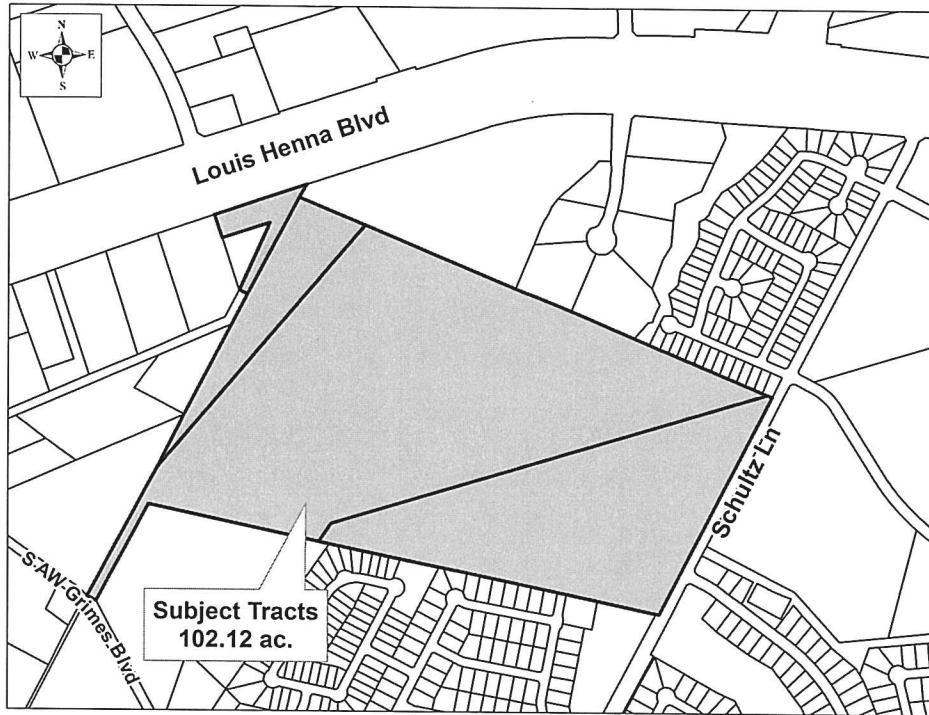


**Glen Ellyn Revised Preliminary Plat  
PRELIM PLAT PP1701-001**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Revised Preliminary Plat

**ZONING AT TIME OF APPLICATION:** PUD 105

**DESCRIPTION:** 102.12 acres out of the William Barker Survey, Abstract No. 74

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Industrial and Residential

**ADJACENT LAND USE:**

North: Residential and Industrial

South: Residential and Industrial

East: Vacant

West: Industrial and Vacant

**PROPOSED LAND USE:** Residential and Light Industrial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential - Single Unit:    | 202                   | 34.13          |
| Residential - Multi Unit:     | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 0                     | 0.00           |
| Industrial:                   | 1                     | 50.57          |
| Open/Common Space:            | 11                    | 6.12           |
| ROW:                          | 0                     | 9.67           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |
| <b>TOTALS:</b>                | <b>214</b>            | <b>102.12</b>  |

Owner:  
DAUGHERTY FAMILY REGISTERED LTD  
LIABILITY PARTNERSHIP #1  
4409 GAINES RANCH LOOP  
APT 538

Agent  
Gray Engineering, Inc.  
Steven Minor  
8834 N. Capital of TX Hwy., Ste. 140  
Austin, TX 78759

**Glen Ellyn Revised Preliminary Plat  
PRELIMINARY PLAT      FP1701-001**

**HISTORY:** City Council approved the Glen Ellyn Planned Unit Development (PUD 105) on April 14, 2016. City Council approved the Glen Ellyn Annexation April 14, 2016. The Planning and Zoning Commission approved the Glen Ellyn Preliminary Plat and Final Plat on April 20, 2016.

**DATE OF REVIEW:** March 1, 2017

**LOCATION:** Southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The property is designated as industrial in the General Plan. PUD No. 105 amended this plan to provide for the designation of approximately half of the property as single family residential and the remaining half as light industrial with limited commercial uses

Traffic, Access and Roads: Approximately half of the property contains 202 residential development lots on 51.65 acres and the remaining half is designated as one light industrial lot of 50.47 acres. Access to the 202 residential lots is provided by two street connections to Schultz Lane. The 50.47 acre lot has frontage on A.W. Grimes Boulevard to the west and Louis Henna Boulevard (SH 45) to the north, as well as to Roundville Lane, a City-owned right of way. A TIA (Traffic Impact Assessment) was prepared and approved with the zoning of the property.

Water and Wastewater Service: Water and wastewater services will be provided from existing lines which are located adjacent to the property.

Drainage: Surface water flows generally to the north into an existing offsite channel.

Additional Considerations: This previously-approved preliminary plat is being revised for the purpose of adding 10 additional residential lots in an area that had previously been shown as the site for community amenities. The tentative amenities center is no longer planned, so the area is proposed to be converted to the new residential lots. The PUD does not require an amenity center within the residential part of the development. The industrial portion of the preliminary plat is not affected by this revision.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Rectify overall project total acreage with acreage of listed lot types.
2. Reconfigure all residential lots under 6,500 square feet in Blocks A, F, and G to meet the 6,500 square foot minimum residential lot area specified in PUD 105. Update the lot table to reflect changes.

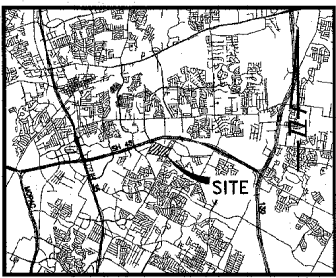


Louis Henna Blvd

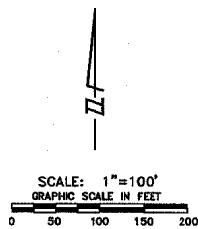
Schultz Ln

SAW Grimes Blvd

**Subject Tracts**  
**102.12 ac.**



# REVISED PRELIMINARY PLAT FOR GLEN ELLYN SUBDIVISION



## GLEN ELLYN

OWNER: CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TX 78750

DEVELOPER: SECTION 1  
CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TX 78750

ACREAGE: 102.12 ACRES

SURVEYOR: BASE LINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE: (512)374-6722 FAX: (512)873-9743

LINEAR FEET OF NEW STREETS: 8,017 LF

SUBMITTAL DATE: JANUARY 30, 2017

NUMBER OF BLOCKS: 8

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 1, 2017

BENCHMARK DESCRIPTION AND ELEVATION: A PERMANENT BENCH MARK WILL BE INSTALLED TO CITY OF ROUND ROCK SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION.

ACREAGE BY LOT TYPE: DEVELOPMENT: 34.13 AC., ROW: 9.67 AC.  
OPEN SPACE: 1.87 AC., OPEN SPACE/DRAINAGE/P.U.E.: 2.72 AC.  
OPEN SPACE/DRAINAGE: 1.73 AC.  
LIGHT INDUSTRIAL/COMMERCIAL: 50.57 AC.

PATENT SURVEY: WM. BARKER SURVEY NO. 74, ABSTRACT NO. 107 & 109

ENGINEER: GRAY ENGINEERING, INC.  
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759  
PHONE: (512)452-0371  
FAX: (512)454-9933

NUMBER OF LOTS BY TYPE: 200 DEVELOPMENT, 9 OPEN SPACE LOTS,  
1 OPEN SPACE/STORM SEWER, 2 DRAINAGE, 2 DRAINAGE/PUE, 1 OPEN  
SPACE/DRAINAGE, 1 LIGHT INDUSTRIAL/COMMERCIAL

## LEGEND

1 LOT NUMBER

(A) BLOCK NUMBER

--- BOUNDARY LINE

P.U.E.- PUBLIC UTILITY EASEMENT

T.C.E.- TEMPORARY CONSTRUCTION EASEMENT

L.S.E.- LANDSCAPE EASEMENT

O.P.R.W.C.T.- OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY TEXAS

O.P.R.T.C.T.- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

D.R.W.C.T.- DEED RECORDS WILLAMSON COUNTY TEXAS

## CURVE DATA

| NUMBER | DELTA       | TANGENT | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING    |
|--------|-------------|---------|--------|------------|--------------|------------------|
| C1     | 36° 01' 14" | 65.02   | 200.00 | 125.74     | 123.68       | S89° 58' 05.95"E |
| C2     | 29° 37' 07" | 47.59   | 180.00 | 93.05      | 92.02        | N86° 49' 50.16"E |
| C3     | 40° 33' 22" | 66.51   | 180.00 | 127.41     | 124.77       | S2° 17' 58.05"W  |
| C4     | 10° 56' 16" | 28.72   | 300.00 | 57.27      | 57.18        | N17° 06' 31.30"E |
| C5     | 47° 21' 05" | 78.92   | 180.00 | 148.76     | 144.56       | N78° 11' 13.49"E |
| C6     | 31° 56' 39" | 57.24   | 200.00 | 111.51     | 110.07       | N38° 32' 21.79"E |
| C7     | 17° 43' 09" | 28.06   | 180.00 | 55.67      | 55.44        | S26° 37' 44.64"E |
| C8     | 29° 37' 56" | 47.61   | 180.00 | 93.09      | 92.06        | S2° 57' 12.22"E  |
| C9     | 27° 26' 10" | 43.94   | 180.00 | 86.19      | 85.37        | S49° 12' 24.16"E |
| C10    | 9° 04' 36"  | 14.29   | 180.00 | 28.51      | 28.49        | S67° 25' 10.94"E |



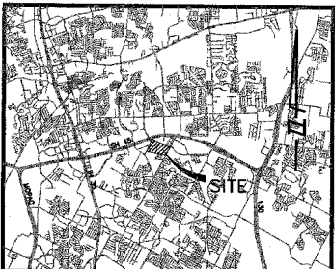
PAGE 1 OF 3

|                          |                 |
|--------------------------|-----------------|
| PROJECT NO. 1283-10852   | DESIGNED BY: RJ |
| FILE NO. Preliminary.dwg | DRAWN BY: RJ    |
| DATE: 10/15              | CHECKED BY: SB  |
| SCALE: AS SHOWN          | REVIEWED BY: SB |

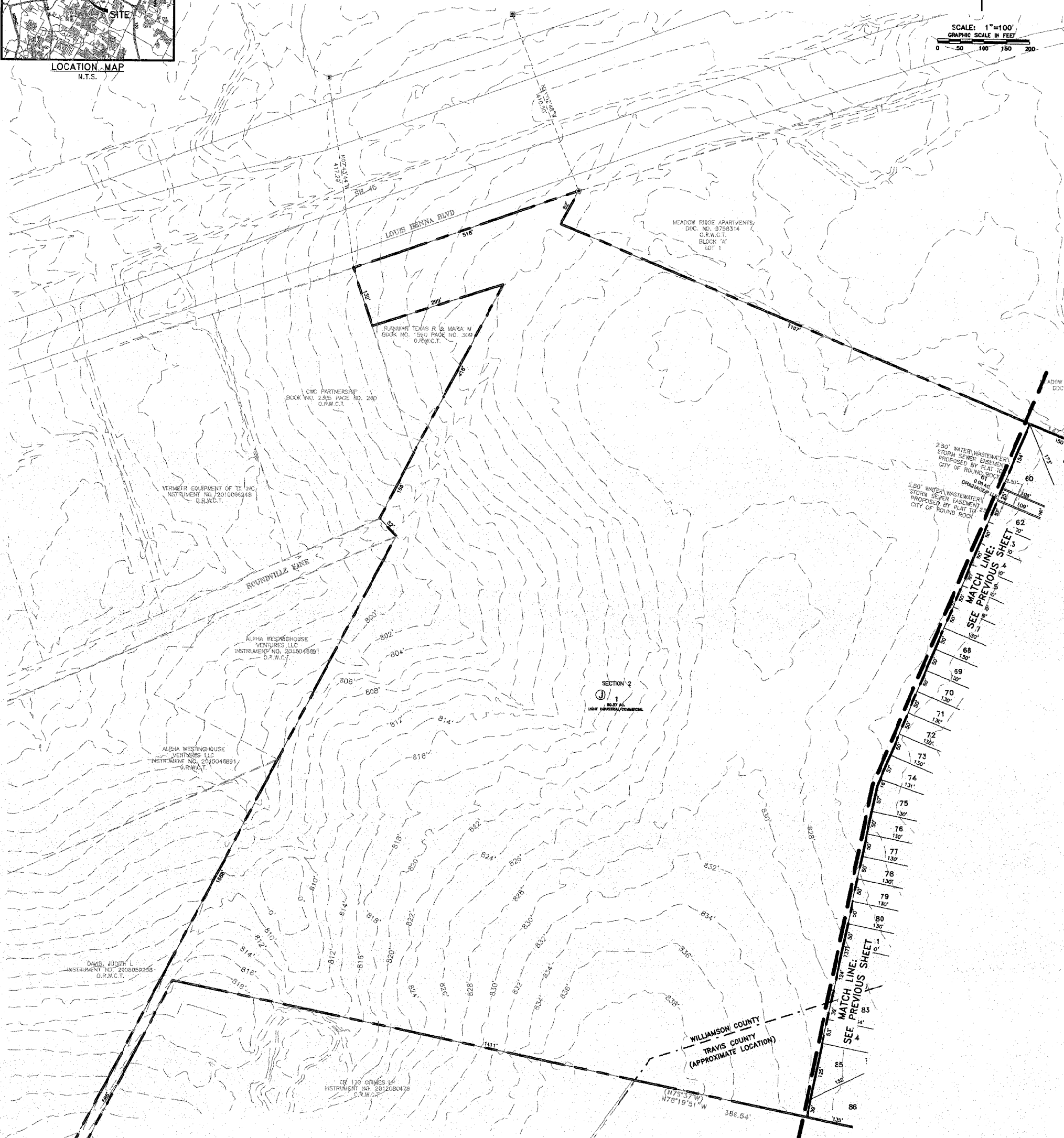
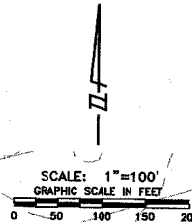


8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBE FIRM #2946

# REVISED PRELIMINARY PLAT FOR GLEN ELLYN SUBDIVISION



LOCATION MAP  
N.T.S.



## GLEN ELLYN

OWNER: DAUGHERTY FAMILY REGISTERED, LTD. LIABILITY PARTNERSHIP #1  
4409 GAINES RANCH LOOP #538  
AUSTIN, TX 78735

DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TX 78750

ACREAGE: 102.12 ACRES

SURVEYOR: BASE LINE LAND SURVEYORS, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
PHONE: (512)374-6722 FAX: (512)871-9743

LINEAR FEET OF NEW STREETS: 8,017 LF

SUBMITTAL DATE: JANUARY 30, 2017

NUMBER OF BLOCKS: 8

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 1, 2017

BENCHMARK DESCRIPTION AND ELEVATION: A PERMANENT BENCH MARK WILL BE INSTALLED TO CITY OF ROUND ROCK SPECIFICATIONS UPON CONSTRUCTION OF THIS SUBDIVISION

ACREAGE BY LOT TYPE: DEVELOPMENT: 34.13 AC., ROW: 9.67 AC.  
OPEN SPACE: 1.67 AC., OPEN SPACE/DRAINAGE/P.U.E.: 2.72 AC.  
OPEN SPACE/DRAINAGE: 1.73 AC.  
LIGHT INDUSTRIAL/COMMERCIAL: 50.57 AC.

PATENT SURVEY: WM. BARKER SURVEY NO. 74, ABSTRACT NO. 107 & 109, MEMUCAN HUNT SURVEY ABSTRACT 314

ENGINEER: GRAY ENGINEERING, INC.  
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759  
PHONE: (512)452-0371  
FAX: (512)454-9933

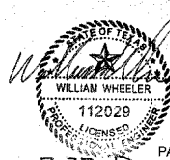
NUMBER OF LOTS BY TYPE: 202 DEVELOPMENT, 9 OPEN SPACE LOTS,  
1 OPEN SPACE/DRAINAGE/P.U.E., 1 OPEN SPACE/DRAINAGE

## LEGEND

- 1 LOT NUMBER  
(A) BLOCK NUMBER  
--- BOUNDARY LINE  
P.U.E.--- PUBLIC UTILITY EASEMENT  
T.C.E.--- TEMPORARY CONSTRUCTION EASEMENT  
L.S.E.--- LANDSCAPE EASEMENT  
O.P.R.W.C.T.--- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS  
O.P.R.T.C.T.--- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS  
D.R.W.C.T.--- DEED RECORDS WILLIAMSON COUNTY TEXAS

FINAL PLAT  
PEARLWAY OFFICE PARK  
DOC. NO. 200500126  
O.P.R.T.C.T.  
BLOCK "A"  
LOT 3

FINAL PL  
PEARLWAY OFF  
DOC. NO. 201  
O.P.R.T.  
BLOCK  
LOT



PAGE 2 OF 3

|                          |                 |
|--------------------------|-----------------|
| PROJECT NO. 1283-10852   | DESIGNED BY: RJ |
| FILE NO. Preliminary.dwg | DRAWN BY: RJ    |
| DATE: 10/15              | CHECKED BY: SB  |
| SCALE: AS SHOWN          | REVIEWED BY: SB |



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBPE FIRM #2946

REVISED PRELIMINARY PLAT FOR GLEN ELLYN SUBDIVISION

| PARCEL AREA |         |              |                        |
|-------------|---------|--------------|------------------------|
| PARCEL #    | BLOCK # | AREA         | DESCRIPTION            |
| 1           | A       | 13309.18 SF  | OPEN SPACE             |
| 2           | A       | 10173.43 SF  | SINGLE FAMILY          |
| 3           | A       | 12492.45 SF  | SINGLE FAMILY          |
| 4           | A       | 8274.79 SF   | SINGLE FAMILY          |
| 5           | A       | 10452.41 SF  | SINGLE FAMILY          |
| 6           | A       | 10913.90 SF  | SINGLE FAMILY          |
| 7           | A       | 6502.37 SF   | SINGLE FAMILY          |
| 8           | A       | 6491.23 SF   | SINGLE FAMILY          |
| 9           | A       | 6494.36 SF   | SINGLE FAMILY          |
| 10          | A       | 6509.11 SF   | SINGLE FAMILY          |
| 11          | A       | 6501.91 SF   | SINGLE FAMILY          |
| 12          | A       | 6887.99 SF   | SINGLE FAMILY          |
| 13          | A       | 8618.63 SF   | SINGLE FAMILY          |
| 14          | A       | 9449.55 SF   | SINGLE FAMILY          |
| 15          | A       | 9895.13 SF   | SINGLE FAMILY          |
| 16          | A       | 11224.26 SF  | SINGLE FAMILY          |
| 17          | A       | 8647.61 SF   | SINGLE FAMILY          |
| 18          | A       | 7466.60 SF   | SINGLE FAMILY          |
| 19          | A       | 6707.42 SF   | SINGLE FAMILY          |
| 20          | A       | 7698.71 SF   | OPEN SPACE             |
| 21          | A       | 16871.32 SF  | OPEN SPACE             |
| 22          | A       | 118680.68 SF | OPEN SPACE/STORM SEWER |

| PARCEL AREA |         |             |               |
|-------------|---------|-------------|---------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION   |
| 23          | A       | 7459.82 SF  | SINGLE FAMILY |
| 24          | A       | 6543.74 SF  | SINGLE FAMILY |
| 25          | A       | 8500.00 SF  | SINGLE FAMILY |
| 26          | A       | 7512.72 SF  | SINGLE FAMILY |
| 27          | A       | 9039.90 SF  | SINGLE FAMILY |
| 28          | A       | 8500.07 SF  | SINGLE FAMILY |
| 29          | A       | 7385.47 SF  | SINGLE FAMILY |
| 30          | A       | 13734.58 SF | SINGLE FAMILY |
| 31          | A       | 11220.40 SF | SINGLE FAMILY |
| 32          | A       | 13240.46 SF | SINGLE FAMILY |
| 33          | A       | 6111.10 SF  | DRAINAGE LOT  |
| 34          | A       | 7970.11 SF  | SINGLE FAMILY |
| 35          | A       | 6516.44 SF  | SINGLE FAMILY |
| 36          | A       | 6511.74 SF  | DRAINAGE LOT  |
| 37          | A       | 6507.03 SF  | SINGLE FAMILY |
| 38          | A       | 6502.33 SF  | SINGLE FAMILY |
| 39          | A       | 6504.25 SF  | SINGLE FAMILY |
| 40          | A       | 6512.80 SF  | SINGLE FAMILY |
| 41          | A       | 9448.73 SF  | SINGLE FAMILY |

| PARCEL AREA |         |             |                 |
|-------------|---------|-------------|-----------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION     |
| 42          | A       | 9663.63 SF  | SINGLE FAMILY   |
| 43          | A       | 6503.49 SF  | SINGLE FAMILY   |
| 44          | A       | 6503.18 SF  | SINGLE FAMILY   |
| 45          | A       | 6502.87 SF  | SINGLE FAMILY   |
| 46          | A       | 6502.56 SF  | SINGLE FAMILY   |
| 47          | A       | 6502.25 SF  | SINGLE FAMILY   |
| 48          | A       | 6501.94 SF  | SINGLE FAMILY   |
| 49          | A       | 6501.63 SF  | SINGLE FAMILY   |
| 50          | A       | 8724.04 SF  | SINGLE FAMILY   |
| 51          | A       | 12758.49 SF | SINGLE FAMILY   |
| 52          | A       | 10218.86 SF | SINGLE FAMILY   |
| 53          | A       | 6550.35 SF  | SINGLE FAMILY   |
| 54          | A       | 6750.00 SF  | SINGLE FAMILY   |
| 55          | A       | 6750.00 SF  | SINGLE FAMILY   |
| 56          | A       | 6750.00 SF  | SINGLE FAMILY   |
| 57          | A       | 6749.98 SF  | SINGLE FAMILY   |
| 58          | A       | 6526.22 SF  | SINGLE FAMILY   |
| 59          | A       | 10834.20 SF | SINGLE FAMILY   |
| 60          | A       | 10818.95 SF | SINGLE FAMILY   |
| 61          | A       | 2848.51 SF  | DRAINAGE/P.U.E. |
| 62          | A       | 6514.74 SF  | SINGLE FAMILY   |
| 63          | A       | 6512.64 SF  | SINGLE FAMILY   |
| 64          | A       | 6512.69 SF  | SINGLE FAMILY   |
| 65          | A       | 6512.72 SF  | SINGLE FAMILY   |
| 66          | A       | 6512.75 SF  | SINGLE FAMILY   |
| 67          | A       | 6512.78 SF  | SINGLE FAMILY   |
| 68          | A       | 6512.81 SF  | SINGLE FAMILY   |
| 69          | A       | 6512.84 SF  | SINGLE FAMILY   |
| 70          | A       | 6512.87 SF  | SINGLE FAMILY   |
| 71          | A       | 6512.90 SF  | SINGLE FAMILY   |
| 72          | A       | 6512.94 SF  | SINGLE FAMILY   |
| 73          | A       | 6512.97 SF  | SINGLE FAMILY   |
| 74          | A       | 6875.59 SF  | SINGLE FAMILY   |
| 75          | A       | 8374.82 SF  | SINGLE FAMILY   |
| 76          | A       | 6503.96 SF  | SINGLE FAMILY   |
| 77          | A       | 6500.00 SF  | SINGLE FAMILY   |
| 78          | A       | 6500.00 SF  | SINGLE FAMILY   |
| 79          | A       | 6500.00 SF  | SINGLE FAMILY   |
| 80          | A       | 6500.00 SF  | SINGLE FAMILY   |
| 81          | A       | 6500.00 SF  | SINGLE FAMILY   |
| 82          | A       | 11268.03 SF | SINGLE FAMILY   |
| 83          | A       | 10064.85 SF | SINGLE FAMILY   |
| 84          | A       | 6501.37 SF  | SINGLE FAMILY   |
| 85          | A       | 9156.97 SF  | SINGLE FAMILY   |
| 86          | A       | 12797.41 SF | SINGLE FAMILY   |
| 87          | A       | 6893.52 SF  | SINGLE FAMILY   |
| 88          | A       | 6743.45 SF  | SINGLE FAMILY   |
| 89          | A       | 6767.38 SF  | SINGLE FAMILY   |
| 90          | A       | 6758.94 SF  | SINGLE FAMILY   |
| 91          | A       | 6750.49 SF  | SINGLE FAMILY   |
| 92          | A       | 6742.04 SF  | SINGLE FAMILY   |
| 93          | A       | 6733.50 SF  | SINGLE FAMILY   |
| 94          | A       | 6725.15 SF  | SINGLE FAMILY   |
| 95          | A       | 6716.71 SF  | SINGLE FAMILY   |
| 96          | A       | 6708.26 SF  | SINGLE FAMILY   |
| 97          | A       | 6699.81 SF  | SINGLE FAMILY   |
| 98          | A       | 6891.37 SF  | SINGLE FAMILY   |
| 99          | A       | 6682.92 SF  | SINGLE FAMILY   |
| 100         | A       | 7874.88 SF  | SINGLE FAMILY   |

| PARCEL AREA |         |             |                     |
|-------------|---------|-------------|---------------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION         |
| 1           | D       | 10835.83 SF | SINGLE FAMILY       |
| 2           | D       | 7843.89 SF  | SINGLE FAMILY       |
| 3           | D       | 7808.05 SF  | SINGLE FAMILY       |
| 4           | D       | 6823.89 SF  | SINGLE FAMILY       |
| 5           | D       | 6500.00 SF  | SINGLE FAMILY       |
| 6           | D       | 6500.00 SF  | SINGLE FAMILY       |
| 7           | D       | 6500.00 SF  | SINGLE FAMILY       |
| 8           | D       | 7665.88 SF  | SINGLE FAMILY       |
| 9           | D       | 75185.81 SF | OPEN SPACE/DRAINAGE |

| PARCEL AREA |         |             |               |
|-------------|---------|-------------|---------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION   |
| 1           | E       | 8382.50 SF  | SINGLE FAMILY |
| 2           | E       | 7227.23 SF  | SINGLE FAMILY |
| 3           | E       | 7215.87 SF  | SINGLE FAMILY |
| 4           | E       | 7204.52 SF  | SINGLE FAMILY |
| 5           | E       | 7193.17 SF  | SINGLE FAMILY |
| 6           | E       | 7181.81 SF  | SINGLE FAMILY |
| 7           | E       | 8907.22 SF  | SINGLE FAMILY |
| 8           | E       | 10634.77 SF | SINGLE FAMILY |
| 9           | E       | 8689.86 SF  | SINGLE FAMILY |
| 10          | E       | 10691.66 SF | SINGLE FAMILY |
| 11          | E       | 9379.26 SF  | SINGLE FAMILY |
| 12          | E       | 7534.27 SF  | SINGLE FAMILY |
| 13          | E       | 7534.27 SF  | SINGLE FAMILY |
| 14          | E       | 11223.89 SF | SINGLE FAMILY |

| PARCEL AREA |         |            |               |
|-------------|---------|------------|---------------|
| PARCEL #    | BLOCK # | AREA       | DESCRIPTION   |
| 1           | F       | 7653.89 SF | SINGLE FAMILY |
| 2           | F       | 6479.98 SF | SINGLE FAMILY |
| 3           | F       | 6470.86 SF | SINGLE FAMILY |
| 4           | F       | 6461.73 SF | SINGLE FAMILY |
| 5           | F       | 6452.61 SF | SINGLE FAMILY |
| 6           | F       | 6443.49 SF | SINGLE FAMILY |
| 7           | F       | 7800.65 SF | SINGLE FAMILY |
| 8           | F       | 5229.69 SF | OPEN SPACE    |
| 9           | F       | 9522.20 SF | SINGLE FAMILY |
| 10          | F       | 7087.55 SF | SINGLE FAMILY |
| 11          | F       | 6640.37 SF | SINGLE FAMILY |
| 12          | F       | 6500.00 SF | SINGLE FAMILY |
| 13          | F       | 8161.46 SF | SINGLE FAMILY |
| 14          | F       | 9256.14 SF | SINGLE FAMILY |
| 15          | F       | 6546.44 SF | SINGLE FAMILY |
| 16          | F       | 6540.32 SF | SINGLE FAMILY |
| 17          | F       | 6531.19 SF | SINGLE FAMILY |
| 18          | F       | 6522.07 SF | SINGLE FAMILY |
| 19          | F       | 9068.17 SF | SINGLE FAMILY |

| PARCEL AREA |         |             |               |
|-------------|---------|-------------|---------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION   |
| 1           | G       | 8015.34 SF  | SINGLE FAMILY |
| 2           | G       | 6500.05 SF  | SINGLE FAMILY |
| 3           | G       | 6500.05 SF  | SINGLE FAMILY |
| 4           | G       | 6500.05 SF  | SINGLE FAMILY |
| 5           | G       | 6500.05 SF  | SINGLE FAMILY |
| 6           | G       | 6500.05 SF  | SINGLE FAMILY |
| 7           | G       | 6500.05 SF  | SINGLE FAMILY |
| 8           | G       | 6500.05 SF  | SINGLE FAMILY |
| 9           | G       | 6500.05 SF  | SINGLE FAMILY |
| 10          | G       | 6500.05 SF  | SINGLE FAMILY |
| 11          | G       | 6500.05 SF  | SINGLE FAMILY |
| 12          | G       | 6500.05 SF  | SINGLE FAMILY |
| 13          | G       | 8121.60 SF  | SINGLE FAMILY |
| 14          | G       | 10242.88 SF | SINGLE FAMILY |
| 15          | G       | 6547.49 SF  | SINGLE FAMILY |
| 16          | G       | 6539.37 SF  | SINGLE FAMILY |
| 17          | G       | 6529.25 SF  | SINGLE FAMILY |
| 18          | G       | 6523.12 SF  | SINGLE FAMILY |
| 19          | G       | 7677.93 SF  | SINGLE FAMILY |
| 20          | G       | 15867.34 SF | SINGLE FAMILY |
| 21          | G       | 12746.38 SF | SINGLE FAMILY |
| 22          | G       | 11315.19 SF | SINGLE FAMILY |
| 23          | G       | 10893.87 SF | SINGLE FAMILY |
| 24          | G       | 10282.91 SF | SINGLE FAMILY |
| 25          | G       | 6794.76 SF  | SINGLE FAMILY |
| 26          | G       | 5738.41 SF  | SINGLE FAMILY |
| 27          | G       | 4688.13 SF  | OPEN SPACE    |
| 28          | G       | 2743.58 SF  | OPEN SPACE    |

| PARCEL AREA |         |             |               |
|-------------|---------|-------------|---------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION   |
| 1           | H       | 7665.94 SF  | SINGLE FAMILY |
| 2           | H       | 6500.00 SF  | SINGLE FAMILY |
| 3           | H       | 6500.00 SF  | SINGLE FAMILY |
| 4           | H       | 6500.00 SF  | SINGLE FAMILY |
| 5           | H       | 6500.00 SF  | SINGLE FAMILY |
| 6           | H       | 6500.00 SF  | SINGLE FAMILY |
| 7           | H       | 6500.00 SF  | SINGLE FAMILY |
| 8           | H       | 6500.00 SF  | SINGLE FAMILY |
| 9           | H       | 6500.00 SF  | SINGLE FAMILY |
| 10          | H       | 6500.00 SF  | SINGLE FAMILY |
| 11          | H       | 6500.00 SF  | SINGLE FAMILY |
| 12          | H       | 6501.30 SF  | SINGLE FAMILY |
| 13          | H       | 7671.44 SF  | SINGLE FAMILY |
| 14          | H       | 6675.98 SF  | SINGLE FAMILY |
| 15          | H       | 6500.00 SF  | SINGLE FAMILY |
| 16          | H       | 6500.00 SF  | SINGLE FAMILY |
| 17          | H       | 8420.54 SF  | SINGLE FAMILY |
| 18          | H       | 8358.68 SF  | OPEN SPACE    |
| 19          | H       | 10544.90 SF | SINGLE FAMILY |
| 20          | H       | 8738.23 SF  | SINGLE FAMILY |
| 21          | H       | 8066.60 SF  | SINGLE FAMILY |
| 22          | H       | 6500.00 SF  | SINGLE FAMILY |
| 23          | H       | 6500.00 SF  | SINGLE FAMILY |
| 24          | H       | 6500.00 SF  | SINGLE FAMILY |
| 25          | H       | 6500.00 SF  | SINGLE FAMILY |
| 26          | H       | 6500.00 SF  | SINGLE FAMILY |
| 27          | H       | 6500.00 SF  | SINGLE FAMILY |

| PARCEL AREA |         |            |               |
|-------------|---------|------------|---------------|
| PARCEL #    | BLOCK # | AREA       | DESCRIPTION   |
| 28          | H       | 6500.00 SF | SINGLE FAMILY |
| 29          | H       | 6500.00 SF | SINGLE FAMILY |
| 30          | H       | 6500.00 SF | SINGLE FAMILY |
| 31          | H       | 6500.00 SF | SINGLE FAMILY |
| 32          | H       | 7665.80 SF | SINGLE FAMILY |

| PARCEL AREA |         |             |               |
|-------------|---------|-------------|---------------|
| PARCEL #    | BLOCK # | AREA        | DESCRIPTION   |
| 1           | I       | 11632.01 SF | OPEN SPACE    |
| 2           | I       | 7865.87 SF  | SINGLE FAMILY |
| 3           | I       | 6500.00 SF  | SINGLE FAMILY |
| 4           | I       | 11384.85 SF | SINGLE FAMILY |
| 5           | I       | 12747.44 SF | SINGLE FAMILY |
| 6           | I       | 10979.11 SF | SINGLE FAMILY |
| 7           | I       | 10021.50 SF | SINGLE FAMILY |
| 8           | I       | 8500.12 SF  | SINGLE FAMILY |
| 9           | I       | 8716.10 SF  | SINGLE FAMILY |
| 10          | I       | 8932.08 SF  | SINGLE FAMILY |
| 11          | I       | 10986.38 SF | SINGLE FAMILY |
| 12          | I       | 2322.74 SF  | OPEN SPACE    |

| PARCEL AREA |         |              |                             |
|-------------|---------|--------------|-----------------------------|
| PARCEL #    | BLOCK # | AREA         | DESCRIPTION                 |
| 1           | J       | 220281.31 SF | LIGHT INDUSTRIAL/COMMERCIAL |

METES AND BOUNDS DESCRIPTION

BEING 102.158 ACRES OF LAND OUT OF THE WILLIAM BARKER SURVEY NUMBER 74 IN TRAVIS COUNTY AND WILLAMSON COUNTY, TEXAS AND THE MEMUCAN HUNT SURVEY, ABSTRACT NUMBER 314 IN WILLAMSON COUNTY, TEXAS AND CONSISTING OF FIVE TRACTS OF LAND: 1.) A 51.65 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015102511 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; 2.) THE REMAINDER OF A 17 ACRE TRACT CONVEYED TO DAUGHTERY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9887311 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS; 3.) THE REMAINDER OF AN 82.83 ACRE TRACT CONVEYED TO DAUGHTERY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9867308, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; 4.) THE REMAINDER OF A TRACT (NO ACREAGE SPECIFIED) CONVEYED TO DAUGHTERY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9867310 AND KNOWN AS "EDVILLE LANE", SAVE AND EXCEPTING THEREFROM AN 87 SQUARE FOOT TRACT CONVEYED TO COUNTY OF WILLAMSON BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2012048721 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; AND 5.) A 2.101 ACRE TRACT CONVEYED TO DAUGHTERY FAMILY REGISTERED, LLP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015046052 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 51.65 ACRE TRACT BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK "D" OF SPRING RIDGE SECTION ONE; A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 9728717 OF THE OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS AND ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF SCHULTZ LANE (R.O.W. VARIES); FROM WHICH A 1/2" REBAR FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID SCHULTZ LANE, BEING THE WEST LINE OF LOT 1, BLOCK A, SPRINGBROOK APARTMENTS PHASE 2 BEARS SOUTH 69°10'17" EAST A DISTANCE OF 5871 FEET.

THENCE SOUTH 27°30'18" WEST (RECORD: SOUTH 27°30'18" WEST), ALONG THE EAST LINE OF THE 51.65 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID SCHULTZ LANE A DISTANCE OF 1316.95 FEET (RECORD: 1316.95 FEET) TO A 112" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR THE SOUTHEAST CORNER OF THE 51.65 ACRE TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SCHULTZ LANE.

THENCE NORTH 78°19'51" WEST (RECORD: NORTH 78°19'51" WEST), ALONG THE SOUTH LINE OF THE 51.65 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SCHULTZ LANE, PASSING AT A DISTANCE OF 15.58 FEET (RECORD: 15.58 FEET) A 112" REBAR FOUND FOR THE NORTHEAST CORNER OF LOT 9, BLOCK "A", CORRECTION FINAL PLAT PFLUGERVILLE HEIGHTS, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200403516 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND CONTINUE ALONG THE SOUTH LINE OF THE 51.65 ACRE TRACT AND THE NORTH LINE OF SAID LOT 9 AND LOT 8, BLOCK A, SAID CORRECTION FINAL PLAT PFLUGERVILLE HEIGHTS, THE NORTH LINE OF THE AREA DESIGNATED AS RIGHT-OF-WAY FOR STEVE RAY DRIVE, THE NORTH LINE OF LOTS 15-7, BLOCK "E", CORRECTION FINAL PLAT PFLUGERVILLE HEIGHTS AND THE NORTH LINE OF LOT 3, BLOCK "A" OF FAIRWAY OFFICE PARK, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200500126 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR A TOTAL DISTANCE OF 1412.81 FEET TO A 112" REBAR SET WITH PLASTIC CAP, STAMPED "BASELINE, INC." FOR THE SOUTHWEST CORNER OF THE 51.65 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF AN 82.83 ACRE TRACT AND BEING IN THE NORTH LINE OF SAID LOT 3, BLOCK "A", FAIRWAY OFFICE PARK.

THENCE CONTINUE NORTH 78°19'51" WEST (RECORD: NORTH 78°37' WEST), ALONG THE SOUTH LINE OF THE REMAINDER OF SAID 82.83 ACRE TRACT AND THE NORTH LINE OF LOT 3, BLOCK "A", FAIRWAY OFFICE PARK, PASSING AT A DISTANCE OF 386.54 FEET A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF LOT 3, BLOCK "A", FAIRWAY OFFICE PARK, BEING THE NORTHEAST CORNER OF A 17.881 ACRE TRACT OF LAND CONVEYED TO C.J. GRIMES, L.P. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2012080476 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND CONTINUE ALONG THE SOUTH LINE OF THE REMAINDER OF AN 82.83 ACRE TRACT AND THE NORTH LINE OF SAID 17.881 ACRE TRACT FOR A TOTAL DISTANCE OF 1411.44 FEET TO A 112" REBAR FOUND IN THE SOUTH LINE OF THE REMAINDER OF AN 82.83 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE 17.881 ACRE TRACT AND ALSO BEING THE NORTHEAST CORNER OF SAID TRACT OF UNSPECIFIED ACREAGE CONVEYED TO DAUGHTERY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 AND KNOWN AS "EDVILLE LANE".

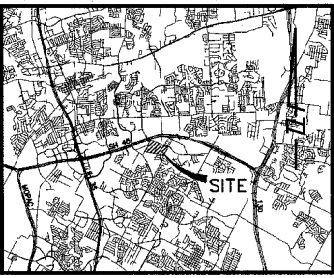
THENCE SOUTH 27°45'50" WEST (RECORD: SOUTH 28° WEST), ALONG THE EAST LINE OF EDVILLE LANE AND THE WEST LINE OF THE 17.881 ACRE TRACT A DISTANCE OF 574.63 FEET (RECORD: 575.16 FEET) TO A 112" REBAR FOUND WITH CAP, STAMPED "BAKER ACKLEN & ASSOC." FOR THE SOUTHEAST CORNER OF EDVILLE LANE, BEING THE NORTHEAST CORNER OF SAID 87 SQUARE FOOT TRACT CONVEYED TO THE COUNTY OF WILLAMSON AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SOUTH A.W. GRIMES BOULEVARD (100' R.O.W.), FROM WHICH A CALCULATED POINT FOR THE NORTHEAST CORNER OF A 20.822 ACRE TRACT OF LAND CONVEYED TO SOVRAN ACQUISITION LIMITED PARTNERSHIP BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2004082343 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF A 1.52 ACRE TRACT OF LAND CONVEYED TO ADOLPH PRIEM BY INSTRUMENT OF RECORD IN DOCUMENT 2008, PAGE 239 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH A.W. GRIMES BOULEVARD (100' R.O.W.) BEARS SOUTH 39°48'24" WEST A DISTANCE OF 122.26 FEET.

THENCE ALONG THE SOUTH LINE OF EDVILLE LANE AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH A.W. GRIMES BOULEVARD, BEING A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET (RECORD: 1560.00 FEET), A DELTA ANGLE OF 0°57'42" (RECORD: 0°57'48") AND A CHORD, WHICH BEARS NORTH 38°53'53" WEST A DISTANCE OF 26.01 FEET (RECORD: NORTH 39°05'01" WEST A DISTANCE OF 26.06 FEET) TO A 112" REBAR FOUND WITH CAP, STAMPED "ADVANCED SURVEYING" FOR THE SOUTHWEST CORNER OF EDVILLE LANE, BEING THE SOUTHEAST CORNER OF THE REMAINDER OF A 10.00 ACRE TRACT OF LAND CONVEYED TO JUDITH L. DAVIS BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2008059288 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS; FROM WHICH A 1/2" REBAR WITH CAP STAMPED "BAKER ACKLEN & ASSOC." FOR THE NORTHEAST CORNER OF THE REMAINDER OF A 0.511 ACRE TRACT OF LAND CONVEYED TO MANVILLE WATER SUPPLY CORPORATION BY INSTRUMENT OF RECORD IN VOLUME 587, PAGE 98 OF THE DEED RECORDS OF WILLAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID 1.52 ACRE TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTH A.W. GRIMES BOULEVARD BEARS SOUTH 37°51'06" WEST A DISTANCE OF 122.77 FEET.

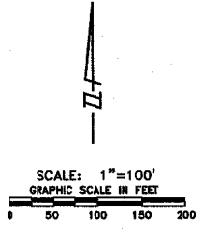
THENCE NORTH 27°54'06" EAST (RECORD: NORTH 29° EAST), ALONG THE WEST LINE OF EDVILLE LANE AND THE EAST LINE OF SAID REMAINDER OF A 10.00 ACRE TRACT A DISTANCE OF 558.07 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF EDVILLE LANE, BEING THE SOUTHWEST CORNER OF THE REMAINDER OF AN 82.83 ACRE TRACT.

THENCE NORTH 27°36'19" EAST (RECORD: NORTH 29°21' EAST), ALONG THE WEST LINE OF THE REMAINDER OF AN 82.83 ACRE TRACT AND THE EAST LINE OF THE REMAINDER OF A 10.00 ACRE TRACT AND THE EAST LINE OF A 7.49 ACRE TRACT OF LAND CONVEYED TO ALPHA VESTINGHOUSE VENTURES, L.L.C. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015046891 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS A DISTANCE OF 1088.43 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 7.49 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID 2.101 ACRE TRACT CONVEYED TO DAUGHTERY FAMILY REGISTERED LLP #1 AND BEING THE NORTHEAST CORNER OF 50' INGRESS-EGRESS EASEMENT, OF RECORD IN DOCUMENT NUMBER 560, PAGE 234 OF THE DEED RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING KNOWN AS "ROUNDVILLE LANE".

THENCE NORTH 42°40'39" WEST (RECORD: NORTH 43°01'35" WEST) ALONG THE SOUTH LINE OF THE 2.101 ACRE TRACT AND THE NORTH LINE OF SAID 50' INGRESS-EGRESS EASEMENT, PASSING AT A DISTANCE OF 0.8 FEET A 112" REBAR FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 52.76 FEET (RECORD: 52.15 FEET) TO A 112" REBAR FOUND FOR THE SOUTHERMOST SOUTHWEST CORNER OF THE 2.101 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THE REMAINDER OF A



# REVISED PRELIMINARY TREE PRESERVATION PLAN FOR GLEN ELLYN

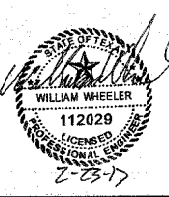


**TREE LEGEND**

- TREES TO REMAIN
- TREES TO BE REMOVED
- MONARCH TREE

| TREE LIST-SECTION 1 |                |      |
|---------------------|----------------|------|
| TAG #               | DESCRIPTION    | DIA. |
| *2616               | DEAD HACKBERRY | 14   |
| 2617                | HACKBERRY      | 9M   |
| 2618                | HACKBERRY      | 20   |
| 2619                | HACKBERRY      | 12M  |
| 2620                | HACKBERRY      | 18M  |
| 2621                | HACKBERRY      | 8M   |
| 2622                | HACKBERRY      | 27   |
| 2623                | ELM            | 20M  |
| 2624                | LIVE OAK       | 27   |
| 2625                | ELM            | 13M  |
| 2626                | ELM            | 25M  |
| 2627                | ELM            | 18   |
| 2628                | ELM            | 20   |
| 2629                | ELM            | 14M  |
| 2630                | ELM            | 18   |
| 2631                | DEAD           | 13   |
| 2632                | ELM            | 14M  |
| 2633                | ELM            | 16   |
| 2634                | DEAD           | 8    |
| 2635                | DEAD           | 13M  |
| 2636                | ELM            | 22M  |
| 2637                | DEAD           | 20   |
| 2638                | MESQUITE       | 10M  |
| 2639                | ELM            | 23M  |
| 2640                | DEAD           | 13   |
| 2641                | ELM            | 22M  |
| 2642                | DEAD           | 22   |
| 2643                | E.M            | 21   |
| 2644                | E.M            | 21M  |
| 2645                | E.M            | 18   |
| 2646                | DEAD           | 27M  |
| 2647                | E.M            | 25M  |
| 2648                | E.M            | 22   |

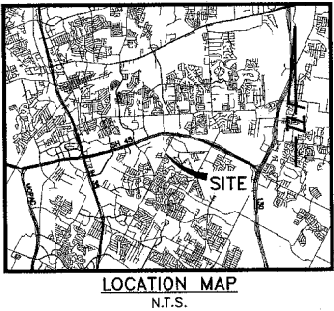
\* TREES TO BE REMOVED



|                          |                 |
|--------------------------|-----------------|
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| FILE NO. Preliminary.dwg | DRAWN BY: RJ    |
| DATE: 10/15              | CHECKED BY: SB  |
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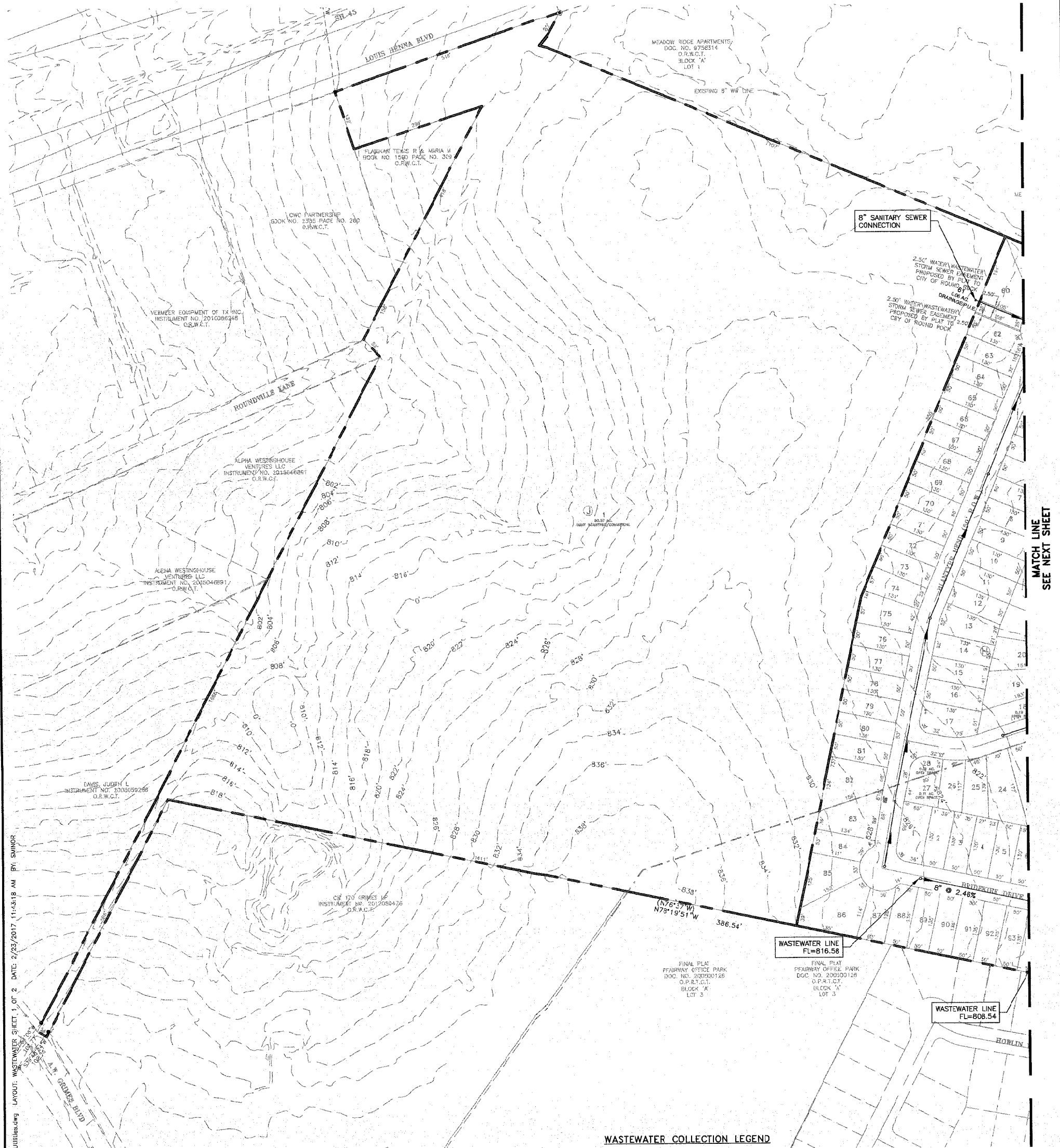
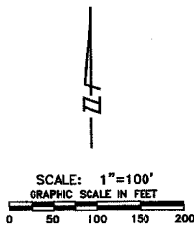
8834 N. Capital of Texas Hwy.  
Austin, Texas 78755  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBP Firm #2946

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REVISED GLEN ELLYN SUBDIVISION  
PRELIMINARY WASTEWATER PLAN  
102.12 ACRES

SHEET 1 OF 2

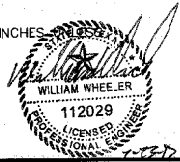


WASTEWATER COLLECTION LEGEND

- PROPOSED WW LINE
- EXISTING WW LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- DIRECTION OF FLOW
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

NOTES:

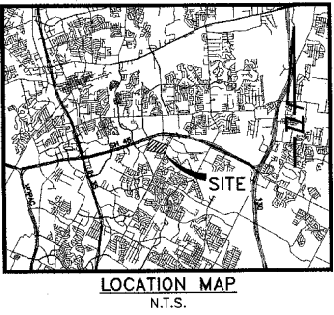
- ALL WASTEWATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.



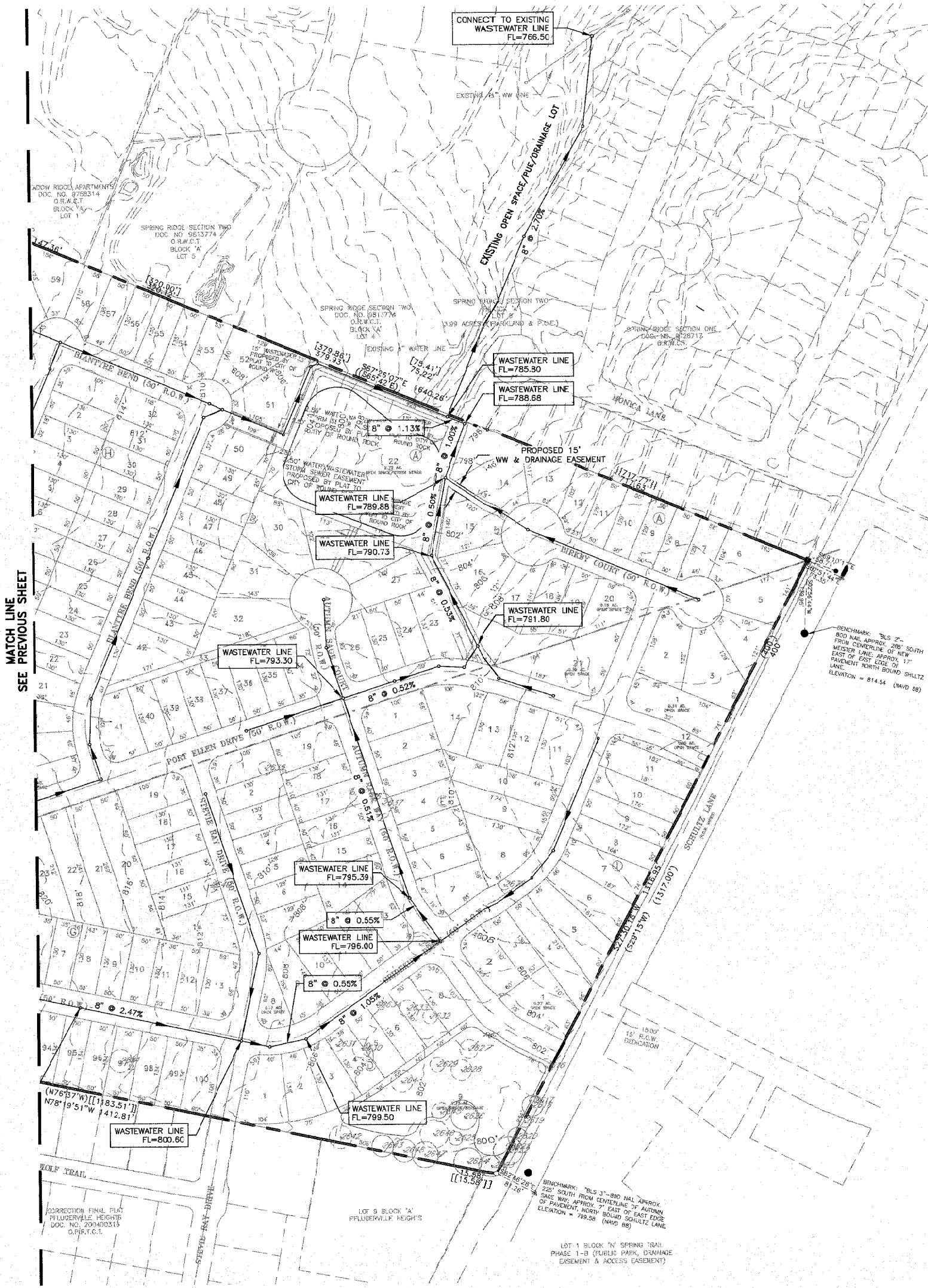
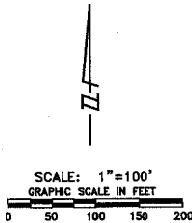
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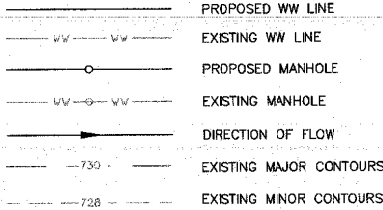
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REVISED GLEN ELLYN SUBDIVISION  
PRELIMINARY WASTEWATER PLAN  
102.12 ACRES  
(SHEET 2 OF 2)

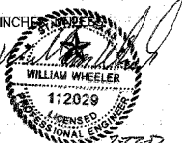


WASTEWATER COLLECTION LEGEND



NOTES:

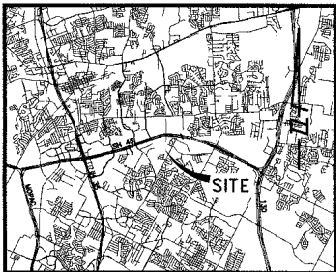
ALL WASTEWATER LINES SHALL BE 8-INCH UNLESS OTHERWISE SHOWN.



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| PROJECT NO. | 1283-10852    | DESIGNED BY: | RJ |
| FILE NO.    | Utilities.dwg | DRAWN BY:    | RJ |
| DATE:       | 10/15         | CHECKED BY:  | SB |
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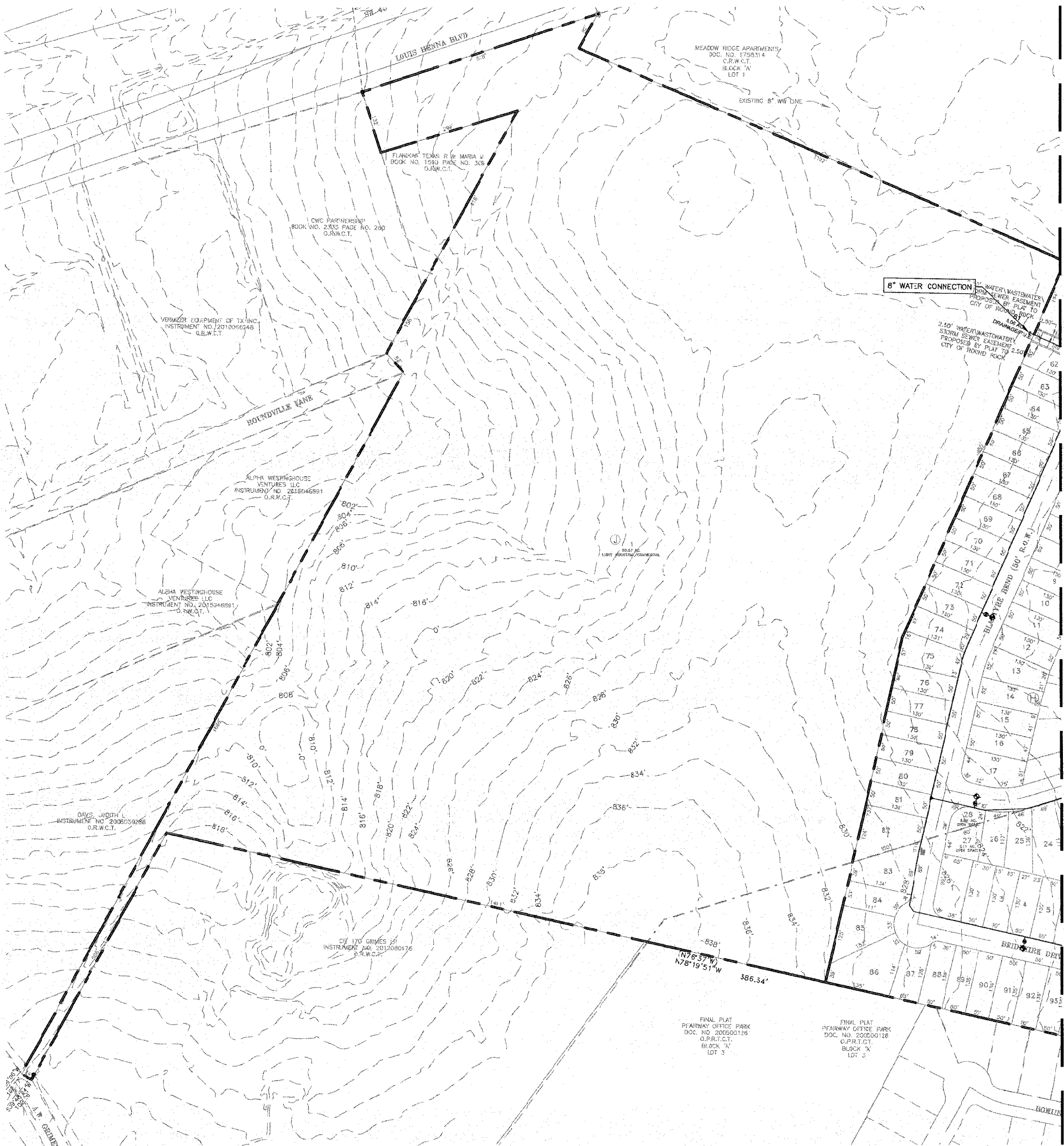
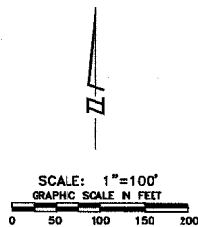
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LOCATION MAP  
N.T.S.

# REVISED GLEN ELLYN SUBDIVISION PRELIMINARY WATER PLAN 102.12 ACRES

SHEET 1 OF 2



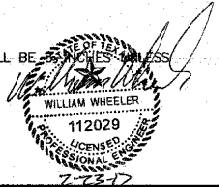
MATCH LINE  
SEE NEXT SHEET

## WATER DISTRIBUTION LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

## NOTES:

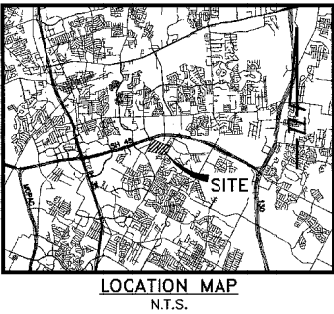
1. ALL WATER LINES SHALL BE AS SHOWN UNLESS OTHERWISE SHOWN.



|             |               |              |    |
|-------------|---------------|--------------|----|
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| FILE NO.    | Utilities.dwg | DRAWN BY:    | RJ |
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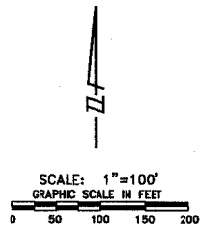


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# REVISED GLEN ELLYN SUBDIVISION PRELIMINARY WATER PLAN 102.12 ACRES

SHEET 2 OF 2

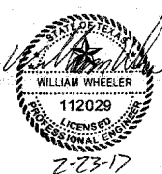


## WATER DISTRIBUTION LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

## NOTES:

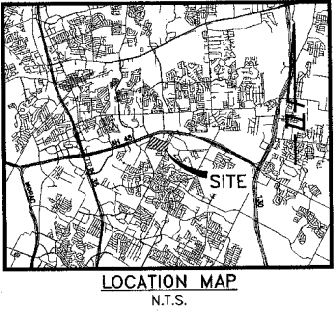
- ALL WATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.



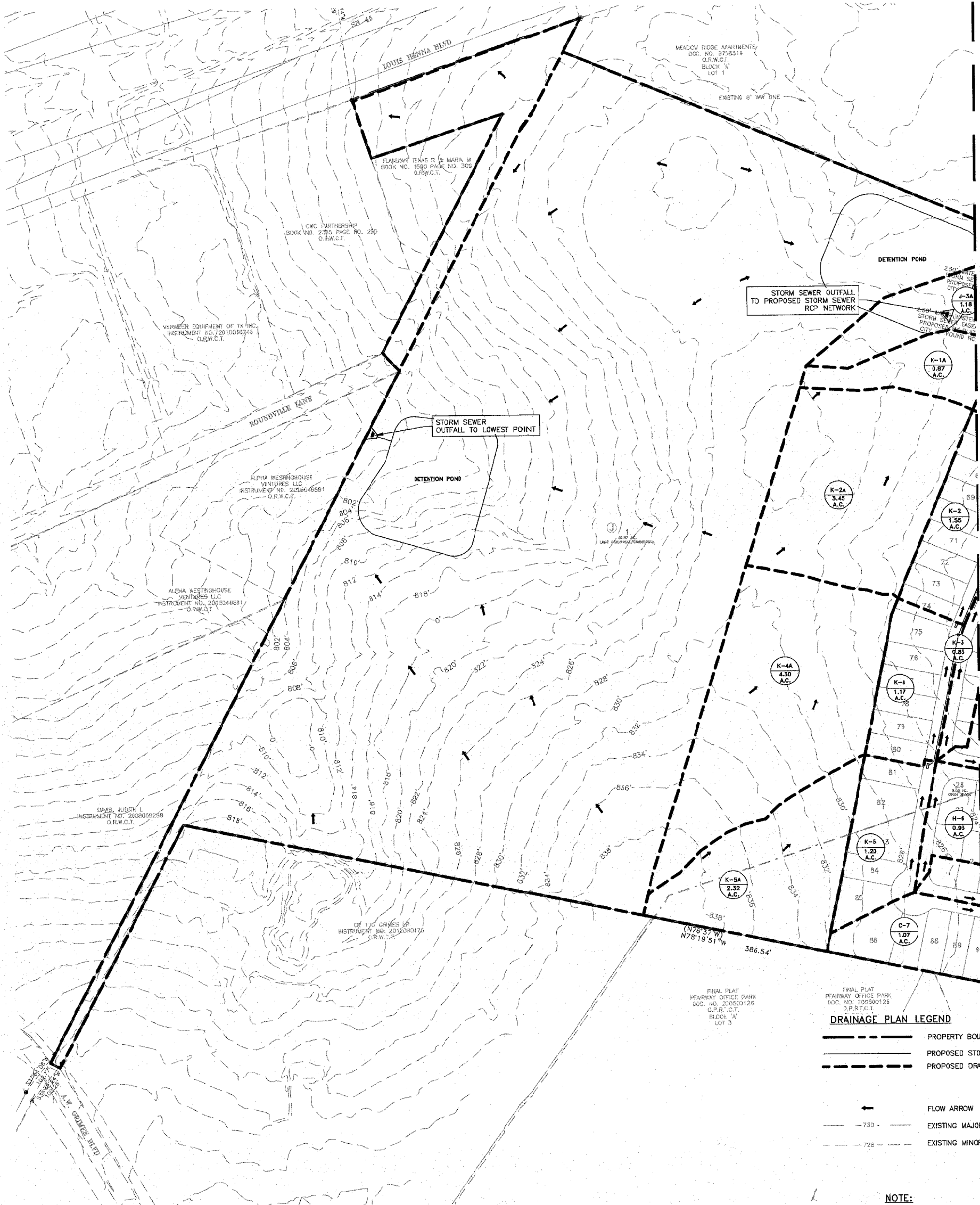
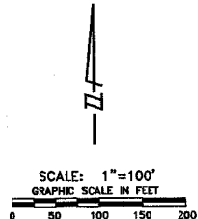
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| SCALE: AS SHOWN        | REVIEWED BY: SB |



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TBP# FIRM #2946



REVISED GLEN ELLYN SUBDIVISION  
PRELIMINARY DRAINAGE PLAN  
102.12 ACRES  
SHEET 1 OF 2



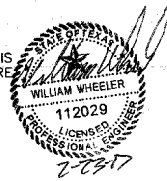
MATCH LINE  
SEE NEXT SHEET

DRAINAGE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM SEWER LINE
- PROPOSED DRAINAGE BOUNDARY
- FLOW ARROW
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS

NOTE:

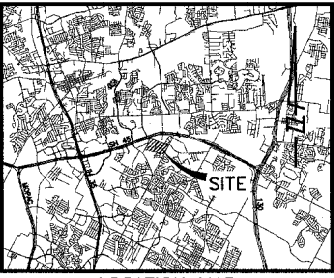
DRAINAGE SCHEMATIC IS  
PRELIMINARY IN NATURE



|             |               |              |    |
|-------------|---------------|--------------|----|
| PROJECT NO. | 1283-10852    | DESIGNED BY: | RJ |
| FILE NO.    | Utilities.cwg | DRAWN BY:    | RJ |
| DATE:       | 10/15         | CHECKED BY:  | SB |
| SCALE:      | AS SHOWN      | REVIEWED BY: | SB |

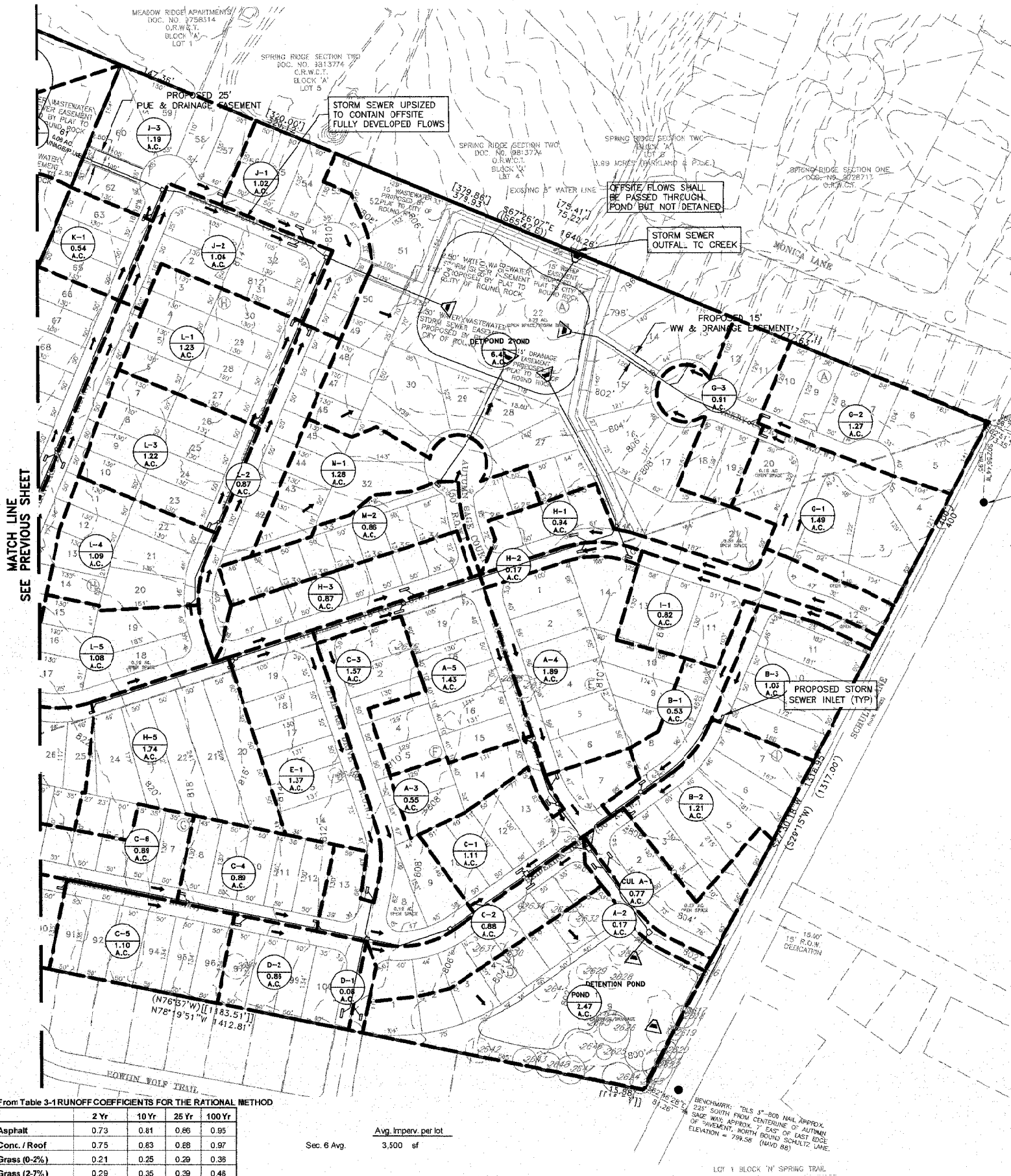
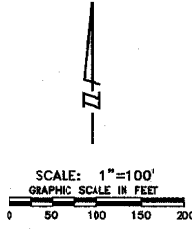


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REVISED GLEN ELLYN SUBDIVISION  
PRELIMINARY DRAINAGE PLAN  
102.12 ACRES

SHEET 2 OF 2



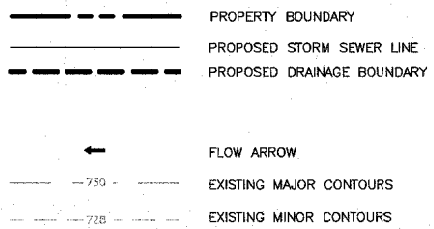
From Table 3-1 RUNOFF COEFFICIENTS FOR THE RATIONAL METHOD

|              | 2 Yr | 10 Yr | 25 Yr | 100 Yr |
|--------------|------|-------|-------|--------|
| Asphalt      | 0.73 | 0.81  | 0.86  | 0.95   |
| Conc. / Roof | 0.75 | 0.83  | 0.88  | 0.97   |
| Grass (0-2%) | 0.21 | 0.25  | 0.29  | 0.38   |
| Grass (2-7%) | 0.29 | 0.35  | 0.39  | 0.46   |
| Grass (7%+)  | 0.34 | 0.40  | 0.44  | 0.51   |

City of Round Rock Drainage Criteria Manual

Glen Ellyn

| Drainage Area | Total Area (Ac) | Total Area (sf) | STREET             |                  |                  |                 | IMPERVIOUS        |                  |                  |                 | GRASS           |                 |                |      | Composite 25 Yr "C" | Composite 100 Yr "C" |
|---------------|-----------------|-----------------|--------------------|------------------|------------------|-----------------|-------------------|------------------|------------------|-----------------|-----------------|-----------------|----------------|------|---------------------|----------------------|
|               |                 |                 | Street Length (ft) | Area Street (sf) | Area Street (Ac) | Area Street (%) | Num Homes in Area | Area Imper. (sf) | Area Imper. (Ac) | Area Imper. (%) | Area Grass (sf) | Area Grass (Ac) | Area Grass (%) |      |                     |                      |
| Section 6     |                 |                 |                    |                  |                  |                 |                   |                  |                  |                 |                 |                 |                |      |                     |                      |
| 1             | 1.07            | 46,809          | 208                | 3,224            | 0.07             | 6.9%            | 5.0               | 17,500           | 0.40             | 37.5%           | 25,885          | 0.59            | 55.5%          | 0.61 | 0.69                |                      |
| 2             | 1.18            | 51,401          | 599                | 9,285            | 0.21             | 18.1%           | 5.5               | 19,250           | 0.44             | 37.5%           | 22,869          | 0.52            | 44.5%          | 0.66 | 0.74                |                      |
| 3             | 0.92            | 40,075          | 250                | 3,875            | 0.09             | 9.7%            | 5.0               | 17,500           | 0.40             | 43.7%           | 18,700          | 0.43            | 46.7%          | 0.65 | 0.73                |                      |
| 4             | 0.73            | 31,199          | 200                | 3,100            | 0.07             | 9.7%            | 4.0               | 14,000           | 0.32             | 44.0%           | 14,699          | 0.34            | 46.2%          | 0.65 | 0.73                |                      |
| 5             | 1.13            | 49,223          | 435                | 6,743            | 0.15             | 13.7%           | 4.5               | 16,750           | 0.36             | 32.0%           | 26,730          | 0.61            | 54.3%          | 0.61 | 0.69                |                      |
| 6             | 1.08            | 46,174          | 273                | 4,232            | 0.10             | 9.2%            | 3.5               | 12,250           | 0.28             | 29.5%           | 29,692          | 0.68            | 64.3%          | 0.66 | 0.64                |                      |
| 7             | 0.71            | 30,828          | 226                | 3,503            | 0.08             | 11.3%           | 3.0               | 10,500           | 0.24             | 34.0%           | 16,825          | 0.39            | 54.7%          | 0.61 | 0.69                |                      |
| 8             | 0.76            | 33,106          | 155                | 2,403            | 0.06             | 7.3%            | 4.5               | 15,750           | 0.36             | 47.6%           | 14,953          | 0.34            | 45.2%          | 0.66 | 0.74                |                      |
| 9             | 1.48            | 63,598          | 405                | 6,278            | 0.14             | 9.9%            | 7.0               | 24,500           | 0.56             | 38.5%           | 32,820          | 0.75            | 51.6%          | 0.63 | 0.70                |                      |
| 10            | 0.82            | 35,719          | 530                | 8,215            | 0.19             | 23.0%           | 2.0               | 7,000            | 0.16             | 19.6%           | 20,504          | 0.47            | 57.4%          | 0.59 | 0.67                |                      |
| 11            | 1.34            | 58,370          | 368                | 5,704            | 0.13             | 9.8%            | 4.5               | 15,750           | 0.36             | 27.0%           | 36,916          | 0.85            | 63.2%          | 0.57 | 0.65                |                      |
| 12            | 1.31            | 57,664          | 260                | 4,030            | 0.09             | 7.1%            | 5.0               | 17,500           | 0.40             | 33.7%           | 35,534          | 0.82            | 62.3%          | 0.57 | 0.65                |                      |
| 13            | 1.11            | 48,352          | 580                | 8,990            | 0.21             | 18.6%           | 4.0               | 14,000           | 0.32             | 23.0%           | 25,362          | 0.58            | 52.5%          | 0.62 | 0.70                |                      |
| 14            | 1.97            | 85,813          | 800                | 9,300            | 0.21             | 10.8%           | 6.0               | 21,000           | 0.48             | 24.5%           | 55,513          | 1.27            | 64.7%          | 0.56 | 0.64                |                      |
| 15            | 0.95            | 41,382          | 280                | 4,340            | 0.10             | 10.5%           | 5.0               | 17,500           | 0.40             | 42.3%           | 19,542          | 0.45            | 47.2%          | 0.65 | 0.73                |                      |
| 16            | 0.32            | 13,939          | 245                | 3,798            | 0.09             | 27.2%           | 1.0               | 3,500            | 0.08             | 25.1%           | 6,642           | 0.15            | 47.6%          | 0.64 | 0.72                |                      |
| 17            | 0.81            | 26,572          | 555                | 8,503            | 0.20             | 32.4%           | 1.5               | 5,250            | 0.12             | 18.8%           | 12,719          | 0.29            | 47.9%          | 0.64 | 0.72                |                      |
| 18            | 1.20            | 52,272          | 838                | 9,889            | 0.23             | 18.9%           | 4.5               | 15,750           | 0.36             | 33.1%           | 26,833          | 0.61            | 51.0%          | 0.63 | 0.71                |                      |
| 19            | 0.88            | 37,462          | 375                | 5,813            | 0.13             | 15.5%           | 4.0               | 14,000           | 0.32             | 37.4%           | 17,648          | 0.41            | 47.1%          | 0.65 | 0.73                |                      |
| 20            | 0.93            | 40,511          | 260                | 4,030            | 0.09             | 9.9%            | 5.0               | 17,500           | 0.40             | 43.2%           | 18,981          | 0.44            | 46.9%          | 0.65 | 0.73                |                      |
| 21            | 1.88            | 72,310          | 205                | 3,178            | 0.07             | 4.4%            | 6.5               | 22,750           | 0.52             | 31.5%           | 46,382          | 1.06            | 64.1%          | 0.66 | 0.64                |                      |
| 22            | 1.38            | 59,242          | 515                | 7,983            | 0.18             | 13.5%           | 3.5               | 12,250           | 0.28             | 20.7%           | 39,008          | 0.90            | 65.8%          | 0.55 | 0.63                |                      |
| 23            | 1.20            | 52,272          | 300                | 4,950            | 0.11             | 8.9%            | 5.0               | 17,500           | 0.40             | 33.5%           | 30,122          | 0.69            | 57.6%          | 0.60 | 0.67                |                      |
| 24            | 1.10            | 47,816          | 284                | 4,402            | 0.10             | 9.2%            | 6.0               | 21,000           | 0.48             | 43.8%           | 22,514          | 0.52            | 47.0%          | 0.65 | 0.73                |                      |
| 25            | 1.37            | 59,677          | 550                | 8,525            | 0.20             | 14.3%           | 4.5               | 15,750           | 0.36             | 25.4%           | 35,402          | 0.81            | 59.3%          | 0.59 | 0.66                |                      |
| 26            | 1.64            | 71,438          | 725                | 11,238           | 0.26             | 15.7%           | 6.0               | 21,000           | 0.48             | 29.4%           | 39,201          | 0.90            | 54.9%          | 0.61 | 0.69                |                      |
| 27            | 1.04            | 45,302          | 211                | 3,271            | 0.08             | 7.2%            | 8.0               | 21,000           | 0.48             | 48.4%           | 21,032          | 0.48            | 48.4%          | 0.65 | 0.73                |                      |
| 28            | 1.32            | 57,498          | 964                | 10,292           | 0.24             | 17.9%           | 8.0               | 21,000           | 0.48             | 33.5%           | 28,207          | 0.66            | 45.6%          | 0.65 | 0.73                |                      |
| 29            | 1.08            | 47,945          | 300                | 4,500            | 0.11             | 9.9%            | 8.0               | 21,000           | 0.48             | 44.8%           | 21,395          | 0.49            | 45.5%          | 0.66 | 0.74                |                      |
| 30            | 0.98            | 42,989          | 200                | 3,100            | 0.07             | 7.3%            | 8.0               | 21,000           | 0.48             | 43.2%           | 18,589          | 0.43            | 43.5%          | 0.67 | 0.75                |                      |
| 31            | 0.90            | 39,004          | 265                | 4,108            | 0.09             | 10.5%           | 5.0               | 17,500           | 0.40             | 44.8%           | 17,597          | 0.40            | 44.8%          | 0.66 | 0.74                |                      |
| 32            | 0.73            | 31,199          | 200                | 3,100            | 0.07             | 9.7%            | 2.5               | 8,750            | 0.20             | 27.5%           | 15,208          | 0.35            | 47.8%          | 0.64 | 0.72                |                      |
| 33            | 1.04            | 45,302          | 260                | 4,030            | 0.09             | 8.9%            | 8.0               | 21,000           | 0.48             | 43.4%           | 30,272          | 0.47            | 44.7%          | 0.66 | 0.74                |                      |
| 34            | 1.09            | 47,480          | 260                | 4,030            | 0.09             | 8.5%            | 5.3               | 18,375           | 0.42             | 38.7%           | 25,075          | 0.58            | 52.8%          | 0.62 | 0.70                |                      |
| 35            | 1.38            | 59,242          | 230                | 3,565            | 0.08             | 6.0%            | 8.0               | 21,000           | 0.48             | 35.4%           | 34,877          | 0.80            | 68.6%          | 0.59 | 0.67                |                      |
| 36            | 1.08            | 46,174          | 550                | 8,525            | 0.20             | 18.5%           | 2.5               | 8,750            | 0.20             | 19.0%           | 28,899          | 0.66            | 62.6%          | 0.57 | 0.65                |                      |
| 37            | 1.08            | 46,174          | 387                | 5,889            | 0.13             | 12.3%           | 5.0               | 17,500           | 0.40             | 37.9%           | 22,985          | 0.53            | 49.8%          | 0.63 | 0.71                |                      |
| 38            | 0.29            | 12,632          | 370                | 5,735            | 0.13             | 45.4%           | 1.0               | 3,500            | 0.08             | 27.7%           | 3,397           | 0.08            | 26.9%          | 0.74 | 0.82                |                      |
| 39            | 18.94           | 737,989         | 9,521              | 147,575          | 3.39             | 20.0%           |                   | 442,744          | 10.16            | 60.0%           | 147,680         | 3.39            | 20.0%          | 0.78 | 0.86                |                      |
| 40            | 31.52           | 1,373,011       | 17,716             | 274,598          | 6.30             | 20.0%           |                   | 823,807          | 18.91            | 60.0%           | 274,908         | 6.30            | 20.0%          | 0.78 | 0.86                |                      |
| 41            | 2.07            | 90,189          | 300                | 4,500            | 0.11             | 5.2%            | 1.0               | 3,500            | 0.08             | 3.9%            | 82,019          | 1.88            | 91.0%          | 0.43 | 0.51                |                      |



NOTE:  
DRAINAGE SCHEMATIC IS PRELIMINARY IN NATURE

WILLIAM WHEELER  
112029  
7-27-17

|                        |                   |
|------------------------|-------------------|
| PROJECT NO. 1283-10852 | DESIGNED BY: R.J. |
| FILE NO. Utilities.dwg | DRAWN BY: R.J.    |
| DATE: 10/15            | CHECKED BY: S.B.  |
| SCALE: AS SHOWN        | REVIEWED BY: S.B. |

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FILE: H:\Projects\1283-10852 Glen Ellyn Tract\CAD\Plots\Preim\Utilities.dwg LAYOUT: DRAINAGE SHEET 2 OF 2 DATE: 2/23/2017 11:43:59 AM BY: SMNOR