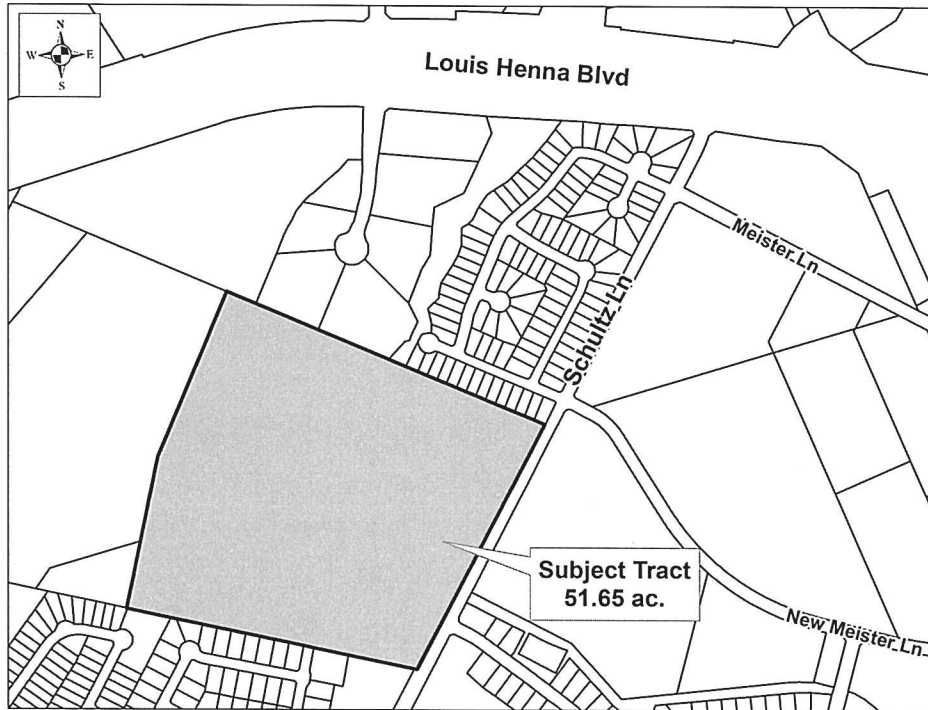


**Glen Ellyn Final Plat
FINAL PLAT FP1701-010**



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.



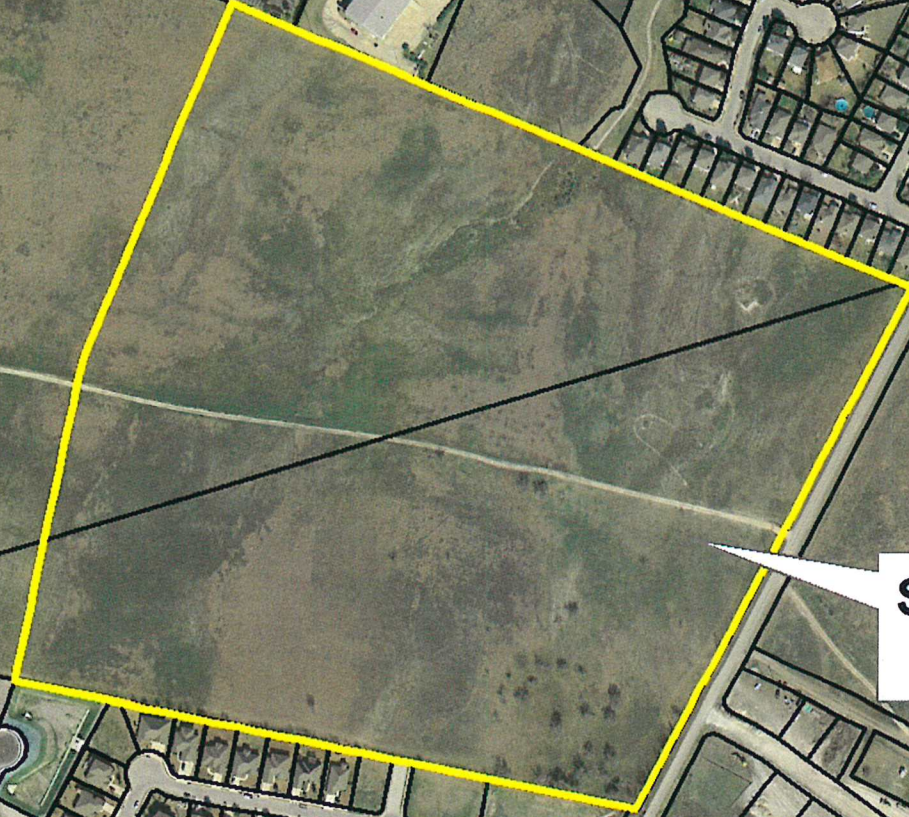
Louis Henna Blvd

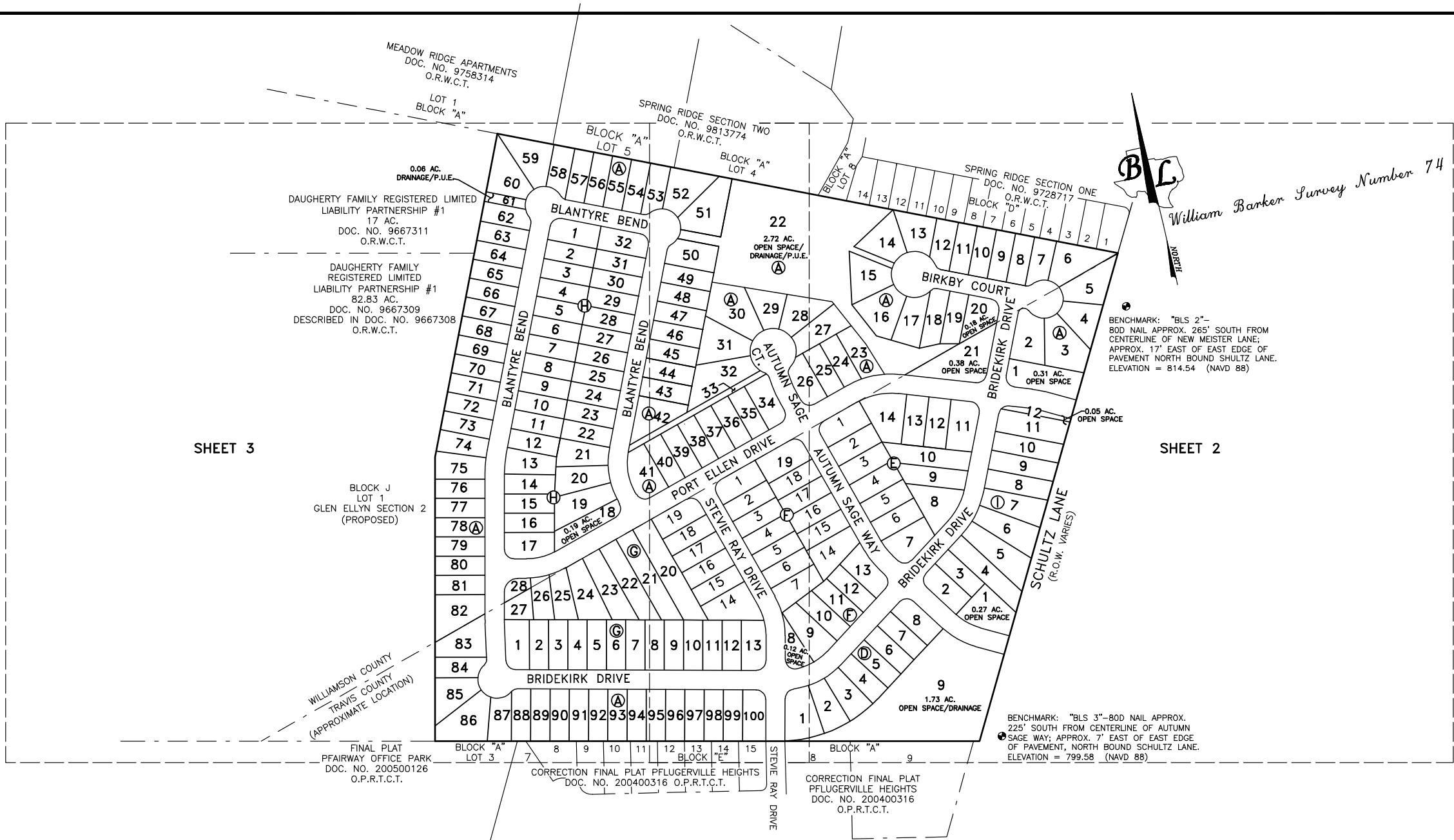
Meister Ln

Schultz Ln

New Meister Ln

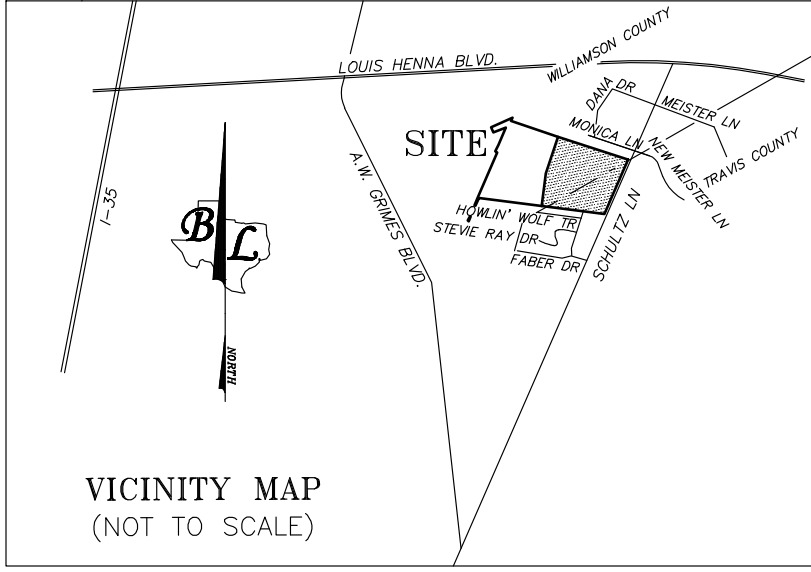
**Subject Tract
51.65 ac.**





SHEET 3

SHEET 2



VICINITY MAP
(NOT TO SCALE)

OWNERS:	CONTINENTAL HOMES OF TEXAS, L.P. (A TEXAS LIMITED PARTNERSHIP)	
	DAUGHERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1	
ACREAGE:	51.65 ACRES	
PATENT SURVEY:	WILLIAM BARKER SURVEY NO. 74	
NUMBER OF BLOCKS:	7	
LINEAR FEET OF NEW STREETS:	8,017'	
SUBMITTAL DATE:	JANUARY 31, 2017	
DATE OF PLANNING & ZONING COMMISSION REVIEW:	MARCH 01, 2017	
ACREAGE BY LOT TYPE:	R.O.W.: 9.67 AC.; DEVELOPMENT: 34.13 AC.; OPEN SPACE: 7.85 AC.;	
NUMBER OF LOTS BY TYPE:	DEVELOPMENT: 202 LOTS; OPEN SPACE: 11;	
SURVEYOR:	BASELINE LAND SURVEYORS, INC.	
ENGINEER:	GRAY ENGINEERING, INC.	
BENCHMARK INFORMATION:	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)	
<u>LINEAR FEET OF NEW STREETS</u>		
<u>R.O.W. WIDTH</u>		
BRIDEKIRK DRIVE	1,984 L.F.	50' R.O.W.
PORT ELLEN DRIVE	1,631 L.F.	50' R.O.W.
AUTUMN SAGE WAY:	813 L.F.	50' R.O.W.
AUTUMN SAGE COURT:	200 L.F.	50' R.O.W.
BIRKBY COURT:	342 L.F.	50' R.O.W.
STEVIE RAY DRIVE	725 L.F.	50' R.O.W.
BLANTYRE BEND:	2,322 L.F.	
TOTAL:	8,017 L.F.	

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

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	205.00'	32.48'	9°04'36"	N67°25'11"W	32.44'
C2	155.00'	24.55'	9°04'36"	N67°25'11"W	24.53'
C3	25.00'	37.30'	85°28'29"	S65°18'17"W	33.93'
C4	25.00'	41.24'	94°31'31"	N24°41'43"W	36.72'
C5	25.00'	37.30'	85°28'29"	N65°18'17"E	33.93'
C6	25.00'	41.24'	94°31'31"	S24°41'43"E	36.72'
C7	225.00'	141.45'	36°01'14"	N89°58'06"W	139.13'
C8	175.00'	110.02'	36°01'14"	N89°58'06"W	108.22'
C9	25.00'	39.27'	90°00'00"	S27°01'17"W	35.36'
C10	25.00'	39.27'	90°00'00"	N62°58'43"W	35.36'
C11	25.00'	39.27'	90°00'00"	S27°01'17"W	35.36'
C12	25.00'	39.27'	90°00'00"	N62°58'43"W	35.36'
C13	25.00'	39.27'	90°00'00"	S62°58'43"E	35.36'
C14	25.00'	39.27'	90°00'00"	N27°01'17"E	35.36'
C15	155.00'	80.13'	29°37'07"	N86°49'50"E	79.24'
C16	205.00'	105.97'	29°37'07"	N86°49'50"E	104.80'
C17	35.00'	54.98'	90°00'00"	S56°38'23"W	49.50'
C18	25.00'	39.27'	90°00'00"	S33°21'37"E	35.36'
C19	155.00'	6.16'	2°16'36"	S10°30'06"W	6.16'
C20	205.00'	8.15'	2°16'36"	S10°30'06"W	8.14'
C21	15.00'	13.62'	52°01'12"	N35°22'24"E	13.16'
C22	50.00'	167.15'	191°32'27"	S34°23'13"E	99.49'
C23	15.00'	13.62'	52°01'12"	S75°51'10"W	13.16'
C24	25.00'	38.18'	87°30'02"	S34°23'13"E	34.58'
C25	25.00'	39.27'	90°00'00"	N56°51'46"E	35.36'
C26	25.00'	39.27'	90°00'00"	N33°08'14"W	35.36'
C27	25.00'	35.97'	82°25'34"	S53°04'33"W	32.94'
C28	25.00'	45.15'	103°29'06"	S39°52'47"E	39.26'
C29	155.00'	91.62'	33°51'59"	N71°26'40"E	90.29'
C30	205.00'	142.32'	39°46'39"	N74°24'01"E	139.48'
C31	25.00'	39.27'	90°00'00"	N80°29'19"W	35.36'
C32	25.00'	39.27'	90°00'00"	S09°30'41"W	35.36'
C33	25.00'	39.27'	90°00'00"	S80°29'19"E	35.36'
C34	25.00'	39.27'	90°00'00"	N09°30'41"E	35.36'
C35	205.00'	98.16'	27°26'10"	S49°12'24"E	97.23'
C36	155.00'	74.22'	27°26'10"	S49°12'24"E	73.51'
C37	225.28'	125.60'	31°56'39"	N38°32'22"E	123.98'
C38	175.28'	97.72'	31°56'39"	N38°32'22"E	96.46'
C39	155.00'	47.37'	17°30'36"	S26°44'01"E	47.18'
C40	205.00'	62.65'	17°30'36"	S26°44'01"E	62.41'
C41	205.00'	106.77'	29°50'29"	N03°03'29"W	105.57'
C42	155.00'	80.73'	29°50'29"	N03°03'29"W	79.82'
C43	155.00'	109.72'	40°33'22"	S02°17'58"W	107.44'
C44	205.00'	145.11'	40°33'22"	S02°17'58"W	142.10'
C45	15.00'	13.43'	51°17'20"	S48°13'19"W	12.98'
C46	50.00'	169.53'	194°16'10"	N22°19'09"W	99.23'
C47	15.00'	13.62'	52°01'07"	N86°33'20"E	13.16'
C48	25.00'	39.28'	90°00'46"	N22°25'44"W	35.36'
C49	15.00'	13.63'	52°04'18"	S41°23'58"E	13.17'
C50	50.00'	168.45'	193°02'14"	S67°05'41"W	99.35'
C51	15.00'	13.62'	52°01'12"	N03°25'57"W	13.16'
C52	25.00'	39.26'	89°59'14"	S67°34'16"W	35.35'
C53	275.00'	52.50'	10°56'16"	S17°06'31"W	52.42'
C54	325.00'	62.04'	10°56'15"	S17°06'31"W	61.95'
C55	25.00'	3.09'	7°05'01"	S26°06'36"W	3.09'
C56	15.00'	33.00'	126°02'53"	N87°19'27"W	26.74'
C57	50.00'	240.18'	275°13'33"	N18°05'13"E	67.41'
C58	15.00'	13.62'	52°01'12"	N86°29'03"E	13.16'
C59	15.00'	15.12'	57°46'09"	S38°37'17"E	14.49'
C60	60.00'	309.49'	295°32'17"	S22°29'39"W	64.00'
C61	25.00'	14.26'	32°41'05"	S38°54'35"W	14.07'
C62	25.00'	23.03'	52°47'24"	S81°38'49"W	22.23'
C63	175.00'	4.42'	1°26'44"	S72°44'39"W	4.42'
C64	175.00'	105.60'	34°34'30"	N89°14'44"W	104.01'
C65	225.00'	39.08'	9°57'04"	S76°59'49"W	39.03'
C66	225.00'	61.13'	15°34'04"	S89°45'23"W	60.95'
C67	225.00'	41.24'	10°30'06"	N77°12'32"W	41.18'
C68	155.00'	4.68'	1°43'48"	N72°53'11"E	4.68'
C69	155.00'	75.45'	27°53'18"	N87°41'44"E	74.70'
C70	50.00'	39.42'	45°10'39"	S38°47'41"W	38.41'
C71	50.00'	33.47'	38°21'02"	S02°58'10"E	32.85'
C72	50.00'	32.24'	36°56'31"	S40°36'57"E	31.68'
C73	50.00'	59.32'	67°58'30"	N86°55'33"E	55.90'
C74	50.00'	2.70'	3°05'44"	N51°23'26"E	2.70'
C75	205.00'	39.66'	11°05'07"	N88°44'47"E	39.60'
C76	205.00'	45.65'	12°45'31"	N76°49'28"E	45.56'
C77	205.00'	45.65'	12°45'31"	N64°03'56"E	45.56'
C78	205.00'	11.36'	3°10'30"	N56°05'56"E	11.36'
C79	155.00'	44.70'	16°31'28"	N62°46'25"E	44.55'
C80	155.00'	46.91'	17°20'30"	N79°42'25"E	46.74'
C81	225.28'	42.95'	10°55'29"	N49°02'57"E	42.89'
C82	225.28'	46.00'	11°41'58"	N37°44'13"E	45.92'
C83	225.28'	36.65'	9°19'12"	N27°13'38"E	36.60'
C84	175.28'	4.91'	1°36'16"	N23°22'10"E	4.91'
C85	175.28'	92.82'	30°20'23"	N39°20'30"E	91.73'
C86	15.00'	15.12'	57°46'09"	S83°36'34"W	14.49'
C87	25.00'	39.30'	90°04'24"	N22°28'09"W	35.38'
C88	50.00'	47.65'	54°36'23"	S51°36'12"E	45.87'
C89	50.00'	36.52'	41°50'59"	N80°10'07"E	35.71'
C90	50.00'	36.52'	41°50'59"	N38°19'08"E	35.71'

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

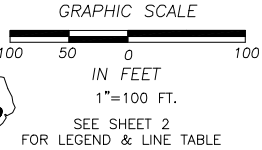
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Scale (1/4"=100')
Date: 02/23/17
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

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'

William Barker Survey Number 74
Abstract Number 107

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'



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)

WILLAMSON 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

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 ENCRDACHED 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 0280H, 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 ENCRDACHED 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 northwest 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.gov

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