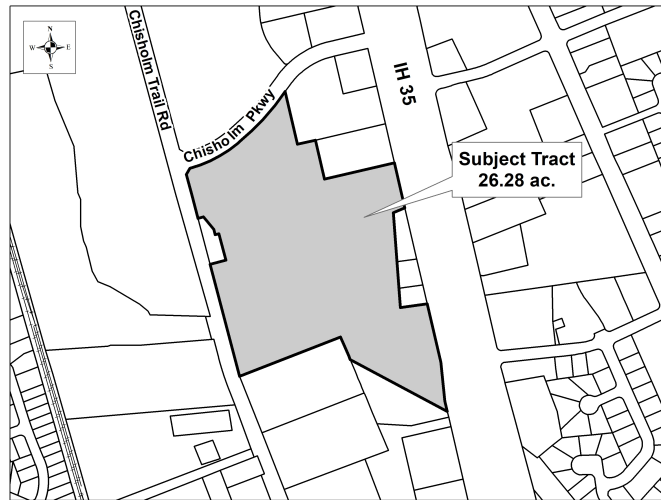


**Chisholm Trail Tech Center Sec. 3
PRELIM PLAT PP1903-002**



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Preliminary Plat approval for 1 development lot

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

DESCRIPTION: 26.28 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: Chisholm Parkway Right-of-Way/Undeveloped Commercial/Commercial Buildings - Unzoned and Zoned C1 (General Commercial)

South: Commercial Buildings - Zoned C-1 (General Commercial)

East: IH-35 Right-of-Way - Unzoned

West: Chisholm Trail Road Right-of-Way/Vacant and Undeveloped - Unzoned and Zoned LI (Light Industrial)

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	26.28
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	26.28

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

Agent:
Waeltz & Prete, Inc.
Antonio A. Prete
3000 Joe DiMaggio Blvd., Ste. 72
Round Rock, TX 78665

**Chisholm Trail Tech Center Sec. 3
PRELIM PLAT PP1903-002**

HISTORY: This property consists of a 26.28 acre tract, which is vacant and undeveloped. On July 17, 2002, a Preliminary Plat (No. 02-013-PP) was approved by the Planning & Zoning Commission (P&Z) to subdivide a 56.48 acre property into five commercial lots, which included the subject tract. A Final Plat was never recorded and therefore the Preliminary Plat has expired. Since that time, Chisholm Parkway has been constructed, thus splitting the 54.48 acre tract into two separate development tracts. On February 20, 2019, the P&Z approved a Concept Plan ("CP1901-001") for this 26.28 acre tract (south of Chisholm Parkway). The Applicant is requesting approval of the Preliminary Plat and Final Plat applications.

DATE OF REVIEW: April 15, 2020

LOCATION: Generally located at the southeast corner of Chisholm Trail Rd. and Chisholm Parkway, west of IH-35.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the tract for commercial purposes. The tract is zoned C-1 (General Commercial) and allows commercial land uses such as office/warehouse, retail sales, hotels and fuel stations by right.

Compliance with the Concept Plan: As shown, this Preliminary Plat is in compliance with the Concept Plan (CP1901-001) approved on February 20, 2019.

Traffic, Access and Roads: Driveway access points will be finalized during the site development plan review stage. A Traffic Impact Analysis (TIA1706-0003) has been approved for this tract. Mitigation measures such as adding lanes and restricting turns to right-in and right-out only in certain areas have been included as part of the TIA approval. Transportation staff will refer to the approved TIA as each commercial project is submitted for review during the Subdivision Improvement Permit (SIP) and Site Development Permit (SDP) process.

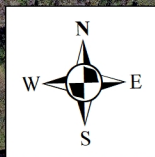
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property has multiple points of access for water service such as through an existing 12-inch water line along the IH-35 service road and an existing 12-inch water line to the north along Chisholm Parkway. There is an existing public wastewater interceptor that is located along Onion Branch Creek. The Applicant intends to serve the development with wastewater by connecting to the existing interceptor and extend the wastewater line into the development.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Prior to recordation of the Final Plat, a correction deed for Chisholm Parkway right-of-way shall be conveyed to the City of Round Rock.
2. Prior to plat recordation, verify that the TIA proportional share has been paid and other TIA improvements are provided in the SIP/SDP process.

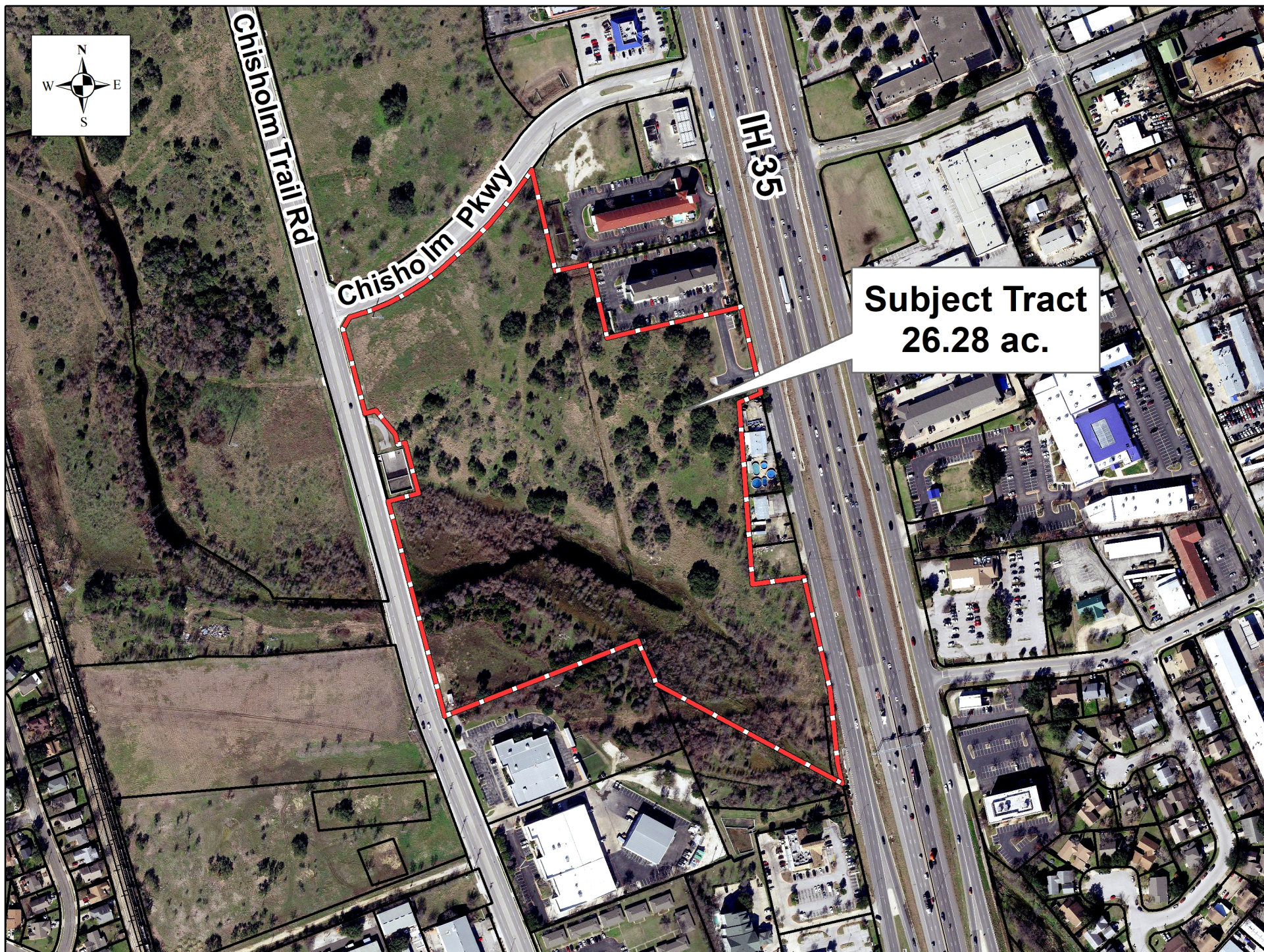


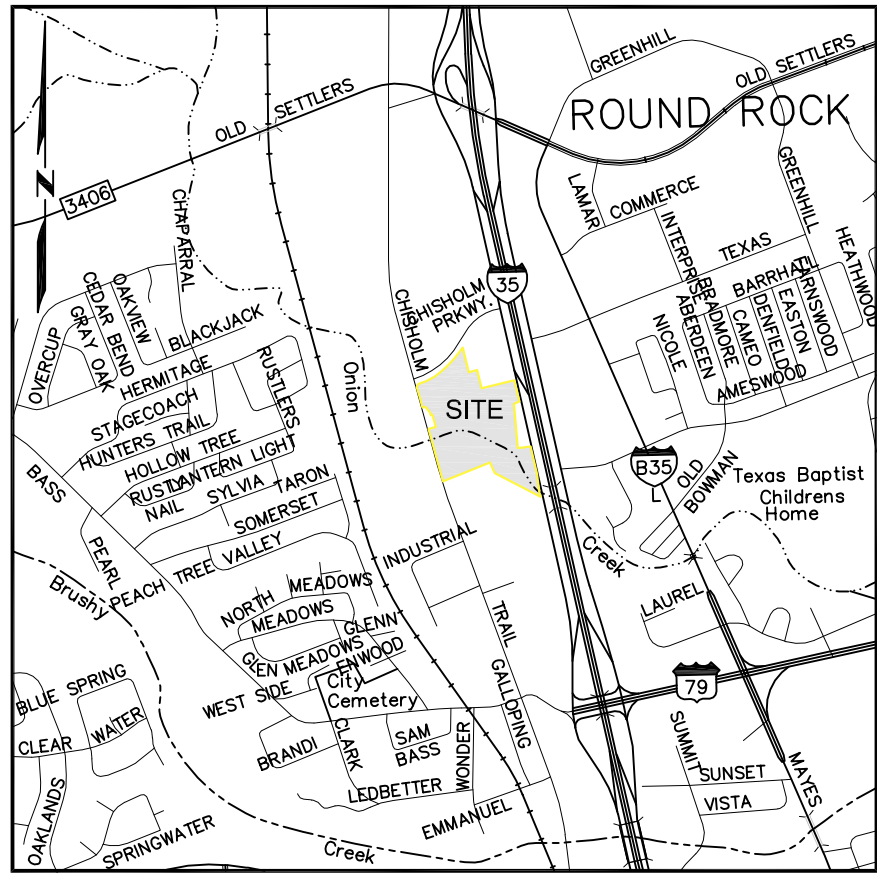
Chisholm Trail Rd

Chisholm Pkwy

IH 35

Subject Tract
26.28 ac.





VICINITY MAP
(NOT TO SCALE)

OWNER: CHISHOLM TRAIL DEVELOPERS VENTURE, LTD.
C/O HIGHLAND RESOURCES INC.
211 E. 7TH ST, STE 709
AUSTIN, TEXAS 78701

SURVEYOR: SHANE SHAFER, RPLS #5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

ENGINEER: ANTONIO A. PRETE, P.E.
WALTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD
ROUND ROCK, TEXAS 78665

SUBMITTAL DATE: MARCH 5, 2019

DATE OF PLANNING AND ZONING: APRIL 15, 2020
COMMISSION REVIEW:

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'
VERTICAL DATUM: NAVD 88 (GEOD 2012A)
GRID COORDINATES:
N=10165023.87
E=3127380.32

ACREAGE: 26.245

NUMBER OF BLOCKS: 1

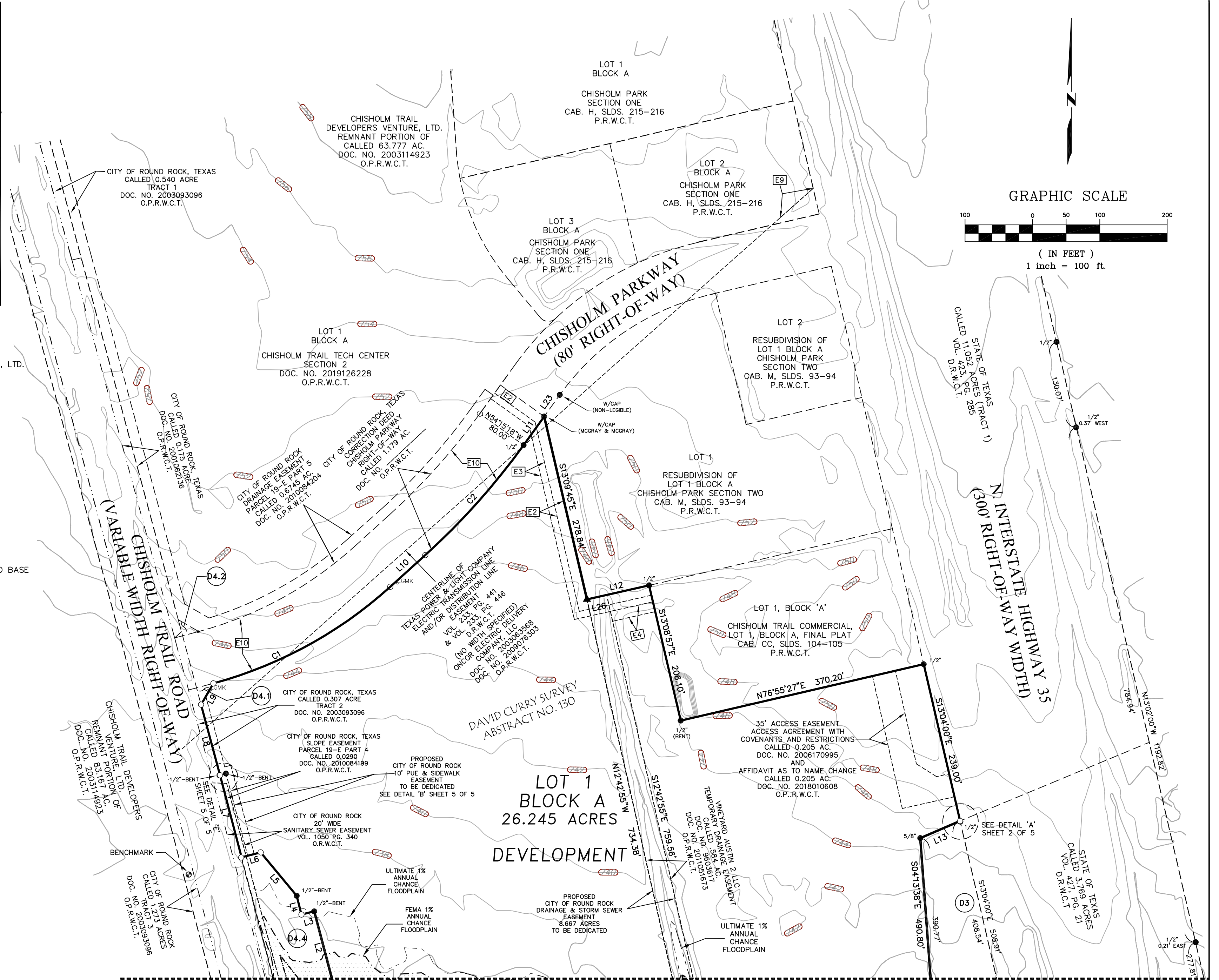
LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE: DEVELOPMENT 26.245 ACRES

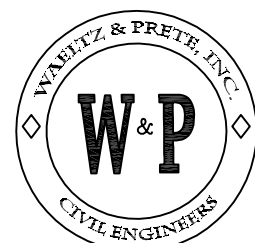
NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01'
L2	N14°48'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°13'05"W	28.78'
L5	N39°39'14"W	83.73'
L6	S75°15'50"W	29.28'
L7	N14°44'20"W	126.16'
L8	N15°00'29"W	108.43'
L9	N30°00'18"E	36.51'
L10	N47°50'01"E	70.12'
L11	N35°44'42"E	52.23'
L12	N77°19'22"E	94.59'
L13	S66°44'54"W	64.34'
L14	S13°07'06"E	54.69'
L15	N25°02'47"W	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'46"W	70.73'
L18	N24°16'37"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	S14°46'57"E	86.32'
L22	N35°44'42"E	39.66'
L23	S25°02'47"E	12.00'
L24	N14°56'33"W	19.87'



MATCHLINE SHEET 2



WALTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°21'05"E	299.20'
C2	1040.00'	219.42'	12°05'19"	N41°47'22"E	219.02'

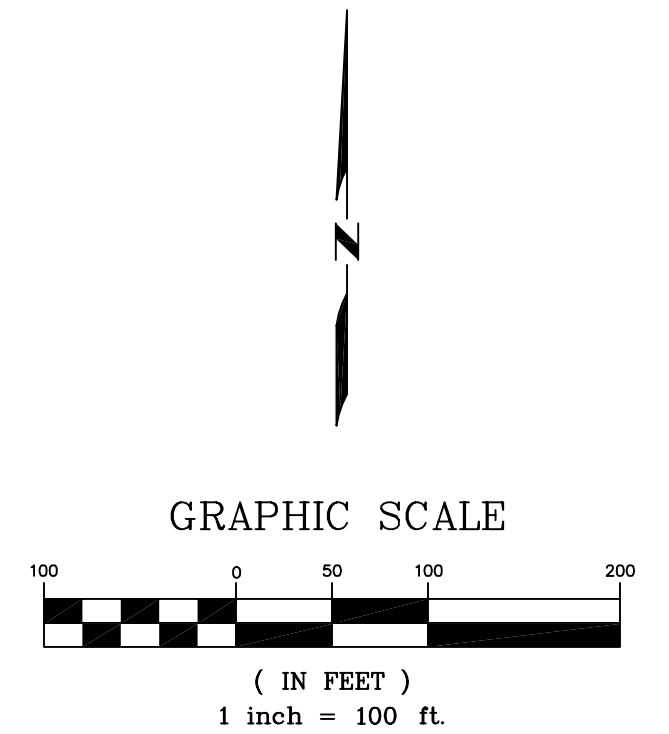
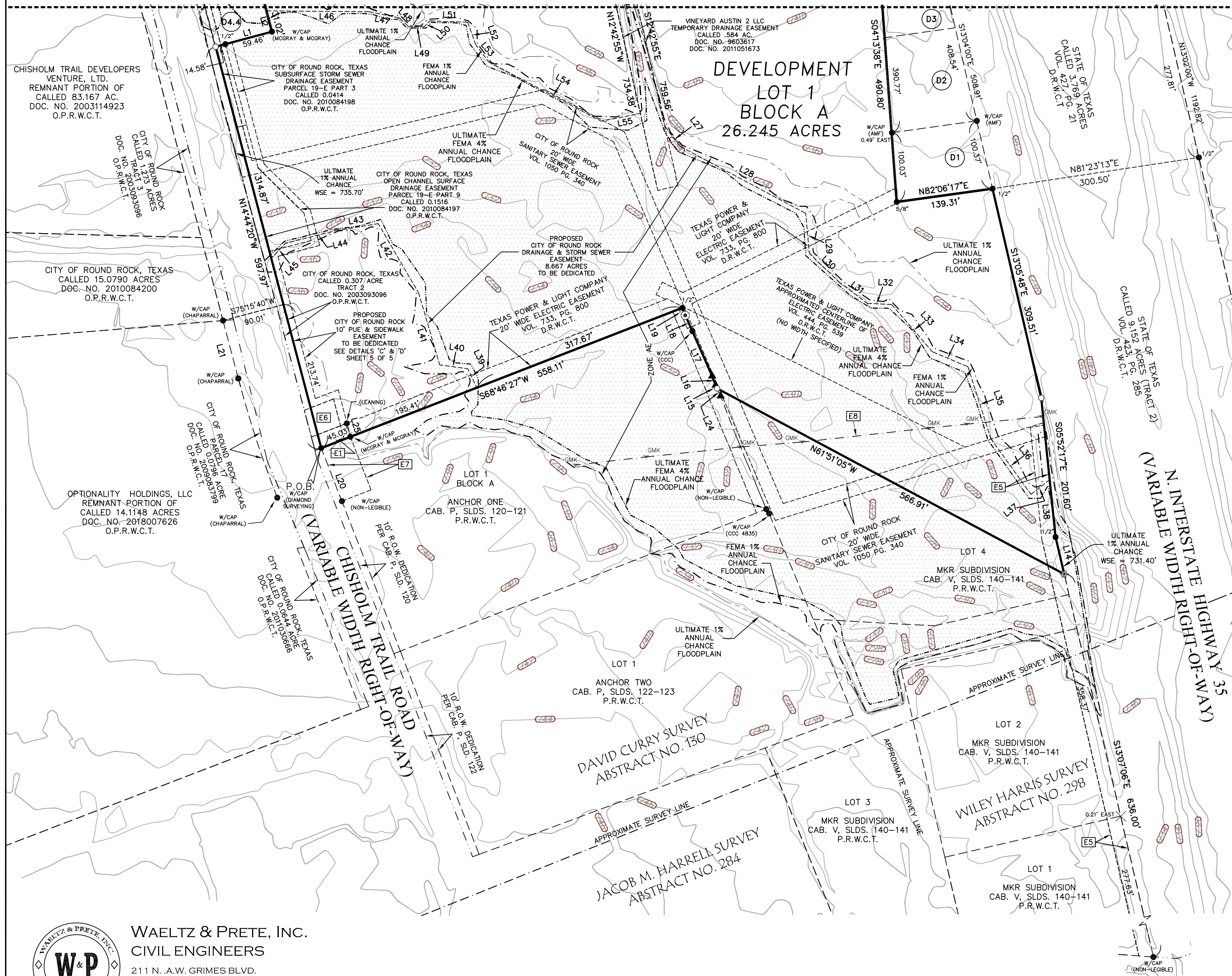
SHEET 1 OF 5

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

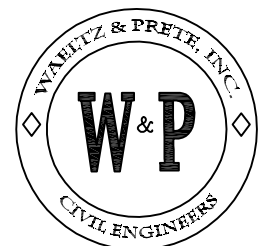
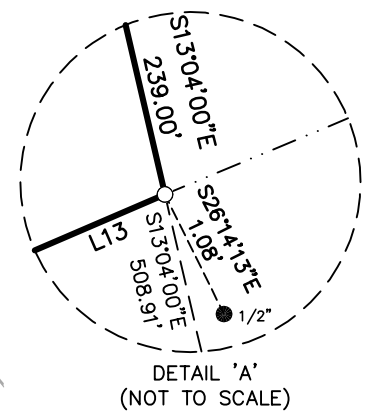
PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

PP1903-002

MATCHLINE SHEET 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01'
L2	N14°48'53"W	140.03'
L3	S75°46'55"W	19.53'
L4	N14°13'05"W	28.78'
L5	N39°39'14"W	83.73'
L6	S75°15'50"W	29.28'
L7	N14°44'20"W	126.16'
L8	N15°00'29"W	108.43'
L9	N30°00'18"E	36.51'
L10	N47°50'01"E	70.12'
L11	N35°44'42"E	52.23'
L12	N77°19'22"E	94.59'
L13	S66°44'54"W	64.34'
L14	S13°07'06"E	54.69'
L15	N25°02'47"W	5.17'
L16	N20°31'22"W	14.10'
L17	N23°47'46"W	70.73'
L18	N24°16'37"W	24.90'
L19	N20°43'16"W	11.56'
L20	S21°17'01"E	82.10'
L21	S14°46'57"E	86.32'
L23	N35°44'42"E	39.66'
L24	S25°02'47"E	12.00'
L25	N14°56'33"W	19.87'



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00'	301.99'	27°02'09"	N61°21'05"E	299.20'
C2	1040.00'	219.42'	12°05'19"	N41°47'22"E	219.02'

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
PP1903-002

METES AND BOUNDS DESCRIPTION

FOR A 26.245 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, 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. 2003114923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 26.245 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "Diamond Surveying" monumenting the northwest corner of Lot 1, Block A, Anchor One a subdivision recorded in Cabinet P, Slides 120–121 of the Plat Records of Williamson County, Texas, the northeast corner of a 10' wide Right–of–way Dedication as shown on said Anchor One subdivision, the southeast corner of a called 0.307 acre tract of land (Tract 2) conveyed to the City of Round Rock, Texas, recorded in Document No. 2003093096 of the Official Public Records of Williamson County, Texas, the northwest corner of a called 0.0847 acre Ingress and Egress Access Easement conveyed to the City of Round Rock, Texas, recorded in Document No. 2010045449 of the Official Public Records of Williamson County, Texas and on the southwest corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the east right–of–way line of Chisholm Trail Road (variable width right–of–way) for the southwest corner hereof, from which an iron rod found with cap (non–legible) monumenting the southwest corner of said 0.0847 acre Ingress and Egress Access Easement bears S 21°17'01"E for a distance of 82.10 feet;

THENCE, N 14°44'20" W with 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 0.307 acre City of Round Rock, Texas tract and said east right–of–way line of Chisholm Trail Road for a distance of 597.97 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on a point in the southerly boundary line of the called 0.3978 acre tract of land (Parcel 19 Part 4) conveyed to the City of Round Rock, Texas, recorded in Document No. 2010084196 of the Official Public Records of Williamson County, Texas;

THENCE, with the west boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract common with said 0.3978 acre City of Round Rock, Texas tract, the following six (6) courses and distances:

1. N 75°03'20"E passing at a distance of 14.58 feet a 1/2" iron rod found, in all a total distance of 84.01 feet to an iron rod found with cap marked 'McGray & McGray' monumenting the southeast corner of said 0.3978 acre City of Round Rock, Texas tract;

2. N 14°48'53"W for a distance of 140.03 feet to a 1/2" iron rod found (bent);

3. S 75°46'55" W for a distance of 19.53 feet to a 1/2" iron rod set with cap marked "Diamond Surveying";

4. N 14°13'05"W for a distance of 28.78 feet to a 1/2" iron rod found (bent);

5. N 39°39'14"W for a distance of 83.73 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said 0.3978 acre City of Round Rock, Texas tract;

6. S 75°15'50"W for a distance of 29.28 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the west boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the east boundary line of said 0.307 acre City of Round Rock, Texas tract, same being on a point in the northerly boundary line of said 0.3978 acre City of Round Rock, Texas tract and said east right–of–way line of Chisholm Trail Road, for an angle point hereof;

THENCE, with 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 0.307 acre City of Round Rock, Texas tract and said east right–of–way line of Chisholm Trail Road, the following two (2) courses and distances:

1. N 14°44'20" W for a distance of 126.16 feet to a 1/2" iron rod found (bent);

2. N 15°00'29" W for a distance of 108.43 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of the called 0.0077 acre tract of land (Parcel 19 Part 1) conveyed to the City of Round Rock, Texas, recorded in said Document No. 2010084196, for the northwest corner hereof;

THENCE, N 30°00'18"E with the north boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract and the southeasterly boundary line of said 0.0077 acre City of Round Rock, Texas tract for a distance of 36.51 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said 0.0077 acre City of Round Rock, Texas tract, same being on the curving southerly boundary line of a called 1.179 acre tract of land conveyed to the City of Round Rock, Texas recorded in (Correction Deed) Document No. _____, of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right–of–way line of Chisholm Parkway (80' right–of–way width per said Correction Deed in Document No. _____);

THENCE, with the northerly boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, said southerly boundary line the 1.179 acre City of Round Rock, Texas tract, and said southerly right–of–way line of Chisholm Parkway, the following four (4) courses and distances:

1. With a curve to the left an arc length of 301.99 feet, said curve having a radius of 640.00 feet, a delta angle of 27°02'09" and a chord which bears N 61°21'05"E for a distance of 299.20 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;

2. N 47°50'01"E 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 left;

3. With said curve to the left an arc length of 219.42 feet, said curve having a radius of 1040.00 feet, a delta angle of 12°05'19" and a chord which bears N 41°47'22"E for a distance of 219.02 feet to a 1/2" iron rod found monumenting the end of this curve;

4. N 35°44'42" E for a distance of 52.23 feet to an iron rod found with cap marked 'McGray & McGray' monumenting the most northerly northeast corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the southeast corner of said 1.179 acre City of Round, Texas tract, the northwest corner of Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, a subdivision recorded in Cabinet M, Slides 93–94 of the Plat Records of Williamson County, Texas and the southwest corner of Chisholm Parkway (80' wide right–of–way) as shown in said Cabinet M, Slides 93–94, for the most northerly northeast corner hereof from which an iron rod found with cap (non–legible) monumenting the beginning of a curve to the right on the north boundary line of said Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two and the south right–of–way line of said Chisholm Parkway, bears N 35°44'42"E for a distance of 39.66 feet;

THENCE, S 13°09'45"E with the west boundary line of said Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 278.84 feet to a 60D nail found in post monumenting the southwest corner of said Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two and an interior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, N 77°19'22"E with the south boundary line of said Lot 1, Resubdivision of Lot 1, Block A, Chisholm Park Section Two, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 94.59 feet to a 1/2" iron rod found monumenting the northwest corner of Lot 1, Block A, Chisholm Trail Commercial, Lot 1, Block A, Final Plat, recorded in Cabinet CC, Slides 104–105 of the Plat Records of Williamson County, Texas and an exterior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, S 13°08'57"E with the west boundary line of said Lot 1, Block A, Chisholm Trail Commercial, Lot 1, Block A, Final Plat common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 206.10 feet to a 1/2" iron rod found (bent) monumenting the southwest corner of said Lot 1, Block A, Chisholm Trail Commercial, Lot 1, Block A, Final Plat and an interior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, N 76°55'27"E with the south boundary line of said Lot 1, Block A, Chisholm Trail Commercial, Lot 1, Block A, Final Plat common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 370.20 feet to a 1/2" iron rod found monumenting the southeast corner of said Lot 1, Block A, Chisholm Trail Commercial, Lot 1, Block A, Final Plat and an exterior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, same being on the westerly boundary line of the called 11.052 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, same being on the westerly right–of–way line of Interstate Highway 35 (300' wide right–of–way at this point) for the most easterly northeast corner hereof;

THENCE S 13°04'00"E with the east boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, said westerly boundary line of the 11.052 acre State of Texas tract and said westerly right–of–way line of Interstate Highway 35 for a distance of 239.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of the called 0.496 acre tract of land conveyed to Wendell D. Bishop, recorded in Volume 1946, Page 899 of the Official Records of Williamson County, Texas, an exterior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the southwest corner of said 11.052 acre State of Texas tract and the northwest corner of the called 3.769 acre tract of land conveyed to the State of Texas, recorded in Volume 427, Page 21 of the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found bears S 26°14'13"E for a distance of 1.08 feet;

THENCE, S 66°44'54"W with the north boundary line of said 0.496 acre Bishop tract common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 64.34 feet to a 5/8" iron rod found monumenting the northwest corner of said 0.496 acre Bishop tract and an interior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE S 04°13'38"E with the west boundary line of said 0.496 acre Bishop tract, the west boundary line of the called 0.3564 acre tract of land conveyed to John Fischer and Shirley Fischer, recorded in Document No. 2014054370 of the Official Public Records of Williamson County, Texas and the west boundary line of the called 1.15 acre tract of land conveyed to Dhanmattie Shan Balkissoon, recorded in Volume 2037, Page 370 of the Official Records of Williamson County, Texas, common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, passing at a distance of 390.77 feet an iron rod with cap marked "AMF", 0.49 feet east of this line, in all a total distance of 490.80 feet to a 5/8" iron rod found monumenting the southwest corner of said 1.15 acre Balkissoon tract and an interior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, N 82°06'17"E with the south boundary line of said 1.15 acre Balkissoon tract common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 139.31 feet to a 1/2" iron rod found monumenting the southeast corner of said 1.15 acre Balkissoon tract, an exterior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the southwest corner of said 3.769 acre State of Texas tract and the northwest corner of the called 9.152 acre tract of land (Tract 2) conveyed to the State of Texas, recorded in said Volume 423, Page 285, same being on said westerly right–of–way line of Interstate Highway 35, from which a 1/2" iron rod found monumenting the southeast corner of said 3.769 acre State of Texas tract and the northeast corner of said 9.152 acre State of Texas tract, same being on the easterly right–of–way line of Interstate Highway 35, bears N 81°23'13"E for a distance of 300.50 feet;

THENCE, with the east boundary line of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, the westerly boundary line of said 9.152 acre State of Texas tract and said westerly right–of–way line of Interstate Highway 35, the following three (3) courses and distances:

1. S 13°05'48" E for a distance of 309.51 feet to a 1/2" iron rod set with cap marked "Diamond Surveying";

2. S 05°52'17"E for a distance of 201.60 feet to a 1/2" iron rod found;

3. S 13°07'06"E for a distance of 54.69 feet to a cotton gin spindle set on the northeast corner of Lot 4, MKR Subdivision, a subdivision recorded in Cabinet V, Slides 140–141 of the Plat Records of Williamson County, Texas and the southeast corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract, for the southeast corner hereof, from which an iron rod found with cap (non–legible) monumenting the southeast corner of Lot 1 of said MKR Subdivision, same being on said westerly right–of–way line of Interstate Highway 35, bears S 13°07'06"E for a distance of 636.00 feet;

THENCE, N61°51'05" W with the north boundary line of said Lot 4, MKR Subdivision common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 566.91 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the northwest corner of said Lot 4, MKR Subdivision, same being on the east boundary line of the aforementioned Lot 1, Block A, Anchor One, from which a 60D nail found in post monumenting an angle point in the west boundary line of said Lot 4, MKR Subdivision and said east boundary line of Lot 1, Block A, Anchor One, bears S 25°02'47"E for a distance of 12.00 feet;

THENCE, with the east boundary line of said Lot 1, Block A, Anchor 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. N 25°02'47"W for a distance of 5.17 feet to a 60D nail found in post;

2. N 20°31'22"W for a distance of 14.10 feet to a 60D nail found in post;

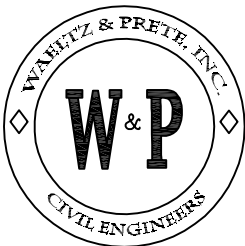
3. N 23°47'46"W for a distance of 70.73 feet to an iron rod found with cap marked "CCC";

4. N 24°16'37"W for a distance of 24.90 feet to a 1" iron pipe found (pinched);

5. N 20°43'16"W for a distance of 11.56 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 1, Block A, Anchor One and an interior ell corner of said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract;

THENCE, S 68°46'27"W with the north boundary line of said Lot 1, Block A, Anchor One common with said remnant portion of the 63.777 acre Chisholm Trail Developers Venture, Ltd. tract for a distance of 558.11 feet to the POINT OF BEGINNING hereof and containing 26.245 acres of land more or less.

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.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.L.S. FIRM NO. 10006900

SHEET 3 OF 5

PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
PP1903-002

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 or Travis 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:

- (a) the right to install additional Facilities on the Easement Tract;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) 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, lops, brush and refuse wood shall be burned or removed by Grantee;
- (f) 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 Grantor shall make of the easement;

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) 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;
- (c) 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, it's 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.

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) A PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

3) 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 APPROVAL OF THE PROPER ANALYSIS.

4) 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.

5) ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

6) A PORTION OF THIS TRACT IS ENCROACHED BY 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 48491C0489F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

8) A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE OF CHISHOLM PARKWAY AND AS DEPICTED ALONG CHISHOLM TRAIL ROAD, IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

9) A FIFTEEN FOOT (15') PUE AND TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING IH35.

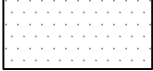
10) THIS PLAT CONFORMS TO THE CONCEPT PLAN (CP1901-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 20, 2019.

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

RECORD EASEMENT INFORMATION

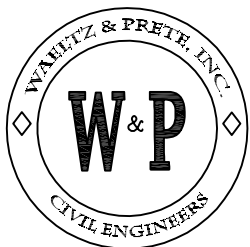
[E1] CITY OF ROUND ROCK, TEXAS POSSESSION AND USE AGREEMENT PARCEL 19-E PART 1 CALLED 0.0205 AC. DOC. NO. 2010047330 INGRESS AND EGRESS EASEMENT DOC. NO. 2010084201 O.P.R.W.C.T.	[E6] SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT FOR EQUIPMENT STATION CALLED 0.04 AC. VOL. 1182, PG. 215
[E2] CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS WATER LINE EASEMENT CALLED 0.18 AC. DOC. NO. 2006070993 O.P.R.W.C.T.	[E7] CITY OF ROUND ROCK, TEXAS INGRESS & EGRESS ACCESS EASEMENT CALLED 0.0847 ACRE DOC. NO. 2010045449 O.P.R.W.C.T.
[E3] CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS PUBLIC UTILITIES EASEMENT CALLED 0.11 AC. DOC. NO. 2006070992 O.P.R.W.C.T.	[E8] PROBABLE LOCATION OF LONE STAR GAS BLANKET EASEMENT VOL. 427, PG. 237 D.R.W.C.T. MARKED ON THE GROUND WITH GAS SIGNS AND FIELD LOCATED BY SURVEY CREW
[E4] CHISHOLM TRAIL COMMERCIAL DECLARATION OF DRAINAGE EASEMENTS CALLED 0.0224 AC. EXHIBITS C & D DOC. NO. 2006070991 CORRECTED IN DOC. NO. 2011042150 O.P.R.W.C.T.	[E9] CENTERLINE OF TEXAS POWER & LIGHT COMPANY ELECTRIC TRANSMISSION LINE AND/OR DISTRIBUTION LINE EASEMENT & VOL. 427, PG. 603 D.R.W.C.T. (NO WIDTH SPECIFIED)
[E5] CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS PUBLIC UTILITY EASEMENT CALLED 0.390 AC. DOC. NO. 97400627 O.R.W.C.T.	[E10] 80' WIDE ROAD RIGHT-OF-WAY, UTILITY AND DRAINAGE EASEMENT EXHIBIT 'A' VOL. 1187, PG. 297 & VOL. 1322, PG. 207 O.R.W.C.T.

LEGEND

- IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND (PINCHED)
- ▲ 60D NAIL FOUND IN POST
- ✕ "X" SCRIBE FOUND
- ✱ COTTON GIN SPINDLE SET
- △ PK NAIL SET
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ⦿ BENCHMARK
- ⦿-GMK GAS MARKER SIGN
- [E1]** RECORD EASEMENT INFORMATION
- (D1)** PROPERTY OWNER DEED INFORMATION
- WSE WATER SURFACE ELEVATION
- PUE PUBLIC UTILITY EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
-  FEMA ZONE AE
- ADJOINING BOUNDARY LINES
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
- FEMA 1% ANNUAL CHANCE FLOODPLAIN

PROPERTY OWNER DEED INFORMATION

(D1)	DHANMATTIE SHAN BALKISSOON CALLED 1.15 ACRES VOL. 2037, PG. 370 O.R.W.C.T. DESCRIBED AS 0.30 ACRE IN VOL. 906, PG. 374 D.R.W.C.T.
(D2)	JOHN FISCHER AND SHIRLEY FISCHER CALLED 0.3564 ACRE DOC. NO. 2014054370 O.P.R.W.C.T.
(D3)	WENDELL D. BISHOP CALLED 0.496 ACRE VOL. 1946, PG. 899 O.R.W.C.T.
(D4.1)	CITY OF ROUND ROCK, TEXAS CALLED 0.0077 ACRE PARCEL 19 PART 1 DOC. NO. 2010084196 O.P.R.W.C.T.
(D4.2)	CITY OF ROUND ROCK, TEXAS CALLED 0.0069 ACRE PARCEL 19 PART 2 DOC. NO. 2010084196 O.P.R.W.C.T.
(D4.4)	CITY OF ROUND ROCK, TEXAS CALLED 0.3978 ACRE PARCEL 19 PART 4 DOC. NO. 2010084196 O.P.R.W.C.T.



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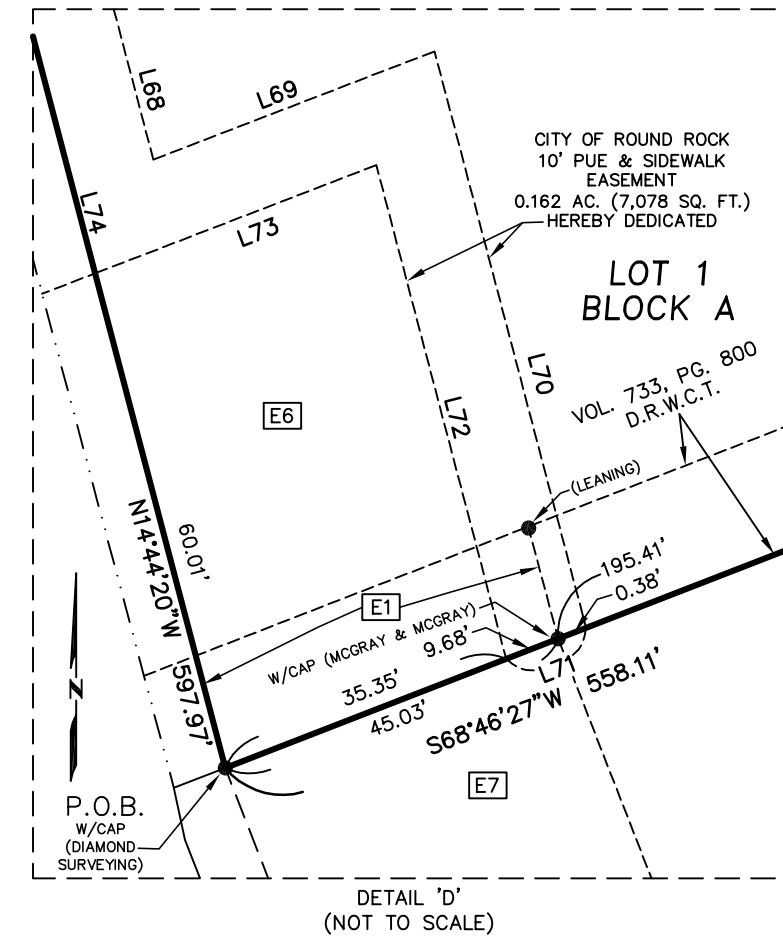
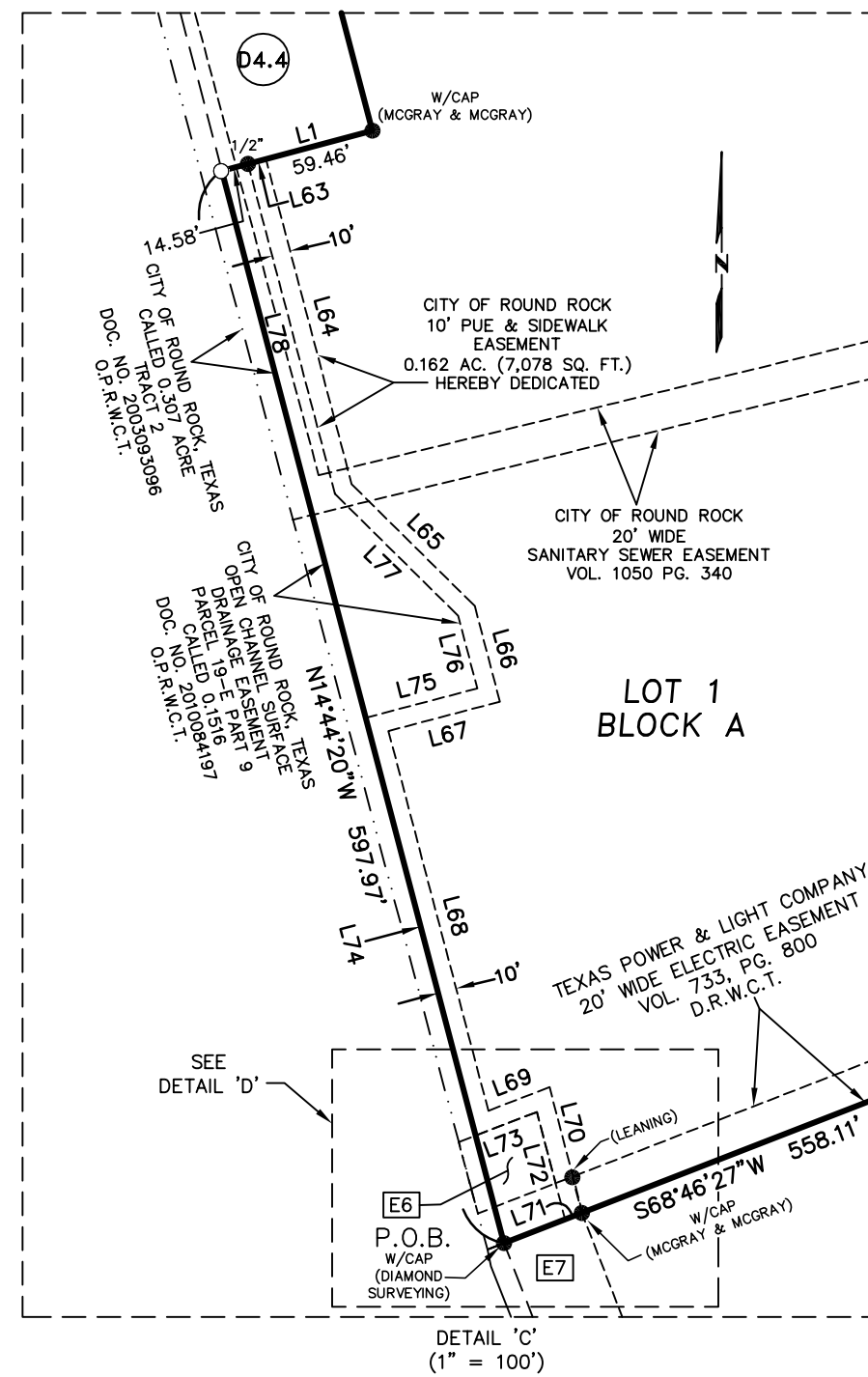
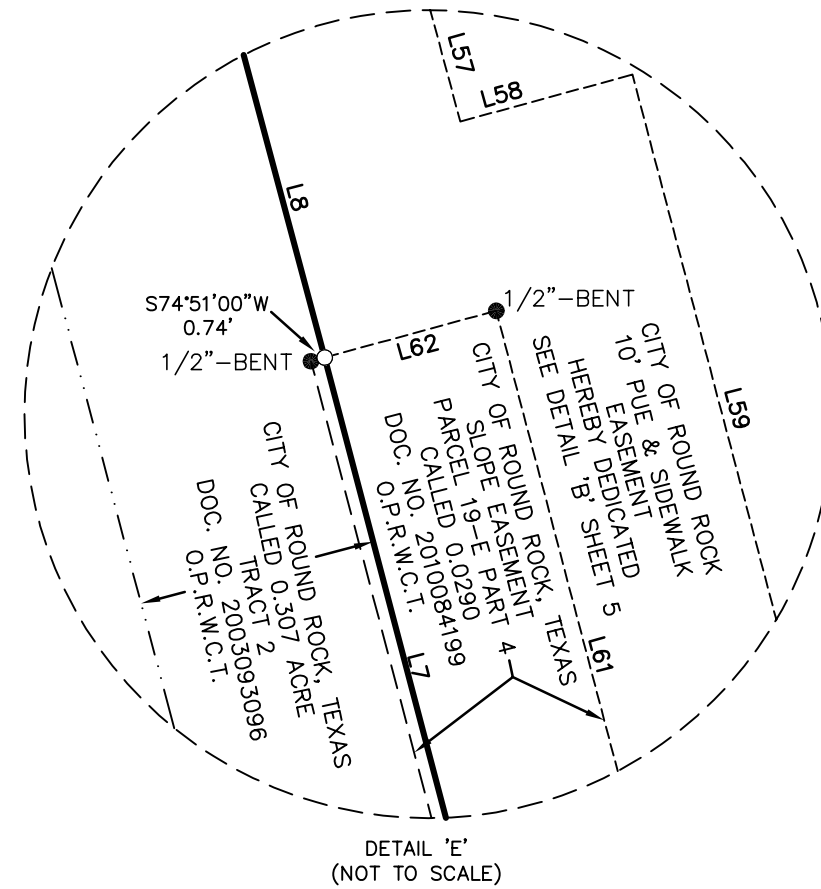
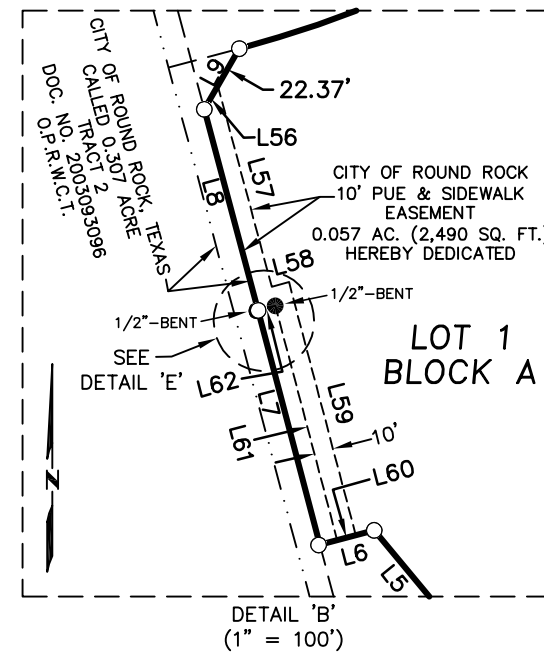
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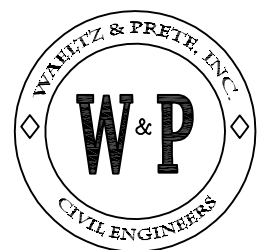
PRELIMINARY PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3

PP1903-002



L15	N25°02'47\"W	5.17'
L16	N20°31'22\"W	14.10'
L17	N23°47'46\"W	70.73'
L18	N24°16'37\"W	24.90'
L19	N20°43'16\"W	11.56'
L26	N77°19'22\"E	30.00'
L27	S37°10'07\"E	36.78'
L28	S61°54'01\"E	205.39'
L29	S05°05'29\"E	57.77'
L30	S46°07'16\"E	59.46'
L31	S52°45'28\"E	50.77'
L32	S86°52'46\"E	35.61'
L33	S40°40'39\"E	89.45'
L34	S67°06'53\"E	55.67'
L35	S17°40'36\"E	109.21'
L36	S35°51'13\"E	98.40'
L37	N51°53'37\"E	34.20'
L38	S05°52'17\"E	83.16'
L39	N25°27'01\"W	30.27'
L40	N82°27'55\"W	40.69'
L41	N16°21'54\"W	108.20'
L42	N30°14'08\"W	115.59'
L43	S80°40'45\"W	61.03'
L44	S75°47'44\"W	75.65'
L45	S44°08'54\"W	29.50'
L46	S89°30'52\"E	147.65'
L47	S78°38'51\"E	44.31'
L48	S47°17'21\"E	18.53'
L49	S89°27'06\"E	22.57'
L50	N44°35'15\"E	11.70'
L51	S87°57'41\"E	54.57'
L52	S19°17'04\"E	34.44'
L53	S37°40'28\"E	31.61'
L54	S62°14'35\"E	182.61'
L55	N78°49'42\"E	57.38'

L8	N15°00'29\"W	108.43'
L56	N30°00'18\"E	14.14'
L57	S15°00'29\"E	108.38'
L58	N74°44'53\"E	9.30'
L59	S14°46'58\"E	136.33'
L60	S75°15'50\"W	10.00'
L61	N14°46'58\"W	126.24'
L62	S74°44'53\"W	9.26'
L63	N75°03'20\"E	10.00'
L64	S14°46'58\"E	181.36'
L65	S45°17'27\"E	93.39'
L66	S14°46'58\"E	53.31'
L67	S75°15'57\"W	62.19'
L68	S14°44'20\"E	211.80'
L69	N68°56'29\"E	35.35'
L70	S14°43'41\"E	69.94'
L71	S68°46'27\"W	10.06'
L72	N14°43'41\"W	59.91'
L73	S68°56'29\"W	35.35'
L74	N14°44'20\"W	232.97'
L75	N75°15'57\"E	62.19'
L76	N14°46'58\"W	40.57'
L77	N45°17'27\"W	93.39'
L78	N14°46'58\"W	184.06'



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