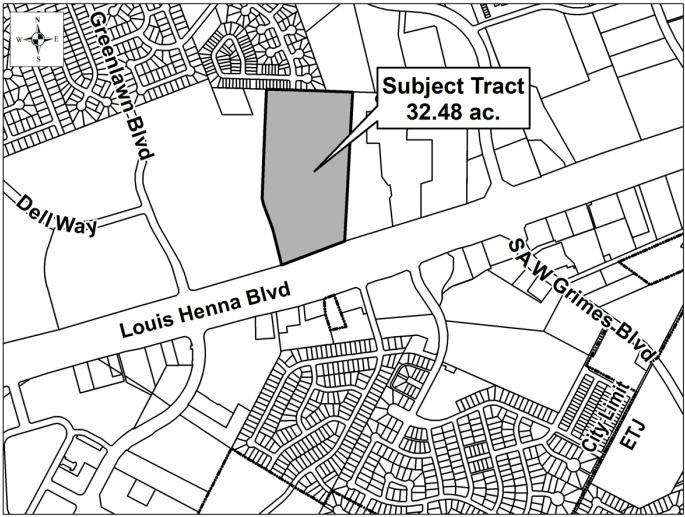


**Switch Round Rock East Campus
PRELIMINARY PLAT PP23-000007**



CASE PLANNER: Matthew Johnson
REQUEST: The request is to preliminary plat one development lot
ZONING AT TIME OF APPLICATION: C-1 General Commercial
DESCRIPTION: 32.48 acres out of the ASA Thomas Survey Abstract No. 609
CURRENT USE OF PROPERTY: Vacant
COMPREHENSIVE PLAN LAND USE DESIGNATION: Proposed PUD 152

ADJACENT LAND USE:
 North: Residential – Windy Park Subdivision
 South: ROW- Louis Henna Blvd
 East: Multifamily – Alvista Apartments
 West: Office – Dell Headquarters

PROPOSED LAND USE: Data Center, Electric Substation, and Communications Tower

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	32.48
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	32.48

Owner: Steven Roberts Switch 7135 S. Decatur Blvd Las Vegas, NV 89118	Applicant: Federico Olivares Bohler Engineering 2600 Network Blvd Frisco, TX 75034	Developer: Steven Roberts Switch 7135 S. Decatur Blvd Las Vegas, NV 89118
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**Switch Round Rock East Campus
PRELIMINARY PLAT PP23-000007**

HISTORY: The proposed PUD 152 was recommended for approval by the Planning Commission on September 20th, 2023, and is scheduled for a final decision by the City Council on October 26th, 2023. The proposed PUD allows for a data center, electric substation, and communications tower.

DATE OF REVIEW: October 18, 2023

LOCATION: Generally located west of S A.W. Grimes and north of Louis Henna Blvd.

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan and Zoning: The Future Land Use Map designation of this area (Commercial) is supported by Proposed PUD 152, which contains the data center use, electric substation, and communications tower. The preliminary plat is a prerequisite for final plat approval. The request for final plat has not yet been received by the City.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the proposed Concept Plan within proposed PUD 152. This Preliminary Plat approval shall be conditioned on the approval of the Concept Plan, which is scheduled for City Council approval on October 26th.

Traffic, Access and Roads: The subject tract has existing access from Louis Henna Blvd. Driveway locations shall be determined at time of site permitting. There are no internal streets proposed. A TIA is not required for this development; however, roadway impact fees will be assessed by the plat recordation date shall be collected at time of building permitting.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. A proposed 12" water line and proposed 8" wastewater line will serve this development by providing connections through the proposed development along the western property line. Oasis at Round Rock. Additionally, a secondary connection is proposed with a 16" waterline that exists within the ROW of Louis Henna Blvd.

Drainage: A flood study is not required for this development.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Preliminary plat approval shall be conditioned on the approval of the Concept Plan contained within proposed PUD 152, to be considered by City Council on October 26th, 2023.
2. Include the approved PUD, "PUD 152", once approved on October 26th, 2023

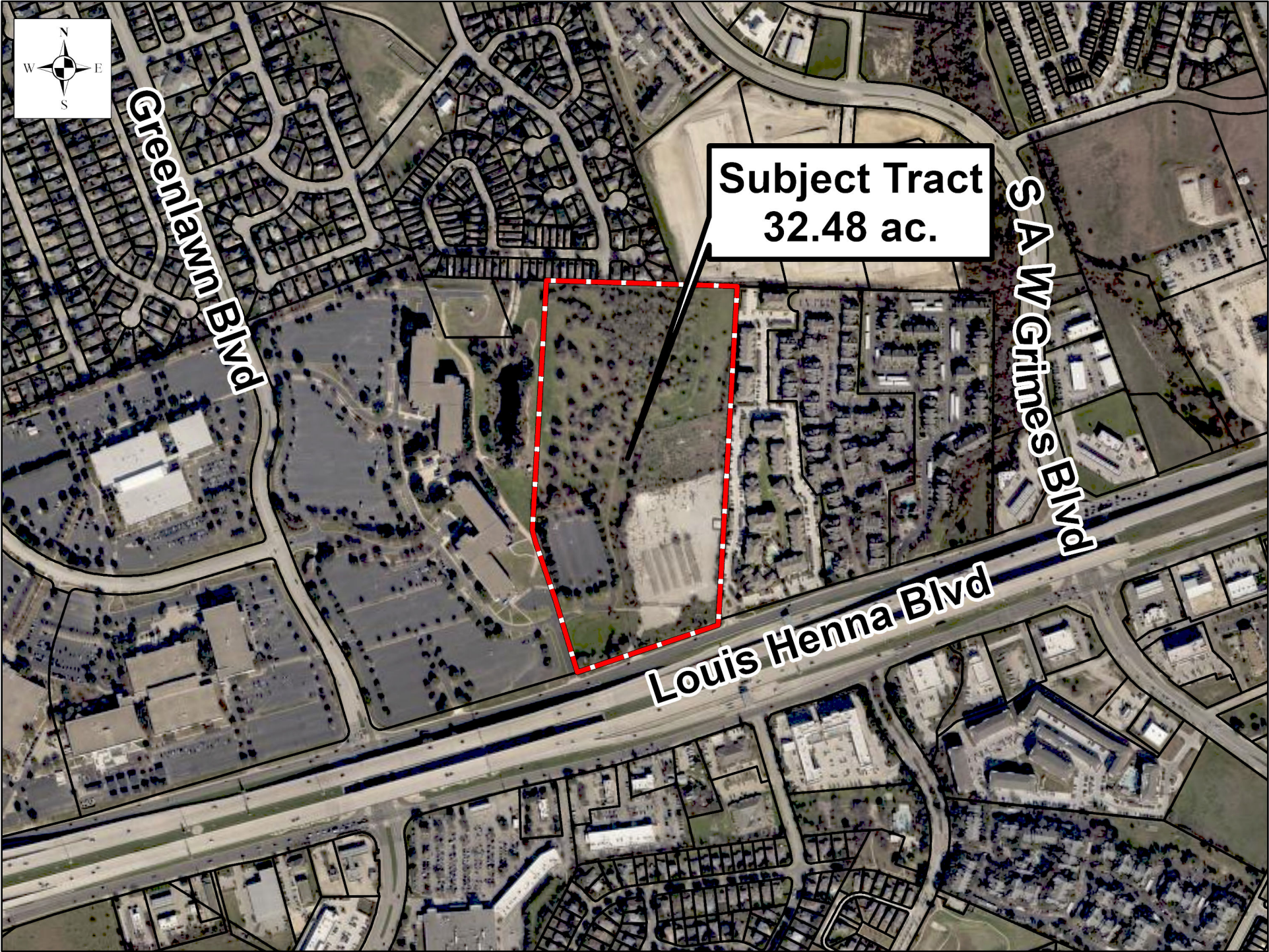


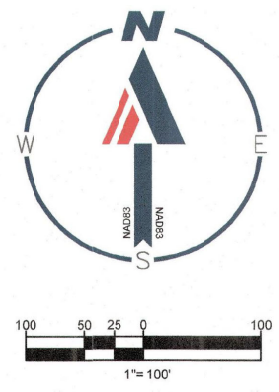
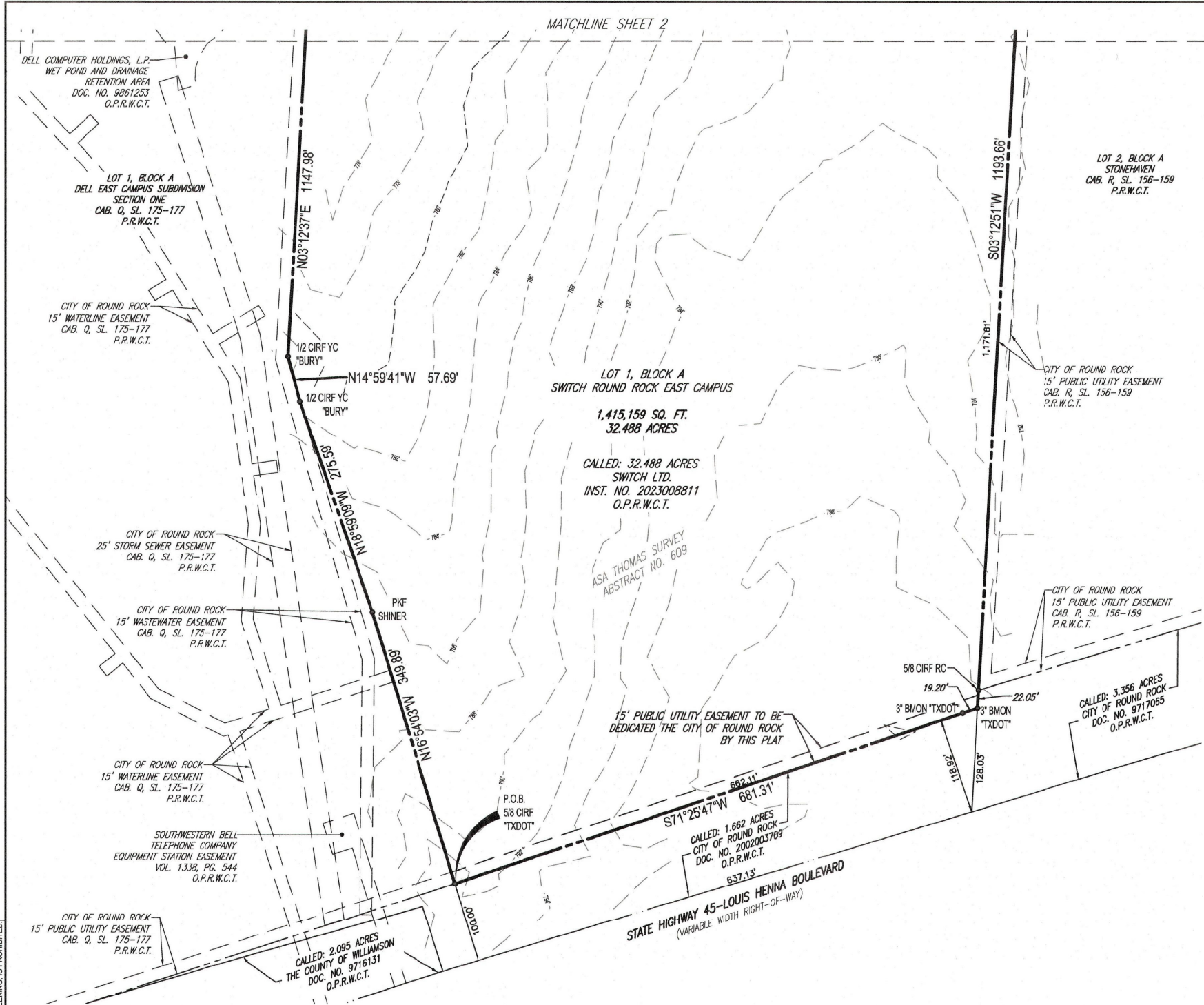
Greenham Blvd

Subject Tract
32.48 ac.

S A W Grimes Blvd

Louis Henna Blvd





LOCATION MAP
SCALE: N.T.S.

LEGEND

- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND STAMPED " _____ "
- BMON BRASS MONUMENT FOUND
- PKF PK NAIL FOUND
- YC YELLOW CAP
- RC RED CAP
- P.R.W.C.T. PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- CAB. SL. CABINET SLIDE
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- VOL. PG. VOLUME PAGE

PRELIMINARY PLAT
SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A

BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN A SPECIAL WARRANTY DEED TO SWITCH, LTD, RECORDED IN INSTRUMENT NUMBER 2023008811 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS



7135 S. DECATUR BLVD.
LAS VEGAS, NV 89118

OWNER: SWITCH LTD
ACREAGE: 32.488 ACRES
SURVEY: ASA THOMAS SURVEY, ABSTRACT NO. 609
SURVEYOR: BOHLER ENGINEERING
ENGINEER: BOHLER ENGINEERING
NUMBER OF BLOCKS: 1
NEW STREETS: NONE
SUBMITTAL DATE: AUGUST 08, 2023
BENCHMARK DESCRIPTION: TO BE SET IN ACCORDANCE WITH CHAPTER 8, SECTION 7B SUBDIVISION ORDINANCE
ACREAGE BY LOT TYPE: 32.488 ACRES-DEVELOPMENT
NUMBER OF LOTS BY TYPE: 1-DEVELOPMENT

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, Central Zone (4203), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
2. No portion of this tract is encroached by the City's ultimate 1% annual floodplain.
3. The zoning of the subject tract is general commercial (C-1) - to "The zoning of the subject tract is PUD# _____. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, as amended.
5. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
6. A fifteen-foot (15') PUE abutting and along the street side property line is hereby conveyed for all lots abutting and SH45.
7. This Preliminary Plat conforms to the Concept Plan in PUD# ____ as approved by the City Council on 10/26/23

PLANNING COMMISSION MEETING DATE 10/18/23

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CASE NUMBER PP-23-0000C7

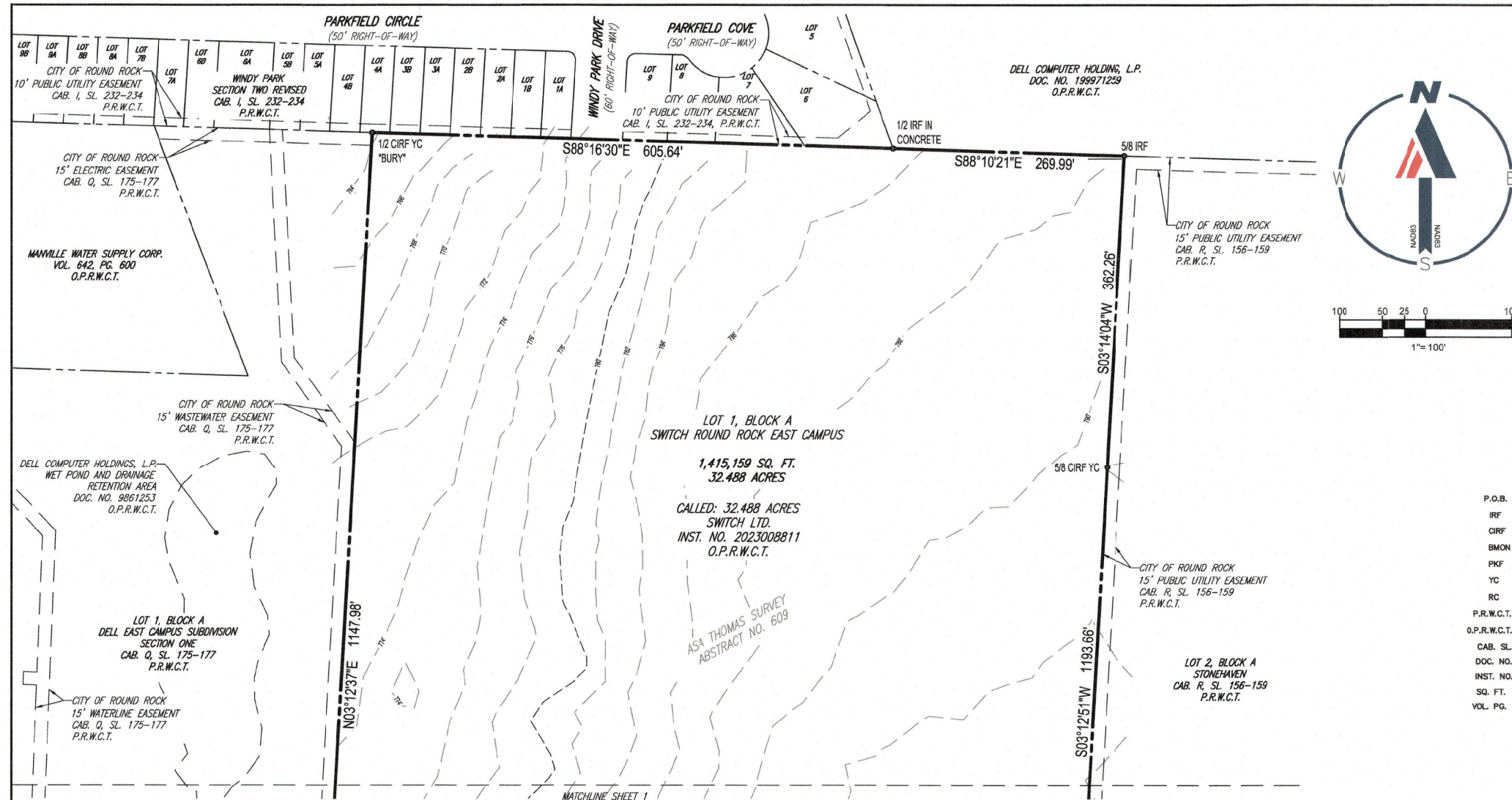
OWNER/APPLICANT:
SWITCH LTD
7135 S. DECATUR BLVD
LAS VEGAS, NV, 89118
PHONE: (702)522-5405
CONTACT: STEVEN ROBERTS

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: JAMES SWAIM

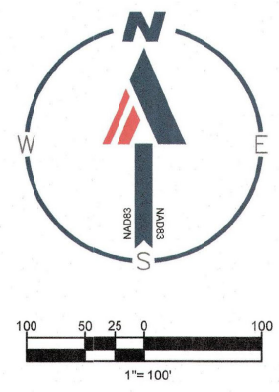
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TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TS2G216013	09/19/23	JG	JS	BL	1" = 100'	1 OF 2



LOCATION MAP
SCALE: N.T.S.



LEGEND

- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND STAMPED " _____ "
- BMON BRASS MONUMENT FOUND
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- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- VOL. PG. VOLUME PAGE

LEGAL DESCRIPTION

WHEREAS SWITCH LTD., are the owners of a tract of land situated in the City of Round Rock, Williamson County, Texas, being a part of the ASA Thomas Survey, Abstract No. 609, being all of a called 32.488 acre tract of land described in Special Warranty Deed to Switch LTD., recorded in Document No. 2023008811, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and being more particularly describes as follows;

BEGINNING at five-eighths inch iron rod with aluminum cap stamped "TXDOT" found at the southeast corner of Lot 1, Block A of Dell East Campus Subdivision Section One, an addition to the City of Round Rock, recorded in Cabinet Q, Slides 175-177, Plat Records, Williamson County, Texas (P.R.W.C.T.), said capped iron rod being in the northerly line of State Highway 45-Louis Henna Boulevard (a variable width right-of-way);

THENCE along the east line of said Lot 1, the following courses and distances;

- North 16 degree 54 minutes 03 seconds West, a distance of 349.89 feet to a PK nail with shiner found for an angle point;
- North 18 degree 59 minutes 09 seconds West, a distance of 275.59 feet to a one-half inch iron rod with yellow cap stamped "BURY" found for an angle point;
- North 14 degrees 59 minutes 41 seconds West, a distance of 57.69 feet to a one-half inch iron rod with yellow cap stamped "BURY" found for an angle point;
- North 03 degree 12 minutes 37 seconds East, a distance of 1,147.98 feet to a one-half inch iron rod with yellow cap stamped "BURY" found at the northeast corner of said Lot 1, said capped iron rod being in the north line of said 41.10 acre tract of land, and being in the south line of Windy Park Section Two Revised, an addition to the City of Round Rock, recorded in Cabinet I, Slides 232-234, P.R.W.C.T.;

THENCE South 88 degrees 16 minutes 30 seconds East, a distance of 605.64 feet along the north line of said 41.10 acre tract of land and south line of said Windy Park Section Revised to a one-half inch iron rod in concrete;

THENCE South 88 degrees 10 minutes 21 seconds East, a distance of 269.99 feet to a five-eighths iron rod found at the northeast corner of said 41.10 acre tract of land, and being the northwest corner of Lot 2, Block A of Stonehaven, an addition to the City of Round Rock, recorded in Cabinet R, Slides 156-159, P.R.W.C.T.;

THENCE along the east line of said 41.10 acre tract of land and the west line of said Lot 2, the following courses and distances;

- South 03 degrees 14 minutes 04 seconds West, a distance of 362.26 feet along the east line of said 41.10 acre tract of land and the west line of said Stonehaven to a five-eighths iron rod found with yellow cap for an angle point;
- South 03 degrees 12 minutes 51 seconds West, passing at a distance of 1,171.61 feet a one-half inch iron rod with red cap and continuing a total distance of 1,193.66 feet to a three inch Brass TXDOT monument found at the southeast corner of said 41.10 acre tract of land, said capped iron rod being in the northerly line of said State Highway 45;

THENCE South 71 degrees 25 minutes 47 seconds West, passing at a distance of 19.20 feet a three inch Brass TXDOT monument found and continuing a total distance of 681.31 feet to the **POINT OF BEGINNING** containing 1,415,159 square feet or 32.488 acres more or less.

PRELIMINARY PLAT
SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A

BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN A SPECIAL WARRANTY DEED TO SWITCH, LTD., RECORDED IN INSTRUMENT NUMBER 2023008811 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;
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FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSG216013	09/19/23	JG	JS	BL	1" = 100'	2 OF 2

KNOW ALL MEN THESE PRESENTS:

That I, Billy M. Logsdon, 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 4-Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2023 Edition as amended.


Billy M. Logsdon, Jr.
Registered Professional Land Surveyor No. 6487
OCTOBER 12, 2023

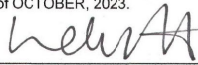


STATE OF TEXAS §

COUNTY OF COLLIN §

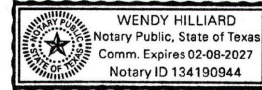
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of OCTOBER, 2023.



Notary Public in and for The State of Texas

My Commission Expires: 2/8/2027



KNOW ALL MEN THESE PRESENTS:

That I, Federico Olivares, do hereby certify that the information contained on this plat complies with Chapter 4 -Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2023 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

Federico Olivares, P.E.
OCTOBER 12, 2023

STATE OF GEORGIA §

COUNTY OF DEKALB §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Federico Olivares Professional Engineer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of OCTOBER, 2023.

Notary Public in and for The State of Georgia

My Commission Expires: _____

PRELIMINARY PLAT
**SWITCH ROUND ROCK
EAST CAMPUS
LOT 1, BLOCK A**
BEING ALL OF A CALLED 32.488 ACRES DESCRIBED IN
A SPECIAL WARRANTY DEED TO SWITCH, LTD,
RECORDED IN INSTRUMENT NUMBER 2023008811
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32.488 ACRES OUT OF THE
ASA THOMAS SURVEY, ABSTRACT NO. 609;

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BOHLER 		2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 469.458.7300 www.boherengineering.com				
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LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES		TBPE No. 18065 TBPELS No. 10194413				
FILE NO. TSG216013	DATE 08/04/23	DRAWN JG	REVIEWED JS	APPROVED BL	SCALE N/A	DWG. NO. 3 OF 3