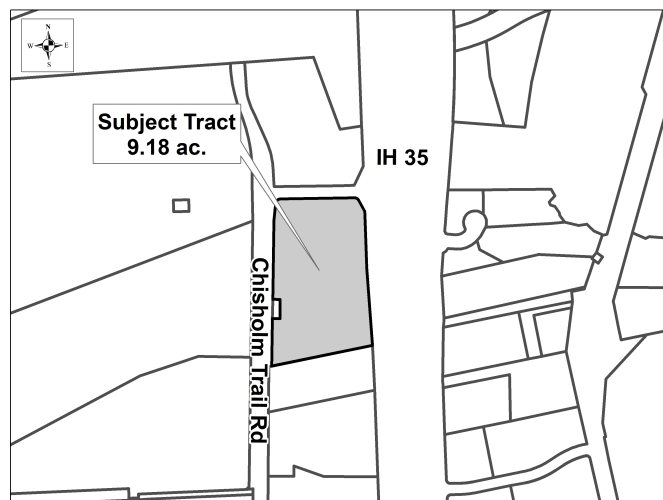


**Micro-Bac International Subdivision Replat of Lot 1  
FINAL PLAT FP2004-006**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Approval of a Replat to subdivide 1 development lot into 2 development lots.

**ZONING AT TIME OF APPLICATION:** Light Industrial

**DESCRIPTION:** 9.18 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:** Warehouse - Light Industrial

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: ROW- Unzoned, CR 173  
 South: Public utility building - Light Industrial  
 East: ROW - Unzoned, IH-35 frontage road  
 West: ROW - Unzoned, Chisholm Trail Road

**PROPOSED LAND USE:** Light Industrial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	2	9.18
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>9.18</b>

**Owner:**  
 Micro-Bac International, Inc.  
 J M Morales  
 3200 N. IH 35  
 Round Rock, TX 78681

**Agent:**  
 WGI  
 Grayson Hughes, P.E.  
 8144 Walnut Hill Ln., Ste. 903  
 Dallas, TX 75231

**Micro-Bac International Subdivision Replat of Lot 1**  
**FINAL PLAT      FP2004-006**

**HISTORY:** The Planning and Zoning Commission approved the “Micro-Bac International Subdivision” Final Plat on June 3, 1993 for one development lot. This Replat request will create two separate development lots.

**DATE OF REVIEW:** May 20, 2020

**LOCATION:** Generally located on Chisholm Trail Rd.; west side of IH-35.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The Future Land Use Map designates the site for commercial uses. The property is zoned LI (Light Industrial), which allows for light manufacturing and assembly, warehouses, office, and other similar uses.

Traffic, Access and Roads: The subject tract has access to Chisholm Trail Road. A Traffic Impact Analysis was deemed unnecessary due to the property remaining under the threshold for peak number of trips.

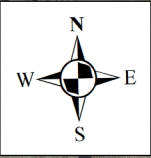
Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. Water and wastewater service will be obtained by connecting to an existing water and wastewater line along IH-35 south frontage road.

Drainage: A flood study was not required. The applicant intends to provide onsite detention in the southeast corner of lot 2. The location and capacities will be finalized at the site development review stage.

**RECOMMENDED MOTION:**

Staff recommends approval.

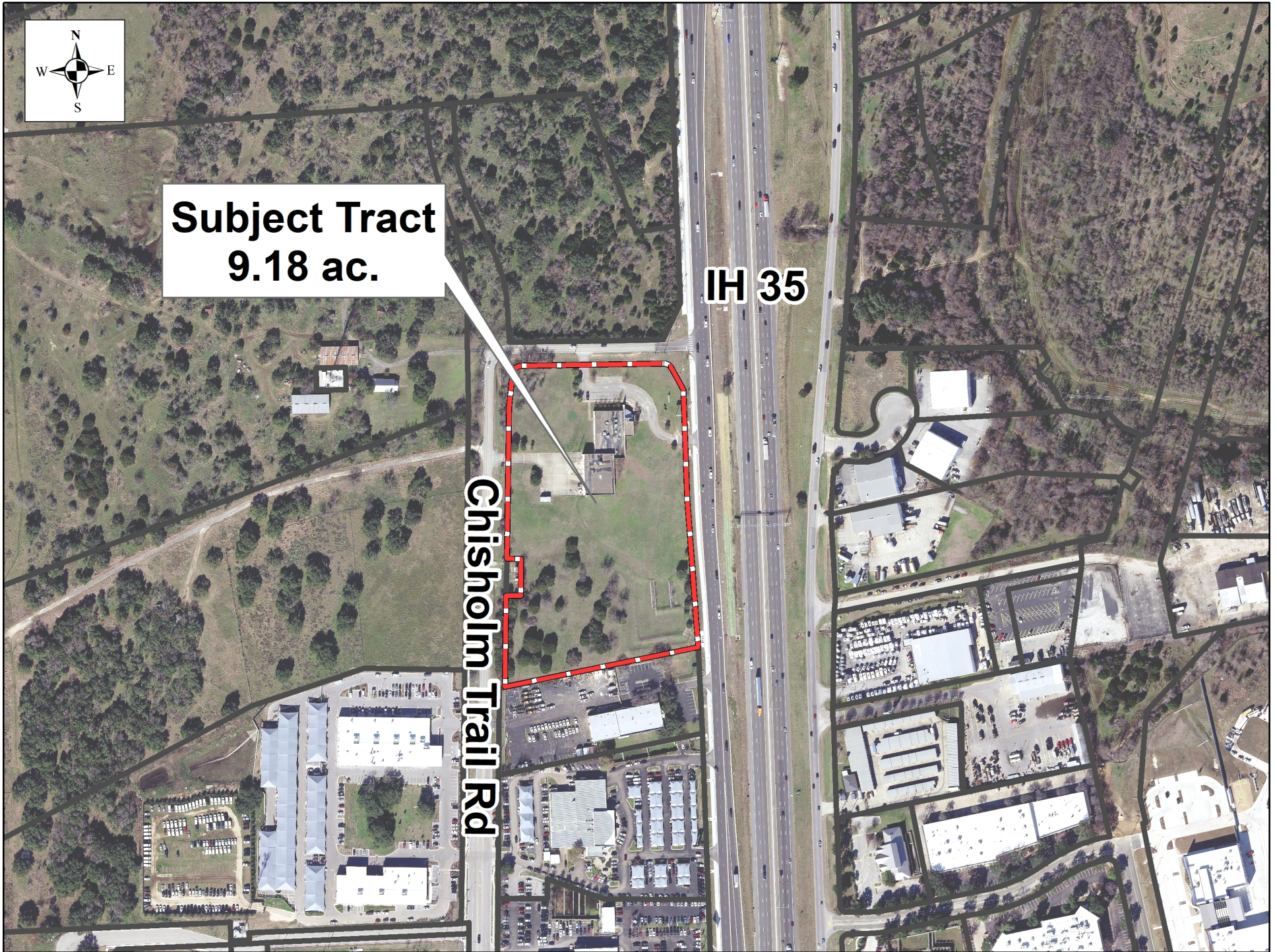




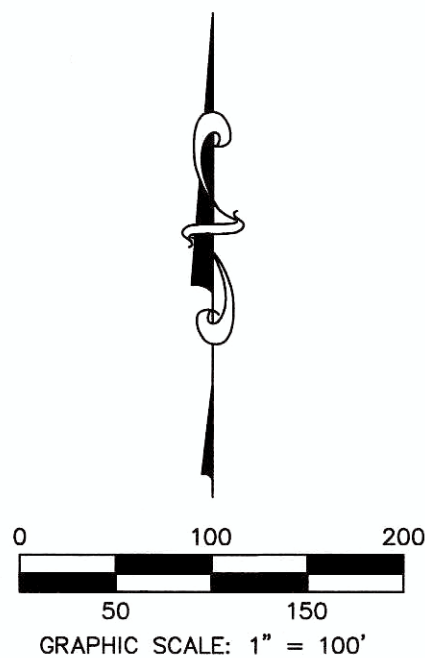
**Subject Tract  
9.18 ac.**

**IH 35**

**Chisholm Trail Rd**







[A]  
CALLED 0.115 ACRE  
CITY OF ROUND ROCK  
VOL. 792, PG. 510  
D.R.W.C.T.

[B]  
CALLED 0.020 ACRE  
CITY OF ROUND ROCK  
VOL. 855, PG. 512, D.R.W.C.T.

[C]  
CALLED 26.864 ACRES  
BRIAN T. DEE AND  
WIFE, TRINA D. DEE  
DOC. NO. 2008040866  
O.P.R.W.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°39'16"E	39.17'
L2	N00°25'52"E	99.98'
L3	N89°33'52"W	38.43'
L4	S28°21'14"E	66.81'
L5	S78°30'39"W	9.53'
L6	N89°39'16"W	10.84'
L7	N89°33'52"W	11.56'
L8	N00°26'29"E	100.06'
L9	N63°48'39"E	98.80'
L10	N00°57'27"W	65.16'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S87°58'04"E	39.12'
(L2)	N02°01'56"E	100.04'
((L2))	N02°15'00"E	100.00'
(L3)	N87°58'04"W	38.44'
(L5)	S80°08'00"W	9.48'
[L5]	N80°08'00"E	10.22'
(L6)	N87°58'04"W	10.87'
(L7)	N87°58'04"W	11.52'
((L8))	N02°15'00"E	100.00'

#### LOT TABLE SUMMARY:

LOT 1, BLOCK A - 4.1275 ACRES (179,796 SQ. FT.)  
LOT 2, BLOCK A - 5.0553 ACRES (220,208 SQ. FT.)  
TOTAL - 9.1828 ACRES (400,004 SQ. FT.)

OWNER: MICRO-BAC INTERNATIONAL, INC.

ACREAGE: 9.1828

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING

SUBMITTAL DATE: APRIL 21, 2020

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: 0

DATE OF PLANNING AND ZONING

COMMISSION REVIEW: MAY 20, 2020

LOT 1, BLOCK A  
FINAL PLAT OF CHISHOLM  
TRAIL TRADE CENTER  
SUBDIVISION  
DOC. NO. 2019052860  
P.R.W.C.T.

LOT 1, BLOCK A  
CHISHOLM TRAIL  
SUBDIVISION  
DOC. NO. 2020030574  
P.R.W.C.T.

GROUP 1 BODY SHOP  
SUBDIVISION  
DOC. NO. 2015094708  
P.R.W.C.T.

CHISHOLM TRAIL RD  
(R.O.W. VARIES)

LOT 1  
BLOCK A  
4.1275 ACRES  
179,796 SQUARE FEET

LOT 2  
BLOCK A  
5.0553 ACRES  
220,208 SQUARE FEET

P.O.B.  
GRID N: 10,171,429.99  
GRID E: 3,127,147.68

LOT 1  
BURNETTE BUSINESS PARK  
SECTION ONE AMENDED  
CAB. E, SLD. 362  
P.R.W.C.T.

LOT 1, BLOCK 'A'  
REPLAT OF THE AMENDED  
PLAT OF THE FINAL PLAT  
OF ROUND ROCK NISSAN  
DOC. NO. 2017097512  
P.R.W.C.T.

BENCHMARK #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE WEST SIDE OF CHISHOLM TRAIL, ±46' SOUTHWEST FROM THE SURVEY CONTROL POINT, AND ±108' FROM THE SOUTHWEST CORNER OF SUBJECT TRACT. (NAVD88 GEOID18) ELEVATION = 774.84'.

ACREAGE BY LOT TYPE: 9.1828 ACRES OF DEVELOPMENT  
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130  
ENGINEER: GRAYSON HUGHES, PE  
NUMBER OF LOTS BY TYPE: 2 DEVELOPMENT LOTS

#### BEARING BASIS:

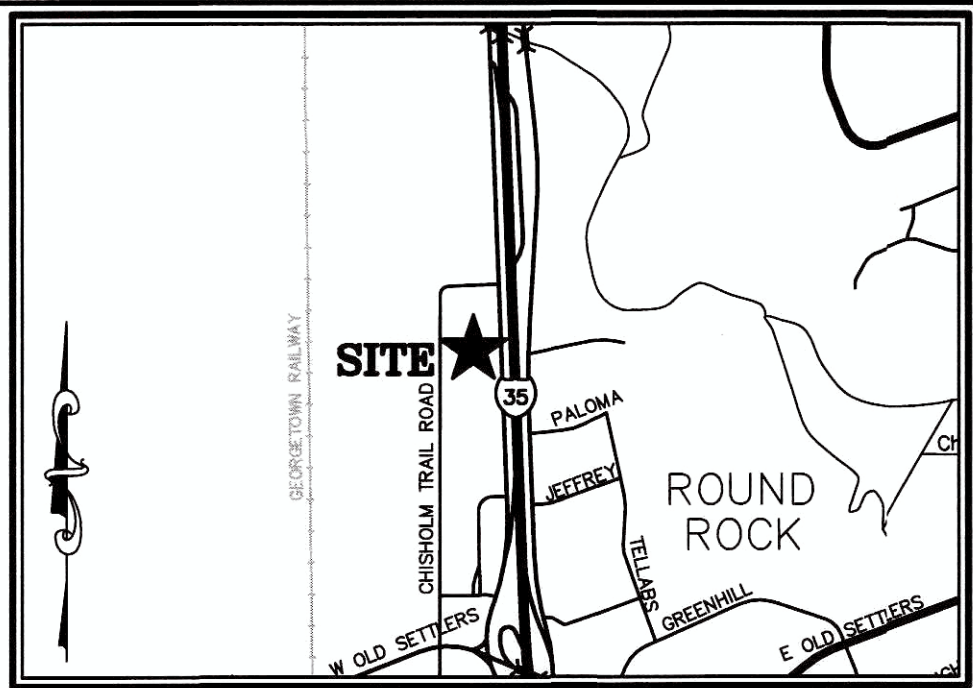
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123648010.

#### SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A MAG NAIL WITH "4WARD CONTROL" WASHER SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED FEBRUARY 25, 2020.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	36.14'	25.00'	82°49'30"	N47°39'56"E	33.07'
C2	27.31'	25.00'	62°35'12"	S59°40'24"E	25.97'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	36.24'	25.00'	83°03'17"	N49°07'14"E	33.15'
(C2)	27.30'	25.00'	62°34'21"	S58°03'57"E	25.97'



#### VICINITY MAP

SCALE: 1" = 2000'

#### LEGEND

PROPERTY LINE	
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
■	IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
+	BENCHMARK
△	CALCULATED POINT
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
△	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
B.M.	PERMANENT BENCHMARK
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT CAB. K, SLDs. 290-291
((.....))	RECORD INFORMATION PER DEED VOL. 792 PG. 510
[.....]	RECORD INFORMATION PER PLAT CAB. E SLD. 362
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 2011070377

LOT 1  
THE RIDGE AT  
ROUND ROCK REPLAT  
CAB. R, SLD. 101  
P.R.W.C.T.

LOT 2-A, BLOCK A  
RESUBDIVISION OF  
LOT 1 BLOCK A MKM  
ADDITION  
CAB. P, SLD. 232-234  
P.R.W.C.T.

CALLED 2.449 ACRES  
PRINCESS CRAFT  
MANUFACTURING,  
INC.  
DOC. NO. 2012038719  
O.P.R.W.C.T.

LOT 2  
RESUBDIVISION OF  
SPARKS ACRES  
CAB. E, SLD. 16  
P.R.W.C.T.

**REPLAT OF LOT 1,  
MICRO-BAC  
INTERNATIONAL  
SUBDIVISION**  
**City of Round Rock,  
Williamson County,  
Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	5/4/2020
Project:	00974
Scale:	1" = 100'
Reviewer:	FM
Tech:	FM
Field Crew:	JZ/JJS
Survey Date:	MAR. 2020
Sheet:	1 OF 2

FP2004-006



STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

THAT MICRO-BAC INTERNATIONAL, INC., BEING THE OWNER OF LOT 1, MICRO-BAC INTERNATIONAL SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET K, SLIDES 290-291 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO SAID MICRO-BAC INTERNATIONAL IN VOLUME 2275, PAGE 785 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

REPLAT OF LOT 1, MICRO-BAC INTERNATIONAL SUBDIVISION

MICRO-BAC INTERNATIONAL, INC.

J.M. MORALES, PRESIDENT  
9607 GRAY BOULEVARD  
AUSTIN, TEXAS 78758

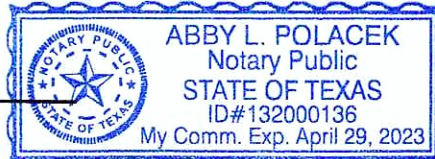
STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF May, 2020, BY, J.M. MORALES, AS PRESIDENT OF MICRO-BAC INTERNATIONAL, INC., ON BEHALF OF SAID MICRO-BAC INTERNATIONAL, INC.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Abby L. Polacek

MY COMMISSION EXPIRES: April 29, 2023



STATE OF TEXAS {  
COUNTY OF DALLAS {

I, GRAYSON K. HUGHES, 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.

Grayson K. Hughes 04/21/2020  
GRAYSON K. HUGHES, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 114327  
WGI, INC.  
T.B.P.E. FIRM 15085  
8144 WALNUT HILL LANE SUITE 903  
DALLAS, TEXAS 75231  
214-307-4767



STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THAT I, JASON WARD, 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 HEREON WERE PROPERLY PLACED UNDER MY 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, AS AMENDED, THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY SECTIONS 663.13 - 663.19.

Jason Ward 5/4/2020  
JASON WARD R.P.L.S. 5811 DATE  
4WARD LAND SURVEYING  
2201 WOODWARD STREET, SUITE 2201  
AUSTIN, TEXAS 78744



PLAT NOTES:

1) 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.

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

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

4) 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 48491C0487F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

5) A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

6) SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 4-30, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.

7) A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH 35 OR SH45.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 PAVUSKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

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., 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 9.1828 ACRES (400,004 SQUARE FEET), MORE OR LESS, BEING ALL OF LOT 1, MICRO-BAC INTERNATIONAL SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET K, SLIDES 290-291 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), CONVEYED TO MICRO-BAC INTERNATIONAL, INC. IN VOLUME 2275, PAGE 785 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 9.1828 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2- INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (RIGHT-OF-WAY VARIES), BEING THE NORTHWEST CORNER OF LOT 1, BURNETTE BUSINESS PARK SECTION ONE AMENDED, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET E, SLIDE 362 (P.R.W.C.T.), CONVEYED TO ATMOS ENERGY CORPORATION IN DOCUMENT NO. 2006021229 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, BEING IN THE NORTH LINE OF LOT 1, BLOCK 'A', REPLAT OF THE AMENDED PLAT OF THE FINAL PLAT OF ROUND ROCK NISSAN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2017097512 (P.R.W.C.T.), AND BEING THE SOUTHWEST CORNER OF LOT 1 OF SAID BURNETTE BUSINESS PARK BEARS, S00°22'53"W, A DISTANCE OF 240.51 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL AND THE WEST LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, N00°47'31"E, A DISTANCE OF 247.38 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE SOUTH LINE OF A CALLED 0.115 ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK IN VOLUME 792, PAGE 510 (D.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, BEING THE SOUTHWEST CORNER OF SAID CITY OF ROUND ROCK TRACT BEARS, N89°39'16"W, A DISTANCE OF 10.84 FEET;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, WITH THE COMMON LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION AND SAID CITY OF ROUND ROCK TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S89°39'16"E, A DISTANCE OF 39.17 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF;
- 2) N00°25'52"E, A DISTANCE OF 99.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR ELL-CORNER HEREOF, AND
- 3) N89°33'52"W, A DISTANCE OF 38.43 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN EXTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, AND BEING IN THE WEST LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, AND BEING IN THE NORTH LINE OF SAID CITY OF ROUND ROCK TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, BEING THE NORTHWEST CORNER OF SAID CITY OF ROUND ROCK TRACT BEARS, N89°33'52"W, A DISTANCE OF 11.56 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL AND THE WEST LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N00°48'18"E, A DISTANCE OF 411.40 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, AND
- 2) N05°56'13"E, A DISTANCE OF 910.57 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF, SAID POINT BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL;

THENCE, CONTINUING WITH THE RIGHT-OF-WAY TRANSITION FROM THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, AND WITH THE NORTHWESTERLY LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.14 FEET AND WHOSE CHORD BEARS N47°39'56"E, A DISTANCE OF 33.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF TANGENCY HEREOF;

THENCE, WITH THE NORTH LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, N89°01'41"E, A DISTANCE OF 385.05 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF CURVATURE HEREOF, SAID POINT BEING THE BEGINNING OF A RIGHT-OF-WAY TRANSITION FROM SAID CHISHOLM TRAIL TO INTERSTATE HIGHWAY 35 (RIGHT-OF-WAY VARIES);

THENCE, CONTINUING WITH THE RIGHT-OF-WAY TRANSITION FROM SAID CHISHOLM TRAIL TO SAID INTERSTATE HIGHWAY 35, AND WITH THE NORTHEASTERLY LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 27.31 FEET AND WHOSE CHORD BEARS S59°40'24"E, A DISTANCE OF 25.97 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF TANGENCY HEREOF, FROM WHICH A TxDOT TYPE I CONCRETE MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL, AND BEING THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 BEARS, N28°21'14"W, A DISTANCE OF 45.93 FEET;

THENCE, WITH THE EAST LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S28°21'14"E, A DISTANCE OF 618.81 FEET TO A TxDOT TYPE I CONCRETE MONUMENT FOUND FOR AN ANGLE POINT HEREOF,
- 2) S02°05'10"E, A DISTANCE OF 297.55 FEET TO A TxDOT TYPE I CONCRETE MONUMENT FOUND FOR AN ANGLE POINT HEREOF, AND
- 3) S04°16'56"E, A DISTANCE OF 402.89 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1 OF SAID BURNETTE BUSINESS PARK, AND BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, FROM WHICH A 1/2-INCH IRON ROD WITH "CHAPARRAL" CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID BURNETTE BUSINESS PARK, AND BEING THE NORTHEAST CORNER OF LOT 1 OF SAID ROUND ROCK NISSAN REPLAT BEARS, S04°12'39"E, A DISTANCE OF 237.15 FEET;

THENCE, LEAVING THE EAST LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, WITH THE NORTH LINE OF LOT 1 OF SAID BURNETTE BUSINESS PARK AND THE SOUTH LINE OF LOT 1 OF SAID MICRO-BAC SUBDIVISION, S78°30'39"W, A DISTANCE OF 535.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.1828 ACRES (400,004 SQUARE FEET) OF LAND, MORE OR LESS.

REPLAT OF LOT 1,  
MICRO-BAC  
INTERNATIONAL  
SUBDIVISION  
City of Round Rock,  
Williamson County,  
Texas



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	5/4/2020
Project:	00974
Scale:	-----
Reviewer:	FM
Tech:	FM
Field Crew:	JZ/JS
Survey Date:	MAR. 2020
Sheet:	2 OF 2

FP2004-006

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