



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair Rob Wendt  
Alternate Vice Chair Jennifer Henderson  
Commissioner Stacie Bryan  
Commissioner Casey Clawson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez-Adame  
Commissioner Jennifer Sellers

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Wednesday, September 5, 2018

6:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL MEETING TO ORDER**

**B. ROLL CALL**

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

- D.1 [PZ-2018-094](#) Consider approval of the minutes for the August 15, 2018 Planning and Zoning Commission meeting.

**E. ZONING AND PLATTING:**

- E.1 [PZ-2018-095](#) Consider public testimony and a recommendation concerning the request filed by Drenner Group, PC, on behalf of the property owner, TI Shopping Center, LLC, for Amendment No. 2 to PUD (Planned Unit Development) No. 9 to allow for high-density multifamily land use on a 2.75-acre tract of land, generally located northwest of the intersection of S. Mays St. and Mays Crossing Dr. Case No. ZON1807-003
- E.2 [PZ-2018-096](#) Consider public testimony and a recommendation concerning the request filed by Kimley-Horn & Associates, Inc., on behalf of the property owner, Jack Wheeler, for a rezoning from PUD (Planned Unit Development) No. 22 to the TH (Townhouse) zoning district on a 9.55-acre tract of land, generally located at the southeast corner of Schultz Ln. and SH 45. Case No. ZON1808-001
- E.3 [PZ-2018-097](#) Consider approval of the Chisholm Trail Trade Center Preliminary Plat, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. PP1808-001

- E.4 [PZ-2018-098](#) Consider approval of the Chisholm Trail Trade Center Final Plat, generally located west of the intersection of Chisholm Trail Rd. and N. IH-35. Case No. FP1808-003

**F. STAFF REPORT:**

- F.1 [PZ-2018-099](#) Consider an update regarding Council actions related to Planning and Zoning items.

**G. ADJOURNMENT**

*In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:*

*§551.071 Consultation with Attorney*

*§551.072 Deliberations regarding Real Property*

*§551.073 Deliberations regarding Gifts and Donations*

*§551.074 Personnel Matters*

*§551.076 Deliberations regarding Security Devices*

*§551.087 Deliberations regarding Economic Development Negotiations*

**POSTING CERTIFICATION**

*I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 30th day of August 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.*

*/ORIGINAL SIGNED/*

*Sara L. White, TRMC, City Clerk*

**PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 15, 2018 AT 6:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on August 15, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair Rob Wendt, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Commissioner Greg Rabaey was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Robin Vietz, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department and Charlie Crossfield from the City attorney's office.

**C. PLEDGES OF ALLEGIANCE**

**D. APPROVAL OF MINUTES:**

**D1. Consider approval of the minutes for the August 1, 2018 Planning and Zoning Commission meeting.**

With there being no questions or comments, a motion was offered.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Henderson to approve Agenda Item D1 as presented.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**E. PLATting & ZONING:**

**E1. Consider public testimony and action concerning the request filed by Coats Rose, PC, on behalf of the property owners, Vera Mae Smith Trust, Deborah Lynn Stanford, et al, for the original zoning of 25.73 acres of land to Planned Unit Development to be known as the Clear Creek Ranch PUD, generally located south of the intersection of Sam Bass Rd. and W. Old Settlers Blvd. Case No. ZON1807-002**

Mr. von Rosenberg gave a brief overview of the application explaining that the purpose of the application was to zone 25.73 acres of land to a PUD (Planned Unit Development). He noted that the property is currently located in the ETJ (Extraterritorial Jurisdiction), however, the applicant plans to submit an application for annexation. The annexation will be considered before City Council considers the proposed zoning.

He also explained that the proposed PUD included a maximum of 120 single family detached units on a common lot. Design guidelines were discussed noting that each unit will have a private external entrance, private parking, and a private yard area. The proposed access to the site, the exterior finish, and private aisles requirements were also discussed.

Mr. von Rosenberg stated that the units will be sold as condominiums and maintenance of the shared areas and private drive aisles will be the responsibility of the HOA (Home Owners Association). It was also noted that a masonry wall will be built along Sam Bass Road to meet the Subdivision Code requirement and that the access locations on Sam Bass Road will be part of the site plan approval.

Finally, Mr. von Rosenberg informed the Commission that a letter from the American Tower Corporation was received stating that a fall zone was not necessary; he finished his presentation by briefly discussing the public notice requirements and the City's notification process for public hearings.

The property owners' representative Mr. John Joseph, with Coats Rose, PC, gave a presentation and was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: 1) Margaret Moore, 3019 Bent Tree Loop; 2) Galen Verret, 1 Tiffany Trl.; 3) Jerry Wesson, 1804 Brokenshoe Cv.; 4) Charu Slawek Robertson, 1802 Brokenshoe Cv.; 5) William Mosley, 1710 Creek Bend Cir.; 6) Terry Cook, County Commissioner for District 1, 3116 Golden Oak Cir.; 7) Tricia Ashley, 1700 Creek Bend Cir.; 8) Virginia Christy, 1714 Creek Bend Cir.; 9) Mark Hunt, 2601 Sam Bass Rd.; 10) Julie McKean, 1805 Brokenshoe Cv.; 11) Sandra Granados, 1716 Creek Bend Cir.; 12) Patricia Weiner, 1712 Creek Bend Cir.; 13) Alecia Taylor, 1703 Ryon Ln. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, speakers expressed concerns about safety, existing and future traffic on Sam Bass Road, crime, and noise that the proposed development will create in the neighboring community. They also had questions about flood/drainage, environmental study, and private aisles maintenance.

Mr. Carr with the Planning and Development Services Department stated that the floodplain will be reviewed during the platting and site plan process. He also explained that phase one of the environmental assessment had been completed and that endangered species were addressed in this study; no endangered species were found. Mr. Carr noted that all private aisles will be required to meet City standards.

Mr. Pohlmeier with the Transportation Department stated Sam Bass Road was identified in the Transportation Master Plan as a road that will need to be improved; however, there are no plans to work on the road anytime soon. He noted that since Sam Bass Road is a two-lane road, turn lanes in the proposed development might help alleviate through traffic in Sam Bass Road.

Following a discussion regarding traffic on Sam Bass Road, floodplain, noise, building setbacks, and parking on the access easement, a motion was offered.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Clawson to recommend for City Council approval removing the condition listed in the staff report and adding the following condition:

1. Amend Exhibit B (Concept Plan) to add a note that the location of the street access points are estimated and the actual locations will be determined by the site plan.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers.

**NAYS:** Commissioner Bryan. Vote: 6-1. The motion carried.

**The Commission took a short recess at 7:49 pm and reconvened at 7:56 pm.**

**E2. Consider approval of the Vizcaya Revised Preliminary Plat, generally located northeast of the intersection of N. A.W. Grimes Blvd. and University Blvd. Case No. PP1806-001**

Mr. Enriquez briefly gave background information about the application and explained that the reason for the revised preliminary plat was to review a proposed cul-de-sac exceeding the maximum code specified length of 600 linear feet and to increase the number of single-family development lots from 1215 to 1225. Mr. Enriquez continued explaining that the Fire Department reviewed and approved the extension of the cul-de-sac with the condition that the applicant provided an emergency access lot to serve as a secondary means of access since there are more than 29 residential units in the cul-de-sac. Staff recommended approval of the revised preliminary plat as conditioned.

The owner's representative, Mr. Mike Fisher, with Pape-Dawson Engineers, was available to answer questions.

Mr. Pohlmeier with the Transportation Department stated that the City's preference was to have a public road connection to Westinghouse Rd. (CR 111) or to connect the two cul-de-sacs, Miletto Cove and Corelli Falls, instead of having an emergency access lot.

Following a discussion regarding the road connection, a motion was offered.

**Motion:** Motion by Commissioner Clawson, second by Commissioner Sanchez to add the following condition:

The preliminary plat shall be revised to show a full public street connection, built to City standards, between Miletto Cove and Corelli Falls. Miletto Cove and Corelli Falls shall then be renamed Miletto Drive to the west side of Pietra Lane.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Sanchez, and Commissioner Sellers. **NAYS:** Commissioner Henderson. Vote: 6-1. The motion carried.

**Motion:** Motion by Commissioner Bryan, second by Commissioner Sanchez to approve the revised preliminary plat with the added condition and to remove the two conditions in the staff report.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Sanchez, and Commissioner Sellers. **NAYS:** Commissioner Henderson. Vote: 6-1. The motion carried.

**E3. Consider approval of the Vizcaya 4D Final Plat, generally located north of Verano Bnd. Case No. FP1806-001**

Mr. Enriquez briefly gave an overview of the application stating that Vizcaya Phase 4D contained 28 casita lots and 1 open space lot. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Mike Fisher, with Pape-Dawson Engineers, was available to answer questions.

Following a brief discussion, a motion was offered.

**Motion:** Motion by Commissioner Sanchez, second by Commissioner Clawson to approve as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Wendt, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

**F. STAFF REPORT:**

**F1. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council had not taken any action on any Commission related items since the last Commission meeting.

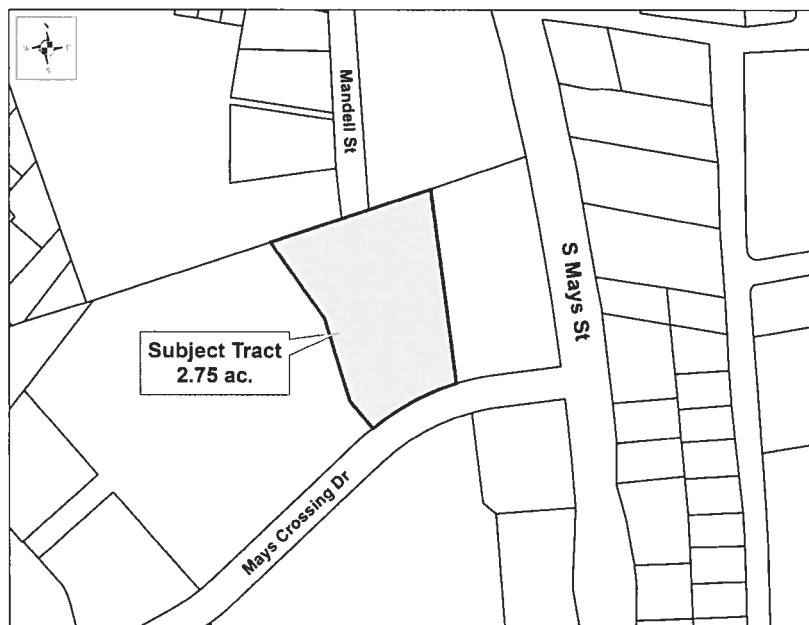
**G. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:38 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Rock Springs Apts. PUD 9 Amendment No. 2  
ZONING ZON1807-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of an amendment to PUD No. 9 to allow for high density multifamily residential

**ZONING AT TIME OF APPLICATION:** PUD No. 9 - commercial

**DESCRIPTION:** 2.75 acres out of the Wiley Harris Survey, Abstract No. 298

**CURRENT USE OF PROPERTY:** parking lot and vacant commercial pad site

**GENERAL PLAN LAND USE DESIGNATION:** The site is within PUD No. 9, which serves as the general plan designation.

**ADJACENT LAND USE:**

North: SF-2 (Single family - standard lot) - drainage area and Buck Egger Park

South: PUD No. 9 - retail center (across Mays Crossing Drive)

East: PUD No. 9 - credit union

West: PUD No. 9 - retail center

**PROPOSED LAND USE:** high density multi-family

**TOTAL ACREAGE:** 2.75

**Owner:**

TI Shopping Center, LLC  
Melissa Tumino  
P.O. Box 493999  
Redding, CA 96049

**Agent:**

Drenner Group, PC  
Amanda Swor  
200 Lee Barton Dr., Ste. 100  
Austin, TX 78704

## Rock Springs Apts. PUD 9 Amendment No. 2 ZONING ZON1807-003

**HISTORY:** PUD (Planned Unit Development) No. 9, totaling 29.39 acres, was originally approved for multi-family development in 1993. No development occurred, and the PUD was amended to provide for commercial uses in 1998. The property is currently developed for commercial uses, except for the portion of the property which is the subject of this rezoning.

**DATE OF REVIEW:** September 5, 2018

**LOCATION:** Northwest of the intersection of S. Mays St. and Mays Crossing Dr.

### STAFF REVIEW AND ANALYSIS:

General Plan & Current Zoning: The general plan designates this site for commercial uses. Approval of this amendment to PUD No. 9 serves as an amendment to the general plan. PUD No. 9 allows for C-1 (General Commercial) uses, except for flea markets, sexually oriented businesses, amusements parks or carnivals, portable building sales, recreational vehicle parks, wholesale nurseries or outdoor shooting ranges.

Proposed Zoning: The amendment would provide for MF-3 (Multifamily – urban) uses on 2.75 acres. This site currently contains a parking lot and an undeveloped pad site. The multifamily development will have a minimum density of 45 dwelling units per acre, with 245 units planned. The maximum building height is 5-stories, with an allowance that the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials. The site layout is contained on **Exhibit “E”**. The MF-3 zoning district requires that:

1. All required residential parking be provided within a parking structure that is directly attached to the residential structure.
2. At least 25% of all dwelling units have a balcony.
3. All stairways are located completely within the residential structure.
4. At least three amenities are provided. Potential amenities include: a private fitness facility, picnic area, swimming pool, business center, rooftop patio or garden, and a kitchen or social room available for resident use.
5. A landscaped open space is provided immediately adjacent to or across a local street from each residential building containing 100 or more dwelling units.
6. A minimum of four of the following streetscape and landscape features are provided along the public right-of-way: benches, bicycle racks, public art to be installed or displayed along the primary street frontage, courtyards or plazas, decorative paving, water features such as fountains, or other features as approved by the City.

The exterior materials on the sides of the building that face S. Mays Ave. and Mays Crossing will consist of 60% masonry – stone, simulated stone or brick – with the remainder of the materials consisting of stucco, fiber cement panels, fiber cement siding, glass or architectural steel or metal. At least two different materials must be used on each elevation and building facades longer than 150 feet must have offsets. On the other two sides of the building, masonry is required on 30% of each elevation, with the remainder consisting of the same additional materials. Building facades longer than 150 feet must have offsets.

The landscaped open space requirement, noted in item #5 above, will be met by the location of two courtyards, as depicted on **Exhibit “E”**. In addition, a sidewalk connection will be made to Buck Egger Park to the north.

**Rock Springs Apts. PUD 9 Amendment No. 2**  
**ZONING ZON1807-003**

Landscaping, Screening & Lighting: The applicable zoning code requirements for landscaping, mechanical equipment screening, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening of ponds, and irrigation will apply. In addition, requirements to direct lighting away from residential areas, including a parking lot light pole height limit of 20 feet and a pedestrian area light pole height limit of 12 feet will apply.

Traffic, Access and Roads: Access will be provided using the existing driveway from Mays Crossing. Mays Crossing connects the northbound IH-35 frontage road to S. Mays Avenue, where there is an existing traffic signal. No traffic impact study was required for the zoning application.

Public Notice: The applicant mailed a letter to the property owners within 300 feet of the boundary of the site before the public hearing notices were sent. A comment was received expressing that no public street connection to Mandell Street to the north of the site should be provided. The PUD currently prohibits vehicular access other than emergency access. A sign was posted on the site and public hearing notices were mailed. No neighborhood association was identified for the residential area to the north, along Mandell Street and south of Logan Drive.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 9 to allow for a high density multi-family residential development.





Mandell St

S Mays St

**Subject Tract  
2.75 ac.**

Mays Crossing Dr





**II.  
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 section applies to approximately 2.753 acres of land located within the City of Round Rock, Texas, and more particularly described as Lot 4B of the Replat of Lot 4, Block B, Mays Crossing Subdivision, Document No. 2005042934, Williamson County, Texas. The location of the 2.753 acres in relation to the remainder of the property within the Plan area is indicated on **Exhibit “A-1”**.

**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 and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multifamily – urban)** zoning district and other sections of the Code, as applicable and 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 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. PERMITTED USES**

All uses permitted in the **MF-3 (Multifamily – urban)** zoning district. The development shall conform with requirements of the MF-3 district, unless otherwise specified by this Plan, and shall be developed in accordance with **Exhibit “E”**.

**6. DEVELOPMENT STANDARDS**

**6.1. Density, Units and Building Height**

- 1) Minimum density for the Plan area shall be 45 dwelling units per acre;
- 2) 5-story maximum building height; the structured parking facility may exceed the height of the residential building it serves, so long as the additional height is effectively screened from view using compatible building materials, subject to approval by the City.

**6.2. Setbacks**

- 1) 10' building setback from any property line.
- 2) Balconies may extend to within 5' of the property line, as long as fire protection requirements are met.

**6.3. Parking**

- 1) Parking shall be provided at a minimum ratio of one (1) parking space per bedroom.
- 2) All the required parking shall be provided within the structured parking garage.
- 3) A maximum of 25 surface parking spaces shall be allowed along the perimeter of the building.

**6.4. Exterior Materials and Design**

- 1) Building elevations facing Mays Crossing and Mays Street:
  - a) The exterior finish materials, except for doors, windows, accents and trim shall consist of:
    - i. Masonry: stone, simulated stone, or brick
    - ii. 3-step hard coat stucco
    - iii. Fiber cement panels
    - iv. Fiber cement siding
    - v. Glass
    - vi. Architectural steel or metal with a minimum 30-year warranty.
  - b) Sixty percent (60%) or more of the elevation shall be masonry, as defined in section (1) (A) (I) above.

- c) A minimum of two different materials listed in Section (A) shall be used. Architectural steel or metal shall be limited to thirty three percent (33%) of the elevation. Fiber cement panels/siding shall be limited to forty percent (40%) of the elevation.
  - d) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
  - e) Alternative designs may be approved in writing by the zoning administrator in order to implement a specific, recognized architectural style not accommodated by the design standards, excluding corporate architecture.
  - f) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
  - g) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.
- 2) Building elevations for the remaining frontages:
- a) The exterior finish materials, except for doors, windows, accents and trip shall consist of:
    - i. Masonry: stone, simulated stone, or brick
    - ii. 3-step hard coat stucco
    - iii. Fiber cement panels
    - iv. Fiber cement siding
    - v. Glass
    - vi. Architectural steel or metal with a minimum 30-year warranty.
  - b) Thirty percent (30%) or more of the elevation shall be masonry, as defined in section (2) (A) (I) above.
  - c) Horizontal building facades longer than 150 feet shall be segmented into smaller sections by a structural or ornamental minor façade offset or inset of a minimum two feet deep.
  - d) Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
  - e) Mirrored glass with a reflectivity of twenty percent (20%) or more is not permitted on the exterior walls and roofs.

**6.5. Landscaping and Compatibility**

The landscaping and compatibility standards contained in Section 46-195 of the Code shall apply as applicable, including visual screening, mechanical equipment, lighting, interior parking lot landscaping, parking lot landscape buffers, foundation treatment, screening, and irrigation.

**6.6. Site Lighting**

- 1) Fixture (luminaire). The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
- 2) Light source (lamp). Only incandescent, fluorescent, compact fluorescent (CFL), light-emitting diodes (LED), metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master planned development.
- 3) Mounting. Fixtures shall be mounted in such a manner that the cone of light does not exceed one (1) foot candle at any property line shared with a non-residential use and two (2) foot-candles at any property line abutting a public street (right-of-way). Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
- 4) All site and building lighting shall be accomplished with light that does not flash, blink, or pulse.
- 5) Height of fixture. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
  - a) Excessive illumination:
    - i. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
    - ii. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
    - iii. Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by city staff during the site plan review process.

**6.7. Open Space**

The landscaped open space requirement shall be met by the courtyards as depicted on **Exhibit “E”**.

**6.8. Pedestrian Connection**

A sidewalk shall be provided to the existing sidewalk in Buck Egger Park shall be provided, as depicted on **Exhibit “E”**.

**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”	Property Description for 30.42 acres
Exhibit “A-1”	Property Overview
Exhibit “B”	Lienholder’s Consent
Exhibit “C”	Drainage Improvements
Exhibit “D”	Drainage Easement Location Map
Exhibit “E”	Site Layout for 2.753 acres – MF-3

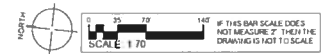
# MAYS CROSSING

ROUND ROCK, TX

## EXHIBIT "A-1"



- ☐ PUD #9 AREA
- ☒ SUBJECT TRACT  
(2.753 ACRES)



SITE PLAN

KELLY GROSSMAN  
ARCHITECTS, LLC

2000 N. MAYS STREET, SUITE 100, ROUND ROCK, TX 78664-1000  
TEL: 512.257.7300 FAX: 512.257.7301

# MAYS CROSSING

ROUND ROCK, TX

## EXHIBIT "E"

BUCK EGGER PARK

SIDEWALK TO PARK

MANDELL STREET

MAYS CROSSING DRIVE

5 STORY BUILDING

PARKING GARAGE

COURTYARD

COURTYARD

5 STORY BUILDING

15.50

15.50

10.50

8.00

10.50

KELLY GROSSMAN  
ARCHITECTS LLC

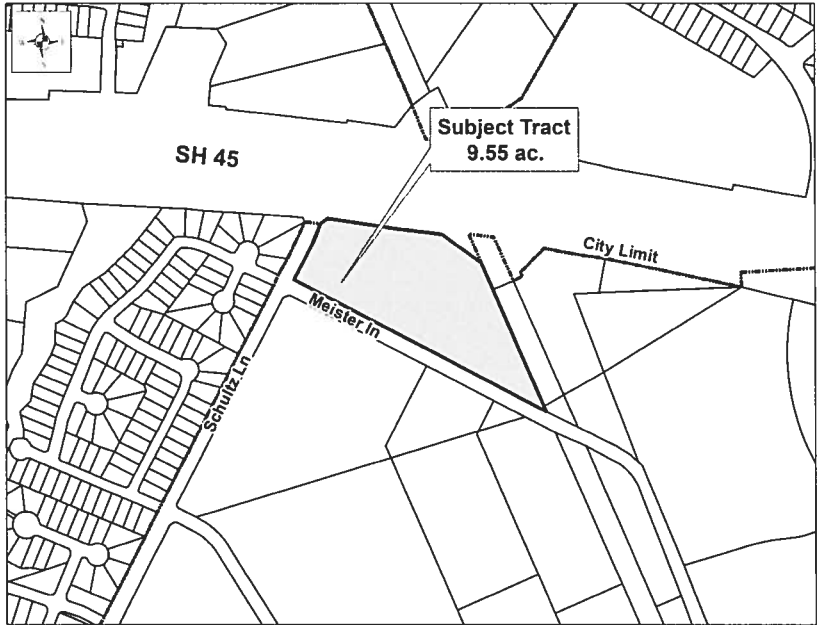


SCALE 1"=20'  
IF THIS BAR SCALE DOES NOT MEASURE, THEN THE DRAWING IS NOT TO SCALE

SITE PLAN-SUBJECT TRACT



**Remington PUD - Rezoning from PUD to TH  
ZONING ZON1808-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Rezoning from PUD 22 to TH (Townhouse)

**ZONING AT TIME OF APPLICATION:** PUD 22 - business park or C-1

**DESCRIPTION:** 9.56 acres out of the William Barker Survey, Abstract No. 107

**CURRENT USE OF PROPERTY:**vacant

**GENERAL PLAN LAND USE DESIGNATION:**The site is within PUD No. 22, which provides for residential, commercial and light industrial land uses.

**ADJACENT LAND USE:**

- North: State Highway 45 (Louis Henna Blvd.)
- South: Meister Lane and City of Pflugerville zoned LI (Light Industrial)
- East: former MOKAN right-of-way (State of Texas)
- West: (across Schultz Lane) Spring Ridge single family subdivision (PUD No. 15)

**PROPOSED LAND USE:** townhouse

**TOTAL ACREAGE:** 9.56

<b>Owner:</b> Jack Wheeler 623 W. 38th St., Ste. 310 Austin, TX 78705	<b>Agent:</b> Kimley-Horn & Associates, Inc. Jason Reece 10814 Jollyville Rd., Bldg. IV, Ste. 300 Austin, TX 78759
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**Remington PUD – Rezoning from PUD to TH  
ZONING ZON1808-001**

**HISTORY:** PUD (Planned Unit Development) No. 22 was originally approved for primarily business park and commercial uses in 1995. The largest part of the property is located north of SH 45 and the PUD was amended to provide for single family, commercial and business park uses on this tract in 2014. The remainder of the PUD property, which is located south of SH 45, is the subject of this rezoning.

**DATE OF REVIEW:** September 5, 2018

**LOCATION:** Southeast corner of Schultz Ln. and SH 45

**STAFF REVIEW AND ANALYSIS:**

General Plan & Current Zoning: The general plan designation is determined by PUD No. 22, which contains a mixture of residential, commercial and business park uses. For this 9.55-acre tract, PUD No. 22 currently allows either C-1 (General Commercial) or business park uses, but not both. The business park designation allows for primary uses of: office, office/warehouse, research and development, technical schools and light manufacturing and assembly, conducted wholly within a building. Secondary uses allowed are: a caretaker's residence, the sale of goods produced or assembled on site, daycare and other employee services. Prohibited uses are: automotive and machinery repair, automotive and machinery painting, wrecking yard, sexually oriented businesses, transmission and communication towers, trucking depots, bulk distribution centers and mini-warehouses.

Proposed Zoning: The request is to change the zoning on the 9.55 acres to the TH (Townhouse) district, removing it from PUD No. 22. Development would then be subject to the regulations of the TH district, which allows for townhouses, up to a maximum of 12 units per acre. TH requires masonry exterior finish, with masonry defined as stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco cannot comprise more than 50 percent of the exterior finish. Buildings must include details to provide visual relief, including features such as window types, arched entryways, balconies, accent walls, decorative tile, and variation of roof lines.

Traffic, Access and Roads: The site is bounded by the eastbound SH 45 frontage road on the north, Schultz Lane on the west and Meister Lane on the south. The former MOKAN railroad right-of-way, now owned by the State of Texas, borders the site on the east. Access to the site will be provided from Meister Lane. No traffic impact study was required for this zoning application.

Public Notice: A sign was posted on the site and letters from the applicant were included with the public hearing notices mailed to the surrounding property owners. No neighborhood association was identified for the Spring Ridge subdivision to the west of the site, across Schultz Lane.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from the PUD (Planned Unit Development) No. 22 zoning district to the TH (Townhouse) zoning district.





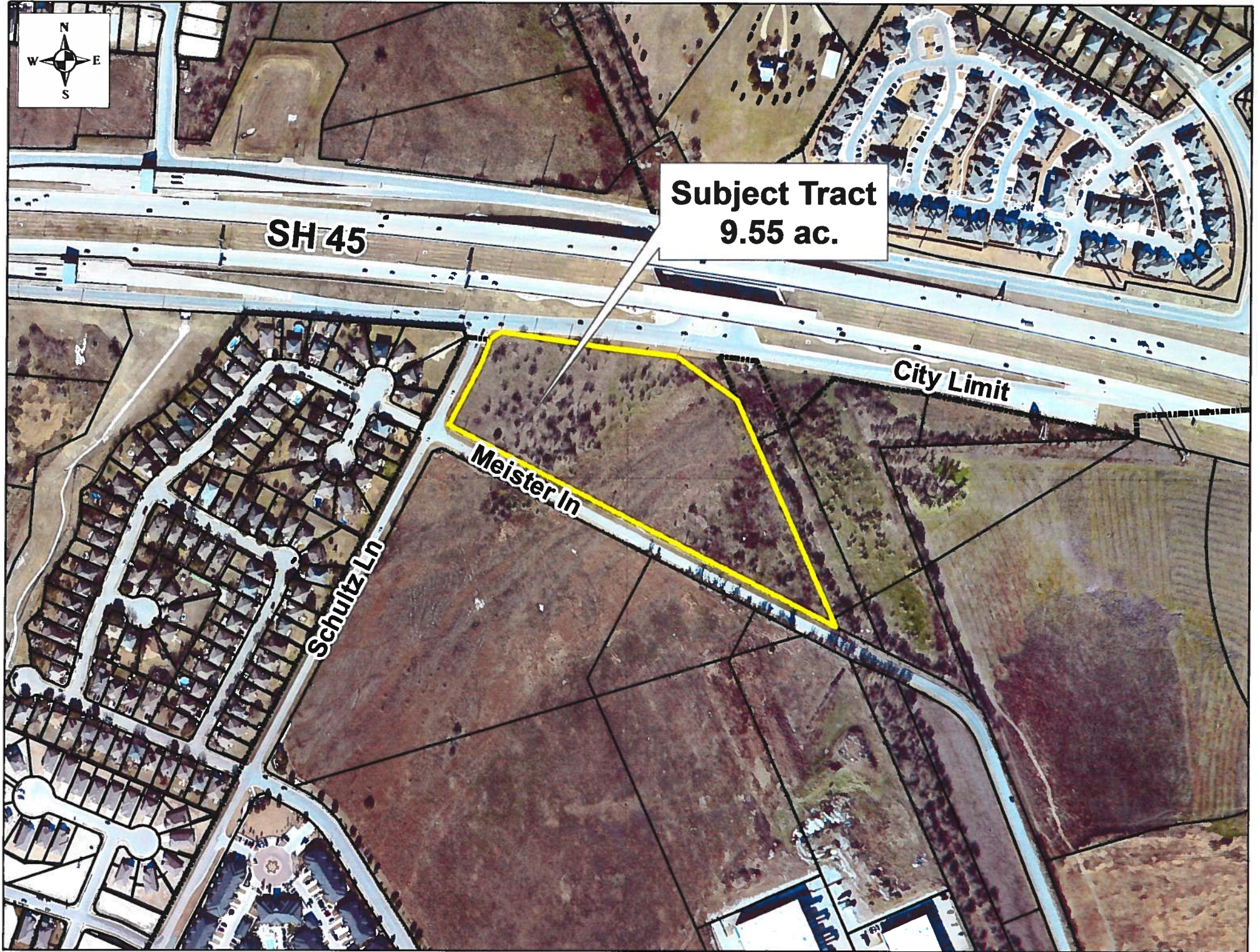
**SH 45**

**Subject Tract  
9.55 ac.**

**City Limit**

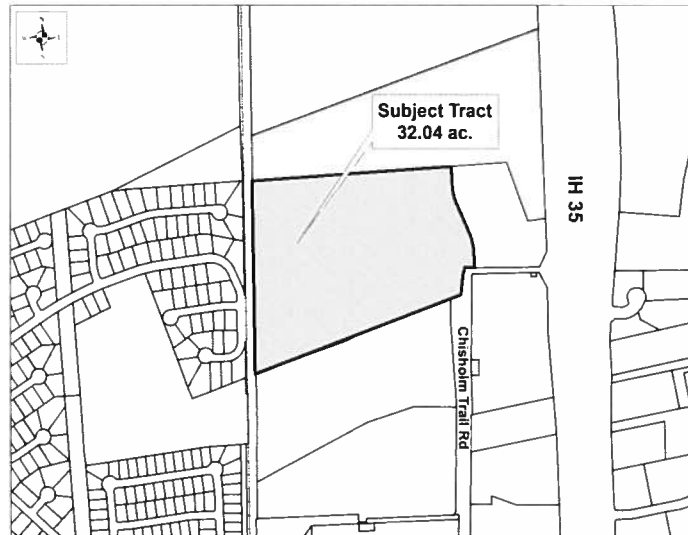
**Meister Ln**

**Schultz Ln**





**Chisholm Trail Trade Center  
PRELIM PLAT PP1808-001**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Preliminary plat approval to create one (1) development lot, one (1) special purpose lot for a cell tower and one (1) right-of-way lot.

**ZONING AT TIME OF APPLICATION:** LI (Light Industrial)

**DESCRIPTION:** 32.04 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant Single-Family Residence (Zoned Light Industrial)

**GENERAL PLAN LAND USE DESIGNATION:** Industrial

**ADJACENT LAND USE:**

North: Vacant and Undeveloped (Zoned PUD No. 71)  
 South: Vacant and Undeveloped (Zoned Light Industrial)  
 East: Commercial (Zoned LI & C-1)  
 West: Georgetown Railroad ROW/Residential (Zoned SF-2)

**PROPOSED LAND USE:**

<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:	0	0
Industrial:	1	30.55
Open/Common Space:	0	0
ROW:	1	1.38
Parkland:	0	0
Other:	1	0.11
<b>TOTALS:</b>	<b>3</b>	<b>32.04</b>

**Owner:**  
 Bessie May Behrens  
 P.O. Box 2529  
 Round Rock, TX 78680

**Agent:**  
 KBGE  
 Jennifer Garcia  
 105 W. Riverside Dr., Ste. 110  
 Austin, TX 78704

**Chisholm Trail Trade Center  
PRELIMINARY PLAT PP1808-001**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1805-002) for this property on June 6, 2018.

**DATE OF REVIEW:** September 5, 2018

**LOCATION:** West of the intersection of Chisholm Trail Road and N. IH-35

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site Industrial. The property is zoned LI (Light Industrial) and allows industrial land uses such as manufacturing and assembly, warehouse and freight movement, and wholesale trade by right. The LI development standards require that the exterior building materials be brick, natural stone, simulated stone, stucco, concrete masonry units having split face, stone-face, or burnished finish, concrete tilt wall, architectural steel or metal, or similar material approved in writing by the zoning administrator. Architectural steel or metal shall not exceed 33% of the total exterior wall finish.

Compliance with the Concept Plan: As shown, this preliminary plat is in compliance with the Concept Plan (CP1805-002) approved by the Planning & Zoning Commission.

Traffic, Access and Roads: The applicant is dedicating right-of-way to the City of Round Rock for Chisholm Trail Road extension as an arterial roadway (1/2 section) to the north property line of this site, which will also be constructed by the applicant. Therefore, a Traffic Impact Analysis (TIA) was not warranted for this application. The other half of Chisholm Trail Road extension will be dedicated and built when development occurs on the 6.6-acre property to the east of the subject site.

Water and Wastewater Service: The applicant will build the utility extensions and the City of Round Rock will provide water and wastewater service. This will be done by the property connecting to an existing 16-inch water line in the Chisholm Trail Road right-of-way. Wastewater will be collected onsite and conveyed to a public gravity-based wastewater system. Wastewater service will be indicated in the Subdivision Improvement Permit, which will be a prerequisite for plat recordation.

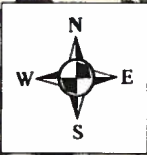
Drainage: Onsite stormwater management is proposed. The applicant will submit a water quality plan to the Texas Commission on Environmental Quality for approval. The water quality and stormwater mitigation is two to three detention ponds and two sedimentation/filtration ponds located onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provision for installation of a gravity-based wastewater system, which conveys flows from the proposed lots to the City's public system, is required to be proposed by the applicant and approved by Planning and Development Services (PDS) in the Subdivision Improvement Permit (SIP). All offsite easements shall be recorded, subdivision improvements shall be permitted by PDS, and any required fiscal surety posted, prior to recordation of any final plat.
2. Under number of lots by type, include right-of-way as 1 lot.
3. Under acreage by lot type, include the text "Lot 3" for the ROW.
4. Label the ROW as Lot 3 and include the acreage and square footage similar to the other two lots.
5. Remove the signature blocks for the property owners and the Williamson County Clerk.
6. Provide recordation information for Georgetown Railroad right-of-way along west boundary.





**Subject Tract  
32.04 ac.**

**IH 35**

**Chisholm Trail Rd**

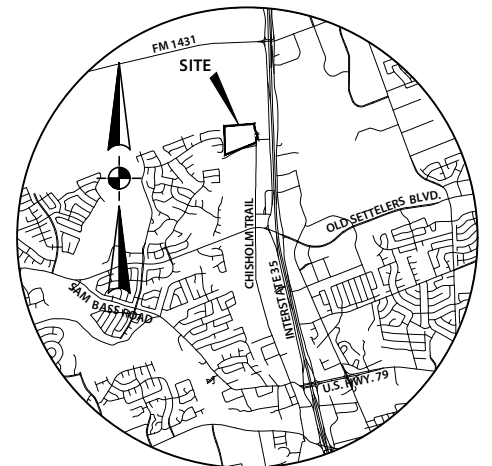




PRELIMINARY PLAT OF  
CHISHOLM TRAIL TRADE CENTER

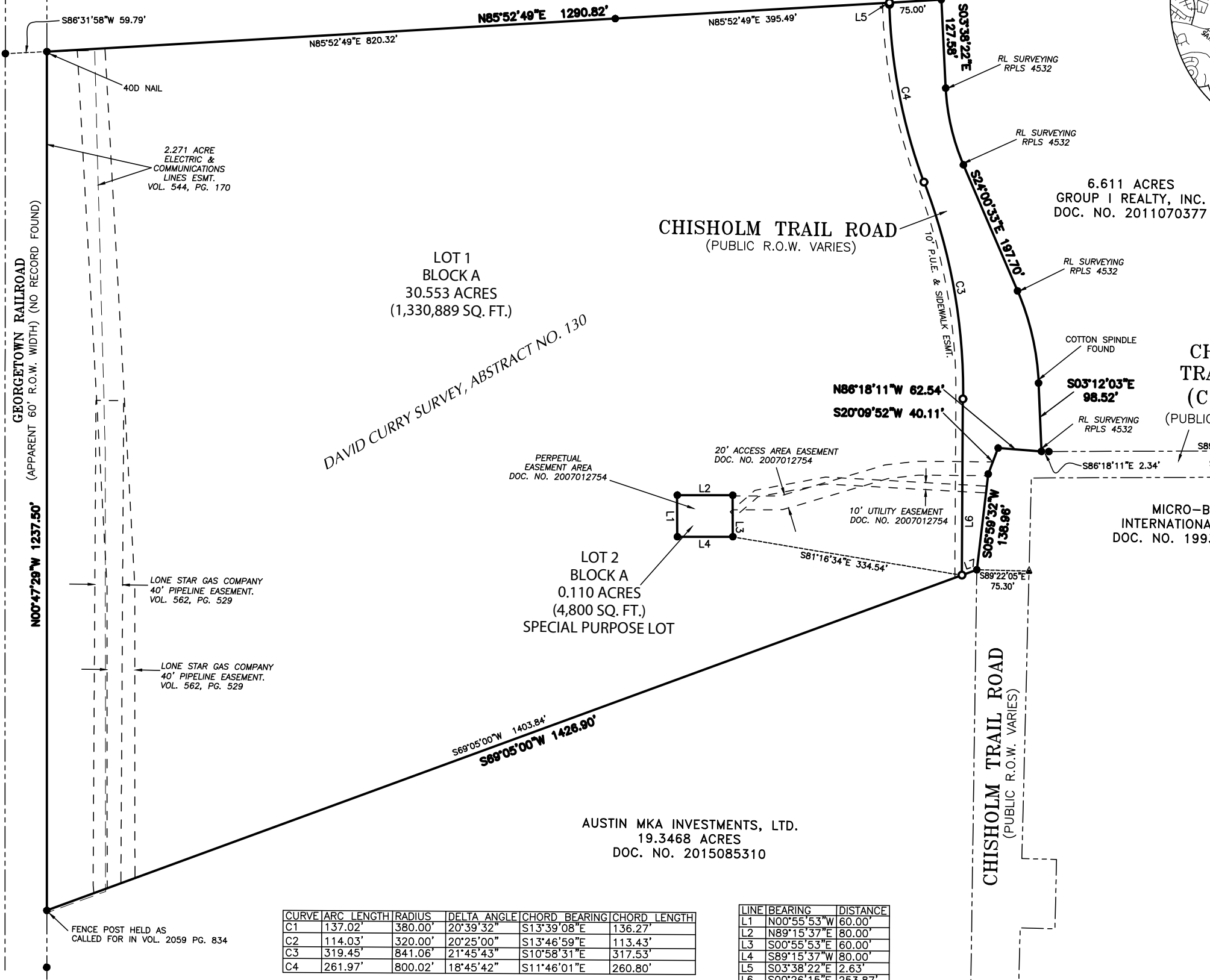
GEORGETOWN RAILROAD  
COMPANY, INC.  
260.39 ACRES  
(TRACT IIA)  
VOL. 880 PG. 630

APPROVED BY:  
SSX  
JOB NUMBER: 165-021 ISSUE DATE: 08/07/18  
SHEET: 1 OF 2  
SUBMITTAL DATE: 08/07/18



VICINITY MAP  
SCALE: 1"=5000'  
0 100 200 300  
SCALE: 1"=100'

- LEGEND**
- ▲ CALCULATED POINT
  - 1/2-INCH IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2-INCH IRON ROD SET WITH CAP
  - PK NAIL
  - MONUMENT TYPE 1
  - P.O.B.
  - POINT OF BEGINNING
  - BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
  - - - DOCUMENT NUMBER
  - - - CAB. NO.
  - - - CAB.
  - - - SLD./SLDS.
  - - - VOL.
  - - - PG.
  - - - P.U.E.
  - - - R.O.W.
  - - - ESMT.
  - - - SQ. FT.
  - ▲ CALCULATED POINT
  - 1/2-INCH IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2-INCH IRON ROD SET WITH CAP
  - PK NAIL
  - MONUMENT TYPE 1
  - P.O.B.
  - POINT OF BEGINNING
  - BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
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  - - - VOL.
  - - - PG.
  - - - P.U.E.
  - - - R.O.W.
  - - - ESMT.
  - - - SQ. FT.



OWNERS: BESSIE MAY BEHRENS, KELLY JOE BEHRENS AND JULIE RAE BEHRENS  
ACREAGE: 32.043 ACRES  
SURVEYOR: SYDNEY S. XINOS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 655'  
SUBMITTAL DATE: 08/07/2018  
BENCHMARK DESCRIPTION AND ELEVATION:  
BM 1: 10172345.43 3127121.96 775.37  
MAG NAIL SET WITH 'KBGE' WASHER  
MAG NAIL SET IN ASPHALT AT THE INTERSECTION OF THE MAIN ROAD INTO THE PROPERTY AND CHISHOLM TRAIL, AT THE NORTHWEST CORNER OF THE INTERSECTION.  
BM 2: 10172282.59 3126786.76 779.19  
MAG NAIL SET WITH 'KBGE' WASHER  
MAG NAIL SET IN ASPHALT IN THE MAIN DRIVEWAY INTO THE PROPERTY, AT THE LEFT SIDE OF 'Y' TOWARD THE CELL TOWER.  
ACREAGE BY LOT TYPE: LOT 1, DEVELOPMENT, 30.553 ACRES  
LOT 2, SPECIAL PURPOSE, 0.110 ACRES  
RIGHT-OF-WAY TO BE DEDICATED: 1.379 ACRES  
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130  
ENGINEER: JENNIFER M. GARCIA  
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1  
SPECIAL PURPOSE: 1  
NOTES:  
1. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.  
2. THE BASIS OF STATED ELEVATIONS IS NAVD88(GEIOD 2012A), UTILIZING MULTIPLE OBSERVATIONS OF POINTS AS REFERENCED TO THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.02'	380.00'	20°39'32"	S13°39'08"E	136.27'
C2	114.03'	320.00'	20°25'00"	S13°46'59"E	113.43'
C3	319.45'	841.06'	21°45'43"	S10°58'31"E	317.53'
C4	261.97'	800.02'	18°45'42"	S11°46'01"E	260.80'

LINE	BEARING	DISTANCE
L1	N00°55'53"W	60.00'
L2	N89°15'37"E	80.00'
L3	S00°55'53"E	60.00'
L4	S89°15'37"W	80.00'
L5	S03°38'22"E	2.63'
L6	S00°26'15"E	253.87'
L7	S69°05'00"W	23.06'

**kbge**  
KIMBELL | BRUEHL | GARCIA | ESTES  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No F-12802  
TBPLS No. 10193943

PRELIMINARY PLAT OF  
CHISHOLM TRAIL TRADE CENTER

APPROVED BY:  
SSX

JOB NUMBER: 165-021  
ISSUE DATE: 08/07/18

SHEET:  
2 OF 2

SUBMITTAL DATE:  
08/07/18

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, KELLY JOE BEHRENS AND JULIE RAE BEHRENS, AS OWNER OF THAT CERTAIN 2.0 ACRE TRACT PER SPECIAL WARRANTY DEED RECORDED IN VOLUME 2067, PAGE 694, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BESSIE MAY BEHRENS, AS OWNER OF THAT CERTAIN 30.043 ACRES PER ORDER ADMITTING WILL TO PROBATE AS MUNIMENT OF TITLE RECORDED AS DOCUMENT NO. 2014094322, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON, TO BE KNOWN AS FINAL PLAT OF CHISHOLM TRAIL TRADE CENTER.

-----  
BESSIE MAY BEHRENS

-----  
KELLY JOE BEHRENS

-----  
JULIE RAE BEHRENS

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_DAY OF \_\_\_\_\_, 2018,  
BY BESSIE MAY BEHRENS, KELLY JOE BEHRENS AND JULIE RAE BEHRENS.

-----  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

GENERAL NOTES:

- 1) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 2) NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6) THIS PRELIMINARY PLAT CONFORMS TO THE CONCEPT PLAN (CP1805--002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 6, 2018.
- 7) A TEN--FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

FIELD NOTES

BEING A 32.043 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND: A PORTION OF THAT CERTAIN 38.665 ACRE TRACT OF LAND (CALLED TRACT III) CONVEYED TO WILLIAM A. BEHRENS BY PARTITION DEED OF RECORD IN VOLUME 2059, PAGE 834 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT CERTAIN 2.00 ACRE TRACT OF LAND CONVEYED TO KELLY JOE BEHRENS AND WIFE, JULIE RAE BEHRENS BY DEED OF RECORD IN VOLUME 2067, PAGE 694 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 32.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING.** AT A COTTON SPINDLE FOUND IN THE SOUTH LINE OF THAT CERTAIN 260.39 ACRE TRACT OF LAND (CALLED TRACT IIA) CONVEYED TO GEORGETOWN RAILROAD COMPANY, INC. BY DEED OF RECORD IN VOLUME 880, PAGE 630 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTH LINE OF SAID 38.665 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 6.611 ACRE TRACT OF LAND CONVEYED TO GROUP I REALTY, INC. BY DEED OF RECORD IN DOCUMENT NUMBER 2011070377 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE.** LEAVING THE SOUTH LINE OF SAID 260.39 ACRE TRACT, OVER AND ACROSS SAID 38.665 ACRE TRACT, ALONG THE WEST LINE OF SAID 6.611 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1.) S03°38'22"E, A DISTANCE OF 127.58 FEET TO A 1/2--INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2.) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20°25'00", AN ARC LENGTH OF 114.03 FEET AND A CHORD WHICH BEARS S13°46'59"E, A DISTANCE OF 113.43 FEET TO A 1/2--INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE END OF SAID CURVE;
- 3.) S24°00'33"E, A DISTANCE OF 197.70 FEET TO A 1/2--INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 4.) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 20°39'32", AN ARC LENGTH OF 137.02 FEET AND A CHORD WHICH BEARS S13°39'08"E, A DISTANCE OF 136.27 FEET TO A COTTON SPINDLE FOUND, FOR THE END OF SAID CURVE;
- 5.) S03°12'03"E, A DISTANCE OF 98.52 FEET TO A 1/2--INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND IN THE NORTH RIGHT--WAY--LINE OF CHISOLM TRAIL (R.O.W. VARIES), BEING THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, FOR AN ANGLE POINT, FROM WHICH A 1/2--INCH IRON ROD FOUND IN SAID NORTH RIGHT--OF--WAY LINE BEARS S86°18'11"E, A DISTANCE OF 2.34 FEET;

**THENCE.** N86°18'11"W, ALONG THE NORTH RIGHT--OF--WAY LINE OF SAID CHISOLM TRAIL, BEING THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 62.54 FEET TO A 1/2--INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH RIGHT--OF--WAY LINE AND THE WEST RIGHT--OF--WAY LINE OF SAID CHISOLM TRAIL, FOR AN ANGLE POINT;

**THENCE.** CONTINUING ALONG THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, BEING THE WEST RIGHT--OF--WAY LINE OF SAID CHISOLM TRAIL, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.) S20°09'52"W, A DISTANCE OF 40.11 FEET TO A 1/2--INCH IRON ROD FOUND, FOR AN ANGLE POINT;
- 2.) S05°59'32"W, A DISTANCE OF 138.96 FEET TO A 1/2--INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN 19.3468 ACRE TRACT OF LAND CONVEYED TO AUSTIN MKA INVESTMENTS, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 2015085310 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE.** S69°05'00"W, ALONG THE NORTH LINE OF SAID 19.3468 ACRE TRACT, BEING THE SOUTH LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 1426.90 FEET TO A FENCE POST FOUND IN THE EAST RIGHT--OF--WAY LINE OF THE GEORGETOWN RAILROAD (60' R.O.W.), BEING THE NORTHWEST CORNER OF SAID 19.3468 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE.** N00°47'29"W, ALONG THE EAST RIGHT--OF--WAY LINE OF SAID GEORGETOWN RAILROAD, BEING THE WEST LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 1237.50 FEET TO A 40D NAIL FOUND, FOR THE NORTHWESTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID 260.39 ACRE TRACT, FROM WHICH A 1/2--INCH IRON ROD FOUND IN THE WEST RIGHT--OF--WAY LINE OF SAID GEORGETOWN RAILROAD BEARS S86°31'58"W, A DISTANCE OF 59.79 FEET;

**THENCE.** N85°52'49"E, ALONG THE SOUTH LINE OF SAID 260.39 ACRE TRACT, BEING THE NORTH LINE OF SAID 38.665 ACRE TRACT, PASSING AT A DISTANCE OF 820.32 FEET, A 1/2--INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, PASSING AT A DISTANCE OF 1,020.67 FEET, A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1290.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32.043 ACRES (1,395,772 SQUARE FEET) OF LAND, MORE OR LESS.

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, JENNIFER M. GARCIA, 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.

-----  
JENNIFER M. GARCIA, PE 106000  
KBGE  
105 W. RIVERSIDE STE. 110  
AUSTIN, TX 78704

-----  
DATE

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, SYDNEY SMITH XINOS, 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.

-----  
Sydney Smith Xinos  
SYDNEY SMITH XINOS  
RPLS. NO. 5361  
KBGE SURVEYING  
105 W. RIVERSIDE STE. 110  
AUSTIN, TX 78704

-----  
8/20/2018

-----  
DATE



THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, 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 CITY LIMITS OF THE CITY OF ROUND ROCK.

-----  
DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE 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 \_\_\_\_\_ A.D., 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

-----  
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

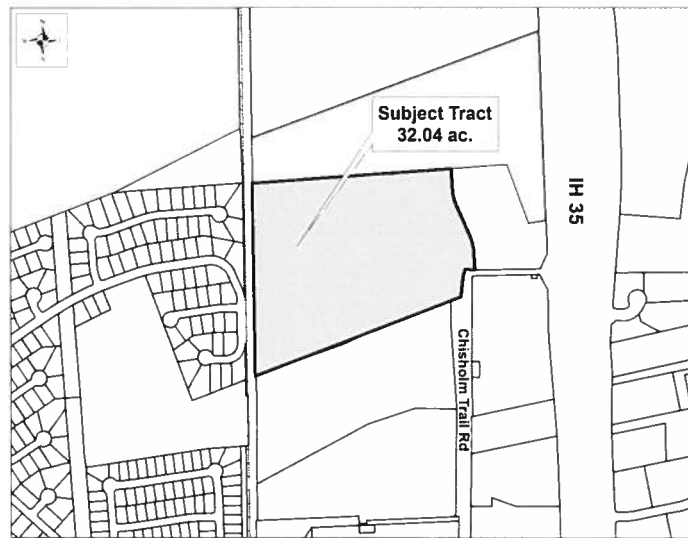
BY: \_\_\_\_\_  
DEPUTY



PP1808-001



# Chisholm Trail Trade Center FINAL PLAT FP1808-003



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Final plat approval to create one (1) development lot, one (1) special purpose lot for a cell tower and one (1) right-of-way lot

**ZONING AT TIME OF APPLICATION:** LI (Light Industrial)

**DESCRIPTION:** 32.04 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant Single-Family Residence (Zoned Light Industrial)

**GENERAL PLAN LAND USE DESIGNATION:** Industrial

**ADJACENT LAND USE:**

North: Vacant and Undeveloped (Zoned PUD No. 71)  
 South: Vacant and Undeveloped (Zoned Light Industrial)  
 East: Commercial (Zoned LI & C-1)  
 West: Georgetown Railroad ROW/Residential (Zoned SF-2)

**PROPOSED LAND USE:**

<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:	0	0
Industrial:	1	30.55
Open/Common Space:	0	0
ROW:	1	1.38
Parkland:	0	0
Other:	1	0.11
<b>TOTALS:</b>	<b>3</b>	<b>32.04</b>

**Owner:**  
 Bessie May Behrens  
 P.O. Box 2529  
 Round Rock, TX 78680

**Agent:**  
 KBGE  
 Jennifer Garcia  
 105 W. Riverside Dr., Ste. 110  
 Austin, TX 78704

**Chisholm Trail Trade Center  
FINAL PLAT      FP1808-003**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1805-002) for this property on June 6, 2018.

**DATE OF REVIEW:** September 5, 2018

**LOCATION:** West of the intersection of Chisholm Trail Road and N. IH-35

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site Industrial. The property is zoned LI (Light Industrial) and allows industrial land uses such as manufacturing and assembly, warehouse and freight movement, and wholesale trade by right. The LI development standards require that the exterior building materials be brick, natural stone, simulated stone, stucco, concrete masonry units having split face, stone-face, or burnished finish, concrete tilt wall, architectural steel or metal, or similar material approved in writing by the zoning administrator. Architectural steel or metal shall not exceed 33% of the total exterior wall finish.

Compliance with the Preliminary Plat: As shown, this final plat is in compliance with the preliminary plat.

Traffic, Access and Roads: The applicant is dedicating right-of-way to the City of Round Rock for Chisholm Trail Road extension as an arterial roadway (1/2 section) to the north property line of this site, which will also be constructed by the applicant. Therefore, a Traffic Impact Analysis (TIA) was not warranted for this application. The other half of Chisholm Trail Road extension will be dedicated and built when development occurs on the 6.6-acre property to the east of the subject site.

Water and Wastewater Service: The applicant will build the utility extensions and the City of Round Rock will provide water and wastewater service. This will be done by the property connecting to an existing 16-inch water line in the Chisholm Trail Road right-of-way. Wastewater will be collected onsite and conveyed to a public gravity-based wastewater system. Wastewater service will be indicated in the Subdivision Improvement Permit, which will be a prerequisite for plat recordation.

Drainage: Onsite stormwater management is proposed. The applicant will submit a water quality plan to the Texas Commission on Environmental Quality for approval. The water quality and stormwater mitigation is two to three detention ponds and two sedimentation/filtration ponds located onsite.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Provision for installation of a gravity-based wastewater system, which conveys flows from the proposed lots to the City's public system, is required to be proposed by the applicant and approved by Planning and Development Services (PDS) in the Subdivision Improvement Permit (SIP). All offsite easements shall be recorded, subdivision improvements shall be permitted by PDS, and any required fiscal surety posted, prior to recordation of any final plat.
2. Under number of lots by type, include right-of-way as 1 lot.
3. Under acreage by lot type include text "Lot 3" for the ROW.
4. Label the ROW as Lot 3 and include the acreage and square footage similar to the other two lots.
5. Include the appropriate signature block, which specifically states that there are no lienholders in the text.
6. Provide recordation information for Georgetown Railroad right-of-way along west boundary.





**Subject Tract  
32.04 ac.**

**IH 35**

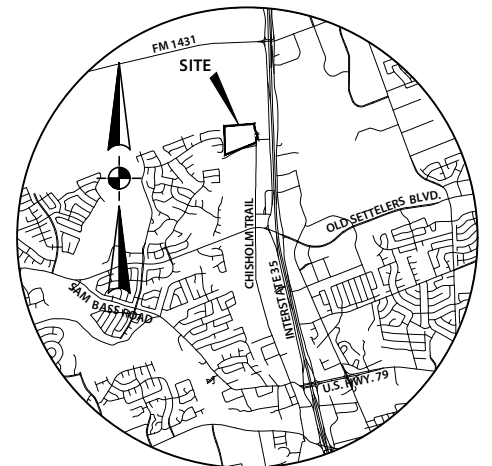
**Chisholm Trail Rd**



FINAL PLAT OF  
CHISHOLM TRAIL TRADE CENTER

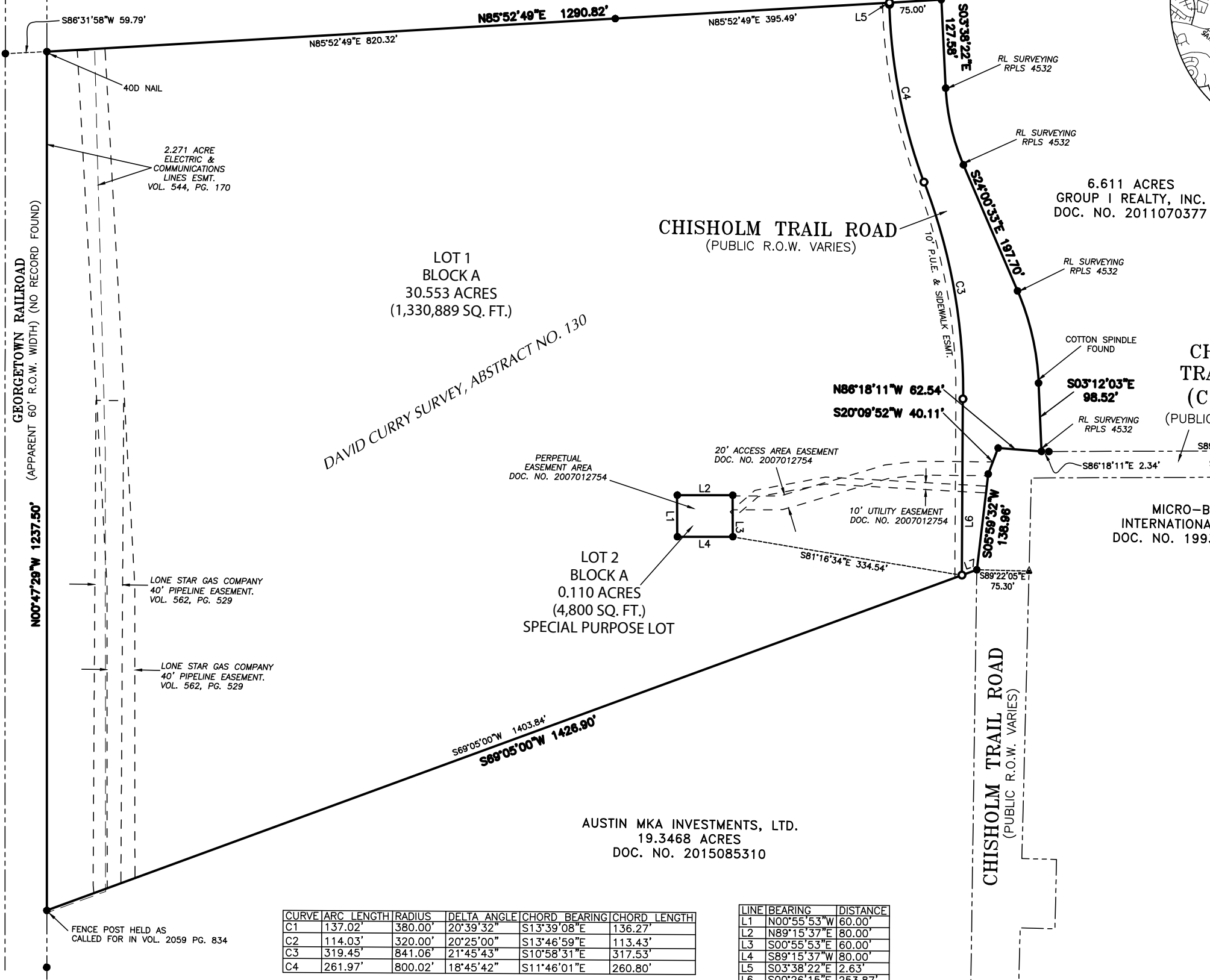
GEORGETOWN RAILROAD  
COMPANY, INC.  
260.39 ACRES  
(TRACT IIA)  
VOL. 880 PG. 630

APPROVED BY:  
SSX  
JOB NUMBER: 165-021 ISSUE DATE: 08/07/18  
SHEET: 1 OF 2  
SUBMITTAL DATE: 08/07/18



VICINITY MAP  
SCALE: 1"=5000'  
0 100 200 300  
SCALE: 1"=100'

- LEGEND**
- ▲ CALCULATED POINT
  - 1/2-INCH IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2-INCH IRON ROD SET WITH CAP
  - PK NAIL
  - MONUMENT TYPE 1
  - P.O.B.
  - POINT OF BEGINNING
  - BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
  - - - DOCUMENT NUMBER
  - - - CAB. NO.
  - - - CAB.
  - - - SLD./SLDS.
  - - - VOL.
  - - - PG.
  - - - P.U.E.
  - - - R.O.W.
  - - - ESMT.
  - - - SQ. FT.
  - ▲ CALCULATED POINT
  - 1/2-INCH IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2-INCH IRON ROD SET WITH CAP
  - PK NAIL
  - MONUMENT TYPE 1
  - P.O.B.
  - POINT OF BEGINNING
  - BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
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  - - - CAB. NO.
  - - - CAB.
  - - - SLD./SLDS.
  - - - VOL.
  - - - PG.
  - - - P.U.E.
  - - - R.O.W.
  - - - ESMT.
  - - - SQ. FT.



OWNERS: BESSIE MAY BEHRENS, KELLY JOE BEHRENS AND JULIE RAE BEHRENS  
ACREAGE: 32.043 ACRES  
SURVEYOR: SYDNEY S. XINOS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 655'  
SUBMITTAL DATE: 08/07/2018  
BENCHMARK DESCRIPTION AND ELEVATION:  
BM 1: 10172345.43 3127121.96 775.37  
MAG NAIL SET WITH 'KBGE' WASHER  
MAG NAIL SET IN ASPHALT AT THE INTERSECTION OF THE MAIN ROAD INTO THE PROPERTY AND CHISHOLM TRAIL, AT THE NORTHWEST CORNER OF THE INTERSECTION.  
BM 2: 10172282.59 3126786.76 779.19  
MAG NAIL SET WITH 'KBGE' WASHER  
MAG NAIL SET IN ASPHALT IN THE MAIN DRIVEWAY INTO THE PROPERTY, AT THE LEFT SIDE OF 'Y' TOWARD THE CELL TOWER.  
ACREAGE BY LOT TYPE: LOT 1, DEVELOPMENT, 30.553 ACRES  
LOT 2, SPECIAL PURPOSE, 0.110 ACRES  
RIGHT-OF-WAY TO BE DEDICATED: 1.379 ACRES  
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130  
ENGINEER: JENNIFER M. GARCIA  
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1  
SPECIAL PURPOSE: 1  
NOTES:  
1. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.  
2. THE BASIS OF STATED ELEVATIONS IS NAVD88(GEIOD 2012A), UTILIZING MULTIPLE OBSERVATIONS OF POINTS AS REFERENCED TO THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	137.02'	380.00'	20°39'32"	S13°39'08"E	136.27'
C2	114.03'	320.00'	20°25'00"	S13°46'59"E	113.43'
C3	319.45'	841.06'	21°45'43"	S10°58'31"E	317.53'
C4	261.97'	800.02'	18°45'42"	S11°46'01"E	260.80'

LINE	BEARING	DISTANCE
L1	N00°55'53"W	60.00'
L2	N89°15'37"E	80.00'
L3	S00°55'53"E	60.00'
L4	S89°15'37"W	80.00'
L5	S03°38'22"E	2.63'
L6	S00°26'15"E	253.87'
L7	S69°05'00"W	23.06'

**kbge**  
KIMBELL | BRUEHL | GARCIA | ESTES  
105 West Riverside Drive, Ste 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No F-12802  
TBPLS No. 10193943

FINAL PLAT OF  
CHISHOLM TRAIL TRADE CENTER

APPROVED BY: <b>SSX</b>	
JOB NUMBER: <b>165-021</b>	ISSUE DATE: <b>08/07/18</b>
SHEET: <b>2 OF 2</b>	
SUBMITTAL DATE: <b>08/07/18</b>	

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT, KELLY JOE BEHRENS AND JULIE RAE BEHRENS, AS OWNER OF THAT CERTAIN 2.0 ACRE TRACT PER SPECIAL WARRANTY DEED RECORDED IN VOLUME 2067, PAGE 694, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BESSIE MAY BEHRENS, AS OWNER OF THAT CERTAIN 30.043 ACRES PER ORDER ADMITTING WILL TO PROBATE AS MUNIMENT OF TITLE RECORDED AS DOCUMENT NO. 2014094322, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON, TO BE KNOWN AS FINAL PLAT OF CHISHOLM TRAIL TRADE CENTER.

-----  
BESSIE MAY BEHRENS

-----  
KELLY JOE BEHRENS

-----  
JULIE RAE BEHRENS

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_DAY OF \_\_\_\_\_, 2018,  
BY BESSIE MAY BEHRENS, KELLY JOE BEHRENS AND JULIE RAE BEHRENS.

-----  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

GENERAL NOTES:

- 1) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 2) NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0490E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 3) NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 6) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1808-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 5, 2018.
- 7) A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

FIELD NOTES

BEING A 32.043 ACRE TRACT OF LAND OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND: A PORTION OF THAT CERTAIN 38.665 ACRE TRACT OF LAND (CALLED TRACT II) CONVEYED TO WILLIAM A. BEHRENS BY PARTITION DEED OF RECORD IN VOLUME 2059, PAGE 834 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THAT CERTAIN 2.00 ACRE TRACT OF LAND CONVEYED TO KELLY JOE BEHRENS AND WIFE, JULIE RAE BEHRENS BY DEED OF RECORD IN VOLUME 2067, PAGE 694 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 32.043 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING.** AT A COTTON SPINDLE FOUND IN THE SOUTH LINE OF THAT CERTAIN 260.39 ACRE TRACT OF LAND (CALLED TRACT IIA) CONVEYED TO GEORGETOWN RAILROAD COMPANY, INC. BY DEED OF RECORD IN VOLUME 880, PAGE 630 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTH LINE OF SAID 38.665 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 6.611 ACRE TRACT OF LAND CONVEYED TO GROUP I REALTY, INC. BY DEED OF RECORD IN DOCUMENT NUMBER 2011070377 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE.** LEAVING THE SOUTH LINE OF SAID 260.39 ACRE TRACT, OVER AND ACROSS SAID 38.665 ACRE TRACT, ALONG THE WEST LINE OF SAID 6.611 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1.) S03°38'22"E, A DISTANCE OF 127.58 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- 2.) ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20°25'00", AN ARC LENGTH OF 114.03 FEET AND A CHORD WHICH BEARS S13°46'59"E, A DISTANCE OF 113.43 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE END OF SAID CURVE;
- 3.) S24°00'33"E, A DISTANCE OF 197.70 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND, FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 4.) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 20°39'32", AN ARC LENGTH OF 137.02 FEET AND A CHORD WHICH BEARS S13°39'08"E, A DISTANCE OF 136.27 FEET TO A COTTON SPINDLE FOUND, FOR THE END OF SAID CURVE;
- 5.) S03°12'03"E, A DISTANCE OF 98.52 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "RL SURVEYING RPLS 4532" FOUND IN THE NORTH RIGHT-WAY-LINE OF CHISOLM TRAIL (R.O.W. VARIES), BEING THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, FOR AN ANGLE POINT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN SAID NORTH RIGHT-OF-WAY LINE BEARS S86°18'11"E, A DISTANCE OF 2.34 FEET;

**THENCE.** N86°18'11"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CHISOLM TRAIL, BEING THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 62.54 FEET TO A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID CHISOLM TRAIL, FOR AN ANGLE POINT;

**THENCE.** CONTINUING ALONG THE IRREGULAR SOUTH LINE OF SAID 38.665 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF SAID CHISOLM TRAIL, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.) S20°09'52"W, A DISTANCE OF 40.11 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
- 2.) S05°59'32"W, A DISTANCE OF 138.96 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN 19.3468 ACRE TRACT OF LAND CONVEYED TO AUSTIN MKA INVESTMENTS, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 2015085310 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE.** S69°05'00"W, ALONG THE NORTH LINE OF SAID 19.3468 ACRE TRACT, BEING THE SOUTH LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 1426.90 FEET TO A FENCE POST FOUND IN THE EAST RIGHT-OF-WAY LINE OF THE GEORGETOWN RAILROAD (60' R.O.W.), BEING THE NORTHWEST CORNER OF SAID 19.3468 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

**THENCE.** N00°47'29"W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GEORGETOWN RAILROAD, BEING THE WEST LINE OF SAID 38.665 ACRE TRACT, A DISTANCE OF 1237.50 FEET TO A 40D NAIL FOUND, FOR THE NORTHWESTERLY CORNER OF SAID 38.665 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID 260.39 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID GEORGETOWN RAILROAD BEARS S86°31'58"W, A DISTANCE OF 59.79 FEET;

**THENCE.** N85°52'49"E, ALONG THE SOUTH LINE OF SAID 260.39 ACRE TRACT, BEING THE NORTH LINE OF SAID 38.665 ACRE TRACT, PASSING AT A DISTANCE OF 820.32 FEET, A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, PASSING AT A DISTANCE OF 1,020.67 FEET, A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1290.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 32.043 ACRES (1,395,772 SQUARE FEET) OF LAND, MORE OR LESS.

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, JENNIFER M. GARCIA, 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.

-----  
JENNIFER M. GARCIA, PE 106000  
KBGE  
105 W. RIVERSIDE STE. 110  
AUSTIN, TX 78704

-----  
DATE

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, SYDNEY SMITH XINOS, 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.

-----  
Sydney Smith Xinos  
SYDNEY SMITH XINOS  
RPLS. NO. 5361  
KBGE SURVEYING  
105 W. RIVERSIDE STE. 110  
AUSTIN, TX 78704

-----  
8/20/2018

-----  
DATE



THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, 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 CITY LIMITS OF THE CITY OF ROUND ROCK.

-----  
DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

THE 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 \_\_\_\_\_ A.D., 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, A.D., 2018 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

-----  
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



FP1808-003