521193, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP §

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

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS



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



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

June 10, 2026

Mr. Nathan Kelly, P.E.
Gray Civil
8834 N. Capital of Texas Highway, Suite 140
Austin, Texas 78759

RE: Harvest Ridge Subdivision Section 5 – Final Plat Review

Dear Mr. Kelly:

WGA has reviewed the following documents listed below submitted on June 8, 2026, by Gray Civil.

1. Final Plat dated February 4, 2026.
2. Other supporting documents submitted with the Final Plat: Comment Response Letter and Third Amendment to the Development and Consent Agreement.

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", is written over a light blue horizontal line.

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

cc: William Mcvain, City of Elgin