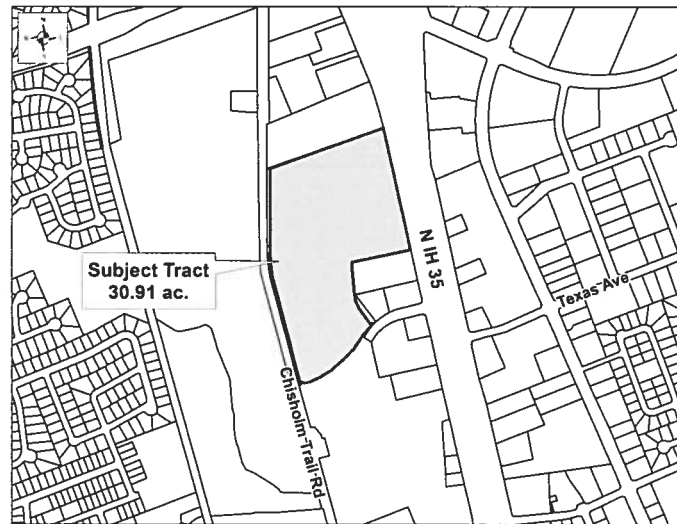


**Chisholm Trail Tech Center Sec. 2  
PRELIM PLAT PP1909-001**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of the Preliminary Plat for 1 development lot.

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 30.91 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Vacant and undeveloped.

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant and undeveloped zoned C-1 (General Commercial).

South: Right-of-way for Chisholm Parkway unzoned.

East: Right-of-way for N. IH-35 Frontage Road unzoned, a hotel zoned C-1 (General Commercial), a restaurant zoned C-1 (General Commercial).

West: Right-of-way for Chisholm Trail Road unzoned.

**PROPOSED LAND USE:** Commercial

<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:	1	30.91
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>1</b>	<b>30.91</b>

**Owner:**  
Chisholm Trail Developers Venture, Ltd.  
David Bodenman  
211 E. 7th St., Ste. 709  
Austin, TX 78701

**Agent:**  
Waeltz & Prete, Inc.  
Antonio A. Prete  
211 N. A.W. Grimes Blvd.  
Round Rock, TX 78665

**Chisholm Trail Tech Center Sec. 2**  
**PRELIM PLAT      PP1909-001**

**HISTORY:** The Planning and Zoning Commission approved the Concept Plan (CP1907-001) for this site on August 7, 2019.

**DATE OF REVIEW:** October 2, 2019

**LOCATION:** Generally located at the northeast corner of Chisholm Trail Road and Chisholm Parkway, west of IH-35.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the subject tract as commercial. The tract is zoned C-1 (General Commercial) and allows for commercial land use such as offices, retail sales, hotels and fuel stations. The C-1 zoning district requires buildings to include details that provide visual relief, including features such as varying window types, arched or recessed entryways, canopies, awnings and the variation of roof lines.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the approved Concept Plan (CP1907-001).

Traffic, Access and Roads: A Traffic Impact Analysis (TIA1706-003) has been approved for this tract. Driveway access points for future development will be finalized during the site development plan review stage and no new public street connections are proposed.

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The subject property has multiple points of access for water service to a 12-inch public water line along N. IH-35 Frontage Road on the eastern boundary line of the property. Along with, an existing 12-inch water line stub located on the western boundary of the property along Chisholm Trail Road. Wastewater is intended to be served by an existing 8-inch wastewater line along Chisholm Trail Road along the western boundary of the property.

Drainage: The subject property proposes to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Clarify sidewalk easement along IH35 to depict ten-foot (10') sidewalk easement along property line to overlap existing waterline easement.
2. Remove "& sidewalk easement" from fifteen-foot (15') PUE callout along IH35 as ten-foot (10') sidewalk easement is depicted separately. (Subdivision Development Preliminary Plat Application Information & Procedures).
3. Add note stating, "PUE and sidewalk easement are hereby conveyed for all lots as depicted."





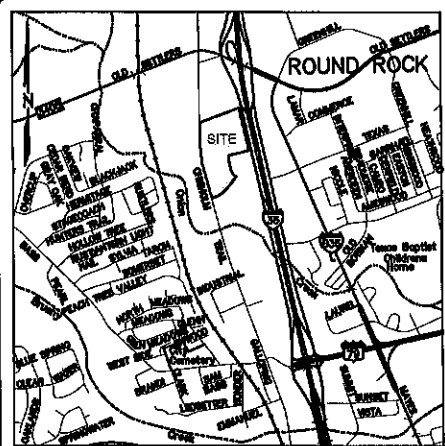
**Subject Tract**  
**30.91 ac.**

Chisholm Trail Rd

N IH 35

Texas Ave





VICINITY MAP  
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.  
C/O HIGHLAND RESOURCES INC.  
211 E. 7TH ST. STE 700  
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #2281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
T.B.P.L.S. FIRM NO. 10006900

ENGINEER: ANTONIO A. PRETE, P.E.  
WAELTZ & PRETE, INC.  
211 A.W. GRIMES BLVD.  
ROUND ROCK, TEXAS 78668  
FIRM TX. REG. #F-10308

SUBMITTAL DATE: SEPTEMBER 3, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 2, 2019

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE  
ELEVATION: 739.30'

VERTICAL DATUM: NAVD 88 (GEOID 2012A)

GRID COORDINATES:  
N=10185023.67  
E=3127380.32

ACREAGE: 30.914

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

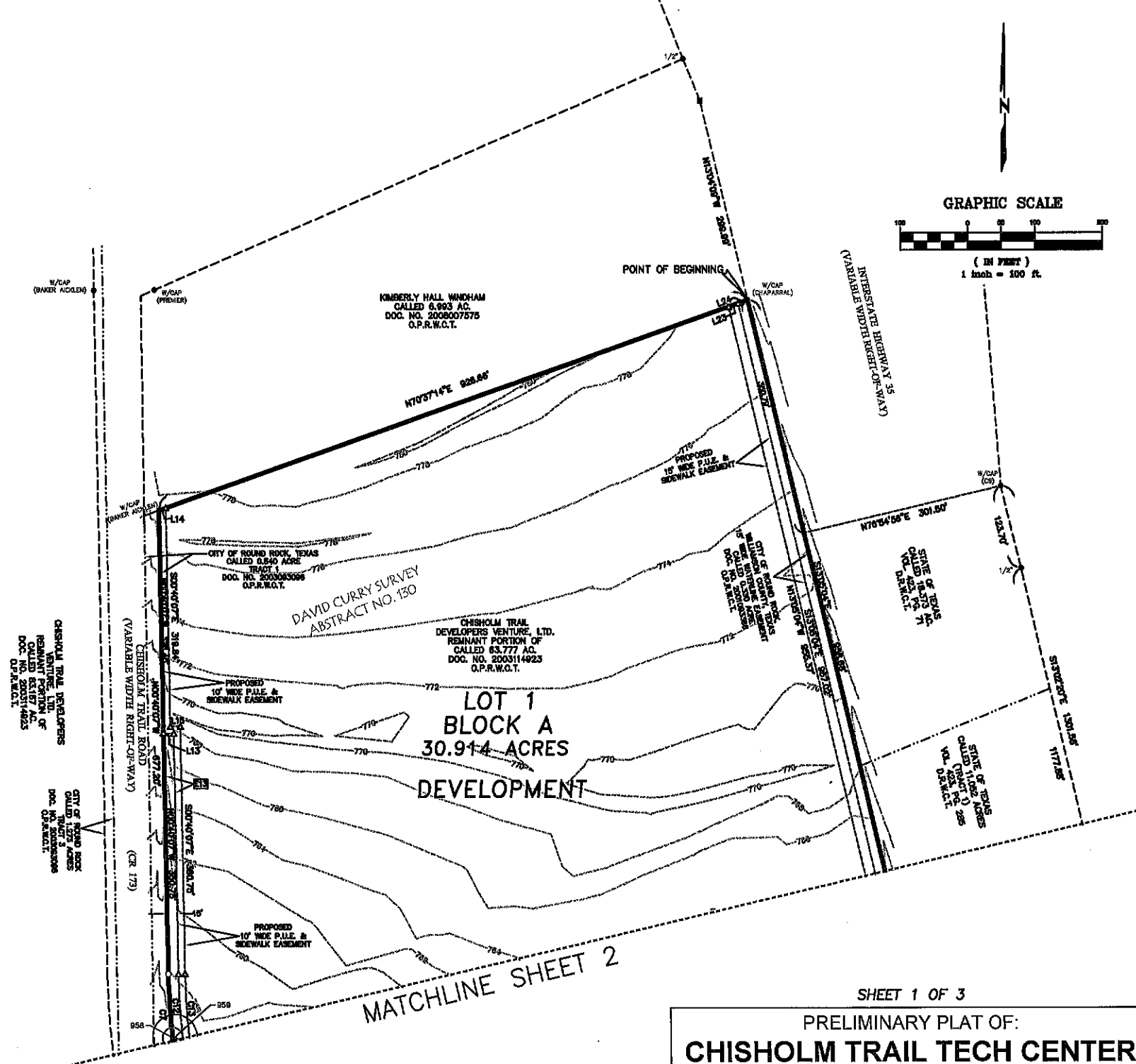
ACREAGE BY LOT TYPE: 30.914 DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78668  
PH (512) 508-8953  
FIRM TX. REG. #F-10308



SHEET 1 OF 3

PRELIMINARY PLAT OF:  
**CHISHOLM TRAIL TECH CENTER**  
**SECTION 2**

DD1000.001



# METES AND BOUNDS DESCRIPTION

FOR A 30.914 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 6.00 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2006078338 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 63.777 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114823 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 30.914 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "Chopord"; monumenting the northeast corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the southeast corner of the called 6.993 acre tract of land conveyed to Kimberly Hall Windham, recorded in Document No. 2006007678 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 16.373 acre tract of land conveyed to the State of Texas, recorded in Volume 423, Page 71 of the Deed Records of Williamson County, Texas, same being on the west right-of-way line of Interstate Highway 35 (variable width right-of-way), for the northeast corner and POINT OF BEGINNING hereof, from which a TxDOT Type I concrete monument found monumenting an angle point on said west boundary line of the 16.373 acre State of Texas tract and an angle point on the east boundary line of said 6.993 acre Windham tract, same being on said west right-of-way line of Interstate Highway 35, bears N 13°04'06" W for a distance of 289.66 feet;

THENCE, S 13°05'04" E with the east boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, in part with the west boundary line of said 16.373 acre State of Texas tract, in part with the west boundary line of the called 11.062 acre tract of land (Tract 1) conveyed to the State of Texas, recorded in Volume 423, Page 285 of the Deed Records of Williamson County, Texas and with said west right-of-way line of Interstate Highway 35 for a distance of 956.66 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of Lot 1, Block A, Chisholm Park Section One, a subdivision recorded in Cabinet H, Slides 215-218 of the Plat Records of Williamson County, Texas and an exterior all corner of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for the most easterly southeast corner hereof, from which a cotton gin spindle found monumenting the southeast corner of said Lot 1, Block A, and the northeast corner of Lot 2, Block A of said Chisholm Park Section One, same being on said west right-of-way line of Interstate Highway 35, bears S 13°06'04" E for a distance of 267.00 feet;

THENCE, S 76°54'17" W with the north boundary line of said Lot 1, Block A common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 473.16 feet to a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Block A and an interior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, with the west boundary line of said Lot 1, Block A and the west boundary line of Lot 3, Block A of said Chisholm Park Section One, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the following five (5) courses and distances:

1. With a curve to the right on an arc length of 46.38 feet, said curve having a radius of 300.04 feet, a delta angle of 09°26'40" and a chord which bears S 06°36'12" E for a distance of 46.33 feet to a 1/2" iron rod found on the end of this curve;
2. S 04°06'48" E for a distance of 169.67 feet to a 1/2" iron rod found monumenting the beginning of a curve to the left;
3. With said curve to the left passing at an arc length of 40.00 feet a 1/2" iron rod found, 0.26 feet west of this line, monumenting the coparent southeast corner of said Lot 1, Block A and the northwest corner of said Lot 3, Block A, in all a total arc length of 208.57 feet, said curve having a radius of 330.00 feet, a delta angle of 36°12'47" and a chord which bears S 22°13'06" E for a distance of 208.12 feet to a 1/2" iron rod found monumenting the end of this curve;
4. S 40°04'06" E for a distance of 74.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the left;
5. With said curve to the left on an arc length of 24.43 feet, said curve having a radius of 16.00 feet, a delta angle of 93°16'18" and a chord which bears S 60°34'06" E for a distance of 21.62 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said Lot 3, Block A and an exterior all corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the northerly right-of-way line of Chisholm Parkway (60' right-of-way width) as shown on Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 46-47 of the Plat Records of Williamson County, Texas, for the most southerly southeast corner hereof, from which a 1/2" iron rod found monumenting a point of curvature in the south boundary line of said Lot 2, Block A, same being on said northerly right-of-way line of Chisholm Parkway, bears N 61°45'27" E for a distance of 239.76 feet;

THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said north right-of-way line of Chisholm Parkway, with a curve to the left on an arc length of 56.13 feet, said curve having a radius of 480.00 feet, a delta angle of 10°58'37" and a chord which bears S 41°12'46" W for a distance of 57.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the end of this curve, from which an iron rod found monumenting a point of curvature on the north boundary line of Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, a subdivision recorded in Cabinet H, Slides 93-94 of the Plat Records of Williamson County, Texas, same being on the southerly right-of-way line of said Chisholm Parkway, bears S 54°06'35" E for a distance of 78.64 feet;

THENCE, S 35°54'25" W with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, with said north right-of-way line of Chisholm Parkway and with a called 60' wide Road Right-of-way, Utility and Drainage Easement as described in Exhibit 'A', recorded in Volume 1187, Page 297 and Volume 1222, Page 207 both of the Official Records of Williamson County, Texas for a distance of 61.81 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which a 1/2" iron rod found monumenting a point of curvature on the north boundary line of the southerly remnant portion of said 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the southerly boundary line of said 60' wide Road Right-of-way, Utility and Drainage Easement, bears S 54°06'35" E for a distance of 80.00 feet;

THENCE, with the south boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said northerly boundary line of the 60' wide Road Right-of-way, Utility and Drainage Easement the following three (3) courses and distances:

1. With said curve to the right on an arc length of 202.31 feet, said curve having a radius of 960.00 feet, a delta angle of 12°04'27" and a chord which bears S 42°07'51" W for a distance of 201.93 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. S 46°10'04" W for a distance of 70.12 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right;

3. With said curve to the right on an arc length of 285.03 feet, said curve having a radius of 560.00 feet, a delta angle of 27°06'58" and a chord which bears S 61°43'33" W for a distance of 282.66 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southeast corner of the called 0.0069 acre tract of land (Parcel 19 Part 2) conveyed to the City of Round Rock, Texas, recorded in Document No. 2010084166 of the Official Public Records of Williamson County, Texas for the most southerly southwest corner hereof;

THENCE, N 69°55'46" W with the northeasterly boundary line of said 0.0069 acre City of Round Rock, Texas tract common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and in part with the southwesterly boundary line of said 5.00 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 34.93 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said 0.0069 acre City of Round Rock, Texas tract and being on the west boundary line of the called 0.540 acre tract of land (Tract 1) conveyed to the City of Round Rock, Texas, recorded in Document No. 2001062136 of the Official Public Records of Williamson County, Texas, same being on the east right-of-way line of Chisholm Trail Road (right-of-way width varies) for the most westerly southwest corner hereof;

THENCE, with the west boundary line of said remnant portion of the 6.00 acre Chisholm Trail Developers Venture, Ltd. tract, the west boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the east boundary line of said 0.176 acre City of Round Rock, Texas tract, the east boundary line of the called 0.540 acre tract of land (Tract 1) conveyed to the City of Round Rock, Texas, recorded in Document No. 2003093096 of the Official Public Records of Williamson County, Texas and said east right-of-way line of Chisholm Trail Road, the following three (3) courses and distances:

1. N 14°59'08" W for a distance of 758.29 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right, from which an iron rod found with cap marked (Baker Alden) monumenting a point of curvature on the east boundary line of the remnant portion of the called 63.167 acre tract of land conveyed to Chisholm Trail Developers Venture, Ltd. recorded in said Document No. 2003114823, same being on the west boundary line of the called 1.273 acre tract of land (Tract 3) conveyed to the City of Round Rock, in said Document No. 2003093096, same being on the west right-of-way line of Chisholm Trail Road, bears S 74°52'40" W for a distance of 89.60 feet;

2. With said curve to the right on an arc length of 238.63 feet, said curve having a radius of 965.00 feet, a delta angle of 14°19'01" and a chord which bears N 07°49'37" W for a distance of 238.01 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

3. N 00°40'07" W for a distance of 677.20 feet to an iron rod found with cap marked "Baker-Alden" on the northwest corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the northeast corner of said 0.540 acre City of Round Rock, Texas tract, same being on the south boundary line of said 6.993 acre Windham tract, for the northwest corner hereof;

THENCE, N 70°37'14" E, with the north boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and said south boundary line of the 6.993 acre Windham tract for a distance of 926.66 feet to the POINT OF BEGINNING hereof and containing 30.914 acres of land more or less.

## PLAT NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

2) NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

3) NO PORTION OF THIS TRACT IS ENCLOSED 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 48461004606, EFFECTIVE DATE SEPTEMBER 28, 2006, FOR WILLIAMSON COUNTY TEXAS.

4) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

5) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

6) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

7) NO NEW PUBLIC STREETS ARE PROPOSED.

8) THIS PLAT CONFORMS TO THE CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON AUGUST 7, 2018.

9) THE TRACT SHOWN HEREON IS SUBJECT TO AN AGREEMENT REGARDING STORMWATER SYSTEM AND DEDICATION OF RIGHT-OF-WAY FOR PUBLIC IMPROVEMENTS, RECORDED IN DOCUMENT NO. 2003093037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE	
L1	S 40°04'06" E	74.07		L9	N 69°55'46" W	14.82		L17	N 46°10'04" E	70.12	
L2	S 04°06'48" E	169.67		L10	S 35°54'25" W	34.92		L18	N 35°54'25" E	46.37	
L3	S 46°10'04" W	70.12		L11	S 46°10'04" W	70.12		L19	S 64°06'35" E	14.82	
L4	N 69°55'46" W	34.93		L12	N 69°55'46" W	42.12		L20	N 35°54'25" E	46.37	
L5	S 54°06'35" E	78.64		L13	S 69°19'53" W	15.00		L21	S 76°54'17" W	15.00	
L6	S 54°06'35" E	80.00		L14	N 70°37'14" E	15.00		L22	S 76°54'17" W	15.00	
L7	S 74°52'40" W	89.60		L15	N 69°19'53" E	15.00		L23	N 70°37'14" E	15.00	
L8	S 35°54'25" W	68.42		L16	S 69°55'46" E	33.62		L24	N 70°37'14" E	15.00	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.04	46.38	9°26'40"	S 06°36'12" E	46.33
C2	330.00	208.57	36°12'47"	S 22°13'06" E	208.12
C3	16.00	24.43	93°16'18"	S 60°34'06" E	21.62
C4	480.00	61.13	10°58'37"	S 41°12'46" W	61.95
C5	960.00	202.31	12°04'27"	S 42°07'51" W	201.93
C6	560.00	285.03	27°06'58"	S 61°43'33" W	282.66
C7	965.00	238.63	14°19'01"	N 07°49'37" W	238.01
C8	480.00	242.55	30°12'40"	N 61°46'27" E	238.70
C9	16.00	18.22	69°36'43"	N 61°34'18" E	17.12
C10	945.00	198.30	12°01'22"	S 42°10'59" W	197.93
C11	545.00	257.62	25°00'45"	S 60°40'28" W	256.63
C12	940.00	234.90	14°18'01"	N 07°49'37" W	234.98
C13	930.00	232.36	14°18'01"	S 07°49'37" E	231.78
C14	635.00	229.23	24°33'00"	N 60°28'33" E	227.48
C15	935.00	196.18	12°01'16"	N 42°11'01" E	195.62
C16	470.00	75.90	9°15'51"	N 40°21'25" E	75.91
C17	15.00	6.20	23°41'32"	N 61°46'35" W	6.16

## LEGEND

- IRON ROD FOUND
- ▲ 800 NAIL FOUND IN POST
- \* COTTON GIN SPINDLE FOUND
- TYPE I CONCRETE MONUMENT FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- △ CALCULATED POINT
- BENCHMARK
- ⌒ EXISTING POWER POLE
- [E] RECORD EASEMENT INFORMATION
- [D] PROPERTY OWNER DEED INFORMATION
- (883) TREE AND TAG NUMBER

--- ADJOINING BOUNDARY LINES

--- DEED LINES

--- EXISTING OVERHEAD UTILITIES

O.P.R.W.G.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

O.R.W.G.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R.W.G.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

D.R.W.G.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

P.U.E. PUBLIC UTILITY EASEMENT

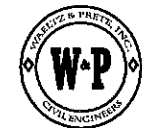
## RECORD EASEMENT INFORMATION

[E2]	CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS WATER LINE EASEMENT CALLED 618 AC. DOC. NO. 2008070983 O.P.R.W.G.T.	[E1]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 441 & VOL. 235, PG. 446 D.R.W.G.T. (NO WIDTH SPECIFIED) ON/OFF ELECTRO DELIVERY COMPANY, LLC DOC. NO. 2003093096 DOC. NO. 2003078303 O.P.R.W.G.T.
[E3]	CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS PUBLIC UTILITIES EASEMENT CALLED 0.11 AC. DOC. NO. 2008070992 O.P.R.W.G.T.	[E2]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION DISTRIBUTION LINE AND TELEPHONE LINE VOL. 236, PG. 66 D.R.W.G.T. VOL. 264, PG. 483 D.R.W.G.T. (NO WIDTH SPECIFIED)
[E4]	DECLARATION OF DRAINAGE EASEMENTS CALLED 0.0224 AC. EXHIBITS C & D DOC. NO. 2008070991 CORRECTED IN DOC. NO. 2011042100 O.P.R.W.G.T.		
[E5]	CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT & VOL. 427, PG. 603 D.R.W.G.T. (NO WIDTH SPECIFIED)	[E3]	CITY OF ROUND ROCK DRAINAGE EASEMENT PARCELS 18 & PART 5 CALLED 0.4746 AC. DOC. NO. 2010084204 O.P.R.W.G.T.
[E6]	60' WIDE ROAD RIGHT-OF-WAY, UTILITY AND DRAINAGE EASEMENT EXHIBIT 'A' VOL. 1187, PG. 297 & VOL. 1222, PG. 207 O.P.R.W.G.T.		

SHEET 3 OF 3

## PRELIMINARY PLAT OF: CHISHOLM TRAIL TECH CENTER SECTION 2

DD1000.A01



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.  
ROUND ROCK, TX 78665  
PH (512) 505-9953  
FIRM TX. REG. #F-10908

