

VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST, STE. 708
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #2281
DIAMOND SURVEYING, INC.
11000 DAVIS ROAD, SUITE 200
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006800

ENGINEER: ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
11000 DAVIS ROAD, SUITE 200
GEORGETOWN, TEXAS 78628
FIRM TX. REG. # 102308

SUBMITTAL DATE: APRIL 7, 2020

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION 739.39
LOCATION: DAVIS ROAD AND DAVIS AVENUE
GRID COORDINATES:
N=1016502387
E=512738632

ACREAGE: 30.925

NUMBER OF BLOCKS: 1

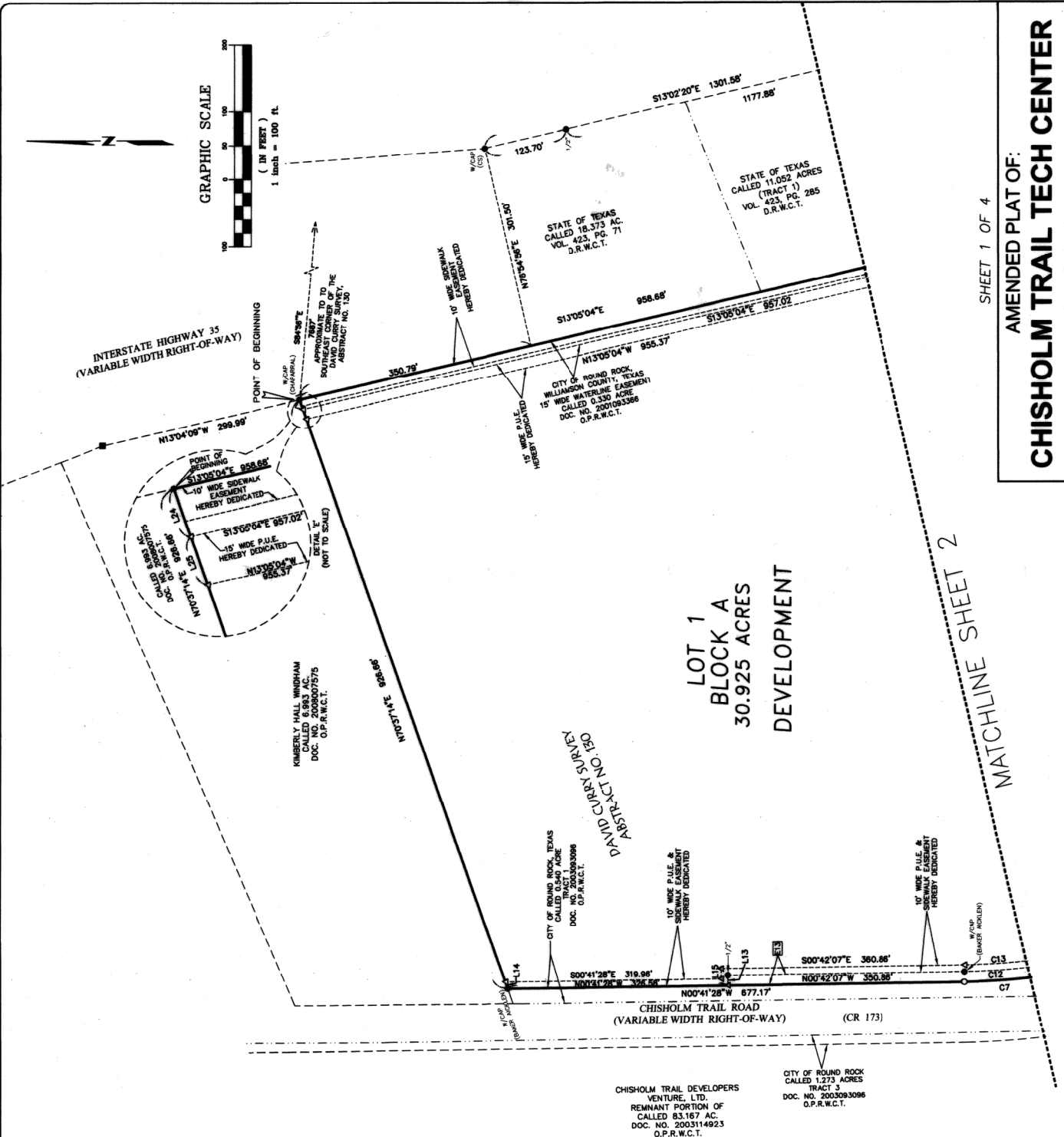
LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: 30.925 DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 805-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX. 78628
(937) 901-3100
T.B.P.L.S. FIRM NO. 1006990

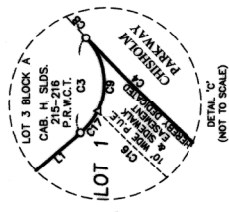
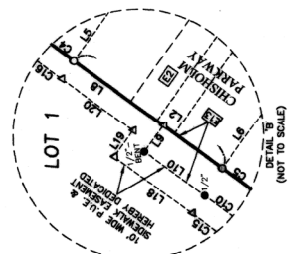
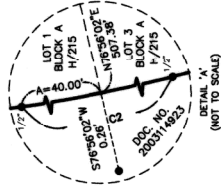
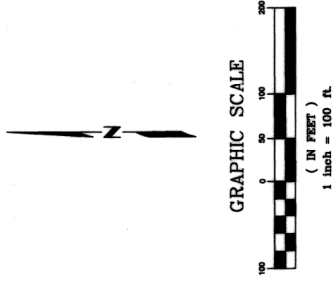


SHEET 1 OF 4

**AMENDED PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2**
FP2004-005

MATCHLINE SHEET 2

**LOT 1
BLOCK A
30.925 ACRES
DEVELOPMENT**



MATCHLINE SHEET 1

LOT 1
BLOCK A
30.925 ACRES
DEVELOPMENT

CHISHOLM TRAIL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

INTERSTATE HIGHWAY 35
(300' RIGHT-OF-WAY WIDTH)

STATE OF TEXAS
CALLED 11.052 ACRES (TRACT 1)
VOL. 423, PG. 285
O.R.W.C.T.

PROPERTY OWNER DEED INFORMATION
 D-1 CITY OF ROUND ROCK, TEXAS
 CALLED 0.0077 ACRE
 PARCEL 19 PART 1
 DOC. NO. 2003093096
 O.P.R.W.C.T.
 D-2 CITY OF ROUND ROCK, TEXAS
 CALLED 0.0099 ACRE
 PARCEL 19 PART 2
 DOC. NO. 2003093096
 O.P.R.W.C.T.

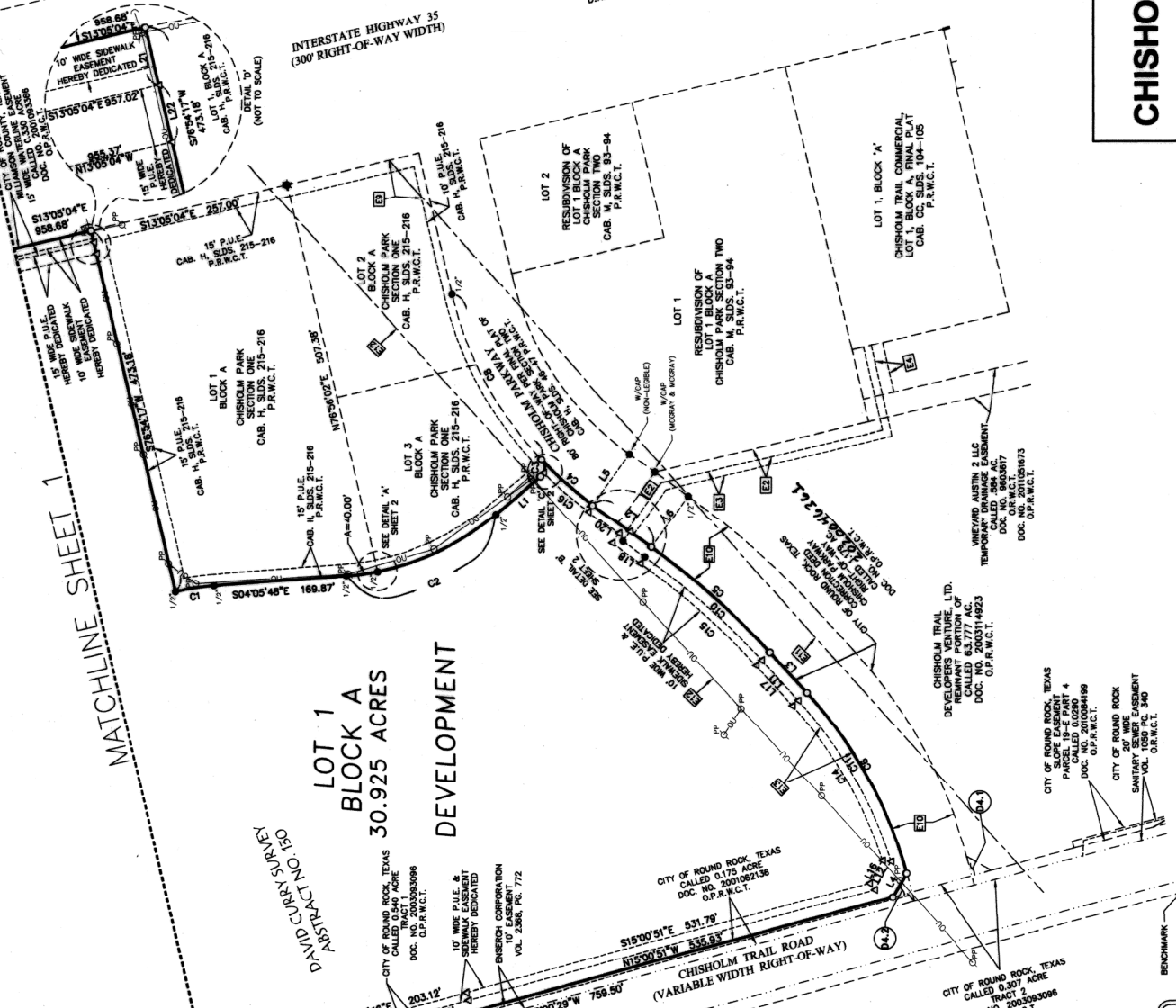


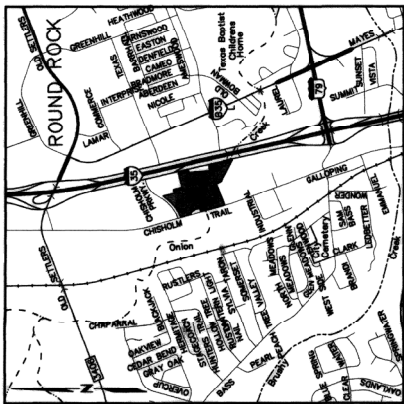
WAELTZ & PRETE, INC.
 CIVIL ENGINEERS
 211 A.W. GERMES BLVD.
 ROUND ROCK, TX 78665
 PH (512) 505-8953
 FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
 116 SKYLINE ROAD, GEORGETOWN, TX 78628
 (512) 951-5100
 T.R.P.L.S. FIRM NO. 1066600

SHEET 2 OF 4

AMENDED PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2
 FP2004-005





OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD
211 E. 7TH ST, STE 709
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC
16 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10000900

ENGINEER: ANTONIO A. PRETE, P.E.
WELTZ & PRETE, INC
211 N. A.W. GRIMES BLVD
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE: MARCH 17, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 15, 2020

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 289.35

VERTICAL DATUM: NAVD 88 (GEOD 2012A)

GRID COORDINATES:
N=1573300.33
E=3127300.33

ACREAGE: 26.279

NUMBER OF BLOCKS: 1

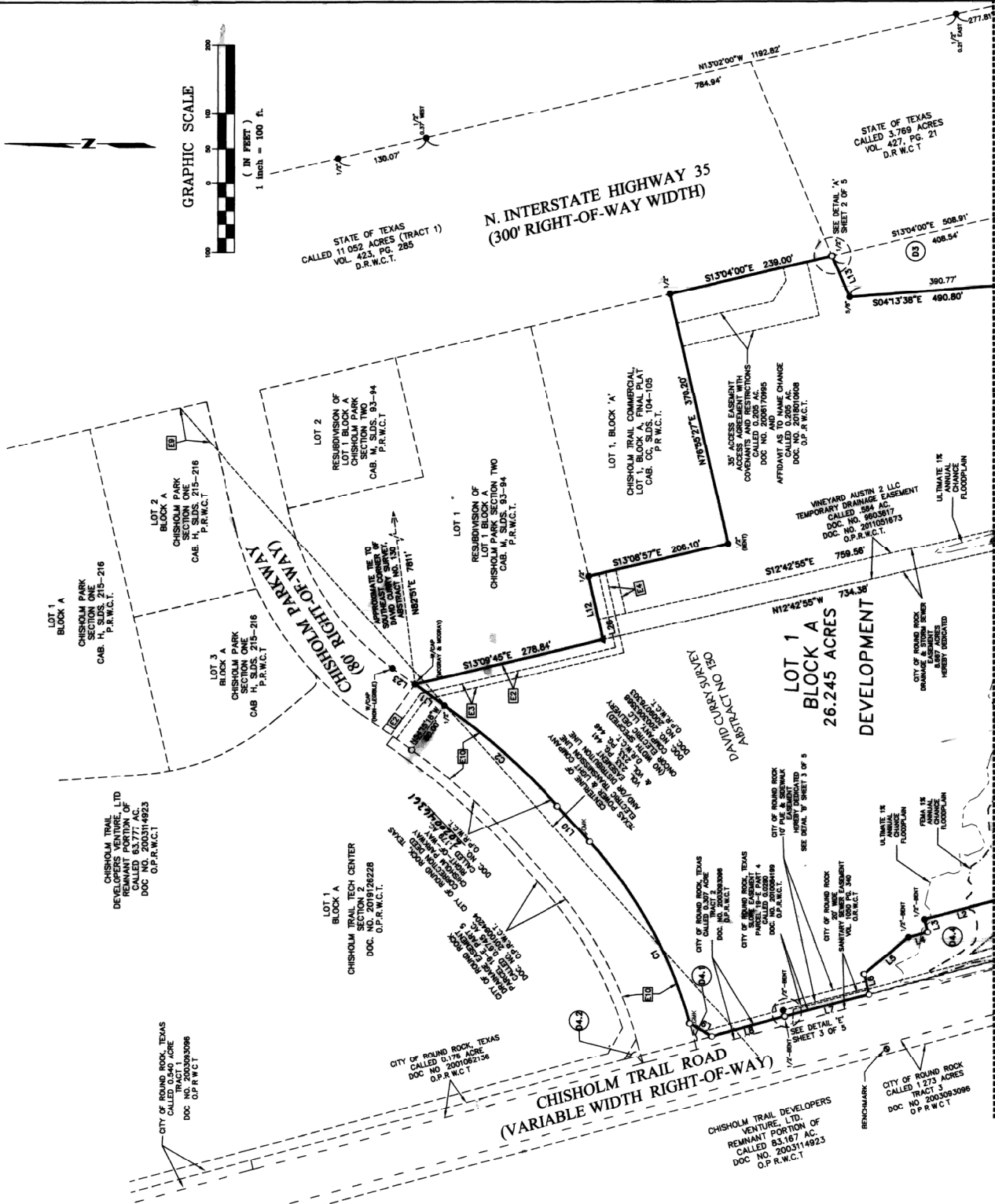
LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: DEVELOPMENT 26.245 ACRES

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01
L2	N14°48'53"W	140.03
L3	S75°46'55"W	19.53
L4	N12°13'05"W	28.78
L5	S75°15'45"W	29.20
L6	N14°24'20"W	128.18
L7	N15°00'28"W	108.43
L8	N50°00'18"E	56.51
L9	N67°50'01"E	70.12
L10	N77°19'22"E	54.50
L11	S86°44'54"W	64.36
L12	S87°19'22"E	64.36
L13	S86°44'54"W	64.36
L14	S13°07'08"E	54.69
L15	N25°02'47"W	5.17
L16	N20°31'22"W	14.10
L17	N27°16'49"W	24.25
L18	N27°16'49"W	24.25
L19	N20°43'18"W	11.50
L20	S21°17'01"E	62.10
L21	S14°46'57"E	66.32
L22	N55°44'42"E	36.66
L23	S25°02'47"E	12.00
L24	N12°56'53"W	15.67



FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
FP2003-007

MATCHLINE SHEET 2

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	840.00'	301.93'	27°02'09"	N81°21'05"E	289.20'
C2	1040.00'	218.42'	17°05'19"	N41°47'22"E	219.02'

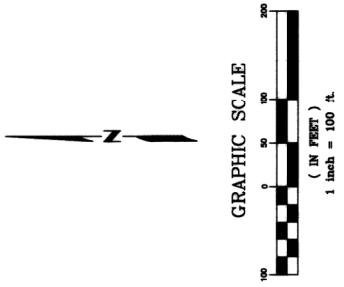
WELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD
ROUND ROCK, TEXAS 78665
PH (512) 605-8453
FIRM TX REG #F-10308



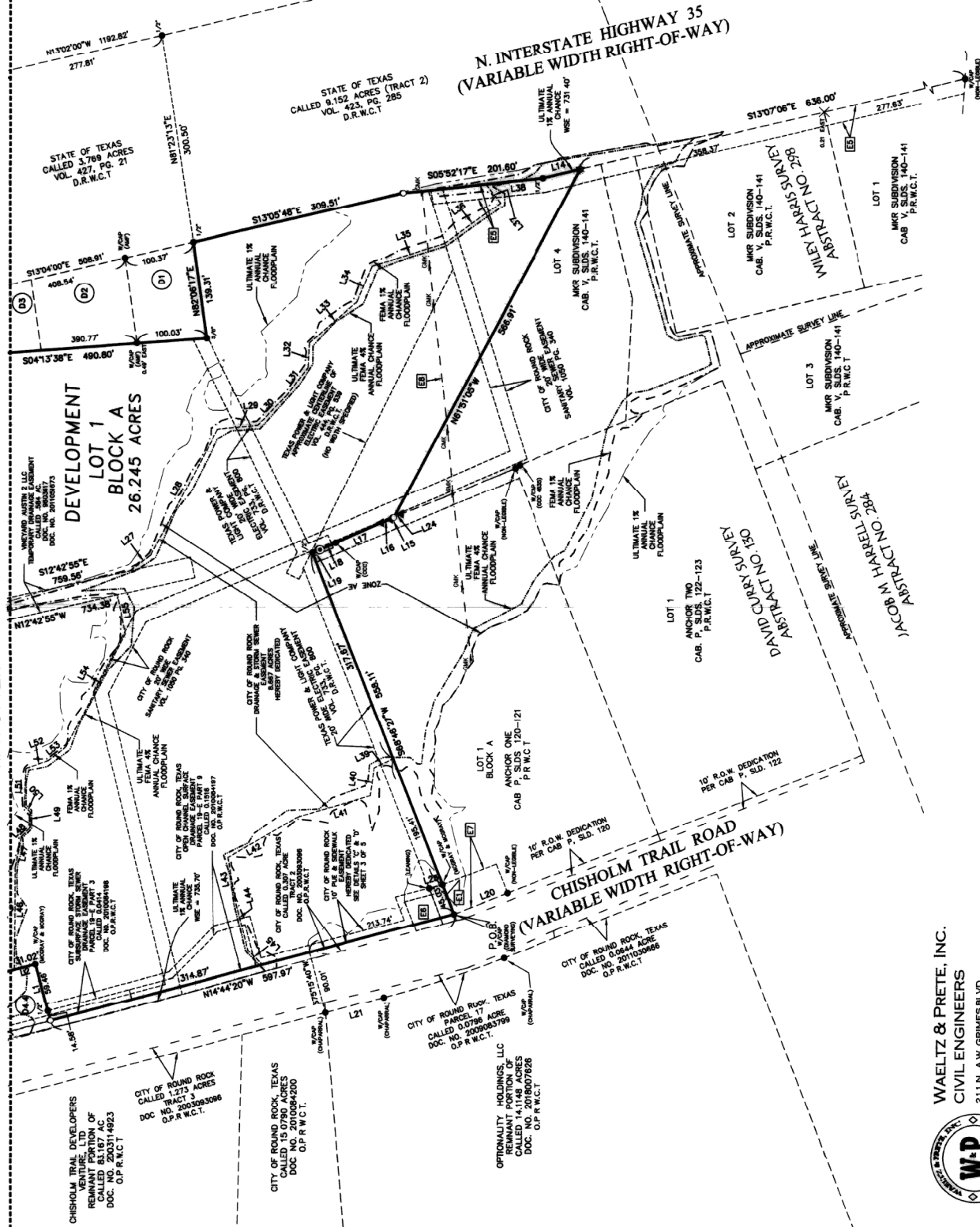
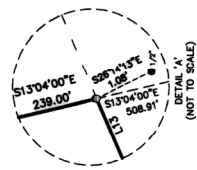
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(817) 911-3100
T.B.P.L.S. FIRM NO. 10000900

MATCHLINE SHEET 1

**DEVELOPMENT
LOT 1
BLOCK A
26.245 ACRES**



LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01'
L2	N1°48'53"W	140.03'
L3	S79°48'55"W	19.53'
L4	N1°13'05"W	28.78'
L5	S39°28'14"W	53.73'
L6	N1°44'20"W	128.16'
L7	N15°00'29"W	108.43'
L8	N37°00'18"E	36.51'
L9	N47°50'01"E	70.12'
L10	N32°44'42"E	52.23'
L11	S55°44'54"W	54.34'
L12	S65°44'54"W	54.34'
L13	S13°07'00"E	84.69'
L14	S13°07'00"E	5.17'
L15	N25°02'47"W	5.17'
L16	N07°31'22"W	14.10'
L17	N23°47'46"W	70.73'
L18	N07°15'10"W	71.50'
L19	N23°11'01"E	82.10'
L20	S21°17'01"E	82.10'
L21	S1°44'57"E	86.32'
L22	N32°44'42"E	59.66'
L23	S23°02'47"E	12.00'
L24	S23°02'47"E	12.00'
L25	N1°26'53"W	19.87'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1040.00'	219.42'	27°02'58\"/>		

**FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3**
FP2003-007

WALTEZ & PRETE, INC.
CIVIL ENGINEERS
2111 N. W. GRIMES BLVD
DALLAS, TEXAS 75205
PH: (817) 505-8953
FIRM TX REG #F:10238

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(817) 911-3100
T.R.P.L.S. FIRM NO. 1006990