

STONE CREEK RANCH

CONCEPT PLAN

CITY OF ELGIN, TRAVIS COUNTY, TEXAS

- NOTES:
- NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PLAN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0101H DATED SEPTEMBER 18, 2006.
 - LOTS 21 AND 38 BLOCK 'A' ARE PEDESTRIAN ACCESS LOTS TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - LOT 72 BLOCK 'A' IS A DRAINAGE/RETENTION LOT TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - LOT 89 BLOCK 'A' IS A DRAINAGE LOT TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL SUBDIVISION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ELGIN AND AQUA WSC REGULATIONS, REQUIREMENTS AND SPECIFICATIONS.



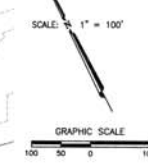
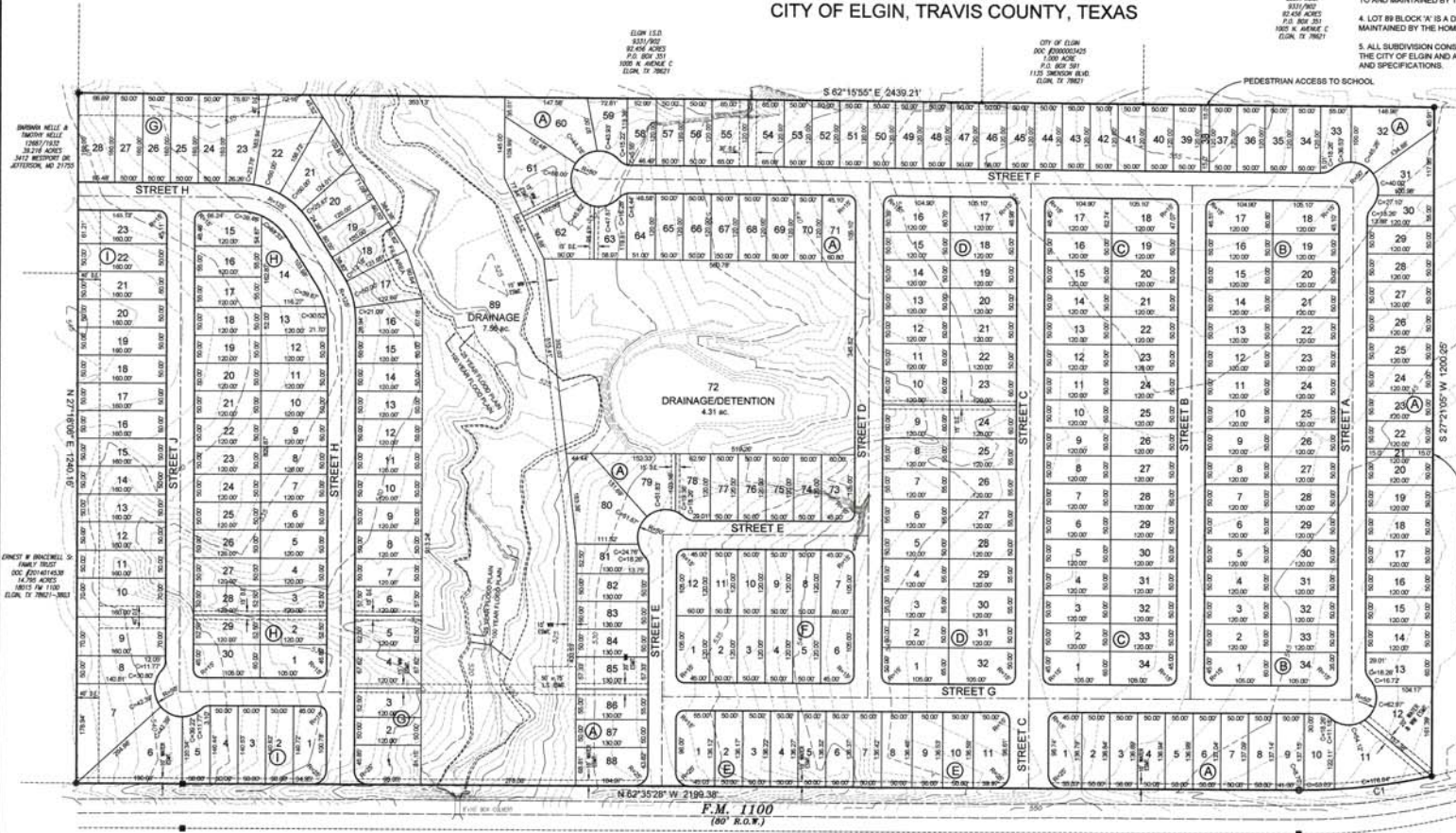
LOCATION MAP

LEGAL DESCRIPTION: 68.992 ACRES OUT OF THE HENRY MARTIN SURVEY ABSTRACT 518 TRAVIS COUNTY, TEXAS

OWNER: TRAVIS PARKER ASSOCIATES, LTD.
% C. MICHAEL BOWEN
3801 N. CAPITAL OF TX HWY
SUITE E-240-209
AUSTIN, TEXAS 78746
512-390-3062

ENGINEER: NATHAN D. SMITH, P.E. #54456
FORM F-1455
106 WEST FIRST STREET
ELGIN, TEXAS 78621
512-940-3700

SURVEYOR: JAMES C. GARON AND ASSOC.
FORM NO. 10559400
185 McALLISTER ROAD
BASTROP, TEXAS 78602
512-303-4185



LAND USE SUMMARY:

TOTAL ACREAGE	68.99 ACRES
NUMBER OF BLOCKS	9
LINEAR FOOTAGE OF STREETS	9,886 L.F.
NUMBER OF LOTS	
SINGLE FAMILY	289 45.57 ac.
PEDESTRIAN ACCESS	2 0.08 ac.
DRAINAGE/RETENTION	2 11.87 ac.
TOTAL LOTS	293 57.52 ac.
ACREAGE OF RIGHT-OF-WAY	11.47 ac.
DATE OF PREPARATION	OCTOBER 2019

- LEGEND
- 550 --- EXISTING CONTOUR
 - (B) BLOCK LABEL
 - D.E. DRAINAGE EASEMENT
 - W/E WASTEWATER EASEMENT
 - L.S. EASEMENT
 - LIFT STATION EASEMENT

BRANDY WELLS & SONS, INC. 12807 WELLS 3674 ACRES 3472 BROWNWOOD DR. AUSTIN, TX 78758

ELGIN I.S.D. 8331/082 87.42 ACRES P.O. BOX 351 1008 N. AVENUE C ELGIN, TX 78621

CITY OF ELGIN 000 83000015405 3000 ACRES P.O. BOX 351 1122 CHESTNUT BLVD. ELGIN, TX 78621

ELGIN I.S.D. 8331/082 87.42 ACRES P.O. BOX 351 1008 N. AVENUE C ELGIN, TX 78621

FRANKLIN CHURCH OF ELGIN, TEXAS 000 8300127123 65.00 ACRES 205 W. 2ND STREET ELGIN, TX 78621-3042

JOE SWAN & SONS, INC. 8001/110 4.62 ACRES

ELGIN I.S.D. 8331/082 87.42 ACRES P.O. BOX 351 1008 N. AVENUE C ELGIN, TX 78621

FRANKLIN CHURCH OF ELGIN, TEXAS 000 8300127123 65.00 ACRES 205 W. 2ND STREET ELGIN, TX 78621-3042

THIS CONCEPT PLAN WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE 23RD DAY OF MARCH, 2020

CHAURMAN: *[Signature]*

SECRETARY (ACTING): *[Signature]*

REVISIONS

NO.	DESCRIPTION	APPROVED BY:	DATE

NDS NATHAN D. SMITH, P.E.
CONSULTING ENGINEER
FORM F-1455
106 WEST FIRST STREET ELGIN, TEXAS 78621
512-940-3700 ndsmith@tdash.net



STONE CREEK RANCH
ELGIN, TEXAS

CONCEPT PLAN

SHEET NO.
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