

1.3 Acre Pad Sites - Round Rock, Texas

Commercial / Restaurant
IH-35 and SH-45 Intersection



1.3 Acre Pad Sites - Round Rock, Texas

Commercial Pad Sites near Dell Computers

- Pad Size: 1.3 Acre Pad Sites
- Location: Near I-35 & SH-45
- Major Employers:
Dell Computer
Emerson

Russ Boles—Broker

Phone: 512-244-9707

Email: russ@summit-commercial.com

2231 S. Mays Street
1.3 Acres

2281 S. Mays Street
1.3 Acres

Dell
Computers



1.3 Acre Pad Sites - Round Rock, Texas

Commercial Pad Sites near Dell Computers

2231 S. Mays St.
1.335 Acres
List Price: \$12 sf

2281 S. Mays St.
1.328 Acres
List Price: \$12 sf

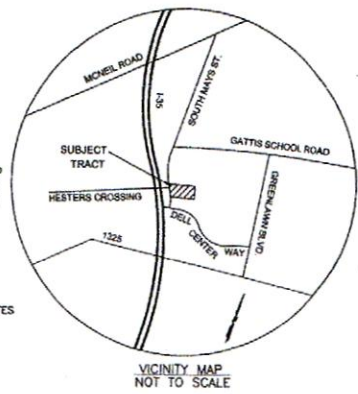
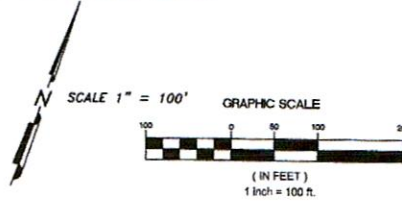
SUMMIT

SUMMIT COMMERCIAL INDUSTRIAL PROPERTIES, INC.

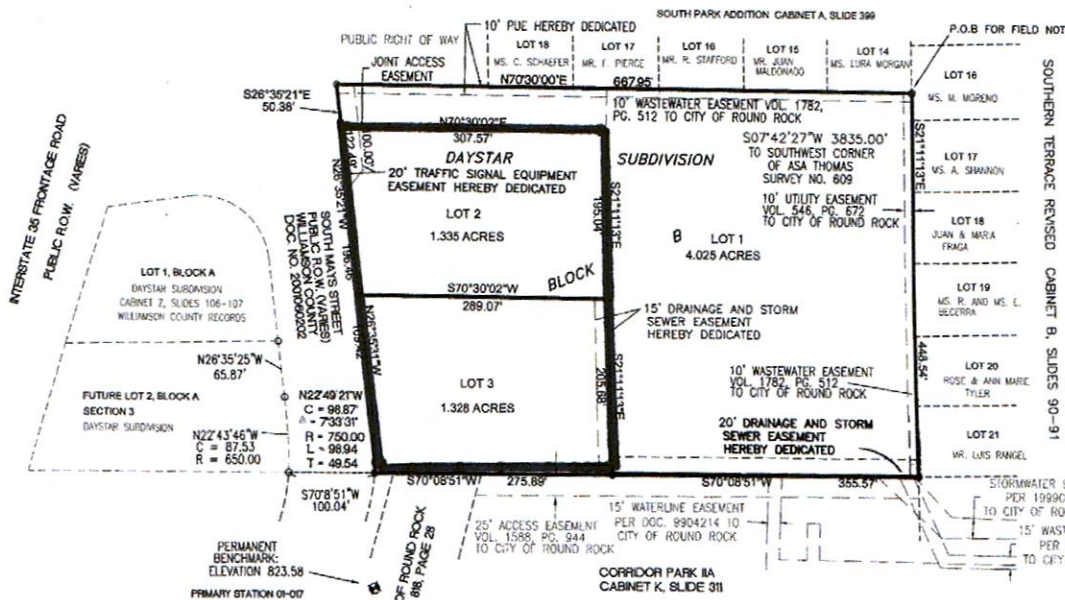
JIM BOLES / RUSS BOLES

20 CHISHOLM TRAIL • ROUND ROCK, TEXAS 78681
PHONE: (512) 244-9707 • FAX: (512) 244-9519
INFO@SUMMIT-COMMERCIAL.COM

DAYSTAR SUBDIVISION, SECTION TWO FINAL PLAT



CABINET G G



- LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" CAPPED IRON PIN SET
 - 1/2" IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND

OWNERS: RMR INVESTMENT CO., LLC
 VHRMR ROUND ROCK, LTD., ACTING BY AND THROUGH ITS GENERAL PARTNER, VHRMR, INC.

ACREAGE: 6.888 ACRES (COMMERCIAL)
 ORIGINAL SURVEY: ASA THOMAS SURVEY NO. 609
 NUMBER OF BLOCKS: 1
 NUMBER OF LOTS: 3 LOTS (COMMERCIAL)
 LINEAR FEET OF NEW STREETS: NONE
 SUBMITTAL DATE: May 20, 2008
 DATE OF PLANNING AND ZONING COMMISSION REVIEW: SEPTEMBER 30, 2008
 BENCHMARK: BRASS DISK FOUND IN CONCRETE ELEVATION 823.58
 SURVEYOR: Roy D. Smith Surveyors, Inc.
 ENGINEER: Consort, Inc.

METES AND BOUNDS DESCRIPTION

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 9.968 ACRE TRACT OF LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANT DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 19996870 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- 6.888 ACRES - BLOCK B
- BEGINNING at a 1/2 inch iron pipe found at the Northeast corner of said 9.988 acre tract, for the Northeast corner and PLACE OF BEGINNING hereof, and from which point the Southwest corner of said Asa Thomas Survey, Abstract No. 609 bears S 07°42'27" W for a distance of 3835 feet;
- THENCE along the East line of said 9.968 acre tract, S 21°11'13" E for a distance of 448.54 feet to a 1/2 inch iron pin found at the Southeast corner of said 9.968 acre tract, for the Southeast corner hereof;
- THENCE along the South line of said 9.968 acre tract, S 70°08'51" W for a distance of 631.46 feet to a 1/2 inch capped iron pin set at the Southeast corner of a 1.54 acre portion of South Mays Street, for the Southwest corner hereof;
- THENCE along the East line of said 1.54 acre portion of South Mays Street for the following courses:
- Along a curve to the left whose radius is 750.00 feet, whose arc is 98.94 feet and whose chord bears N 22°49'21" W for a distance of 98.87 feet to a 1/2 inch capped iron pin set
- N 26°35'21" W for a distance of 356.26 feet to a 1/2 inch capped iron pin set in the North line of said 9.968 acre tract, for the Northwest corner hereof;
- THENCE along the North line of said 9.968 acre tract, N 70°30'00" E for a distance of 667.95 feet to the PLACE OF BEGINNING and containing 6.888 acres of land, more or less.

NOTES:

1. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances (1995 Edition), as amended.
2. Sidewalks shall be constructed in accordance with Chapter 8, Subdivisions, City of Round Rock Code of Ordinances (1995 Edition), as amended, and with the Design and Construction Standards.
3. No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.
4. A ten foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
5. This plat conforms to the Daystar Subdivision Revised Preliminary Plat approved by the Planning and Zoning Commission on September 30, 2008.
6. Other access easements will be provided at the site planning phase.

No portion of this tract is encroached by a special flood hazard area as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map number 48491C0635E, effective date September 26, 2008, for Williamson County, Texas. No portion of this tract is encroached by the Ultimate 100 year floodplain.

THE STATE OF TEXAS)
 COUNTY OF TRAVIS)

THAT I, STEVEN BLAKE KING, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Steven Blake King
 STEVEN BLAKE KING
 REGISTERED PROFESSIONAL ENGINEER NO. 64039
 DATE: 09/17/08



STATE OF TEXAS)
 COUNTY OF TRAVIS)

THAT I, MARION RUTH BOLTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

Marion Ruth Bolton
 MARION RUTH BOLTON
 REGISTERED PROFESSIONAL SURVEYOR NO. 4727
 Y. D. SMITH SURVEYORS, INC.
 14 WEST 5TH, SUITE A
 JUSTIN, TX 78703



DATE: 9-17-2008



OB

SLIDE 3

Doc. # 2009052266