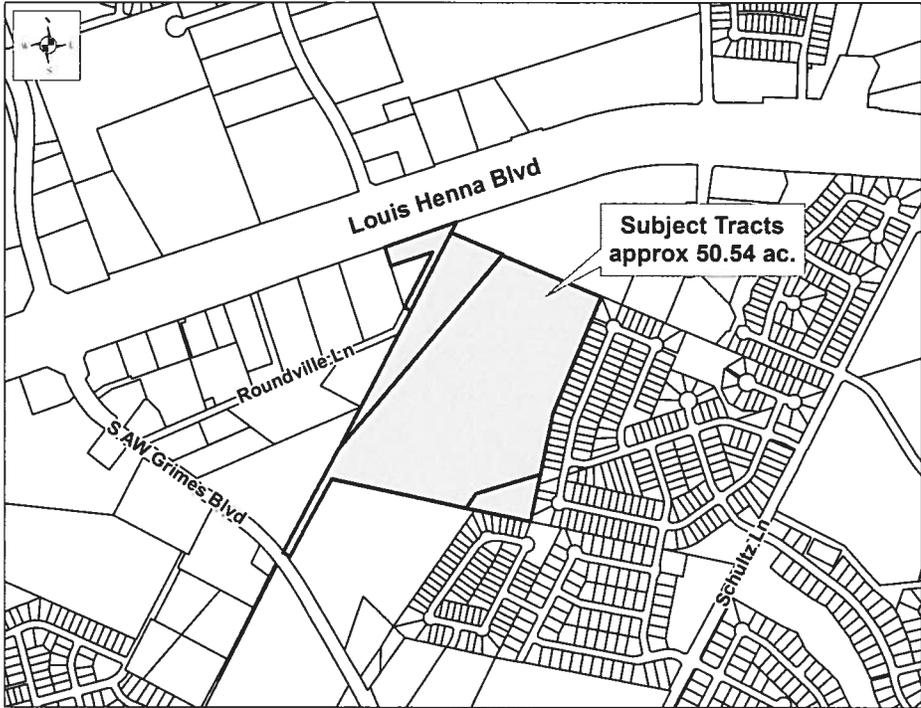


Glen Ellyn Sec. 2 (UPS)  
FINAL PLAT FP1704-005



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of final plat

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

**DESCRIPTION:** 50.54 acres out of the Memuhan Hunt Survey, Abstract No. 314 and William Baker Survey, Abstract No. 107

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Industrial

**ADJACENT LAND USE:**

- North: Multi-family
- South: Industrial
- East: Residential
- West: Industrial

**PROPOSED LAND USE:** Industrial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	3	50.54
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>3</b>	<b>50.54</b>

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

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**Agent**  
 Terra Associates, Inc.  
 William Schock  
 404 E. Ramsey, Ste. 104  
 San Antonio, TX 78216

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**Glen Ellyn Sec. 2 (UPS)**  
**FINAL PLAT      FP1704-005**

**HISTORY:** The property was annexed into the City and zoned as PUD (Planned Unit Development) No. 105 by the City Council on April 14, 2016. The Planning and Zoning Commission recommended approval of the PUD zoning district on March 2, 2016. Planning and Zoning Commission approved the Glen Ellyn Preliminary and Final Plats April 20, 2016. Planning and Zoning Commission approved the Revised Preliminary Plat and Revised Final Plat for Section One on March 1, 2017.

**DATE OF REVIEW:** June 21, 2017

**LOCATION:** Louis Henna Boulevard (SH 45) east of Roundville Lane.

**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. The light industrial portion of the PUD in Section 2 follows the city's Light Industrial (LI) zoning district, while also allowing for the following commercial uses: eating establishments, medical offices, and retail and sales and services. Commercial uses shall conform to the C1-a zoning district regulations and are limited to covering 10 percent of the Section 2 area. The PUD also states building material, landscaping and setback standards for Section 2.

Conformity to Preliminary Plat: This final plat is consistent with the revised Preliminary Plat PP 1701-001.

Traffic, Access and Roads: The 50.54-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 as well as planned new lines. There is an existing 8-inch water stub at the northwest corner of Glen Ellyn Section 1. There will also be a 12-inch extension within Roundville Lane. For wastewater, there is an existing 8-inch gravity stub at the Northwest corner of Glen Ellyn Section 1 and a planned 12-inch gravity extension within Roundville Lane.

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

Additional Considerations: None

**RECOMMENDED MOTION:**

Staff recommends approval, with the following conditions:

- 1) Add the appropriate City of Round Rock standard FEMA flood plain note to the notes section.



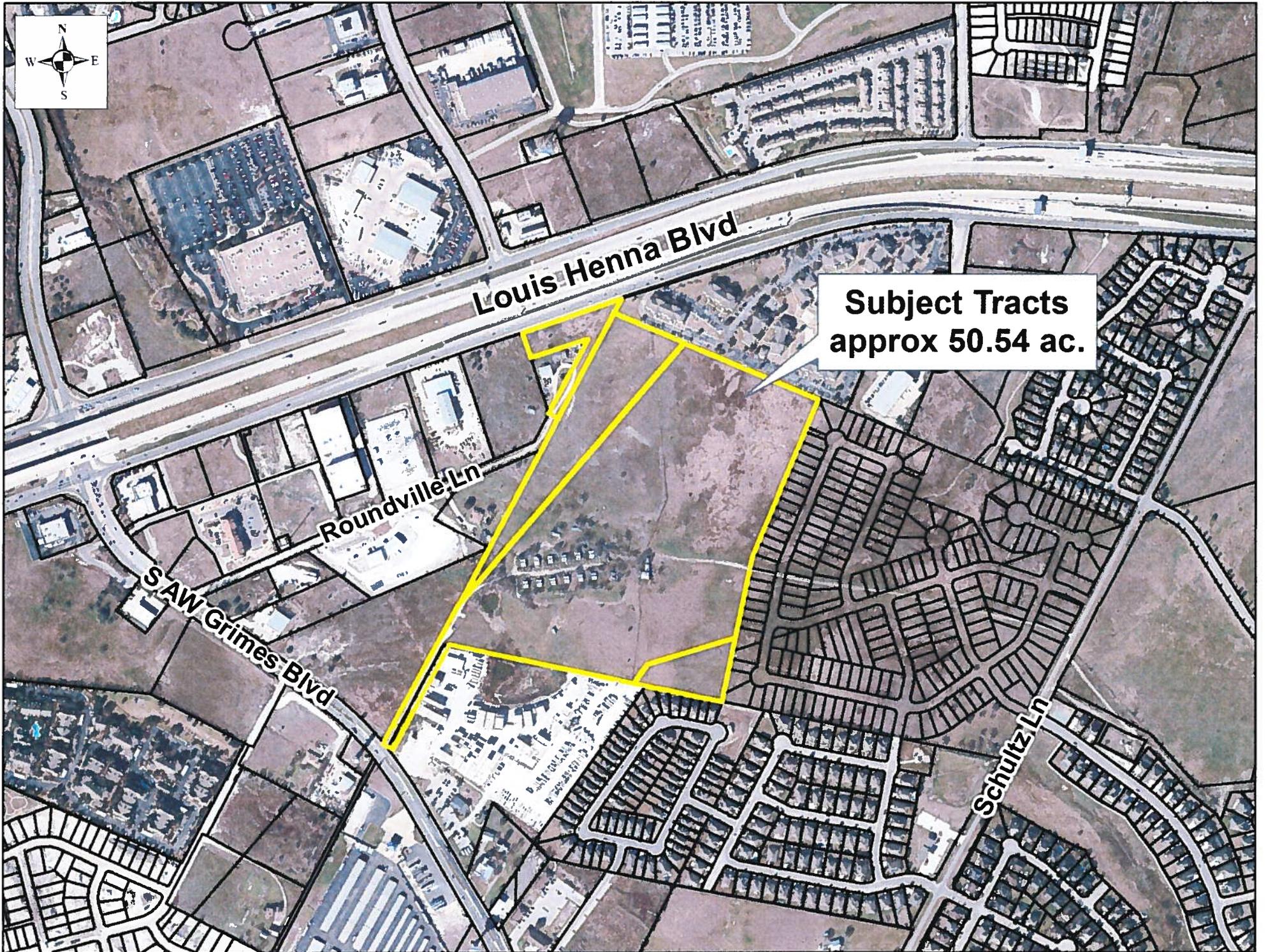
Louis Henna Blvd

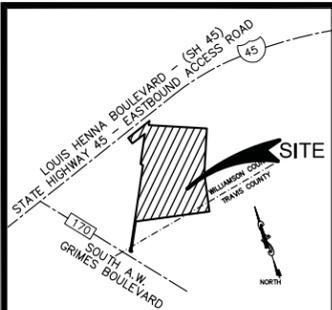
Subject Tracts  
approx 50.54 ac.

Roundville Ln

S AW Grimes Blvd

Schultz Ln





LOCATION MAP  
NOT TO SCALE

FINAL PLAT  
**GLEN ELLYN, SECTION 2**  
SITUATED IN THE MEMUCAN HUNT SURVEY,  
ABSTRACT NO. 314 AND THE WILLIAM BARKER  
SURVEY, ABSTRACT NO. 107, CITY OF ROUND ROCK,  
WILLIAMSON AND TRAVIS COUNTIES, TEXAS

PROJECT ENGINEER:  
**TERRA**  
ASSOCIATES, INC.  
CONSULTING ENGINEERS

404 E. RAMSEY RD., STE. 104  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-298-1600  
EMAIL: BOS@terraassoc.com  
TBPE Registration No.: F-003832



SINCLAIR LAND  
SURVEYING, INC.  
5000 NW INDUSTRIAL  
LEON VALLEY, TEXAS 78238  
210-341-4518  
TBPLS FIRM NO.10089000  
JOB NUMBER: S-201737404  
MARCH, 2017

LEGEND:

△	= DELTA ANGLE
CHD BRG	= CHORD BEARING
CHD DIST	= CHORD DISTANCE
R.O.W.	= RIGHT-OF-WAY
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	= DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.C.T.C.T.	= OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PUE	= PUBLIC UTILITY EASEMENT
(SH)	= STATE HIGHWAY
CR	= COUNTY ROAD

**METES AND BOUNDS DESCRIPTION**

Being a 50.535-acre tract of land situated in the Memucan Hunt Survey, Abstract No. 314 and the William Barker Survey, Abstract No. 107, City of Round Rock, Williamson and Travis Counties, Texas and being the same tract described in a Special Warranty Deed to BT-OH, LLC as recorded in Document No. 2016069631, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.). Said 50.535-acre tract being further described by metes and bounds as follows: (All bearings herein are based on the Texas State Plane Coordinate System, Texas Central Zone (4203), North American Datum 1983 (NA 2011), Epoch 2010.00. All distances herein are grid and may be converted to surface by multiplying by a combined scale factor of 1.000120).

BEGINNING at a TXDOT brass disk "659+96.20" found for the most northerly northeast corner of the herein described tract, same being the northwest corner of Meadow Ridge Apartments Subdivision, as recorded in Document No. 9758314, O.P.R.W.C.T., and being located in the south right-of-way line of State Highway (SH) 45; THENCE South 27° 21' 46" West departing from said SH 45 and with the west line of said Meadow Ridge Apartments, a distance of 81.51 feet to an "X" found chiseled in concrete for a common corner of the herein described tract and said Meadow Ridge Subdivision;

THENCE South 67° 24' 53" East with the south line of said Meadow Ridge Apartments, a distance of 1,106.12 feet to a 1/2-inch iron bar with a yellow plastic cap stamped "Baseline, Inc." found for the most easterly northeast corner of the herein described tract, same being the northwest corner of a called 51.65-acre tract described in a Memorandum of Contract to Continental Homes of Texas, L.P. as recorded in Document No. 2015102511, O.P.R.W.C.T., and for a corner of said Meadow Ridge Apartments;

THENCE South 22° 34' 26" West departing from said Meadow Ridge Apartments and with the west line of said 51.65-acre tract, a distance of 855.38 feet to a 1/2-inch iron bar with a yellow plastic cap stamped "Baseline, Inc." found for a corner of the herein described tract;

THENCE South 11° 38' 23" West continuing with the west line of said 51.65-acre tract, a distance of 737.06 feet to a 1/2-inch iron bar with a yellow plastic cap stamped "Baseline, Inc." found for the southeast corner of the herein described tract, same being the southwest corner of said 51.65-acre tract, and being located in the north line of Pfairway Office Park Subdivision as recorded in Document No. 200500126, Official Public Records, Travis County, Texas;

THENCE North 78° 19' 41" West departing from said 51.65-acre tract and with the north line of said Pfairway Office Park, a distance of 1,411.47 feet to a 1/2-inch iron bar found for a corner of the herein described tract, same being the northwest corner of a called 17.881-acre tract described in a Special Warranty Deed with Vendor's Lien to CR 170 Grimes, L.P. as recorded in Document No. 2012080476, O.P.R.W.C.T., and being located in the east line of a private road known as Edville Lane;

THENCE South 27° 45' 25" West with the common line of said 17.881-acre tract and said Edville Lane, a distance of 574.95 feet to a 1/2-inch iron bar found for the most southerly corner of the herein described tract, same being the southwest corner of said 17.881-acre tract, and being located in a non-tangent curve for the north right-of-way line of County Road (CR) 170 (also known as South A.W. Grimes Boulevard);

THENCE in a northwesterly direction with the north right-of-way line of said CR 170 and with said non-tangent curve that concaves to the southwest having a radius of 1,550.00 feet through a central angle of 00° 57' 49", an arc distance of 26.07 feet (chord bears North 39° 05' 35" West, a distance of 26.06 feet) to a 1/2-inch iron bar with an orange plastic cap stamped "SLS RPLS 5142"(hereinafter referred to as "with cap") set for the southwest corner of the herein described tract, same being the southeast corner of a called 10.00-acre tract described in an Order Admitting Will to Probate As a Muniment of Title to Judith L. Davis as recorded in Document No. 2008059288, O.P.R.W.C.T., and being located in the west line of said Edville Lane;

THENCE North 27° 45' 02" East, departing from said CR 170 and with the common line of said 10.00-acre tract and said Edville Lane, a distance of 1,099.38 feet to a 1/2-inch iron bar found for a corner of the herein described tract, same being the north corner of said 10.00-acre tract and the southeast corner of a called 7.49-acre tract described in a Warranty Deed with Vendor's Lien to Alpha Westinghouse Ventures, L.L.C. as recorded in Document No. 2015046891, O.P.R.W.C.T.;

THENCE North 27° 33' 23" East departing from said 10.00-acre tract and with the east line of said 7.49-acre tract, a distance of 547.64 feet to a 5/8-inch iron bar found for a corner of the herein described tract, same being the northeast corner of said 7.49-acre tract and the east corner of a called 2.18-acre tract called "Exhibit D" (50-foot wide road easement) described in a Warranty Deed to Larry T. Gill and Wife, Bennie H. Gill as recorded in Volume 664, Page 595, Deed Records, Williamson County, Texas (D.R.W.C.T.), said road known as Roundville Road;

THENCE North 42° 56' 27" West departing from said 7.49-acre tract and with the east line of said 2.18-acre tract, a distance of 52.01 feet to a 3/8-inch iron bar found for a corner of the herein described tract, same being the northeast corner of said 2.18-acre tract and the southeast corner of a called 3.82-acre tract described in a Warranty Deed to Employee-Owned Companies, Inc. as recorded in Document No. 201700667, O.P.R.W.C.T.;

THENCE North 27° 18' 26" East departing from said 2.18-acre tract and with the east line of said 3.82-acre tract, a distance of 158.02 feet to a 3/8-inch iron bar found for a corner of the herein described tract, same being the common south corner of said 3.82-acre tract and a called 1.00-acre tract as described in a Warranty Deed with Vendor's Lien to Texas R. Flaniken and wife, Maria M. Flaniken as recorded in Volume 1590, Page 309, D.R.W.C.T.;

THENCE North 27° 35' 53" East departing from said 3.82-acre tract and with the east line of said 1.00-acre tract, a distance of 417.85 feet to a 1/2-inch iron bar found for a corner of the herein described tract, same being the northeast corner of said 1.00-acre tract;

THENCE South 71° 57' 52" West with the north line of said 1.00-acre tract, a distance of 298.87 feet to a 1/2-inch iron bar found for a corner of the herein described tract, same being the northwest corner of said 1.00-acre tract and being located in the east line of said 3.82-acre tract;

THENCE North 18° 04' 53" West departing from said 1.00-acre tract and with the east line of said 3.82-acre tract, a distance of 132.36 feet to an iron bar with a 2-inch TXDOT aluminum cap found for the most northerly northwest corner of the herein described tract, same being the northeast corner of said 3.82-acre tract and being located in the south right-of-way line of said SH 45;

THENCE North 70° 41' 01" East departing from said 3.82-acre tract and with the south right-of-way line of said SH 45, a distance of 518.28 feet to the POINT OF BEGINNING and containing 50.535 acres of land

- SURVEYORS NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "SLS R.P.L.S. 5142" UNLESS NOTED OTHERWISE.
  - COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
  - DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1.00017. THE ROTATION GRID TO PLAT IS 00°00'00"
- CITY OF ROUND ROCK STANDARD PLAT NOTES:
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD NO. 105 AND CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
  - SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD NO. 105 AND CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
  - A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
  - A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE CONVEYED FOR ALL LOTS ABUTTING IH35 OR SH45.
  - NO PORTION OF OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
  - THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 1, 2017.
  - A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK SHALL BE RECORDED.

PLAT SUMMARY TABLE

OWNER:	BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ACREAGE:	50.535 ACRES
SUVEYOR:	DANIEL B. DAVIS, RPLS SINCLAIR LAND SURVEYING, INC.
LINEAR FEET NEW STREET:	850.63
SUBMITTAL DATE:	MAY 3, 2017
PLANNING & ZONING REVIEW DATE:	JUNE 21, 2017
BENCHMARK DESCRIPTION:	TXDOT BRASS DISK "659+96.20" AT ELEVATION 819.78.
PATENT SURVEY:	MEMUCAN HUNT SURVEY ABSTRACT 314 WILLIAM BARKER SURVEY ABSTRACT 107
ENGINEER:	WILLIAM SCHOCK, P.E. TERRA ASSOCIATES, INC.
NUMBER OF LOTS BY TYPE:	DEVELOPMENT-2 LOTS RIGHT-OF-WAY-1 LOT
ACREAGE BY LOT TYPE:	DEVELOPMENT-49.542, RIGHT-OF-WAY-0.993 ACRES

NUMBER OF BLOCKS: 1

STATE OF GEORGIA)  
COUNTY OF FULTON)

THAT BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS THE OWNER OF THAT CERTAIN 50.535 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016069631, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS GLEN ELLYN, SECTION 2 SUBDIVISION.

BT-OH, LLC

STEPHEN M. SLIFER  
VICE-PRESIDENT

STATE OF GEORGIA  
COUNTY OF FULTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY STEPHEN M. SLIFER, VICE-PRESIDENT, BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF SAID BT-OH, LLC.

STEPHEN M. SLIFER,  
(VICE-PRESIDENT, BT-OH, LLC)

STATE OF GEORGIA)  
COUNTY OF FULTON)

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
ADDRESS: 55 GLENLAKE PARWAY, NE  
ATLANTA, GEORGIA 30328  
ATTN: REAL ESTATE DEPT.

STATE OF GEORGIA)  
COUNTY OF FULTON)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC, FULTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE [EXTRATERRITORIAL JURISDICTION OR CITY LIMITS] OF THE CITY OF ROUND ROCK.

BY: \_\_\_\_\_  
DAVID PAVLISKA, CHAIRMAN,  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS)  
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

DEPUTY \_\_\_\_\_

I, DANIEL B. DAVIS, CERTIFY THAT THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE AS AMENDED, SPECIFICALLY SECTIONS 663.13-663.19, WHICH INCLUDE PROVISIONS REQUIRING 1:10,000+0.10 FEET PRECISION FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN TEXAS.

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
THAT I, DANIEL B. DAVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

BY: \_\_\_\_\_  
DANIEL B. DAVIS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6195

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
THAT I, WILLIAM O. SCHOCK, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

WILLIAM O. SCHOCK, P.E. #88636  
LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE [EXTRATERRITORIAL JURISDICTION OR CITY LIMITS] OF THE CITY OF ROUND ROCK.

BY: \_\_\_\_\_  
DAVID PAVLISKA, CHAIRMAN,  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

STATE OF TEXAS)  
COUNTY OF WILLIAMSON)

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN THE PLAT RECORDS OF SAID COUNTY, DOCUMENT \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY \_\_\_\_\_

**FINAL PLAT**  
**GLEN ELLYN, SECTION 2**

SITUATED IN THE MEMUCAN HUNT SURVEY,  
ABSTRACT NO. 314 AND THE WILLIAM BARKER  
SURVEY, ABSTRACT NO. 107, CITY OF ROUND ROCK,  
WILLIAMSON AND TRAVIS COUNTIES, TEXAS

MEADOW RIDGE APARTMENTS  
(DOCUMENT #1997058314)  
O.P.R.W.C.T.

**LOT 1**  
**BLOCK A**  
**48.541 ACRES**

**LOT 3**  
**BLOCK A**  
(50% PUBLIC R.O.W.)  
**0.993 ACRES**  
TO BE CONVEYED BY DEED  
TO THE CITY OF ROUND ROCK

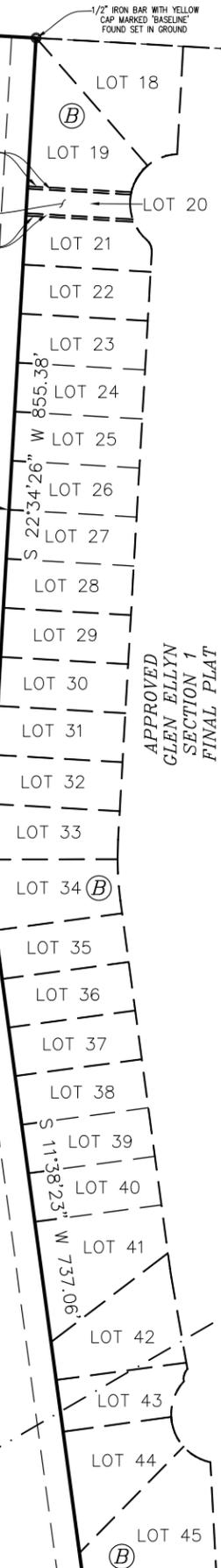
(3.82 ACRES)  
EMPLOYEE-OWNED  
COMPANIES, INC.  
(DOCUMENT NO. 2017006667)  
O.P.R.W.C.T.

(7.49 ACRES)  
ALPHA WESTINGHOUSE  
VENTURES, L.L.C.  
(DOCUMENT #2015046891)  
O.P.R.W.C.T.

(10.00 ACRES)  
RAYMOND DAVIS  
(VOLUME 583, PAGE 255)  
PROBATE TO JUDITH L. DAVIS  
(DOCUMENT #2008059288)  
O.P.R.W.C.T.

(17.881 ACRES)  
CR 170 GRIMES, L.P.  
(DOCUMENT #2012080476)  
O.P.R.W.C.T.

FFAIRWAY OFFICE PARK  
(DOCUMENT #200500126)  
O.P.R.T.C.T.



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°25'26"	155.00'	33.61'	N 21°36'36" E	33.54'
C2	30°18'59"	64.90'	34.34'	N 00°14'24" E	33.94'
C3	12°25'26"	205.00'	44.45'	N 21°36'36" E	44.36'
C4	30°18'59"	114.90'	60.80'	N 00°14'24" E	60.90'

LINE	BEARING	LENGTH
L1	S 27°21'46" W	81.51'
L2	N 27°49'19" E	20.03'
L3	N 30°04'54" W	110.27'
L4	N 70°41'01" E	40.61'
L5	N 51°40'31" W	1.07'
L6	N 27°49'16" W	20.22'
L7	N 63°02'27" W	10.27'

LOT	BLOCK	SQUARE FEET	ACRES
1	B	2,114,450	48.541
2	A	43,599	1.001
3	A	43,265	0.993

