ORDINANCE NO. Z-07-07-26-9A2

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 REZONE 8.0 ACRES OF LAND, OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT SF-R (SINGLE FAMILY - RURAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 73.

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 8.0 acres of land, out of the George W. Glasscock Survey, Abstract No. 267, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District SF-R (Single Family - Rural) to Planned Unit Development (PUD) No. 73, 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 30th day of May, 2007, 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.73, and

WHEREAS, on the 28th day of June, 2007, 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 and Section 11.400, 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 CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 73 meets the following goals and objectives:

(1) The development in PUD No. 73 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 73 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 73 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. 73 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. 73 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 11.401(2)(a), Code of Ordinances (1995 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, Planned Unit Development (PUD) No. 73, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 73 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 28 day of June, 2007.~~

CRM

~~Alternative 2.~~

READ and APPROVED on first reading this the 28 day of June, 2007.

READ, APPROVED and ADOPTED on second reading this the 26 day of July, 2007.

NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary

EXHIBIT A

LEGAL DESCRIPTION OF AN 8.0 ACRE TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, BEING A PORTION OF A 93.74 ACRE TRACT OF LAND CONVEYED TO ARDALIA E. MARTIN AS RECORDED IN VOL, 2527, PAGE 688, CORRECTED AND RE-RECORDED IN VOL.2571, PAGE 709 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Southeasterly corner of a 27.06 acre tract of land conveyed to Edward D. Quick, et al as recorded in Doc. No. 2000008734 of the Official Public Records of Williamson County, Texas, and being in the Northerly R.O.W line of Old Settlers Boulevard (R.O.W. varies), same being in the Southwesterly corner of said 93.74 acre tract of land for the Southwesterly corner of the herein described tract of land;

THENCE N 21° 09' 06" W with the Easterly line of said 27.06 acre tract of land a distance of 989.38 feet to an iron rod found in the Easterly line of said 27.06 acre tract of land for an angle point in the Westerly line of the herein described tract of land;

THENCE N 03° 56' 25" W with the Easterly line of said 27.06 acre tract of land a distance of 28.19 feet to an iron rod found at the Northwesterly corner of the herein described tract of land;

THENCE N 68° 46' 50" E through and across said 93.74 acre tract of land a distance of 705.29 feet to an iron rod set in the Westerly line of a tract o land known as the Meadow Lake Apartments Subdivision as recorded in Cabinet C, Slide 231 (Doc. No. 20004099090) of the Plat Records of Williamson County, Texas for the Northeasterly corner of the herein described tract of land;

THENCE S 21° 53' 27" E with the Westerly line of said Meadow Lake Apartments Subdivision a distance of 430.89 feet to an iron rod set in the Westerly line of said Meadow Lake Apartments Subdivision for the most Northerly Southeast corner of the herein described tract of land;

THENCE S 68° 26' 35" W with the most Northerly South line of said Meadow Lake Apartments Subdivision and through and across said 93.74 acre tract of land a distance of 654.22 feet to an iron rod set for an interior angle point of the herein described tract of land;

THENCE S 21° 09' 06" E through and across said 93.74 acre tract of land a distance of 581.74 feet to an iron rod set in the Southerly line of said 93.74 acre tract of land and being in the Northerly R.O.W line of said Old Settlers Boulevard (R.O.W. varies) for the Southeasterly corner of the herein described tract of land;

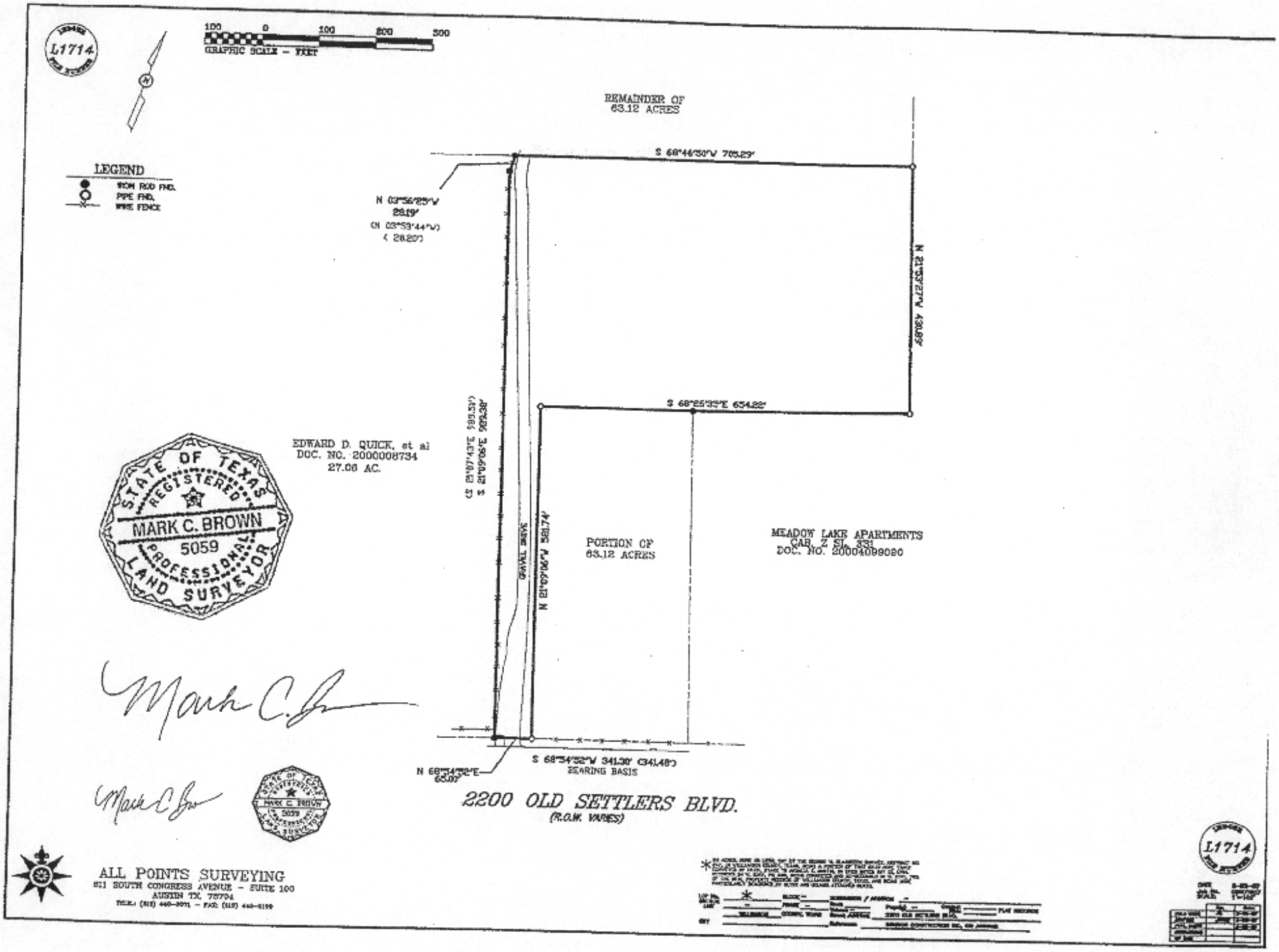
THENCE S 68° 54' 52" W (Bearing Basis) with the Southerly line of said 93.74 acre tract of land and with the Northerly R.O.W. line of said Old Settlers Boulevard (R.O.W. varies) a distance of 65.00 feet to the **POINT-OF-BEGINNING** containing 8.0 acre of land more of less.

Mark C. Brown

MARK C. BROWN
Registered Professional Land Surveyor No. 5059
JOB No. 02R05807

3-15-07
Date

STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR


L1714
100 0 100 200 300
GRAPHIC SCALE - FEET
LEGEND
IRON ROD FND.
PIPE FND.
WIRE FENCE
REMAINDER OF
63.12 ACRES
S 68°46'50"W 705.29'
N 03°56'25"W
28.19'
(N 03°53'44"W)
(28.20')
N 21°53'27"W 430.89'
S 68°25'33"E 654.22'
EDWARD D. QUICK, et al
DOC. NO. 2000008734
27.06 AC.
(S 21°07'43"E 989.51')
S 21°09'06"E 989.38'
GRAVEL DRIVE
N 21°09'06"W 581.74'
PORTION OF
63.12 ACRES
MEADOW LAKE APARTMENTS
CAB. Z SL. 331
DOC. NO. 20004099090
STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR
S 68°54'52"W 341.30' (341.48')
BEARING BASIS
N 68°54'52"E
65.07'
2200 OLD SETTLERS BLVD.
(R.O.W. VARIES)
ALL POINTS SURVEYING
811 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
L1714

DEVELOPMENT PLAN
BLUFF'S LANDING SENIOR VILLAGE
PLANNED UNIT DEVELOPMENT NO. 73

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean A.E. Martin, its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 8.0 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the Property is a portion of a larger tract of certain real property consisting of 63.12 acres, as more particularly described in **Exhibit "B"**, (herein after referred to as the "Parent Tract") attached hereto and made a part hereof; and

WHEREAS, the Owner and the City approved an amended annexation agreement in Resolution No. 07-05-10-8D1; and

WHEREAS, The Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

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 30, 2007, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed 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;

NOW THEREFORE:

EXHIBIT
tabbies
"B"

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.15 below are followed.

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 Section 1.601, Code of Ordinances, (1995 Edition), 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 STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 8.0 acres of land, located within the city limits 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 and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the Multifamily (MF) zoning district and other sections of the Code, as applicable. 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 this Plan shall control.

5. PERMITTED USES

5.1. The following principal uses are permitted on the Property:

All uses permitted in the **SR** (Senior) zoning district.

5.2. The maximum number of living units shall be 144.

6. BUILDING HEIGHT

Maximum building height shall be three (3) stories.

7. OFF-STREET PARKING REQUIREMENTS

The off-street parking requirements shall be 1.25 parking spaces per unit, plus an additional number of spaces equal to five (5) percent of the total number of required spaces. (1.25 spaces x 144 units = 180 required spaces, plus 5% of 180 = 9 spaces; total number of spaces = 189).

8. PARKLAND DEDICATION

The parkland fee in lieu of dedication shall be calculated at the applicable rate for Senior Residential as defined in the Code and as amended, which is currently $2,000 per acre.

9. SITE ACCESS REQUIREMENTS

Access shall be provided by a public street constructed within a collector width right-of-way (65 feet). Said public street, from Old Settlers Boulevard to the northern boundary of the Property, as shown on **Exhibit "C"**, shall be dedicated to the City with the final plat of the Property. The Owner shall be responsible for constructing said public street according to the procedures and standards of the Subdivision Code and the City of Round Rock Design and Construction Standards.

10. CONCEPT PLAN

Approval of this Development Plan constitutes a Concept Plan approval for the 8.0 acre Property. A Concept Plan shall be required prior to the platting of remainder of the 63.12 acre Parent Tract.

11. GENERAL PLAN 2000

This Development Plan amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

12. TRAFFIC IMPACT ANALYSIS

The City Transportation Director has waived the City's requirement for a Traffic Impact Analysis (TIA) for this Development Plan.

13. DEVELOPMENT PROCESS

As required by City code, the Owner shall be required to complete the remaining steps in the City's development process, including subdivision platting and site development plan approval. A Preliminary Plat must be approved according to the City of Round Rock Subdivision Code, prior to the Property being subdivided as a Final Plat. No site development plan approval on the Property shall be granted until the Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Review Committee.

14. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

15. CHANGES TO DEVELOPMENT PLAN

15.1. 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 City Engineer, the Director of Planning and Community Development, and the City Attorney.

15.2. Major Changes

All changes not permitted under section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit "A"	Legal Description of Property
Exhibit "B"	Legal Description of Parent Tract
Exhibit "C"	Collector street right-of-way dedication

EXHIBIT A

LEGAL DESCRIPTION OF AN 8.0 ACRE TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, BEING A PORTION OF A 93.74 ACRE TRACT OF LAND CONVEYED TO ARDALIA E. MARTIN AS RECORDED IN VOL, 2527, PAGE 688, CORRECTED AND RE-RECORDED IN VOL.2571, PAGE 709 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Southeasterly corner of a 27.06 acre tract of land conveyed to Edward D. Quick, et al as recorded in Doc. No. 2000008734 of the Official Public Records of Williamson County, Texas, and being in the Northerly R.O.W line of Old Settlers Boulevard (R.O.W. varies), same being in the Southwesterly corner of said 93.74 acre tract of land for the Southwesterly corner of the herein described tract of land;

THENCE N 21° 09' 06" W with the Easterly line of said 27.06 acre tract of land a distance of 989.38 feet to an iron rod found in the Easterly line of said 27.06 acre tract of land for an angle point in the Westerly line of the herein described tract of land;

THENCE N 03° 56' 25" W with the Easterly line of said 27.06 acre tract of land a distance of 28.19 feet to an iron rod found at the Northwesterly corner of the herein described tract of land;

THENCE N 68° 46' 50" E through and across said 93.74 acre tract of land a distance of 705.29 feet to an iron rod set in the Westerly line of a tract o land known as the Meadow Lake Apartments Subdivision as recorded in Cabinet C, Slide 231 (Doc. No. 20004099090) of the Plat Records of Williamson County, Texas for the Northeasterly corner of the herein described tract of land;

THENCE S 21° 53' 27" E with the Westerly line of said Meadow Lake Apartments Subdivision a distance of 430.89 feet to an iron rod set in the Westerly line of said Meadow Lake Apartments Subdivision for the most Northerly Southeast corner of the herein described tract of land;

THENCE S 68° 26' 35" W with the most Northerly South line of said Meadow Lake Apartments Subdivision and through and across said 93.74 acre tract of land a distance of 654.22 feet to an iron rod set for an interior angle point of the herein described tract of land;

THENCE S 21° 09' 06" E through and across said 93.74 acre tract of land a distance of 581.74 feet to an iron rod set in the Southerly line of said 93.74 acre tract of land and being in the Northerly R.O.W line of said Old Settlers Boulevard (R.O.W. varies) for the Southeasterly corner of the herein described tract of land;

THENCE S 68° 54' 52" W (Bearing Basis) with the Southerly line of said 93.74 acre tract of land and with the Northerly R.O.W. line of said Old Settlers Boulevard (R.O.W. varies) a distance of 65.00 feet to the **POINT-OF-BEGINNING** containing 8.0 acre of land more of less.

Mark C. Brown

MARK C. BROWN
Registered Professional Land Surveyor No. 5059
JOB No. 02R05807

3-15-07
Date

STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR

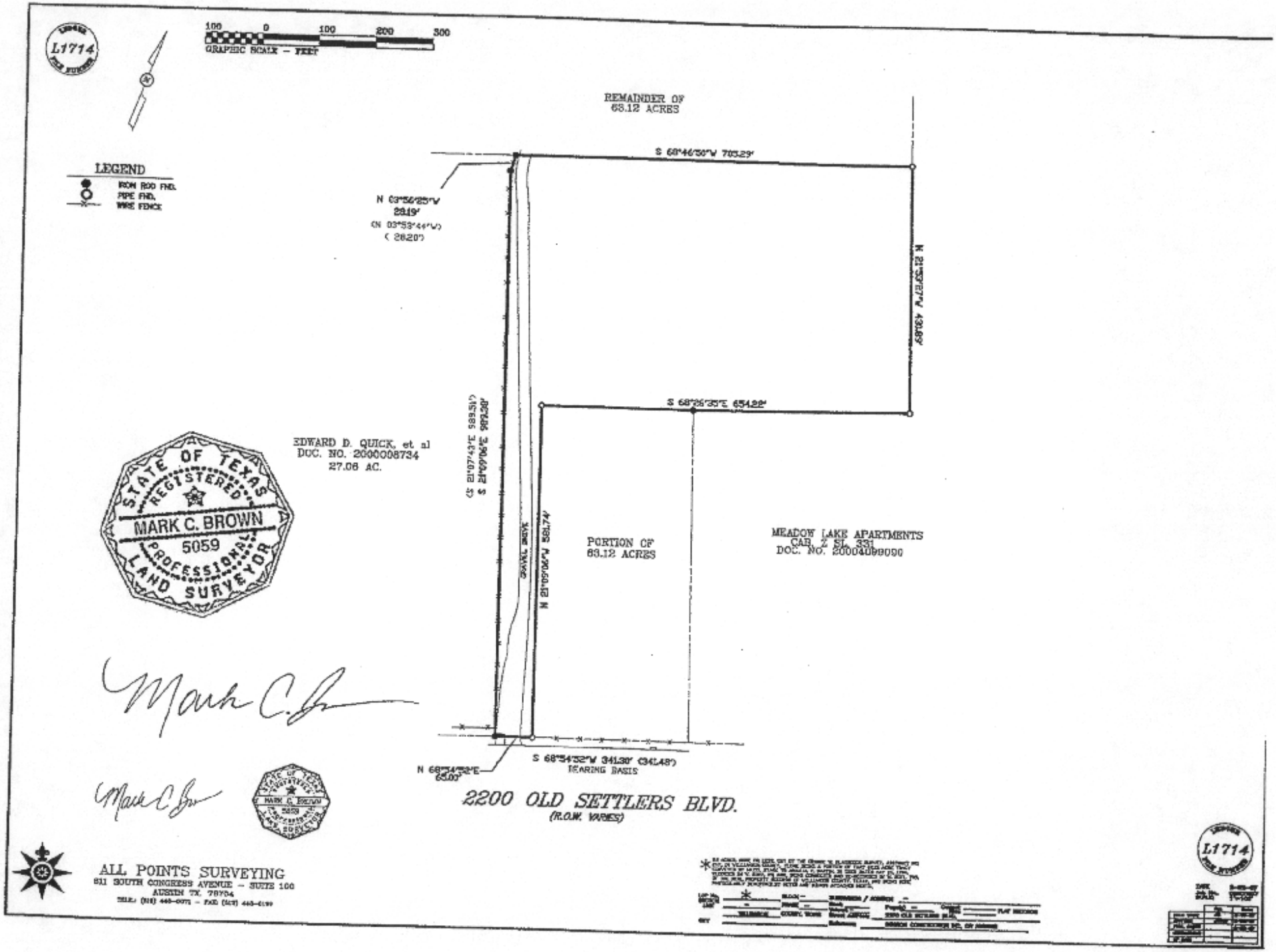

L1714
100 0 100 200 300
GRAPHIC SCALE - FEET
LEGEND
IRON ROD FND.
PIPE FND.
WIRE FENCE
REMAINDER OF
63.12 ACRES
S 68°46'50"W 705.29'
N 03°56'25"W
28.19'
(N 03°53'44"W)
(28.20')
N 21°53'27"W 430.89'
S 68°26'35"E 654.22'
(S 21°07'43"E 589.51')
S 21°09'06"E 989.38'
EDWARD D. QUICK, et al
DOC. NO. 2000008734
27.06 AC.
GRAVEL DRIVE
N 21°09'06"W 581.74'
PORTION OF
63.12 ACRES
MEADOW LAKE APARTMENTS
CAB. Z SL. 331
DOC. NO. 20004099090
STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR
N 68°54'52"E
65.00'
S 68°54'52"W 341.30' (341.48')
BEARING BASIS
2200 OLD SETTLERS BLVD.
(R.O.W. VARIES)
ALL POINTS SURVEYING
811 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
L1714

EXHIBIT B

LEGAL DESCRIPTION OF A 63.12 ACRE TRACT OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, BEING A PORTION OF A 93.74 ACRE TRACT OF LAND CONVEYED TO ARDALIA E. MARTIN AS RECORDED IN VOLUME 2527, PAGE 688, CORRECTED AND RE-RECORDED IN VOLUME 2571, PAGE 709 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the southwesterly corner of Meadow Lake Apartments Subdivision as recorded in Cabinet Z, Slide 331 (Doc. No. 20004099090) of the Plat Records of Williamson County, Texas, same being in the northerly right-of-way line of Old Settlers Boulevard (R.O.W. varies) for the most southerly southeast corner of the herein described tract of land;

THENCE S 68°54'52" W (Bearing Basis) with the northerly right-of-way line of said Old Settlers Boulevard (R.O.W. varies) a distance of 341.30 feet to an iron rod for the southeasterly corner of a 27.06 acre tract of land conveyed to Edward D. Quick as recorded in Doc. No. 200000873 of the Official Public Records of Williamson County, Texas and being the most southerly southwest corner of the herein described tract of land;

THENCE N 21°09'06" W with the most easterly east line of said 27.06 acre tract of land a distance of 989.38 feet to an iron rod found for an angle point in the most easterly west line of the herein described tract of land;

THENCE N 03°56'25" W with the most easterly west line of said 27.06 acre tract of land a distance of 28.19 feet to an iron rod found for an exterior corner of the herein described tract of land;

THENCE S 68°46'50" W with the most southerly north line of said 27.06 acre tract of land a distance of 1327.38 feet to a 1" iron pipe found for an exterior corner of the herein described tract of land;

THENCE N 21°05'22" W with the most westerly east line of said 27.06 acre tract of land a distance of 1071.46 feet to an iron rod found in the southerly line of a tract of land conveyed to the City of Round Rock as recorded in Doc. No. 9730900 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of said 27.06 acre tract of land for the northwesterly corner of the herein described tract of land;

THENCE N 68°40'46" E with the southerly line of said 46.24 acre tract of land and the southerly line of a 63.7 acre tract of land conveyed to Avery Ranch Company, Ltd., et al as recorded in Doc. No. 22002071336 of the Official Public Records of Williamson County, Texas a distance of 2220.72 feet to a concrete monument found at the southeasterly corner of said 63.7 acre tract of land and being in the westerly line of a tract of land conveyed to James Franzetti and Ardalia E. Martin as recorded in Doc. No. 2000069653 of the Official Public Records of Williamson County, Texas for the northeasterly corner of the herein described tract of land;

THENCE S 13°31'27" E with the westerly line of said James Franzetti and Ardalia E. Martin tract of land a distance of 316.00 feet to an iron rod found at the southwesterly corner of said James Franzetti and

Ardalia E. Martin tract of land and being in the northern line of said Meadow Lake Apartments Subdivision for an angle point in the easterly line of the herein described tract of land;

THENCE S 71°03'29" W with the northerly line of said Meadow Lake Apartments Subdivision a distance of 63.66 feet to an iron rod set at the northwesterly corner of said Meadow Lake Apartments tract of land for an angle point in the easterly line of the herein described tract of land;

THENCE S 18°35'34" E with the westerly line of said Meadow Lake Apartments Subdivision a distance of 130.12 feet to an iron rod found in the Westerly line of said Meadow Lake Apartments Subdivision for an angle point in the easterly line of the herein described tract of land;

THENCE S 36°38'07" W with the westerly line of said Meadow Lake Apartments Subdivision a distance of 99.92 feet to an iron rod found in the westerly line of said Meadow Lake Apartments Subdivision for an angle point in the easterly line of the herein described tract of land;

THENCE S 21°48'24" E with the westerly line of said Meadow Lake Subdivision a distance of 537.01 feet to an iron rod set for an angle point in the westerly line of said Meadow Lake Apartments Subdivision for an angle point in the easterly line of the herein described tract of land;

THENCE S 21°53'27" E with the westerly line of said Meadow Lake Subdivision a distance of 475.51 feet to an iron rod set for an interior corner of said Meadow Lake Apartments Subdivision for an exterior corner of the herein described tract of land;

THENCE S 68°09'34" W with the most southerly north line of said Meadow Lake Apartments Subdivision a distance of 384.72 feet to an iron rod found at an exterior corner of said Meadow Lake Apartments Subdivision for an interior corner of the herein described tract of land;

THENCE S 21°46'22" E with the westerly line of said Meadow Lake Apartments Subdivision a distance of 195.96 feet to an iron rod found for an angle point in the westerly line of said Meadow Lake Apartments Subdivision for an angle point in the easterly line of the herein described tract of land;

THENCE S 21°50'44" E with the westerly line of said Meadow Lake Apartments Subdivision a distance of 386.14 feet to the **POINT-OF-BEGINNING** containing 63.12 acre of land more or less.

Mark C. Brown

MARK C. BROWN
Registered Professional Land Surveyor No. 5059
JOB No. 02R05807

3-15-07

Date

STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR

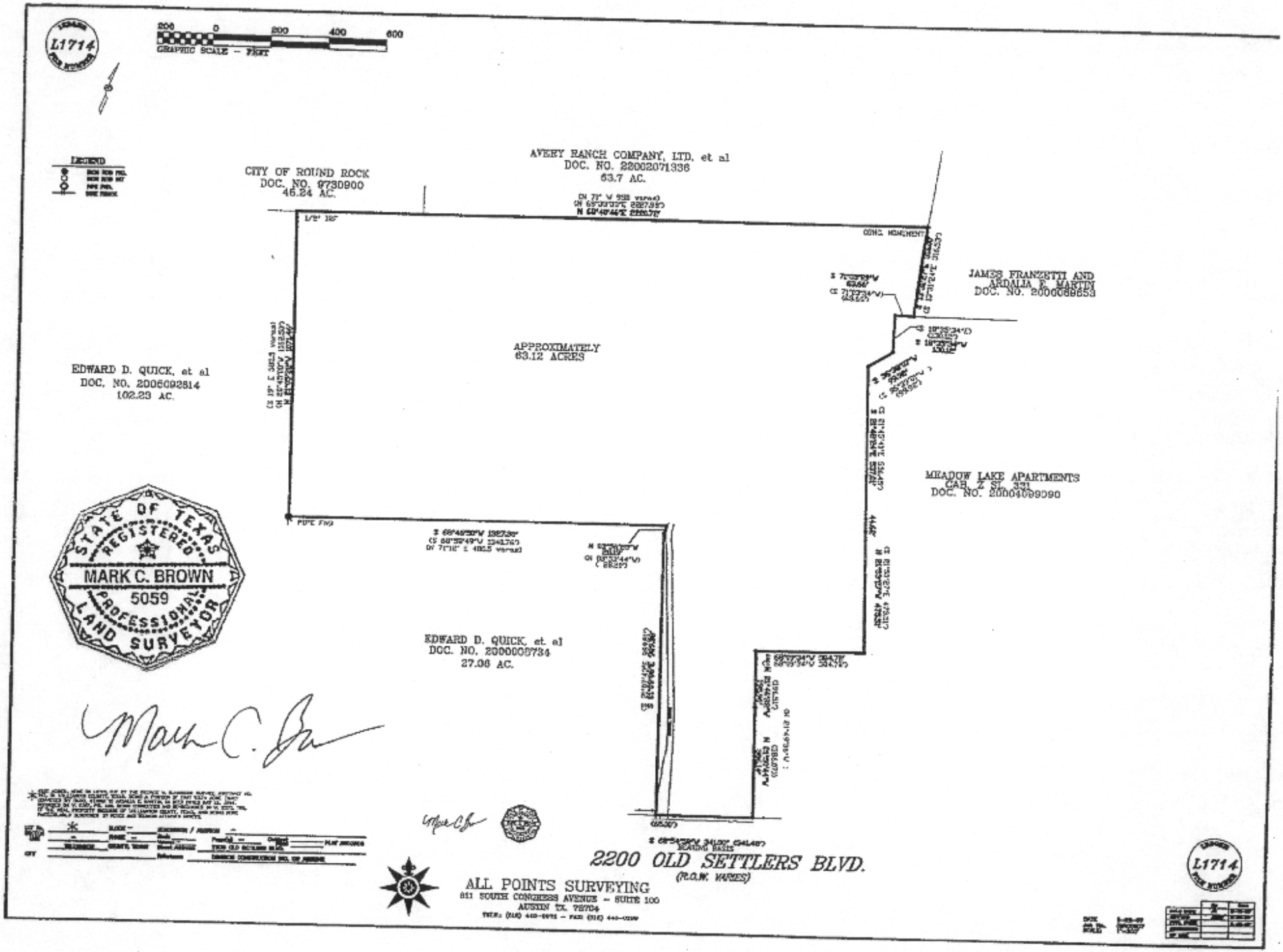
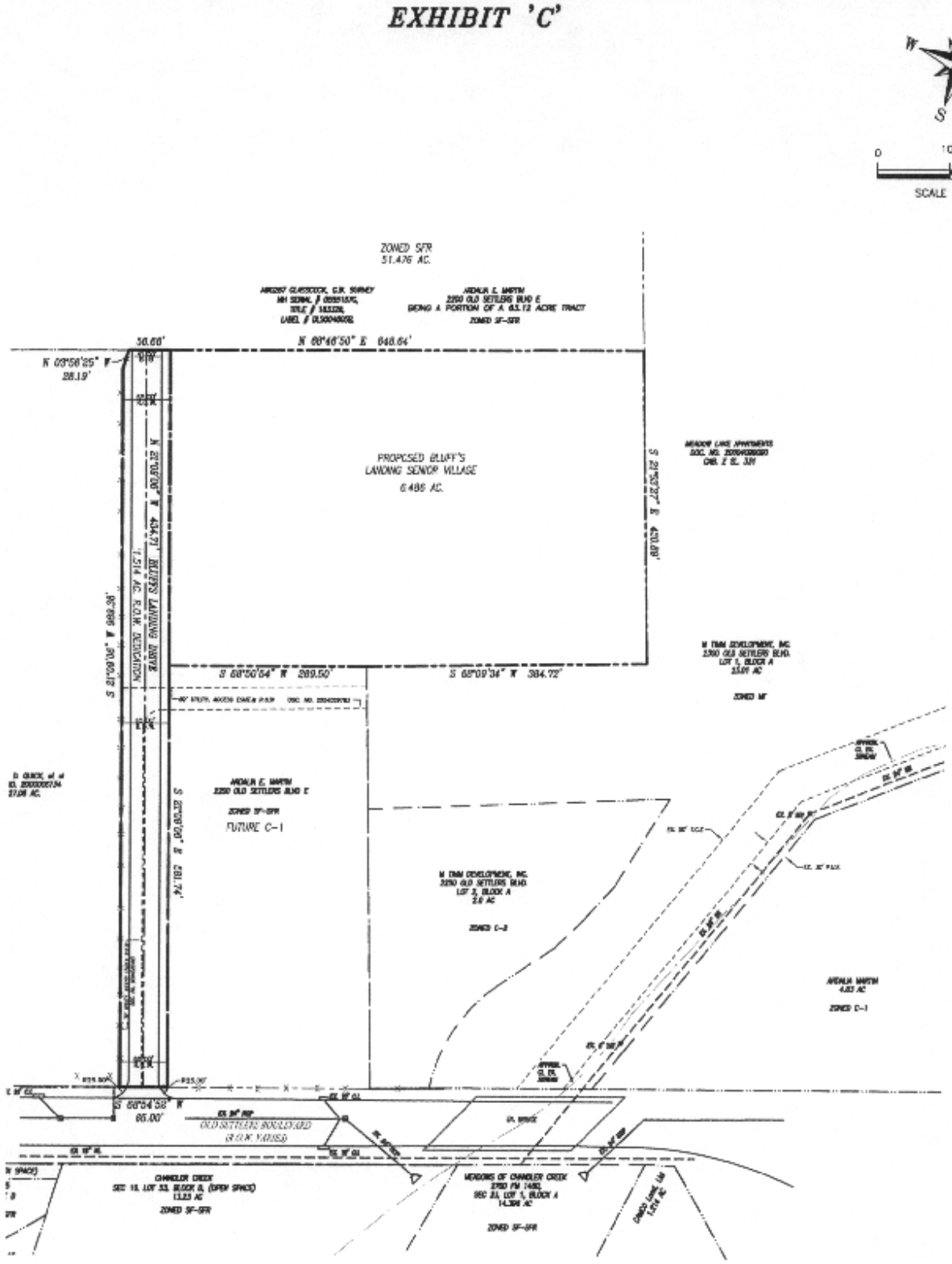
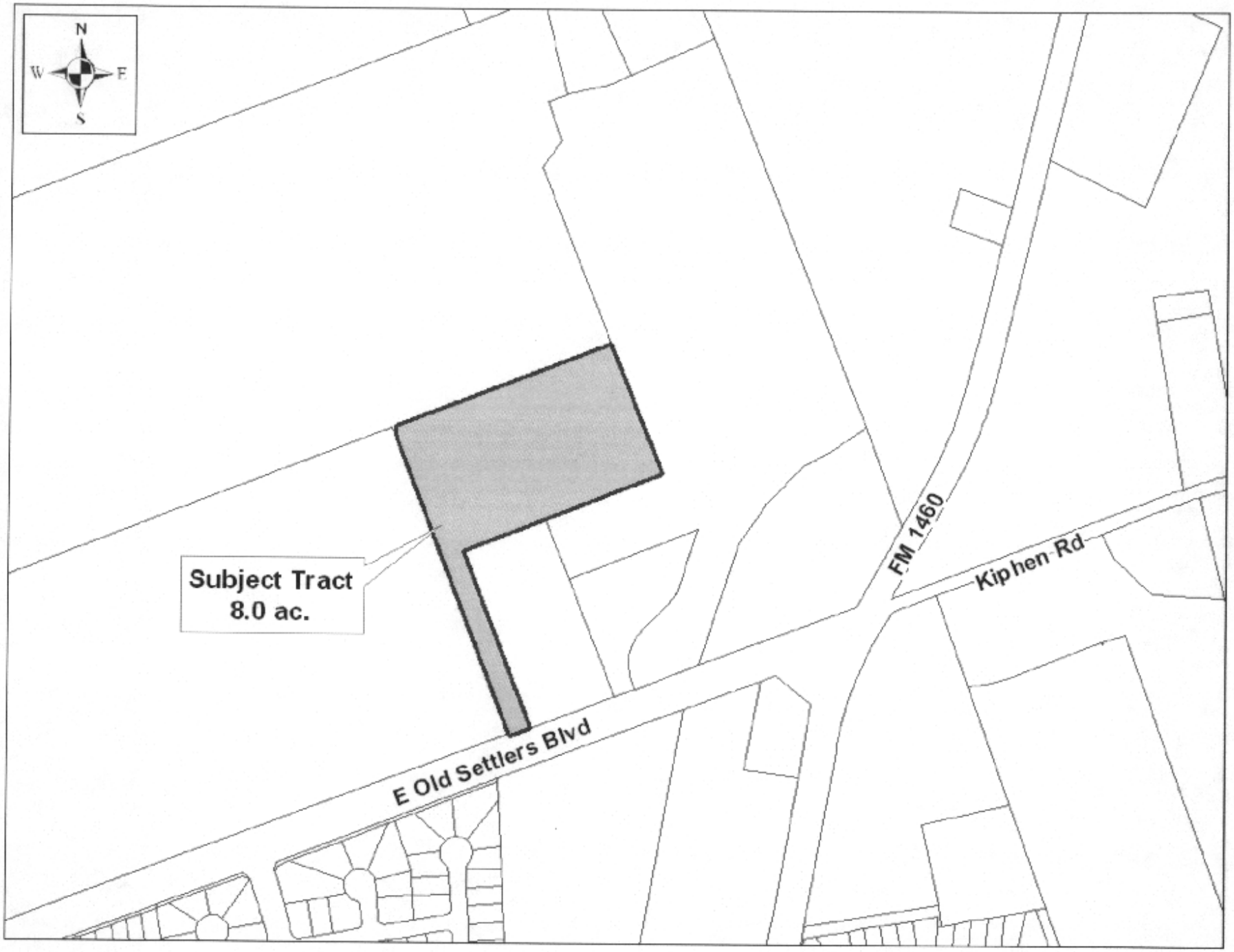
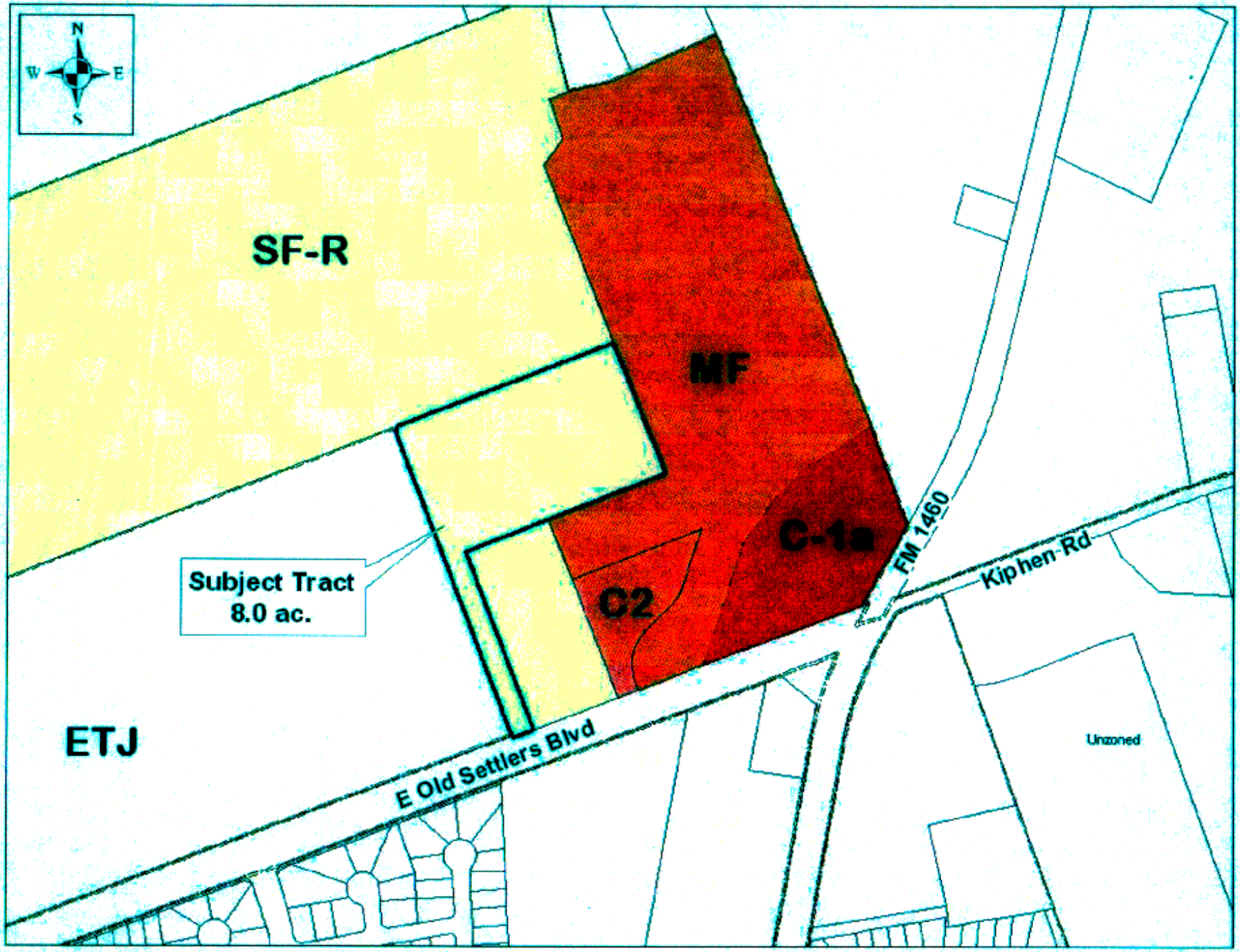

L1714
200 0 200 400 600
GRAPHIC SCALE - FEET
LEGEND
CITY OF ROUND ROCK
DOC. NO. 9730900
46.24 AC.
AVERY RANCH COMPANY, LTD. et al
DOC. NO. 22002071336
63.7 AC.
JAMES FRANZETTI AND
ARDALIA E. MARTIN
DOC. NO. 2000089653
APPROXIMATELY
63.12 ACRES
EDWARD D. QUICK, et al
DOC. NO. 2006092814
102.23 AC.
MEADOW LAKE APARTMENTS
CAB. Z SL. 331
DOC. NO. 20004099090
EDWARD D. QUICK, et al
DOC. NO. 2000008734
27.06 AC.
STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR
2200 OLD SETTLERS BLVD.
(R.O.W. VARIES)
ALL POINTS SURVEYING
811 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704
L1714

EXHIBIT 'C'



PROPOSED COLLECTOR RIGHT-OF-WAY
WITHIN
BLUFF'S LANDING SENIOR VILLAGE


N
W
E
S
Subject Tract
8.0 ac.
E Old Settlers Blvd
FM 1460
Kiphen Rd


N
W
E
S
SF-R
MF
C-1a
C2
Subject Tract
8.0 ac.
ETJ
E Old Settlers Blvd
FM 1460
Kiphen Rd
Unzoned