

ORDINANCE NO. O-2024-305

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 57.15 ACRES OF LAND, OUT OF THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM C-1 (GENERAL COMMERCIAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 155 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 57.15 acres of land, out of the David Curry Survey, Abstract No. 130, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from C-1 (General Commercial) zoning district to PUD (Planned Unit Development) No. 155 zoning district, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 16th day of October, 2024, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No. 155, and

WHEREAS, on the 21st day of November, 2024, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 155 meets the following goals and objectives:

- (1) The development in PUD No. 155 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No.155 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.
- (3) P.U.D. No. 155 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 general welfare.
- (4) P.U.D. No. 155 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 155 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A," attached hereto and incorporated herein shall be, and is hereafter designated as PUD (Planned Unit Development) No. 155, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 155 attached hereto as Exhibit "B," which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

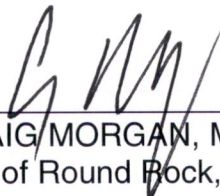
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 21st day of November, 2024.

Alternative 2.

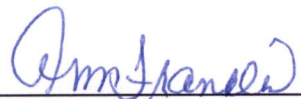
READ and **APPROVED** on first reading this the _____ day of _____, 2024.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2024.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



ANN FRANKLIN, City Clerk

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this plan unless all provisions pertaining to changes or modifications as stated in section II.13.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation, or other entity violating any conditions or terms of the plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part III, Article II, Code Of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal, or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3 Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT PLAN

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".

2. PROPERTY

This Plan covers approximately 57.15 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A", (the "Property").

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 and Subdivision Ordinances

The Property shall be regulated for the purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the C-1a (General Commercial Limited) zoning district and other sections of the Code, as applicable and 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, according to Section 10-26 of the Code.

6. LAND USE AND PERMITTED USES

6.1 Land Uses

The purpose of the Plan is to provide for development on the property as described below and identified in Exhibit “A”.

6.2 Permitted Uses

The following uses are permitted on the Property, as identified by Area on Exhibit “B” (Concept Plan):

A. Parcel Area 1

1. Data Center

All data centers shall utilize a closed-loop cooling system or similar cooling technology that eliminates the need for the data center to continuously draw fresh water from the city’s public water supply for the purpose of cooling the equipment in the facility.

2. Uses permitted in the C-1a (General Commercial Limited) zoning district.

B. Parcel Area 2

1. Major Utility – Primary. Electric Substation shall be permitted when established in conjunction with a Data Center Use on Parcel Area 1.

2. Uses permitted in the C-1a (General Commercial Limited) zoning district.

C. Parcel Area 3

1. Uses permitted in the C-1a (General Commercial Limited) zoning district.

2. Office/Warehouse

6.3 Use Definitions

A. Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Code of the City of Round Rock, as amended.

1. Data Center shall be defined as an establishment primarily involved in the compiling, storage, and maintenance of digital documents, records, and other types of information in digital form utilizing a mainframe computer, switches, routers, and other infrastructure critical for technology providers.

7. DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT AND OFFICE/WAREHOUSE DEVELOPMENT

7.1 Commercial development proposed on Parcel Areas 1-3 shall be in accordance with the development standards of the C1-a (General Commercial Limited) zoning district and the landscape standards of Part III, Chapter 2, Section 8-10 of the Code.

- 7.2 Office/Warehouse development, as permitted on Parcel Area 3, shall be in accordance with the development standards of the C1-a (General Commercial Limited) zoning district and the landscape standards of Part III, Chapter 2, Section 8-10 of the Code.

8. **DEVELOPMENT STANDARDS FOR DATA CENTERS AND ELECTRIC SUBSTATION**

8.1 **Parking Requirements**

- A. Where Data Center use is proposed, no minimum parking shall be required.
- B. Where Major Utility - Primary Electric Substation is proposed, no parking shall be required.

8.2 **Building Design**

- A. Building materials, articulation, and design shall be in accordance with design standards of the Light Industrial (LI) zoning district as specified in Part III, Chapter 2, Section 2-45.
- B. Building articulation facing IH-35. A minimum of three (3) features from the following list shall be incorporated into the building design:
1. Decorative cornices.
 2. Concrete masonry unit (CMU) accents.
 3. Decorative tile or metal.
 4. Awnings.
 5. Parapets.
 6. Other feature as approved by the Zoning Administrator.
- C. Building elevation variation facing IH-35. The following regulations shall apply to the primary façade and all building elevations facing a public street (right-of-way):
1. Changes in wall planes shall be provided with a minimum depth of twelve (12) inches at intervals of not more than eighty (80) feet.
 2. Building elevations shall include a change in color, texture, and/or exterior wall finish material at horizontal intervals of not more than eighty (80) feet.
- D. No overhead doors shall face IH-35.

8.3 **Walls and Fences for Data Centers and Electric Substation**

Data Center(s) structures shall be entirely contained within a perimeter wall or fence. The following requirements apply to walls and fences proposed for perimeter security and/or screening purposes:

- A. All walls shall provide a finished face to abutting public rights-of-way and all adjacent properties.
- B. Walls shall not conflict with sight visibility triangles at street intersections or obstruct views from adjacent driveways.
- C. Walls shall be constructed of brick, natural stone, precast concrete panel, or architectural concrete masonry units (“CMU”) and have a decorative finish.
- D. Pillars shall be constructed of masonry, steel, or iron.
- E. The minimum height for perimeter or screening walls/fences shall be no less than eight (8) feet. The maximum height for perimeter or screening walls/fences shall be no more than twenty (20) feet.
- F. Ornamental iron or other decorative view-fencing shall be permitted for Data adjacent to open space areas and public rights of way provided that mechanical equipment yards and electric substation are screened with walls meeting the criteria in 8.4.A-E above.

8.4 Landscaping

Where Parcel Areas 1 and 2 are developed for Data Center use and/or Electric Substation use, the following landscaping standard shall apply:

- A. All applicable requirements for landscaping found in Part III, Chapter 2, Section 8-10 of the Code shall apply, with the following exceptions:
 - 1. The interior parking lot landscaping specified in Section 8-10 (f) shall not be required.
 - 2. The parking lot landscape buffers specified in Section 8-10 (g) shall not be required.
 - 3. The foundation treatment specified in Section 8-10 (h) shall not be required.

B. Perimeter Buffers

Landscape buffers that measure at least eight (8) feet wide shall be provided in the locations depicted on Exhibit “B” Concept Plan. Buffers shall be subject to the following planting requirements:

- 1. Buffer Type 1:
 - i. One (1) large tree shall be provided for every fifty (50) linear feet of buffer length, on center. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.

- ii. One (1) medium tree shall be provided for every fifty (50) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
- iii. One (1) large shrub shall be provided for every eight (8) linear feet of buffer length.
- iv. Trees and shrubs shall not be planted within utility easements.

2. Buffer Type 2:

- i. One (1) large tree shall be provided for every fifty (50) linear feet of buffer length, on center. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.
- ii. One (1) medium tree shall be provided for every fifty (50) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
- iii. Trees shall be an evergreen species selected from the City Tree Technical Manual.
- iv. Trees shall not be planted within utility easements.

3. Buffer Type 3:

- i. One (1) medium tree shall be provided for every twenty (20) linear feet of buffer length. Medium trees shall be a minimum caliper of two (2) inches in diameter at time of planting.
- ii. Trees shall be an evergreen species selected from the City Tree Technical Manual.
- iii. Trees shall not be planted within utility easements.

8.5 Monarch Tree Removal

- 1. Parcel Area 2, as depicted on the concept plan, contains three (3) Monarch trees:

Tree # 960	36" Live Oak
Tree # 963	49" Live Oak
Tree # 964	48" Live Oak

In the event that Parcel 2 develops as an Electric Substation (Major Utility - Primary Electric) use, to accommodate the large footprint, Monarch Tree designation for Tree # 960 may be removed without separate City Council request where:

- i. Mitigation is provided through tree replacement and/or payment of tree mitigation fees as required by Section 8-20 of the Code and,
 - ii. Trees # 963 and # 964 are preserved as specified by Section 8-22 of the Code.
2. Development of Parcel Area 2 to accommodate C-1a (General Commercial Limited) uses shall not qualify for removal of Tree # 960 through this PUD.

9. CHANGES TO DEVELOPMENT PLAN

9.1 Minor Changes

- A. The Planning and Development Services Director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The Planning and Development Services Director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.
- B. Minor amendments shall not include:
 1. Changes in land use;
 2. Increases in density, building height, or coverage of the site;
 3. Decreases in setbacks abutting residential land uses and zoning districts;
 4. Decreases in parkland or open space;
 5. Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services Director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a Planning & Zoning Commission or a City Council hearing.

9.2 Major Changes.

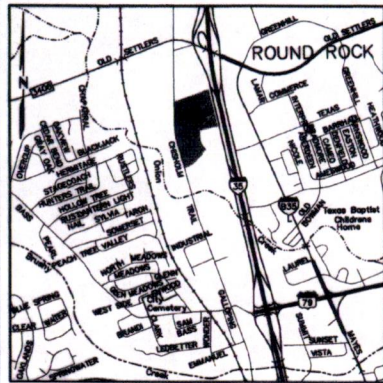
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit "A" Legal Description

Exhibit "B" Concept Plan

Exhibit "C" Screening Plan for Data Center and Electric Substation



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.
115 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO. 10006900

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

SUBMITTAL DATE: APRIL 7, 2020

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 739.35'

VERTICAL DATUM: NAVD 88 (GEOID 2012A)

GRID COORDINATES:
N=10165023.87
E=3127380.32

ACREAGE: 30.925

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREETS: NONE

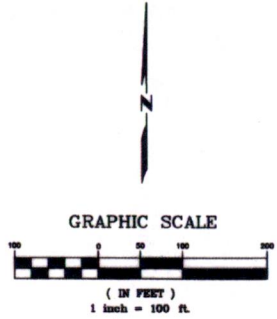
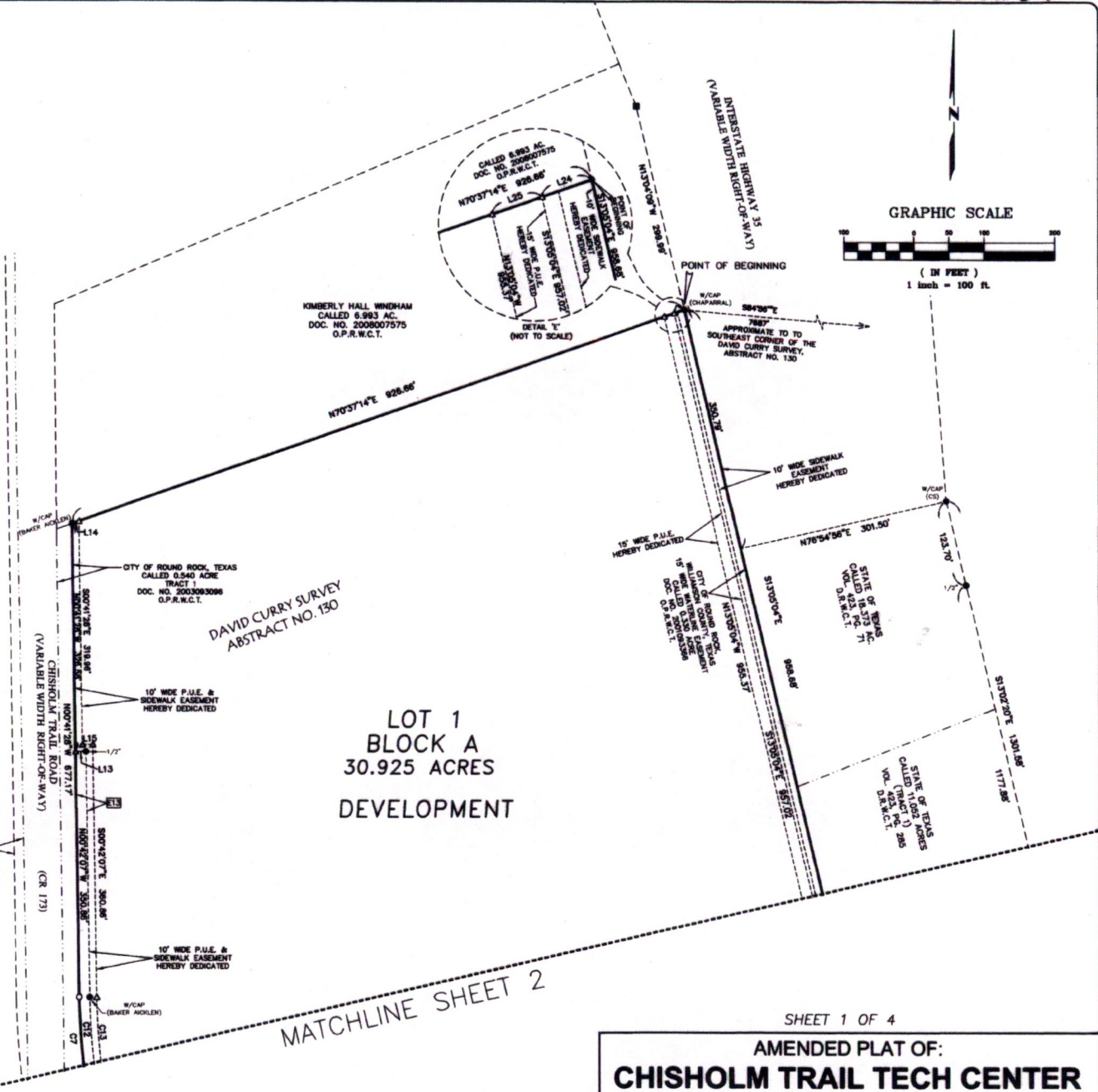
ACREAGE BY LOT TYPE: 30.925 DEVELOPMENT

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

CHISHOLM TRAIL DEVELOPERS
VENTURE, LTD.
REMIANT FORM OF
DEED
DOC. NO. 2003114923
O.P.R.N.C.T.

CITY OF ROUND ROCK
CALLED 0.540 ACRES
DOC. NO. 2003093098
O.P.R.N.C.T.

CHISHOLM TRAIL DEVELOPERS
VENTURE, LTD.
REMIANT FORM OF
DEED
DOC. NO. 2003114923
O.P.R.N.C.T.



MATCHLINE SHEET 2

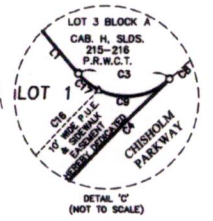
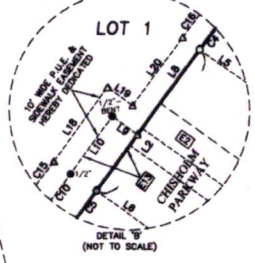
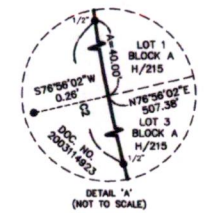
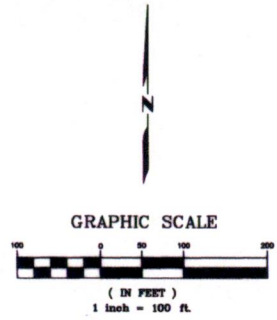
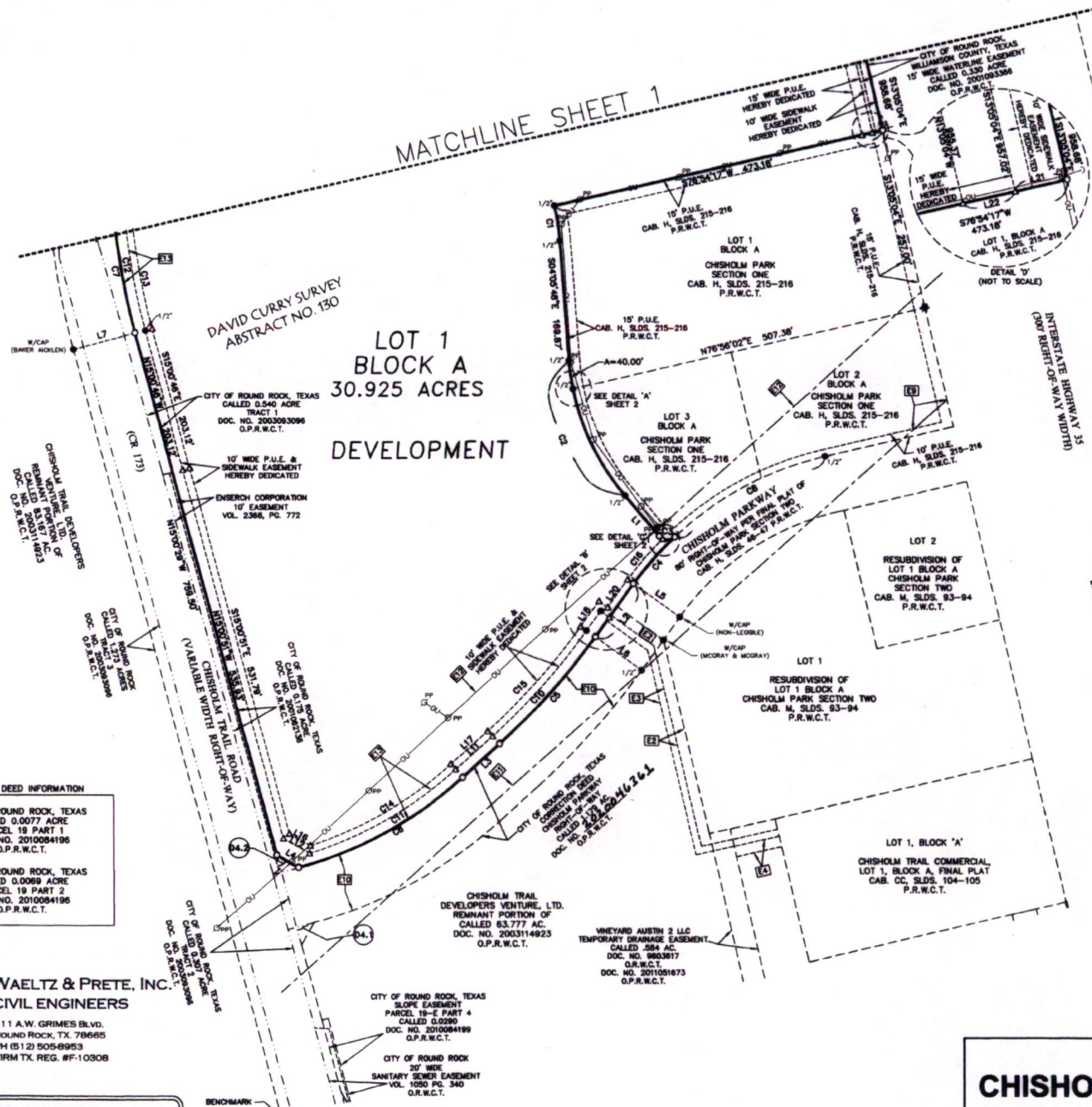
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

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

SHEET 1 OF 4
AMENDED PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2
FP2004-005

MATCHLINE SHEET 1

LOT 1 BLOCK A
30.925 ACRES
DEVELOPMENT



PROPERTY OWNER DEED INFORMATION

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.

WALTEZ & PRETE, INC.
CIVIL ENGINEERS
211 A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

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

CITY OF ROUND ROCK, TEXAS
SLOPE EASEMENT
PARCEL 19-F PART 4
CALLED 0.0290
DOC. NO. 2010084199
O.P.R.W.C.T.

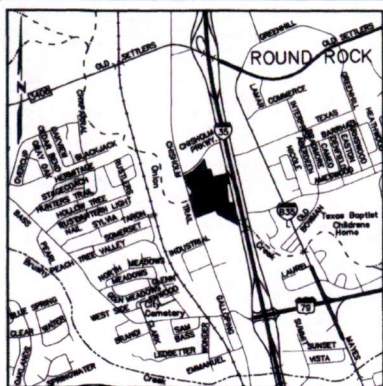
CITY OF ROUND ROCK
20' WIDE
SANITARY SEWER EASEMENT
VOL. 1050 PG. 340
O.P.R.W.C.T.

CHISHOLM TRAIL
DEVELOPERS VENTURE, LTD.
REMANANT PORTION OF
CALLED 63.777 AC.
DOC. NO. 2003114923
O.P.R.W.C.T.

VINEYARD AUSTIN 2 LLC
TEMPORARY DRAINAGE EASEMENT
CALLED .264 AC.
DOC. NO. 180917
O.P.R.W.C.T.
DOC. NO. 201008673
O.P.R.W.C.T.

SHEET 2 OF 4

AMENDED PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 2
FP2004-005



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, RP.LS #5281
DIAMOND SURVEYING, INC
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.L.S. FIRM NO 10006900

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

SUBMITTAL DATE: MARCH 17, 2020

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

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130

BENCHMARK DESCRIPTION: SQUARE CUT IN CONCRETE LIGHT STANDARD BASE
ELEVATION: 738.35'

VERTICAL DATUM: NAVD 88 (GEOID 2012A)

GRID COORDINATES:
N=10165023.87
E=3127300.32

ACREAGE: 26.279

NUMBER OF BLOCKS: 1

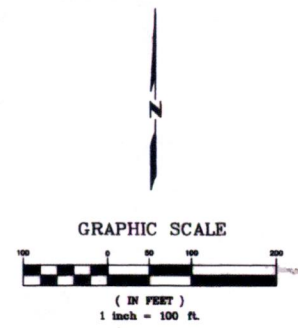
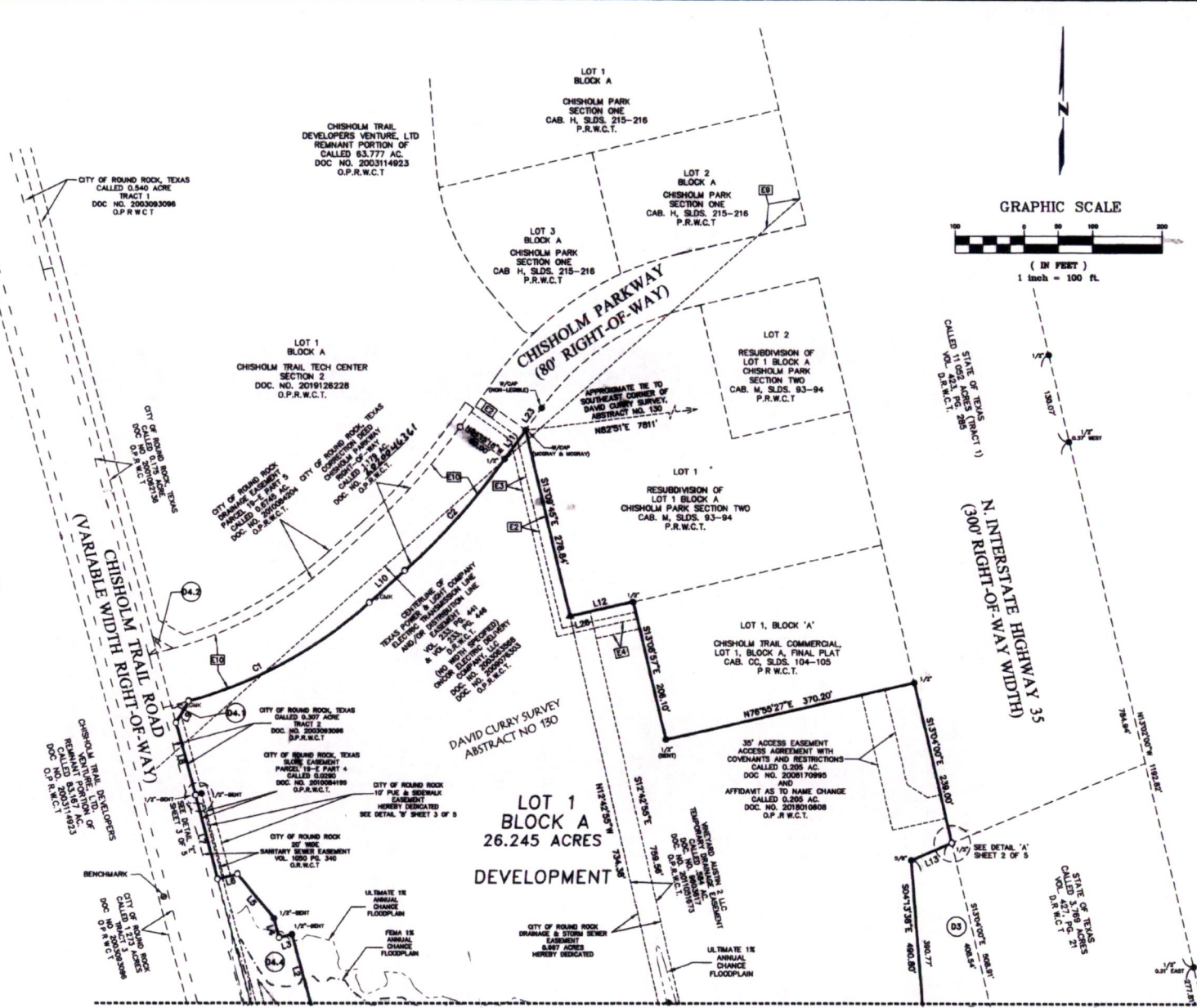
LINEAR FEET OF NEW STREETS: NONE

ACREAGE BY LOT TYPE DEVELOPMENT: 26.245 ACRES

NUMBER OF LOTS BY TYPE: 1 DEVELOPMENT

PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT NO. 130

LINE	BEARING	DISTANCE
L1	N75°03'20"E	84.01
L2	N1°48'55"W	140.03
L3	S75°46'55"W	19.33
L4	N1°43'05"W	28.78
L5	N30°39'14"W	83.73
L6	S75°15'50"W	29.28
L7	N1°44'20"W	128.16
L8	N15°00'22"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	24.99
L13	S86°44'54"W	64.96
L14	S13°07'08"E	54.89
L15	N25°02'47"W	5.77
L16	N20°31'22"W	14.10
L17	N23°47'45"W	70.73
L18	N24°16'37"W	24.90
L19	N20°43'16"W	11.58
L20	S21°17'01"E	82.10
L21	S14°48'57"E	86.32
L23	N35°44'42"E	39.89
L24	S25°02'47"E	12.00
L25	N14°56'33"W	19.87



MATCHLINE SHEET 2

FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
FP2003-007

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



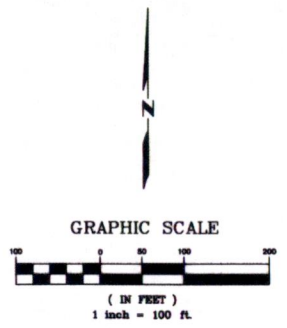
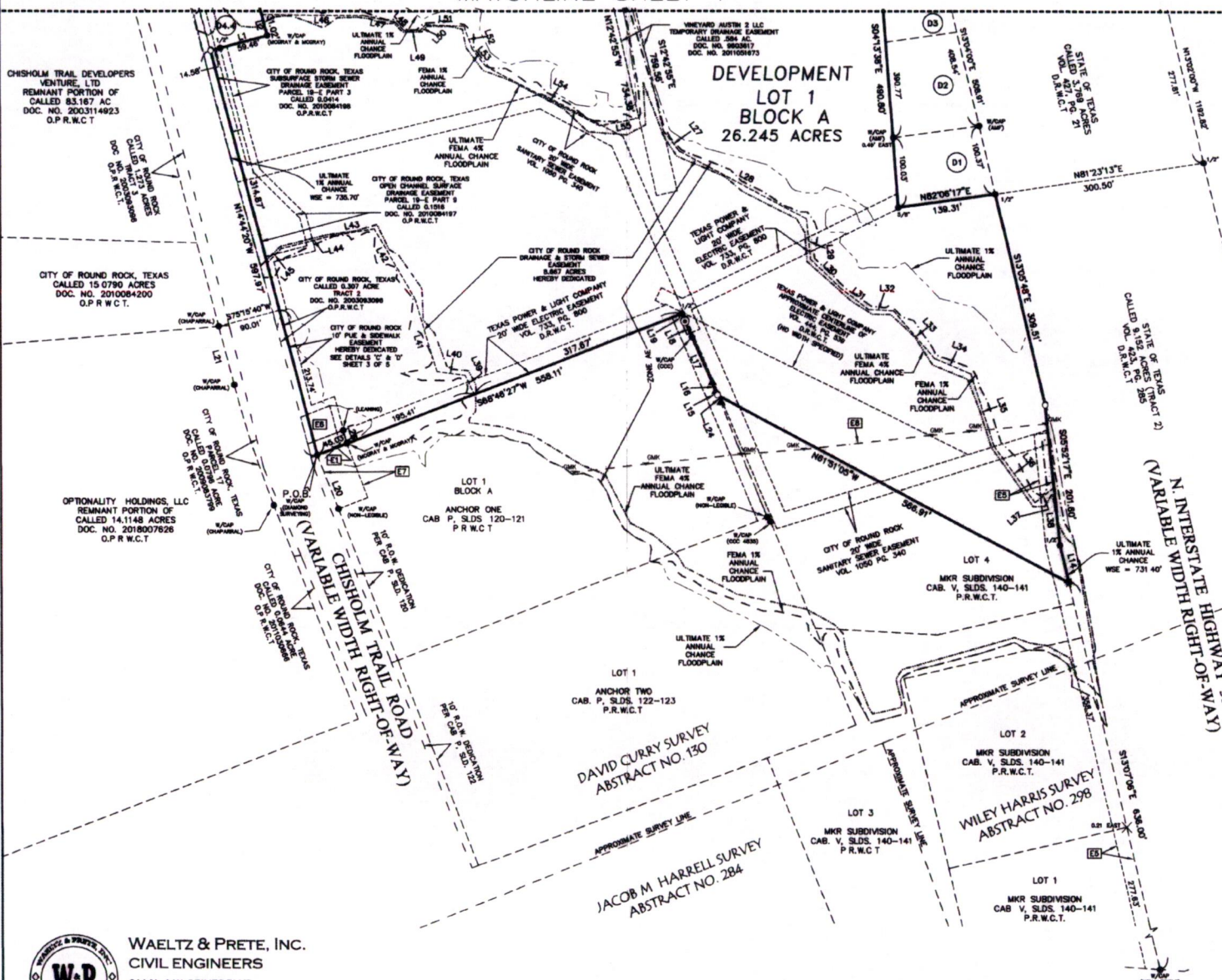
WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX REG #F-10308

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	640.00	301.99	27°02'59"	N61°21'05"E	299.20'
C2	1040.00	219.42	12°05'19"	N41°57'22"E	219.02'

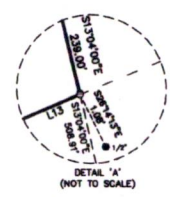
SHEET 1 OF 5

MATCHLINE SHEET 1

DEVELOPMENT
LOT 1
BLOCK A
26.245 ACRES



LINE	BEARING	DISTANCE
L1	N75°02'00"E	84.01
L2	N14°56'53"W	140.03
L3	S75°46'55"W	18.53
L4	N14°13'00"W	28.78
L5	N39°39'14"W	83.73
L6	S75°15'50"W	29.29
L7	N14°44'20"W	128.18
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	S77°19'22"E	64.59
L13	S86°44'54"W	64.34
L14	S13°07'06"E	54.89
L15	N25°02'47"W	5.17
L16	N22°31'22"W	14.10
L17	N22°47'48"W	70.73
L18	N24°16'37"W	24.80
L19	N20°43'16"W	11.56
L20	S21°17'01"E	82.10
L21	S14°46'57"E	56.32
L23	N35°44'42"E	39.88
L24	S25°02'47"E	12.00
L25	N14°56'53"W	19.87



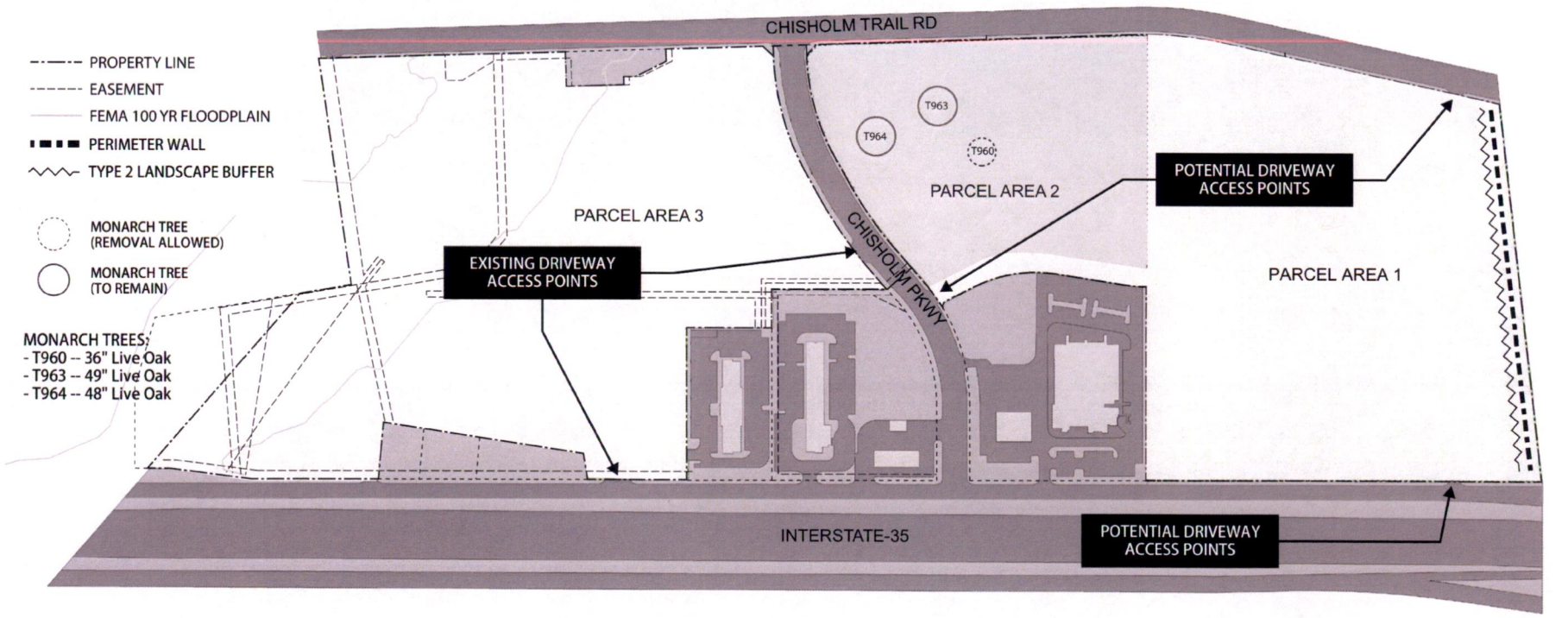
WALTZ & PRETE, INC.
CIVIL ENGINEERS
211 N A W GRIMES BLVD
ROUND ROCK, TX 78665
PH (512) 505-8953
FIRM TX REG #F-10308

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

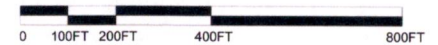
CURVE	RADIUS	ARC LENGTH	CURVE TABLE		
			DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	840.00'	301.99'	27°02'09"	N81°21'05"E	299.20'
C2	1040.00'	219.42'	12°05'19"	N41°47'22"E	219.02'

FINAL PLAT OF:
CHISHOLM TRAIL TECH CENTER
SECTION 3
FP2003-007

EXHIBIT "B"



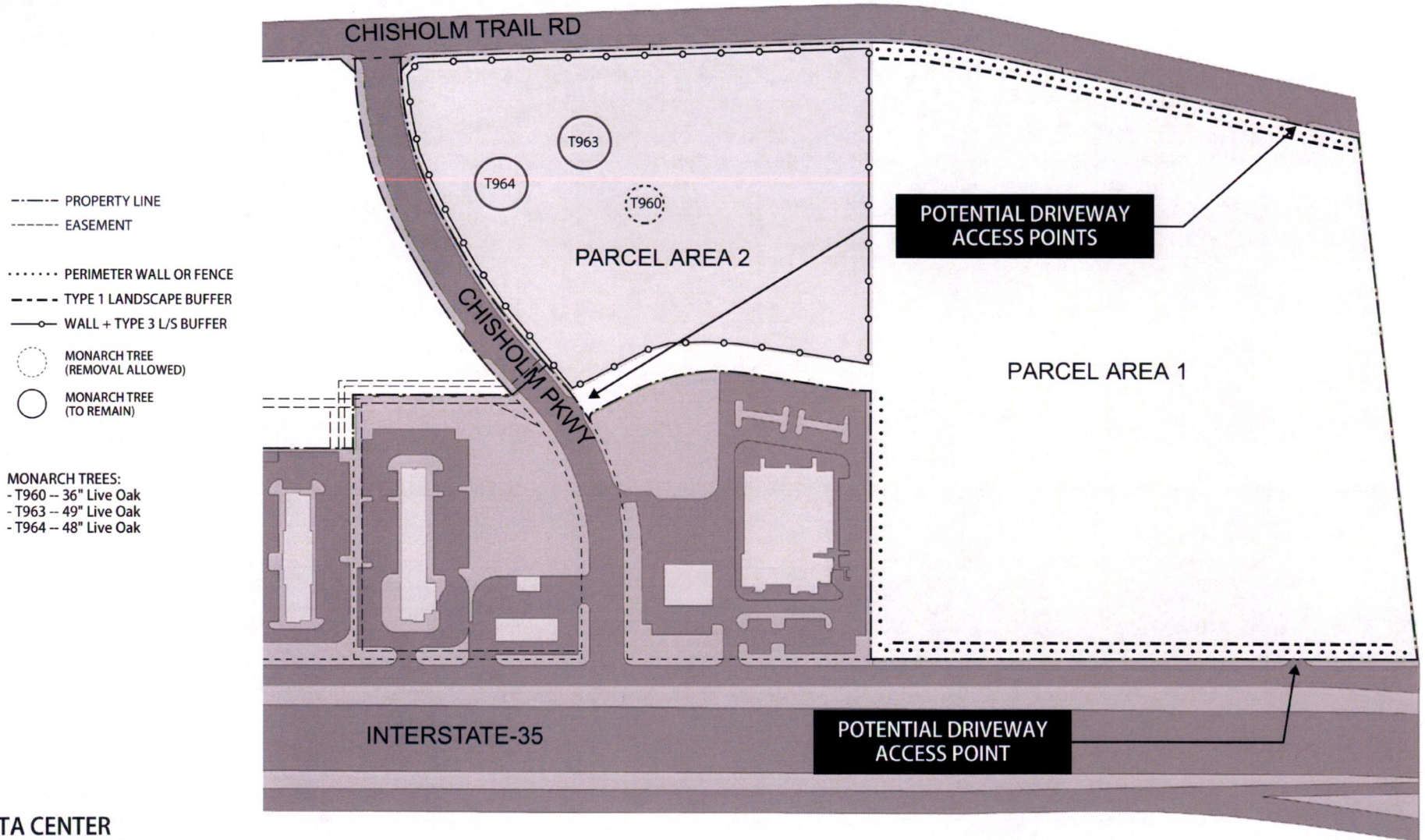
Note: Driveway locations are conceptual and will be finalized at time of site development permit (SDP) in accordance with City standards.



CONCEPT PLAN

ROUND ROCK SITE STUDY

EXHIBIT "C"



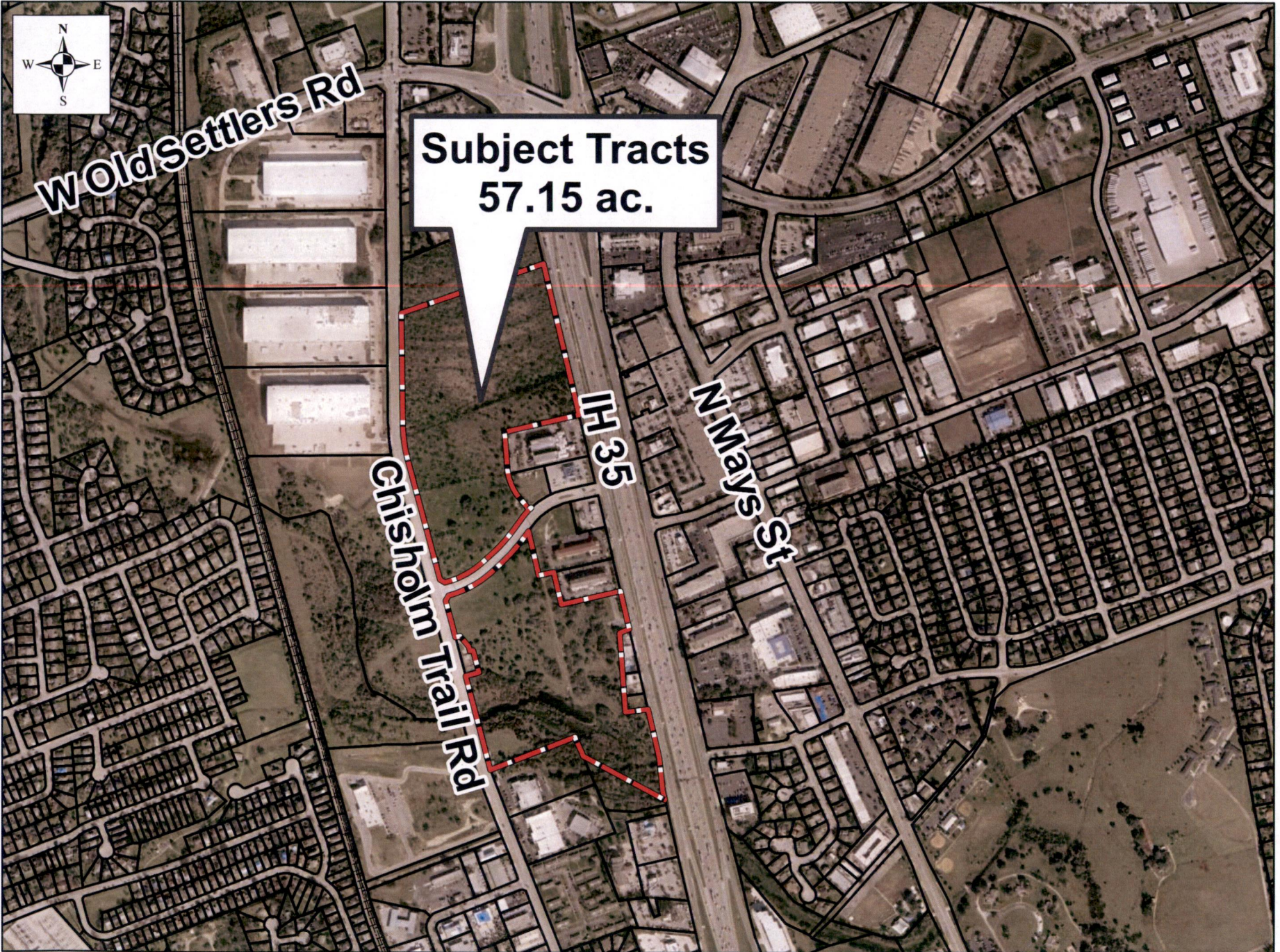
MONARCH TREES:
 - T960 -- 36" Live Oak
 - T963 -- 49" Live Oak
 - T964 -- 48" Live Oak

**DATA CENTER
 SCREENING PLAN**

ROUND ROCK SITE STUDY

Note: Driveway locations are conceptual and will be finalized at time of site development permit (SDP) in accordance with City standards.

Screening wall for electric substation and landscape buffer is conceptual and will be finalized at time of site development permit when footprint of substation is finalized.



W Old Settlers Rd

Subject Tracts
57.15 ac.

Chisholm Trail Rd

IH 35

N Mays St

