

**Chisholm Trail PUD
ZONING ZON1909-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from LI (Light Industrial) to PUD (Planned Unit Development), to provide for single family condominium development

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 19.35 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: undeveloped

GENERAL PLAN LAND USE DESIGNATION: Industrial

ADJACENT LAND USE:

North: Chisholm Trail Trade Center: 440K square feet of light industrial (under construction) - LI (Light Industrial)

South: Group 1 Collision Center: auto collision repair - LI (Light Industrial)

East: Micro-Bac International facility and vacant property - LI (Light Industrial)

West: Hidden Glen subdivision (across railroad tracks) - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: single family - common lot

TOTAL ACREAGE: 19.35

Owner:
Austin MKA Investments, Ltd.
Thomas Nyle Maxwell, Jr.
P.O. Box 1425
Georgetown, TX 78627-1425

Agent:
Waterloo Development, Inc.
Chris Blackburn
P.O. Box 27335
Austin, TX 78755

**Chisholm Trail PUD
ZONING ZON1909-001**

HISTORY: The property was zoned for light industrial uses in August of 1981.

DATE OF REVIEW: October 2, 2019

LOCATION: West of Chisholm Trail Rd. and north of W. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

The proposed PUD contains approximately 19.35 acres to be developed with a maximum of 115 single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area. All dwellings will be established as condominium units.

Exterior design elements are required on the rear upper floor elevations of multi-story units when the rear faces Chisholm Trail Road. The maximum building height is three stories. Also, the PUD specifies three amenities, to be selected from a list of choices including: playground equipment, a dog park, various sport courts, a business center and a swimming pool.

A total of four parking spaces per unit are required, with two garage enclosed parking spaces and two parking spaces located outside of the private access drive, either in front of the garage or in designated spaces. Guest parking shall be provided from parallel parking on one side of the drive aisle, which must be a minimum width of 30-feet from 'face of curb to face of curb'. A four-foot wide sidewalk will be on one side of the drive aisle.

The PUD has a default zoning district designation of TH (Townhouse). The minimum rear setback in the TH district is 20 feet from the property boundary. This 20-foot setback has been used in all the previous single family common lot PUDs approved to date. The applicant has requested that the minimum rear setback when a housing unit is adjacent to a property boundary be reduced to 10 feet.

General Plan and Zoning: General Plan 2020 assigns the industrial land use designation to the property on the Future Land Use Map (FLUM). The FLUM illustrates the general location and size of the various land use types in the plan and has been designed to minimize potential land use conflicts that may occur with future development. For the subject property, the land use designation on the FLUM does not match the requested use, resulting in a land use conflict.

The FLUM designates all the developable property north of Old Settlers Boulevard and south of RM 1431 as either industrial, commercial or public facilities. The subject site is bordered to the north and south by land zoned as LI (Light Industrial). To the south of the site is an auto collision repair center. Under construction to the north of the site is 440-thousand square feet of office/warehouse. The property to the east, across Chisholm Trail Boulevard contains a light manufacturing facility and undeveloped land. The property to the west, across the tracks of the Georgetown Railroad, is the Hidden Glen single family subdivision.

The use requested is at odds with the FLUM, the current zoning of the property and the current zoning of the surrounding properties. It is the professional opinion of City staff that applying residential use to the property may result in negative impacts to the future residents of the community due to its proximity to the light industrial uses.

Traffic, Access and Roads: The property is accessed from Chisholm Trail Boulevard, an arterial roadway. The proposed development does not generate enough peak hour trips to require a traffic impact assessment, but a deceleration lane and/or turn lane analysis will be required during the site development process. Because of adjacent existing and planned industrial uses, a significant

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amount of large truck traffic will be using Chisholm Trail Boulevard, making a turning movement refuge warranted.

RECOMMENDED MOTION:

Staff does not support the rezoning to PUD for a single family residential common lot development because the land use designation on the FLUM for the subject property and the surrounding area does not match the requested use.



**Subject Tract
19.35 ac.**

Chisholm Trail Rd

NIH 35

Paloma Dr

I.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 19.3468 acres of land, more particularly described in Exhibit “A”.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the code, as applicable and as amended, shall apply to the property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

5.2. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code.

5.3. Land Use

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.7 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.
- (4) A maximum of 115 units shall be permitted.

6. DEVELOPMENT STANDARDS

6.1. Exterior Design Elements

The following design elements shall be required on the rear second floor elevation of two story units when the rear faces Chisholm Trail Road:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Arch windows

and:

- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

6.2. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 4" with wood posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

6.3. Perimeter Fencing

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit "C"**. The types of perimeter fencing are:
 - (a) 6-foot masonry or precast concrete along north, south, and east boundaries - in compliance with Part III, Section 4-30 of the Code.
 - (b) 6-foot wood or wrought iron fence along western boundary: Cedar privacy fence with a picket size of 1" x 4", treated rails and wood posts; the finished side shall face the abutting properties.

6.4. Building Setbacks & Height Limits

- (1) The setbacks for any lot on which multiple residential units are located shall be:
 - (a) 10' from public open space or Chisholm Trail Road ROW
 - (b) 10' rear from all lot boundary lines
- (2) Individual condominium lot setbacks shall be according to **Exhibit "D"**.
- (3) The maximum height of any structure shall be three stories

6.5. Parking

- (1) A total of four parking spaces per unit will be provided
 - (a) 2 garage enclosed parking spaces for each unit.
 - (b) 2 parking spaces for each unit, located either in front of the garage and outside of the private-access drive; or at another designated location outside of the private-access drive.

6.6. Private Drive Aisles

- 1) A minimum width of 30' from 'face of curb to face of curb'.

- 2) A private home owners association will be established for the maintenance of the private drive aisles.
- 3) Parallel parking to be provided on one side of the drive aisle, subject to City design regulations, including access for emergency vehicles.
- 4) An internal walkway, consisting of a four-foot (4') wide sidewalk along one side of all private drive aisles shall be required.
- 5) Subgrade to be approved by the City, according to the Transportation Manual, Section 3 – Pavement Design for local streets.

6.7. Amenities

- (1) A total of three (3) amenities accessible to all residents shall be provided, including but not limited to the following:
 - a) Playground equipment;
 - b) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet;
 - c) Private fitness facility*;
 - d) Picnic area, to contain no fewer than two tables and two cooking grills;
 - e) Swimming pool;
 - f) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
 - g) Tennis court;
 - h) Basketball court;
 - i) Volleyball court;
 - j) Kitchen available for resident use*;
 - k) Social room available for resident use*;

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

6.8. Landscaping

- (1) The landscape development standards outlined in Part III, Section 8-10 of The Code of Ordinances (2018 Edition), City of Round Rock, Texas , shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.

- (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
- (c) Each single family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, and common open spaces.

7. CHANGES TO DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

- Exhibit "A" Survey
- Exhibit "B" Concept Plan
- Exhibit "C" Perimeter Fencing
- Exhibit "D" Setbacks

Exhibit "A" – Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 19.3468 ACRES (842,748 SQUARE FEET) OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO AUSTIN MKA INVESTMENTS, LTD., AND RECORDED IN DOCUMENT NO. 2015085310 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 19.3468 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at an angle point in the west right-of-way line of Chisholm Trail Road (right-of-way varies), and being at the southeast corner of a called 5.00 acre tract conveyed to Bessie May Behrens, and recorded in Document No. 2014094322 (O.P.R.W.C.T.), said 5.00 acre tract (described as Homestead Tract) described by metes and bounds in Volume 2059, Page 834 of the Official Records of Williamson County, Texas (O.R.W.C.T.), and being the northeast corner of said Austin MKA Investments tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at a corner in the west right-of-way line of said Chisholm Trail Road, and being in the south line of a called 38.665 acre tract also conveyed to Bessie May Behrens in said Document No. 2014094322 (O.P.R.W.C.T.), said 38.665 acre tract (described as Tract III) also described by metes and bounds in said Volume 2059, Page 834 (O.R.W.C.T.), and being the northeast corner of said Behrens Homestead Tract bears, N06°03'57"E, a distance of 138.91 feet, and N19°48'52"E, a distance of 40.11 feet;

THENCE, with the west right-of-way line of said Chisholm Trail Road and the east line of said Austin MKA Investments tract, **S00°48'18"W**, a distance of **718.69** feet to a 1/2-inch iron rod with "Wallace Group" cap found for the southeast corner hereof, said point being a corner in the west right-of-way line of said Chisholm Trail Road;

THENCE, leaving the east line of said Austin MKA Investments tract, in part with the west right-of-way line of said Chisholm Trail Road, in part with the north line of Lot 1, Block A, of Group 1 Body Shop Final Plat, recorded in Document No. 2015094708 (O.P.R.W.C.T.), and over and across said Austin MKA Investments tract, the following three (3) courses and distances:

- 1) **N89°11'02"W**, passing at a distance of 19.96 feet, a 1/2-inch iron rod with "Wallace Group" cap found for a corner in the west right-of-way line of said Chisholm Trail Road, and being the northeast corner of said Lot 1, Block A, Group 1 Body Shop Final Plat, and continuing for a total distance of **293.16** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an angle point hereof,
- 2) **S71°30'17"W**, a distance of **321.52** feet to a calculated point (falling inside a wood fence post) for an angle point hereof, and
- 3) **S61°54'31"W**, passing at a distance of 810.58 feet, a 1/2-inch iron rod found at the northwest corner of said Lot 1, Block A, Group 1 Body Shop Final Plat, and being a corner in the east right-of-way line of the Georgetown Railroad (right-of-way varies), and continuing for a total distance of **822.08** feet to a 1/2-inch iron rod with "Wallace Group" cap found for the southwest corner hereof, said point being at a corner in the east right-of-way line of said Georgetown Railroad;

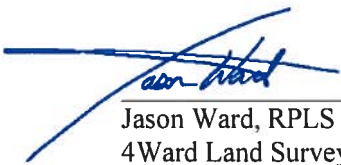
THENCE, with the east right-of-way line of said Georgetown Railroad, the following three (3) courses and distances:

- 1) **N00°48'54"W**, a distance of **608.57** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an exterior ell-corner hereof,
- 2) **N69°42'05"E**, a distance of **10.61** feet to a 1/2-inch iron rod with "Wallace Group" cap found for an interior ell-corner hereof, and
- 3) **N01°07'27"W**, a distance of **82.17** feet to a calculated point (falling inside a wood fence post) for the northwest corner hereof, said point being at the southwest corner of said Behrens Tract III, and being in the north line of said Austin MKA Investments tract;

THENCE, leaving the east right-of-way line of said Georgetown Railroad, in part with the south lines of said Behrens Tract III and said Behrens Homestead Tract, and with the north line of said Austin MKA Investments tract, **N69°06'12"E**, a distance of **1,427.59** feet to the **POINT OF BEGINNING**, and containing 19.3468 Acres (842,748 Square Feet) more or less.

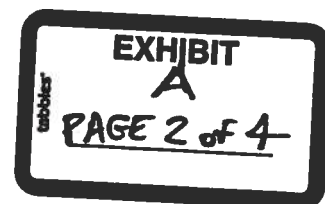
NOTE:

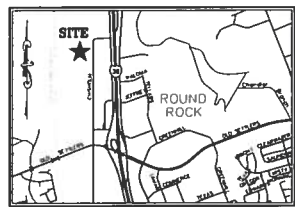
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123356244. See attached sketch (reference drawing: 00391_Update_rev.dwg)



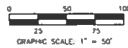
7/1/19

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC





VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 50'

BESSIE MAY BEHRENS
DOC. NO. 2014094322
O.P.R.W.C.T.
DESCRIBED AS A CALLED 38.965 ACRES
(TRACT II)
VOL. 2059 PG. 834
O.P.R.W.C.T.

BESSIE MAY BEHRENS
DOC. NO. 2014094322
O.P.R.W.C.T.
DESCRIBED AS A CALLED 5.00 ACRES
(HUMSTED TRACT)
VOL. 2059 PG. 834
O.P.R.W.C.T.

P.O.R.
GRID N. 10,172,194.82
GRID E. 2,127,068.43

BEHRENS
TRACT II
N 89° 00' 12" E 40.11'
S 89° 00' 12" E 40.11'

(MEASURED) 1,427.59'
N 89° 00' 12" E 1,427.59'

19.3468 ACRES
AUSTIN MKA INVESTMENTS, LTD.
DOC. NO. 2015085310
O.P.R.W.C.T.

19.3468 ACRES
842,748 SQUARE FEET

45'x28'
1-STORY
WOOD &
FRAME
BUILDING

ELECTRIC DISTRIBUTION
LINE CEMENT
(NOT MEAS. SPACED)
VOL. 2059 PG. 834
O.P.R.W.C.T.

CALL TO CORP
FOR RENT

DAVID CURRY SURVEY
ABSTRACT NO. 130

ALTA/ACSM LAND TITLE
SURVEY OF 19.3468 ACRES
OUT OF THE DAVID CURRY
SURVEY, ABSTRACT NO. 130
City of Round Rock,
Williamson County, Texas

LOT 1, BLOCK A
GROUP 1 BODY SHOP/FINAL PLAT
DOC. NO. 2015094708
O.P.R.W.C.T.
OWNER:
GROUP 1 REALTY, INC.
DOC. NO. 2014091234
O.P.R.W.C.T.

Exhibit A
Survey Field Notes - Property

ALTA/ACSM CERTIFICATION
TO: AUSTIN MKA INVESTMENTS, LTD., NEEDLEY HOMES, LLC, & STERNAI TITLE
GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED
AND ADOPTED BY ALTA AND HPS, AND INCLUDES TIES 1-A, 7(A), 8, AND
11(A) OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON 06/28/2016.

JASON BAIRD, RPLS
TEXAS REGISTRATION NO. 5811

DATE



4WARD
Land Surveying

PO Box 28761, Austin, Texas 78769
WWW.4WARDL.SURV.COM (512) 517-2344
TEXT: 512.917.1230

Date	7/1/2016
Project	0000
Scale	1" = 10'
Author	JB
Checker	JB
Field Crew	JB
Survey Date	06/28/2016
Sheet	1 OF 3

tabbles
EXHIBIT
A
PAGE 3 of 4

LEGEND	
---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
●	IRON ROD WITH "HALLADAY" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
△	SURVEY CONTROL POINT
△	END OF SURVEY
□	WALL
□	GAS SHUTTER POST
□	GAS METER
□	WATER CONTROL VALVE
□	WATER VALVE
□	ELECTRIC JUNCTION BOX
□	SEPTIC TANK
□	CLEAN OUT
□	FIRE HYDRANT
□	WATERFLOPP MANHOLE
□	WELLHEAD (UNLESS NOTED)
□	BOX (UNLESS NOTED)
□	UTILITY POLE
□	OUT RANCH
□	AIR CONDITIONER UNIT
□	CHIMNEY CHIM
---	WIRE FENCE
---	CHAIN LINK FENCE
---	GAS LINE
---	OVERHEAD UTILITY
---	WATER MAIN LINE
---	WATER LINE
---	STORM SEWER LINE
---	CONCRETE
---	BLINDING
---	DOC. NO.
---	DOCUMENT NUMBER
---	P.O.B.
---	POINT OF BEGINNING
---	CAP
---	CORNER (C) METAL PIPE
---	CL. ELEV.
---	FURN. LINE ELEVATION
---	W.L.P.C.
---	VOLUME, PAGE
---	ROD
---	ROD-OF-1/2"
---	OFF. REC'D
---	OFFICIAL RECORDS, WILLAMSON COUNTY, TEXAS
---	OFF. REC'D
---	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
---	RECORD INFORMATION PER
---	DOC. NO. 201305234
---	RECORD INFORMATION PER
---	VOL. 2021, PG. 634
---	RECORD INFORMATION PER
---	DOC. NO. 2013052310
---	RECORD INFORMATION PER
---	PLAT DOC. NO. 2013044708

TITLE COMMENT NOTES:
 COMMENT FOR TITLE REFERENCE PREPARED BY: STEWART TITLE GUARANTY COMPANY
 C.F. NO. 0148-14727
 EFFECTIVE DATE: APRIL 26, 2018
 ISSUED: JUNE 6, 2018

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1) DELETED
- 18) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - A. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 181, PAGE 305, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)
 - C. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 170, PAGE 241, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)
 - D. AN EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 138, PAGE 336, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - E. AN EASEMENT AND RIGHT OF WAY GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 348, PAGE 187, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - F. AN EASEMENT GRANTED TO LONG STAR GAS COMPANY BY INSTRUMENT RECORDED IN VOLUME 161, PAGE 316, OF THE 2002 RECORDS OF WILLAMSON COUNTY, TEXAS. (SUBJECT TO - SHOWN ON SURVEY)
 - G. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 6, 1983, GRANTED BY LEROY LAMKE TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 133, PAGE 79, OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS. (POSSIBLY SUBJECT TO, CANNOT PLUST WITH ANY CERTAINTY)

LEGAL DESCRIPTION:
 BEING ALL OF A 10.3468 ACRES (842,748 SQUARE FEET) OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 136, IN WILLAMSON COUNTY, TEXAS, CONVEYED TO AUSTIN AREA INVESTMENTS, L.L.C., AND RECORDED IN DOCUMENT NO. 2013052310 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (S.P.A.N.C.T.).

BEARING DATA:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE NORTH, CENTRAL ZONE (FZS), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A CORRECTION SCALE FACTOR OF 1.0001330444.

SURVEY CONTROL:
 STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "HALLADAY" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON FEBRUARY 17, 2018. HALLADAY CONTROL POINT WAS CHECKED TO LORA NORMANET ADPT, HAVING A PUBLISHED GRID COORDINATE A HAD 98, ELEVATION OF 4 10.181, 42.115, E 3.125, 315.99, ELEV. 738.57.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
 THIS PROPERTY IS LOCATED WITHIN ZONE "V", AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM, PANEL 1048461C CHASE, WILLAMSON COUNTY, TEXAS DATED SEPTEMBER 28, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES:
 1) PROPERTY ADDRESS: 3000 CHESHOLM TRAIL RD., ROUND ROCK, TEXAS 78681

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TESSA811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

**ALTA/ACSM LAND TITLE
 SURVEY OF 19.3468 ACRES
 OUT OF THE DAVID CURRY
 SURVEY, ABSTRACT NO. 130
 City of Round Rock,
 Williamson County, Texas**

4WARD Land Surveying	Date	1/1/2018
	Drawn	02/201
	Scale	N/A
	Reviewed	1/8
	Check	1/8
	Field Date	1/8
	Survey Date	1/8
	Sheet	2 OF 2

tabbles®
EXHIBIT
A
PAGE 4 of 4

MICRO-BAC, INTERNATIONAL, INC
9.18 AC.
VOL. 2275 / PG. 785



200 100 0 200 400
SCALE IN FEET

CHISHOLM TRAIL ROAD
(COUNTY ROAD 173)

BESSIE MAY BEHRENS
5.00 AC.
DOC. NO. 2014094322

**PROPOSED
RESIDENTIAL
19.35 ACRES**

GROUP 1 REALTY, INC.
15.70 AC.
DOC. NO. 2013093234

BESSIE MAY BEHRENS
38.67 AC.
DOC. NO. 2014094322

ELECTRIC EASEMENT
VOL. 545, PG. 167

PIPELINE EASEMENT
VOL. 562, PG. 525

GEORGETOWN RAILROAD

HIDDEN GLEN DRIVE

FOLSOM
COVE

HIDDEN GLEN PHASE 5A
CAB. Z, SL. 289
P.R.W.C.T.

HIDDEN GLEN PARK

HIDDEN GLEN PHASE 4B
CAB. W, SL. 280
P.R.W.C.T.

PLANTATION DRIVE

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



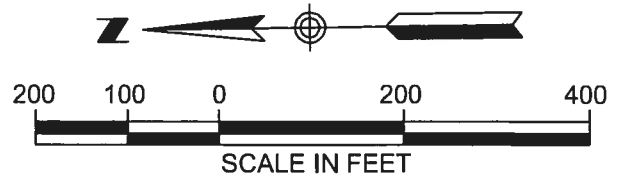
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

**CHISHOLM
CONCEPT PLAN**

EXHIBIT B

1 OF 1

MICRO-BAC, INTERNATIONAL, INC
9.18 AC.
VOL. 2275 / PG. 785



CHISHOLM TRAIL ROAD
(COUNTY ROAD 173)

— Masonry or Precast Concrete
- - - Wood, (1" x 4" pickets), or Wrought Iron

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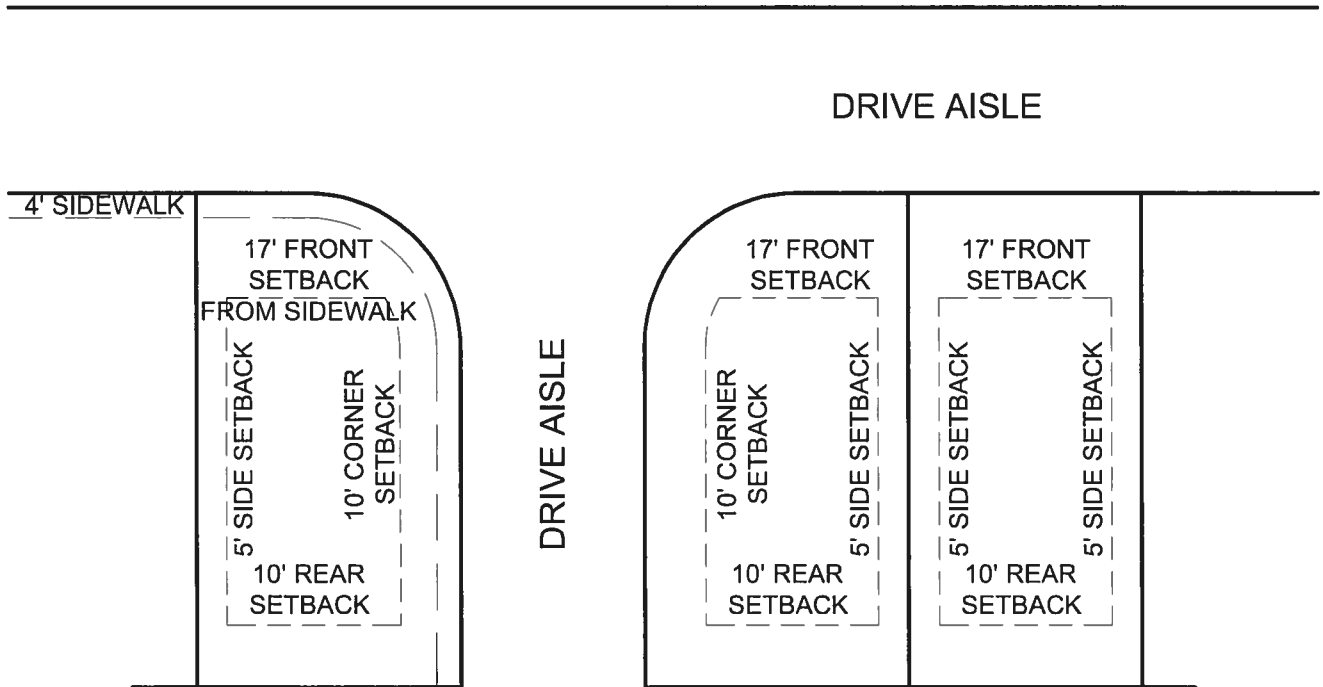


Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

CHISHOLM
Perimeter Fencing

EXHIBIT C

1 OF 1



NOTES:

1. 10' BUILDING SEPARATION MEASURED FROM WALL TO WALL.
2. REAR SETBACK FROM ANY PROPERTY BOUNDARY IS 10'.

LJA Engineering, Inc.

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Building II, Suite 100
Austin, Texas 78735



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CHISHOLM
Setbacks

EXHIBIT D

1 OF 1