



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
August 24, 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. July 27, 2026 Meeting Minutes

IV. NEW BUSINESS

1. **Project #201900424: A preliminary plat titled "Preliminary Plat Phase 1 Brickston" located on a parcel of land known by the Travis County Central Appraisal District as Parcel 248187, located north of Hwy 290 in the western edge of the City of Elgin ETJ for a total of 319 lots on a total of 209.50 acres of land.**

- A. Staff Presentation
- B. Applicant Presentation
- C. Open Public Hearing
- D. Close Public Hearing
- E. Discussion
- F. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

The members of the boards, commissions and/or committees may participate in discussions on the same items listed 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 August 19, 2026, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Development Services Director



ELGIN PLANNING & ZONING COMMISSION MINUTES
July 27, 2026
6:30 PM

CALL TO ORDER

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

COMMISSION PRESENT: Chair Antonio Prete, Vice-Chair Scott Mackay, Dorothy McCarther, Berney Williams, Danica Morgan. Jennifer Wissmann arrived at 6:36 P.M.

COMMISSION ABSENT: Taylor Christian.

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

PUBLIC COMMENT

No members of the public present stood to speak on this item.

CONSENT AGENDA

1. June 22, 2026 Meeting Minutes

Berney Williams moved that the Commission approve the consent agenda. Vice-Chair Scott Mackay seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

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**

A. Staff Presentation – Director Beau Perry presented the item as a replat of a single lot located within the Shaholli Subdivision. The proposal consists of dividing the existing lot into two equal parcels. The property is currently zoned R-2, and both proposed Lots will comply with the minimum frontage requirements along Avenue G.

- B. Applicant Presentation – Applicant was in attendance; no presentation took place.
- C. Open Public Hearing – The public hearing was opened at 6:34 P.M. No members of the public present stood to speak on this item. Jennifer Wissmann arrived at this time.
- D. Close Public Hearing – The public hearing was closed at 6:34 P.M.
- E. Discussion – Chair Antonio Prete asked if the property has utility services available, and whose responsibility it will be to maintain detention. Director Beau Perry confirmed that infrastructure is present to allow connection to Lot 3 or the new lots, and clarified that Lot 4 is proposed to accommodate all stormwater drainage for the Lots. Director Perry further indicated that the existing notes to buyers applicable to Lots 1, 2, 3, and 4, Block A, as shown on the original short form plat, will be carried forward with the replat.
- F. Recommendation – Berney Williams moved that the Commission approve Project #202600017: A replat titled “Shaholli Estates Replat of Lot 3, Block A”. Danica Morgan seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

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**

- A. Staff Presentation – Director Beau Perry introduced the property as a development of 114 single-family homes that are under a PDD. The property, along with Swenson Boulevard, has been annexed into the city limits. Cardwell Estates development has advanced to the final plat stage and has submitted construction plans, which are still under review.
- B. Applicant Presentation – Applicant was not in attendance; no presentation took place.
- C. Open Public Hearing – The public hearing was opened at 6:46 P.M. No members of the public present stood to speak on this item.
- D. Close Public Hearing – The public hearing was closed at 6:47 P.M.
- E. Discussion – Director Beau Perry discussed that the Lots width of 50 feet is not as deep but does meet the PDD. Chair Antonio Prete asked if the median on Pepper Parkway is necessary. Director Beau Perry clarified that, as part of

this development, the median, containing heritage trees, will be maintained by the homeowners association (HOA). He further explained that the median is intended to create a distinction within the corridor as it passes through the development. Access to the Lots will be provided via adjacent streets, and no parking will be permitted along the median in order to allow for cross traffic through Trinity Ranch. Chair Antonio Prete commented on the 30 Lots proposed for Phase One and acknowledged that there is only a single point of ingress and egress. Director Beau Perry confirmed that the Fire Department is aware of this condition and has indicated its approval.

- F. Recommendation – Berney Williams moved that the Commission approve Project #202500061: A preliminary plat titled “Preliminary Plat of Cardwell Estates Phases I-III” located on parcels of land in Bastrop County north of the Trinity Ranch subdivision. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

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 358784 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**

- A. Staff Presentation – Director Beau Perry introduced the property located in the ETJ MUD, not in the city limits. The development is subject to a development agreement previously approved by City Council, and subsequently returned to Council for an amended agreement, which was also approved. Phase 1A was annexed into the city limits, which is currently finishing construction. Phase 2 includes the proposed school site, which is a contributing factor in advancing the preliminary plat.
- B. Applicant Presentation – Applicant Tim Holland 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
- D. Close Public Hearing – The public hearing was closed at 6:56 P.M.
- E. Discussion – Director Beau Perry mentioned that the entire MUD is served under a wholesale wastewater agreement. The development also receives wholesale water service from the City, with a 12-inch water line extended along County Line Road and a master meter in place to provide the necessary water and sewer services for this phase. Director Beau Perry discussed that there is a cap on the number of residential units that may be constructed prior

to the installation of an elevated storage tank on-site. Similarly, there is a cap on the number of units that may be constructed before Wastewater Treatment Plant No. 2 becomes operational.

- F. Recommendation – Danica Morgan motioned that the Commission approve the Project #202600027: A preliminary plat titled “Preliminary Plat for Fika - Phase 2”. Jennifer Wissmann seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

ANNOUNCEMENTS

1. William McIlvain announced that the next PZC meeting scheduled for August 24th does not have any current items listed at present.
2. William McIlvain announced that the Building Standards Commission is looking for a new member.
3. William McIlvain announced a reminder for the Commission to complete their public information certification and send it to the Planning and Development email address.

ADJOURNMENT

The meeting was adjourned at 7:02 P.M.

ATTEST:

William McIlvain, Planning Technician

Antonio Prete, Chair



Development Services Department

STAFF REPORT

Preliminary Plat of Brickston Section 1

Project #201900424

Date: August 6th, 2026
Applicant: Texas Bridle Trails
Representative: Sotol Ventures - Rachel Shanks
Hearing Date: Planning and Zoning Commission: August 24, 2026
Location: TCAD Parcel 248187, north of HWY 290 and located in the westernmost City of Elgin ETJ west of the Poth Tract.

APPLICATION SUMMARY

Consideration of a Preliminary Plat titled "Preliminary Plat Phase 1 Brickston," comprised of 301 single-family residential lots, 3 multifamily residential lots, 2 commercial lots, 6 open space lots, 2 public parkland lots, 4 water quality/detention and 1 emergency service lot for a total of 319 lots and 19,705 linear feet of streets across 209.50 acres.

DEPARTMENT COMMENTS

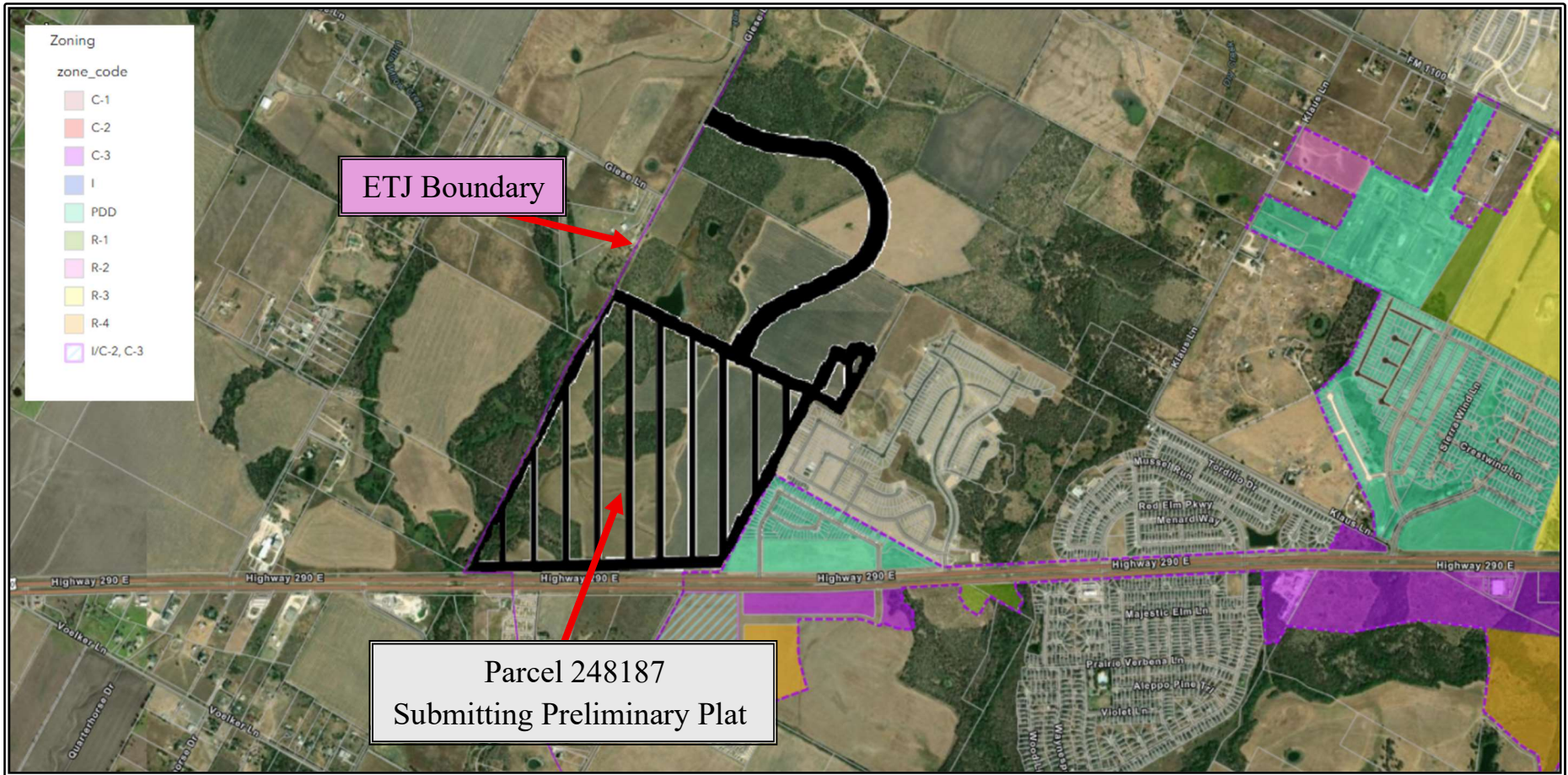
This Preliminary Plat follows the design of a Development Agreement approved by City Council in January of 2019 and amended in June of 2022. The original Preliminary Plat application was submitted prior to digitization of files in 2019 and was approved by the Planning and Zoning Commission on September 23, 2019. Despite receiving an extension a lack of development caused the plat to expire, so the plat was updated and resubmitted on June 12, 2026.

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

Attachments

1. Staff Added Vicinity Map
2. Original Application Checklist and Cover Letter
3. Concept Plan
4. Proposed Preliminary Plat
5. WGA Approval Letter

Vicinity Map



ELGIN PRELIMINARY PLAT CHECK LIST

2. INFORMATION SHOWN ON THE PRELIMINARY PLAT

- ☒ The total acreage and total number of lots and blocks within the subdivision.
- ☒ The name and address of the owner. If the owner is a partnership, corporation, or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given.
- ☒ The name of the registered engineer and/or registered public surveyor responsible for preparing the plat. **Note: Your subdivision will require the services of a Registered Civil Engineer to prepare the drainage schematic plan.**
- ☒ Scale: 1"= 100'. The prior written consent of the department of planning will be required for use of a smaller scale.
- ☒ North point: North to be at the top of the sheet if possible.
- ☒ Dated revision block (each revision shall bear a new date).
- ☒ Legend defining line-types and symbols shown.
- ☒ Ownership boundaries shall be drawn in very heavy lines and shall include overall dimensions and bearings.
- ☒ Boundary lines and adjacent right-of-way lines of the proposed subdivision shall be drawn with dashed lines.
- ☒ A tie to an original corner of the original survey of which said land is a part.

Names and locations of adjacent:

- ☒ Land / subdivisions
- ☒ Streets
- ☒ Easements
- ☒ Pipelines
- ☒ Watercourses
- ☒ Property lines and names of adjoining property owners in unsubdivided tracts.

Existing and proposed topographic and planimetric features within the subdivision, including:

- ☒ Watercourses and ravines
- ☒ High banks

ELGIN PRELIMINARY PLAT CHECK LIST

- ☒ Width of existing or proposed easements
- ☒ Contour lines at two (2) foot intervals, and
- ☒ Any other physical features pertinent to the subdivision

Existing transportation features within the subdivision including the location and width of:

- ☒ rights-of-way
- ☒ Streets
- ☒ alleys
- ☒ easements

Proposed features including:

- ☒ location, width, surfacing, and name of streets
- ☒ approximate width and depth of all lots
- ☒ location of building lines
- ☒ alleys and easements, and
- ☒ schematic plans and outline specifications for drainage, sanitary facilities and utilities. **A REGISTERED CIVIL ENGINEER IS REQUIRED TO CREATE THIS SCHEMATIC.**
- ☒ Designation of any sites for special uses including churches, sewage disposal plants, water plants, business, industry, or other special land uses. If proposed use is unknown, designate as unrestricted. Where a proposed site in the area taken in by a proposed addition or subdivision is planned for a school, park or public building such site shall be reserved on the preliminary plat for the proposed facility.
- ☒ Limits of the 25-year and 100-year floodplain for all waterways draining fifty (50) acres or more.
- ☒ Statement that the preliminary plat conforms to the adopted concept plan.
- ☒ Statement outlining the estimated average, single family lot size and the estimated range of lot sizes by grouping of less than 7,500 square feet, 6,000-7,500 square feet, 7,500-9,000 square feet, 9,000 + square feet.

ELGIN PRELIMINARY PLAT CHECK LIST

3. FEES



Preliminary Plats and Revised Preliminary Plats, fifty dollars (\$50) per lot, not less than three hundred dollars (\$300.00).



Parkland dedication or fee in lieu of will be required at final platting. (See Ordinance 2018-5-15-31)



Review fees: In addition to the filing fee, you will be billed for subdivision review fees performed by TRC Solutions, Inc.

DISCLAIMER

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

SUBDIVISION REQUIREMENTS CAN BE FOUND AT:

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

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

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

THE COMPLETE CONSTRUCTION STANDARDS CAN BE FOUND AT:

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

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Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

July 18, 2019

City of Elgin Engineering
Beau Perry, P.E.
TRC Solutions
505 E. Huntland Dr. Ste 250
Austin, TX 78752

Brickston Preliminary Plan Cover Letter

Review Team,

The proposed project, Brickston, is a Master Planned Community development within the ETJ of the City of Elgin. We are writing to you in explanation of the application, components related to the submittal, and any deviations or variances requests.

The total proposed development consists of approximately 1,900 single-family residential units, 35 acres of multi-family, 22 acres of commercial, neighborhood amenity center, multiple parks, regional water and wastewater service facilities providing an estimate of 2,300 LUEs, an elementary school and an emergency services facility (EMS). This overall plan is outlined in the approved development agreement and approved concept plan. For Phase 1, six (6) sections are proposed. These sections include commercial, multi-family, the amenity center, EMS facility, and single-family residential lots. The main arterial, Giese Lane, will connect the existing road to the existing median break at Albert Voelker and US 290. Brickston Boulevard, a collector roadway, intersects Giese Boulevard and will extend north to the end of Phase 1.

Included in this submittal are the Brickston Preliminary Plan with supporting documentation per the city of Elgin checklist. We have attached an engineer's report of the project with its components to this letter. Those components include: Land use, watersheds and floodplain, soils and geotechnical reporting, parkland dedication, proposed drainage reports, water distribution, wastewater collections, and right of way/streets sections. A development agreement has been approved and is within the engineer's report. Also, a variance request has been made and the signed and sealed letter is attached.

Thank you for your review of this application and if you have any questions or comments, please feel free to call me at (512-828-3287)

Sincerely,

Nick Sandlin, PE
Project Manager
TBPE #3937
State of Texas Surveying Firm Certification #10105800

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

LOT PHASING SUMMARY

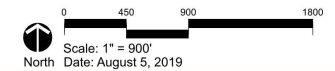
Phase	Section	Duplex SFD	40' SFD	45' SFD	50' SFD	60' SFD	Units
1	101	0 units	0.0%	0 units	0.0%	68 units	68.0%
	102	0 units	0.0%	0 units	0.0%	47 units	47.0%
	103	0 units	0.0%	0 units	0.0%	73 units	73.0%
	104	0 units	0.0%	0 units	0.0%	83 units	83.0%
	105	0 units	0.0%	0 units	0.0%	100 units	100.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	271 units	271.0%
2	106	0 units	0.0%	0 units	0.0%	0 units	0.0%
	107	0 units	0.0%	0 units	0.0%	0 units	0.0%
	108	0 units	0.0%	0 units	0.0%	0 units	0.0%
	109	0 units	0.0%	0 units	0.0%	0 units	0.0%
	110	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
3	111	0 units	0.0%	0 units	0.0%	0 units	0.0%
	112	0 units	0.0%	0 units	0.0%	0 units	0.0%
	113	0 units	0.0%	0 units	0.0%	0 units	0.0%
	114	0 units	0.0%	0 units	0.0%	0 units	0.0%
	115	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
4	116	0 units	0.0%	0 units	0.0%	0 units	0.0%
	117	0 units	0.0%	0 units	0.0%	0 units	0.0%
	118	0 units	0.0%	0 units	0.0%	0 units	0.0%
	119	0 units	0.0%	0 units	0.0%	0 units	0.0%
	120	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
5	121	0 units	0.0%	0 units	0.0%	0 units	0.0%
	122	0 units	0.0%	0 units	0.0%	0 units	0.0%
	123	0 units	0.0%	0 units	0.0%	0 units	0.0%
	124	0 units	0.0%	0 units	0.0%	0 units	0.0%
	125	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
6	126	0 units	0.0%	0 units	0.0%	0 units	0.0%
	127	0 units	0.0%	0 units	0.0%	0 units	0.0%
	128	0 units	0.0%	0 units	0.0%	0 units	0.0%
	129	0 units	0.0%	0 units	0.0%	0 units	0.0%
	130	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
7	131	0 units	0.0%	0 units	0.0%	0 units	0.0%
	132	0 units	0.0%	0 units	0.0%	0 units	0.0%
	133	0 units	0.0%	0 units	0.0%	0 units	0.0%
	134	0 units	0.0%	0 units	0.0%	0 units	0.0%
	135	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
8	136	0 units	0.0%	0 units	0.0%	0 units	0.0%
	137	0 units	0.0%	0 units	0.0%	0 units	0.0%
	138	0 units	0.0%	0 units	0.0%	0 units	0.0%
	139	0 units	0.0%	0 units	0.0%	0 units	0.0%
	140	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
9	141	0 units	0.0%	0 units	0.0%	0 units	0.0%
	142	0 units	0.0%	0 units	0.0%	0 units	0.0%
	143	0 units	0.0%	0 units	0.0%	0 units	0.0%
	144	0 units	0.0%	0 units	0.0%	0 units	0.0%
	145	0 units	0.0%	0 units	0.0%	0 units	0.0%
Phase Sub-Total:		0 units	0.0%	0 units	0.0%	0 units	0.0%
Detached Total:		218 units	10.0%	883 units	27.3%	388 units	18.8%



LOTING SUMMARY		
Residential	Units	Mix
Duplex Residential	208 units	10.6 %
40' x 120' Residential	563 units	27.3 %
45' x 120' Residential	388 units	18.8 %
50' x 120' Residential	739 units	35.8 %
60' x 120' Residential	157 units	7.6 %
SFD Residential Sub-total:	2,065 units	



LOTING PLAN F



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SHEET FILE: C:\188915\RRD\LandPlan\PLAN\LottingPlanF.mxd
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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TBPELS Surveying Firm No. 10194551

TITLE SURVEY

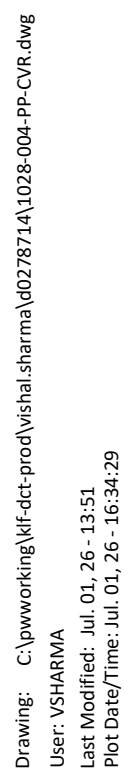
**BRICKSTON
PRELIMINARY PLAT-**
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

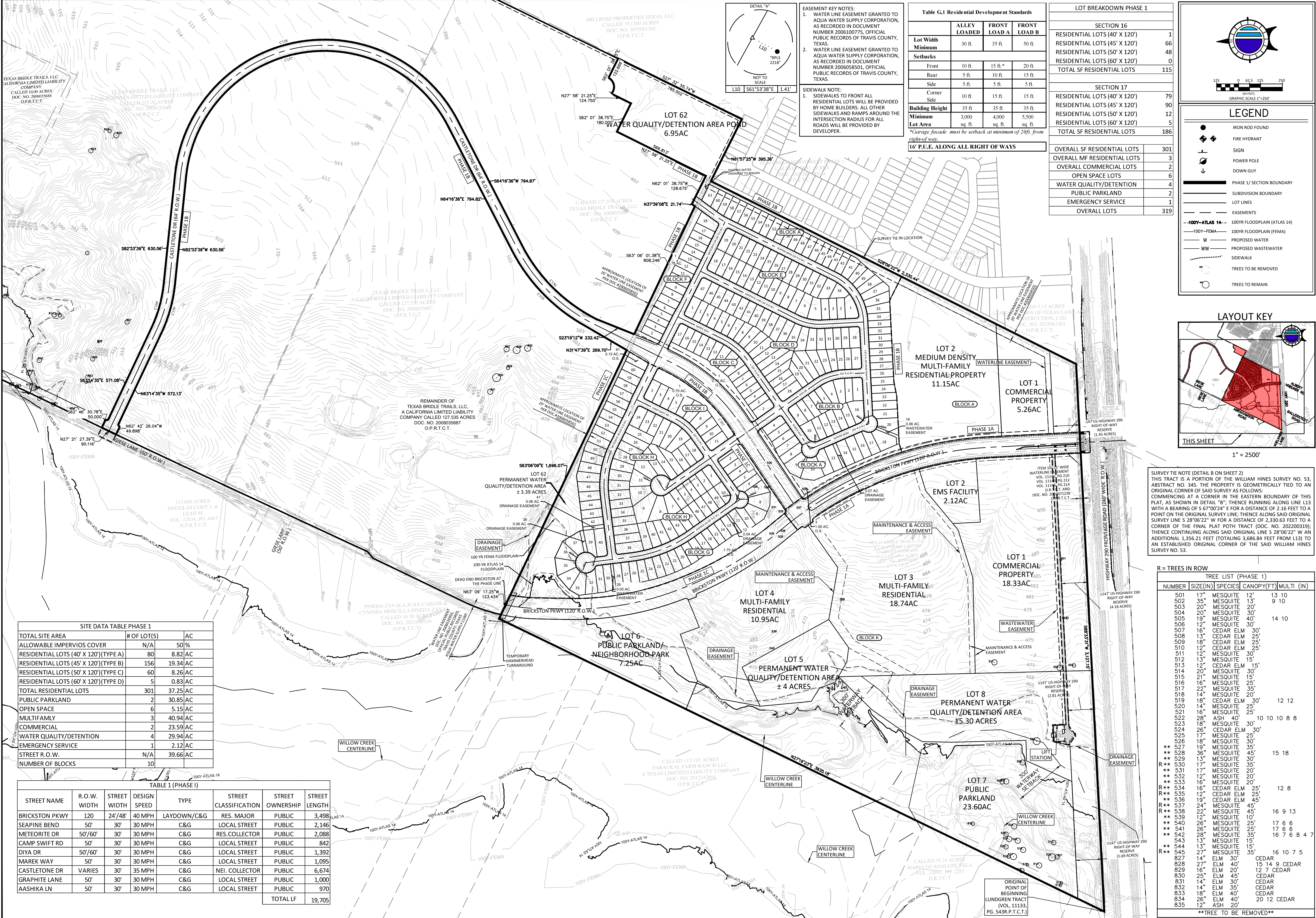
S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

Scale:	
Designed:	ACA
Drawn:	CLS
Reviewed:	ACA
Date:	4/30/2026

SHEET

Project No.:
1028-008





Parcel Area Table				
Parcel #	Area(sq.ft)	Area(Ac.)	BLOCK #	LOT USAGE
LOT 1	76220.06	1.75Ac.	BLOCK G	Open Space
LOT 2	5925.03	0.14Ac.	BLOCK G	Residential
LOT 3	6075.09	0.14Ac.	BLOCK G	Residential
LOT 4	6225.15	0.14Ac.	BLOCK G	Residential
LOT 5	6375.22	0.15Ac.	BLOCK G	Residential
LOT 6	6144.80	0.14Ac.	BLOCK G	Residential
LOT 7	7355.34	0.17Ac.	BLOCK G	Residential
LOT 8	9113.15	0.21Ac.	BLOCK G	Residential
LOT 9	8392.21	0.19Ac.	BLOCK G	Residential
LOT 10	5919.67	0.14Ac.	BLOCK G	Residential
LOT 11	6236.95	0.14Ac.	BLOCK G	Residential
LOT 12	1954.99	0.04Ac.	BLOCK G	WW Easement
LOT 13	5163.99	0.12Ac.	BLOCK G	Residential
LOT 14	5400.00	0.12Ac.	BLOCK G	Residential
LOT 15	5400.00	0.12Ac.	BLOCK G	Residential
LOT 16	5400.00	0.12Ac.	BLOCK G	Residential
LOT 17	5400.00	0.12Ac.	BLOCK G	Residential
LOT 18	5770.98	0.13Ac.	BLOCK G	Residential
LOT 19	5953.94	0.14Ac.	BLOCK G	Residential
LOT 20	6009.02	0.14Ac.	BLOCK G	Residential

Parcel Area Table				
Parcel #	Area(sq.ft)	Area(Ac.)	BLOCK #	LOT USAGE
LOT 21	6013.75	0.14Ac.	BLOCK G	Residential
LOT 22	6013.74	0.14Ac.	BLOCK G	Residential
LOT 23	6013.73	0.14Ac.	BLOCK G	Residential
LOT 24	6013.72	0.14Ac.	BLOCK G	Residential
LOT 25	6044.30	0.14Ac.	BLOCK G	Residential
LOT 26	6105.00	0.14Ac.	BLOCK G	Residential
LOT 27	6111.13	0.14Ac.	BLOCK G	Residential
LOT 28	6396.65	0.15Ac.	BLOCK G	Residential
LOT 29	2195.67	0.05Ac.	BLOCK G	WW Easement
LOT 30	6778.42	0.16Ac.	BLOCK G	Residential
LOT 31	6908.12	0.16Ac.	BLOCK G	Residential
LOT 32	7872.54	0.18Ac.	BLOCK G	Residential
LOT 33	8263.40	0.19Ac.	BLOCK G	Residential
LOT 34	8033.02	0.18Ac.	BLOCK G	Residential
LOT 35	7950.52	0.18Ac.	BLOCK G	Residential
LOT 36	7950.52	0.18Ac.	BLOCK G	Residential
LOT 37	8784.57	0.20Ac.	BLOCK G	Residential
LOT 38	2503.24	0.06Ac.	BLOCK G	Drainage easement
LOT 39	7840.61	0.18Ac.	BLOCK G	Residential
LOT 40	9454.48	0.22Ac.	BLOCK G	Residential

Parcel Area Table				
Parcel #	Area(sq.ft)	Area(Ac.)	BLOCK #	LOT USAGE
LOT 41	2400.00	0.06Ac.	BLOCK G	Drainage Easement
LOT 42	5400.00	0.12Ac.	BLOCK G	Residential
LOT 43	6000.00	0.14Ac.	BLOCK G	Residential
LOT 44	6000.00	0.14Ac.	BLOCK G	Residential
LOT 45	6295.95	0.14Ac.	BLOCK G	Residential
LOT 46	6692.95	0.15Ac.	BLOCK G	Residential
LOT 47	7123.44	0.16Ac.	BLOCK G	Residential
LOT 48	6812.84	0.16Ac.	BLOCK G	Residential
LOT 49	6871.23	0.16Ac.	BLOCK G	Residential
LOT 50	6452.10	0.15Ac.	BLOCK G	Residential
LOT 51	6278.01	0.14Ac.	BLOCK G	Residential
LOT 52	6109.77	0.14Ac.	BLOCK G	Residential
LOT 53	6156.45	0.14Ac.	BLOCK G	Residential
LOT 54	6203.13	0.14Ac.	BLOCK G	Residential
LOT 55	6249.81	0.14Ac.	BLOCK G	Residential
LOT 56	6220.59	0.14Ac.	BLOCK G	Residential
LOT 57	6124.93	0.14Ac.	BLOCK G	Residential
LOT 58	6139.85	0.14Ac.	BLOCK G	Residential
LOT 59	6186.53	0.14Ac.	BLOCK G	Residential
LOT 60	6233.21	0.14Ac.	BLOCK G	Residential
LOT 61	6593.10	0.15Ac.	BLOCK G	Open Space
LOT 62	3575.38	3.39Ac.	BLOCK G	Water Quality

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	609.64'	2,060.00'	16°57'22"	N24°00'17"W
C2	23.82'	14.51'	94°05'06"	N12°34'03"E
C3	23.24'	15.00'	88°44'17"	S78°01'18"E
C4	23.56'	15.00'	90°00'00"	S11°21'21"W
C5	13.62'	15.00'	52°01'12"	S82°21'57"W
C6	29.74'	50.00'	34°05'05"	N88°39'59"W
C7	46.92'	50.00'	63°56'11"	S47°24'23"W
C8	52.36'	50.00'	60°00'00"	S09°28'42"E
C9	30.12'	50.00'	34°30'35"	S56°44'00"E
C10	13.62'	15.00'	52°01'12"	S47°58'41"E
C11	13.62'	15.00'	52°01'12"	S04°02'31"W
C12	38.03'	50.00'	43°35'02"	S08°15'36"W
C13	31.36'	50.00'	35°58'05"	S31°29'57"E
C14	15.23'	50.00'	17°27'26"	N58°11'43"W
C15	48.55'	50.00'	55°38'08"	N85°15'30"E
C16	18.26'	50.00'	20°55'10"	N46°58'51"E
C17	13.62'	15.00'	52°01'12"	N62°31'52"E
C18	37.03'	325.00'	6°31'39"	N85°16'38"E
C19	39.59'	325.00'	N78°31'25"E	
C20	38.64'	325.00'	6°48'45"	N71°37'38"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C21	39.47'	325.00'	6°57'31"	N64°44'30"E
C22	38.86'	325.00'	6°51'02"	N57°50'13"E
C23	36.22'	325.00'	6°23'10"	N51°13'08"E
C24	36.56'	325.00'	6°26'41"	N44°48'12"E
C25	46.88'	325.00'	8°15'54"	N37°26'54"E
C26	30.31'	325.00'	5°20'36"	N30°38'39"E
C27	18.31'	294.47'	3°33'43"	N30°04'27"E
C28	28.15'	294.47'	5°28'35"	N34°35'36"E
C29	23.56'	15.00'	90°00'00"	S78°38'39"E
C30	9.63'	275.00'	2°00'25"	S32°38'27"E
C31	79.06'	275.00'	16°28'17"	S23°24'06"E
C32	65.79'	275.00'	13°42'25"	S08°18'45"E
C33	23.56'	15.00'	90°00'00"	S43°32'28"W
C34	58.82'	48.50'	69°29'27"	S56°42'49"E
C35	66.30'	48.50'	78°19'26"	N17°11'38"E
C36	23.89'	15.00'	9°11'54"	N11°59'13"E
C37	23.56'	15.00'	90°00'00"	N78°38'39"W
C38	50.01'	375.00'	7°38'25"	S52°32'08"W
C39	56.66'	375.00'	8°39'24"	N44°23'14"W
C40	56.66'	375.00'	8°39'24"	S35°43'50"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C41	22.45'	375.00'	3°25'46"	S29°41'14"W
C42	23.56'	15.00'	90°00'00"	S17°01'39"E
C43	23.56'	15.00'	90°00'00"	N72°58'21"E
C44	551.05'	1,065.00'	29°38'45"	N42°47'44"E
C45	23.56'	15.00'	90°00'00"	N72°58'21"E
C46	18.01'	425.00'	2°25'41"	N29°11'12"E
C47	39.17'	425.00'	5°16'51"	N33°02'28"E
C48	39.17'	425.00'	5°16'51"	N38°19'19"E
C49	39.17'	425.00'	5°16'51"	N43°36'10"E
C50	39.17'	425.00'	5°16'51"	N48°53'01"E
C51	35.84'	425.00'	4°49'54"	N53°56'24"E
C52	23.56'	15.00'	90°00'00"	N11°21'21"E
C53	39.29'	325.00'	6°55'33"	N30°02'27"W
C54	37.09'	325.00'	6°32'22"	N23°18'28"W
C55	37.05'	325.00'	6°31'52"	N16°46'21"W
C56	37.12'	325.00'	6°32'41"	N10°14'05"W
C57	31.22'	325.00'	5°30'12"	N04°12'38"W
C58	23.56'	15.00'	90°00'00"	N46°27'32"W
C59	23.56'	15.00'	90°00'00"	S43°32'28"W
C60	31.28'	325.00'	5°30'51"	S011°7'53"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C61	42.63'	325.00'	7°30'53"	S07°48'45"W
C62	42.58'	325.00'	7°30'25"	S15°19'24"W
C63	43.12'	325.00'	7°36'07"	S22°52'40"W
C64	23.56'	15.00'	90°00'00"	S17°01'39"E
C65	25.39'	15.00'	96°59'21"	N49°59'13"W
C66	85.07'	275.00'	17°43'24"	S07°34'26"W
C67	55.38'	275.00'	11°32'15"	S22°12'16"W
C68	23.56'	15.00'	90°00'00"	N72°58'21"E
C69	23.56'	15.00'	90°00'00"	S17°01'39"E
C70	29.26'	275.00'	6°05'43"	N31°01'13"E
C71	97.53'	275.00'	20°19'09"	N44°13'39"E
C72	130.38'	275.00'	27°09'53"	N67°58'10"E
C73	22.48'	15.00'	85°51'53"	N19°05'42"W
C74	21.98'	15.00'	83°58'05"	S75°59'19"W
C75	23.56'	15.00'	90°00'00"	N78°38'39"W
C76	13.62'	15.00'	52°01'12"	S30°20'44"W
C77	24.90'	50.00'	28°31'58"	S18°36'07"W
C78	38.79'	50.00'	44°26'48"	S55°05'30"W
C79	32.72'	50.00'	37°29'55"	S014°56'27"W
C80	34.82'	50.00'	39°53'45"	N45°41'19"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C81	38.11'	50.00'	43°39'59"	N03°27'27"W
C82	13.62'	15.00'	52°01'12"	N07°38'03"W
C83	38.21'	775.00'	2°49'29"	N32°13'55"W
C84	45.00'	775.00'	3°19'37"	N29°09'22"W
C85	45.00'	775.00'	3°19'37"	N25°49'45"W
C86	45.00'	775.00'	3°19'37"	N22°30'09"W
C87	45.00'	775.00'	3°19'37"	N19°10'32"W
C88	45.00'	775.00'	3°19'37"	N15°50'55"W
C89	45.00'	775.00'	3°19'37"	N12°31'19"W
C90	45.00'	775.00'	3°19'37"	N09°11'42"W
C91	26.74'	775.00'	1°58'38"	N06°32'35"W
C92	15.12'	15.00'	57°46'09"	N34°26'20"W
C93	59.39'	60.00'	56°42'52"	N29°18'52"W
C94	35.40'	60.00'	33°48'07"	N15°56'37"E
C95	35.40'	60.00'	33°48'07"	N49°44'44"E
C96	35.40'	60.00'	33°48'07"	N83°32'51"E
C97	35.40'	60.00'	33°48'07"	S62°39'02"E
C98	39.50'	60.00'	37°43'09"	S26°53'24"E
C99	20.54'	60.00'	19°36'34"	S014°56'27"W
C100	42.55'	60.00'	40°38'09"	S31°53'48"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C101	15.12'	15.00'	57°46'09"	S23°19'48"W
C102	23.56'	15.00'	90°00'00"	S50°33'16"E
C103	35.17'	525.00'	3°50'17"	N86°21'53"E
C104	48.17'	525.00'	5°15'27"	S89°05'15"E
C105	48.13'	525.00'	5°15'09"	S83°49'57"E
C106	48.17'	525.00'	5°15'27"	S78°34'39"E
C107	49.73'	525.00'	5°25'37"	S73°14'07"E
C108	47.00'	525.00'	5°07'46"	S67°57'25"E
C109	30.83'	525.00'	3°21'54"	S63°42'36"E
C110	22.46'	15.00'	85°48'09"	N75°04'17"E
C111	23.56'	15.00'	90°00'00"	S11°21'21"W
C112	22.64'	60.00'	21°36'59"	S22°50'10"E
C113	35.40'	60.00'	33°48'07"	N04°52'23"E
C114	35.40'	60.00'	33°48'07"	S38°40'30"W
C115	35.40'	60.00'	33°48'07"	S72°28'37"W
C116	35.40'	60.00'	33°48'07"	N73°43'16"W
C117	45.22'	60.00'	43°11'01"	N35°13'43"W
C118	69.29'	60.00'	66°10'12"	N19°26'54"E
C119	12.45'	15.00'	47°33'36"	N28°45'11"E
C120	10.11'	15.00'	38°37'03"	N14°20'08"W

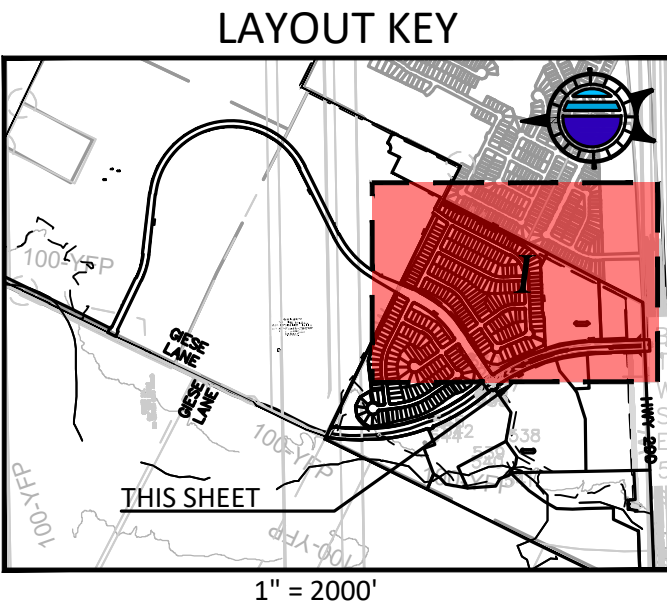
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C121	23.56'	15.00'	90°00'00"	N78°38'39"W
C122	74.57'	275.00'	15°32'13"	S48°35'14"W
C123	61.66'	275.00'	12°50'46"	S34°23'44"W
C124	23.56'	15.00'	90°00'00"	S17°01'39"E
C125	60.76'	475.00'	7°19'44"	S65°41'31"E
C126	63.33'	475.00'	7°38'21"	S73°10'34"E
C127	63.33'	475.00'	7°38'22"	S80°48'55"E
C128	61.93'	475.00'	7°28'13"	S88°22'12"E
C129	28.60'	475.00'	3°26'57"	N86°10'13"E
C130	23.56'	15.00'	90°00'00"	N39°26'44"E
C131	76.45'	725.00'	6°02'31"	N08°34'31"W
C132	53.61'	725.00'	4°14'13"	N13°42'53"W
C133	54.05'	725.00'	4°16'19"	N17°58'09"W
C134	54.05'	725.00'	4°16'19"	N22°14'27"W
C135	54.05'	725.00'	4°16'19"	N26°30'46"W
C136	54.27'	725.00'	4°17'20"	N30°47'35"W
C137	8.94'	725.00'	0°42'25"	N33°17'27"W
C138	76.18'	48.50'	90°00'00"	N78°38'39"W
C139	23.56'	15.00'	90°00'00"	N72°58'21"E
C140	38.97'	325.00'	6°52'13"	N31°24'28"E

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Plot Date/Time: Jul 01, 26 - 16:00:40



Table G.1 Residential Development Standards			
	ALLEY LOADED	FRONT LOAD A	FRONT LOAD B
Lot Width Minimum	30 ft.	35 ft.	50 ft.
Setbacks			
Front	10 ft.	15 ft.*	20 ft.
Rear	5 ft.	10 ft.	15 ft.
Side	5 ft.	5 ft.	5 ft.
Corner Side	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.
Minimum Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,500 sq. ft.

*Garage facade must be setback at minimum of 20ft. from right-of-way.
16' P.U.E. ALONG ALL RIGHT OF WAYS



50 0 25 50 100
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 100Y-ATLAS 14- 100YR FLOODPLAIN (ATLAS 14)
- 100Y-FEMA- 100YR FLOODPLAIN (FEMA)
- W PROPOSED WATER
- WW PROPOSED WASTEWATER
- SIDEWALK
- LOT SETBACK

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF J. KEITH SCHAUER, P.E., TBP#81658 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 E. Highway 71 W. Ste. 160
Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBP#LS Engineering Firm No. F-3937
TBP#LS Surveying Firm No. 10194551

PHASE 1 PRELIMINARY PLAT I

BRICKSTON PRELIMINARY PLAT- PRELIMINARY PLAT-1
U.S. HIGHWAY 290 & GIESE BLVD., ELGIN, TX (TRAVIS COUNTY)

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET 5

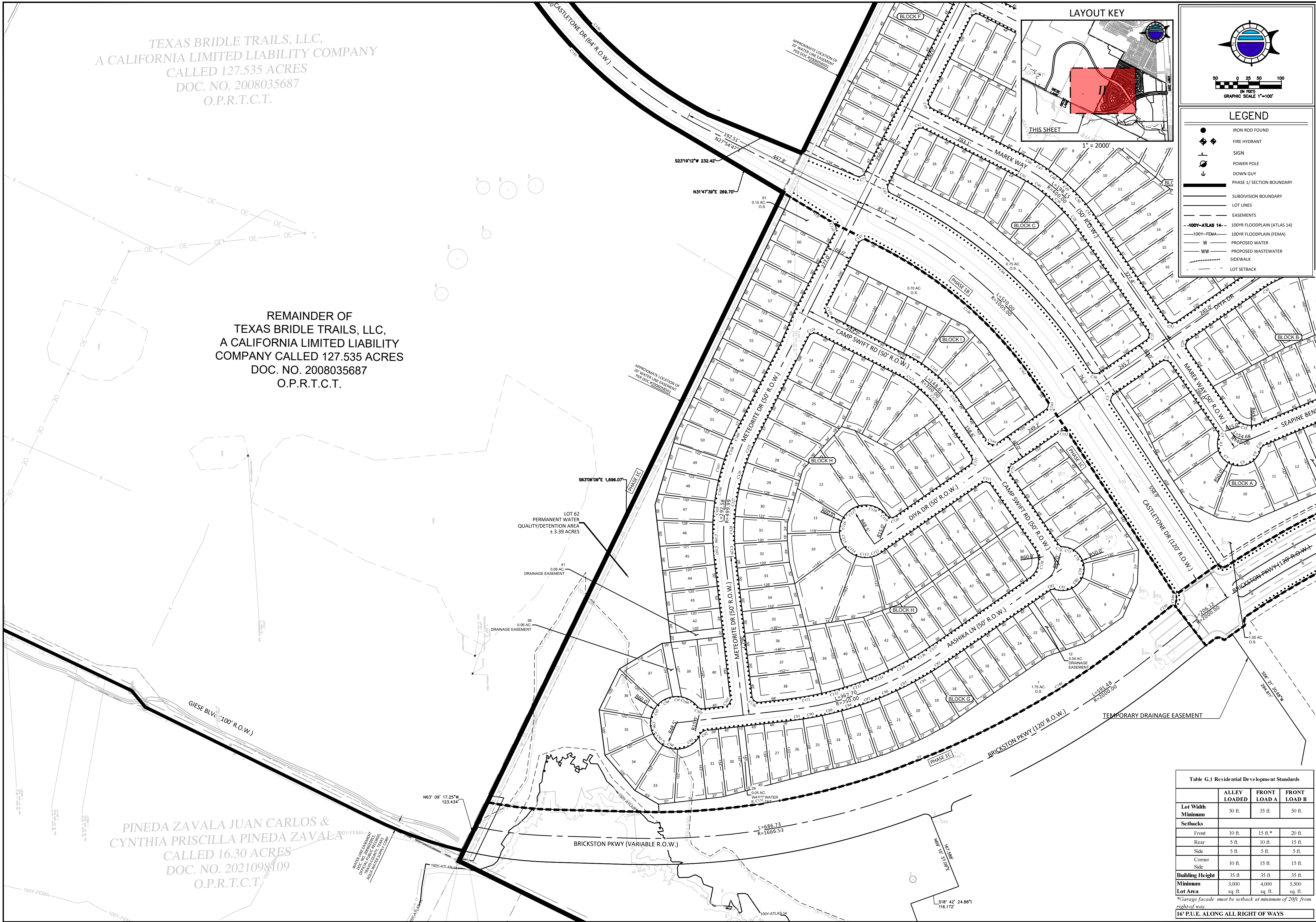
Project No.: 1028-008

TEXAS BRIDLE TRAILS, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
CALLED 127.535 ACRES
DOC. NO. 2008035687
O.P.R.T.C.T.

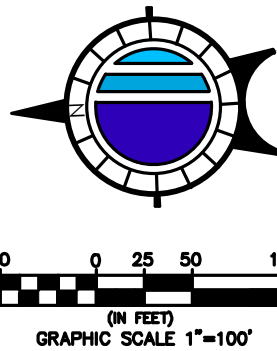
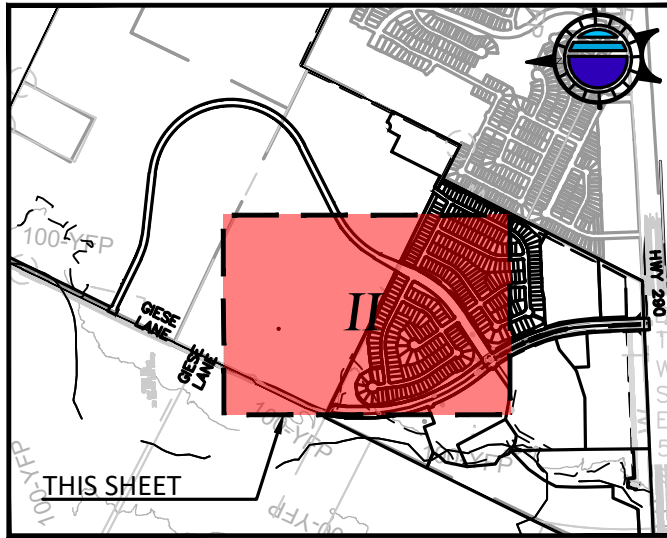
REMAINDER OF
TEXAS BRIDLE TRAILS, LLC,
A CALIFORNIA LIMITED LIABILITY
COMPANY CALLED 127.535 ACRES
DOC. NO. 2008035687
O.P.R.T.C.T.

PINEDA ZAVALA JUAN CARLOS &
CYNTHIA PRISCILLA PINEDA ZAVALA
CALLED 16.30 ACRES
DOC. NO. 2021098109
O.P.R.T.C.T.

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Plot Date/Time: Jul 01, 26 - 16:01:09



LAYOUT KEY



LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 100YR FLOODPLAIN (ATLAS 14)
- 100YR FLOODPLAIN (FEMA)
- PROPOSED WATER
- PROPOSED WASTEWATER
- SIDEWALK
- LOT SETBACK

THESE PLANS ARE RELEASED
UNDER THE AUTHORITY OF
J. KEITH SCHAUER, P.E.,
TBP#81658 FOR THE
PURPOSES OF REVIEW AND
ARE NOT TO BE USED FOR
CONSTRUCTION PRIOR TO
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www.doucetengineers.com
TBP#LS Engineering Firm No. F-3937
TBP#LS Surveying Firm No. 10194551

PHASE 1 PRELIMINARY PLAT II

BRICKSTON PRELIMINARY PLAT- U.S. HIGHWAY 290 & GIESE BLVD, ELGIN, TX (TRAVIS COUNTY)

Table G.1 Residential Development Standards

	ALLEY LOADED	FRONT LOAD A	FRONT LOAD B
Lot Width Minimum	30 ft.	35 ft.	50 ft.
Setbacks			
Front	10 ft.	15 ft.*	20 ft.
Rear	5 ft.	10 ft.	15 ft.
Side	5 ft.	5 ft.	5 ft.
Corner Side	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.
Minimum Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,500 sq. ft.

*Garage facade must be setback at minimum of 20ft. from
right-of-way.
16' P.U.E. ALONG ALL RIGHT OF WAYS

Scale:
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026
SHEET
6
Project No.:
1028-008

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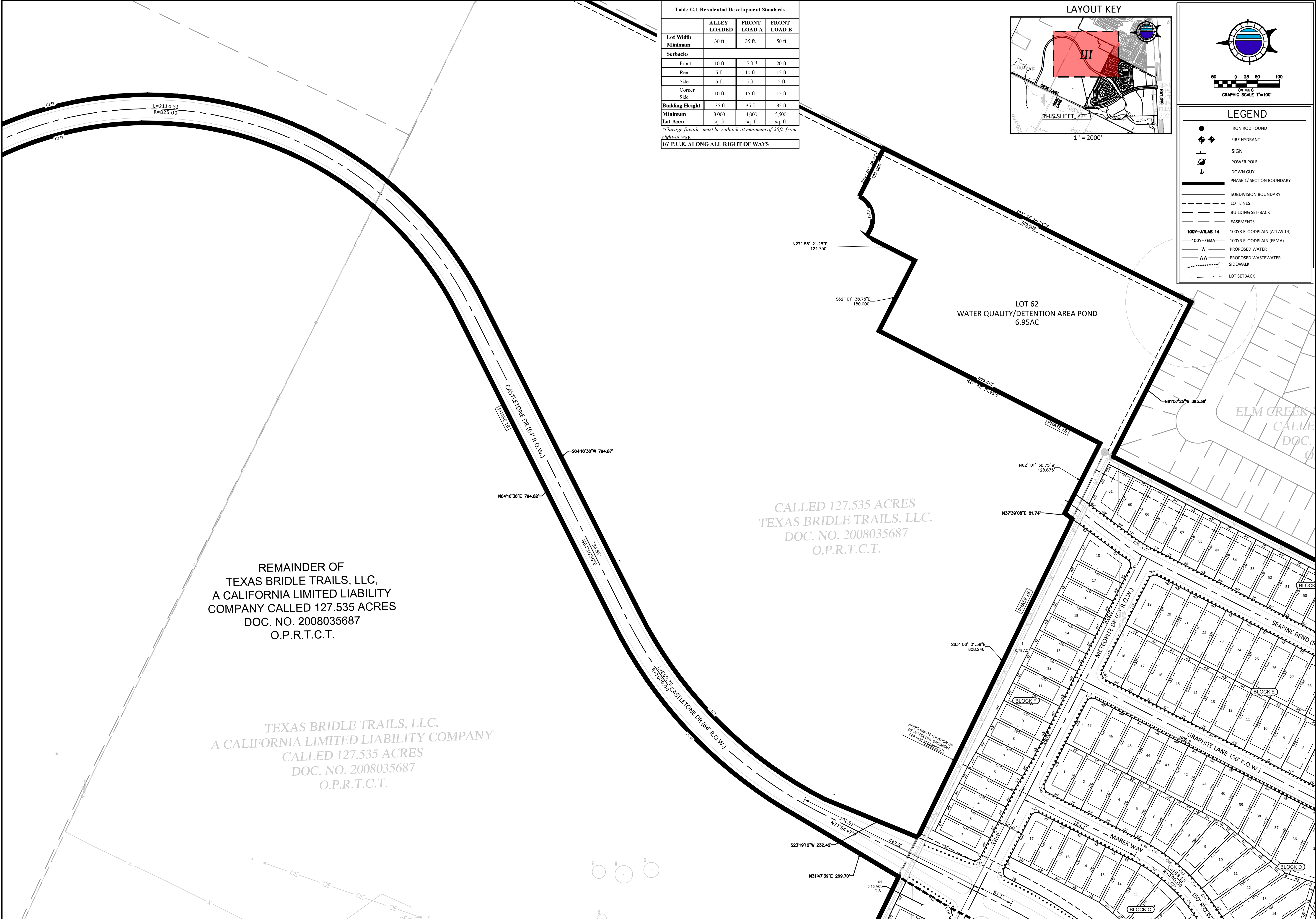


Table G,1 Residential Development Standards			
	ALLEY LOADED	FRONT LOAD A	FRONT LOAD B
Lot Width Minimum	30 ft.	35 ft.	50 ft.
Setbacks			
Front	10 ft.	15 ft.*	20 ft.
Rear	5 ft.	10 ft.	15 ft.
Side	5 ft.	5 ft.	5 ft.
Corner Side	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.
Minimum Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,500 sq. ft.

*Garage facade must be setback at minimum of 20ft. from right-of-way.

16' P.U.E. ALONG ALL RIGHT OF WAYS

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF J. KEITH SCHAUER, P.E., TBP#81658 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBP#LS Engineering Firm No. F-3937
TBP#LS Surveying Firm No. 10194351

**PHASE 1 PRELIMINARY
PLAT III**

**BRICKSTON
PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)**

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

**SHEET
7**

Project No.:
1028-008

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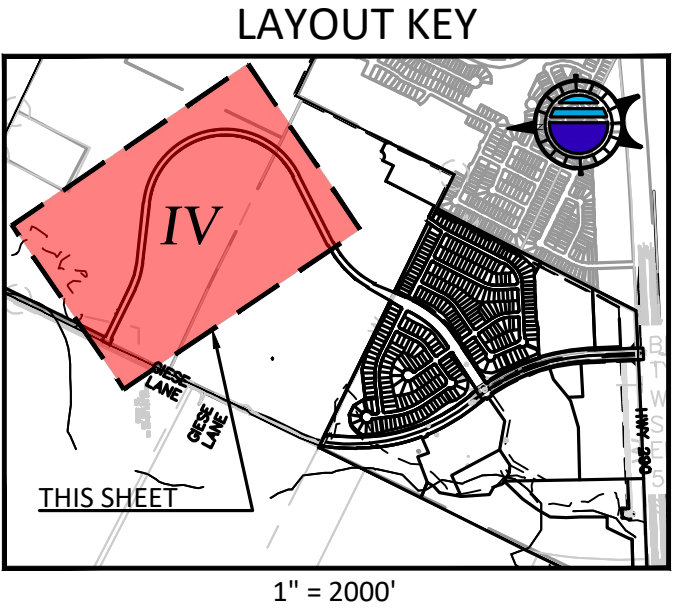
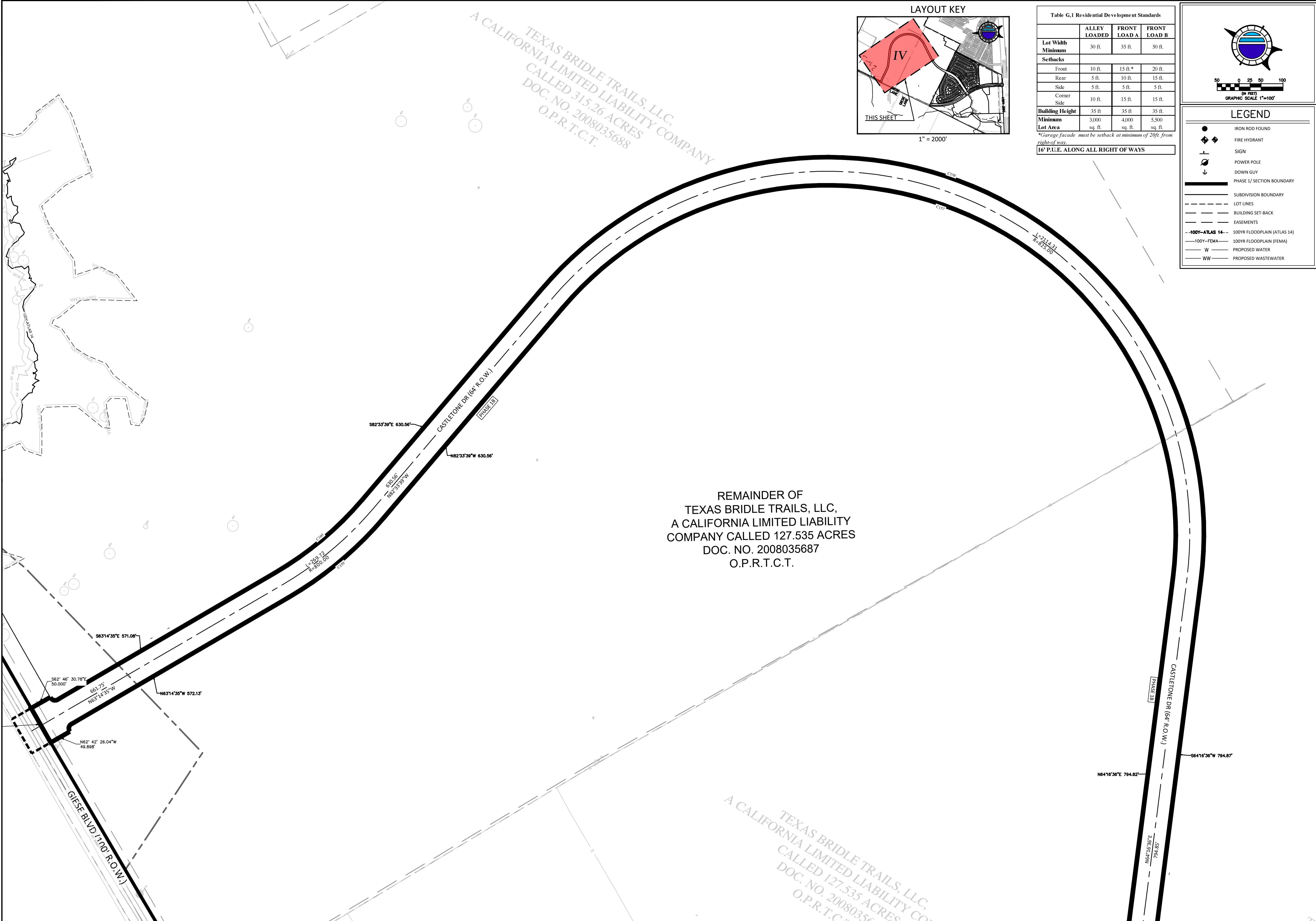


Table G.1 Residential Development Standards			
	ALLEY LOADED	FRONT LOAD A	FRONT LOAD B
Lot Width Minimum	30 ft.	35 ft.	50 ft.
Setbacks			
Front	10 ft.	15 ft.*	20 ft.
Rear	5 ft.	10 ft.	15 ft.
Side	5 ft.	5 ft.	5 ft.
Corner Side	10 ft.	15 ft.	15 ft.
Building Height	35 ft.	35 ft.	35 ft.
Minimum Lot Area	3,000 sq. ft.	4,000 sq. ft.	5,500 sq. ft.

*Garage facade must be setback at minimum of 20ft. from right-of-way.

16' P.U.E. ALONG ALL RIGHT OF WAYS

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SET-BACK
- EASEMENTS
- 100Y-ATLAS 14
- 100Y-FEMA
- 100YR FLOODPLAIN (FEMA)
- W
- PROPOSED WATER
- WW
- PROPOSED WASTEWATER

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Austin, TX 78735. Tel: (512)-583-2400
www.doucetengineers.com
TBP#LS Engineering Firm No. F-3937
TBP#LS Surveying Firm No. 10194351

PHASE 1 PRELIMINARY PLAT IV

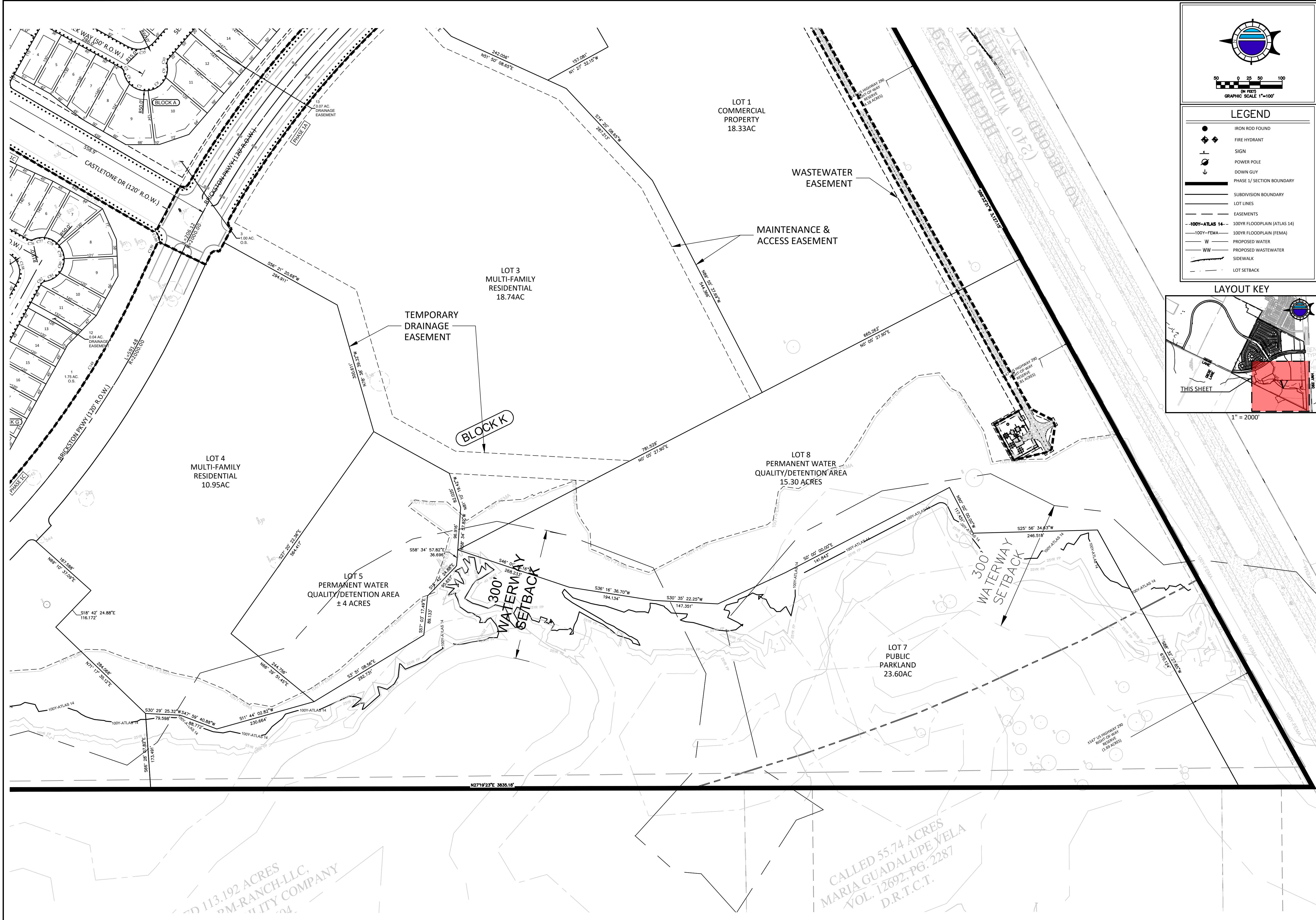
BRICKSTON PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

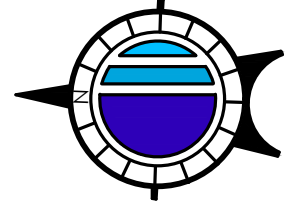
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Reviewed: ACA
Date: 4/30/2026

SHEET 8

Project No.: 1028-008

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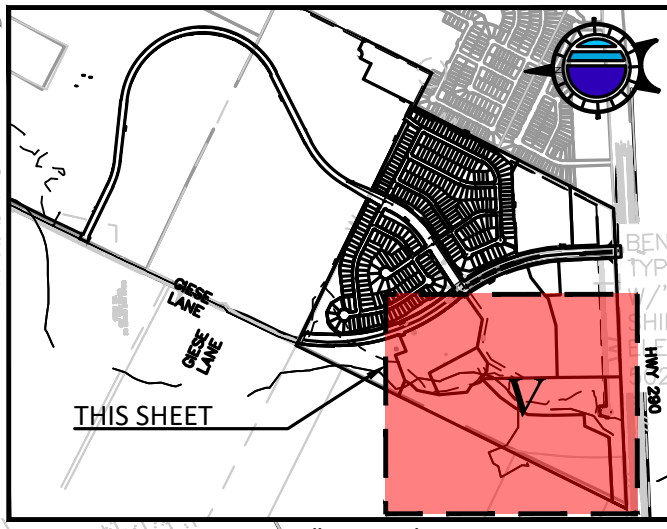




50 0 25 50 100
(IN FEET)
GRAPHIC SCALE 1"=100'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 100Y-ATLAS 14
- 100Y-FEMA
- 100YR FLOODPLAIN (FEMA)
- W
- PROPOSED WATER
- WW
- PROPOSED WASTEWATER
- SIDEWALK
- LOT SETBACK



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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194551

PHASE 1 PRELIMINARY PLAT V

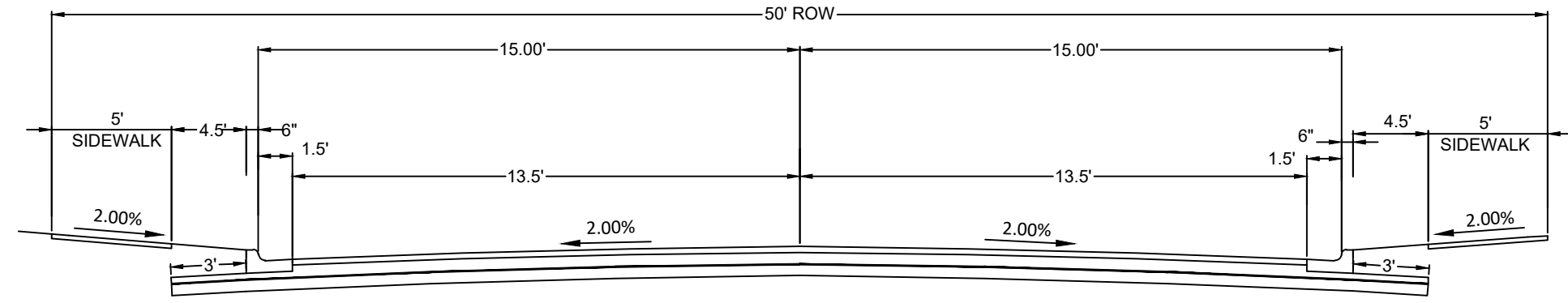
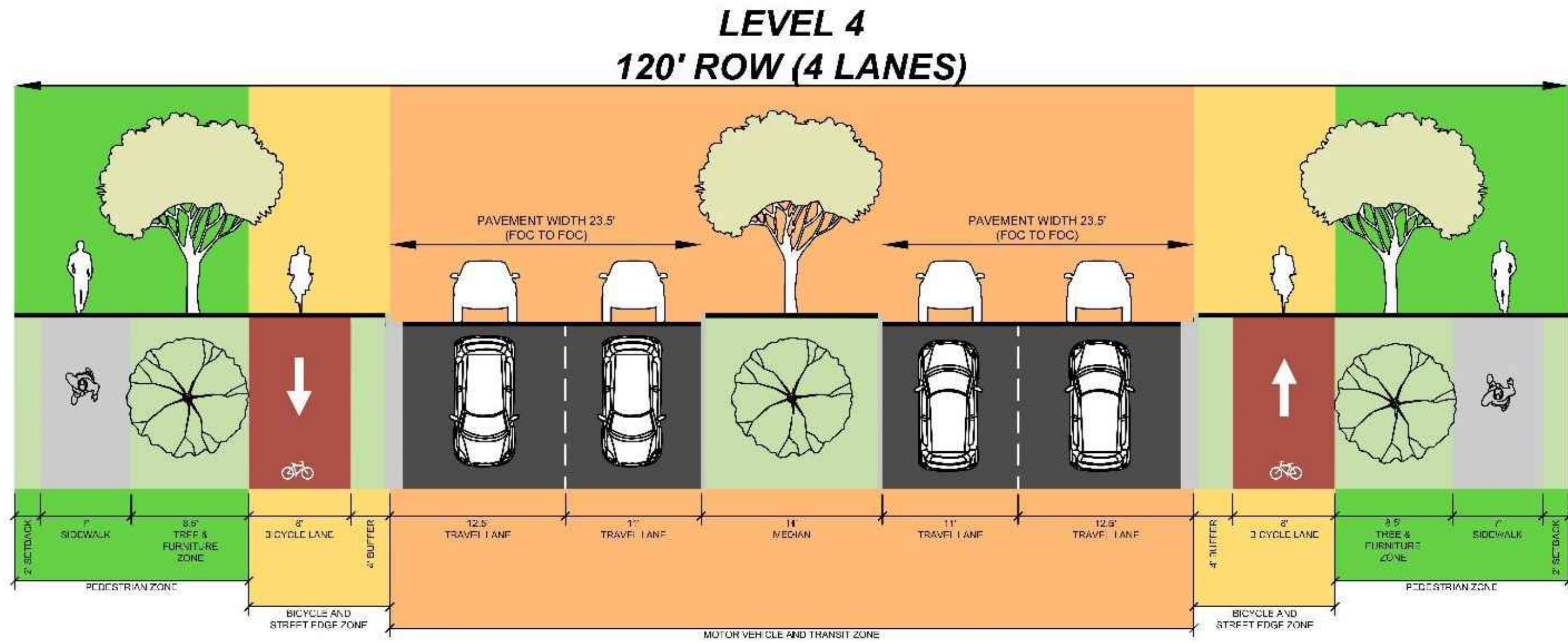
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U.S. HIGHWAY 290 & GIESE BLVD.,
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Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET
9

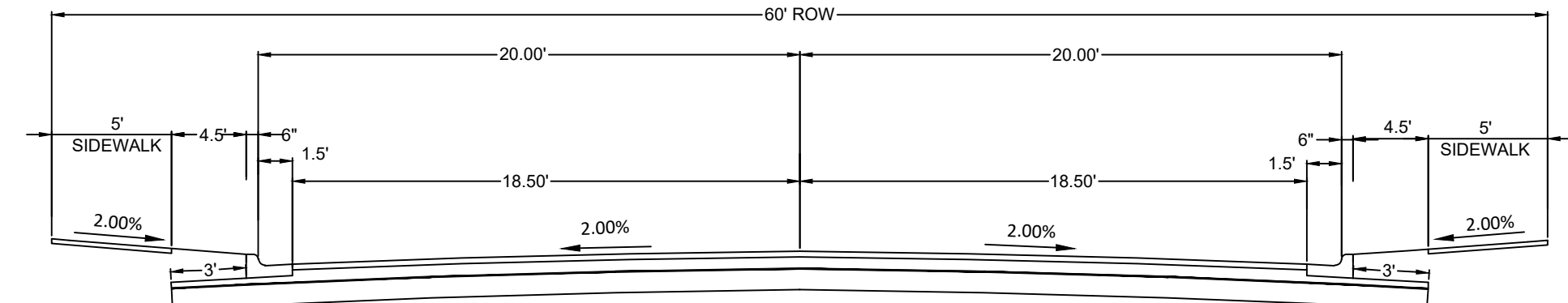
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1028-008

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Plot Date/Time: Jul 01, 26 - 16:03:16



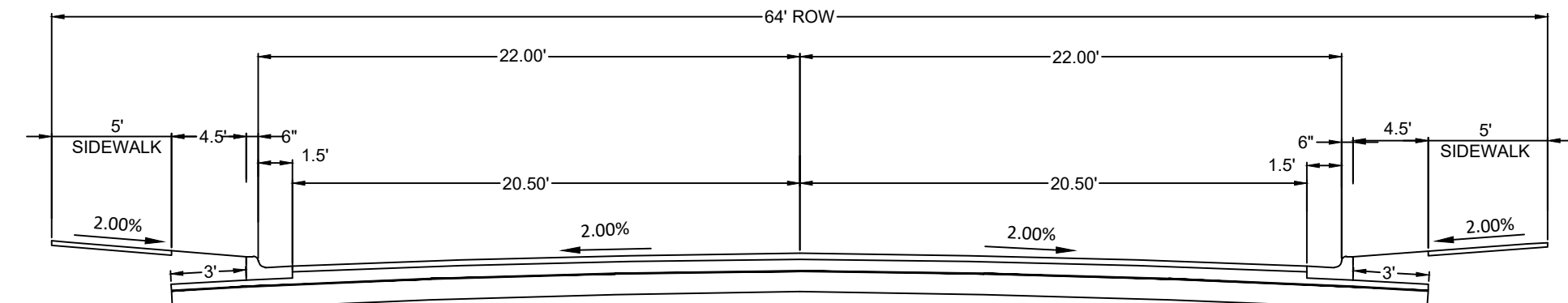
LOCAL STREET DESIGN

SCALE: N.T.S.



RESIDENTIAL COLLECTOR STREET DESIGN

SCALE: N.T.S.



NEIGHBORHOOD COLLECTOR STREET DESIGN

SCALE: N.T.S.

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TYPICAL STREET CROSS SECTIONS

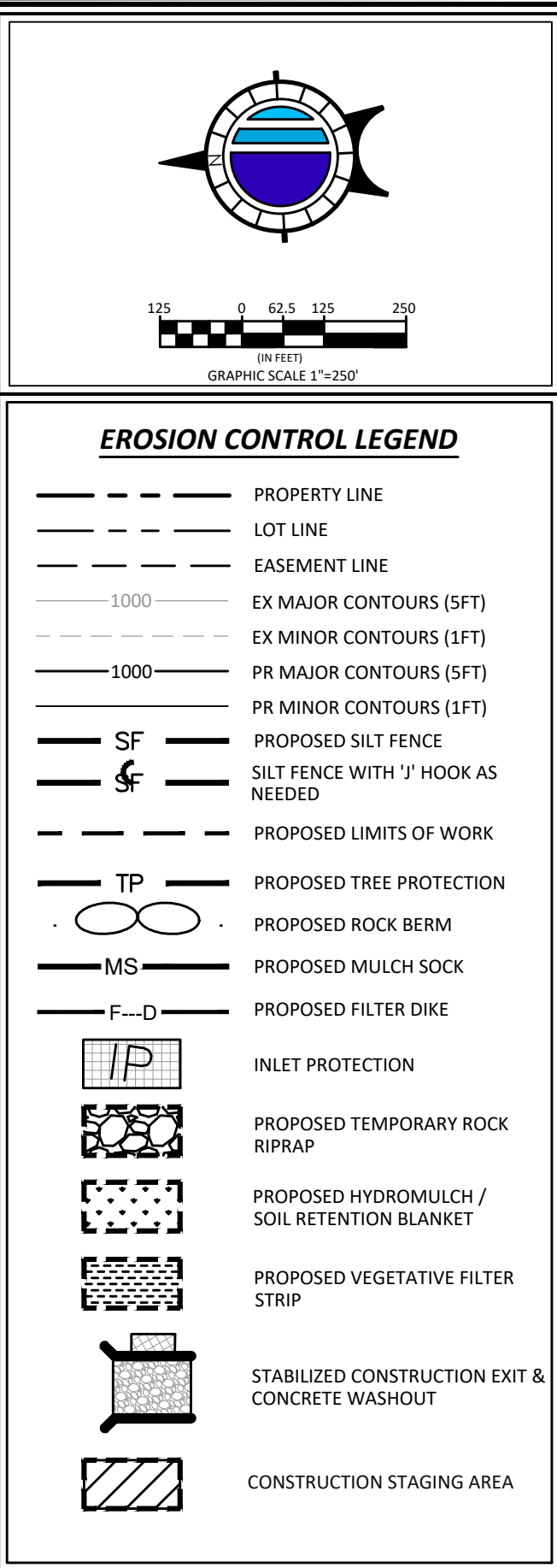
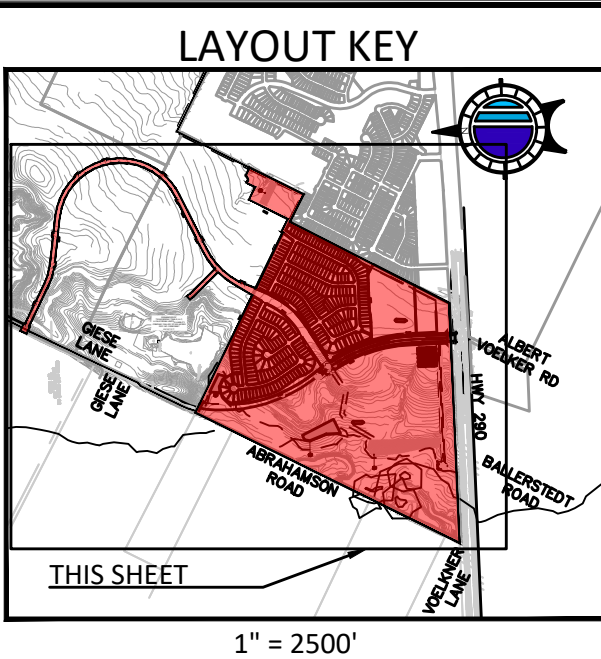
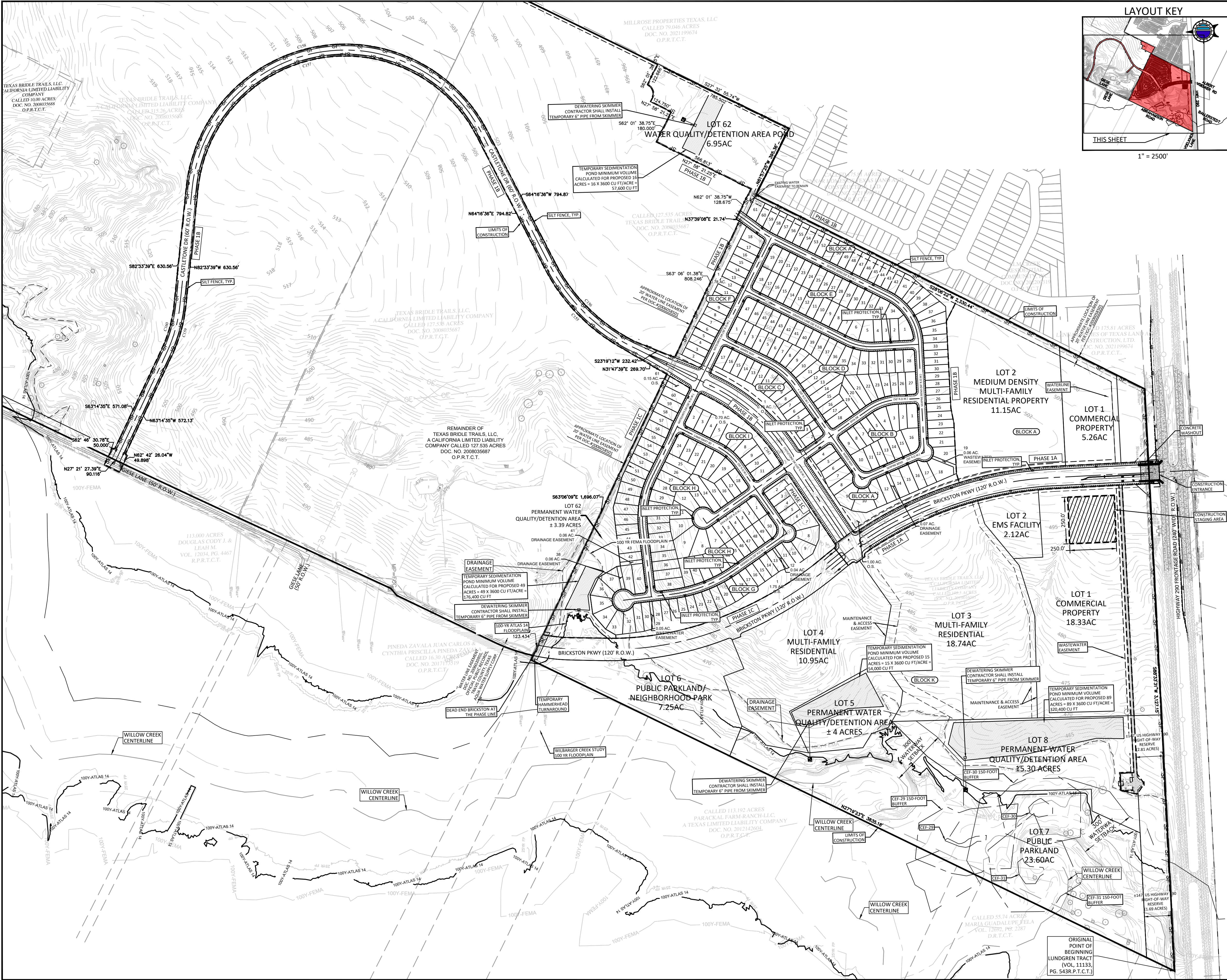
BRICKSTON
PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

Scale:
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET

10

Project No.:
1028-008



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PHASE 1 EROSION CONTROL PLAN

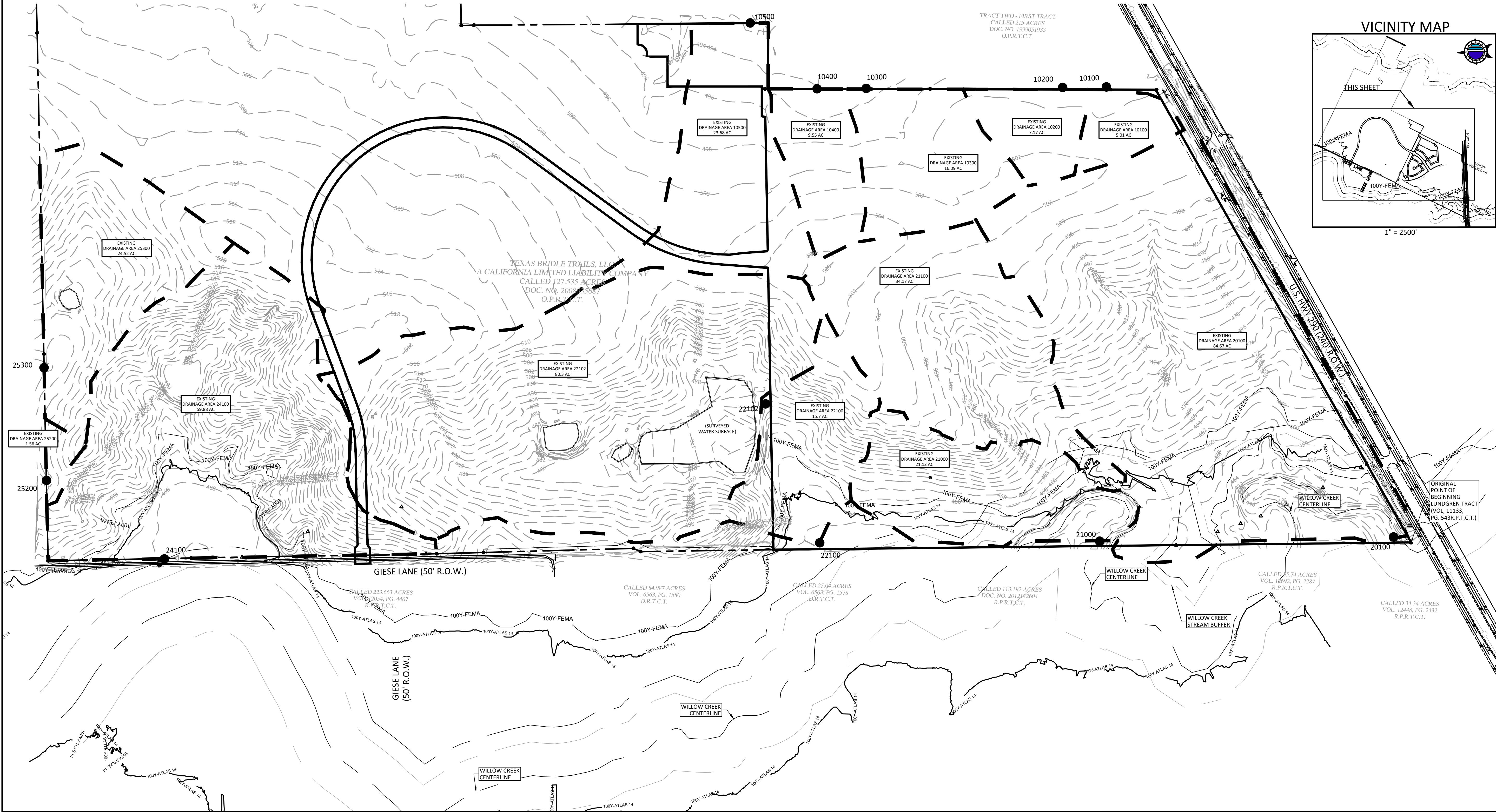
BRICKSTON PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD.,
ELGIN, TX (TRAVIS COUNTY)

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET 11

Project No.: 1028-008

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Plot Date/Time: Jul 26, 2026 15:42:14



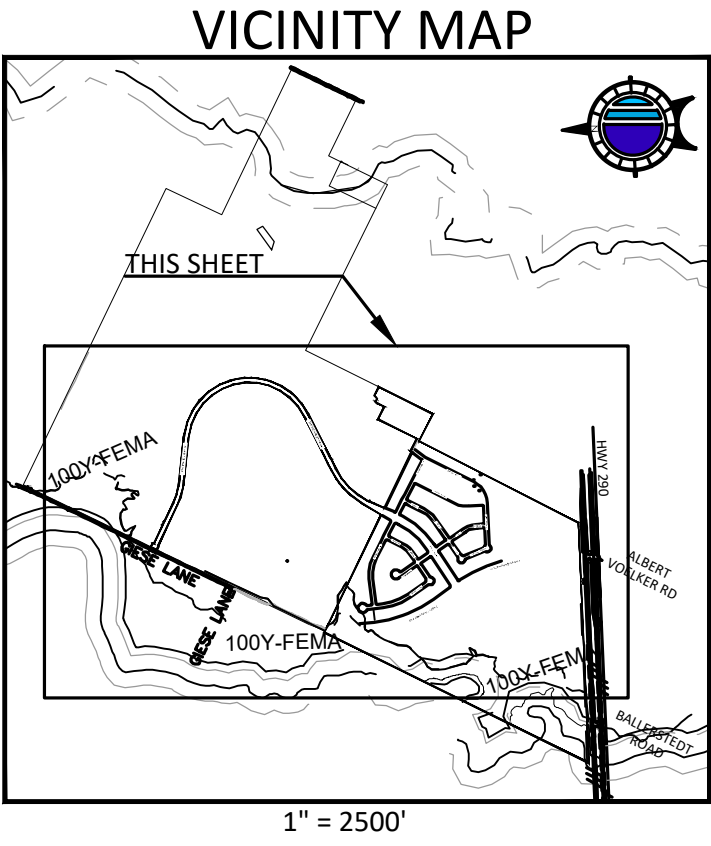
BRICKSTON PH-1				
Existing Runoff				
Point of Confluence	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
Number	(cfs)	(cfs)	(cfs)	(cfs)
10100	11	18	24	35
10200	13	23	30	44
10300	32	56	74	106
10400	19	34	44	64
10500	63	110	144	208
20100	3,716	7,173	9,773	14,653
21000	3,720	7,179	9,777	14,656
22100	23	48	67	194
24100	9	28	74	228
25200	3	5	7	11
25300	28	59	82	127

*Note: Drainage analysis performed by House Moran. Please see House Moran Brickston Stormwater Master Plan for additional information.

GRAPHIC SCALE 1"=150'

LEGEND

- DRAINAGE AREA
- FLOW ARROW
- POINT OF CONFLUENCE
- 100Y-ATLAS 14 - 100YR FLOODPLAIN (ATLAS 14)
- 100Y-FEMA - 100YR FLOODPLAIN (FEMA)



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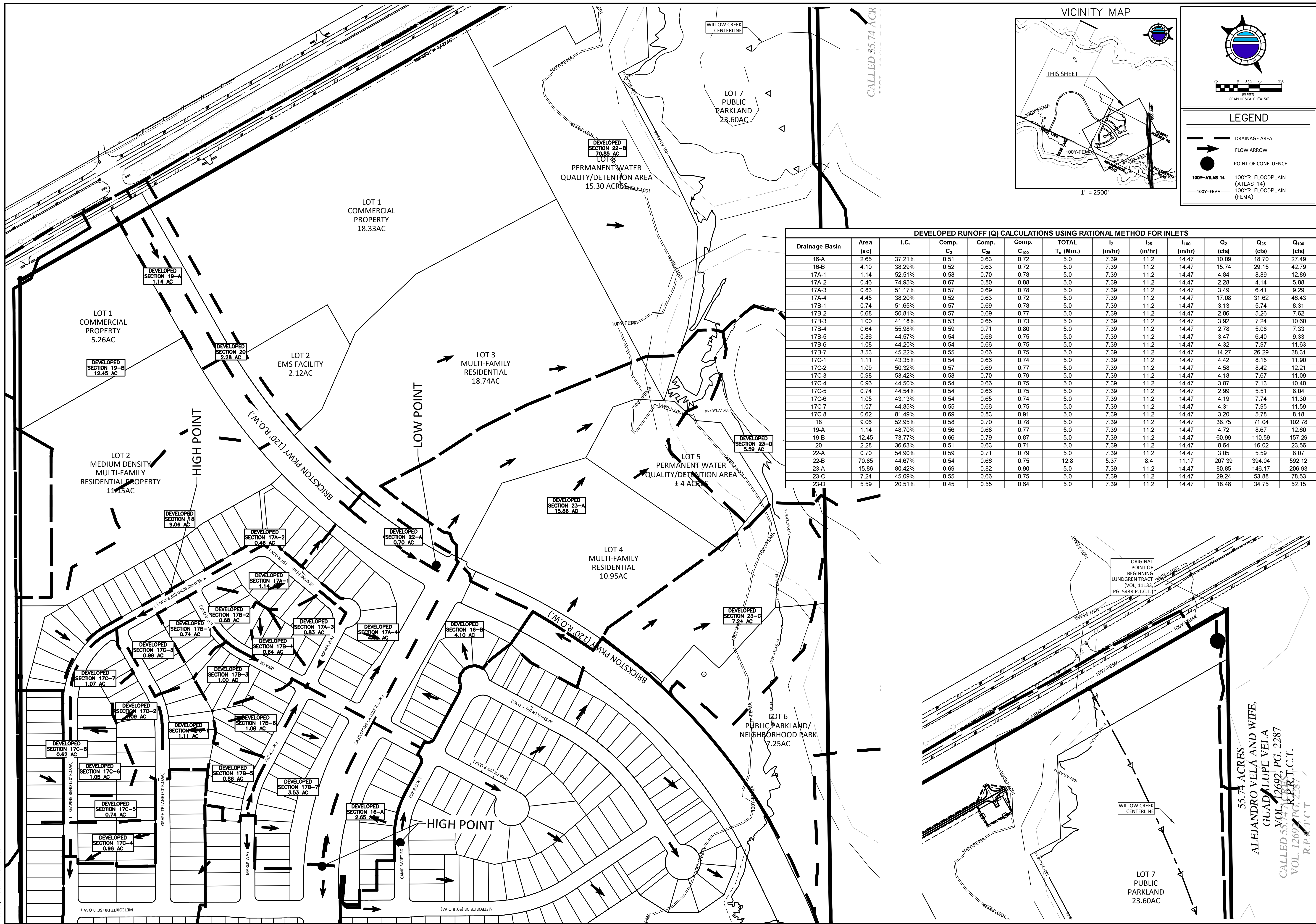
EXISTING DRAINAGE AREA MAP

BRICKSTON PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD.,
ELGIN, TX (TRAVIS COUNTY)

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET
12

Project No.: 1028-008



DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR INLETS												
Drainage Basin	Area (ac)	I.C.	Comp. C ₂	Comp. C ₂₅	Comp. C ₁₀₀	TOTAL T _c (Min.)	i ₂ (in/hr)	i ₂₅ (in/hr)	i ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
16-A	2.65	37.21%	0.51	0.63	0.72	5.0	7.39	11.2	14.47	10.09	18.70	27.49
16-B	4.10	38.29%	0.52	0.63	0.72	5.0	7.39	11.2	14.47	15.74	29.15	42.79
17A-1	1.14	52.51%	0.58	0.70	0.78	5.0	7.39	11.2	14.47	4.84	8.89	12.86
17A-2	0.46	74.95%	0.67	0.80	0.88	5.0	7.39	11.2	14.47	2.28	4.14	5.68
17A-3	0.83	51.17%	0.57	0.69	0.78	5.0	7.39	11.2	14.47	3.49	6.41	9.29
17A-4	4.45	38.20%	0.52	0.63	0.72	5.0	7.39	11.2	14.47	17.08	31.62	46.43
17B-1	0.74	51.65%	0.57	0.69	0.78	5.0	7.39	11.2	14.47	3.13	5.74	8.31
17B-2	0.68	50.81%	0.57	0.69	0.77	5.0	7.39	11.2	14.47	2.86	5.26	7.62
17B-3	1.00	41.18%	0.53	0.65	0.73	5.0	7.39	11.2	14.47	3.92	7.24	10.60
17B-4	0.64	55.98%	0.59	0.71	0.80	5.0	7.39	11.2	14.47	2.78	5.08	7.33
17B-5	0.86	44.57%	0.54	0.66	0.75	5.0	7.39	11.2	14.47	4.37	6.40	9.33
17B-6	1.08	44.20%	0.54	0.66	0.75	5.0	7.39	11.2	14.47	4.32	7.97	11.63
17B-7	3.53	45.22%	0.55	0.66	0.75	5.0	7.39	11.2	14.47	14.27	26.29	38.31
17C-1	1.11	43.35%	0.54	0.66	0.74	5.0	7.39	11.2	14.47	4.42	8.15	11.90
17C-2	1.09	50.32%	0.57	0.69	0.77	5.0	7.39	11.2	14.47	4.58	8.42	12.21
17C-3	0.98	53.42%	0.58	0.70	0.79	5.0	7.39	11.2	14.47	4.18	7.67	11.09
17C-4	0.96	44.50%	0.54	0.66	0.75	5.0	7.39	11.2	14.47	3.87	7.13	10.40
17C-5	0.74	44.54%	0.54	0.66	0.75	5.0	7.39	11.2	14.47	2.99	5.51	8.04
17C-6	1.05	43.13%	0.54	0.65	0.74	5.0	7.39	11.2	14.47	4.19	7.74	11.30
17C-7	1.07	44.85%	0.55	0.66	0.75	5.0	7.39	11.2	14.47	4.31	7.95	11.59
17C-8	0.62	81.49%	0.69	0.83	0.91	5.0	7.39	11.2	14.47	3.20	5.78	8.18
18	9.06	52.95%	0.58	0.70	0.78	5.0	7.39	11.2	14.47	38.75	71.04	102.78
19-A	1.14	48.70%	0.56	0.68	0.77	5.0	7.39	11.2	14.47	4.72	8.67	12.60
19-B	12.45	73.77%	0.66	0.79	0.87	5.0	7.39	11.2	14.47	60.99	110.59	157.29
20	2.28	36.63%	0.51	0.63	0.71	5.0	7.39	11.2	14.47	8.64	16.02	23.56
22-A	0.70	54.90%	0.59	0.71	0.79	5.0	7.39	11.2	14.47	3.05	5.59	8.07
22-B	70.85	44.67%	0.54	0.66	0.75	12.8	5.37	8.4	11.17	207.39	394.04	592.12
23-A	15.86	80.42%	0.69	0.82	0.90	5.0	7.39	11.2	14.47	80.85	146.17	206.93
23-C	7.24	45.09%	0.55	0.66	0.75	5.0	7.39	11.2	14.47	29.24	53.88	78.53
23-D	5.59	20.51%	0.45	0.55	0.64	5.0	7.39	11.2	14.47	18.48	34.75	52.15

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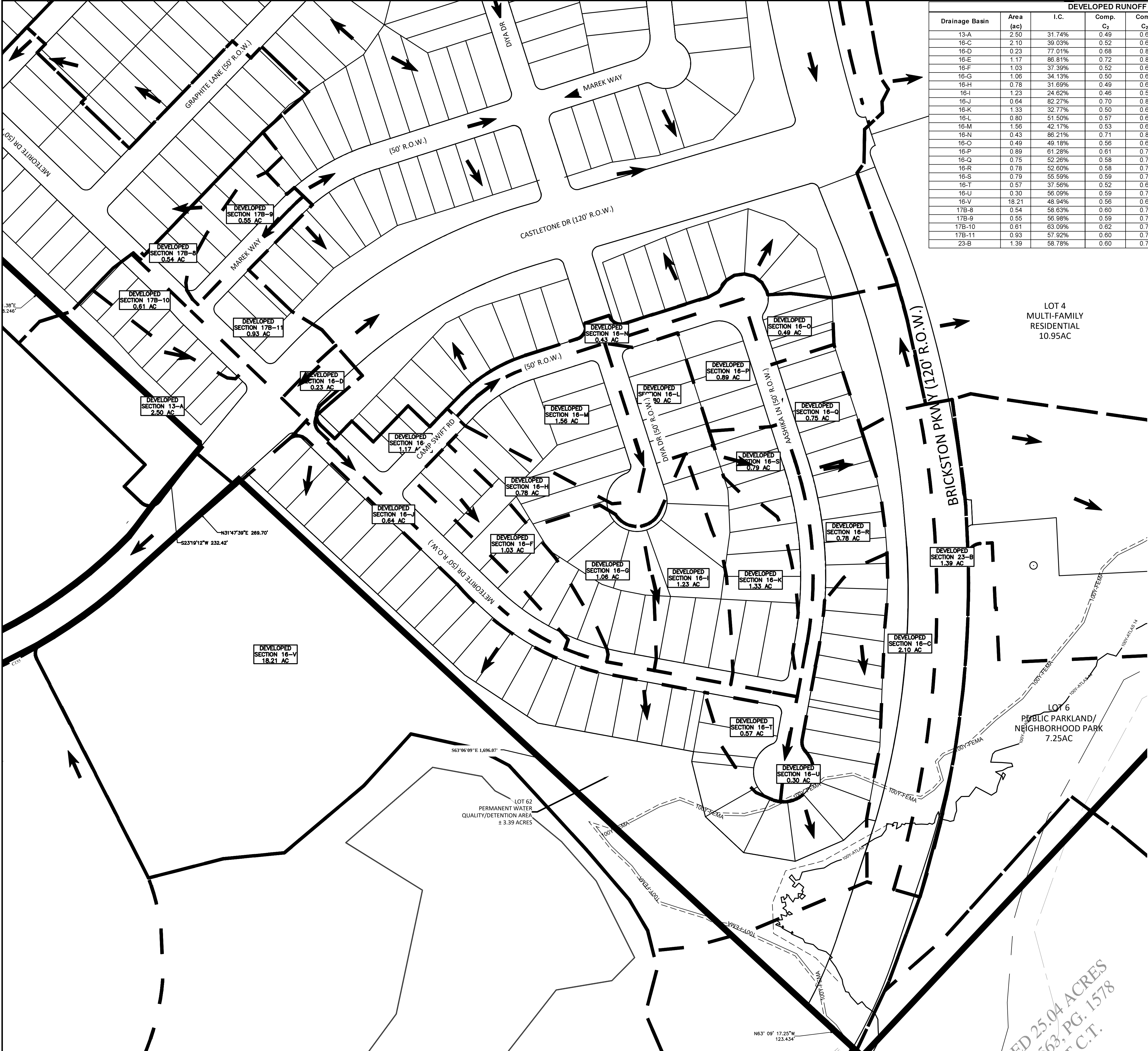
PHASE 1 PROPOSED DRAINAGE AREA MAP POC-20100	 DOUCET A Kleinfelder Company Civil Engineering // Entitlements // Geospatial 7401 S. Highway 71 W. Ste. 160 Austin, TX 78735 Tel: (512) 583-2400 www.doucetengineers.com TBPELS Engineering Firm No. F-3937 TBPELS Surveying Firm No. 10194551
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BRICKSTON PRELIMINARY PLAT- SHEET 14	U.S. HIGHWAY 290 & GIESE BLVD, ELGIN, TX (TRAVIS COUNTY)
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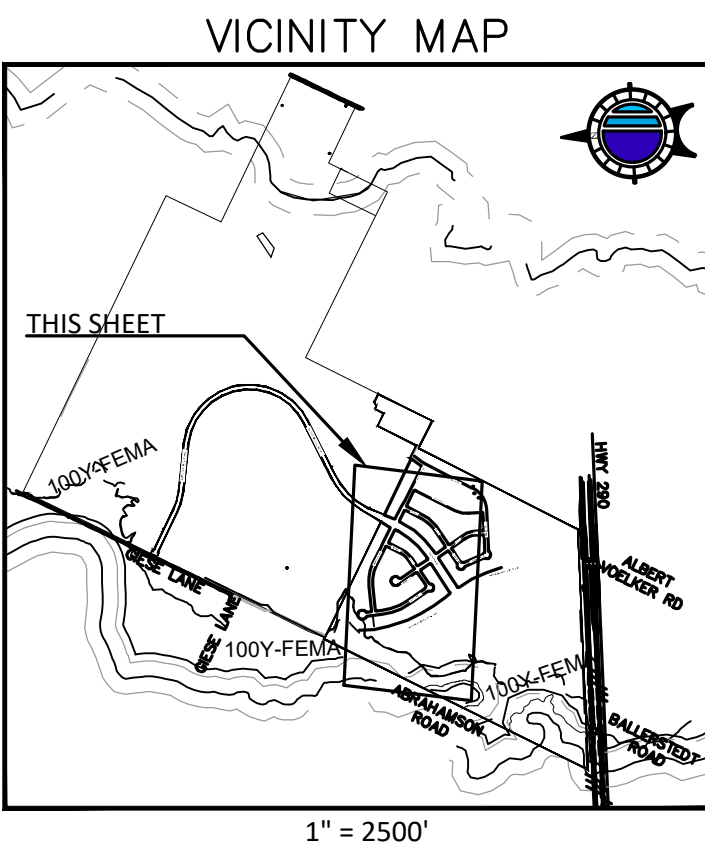
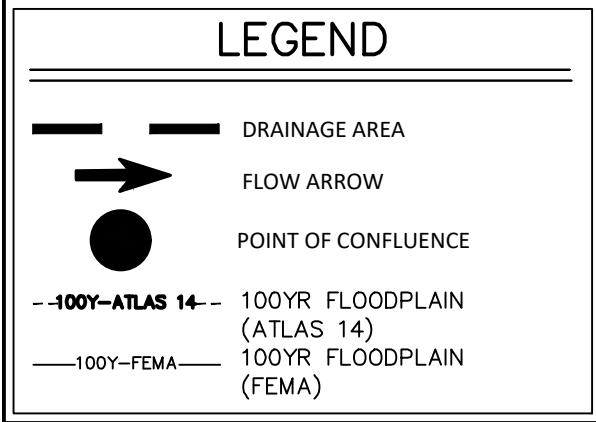
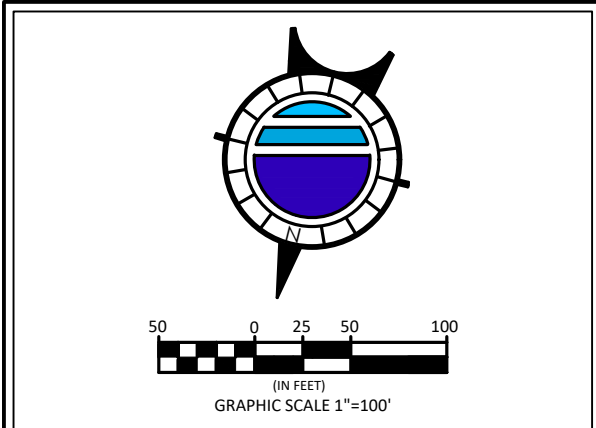
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Reviewed:	ACA
Date:	4/30/2026

Project No.: 1028-008

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DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR INLETS												
Drainage Basin	Area (ac)	I.C.	Comp. C ₂	Comp. C ₂₅	Comp. C ₁₀₀	TOTAL T _c (Min.)	I ₂ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
13-A	2.50	31.74%	0.49	0.60	0.69	5.0	7.39	11.2	14.47	9.09	16.93	25.04
16-C	2.10	39.03%	0.52	0.64	0.72	5.0	7.39	11.2	14.47	8.09	14.97	21.96
16-D	0.23	77.01%	0.68	0.81	0.89	5.0	7.39	11.2	14.47	1.15	2.08	2.95
16-E	1.17	86.81%	0.72	0.85	0.93	5.0	7.39	11.2	14.47	6.17	11.12	15.68
16-F	1.03	37.39%	0.52	0.63	0.72	5.0	7.39	11.2	14.47	3.93	7.28	10.70
16-G	1.06	34.13%	0.50	0.61	0.70	5.0	7.39	11.2	14.47	3.93	7.30	10.76
16-H	0.78	31.69%	0.49	0.60	0.69	5.0	7.39	11.2	14.47	2.83	5.26	7.78
16-I	1.23	24.62%	0.46	0.57	0.66	5.0	7.39	11.2	14.47	4.22	7.91	11.81
16-J	0.64	82.27%	0.70	0.83	0.91	5.0	7.39	11.2	14.47	3.30	5.96	8.43
16-K	1.33	32.77%	0.50	0.61	0.70	5.0	7.39	11.2	14.47	4.87	9.05	13.37
16-L	0.80	51.50%	0.57	0.69	0.78	5.0	7.39	11.2	14.47	3.37	6.19	8.96
16-M	1.56	42.17%	0.53	0.65	0.74	5.0	7.39	11.2	14.47	6.15	11.36	16.61
16-N	0.43	86.21%	0.71	0.85	0.93	5.0	7.39	11.2	14.47	2.25	4.07	5.73
16-O	0.49	49.18%	0.56	0.68	0.77	5.0	7.39	11.2	14.47	2.03	3.73	5.41
16-P	0.89	61.28%	0.61	0.74	0.82	5.0	7.39	11.2	14.47	4.05	7.38	10.60
16-Q	0.75	52.26%	0.58	0.70	0.78	5.0	7.39	11.2	14.47	3.20	5.87	8.50
16-R	0.78	52.60%	0.58	0.70	0.78	5.0	7.39	11.2	14.47	3.31	6.06	8.78
16-S	0.79	55.59%	0.59	0.71	0.79	5.0	7.39	11.2	14.47	3.44	6.29	9.08
16-T	0.57	37.56%	0.52	0.63	0.72	5.0	7.39	11.2	14.47	2.17	4.01	5.90
16-U	0.30	56.09%	0.59	0.71	0.80	5.0	7.39	11.2	14.47	1.29	2.36	3.40
16-V	18.21	48.94%	0.56	0.68	0.77	5.0	7.39	11.2	14.47	75.68	139.09	201.98
17B-8	0.54	58.63%	0.60	0.72	0.81	5.0	7.39	11.2	14.47	2.40	4.39	6.32
17B-9	0.55	56.98%	0.59	0.72	0.80	5.0	7.39	11.2	14.47	2.43	4.45	6.41
17B-10	0.61	63.09%	0.62	0.74	0.83	5.0	7.39	11.2	14.47	2.77	5.06	7.25
17B-11	0.93	57.92%	0.60	0.72	0.80	5.0	7.39	11.2	14.47	4.13	7.55	10.88
23-B	1.39	58.78%	0.60	0.72	0.81	5.0	7.39	11.2	14.47	6.19	11.32	16.29



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TBP#LS Engineering Firm No. F-9937
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**PHASE 1 PROPOSED
DRAINAGE AREA MAP**

POC-22100

**BRICKSTON
PRELIMINARY PLAT-**
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET
15

Project No.: 1028-008

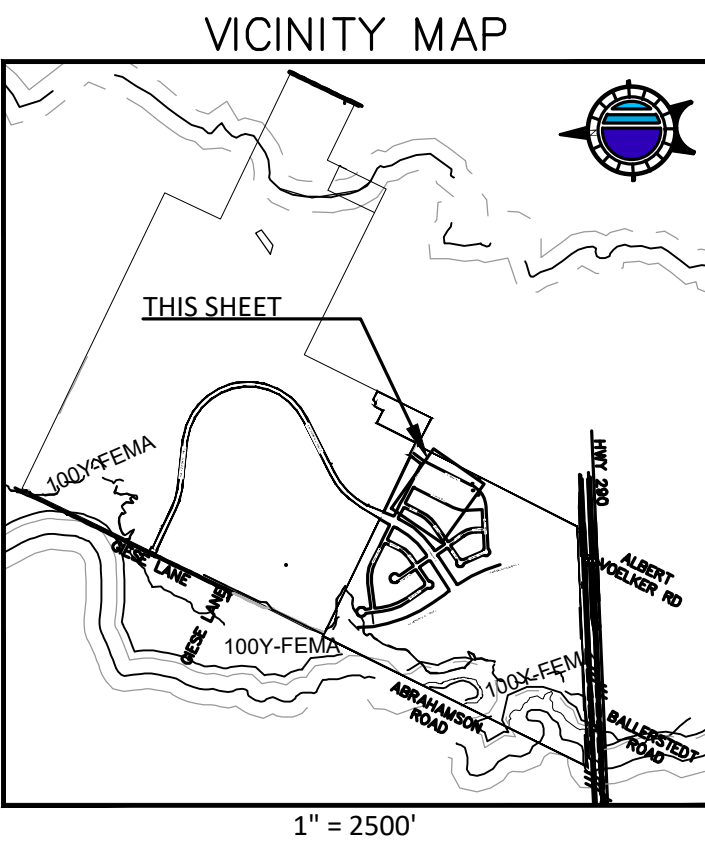
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DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR INLETS												
Drainage Basin	Area (ac)	I.C.	Comp. C ₂	Comp. C ₂₅	Comp. C ₁₀₀	TOTAL T _c (Min.)	I ₂ (in/hr)	I ₂₅ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
13-B	1.81	26.54%	0.47	0.58	0.67	5.0	7.39	11.2	14.47	6.32	11.82	17.60
17C-9	0.72	48.68%	0.56	0.68	0.77	5.0	7.39	11.2	14.47	3.00	5.52	8.01
17C-10	0.86	54.09%	0.58	0.70	0.79	5.0	7.39	11.2	14.47	3.70	6.78	9.80
17C-11	0.55	81.70%	0.69	0.83	0.91	5.0	7.39	11.2	14.47	2.81	5.09	7.19
17C-12	1.35	58.30%	0.60	0.72	0.81	5.0	7.39	11.2	14.47	6.00	10.97	15.80
17C-13	0.75	42.15%	0.53	0.65	0.74	5.0	7.39	11.2	14.47	2.96	5.47	8.00

LEGEND

DRAINAGE AREA

FLOW ARROW100Y-ATLAS 14

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF J. KEITH SCHAUER, P.E., TBP#81658 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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A Kleinfelder Company

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7401 E. Highway 71 W. Ste. 140
Austin, TX 78735, Tel: (512)-583-2400
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194351

PHASE 1 PROPOSED
DRAINAGE AREA MAP
POC-10500

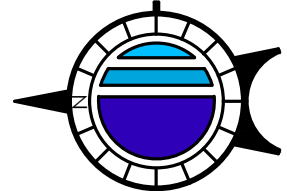
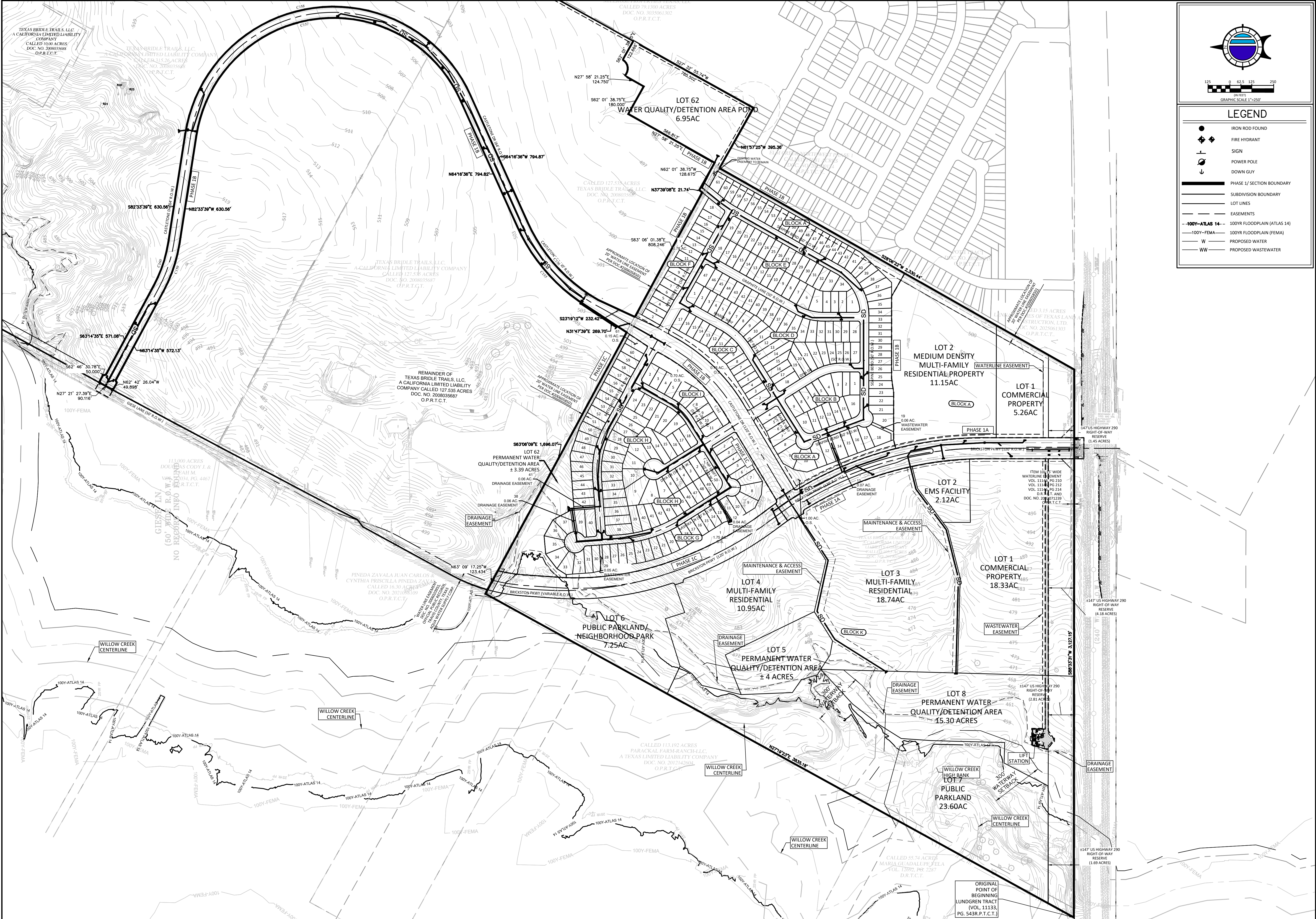
BRICKSTON
PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD,
ELGIN, TX (TRAVIS COUNTY)

Scale:
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

SHEET
16

Project No.:
1028-008

Drawing: C:\working\mfr\docprod\visual\sharma\10278714\1028-04-PP-SP.dwg
User: VSHARMA
Plot Date/Time: Jul 01, 26 - 16:02:45



GRAPHIC SCALE 1"=250'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 100YR FLOODPLAIN (ATLAS 14)
- 100YR FLOODPLAIN (FEMA)
- PROPOSED WATER
- PROPOSED WASTEWATER

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TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194551

PHASE 1 OVERALL STORM SEWER PLAN

BRICKSTON PRELIMINARY PLAT- U.S. HIGHWAY 290 & GIESE BLVD., ELGIN, TX (TRAVIS COUNTY)

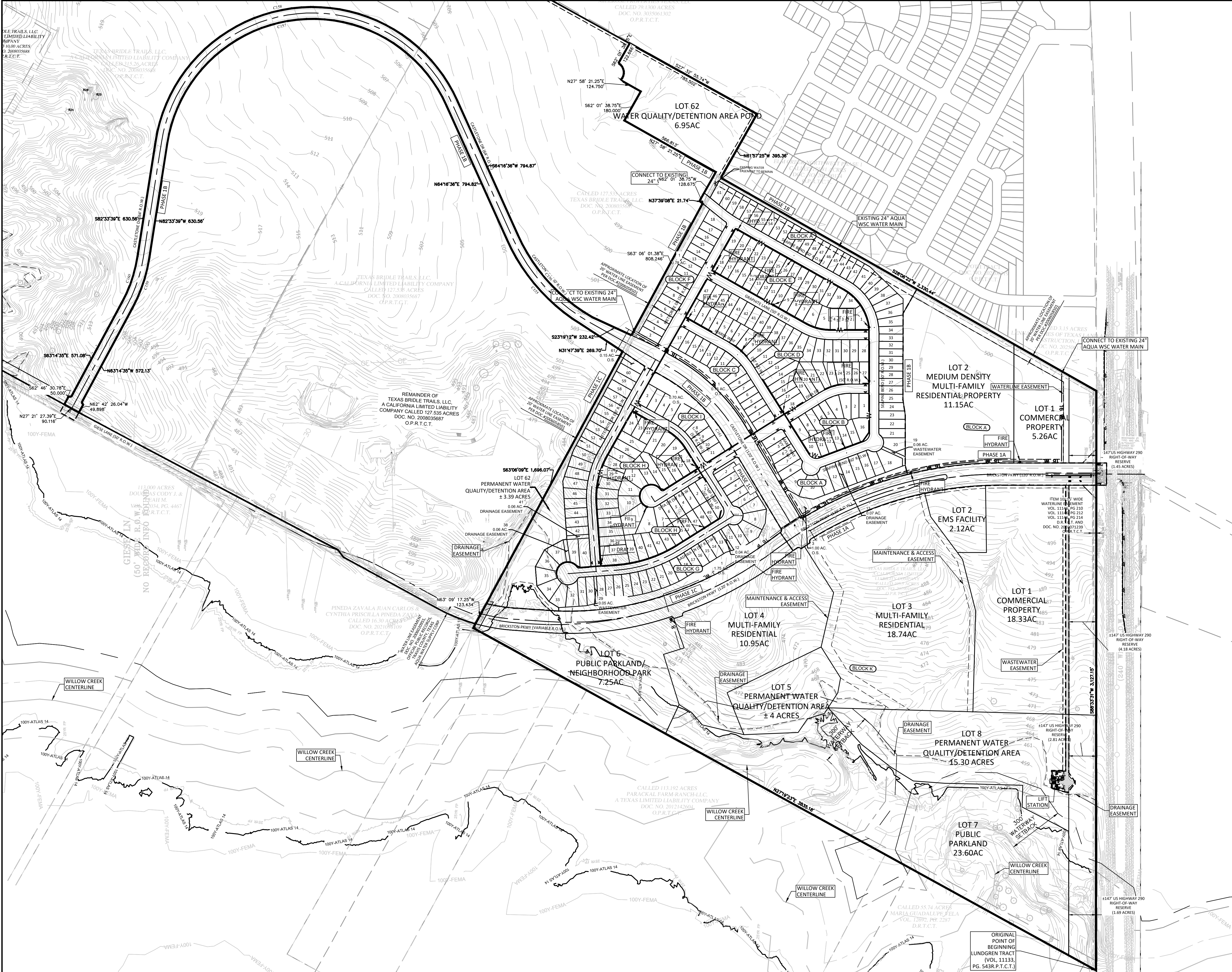
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Date: 4/30/2026

SHEET

17

Project No.:
1028-008

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User: VSHARMA
Plot Date/Time: Jul 01, 26 - 16:02:59



125 0 62.5 125 250
(IN FEET)
GRAPHIC SCALE 1"=250'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- PHASE 1/ SECTION BOUNDARY
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SET-BACK
- EASEMENTS
- 100Y-ATLAS 14
- 100Y-FEMA
- 100YR FLOODPLAIN (ATLAS 14)
- 100YR FLOODPLAIN (FEMA)
- W
- PROPOSED WASTEWATER

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF J. KEITH SCHAUER, P.E., TBP#81658 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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TBP#LS Engineering Firm No. F-3937
TBP#LS Surveying Firm No. 10194351

**PHASE 1 OVERALL WATER
PLAN**

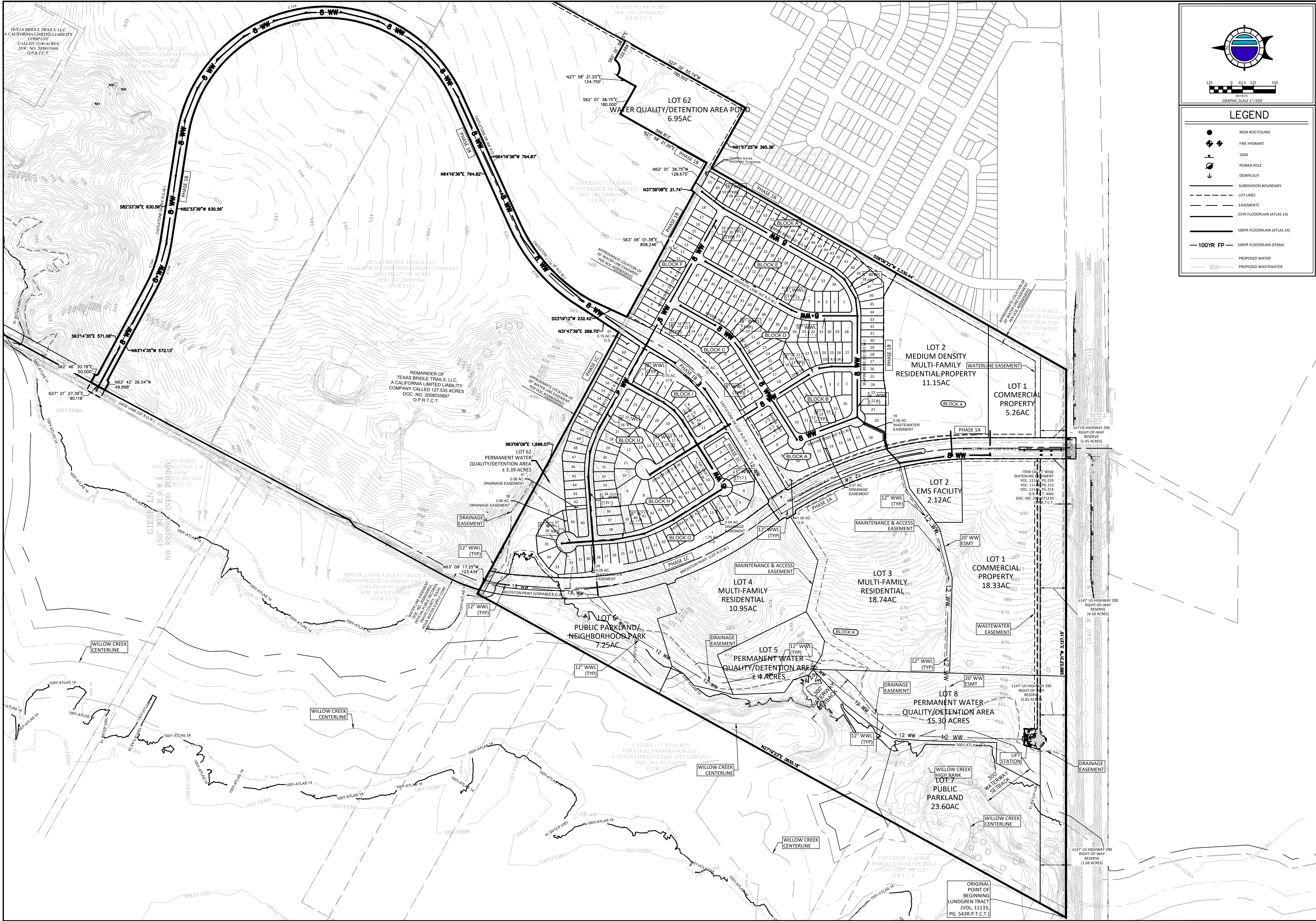
**BRICKSTON
PRELIMINARY PLAT-**
U.S. HIGHWAY 290 & GIESE BLVD.,
ELGIN, TX (TRAVIS COUNTY)

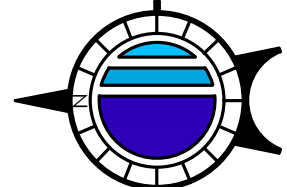
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Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

**SHEET
18**

Project No.:
1028-008

Drawing: C:\working\mif\doc\prod\visual\sharma\10278714\1028-04-PP-SP.dwg
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Plot Date/Time: Jul 01, 26 - 14:03
Plot Date/Time: Jul 01, 26 - 16:03:09





125 0 62.5 125 250
(IN FEET)
GRAPHIC SCALE 1"=250'

LEGEND

- IRON ROD FOUND
- FIRE HYDRANT
- SIGN
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- 25YR FLOODPLAIN (ATLAS 14)
- 100YR FLOODPLAIN (ATLAS 14)
- 100YR FP
- 100YR FLOODPLAIN (FEMA)
- PROPOSED WATER
- PROPOSED WASTEWATER

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF J. KEITH SCHAUER, P.E., TBP#81658 FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY ALL GOVERNING JURISDICTIONS

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TBP#LS Surveying Firm No. 10194351

**PHASE 1 OVERALL
WASTEWATER PLAN**

**BRICKSTON
PRELIMINARY PLAT-
U.S. HIGHWAY 290 & GIESE BLVD.,
ELGIN, TX (TRAVIS COUNTY)**

Scale: _____
Designed: ACA
Drawn: CLS
Reviewed: ACA
Date: 4/30/2026

**SHEET
19**

Project No.:
1028-008



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

July 6, 2026

Ms. Rachel Shanks
Texas Bridal Trails
14320 Saratoga Sunnyvale Road, Suite 10
Saratoga, California 95070

RE: Brickston Phase 1 Preliminary Plat - Review

Dear Ms. Shanks:

WGA has reviewed the following documents listed below submitted on July 2, 2026.

1. Preliminary Plat dated April 30, 2026.
2. Other supporting documents submitted with the Preliminary Plat: Comment Response Letter.

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

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

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

Sincerely,

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

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

cc: William McIlvain, City of Elgin