



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Matt Baker
Alternate Vice Chair Rob Wendt
Commissioner Stacie Bryan
Commissioner Jennifer Henderson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez

Wednesday, March 1, 2017

7:00 PM

City Council Chambers, 221 East Main St.

A. CALL TO ORDER - 7:00 P.M.

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D.1 [2017-4265](#) Consider approval of the minutes for the February 15, 2017 Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

E.1 [2017-4266](#) Consider approval of the Arden Park Preliminary Plat. Generally located southeast corner of Red Bud Ln. and CR 123. Case No. PP1609-001

E.2 [2017-4267](#) Consider approval of the Glen Ellyn Revised Preliminary Plat. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. PP1701-001

E.3 [2017-4268](#) Consider approval of the Glen Ellyn Final Plat. Generally located southeast of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd. Case No. FP1701-010

E.4 [2017-4269](#) Consider approval of the Interchange Business Park, Sec. 2 - Lot 5A, Block B Amending Plat. Generally located northeast of the intersection of Double Creek Dr. and Louis Henna Blvd. Case No. FP1701-009

- E.5 [2017-4270](#) Consider public testimony and a recommendation regarding the request filed by Hickerson Round Rock Land, LP, for Amendment No. 2 to PUD 62 (Provident Crossings PUD) to allow a restaurant with a drive through, subject to specific conditions. Generally located southwest of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd. Case No. ZON1701-001

F. STAFF REPORT:

- F.1 [2017-4271](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 24th day of February 2017 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 15, 2017 AT 7:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on February 15, 2017, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 7:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Vice Chair Matthew Baker, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, Susan Brennan, David Fowler, Laton Carr, and Veronica Chandler. Also present were Gerald Pohlmeier and Kamie Fitzgerald from the Transportation Department and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the February 1, 2017, Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E. PLATTING AND ZONING:

E1. Consider public testimony and approval of the request filed by Jacobs Engineering, on behalf of the owners, Tres Habaneros/Shepherd, Ltd. and SPG Round Rock NS, L.P., to Replat Lot 2B, of the CPG Partners Commercial Tract Replat. Generally located northwest of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1701-003

Mr. Fowler briefly gave background information about the proposed project, explaining that the purpose of the application was to subdivide the tract into two lots. Staff recommended approval as conditioned.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

The owner's representative, Ms. Jenilee Mead, with Jacobs Engineering, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E2. Consider approval of the Amended Plat of Lot 1, Block A – CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-007

Mr. Fowler briefly reviewed the application stating that the purpose of the application was to expand the subject parcel. He explained that 2 acres of land will be taken from the Lot 2, Block B, located to the east of the subject tract, and added to this plat. The decrease of the parcel will be discussed in the Agenda Item E3. Staff recommended approval as conditioned.

The owner's representative, Mr. Jason Rodgers, with Garrett-Ihnen Civil Engineers, was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E3. Consider approval of the Amended Plat of Lot 2, Block B, A Replat of Lot 2B – CPG Partners Commercial Tract Final Plat. Generally located on the north side of Bass Pro Dr. east of N. IH 35. Case No. FP1701-008

Mr. Fowler explained that the purpose of this application was to reduce the parcel acreage from 20.18 to 18.18 acres. The 2 acre parcel was added to the tract located to the west of the property, as discussed in Agenda Item E2. Staff recommended approval as conditioned.

The owner's representative, Mr. Jason Rodgers, with Garrett-Ihnen Civil Engineers, was available to answer questions.

A motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Henderson to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E4. Consider approval of Vizcaya, Phase 4B Final Plat. Generally located north of Savio Dr. and Caruso Ln. Case No. FP1701-005

Mr. Fowler briefly reviewed the proposed application stating that the plat consisted of 15 residential estate lots and 2 open space lots.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Wendt to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

E5. Consider approval of the Vizcaya, Phase 6A Final Plat. Generally located north of Enza Ct. and west of Savio Dr. No. FP1701-006

Mr. Fowler briefly explained the proposed application stating that the plat consisted of 31 large residential lots and 1 access lot.

Following a brief discussion, a motion was offered.

Motion: Motion by Vice Chair Baker, second by Commissioner Sanchez to approve as conditioned.

Vote: AYES: Chairman Pavliska, Vice Chair Baker, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 6 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider a presentation and update from the Transportation Department.

Mr. Pohlmeier gave an update on the City's transportation projects.

F2. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman stated that City Council approved the following Planning and Zoning items: General Plan and Rezoning of the properties located southwest of the intersection of Gattis School Rd. and Westview Dr.

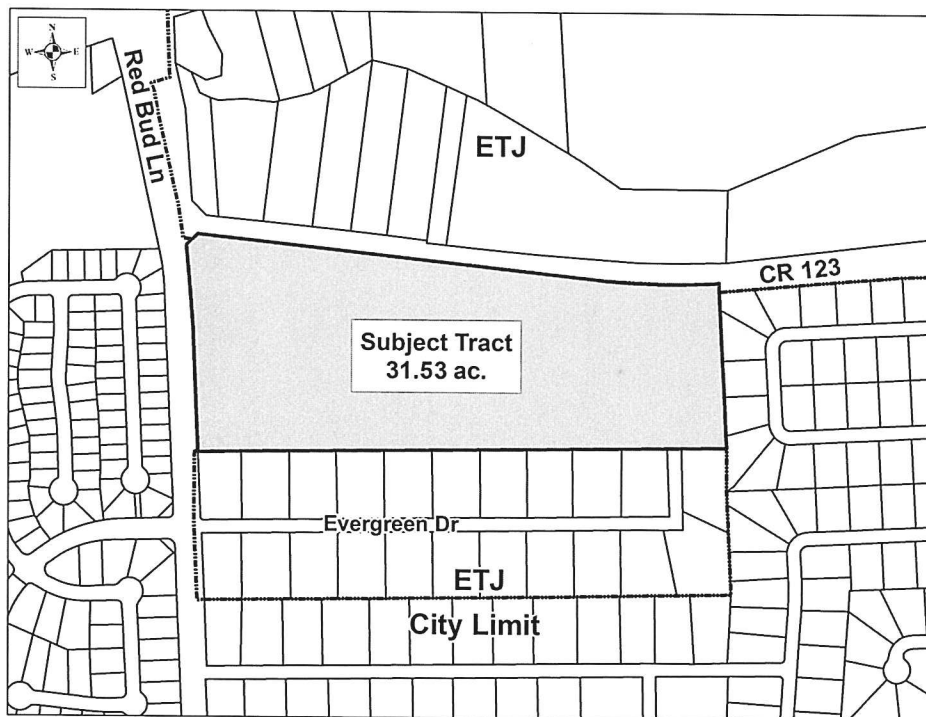
I. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Arden Park Preliminary Plat
PRELIM PLAT PP1609-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the Preliminary Plat

ZONING AT TIME OF APPLICATION: Planned Unit Development (PUD) No. 108

DESCRIPTION: 31.53 acres out of the McNutt, R. Sur.

CURRENT USE OF PROPERTY: agriculture

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: ETJ - light industrial and commercial

South: ETJ - Greenfields Subdivision - large lot single family

East: SF-1 (Single Family - large lot) - Oak Bluffs Estates subdivision

West: SF-2 (Single Family - standard lot) - Forest Bluff subdivision

PROPOSED LAND USE: single family detached homes

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	119	21.16
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	6	3.57
ROW:	2	6.80
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	127	31.53

Owner:
Pulte Homes of Texas, L.P.
Stephen Ashlock
9401 Amberglen, Ste. 150
Austin, TX 78729

Agent
KBGE
Brian Estes
105 W. Riverside Dr., Ste. 110
Austin, TX 78704

**Arden Park
PRELIMINARY PLAT PP1609-001**

HISTORY: The property was zoned as Planned Unit Development (PUD) No. 108, providing for lots with a minimum of 10K square feet and 6K square feet, in October 2016. A large area was set aside to allow for public drainage improvements to address existing offsite flooding issues.

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 zoned as Planned Unit Development (PUD) No. 108, for residential use. The 10K square foot minimum lots are located along the majority of the southern boundary of the property, where they will abut the one acre lots located in the Greenfields subdivision. An area reserved for public drainage conveyance will be located along the majority of the eastern boundary of the property and a small portion of the southern boundary. The exterior finish of the homes will consist of at least 75% stone, simulated stone, brick or stucco, with no more than 50% consisting of stucco. Up to 25% of the exterior finish may be fiber cement siding, excluding flat, unarticulated panels. Wood shingles, wood siding and architectural steel or metal may only be used as accent features. An alternative wall finish of 100% stucco is allowed only in conjunction with a tile roof. Upgraded garage doors which include window panels, faux wood, wood cladding or decorative hardware are required.

Plat: The preliminary plat contains 119 residential lots and six open space lots. It includes right-of-way dedication along CR 123 and dedication of land along the eastern boundary for public drainage facilities.

Traffic, Access and Roads: The proposed subdivision has three points of ingress and egress: along County Road (CR) 123 to the north, along Red Bud Lane to the west and a connection to Evergreen Drive to the south, the street that serves the Greenfields subdivision and stubs out to the property. A traffic impact analysis (TIA) was prepared for the development and the anticipated traffic generated by the project will not cause the need for any roadway improvements. Red Bud Lane is maintained by the City, while CR 123 and Evergreen Drive are Williamson County roads. The City has plans for turning lane improvements on Red Bud Lane where it intersects the south side of State Highway 79. In addition, a traffic signal is being designed on Red Bud Lane at its intersection with Forest Ridge Boulevard/Evergreen Drive. This signal is being installed because traffic at the intersection meets warrants without this development.

Water and Wastewater Service: The site will be served by the City of Round Rock. A release of from the service area of the City of Hutto is pending.

Drainage: The property drains to the south and east and is conveyed to the north underneath CR 123 to Brushy Creek.

Additional Considerations: ***A recommendation for approval of this preliminary plat is subject to approval of the flood study that has been prepared by the applicant. The study was under review by the City's floodplain administrator at the time of this report. There is no statutory requirement for action by the Commission since the applicant submitted a waiver acknowledging that the plat would not be considered until all outstanding issues have been addressed.***

RECOMMENDED MOTION:

Staff recommends approval of the preliminary plat, subject to the following conditions:

1. Approval by the City of the flood study prepared for the site.



Red Bud Ln

ETJ

CR 123

Subject Tract
31.53 ac.

Evergreen Dr

ETJ

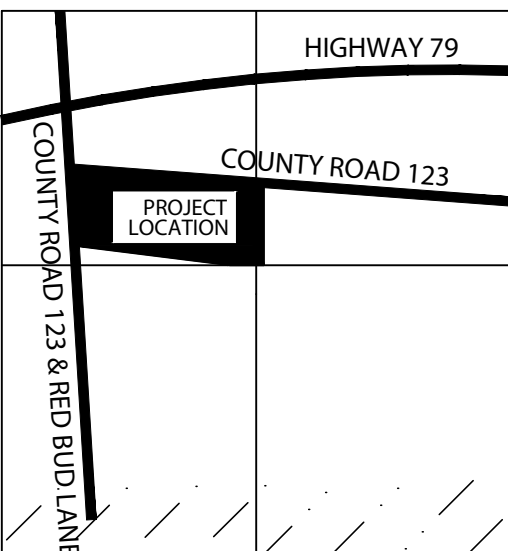
City Limit

PRELIMINARY PLAT OF ARDEN PARK

LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- CALCULATED POINT

FEMA 100-YEAR FLOODPLAIN



NOT TO SCALE
LOCATION MAP



21.363 ACRES
(REMAINDER)
JOE S. KOTRLA
VOL. 1285, PG. 151

LOCATION OF 100-YEAR
FLOOD PLAIN, ELEV= 637.00'
PER FEMA PANEL
48491C0515E

POINT FALLS IN RIM OF
TELECOM MANHOLE

BLOCK A
OAK BLUFF
ESTATES - PHASE
2
CAB. F, SL. 253

BLOCK 1
GREENFIELDS
CAB. D, SL. 166

ARDEN PARK
JOB NUMBER ~ 387-002

PLAT BY: KBGE

105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

SUBMITTAL DATE: 02/23/17
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 03/01/17

SHEET:

1 OF 3

NUMBER OF LOTS

RESIDENTIAL LOTS	119
OPEN SPACE LOTS	6
R.O.W. (CITY OF ROUND ROCK)	1
R.O.W. (WILLIAMSON COUNTY)	1
BLOCKS	4

ACREAGE

RESIDENTIAL	21.16 AC	67%
OPEN SPACE	03.57 AC	12%
R.O.W. (CITY OF ROUND ROCK)	05.44 AC	17%
R.O.W. (WILLIAMSON COUNTY)	01.35 AC	04%

(LENGTH OF PROPOSED NEW STREETS - 4522 LF)

TOTAL= 31.53 AC

OWNER:

PULTE GROUP
9401 AMBERGLEN
AUSTIN, TEXAS 78729
CONTACT: MARK MILHAIOFF

BENCHMARK:

COTTON SPINDEL SET IN THE INTERSECTION OF RED BUD LANE
AND COUNTY ROAD 123, NEAR THE NORTH END OF THE NOSE OF THE MEDIAN ISLAND.
ELEVATION: 645.64'

ENGINEER:

KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: BRIAN ESTES

SURVEYOR:

KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: MARK MERCADO

(A) PROPOSED 22' DRAINAGE AND STORM SEWER
EASEMENT TO CITY OF ROUND ROCK.

(B) PROPOSED 15' WASTEWATER EASEMENT TO
CITY OF ROUND ROCK.

PRELIMINARY PLAT OF ARDEN PARK

PLAT NOTES

- NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCE, 2010 EDITION, AS AMENDED, AND PUD #108
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES, 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.
- SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCE, 2010 EDITION, AS AMENDED, AND PUD #108.
- THE NEIGHBORHOOD BOX UNIT WILL BE LOCATED ON LOT 14--A (BLOCK 3).
- A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS OF GREATER THAN 29 DWELLING UNITS.
- ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREIN.
- THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN IN PUD #108 AS APPROVED BY THE CITY COUNCIL ON OCTOBER 13, 2016.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- ALL DIRECT VEHICULAR INGRESS OR EGRESS FOR PLATTED LOTS SHALL BE PROHIBITED FROM CR 123.

FIELD NOTES

BEING A 31.530 ACRE TRACT, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN 31.172 ACRE TRACT CONVEYED TO TRAVIS D. JOHNSON AND WIFE EDELGUNDE JOHNSON, BY DEED OF RECORD IN VOLUME 663, PAGE 164, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING THAT CERTAIN 1.000 ACRE TRACT CONVEYED TO TRAVIS D. JOHNSON AND WIFE EDELGUNDE JOHNSON, BY DEED OF RECORD IN VOLUME 812, PAGE 564, OF SAID REAL PROPERTY; SAID 31.530 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING. AT A ½--INCH IRON ROD FOUND IN THE WEST LINE OF LOT 11, BLOCK A, OAK BLUFF ESTATES -- PHASE 2, A SUBDIVISION OF RECORD IN CABINET F, SLIDE 253, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF LOT 12, BLOCK TWO, GREENFIELDS, A SUBDIVISION OF RECORD IN CABINET D SLIDE 166, OF SAID PLAT RECORDS, FOR THE SOUTHEASTERLY CORNER OF SAID 31.172 ACRE TRACT AND HEREOF;

THENCE. S89°11'45"W, ALONG THE NORTH LINE OF SAID GREENFIELDS SUBDIVISION, BEING THE SOUTH LINE OF SAID 31.172 ACRE TRACT, A DISTANCE OF 1960.06 FEET TO A CALCULATED POINT AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK ONE, OF SAID GREENFIELDS SUBDIVISION, BEING IN THE EAST RIGHT--OF--WAY LINE OF COUNTY ROAD 122/ RED BUD LANE (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE. OVER AND ACROSS SAID 31.172 ACRE TRACT, ALONG SAID EAST RIGHT--OF--WAY LINE OF COUNTY ROAD 122, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NO2°34'11"W, A DISTANCE OF 436.00 FEET TO A 1/2--INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 4550.00 FEET, A CENTRAL ANGLE OF 4°13'02", AN ARC LENGTH OF 334.91 FEET, AND A CHORD WHICH BEARS N04°39'55"W, A DISTANCE OF 334.83 FEET TO A 1/2--INCH IRON ROD FOUND AT THE INTERSECTION OF SAID EAST RIGHT--OF--WAY LINE AND THE SOUTH RIGHT--OF--WAY LINE OF COUNTY ROAD 123 (R.O.W. VARIES) FOR AN ANGLE POINT;

THENCE. N44°33'04"E, LEAVING SAID EAST RIGHT--OF--WAY LINE OF COUNTY ROAD 122, CONTINUING OVER AND ACROSS SAID 31.172 ACRE TRACT, ALONG SAID SOUTH RIGHT--OF--WAY LINE OF COUNTY ROAD 123, A DISTANCE OF 61.72 FEET TO A 1/2--INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 31.172 ACRE TRACT, BEING AN ANGLE POINT IN SAID SOUTH RIGHT--OF--WAY LINE, FOR THE NORTHWESTERLY CORNER HEREOF, FROM WHICH A 1/2--INCH IRON ROD FOUND BEARS N09°58'32"E, A DISTANCE OF 52.16 FEET;

THENCE. S83°45'41"E, ALONG SAID SOUTH RIGHT--OF--WAY LINE, BEING THE NORTH LINE OF SAID 31.172 ACRE TRACT, A DISTANCE OF 792.92 FEET TO A 1/2--INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT, FOR AN ANGLE POINT;

THENCE. S83°43'59"E, CONTINUING ALONG SAID SOUTH RIGHT--OF--WAY LINE, BEING THE NORTH LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 208.79 FEET TO A 1/2--INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF SAID 31.172 ACRE TRACT, FOR AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT--OF--WAY LINE, BEING THE NORTH LINE OF SAID 31.172 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S83°55'24"E, A DISTANCE OF 231.03 FEET TO A 1/2--INCH IRON ROD WITH "KBGE" CAP SET, FOR AN ANGLE POINT;
- S84°29'24"E, A DISTANCE OF 389.05 FEET TO A 1/2--INCH IRON ROD WITH "KBGE" CAP SET, FOR AN ANGLE POINT;
- S89°06'54"E, A DISTANCE OF 153.57 FEET TO A 1/2--INCH IRON ROD WITH "KBGE" CAP SET, FOR AN ANGLE POINT;
- N86°55'06"E, A DISTANCE OF 169.22 FEET TO A 1/2--INCH IRON ROD WITH "KBGE" CAP SET AT THE NORTHEAST CORNER OF SAID 31.172 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE. S02°34'00"E, CONTINUING IN PART ALONG SAID SOUTH RIGHT--OF--WAY LINE, AT 35.86 FEET PASSING A 1/2--INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 7, OF SAID BLOCK A, OAK BLUFF ESTATES -- PHASE 2, AND CONTINUING ALONG THE WEST LINE OF SAID BLOCK A FOR A TOTAL DISTANCE OF 580.34 FEET TO A 1/2--INCH IRON ROD WITH "KBGE" CAP SET AT THE COMMON WEST CORNER OF LOT 10, OF SAID BLOCK A AND SAID LOT 11, FOR AN ANGLE POINT;

THENCE. S02°51'00"E, CONTINUING ALONG THE WEST LINE OF SAID BLOCK A, BEING THE EAST LINE OF SAID 31.172 ACRE TRACT, A DISTANCE OF 42.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 31.530 ACRES (1,373,442 SQUARE FEET) OF LAND, MORE OR LESS.

BLOCK '1'		
LOT	SQUARE FEET	ACRES
1-A	37236	0.85
1	6240	0.14
2	6240	0.14
3	6240	0.14
4	6593	0.15
5	7299	0.17
6	7647	0.18
7	7054	0.16
8	9841	0.23
9	12582	0.29
10	6584	0.15
11	7325	0.17
12	7191	0.17
13	7324	0.17
14	6891	0.16
15	6898	0.16
16	6906	0.16
17	6914	0.16
18	6921	0.16
19	6929	0.16
20	6937	0.16
21	6944	0.16
22	6950	0.16
23	6956	0.16
24	11691	0.27
25	12079	0.28
26	10002	0.23
27-A	17379	0.40
27	8332	0.19
28	7145	0.16
29	9210	0.21
30	9062	0.21
31	8876	0.20
32	8690	0.20
33	7415	0.17
34	6331	0.15
35	6788	0.16
36	6366	0.15
37	6246	0.14
38	7313	0.17
39	8343	0.19
40	7816	0.18
41	7290	0.17
42	6763	0.16
43	6500	0.15
44	6852	0.16
45	7960	0.18
46	7972	0.18
47	7918	0.18
48	6905	0.16
49	6533	0.15
50	7174	0.16
51	10455	0.24

BLOCK '3'		
LOT	SQUARE FEET	ACRES
1-A	10349	0.24
1	11387	0.26
2	10680	0.25
3	10716	0.25
4	10710	0.25
5	10704	0.25
6	10697	0.25
7	10691	0.25
8	10685	0.25
9	10679	0.25
10	10673	0.25
11	10672	0.25
12	11131	0.26
13	12734	0.29
14-A	53624	1.23
14	7670	0.18
15	7563	0.17
16	7362	0.17
17	7261	0.17
18	7745	0.18
19	7306	0.17
20	6240	0.14
21	6612	0.15
22	7357	0.17
23	8339	0.19
24	7782	0.18
25	8262	0.19
26	8328	0.19
27	6754	0.16
28	6411	0.15
29	6240	0.14
30	6240	0.14
31	6240	0.14
32	7306	0.17
33	7306	0.17
34	6240	0.14
35	6678	0.15
36	6500	0.15
37	6448	0.15
38	6448	0.15
39	6448	0.15

BLOCK '4'		
LOT	SQUARE FEET	ACRES
1	7487	0.17
2	6437	0.15
3	6479	0.15
4	6520	0.15
5	6561	0.15
6	6603	0.15
7	6691	0.15
8	6941	0.16
9	7204	0.17
10	6982	0.16
11	6767	0.16
12	9662	0.22
13-A	8440	0.19
13	7029	0.16
14	6114	0.14
15	6183	0.14
16	6266	0.14
17	6349	0.15
18	28575	0.66

ROAD AREAS		
	SQUARE FEET	ACRES
ROUND ROCK		
	237066	5.44
WILLIAMSON COUNTY		
	58878	1.35
TOTAL		
	295944	6.79

TOTAL AREA		
	SQUARE FEET	ACRES
	1373442	31.53

OWNER:
PULTE GROUP
9401 AMBERGLEN
AUSTIN, TEXAS 78729
CONTACT: MARK MILHAUOFF

ENGINEER:
KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: BRIAN ESTES

SURVEYOR:
KBGE
105 W RIVERSIDE DRIVE
AUSTIN, TEXAS 78704
CONTACT: MARK MERCADO

ARDEN PARK

JOB NUMBER ~ 387-002

PLAT BY: KBGE

105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

SUBMITTAL DATE: 02/23/17
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 03/01/17

MARK ANTONIO MERCADO
RPLS NO. 6350
KBGE SURVEYING
105 W. RIVERSIDE STE. 110
AUSTIN, TX 78704

SHEET:

2 OF 3

FILE: S:\387 - PLUTE HOMES\002 - REDBUD\351-001 PRELIM PLAT 2017-02-23.DWG PLOTTED ON: 02/23/17 10:05:09 AM PLOTTED BY: ETHAN HOPKIN

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	334.91'	4550.00'	04°13'02"	N04°39'55"W	334.83'
C2	39.27'	25.00'	90°00'00"	N45°44'29"W	35.36'
C3	40.10'	25.00'	91°54'11"	N45°12'36"E	35.94'
C4	23.75'	475.00'	2°51'53"	S87°24'21"E	23.75'
C5	19.71'	475.00'	2°22'38"	S84°47'06"E	19.71'
C6	39.27'	25.00'	90°00'00"	S38°35'47"E	35.36'
C7	46.54'	525.00'	5°04'44"	S03°51'51"W	46.52'
C8	18.93'	525.00'	2°03'58"	S00°17'30"W	18.93'
C9	39.27'	25.00'	90°00'00"	S44°15'31"W	35.36'
C10	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C11	8.43'	375.00'	1°17'17"	N00°09'45"W	8.43'
C12	38.72'	375.00'	5°54'58"	S03°26'22"W	38.70'
C13	21.03'	25.00'	48°11'23"	N30°29'33"E	20.41'
C14	49.90'	50.00'	57°10'51"	N25°59'49"E	47.85'
C15	34.50'	50.00'	39°31'54"	S22°21'34"E	33.82'
C16	47.05'	50.00'	53°54'47"	N69°04'54"W	45.33'
C17	31.20'	50.00'	35°45'14"	S66°05'06"W	30.70'
C18	21.03'	25.00'	48°11'23"	S72°18'10"W	20.41'
C19	66.17'	225.00'	16°51'04"	N80°49'59"E	65.94'
C20	15.87'	175.00'	5°11'44"	N75°00'19"E	15.86'
C21	35.60'	175.00'	11°39'20"	N83°25'51"E	35.54'
C22	22.14'	325.00'	3°54'10"	N87°18'26"E	22.13'
C23	76.49'	325.00'	13°29'05"	N78°36'48"E	76.31'
C24	68.18'	325.00'	12°01'09"	N65°51'41"E	68.05'
C25	81.89'	325.00'	14°26'13"	N52°38'01"E	81.67'
C26	48.33'	325.00'	8°31'13"	N41°09'18"E	48.29'
C27	48.33'	325.00'	8°31'13"	N32°38'04"E	48.29'
C28	48.33'	325.00'	8°31'13"	N24°06'51"E	48.29'
C29	48.33'	325.00'	8°31'13"	N15°35'38"E	48.29'
C30	28.00'	325.00'	4°56'09"	N08°51'56"E	27.99'
C31	39.27'	25.00'	90°00'00"	N51°23'52"E	35.36'
C32	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C33	30.77'	25.00'	70°31'44"	S41°39'43"W	28.87'
C34	6.55'	50.00'	7°30'01"	S73°10'35"W	6.54'
C35	62.47'	50.00'	71°35'03"	S33°38'03"W	58.48'
C36	71.07'	50.00'	81°26'40"	N42°52'48"W	65.24'
C38	71.07'	50.00'	81°26'40"	N55°40'31"E	65.24'
C39	7.47'	50.00'	8°33'20"	N10°40'31"E	7.46'
C40	39.27'	25.00'	90°00'00"	N51°23'52"E	35.36'
C41	39.27'	25.00'	90°00'00"	S38°36'08"E	35.36'
C42	11.81'	425.00'	1°35'31"	S05°36'06"W	11.81'
C43	41.63'	425.00'	5°36'44"	N01°59'58"E	41.61'
C44	28.50'	275.00'	5°56'15"	S09°21'59"W	28.48'
C45	82.02'	275.00'	17°05'18"	S20°52'45"W	81.71'
C46	82.02'	275.00'	17°05'18"	S37°58'03"W	81.71'
C47	102.47'	275.00'	21°21'00"	S57°11'12"W	101.88'
C48	82.02'	275.00'	17°05'18"	S76°24'21"W	81.71'
C49	20.68'	275.00'	4°18'31"	S87°06'15"W	20.67'
C50	39.27'	25.00'	90°00'00"	N45°44'29"W	35.36'
C51	11.95'	475.00'	1°26'28"	N00°01'15"W	11.95'
C52	47.29'	475.00'	5°42'15"	N03°33'06"E	47.27'
C53	39.27'	25.00'	90°00'00"	N51°24'13"E	35.36'
C54	17.18'	25.00'	39°22'57"	S63°54'18"E	16.85'
C55	13.59'	25.00'	31°08'46"	S28°38'26"E	13.42'
C56	58.70'	50.00'	67°15'47"	S46°41'57"E	55.39'
C57	41.75'	50.00'	47°50'46"	N75°44'47"E	40.55'
C58	18.15'	50.00'	20°47'49"	N41°25'29"E	18.05'
C59	35.40'	50.00'	40°34'02"	N10°44'34"E	34.67'
C60	35.40'	50.00'	40°34'02"	N29°49'28"W	34.67'
C61	29.22'	50.00'	33°29'18"	N66°51'08"W	28.81'
C62	39.40'	525.00'	4°17'58"	N85°44'46"W	39.39'
C63	8.64'	525.00'	0°56'33"	N88°22'01"W	8.64'
C64	13.20'	25.00'	30°15'18"	N73°42'39"W	13.05'
C65	7.83'	25.00'	17°56'05"	N49°36'58"W	7.79'
C66	50.71'	50.00'	58°06'36"	N69°42'13"W	48.56'
C67	32.55'	50.00'	37°18'14"	S62°35'22"W	31.98'
C68	35.40'	50.00'	40°34'02"	S23°39'14"W	34.67'
C69	45.64'	50.00'	52°18'05"	S22°46'49"E	44.07'
C70	11.52'	25.00'	26°24'05"	S35°43'49"E	11.42'
C71	9.51'	25.00'	21°47'17"	S11°38'08"E	9.45'
C72	31.92'	25.00'	73°08'56"	S35°49'59"W	29.79'
C73	51.47'	175.00'	16°51'04"	S80°49'59"W	51.28'
C74	162.65'	50.00'	186°22'46"	N38°36'08"W	99.85'
C75	53.44'	425.00'	7°12'15"	N02°47'44"E	53.40'
C76	47.15'	375.00'	7°12'15"	N02°47'44"E	47.12'
C77	164.31'	50.00'	188°16'57"	S45°12'36"W	99.74'
C78	48.03'	525.00'	5°14'31"	N86°13'02"W	48.02'
C79	43.46'	475.00'	5°14'33"	N86°13'01"W	43.45'
C80	218.63'	50.00'	250°31'44"	N41°40'05"E	81.65'
C81	218.63'	50.00'	250°31'44"	N48°20'17"W	81.65'
C82	397.71'	275.00'	82°51'43"	N47°49'43"E	363.94'
C83	470.01'	325.00'	82°51'40"	N47°49'42"E	430.11'
C84	58.82'	200.00'	16°51'04"	N80°49'59"E	58.61'
C85	58.82'	200.00'	16°51'05"	N80°49'59"E	58.61'
C86	45.75'	500.00'	5°14'31"	S86°13'02"E	45.73'
C87	67.42'	505.71'	7°38'18"	N03°05'59"E	67.37'
C88	433.86'	300.00'	82°51'42"	N47°49'43"E	397.03'
C89	50.30'	400.00'	7°12'15"	N02°47'44"E	50.26'
C90	30.77'	25.00'	70°31'44"	S48°19'55"E	28.87'

PRELIMINARY PLAT OF ARDEN PARK

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°15'31"E	33.47'
L2	S72°24'27"W	79.32'
L3	S00°44'29"E	425.00'
L4	N88°50'18"W	138.26'
L5	N83°35'47"W	539.85'
L6	S06°24'13"W	148.63'
L7	S00°44'29"E	181.57'
L8	S89°15'31"W	692.52'
L9	S06°24'13"W	25.00'
L10	N06°23'52"E	56.87'
L11	S06°23'52"W	147.02'
L12	N83°36'08"W	580.77'
L13	N06°23'52"E	339.56'
L14	N83°36'08"W	25.00'
L15	N06°23'52"E	176.87'
L16	N00°48'24"W	187.54'
L17	S24°15'32"W	26.46'

ARDEN PARK

JOB NUMBER ~ 387-002

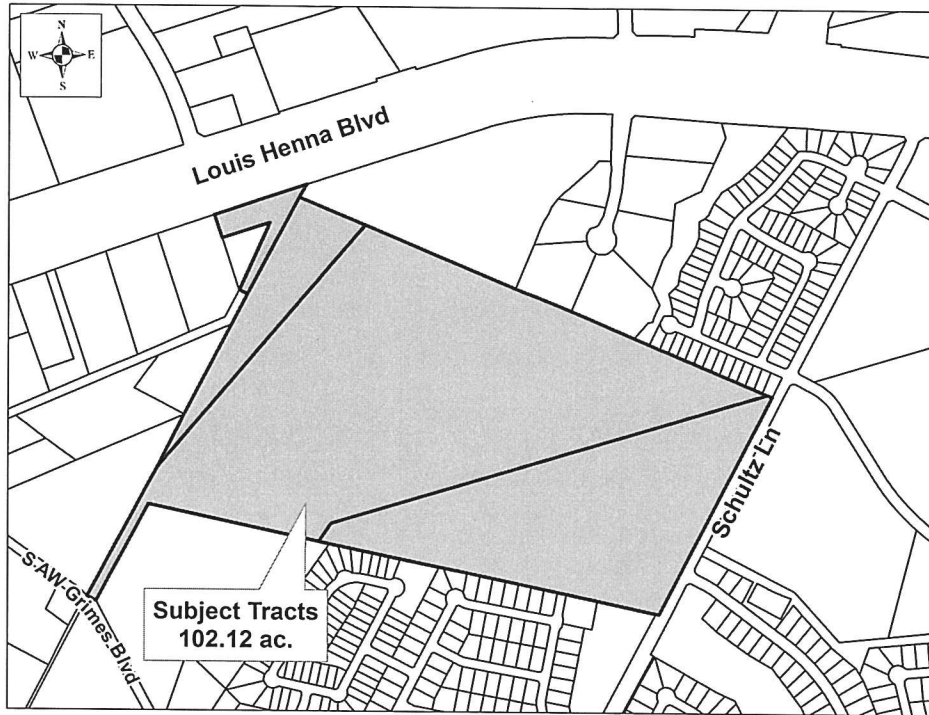
PLAT BY: KBGE

105 West Riverside Drive, Ste 110, Austin, Texas 78704
T (512) 439-0400 www.kbge-eng.com
TBPE No.F-12802

SUBMITTAL DATE: 02/23/17
DATE OF PLANNING AND ZONING
COMMISSION REVIEW: 03/01/17

SHEET:

**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
TOTALS:	214	102.12

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.

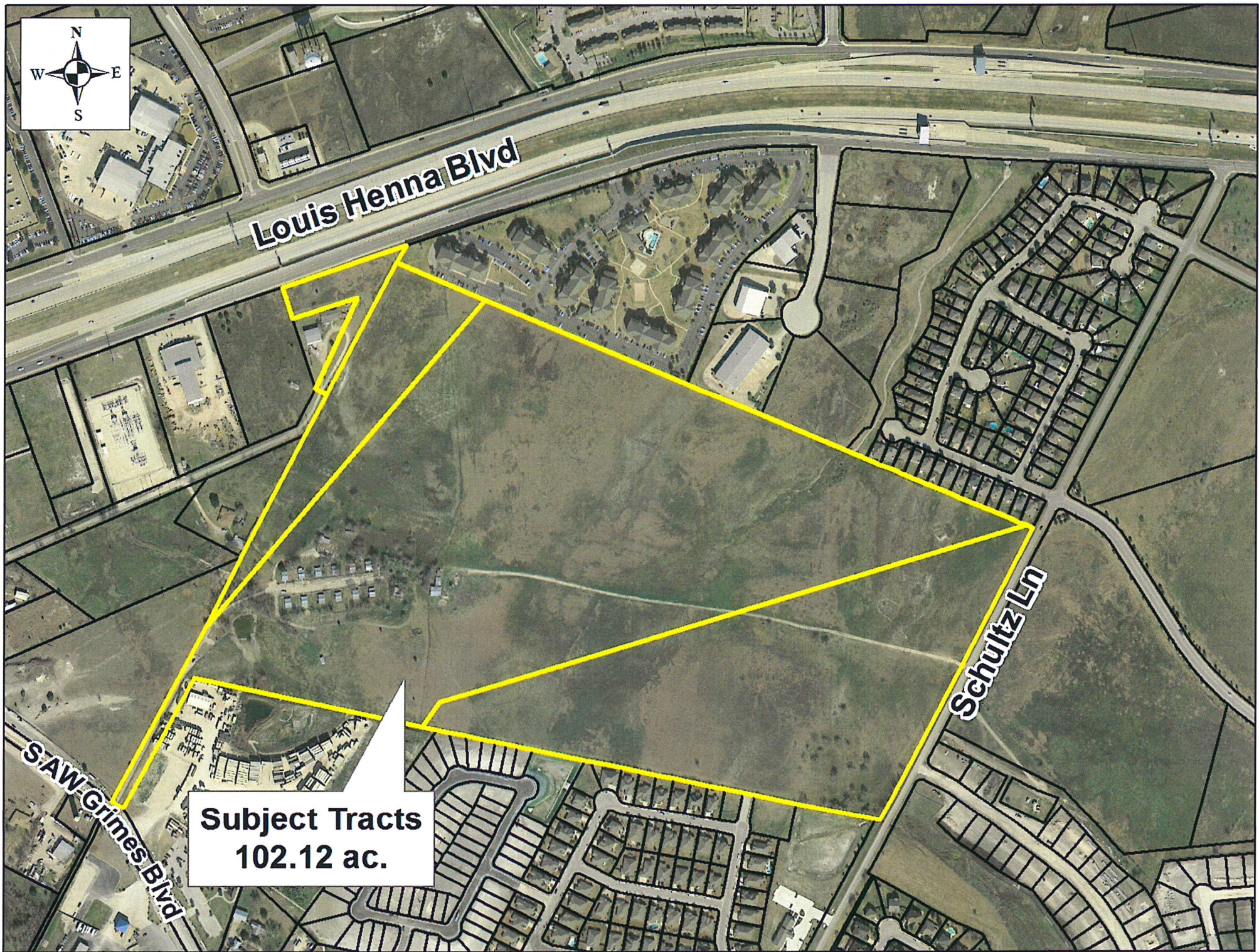


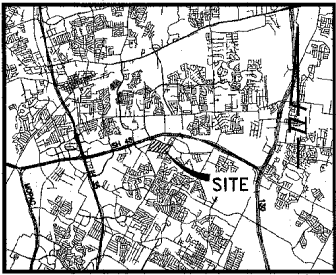
Louis Henna Blvd

Schultz Ln

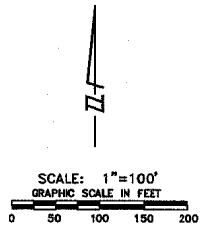
SAW Grimes Blvd

**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



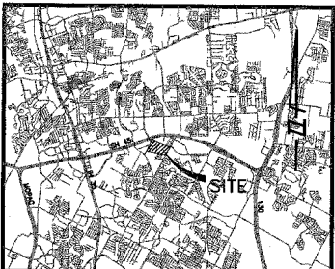
PAGE 1 OF 3

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

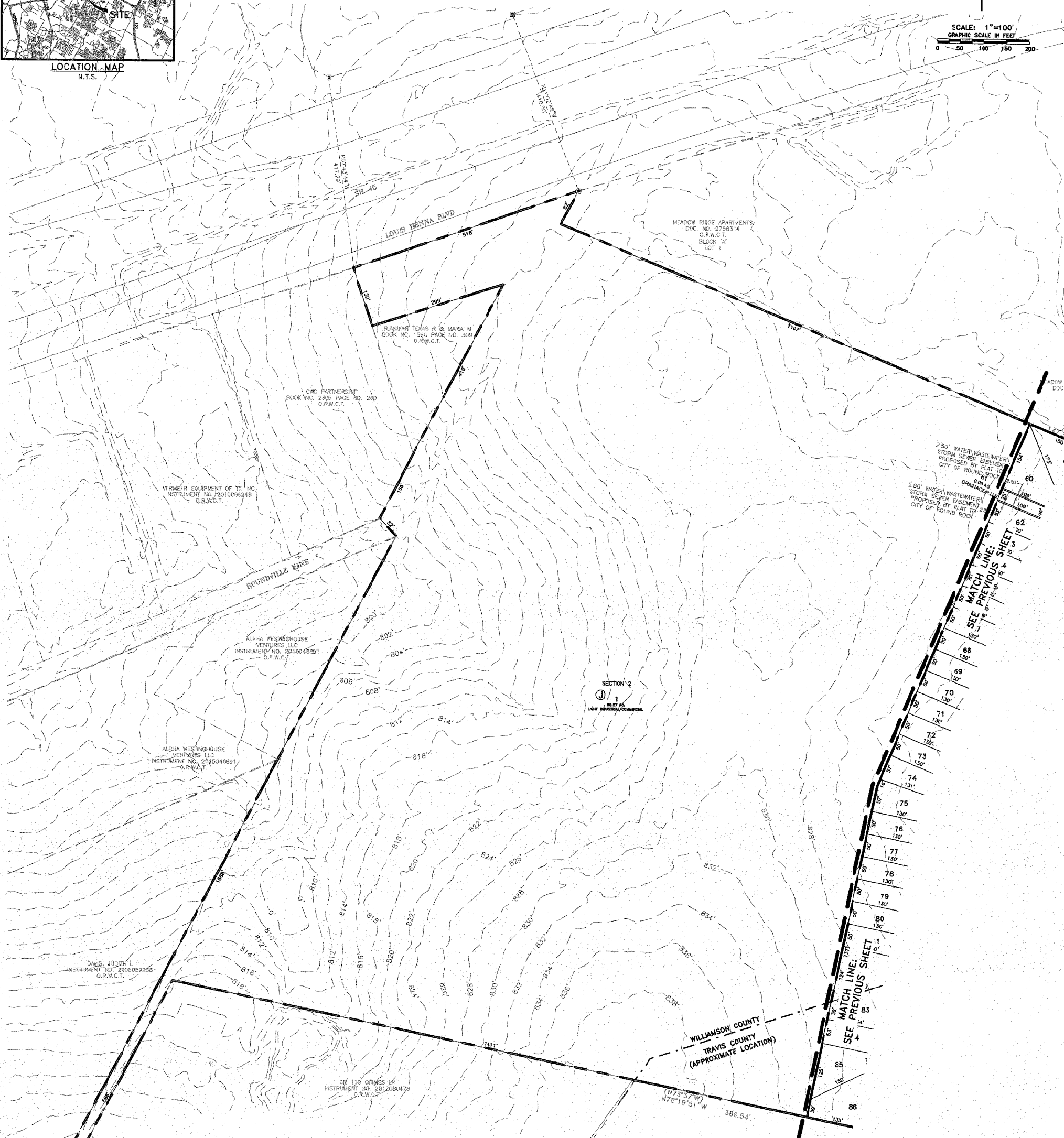
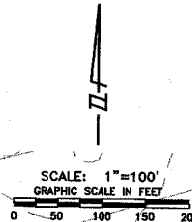


8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX (512)454-9933
TBE FIRM #2946

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
SECTION 2
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

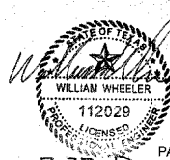
LEGEND

- 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. 200
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 PLUGGERVILLE 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, OF SAID CORRECTION FINAL PLAT PLUGGERVILLE 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 PLUGGERVILLE 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.R. 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".

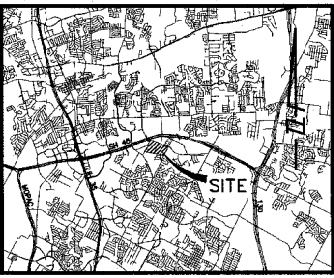
THENCE SOUTH 27°45'50" WEST (RECORD: SOUTH 28° WEST), ALONG THE EAST LINE OF EDVILLE LANE AND THE WEST LINE OF THE 17.881 ACRE TRACT A DISTANCE OF 574.63 FEET (RECORD: 575.16 FEET) TO A 112" REBAR FOUND WITH CAP, STAMPED "BAKER ACKLEN & ASSOC." FOR THE SOUTHEAST CORNER OF EDVILLE LANE, BEING THE NORTHEAST 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 VOLUME 2058, 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 1567, 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.

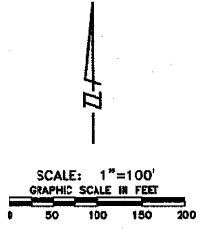
THENCE NORTH 27°54'06" EAST (RECORD: NORTH 29° EAST), ALONG THE WEST LINE OF EDVILLE LANE AND THE EAST LINE OF SAID REMAINDER OF A 10.00 ACRE TRACT A DISTANCE OF 558.07 FEET TO A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF EDVILLE LANE, BEING THE SOUTHWEST CORNER OF THE REMAINDER OF AN 82.83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

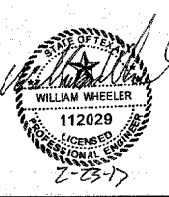


TREE LEGEND

- 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

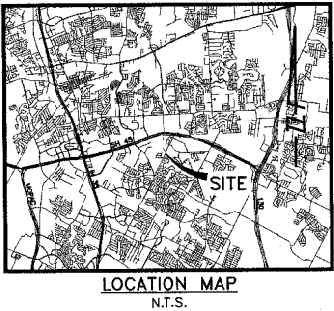
* TREES TO BE REMOVED



PROJECT NO. 1263-10852	DESIGNED BY: RJ
FILE NO. Preliminary.dwg	DRAWN BY: RJ
DATE: 10/15	CHECKED BY: SB
SCALE: AS SHOWN	REVIEWED BY: SB

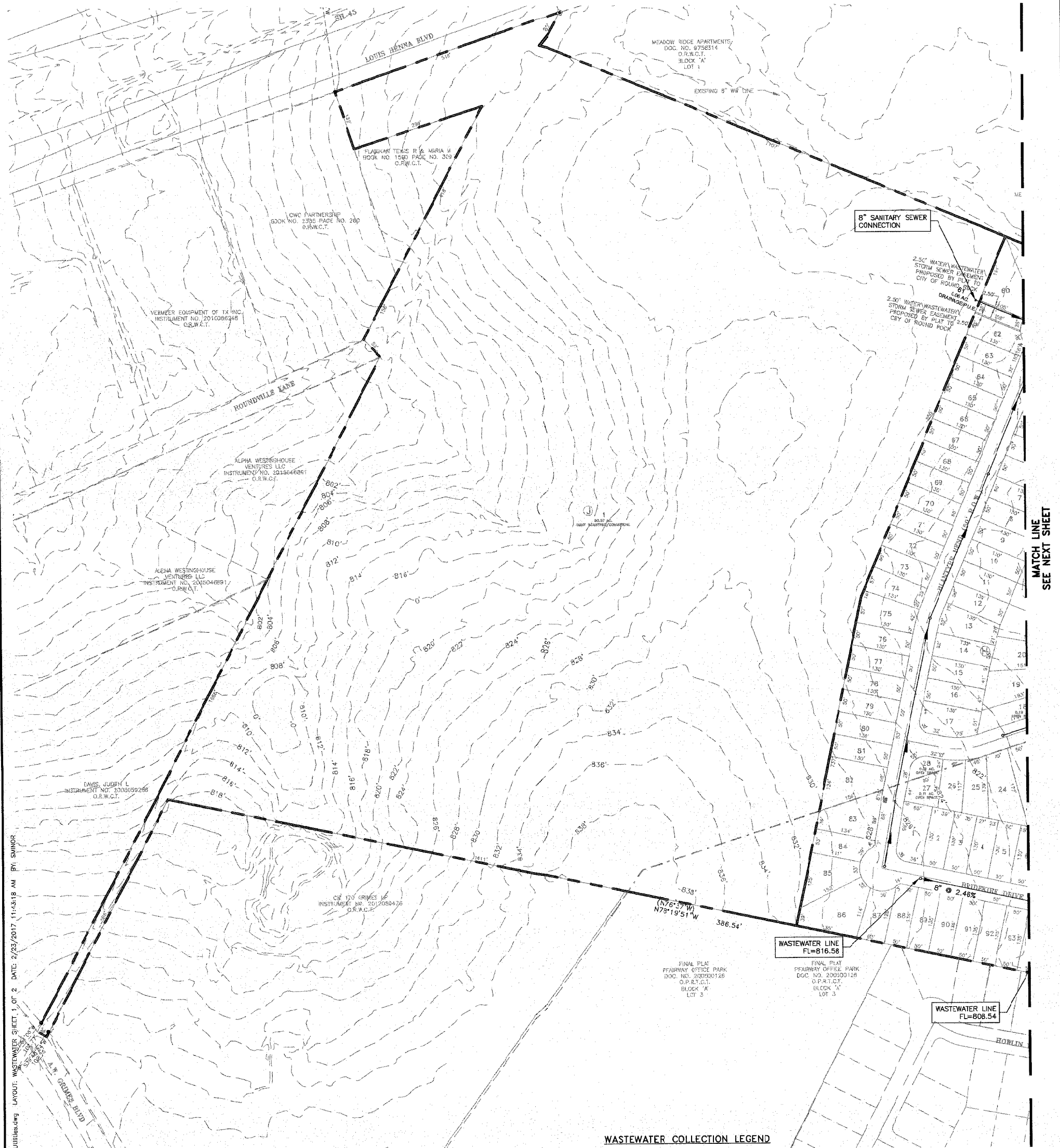
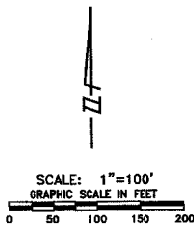
8834 N. Capital of Texas Hwy.
Austin, Texas 78755
Suite 140
(512)452-0371
FAX (512)454-9933
TBP Firm #2946

FILE: H:\Projects\1263-10852 Glen Ellyn Tract\CAD\Drawings\Prelim\Preliminary.dwg LAYOUT: TREES DATE: 2/23/2017 11:42:52 AM BY: SMINOR



REVISED GLEN ELLYN SUBDIVISION
PRELIMINARY WASTEWATER PLAN
102.12 ACRES

SHEET 1 OF 2

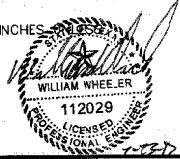


WASTEWATER COLLECTION LEGEND

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

NOTES:

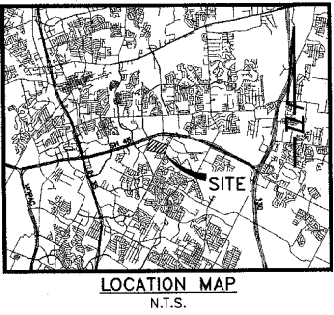
- ALL WASTEWATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.



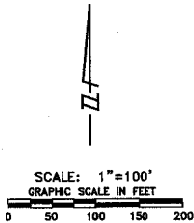
PROJECT NO.	1283-10852	DESIGNED BY:	RJ
FILE NO.	Utilities.dwg	DRAWN BY:	RJ
DATE:	10/15	CHECKED BY:	SB
SCALE:	AS SHOWN	REVIEWED BY:	SB



8834 N. Capital of Texas Hwy.
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TBP# FIRM #2946



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

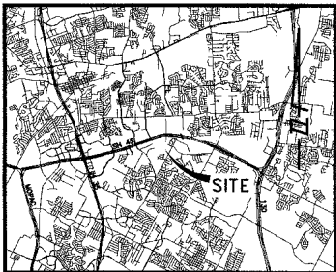
ALL WASTEWATER LINES SHALL BE 8-INCH DIAMETER UNLESS OTHERWISE SHOWN.



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



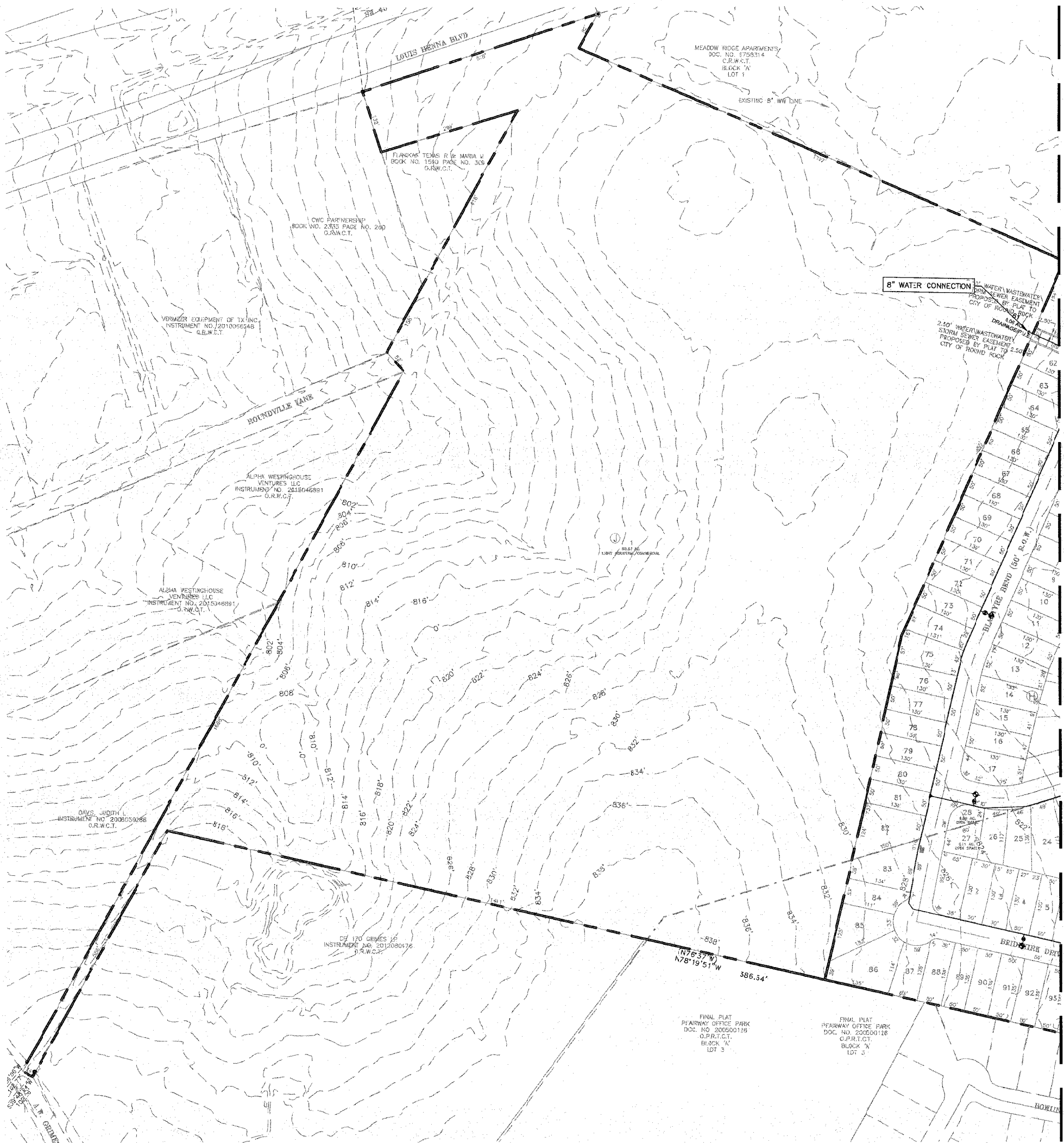
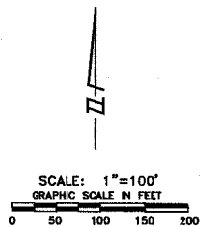
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX (512)454-9933
TBP# FIRM #2546



LOCATION MAP
N.T.S.

REVISED GLEN ELLYN SUBDIVISION PRELIMINARY WATER PLAN 102.12 ACRES

SHEET 1 OF 2

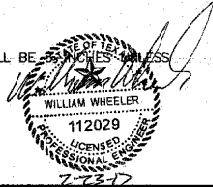


WATER DISTRIBUTION LEGEND

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

NOTES:

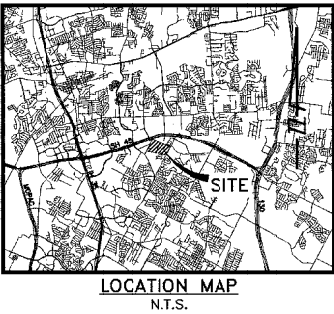
- ALL WATER LINES SHALL BE AS SHOWN UNLESS OTHERWISE SHOWN.



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

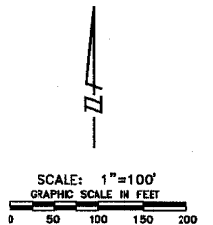


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REVISED GLEN ELLYN SUBDIVISION PRELIMINARY WATER PLAN 102.12 ACRES

SHEET 2 OF 2

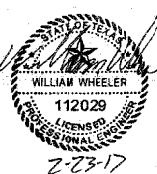


WATER DISTRIBUTION LEGEND

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

NOTES:

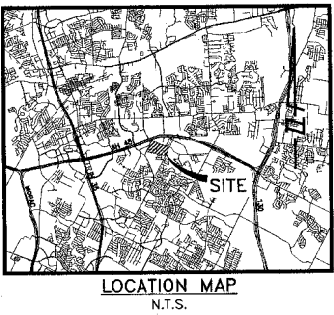
- ALL WATER LINES SHALL BE 8-INCHES UNLESS OTHERWISE SHOWN.



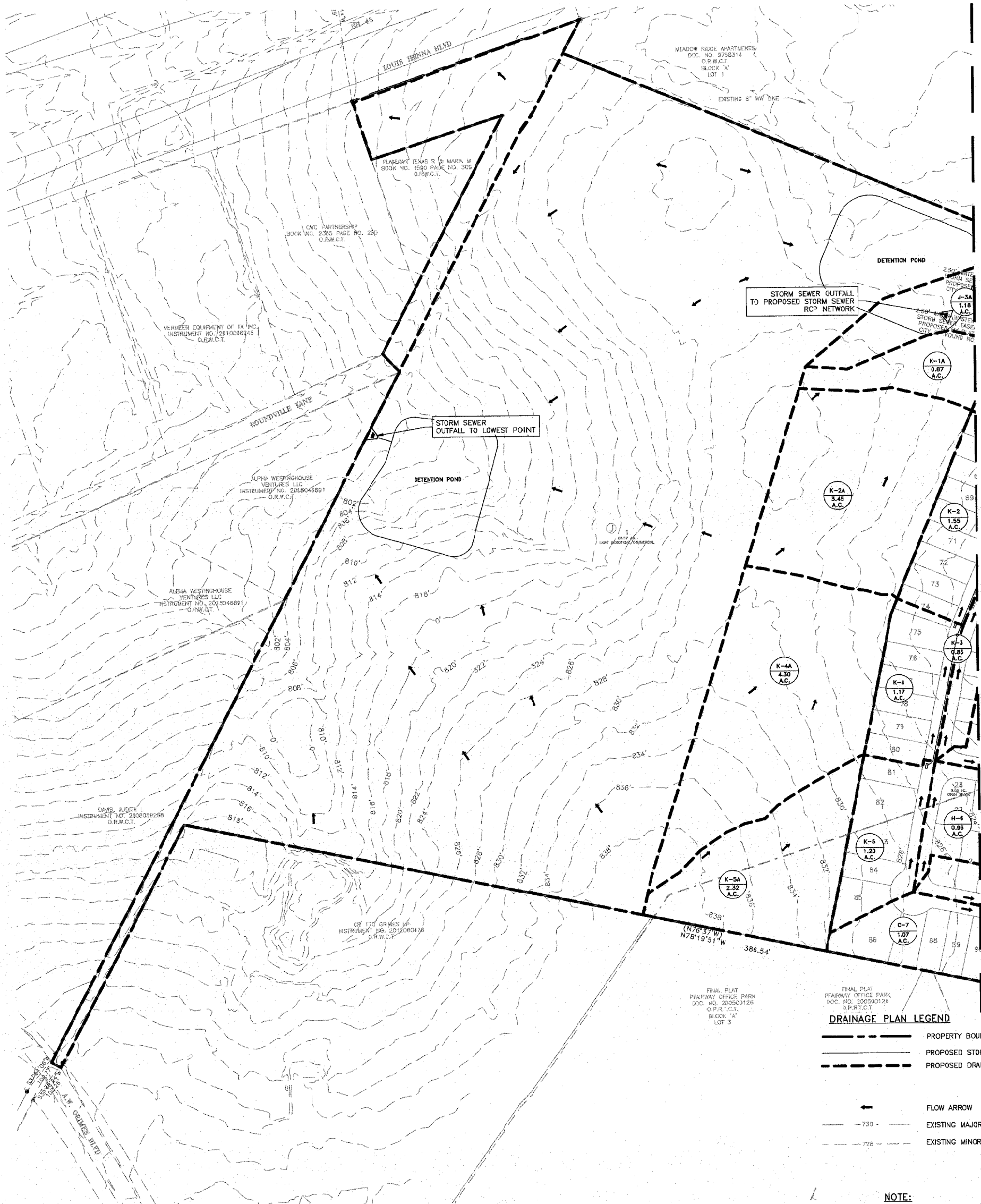
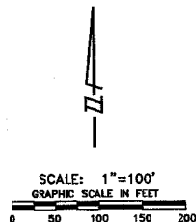
PROJECT NO.	DESIGNED BY: RJ
FILE NO. Utilities.dwg	DRAWN BY: RJ
DATE: 10/15	CHECKED BY: SB
SCALE: AS SHOWN	REVIEWED BY: SB



8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 440
(512)452-0371
FAX(512)454-9933
TBP# FIRM #2946



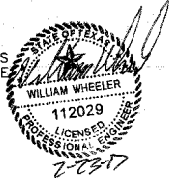
REVISED GLEN ELLYN SUBDIVISION
PRELIMINARY DRAINAGE PLAN
102.12 ACRES
SHEET 1 OF 2



MATCH LINE
SEE NEXT SHEET

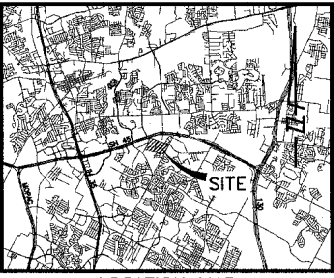
- DRAINAGE PLAN LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED STORM SEWER LINE
 - PROPOSED DRAINAGE BOUNDARY
 - FLOW ARROW
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS

NOTE:
DRAINAGE SCHEMATIC IS
PRELIMINARY IN NATURE



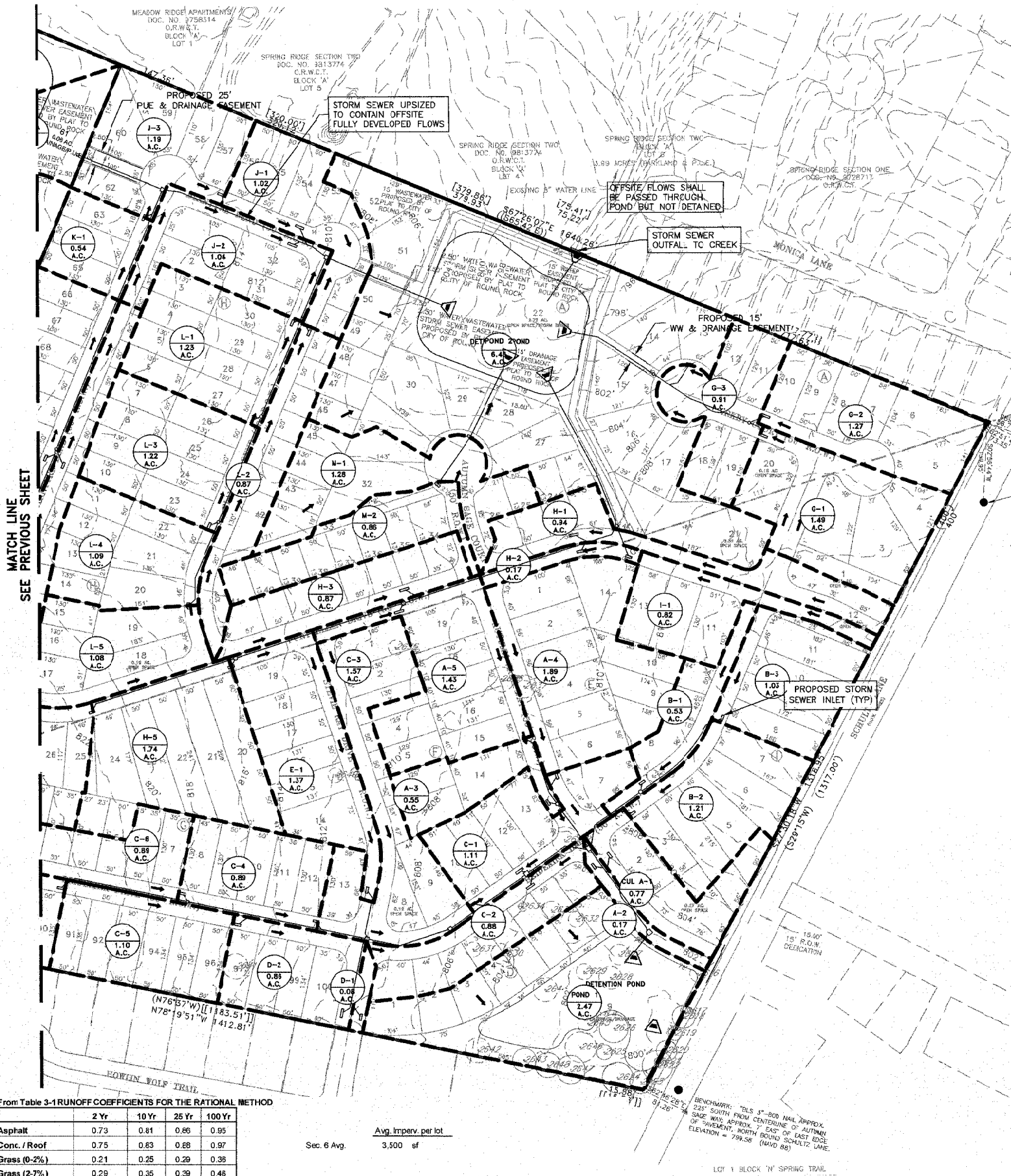
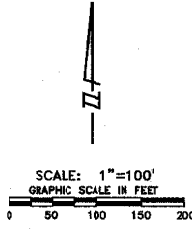
PROJECT NO.	1283-10852	DESIGNED BY:	RJ
FILE NO.	Utilities.cwg	DRAWN BY:	RJ
DATE:	10/15	CHECKED BY:	SB
SCALE:	AS SHOWN	REVIEWED BY:	SB

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0373
FAX (512)454-9933
TBP# FIRM #2596



REVISED GLEN ELLYN SUBDIVISION
PRELIMINARY DRAINAGE PLAN
102.12 ACRES

SHEET 2 OF 2



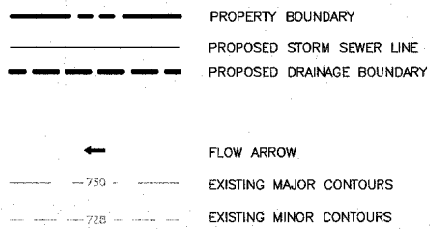
From Table 3-1 RUNOFF COEFFICIENTS FOR THE RATIONAL METHOD

	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

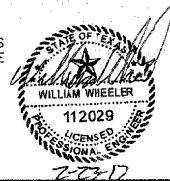
City of Round Rock Drainage Criteria Manual

Glen Ellyn

Drainage Area	Total Area (Ac)	Total Area (sf)	STREET				Num Homes in Area	IMPERVIOUS			GRASS			Composite 25 Yr "C"	Composite 100 Yr "C"	
			Street Length (ft)	Area Street (sf)	Area Street (Ac)	Area Street (%)		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	55.6%	0.61	0.69	
2	1.18	51,401	599	9,285	0.21	18.1%	5.5	19,250	0.44	37.5%	22,866	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	15,750	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	30,928	226	3,503	0.08	11.3%	3.0	10,500	0.24	34.0%	18,925	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%	17,849	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	4,550	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%	26,207	0.66	45.6%	0.65	0.73	
29	1.08	47,945	300	4,550	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	42,699	200	3,100	0.07	7.3%	6.0	21,000	0.48	43.2%	18,588	0.43	43.5%	0.67	0.75	
31	0.90	39,204	265	4,108	0.09	10.5%	5.0	17,500	0.40	44.6%	17,597	0.40	44.9%	0.66	0.74	
32	0.73	31,199	506	7,843	0.18	24.7%	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%	20,272	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	58.5%	0.59	0.67	
36	1.06	46,174	550	8,525	0.20	18.5%	2.5	8,750	0.20	10.0%	28,899	0.66	62.6%	0.57	0.65	
37	1.06	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	9521	147,576	3.39	20.0%		442,744	10.16	60.0%	147,980	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%	274,906	6.30	20.0%	0.78	0.86	
41	2.07	90,169	300	4,650	0.11	5.2%	1.0	3,500	0.08	3.9%	82,019	1.68	91.0%	0.43	0.51	



NOTE:
DRAINAGE SCHEMATIC IS
PRELIMINARY IN NATURE

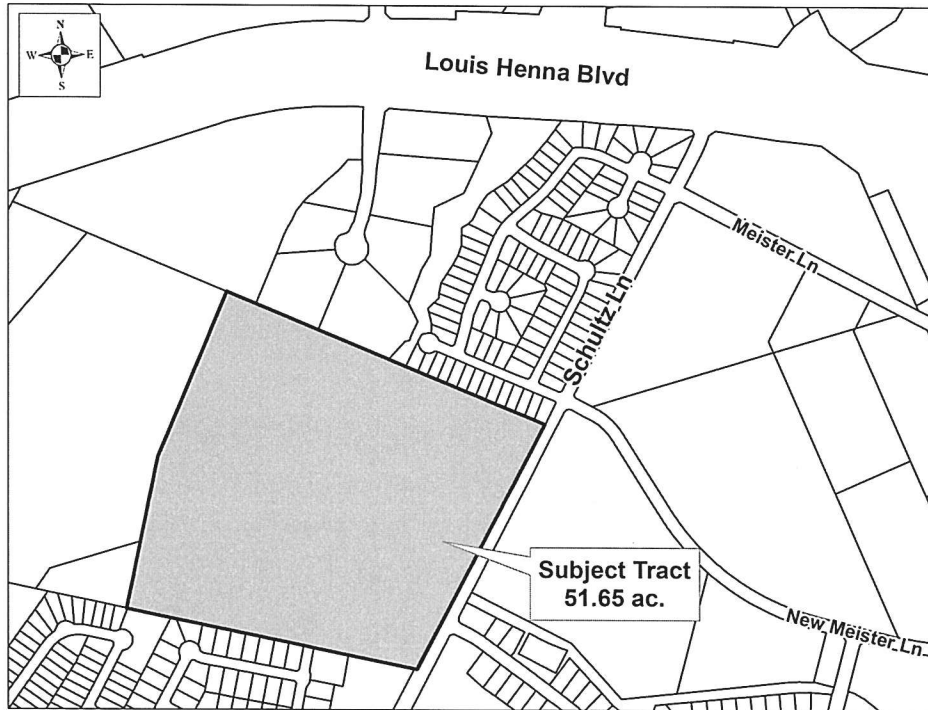


PROJECT NO. 1283-10852	DESIGNED BY: R.J.
FILE NO. Utilities.dwg	DRAWN BY: R.J.
DATE: 10/15	CHECKED BY: S.B.
SCALE: AS SHOWN	REVIEWED BY: S.B.

8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
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TBE FIRM #2946

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

**Glen Ellyn Final Plat
FINAL PLAT FP1701-010**



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 105

DESCRIPTION: 51.65 acres out of the William Barker Survey, Abstract No. 74

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Residential

ADJACENT LAND USE:

North: Residential

South: Residential

East: Residential/Vacant

West: Vacant

PROPOSED LAND USE: Residential

<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:	0	0.00
Open/Common Space:	11	7.85
ROW:	0	9.67
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	213	51.65

Owner:
Daugherty Family Registered Limited Liability
Partnership #1
Austin McWilliams
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 Final Plat
FINAL PLAT FP1701-010**

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.

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 this portion of the property as single family residential. The PUD requires that the exterior finish of the homes be 100% masonry on the front and sides, with a maximum of 75% stucco. The rear finish may be horizontally installed cement based siding. Decorative hardware on garage doors is also required.

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

Traffic, Access and Roads: Access is provided by two street connections to Schultz Lane. Schultz Lane connects to SH 45/Louis Henna Boulevard to the North and S. A.W. Grimes Boulevard in Pflugerville. 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 is a new final plat for the residential portion of the area covered in the revised Preliminary Plat. This plat adds 10 new residential lots, replacing a non-residential lot that had been planned for a community facility. The PUD does not require an amenity center to be built.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1) Reconfigure all residential lots under 6,500 square feet in Blocks A, F, and G to meet the 6,500 square foot minimum lot area specified in PUD 105. Update the lot table to reflect the changes.
- 2) Remove the southernmost label for Blantyre Bend.

Glen Ellyn Final Plat
FINAL PLAT FP1701-010

- 3) Remove Livingston Lane label on Autumn Sage Way.
- 4) Prior to the approval of Revision #1 Subdivision Improvement Permit (SIP1601-0002) for Section 1, or final plat recordation, whichever occurs first, all necessary and proposed drainage and utility easements must be reviewed and approved by the City of Round Rock. This may include additional dedication of easements by plat or separate instrument.
- 5) Prior to the issuance of an Acceptance Letter for Revision #1 Subdivision Improvement Permit (SIP1601-0002) for Section 1, or final plat recordation, whichever occurs first, a wastewater capability analysis must be approved by the City of Round Rock and any necessary infrastructure improvements incurred by the analysis must be complete or appropriate fiscal/fees provided by the developer.



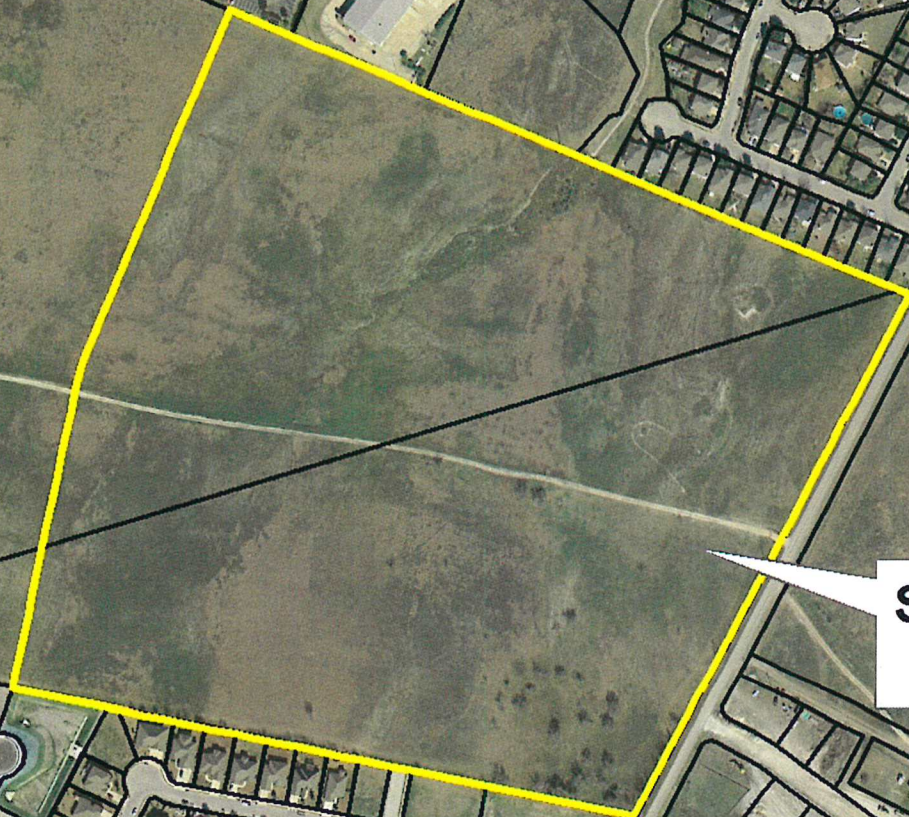
Louis Henna Blvd

Meister Ln

Schultz Ln

New Meister Ln

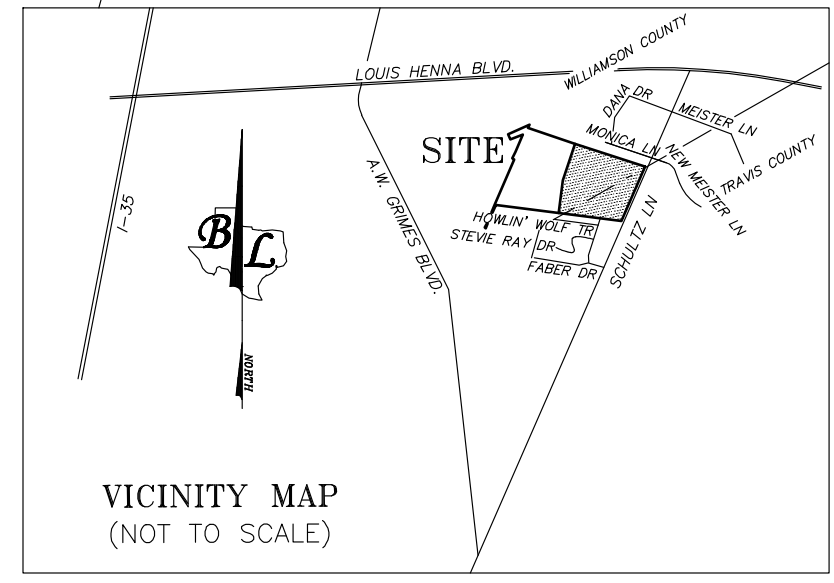
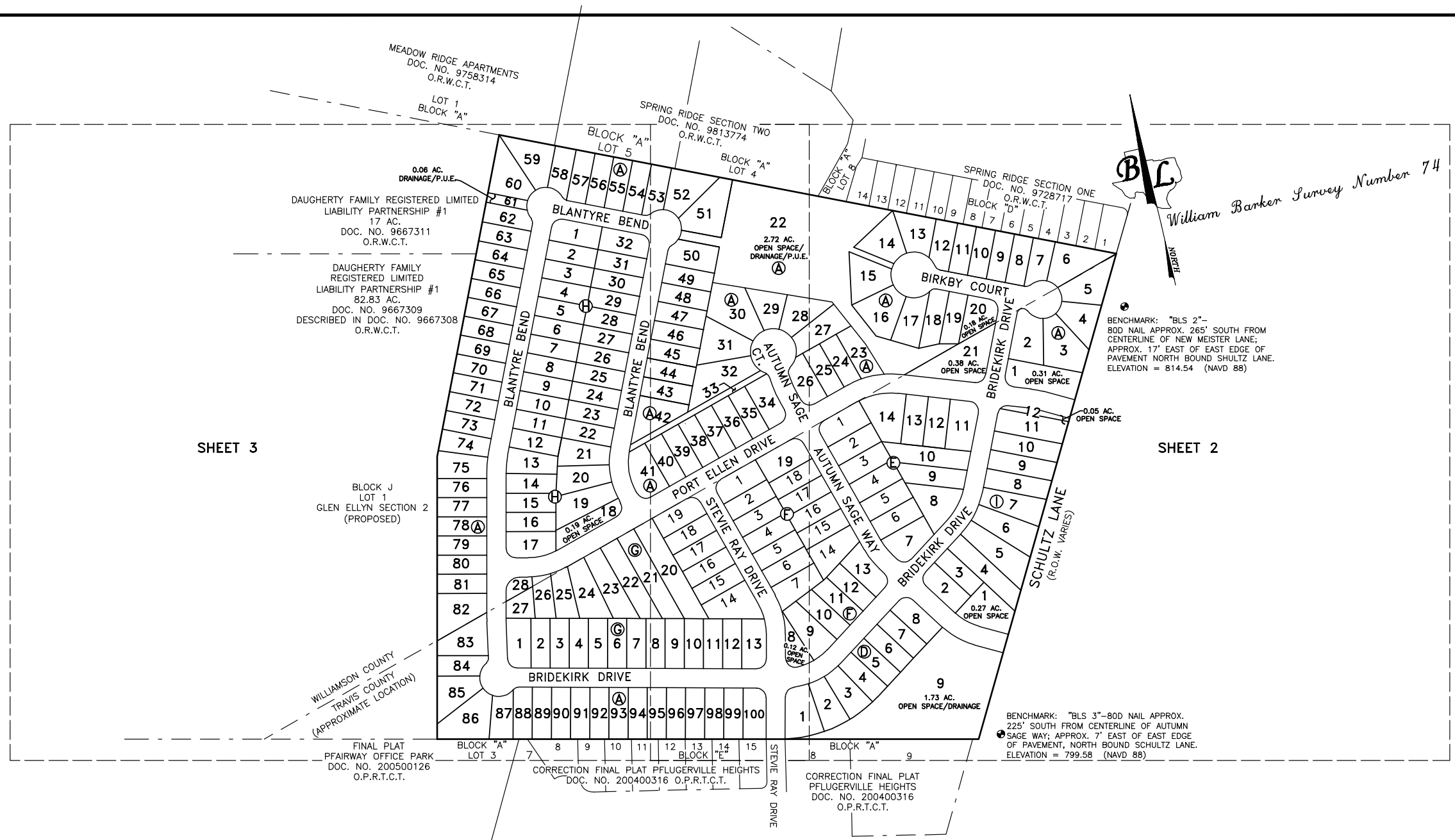
**Subject Tract
51.65 ac.**



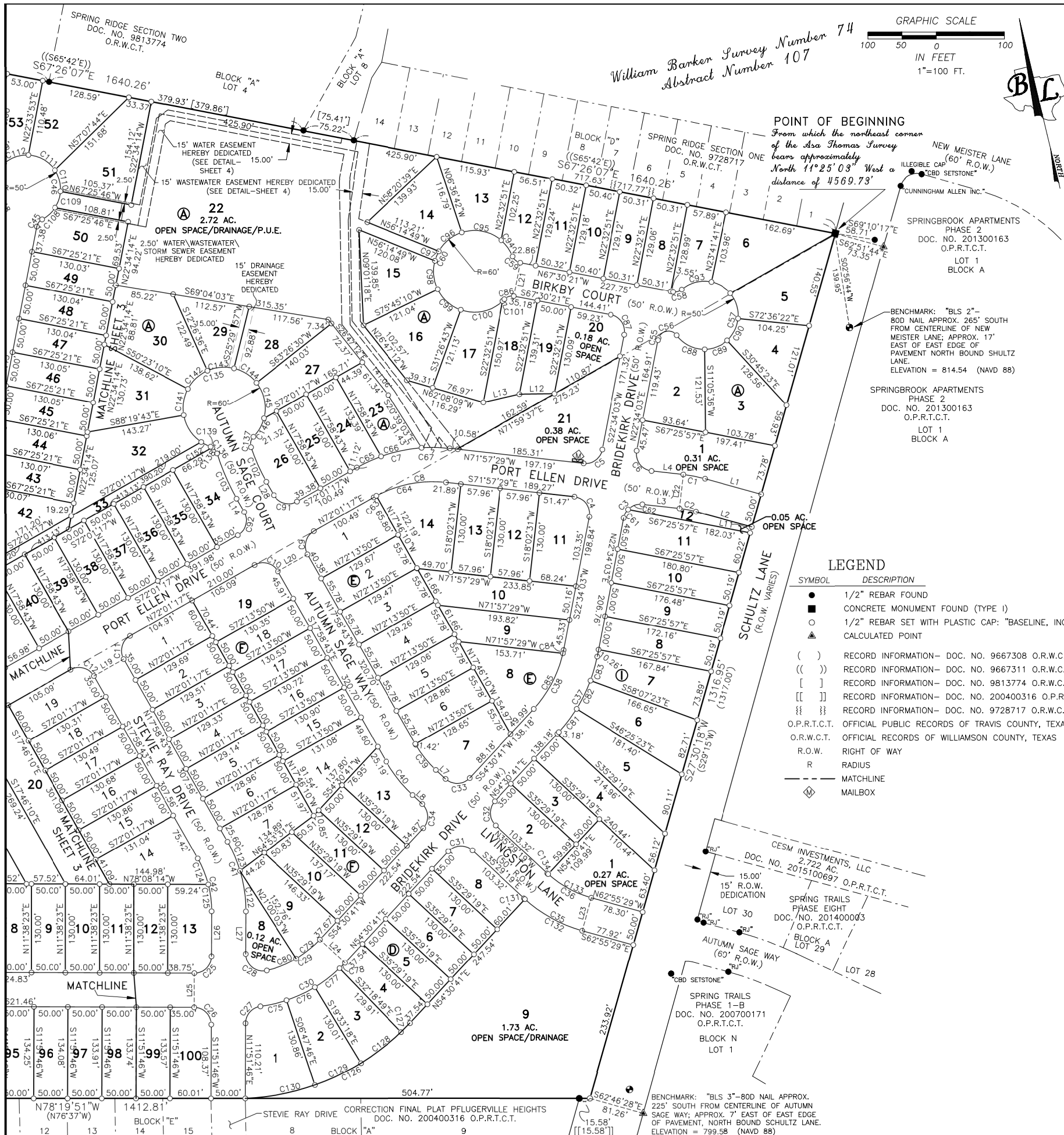
BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
GLEN ELLYN SECTION 1

File: S:\Proj\Glen Ellyn\Glen Ellyn.dwg\FINAL PLAT Glen Ellyn.dwg					
Scale (1"=):	Date: 02/23/17	Drawn By: RLW	Checked By: JSL	Revision 1:	Revision 2:
				Revision 3:	



OWNERS:	CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)
ACREAGE:	DAUGHERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1
PATENT SURVEY:	51.65 ACRES
NUMBER OF BLOCKS:	WILLIAM BARKER SURVEY NO. 74
LINEAR FEET OF NEW STREETS:	7
SUBMITTAL DATE:	8,017'
DATE OF PLANNING & ZONING COMMISSION REVIEW:	JANUARY 31, 2017
ACREAGE BY LOT TYPE:	MARCH 01, 2017
NUMBER OF LOTS BY TYPE:	R.O.W.: 9.67 AC.; DEVELOPMENT: 34.13 AC.; OPEN SPACE: 7.85 AC.;
SURVEYOR:	DEVELOPMENT: 202 LOTS; OPEN SPACE: 11;
ENGINEER:	BASELINE LAND SURVEYORS, INC.
BENCHMARK INFORMATION:	GRAY ENGINEERING, INC.
	BM#BLS 2': 80D NAIL APPROX. 265' SOUTH FROM CENTERLINE OF NEW MEISTER LANE; APPROX. 17' EAST OF EAST EDGE OF PAVEMENT NORTH BOUND SCHULTZ LANE. ELEVATION=814.54 (NAVD 88)
	BM#BLS 3': 80D NAIL APPROX. 225' SOUTH FROM CENTERLINE OF AUTUMN SAGE WAY; APPROX. 7' EAST OF EAST EDGE OF PAVEMENT, NORTH BOUND SCHULTZ LANE. ELEVATION=799.58 (NAVD 88)
LINEAR FEET OF NEW STREETS	
R.O.W. WIDTH	
BRIDEKIRK DRIVE	1,984 L.F.
PORT ELLEN DRIVE	1,631 L.F.
AUTUMN SAGE WAY	813 L.F.
AUTUMN SAGE COURT	200 L.F.
BIRKBY COURT	342 L.F.
STEVIE RAY DRIVE	725 L.F.
BLANTYRE BEND	2,322 L.F.
TOTAL: 8,017 L.F.	



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	205.00'	32.48'	9°04'36"	N67°25'11"W
C2	155.00'	24.55'	9°04'36"	N67°25'11"W
C3	25.00'	37.30'	85°28'29"	S65°18'17"W
C4	25.00'	41.24'	94°31'31"	N24°41'43"W
C5	25.00'	37.30'	85°28'29"	N65°18'17"E
C6	25.00'	41.24'	94°31'31"	S24°41'43"E
C7	225.00'	141.45'	36°01'14"	N89°58'06"W
C8	175.00'	110.02'	36°01'14"	N89°58'06"W
C9	25.00'	39.27'	90°00'00"	S27°01'17"W
C10	25.00'	39.27'	90°00'00"	N62°58'43"W
C11	25.00'	39.27'	90°00'00"	S27°01'17"W
C12	25.00'	39.27'	90°00'00"	N62°58'43"W
C13	25.00'	39.27'	90°00'00"	S62°58'43"E
C14	25.00'	39.27'	90°00'00"	N27°01'17"E
C15	155.00'	80.13'	29°37'07"	N86°49'50"E
C16	205.00'	105.97'	29°37'07"	N86°49'50"E
C17	35.00'	54.98'	90°00'00"	S56°38'23"W
C18	25.00'	39.27'	90°00'00"	S33°21'37"E
C19	155.00'	6.16'	2°16'36"	S10°30'06"W
C20	205.00'	8.15'	2°16'36"	S10°30'06"W
C21	15.00'	13.62'	52°01'12"	N35°22'24"E
C22	50.00'	167.15'	191°32'27"	S34°23'13"E
C23	15.00'	13.62'	52°01'12"	S75°51'10"W
C24	25.00'	38.18'	87°30'02"	S34°23'13"E
C25	25.00'	39.27'	90°00'00"	N56°51'46"E
C26	25.00'	39.27'	90°00'00"	N33°01'14"W
C27	25.00'	35.97'	82°25'34"	S53°04'33"W
C28	25.00'	45.15'	103°29'06"	S39°52'47"E
C29	155.00'	91.62'	33°51'59"	N71°26'40"E
C30	205.00'	142.32'	39°46'39"	N74°24'01"E
C31	25.00'	39.27'	90°00'00"	N80°29'19"W
C32	25.00'	39.27'	90°00'00"	S09°30'41"W
C33	25.00'	39.27'	90°00'00"	S80°29'19"E
C34	25.00'	39.27'	90°00'00"	N09°30'41"E
C35	205.00'	98.16'	27°26'10"	S49°12'24"E
C36	155.00'	74.22'	27°26'10"	S49°12'24"E
C37	225.28'	125.60'	31°56'39"	N38°32'22"E
C38	175.28'	97.72'	31°56'39"	N38°32'22"E
C39	155.00'	47.37'	17°30'36"	S26°44'01"E
C40	205.00'	62.65'	17°30'36"	S26°44'01"E
C41	205.00'	106.77'	29°50'29"	N03°03'29"W
C42	155.00'	80.73'	29°50'29"	N03°03'29"W
C43	155.00'	109.72'	40°33'22"	S02°17'58"W
C44	205.00'	145.11'	40°33'22"	S02°17'58"W
C45	15.00'	13.43'	51°17'20"	S48°13'19"W
C46	50.00'	169.53'	194°16'10"	N22°19'09"W
C47	15.00'	13.62'	52°01'07"	N86°33'20"E
C48	25.00'	39.28'	90°00'46"	N22°25'44"W
C49	15.00'	13.63'	52°04'18"	S41°23'58"E
C50	50.00'	168.45'	193°02'14"	S67°05'41"W
C51	15.00'	13.62'	52°01'12"	N03°25'57"W
C52	25.00'	39.26'	89°59'14"	S67°34'16"W
C53	275.00'	52.50'	10°56'16"	S17°06'31"W
C54	325.00'	62.04'	10°56'15"	S17°06'31"W
C55	25.00'	3.09'	7°05'01"	S26°06'36"W
C56	15.00'	33.00'	126°02'53"	N87°19'27"W
C57	50.00'	240.18'	275°13'33"	N18°05'13"E
C58	15.00'	13.62'	52°01'12"	N86°29'03"E
C59	15.00'	15.12'	57°46'09"	S38°37'17"E
C60	60.00'	309.49'	295°32'17"	S22°29'39"W
C61	25.00'	14.26'	32°41'05"	S38°54'35"W
C62	25.00'	23.03'	52°47'24"	S81°38'49"W
C63	175.00'	4.42'	1°26'44"	S72°44'39"W
C64	175.00'	105.60'	34°34'30"	N89°14'44"W
C65	225.00'	39.08'	9°57'04"	S76°59'49"W
C66	225.00'	61.13'	15°34'04"	S89°45'23"W
C67	225.00'	41.24'	10°30'06"	N77°12'32"W
C68	155.00'	4.68'	1°43'48"	N72°53'11"E
C69	155.00'	75.45'	27°53'18"	N87°41'44"E
C70	50.00'	39.42'	45°10'39"	S38°47'41"W
C71	50.00'	33.47'	38°21'02"	S02°58'10"E
C72	50.00'	32.24'	36°56'31"	S40°36'57"E
C73	50.00'	59.32'	67°58'30"	N86°55'33"E
C74	50.00'	2.70'	3°05'44"	N51°23'26"E
C75	205.00'	39.66'	11°05'07"	N88°44'47"E
C76	205.00'	45.65'	12°45'31"	N76°49'28"E
C77	205.00'	45.65'	12°45'31"	N64°03'56"E
C78	205.00'	11.36'	3°10'30"	N56°05'56"E
C79	155.00'	44.70'	16°31'28"	N62°46'25"E
C80	155.00'	46.91'	17°20'30"	N79°42'25"E
C81	225.28'	42.95'	10°55'29"	N49°02'57"E
C82	225.28'	46.00'	11°41'58"	N37°44'13"E
C83	225.28'	36.65'	9°19'12"	N27°13'38"E
C84	175.28'	4.91'	1°36'16"	N23°22'10"E
C85	175.28'	92.82'	30°20'23"	N39°20'30"E
C86	15.00'	15.12'	57°46'09"	S83°36'34"W
C87	25.00'	39.30'	90°04'24"	N22°28'09"W
C88	50.00'	47.65'	54°36'23"	S51°36'12"E
C89	50.00'	36.52'	41°50'59"	N80°10'07"E
C90	50.00'	36.52'	41°50'59"	N38°19'08"E

CURVE TABLE CONTINUES ON SHEET 3

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
GLEN ELLYN SECTION 1

File: S:\Proj\Glen Elyn\Draw\FINAL PLAT Glen Elyn.dwg
Scale (1/4"=100')
Date: 02/23/17
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

CONTINUATION OF CURVE TABLE FROM SHEET 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C91	25.00'	39.27'	90°00'00"	S62°58'43"E	35.36'
C92	25.00'	39.27'	90°00'00"	N27°01'17"E	35.36'
C93	50.00'	46.44'	53°13'15"	S87°05'04"W	44.79'
C94	60.00'	29.28'	27°57'52"	N23°43'09"W	28.99'
C95	60.00'	61.71'	58°55'39"	N67°09'55"W	59.02'
C96	60.00'	44.49'	42°29'17"	S62°07'37"W	43.48'
C97	60.00'	15.04'	14°21'41"	S33°42'08"W	15.00'
C98	60.00'	42.74'	40°49'03"	S06°06'46"W	41.85'
C99	60.00'	46.37'	44°16'37"	S36°26'04"E	45.22'
C100	60.00'	66.03'	63°02'58"	N89°54'08"E	62.74'
C101	60.00'	3.82'	3°39'09"	N56°33'05"E	3.82'
C102	275.00'	55.37'	11°32'12"	S12°12'37"E	55.28'
C103	325.00'	72.20'	12°43'41"	S11°36'52"E	72.05'
C104	205.00'	45.65'	12°45'31"	S16°11'53"W	45.56'
C105	205.00'	45.88'	12°49'27"	S03°24'24"W	45.79'
C106	205.00'	45.65'	12°45'31"	S09°23'06"E	45.56'
C107	205.00'	7.92'	2°12'52"	S16°52'17"E	7.92'
C108	50.00'	26.00'	29°47'23"	N59°55'15"E	25.70'
C109	50.00'	25.51'	29°14'03"	N30°24'32"E	25.24'
C110	50.00'	32.99'	37°48'30"	N03°06'45"W	32.40'
C111	50.00'	46.58'	53°22'33"	N48°42'16"W	44.91'
C112	50.00'	38.45'	44°03'41"	S82°34'37"W	37.51'
C113	15.00'	1.19'	4°33'34"	S65°09'20"E	1.19'
C114	15.00'	12.44'	47°30'44"	S39°07'11"E	12.09'
C115	50.00'	50.37'	57°43'14"	N44°13'26"W	48.27'
C116	50.00'	32.89'	37°41'12"	S88°04'21"W	32.30'
C117	50.00'	34.82'	39°53'58"	S49°16'46"W	34.12'
C118	50.00'	25.51'	29°14'08"	S14°42'43"W	25.24'
C119	50.00'	25.78'	29°32'12"	S14°40'27"E	25.49'
C120	325.00'	19.69'	3°28'19"	S20°50'30"W	19.69'
C121	325.00'	42.35'	7°27'57"	S15°22'22"W	42.32'
C122	205.00'	60.22'	16°49'49"	N03°26'51"E	60.00'
C123	205.00'	46.55'	13°00'40"	N11°28'23"W	46.45'
C124	155.00'	41.16'	15°12'50"	N10°22'18"W	41.04'
C125	155.00'	39.57'	14°37'39"	N04°32'57"E	39.46'
C126	351.08'	272.28'	44°26'11"	N77°05'37"E	265.51'
C127	351.08'	18.56'	3°01'45"	N56°23'24"E	18.56'
C128	351.08'	74.57'	12°10'14"	N63°59'23"E	74.43'
C129	351.08'	74.69'	12°11'20"	N76°10'09"E	74.55'
C130	351.08'	104.46'	17°02'53"	S89°12'44"E	104.08'
C131	204.99'	1.68'	0°28'07"	S35°43'22"E	1.68'
C132	205.00'	96.49'	26°58'03"	S49°26'28"E	95.60'
C133	155.00'	72.55'	26°48'59"	S49°31'00"E	71.89'
C134	155.00'	1.68'	0°37'11"	S35°47'55"E	1.68'
C135	60.00'	309.26'	295°19'21"	S88°36'46"W	64.19'
C136	15.00'	14.08'	53°47'53"	N32°08'58"W	13.57'
C137	15.00'	16.42'	62°42'57"	S24°54'58"W	15.61'
C138	15.00'	11.30'	43°08'48"	N26°49'25"W	11.03'
C139	15.00'	2.79'	10°39'05"	N53°43'22"W	2.78'
C140	60.00'	63.59'	60°43'12"	S28°41'19"E	60.65'
C141	60.00'	39.73'	37°56'33"	S20°38'34"W	39.01'
C142	60.00'	39.73'	37°56'33"	S58°35'07"W	39.01'
C143	60.00'	39.73'	37°56'33"	N83°28'20"W	39.01'
C144	60.00'	39.73'	37°56'33"	N45°31'47"W	39.01'
C145	60.00'	55.06'	52°34'43"	N00°16'08"W	53.15'
C146	60.00'	31.68'	30°15'13"	N41°08'50"E	31.31'
C147	205.00'	10.33'	2°53'11"	S79°48'12"E	10.33'
C148	205.00'	49.17'	13°44'38"	S88°07'06"E	49.06'
C149	205.00'	46.47'	12°59'18"	N78°30'56"E	46.37'
C150	155.00'	106.45'	39°20'54"	S01°41'44"W	104.37'
C151	155.00'	3.27'	1°12'28"	S21°58'25"W	3.27'
C152	60.00'	15.36'	14°40'09"	S51°42'50"E	15.32'
C153	225.00'	15.57'	3°57'58"	N77°14'53"W	15.57'
C154	225.00'	2.76'	0°42'09"	N72°18'33"W	2.76'
C155	225.00'	16.40'	4°10'38"	N79°39'53"W	16.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°52'53"W	85.46'
L2	N62°52'53"W	85.13'
L3	S71°57'29"E	54.51'
L4	N71°57'29"W	46.60'
L5	N78°21'37"W	19.30'
L6	S78°21'37"E	22.50'
L7	N35°29'19"W	19.30'
L8	S35°29'19"E	19.30'
L9	N17°58'43"W	6.72'
L10	S17°58'43"E	6.72'
L11	S27°30'18"W	9.00'
L12	N79°10'31"W	51.07'
L13	S88°55'31"W	54.57'
L14	N17°58'43"W	22.49'
L15	N24°02'00"E	50.02'
L16	N67°25'23"W	50.00'
L17	S67°25'21"E	50.00'
L18	S17°58'43"E	50.00'
L19	N72°01'17"E	50.00'
L20	S72°01'17"W	50.00'
L21	S22°29'39"W	50.00'
L22	S18°02'31"W	50.00'
L23	S27°04'31"W	50.00'
L24	S35°29'19"E	50.00'
L25	S11°51'46"W	50.00'
L26	S11°51'46"W	65.86'
L27	S11°51'46"W	62.27'
L28	S17°58'43"E	22.49'
L29	S67°25'46"E	12.04'
L30	N22°33'26"E	129.24'
L31	N67°34'04"E	21.04'
L32	S67°26'07"E	258.10'
L33	N22°33'53"E	7.50'
L34	S67°26'07"E	22.50'
L35	S22°33'53"W	60.27'
L36	S10°38'23"W	203.74'
L37	S26°47'12"E	119.44'
L38	S20°39'03"E	105.20'
L39	S18°02'31"W	3.20'
L40	N20°39'03"W	98.32'
L41	N26°47'12"W	123.72'
L42	N10°38'23"E	210.39'
L43	N22°33'53"E	39.34'
L44	N67°26'07"W	259.38'
L45	S67°34'04"W	8.62'
L46	N22°33'26"E	153.03'
L47	N67°25'27"W	27.05'
L48	S67°26'07"E	326.18'
L49	S20°07'48"W	111.01'
L50	S56°13'39"E	126.65'
L51	N56°14'49"W	120.08'
L52	S10°53'54"W	133.84'
L53	S26°47'12"E	240.16'
L54	N71°57'29"W	18.37'
L55	N26°47'12"W	20.83'
L56	S34°10'47"W	16.49'
L57	N34°10'47"E	31.44'
L58	N26°47'12"W	192.37'
L59	N10°38'23"E	153.94'
L60	N20°07'48"E	100.53'
L61	N67°26'07"W	296.20'
L62	S22°47'08"W	166.62'
L63	N67°25'21"W	14.98'

William Barker Survey Number 74
Abstract Number 107

DAUGHERTY FAMILY REGISTERED LIMITED
LIABILITY PARTNERSHIP #1
17 AC.
DOC. NO. 9667311
O.R.W.C.T.

DAUGHERTY FAMILY
REGISTERED LIMITED
LIABILITY PARTNERSHIP #1
82.83 AC.
DOC. NO. 9667309
DESCRIBED IN DOC. NO. 9667308
O.R.W.C.T.

BLOCK J
LOT 1
GLEN ELLYN SECTION 2
(PROPOSED)

WILLIAMSON COUNTY
TRAVIS COUNTY
(APPROXIMATE LOCATION)

William Barker Survey Number 74
Abstract Number 109

CR 170 GRIMES, L.P.
17.881 AC.
DOC. NO. 2012080476 O.P.R.W.C.T.

FINAL PLAT
PFAIRWAY OFFICE PARK
DOC. NO. 2004000126
O.P.R.C.T.

BLOCK "A"
LOT 3

CORRECTION FINAL PLAT PFLUGERVILLE HEIGHTS
DOC. NO. 2004000316 O.P.R.C.T.

BASILINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT GLEN ELLYN SECTION 1

File: S:\Proj\Glen Elyn\DWG\FINAL PLAT Glen Elyn.dwg
Scale (Hr.): 1"=100'
Date: 02/23/17
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

SHEET
03 of 05

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	6500.00 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

PARCEL AREA			
PARCEL #	BLOCK #	AREA	DESCRIPTION
60	A	10818.95 SF	SINGLE FAMILY
61	A	2648.51 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	8374.62 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	6693.52 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	6733.60 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	6691.37 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	75186.81 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	11228.89 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	9258.14 SF	SINGLE FAMILY
15	F	6549.44 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	9069.17 SF	SINGLE FAMILY

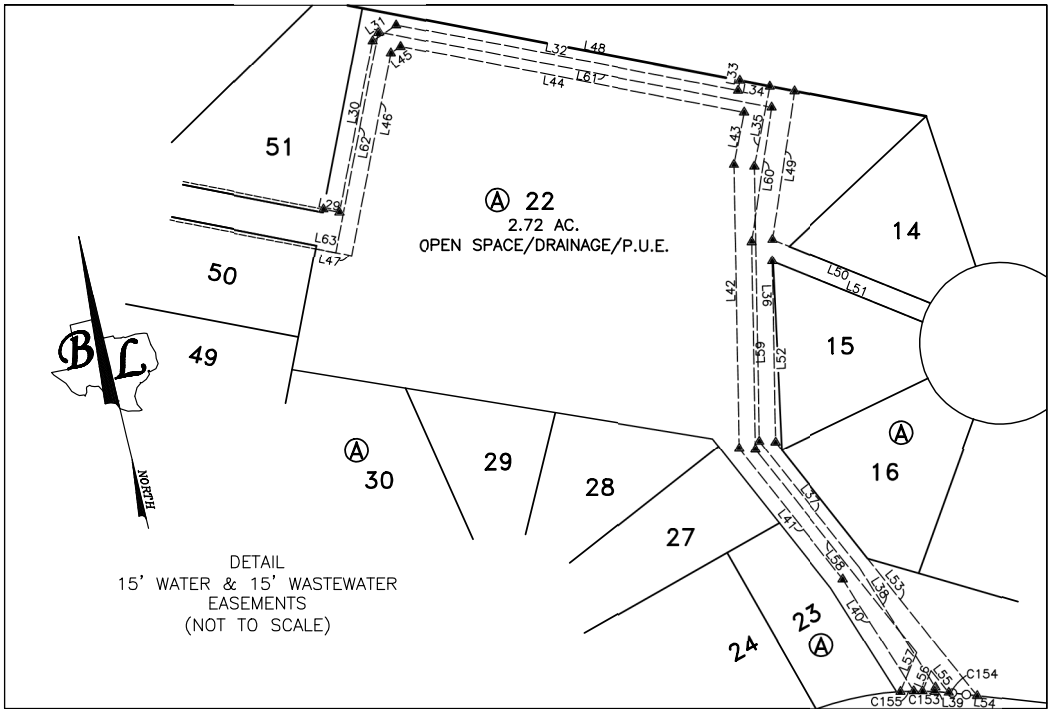
PARCEL AREA			
PARCEL #	BLOCK #	AREA	DESCRIPTION
1	G	8015.34 SF	SINGLE FAMILY
2	G	6500.05 SF	SINGLE FAMILY
3	G	6500.05 SF	SINGLE FAMILY
4	G	6500.05 SF	SINGLE FAMILY
5	G	6500.05 SF	SINGLE FAMILY
6	G	6500.05 SF	SINGLE FAMILY
7	G	6500.05 SF	SINGLE FAMILY
8	G	6500.05 SF	SINGLE FAMILY
9	G	6500.05 SF	SINGLE 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	6538.37 SF	SINGLE FAMILY
17	G	6529.25 SF	SINGLE FAMILY
18	G	6520.12 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

PARCEL AREA			
PARCEL #	BLOCK #	AREA	DESCRIPTION
26	G	5736.41 SF	SINGLE FAMILY
27	G	4686.13 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
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	7665.87 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	2202811.31 SF	LIGHT INDUSTRIAL/COMMERCIAL



BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.rr.com

FINAL PLAT
GLEN ELLYN SECTION 1

FILE: S:\proj\Glen Elllyn\Drawings\FINAL PLAT Glen Elllyn.dwg
Scale (hor.): 1"=100'
Date: 02/23/17
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

SHEET
04 of 05

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW ALL MEN BY THESE PRESENTS: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH RICHARD N. MAIER, VICE PRESIDENT, BEING THE OWNER OF A 51.65 ACRE TRACT OF LAND TRACT SITUATED IN THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 107 IN WILLIAMSON COUNTY AND THE WILLIAM BARKER SURVEY NO. 74, ABSTRACT NO. 109 IN TRAVIS COUNTY AS CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2016040310 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NO. 2016073396 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 51.65 ACRES TO BE KNOWN AS "GLEN ELLYN SECTION 1" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE _____ DAY OF _____ 201__ A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY: _____

NAME: IAN CUDE
TITLE: ASSISTANT SECRETARY

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IAN CUDE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 201__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THAT I, WILL WHEELER, P.E., 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.

Will Wheeler 2-23-17
WILL WHEELER, P.E. 112029 DATE
GRAY ENGINEERING, INC.
TYPE FIRM NUMBER 2946
8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
(PHONE) 512-452-0371 (FAX) 512-454-9933



THAT I, RONNIE WALLACE, 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.

Ronnie Wallace 23 February 2017
RONNIE WALLACE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5222
BASELINE LAND SURVEYORS, INC.
REGISTERED FIRM #10015100
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512-374-9722



APPROVED THIS _____ DAY OF _____ 201__ 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.

DAVID PAVLIKA, CHAIRMAN

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__ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____ 201__ AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER _____.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 201__ A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 42, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 42, AS AMENDED.
3. A TEN FOOT (10') WIDE P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SIDE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
4. LOTS 1, 20, 21, & 22 BLOCK A; LOT 9, BLOCK D; LOT 8, BLOCK F; LOT 22, BLOCK G; LOT 18, BLOCK H; LOTS 1 & 12, BLOCK I ARE OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. PRIOR TO PLAT RECORDATION, THE OWNER SHALL PROVIDE AN APPROVED TREE REPLACEMENT PLAN AND AGREEMENT, AND PER THAT AGREEMENT, REPLACE TREES OR POST FISCAL FOR PROTECTED TREES IN THE STREET RIGHTS OF WAY.
6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 01, 2017.
7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING AND STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE AND STORM SEWER EASEMENTS SHOWN HEREON.
8. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0635E, DATED SEPTEMBER 28, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS AND COMMUNITY PANEL NUMBER 48453C 0260H, DATED SEPTEMBER 28, 2008 FOR TRAVIS COUNTY AND INCORPORATED AREAS.
9. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS.
10. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
11. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED.

METES AND BOUNDS DESCRIPTION

BEING 51.65 ACRES OF LAND OUT OF THE WILLIAM BARKER SURVEY NUMBER 74, ABSTRACT NUMBER 107 IN WILLIAMSON COUNTY AND THE WILLIAM BARKER SURVEY NUMBER 74, ABSTRACT NUMBER 109 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 17 ACRE TRACT OF LAND CONVEYED TO DAUGHERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9667311 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING A PORTION OF AN 82.83 ACRE TRACT OF LAND CONVEYED TO DAUGHERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9667308 AND DESCRIBED IN DOCUMENT NUMBER 9667308; BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON 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 17 acre tract and being the northeast corner of said 82.83 acre tract and 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 Williamson County, Texas and also being in the west right-of-way line of Schultz Lane (R.O.W. varies);

THENCE South 27°30'18" West (record: South 28°15' West), along the east line of the 82.83 acre tract and the west right-of-way line of said Schultz Lane, crossing into Travis County at a distance of approximately 400 feet (record: 400 feet) and continuing for a total distance of 1316.95 feet (record: 1317 feet) to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for the southeast corner of the 82.83 acre tract and being in the west right-of-way line of Schultz Lane;

THENCE North 78°19'51" West (record: North 78°37' West), along the south line of the 82.83 acre tract, passing at a distance of 15.58 feet (record: 15.58 feet) a 1/2" rebar found for the northeast corner of Lot 9, Block "A", Correction Final Plat Pflugerville Heights, a subdivision of record in Document Number 200400316 of the Official Public Records of Travis County, Texas and being in the west right-of-way line of Schultz Lane and continue along the north line of said Lot 9 and Lot 8, Block A of said Correction Final Plat Pflugerville Heights, the north line of the area designated as right-of-way for Stevie Ray Drive and the north line of Lots 15-7, Block "E", Correction Final Plat Pflugerville Heights 1183.62 feet further (record: 1183.51 feet) to a 1/2" rebar found for the northeast corner of Lot 7, Block "E", Correction Final Plat Pflugerville Heights and being the northeast corner of Lot 3, Block "A" of Pfairway Office Park; a subdivision of record in Document Number 200500126 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1412.81 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." for the southwest corner of the herein described tract; from which a 1/2" rebar found for the northwest corner of said Lot 3, Block "A", Pfairway Office Park and being the northeast corner of a 17.681 acre tract of land conveyed to CR 170 Grimes, L.P. by instrument of record in Document Number 2012080478 of the Official Public Records of Williamson County, Texas bears North 78°19'51" West (record: North 78°37' West) a distance of 386.54 feet;

THENCE crossing through the 82.83 acre tract the following two (2) courses:

1. North 11°38'23" East a distance of 737.06 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc."
2. North 22°34'39" East, continuing through the 82.83 acre tract and into the 17 acre tract a distance of 855.41 feet to a 1/2" rebar set with plastic cap, which reads "Baseline, Inc." in the north line of the 17 acre tract and being in the south line of Lot 1, Block "A", Meadow Ridge Apartments; a subdivision of record in Document Number 9758314 of the Official Records of Williamson County, Texas;

THENCE South 67°26'07" East (record: South 65°42' East), along the north line of the 17 acre tract and the south line of said Lot 1, Block "A", Meadow Ridge Apartments, passing at a distance of 147.36 feet a 1/2" rebar found for the southeast corner of Lot 1, Block "A", Meadow Ridge Apartments and being the southwest corner of Lot 5, Block "A", Spring Ridge Section Two; a subdivision of record in Document Number 9813774 of the Official Records of Williamson County, Texas and continue along the south line of said Lot 5, Block "A", Spring Ridge Section Two 320.12 feet further (record: 320.00 feet) to a 1/2" rebar found for the southeast corner of Lot 5, Block "A", Spring Ridge Section Two, being the southwest corner of Lot 4, Block "A", Spring Ridge Section Two, and continuing 379.93 feet further (record: 379.86 feet) to a 1/2" rebar found for the southeast corner of said Lot 4, Block "A", Spring Ridge Section Two, being the southwest corner of Lot 8, Block "A", Spring Ridge Section Two and continue 75.22 feet further (record: 75.41 feet) to a 1/2" rebar found for the southeast corner of said Lot 8, Block "A", Spring Ridge Section Two, being the southwest corner of Lot 14, Block "D" of said Spring Ridge Section One and continue 717.63 feet further (record: 717.77 feet) for a cumulative distance of 1640.26 feet to the POINT OF BEGINNING.

This parcel contains 51.65 acres of land, more or less, out of the William Barker Survey Number 74, Abstract Number 107 in Williamson County and the William Barker Survey Number 74, Abstract Number 109 in Travis County, Texas. Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83/93 HARN.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754

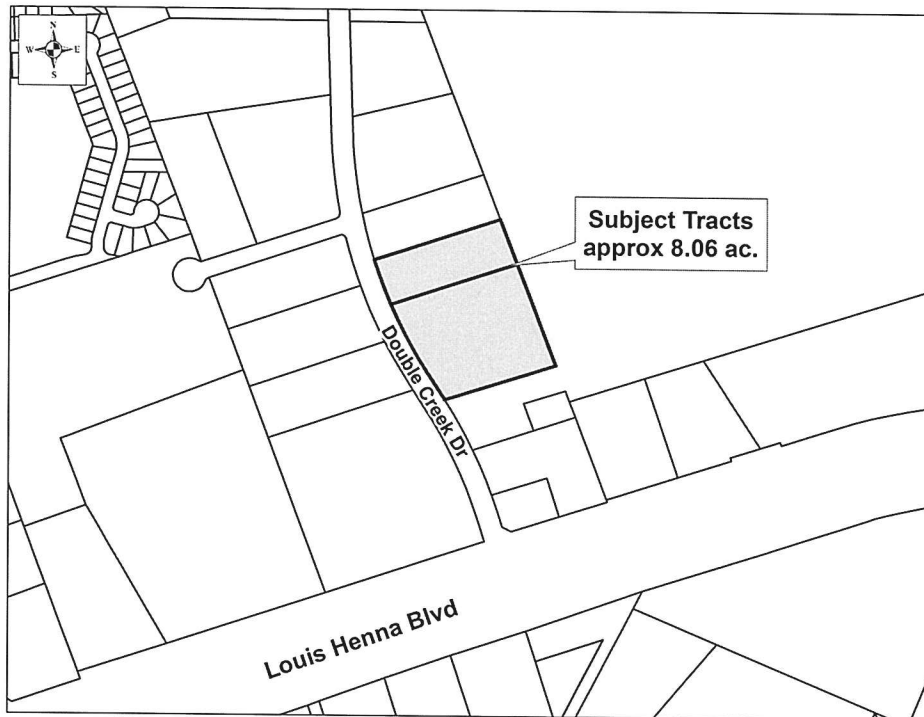
OFFICE: 512.374.9722
REGISTERED FIRM #10015100
ron-baseline@austin.tx.com

FINAL PLAT
GLEN ELLYN SECTION 1

File: S:\Proj\Glen_Elyn\Draw\FINAL PLAT Glen Elyn.dwg
Scale (horizontal): 1"=100'
Date: 02/23/17
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

SHEET
05 of 05

Amended Plat of Lot 5A, Block B - Interchange Business Park Sec. 2
FINAL PLAT FP1701-009



CASE PLANNER: David Fowler

REQUEST: Approval of amending plat

ZONING AT TIME OF APPLICATION: LI

DESCRIPTION: 8.06 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Industrial, Vacant

GENERAL PLAN LAND USE DESIGNATION: Business Park

ADJACENT LAND USE:

North: Office
 South: Industrial
 East: School
 West: Industrial

PROPOSED LAND USE: Commercial

<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:	2	8.06
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	8.06

Owner:
 Flood Four Properties LP
 450 Airline Dr.
 Coppell, TX 75019

Agent
 Thrower Design
 Ron Thrower
 P.O. Box 41957
 Austin, TX 78704

Amended Plat of the Interchange Business Park Section 2 – Lot 5A, Block B
FINAL PLAT FP1701-009

HISTORY: The Planning and Zoning Commission approved the Final Plat of Interchange Business Park, Section 2 on April 17, 1986. The Planning and Zoning Commission approved A Replat of Interchange Business Park on July 31, 1996. The Planning and Zoning Commission approved Lot 5A, Block B Interchange Business Park, Section 2 (A Replat) on August 20, 1997.

DATE OF REVIEW: March 1, 2017

LOCATION: Double Creek Drive, east of Bryant Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan for the plat's vicinity is Business Park. The plat site is zoned LI, light industrial. The LI district allows office, manufacturing and assembly, warehouses, wholesale trade and several other similar uses by right, while also allowing several other uses with conditions. The LI district is subject to landscaping requirements and building exterior material standards.

Traffic, Access and Roads: The site is accessible via Double Creek Drive. The City's Department of Transportation has deferred a Traffic Impact Analysis until the next phase of the development process, likely the site development permit.

Water and Wastewater Service: The site is existing water service on lot 5A. This line will be extended to lot 4A. Lot 5A has existing wastewater service. Lot 4A will be served by an existing 15" wastewater line in a public utility easement at the front of the property.

Drainage: Both lots will drain to an existing drainage channel located at the rear of the property.

Additional Considerations: This amending plat is requested in order to move the lot line between Lot 4A and 5A by fifteen feet to the north.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

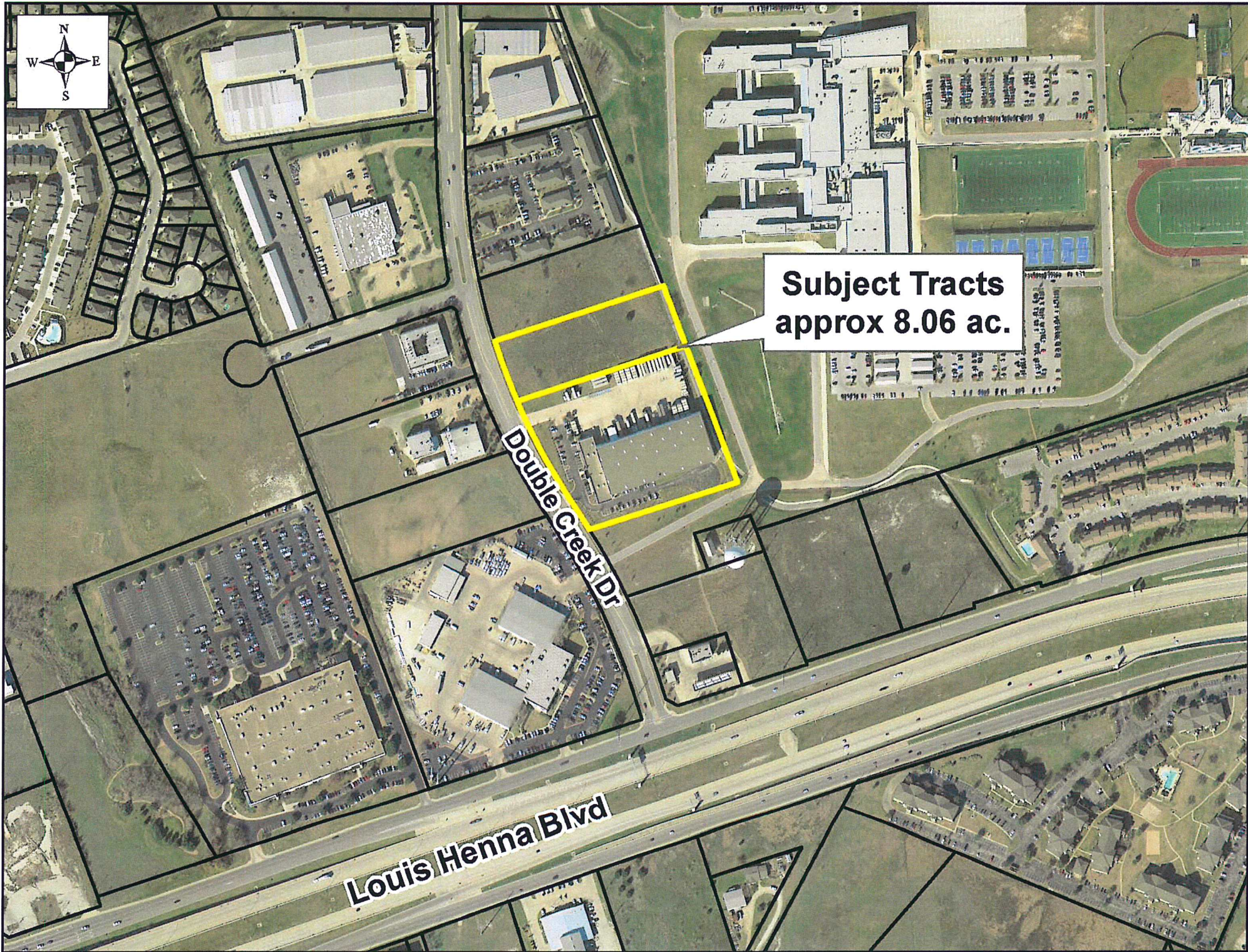
- 1) Update all notes from previous plats to reflect current language in City's Subdivision Replat packet.
- 2) Prior to recordation, provide a utility schematic confirming the configuration and size of the proposed water line easement. Once approved by City staff, label the proposed water easement as "Waterline Easement Hereby Dedicated to the City of Round Rock" on the primary schematic and in detail on that original.



**Subject Tracts
approx 8.06 ac.**

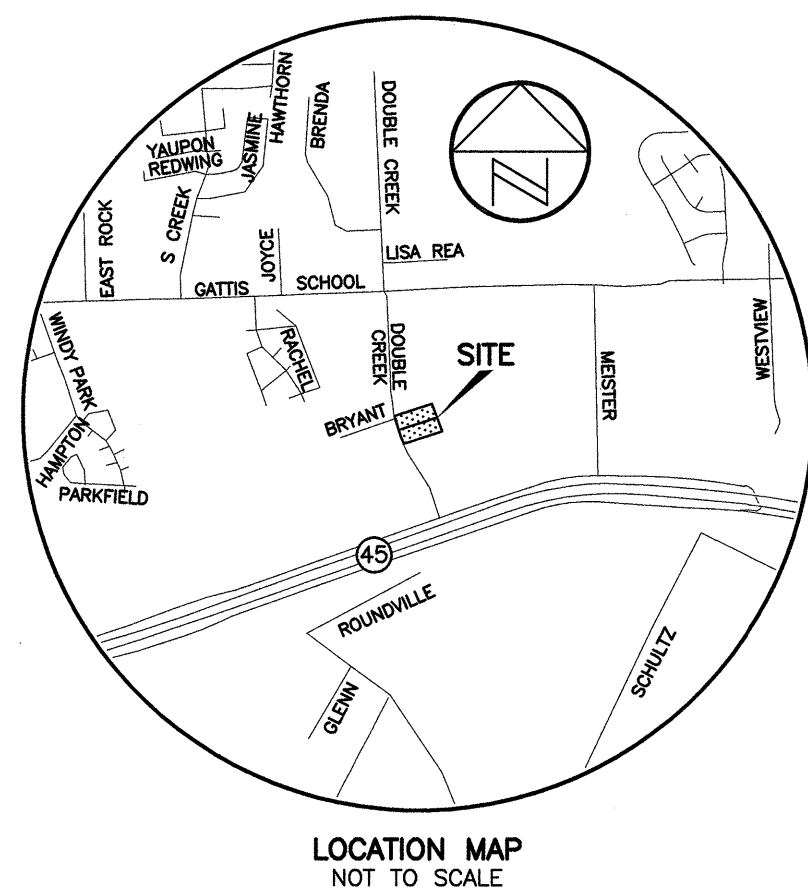
Double Creek Dr

Louis Henna Blvd

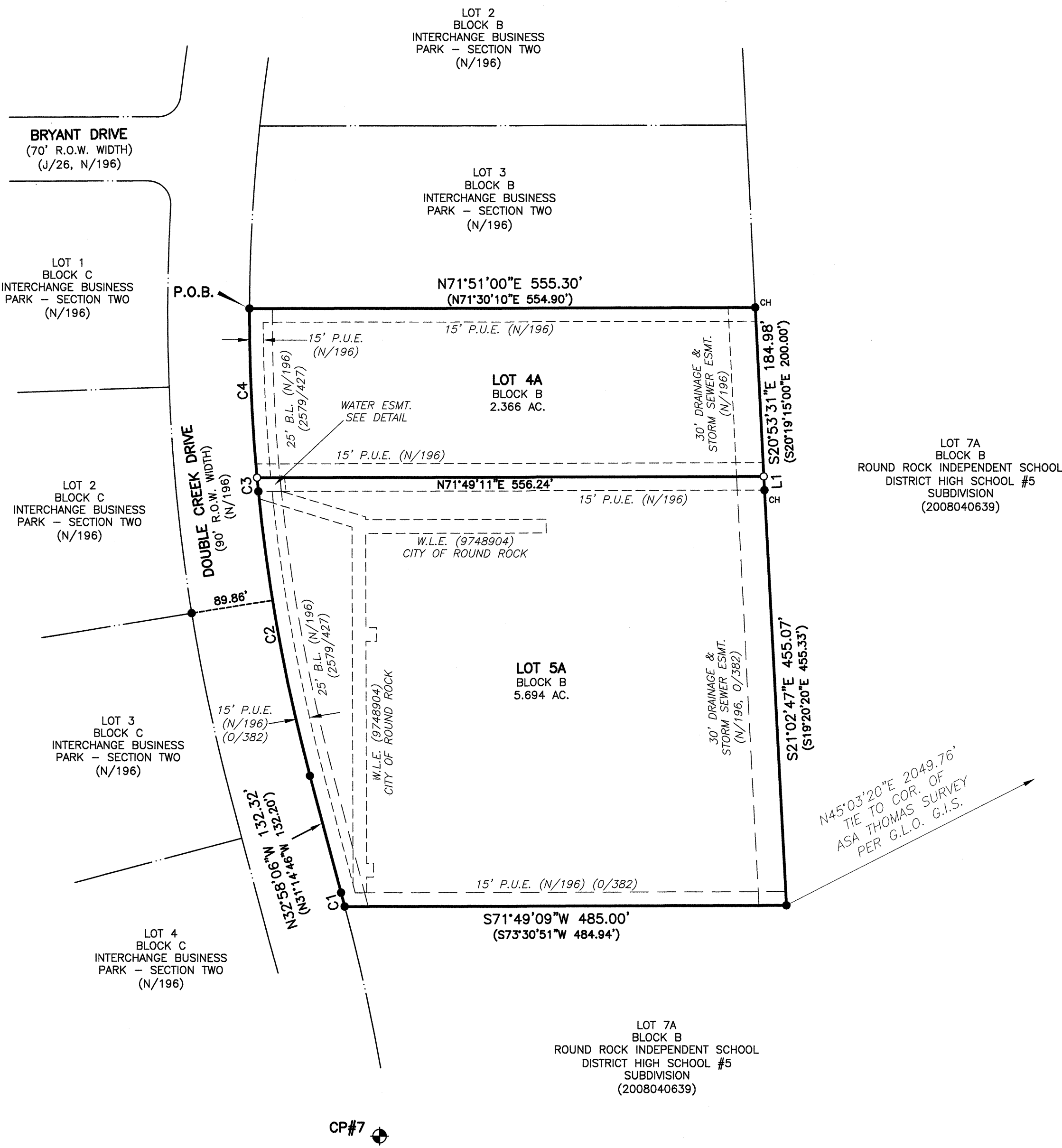


AMENDED PLAT OF LOT 5A,
BLOCK B, INTERCHANGE
BUSINESS SECTION TWO
(REPLAT) AND
LOT 4, BLOCK B, INTERCHANGE
BUSINESS SECTION TWO

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



LOCATION MAP
NOT TO SCALE



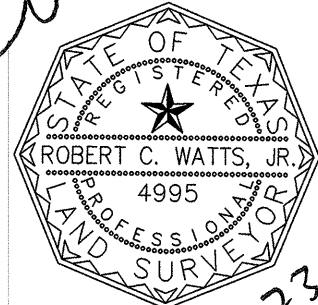
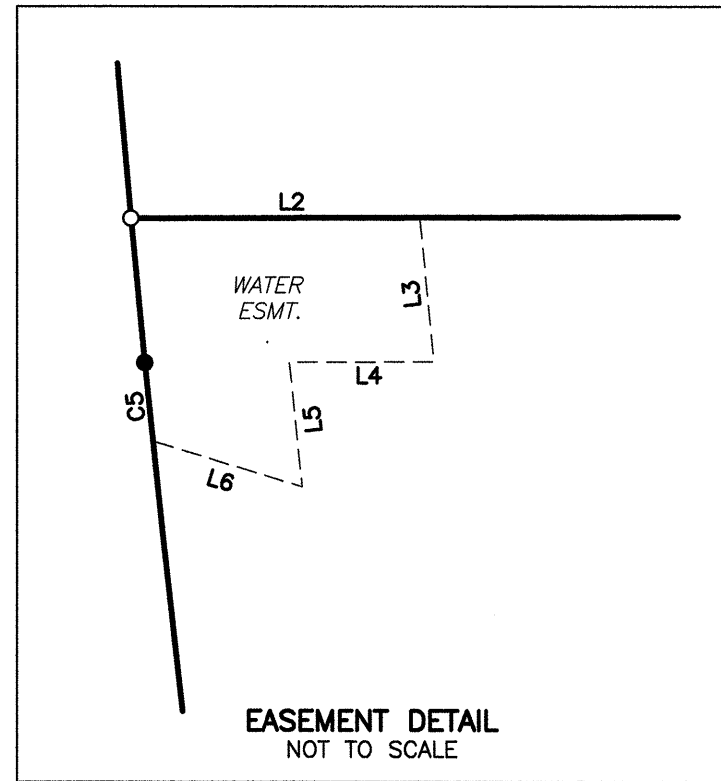
- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT #7.
1/2" REBAR WITH "CHAPARRAL RANDOM" CAP SET
SURFACE COORDINATES:
N 10151795.031
E 3143664.203
TEXAS STATE PLANE COORDINATES:
N 10153013.246
E 3144041.443
ELEV. 792.03' DATUM - NAVD '88
COMBINED SCALE FACTOR = 0.999880014 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000120 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1'23"07"

OWNERS:
FLOOD FOUR PROPERTIES, LP.
450 AIRLINE DRIVE
CORPELL, TX. 75019
RICHARD & JANE ANDERSON
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TX. 78664
ACREAGE: 8.060 ACRES
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 1/31/2017
DATE OF PLANNING AND ZONING COMMISSION MEETING: 3/1/2017
BENCHMARK: (SEE OTHER BOX, THIS PAGE)
ACREAGE BY LOT TYPE:
DEVELOPMENT -
LOT 4A 2.366 ACRES
LOT 5A 5.694 ACRES
PATENT SURVEY: ASA THOMAS SURVEY, ABST. 609
SURVEYOR:
ROBERT C. WATTS, JR.
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2045.02'	0°26'17"	15.64'	N32°37'26"W	15.64'
C2	1955.00'	9°16'55"	316.71'	N28°18'28"W	316.36'
C3	1955.00'	0°26'30"	15.07'	N23°31'55"W	15.07'
C4	1955.00'	5°25'50"	185.30'	N20°35'45"W	185.23'
C5	1955.00'	0°14'24"	8.19'	S23°47'13"E	8.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°53'31"E	15.02'
L2	N71°49'11"E	30.12'
L3	S23°36'56"E	15.07'
L4	S71°49'11"W	15.05'
L5	S23°55'58"E	12.99'
L6	S88°51'45"W	16.32'



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1212-001
DRAWING NO.: 1212-001-PL.1
PLOT DATE: 02/23/2017
PLOT SCALE: 1"=100'
DRAWN BY: RCW
SHEET 01 OF 02

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THE PRESENTS:

FLOOD FOUR PROPERTIES, OWNER OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO (A REPLAT), A SUBDIVISION OF RECORD IN CABINET O, SLIDE(S) 382-383 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2016090082 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

AND RICHARD J. AND JANE E.R. ANDERSON, OWNERS OF LOT 4, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 196-199 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 9738310 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (THERE IS NO LIEN HOLDER FOR LOT 4);

DO HEREBY AMENDED SAID LOTS IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, FOR THE SOLE PURPOSE OF RELOCATING THE COMMON LOT LINE, TO BE KNOWN AS:

"AMENDED PLAT OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS SECTION TWO (REPLAT) AND LOT 4, BLOCK B, INTERCHANGE BUSINESS SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

FLOOD FOUR PROPERTIES, LP.
450 AIRLINE DRIVE
CORPELL, TX. 75019

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THAT _____, THE LIEN HOLDER OF THAT CERTAIN LOT 5A, DO HEREBY CONSENT TO THE AMENDED PLAT OF SAID PROPERTY SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

LENDER NAME
ADDRESS
CITY, STATE

BY: _____

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

RICHARD J. ANDERSON
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TX. 78664

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

JANE E.R. ANDERSON
2401 DOUBLE CREEK DRIVE
ROUND ROCK, TX. 78664

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

PLANNING AND ZONING COMMISSION APPROVAL:

APPROVED THIS ____ DAY OF _____, 2016, 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.

DAVID PAVLISKA, CHAIRMAN

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ROBERT C. WATTS, JR., 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.

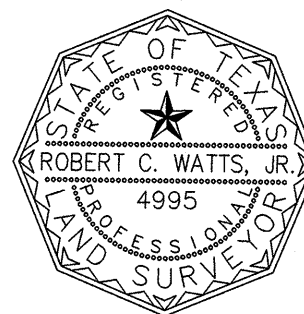
NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0635E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

DATE OF SURVEY: 7/21/2016

Robert C. Watts, Jr. 2-23-17

ROBERT C. WATTS, JR., R.P.L.S. 4995

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
TBPLS Firm No. 10124500



COUNTY CLERK:

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ____ M., AND

DULY RECORDED THIS THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK ____ M., IN THE

PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. _____

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

BY: DEPUTY

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED.

PLAT NOTES FROM PREVIOUS PLAT (O/382):

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- A FIFTEEN (15') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED AS SHOWN ADJACENT TO PROPERTY LINES.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF ROUND ROCK ZONING ORDINANCE.
- ACCESS TO LOT 5A, BLOCK B FROM DOUBLE CREEK DRIVE SHALL BE LIMITED TO TWO DRIVEWAYS.

PLAT NOTES FROM PREVIOUS PLAT (N/196):

- TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE F. I. A.
- SETBACKS - ALL LOTS IN SECTION 2 WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.
- SIDEWALKS - SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.
- THERE SHALL BE NO OBSTRUCTIONS INSIDE THE DRAINAGE EASEMENTS.
- DRAINAGE DETENTION FACILITIES FOR SITE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF EACH SITE.
- BENCHMARK A BENCHMARK WILL BE ESTABLISHED DURING CONSTRUCTION.

8.060 ACRES, PERIMETER DESCRIPTION
CITY OF ROUND ROCK, WILLIAMSON COUNTY

A DESCRIPTION OF 8.060 ACRES, BEING ALL OF LOT 5A, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO (A REPLAT), A SUBDIVISION OF RECORD IN CABINET O, SLIDE(S) 382-383 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF LOT 4, BLOCK B, INTERCHANGE BUSINESS PARK, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET N, SLIDE(S) 196-199 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 8.060 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" rebar found in the east right-of-way line of Double Creek Drive (90' right-of-way), for the northwest corner of Lot 4, being the southwest corner of Lot 3, Block B of said Interchange Business Park - Section Two;

THENCE North 71°51'00" East, with the north line of Lot 4, being also the south line of Lot 3, a distance of 555.30 feet to a 1/2" rebar with "Chaparral" cap found for the northeast corner of Lot 4, being also the southeast corner of Lot 3, and being in the west line of Lot 7A, Block B, Round Rock Independent School District High School #5 Subdivision, a subdivision of record in Document No. 2008040639 of the Official Public Records of Williamson County, Texas;

THENCE South 20°53'31" East, with the east line of Lot 4, being also the west line of Lot 7A, a distance of 200.00 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of Lot 4, being also the northeast corner of Lot 5A;

THENCE South 21°02'47" East, with the east line of Lot 5A, being also the west line of Lot 7A, a distance of 455.07 feet to a 1/2" rebar found for the southeast corner of Lot 5A, being an angle point in Lot 7A;

THENCE South 71°49'09" West, with the south line of Lot 5A, being a common line with Lot 7A, a distance of 485.00 feet to 1/2" rebar found in the east line of Double Creek Drive, for the southwest corner of Lot 5A;

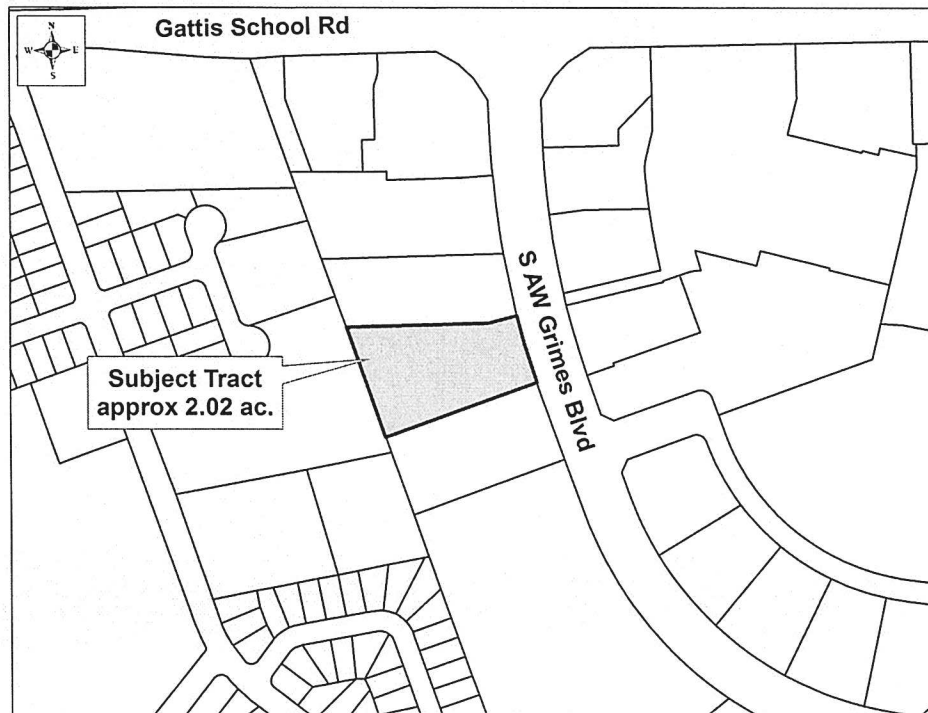
THENCE with the east line of Double Creek Drive, and the west line of Lot 5A, the following three (3) courses and distances:

- With a curve to the right, having a radius of 2045.02 feet, a delta angle of 0°26'17", an arc length of 15.64 feet, and a chord which bears North 32°37'26" West, a distance of 15.64 feet to a 1/2" rebar found;
- North 32°58'06" West, a distance of 132.32 feet to a 1/2" rebar found;
- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 09°16'55", an arc length of 316.71 feet, and a chord which bears North 28°18'28" West, a distance of 316.36 feet to a 1/2" rebar found for the northwest corner of Lot 5A, being also the southwest corner of Lot 4;

THENCE with the east line of Double Creek Drive, and the west line of Lot 4, the following two (2) courses and distances:

- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 00°26'30", an arc length of 15.07 feet, and a chord which bears North 23°31'55" West, a distance of 15.07 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the right, having a radius of 1955.00 feet, a delta angle of 05°25'50", an arc length of 185.30 feet, and a chord which bears North 20°35'45" West, a distance of 185.23 feet to the POINT OF BEGINNING, containing 8.060 acres of land, more or less.

PUD 62 - Provident Crossings (Amendment No. 2)
ZONING ZON1701-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of Amendment No. 2 to PUD 62, to allow a restaurant with a drive-through, subject to certain conditions

ZONING AT TIME OF APPLICATION: PUD 62

DESCRIPTION: 2.02 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: undeveloped

South: day care center, under construction

East: retail center, across A.W. Grimes Boulevard

West: single family residential

PROPOSED LAND USE: restaurant with a drive-through

TOTAL ACREAGE: 2.02

Owner:

Hickerson Round Rock Land, LP
Mr. Kim Wise c/o Provident Realty Advisors
10210 N. Central Expressway, Ste. 300
Dallas, TX 75231

Agent

Jones & Carter, Inc.
Shawn Graham
1701 Director Blvd., Ste. 400
Austin, TX 78744

Provident Crossings (PUD 62 - Amendment No. 2)
ZONING ZON1701-001

HISTORY: PUD 62 was approved in 2005, providing for commercial uses, with limitations, along Gattis School Road. It was amended in 2008 to allow for a senior housing development on the southern portion of the site.

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:

Request: PUD 62 allows for all C-1 (General Commercial) uses, with the exception of the specific ones listed. Included in this list of prohibited uses are "*fast food restaurants that use a microphone and speaker system to place orders from the drive thru area.*" The request is to allow a drive-through restaurant which meets specific conditions on a 2.02 acre tract within the PUD site.

PUD 62 standards: A fifty foot (50') wide landscape buffer is required along the western boundary of the property, including an eight foot (8') high precast concrete panel wall, with a brick or stone design, along the property line. This wall was constructed with the first site that was developed on the property and is in place along the boundary with the residential property to the west. Specified landscape plantings are also required within the 50' buffer, with the development of each site.

Drive-through standards: The code currently requires drive thru restaurants to locate their drive-through lanes, speaker boxes and associated facilities a minimum of 150 feet from any residential property line. This requirement is to reduce potential impacts from the restaurant drive-through operations on adjacent residences. This code requirement had not been adopted when the PUD was approved.

Proposed PUD standards: The PUD revision would allow for a drive-through restaurant which meets the following standards, as depicted on Exhibit "G" of the revised PUD:

- Minimum distances from residential property line:
 - ✓ 164' to the building face
 - ✓ 154' to the speaker box
 - ✓ 141' to the drive-through aisle
- A 5' high earthen berm within the landscape buffer, parallel to the building face
- Large, medium and small species trees and large species shrubs planted within the landscape buffer

RECOMMENDED MOTION:

Staff recommends approval of the revision to PUD 62 to allow a drive-through restaurant with the specified development standards.

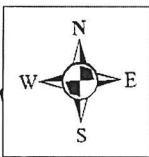


Gattis School Rd

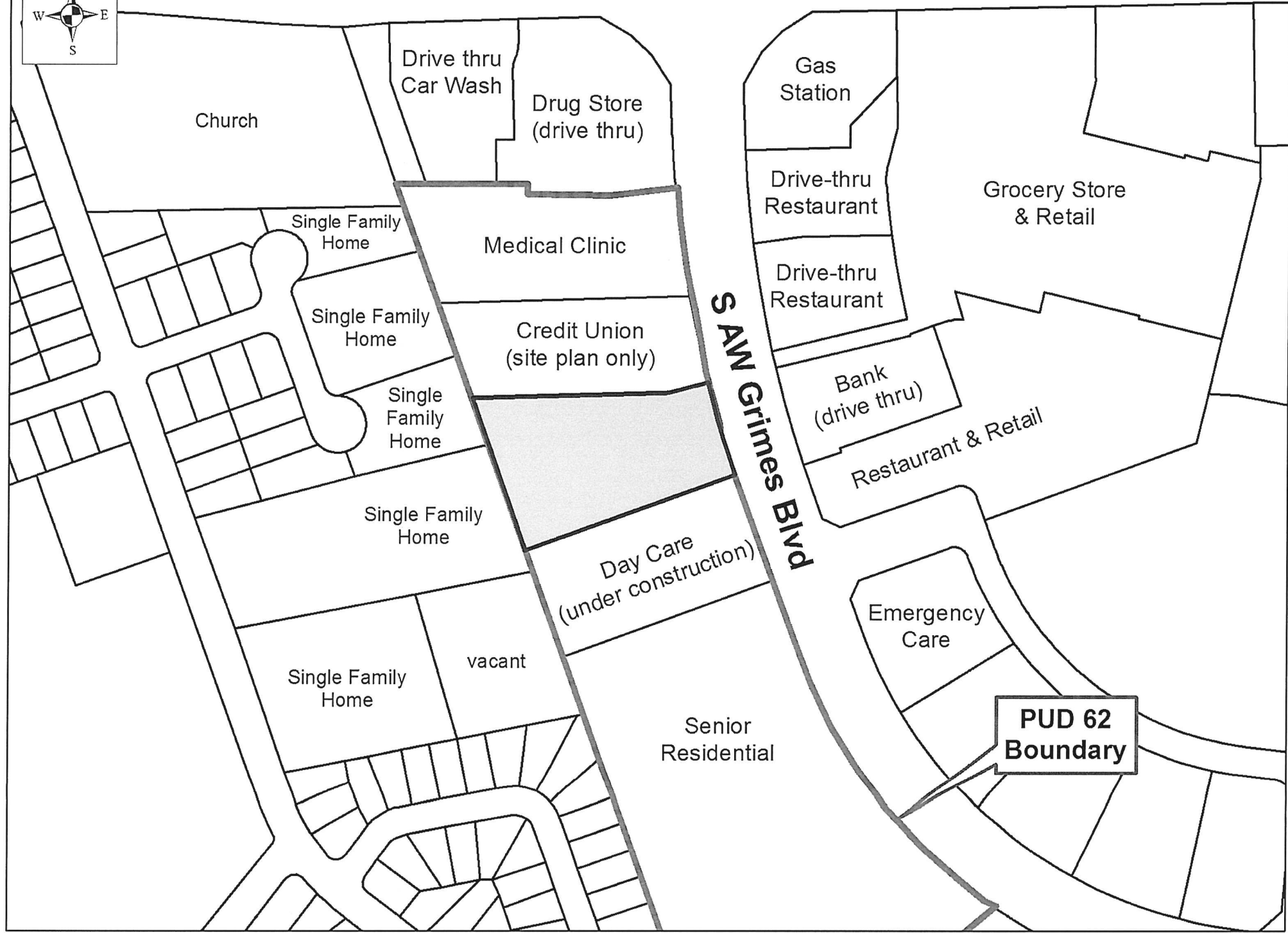
S W Grimes Blvd

**Subject Tract
approx 2.02 ac.**





Gattis School Rd



S AM Grimes Blvd

**PUD 62
Boundary**

AMENDMENTS TO PUD 62

I.

That **Section II.2** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with a new Section II.2, which shall read as follows:

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 19.31 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**. The Property is divided into three tracts: Tract 1, Tract 1-A and Tract 2. Tract 2 is more particularly described in **Exhibit "D"**. The boundaries of Tracts 1 and 2 are described in **Exhibit "E"**. Tract 1-A is described in **Exhibit "F"**.

II

That **Section II.5** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with a new Section II.5, which shall read as follows:

5. PERMITTED USES

The following principal uses are permitted on the Property. The boundaries of Tract 1 and Tract 2 are described in **Exhibit "E"**. Tract 1-A is described in **Exhibit "F"**.

5.1 Tract 1 – 9.12 acres

All **C-1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

5.2 Tract 1-A – 2.017 acres

All **C-1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below, except that fast food restaurants that use a microphone and speaker system to place orders from the drive thru area are permitted, subject to the conditions contained in **Exhibit "G"**. If there is a conflict between **Exhibit "G"** and other sections of this Plan or the Code, the regulations on **Exhibit "G"** shall supersede the specific conflicting provisions. **Exhibit "G"** shall not serve as a site plan approval.

5.3 Tract 2 – 8.17 acres

One of the following principal uses, but not both, is permitted on Tract 2:

5.3.1 All **SR** (Senior) uses identified in the Code, as amended, are permitted, with a maximum of 131 dwelling units, except for the uses listed in Paragraph 6 below. Permitted uses shall also include a senior independent living facility with amenities designed for the use of the residents. Such amenities shall have no dedicated entrances from the outside of the building they are located in. Amenities may include, but shall not be limited to: a convenience store, a beauty/barber shop, fitness center, bank, gift shop, offices for home health care professionals and transportation, housekeeping and emergency call services; or

5.3.2 All **C1** (General Commercial) uses identified in the Code, as amended, are permitted, except for the uses listed in Paragraph 6 below.

III.

That **Exhibit “F”** and **Exhibit “G”**, as attached, are added to the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2.

IV.

That the **List of Exhibits** of the Development Plan of PUD No. 62, as approved in Ordinance No. Z-08-01-24-9B2, is hereby deleted in its entirety, and replaced with the attached List of Exhibits – Revised.

SCALE 1" = 100'



LOT 10, BLOCK A
HILLSIDE TERRACE
Cab. Y, Slide 239 P.R.W.C.T.

LOT 1, BLOCK A
PROVIDENT CROSSING
SECTION IV
Doc. No. 2015014158 O.P.R.W.C.T.

JOSEPH GREGOR
GENERAL WARRANTY DEED
CALLED 2.7412 ACRES
Vol. 2516, Pg. 853 D.R.T.C.T.

2.017 ACRES
REMAINDER OF
HICKERSON ROUND ROCK LAND, LP
CALLED 7.958 ACRES
WARRANTY DEED
Doc. No. 2009058882 O.P.R.W.C.T.

PEDRO ESPINOZA (DECEASED)
AFFIDAVIT OF HEIRSHIP
CALLED 1.301 ACRES
Doc. No. 2000014735 O.P.R.W.C.T.

LOT 1, BLOCK A
PROVIDENT CROSSING
SECTION V
Doc. No. 2016111778 O.P.R.W.C.T.

LOT 5, BLOCK A
PROVIDENT CROSSINGS, SECTION I
Cab. EE, Slide 359 P.R.W.C.T.
PROVIDENT CROSSINGS RETIREMENT COMMUNITY, LLC
SPECIAL WARRANTY DEED
Doc. No. 2010016781 O.P.R.W.C.T.

A.W. GRIMES BLVD

(120' WIDE R.O.W.)
DOC. NO. 2001038661 O.P.R.W.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	2143.48'	169.91'	4°32'31"	S 16°24'08" E	169.87'

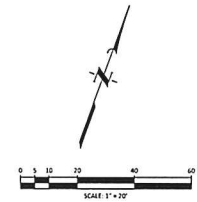
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 70°01'58" W	392.71'
L2	N 19°44'30" W	285.71'
L3	N 88°18'03" E	350.31'
L4	N 75°15'30" E	69.78'

EXHIBIT F TRACT 1-A BOUNDARY



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9493



PLANTING REQUIREMENTS FOR LANDSCAPE BUFFER:

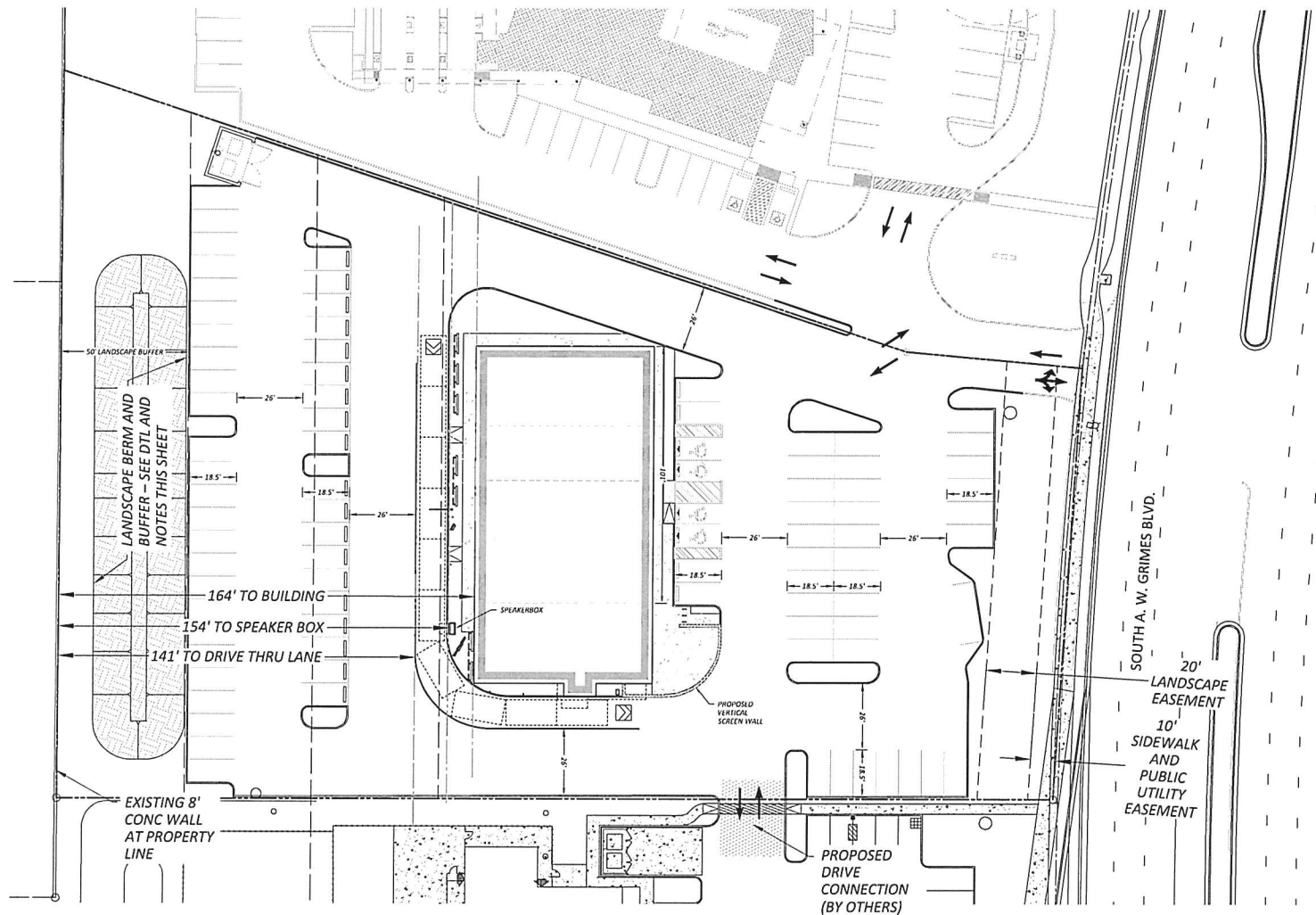
1. ALL PLANTINGS SHALL BE WITHIN THE EASTERNMOST 30-FEET OF THE LANDSCAPE BUFFER.

BERM AREA:

1. ONE LARGE SPECIES TREE PER FORTY (40) LINEAR FEET (75% OF SELECTED MATERIAL SHALL BE OF AN EVERGREEN SPECIES)
2. ONE MEDIUM SPECIES TREE PER TWENTY-FIVE (25) LINEAR FEET (75% OF SELECTED MATERIAL SHALL BE OF AN EVERGREEN SPECIES)
3. ONE SMALL SPECIES TREE PER TWELVE (12) LINEAR FEET; TO BE PLANTING IN OFF-SET ROWS (75% OF SELECTED MATERIAL SHALL BE OF AN EVERGREEN SPECIES)
4. ONE LARGE SHRUB PER THREE (3) LINEAR FEET; TO BE PLANTING IN OFF-SET ROWS

NON-BERM AREA:

1. PLANTINGS SHALL COMPLY WITH SECTION II.11.7.3 OF THE DEVELOPMENT PLAN OF PUD 62.



LANDSCAPE BERM

SCALE 1"=10'

LIST OF EXHIBITS - REVISED

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Property Metes and Bounds Description
Exhibit "B"	Lien Holder Consent
Exhibit "C"	Driveway Access
Exhibit "D"	Tract 2 Metes and Bounds Description
Exhibit "E"	Tract 1 and Tract 2 Boundaries
Exhibit "F"	Tract 1-A Boundary
Exhibit "G"	Retail Center – Tract 1-A