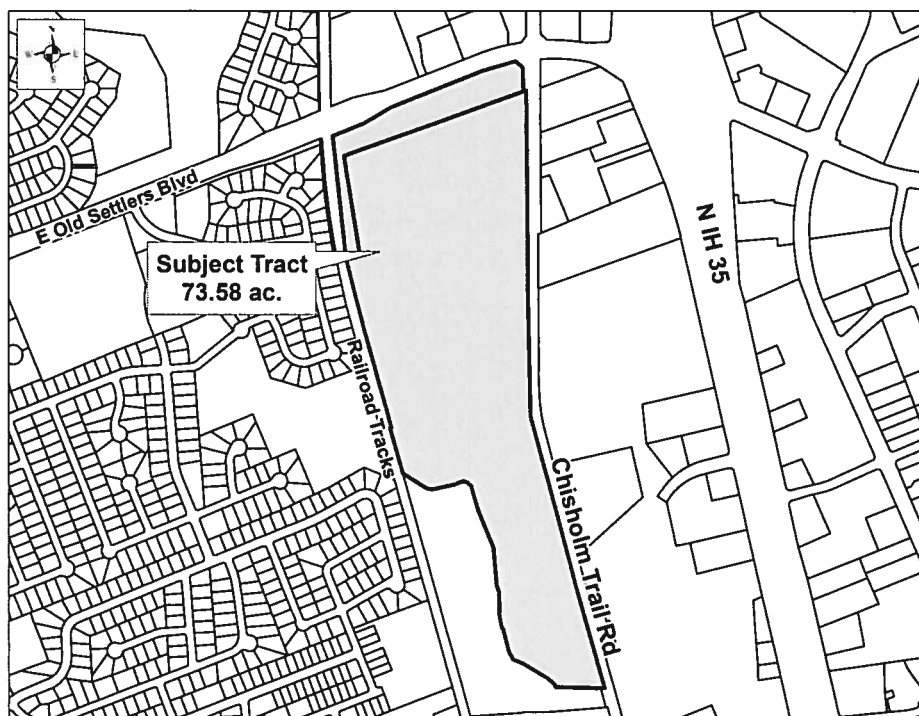


Chisholm Trail Tech Center Preliminary Plat
PRELIM PLAT PP1710-001



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of the preliminary plat

ZONING AT TIME OF APPLICATION: LI (Light Industrial)

DESCRIPTION: 73.58 acres out of the David Curry Survey, Abstract No. 30

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: commercial

ADJACENT LAND USE:

North: light industrial and commercial (across Old Settlers Blvd.) - C-1 (General Commercial)

South: vacant - LI (Light Industrial)

East: commercial, vacant (across Chisholm Trail Blvd.) - C-1 (General Commercial)

West: residential (across railroad) - SF-2 (Single Family - standard lot)

PROPOSED LAND USE: light 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:	15	60.53
Open/Common Space:	4	13.05
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	19	73.58

Owner:
Chisholm Trail Development Venture, Ltd.
David Bodenman
211 E. Seventh St., Ste. 709
Austin, TX 78701

Agent
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

**Chisholm Trail Tech Center
PRELIMINARY PLAT PP1710-001**

HISTORY: The Planning and Zoning Commission approved a Concept Plan for this site at their meeting on September 20, 2017.

DATE OF REVIEW: December 6, 2017

LOCATION: Southwest corner of Chisholm Trail Rd. and E. Old Settlers Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site for commercial uses. The property is zoned as LI (Light Industrial), which allows for light manufacturing and assembly, warehouses, offices, and other similar uses.

Traffic, Access and Roads: A Traffic Impact Analysis (TIA) has been prepared and is under review by the City. The TIA indicates that a proposed driveway entrance on W. Old Settlers Boulevard be restricted to allow only right turns into and right turns out of the site.

Water and Wastewater Service: The site will connect to an existing water line located adjacent to the east boundary along Chisholm Trail Road. Wastewater service will be provided by connecting to an existing line in Onion Branch, which passes through the site.

Drainage: The Onion Branch flows across the property generally from the northwest to the southeast.

Additional Considerations: The site contains approximately 73 total acres, including approximately 60 acres of development lots, 9 acres of drainage lots and 4 acres of open space lots. The development lots average about 4 acres each, with two lots larger than 6 acres and two lots smaller than 2 acres.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Reconcile the acreage figures for the lots on Pages 2-4 of the plat with those on Page 1 of the plat.
2. Provide survey tie (bearing & distance) to original David Curry Survey, Abstract No. 130 monument.
3. A development agreement for a right turn in and right turn out only driveway entrance to W. Old Settlers Boulevard is required prior to the recordation of any final plat for the property. The development agreement must be approved by the City and shall determine the timing, funding and construction of the improvements.



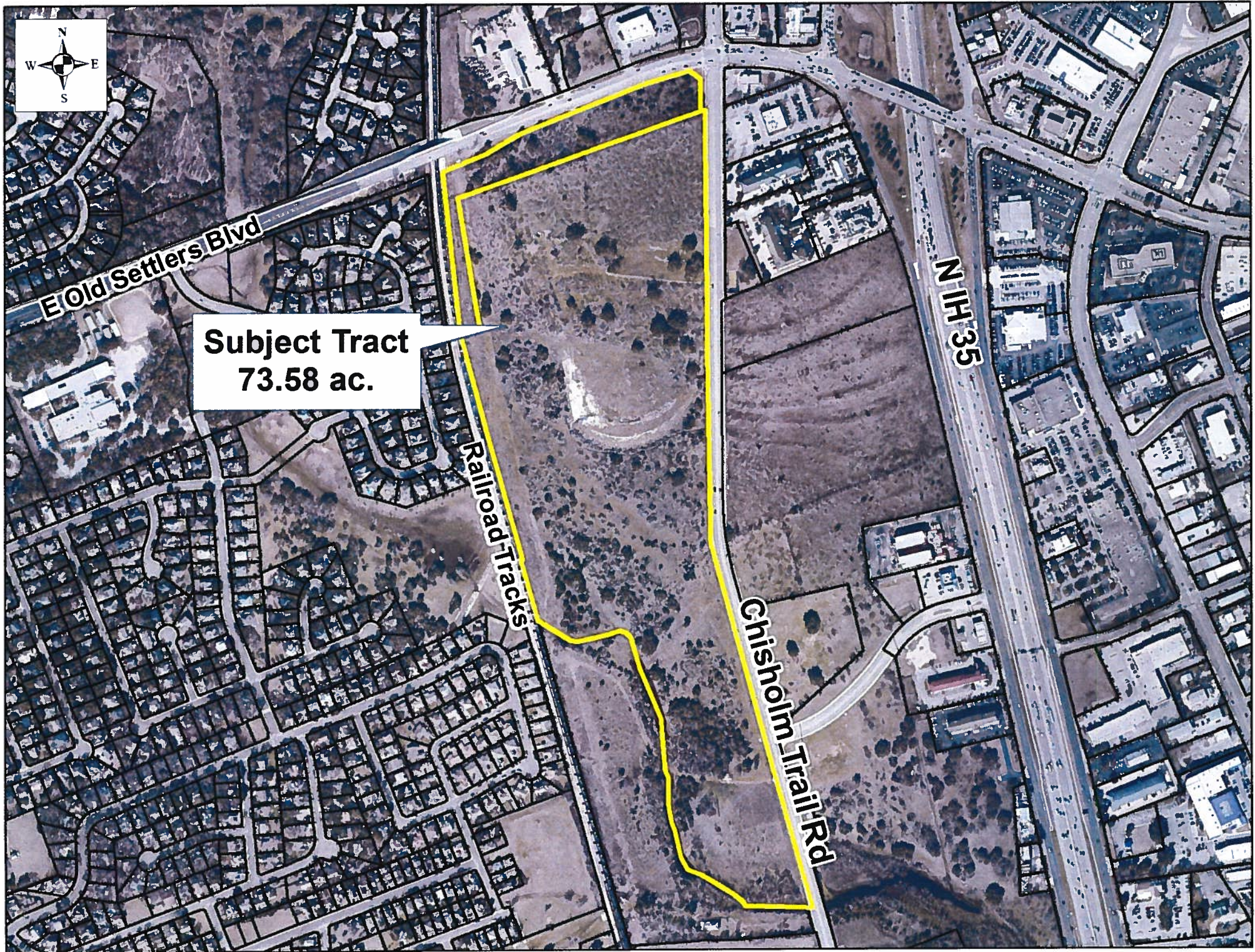
E Old Settlers Blvd

Subject Tract
73.58 ac.

Railroad Tracks

Chisholm Trail Rd

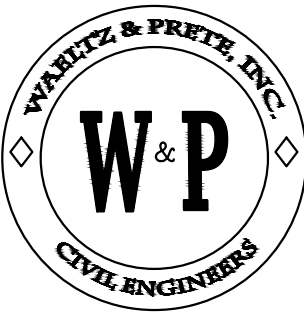
N IH 35



PRELIMINARY PLAT OF:

CHISHOLM TRAIL TECH CENTER

ENGINEER:



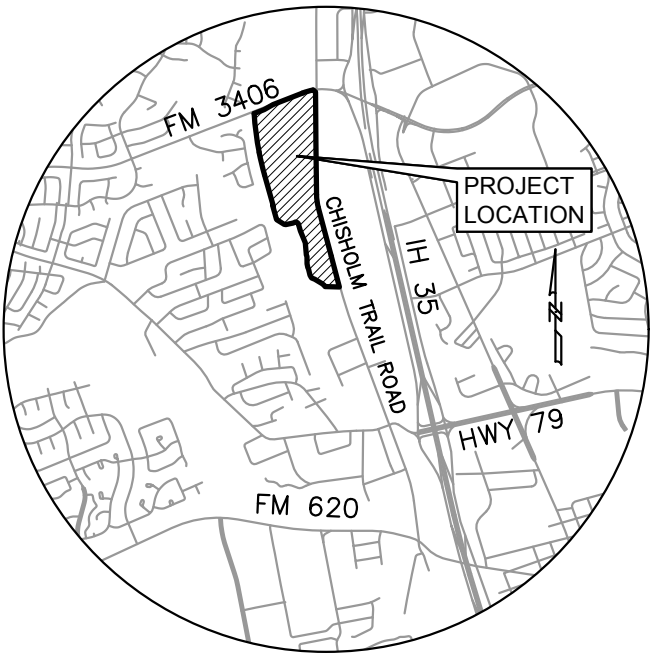
WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #1002801



LOCATION MAP
NTS

CHISHOLM TRAIL
DEVELOPERS VENTURE, LTD.
211 EAST 7TH STREET, SUITE 709
AUSTIN, TEXAS 78701

73.579 ACRES
DAVID CURRY
SURVEY A-130
1
0
OCTOBER 3, 2017

NOVEMBER 1, 2017

WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD, #72
ROUND ROCK, TEXAS 78665

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD, #220W
AUSTIN, TEXAS 78757

OWNER:

ACREAGE:
PATENT SURVEY:

NUMBER OF BLOCKS:
LINEAR FEET OF NEW STREETS:
SUBMITTAL DATE:

DATE OF PLANNING AND ZONING
COMMISSION REVIEW:

ENGINEER:

SURVEYOR:

BENCHMARK DESCRIPTION
AND ELEVATION:
(COMBINED SCALE FACTOR: 0.99988)

BM #1:
A SQUARE CUT IN THE TOP OF WEST
CURB OF CHISHOLM TRAIL. BENCHMARK
APPROXIMATELY 2.5' EAST OF A FIRE
HYDRANT AND APPROXIMATELY 880'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 754.56'
(NAVD 88 GEOID 03)

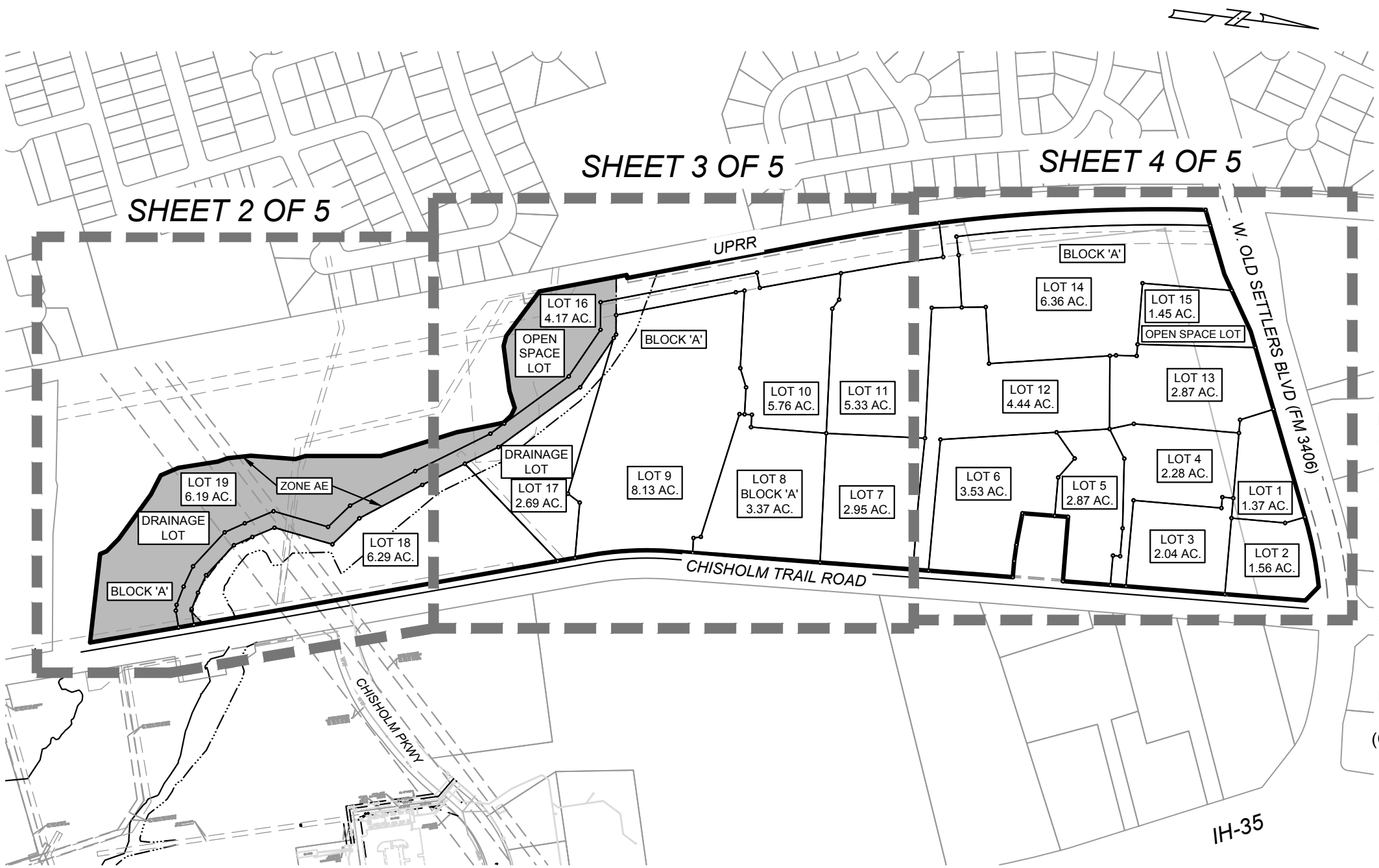
BM #2:
A SQUARE CUT IN THE TOP OF
CONCRETE LIGHT STANDARD BASE ON
WEST SIDE OF CHISHOLM TRAIL.
BENCHMARK APPROXIMATELY 2171'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 751.83'
(NAVD 88 GEOID 03)

BM #3:
A SQUARE CUT IN THE TOP OF
CONCRETE LIGHT STANDARD BASE ON
WEST SIDE OF CHISHOLM TRAIL.
BENCHMARK APPROXIMATELY 3408'
SOUTH OF THE SOUTHWEST CORNER
OF THE INTERSECTION OF CHISHOLM
TRAIL AND WEST OLD SETTLERS
BOULEVARD. ELEVATION = 739.35'
(NAVD 88 GEOID 03)

ACREAGE BY LOT TYPE:
60.529 DEVELOPMENT
4.17 OPEN SPACE
8.88 DRAINAGE

NUMBER OF LOTS BY TYPE:
DEVELOPMENT - 15
OPEN SPACE - 2
DRAINAGE - 2

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 1 OF 5



PLAT OVERALL VIEW
SCALE: 1"=400'

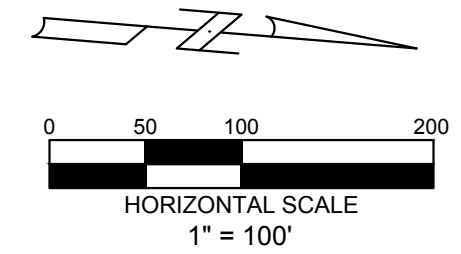
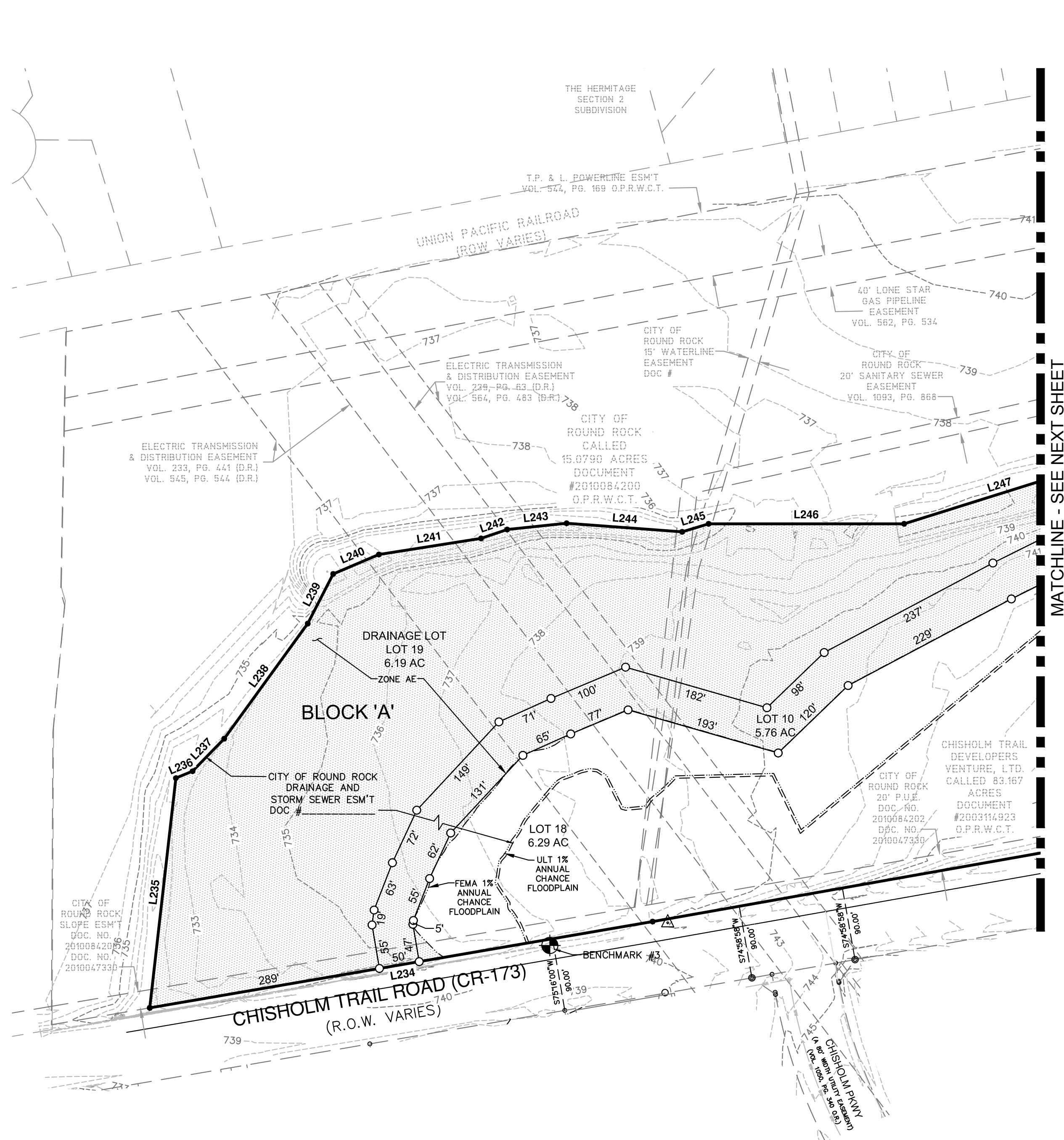
PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER THE APPROVAL OF THE PROPER ANALYSIS.
2. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 48491C0490E COMMUNITY PANEL NUMBER 0490, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
3. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) FOR ALL LOTS AND BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
5. 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.
6. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
7. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
8. THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY PLANNING AND ZONING COMMISSION ON SEPTEMBER 20TH, 2017.

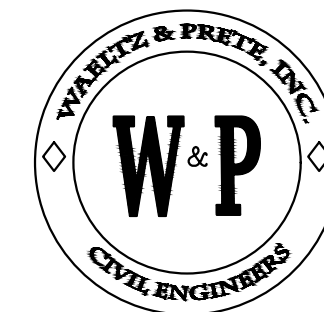
LEGEND

○	1/2" IRON ROD SET	---	R.O.W. LINE
●	1/2" IRON ROD FOUND	---	PROPERTY BOUNDARY
● CORR	IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."	---	RIGHT-OF-WAY TIE LINE
■	CONCRETE MONUMENT FOUND	---	EASEMENT AND BUILDING SETBACK LINE
✕	X CUT FOUND IN CONCRETE		
△	CALCULATED POINT		
P.O.B.	POINT OF BEGINNING		
R.O.W.	RIGHT-OF-WAY		
BM	BENCHMARK		
---	FEMA 1% FLOODPLAIN		
---	ULTIMATE 1% FLOODPLAIN		
---	FEMA 1% FLOODPLAIN		

* THIS LEGEND APPLIES TO ALL SHEETS



ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

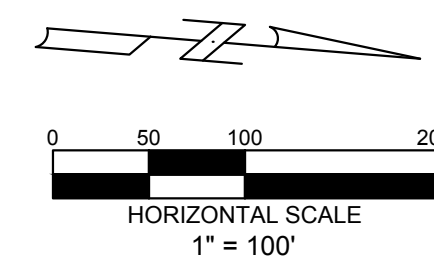
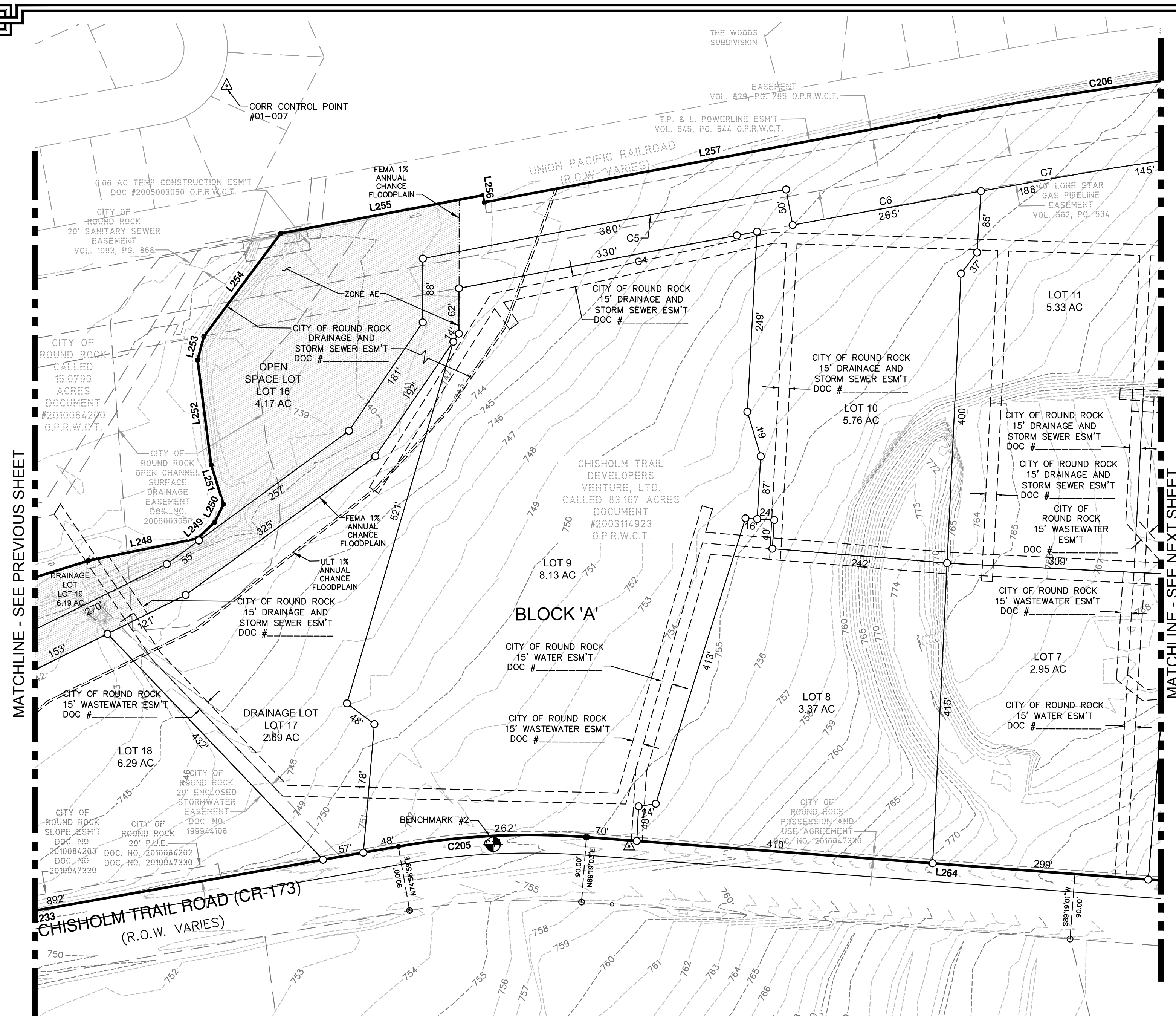
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:

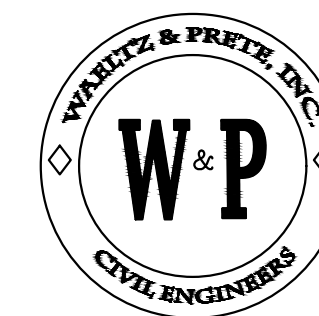


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 2 OF 5



ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

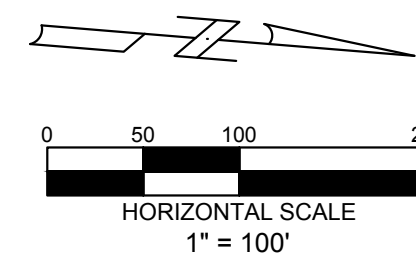
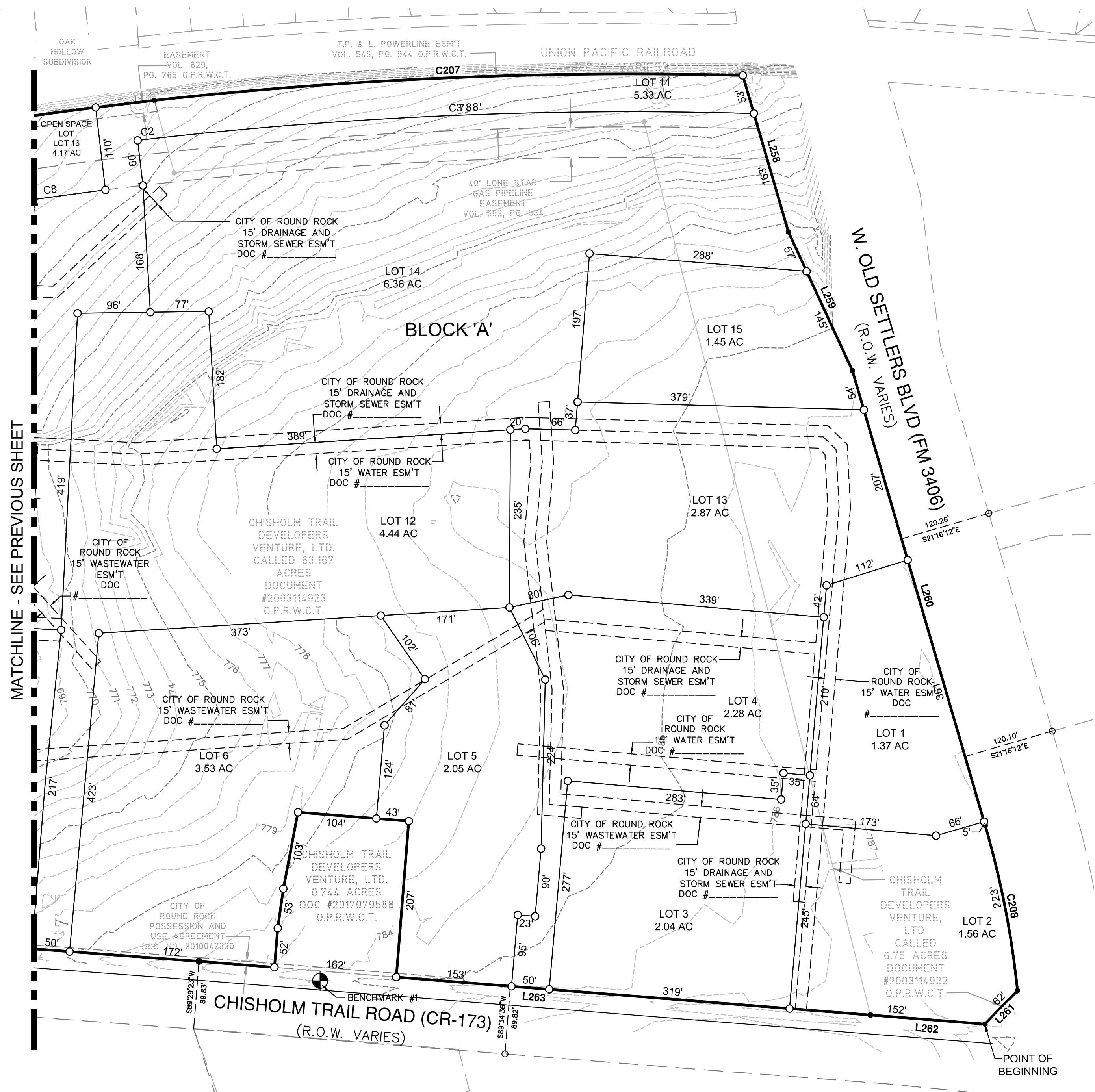
SURVEYOR:



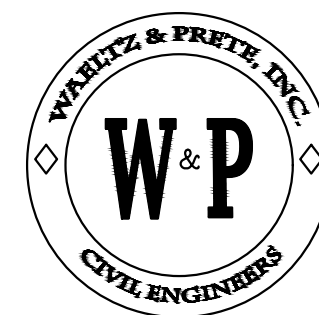
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 3 OF 5

K:\CAD\078-002 Chisholm Trail Tech Center\PRELIMINARY PLAT\078-002 PRELIMINARY.dwg, 10/16/2017 4:58:30 PM, 1:1, W.P. Inc., JTC



ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 4 OF 5

K:\CAD\078-002 Chisholm Trail Tract 1\3-CAD\PLANS\PRELIMINARY PLAN\078-002PRELIMINARY.dwg, 10/16/2017 4:54:48 PM, 1:1, W&P Inc., JTC

Line Table		
Line #	Length	Direction
L50	130.843	N15° 57' 01.33"W
L51	88.261	S85° 04' 09.07"W
L52	89.641	S15° 57' 01.33"E
L53	62.436	N85° 04' 09.07"E
L54	13.247	S60° 13' 57.19"E
L55	0.384	S78° 35' 58.31"E
L56	13.611	N60° 44' 29.58"W
L57	191.545	S60° 44' 29.58"E
L58	181.154	N60° 44' 29.58"W
L59	256.997	N41° 10' 01.53"W
L60	324.982	S41° 10' 01.53"E
L61	3.496	N48° 49' 58.47"E
L62	269.612	N31° 25' 49.17"W
L63	236.528	N32° 56' 11.30"W
L64	228.827	S32° 56' 11.30"E
L65	152.674	S31° 25' 49.17"E
L66	120.540	S31° 25' 49.17"E
L67	98.494	N48° 58' 26.88"W
L68	120.307	S48° 58' 26.88"E
L69	182.173	N11° 00' 26.50"E
L70	193.438	S11° 00' 26.50"W
L71	77.042	S27° 45' 36.13"E
L72	100.168	N27° 45' 36.13"W
L73	70.712	N29° 13' 04.55"W
L74	64.872	S29° 06' 28.35"E
L75	149.305	N52° 03' 29.88"W
L76	131.258	S52° 03' 29.88"E
L77	62.151	S70° 07' 08.42"E
L78	71.715	N70° 07' 08.42"W
L79	62.834	N73° 49' 28.27"W
L80	55.340	S73° 49' 28.27"E
L81	5.112	S87° 13' 52.26"E
L82	18.627	N87° 13' 52.26"W
L83	54.635	S75° 23' 42.49"W
L84	46.884	N75° 23' 42.49"E
L85	431.514	S41° 20' 29.60"W
L86	47.514	S32° 02' 16.28"W
L87	178.276	S89° 53' 55.69"W
L88	521.036	N78° 35' 58.31"W
L89	50.000	N74° 35' 30.77"E
L90	249.257	S88° 04' 33.93"W
L91	64.353	S68° 21' 52.51"W
L92	86.763	S88° 09' 50.50"W
L93	23.530	N01° 50' 09.50"W
L94	39.762	N88° 46' 24.24"E
L95	16.282	N01° 50' 09.50"W
L96	242.458	N00° 18' 45.10"W
L97	8.148	N00° 18' 45.10"W
L98	309.197	N02° 11' 51.28"W

Line Table		
Line #	Length	Direction
L99	415.412	S87° 45' 17.65"W
L100	413.414	N77° 32' 04.50"W
L101	47.781	S88° 09' 37.50"W
L102	23.930	N13° 48' 52.16"W
L103	216.641	S89° 36' 30.66"W
L104	206.820	N89° 04' 45.45"W
L105	422.798	S89° 45' 01.06"E
L106	51.924	S89° 48' 26.73"W
L107	52.785	N86° 54' 01.99"W
L108	103.000	N84° 11' 29.60"W
L109	104.007	N00° 25' 23.79"W
L110	123.742	N90° 00' 00.00"W
L111	42.993	S00° 25' 23.79"E
L112	102.477	S50° 11' 37.84"W
L113	81.046	N53° 48' 57.55"W
L114	373.410	S08° 35' 06.88"E
L115	170.670	S08° 35' 06.88"E
L116	79.693	N17° 00' 30.43"W
L117	106.491	S58° 35' 34.41"W
L118	223.651	S86° 24' 49.45"W
L119	89.881	N89° 57' 50.18"W
L120	276.849	N89° 55' 00.90"W
L121	23.091	N00° 17' 53.00"W
L122	94.803	N90° 00' 00.00"W
L123	207.000	S89° 34' 36.21"W
L124	283.292	N00° 00' 00.00"E
L125	35.097	N00° 01' 19.95"W
L126	35.055	S89° 59' 56.43"W
L127	64.342	N90° 00' 00.00"W
L128	209.932	N90° 00' 00.00"W
L129	42.444	N90° 00' 00.00"W
L130	338.918	N00° 00' 00.00"E
L131	112.362	N22° 21' 03.67"W
L132	173.015	N00° 10' 44.38"E
L133	245.219	N90° 00' 00.00"W
L134	66.202	N21° 16' 11.67"W
L135	5.306	N68° 43' 48.33"E
L136	378.629	N03° 26' 11.71"W
L137	37.356	S89° 36' 49.60"W
L138	66.232	N03° 26' 36.48"W
L139	19.685	N08° 43' 18.73"W
L140	235.076	S85° 17' 45.08"W
L141	389.090	S08° 43' 18.73"E
L142	287.868	N00° 19' 49.63"W
L143	196.931	S89° 36' 49.60"W
L144	182.101	S81° 39' 08.49"W
L145	77.152	S05° 50' 06.16"E
L146	96.324	N05° 50' 06.16"W
L147	419.265	S87° 57' 48.00"W

Line Table		
Line #	Length	Direction
L148	400.400	N87° 45' 17.65"E
L149	36.619	S57° 58' 08.47"E
L150	84.978	N88° 46' 45.70"E
L151	168.043	S81° 39' 36.27"W
L152	59.941	S78° 15' 22.79"W
L153	109.879	S78° 15' 22.79"W
L154	9.869	N77° 10' 49.89"E
L233	998.23'	S15°01'02"E
L234	631.89'	S14°44'00"E
L235	286.38'	N88°30'50"W
L236	22.32'	N27°23'07"W
L237	56.22'	N50°41'35"W
L238	176.08'	N59°02'12"W
L239	69.02'	N67°50'14"W
L240	61.46'	N28°04'24"W
L241	128.07'	N13°57'22"W
L242	34.23'	N23°46'25"W
L243	73.97'	N11°00'05"W
L244	143.57'	N00°45'35"W
L245	34.22'	N21°51'52"W
L246	242.12'	N04°59'38"W
L247	254.57'	N22°23'51"W
L248	154.00'	N16°30'52"W
L249	32.96'	N48°11'26"W
L250	27.49'	N69°19'11"W
L251	56.81'	S67°39'46"W
L252	146.20'	S77°36'11"W
L253	33.64'	N80°01'14"W
L254	177.86'	N58°19'13"W
L255	285.37'	N15°38'36"W
L256	9.87'	N77°10'50"E
L257	639.65'	N15°39'58"W
L258	215.59'	N68°45'14"E
L259	202.14'	N60°14'19"E
L260	626.62'	N68°43'48"E
L261	61.67'	S50°42'48"E
L262	151.83'	S00°29'46"E
L263	890.72'	S00°25'24"E
L264	1000.72'	S00°40'59"E

Curve Table			
Curve #	Length	Radius	Delta
C2	27.908	6422.630	0.2490
C8	144.821	5579.594	1.4871
C7	187.947	38379.081	0.2806
C3	788.421	5639.594	8.0100
C1	222.913	1227.054	10.4087
C6	264.704	38379.081	0.3952
C5	380.419	38428.077	0.5672
C4	329.946	38379.081	0.4926
C11	261.747	1045.000	14.3512
C205	261.13'	1045.00'	14°19'03"
C206	456.37'	6472.63'	4°02'23"
C207	779.33'	5689.59'	7°50'53"
C208	222.91'	1227.05'	10°24'31"

FIELD NOTES
FOR

A 73.58 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A REMNANT PORTION OF A CALLED 83.167-ACRE TRACT CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND A CALLED 6.75-ACRE TRACT CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114922 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 73.58 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½" iron rod with cap marked "Pape-Dawson" set on a point in the south right-of-way line of Old Settlers Boulevard (120' right-of-way), said point being the northwest corner of said 6.75-acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the south right-of-way line of said Old Settlers Boulevard, same being the north boundary line of said 6.75-acre tract, the following five (5) courses and distances:

- 1. N 68°45'14" E** a distance of **215.59 feet** to a TXDOT Type II monument found, for an angle point hereof,
- 2. N 60°14'19" E** a distance of **202.14 feet** to a TXDOT Type II monument found, for an angle point hereof,
- 3. N 68°43'48" E** a distance of **626.62 feet** to a TXDOT Type II monument found, for a point of curvature hereof,
- Along a curve to the right said curve having radius of **1227.05 feet**, a central angle of **10°24'31"**, a chord bearing and distance of **N 73°56'04" E, 222.61 feet**, an arc length of **222.91 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found, for a point of non-tangency hereof, and
- 5. S 50°42'48" E** a distance of **61.67 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found on a point in the west right-of-way of Chisholm Trail (90' right-of-way), said point being the northeast corner of said 6.75-acre tract, for the northeast corner hereof;

THENCE with the west right-of-way of said Chisholm Trail, same being the east boundary line of said 6.75-acre tract, **S 00°29'46" E** a distance of **151.83 feet** to a ½" iron rod found on a point being the southeast corner of said 6.75-acre tract, same being the northeast corner of said Remnant Portion, for an angle point hereof;

THENCE continuing with the west right-of-way of said Chisholm Trail, same being the east boundary line of said Remnant Portion, the following five (5) courses and distances:

- 1. S 00°25'24" E** a distance of **890.72 feet** to a ½" iron rod with cap marked "Baker-Aicklen" found, for an angle point hereof,
- 2. S 00°40'59" E** a distance of **1000.72 feet** to a ½" iron rod with cap marked "Pape-Dawson" set, for a point of curvature hereof,
- Along a curve to the left said curve having a radius of **1045.00 feet**, a central angle of **14°19'03"**, a chord bearing and distance of **S 07°50'29" E, 260.46 feet**, an arc length of **261.13 feet** to a ½" iron rod found, for a point of tangency hereof,
- 4. S 15°01'02" E** a distance of **998.23 feet** to a ½" iron rod with cap marked "Pape-Dawson" set, for an angle point hereof, and
- 5. S 14°44'00" E** a distance of **631.89 feet** to a ½" iron rod with cap marked "Pape-Dawson" set on a point being the southeast corner of said Remnant Portion, same being a northeast corner of a called 15.0790-acre tract of land in deed to the City of Round Rock, recorded in Document No. 2010084200 of said Official Public Records, for the southeast corner hereof;

THENCE departing the west right-of-way of said Chisholm Trail, with the easterly boundary line of said 15.0790-acre tract, same being the westerly boundary line of said Remnant Portion, the following twenty (20) courses and distances:

- 1. N 88°30'50" W** a distance of **286.38 feet** to a calculated point hereof,
- 2. N 27°23'07" W** a distance of **22.32 feet** to a calculated point hereof,
- 3. N 50°41'35" W** a distance of **56.22 feet** to a calculated point hereof,
- 4. N 59°02'12" W** a distance of **176.08 feet** to a calculated point hereof,
- 5. N 67°50'14" W** a distance of **69.02 feet** to a calculated point hereof,
- 6. N 28°04'24" W** a distance of **61.46 feet** to a calculated point hereof,
- 7. N 13°57'22" W** a distance of **128.07 feet** to a calculated point hereof,
- 8. N 23°46'25" W** a distance of **34.23 feet** to a calculated point hereof,
- 9. N 11°00'05" W** a distance of **73.97 feet** to a calculated point hereof,
- 10. N 00°45'35" W** a distance of **143.57 feet** to a calculated point hereof,
- 11. N 21°51'52" W** a distance of **34.22 feet** to a calculated point hereof,
- 12. N 04°59'38" W** a distance of **242.12 feet** to a calculated point hereof,
- 13. N 22°23'51" W** a distance of **254.57 feet** to a calculated point hereof,
- 14. N 16°30'52" W** a distance of **154.00 feet** to a calculated point hereof,
- 15. N 48°11'26" W** a distance of **32.96 feet** to a calculated point hereof,
- 16. N 69°19'11" W** a distance of **27.49 feet** to a calculated point hereof,
- 17. S 67°39'46" W** a distance of **56.81 feet** to a calculated point hereof,
- 18. S 77°36'11" W** a distance of **146.20 feet** to a calculated point hereof,
- 19. N 80°01'14" W** a distance of **33.64 feet** to a calculated point hereof, and

20. N 58°19'13" W a distance of **177.86 feet** to a ½" iron rod with cap marked "McGray" found on a point in the east boundary line of the Georgetown Railroad Company right-of-way, same being the west boundary line of said Remnant Portion, for an angle point hereof;

THENCE with the east boundary line of said Georgetown Railroad Company right-of-way, same being the west boundary line of said Remnant Portion, the following four (4) courses and distances:

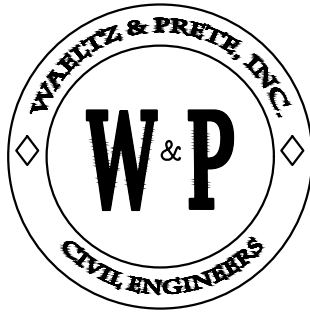
- 1. N 15°38'36" W** a distance of **285.37 feet** to a ½" iron rod found, for an angle point hereof,
- 2. N 77°10'50" E** a distance of **9.87 feet** to a ½" iron rod found, for an angle point hereof,
- 3. N 15°39'58" W** a distance of **639.65 feet** to a 60d nail in rock found, for a point of curvature hereof, and

- Along a curve to the right said curve having a radius of **6472.63 feet**, a central angle of **04°02'23"**, a chord bearing and distance of **N 13°30'51" W, 456.27 feet**, an arc length of **456.37 feet** to a ½" iron rod found on a point being the southwest corner of said 6.75-acre tract, same being the northwest corner of said Remnant Portion, for a point of compound curvature hereof;

THENCE with the east boundary line of said Georgetown Railroad Company right-of-way, same being the west boundary line of said 6.75 acre tract, along a curve to the right said curve having a radius of **5689.59 feet**, a central angle of **07°50'53"**, a chord bearing and distance of **N 07°25'55" W, 778.72 feet**, an arc length of **779.33 feet** to a the **POINT OF BEGINNING**, and containing 73.58 acres in the City of Austin, Travis County, Texas, Said tract being described in accordance with a survey prepared under Job No. 59009-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 16, 2017
JOB No.: 59009-17
DOC ID: H:\survey\SURVEY17\17-59009\Word\17-59009 73.58 acre tract.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

SURVEYOR:



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
PAGE 5 OF 5