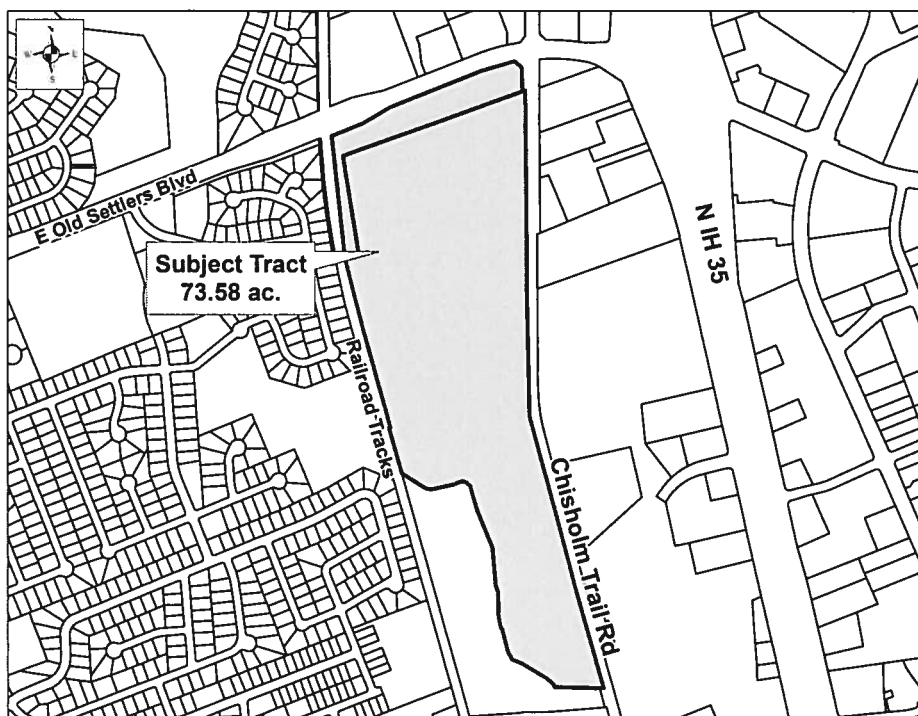


**Chisholm Trail Tech Center Preliminary Plat**  
**PRELIM PLAT PP1710-001**



**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           |
| <b>TOTALS:</b>                | <b>19</b>             | <b>73.58</b>   |

**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.



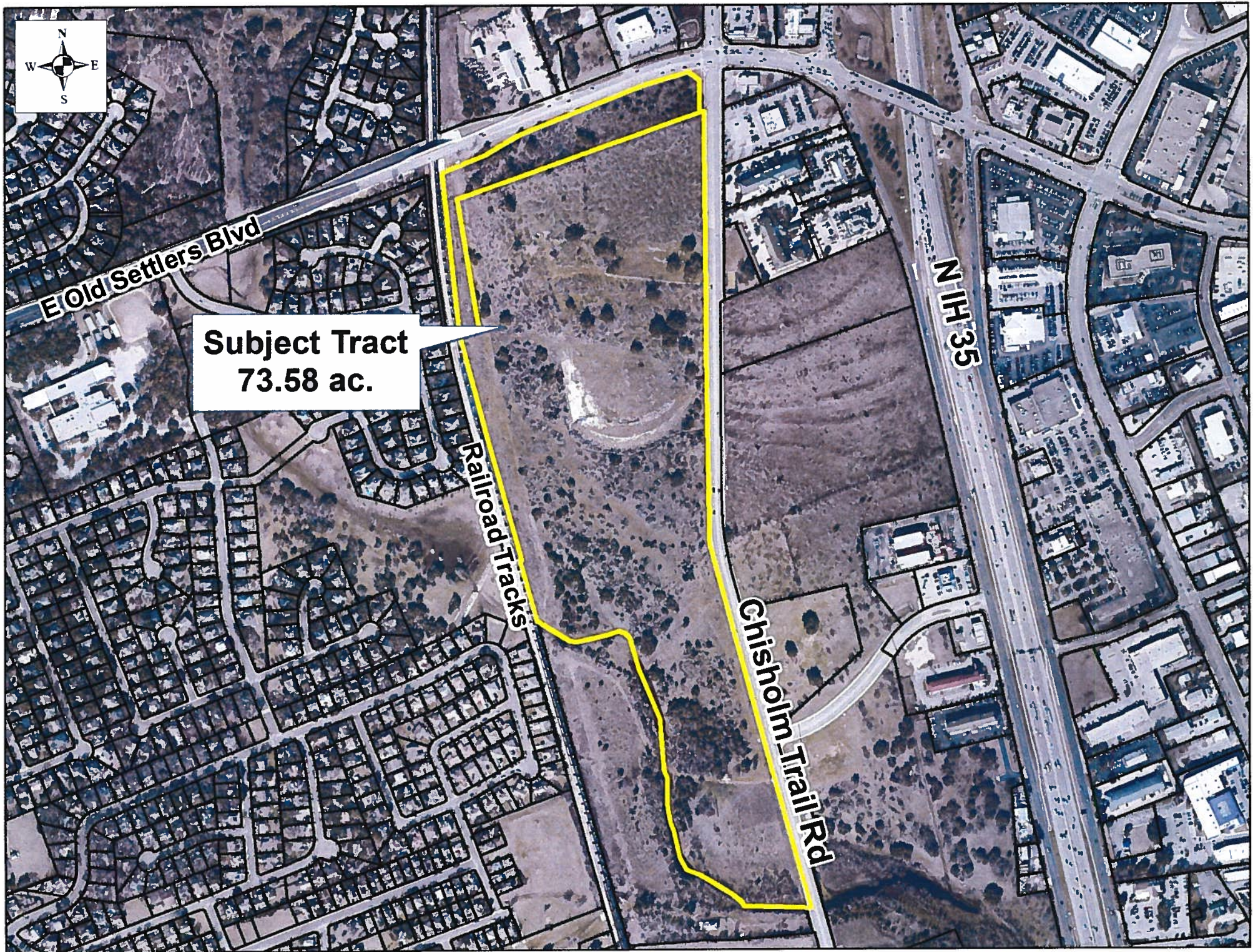
E Old Settlers Blvd

**Subject Tract**  
**73.58 ac.**

Railroad Tracks

Chisholm Trail Rd

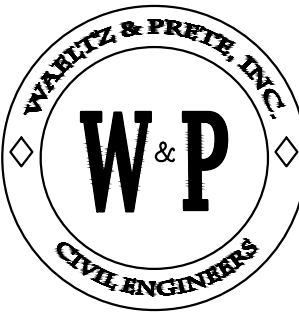
N IH 35



PRELIMINARY PLAT OF:

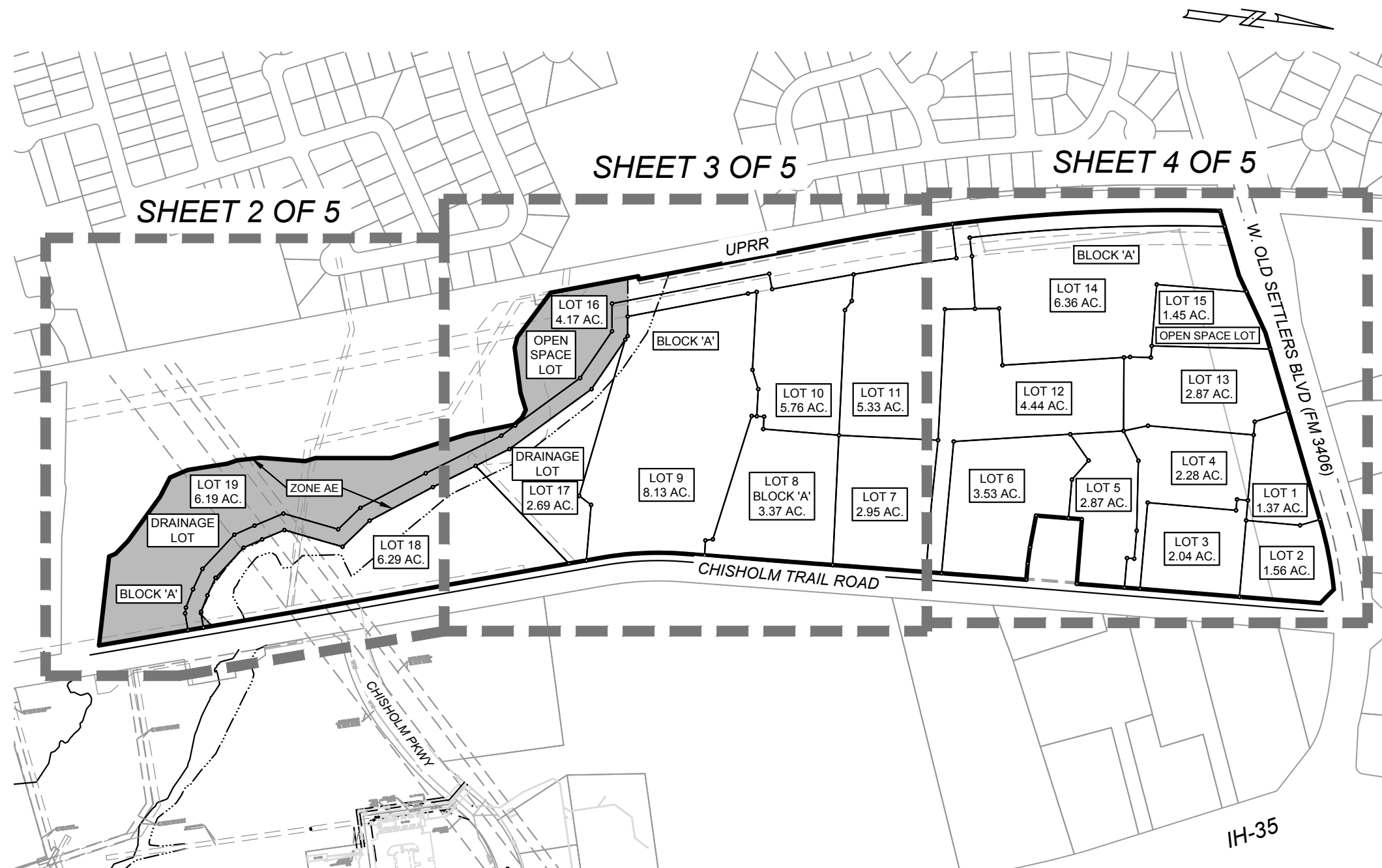
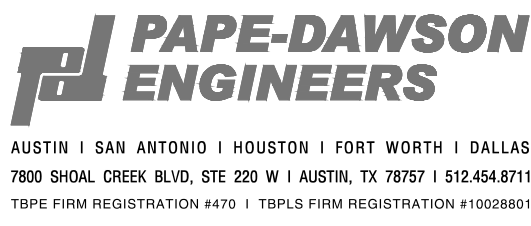
CHISHOLM TRAIL TECH CENTER

ENGINEER:

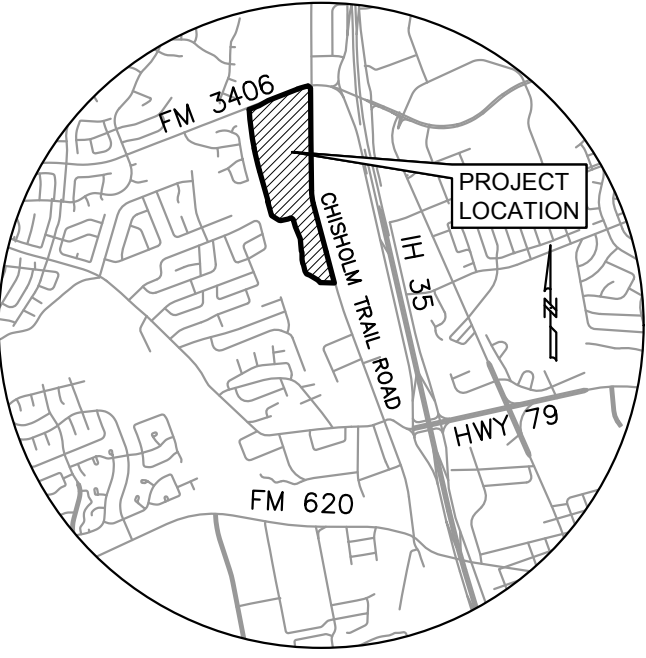


WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

SURVEYOR:



PLAT OVERALL VIEW  
SCALE: 1"=400'



LOCATION MAP  
NTS

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

ACREAGE:  
PATENT SURVEY:  
73.579 ACRES  
DAVID CURRY  
SURVEY A-130

NUMBER OF BLOCKS:  
LINEAR FEET OF NEW STREETS:  
SUBMITTAL DATE:  
1  
0  
OCTOBER 3, 2017

DATE OF PLANNING AND ZONING  
COMMISSION REVIEW:  
NOVEMBER 1, 2017

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

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

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)

- 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.

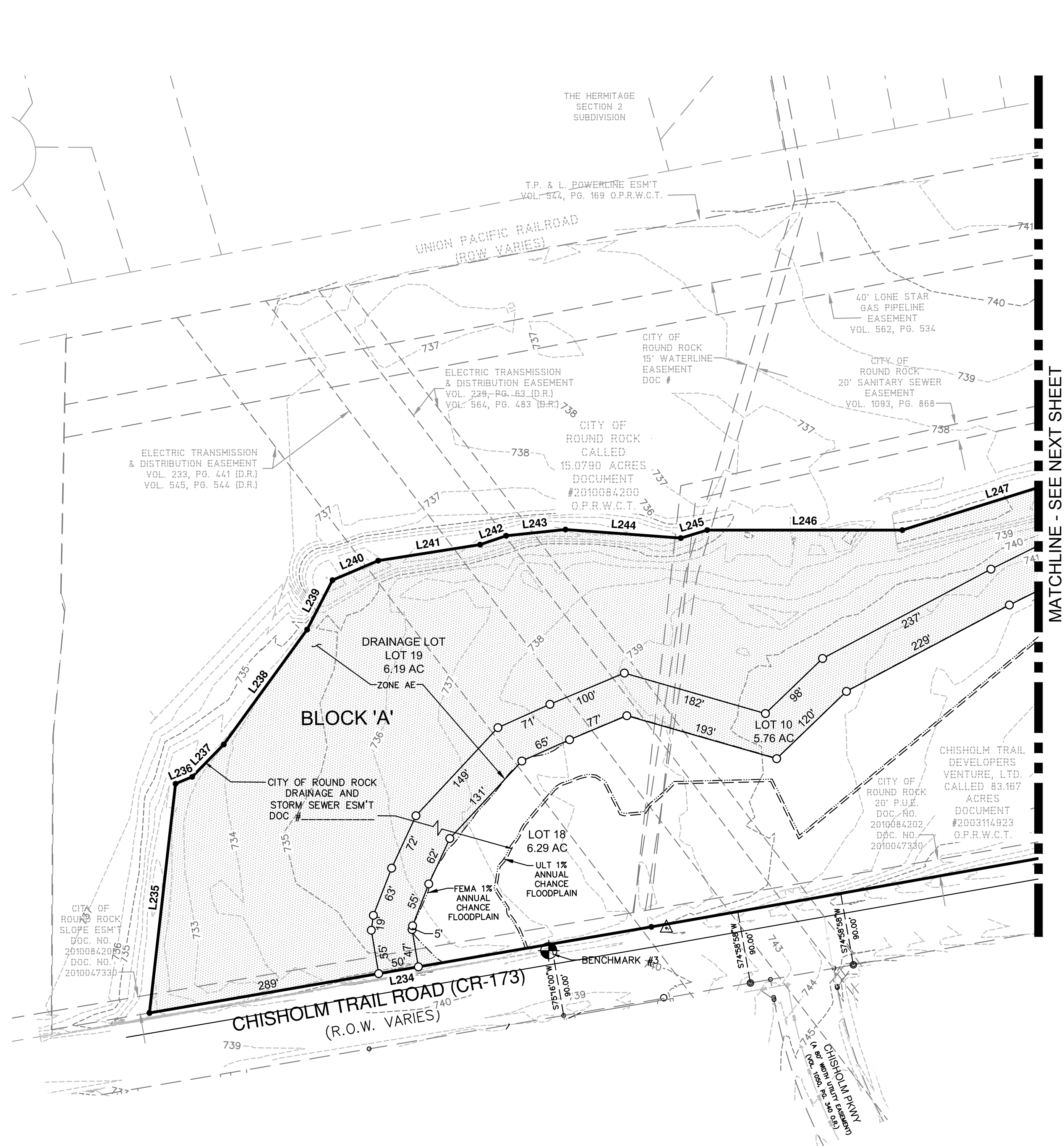
| LEGEND |                                                               |
|--------|---------------------------------------------------------------|
|        | 1/2" IRON ROD SET                                             |
|        | 1/2" IRON ROD FOUND                                           |
|        | IRON ROD FOUND WITH ALUMINUM CAP STAMPED "C.O.R.R."           |
|        | CONCRETE MONUMENT FOUND                                       |
|        | X CUT FOUND IN CONCRETE                                       |
|        | CALCULATED POINT                                              |
|        | POINT OF BEGINNING                                            |
|        | RIGHT-OF-WAY                                                  |
|        | BENCHMARK                                                     |
|        | FEMA 1% FLOODPLAIN                                            |
|        | ULTIMATE 1% FLOODPLAIN                                        |
|        | FEMA 1% FLOODPLAIN                                            |
|        | R.O.W. LINE                                                   |
|        | PROPERTY BOUNDARY                                             |
|        | RIGHT-OF-WAY TIE LINE                                         |
|        | EASEMENT AND BUILDING SETBACK LINE                            |
|        | O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS          |
|        | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
|        | P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS              |

\* THIS LEGEND APPLIES TO ALL SHEETS

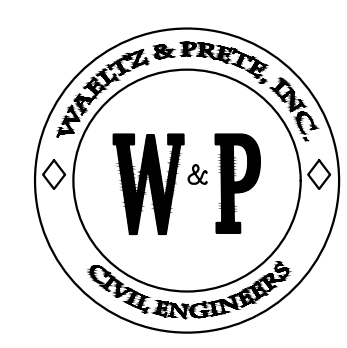
ACREAGE BY LOT TYPE:  
60.529 DEVELOPMENT  
4.17 OPEN SPACE  
8.88 DRAINAGE

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

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## ENGINEER:



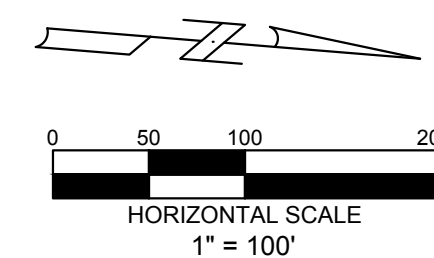
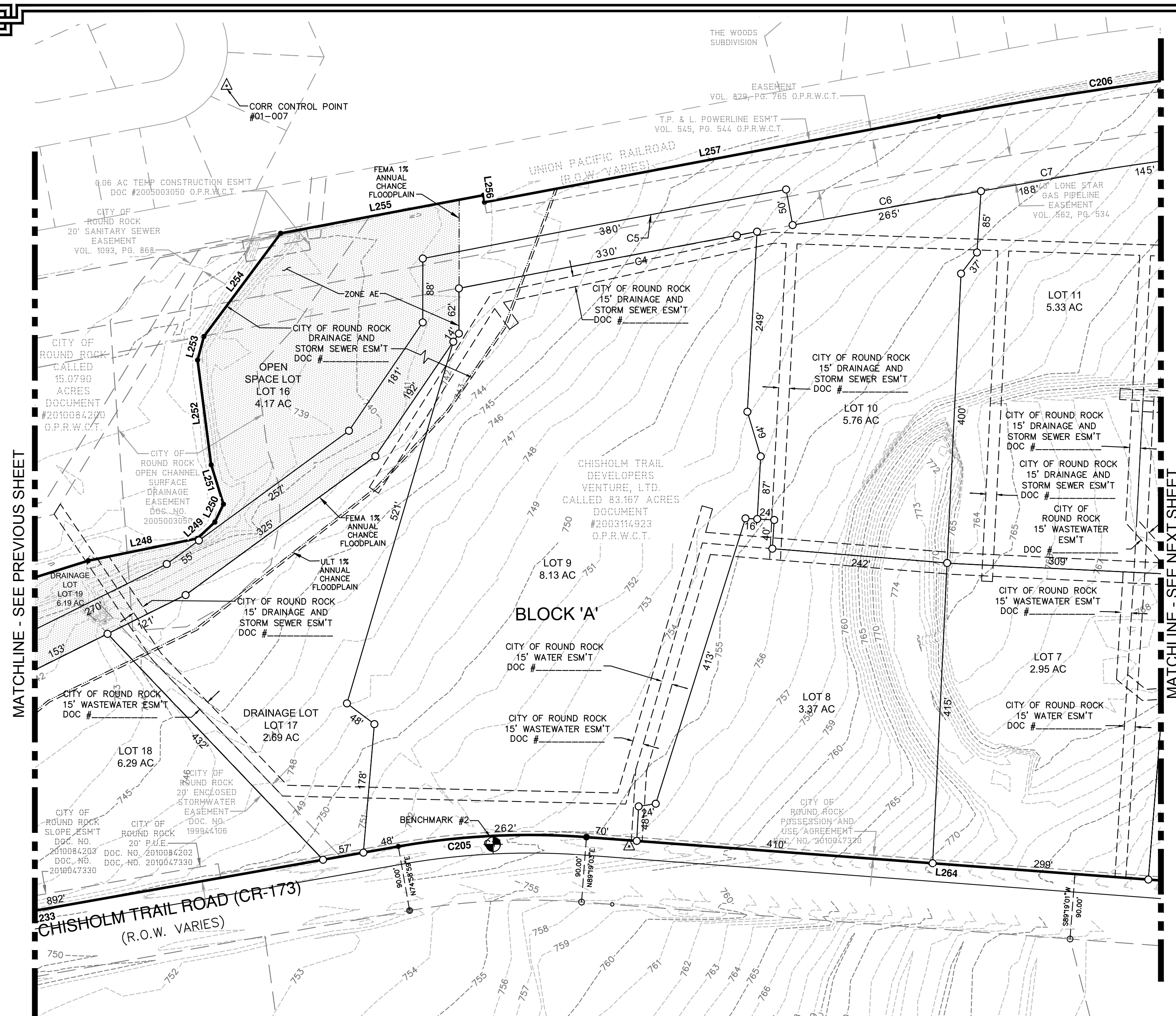
**WAELTZ & PRETE, INC.**  
**CIVIL ENGINEERS**  
3000 JOE DiMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

## SURVEYOR:

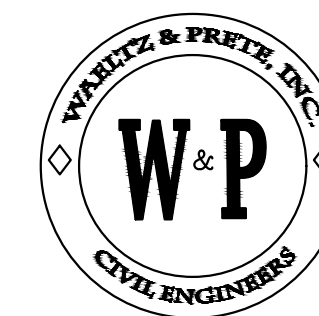


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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



ENGINEER:



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

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**SURVEYOR:**



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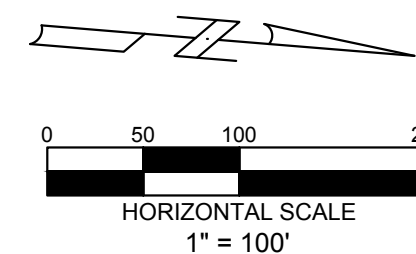
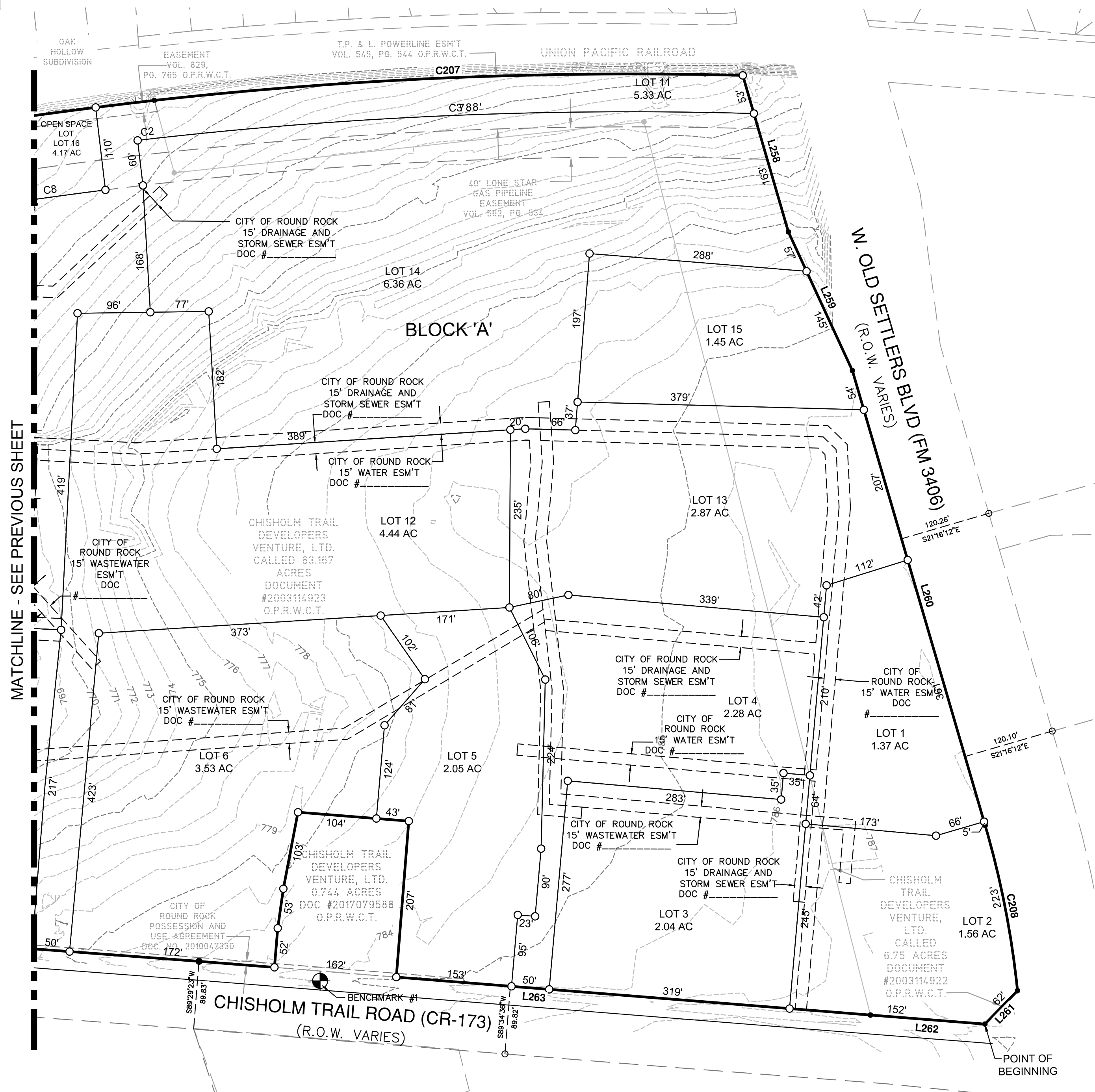
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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

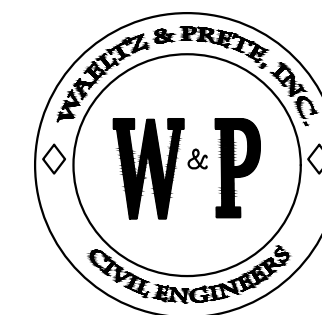
## CHISHOLM TRAIL TECH CENTER

PAGE 3 OF 5

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## ENGINEER:



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
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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

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| 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:

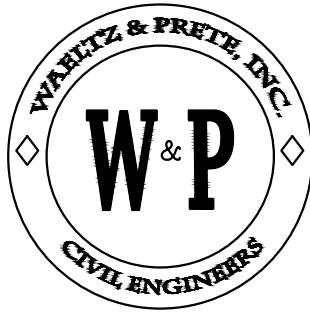
- 1. N 15°38'36" W** a distance of **285.37 feet** to a ½" iron rod found, for an angle point hereof,
- 2. N 77°10'50" E** a distance of **9.87 feet** to a ½" iron rod found, for an angle point hereof,
- 3. N 15°39'58" W** a distance of **639.65 feet** to a 60d nail in rock found, for a point of curvature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

4. 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:

**PAPE-DAWSON  
ENGINEERS**

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  
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