

Elgin Historic Review Board

Agenda

WEDNESDAY August 25, 2021

7:30 am

404 North Main Street Elgin Public Library

**Molly Alexander, Chair, Ed Rivers, Robert Ryland, Skie O 'Mahoney,
Micah Erwin, Jake Carter, Cynthia Burchfield, Barry Barker, Sherri Richardson**

1. CALL TO ORDER
2. WELCOME
3. PUBLIC COMMENT

Individuals may request to speak on items on the agenda, and items not on the agenda. Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any board member, Council Member, member of Staff, other individual or group.

4. MINUTES

4.I. Minutes June 29, 2021

Documents:

[HRB MINUTES 6-29-2021.PDF](#)

5. NEW BUSINESS

5.I. 25 North Main Street, To The Point, Sign Application

Documents:

[25 N. MAIN STREET.PDF](#)

5.II. 117 Central Avenue

Documents:

[117 CENTRAL AVE.PDF](#)

5.III. Sidewalk Plans Review

5.IV. Nana's House PDD

Documents:

6. ANNOUNCEMENTS

6.I. CARTS Transit Stop Update

6.II. Main Street Update

7. ADJOURNMENT

Certification:

I certify that the above notice was posted on the bulletin board at Elgin City Hall Annex
in the City of Elgin, Texas on or before 5:30pm Friday, August 20, 2021.

La'Richer Parks, Community Services Admin. Assistant

Notice of Possible Quorum: City Council, City of Elgin, Texas. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of City Council members present at the event makes the Act applicable.

NOTICE OF ASSISTANCE AT A PUBLIC MEETING

The City of Elgin is committed to compliance with the Americans with Disability Act. The City Hall Annex is wheelchair accessible and special marked parking is available in front of the building. 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) 281-5724. Please provide forty-eight (48) hours' notice when feasible.



Historic Review Board MINUTES
Tuesday, June 29, 2021
Elgin Public Library

Attending: Ed Rivers, Sherri Richardson, Micah Erwin, Barry Barker and Skie O'Mahoney, Cynthia Burchfield

Absent: Molly Alexander-work conflict, and Robert Ryland

Staff: Amy Miller, Community Services Director

Called at 7:32 am by Ed Rivers.

Public Comment - None.

Minutes- Minutes from March 21, 2021, were provided to the board. Jake Carter moves to approve. 2nd by Barry Barker. Passed unanimously. Cynthia Burchfield arrived.

203 Central Ave-Second Wind - Sign application, Amy Miller presented the application sign. Flat mount 16ft x 15", building is 26 linear ft. Hang sign under the awning on support perpendicular to the front of the shop with 7' ground clearance. Previously under the canopy. Sign meets requirements. Sherri Richardson moves to approve application as presented. 2nd by Skie O'Mahoney. Passed unanimously.

201 N. Main Street- Firewild Catering - Presented by Amy Miller. Flat mount with light 5x2'6" - Steel Sign projection shape only of the logo agave plant image. Sign meets requirements. To replace the temporary banner on 2nd Street: 4' x 6' steel sign that is the same raw patina as the projection sign. This sign would be a cut out of "Firewild On Main" in the company's font. It would not have the agave image on it - only the name. Sign size and placement meet requirements. Skie O'Mahoney moves to approve as presented. 2nd by Micah Erwin. Passed unanimously.

109 Central Ave-Elgin Meadery- Presented by Micah Erwin. Projection sign 3x3 9sq. ft. 18 sq. ft. total. Building leased space with 30 linear feet of storefront. Production and tasting room. Sherri Richardson moves to approve. 2nd by Jake Carter. Micah Erwin abstained as business owner. Motion passed.

Announcements:

Central Avenue embankment is being cleaned up and redone by the Main Street Design Team.

New Businesses- To The Point Blade Sharpening, sale, supplies and classes at 25 N Main Street next to Prosperity Bank.

Five Year Capital Improvement Plan will be reviewed by City Council July 6 at 6:30pm

Announcements - None

Adjourned 8:26 am

APPROVED:

ATTEST:



ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 7/19/21

APPLICANT INFORMATION

Applicant is:

☐ Building Owner ☒ Business Owner ☐ Contractor

Applicant Name Tana Clooten

Applicant Signature Tana

BUILDING INFORMATION

Name of Building _____

Physical Address 25 n main st

Owner Name Prosperity Bank

Owner Mailing Address _____

Owner Phone # (____) _____

Property Owner Signature _____ Date Approved 7/19/21

BUSINESS INFORMATION

Business Name To The Point

Bus. Owner Name Tana Clooten

Bus. Mailing Address 25 n main st, Elgin

Bus. Phone # (512) 549-0919

Email Address tana@ttopsharp.com

CONTRACTOR INFORMATION

Contr. Name _____

Contr. Address _____

Contr. Phone # (____) _____

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☒ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions 66" (5.5 ft) x 10' 6" (83 ft) = 4.56 sq ft

Projection Sign (sq ft x 2) Total sq ft 9.12

☐ Building Front Linear Feet 32 ft.
meets standards ☐ yes ☐ no

☐ Window Dimensions 15' x 7' = 105 sq ft
% Coverage; meets standards ☐ yes ☐ no

Each window 4 x 7 = 28 ft²
Door 3 x 7 = 21 ft²

Details attached

Intended and desired starting and completion date of alteration or repairs.

Start _____ Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Canvas canopy to replace existing canvas canopy

Bowre knife Projection Sign.

Drawing/ sketch of the proposed external alteration (use additional paper if needed).
Please provide current photos of property.

Attached

projection signage will be attached to the building by a metal triangulated bracket

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

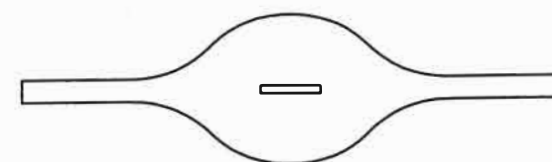
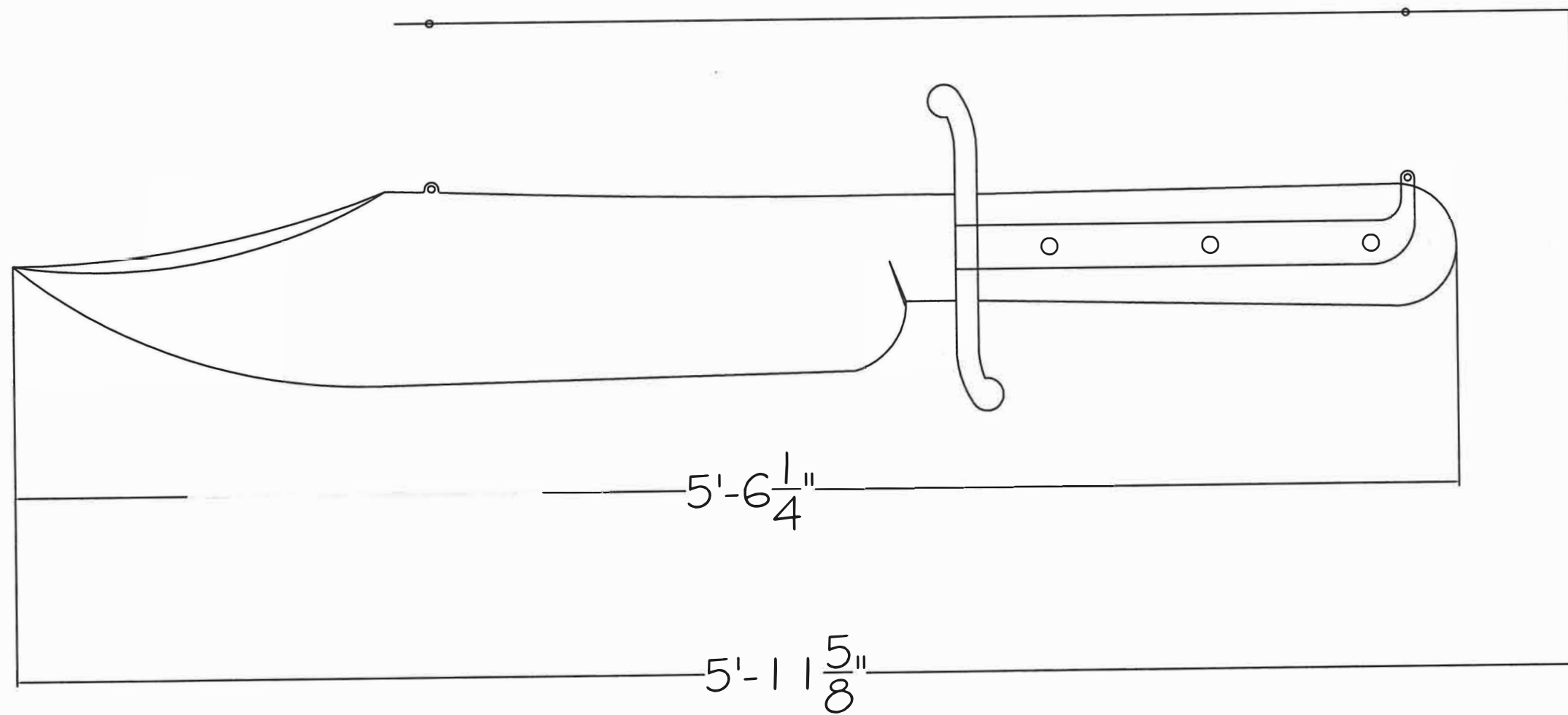
City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee \$50

Temporary Banner fee \$25
Payable to The City of Elgin

P.O. Box 591
Elgin, TX 78621

For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us





Sharpening Services

32.75"W X 15.8"H - 3.6 sqft

Knives & Cutlery

33.5"W X 15.7"H - 3.6 sqft

Knife Making Supplies

41.5"W X 15"H - 4.3 sqft

Door Logo

24"W X 13.4"H - 2.2 sqft

Door Hours

19.5" X 20"H - 2.7 sqft









ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 7/17/21

APPLICANT INFORMATION

Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name KAREN BERNSTEIN

Applicant Signature [Signature]

BUILDING INFORMATION

Name of Building N/A

Physical Address 117 CENTRAL AVE.

Owner Name KAREN BERNSTEIN

Owner Mailing Address 117 CENTRAL AVE.

Owner Phone # (512) 814 9659

Property Owner Signature [Signature] 7/17/21

Date Approved

BUSINESS INFORMATION

Business Name _____

Bus. Owner Name N/A

Bus. Mailing Address N/A

Bus. Phone # (____) _____

Email Address _____

CONTRACTOR INFORMATION

Contr. Name MARIO ALCOCELA

Contr. Address ELGIN

Contr. Phone # (512) 736-6840

OTHER CONTACT INFORMATION

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☒ Window

Sign Dimensions 5 x 6 = 30 sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____
meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft
_____% Coverage; meets standards ☐ yes ☐ no

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

Intended and desired starting and completion date of alteration or repairs.

Start JULY 30, 2021 Complete AUG. 13, 2021

Description of proposed external alteration or repair (use additional paper if needed)

DEMOLITION OF COMMERCIAL SPACE FLOOR; FIX BEAM ON REELACE, POUR CONCRETE, FIX DOOR THAWSON

Drawing/ sketch of the proposed external alteration (use additional paper if needed).

Please provide current photos of property.

(SEE PHOTOS)

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

Chairman/Vice Chairman Signature _____ Date _____

Building Official or Designee Signature _____ Date _____

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined \$2000 per day." Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

For questions call (512) 281-0119 or write to mlipiec@ci.elgin.tx.us & amiller@ci.elgin.tx.us

North wall closeup



North wall





Front threshold





Door Frame Damage

Corner Threshold





Development Services Department

STAFF REPORT

Nanas House PDD Workshop Staff Report

July 16, 2021

WORKSHOP SUMMARY

This is a workshop of upcoming items that have requested a PDD rezoning. Eventually these items will come before you for a recommendation for rezoning. However, the purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. Please be aware City Staff has removed some of the pages to shorten the packet size, however the actual application, PDD text, and Concept Plans (when originally provided by the applicants) have been retained for this meeting. Staff has also provided an aerial and zoning map to assist with the overall development pattern of the area. The lot inside the blue outlines on these maps is the proposed project.

NANA'S HOUSE PDD

This is a project where the applicant has been working with Staff for a few years to construct a nursing home at the property. The proposal is seeking to rezone to a PDD to allow for a 7,990 sq. ft. senior living facility. There are several issues that need to be worked out with the City such as acquisition of ROW for the property. The PDD text, which is how it will be developed, and the concept plan, a visual representation of how it will be developed, has been included for review.

[illegible]

1:2,257



ArcGIS Web Map

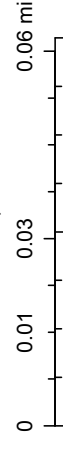


7/16/2021, 1:36:41 PM

Zoning

- Zoning
- | | | | |
|---|--|---|--|
|  | A - Multiple Family Residential District |  | I - General Industrial District |
|  | R2 - Single Family Residential District |  | R2 - Single Family & Garage Apartment District |
|  | R3 - Single Family/Two Family/Industrialized Home District |  | R3 - Single Family/Two Family/Industrialized Home District |
|  | C2 - General Commercial District | | |

1:2,257



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin,

Source: Esri; DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Web AppBuilder for ArcGIS

PDD REZONING APPLICATION

Date: _____

New ☒ Modification ☐

Modification of _____

SITE INFORMATION

Project Address: 104 S Avenue A

Parcel Identification Number (if no address): R12268

APPLICANT

Name: DLJ Holdings LLC

Postal Address: 162 Forest Drive
Elgin, TX 78621

E-Mail Address: luannmj59@yahoo.com; Phone Number: 512-965-0408

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.

James R. McCann, P.E.

Notary Public for the State of Texas
My Commission Expires 06/04/2021

James R. McCann

06/04/2021

Signature

Printed Name

Date

Project Description:

Construction of an 7,990 sf senior living facility with associated parking, sidewalks,
detention pond and utilities.

The project will consist of 14 bedrooms and common living spaces.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

AGREEMENT AND DEVELOPMENT PLAN

Nana's House
[NAME OF DEVELOPMENT]

PLANNED DEVELOPMENT DISTRICT (PDD)

THE STATE OF TEXAS §
COUNTY OF **Bastrop** §

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ELGIN, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and **DLJ HOLDINGS, LLC** , its successors and assigns, (hereafter referred to as the "Owner"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of **1.039** acres, as more particularly described in **Exhibit "A- C"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Development District (the "PDD"), and those portions of the Property currently lie within City Limits.

WHEREAS, pursuant to Chapter 46, Article IV, Division 10, Code of Ordinances, City of Elgin, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PDD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on _____, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PDD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Elgin and that it complies with the intent of the Planned Development District Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1.CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan included in Section II herein the "Plan."

2.ANNEXATION

[This area should contain a statement about if and when the property is annexed into the Elgin City Limits.]

3. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed.

4.ZONING VIOLATION

The Owner, his successors and assigns understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Elgin, Texas, as amended. This Plan will be filed in the Official Records of **Bastrop** County, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

5.MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Bastrop County, Texas and venue for any action arising hereunder shall be in Bastrop County.

5.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

CITY OF ELGIN, TEXAS

DLJ Holdings, LLC

162 Forest Drive

Elgin, TX 78621

City of Elgin, Texas

P.O. Box 591

Elgin, Texas 78621

Attn: City Manager

5.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

5.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

5.13 Sunset Provision

In the event that this Planned Development Plan is not recorded within one (1) years from the date the Planned Development Plan is approved by the City Council, then the Planned Development Plan shall be automatically voided and the zoning shall revert to R-2 Single Family Duplex (the zoning ordinances in effect at the time of approval of this PDD).

II

DEVELOPMENT PLAN ("Plan")

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as "the Code"

2. **PROPERTY**

This Development Plan (hereinafter referred to as "Plan") covers approximately 1.039 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto. **Exhibits "A1" and "A2", attached hereto, represent two City owned ROW lots to be deeded to the owner for inclusion in the PDD.**

3. **PURPOSE**

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

[Include any variances to the current zoning code in this area. For example variance to impervious cover parking requirements or building height requirements, etc.]

4.2 **Other Ordinances**

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. **PERMITTED USES**

The Property shall be used and developed as shown in Exhibits "A-C" attached hereto and incorporated herein. Exhibit "B" depicts the Development Plan for the property, Exhibit "C" depicts the development standards for the Residential Parcels within the Property. ~~A property owner's association governing the residential and commercial properties will be developed before certificate of occupancy.~~

6. **UNDERGROUND UTILITY SERVICE**

All utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

7. **DRIVEWAY ACCESS TO**

~~[It should be stated in this section if special access is required for the development.]~~

8. **PARKLAND DEDICATION [If applicable]**

~~The parkland dedication requirements for the Property shall be met in full by providing the following:~~

~~8.1 **Parkland Fee in Lieu of Required [If applicable]**~~

~~[This item must be negotiated with Michael Goncalves, Parks Director.]~~

~~8.2 **Trail and Drainage System**~~

~~[Include information if applicable along with exhibits.]~~

~~8.3 **Parkland and Pocket Parks**~~

~~[Include information if applicable.]~~

~~8.4 **Amenity Center**~~

~~[Include information regarding amenity centers if applicable.]~~

9. **SIGNS**

~~9.1 [Include information regarding proposed primary and secondary signs. Please see Chapter 32 of our Code of Ordinances.]~~

10. **WATER AND WASTEWATER**

10.1 Potable water and wastewater will be provided by City of Elgin to the Property Line.

11. **~~WATER QUALITY, DETENTION, AND IMPERVIOUS COVER~~**

11.1 This project will not provide water quality. Detention will be provided to detain the 2, 10, 25, and 100 year storm events based on the NOAA 2014 24 hour Precipitation Values. Impervious cover will be 40% or less.

12. **DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS**

12.1 This project ~~will~~ will not provide mutual access agreements on parking lots, driveways and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances. This project will not provide connectivity to adjacent properties.

13. **STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, AND SETBACKS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS**

13.1 This project complies with the C-2 zone building setback lines.
[Include variances to these items here if applicable.]

14. **CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

14.1 **Minor Changes**

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

14.2 **Major Changes**

All changes not permitted under section 10.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) as it applies to the land of the Rezoning Owner.

~~14.3 **Deed Restrictions and Creation of a Home Owner's Association**~~

~~The Owner shall create a Condominium Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created and deed restrictions recorded before commencement of any development on all or any portion of the Property. The deed restrictions shall be submitted to the City for review to determine consistency with this Agreement before recording. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and developers of land within the Property. Any~~

~~deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of _____ County, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern. City shall review any proposed changes for consistency.~~

EXHIBIT A – “METES AND BOUNDS DESCRIPTION OF THE PROPERTY”

EXHIBIT A1 - "CITY OF ELGIN TRACT 1"

EXHIBIT A2 - "CITY OF ELGIN TRACT 2"

DATE	10/10/10
TIME	10:00
LOCATION	1000
NAME	1000
ADDRESS	1000
CITY	1000
STATE	1000
ZIP	1000
PHONE	1000
FAX	1000
E-MAIL	1000
WEBSITE	1000
OTHER	1000

DATE OF ISSUE - MAY 2002

BEING 0.107 ACRE OF LAND SITUATED IN THE S. BULLSTOWN QUARTER, ABSTRACT NO. 11, CITY OF CLARK, BASTROP COUNTY, MISSISSIPPI, SAID BEING A PORTION OF THAT CERTAIN CALLED "1107 AC. OF LAND COMPOSED OF THE CITY CLARK OF THE MISSISSIPPI PACIFIC RAILROAD COMPANY," BY DEED BOOK 11, 1912 AND 1913, AND RECORDS DOCUMENT NO. 291700174, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, MISSISSIPPI, AND BEING A PORTION OF AN EASE FROM "HOLLYWOOD" TO "HOLLYWOOD" IN PLACE OF THE CITY OF CLARK RECORDED IN VOLUME 7, PAGE 188, DEED RECORDS OF BASTROP COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

CITY OF ELDER - TRACT TWO

BEING 0.002 ACRES OF LAND SITUATED IN THE A. BULLARD SURVEY, ABSTRACT NO. 14, DIV. OF CLERMONT, BASTROP COUNTY, MISSISSIPPI, BEING A PORTION OF THAT CERTAIN CALLED 0.192 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LEBON BY THE UNION PACIFIC RAILROAD COMPANY, BY DEED DATED JAN. 14, 1912 AND RECORDED IN DOCUMENT NO. 261209174, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY DEEDS AND GRANTS ATTACHED.

SIL HOLDINGS, LLC

WITNESSETH THAT ALL THAT CERTAIN PROPERTY COMPREHENDED AS "TRACT 1" (LOTS 1, 2, 3, 4 & 5, BLOCK 10, CITY OF CLERMONT) AND "TRACT 2" (2.78 ACRES) TO BE DEVELOPED, LLC BY DEED DATED NOVEMBER 1, 2018 AND RECORDED IN BOOK 4071 PAGE 301917133, OFFICIAL PUBLIC RECORDS OF BASTROP PARISH, LUISIANA AND CONTAINED 6.630 ACRES OF 30350 SMOKE TREE CT. LAUD.

[illegible]

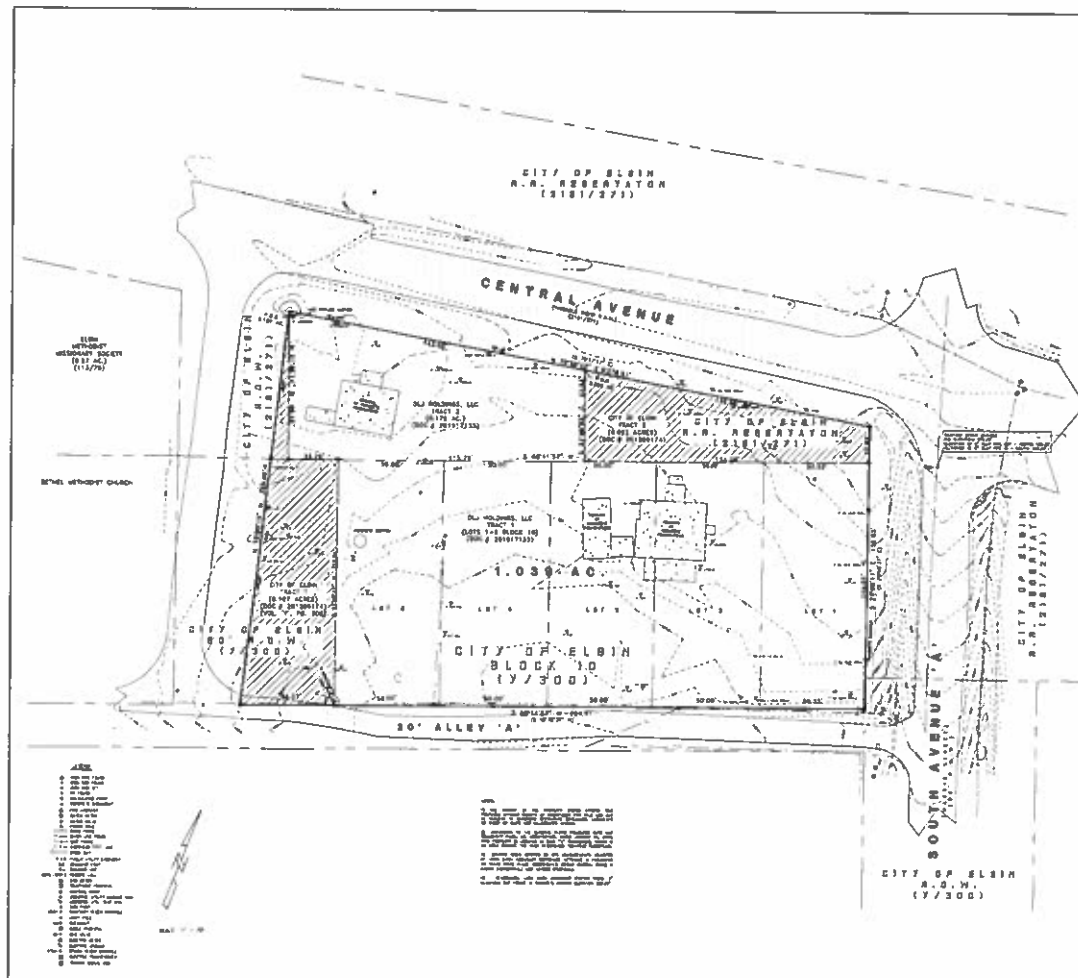
ASH &
ASSOCIATES

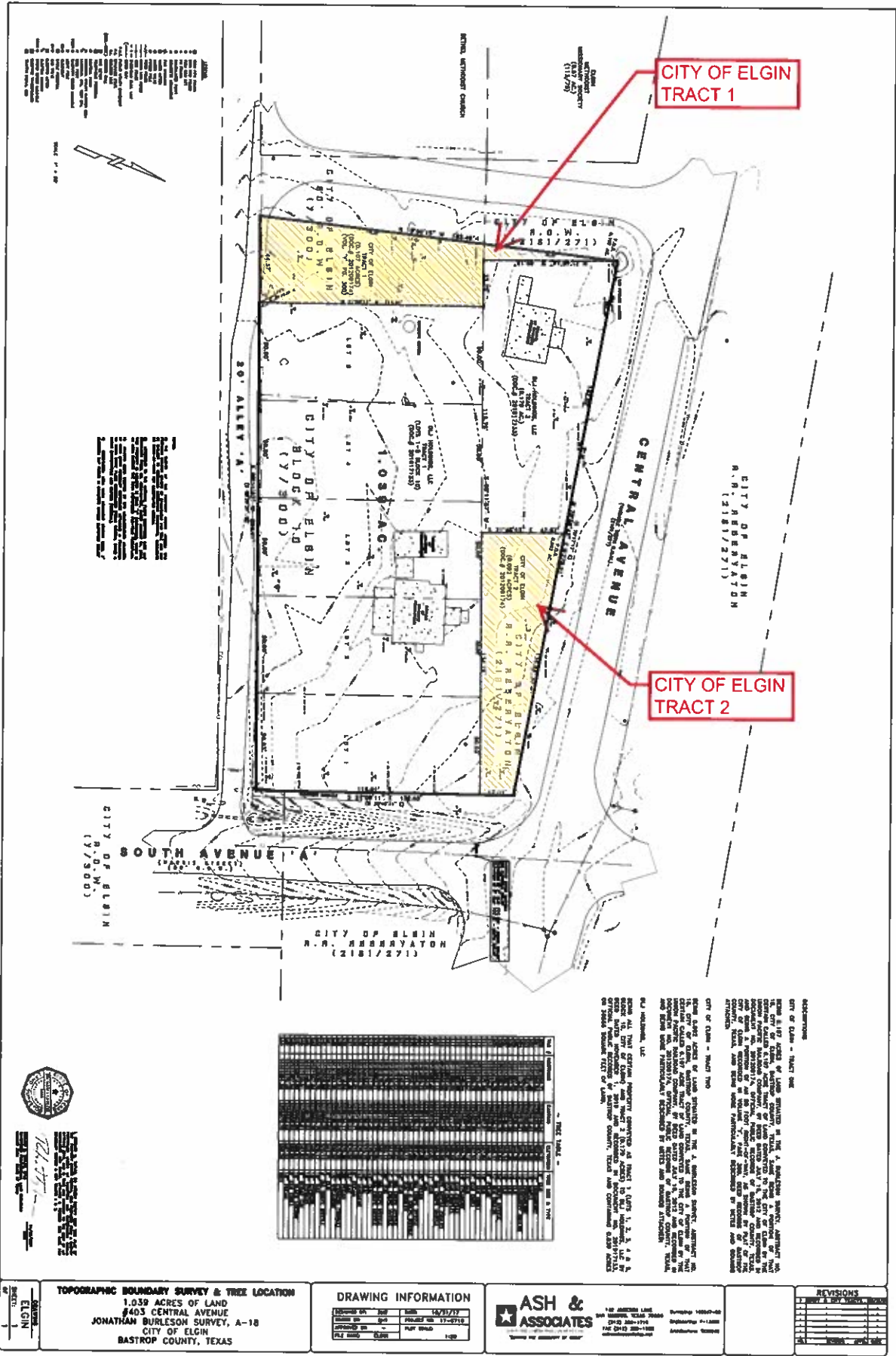
DRAWING INFORMATION

433

BOUNDARY SURVEY & TREE LOCATION
1.039 ACRES OF LAND
#403 CENTRAL AVENUE
N. HANBURSON SURVEY, A-18
CITY OF ELGIN
BASTROP COUNTY, TEXAS

TOPOGRAPHIC
JONATHAN
DRAWING
ELGIN
MET. 1
22 2





CITY OF ELGIN
TRACT 1

CITY OF ELGIN
TRACT 2

NO.	DESCRIPTION	ACRES	OWNER
1	TRACT ONE	0.518	CITY OF ELGIN
2	TRACT TWO	0.521	CITY OF ELGIN

NOTES:
1. THIS SURVEY WAS MADE FOR THE CITY OF ELGIN, TEXAS, BY THE FIRM OF ASH & ASSOCIATES, INC., A PROFESSIONAL ENGINEERING FIRM, LICENSED UNDER THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF TEXAS.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.



TOPOGRAPHIC BOUNDARY SURVEY & TREE LOCATION
1.039 ACRES OF LAND
4603 CENTRAL AVENUE
JONATHAN BURLESON SURVEY, A-18
CITY OF ELGIN
BASTROP COUNTY, TEXAS

DRAWING INFORMATION

DESIGNED BY	DATE	PROJECT NO.
DRAWN BY	DATE	PROJECT NO.
CHECKED BY	DATE	PROJECT NO.
FILE NO.	DATE	PROJECT NO.

ASH & ASSOCIATES
1000 JEFFERSON LANE
SUITE 100
ELGIN, TEXAS 75840
TEL: (409) 285-1100
FAX: (409) 285-1101
www.ashandassociates.com

REVISIONS

NO.	DATE	DESCRIPTION
1	12/1/18	ISSUED FOR PERMIT

EXHIBIT B 1 of 3



LEGEND
 --- ADJ. ROUTE
 --- DRAINAGE DIVIDE
 --- PROPERTY LINE
 --- ADJACENT LOT LINE
 --- EASEMENT LINE

811
Call before you dig. For more information, call 811 or visit 811texas.com

City of Elgin
Elgin, Texas

Development Collaboration
 403 South Central Ave. Suite 100
 Elgin, Texas 78742
 (512) 835-0000

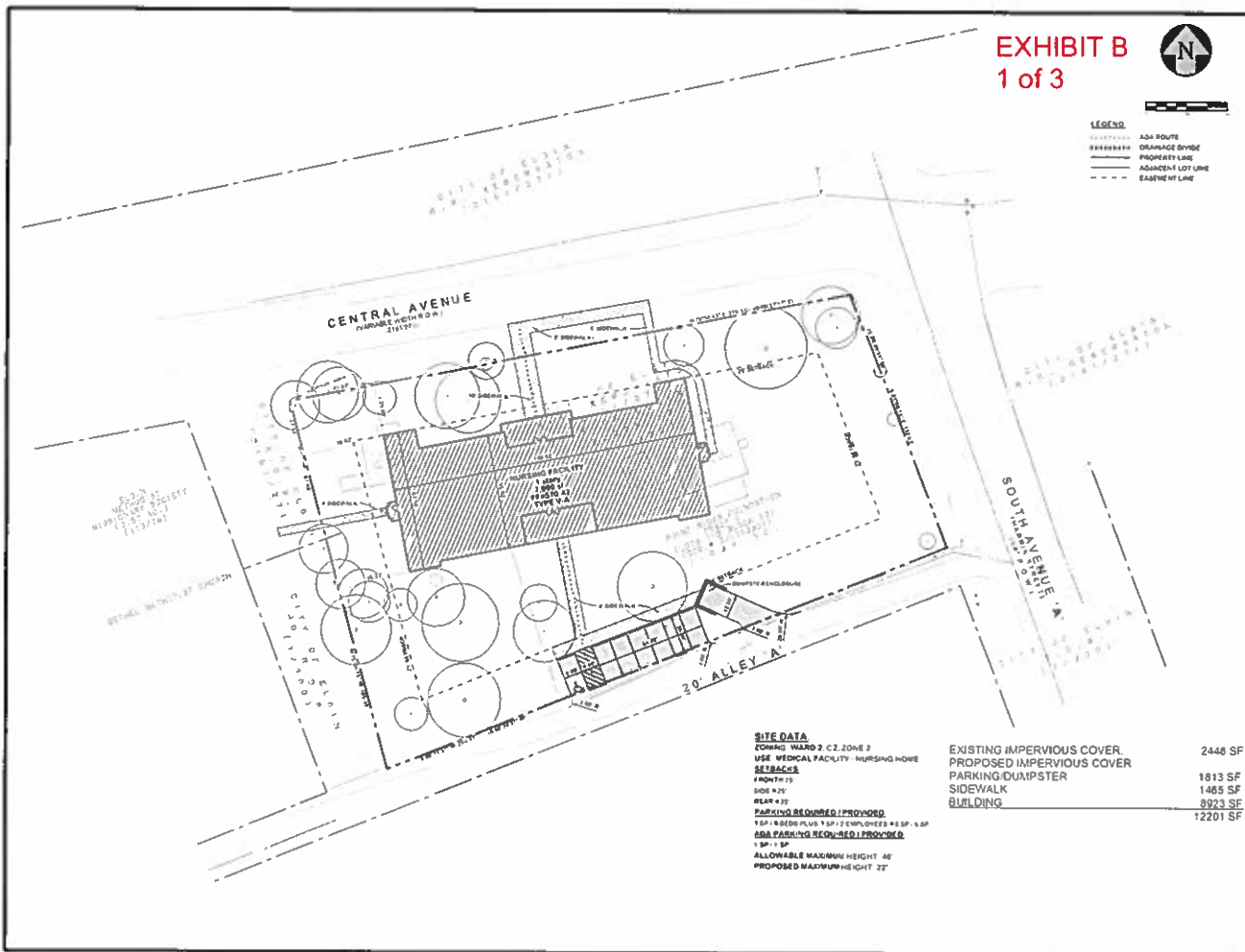
City of Elgin
Elgin, Texas

Nana's House
 Plans for Site Improvements
 403 Central Avenue, Elgin, Texas
 Site Plan

SP1
 8
 17

SITE DATA
 ZONING: WARD 2, C2, ZONE 2
 USE: MEDICAL FACILITY - NURSING HOME
SETBACKS
 FRONT: 25'
 SIDE: 4' & 25'
 REAR: 4' & 25'
PARKING REQUIRED / PROVIDED
 1 SP / 4 SP (PLUS 1 SP / 2 EMPLOYEES + 6 SP, 6 SP)
ADA PARKING REQUIRED / PROVIDED
 1 SP / 1 SP
 ALLOWABLE MAXIMUM HEIGHT: 40'
 PROPOSED MAXIMUM HEIGHT: 22'

EXISTING IMPERVIOUS COVER	2446 SF	5.4%
PROPOSED IMPERVIOUS COVER		
PARKING DUMPSTER	1813 SF	
SIDEWALK	1465 SF	
BUILDING	3923 SF	
	12201 SF	27.0%





LEGEND

	GATE VALVE
	WATER LINE
	FIRE LINE
	CULVERT
	WASTEWATER LINE

