THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, CHRISTINE R. MARTINEZ, City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City. The attached is a true and correct copy of the proceedings of the June 13, 2002 Round Rock City Council meeting as recorded in the Official Records City Council Minute Book 47.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 30th day of August 2002.

Christine R. Martinez
CHRISTINE R. MARTINEZ
City Secretary

CITY OF ROUND ROCK, TEXAS

ORDINANCE NO. Z-02-06-13-13C1

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO INCLUDE 0.78 ACRES OF LAND OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT 314, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS INTO PLANNED UNIT DEVELOPMENT (PUD) NO. 42.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to include the property described in Exhibits "A" and B" (the "Property") into Planned Unit Development (PUD) No. 42, said Exhibits being attached hereto and incorporated herein, 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 1st day of May, 2002, 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 Exhibits "A" and "B" be included into PUD No.42, and

WHEREAS, on the 13th day of June, 2002, 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 Section 11.300, Code of Ordinances (1995 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 COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the inclusion of the Property into Planned Unit Development (PUD) No.42 meets the following goals and objectives:

(1) The development in PUD No.42 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 42 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 42 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. 42 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. 42 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 Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the Property described in Exhibits "A" and "B", attached hereto and incorporated herein, shall be, and is hereafter included within Planned Unit Development (PUD) No. 42, and that the Mayor is hereby authorized and directed to enter into the First Amendment to the Agreement and Development Plan for PUD No. 42 attached hereto as Exhibit "C".

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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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 13th day of June, 2002.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2002.

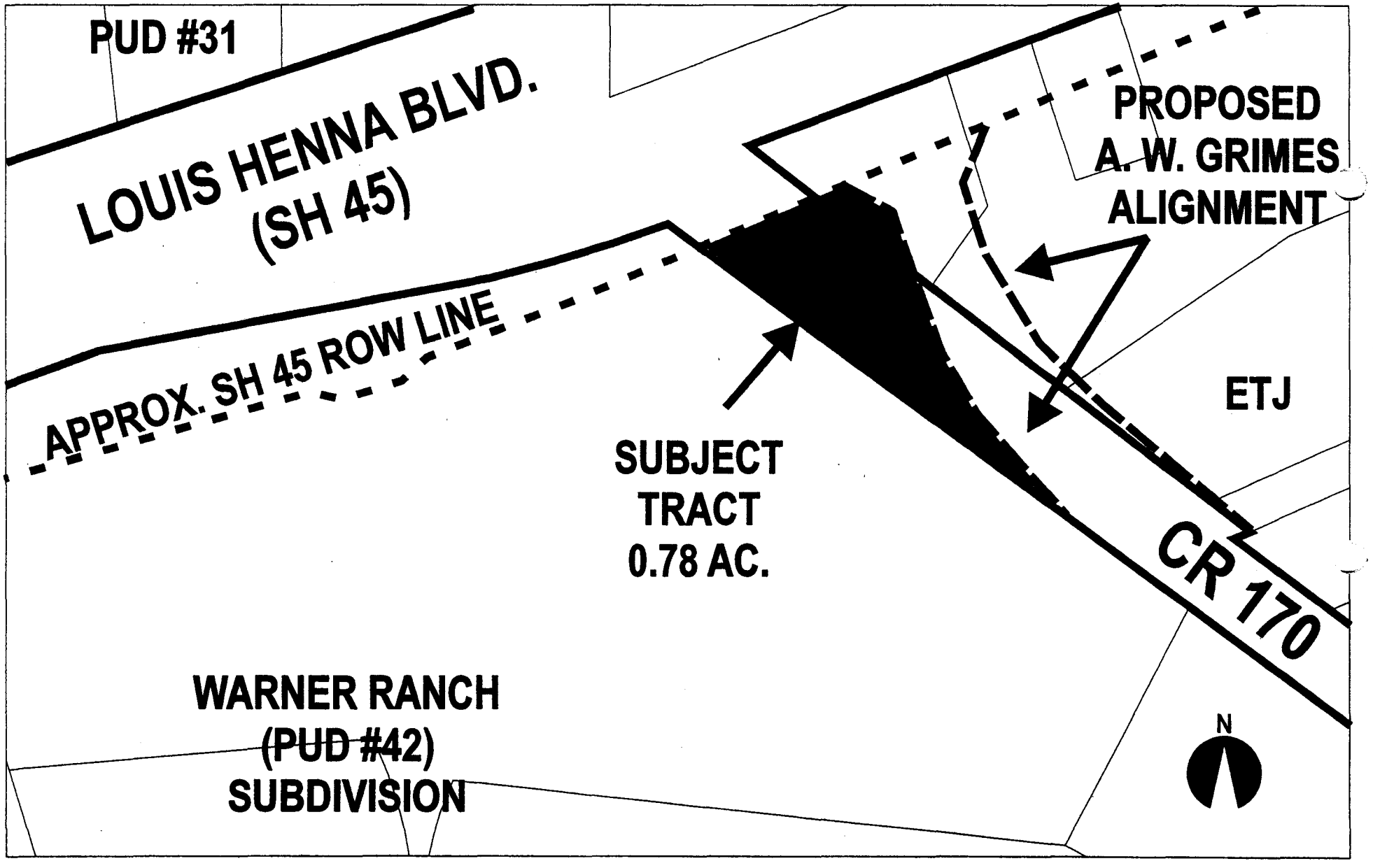
READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2002.

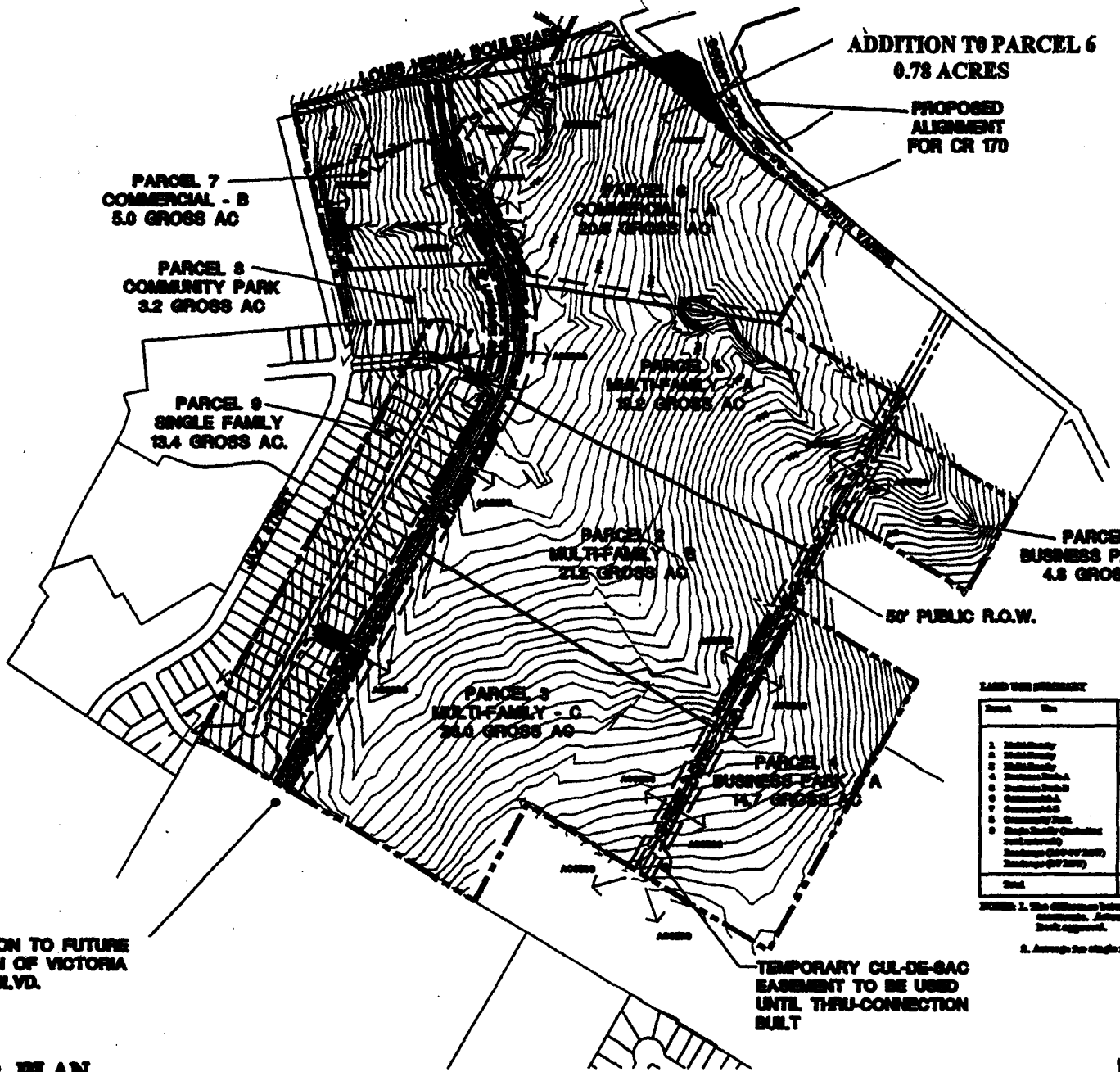
NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary

WARNER RANCH PUD #42
AMENDMENT





RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

LAND USE SUMMARY

Parcel	Use	Gross Acreage	Roadways Deducted	Net Developable Acreage	Units @ 6.0 DU/AC	Sq. Ft. @ 0.25 FAR
1	Multi-Family	[illegible]	[illegible]	[illegible]	[illegible]	
2	Multi-Family	[illegible]	[illegible]	[illegible]	[illegible]	
3	Multi-Family	[illegible]	[illegible]	[illegible]	[illegible]	
4	Business Park-A	[illegible]	[illegible]	[illegible]		
5	Business Park-B	[illegible]	[illegible]	[illegible]		
6	Commercial-A	[illegible]	[illegible]	[illegible]		[illegible]
7	Commercial-B	[illegible]	[illegible]	[illegible]		[illegible]
8	Community Park	[illegible]	[illegible]	[illegible]		
9	Single Family (Exclusive of roadways)	[illegible]	[illegible]	[illegible]	[illegible]	
	Roadways (50' R.O.W.)	[illegible]		[illegible]		
	Roadways (87' R.O.W.)	[illegible]		[illegible]		
Total		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTES: 1. The difference between gross acres and net acres is the result of roadways easements. Actual developable acreages are dependent upon City of Elwood land approval.

2. Acreage for single family parcel includes 2.5 acres for 50' R.O.W. as shown.

Scale: 1" = [illegible]
Date: July 31, 2000

MASTER PLAN
WARNER RANCH
THE HANOVER COMPANY

AMENDMENTS TO PUD #42
WARNER RANCH

1. Add field notes attached hereto as Exhibits A3 and A4 to the Agreement and Development Plan for the purpose of adding 0.78 acres to the PUD.

2. Amend paragraph 2 on page 1 of the Agreement and Development Plan to add Villages as Warner Ranch PUD, LP a Delaware Limited Partnership as the owner of certain real property consisting of 0.65 acres and 0.13 acres as more particularly described on Exhibit "A-3" and "A-4" attached hereto and made part hereof.

3. Amend paragraph 6 on Page 1 of the Agreement and Development Plan by adding May 1, 2002, the Planning and Zoning Commission recommended approval of the owner's application to amend PUD #42 adding 0.78 acres to the "Property".

4. Amend paragraph 2 on page 5 of the Development Plan from 139 acres to 139.78 acres.

5. Amend Exhibit C by adding 0.78 acres to parcel 6 for a total of 23.28 acres.

FIRST AMENDMENT TO AGREEMENT AND DEVELOPMENT PLAN
WARNER RANCH
PLANNED UNIT DEVELOPMENT NO. 42

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS FIRST AMENDMENT TO AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and VILLAGES AT WARNER RANCH PUD, L.P., a Delaware Limited Partnership, (hereafter referred to as the "Owner").

WHEREAS, the VILLAGES AT WARNER RANCH PUD, L.P. is the owner of certain real property consisting of 0.13 acres and 0.65 acres, as more particularly described in Exhibits "C-1" and "C-2", attached hereto and made a part hereof (the "Property").

WHEREAS, The Owner has submitted a request to the City to include the Property into Planned Unit Development # 42 (the "PUD") which was approved by the City Council on the 12 th day of August ,1999 in Ordinance No. Z-99-08-12-9B6.

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on May 1, 2002, the City's Planning and Zoning Commission recommended approval of the Owner's application for an amendment to the PUD; and

WHEREAS, the City Council has reviewed the proposed First Amendment to the Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City; and

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. **INCLUSION INTO PUD 42**

That the Property described in Exhibits "C-1" and "C-2" shall be included into Planned Unit Development No. 42 and shall become a part of Parcel 6 as referenced in Exhibit "C" of the Agreement and Development Plan for PUD # 42..

2. **APPROVAL OF REVISED PRELIMINARY PLAT**

That approval of this amendment constitutes approval of a Revised Preliminary Plat of the Warner Ranch Subdivision by including the Property into Lot 1, Block D of said subdivision.

3. **VALIDITY OF PUD # 42**

The Owner understands that all other terms and conditions of PUD #42 remain in full force and effect.

(Remainder of this page left blank)

VILLAGES AT WARNER RANCH PUD, LP

By: THC/Southwest Division Limited Partnership,
Its sole general partner

By: Hanover G.P. L.L.C., its sole general partner

By: Kathy K. Binford
Kathy Binford, Vice President

CITY OF ROUND ROCK, TEXAS

By:_____
NYLE MAXWELL, MAYOR

ATTEST:

By: Christine R. Martinez
CHRISTINE R. MARTINEZ, CITY SECRETARY

EXHIBIT

tabbies

A

0.65 Acre Tract
Memucan Hunt Survey A-314
Williamson County, Texas

FN 2453R (TWH)
March 4, 2002
SAM, Inc. Job No. 21105-20

DESCRIPTION OF A 0.65 ACRE TRACT OF LAND LOCATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF WILLIAMSON COUNTY ROAD 170 (CR 170), A VARIABLE WIDTH RIGTH-OF-WAY, SAID 0.65 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found in the west Right-of-Way (ROW) line of said CR 170, same being the southeast corner of the remainder of a called 139.834 acre tract of land described in the deed to Villages at Warner Ranch PUD, LTD. as recorded in Document No. 199963664 of the Official Public Records of Williamson County, Texas;

THENCE with said common line N 54° 26' 11" W, a distance of 127.17 feet to a 1/2-inch iron rod with a plastic cap set for the southwest corner of the tract described herein, and for the **POINT OF BEGINNING**;

THENCE continuing with said common line the following two (2) courses and distances:

1. N 54° 26' 11" W, a distance of 2.35 feet to a 3/4-inch iron rod found for an angle point, and

2. N 54° 10' 39" W, a distance of 512.78 feet to a Type II concrete monument found for the northwest corner of the tract described herein from which a 60D nail found for the intersection of the south ROW line of Louis Henna Boulevard (State Highway 45), a variable width ROW, and said CR 170 for the northeast corner of said 139.834 acre tract bears with said common line, N 54° 10' 39" W, a distance of 105.34 feet;

THENCE leaving said common line and crossing said CR 170 with the north line of the tract described herein, N 70° 40' 42" E, a distance of 99.27 feet to a 1/2-inch iron rod with a plastic cap set in the west line of Lot 5 of Henderson Tract Subdivision, a subdivision of record in Cabinet I, Slide 195 of the Plat Records of Williamson County, Texas, same being described in Exhibit 'A' of an Agreed Judgement to the City of Round Rock recorded in Document No. 2002012405 of the Official Public Records Williamson County, Texas, for the northeast corner of the tract described herein, from which a 5/8-inch iron pipe found in the intersection of the south ROW line of said State Highway 45 and the east ROW line of said CR 170, for the northwest corner of said Lot 5 bears with said east ROW line, N 54° 20' 05" W, a distance of 150.81 feet;

THENCE with the common line of said CR 170 and said Lot 5, S 54° 20' 05" E, a distance of 216.31 feet to a 1/2-inch iron rod with a plastic cap set for the northeast corner of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said Lot 5 and the northeast corner of Lot 1 of said subdivision bears, with said east ROW line, S 54° 20' 05" E, a distance of 43.86 feet;

THENCE leaving said common line and crossing said CR 170 with the arc of a curve to the left, a distance of 256.53 feet, through a central angle of 16° 49' 01", having a radius of 874.00 feet, and a chord which bears S 35° 27' 19" E, a distance of 255.61 feet to the POINT OF BEGINNING, and containing 0.65 acre of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Surveon, Inc.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during September 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of March 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704

Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas

STATE OF TEXAS REGISTERED MICHAEL R. HATCHER 4259 PROFESSIONAL LAND SURVEYOR

RECORDERS MEMORANDUM
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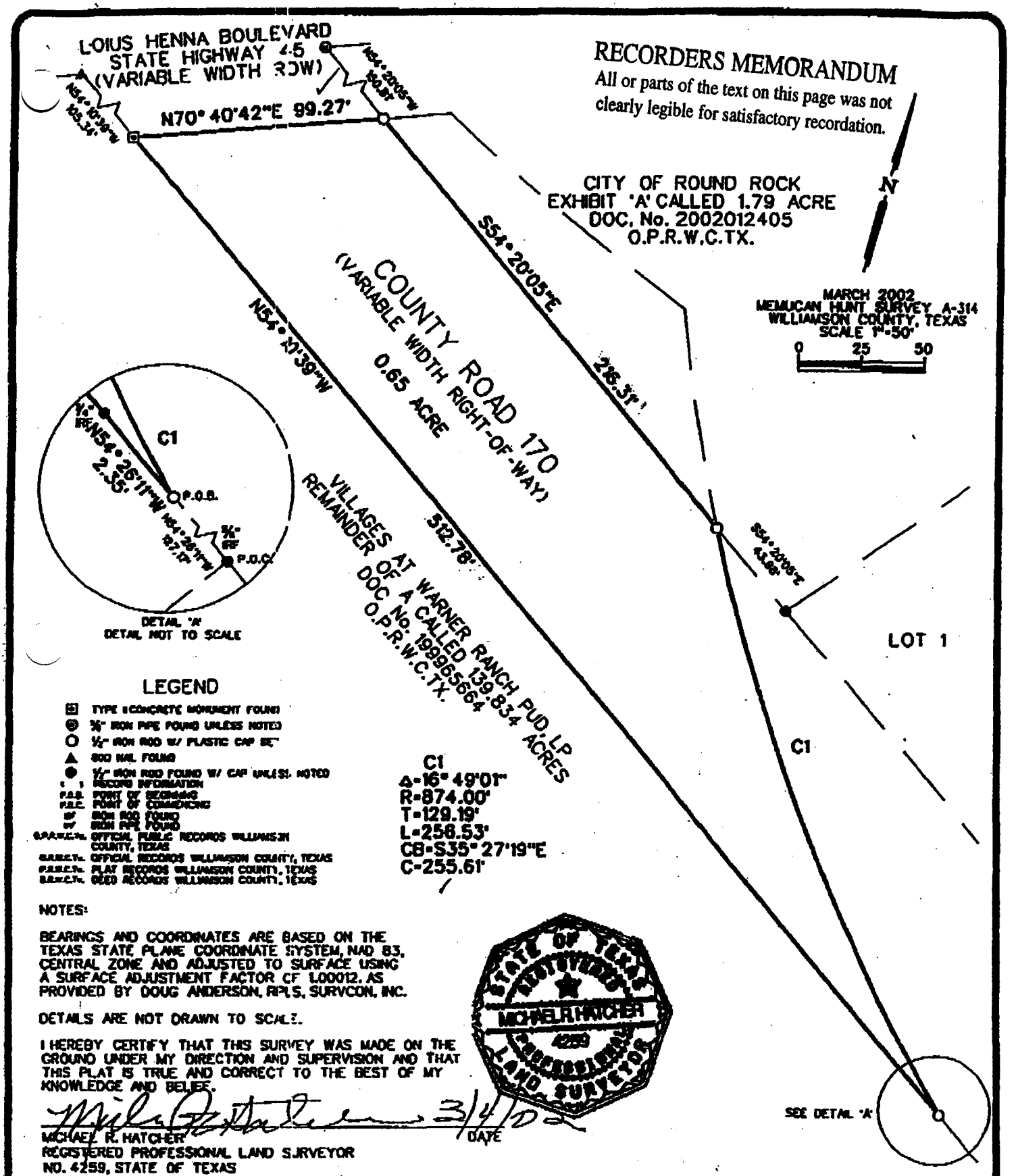

NOTES:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012, AS PROVIDED BY DOUG ANDERSON, RPLS, SURVCON, INC.

DETAILS ARE NOT DRAWN TO SCALE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
MICHAEL R. HATCHER
4259
PROFESSIONAL
LAND SURVEYOR

3/4/02
DATE

MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259, STATE OF TEXAS

SAM inc.
SURVEYING-AERIAL MAPPING-ENGINEERING
4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-1575
Fax: (512) 326-3029

PROPERTY PLAT
SHOWING A PORTION OF
COUNTY ROAD 170

REF. FIELD
NOTE NO. 2453R

EXHIBIT

B

0.13 Acre Tract
Memucan Hunt Survey A-314
Williamson County, Texas

FN 2452R (TWH)
March 4, 2002
SAM, Inc. Job No. 21105-20

DESCRIPTION OF A 0.13 ACRE TRACT OF LAND LOCATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5 HENDERSON TRACT SUBDIVISON, A SUBDIVISION OF RECORD IN CABINET I, SLIDE 195 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING DESCRIBED IN EXHIBIT 'A' OF THE AGREED JUDGEMENT TO THE CITY OF ROUND ROCK, TEXAS RECORDED IN DOCUMENT No. 2002012405 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 0.13 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the common line of said Lot 5, Lot 1 of said subdivision, and Williamson County Road 170, a variable width Right-of-Way (ROW) for the southwest corner of said Lot 5;

THENCE with said common line, N 54° 20' 05" W, a distance of 43.86 feet to a 1/2-inch iron rod with a plastic cap set for the southwest corner of the tract described herein, and for the POINT OF BEGINNING;

THENCE continuing with said common line, N 54° 20' 05" W, a distance of 216.31 feet to a 1/2-inch iron rod with a plastic cap set for the northwest corner of the tract described herein, from which a 5/8-inch iron pipe found for the intersection of the south ROW line of Louis Henna Boulevard (State Highway 45), a variable width ROW, and the east ROW line of said CR 170, same being the northwest corner of said Lot 5, bears with said east ROW line, N 54° 20' 05" W, a distance of 150.81 feet;

THENCE leaving said common line and crossing said Lot 5 the following three (3) courses and distances:

1. N 70° 40' 42" E, a distance of 27.06 feet to a 1/2-inch iron rod with a plastic cap set for the northeast corner of the tract described herein,

2. with the arc of a non-tangent curve to the left, a distance of 124.81 feet through a central angle of 08° 09' 49", having a radius of 876.00 feet and a chord which bears S 65° 12' 43" E, a distance of 124.71 feet to a 1/2-inch iron rod set for the southeast corner of the tract described herein, and

3. with the arc of a non-tangent curve to the left, a distance of 90.71 feet through a central angle of 05° 56' 48", having a radius of 874.00 feet and a chord which bears S 24° 04' 25" E, a distance of 90.67 feet to the POINT OF BEGINNING, and containing 0.13 acre of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during September 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of March 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704

Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas

STATE OF TEXAS
REGISTERED
MICHAEL R. HATCHER
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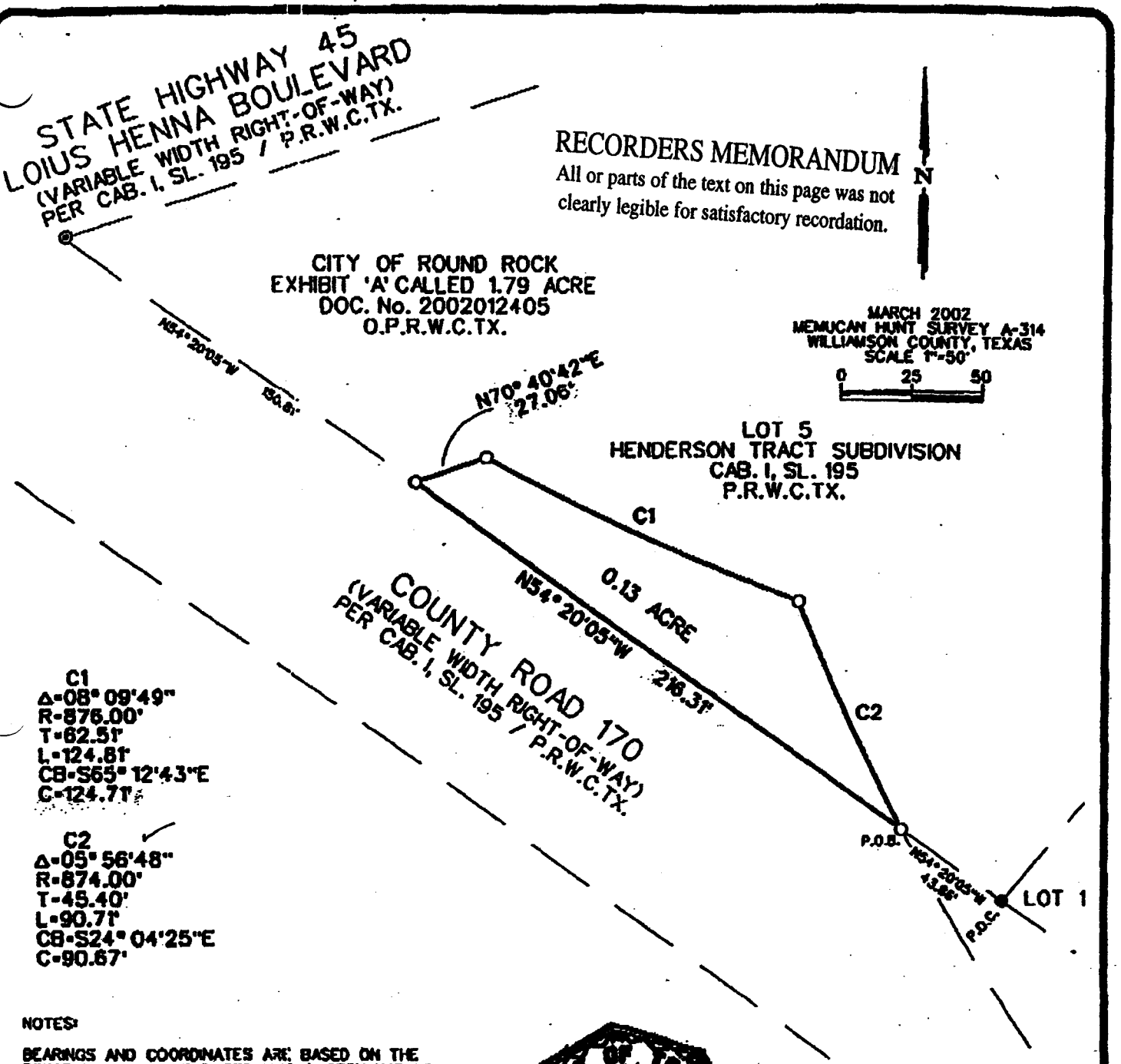
LAND SURVEYOR



C1
Δ=08°09'49"
R=876.00'
T=62.51'
L=124.81'
CB=S65°12'43"E
C=124.71'

C2
Δ=05°56'48"
R=874.00'
T=45.40'
L=90.71'
CB=S24°04'25"E
C=90.67'

NOTES:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012, AS PROVIDED BY DOUG ANDERSON, RPLS, SURVCON, INC.

DETAILS ARE NOT DRAWN TO SCALE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/4/02
DATE

MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
MICHAEL R. HATCHER
4259
PROFESSIONAL
LAND SURVEYOR

LEGEND

PK NAIL W/SHINER FOUND
⊗ ½" IRON PIPE FOUND UNLESS NOTED
○ ½" IRON ROD W/ PLASTIC CAP SET
△ CALCULATED POINT
● ½" IRON ROD FOUND W/ CAP UNLESS NOTED
( ) RECORD INFORMATION
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS

SAM INC.
SURVEYING-AERIAL MAPPING-ENGINEERING
4126 Capital of Texas Highway, So.
Block Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 326-3029

PROPERTY PLAT
SHOWING PROPERTY OF
CITY OF ROUND ROCK

REF. FIELD
NOTE NO. 2452R

EXHIBIT

C-1

0.65 Acre Tract
Memucan Hunt Survey A-314
Williamson County, Texas

FN 2453R (TWH)
March 4, 2002
SAM, Inc. Job No. 21105-20

DESCRIPTION OF A 0.65 ACRE TRACT OF LAND LOCATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF WILLIAMSON COUNTY ROAD 170 (CR 170), A VARIABLE WIDTH RIGTH-OF-WAY, SAID 0.65 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found in the west Right-of-Way (ROW) line of said CR 170, same being the southeast corner of the remainder of a called 139.834 acre tract of land described in the deed to Villages at Warner Ranch PUD, LTD. as recorded in Document No. 199965664 of the Official Public Records of Williamson County, Texas;

THENCE with said common line N 54° 26' 11" W, a distance of 127.17 feet to a 1/2-inch iron rod with a plastic cap set for the southwest corner of the tract described herein, and for the **POINT OF BEGINNING**;

THENCE continuing with said common line the following two (2) courses and distances:

1. N 54° 26' 11" W, a distance of 2.35 feet to a 3/4-inch iron rod found for an angle point, and

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THENCE leaving said common line and crossing said CR 170 with the north line of the tract described herein, N 70° 40' 42" E, a distance of 99.27 feet to a 1/2-inch iron rod with a plastic cap set in the west line of Lot 5 of Henderson Tract Subdivision, a subdivision of record in Cabinet I, Slide 195 of the Plat Records of Williamson County, Texas, same being described in Exhibit 'A' of an Agreed Judgement to the City of Round Rock recorded in Document No. 2002012405 of the Official Public Records Williamson County, Texas, for the northeast corner of the tract described herein, from which a 5/8-inch iron pipe found in the intersection of the south ROW line of said State Highway 45 and the east ROW line of said CR 170, for the northwest corner of said Lot 5 bears with said east ROW line, N 54° 20' 05" W, a distance of 150.81 feet;

THENCE with the common line of said CR 170 and said Lot 5, S 54° 20' 05" E, a distance of 216.31 feet to a 1/2-inch iron rod with a plastic cap set for the northeast corner of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said Lot 5 and the northeast corner of Lot 1 of said subdivision bears, with said east ROW line, S 54° 20' 05" E, a distance of 43.86 feet ;

THENCE leaving said common line and crossing said CR 170 with the arc of a curve to the left, a distance of 256.53 feet, through a central angle of 16° 49' 01", having a radius of 874.00 feet, and a chord which bears S 35° 27' 19" E, a distance of 255.61 feet to the **POINT OF BEGINNING**, and containing 0.65 acre of land, more or less.

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THE STATE OF TEXAS

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STATE OF TEXAS
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MICHAEL R. HATCHER
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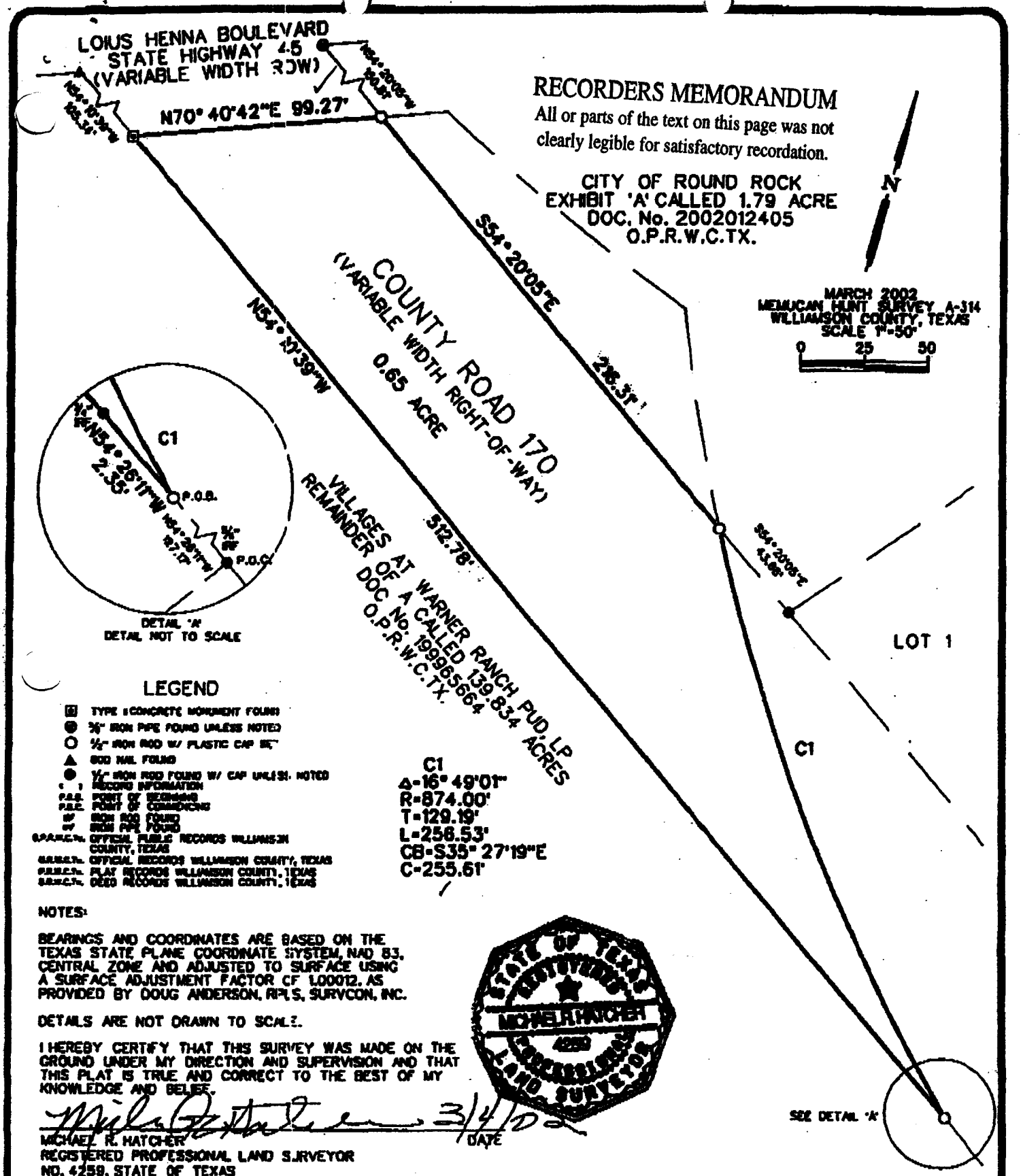
LAND SURVEYOR



RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

CITY OF ROUND ROCK
EXHIBIT 'A' CALLED 1.79 ACRE
DOC. No. 2002012405
O.P.R.W.C.TX.

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ¾" IRON PIPE FOUND UNLESS NOTED
- ½" IRON ROD W/ PLASTIC CAP SET
- ▲ 60D NAIL FOUND
- ● ½" IRON ROD FOUND W/ CAP UNLESS NOTED
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- IRF IRON ROD FOUND
- IRF IRON PIPE FOUND
- O.P.R.W.C.Tx. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.Tx. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.Tx. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.Tx. DEED RECORDS WILLIAMSON COUNTY, TEXAS

NOTES:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012, AS PROVIDED BY DOUG ANDERSON, RPLS, SURVCON, INC.

DETAILS ARE NOT DRAWN TO SCALE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
MICHAEL R. HATCHER
4259
PROFESSIONAL
LAND SURVEYOR

3/4/02
DATE

MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259, STATE OF TEXAS

SAM INC.
SURVEYING-AERIAL MAPPING-ENGINEERING
4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-1675
Fax: (512) 386-3029

PROPERTY PLAT
SHOWING A PORTION OF
COUNTY ROAD 170

REF. FIELD
NOTE NO. 2453R

EXHIBIT

C-2

0.13 Acre Tract
Memucan Hunt Survey A-314
Williamson County, Texas

FN 2452R (TWH)
March 4, 2002
SAM, Inc. Job No. 21105-20

DESCRIPTION OF A 0.13 ACRE TRACT OF LAND LOCATED IN THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 314, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5 HENDERSON TRACT SUBDIVISON, A SUBDIVISION OF RECORD IN CABINET I, SLIDE 195 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING DESCRIBED IN EXHIBIT 'A' OF THE AGREED JUDGEMENT TO THE CITY OF ROUND ROCK, TEXAS RECORDED IN DOCUMENT No. 2002012405 OF THE OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS, SAID 0.13 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the common line of said Lot 5, Lot 1 of said subdivision, and Williamson County Road 170, a variable width Right-of-Way (ROW) for the southwest corner of said Lot 5;

THENCE with said common line, N 54° 20' 05" W, a distance of 43.86 feet to a 1/2-inch iron rod with a plastic cap set for the southwest corner of the tract described herein, and for the **POINT OF BEGINNING;**

THENCE continuing with said common line, N 54° 20' 05" W, a distance of 216.31 feet to a 1/2-inch iron rod with a plastic cap set for the northwest corner of the tract described herein, from which a 5/8-inch iron pipe found for the intersection of the south ROW line of Louis Henna Boulevard (State Highway 45), a variable width ROW, and the east ROW line of said CR 170, same being the northwest corner of said Lot 5, bears with said east ROW line, N 54° 20' 05" W, a distance of 150.81 feet;

THENCE leaving said common line and crossing said Lot 5 the following three (3) courses and distances:

1. N 70° 40' 42" E, a distance of 27.06 feet to a 1/2-inch iron rod with a plastic cap set for the northeast corner of the tract described herein,

2. with the arc of a non-tangent curve to the left, a distance of 124.81 feet through a central angle of 08° 09' 49", having a radius of 876.00 feet and a chord which bears S 65° 12' 43" E, a distance of 124.71 feet to a 1/2-inch iron rod set for the southeast corner of the tract described herein, and

3. with the arc of a non-tangent curve to the left, a distance of 90.71 feet through a central angle of 05° 56' 48", having a radius of 874.00 feet and a chord which bears S 24° 04' 25" E, a distance of 90.67 feet to the **POINT OF BEGINNING**, and containing 0.13 acre of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

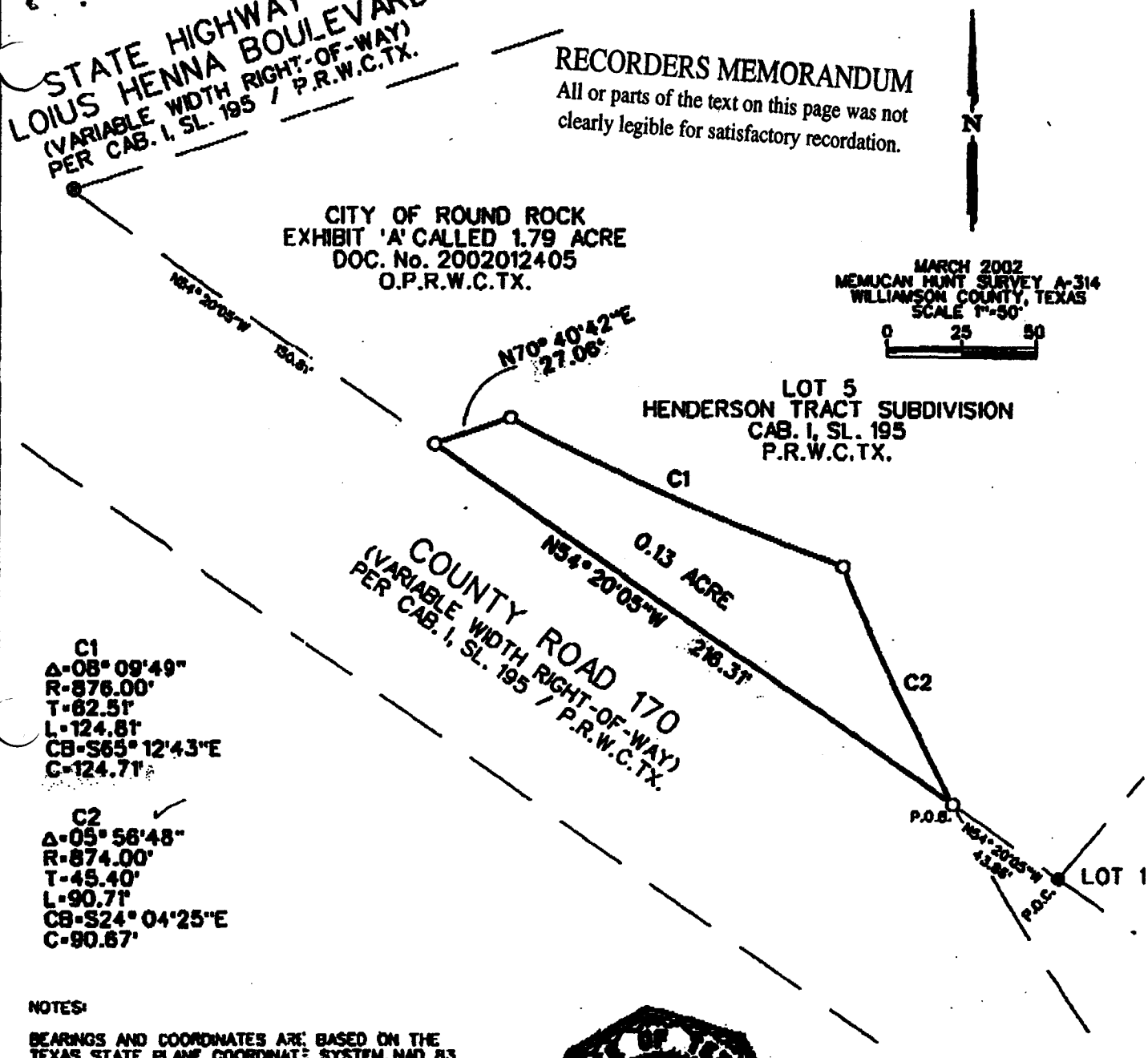
That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during September 2001 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of March 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy., So. Suite 125
Austin, Texas 78704

Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas

STATE OF TEXAS
MICHAEL R. HATCHER
4259
REGISTERED
LAND SURVEYOR



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DETAILS ARE NOT DRAWN TO SCALE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael R. Hatcher 3/4/02

MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259, STATE OF TEXAS

DATE

STATE OF TEXAS
REGISTERED
MICHAEL R. HATCHER
4259
PROFESSIONAL
LAND SURVEYOR

LEGEND

- PK NAIL W/SHINER FOUND
- ⊗ ⅝" IRON PIPE FOUND UNLESS NOTED
- ○ ½" IRON ROD W/ PLASTIC CAP SET
- △ CALCULATED POINT
- ● ½" IRON ROD FOUND W/ CAP UNLESS NOTED
- ( ) RECORD INFORMATION
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Fax: (512) 326-3029

PROPERTY PLAT
SHOWING PROPERTY OF
CITY OF ROUND ROCK

PAGE 2 OF 2
REF. FIELD
NOTE NO. 2452R

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

09-05-2002 01:38 PM 2002068263
ANDERSON $67.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

return to:

(4) CITY OF ROUND ROCK
ADMINISTRATION
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

Z-02-06-13-13C1
PUD NO. 42
Amendment