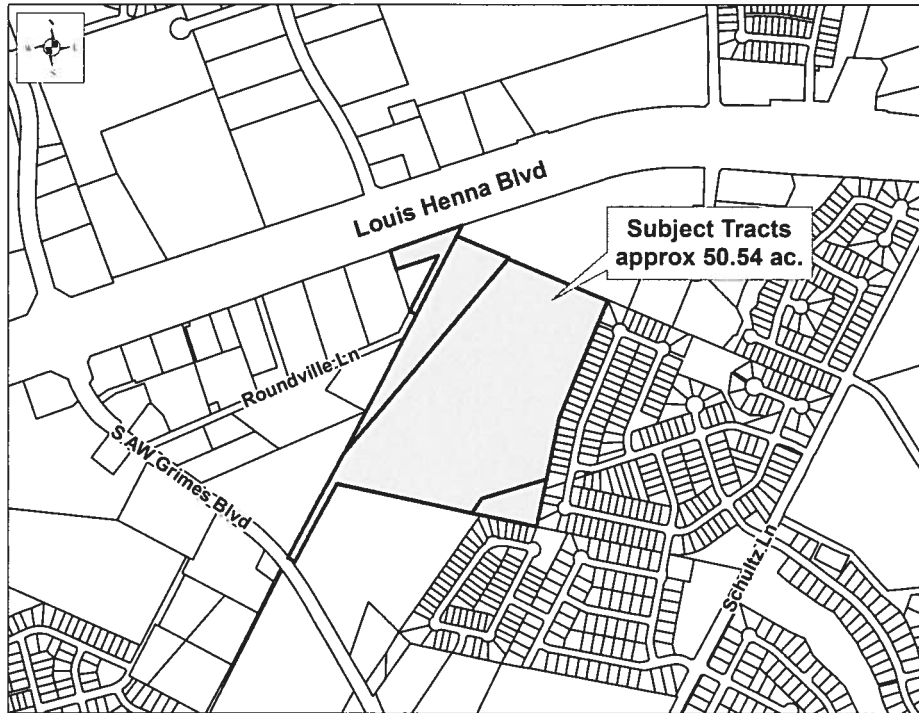


Glen Ellyn Sec. 2 (UPS)
FINAL PLAT FP1704-005



CASE PLANNER: David Fowler

REQUEST: Approval of final plat

ZONING AT TIME OF APPLICATION: PUD 105

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

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

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

PROPOSED LAND USE: Industrial

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

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

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

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

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

DATE OF REVIEW: June 21, 2017

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

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as industrial in the General Plan. PUD No. 105 amended this plan to provide for the designation of approximately half of the property as single family residential and the remaining half as light industrial with limited commercial uses. The light industrial portion of the PUD in Section 2 follows the city's Light Industrial (LI) zoning district, while also allowing for the following commercial uses: eating establishments, medical offices, and retail and sales and services. Commercial uses shall conform to the C1-a zoning district regulations and are limited to covering 10 percent of the Section 2 area. The PUD also states building material, landscaping and setback standards for Section 2.

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

Traffic, Access and Roads: The 50.54-acre lot has frontage on A.W. Grimes Boulevard to the west and Louis Henna Boulevard (SH 45) to the north, as well as to Roundville Lane, a City-owned right of way. A TIA (Traffic Impact Assessment) was prepared and approved with the zoning of the property.

Water and Wastewater Service: Water and wastewater services will be provided from existing lines which are located adjacent to the property as well as planned new lines. There is an existing 8-inch water stub at the northwest corner of Glen Ellyn Section 1. There will also be a 12-inch extension within Roundville Lane. For wastewater, there is an existing 8-inch gravity stub at the Northwest corner of Glen Ellyn Section 1 and a planned 12-inch gravity extension within Roundville Lane.

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

Additional Considerations: None

RECOMMENDED MOTION:

Staff recommends approval, with the following conditions:

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



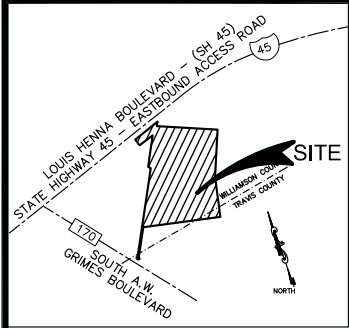
Louis Henna Blvd

Subject Tracts
approx 50.54 ac.

Roundville Ln

SAW Grimes Blvd

Schultz Ln



LOCATION MAP
NOT TO SCALE

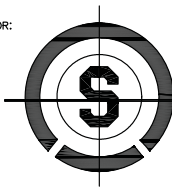
FINAL PLAT
GLEN ELLYN, SECTION 2
SITUATED IN THE MEMUCAN HUNT SURVEY,
ABSTRACT NO. 314 AND THE WILLIAM BARKER
SURVEY, ABSTRACT NO. 107, CITY OF ROUND ROCK,
WILLIAMSON AND TRAVIS COUNTIES, TEXAS

PROJECT ENGINEER:

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS

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

PROJECT SURVEYOR:



SINCLAIR LAND
SURVEYING, INC.

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

LEGEND:

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

SURVEYORS NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "SLS R.P.L.S. 5142" UNLESS NOTED OTHERWISE.
- COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1.00017. THE ROTATION GRID TO PLAT IS 00°00'00"

CITY OF ROUND ROCK STANDARD PLAT NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PUD NO. 105 AND CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PUD NO. 105 AND CHAPTER 36, SUBDIVISIONS CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- A FIFTEEN FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE CONVEYED FOR ALL LOTS ABUTTING IH35 OR SH45.
- NO PORTION OF OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 1, 2017.
- A DEED CONVEYING LAND TO THE CITY OF ROUND ROCK SHALL BE RECORDED.

PLAT SUMMARY TABLE

OWNER: BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ACREAGE: 50.535 ACRES

SURVEYOR: DANIEL B. DAVIS, RPLS
SINCLAIR LAND SURVEYING, INC.

LINEAR FEET NEW STREET: 850.63

SUBMITTAL DATE: MAY 3, 2017

PLANNING & ZONING REVIEW DATE: JUNE 21, 2017

BENCHMARK DESCRIPTION: TXDOT BRASS DISK "659+96.20"
AT ELEVATION 819.78.

PATENT SURVEY: MEMUCAN HUNT SURVEY ABSTRACT 314
WILLIAM BAKER SURVEY ABSTRACT 107
ENGINEER: WILLIAM SCHOCK, P.E.
TERRA ASSOCIATES, INC.

NUMBER OF LOTS BY TYPE: DEVELOPMENT-2 LOTS
RIGHT-OF-WAY-1 LOT

ACREAGE BY LOT TYPE: DEVELOPMENT-49.542,
RIGHT-OF-WAY-0.993 ACRES

NUMBER OF BLOCKS: 1

STATE OF GEORGIA)
COUNTY OF FULTON)

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

BT-OH, LLC

STEPHEN M. SLIFER
VICE-PRESIDENT

STATE OF GEORGIA
COUNTY OF FULTON)

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

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

STATE OF GEORGIA)
COUNTY OF FULTON)

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

BT-OH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

STATE OF GEORGIA)
COUNTY OF FULTON)

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

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

NOTARY PUBLIC, FULTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL:

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

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

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

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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

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

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

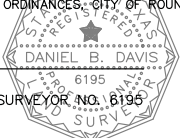
DEPUTY

PAGE 1 OF 2

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

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

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



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

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

CERTIFICATE OF APPROVAL:

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

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

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

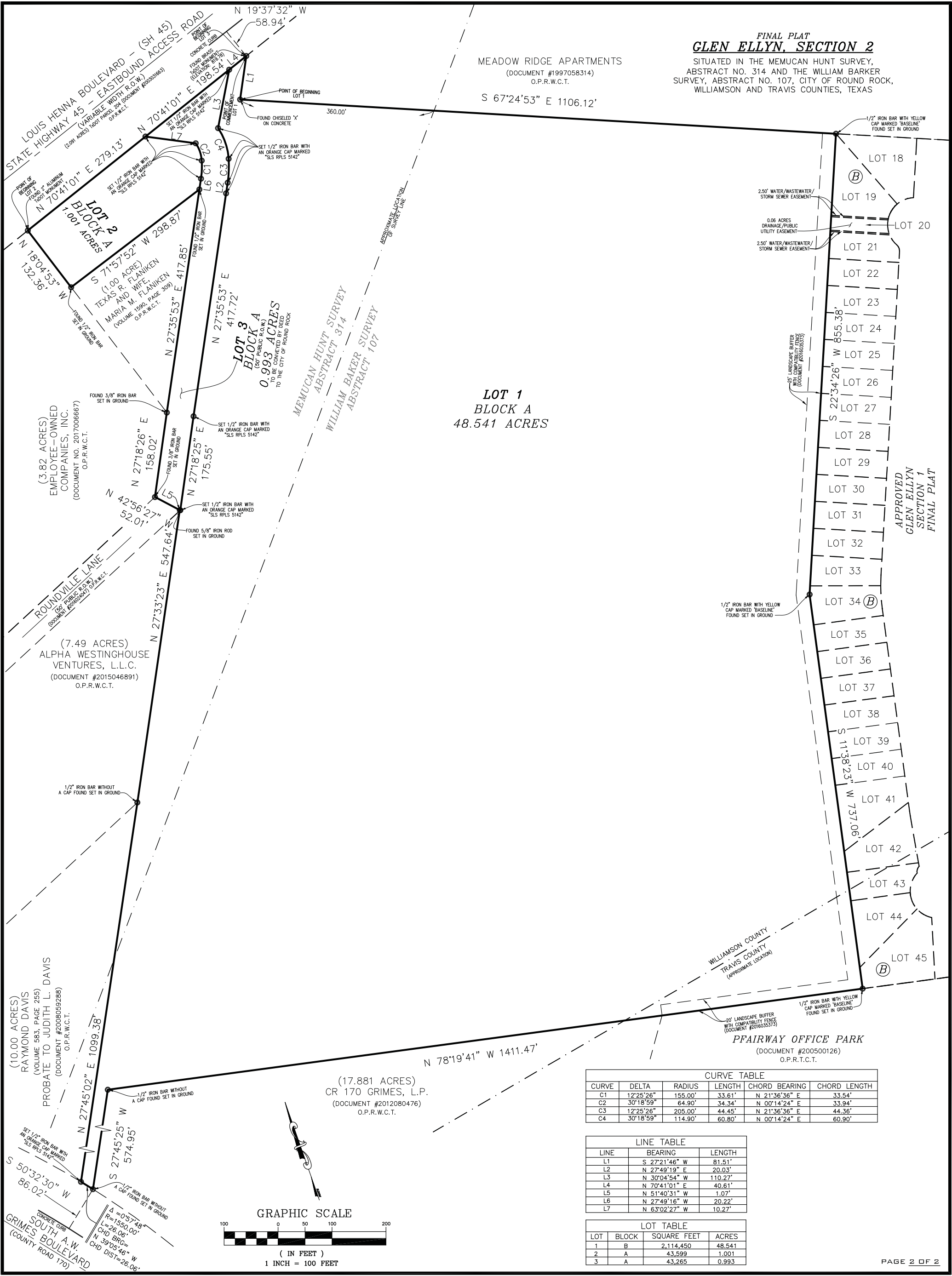
STATE OF TEXAS)
COUNTY OF WILLIAMSON)

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



FINAL PLAT
GLEN ELLYN, SECTION 2

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

LOT 1
BLOCK A
48.541 ACRES

APPROVED
GLEN ELLYN
SECTION 1
FINAL PLAT

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

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

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