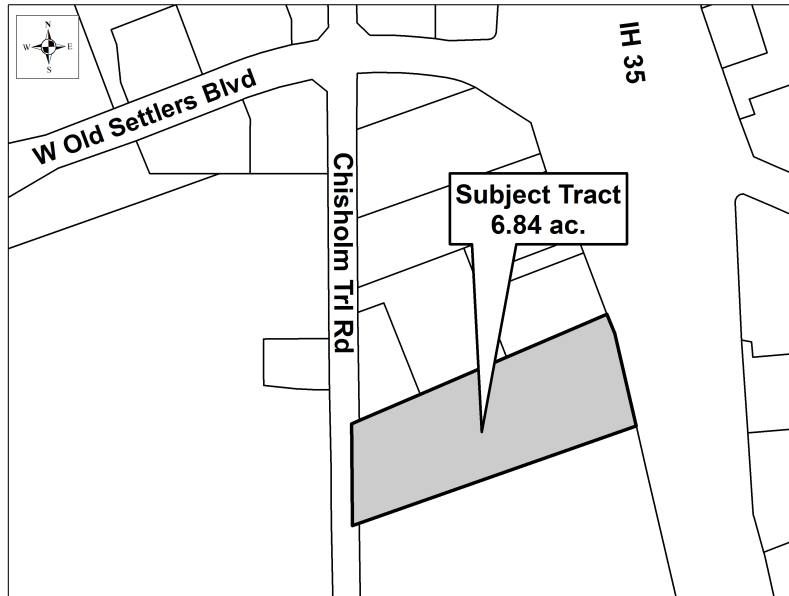


**Round Rock Lofts PUD  
ZONING ZON2101-002**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from C-1 (General Commercial) to PUD (Planned Unit Development)

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

**DESCRIPTION:** 6.84 acres out of the David Curry Survey, Abstract No. 130

**CURRENT USE OF PROPERTY:**undeveloped

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**commercial

**ADJACENT LAND USE:**

North: restaurant and motel - C-1 (General Commercial)  
 South: undeveloped - C-1  
 East: Interstate Highway 35  
 West: (across Chisholm Trail Blvd.) - undeveloped - LI (Light Industrial)

**PROPOSED LAND USE:** Urban multifamily with first-floor commercial

**TOTAL ACREAGE:** 6.84

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**Owner:**  
 Hall, Diana Indiv & As Tr & Et Al  
 2403 Meadow Ln.  
 Taylor, TX 76574

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**Agent:**  
 Halff Associates  
 Jordan Maddox  
 9500 Amberglen Blvd., Bldg. F, Ste. 125  
 Austin, TX 78729

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**Round Rock Lofts PUD  
ZONING        ZON2101-002**

**HISTORY:** The property is zoned as C-1 (General Commercial) and is undeveloped.

**DATE OF REVIEW:** March 3, 2021

**LOCATION:** On the east side of Chisholm Trail; south of W. Old Settlers Blvd.

**STAFF REVIEW AND ANALYSIS:**

Comprehensive Plan and Zoning: The 2030 FLUM (Future Land Use Map) designates the property for commercial use. It is zoned as C-1 (General Commercial). If adopted, the PUD will amend the FLUM to accommodate the proposed mixed-use development.

Traffic, Access, and Roads: The property has access from the southbound IH-35 frontage road on its eastern boundary and from Chisholm Trail Road on its western boundary. No TIA (Traffic Impact Analysis) will be required, as the project will be subject to the Roadway Impact Fee regulations. A turn lane/driveway analysis will be required with the submittal of a site plan.

Proposed PUD (Planned Unit Development) zoning: The Round Rock Lofts PUD proposes a multi-level urban residential building with first-floor commercial spaces. There will be a minimum of 45 living units per acre and at least 10,000 sq. ft. of commercial space. The uses and associated amenities will be contained within the building. Required residential parking will be provided in a multi-level parking structure which will be either wrapped by the building or constructed in a podium style design. Any visible parking structure façade will not directly face IH-35 or Chisholm Trail Road.

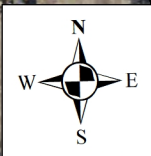
The design elements of the building(s) shall substantially comply with the depictions contained in **Exhibit 'B'**, including, but not limited to elevation variation, roof pitch, orientation, incorporating an urban style. A parapet shall surround the top of the building and the parking structure cannot exceed the height of the building. The maximum building height is 8 stories.

The PUD incorporates the requirements of the MF-3 (Multifamily – Urban) zoning district, which include structured parking, balconies on at least 25% of all dwelling units, internal stairways, amenities and streetscape and landscape features.

The commercial uses allowed will be those of the C-1a (General Commercial – Limited) zoning district, as further regulated by the PUD. **Section 6.2** contains a list of prohibited uses, which includes drive-throughs, fuel sales and auto service facilities.

**RECOMMENDED MOTION:**

Staff recommends approval of the rezoning from C-1 (General Commercial) to PUD (Planned Unit Development), providing for a multi-level urban residential building with first-floor commercial spaces.



**W Old Settlers Blvd**

**Chisholm Trl Rd**

**IH 35**

**Subject Tract  
6.84 ac.**



## **II. DEVELOPMENT STANDARDS**

### **1. DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.” This PUD Development Plan shall be hereinafter referred to as “the Plan.”

### **2. PROPERTY**

This Plan covers approximately 6.84 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

### **3. PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

### **4. APPLICABILITY OF CITY ORDINANCES**

#### **4.1. Zoning Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial – Limited)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

#### **4.2. Other Ordinances**

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

### **5. PROJECT DESCRIPTION**

**5.1.** The project is to consist of a multi-level urban residential development with a mix of first-floor commercial spaces. The residential units will be internally accessed, and the associated amenities will be contained within the multi-level structure. The uses will be served by a multi-level parking structure and surface parking spaces.

(1) A minimum of 45 living units per acre.

(2) A minimum of 10,000 sq. ft. of commercial space.

## **6. PERMITTED & PROHIBITED USES**

### **6.1. Urban Multi-Family**

- (1) All uses permitted in the **MF-3 (Multifamily – Urban)** zoning district; the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.

### **6.2. Commercial**

- (1) All uses permitted in the **C-1a (General Commercial – Limited)** zoning district, except for the following uses, which are prohibited:
  - (a) Auto Sales, Rental, or Leasing Facilities
  - (b) Auto Service Facilities
  - (c) Call Center
  - (d) Car Wash
  - (e) Drive-through services
  - (f) Emergency Medical services
  - (g) Fuel Sales
  - (h) Funeral Home
  - (i) Parking, Commercial
  - (j) Shooting and Archery Ranges
  - (k) All uses listed in Section 2-91 (ee)(2)(a) of the Code.

## **7. DEVELOPMENT STANDARDS**

### **7.1. Lot and building dimensional standards.**

<b>Standard</b>	<b>Unit of Measure</b>
Min. Lot Width	50 feet
Min. Building Setback to IH-35 ROW	45 feet
Min. Building Setback to Chisholm Trail Road ROW	25 feet
Min. Side Building Setback	10 feet
Min. Rear Building Setback	10 feet
Min. Building Separation	10 feet
Max. Building Height <sup>1</sup>	8 stories

*1. A structured parking facility shall not exceed the height of the building it serves.*

### **7.2. Building Design and Orientation**

- (1) The design elements of the building(s) shall substantially comply with the depictions contained in **Exhibit ‘B’**, including, but not limited to elevation variation, roof pitch, orientation, incorporating an urban style.
- (2) A parapet shall surround the top of the building.
- (3) The residential structured parking shall be constructed in either a wrap or podium-style design.

- (4) The façade of a parking structure shall not directly face IH-35 or Chisholm Trail Road.

### **7.3. Amenities**

- (1) A minimum of five (5) of the following amenities accessible to all residents shall be provided, at least one of which must be chosen from those designated as satisfying the open space requirement. These amenities shall combine for a minimum of 12,000 sq. ft.

- (a) Playground equipment
- (b) Private fitness facility\*
- (c) Picnic area, to contain no fewer than two tables and two cooking grills
- (d) Beach Pool (shallow entry pool)#
- (e) Lap Pool#
- (f) Multi-purpose grass-covered field that can be used for outdoor yoga classes, croquet, bocce ball, micro-soccer, or small children's play yard #
- (g) Activity zone with putting green, shuffleboard, and climbing wall
- (h) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use\*
- (i) Sports court (tennis, basketball, or volleyball)
- (j) Kitchen available for resident use\*
- (k) Social room available for resident use\*
- (l) Grille house
- (m) Outdoor walking paths#

\*These amenities may be located within an amenity center, yet each shall qualify individually toward the amenity requirement.

#These amenities shall satisfy the open space requirement contained in Section 2-24 (d)(5).

### **7.4. Special Streetscape and Landscape Features**

- (1) Private driveways and surface parking shall include a minimum of four (4) of the following site features:

- (a) Benches
- (b) Bike racks
- (c) Public art
- (d) Courtyards or plazas
- (e) Decorative paving
- (f) Water features, such as fountains
- (g) Decorative trash receptacles
- (h) Street trees

## **7.5. Parking**

### **(1) Residential Parking**

- (a) The following minimum off-street parking requirements shall be met within a parking structure that is directly attached to the residential structure:
  - i. 1 bedroom: 1.25 spaces
  - ii. 2 bedroom: 2 spaces
  - iii. 3 bedroom: 2.5 spaces
- (b) Additional parking for guests to the residential units shall be provided in the amount of five percent (5%) of the total resident parking required in (a) above. This additional parking may be provided either within the parking structure directly attached to the residential structure or on surface parking areas.

### **(2) Non-residential Parking**

- (a) The minimum off-street parking requirements, in accordance with Section 8-46 of the Code, shall be met either within the parking structure directly attached to the residential structure or on surface parking areas.
- (b) Ancillary uses to the residential use (such as the Leasing Office and Amenity areas) shall have no parking requirement.

## **7.6. Access to IH-35 Frontage Road**

- (1) Driveway access from the southbound IH-35 frontage road will be limited to one location, in accordance with the City of Round Rock Access Management Plan for State Highways.

## **8. CHANGES TO DEVELOPMENT PLAN**

### **8.1. Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

### **8.2. Major Changes**

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

## **LIST OF EXHIBITS**

Exhibit “A” – Survey

Exhibit “B” – Building Elevation

Exhibit "A"

LEGAL DESCRIPTION

DESCRIPTION OF 6.993 ACRES (APPROX. 184,106 S.F.) IN THE DAVID CURRY SURVEY, ABSTRACT NO. 138 IN HILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 36.89 ACRE TRACT CONVEYED TO THE CHAD WILLIAM WALL TRUST OF 1999, THE CENTER BEING HILL LAMAR TRACT OF 1999, THE KIMBERLY HALL WINDAM TRACT OF 1999 AND THE OGDEN HALL TRACT OF 1999 IN A CITY DEED DESCRIBED IN COUNTY NO. 2088867575, BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, SAID 6.993 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF A 63.777 ACRE TRACT DESCRIBED IN COUNTY NO. 2088867575, BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID 36.89 ACRE TRACT;

THENCE SOUTH 79°51'30" WEST, WITH THE NORTH LINE OF SAID 63.777 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 304.56 FEET TO A 1/2" IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (RIGHT-OF-WAY WIDTH VARIES), SAME BEING THE NORTHEAST CORNER OF SAID 63.777 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF 3.089 ACRE TRACT, FROM WHICH A 1/2" BEAR WITH AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 63.777 ACRE TRACT, BEARS SOUTH 80°24'39" EAST, A DISTANCE OF 38.37 FEET;

THENCE NORTH 80°43'12" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE WEST LINE OF SAID 36.89 ACRE TRACT, A DISTANCE OF 122.18 FEET TO A 1/2" BEAR IN THE WEST LINE OF SAID 36.89 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL;

THENCE NORTH 66°43'04" EAST, CROSSING SAID 36.89 ACRE TRACT, PASSING AT A DISTANCE OF 22.83 FEET, A 1/2" BEAR FOUND FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAME BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK A, CHISHOLM TRAIL HOTEL CENTRE A SUBDIVISION OF RECORD IN COUNTY NO. 2088867575, BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 4, HOLDING A DISTANCE OF 124.38 FEET, 8.37 FEET RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER SAID LOT 4, SAME BEING THE SOUTHWEST OF LOT 3, BLOCK A, AMENDING PLAT OF LOT 2 AND 3, CHISHOLM TRAIL HOTEL CENTRE, A SUBDIVISION OF RECORD IN COUNTY NO. 2088867575, BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 3, PASSING AT A DISTANCE OF 337.48 FEET, 8.23 FEET TO THE RIGHT OF A 1/2" BEAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID CHISHOLM TRAIL HOTEL CENTRE AND CONTINUING ACROSS SAID 36.89 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 1, FOR A TOTAL DISTANCE OF 855.65 FEET TO A 1/2" BEAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE EAST LINE OF SAID 36.89 ACRE TRACT FROM WHICH A 1/2" BEAR WITH AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, BEARS NORTH 22°45'53" WEST, A DISTANCE OF 233.81 FEET;

THENCE WITH THE EAST LINE OF SAID 36.89 ACRE TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 21°45'18" EAST, A DISTANCE OF 86.85 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND;
2. SOUTH 12°45'18" EAST, A DISTANCE OF 380.3 FEET TO THE POINT OF BEGINNING, CONTAINING 6.993 ACRES OF LAND MORE OR LESS.

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "4" of the Flood Insurance Rate Map, Community Flood No. 48826C0017, which bears an effective date of December 28, 2019 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SURVEYOR'S NOTES

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this Survey.
2. The Surveyor did not abstract the subject property. This Survey is based on documentation provided by the Client and/or Title Company.
3. This Survey was completed without the benefit of a Title Commitment. There may be easements or other matters of instrument not shown on this Survey.
4. Underground utility locations are based on a combination of existing utility maps, visible inspection, and third party utility records. Exact location needs to be field verified prior to any construction or excavation.
5. All measurements shown are in U.S. Survey Feet.
6. All coordinates are based on the Texas Coordinate System, South Central Zone, North American DATUM of 1983.
7. All coordinates shown are grid values and may be converted to Surface by multiplying by the Surface Adjustment factor of 1.000017 Units: U.S. Survey Feet.
8. All Elevations shown are based on NAVD83, using GEOID 12A.
9. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOL. 626, PG. 585, DOC. NO. 2088867575, BEING OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

BASIS OF BEARINGS

Basis of Bearing shown herein are derived from the Texas coordinate system (4286), South Central Zone, NAD 83.

AS SURVEYED LEGAL DESCRIPTION

DESCRIPTION OF 6.993 ACRES (APPROX. 297,788 S.F.) IN THE DAVID CURRY SURVEY, ABSTRACT NO. 138 IN HILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 36.89 ACRE TRACT CONVEYED TO THE CHAD WILLIAM WALL TRUST OF 1999, THE CENTER BEING HILL LAMAR TRACT OF 1999, THE KIMBERLY HALL WINDAM TRACT OF 1999 AND THE OGDEN HALL TRACT OF 1999 IN A CITY DEED DESCRIBED IN COUNTY NO. 2088867575, BEING A PORTION OF THE OFFICIAL PUBLIC RECORDS OF HILLIAMSON COUNTY, TEXAS, SAID 6.993 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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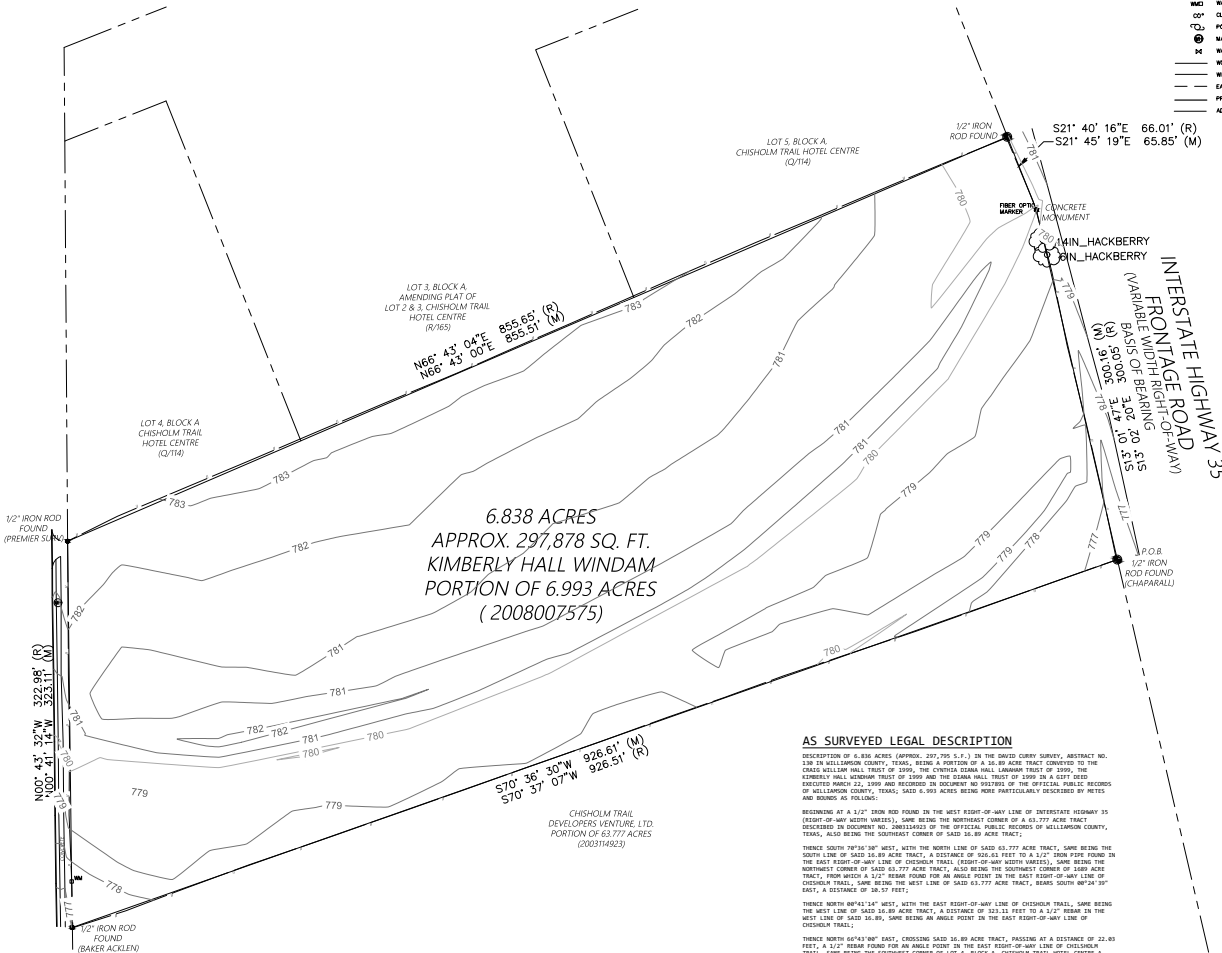
I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 5th day of January, 2021.

The fieldwork was completed on January 4, 2021.

Enrique C. Elizondo,  
Registered Professional Land Surveyor  
Texas Registration No. 6386



CHISHOLM TRAIL  
(VARIABLE WIDTH RIGHT-OF-WAY)



- LEGEND
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET
  - CONTROL MONUMENTS
  - BENCH MARK
  - RECORD BEARINGS
  - MAP PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - D.A.G.C.T.
  - WATER METER
  - CLEAN OUT
  - POWER POLE
  - MANHOLE
  - WATER VALVE
  - WOOD FENCE
  - WIRE FENCE
  - EASEMENT
  - PROPERTY BOUNDARY
  - ADJACENT PROPERTY

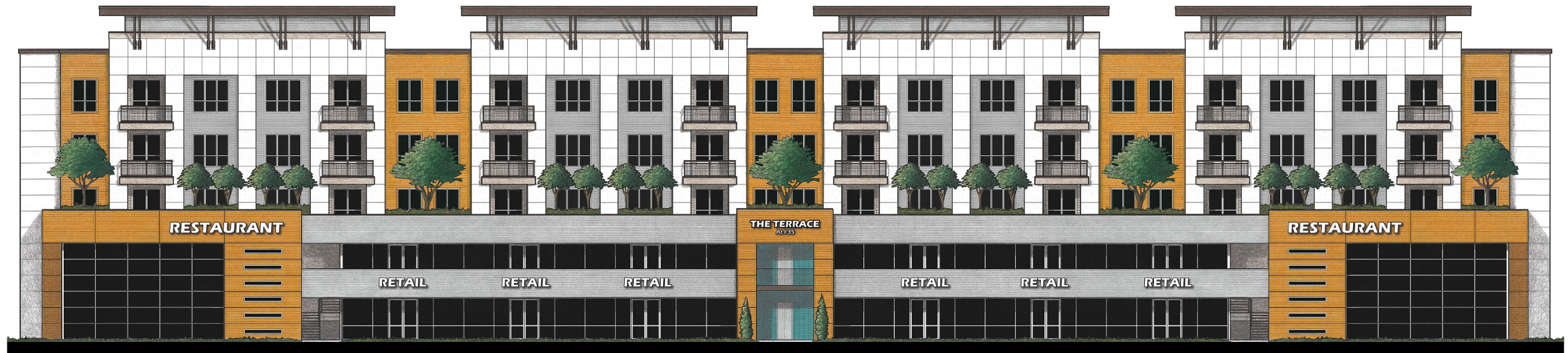
ORDER NUMBER	CLIENT NAME	DATE
7297	ELIZONDO ASSOCIATES	2021
DRAWN BY:	DATE:	
EE	2021	
FILED BY:	DATE:	
EE	2021	
FILE NAME:	DATE:	
11153 Westwood Loop, Ste 120	2021	
COMMENTS:	DATE:	
TEXAS PROFESSIONAL LAND SURVEYING FIRM NO. 10103864	2021	
www.elizondosassociates.com	2021	

**ELIZONDO ASSOCIATES**  
SURVEYING & MAPPING  
Phone: (210) 374-4128  
11153 Westwood Loop, Ste 120  
Round Rock, TX 78681  
TEXAS PROFESSIONAL LAND SURVEYING FIRM NO. 10103864  
www.elizondosassociates.com

**TOPOGRAPHIC/TREE SURVEY**  
2200 3TH ST N  
ROUND ROCK, TX 78681

**PROJECT NUMBER**  
7297  
Reference Number:  
Sheet 1 of 1

# EXHIBIT 'B'



## ROUND ROCK LOFTS

February 08, 2021