



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
July 27, 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. June 22, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #202600017: A replat titled “Shaholli Estates Replat of Lot 3, Block A” located on a parcel of land known by Bastrop County as Parcel 8720492 and being 0.758 acres of land located at the intersection of N Ave G and E 1st St, Elgin, Texas.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
2. **Project #202500061: A preliminary plat titled “Preliminary Plat of Cardwell Estates Phases I-III” located on parcels of land known by Bastrop County as Parcels 39675 and 99528 being 28.823 acres of land located east of Swenson Blvd and north of the Trinity Ranch subdivision.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
3. **Project #202600027: A preliminary plat titled “Preliminary Plat for Fika - Phase 2” located on parcels of land overlapping Travis and Bastrop County known by Travis County as Parcels 358782 and portions of 358788 and 358788, and by Bastrop County as Parcels 15705, 76419, and a portion of 15702, being 99.66 acres of land located east of County Line Road near the north edge of the City of Elgin ETJ.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and

who may need assistance are requested to contact the City Secretary's Office at (512) 229-3222. Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before July 22, 2026, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry", with a stylized flourish at the end.

Beau Perry, Development Services Director

**MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 22, 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, Taylor Christian, Berney Williams
COMMISSION ABSENT: Jennifer Wissmann, Danica Morgan, Dorothy McCarther
STAFF PRESENT: Beau Perry, Director of Development Services; William McIlvain, Planning Technician; Jessica Vazquez, Admin Assistant; Alyssa Loveday of WGA, Assistant Project Manager
STAFF ABSENT: None
- II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public present stood to speak on this item.
- III. CONSENT AGENDA**
1. May 18, 2026 Minutes.
Berney Williams moved that the Commission approve the consent agenda. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
- 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 – Director Beau Perry introduced the property as previously subdivided from a 10-acre piece of land, as presented now, the division of 2.36 acres into two lots. The current lot previously received approval to change the zoning from Industrial to C-2 for the intended use of a sub-storage facility.
 - B. Applicant Presentation – Applicant was not in attendance; no presentation took place.
 - C. Open Public Hearing – The public hearing was opened at 6:35 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:36 P.M.
 - E. Discussion – Vice-Chair Scott Mackay asked if the zoning will change when the property is replated. Chair Antonio Prete and Director Beau Perry confirmed that the zoning will stay as C-2 after the replat. Chair Antonio Prete asked if there is water and wastewater on both lots, and Director Beau Perry confirmed yes. Chair Antonio Prete noted on the warranty deed that there is a lien, but not on the plat. Director Beau Perry confirmed that is correct, but has been cleared since; there is no lien holder. Chair Antonio Prete requested the FEMA note to be corrected from 2026 to 2006, along with a missing right-of-way tie to Lee Dildy, and the correction of iron rod set to be iron rod found as stated on the original subdivision.
 - F. Recommendation – Vice-Chair Scott Mackay moved that the Commission approve the replat of Lot 3 Elgin Business Park Amended Plat of A Portion of Lot 1 Parcel 133003 with noted corrections. Taylor Christian seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

IV. NEW BUSINESS (Cont.)

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 – Director Beau Perry introduced the property as a development that is under a PDD with an estimate of 60 acres of commercial and retail along Highway 290. The road, as of now, is a dead end that will eventually continue down and tie into Innovation Way. The final plat lists 16 lots and two detention lots with the anticipation of lots for retail, hotel spaces, and a big box anchor. The final plat approval will allow the closing on multiple lots along the 290 frontage.
 - B. Applicant Presentation – The applicant Austin Jarmusch was present but did not have a presentation.
 - C. Open Public Hearing – The public hearing was opened at 6:42 P.M. No members of the public present stood to speak on this item.
 - D. Close Public Hearing – The public hearing was closed at 6:42 P.M.
 - E. Discussion – Vice-Chair Scott Mackay asked if there would be a name change when Lee Dildy joins Innovation Way. Director Beau Perry explained that Lee Dildy will wrap around and meet Innovation Way for now for plat purposes, but ultimately will have a formal street name once addressing the business park. Chair Antonio Prete asked about the buffer shown on the preliminary plat. Austin Jarmusch explained that the re-evaluation of the environmental zone and jurisdictional determination deemed it as no longer applicable under current standards. Chair Antonio Prete requested revision regarding 500- year floodplain and 100- year floodplain boundary per LOMR to be added for future referencing, as well as accurately inserting dimensions and labeling for easements, setbacks, and finish floor elevation. Chair Antonio Prete pointed out the possible misinterpretation of the labeled drainage easement and advised inserting clear verbiage.
 - F. Recommendation – Taylor Christian moved that the Commission approve the final plat titled "Final Plat Rhode Tract Subdivision" Project 202600010 with noted changes. Berney Williams seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.
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 – Director Beau Perry introduced the property for the final plat for Harvest Ridge Section 5, a MUD located in the ETJ. City of Elgin has review power, but ultimately Bastrop County has authority over roadway. There have been previous preliminary plats and modifications done to the Development Agreement that reduced the size of lots within the interior, which were approved by the City Council. Section 5 over 27 acres, shows roughly 150 residential lots, open space drainage, and dedicated detention pond.
 - B. Applicant Presentation – Applicant Nathan Kelly from Gray Civil spoke that he is available for any questions the commission may have.
 - C. Open Public Hearing – The public hearing was opened at 6:56 P.M. No members of the public present stood to speak on this item

IV. NEW BUSINESS (Cont.)

- D. Close Public Hearing – The public hearing was closed at 6:56 P.M.
- E. Discussion – Vice-Chair Scott Mackay had a question regarding the sizing of the cottage lot properties with carports that was previously discussed in a prior meeting. Nathan Kelly answered that they are a smaller product, not sure of a carport, but the width for these homes is 25 to 30 feet with a driveway to the side. Vice-Chair Scott Mackay expressed possible difficulty to degress. Director Beau Perry answered that this is in the MUD.
- F. Recommendation – Vice-Chair Scott Mackay motioned that the Commission approve the Final Plat titled "Final Plat Harvest Ridge Section 5" Project 202600007 as drawn. Berney Williams seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

V. ANNOUNCEMENTS

1. William McIlvain announced the next PZC meeting is July 27th, with a couple of items already listed.
2. William McIlvain announced that the Building Standards Commission is looking for a new member; if anyone they may know is qualified, please let us know.
3. Director Beau Perry announced the City hired a new building official, Michael Hinds, who was once on the Building Standards Commission. Michael Hinds will cover in-house inspections. Third-party reviewers will still conduct inspections for new developments and new commercial, but all other inspections will be covered by Michael Hinds.

VI. ADJOURNMENT: The meeting was adjourned at 7:01 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

Shaholli Estates Re-Plat of Lot 3, Block A

Project #202600017

Date: July 13, 2026
Applicant: Santiago Gonzalez Reyes & Eva Martinez Vargas
Hearing Date: Planning and Zoning Commission: July 27, 2026
Location: Bastrop County Appraisal District Parcel number 8720492 at the intersection N Ave G and E 1st St, Elgin, TX 78621.

APPLICATION SUMMARY

Consideration of a replat for Block A, Lot 3 of the Shaholli Estates subdivision to divide the 0.758-acre lot into two 0.379-acre lots. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

As required, a public hearing notice was published in the July 8, 2026 edition of the Elgin Courier. A sign was placed on the property and a total of 15 letters were mailed to property owners within 200' of the lots.

WGA has reviewed the proposed Re-Plat and found that it conforms to the City of Elgin Code of Ordinances.

Attachments

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

Vicinity Map



RE-PLAT APPLICATION

Date: 2/11/26

SITE INFORMATION

Project Address: TBD N AVE G, Elgin TX 78621

Parcel Identification Number (if no address): R 8720492

APPLICANT

Name: Santiago Gonzalez Reyes & Eva Martinez Vargas

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.

[Signature] [Signature] Eva Martinez Vargas
[Signature] Santiago Gonzalez 02/11/26
Signature Printed Name Date

Project Description:

Re plat of lot 3 into (2) residential lots



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



ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch
KRISTA BARTSCH, County Clerk

Bastrop Texas

October 03, 2023 01:42:13 PM **202314884**

FEE: \$34.00

DEED

AUSTIN TITLE COMPANY

GF# 1706312300158-135

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

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.

GF# 1706312300158

Date: **SEPTEMBER 26, 2023**

Grantor: **EDUARDO SALINAS AND WIFE, TERESA SALINAS**

Grantor's Mailing Address: [REDACTED]

Grantee: **SANTIAGO GONZALEZ REYES AND EVA MARTINEZ VARGAS**

Grantee's Mailing Address: [REDACTED]

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed.

Property (including any improvements):

LOT(S) 3, BLOCK A, SHAHOLLI ESTATES, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 77B, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

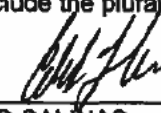
Reservations from Conveyance: NONE

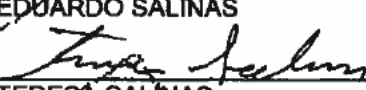
Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

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

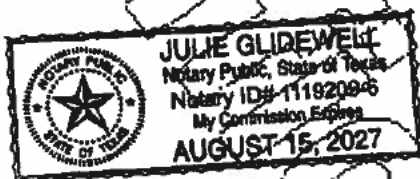

EDUARDO SALINAS

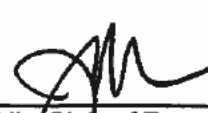

TERESA SALINAS

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Garret

This instrument was acknowledged before me on the 3 day of October, 2013, by
EDUARDO SALINAS AND WIFE, TERESA SALINAS.





Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
SANTIAGO GONZALEZ REYES AND EVA
MARTINEZ VARGAS


PREPARED IN THE LAW OFFICE OF:
NEWMAN & LAWLER
A PROFESSIONAL LIMITED LIABILITY COMPANY
ATTORNEYS AT LAW
200 BAILEY AVE., SUITE 100
FORT WORTH, TEXAS 76107

OWNER'S AUTHORIZATION LETTER

Project Site Address: TBD N. AVE 6. Elgin 128720492

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

Richard Ralph, Professional Land Surveyor 2/11/26
Name of Permit Applicant or Company (Print) Date

[Signature]
1st Property Owners Signature
Date

Santiago Gonzalez Reyes 02/11/26
1st Property Owners Printed Name Date

[Signature]
2nd Property Owners Signature Date

Eva Martinez Vargas 2/13/26
2nd Property Owners Printed Name Date

3rd Property Owners Signature Date

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.

Richard Ralph
Professional Land Surveyor

116 Tahitian Drive - (512) 303-0952
Bastrop, Texas 78602 - profllndsur@aol.com

March 03, 2026

To: City of Elgin Planning
and Zoning Department
802 N. Ave C
Elgin, Texas 78621

Project Description for proposed Shaholi Estates, Replat of Lot 3, Block A, 0.758 acre of land being Lot 3, Block A Shaholi Estates, a Subdivision in Elgin per Cabinet 7, Page 77B, Plat Records of Bastrop County.

Owner(s) / Developer(s):
Santiago Gonzalez Reyes
Eva Martinez Vargas


The above owners / developers are desirous of creating two single family residential Lots, Lot 3-A, 0.379 acre and Lot 3-B, 0.379 acre from the existing Lot 3.

The Lots are fairly level, will each have 77.50 feet of frontage on North Ave G and a depth of 212.85 feet, which is acceptable in the existing R-2 Zoning requirements, fits well with the existing neighborhood and will not have an adverse impact on the existing traffic flow.

Prepared by:



C. Richard Ralph
State of Texas R.P.L.S. No. 4758
24206 projectdescription

7/773 SHAHOLLI ESTATES

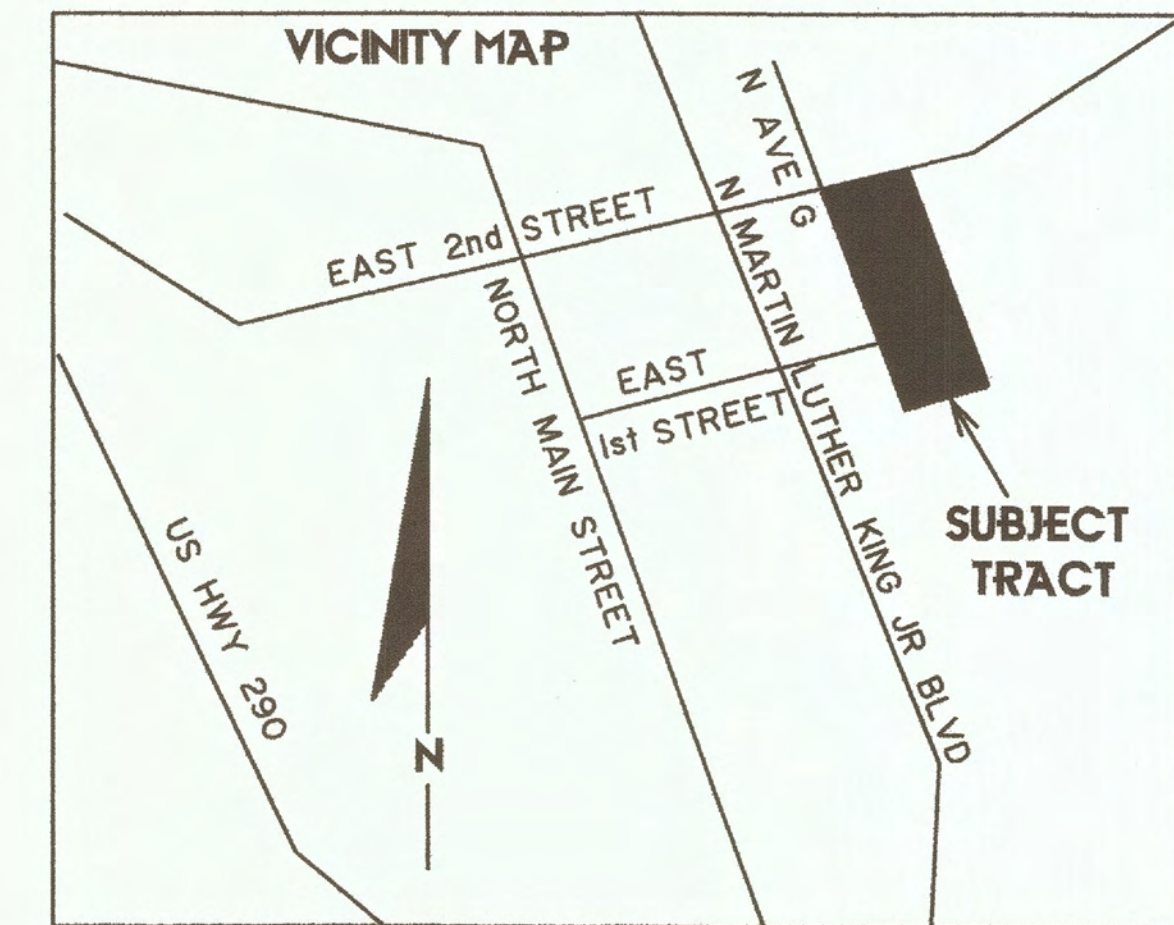
SHORT FORM PLAT

SCALE: 1" = 100'

Legend

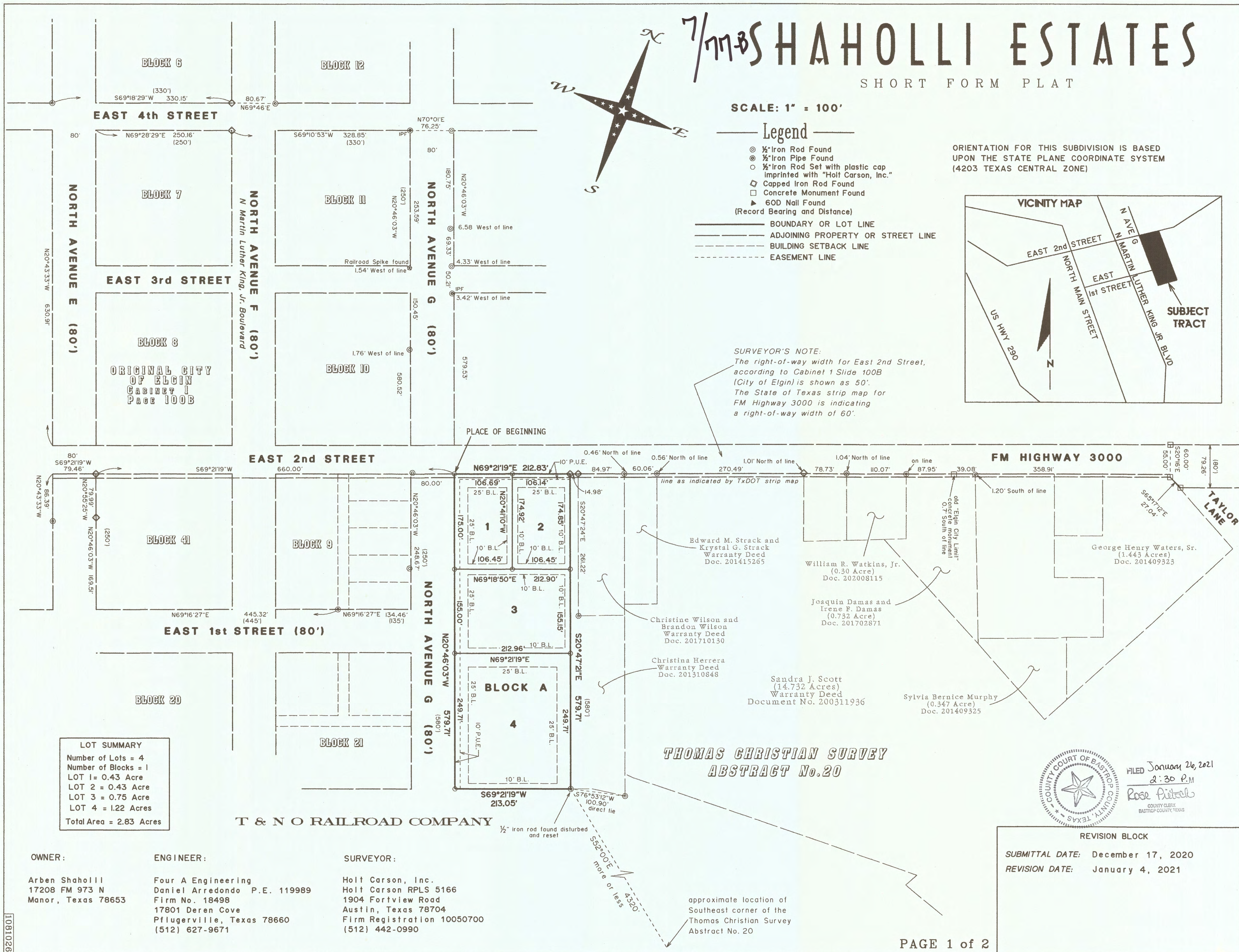
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⬢ Capped Iron Rod Found
- Concrete Monument Found
- ▲ 60D Nail Found
- (Record Bearing and Distance)
- BOUNDARY OR LOT LINE
- ADJOINING PROPERTY OR STREET LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

ORIENTATION FOR THIS SUBDIVISION IS BASED UPON THE STATE PLANE COORDINATE SYSTEM (4203 TEXAS CENTRAL ZONE)



SURVEYOR'S NOTE:

The right-of-way width for East 2nd Street, according to Cabinet 1 Slide 100B (City of Elgin) is shown as 50'. The State of Texas strip map for FM Highway 3000 is indicating a right-of-way width of 60'.



LOT SUMMARY	
Number of Lots =	4
Number of Blocks =	1
LOT 1 =	0.43 Acre
LOT 2 =	0.43 Acre
LOT 3 =	0.75 Acre
LOT 4 =	1.22 Acres
Total Area =	2.83 Acres

THOMAS CHRISTIAN SURVEY
ABSTRACT No. 20



FILED January 26, 2021
2:30 P.M.
Rose Aitah
COUNTY CLERK
BASTROP COUNTY, TEXAS

REVISION BLOCK

SUBMITTAL DATE: December 17, 2020
REVISION DATE: January 4, 2021

OWNER:

Arben Shaholli
17208 FM 973 N
Manor, Texas 78653

ENGINEER:

Four A Engineering
Daniel Arredondo P.E. 119989
Firm No. 18498
17801 Deren Cove
Pflugerville, Texas 78660
(512) 627-9671

SURVEYOR:

Holt Carson, Inc.
Holt Carson RPLS 5166
1904 Fortview Road
Austin, Texas 78704
Firm Registration 10050700
(512) 442-0990

approximate location of
Southeast corner of the
Thomas Christian Survey
Abstract No. 20

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

THAT I, ARBEN SHAHOLLI, OWNER OF THAT CERTAIN TRACT OF LAND AS OUT OF THE THOMAS CHRISTIAN SURVEY ABSTRACT No. 20 AND ALL OF LOTS 2 THROUGH 5 AND A PORTION OF LOT 1, BLOCK 22 IN THE CITY OF ELGIN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1 PAGE 100B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, AS CONVEYED TO ME BY SHERIFF'S DEED RECORDED IN DOCUMENT No. 201410004 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,
DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT
TO BE KNOWN AS

SHAHOLLI ESTATES

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

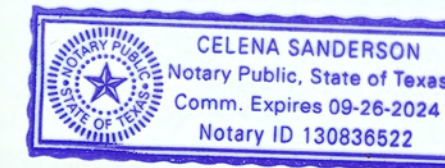
WITNESS MY HAND THIS THE 25th DAY OF JANUARY, A.D. 20 21

Arben Shaholli
ARBEN SHAHOLLI
17208 FM HWY 973 N
MANOR, TEXAS 78653

THE STATE OF TEXAS
THE COUNTY OF

I, THE UNDERSIGNED AUTHORITY, ON THIS THE 26th DAY OF January, A.D. 20 21
DID PERSONALLY APPEAR ARBEN SHAHOLLI, KNOWN TO ME TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME
THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC Celena Sanderson
PRINTED NAME CELENA SANDERSON
COMMISSION EXPIRES 9/25/2021



THE STATE OF TEXAS
THE COUNTY OF BASTROP

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT OF WRITING WITH THE CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY
OF January, 20 21 A.D. AT 2:30 O'CLOCK P.M. IN THE PLAT
RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET 7 PAGE 77-63, 7/78-A

FILED FOR RECORD ON THE 26th DAY OF January, 20 21, A.D.

ROSE PIETSCH

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

Olivia Hanna
DEPUTY



FILED January 26, 2021
2:30 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

THIS SHORT FORM PLAT WAS APPROVED BY THE CITY OF ELGIN ON THIS THE 15th DAY OF
JANUARY, A.D. 20 21

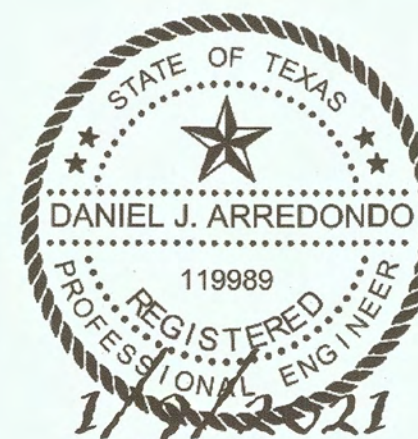
David Hannell
CITY OF ELGIN
SUBDIVISION ADMINISTRATOR

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, DANIEL ARREDONDO, 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.

Daniel Arredondo
DANIEL ARREDONDO P.E. 119989
FOUR A ENGINEERING

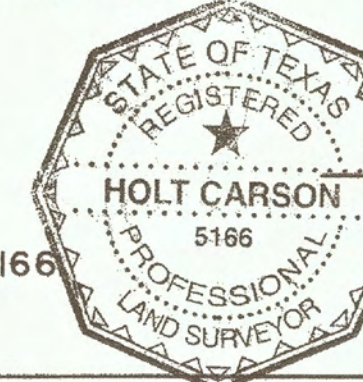
1/9/2021
DATE



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

THAT I, HOLT CARSON, 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.

Holt Carson
HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR 5166



04-2021
DATE

NOTE:
THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE ELGIN CITY LIMITS.

NOTE TO BUYERS OF LOTS 1, 2, 3 and 4 BLOCK A

UTILITIES, SIDEWALKS AND DRIVEWAYS FOR ACCESS WILL NEED TO BE EXTENDED TO PROVIDE FOR
FUTURE DEVELOPMENT OF THESE LOTS. THE EXISTING WATERLINE WITHIN 2nd STREET WILL NEED
TO BE EXTENDED AS NONE OF THESE LOTS CURRENTLY HAVE WATER SERVICE PROVIDED.
THE BUYER WILL ALSO BE RESPONSIBLE FOR CONNECTING TO THE EXISTING WASTEWATER LINE
WITHIN 2nd STREET, EVEN IF EXTENSION OF THE WASTEWATER MAIN IS REQUIRED. THE BUYER OF LOT 4
(LI LOT, OR LIGHT INDUSTRIAL) WILL NEED TO PROVIDE ALL NEEDED UTILITIES, SIDEWALKS,
DRIVEWAYS AND A DETENTION POND FOR ALL THE LOTS ON THE SITE. A DRAINAGE AGREEMENT
FOR ALL LOTS WILL NEED TO BE INCORPORATED BEFORE THE FIRST SALE OF ANY LOT.
THE DETENTION POND WILL NEED TO BRING THE STORM WATER FLOW TO THE EXISTING
CONDITIONS FOR ALL LOTS, AND WILL NEED TO BE APPROVED BY THE CITY OF ELGIN PRIOR TO THE
CONSTRUCTION OF LOT 4.

NOTE:
THE BUYERS OF ANY NEW LOTS WILL HAVE TO INSTALL AND EXTEND THE ROADWAY,
WATER AND WASTEWATER UTILITIES IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS
AT THEIR OWN EXPENSE.

FIELD NOTE DESCRIPTION OF 2.83 ACRES OF LAND OUT OF THE THOMAS
CHRISTIAN SURVEY ABSTRACT No. 20 IN BASTROP COUNTY, TEXAS, BEING ALL
OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ARBEN SHAHOLLI BY
SHERIFF'S DEED RECORDED IN DOCUMENT No. 201410004 OF THE OFFICIAL
PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

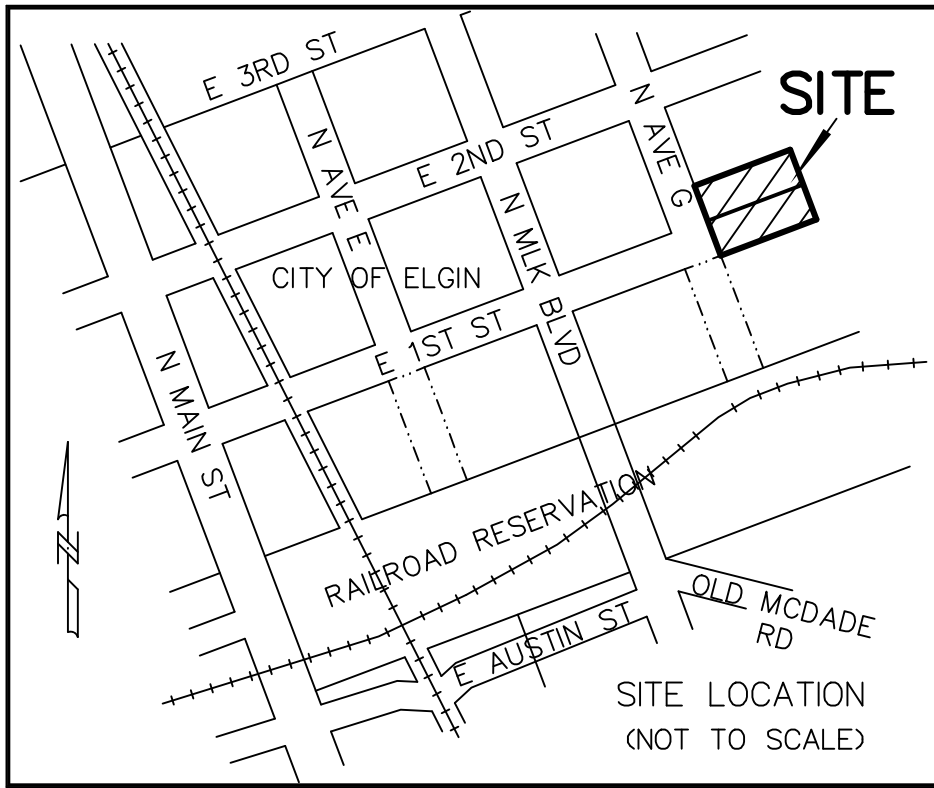
BEGINNING at a $\frac{1}{2}$ " iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the
point of intersection of the South right-of-way of East 2nd Street, also known as FM Highway
3000, and the East right-of-way line of North Avenue G, for the Northwest corner of that certain
tract of land as conveyed to Arben Shaholli by Sheriff's Deed recorded in Document No.
201410004 of the Official Public Records of Bastrop County, Texas, and being the Northwest
corner and PLACE OF BEGINNING of the herein described tract of land;

THENCE with the South right-of-way line of East 2nd Street, N 69 deg. 21' 19" E 212.83 ft. to a
capped iron rod found for the Northeast corner of said Shaholli tract and for the Northeast corner
of said Shaholli tract and for the Northwest corner of that certain tract of land as conveyed to
Christina Herrera by Warranty Deed recorded in Document No. 201310848 of the Official Public
Records of Bastrop County, Texas, and being the Northeast corner of this tract of land;

THENCE leaving the South right-of-way line of East 2nd Street with the common line of said
Shaholli tract and said Herrera tract, S 20 deg. 47' 21" E 579.71 ft. to a $\frac{1}{2}$ " iron rod found
disturbed and reset in the North line of the T & N O Railroad for the Southeast corner of said
Shaholli tract and for the Southwest corner of said Herrera tract for the Southeast corner of this
tract of land;

THENCE with the South line of said Shaholli tract and with the North line of the T & N O
Railroad, S 69 deg. 21' 19" W 213.05 ft. to a $\frac{1}{2}$ " iron rod set with a plastic cap imprinted with
"Holt Carson, Inc." at the point of termination of the East right-of-way line of North Avenue G
for the Southwest corner of said Shaholli tract and being the Southwest corner of this tract of
land;

THENCE with the East right-of-way line of North Avenue G, N 20 deg. 46' 03" W 579.71 ft. to
the PLACE OF BEGINNING, containing 2.83 acres of land.



OWNER / DEVELOPER:

SANTIAGO GONZALEZ REYES
EVA MARTINEZ VARGAS REYES
18353 WILLOW SAGE
ELGIN, TEXAS 78621
(803) 215-6136

LAND SURVEYOR:

RICHARD RALPH, R.P.L.S. 4758
RICHARD RALPH, PROFESSIONAL LAND SURVEYOR
FIRM 10108600
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602
(512) 303-0952

ENGINEER:

RACHEL D. HARTZLER, P.E. 117344
HIGHLAND DEVELOPMENT & ENGINEERING CO, LLC
FIRM F-19450
111 N HASLER BLVD
BASTROP, TX 78602
(815) 674-4945

LAND USE SUMMARY

1. ZONING: R-2
2. NUMBER OF LOTS: 2
3. LOT 3-A: 0.379 ACRE
4. LOT 3-B: 0.379 ACRE
5. TOTAL AREA: 0.758 ACRE
6. TOTAL BLOCKS: 1

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- XXXX RECORD DATA
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- BUILDING SET BACK LINE
- TIE LINE
- TIE LINE
- UNOPENED RIGHT-OF-WAY

GENERAL NOTES:

1. NO PORTION OF THIS SUBDIVISION IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480023, FIRM NO. 48021C0100 E DATED JAN 19, 2006. ALL LOTS LIE WITHIN ZONE "X".
2. UTILITY SERVICE PROVIDERS: WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF ELGIN
3. 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.
4. BUILDING SET BACK LINES FOR ALL LOTS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF ELGIN ZONING ORDINANCE, AS AMENDED, FOR ZONE R-2.
5. THIS REPLAT DOES NOT ATTEMPT TO REMOVE OR REVISE RESTRICTIVE COVENANTS, EXCEPTIONS, INFRASTRUCTURE NOTES, EASEMENTS AND/OR EASEMENT RIGHTS PER SHAHOLLI ESTATES (7/77B-PLAT)
6. UTILITIES, SIDEWALKS AND DRIVEWAYS FOR ACCESS WILL NEED TO BE EXTENDED TO PROVIDE FOR FUTURE DEVELOPMENT OF LOTS 3-A AND 3-B. THE EXISTING WATERLINE WITHIN 2ND STREET WILL NEED TO BE EXTENDED AS NONE OF THESE LOTS CURRENTLY HAVE WATER SERVICE PROVIDED. THE BUYER WILL ALSO BE RESPONSIBLE FOR CONNECTING TO THE EXISTING WASTEWATER LINE WITHIN 2ND STREET. THE BUYER OF LOT 4, BLOCK A, SHAHOLLI ESTATES (ZONED L1 LOT OR LIGHT INDUSTRIAL) WILL NEED TO PROVIDE ALL NEEDED UTILITIES, SIDEWALKS, DRIVEWAYS AND A DETENTION POND FOR LOTS 1, 2, 3 AND 4, BLOCK A, SHAHOLLI ESTATES. A DRAINAGE AGREEMENT FOR LOTS 1, 2, 3 AND 4, BLOCK A, SHAHOLLI ESTATES WILL NEED TO BE INCORPORATED BEFORE THE FIRST SALE OF ANY OF LOTS 1, 2, 3 AND 4, BLOCK A, SHAHOLLI ESTATES. THE DETENTION POND WILL NEED TO BRING THE STORM FLOW TO THE EXISTING CONDITIONS OF LOTS 1, 2, 3 AND 4, BLOCK A, SHAHOLLI ESTATES, AND WILL NEED TO BE APPROVED BY THE CITY OF ELGIN PRIOR TO THE CONSTRUCTION OF LOT 4, BLOCK A, SHAHOLLI ESTATES PER SHAHOLLI ESTATES SHORT FORM PLAT (7/77B)
7. THE BUYERS OF LOTS 1, 2, 3 OR 4, BLOCK A, SHAHOLLI ESTATES WILL HAVE TO INSTALL AND EXTEND THE ROADWAY, WATER AND WASTEWATER UTILITIES IN ACCORDANCE WITH CITY CONSTRUCTION STANDARDS AT THEIR OWN EXPENSE PER SHAHOLLI ESTATES SHORT FORM PLAT (7/77B).
8. A FEE IN LIEU OF SIDEWALK WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF ELGIN MUNICIPAL CODE SECTION 46-268(B).

JURISDICTION NOTE:

THIS REPLAT IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF ELGIN, BASTROP COUNTY, TEXAS

METES AND BOUNDS:

0.758 ACRE OF LAND BEING LOT 3, BLOCK A, SHAHOLLI ESTATES, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20, ELGIN, BASTROP COUNTY, TEXAS, PER CABINET 7, PAGE 77B, PLAT RECORDS OF BASTROP COUNTY CONVEYED TO SANTIAGO GONZALEZ REYES AND EVA MARTINEZ VARGAS REYES PER DOCUMENT 202314884, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, THE COMMON WEST CORNER OF SAID LOT 3 AND LOT 1, BLOCK A, AND A POINT ON THE EAST RIGHT-OF-WAY LINE (80' R.O.W.) OF NORTH AVENUE G;

THENCE N 69°18'43" E, (HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH, TEXAS CENTRAL COORDINATE ZONE, NAD83) PASS AT 106.45 FEET AN IRON ROD FOUND FOR THE COMMON WEST CORNER OF LOTS 1 AND 2 OF SAID BLOCK A, IN ALL 212.84 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, COMMON EAST CORNER OF SAID LOTS 3 AND 1 AND A POINT ON THE COMMON LINE OF SAID BLOCK A AND THAT TRACT CONVEYED AS 0.832 ACRE TO CHRISTINA HERRERA PER DOCUMENT 201310848 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 20°42'10" E, 155.35 FEET ALONG THE COMMON LINE OF SAID SUBDIVISION AND SAID 0.832 ACRE TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF AND COMMON EAST CORNER OF LOTS 3 AND 4 OF SAID BLOCK A;

THENCE S 69°24'18" W, 212.85 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, THE COMMON WEST CORNER OF SAID LOTS 3 AND 4 AND A POINT ON THE EAST LINE OF SAID NORTH AVENUE G;

THENCE N 20°41'56" W, 155.00 FEET ALONG THE EAST LINE OF SAID NORTH AVENUE G TO THE POINT OF BEGINNING AND CONTAINING 0.758 ACRE OF LAND.

I, C. RICHARD RALPH, 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 SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

LAND SURVEYOR:

RICHARD RALPH
PROFESSIONAL LAND SURVEYOR
116 TAHITIAN DRIVE
BASTROP, TEXAS 78602

C. RICHARD RALPH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4758

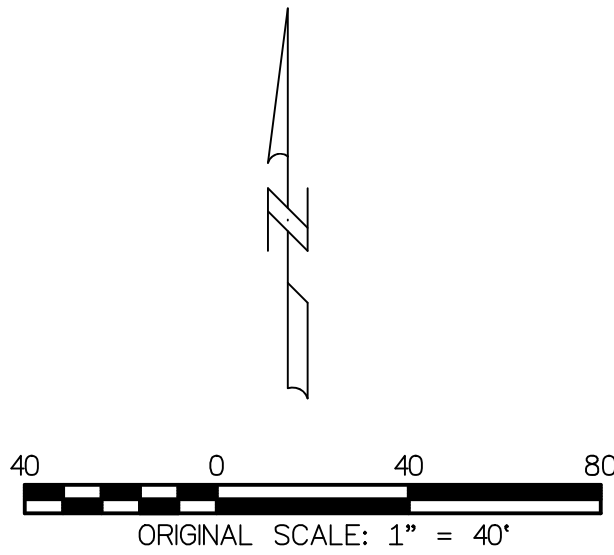
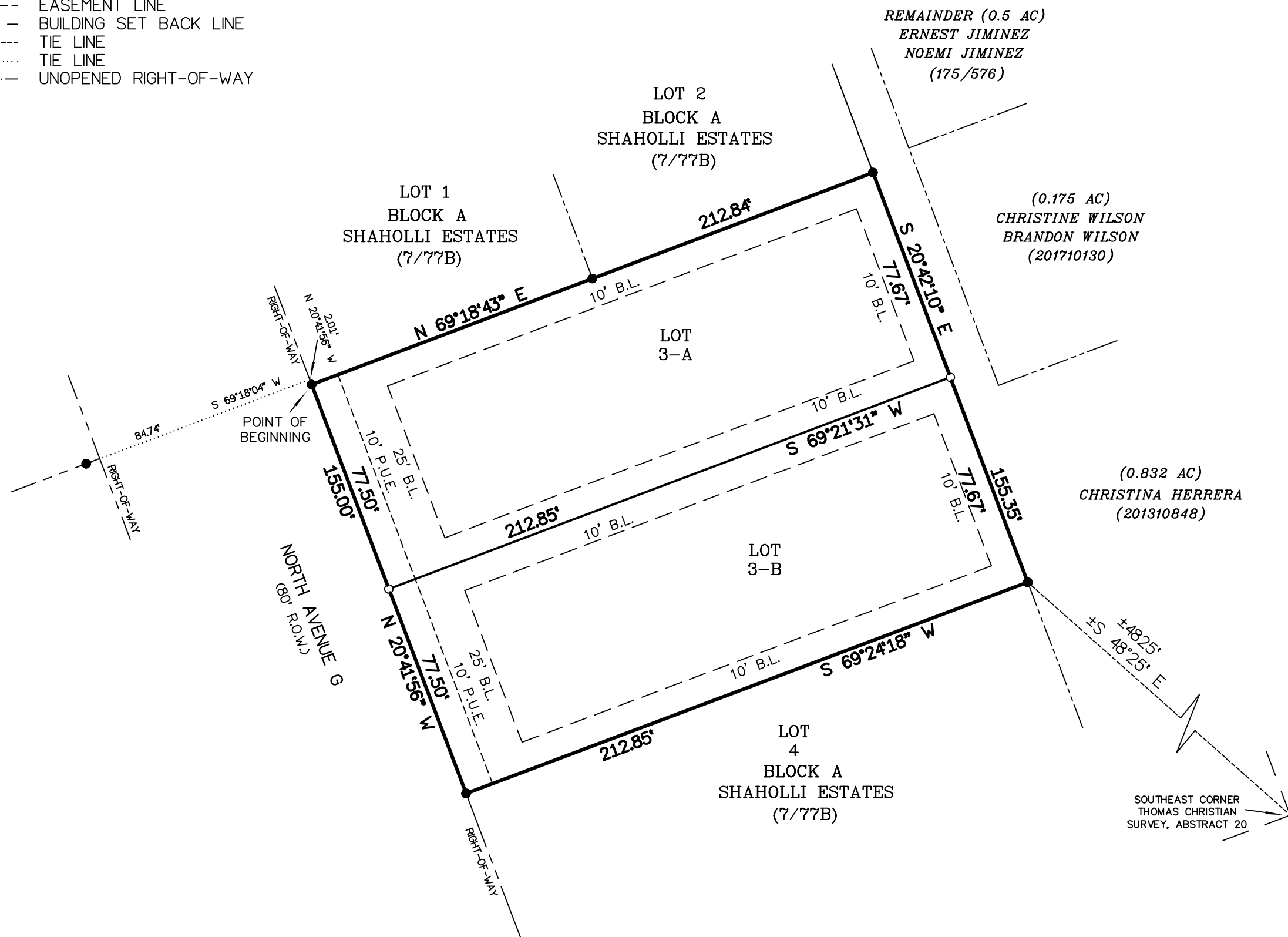
01/20/2026
DATE



RICHARD RALPH PROFESSIONAL LAND SURVEYOR REG. PROFESSIONAL LAND SURVEYOR 4758 PH: (512) 303-0952 PROFLANDSUR@aol.com	REVISIONS: 5/27/26 REVISE SITE MAP LAYOUT TO SHOW UNUSED RIGHT-OF-WAYS AND REVISE SURVEYOR CERTIFICATION		
116 TAHITIAN DRIVE BASTROP, TEXAS 78602	DRAWN: CRR F/B: 197/5		
	DATE: 01/20/2026 PROJECT: 24206		

SHAHOLLI ESTATES
REPLAT OF LOT 3, BLOCK A

0.758 ACRE OF LAND COMPRISED OF LOT 3, SHAHOLLI ESTATES, A
SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20
PER CAB 7, PG 77B, PLAT RECORDS, BASTROP COUNTY, TEXAS

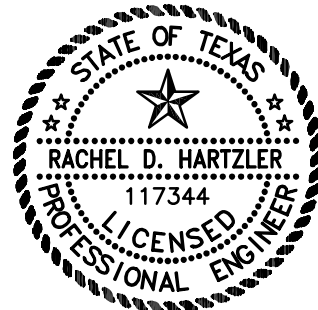


STATE OF TEXAS
COUNTY OF BASTROP
KNOWN ALL MEN BY THESE PRESENTS

I, RACHEL D. HARTZLER, 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.

Rachel D. Hartzler
RACHEL D. HARTZLER, P.E.
PROFESSIONAL ENGINEER NO. 117344
HIGHLAND DEVELOPMENT & ENGINEERING CO, LLC
FIRM F-19450
111 N HASLER BLVD
BASTROP, TX 78602
PH 512-744-6815

01/20/2026
DATE



STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT WE, SANTIAGO GONZALEZ REYES AND EVA MARTINEZ VARGAS REYES, OWNERS OF 0.758 ACRE OF LAND COMPRISED OF LOT 3, BLOCK A, SHAHOLLI ESTATES, A SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20, ELGIN, BASTROP COUNTY, TEXAS PER CABINET 7, PAGE 77B, PLAT RECORDS OF BASTROP COUNTY, CONVEYED US PER DOCUMENT 202314884, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR WHICH THERE ARE NO OTHER FINANCIAL ENCUMBRANCES, DO HEREBY REPLAT SAID 0.758 ACRE IN ACCORDANCE WITH THE ACCOMPANYING PLAT TO BE KNOWN AS:

SHAHOLLI ESTATES
REPLAT OF LOT 3, BLOCK A

AND DO HEREBY DEDICATE TO THE PUBLIC ANY STREETS AND/OR 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.

SANTIAGO GONZALEZ REYES
18353 WILLOW SAGE
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANTIAGO GONZALEZ REYES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING 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 ____DAY OF _____,

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

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

EVA MARTINEZ VARGAS REYES
18353 WILLOW SAGE
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVA MARTINEZ VARGAS REYES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____DAY OF _____,

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF BASTROP

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS THE ____DAY OF _____, 20__ A.D.

CITY OF ELGIN PLANNING AND ZONING
CHAIRMAN

CITY OF ELGIN PLANNING AND ZONING
SECRETARY

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 CABINET _____, PAGE(S) _____.

FILED FOR RECORD ON THE ____DAY OF _____, 20__ A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

BY:
DEPUTY

SHAHOLLI ESTATES
REPLAT OF LOT 3, BLOCK A

0.758 ACRE OF LAND COMPRISED OF LOT 3, SHAHOLLI ESTATES, A
SUBDIVISION OUT OF THE THOMAS CHRISTIAN SURVEY, ABSTRACT 20
PER CAB 7, PG 77B, PLAT RECORDS, BASTROP COUNTY, TEXAS



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

June 1, 2026

Mr. Richard Ralph
Professional Land Surveyor
116 Tahitian Drive
Bastrop, Texas 78602

RE: Shaholli Estates Re-Plat of Lot 3, Block A - Review

Dear Mr. Ralph:

WGA has reviewed the following documents listed below submitted on May 31, 2026, by Professional Land Surveyor.

1. Re-Plat dated January 20, 2026.
2. Other supporting documents submitted with the Re-Plat: N/A.

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

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

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

Sincerely,

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



July 13, 2026

NOTICE OF A REPLAT REQUEST

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

Project #202600017: A replat titled “Shaholli Estates Replat of Lot 3, Block A” located on a parcel of land known by Bastrop County as Parcel 8720492 and being 0.758 acres of land located at the intersection of N Ave G and E 1st St, Elgin, Texas.

Notice is given of a public hearing to be held by the Planning & Zoning Commission on **July 27th, 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

Preliminary Plat of Cardwell Estates Phases I-III

Project #202500061

Date: July 13, 2026
Applicant: TRE & Associates
Representative: Bradley Lane, P.E.
Hearing Date: Planning and Zoning Commission: July 27, 2026
Location: Bastrop County Appraisal District Parcel numbers 39675 and 99528, south of Swenson Blvd and immediately north of the Trinity Ranch subdivision.

APPLICATION SUMMARY

Consideration of a Preliminary Plat for Cardwell Estates, a multi-phased residential development consisting of 114 single-family residential lots, 2 passive park lots, 3 landscape lots, 1 play equipment and multi-use field lot, and 3 multi-use field/garden lots, as well as 5,617.27 linear feet of streets across 28.823 acres of land.

DEPARTMENT COMMENTS

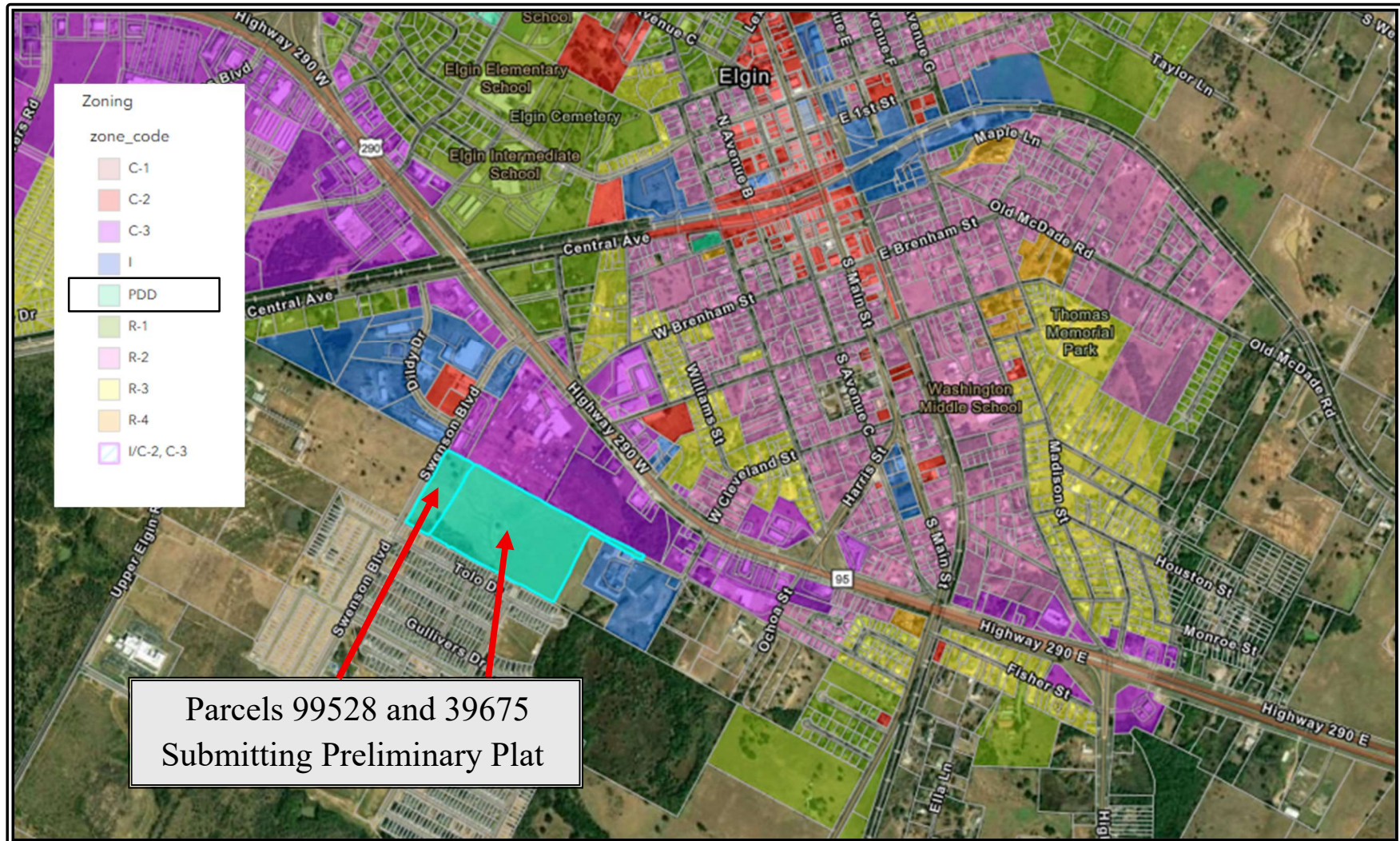
The Planning and Zoning Commission held a workshop to discuss the annexation and PDD zoning of this development on January 27, 2025. These parcels were annexed and the PDD zoning was approved by City Council on February 18, 2025.

WGA has reviewed the proposed Preliminary Plat and found that it conforms to the terms of the PDD agreement and the City of Elgin Code of Ordinances.

Attachments

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

Vicinity Map



PRELIMINARY PLAT APPLICATION

Date: _____

New ☒ Modification _____

Modification of _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): Bastrop CAD Property ID 99528 & 39675

APPLICANT

Name: Bradley G. Lane, P.E. / TRE & Associates, LLC

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.

	<u>Bradley Lane</u>	<u>6/20/2025</u>
Signature	Printed Name	Date

Project Description:

A 28.19-acre residential subdivision consisting of 114 single-family lots, open park space,
associated roadways, sidewalks, utilities, and drainage and detention facilities. The
development will be divided into three phases. Phase 1 will consist of of 46 single-family lots,
Phase 2 will consist of 26 single-family lots, and Phase 3 will consist of 42 single-family
lots.



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



(512) 281-0119



www.elgintexas.gov

JNC Development, Inc.

12300 Montwood Drive
El Paso, Texas 79928
Telephone (915) 855-1005

June 18, 2025

City of Elgin
Planning & Development Department
802 N. Avenue C
Elgin, Texas 78621
Attn: Beau Perry

RE: Letter of Authorization for TRE & Associates, LLC as Agent

Dear Mr. Perry:

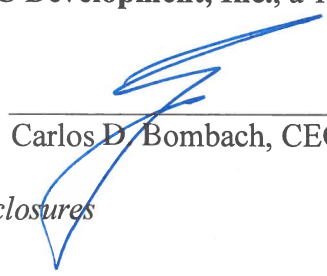
I am Carlos D. Bombach, the duly authorized representative and Chief Executive Officer of JNC Development, Inc., a Texas corporation, ("JNC") the owner of +/- 28.823 acres of real property recently annexed into the City of Elgin, Texas (the "Property"). JNC is developing this Property into a single-family residential subdivision called "Cardwell Estates." Attached to this letter are the relevant file-stamped Special Warranty Deeds evidencing JNC's ownership of the Property and containing the legal descriptions of the Property. By way of this Letter of Authorization, I hereby designate and authorize Bradley Lane, P.E. and Adrian Rosas, P.E., C.F.M. with TRE & Associates, LLC to act as JNC's lawful agents and representatives for the purpose of preparing, submitting, and processing any and all applications, plats, documents, and correspondence pertaining to the Property and necessary for the submittal, review, and approval of construction plans and a subdivision plat of the Property to the City of Elgin.

This authorization includes full power and authority to execute applications, attend meetings and hearings, respond to staff comments, and perform all acts requisite to the processing and approval of the relevant construction plans and subdivision plat of the Property.

This authorization shall remain in full force and effect unless and until revoked in writing by the undersigned.

Respectfully submitted and executed this 18 day of June 2025.

JNC Development, Inc., a Texas corporation

By: 
Carlos D. Bombach, CEO

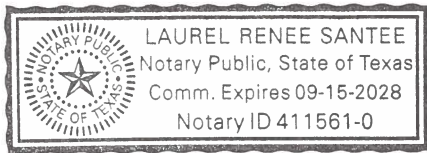
Enclosures

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, the Chief Executive Officer of JNC Development, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing Letter of Authorization and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 18 day of June 2025.





Notary Public in and for the State of Texas

My Commission Expires: 9-15-28

Site Plan Data	
Acreage	28.82 Acres
Lot Size (Typ.)	50' x 120'
Unit Count	114
Density	3.96 du/ac
Block Qty.	7

EBS REAL ESTATE
PARTNERS, LLC
(45.06 AC)

Cardwell Estates Area Breakdown		
	Use	Acreage
Lots	Single-Family Residential	17.86
Right-of-Way	Street, Landscape, Sidewalk	6.74
Tract A	Entry Monument, Landscape	0.09
Tract B	Play-Equipment, Multi-Use Field, Landscape	0.68
Tract C	Passive Park, Landscape	0.44
Tract D	Multi-Use Field, Bioretention Basin	1.36
Tract E	Landscape	0.16
Tract F	Landscape	0.24
Tract G	Pollinator Garden, Bioretention Basin, Landscape	1.24
TOTAL		28.82

EXISTING TREE TO BE PRESERVED

WATER EASEMENT. LOTS RESTRICTED TO REMOVABLE FENCING

CENTURY LAND HOLDINGS II, LLC
(199.84 AC)

TRINITY RANCH OVERHEAD ENTRY MONUMENT

FLOOD ZONE X

EXISTING TREE TO BE PRESERVED

Residential Design Standards	
Lot Width (Min.)	50'
Lot Depth (Min.)	120'
Lot Area (Min.)	5,200 SF
Building Height (Max.)	35' (2-Story)
Corner Lot Building Height (Max.)	24' (1-Story)
Setbacks	
Front (Min.)	15'
Rear (Min.)	15'
Garage (Min.)	20'
Side (Min.)	5'
Corner (Min.)	15'
Impervious Surfaces (Max.)	48% Interior Lots 50% Corner Lots

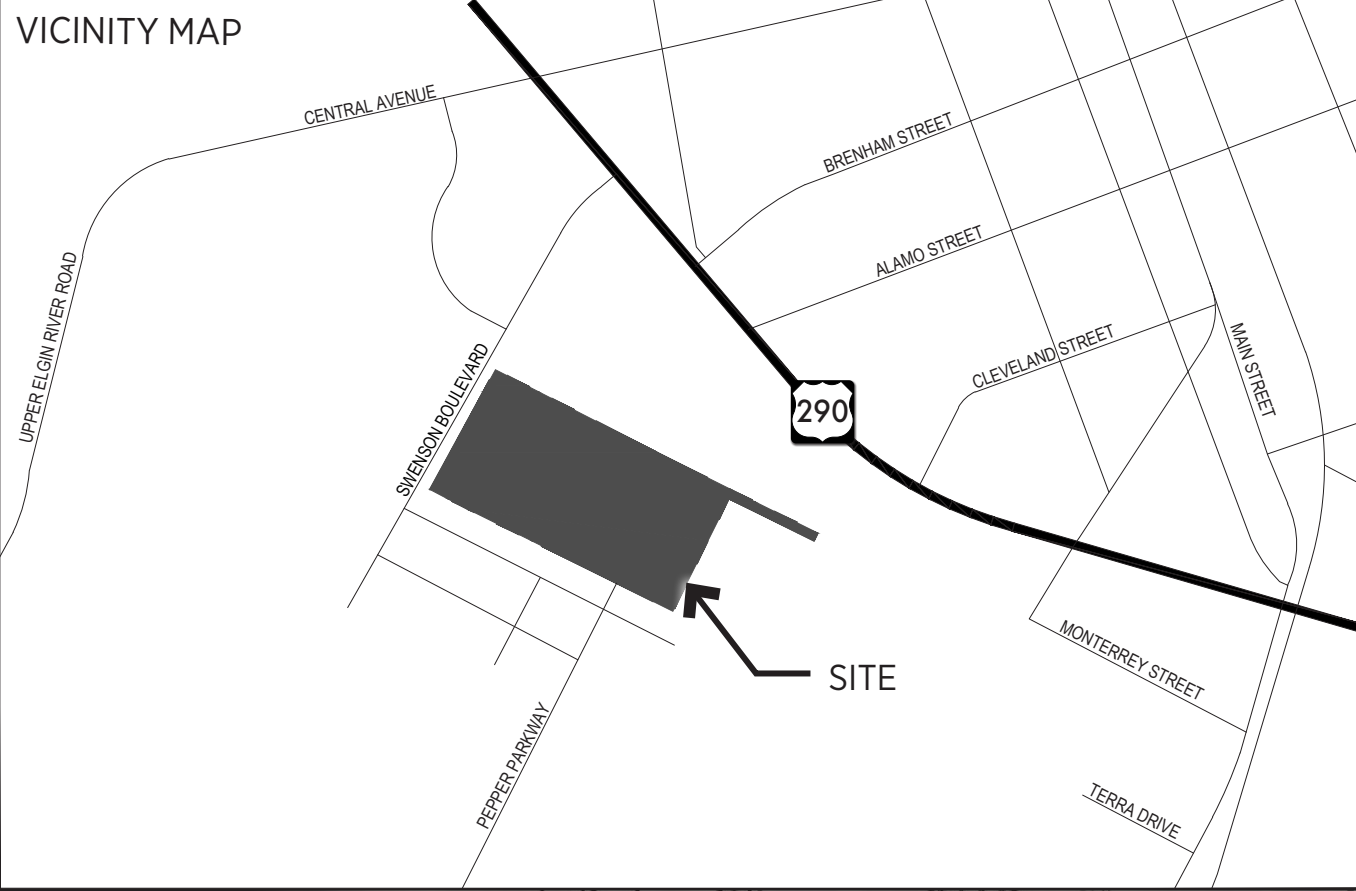
Cardwell Estates Street Breakdown						
Street Name	ROW Width	Street Width	Design Speed	Curb Type	Street Class	Street Length (LF)
Cardwell Street	50'	30'	25	Vertical	Local	435.00
Obsidian Street	50'	30'	25	Vertical	Local	502.65
Terra Drive	50'	30'	25	Vertical	Local	989.79
Sante Drive	50'	30'	25	Vertical	Local	970.58
Jasper Street	50'	30'	25	Vertical	Local	500.79
Shadow Street	50'	30'	25	Vertical	Local	497.58
Onyx Street	50'	30'	25	Vertical	Local	494.37
Pepper Parkway	70'	50'	35	Vertical	Collector	784.72
Tourmaline Street	50'	30'	25	Vertical	Local	491.82
TOTAL	-	-	-	-	-	5667.30

CITY OF ELGIN
(2.83 AC)

EXISTING TREE TO BE PRESERVED

ALLIANCE ELGIN, LLC
(19.19 AC)

FLOOD ZONE X



TERMINATE COLLECTOR ROAD AT PROPERTY LINE FOR FUTURE EXTENSION THROUGH COMMERCIAL PROPERTIES TO HIGHWAY 290

ALE DEVELOPMENT, INC.
(13.25 AC)

AREA TO BE DEDICATED TO THE CITY OF ELGIN (0.64 AC)

LOWER COLORADO RIVER AUTHORITY 20' EASMENT

CITY OF ELGIN
(0.21 AC)

CITY OF ELGIN
ELGIN WASTEWATER TREATMENT PLANT
(11.48 AC)

CITY OF ELGIN
(4.85 AC)

This Concept Plan was approved by the City of Elgin Planning & Zoning Commission on this ____ day of ____, 2025.

Signature _____ Chair of Planning & Zoning Commission

Signature _____ Secretary of Planning & Zoning Commission

PROJECT TEAM

PROPERTY OWNER:

EBS Real Estate Partners, LLC
PO Box 68
Elgin, Texas 78621

Brenda Cardwell Separate Property Trust & Brad Cardwell Separate Property Trust
197 Arbors Circle
Elgin, Texas 78621

brendacardwell@gmail.com
bradcardwell@rocketmail.com

LAND PLANNING:

Norris Design
Alan Beaudoin
901 East Madison Street
Phoenix, Arizona 85034
602.254.9600
abeaudoin@norris-design.com

DEVELOPER:

JNC Development, Inc.
Jack Bombach
12300 Montwood Drive
El Paso, Texas 79928
915.855.1005
jack@saratoga-homes.com

CIVIL ENGINEER:

TRE & Associates, LLC
Bradley Lane
6101 W. Courtyard Drive, Building 1, Suite 100
Austin, Texas 78730
512.358.4049
blane@tr-eng.com

Revisions

Revisions	

LEGEND

	PROPERTY LINE
	PHASE LINE
	RIGHT-OF-WAY
	EASEMENT
	SIDEWALK
	RESIDENTIAL LOT
	SINGLE STORY BUILDING ENVELOPE (LOT RESTRICTED TO SINGLE STORY HOME)
	ENTRY MONUMENT
	TRINITY RANCH ENTRY MONUMENT



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83, GRID.
2. 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.
3. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
4. ALL SANITARY SEWER WITHIN THIS DEVELOPMENT IS TO BE PROVIDED BY THE CITY OF ELGIN.
5. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO THE CITY OF ELGIN ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, AND FLOODPLAIN. CITY PERMITS ARE OBTAINED AND ISSUED THROUGH THE CITY OF ELGIN.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
7. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
8. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE RIGHT OF WAY. THE DEVELOPER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH CITY OF ELGIN SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM CITY OF ELGIN PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
9. THIS SUBDIVISION LIES WITHIN THE CITY OF ELGIN CITY LIMITS.
10. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
11. 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 CITY OF ELGIN DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
12. THIS SUBDIVISION LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48021C0075E, EFFECTIVE DATE JANUARY 19, 2006.
13. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH SINGLE-FAMILY LOT.
14. NO STRUCTURE 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.
15. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF ELGIN REPRESENTATIVES.
16. UTILITY PROVIDERS ARE AS FOLLOWS: BLUEBONNET ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND CITY OF ELGIN FOR WASTEWATER.
17. THE PRELIMINARY PLAT CONFORMS WITH THE APPROVED PLANNED DEVELOPMENT DISTRICT RESOLUTION NO. 202503241, EFFECTIVE FEBRUARY 21, 2025.
18. THIS DEVELOPMENT WAS ANNEXED INTO THE CITY OF ELGIN CITY LIMITS EFFECTIVE FEBRUARY 21, 2025, UNDER RESOLUTION NO. 202503241.
19. IN ACCORDANCE WITH THE APPROVED PDD, "MAXIMUM IMPERVIOUS SURFACE FOR INTERIOR LOTS IS 48% AND 50% FOR CORNER LOTS".
20. IN ACCORDANCE WITH THE APPROVED PDD, "THE MINIMUM LOT AREA FOR ALL RESIDENTIAL LOTS SHALL BE 5,200 SQUARE FEET".
21. IN ACCORDANCE WITH THE APPROVED PDD, "ALL CORNER LOTS SHALL BE RESTRICTED TO ONE (1) STORY HOMES".
22. IN ACCORDANCE WITH THE APPROVED PDD, "ALL SIDEWALKS MUST BE A MINIMUM OF FIVE (5) FEET WIDE. SIDEWALKS MUST BE SEPARATED FROM THE BACK OF CURB WITH A MINIMUM FOUR AND ONE HALF (4.5) FOOT LANDSCAPE STRIP FOR ALL LOCAL ROADS".
23. WATER SERVICE WILL BE PROVIDED BY AQUA WATER SUPPLY CORPORATION.

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

CHAIRPERSON, PLANNING & ZONING COMMISSION _____ DATE _____

SECRETARY, PLANNING & ZONING COMMISSION _____ DATE _____

AQUA WATER SUPPLY _____ DATE _____

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: JUNE 20, 2025

6/20/2025	ZWA	PRELIMINARY SUBMITTAL
DATE	BY	REVISIONS

CARDWELL ESTATES

OWNER:
JNC DEVELOPMENT INC
12300 MONTWOOD DRIVE
EL PASO, TX 79928
NAGESH BASNYAT
OFFICE: (915) 855-1005

ACREAGE:
28.823 ACRES

SURVEY:
ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59

DATE:
JUNE 20, 2025

SURVEYOR:
ZAMORA, L.L.C.
1425 S. LOOP 4
BUDA, TEXAS 78610
C. RENE ZAMORA
OFFICE: (512) 295-6201

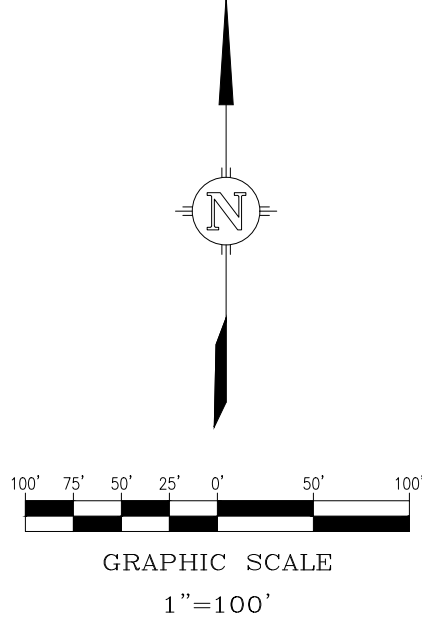
ENGINEER:
TRE & ASSOCIATES
6101 W. COURTYARD DR. BLDG 1, STE. 100
AUSTIN, TEXAS 78730
BRADLEY G. LANE, P.E.
OFFICE: (512) 358-4049

TYPICAL BUILDING SETBACK LINES

FRONT SETBACK: 15'
REAR SETBACK: 15'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 15'

PROPOSED LAND USE ACREAGE TABLE			
DESCRIPTION	NO.	SQ. FT.	ACRES
RESIDENTIAL LOTS	114	777,850	17.858
SEE BELOW **	3	85,813	1.970
PASSIVE PARKS	2	19,340	0.445
LANDSCAPE	3	21,431	0.492
PLAY EQUIPMENT & MULTI-USE FIELD	1	29,864	0.681
ROW		293,766	6.744
DEDICATION		27,443	0.633
TOTAL		982,073	28.823

** MULTI-USE FIELD/POLLINATOR GARDEN/BIORETENTION BASIN



LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/CAP STAMPED "BGE INC" FOUND
- 5/8" IRON ROD W/ZWA YELLOW CAP SET
- 1/2" IRON ROD W/ZWA RED CAP SET
- 1/2" IRON PIPE FOUND
- P.R.B.C.T. PLAT RECORDS BASTROP COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS
- B.M. BENCH MARK
- B.L. BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () RECORD INFORMATION DOC. NO. 202302984
- [] RECORD INFORMATION DOC. NO. 202020332
- [] RECORD INFORMATION CAB. 4, PG. 20-A
- { } RECORD INFORMATION DOC. NO. 202119625
- BOUNDARY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINES
- ... PROPOSED SIDEWALK
- W.W.E. WASTE WATER EASEMENT
- W.E. WATER LINE EASEMENT

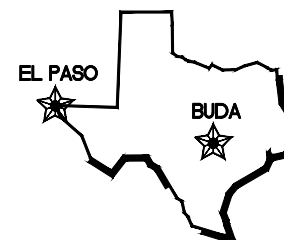


ENGINEER



110 N. Mess Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
Office: (915) 852-9093 Office: (512) 358-4049
Fax: (915) 629-8506 Fax: (512) 366-5374

BENCHMARK TX CENTRAL ZONE (GRID)				
POINT NUMBER	DESCRIPTION	Northing	Easting	Elevation
BM 1	1/2" IRON ROD WITH CAP STAMPED "ZWA" SET ON THE SOUTHEAST RIGHT OF WAY LINE OF SWENSON BLVD., APPROX. 174' N.E. OF THE INTERSECTION OF SWENSON BLVD. AND TOLO DRIVE.	10099216.1012	3227313.8342	555.375
BM 2	1/2" IRON ROD WITH CAP STAMPED "ZWA" SET ON THE NORTHWEST RIGHT OF WAY LINE OF SWENSON BLVD., APPROX. 961' N.E. OF THE INTERSECTION OF SWENSON BLVD. AND TOLO DRIVE.	10099942.0513	3227627.6477	565.547



SURVEYOR

ZWA

Zamora, L.L.C.
Professional Land Surveyors
JOB# 1083-018-PRELIM
1425 South Loop 4 • Buda, Texas 78610
Tel: (512) 295-6201

PRELIMINARY PLAT OF
CARDWELL ESTATES
PHASES I-III

A SUBDIVISION OF 28.823 ACRES OF LAND, SITUATED IN
THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59,
BASTROP COUNTY, TEXAS

LEGAL DESCRIPTION CARDWELL ESTATES

DESCRIPTION OF A 28.823 ACRE TRACT OF LAND, SITUATED IN THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS, BEING ALL OF A CALLED 23.914 ACRE TRACT AS DESCRIBED IN A DEED TO JNC DEVELOPMENT, INC., A TEXAS CORPORATION OF RECORD IN DOCUMENT NO. 202067674 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS AND BEING ALL OF A CALLED 4.909 ACRE TRACT AS DESCRIBED IN A DEED TO JNC DEVELOPMENT, INC., A TEXAS CORPORATION OF RECORD IN DOCUMENT NO. 20206777 OF THE OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS, BEING ALSO THE NORTHWEST CORNER OF SAID 28.823 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "BGE INC." found on the easterly line of Swenson Boulevard on 80 foot wide right-of-way as dedicated by plat of Trinity Ranch, Phase 1, Section 1 recorded in Cabinet 7, Page 238-A plat records, Bastrop County, Texas, being also the southwest corner of Lot 3, Elgin Business Park recorded in Cabinet 4, Page 20-A of Plat Records, Bastrop County, Texas, being also the northwest corner of said 4.909 acre JNC tract and being the northwest corner hereof;

THENCE S 62°51'16" E for a distance of 199.70 feet to a 1/2" iron rod found for the southeast corner of said Lot 3, Elgin Business Park, being also the southwest corner of that certain 19.185 acre tract of land conveyed to Alliance Elgin, LLC of record in Document No. 202020332 of Official Public Records, Bastrop County, Texas being also on the north line of said 4.909 acre JNC tract and being on the north line hereof tract;

THENCE S 62°33'01" E, for a distance of 849.23 feet to a 1/2" iron rod found at the southeast corner of said 19.185-acre Alliance Elgin, LLC tract, being also the southwest corner of that certain 13,251 acre tract of land conveyed to Ale Development LLC of record in Document No. 202119625 of Official Public Records, Bastrop County, Texas, being also on the north line of said 23.914 acre JNC tract and being on the north line hereof;

THENCE S 63°13'47" E, for a distance of 646.07 feet to a 1/2" iron pipe found for angle point on the common line of said Ale Development LLC 13,251 acre tract, being also on the north line of said 23.914 acre JNC tract and being on the north line of the herein described tract;

THENCE S 63°31'29" E, for a distance of 400.04 feet to a 1/2" iron pipe found for the northwesterly corner W. Cleveland Street (40' right-of-way), being also the south line of said Ale Development LLC 13,251 acre tract, being also the northeast corner of said 23.914 acre JNC tract, and being the northeast corner of the herein described tract;

THENCE S 26°17'10" W, at 48.08 feet passing a nail found in concrete at a chain link fence post continuing for a total distance of 50.00 feet to a calculated point for an interior corner of that certain 11.476 acre tract of land conveyed to City of Elgin of record in Document No. 201107471 of Official Public Records Bastrop County, Texas;

THENCE N 63°32'02" W, for a distance of 550.04 feet to a 5/8" iron rod with aluminum cap stamped "LCRA" found for the northwest corner of that certain 4.85 acre tract of land conveyed to City of Elgin of record in Document No. 201107471 of Official Public Records Bastrop County, Texas and being an "ell" corner of the herein described tract;

THENCE S 26°27'51" W, for a distance of 730.24 feet to a 5/8" iron rod with aluminum cap stamped "LCRA" found on the north line of Lot 1, Block B, Trinity Ranch, Phase 1, Section 2 of record in Cabinet 7, Page 236-B of Plat Records, Bastrop County, Texas and being the most southerly southeast corner of the herein described tract;

THENCE N 63°31'01" W, for a distance of 1,323.80 feet to a 1/2" iron pipe found for the southwest corner of said Cordwell Trust tract, being also the southeast corner of said EBS Real Estate Partners LLC 45.063 acre tract and being on the north line of said Trinity Ranch Phase 1, Section 1 subdivision;

THENCE N 62°44'53" W, departing the northwest line of said Cordwell Trust tract, with the north line of said Trinity Ranch Phase 1, Section 1 subdivision, for a distance of 251.84 feet to a 1/2" iron rod with cap stamped "BGE INC." found on the southeast line of said Swenson Boulevard, being also the southwest corner of the hereof described tract and being the northwest corner of said Trinity Ranch Phase 1, Section 1 subdivision;

THENCE N 28°40'21" E, with the southeast line of said Swenson Boulevard for a distance of 792.48 feet to the POINT OF BEGINNING, containing 28.823 acres of land, more or less.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S26°17'10"W	50.00'
L2	S28°40'21"W	100.72'
L3	N28°40'21"E	99.39'
L4	N63°13'47"W	97.81'
L5	S63°13'47"E	90.05'
L6	N63°13'47"W	93.06'
L7	S63°13'47"E	101.98'
L8	N63°31'01"W	104.65'
L9	S63°31'01"E	98.96'
L10	S63°31'01"E	62.56'
L11	N63°31'01"W	62.62'
L12	S28°40'21"W	58.49'
L13	N28°40'21"E	60.83'
L14	N28°31'17"E	6.34'
L15	N40°33'20"E	50.78'
L16	N26°31'17"E	22.59'
L17	S40°33'20"W	50.16'
L18	S26°31'17"W	22.64'
L19	S26°31'17"W	5.66'
L20	N16°53'10"W	14.94'
L21	S26°31'47"W	110.57'
L22	S61°19'39"E	113.97'
L23	N63°31'01"W	99.31'
L24	S61°19'39"E	100.00'
L25	N61°19'39"W	100.00'
L26	S62°53'01"E	100.58'
L27	S61°19'39"E	100.00'
L28	N61°19'39"W	100.00'
L29	S61°19'39"E	100.00'
L30	N61°19'39"W	100.00'
L31	S62°51'16"E	14.70'
L32	N62°51'16"W	8.09'
L33	N30°31'02"W	58.96'
L34	N01°33'44"W	38.01'
L35	S62°44'53"E	51.31'
L36	N62°44'53"W	55.93'
L37	S26°46'00"W	50.86'

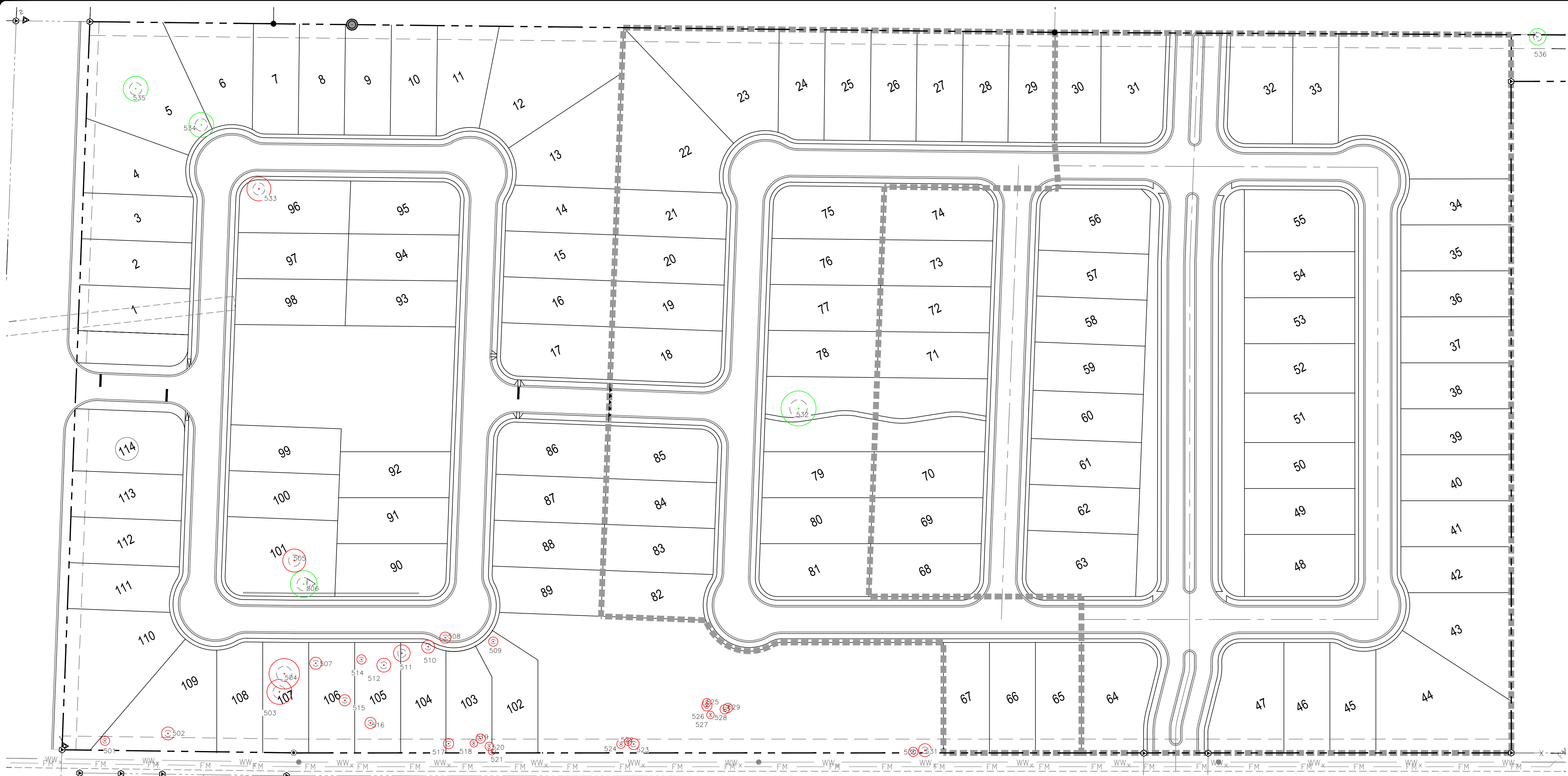
CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	DIRECTION
C1	30.65'	87°48'38"	20.00'	S72°34'40"W
C2	32.18'	92°11'22"	20.00'	N17°25'20"W
C3	31.96'	91°33'22"	20.00'	S17°06'20"E
C4	30.75'	88°05'51"	20.00'	N72°43'17"E
C5	32.08'	91°54'09"	20.00'	S17°16'43"E
C6	31.40'	89°57'42"	20.00'	S71°30'08"W
C7	31.43'	90°02'18"	20.00'	N18°29'52"W
C8	30.75'	88°05'51"	20.00'	N72°43'17"E
C9	31.31'	89°41'39"	20.00'	S18°22'58"E
C10	31.42'	90°01'08"	20.00'	S71°28'25"W
C11	30.75'	88°05'51"	20.00'	S72°43'17"W
C12	32.08'	91°54'09"	20.00'	N17°16'43"W
C13	31.43'	90°02'18"	20.00'	S18°29'52"E
C14	31.40'	89°57'42"	20.00'	N71°30'08"E
C15	10.59'	30°20'41"	20.00'	N78°24'08"W
C16	131.23'	150°23'01"	50.00'	N18°22'58"W
C17	10.59'	30°20'41"	20.00'	N41°38'12"E
C18	10.58'	30°18'44"	20.00'	N11°18'29"E
C19	131.46'	150°38'36"	50.00'	N71°28'25"E
C20	10.58'	30°18'44"	20.00'	S48°21'39"E
C21	15.92'	14°02'02"	65.00'	N33°32'18"E
C22	6.12'	14°02'02"	25.00'	N33°32'18"E
C23	23.27'	14°02'02"	95.00'	S33°32'18"W
C24	7.96'	22°48'47"	20.00'	S74°38'11"E
C25	2.63'	7°31'54"	20.00'	S89°48'32"E
C26	102.03'	116°55'03"	50.00'	S35°06'57"E
C27	29.20'	33°27'58"	50.00'	S40°04'33"W
C28	12.49'	14°18'46"	50.00'	S03°18'30"W
C29	42.76'	48°59'54"	50.00'	S34°57'50"W
C30	36.33'	41°37'44"	50.00'	S80°16'39"W
C31	39.88'	45°42'12"	50.00'	N56°03'23"W
C32	61.57'	70°33'05"	50.00'	S27°53'02"E
C33	10.50'	30°05'32"	20.00'	S78°33'47"E
C34	132.97'	152°22'26"	50.00'	S17°25'20"E
C35	10.50'	30°05'32"	20.00'	S43°43'07"W

CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	DIRECTION
C36	32.18'	92°11'22"	20.00'	N17°25'20"W
C37	31.42'	90°00'00"	20.00'	S16°19'39"E
C38	31.42'	90°00'00"	20.00'	S73°40'21"W
C39	30.87'	88°26'38"	20.00'	N72°53'40"E
C40	10.64'	30°28'07"	20.00'	S13°26'16"W
C41	130.36'	149°22'51"	50.00'	S72°53'40"W
C42	10.64'	30°28'07"	20.00'	N47°38'57"W
C43	26.57'	30°26'58"	50.00'	N78°23'04"W
C44	44.83'	51°22'23"	50.00'	N33°04'42"E
C45	7.25'	20°45'21"	20.00'	N48°23'13"E
C46	3.26'	9°20'11"	20.00'	N33°20'27"E
C47	6.42'	7°21'09"	50.00'	N01°52'49"E
C48	58.76'	67°20'17"	50.00'	N39°13'32"E
C49	51.97'	59°33'20"	50.00'	S77°19'40"E
C50	13.21'	15°08'06"	50.00'	S39°58'57"E
C51	31.42'	90°00'00"	20.00'	N73°40'21"E
C52	31.42'	90°00'00"	20.00'	N16°19'39"W
C53	10.66'	30°31'50"	20.00'	N13°24'26"E
C54	129.91'	148°52'18"	50.00'	N72°34'40"E
C55	10.66'	30°31'50"	20.00'	S48°15'06"E
C56	30.65'	87°48'38"	20.00'	S72°34'40"W
C57	31.91'	91°25'15"	20.00'	N17°02'16"W
C58	10.53'	30°10'15"	20.00'	S77°50'01"E
C59	132.44'	151°45'45"	50.00'	S17°02'16"E
C60	10.53'	30°10'15"	20.00'	S43°45'29"W
C61	31.42'	90°00'00"	20.00'	S16°19'39"E
C62	31.42'	90°00'00"	20.00'	S73°40'21"W
C63	30.88'	88°28'23"	20.00'	N72°54'33"E
C64	10.63'	30°27'56"	20.00'	S13°26'23"W
C65	130.38'	149°24'16"	50.00'	S72°54'33"W
C66	10.63'	30°27'56"	20.00'	N47°37'18"W
C67	31.96'	91°33'22"	20.00'	S17°06'20"E
C68	10.53'	30°09'25"	20.00'	N77°57'43"W
C69	132.53'	151°52'13"	50.00'	N17°06'20"W
C70	10.53'	30°09'25"	20.00'	N43°45'04"E

CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	DIRECTION
C71	32.26'	36°58'20"	50.00'	S16°37'42"W
C72	21.27'	24°22'06"	50.00'	S47°17°55"W
C73	25.27'	28°57'18"	50.00'	S73°57'37"W
C74	33.14'	37°58'18"	50.00'	N72°34'35"W
C75	17.98'	20°36'15"	50.00'	N43°17°19"W
C76	24.11'	27°37'48"	50.00'	N79°06°14"W
C77	37.00'	42°23'59"	50.00'	N44°05°21"W
C78	34.10'	39°04'43"	50.00'	N03°21°00"W
C79	37.22'	42°39'14"	50.00'	N37°30°59"E
C80	5.42'	15°31'26"	20.00'	N20°54°38"E
C81	5.22'	14°56'30"	20.00'	N05°40°40"E
C82	41.96'	48°04°52"	50.00'	N22°14°51"E
C83	39.48'	45°14°23"	50.00'	N68°54°28"E
C84	44.95'	51°30°45"	50.00'	S62°42°58"E
C85	3.99'	4°34°15"	50.00'	S34°40°27"E
C86	35.54'	40°43°40"	50.00'	S72°40°36"E
C87	39.48'	45°14°23"	50.00'	S29°41°35"E
C88	42.00'	48°07°40"	50.00'	S16°59°27"W
C89	15.51'	17°46°30"	50.00'	S49°56°32"W

LOT ACREAGE TABLE PHASE I				
BLOCK	LOT	SQ. FEET	ACRES	
A	1	6,000	0.138	
A	2	6,000	0.138	
A	3	6,000	0.138	
A	4	7,117	0.163	
A	5	13,800	0.317	
A	6	8,047	0.185	
A	7	5,978	0.137	
A	8	6,000	0.138	
A	9	6,000	0.138	
A	10	6,000	0.138	
A	11	6,466	0.148	
A	12	13,813	0.317	
A	13	9,683	0.222	
A	14	5,906	0.136	
A	15	6,000	0.138	
A	16	6,000	0.138	
A	17	6,814	0.156	
C	86	6,814	0.156	
C	87	6,000	0.138	
C	88	6,000	0.138	
C	89	5,747	0.132	
D	90	6,827	0.157	
D	91	6,005	0.138	
D	92	6,005	0.138	
D	93	6,002	0.138	
D	94	6,002	0.138	
D	95	6,811	0.156	
D	96	6,822	0.157	
D	97	6,002	0.138	
D	98	6,002	0.138	
D	99	6,000	0.138	
D	100	6,000	0.138	
D	101	10,048	0.231	
C	102	6,279	0.144	
C	103	5,367	0.123	
C	104	5,782	0.133	
C	105	6,000	0.138	
C	106	6,000	0.138	
C	107	6,000	0.138	
C	108	5,828	0.134	
C	109	10,214	0.235	
C	110	13,333	0.306	
C	111	5,710	0.131	
C	112	6,000	0.138	
C	113	6,000	0.138	
C	114	8,014	0.184	

LOT ACREAGE TABLE PHASE II				
BLOCK	LOT	SQ. FEET	ACRES	
A	18	6,814	0.156	
A	19	6,000	0.138	
A	20	6,000	0.138	
A	21	5,967	0.137	
A	22	13,736	0.315	
A	23	13,011	0.299	
A	24	5,923	0.136	
A	25	6,000	0.138	
A	26	6,000	0.138	
A	27	6,000	0.138	
A	28	6,000	0.138	
A	29	6,002	0.138	
C	65	6,000	0.138	
C	66	6,000	0.138	
C	67	6,000	0.138	
E	75	6,822	0.157	
E	76	6,002	0.138	
E	77	6,002	0.138	
E	78	6,002	0.138	
E	79	6,005	0.138	
E	80	6,005	0.138	
E	81	6,811	0.156	
E	82	5,659	0.130	
G	53	6,000	0.138	
G	54	6,000	0.138	
G	55	7,977	0.183	
F	56	8,125	0.187	
F	57	6,000	0.138	
F	58	6,000	0.138	
F	59	6,000	0.138	
F	60	6,000	0.138	
F	61	6,000	0.138	
F	62	6,000	0.138	
F	63	8,281	0.190	
C	64	8,859	0.203	
E				



TREE SURVEY NUMBER	TREE TYPE	CALIPER INCH (INDIV. TRUNKS OF MULTI-TRUNKS)	TREE TYPE	REMOVED	REASON FOR REMOVAL	FEE FOR REMOVAL
501	TALLOW	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT AND WATER MAIN TRENCH	\$500.00
502	WILLOW	14"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$2,100.00
503	WILLOW	27"	HERITAGE	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$8,100.00
504	WILLOW	33" (23"/20")	HERITAGE	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$9,900.00
505	POST OAK	25"	HERITAGE	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$7,500.00
506	LIVE OAK	29"	HERITAGE	-	-	-
507	HACKBERRY	13"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$650.00
508	HACKBERRY	12"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED ROADWAY	\$600.00
509	HACKBERRY	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$500.00
510	HACKBERRY	14"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$2,100.00
511	HACKBERRY	18" (15"/6")	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$2,700.00
512	HACKBERRY	15"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$2,250.00

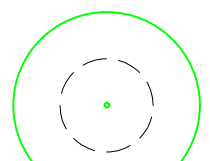
TREE SURVEY NUMBER	TREE TYPE	CALIPER INCH (INDIV. TRUNKS OF MULTI-TRUNKS)	TREE TYPE	REMOVED	REASON FOR REMOVAL	FEE FOR REMOVAL
514	HACKBERRY	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$500.00
515	WILLOW	12"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$600.00
516	CEDAR ELM	12"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$600.00
517	HACKBERRY	11"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$550.00
518	HACKBERRY	8"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$400.00
519	CEDAR ELM	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$500.00
520	CEDAR ELM	9"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$450.00
521	CEDAR ELM	8"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$400.00
522	CEDAR ELM	8"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$400.00
523	HACKBERRY	12"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$600.00
524	HACKBERRY	9"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$450.00
525	WILLOW	9"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$450.00

TREE SURVEY NUMBER	TREE TYPE	CALIPER INCH (INDIV. TRUNKS OF MULTI-TRUNKS)	TREE TYPE	REMOVED	REASON FOR REMOVAL	FEE FOR REMOVAL
526	WILLOW	11"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$550.00
527	WILLOW	8"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$400.00
528	WILLOW	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$500.00
529	WILLOW	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$500.00
530	WILLOW	10"	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$500.00
531	WILLOW	14" (12"/4")	SIGNIFICANT	X	LOCATED WITHIN PROPOSED DETENTION POND	\$2,100.00
532	LIVE OAK	38"	HERITAGE	-	-	-
533	POST OAK	26"	HERITAGE	X	LOCATED WITHIN PROPOSED SINGLE-FAMILY LOT	\$7,800.00
534	POST OAK	27"	HERITAGE	-	-	-
535	POST OAK	27"	HERITAGE	-	-	-
536	CEDAR ELM	18"	SIGNIFICANT	-	-	-
TOTAL TREE MITIGATION FEE						\$ 55,150

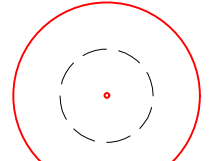
TREE MITIGATION CALCULATIONS			
	QTY (IN)	RATE %	TOTAL (IN)
TOTAL SIGNIFICANT TREE INCHES SURVEYED:	369		
TOTAL SIGNIFICANT TREE INCHES REMOVED:	180		
TOTAL SIGNIFICANT HERITAGE TREE INCHES REMOVED:	25	3:1	75
TOTAL SIGNIFICANT TREE INCHES REMOVED (15" - 19")	51	2:1	102
TOTAL SIGNIFICANT TREE INCHES REMOVED (10" - 14")	104	1:1	104
TOTAL NON-SIGNIFICANT TREE INCHES REMOVED:	59	N/A	0
TOTAL INVASIVE TREE INCHES REMOVED	168	N/A	0
TOTAL DEAD TREE INCHES REMOVED	38	N/A	0
TREE MITIGATION REMOVAL CREDIT		30%	-84
TOTAL MITIGATION INCHES REQUIRED:			197

LEGEND

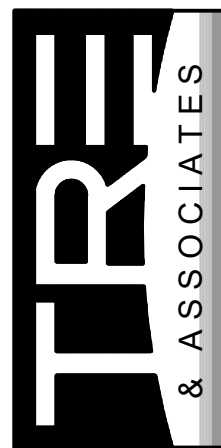
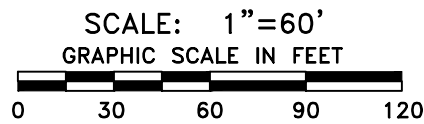
- SITE BOUNDARY
- LOT LINE
- EXISTING EASEMENT LINE
- PHASING LINE



EXISTING TREE TO BE PRESERVED



EXISTING TREE TO BE REMOVED



Engineering Solutions
TEPE FIRM No. 13897
110 Mesa Park Drive, Suite 200 6101 W. Courtyard Dr., Bldg. 1, Suite 100
El Paso, Texas 79912 Austin, Texas 78746
Office: (915) 852-5063 Office: (512) 386-5379
Fax: (915) 852-5069 Fax: (512) 386-5379

PROJECT NO. 1729-12586
DWG FILE: PRELIM TREE
DATE: 6/13/2025

DESIGNED BY: CWW
DRAWN BY: CWW
CHECKED BY: BGL

NO. BY DATE REVISION DESCRIPTION

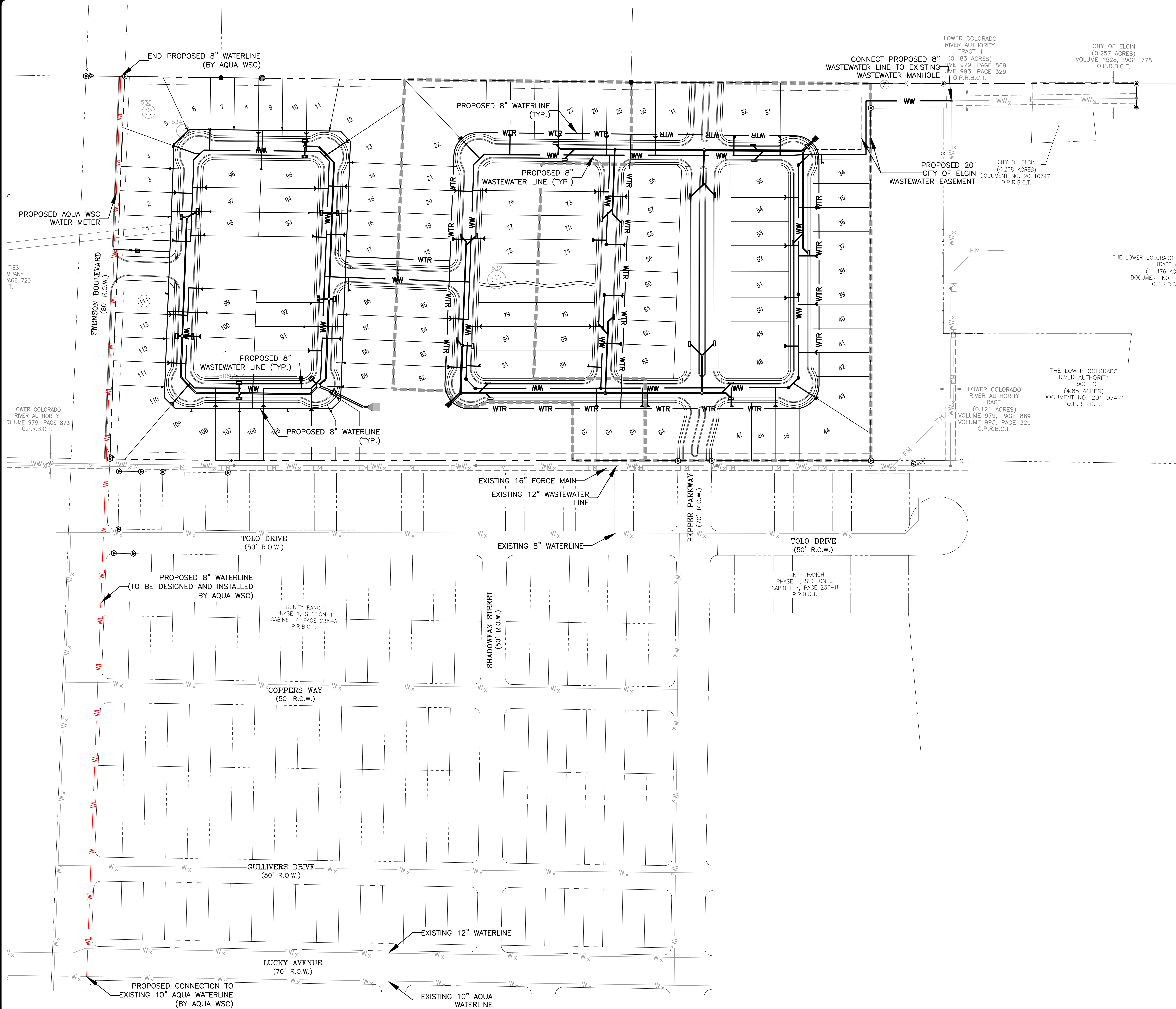
CARDWELL ESTATES
PRELIMINARY PLAT
ELGIN, TEXAS

PRELIMINARY PLAT
TREE SURVEY AND
MITIGATION PLAN

NOTICE:
ALTERATION OF A SEALED
DRAWING WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS
A VIOLATION OF THE TEXAS
ENGINEERING PRACTICE ACT.

PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND
NOT INTENDED FOR CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES. THEY WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
BRADLEY G. LANE, P.E. REG. NO. 130741
DATE: November 24, 2020

FILE: P:\1729 UNC Development\12586 -Cardwell Estates Subdivision Improvements Phase 1 & 2\CAD\Sheets\ Preliminary Plat\ Prelim Utility.dwg LAYOUT: UTILITY DATE: 11/24/2025 10:00:30 AM BY: BLANE

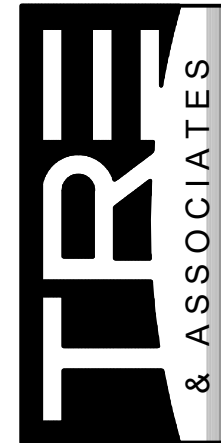


LEGEND

- SITE BOUNDARY
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- - - PHASING LINE
- W_x EXISTING WATERLINE
- WW_x EXISTING WASTEWATER LINE
- FM EXISTING FORCE MAIN
- PROPOSED 8" WATERLINE (PHASE 1)
- WTR WTR PROPOSED 8" WATERLINE (PHASES 2 & 3)
- ▲ PROPOSED FIRE HYDRANT
- WL WL PROPOSED 8" WATERLINE (BY AQUA)
- WW PROPOSED 8" WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- EXISTING TREE

NOTES:

1. THE AQUA WATER SUPPLY CORPORATION OWNED WATERLINE, ALONG SWENSON BOULEVARD, SHALL BE LOCATED WITHIN A 20-FOOT WIDE EASEMENT. EASEMENT ACQUISITION SHALL BE COORDINATED BETWEEN AQUA AND THE CITY OF ELGIN.
2. ALL 8" WATERLINES, VALVES, AND FIRE HYDRANTS LOCATED WITHIN THE CARDWELL ESTATES DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



Engineering Solutions
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-5093
Cell: (915) 852-5373
TXBE FIRM No. 13887
6101 W. Courtyard Dr., Bldg. 1, Suite 100
Austin, Texas 78746
Office: (512) 386-5373

PROJECT NO. 1729-12586

DWG FILE: PRELIM UTILITY

DATE: 6/13/2025

DESIGNED BY: CWW

DRAWN BY: CWW

CHECKED BY: BGL

NO.

BY

DATE

REVISION DESCRIPTION

CARDWELL ESTATES
PRELIMINARY PLAT
ELGIN, TEXAS

PRELIMINARY PLAT
UTILITY PLAN

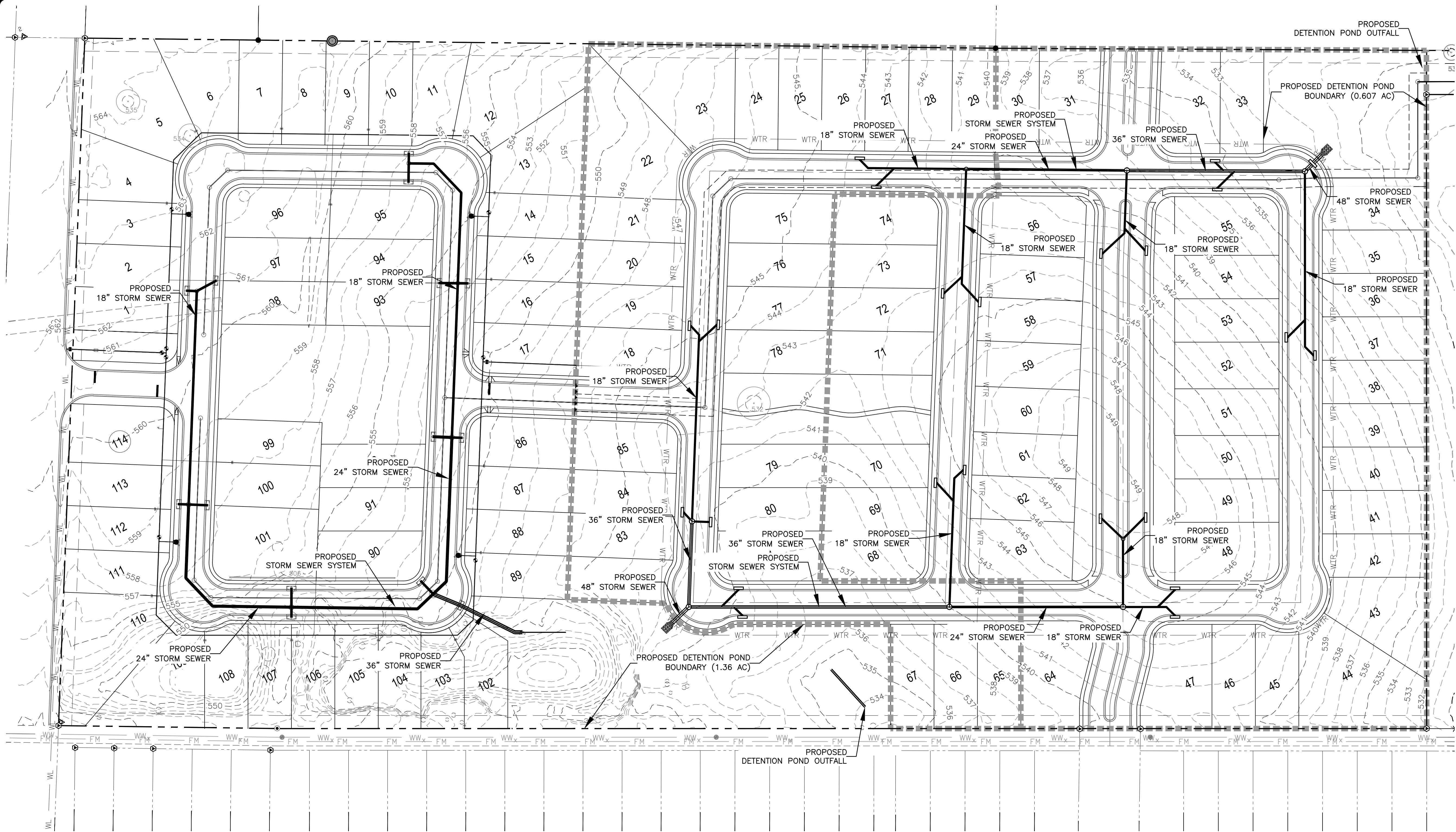
NOTICE:

ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

PRELIMINARY - FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
BRADLEY G. LANE, P.E., REG. NO. 130741
DATE: November 24, 2020

SHEET 4 OF 5

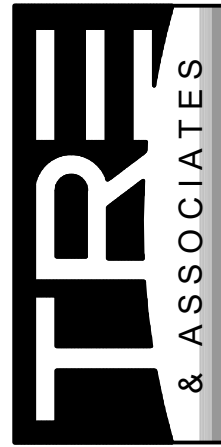
FILE: P:\1729 JNC Development\12586 -Cardwell Estates Subdivision Improvements Phase 1 & 2\CAD\Sheets\ Preliminary Plat\ Prelim Drainage.dwg LAYOUT: DRAINAGE DATE: 11/24/2025 9:27:04 AM BY: BLANE



LEGEND

- SITE BOUNDARY
- LOT LINE
- EXISTING EASEMENT LINE
- PHASING LINE
- W_x EXISTING WATERLINE
- WW_x EXISTING WASTEWATER LINE
- FM EXISTING FORCE MAIN
- PROPOSED STORM LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CURB INLET
- WTR PROPOSED 8" WATERLINE
- WW PROPOSED 8" WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- EXISTING TREE

SCALE: 1"=60'
GRAPHIC SCALE IN FEET
0 30 60 90 120



Engineering Solutions
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-9093
Cell: (915) 852-9373
TXBE FIRM No. 13897
6101 W. Courtyard Dr., Suite 100
Austin, Texas 78746
Office: (512) 386-5373
Cell: (512) 386-5373

PROJECT NO. 1729-12586

DESIGNED BY: CWV

DWG FILE: PRELIM DRAINAGE

CHECKED BY: CWV

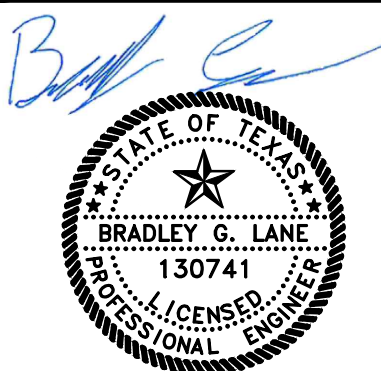
DATE: 6/13/2025

NO. BY DATE REVISION DESCRIPTION

CARDWELL ESTATES
PRELIMINARY PLAT
ELGIN, TEXAS

PRELIMINARY PLAT
DRAINAGE PLAN

NOTICE:
ALTERATION OF A SEALED
DRAWING WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS
A VIOLATION OF THE TEXAS
ENGINEERING PRACTICE ACT.



11/24/2025

SHEET 5 OF 5



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

December 4, 2025

Mr. Bradley Lane, P.E.
TRE & Associates, LLC.
6101 W. Courtyard Drive, Building 1, Suite 100
Austin, Texas 78730

RE: Cardwell Estates – Preliminary Plat Review

Dear Mr. Lane:

WGA has reviewed the following documents listed below submitted on December 1, 2025 by TRE & Associates, LLC.

1. Preliminary Plat dated June 20, 2025.
2. Other supporting documents submitted with the Preliminary Plat: Comment Response Letter.

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

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

The approval of the Preliminary Plat for Cardwell Estates is contingent upon submittal of the executed Homeowner Association (HOA) formation documents stating that the maintenance of all private properties will be the responsibility of the HOA.

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

Sincerely,

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

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

cc: Melissa Lipiec, City of Elgin



Development Services Department

STAFF REPORT

Preliminary Plat for Fika - Phase 2

Project #202600027

Date: July 13, 2026
Applicant: Gray Civil Engineering
Representative: Timothy Holland, P.E.
Hearing Date: Planning and Zoning Commission: July 27, 2026
Location: TCAD Parcels 358782 and 358788; BCAD Parcels 15705, 76419, 15702, east of County Line Road near the north edge of the City of Elgin extraterritorial jurisdiction (ETJ).

APPLICATION SUMMARY

Consideration of a Preliminary Plat titled "Preliminary Plat for Fika - Phase 2," comprised of 479 single family lots, six open space and/or drainage lots, a utility lot, a park, and a school lot for a total of 488 lots, developing 21,433 linear feet of streets across approximately 99.66 acres of land located east of County Line Road near the north edge of the City of Elgin ETJ.

DEPARTMENT COMMENTS

This is the second phase of the Lund Farms ETJ MUD, now also being called the Fika Development. The original Development Agreement was executed August 15, 2023, and a revised Concept Plan was presented before the Planning and Zoning Commission on January 27, 2025 before the amended Development Agreement was executed April 15, 2025.

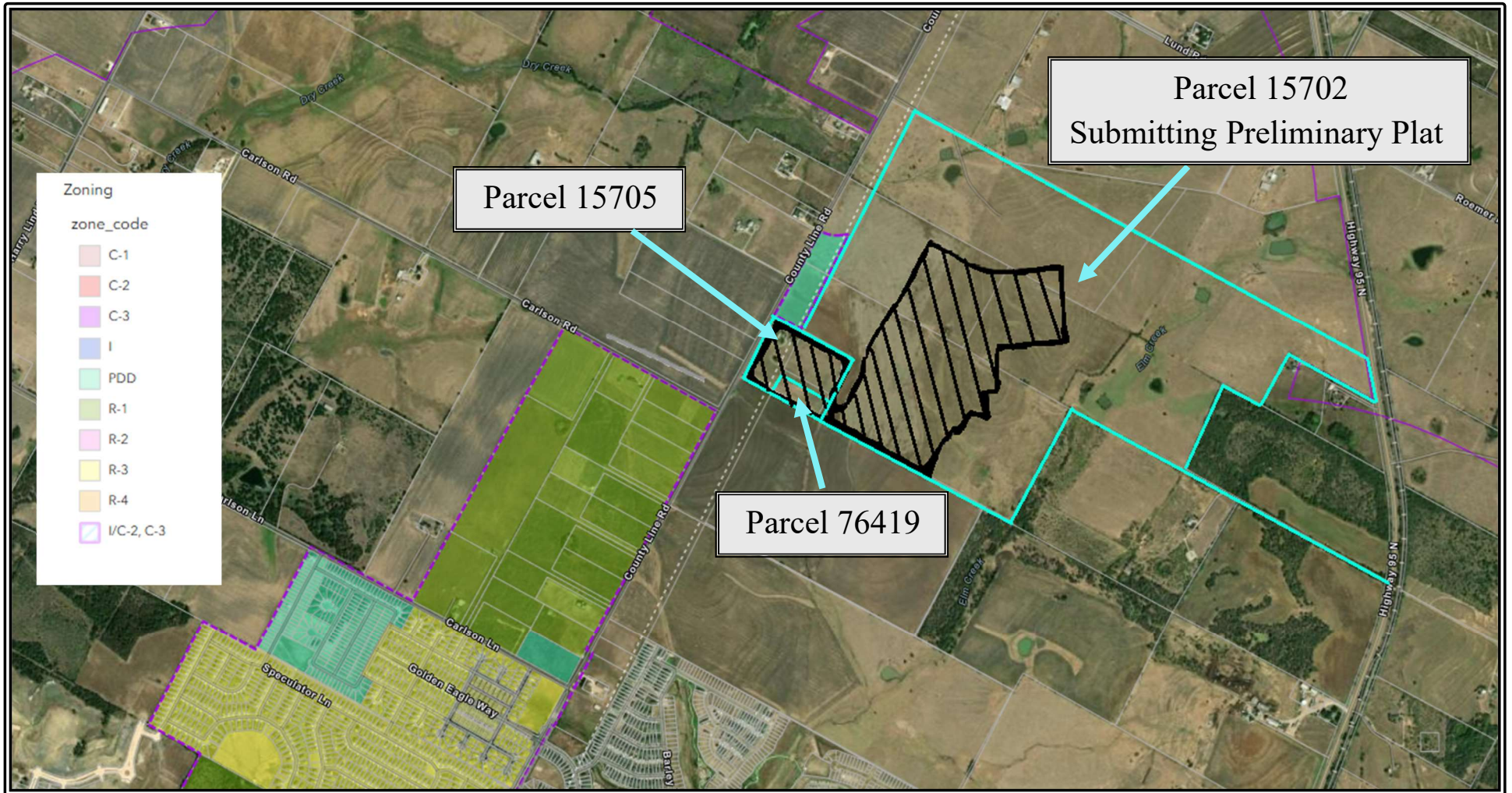
The proposed preliminary plat is for the second phase of the Fika development. This development crosses the county line between Travis and Bastrop counties. The Final Plat of Phase 1 was approved by the Planning and Zoning Commission on January 27, 2025, and then a revised Final Plat was approved November 18, 2025 that divided the development into the Travis and Bastrop portions. The 10.108 acres of the Travis County portion of Phase 1 was annexed into the City on December 16, 2025.

WGA has reviewed the proposed Preliminary Plat and found that it conforms to the applicable requirements of the City of Elgin Code of Ordinances for property located within the ETJ.

Attachments

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

Vicinity Map



PRELIMINARY PLAT APPLICATION

Date: 4/15/2026New ☒ Modification ☐

Modification of _____

SITE INFORMATION

Project Address: Fika Phase 2Parcel Identification Number (if no address): 15702, 15705 & 76419

APPLICANT

Name: Gray Civil, Inc. (Timothy M. Holland, PE)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.

<u>[REDACTED]</u>	<u>Timothy M. Holland</u>	<u>4/15/2026</u>
Signature	Printed Name	Date

Project Description:

Preliminary plat for 479 single family lots.



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



(512) 281-0119



www.elgintexas.gov

Owner Authorization Form

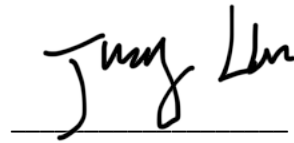
March 28, 2024

City of Elgin

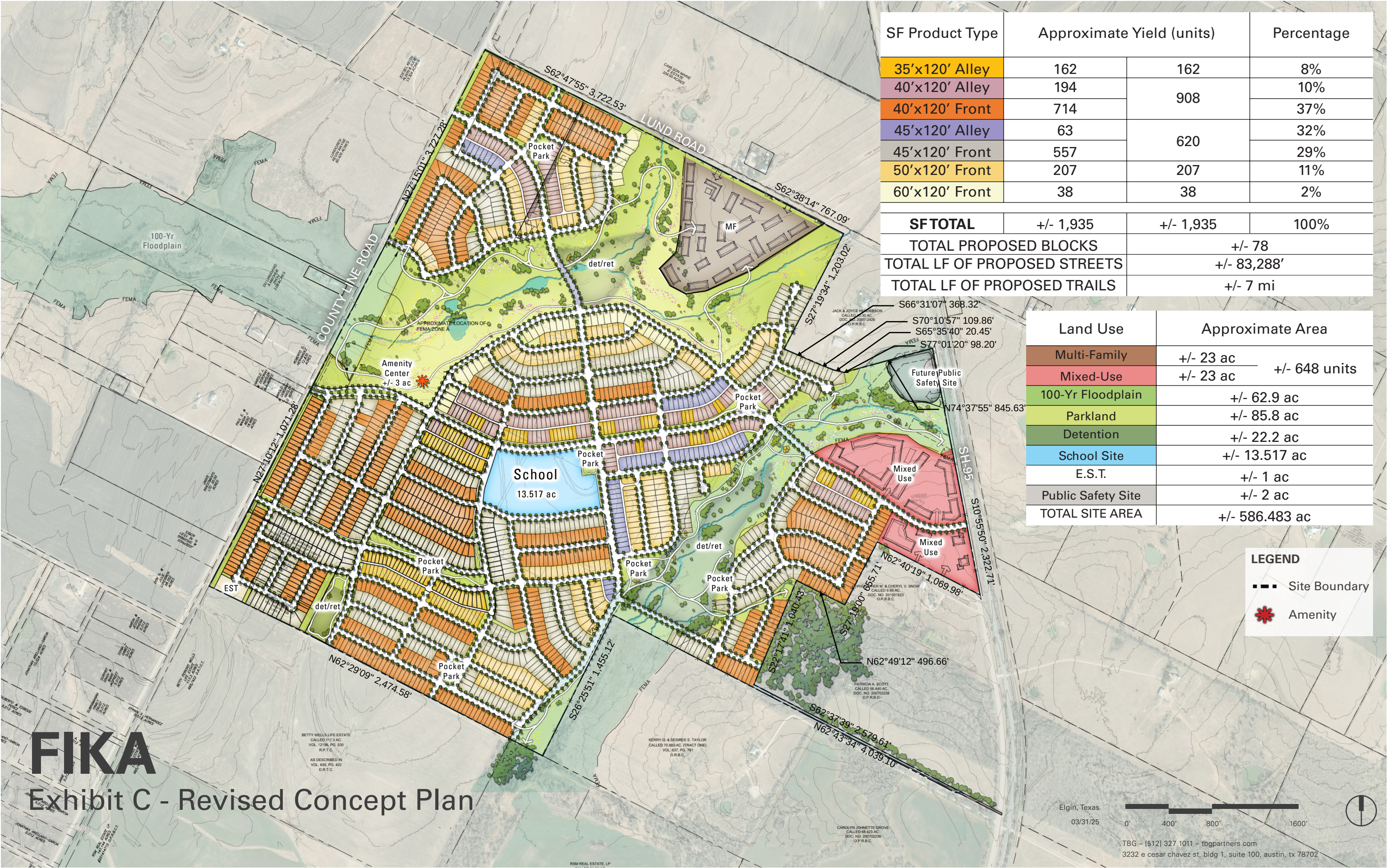
RE: Development Applications
 Lund Farms Subdivision
 Elgin, Texas

I, Jinsong Liu, Managing Member of Lund Farm Investment LLC do hereby make and/or authorize Gray Engineering, Inc. to represent Lund Farm Investment LLC for submittal and subsequent processing of development plans and entitlement matters related to the Lund Farms Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Jinsong Liu", is written over a horizontal line.

Lund Farm Investment LLC
5 Brookville Lane S
Glen Head, NY 11545



SF Product Type	Approximate Yield (units)		Percentage
35'x120' Alley	162	908	8%
40'x120' Alley	194		10%
40'x120' Front	714	620	37%
45'x120' Alley	63		32%
45'x120' Front	557	207	29%
50'x120' Front	207		11%
60'x120' Front	38	38	2%
SFTOTAL	+/- 1,935	+/- 1,935	100%
TOTAL PROPOSED BLOCKS		+/- 78	
TOTAL LF OF PROPOSED STREETS		+/- 83,288'	
TOTAL LF OF PROPOSED TRAILS		+/- 7 mi	

Land Use	Approximate Area	
Multi-Family	+/- 23 ac	+/- 648 units
Mixed-Use	+/- 23 ac	
100-Yr Floodplain	+/- 62.9 ac	
Parkland	+/- 85.8 ac	
Detention	+/- 22.2 ac	
School Site	+/- 13.517 ac	
E.S.T.	+/- 1 ac	
Public Safety Site	+/- 2 ac	
TOTAL SITE AREA	+/- 586.483 ac	

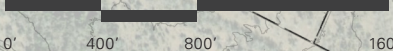
FIKA

Exhibit C - Revised Concept Plan

LEGEND

Site Boundary

Amenity



TBG - [512] 327 1011 - tbgpartners.com
3232 e cesar chavez st, bldg 1, suite 100, austin, tx 78702

OWNER:
LUND FARM INVESTMENT, L.L.C.
CONTACT: JINSONG LIU, CEO
40 EAST 94TH STREET, APARTMENT 26A
NEW YORK, NEW YORK 10128
(917) 302-4532

ENGINEER:
GRAY CIVIL, INC.
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371

SURVEYOR:
BGE, INC., TBPE F-1046
CONTACT: DION P. ALBERTSON, R.P.L.S. NO. 4963
7330 SAN PEDRO AVE., SUITE 301
SAN ANTONIO, TEXAS 78216
(210) 581-3600

UTILITY PROVIDERS:
ONCOR ENERGY
CENTERPOINT ENERGY
CHARTER COMMUNICATIONS
AT&T TELEPHONE
HIGHLINE FIBER
LUND FARMS MUNICIPAL UTILITY DISTRICT

MUNICIPALITY UTILITY DISTRICT:
LUND FARMS MUNICIPAL UTILITY DISTRICT

PRELIMINARY PLAT FOR
FIKA - PHASE 2
BASTROP COUNTY, TEXAS

MAY 2026

NOTES:

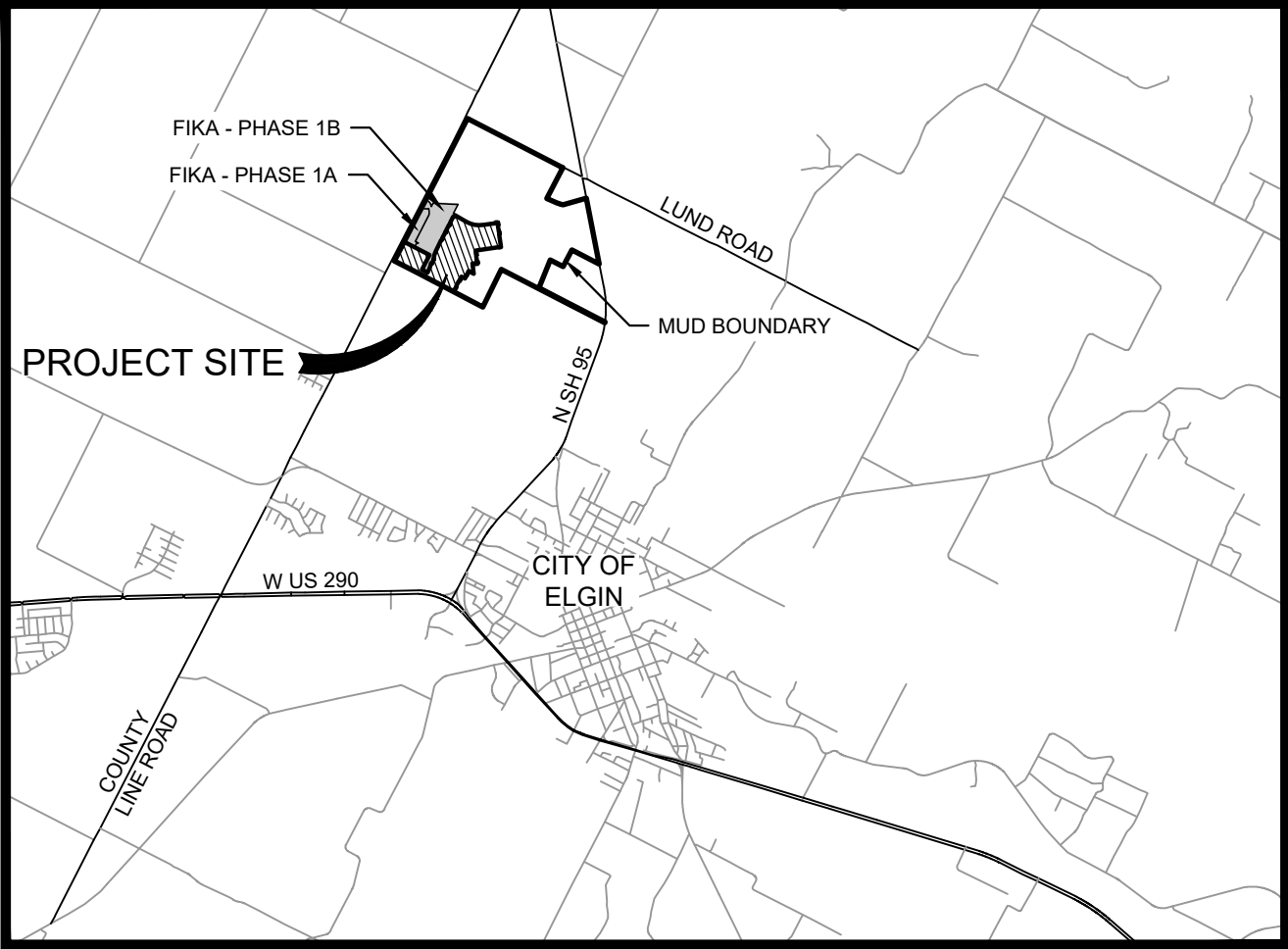
- THE DEVELOPMENT OF THE PROPERTY SHALL BE REVIEWED AND APPROVED IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ELGIN, TEXAS, AND LUND FARM INVESTMENT, L.L.C. EFFECTIVE DECEMBER 16, 2025, RECORDED UNDER RESOLUTION NO. 2025-12-16-104 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, (THE "DEVELOPMENT AGREEMENT") TOGETHER WITH ALL AMENDMENTS THERETO, AND SHALL GOVERN THE REVIEW AND APPROVAL OF ALL PRELIMINARY PLANS, SUBDIVISION PLATS, SUBDIVISION CONSTRUCTION PLANS AND OTHER APPROVALS WITH RESPECT TO THE PROPERTY.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN, BASTROP COUNTY AND LUND FARMS MUD.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
- THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
- TOTAL ACREAGE: 99.66 AC
- TOTAL LOTS: 488
 - SINGLE FAMILY LOTS: 479
 - OPEN SPACE LOTS: 3
 - O.S./ DRAINAGE LOTS: 3
 - UTILITY: 1
 - SCHOOL: 1
 - PARK: 1
- NUMBER OF BLOCKS: 22
- LINEAR FEET OF STREETS: 21,433 (SEE SHEET 2 - STREET TABLE)
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE AND MAINTAINED BY THE MUD.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,335 SF
 - < 6,000 SF 396
 - 6,000 - 7,500 SF 65
 - 7,500 - 9,000 SF 12
 - > 9,000 SF 6
- NO FENCING SHALL BE PLACED IN THE AQUA EASEMENT ALONG COUNTY LINE ROAD AND FENCING SHALL NOT RESTRICT ACCESS TO AQUA WATER LINES OR AQUA WATER METERS.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN AND OVER THE AQUA DEDICATED EASEMENT EXCEPT: AQUA INFRASTRUCTURE, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING, OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITY.
- PER THE LUND FARMS DEVELOPMENT AND CONSENT AGREEMENT, SETBACKS FOR ALL FRONT-LOADED SINGLE-FAMILY LOTS ARE AS FOLLOWS:
-FRONT: 20' MEASURED FROM THE FACE OF GARAGE
-REAR: 10'
-SIDE: 5'
-CORNER SIDE: 15'
- TOTAL REQUIRED PARKLAND FOR DEVELOPMENT: 37.80 ACRES
PREVIOUSLY PROVIDED: 1.23 ACRES
PARKLAND PROVIDED WITHIN THE PLAT: 1.61 ACRES
FUTURE PARKLAND WILL BE INCORPORATED INTO FUTURE PLATS.

COUNTY NOTES:

- PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
- ANY OBSTRUCTION IN THE COUNTY AND/OR TXDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
- NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
- OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.

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. 48021C0025E, 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 MULTI-FAMILY CONSTRUCTION.
- NO STRUCTURES OR LAND USE INCLUDING BUT NOT LIMITED TO: BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/ RETENTION AREAS.
- DRAINAGE EASEMENTS, STORM WATER FACILITIES/ FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/ OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.



VICINITY MAP
N.T.S.

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2026.

CHAIR, PLANNING & ZONING COMMISSION DATE

SECRETARY, PLANNING & ZONING COMMISSION DATE

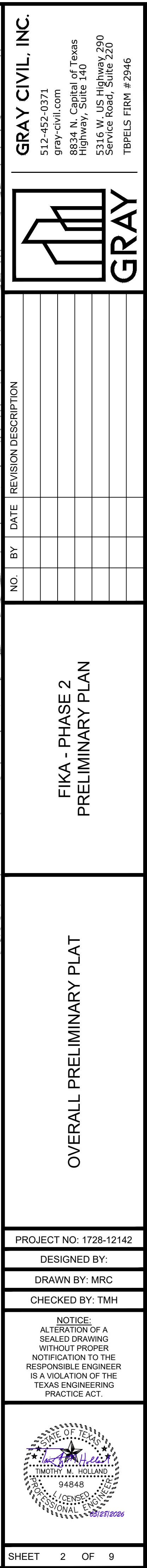
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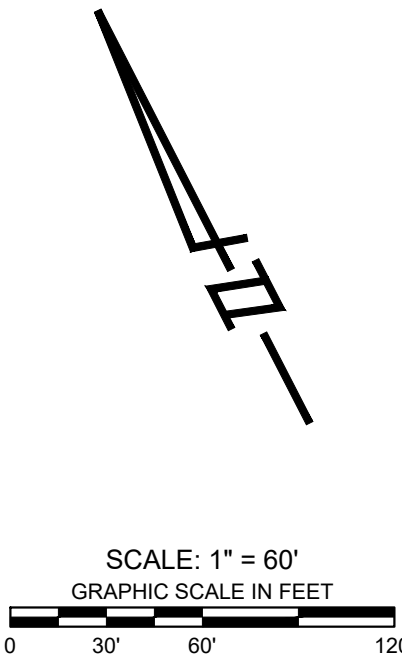
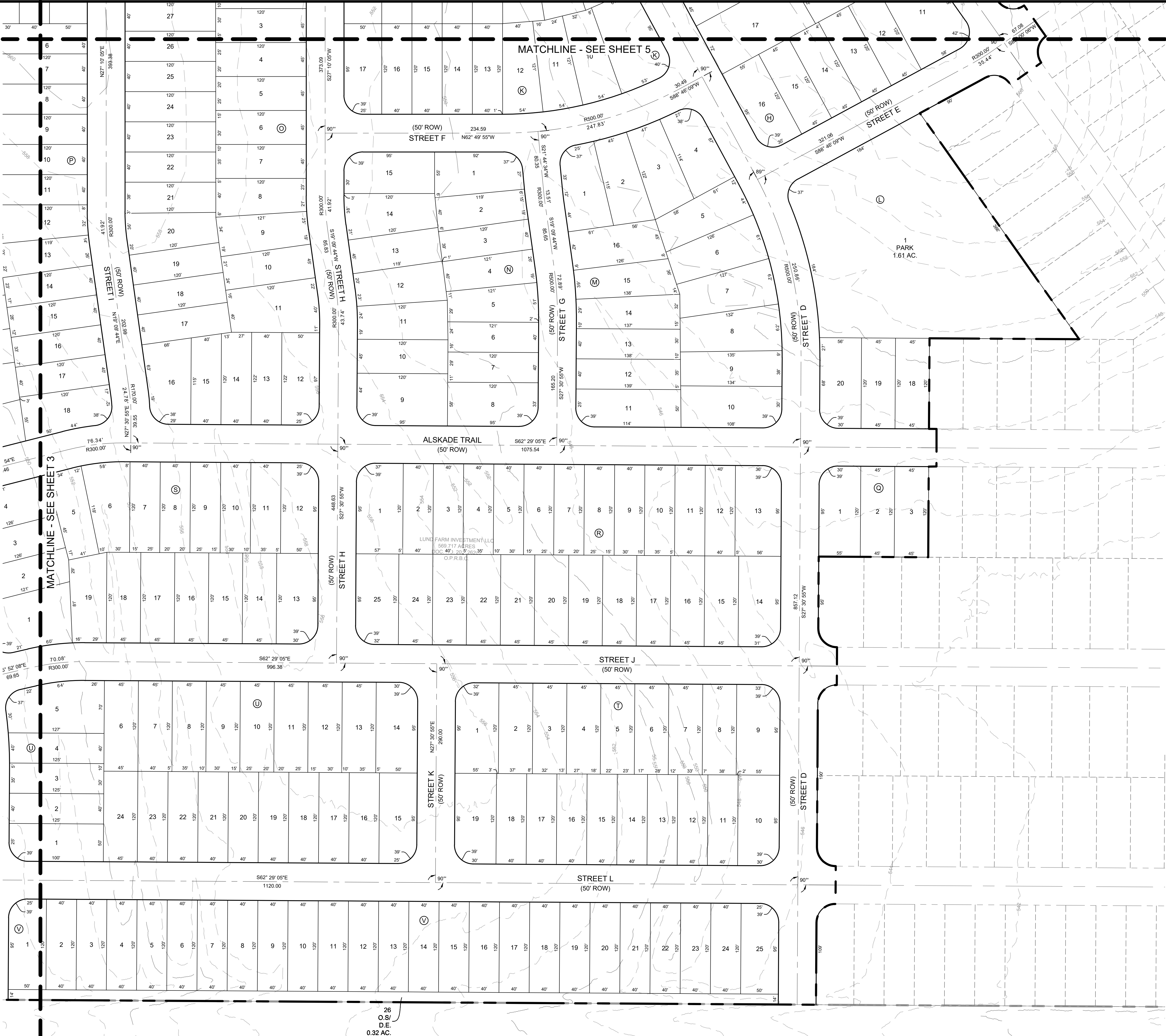

GRAY CIVIL, INC.



NO.	DATE	SHEETS	REVISION DESCRIPTION

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT (1 OF 4)
4	PRELIMINARY PLAT (2 OF 4)
5	PRELIMINARY PLAT (3 OF 4)
6	PRELIMINARY PLAT (4 OF 4)
7	METES & BOUNDS DESCRIPTION
8	LOT TABLES
9	PRELIMINARY UTILITY PLAN





LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED LOT NUMBER
	PROPOSED BLOCK
	FEMA 100-YR FLOODPLAIN

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

NO.	BY	DATE	REVISION DESCRIPTION

FKA - PHASE 2

PRELIMINARY PLAN

PRELIMINARY PLAT

(2 OF 4)

PROJECT NO: 1728-12142

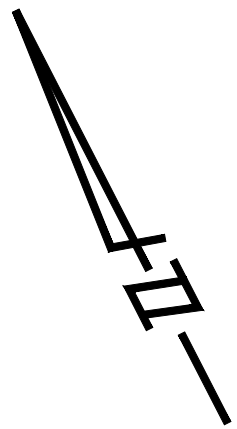
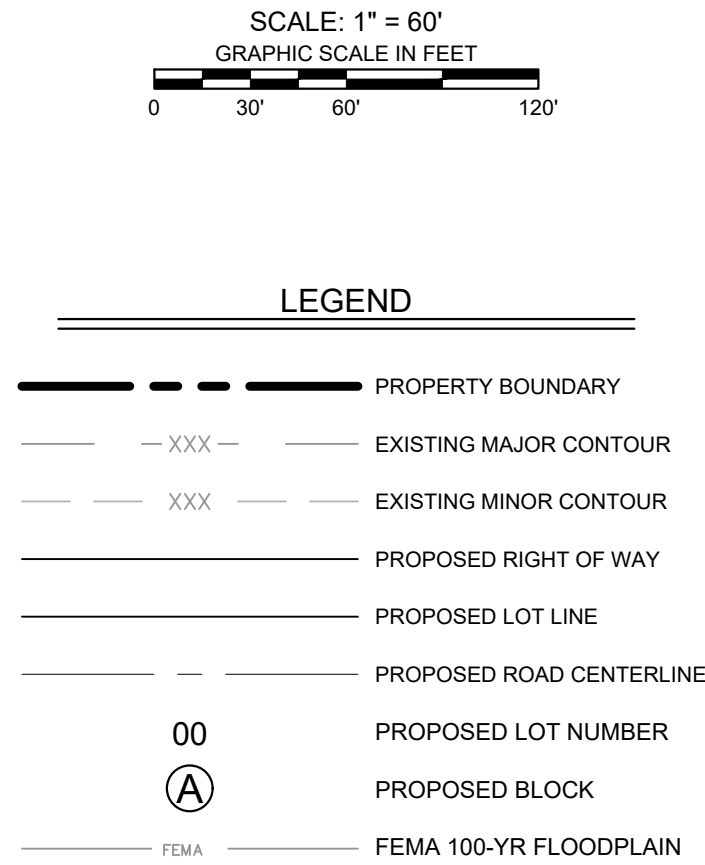
DESIGNED BY:

DRAWN BY: MRC

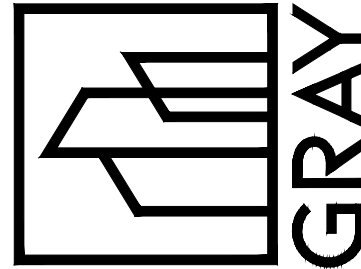
CHECKED BY: TMH

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.

SHEET 4 OF 9



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

[illegible]FIKA - PHASE 2
PRELIMINARY PLAN

PRELIMINARY PLAT
(3 OF 4)

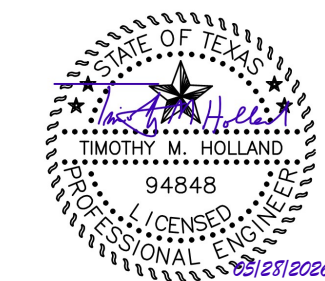
PROJECT NO: 1728-12142

DESIGNED BY:

DRAWN BY: MRC

CHECKED BY: TMH

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SHEET 5 OF 9

HP\PROJECTS\1728 - BLOSSOMS DEVELOPMENT\142 - FKA PHASE 2\CADS\SHEETS\12142.C-PRELIM\PLAT.DWG, DATE: 5/27/2026, 4:38:46 PM, BY: MCARTER

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 99.696 ACRE TRACT OF LAND IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 2296 OF TRAVIS COUNTY, TEXAS, AND THE THOMAS CHRISTIAN SURVEY NO. 26, ABSTRACT NO. 20 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 569.717 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202126260 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A PORTION OF A CALLED 13.471 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202511891 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND DOCUMENT NUMBER 2025077382 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 3.295 ACRE TRACT OF LAND AS CONVEYED TO LUND FARM INVESTMENT, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202511892 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 99.696 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a 1/2-inch iron rod found on the easterly right-of-way line of County Line Road (ROW varies), no deed reference found, at the common corner of a the above described 13.471 acre tract, and a called 117.3 acre tract of land as conveyed unto Betty Perkins Wells in Volume 12196, Page 530, of the Real Property Records of Travis County, Texas, and described in Volume 695, Page 422 of the Deed Records of Travis County, Texas; THENCE, S 62°28'48" E, coincident with the common line of the 13.471 acre tract and said 117.3 acre tract, and a distance of 27.00 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, N 27°06'52" E, departing said common line, over and across the 13.471 acre tract, a distance of 745.98 feet to a calculated point on the common line of the aforementioned 569.717 acre tract and the 13.471 acre tract, for a westerly corner of the herein described tract, from which a 1/2-inch iron rod found at the northwest corner of the 13.471 acre tract and said 569.717 acre tract bears, N 62°28'20" W a distance of 27.00 feet;

THENCE, S 62°28'20" E, coincident with the common line of the aforementioned 569.717 acre tract and the 13.471 acre tract, a distance of 956.16 feet to a 1/2-inch iron rod with a cap stamped "J.E.GARON RPLS 4303" found at a common corner of the 569.717 acre tract and the 13.471 acre tract, for a re-entrant corner of the herein described tract;

THENCE, S 27°09'22" W, coincident with the common line of the 569.717 acre tract, the 13.471 acre tract, and the aforementioned 3.295 acre tract, a distance of 570.84 feet to a calculated point for a re-entrant corner of the herein described tract;

THENCE, departing said common line, over and across the 569.717 acre tract the following seventy (70) courses:

- 1) S 62°29'05" E, a distance of 213.95 feet to a calculated point for a re-entrant corner of the herein described tract;
- 2) N 27°30'55" E, a distance of 133.69 feet to a calculated point for a point of curvature of the herein described tract;
- 3) Curving to the left, with a radius of 475.00 feet, an arc length of 120.88 feet, a central angle of 14°34'49", a chord bearing N 20°13'30" E, and a chord distance of 120.55 feet to a calculated point for a point of tangency of the herein described tract;
- 4) N 12°56'06" E, a distance of 99.71 feet to a calculated point for a corner of the herein described tract;
- 5) S 77°03'54" E, a distance of 50.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 6) N 12°56'06" E, a distance of 106.33 feet to a calculated point for a point of curvature of the herein described tract;
- 7) Curving to the right, 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 N 57°56'06" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 8) N 12°56'06" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 9) Curving to the right, 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 N 32°03'54" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 10) N 12°56'06" E, a distance of 63.77 feet to a calculated point for a point of curvature of the herein described tract;
- 11) Curving to the right, with a radius of 175.00 feet, an arc length of 19.02 feet, a central angle of 6°13'38", a chord bearing of N 16°02'55" E, and a chord distance of 19.01 feet to a calculated point for a point of tangency of the herein described tract;
- 12) N 19°09'44" E, a distance of 176.78 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 13) Curving to the right, with a radius of 175.00 feet, an arc length of 24.45 feet, a central angle of 8°00'22", a chord bearing of N 23°09'55" E, and a chord distance of 24.43 feet to a calculated point for the end of this curve of the herein described tract;
- 14) N 27°10'05" E, a distance of 370.67 feet to a calculated point for a point of curvature of the herein described tract;
- 15) Curving to the right, 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 N 72°10'05" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 16) N 27°10'05" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 17) Curving to the right, 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 N 17°49'55" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 18) N 27°10'05" E, a distance of 190.00 feet to a calculated point for a point of curvature of the herein described tract;
- 19) Curving to the right, 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 N 72°10'05" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 20) N 27°10'05" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 21) Curving to the right, 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 N 17°49'55" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 22) N 27°10'05" E, a distance of 500.00 feet to a calculated point at the beginning of a non-tangent curve of the herein described tract;
- 23) Curving to the right, 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 N 72°10'05" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 24) N 27°10'05" E, a distance of 60.00 feet to a calculated point for the northwest corner of the herein described tract;
- 25) S 62°49'55" E, a distance of 452.69 feet to a calculated point for a point of curvature of the herein described tract;
- 26) Curving to the left, with a radius of 1,045.00 feet, an arc length of 641.39 feet, a central angle of 35°10'00", a chord bearing of S 80°24'54" E, and a chord distance of 631.37 feet to a calculated point for a point of tangency of the herein described tract;
- 27) N 82°00'06" E, a distance of 405.66 feet to a calculated point for a point of curvature of the herein described tract;
- 28) 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 N 37°00'06" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 29) N 82°00'06" E, a distance of 60.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 30) 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 52°59'54" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 31) S 07°59'54" E, a distance of 60.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 32) 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 37°00'06" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 33) S 07°59'54" E, a distance of 210.00 feet to a calculated point for a point of curvature of the herein described tract;
- 34) 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 52°59'54" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 35) S 07°59'54" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;

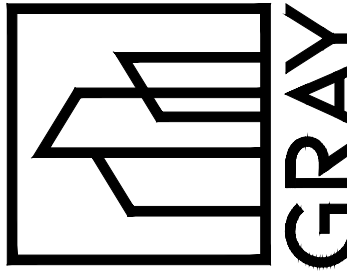
- 36) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 37°00'06" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 37) S 07°59'54" E, a distance of 461.99 feet to a calculated point for a corner of the herein described tract;
- 38) S 82°00'06" W, a distance of 60.00 feet to a calculated point for a corner of the herein described tract;
- 39) N 07°59'54" W, a distance of 10.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 40) S 82°00'06" W, a distance of 840.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 41) S 07°59'54" E, a distance of 80.00 feet to a calculated point for a point of curvature of the herein described tract;
- 42) 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 52°59'54" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 43) S 07°59'54" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 44) 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 37°00'06" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 45) S 07°59'54" E, a distance of 190.00 feet to a calculated point for a point of curvature of the herein described tract;
- 46) 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 52°59'54" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 47) S 07°59'54" E, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 48) 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 37°00'06" W, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 49) S 82°00'06" W, a distance of 50.00 feet to a calculated point for a corner of the herein described tract;
- 50) N 07°59'33" W, a distance of 1.55 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 51) Curving to the left, with a radius of 25.00 feet, an arc length of 36.92 feet, a central angle of 84°36'12", a chord bearing of N 50°18'00" W, and a chord distance of 33.65 feet to a calculated point for a point of reverse curvature of the herein described tract;
- 52) Curving to the right, with a radius of 325.00 feet, an arc length of 7.78 feet, a central angle of 1°22'15", a chord bearing of S 88°05'02" W, and a chord distance of 7.78 feet to a calculated point for a point of tangency of the herein described tract;
- 53) S 88°46'09" W, a distance of 90.25 feet to a calculated point for a re-entrant corner of the herein described tract;
- 54) S 07°59'54" E, a distance of 366.32 feet to a calculated point for a corner of the herein described tract;
- 55) N 62°29'05" W, a distance of 198.16 feet to a calculated point for a re-entrant corner of the herein described tract;
- 56) S 27°30'55" W, a distance of 120.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 57) S 62°29'05" E, a distance of 10.00 feet to a calculated point for a corner of the herein described tract;
- 58) S 27°16'06" W, a distance of 49.73 feet to a calculated point for a corner of the herein described tract;
- 59) N 64°01'02" W, a distance of 10.22 feet to a calculated point for a re-entrant corner of the herein described tract;
- 60) S 27°30'55" W, a distance of 120.00 feet to a calculated point for a corner of the herein described tract;
- 61) N 62°28'41" W, a distance of 145.00 feet to a calculated point for a re-entrant corner of the herein described tract;
- 62) S 27°30'45" W, a distance of 95.02 feet to a calculated point at the beginning of a non-tangent curve of the herein described tract;
- 63) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°29'05" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 64) S 27°30'55" W, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 65) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°30'55" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 66) S 27°30'55" W, a distance of 190.00 feet to a calculated point for a point of curvature of the herein described tract;
- 67) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 17°29'05" E, and a chord distance of 35.36 feet to a calculated point at the end of this curve for a corner of the herein described tract;
- 68) S 27°30'55" W, a distance of 50.00 feet to a calculated point at the beginning of a non-tangent curve for a corner of the herein described tract;
- 69) Curving to the left, with a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of 90°00'00", a chord bearing of S 72°30'55" W, and a chord distance of 35.36 feet to a calculated point for a point of tangency of the herein described tract;
- 70) S 27°30'55" W, a distance of 108.70 feet to a calculated point on the common line of the 569.717 acre tract and the aforementioned 117.3 acre tract, for the southeast corner of the herein described tract, from which a 3/4 inch iron pipe found at the common corner of the 569.717 acre tract and a called 70.883 acre tract of land (Tract One) as conveyed to Kerry Q. Taylor and Desiree E. Taylor by Special Warranty Deed with Vendor's Lien recorded in Volume 637, Page 781 of the Official Public Records of Bastrop County, Texas, bears S 62°29'05" E, a distance of 1,141.68 feet;

THENCE, N 62°29'05" W, coincident with the common line of the 569.717 acre tract and said 117.3 acre tract, a distance of 1,332.86 feet to a 1/2-inch iron rod found at a common corner of the 569.717 acre tract and the aforementioned 3.295 acre tract, for an angle point of the herein described tract;

THENCE, N 62°28'48" W, coincident with the common line of the 569.717 acre tract, said 3.295 acre tract, and the aforementioned 13.471 acre tract, a distance of 955.62 feet to the **POINT OF BEGINNING** and containing 99.696 acres of land, more or less.

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 420
TBPREL FIRM # 2946



REVISION DESCRIPTION

DATE

BY

NO.

FICA - PHASE 2
PRELIMINARY PLAN

METES & BOUNDS
DESCRIPTION

PROJECT NO: 1728-12142

DESIGNED BY:

DRAWN BY: MRC

CHECKED BY: TMH

NOTICE:
ALTERATION OF A
SEALED DRAWING
WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



SHEET 7 OF 9

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK A LOT 1	6,466	0.15	R
BLOCK A LOT 2	4,800	0.11	R
BLOCK A LOT 3	4,800	0.11	R
BLOCK A LOT 4	4,800	0.11	R
BLOCK A LOT 5	4,800	0.11	R
BLOCK A LOT 6	4,800	0.11	R
BLOCK A LOT 7	4,800	0.11	R
BLOCK A LOT 8	4,800	0.11	R
BLOCK A LOT 9	6,466	0.15	R
BLOCK A LOT 10	6,466	0.15	R
BLOCK A LOT 11	4,800	0.11	R
BLOCK A LOT 12	4,800	0.11	R
BLOCK A LOT 13	4,800	0.11	R
BLOCK A LOT 14	4,800	0.11	R
BLOCK A LOT 15	4,800	0.11	R
BLOCK A LOT 16	4,800	0.11	R
BLOCK A LOT 17	4,800	0.11	R
BLOCK A LOT 18	6,466	0.15	R
BLOCK B LOT 4	4,853	0.11	R
BLOCK B LOT 5	4,806	0.11	R
BLOCK B LOT 6	4,804	0.11	R
BLOCK B LOT 7	4,803	0.11	R
BLOCK B LOT 8	4,801	0.11	R
BLOCK B LOT 9	4,800	0.11	R
BLOCK B LOT 10	4,798	0.11	R
BLOCK B LOT 11	4,797	0.11	R
BLOCK B LOT 12	4,795	0.11	R
BLOCK B LOT 13	4,794	0.11	R
BLOCK B LOT 14	4,792	0.11	R
BLOCK B LOT 15	4,791	0.11	R
BLOCK B LOT 16	4,789	0.11	R
BLOCK B LOT 17	4,665	0.11	R
BLOCK B LOT 18	34,000	0.78	UTILITY
BLOCK B LOT 19	4,800	0.11	R
BLOCK B LOT 20	4,800	0.11	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK B LOT 21	4,800	0.11	R
BLOCK B LOT 22	4,800	0.11	R
BLOCK B LOT 23	4,800	0.11	R
BLOCK B LOT 24	4,800	0.11	R
BLOCK B LOT 25	4,800	0.11	R
BLOCK B LOT 26	4,800	0.11	R
BLOCK B LOT 27	4,800	0.11	R
BLOCK B LOT 28	4,800	0.11	R
BLOCK B LOT 29	4,800	0.11	R
BLOCK B LOT 30	4,597	0.11	R
BLOCK B LOT 31	5,502	0.13	R
BLOCK B LOT 32	10,114	0.23	R
BLOCK B LOT 33	8,043	0.18	O.S.
BLOCK B LOT 34	4,412	0.10	R
BLOCK B LOT 35	4,802	0.11	R
BLOCK B LOT 36	4,803	0.11	R
BLOCK B LOT 37	4,802	0.11	R
BLOCK B LOT 38	4,802	0.11	R
BLOCK B LOT 39	4,802	0.11	R
BLOCK B LOT 40	4,801	0.11	R
BLOCK B LOT 41	4,801	0.11	R
BLOCK B LOT 42	4,801	0.11	R
BLOCK B LOT 43	4,800	0.11	R
BLOCK B LOT 44	95,689	2.20	OPEN SPACE/ DRAINAGE
BLOCK B LOT 46	4,800	0.11	R
BLOCK B LOT 47	4,800	0.11	R
BLOCK B LOT 48	4,800	0.11	R
BLOCK B LOT 49	4,800	0.11	R
BLOCK B LOT 50	14,920	0.34	O.S.
BLOCK C LOT 1	6,493	0.15	R
BLOCK C LOT 2	4,820	0.11	R
BLOCK C LOT 3	4,820	0.11	R
BLOCK C LOT 4	4,820	0.11	R
BLOCK C LOT 5	4,820	0.11	R
BLOCK C LOT 6	4,820	0.11	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK C LOT 7	4,820	0.11	R
BLOCK C LOT 8	4,820	0.11	R
BLOCK C LOT 9	6,493	0.15	R
BLOCK C LOT 10	6,493	0.15	R
BLOCK C LOT 11	4,820	0.11	R
BLOCK C LOT 12	4,820	0.11	R
BLOCK C LOT 13	4,820	0.11	R
BLOCK C LOT 14	4,820	0.11	R
BLOCK C LOT 15	4,820	0.11	R
BLOCK C LOT 16	4,820	0.11	R
BLOCK C LOT 17	4,820	0.11	R
BLOCK C LOT 18	6,493	0.15	R
BLOCK D LOT 1	16,005	0.37	O.S.
BLOCK D LOT 2	5,499	0.13	R
BLOCK D LOT 3	4,400	0.10	R
BLOCK D LOT 4	4,400	0.10	R
BLOCK D LOT 5	4,400	0.10	R
BLOCK D LOT 6	4,400	0.10	R
BLOCK D LOT 7	4,400	0.10	R
BLOCK D LOT 8	3,850	0.09	R
BLOCK D LOT 9	3,850	0.09	R
BLOCK D LOT 10	3,850	0.09	R
BLOCK D LOT 11	3,850	0.09	R
BLOCK D LOT 12	3,850	0.09	R
BLOCK D LOT 13	3,850	0.09	R
BLOCK D LOT 14	4,520	0.10	R
BLOCK D LOT 15	4,616	0.11	R
BLOCK D LOT 16	4,616	0.11	R
BLOCK D LOT 17	4,616	0.11	R
BLOCK D LOT 18	4,616	0.11	R
BLOCK D LOT 19	4,616	0.11	R
BLOCK D LOT 20	4,616	0.11	R
BLOCK D LOT 21	7,323	0.17	R
BLOCK D LOT 22	6,903	0.16	R
BLOCK D LOT 23	4,019	0.09	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK D LOT 24	4,019	0.09	R
BLOCK D LOT 25	4,019	0.09	R
BLOCK D LOT 26	4,019	0.09	R
BLOCK D LOT 27	4,019	0.09	R
BLOCK D LOT 28	4,019	0.09	R
BLOCK D LOT 29	4,019	0.09	R
BLOCK D LOT 30	3,958	0.09	R
BLOCK D LOT 31	3,850	0.09	R
BLOCK D LOT 32	3,850	0.09	R
BLOCK D LOT 33	3,850	0.09	R
BLOCK D LOT 34	3,850	0.09	R
BLOCK D LOT 35	3,850	0.09	R
BLOCK D LOT 36	3,850	0.09	R
BLOCK D LOT 37	3,850	0.09	R
BLOCK D LOT 38	3,850	0.09	R
BLOCK D LOT 39	3,850	0.09	R
BLOCK D LOT 40	3,850	0.09	R
BLOCK D LOT 41	3,850	0.09	R
BLOCK D LOT 42	3,850	0.09	R
BLOCK D LOT 43	4,816	0.11	R
BLOCK E LOT 1	524,679	12.04	SCHOOL
BLOCK F LOT 1	6,466	0.15	R
BLOCK F LOT 2	5,400	0.12	R
BLOCK F LOT 3	5,400	0.12	R
BLOCK F LOT 4	5,400	0.12	R
BLOCK F LOT 5	5,400	0.12	R
BLOCK F LOT 6	5,400	0.12	R
BLOCK F LOT 7	5,400	0.12	R
BLOCK F LOT 8	5,400	0.12	R
BLOCK F LOT 9	5,400	0.12	R
BLOCK F LOT 10	5,400	0.12	R
BLOCK F LOT 11	5,467	0.13	R
BLOCK F LOT 12	5,513	0.13	R
BLOCK F LOT 13	5,546	0.13	R
BLOCK F LOT 14	5,527	0.13	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK F LOT 15	5,527	0.13	R
BLOCK F LOT 16	5,527	0.13	R
BLOCK F LOT 17	5,527	0.13	R
BLOCK F LOT 18	8,907	0.20	R
BLOCK F LOT 19	7,132	0.16	R
BLOCK F LOT 20	5,025	0.12	R
BLOCK F LOT 21	4,683	0.11	R
BLOCK F LOT 22	4,832	0.11	R
BLOCK F LOT 23	5,645	0.13	R
BLOCK F LOT 24	6,460	0.15	R
BLOCK F LOT 25	4,969	0.11	R
BLOCK F LOT 26	4,891	0.11	R
BLOCK F LOT 27	4,851	0.11	R
BLOCK F LOT 28	4,811	0.11	R
BLOCK F LOT 29	4,800	0.11	R
BLOCK F LOT 30	4,800	0.11	R
BLOCK F LOT 31	4,800	0.11	R
BLOCK F LOT 32	4,800	0.11	R
BLOCK F LOT 33	4,800	0.11	R
BLOCK F LOT 34	4,800	0.11	R
BLOCK F LOT 35	4,800	0.11	R
BLOCK F LOT 36	4,800	0.11	R
BLOCK F LOT 37	4,800	0.11	R
BLOCK F LOT 38	4,800	0.11	R
BLOCK F LOT 39	5,866	0.13	R
BLOCK G LOT 1	8,834	0.20	R
BLOCK G LOT 2	6,754	0.16	R
BLOCK G LOT 3	6,183	0.14	R
BLOCK G LOT 4	5,711	0.13	R
BLOCK G LOT 5	5,333	0.12	R
BLOCK G LOT 6	5,048	0.12	R
BLOCK G LOT 7	1,092	0.03	O.S/ D.E.
BLOCK G LOT 8	4,823	0.11	R
BLOCK G LOT 9	4,738	0.11	R
BLOCK G LOT 10	4,725	0.11	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK G LOT 11	4,725	0.11	R
BLOCK G LOT 12	4,725	0.11	R
BLOCK G LOT 13	4,725	0.11	R
BLOCK G LOT 14	4,725	0.11	R
BLOCK G LOT 15	4,725	0.11	R
BLOCK G LOT 16	4,725	0.11	R
BLOCK G LOT 17	4,725	0.11	R
BLOCK G LOT 18	4,725	0.11	R
BLOCK G LOT 19	5,641	0.13	R
BLOCK H LOT 1	8,980	0.21	R
BLOCK H LOT 2	6,695	0.15	R
BLOCK H LOT 3	5,980	0.14	R
BLOCK H LOT 4	6,162	0.14	R
BLOCK H LOT 5	6,344	0.15	R
BLOCK H LOT 6	6,527	0.15	R
BLOCK H LOT 7	6,709	0.15	R
BLOCK H LOT 8	6,892	0.16	R
BLOCK H LOT 9	7,074	0.16	R
BLOCK H LOT 10	11,325	0.26	R
BLOCK H LOT 11	9,253	0.21	R
BLOCK H LOT 12	5,400	0.12	R
BLOCK H LOT 13	5,400	0.12	R
BLOCK H LOT 14	5,400	0.12	R
BLOCK H LOT 15	5,400	0.12	R
BLOCK H LOT 16	6,466	0.15	R
BLOCK H LOT 17	10,109	0.23	R
BLOCK H LOT 18	6,209	0.14	R
BLOCK H LOT 19	6,152	0.14	R
BLOCK H LOT 20	6,094	0.14	R
BLOCK H LOT 21	6,037	0.14	R
BLOCK H LOT 22	5,980	0.14	R
BLOCK H LOT 23	5,922	0.14	R
BLOCK H LOT 24	5,865	0.13	R
BLOCK H LOT 25	5,808	0.13	R
BLOCK H LOT 26	5,751	0.13	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK H LOT 27	11,333	0.26	R
BLOCK I LOT 13	8,977	0.21	R
BLOCK I LOT 14	4,888	0.11	R
BLOCK I LOT 15	4,898	0.11	R
BLOCK I LOT 16	4,908	0.11	R
BLOCK I LOT 17	4,918	0.11	R
BLOCK I LOT 18	4,929	0.11	R
BLOCK I LOT 19	4,939	0.11	R
BLOCK I LOT 20	4,949	0.11	R
BLOCK I LOT 21	4,959	0.11	R
BLOCK I LOT 22	4,969	0.11	R
BLOCK I LOT 23	4,979	0.11	R
BLOCK I LOT 24	7,353	0.17	R
BLOCK J LOT 1	5,866	0.13	R
BLOCK J LOT 2	4,800	0.11	R
BLOCK J LOT 3	4,800	0.11	R
BLOCK J LOT 4	4,800	0.11	R
BLOCK J LOT 5	4,800	0.11	R
BLOCK J LOT 6	4,800	0.11	R
BLOCK J LOT 7	4,800	0.11	R
BLOCK J LOT 8	4,800	0.11	R
BLOCK J LOT 9	4,800	0.11	R
BLOCK J LOT 10	4,800	0.11	R
BLOCK J LOT 11	4,800	0.11	R
BLOCK J LOT 12	4,800	0.11	R
BLOCK J LOT 13	4,800	0.11	R
BLOCK J LOT 14	4,800	0.11	R
BLOCK J LOT 15	4,800	0.11	R
BLOCK J LOT 16	5,147	0.12	R
BLOCK J LOT 17	5,572	0.13	R
BLOCK J LOT 18	12,896	0.30	R
BLOCK J LOT 19	10,332	0.24	R
BLOCK J LOT 20	4,948	0.11	R
BLOCK J LOT 21	4,800	0.11	R
BLOCK J LOT 22	4,800	0.11	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK J LOT 23	4,800	0.11	R
BLOCK J LOT 24	4,800	0.11	R
BLOCK J LOT 25	4,800	0.11	R
BLOCK J LOT 26	4,800	0.11	R
BLOCK J LOT 27	4,800	0.11	R
BLOCK J LOT 28	4,800	0.11	R
BLOCK J LOT 29	4,800	0.11	R
BLOCK J LOT 30	4,800	0.11	R
BLOCK J LOT 31	4,800	0.11	R
BLOCK J LOT 32	4,800	0.11	R
BLOCK J LOT 33	4,800	0.11	R
BLOCK J LOT 34	4,800	0.11	R
BLOCK J LOT 35	4,800	0.11	R
BLOCK J LOT 36	4,800	0.11	R
BLOCK J LOT 37	4,800	0.11	R
BLOCK J LOT 38	5,866	0.13	R
BLOCK K LOT 1	5,866	0.13	R
BLOCK K LOT 2	4,800	0.11	R
BLOCK K LOT 3	4,800	0.11	R
BLOCK K LOT 4	4,800	0.11	R
BLOCK K LOT 5	4,808	0.11	R
BLOCK K LOT 6	5,534	0.13	R
BLOCK K LOT 7	5,535	0.13	R
BLOCK K LOT 8	6,799	0.16	R
BLOCK K LOT 9	8,346	0.19	R
BLOCK K LOT 10	5,651	0.13	R
BLOCK K LOT 11	5,648	0.13	R
BLOCK K LOT 12	5,657	0.13	R
BLOCK K LOT 13	4,808	0.11	R
BLOCK K LOT 14	4,800	0.11	R
BLOCK K LOT 15	4,800	0.11	R
BLOCK K LOT 16	4,800	0.11	R
BLOCK K LOT 17	5,866	0.13	R
BLOCK L LOT 1	70,270	1.61	PARK
BLOCK L LOT 18	5,400	0.12	R

LOT TABLE			
LOT	AREA (SF)	AREA (AC)	USE
BLOCK L LOT 19	5,400	0.12	R
BLOCK L LOT 20	6,472	0.15	R
BLOCK M LOT 1	6,060	0.14	R
BLOCK M LOT 2	5,909	0.14	R
BLOCK M LOT 3	6,186	0.14	R
BLOCK M LOT 4	6,214	0.14	R
BLOCK M LOT 5	6,226	0.14	R
BLOCK M LOT 6	6,755	0.16	R
BLOCK M LOT 7	6,834	0.16	R
BLOCK M LOT 8	7,129	0.16	R
BLOCK M LOT 9	6,225	0.14	R
BLOCK M LOT 10	7,223	0.17	R
BLOCK M LOT 11	6,819	0.16	R
BLOCK M LOT 12	5,535	0.13	R
BLOCK M LOT 13	5,511	0.13	R
BLOCK M LOT 14	5,863	0.13	R
BLOCK M LOT 15	5,716	0.13	R
BLOCK M LOT 16	6,357	0.15	R
BLOCK N LOT 1	6,310	0.14	R
BLOCK N LOT 2	5,100	0.12	R
BLOCK N LOT 3	4,812	0.11	R
BLOCK N LOT 4	5,112	0.12	R
BLOCK N LOT 5	5,602	0.13	R
BLOCK N LOT 6	4,807	0.11	R
BLOCK N LOT 7	4,890	0.11	R
BLOCK N LOT 8	6,827	0.16	R
BLOCK N LOT 9	8,161	0.19	R
BLOCK N LOT 10	5,400	0.12	R
BLOCK N LOT 11	5,747	0.13	R
BLOCK N LOT 12	5,715	0.13	R
BLOCK N LOT 13	5,388	0.12	R
BLOCK N LOT 14	6,466	0.15	R
BLOCK N LOT 15	6,466	0.15	R
BLOCK O LOT 1	6,465	0.15	R
BLOCK O LOT 2	5,398	0.12	R





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

June 3, 2026

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

RE: Fika Phase 2 Preliminary Plat - Review

Dear Mr. Holland:

WGA has reviewed the following documents listed below submitted on May 28, 2026, by Gray Civil, Inc.

1. Preliminary Plat dated May 28, 2026.
2. Other supporting documents submitted with the Preliminary Plat: Comment Response Letter.

The following comments shall be addressed by Gray Civil, Inc. before approval of the Preliminary Plat be considered:

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