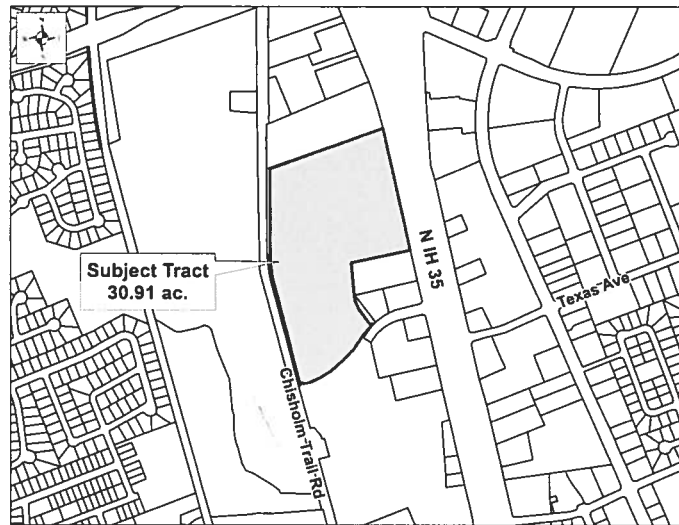


**Chisholm Trail Tech Center Sec. 2  
FINAL PLAT FP1909-001**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of the Final 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**  
**FINAL PLAT      FP1909-001**

**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 Preliminary Plat: As shown, this Final Plat is in compliance with the approved Preliminary Plat (PP1909-001).

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.

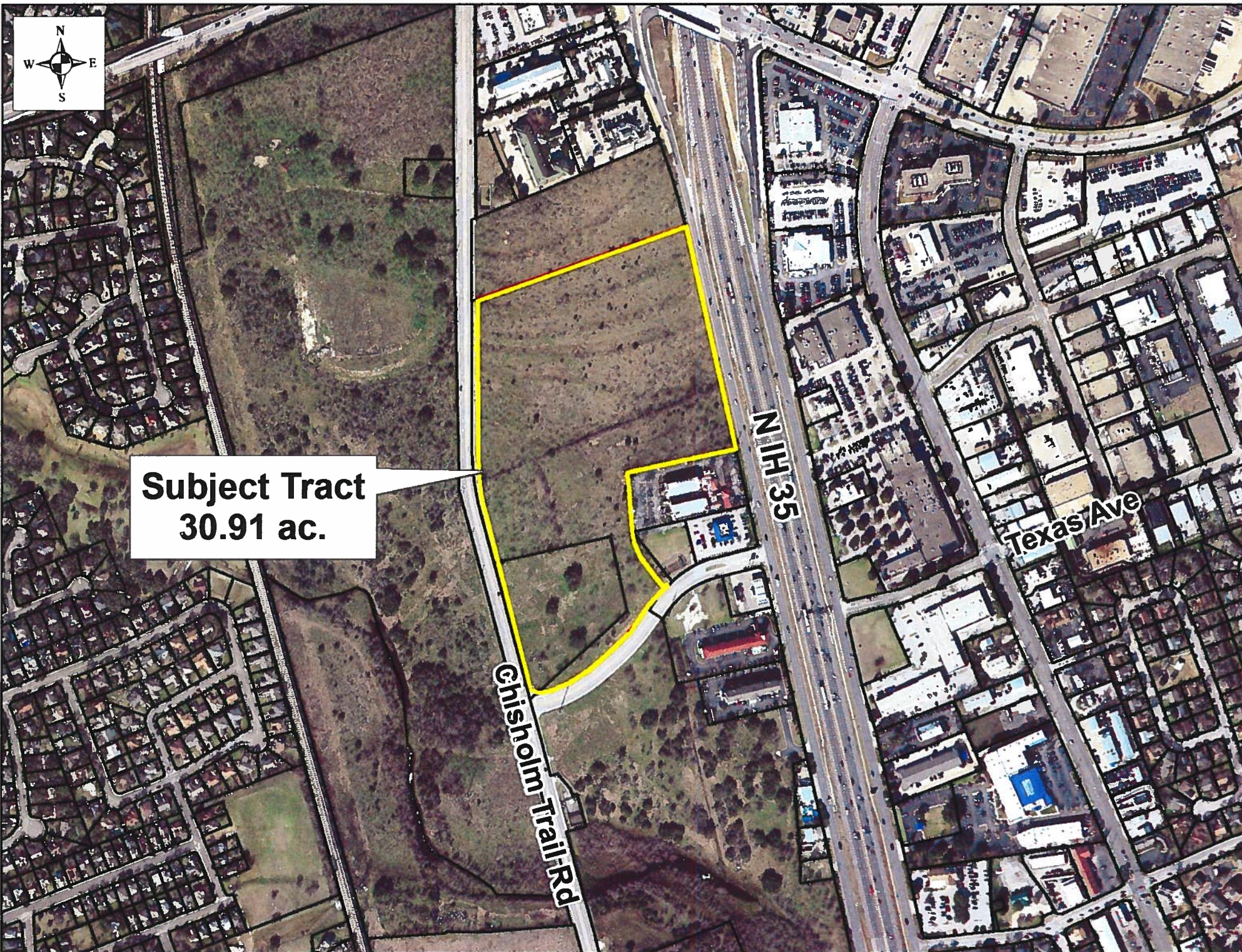
Drainage: The subject property proposes to route stormwater to a detention and water quality facility at the corner of Chisholm Parkway and Chisholm Trail Road.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Prior to recordation of the Final Plat, a deed for Chisholm Parkway right-of-way shall be conveyed to the City of Round Rock.
2. Clarify sidewalk easement along IH35 to depict ten-foot (10') sidewalk easement along property line to overlap existing waterline easement.
3. 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).
4. Add note stating, "PUE and sidewalk easement are hereby conveyed for all lots as depicted."





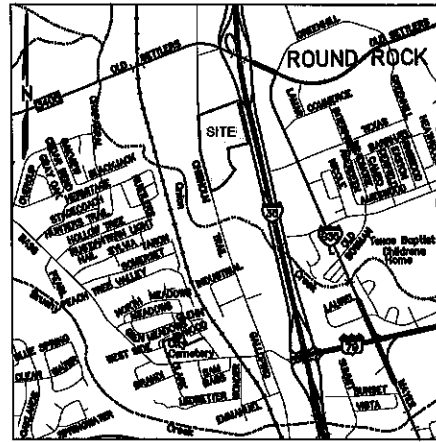
**Subject Tract**  
**30.91 ac.**

Chisholm Trail Rd

NH 35

Texas Ave





VICINITY MAP  
(NOT TO SCALE)

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

SURVEYOR: SHANE SHAFER, RPLS #0281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TEXAS 78628  
T.B.P.L.S. FIRM NO. 10008900

ENGINEER: ANTONIO A. PRETE, P.E.  
WAELTZ & PRETE, INC.  
211 A.W. GRIMES BLVD.  
ROUND ROCK, TEXAS 78665  
FIRM TX. REG. #F-10308

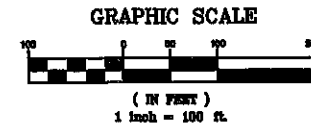
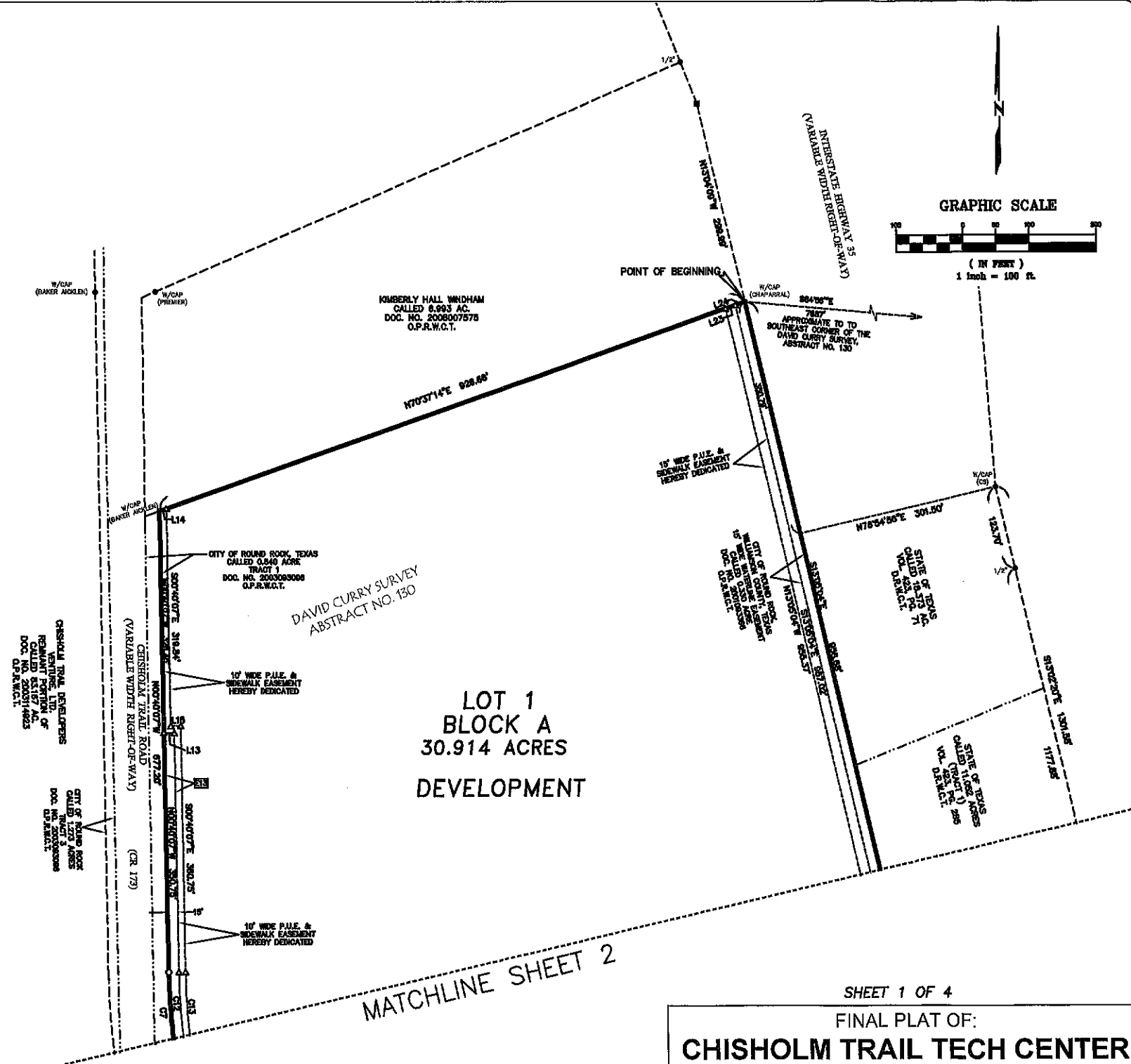
SUBMITTAL DATE: SEPTEMBER 3, 2019  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: OCTOBER 2, 2019  
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130  
BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE  
ELEVATION: 739.38'  
VERTICAL DATUM: NAVD 88 (GEOID 2012A)  
GRID COORDINATES:  
N=10169023.57  
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

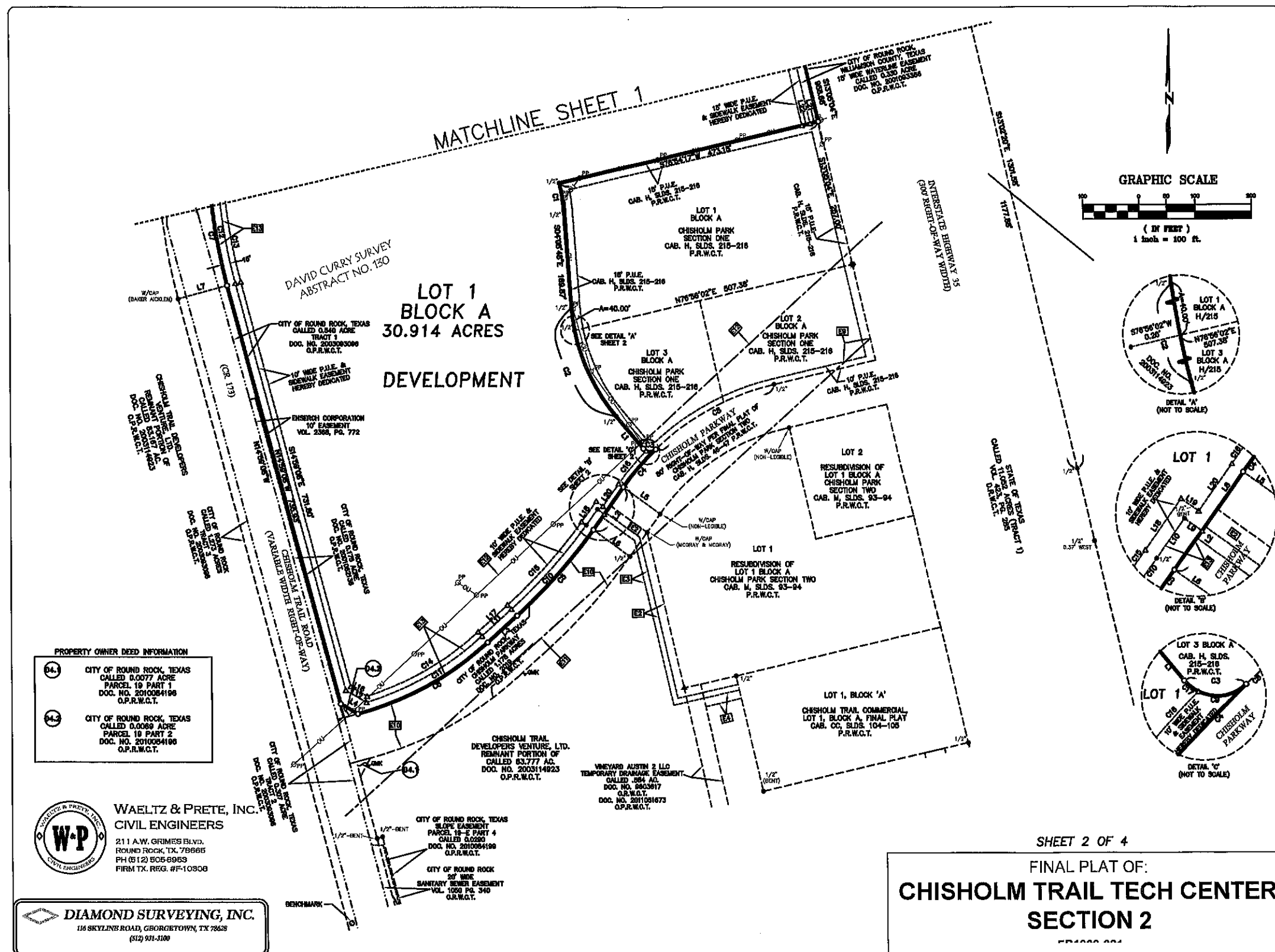


WAELTZ & PRETE, INC.  
CIVIL ENGINEERS  
211 A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-9953  
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100



SHEET 1 OF 4  
FINAL PLAT OF:  
**CHISHOLM TRAIL TECH CENTER**  
**SECTION 2**  
ED1000 001



# METES AND BOUNDS DESCRIPTION

FOR A 30.914 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINT PORTION OF THE CALLED 6.00 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2006078336 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS AND BEING OUT OF THE REMAINT PORTION OF THE CALLED 63.777 ACRE TRACT OF LAND CONVEYED TO CHISHOLM TRAIL DEVELOPERS VENTURE, LTD., RECORDED IN DOCUMENT NO. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON 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 "Chopard"; 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. 200607878 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 18.373 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 10001 Type I concrete monument found monumenting an angle point on said west boundary line of the 18.373 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°04'09" W for a distance of 229.09 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 18.373 acre State of Texas tract, in part with the west boundary line of the called 11.052 acre tract of land (Tract 1) conveyed to the State of Texas, recorded in Volume 423, Page 265 of the Deed Records of Williamson County, Texas and with said west right-of-way line of Interstate Highway 35 for a distance of 955.85 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 218-219 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°05'04" E for a distance of 287.00 feet;

THENCE, S 78°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 49.38 feet, said curve having a radius of 300.04 feet, a delta angle of 09°28'40" and a chord which bears S 05°38'12" E for a distance of 49.33 feet to a 1/2" iron rod found on the end of this curve;
  2. S 04°05'48" E for a distance of 159.87 feet to a 1/2" iron rod found monumenting the beginning of a curve to the left;
  3. With said curve to the left poeeling at an arc length of 40.00 feet a 1/2" iron rod found, 0.28 feet west of this line, monumenting the apparent southwest corner of said Lot 1, Block A and the northwest corner of said Lot 3, Block A, in all a total arc length of 205.57 feet, said curve having a radius of 330.00 feet, a delta angle of 38°12'47" and a chord which bears S 22°13'06" E for a distance of 205.12 feet to a 1/2" iron rod found monumenting the end of this curve;
  4. S 40°04'08" 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 15.00 feet, a delta angle of 93°18'15" and a chord which bears S 86°34'56" E for a distance of 21.82 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 (50' 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°48'27" E for a distance of 230.75 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 55.13 feet, said curve having a radius of 460.00 feet, a delta angle of 10°56'37" and a chord which bears S 41°12'48" W for a distance of 57.89 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 M, Slides 53-54 of the Plat Records of Williamson County, Texas, same being on the southerly right-of-way line of said Chisholm Parkway, bears S 54°05'35" E for a distance of 76.84 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 80' wide Road Right-of-way, Utility and Drainage Easement as described in Exhibit A, recorded in Volume 1187, Page 287 and Volume 1322, Page 207 both of the Official Records of Williamson County, Texas for a distance of 91.81 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 80' wide Road Right-of-way, Utility and Drainage Easement, bears S 54°05'35" 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 80' 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 201.83 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. S 48°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 960.00 feet, a delta angle of 27°05'58" and a chord which bears S 81°43'33" W for a distance of 282.58 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. 2010084195 of the Official Public Records of Williamson County, Texas for the most southerly southwest corner hereof;

THENCE, N 59°55'48" 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 southeasterly 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 northwest corner of said 0.0069 acre City of Round Rock, Texas tract and being on the east boundary line of the called 8.179 acre tract of land conveyed to the City of Round Rock, Texas, recorded in Document No. 201082136 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 5.00 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 0.175 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. 2003083098 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 756.28 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 83.187 acre tract of land conveyed to Chisholm Trail Developers Venture, Ltd. tract, recorded in said Document No. 200114923, 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. 2003083098, same being on the west right-of-way line of Chisholm Trail Road, bears S 74°52'40" W for a distance of 99.50 feet;
2. With said curve to the right on an arc length of 238.63 feet, said curve having a radius of 855.00 feet, a delta angle of 14°18'01" 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 877.20 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 5.993 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 5.993 acre Windham tract for a distance of 925.85 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 ENROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
- 3) NO PORTION OF THIS TRACT IS ENROACHED 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 4846100490E, EFFECTIVE DATE SEPTEMBER 28, 2005, FOR WILLAMSON 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 6-28, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
- 7) NO NEW PUBLIC STREETS ARE PROPOSED.
- 8) THIS PLAT CONFORMS TO THE PRELIMINARY PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_, 2019.
- 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. 2003083037 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 40°04'08" E	74.07	L9	N 54°00'37" W	14.82	L17	N 48°10'04" E	70.12
L2	S 38°54'25" W	91.81	L10	S 35°59'23" W	34.32	L18	N 38°59'23" E	44.20
L3	S 48°10'04" W	70.12	L11	S 48°10'04" W	70.12	L19	S 54°00'37" E	14.80
L4	N 69°55'48" W	34.93	L12	N 59°55'48" W	42.12	L20	N 38°54'25" E	48.37
L5	S 54°05'35" E	76.84	L13	S 89°18'53" W	15.00	L21	S 76°54'17" W	15.00
L6	S 54°05'35" E	80.00	L14	N 70°37'14" E	10.59	L22	S 76°54'17" W	15.00
L7	S 74°52'40" W	99.50	L15	N 86°16'53" E	15.00	L23	N 70°37'14" E	15.00
L8	S 38°54'25" W	58.42	L16	S 89°55'48" E	33.62	L24	N 70°37'14" E	15.00

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.04	49.38	9°28'40"	S 05°38'12" E	49.33
C2	330.00	24.43	36°12'47"	S 22°13'06" E	205.12
C3	15.00	24.43	93°18'15"	S 86°34'56" E	21.82
C4	480.00	55.13	10°56'37"	S 41°12'48" W	57.89
C5	960.00	202.31	12°04'27"	S 42°07'51" W	201.83
C6	960.00	285.03	27°05'58"	S 81°43'33" W	282.58
C7	855.00	238.63	14°18'01"	N 07°49'37" W	238.01
C8	460.00	242.58	30°12'40"	N 61°48'27" E	239.75
C9	15.00	16.22	89°56'43"	N 61°34'18" E	17.12
C10	945.00	195.32	12°01'25"	S 42°10'56" W	197.83
C11	245.00	237.62	26°00'49"	S 60°40'26" W	236.04
C12	940.00	234.59	14°19'01"	N 07°48'37" W	234.28
C13	930.00	232.39	14°19'01"	S 07°49'37" E	231.78
C14	535.00	229.23	24°33'00"	N 60°28'33" E	227.49
C15	935.00	195.19	12°01'19"	N 42°11'01" E	195.82
C16	470.00	75.99	8°16'51"	N 40°21'25" E	75.91
C17	15.00	8.20	23°41'32"	N 81°48'38" 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
- [E1] RECORD EASEMENT INFORMATION
- [B1] PROPERTY OWNER DEED INFORMATION
- 653 TREE AND TAG NUMBER
- ADJOINING BOUNDARY LINES
- DEED LINES
- CU--- EXISTING OVERHEAD UTILITIES
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLAMSON COUNTY, TEXAS

## RECORD EASEMENT INFORMATION

[E1] CITY OF ROUND ROCK WILLAMSON COUNTY, TEXAS WATER LINE EASEMENT CALLED 0.16 AC. DOC. NO. 2008070993 O.P.R.W.C.T.	[E19] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 441 & VOL. 233, PG. 448 D.R.W.C.T. (NO WIDTH SPECIFIED) ON/OFF ELECTRIC DELIVERY COMPANY, LLC DOC. NO. 2003083588 DOC. NO. 2006076303 O.P.R.W.C.T.
[E3] CITY OF ROUND ROCK WILLAMSON COUNTY, TEXAS PUBLIC UTILITIES EASEMENT CALLED 0.11 AC. DOC. NO. 2006070992 O.P.R.W.C.T.	[E20] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT VOL. 233, PG. 66 D.R.W.C.T. VOL. 264, PG. 483 D.R.W.C.T. (NO WIDTH SPECIFIED)
[E4] DECLARATION OF DRAINAGE EASEMENTS CALLED 0.0224 AC. EXHIBITS 9 & 10 DOC. NO. 2006070991 CORRECTED IN DOC. NO. 201042150 O.P.R.W.C.T.	[E21] CITY OF ROUND ROCK DRAINAGE EASEMENT PARCEL 18-E PART 8 CALLED 0.746 AC. DOC. NO. 2010084204 O.P.R.W.C.T.
[E9] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT & VOL. 427, PG. 803 O.R.W.C.T. (NO WIDTH SPECIFIED)	
[E10] 80' WIDE ROAD RIGHT-OF-WAY, UTILITY AND DRAINAGE EASEMENT EXHIBIT 1A VOL. 1187, PG. 287 & VOL. 1322, PG. 207 O.R.W.C.T.	

SHEET 3 OF 4

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



**WAELTZ & PRETE, INC.**  
CIVIL ENGINEERS

211 A.W. GRIMES BLVD.  
ROUND ROCK, TX 78665  
PH (512) 505-8983  
FIRM TX REG. #F-10308

**DIAMOND SURVEYING, INC.**  
116 SKYLARK ROAD, GEORGETOWN, TX 78628  
(512) 991-3100

**EASEMENT NOTE:**

The perpetual easement, right-of-way, rights, and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, and patrol of utilities and associated facilities including but not limited to: pipes, valves, vaults, manholes, channels, inlets, structures, access facilities, conduits, appurtenances, and any necessary accessories thereto (collectively the "Facilities").

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the herein above described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas.

Except as otherwise noted, the easement, rights, and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantors in the event the utilities are abandoned or shall cease to be in operation, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights, and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the Facilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the Facilities thereon.

Grantor further grants to Grantee:

- the right to install additional Facilities on the Easement Tract;
- the right to grade the easement for the full width thereof and to extend the cuts and fills for such grading into and onto the land along and outside the easement to such extent as Grantee may find reasonably necessary;
- the right of ingress to and egress from the easement over and across Grantor's property by means of roads and lanes thereon, if such exist; otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of Grantor's property which is isolated from the easement by any public highway or road now crossing or hereafter crossing the property; the foregoing right of ingress and egress includes the right of the Grantee and assigned employees of Grantee to disassemble, remove, take down, and clear away any fence, barricade, or other structure which obstructs, prevents, or hinders Grantee's ingress to and egress from the Grantor's property, and should Grantee deem it necessary to so disassemble, remove, take down, or clear away any such fence, barricade, or other structure, Grantee shall, as soon as is reasonably feasible, replace or restore Grantor's property to as similar a condition as reasonably practicable as existed immediately prior to Grantee's actions pursuant to this provision, unless said fence, barricade, or other structure is inconsistent with the rights conveyed to Grantee herein;
- the right of grading for, construction, maintaining and using such roads on and across the property as Grantee may deem necessary in the exercise of the right of ingress and egress or to provide access to property adjacent to the easement;
- the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the easement and to trim and to cut down and clear away any trees on either side of the easement which now or hereafter in the opinion of Grantee may be a hazard to any pipeline; valves, appliances, fittings, or other improvements by reason of the danger of falling thereon or root infiltration therein, or which may otherwise interfere with the exercise of Grantee's rights hereunder; provided however, that all trees which Grantee is hereby authorized to cut and remove, if valuable for timber or firewood, shall continue to be the property of Grantor, but all tops, tops, brush and refuse wood shall be burned or removed by Grantee;
- the right to mark the location of the easement by suitable markers set in the ground; provided that such markers shall be placed in fences or other locations which will not interfere with any reasonable use Grantee shall make of the easement;

Grantee hereby covenants and agrees:

- Grantee shall not fence the easement;
- Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantors private roads or lanes on the lands;
- To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment placed upon said property shall remain the property of Grantee.

Grantor hereby dedicates the easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.



**WAELEZ & PRETE, INC.**  
**CIVIL ENGINEERS**

211 A.W. GRIMES BLVD.  
ROUND ROCK, TX. 78665  
PH (512) 505-9953  
FIRM TX. REG. #F-10309

**DIAMOND SURVEYING, INC.**

116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.R.P.S. FIRM NO. 1096900

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That Chisholm Trail Developers Venture, Ltd., a Texas limited partnership, as the owner of the remnant portion of that certain 5.00 acre tract of land recorded in Document No. 2006078335 of the Official Public Records of Williamson County, Texas, and the owner of the remnant portion of that certain 63.777 acre tract of land recorded in Document Number 2003114923, Official Public Records of Williamson County, Texas, do hereby certify that there are no lien holders and dedicated 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 Chisholm Trail Tech Center Section 2.

*David Bodenman*  
Chisholm Trail Developers Venture, Ltd.  
By: HJolly, Inc., Its General Partner  
By: David Bodenman, President  
211 E. Seventh Street, Suite 709  
Austin, Texas 78701-3218

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 17<sup>th</sup> day of September, 2019, by David Bodenman, as President of Chisholm Trail Developers Venture, Ltd., a Texas limited partnership, on behalf of said HJolly, Inc., Its General Partner.

Notary Public, State of Texas

Printed Name: Veronica M. Baker  
My Commission Expires:



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, SHANE SHAFER, 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 BY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

*Shane Shafer*  
SHANE SHAFER, P.E.  
REGISTRATION NO. 5281  
DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628

SEPTEMBER 16, 2019  
DATE



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

*Antonio A. Prete*  
ANTONIO A. PRETE, P.E.  
LICENSE NO. 93759  
WAELEZ & PRETE, INC.  
211 A.W. GRIMES BLVD.  
ROUND ROCK, TX 78665



16 Sept 19  
DATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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 PAWLISKA, 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., 2019, AT O'CLOCK \_\_\_\_\_, AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2019 AT O'CLOCK \_\_\_\_\_, 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

SHEET 4 OF 4

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

FP1909-001