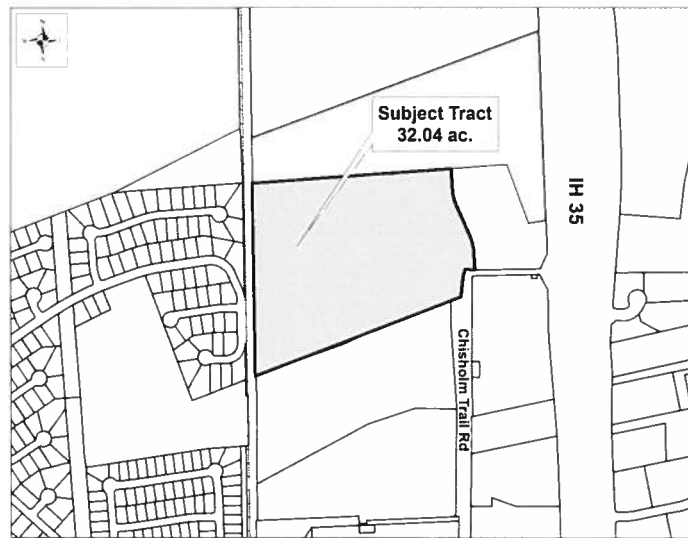


Chisholm Trail Trade Center FINAL PLAT FP1808-003



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
TOTALS:	3	32.04

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.**

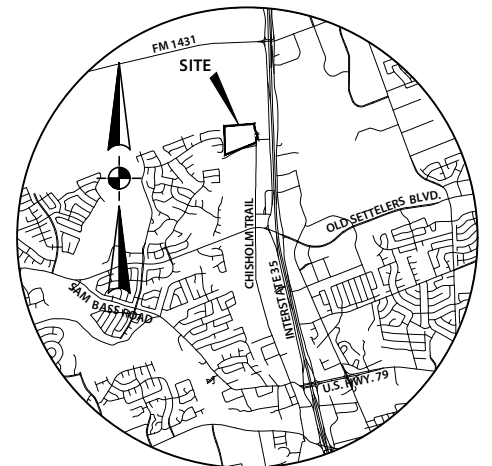
IH 35

Chisholm Trail Rd

FINAL PLAT OF
CHISHOLM TRAIL TRADE CENTER

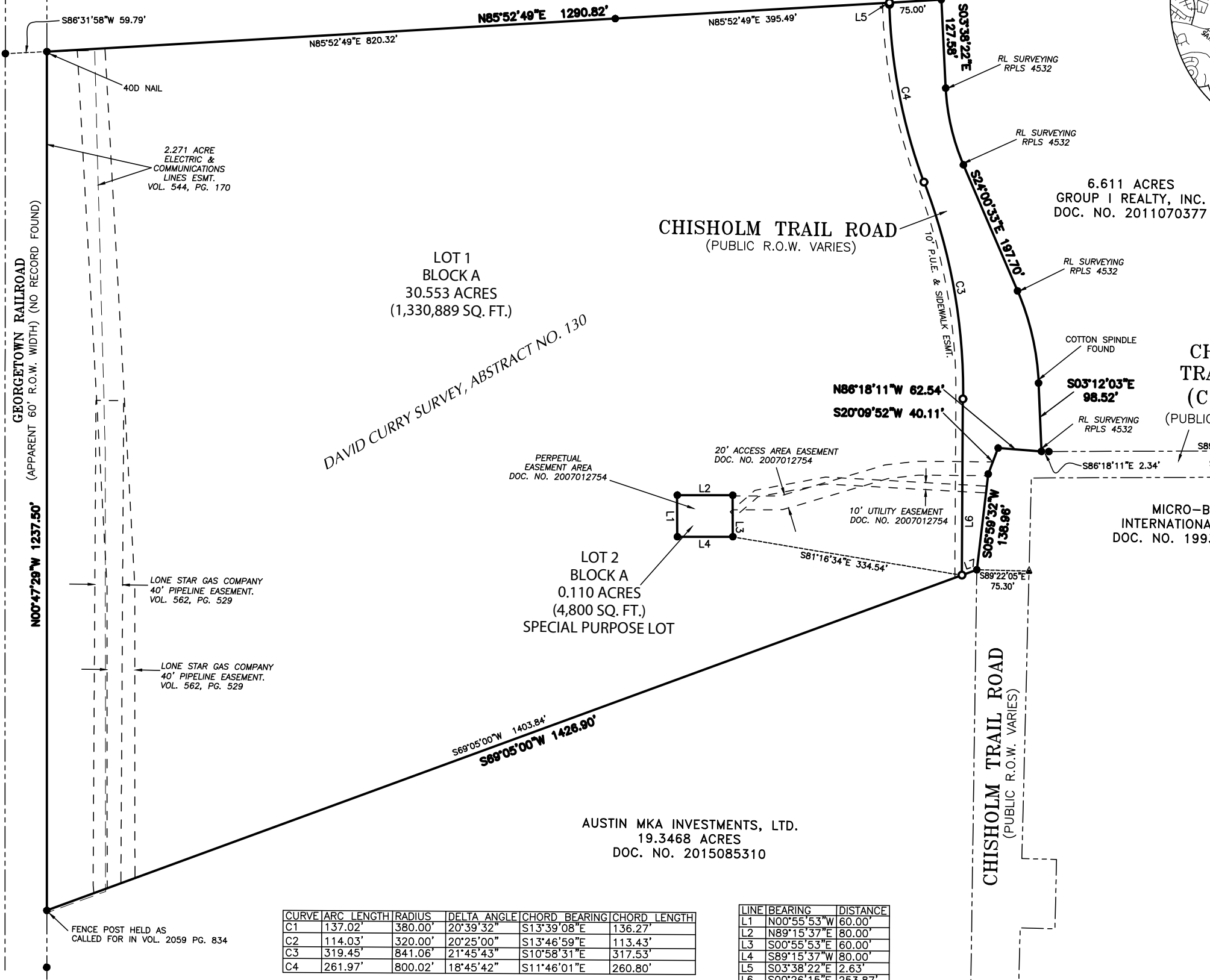
GEORGETOWN RAILROAD
COMPANY, INC.
260.39 ACRES
(TRACT IIA)
VOL. 880 PG. 630

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'
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
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 - 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: 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 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 I)) 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