

Parts of this PUD have been amended with regard to multi-family (MF) development by Ordinance No. Z-12-10-25-I3. These amendments **have not been incorporated into the text** of the PUD document; please refer to the appropriate part of the ordinance for amendments specific to the PUD.

Ordinance Z-12-10-25-I3 is posted here (copy and paste the link into your browser):
<http://www.roundrocktexas.gov/wp-content/uploads/2015/03/Z-12-10-25-I3-MF-in-PUDs.pdf>

<u>PUD 2</u>	(Part I.)	Paragraph Three amended
<u>PUD 4</u>	(Part II.)	Section II of the Development Guidelines of Exhibit "B"
<u>PUD 10</u>	(Part III.)	Sections 2.1 and 13.1 of the Development Plan of Exhibit "B"
<u>PUD 15</u>	(Part IV.)	Section II.5.1 of the Development Plan
<u>PUD 20</u>	(Part V.)	Section II.5.1 and II.5.2 of the Development Plan
<u>PUD 26</u>	(Part VI.)	Section II.5.1 of the Development Plan of Exhibit "C"
<u>PUD 31</u>	(Part VII.)	Section II.5 of the Development Plan
<u>PUD 39</u>	(Part VIII.)	Exhibits "F-2" "F-3" and "F-4"
<u>PUD 40</u>	(Part IX.)	Section 1.1 of Exhibit "E"
<u>PUD 42</u>	(Part X.)	Section 1 of the Development Standards for Parcels "1, 2 and 3" in Exhibit "D"
<u>PUD 53</u>	(Part XI.)	Section 1 of the Development Standards for Parcel 2 in Exhibit "D"
<u>PUD 68</u>	(Part XII.)	Section II.4.1 of the Development Plan of Exhibit "B"
<u>PUD 70</u>	(Part XIII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B"
<u>PUD 71</u>	(Part XIV.)	Section 1. (a) of Exhibit "D"
<u>PUD 73</u>	(Part XV.)	Section II.4.1 of the Development Plan of Exhibit "B"
<u>PUD 74</u>	(Part XVI.)	Sections II.4.1 and II.5.2 and II.7.3 of the Development Plan of Exhibit "B"
<u>PUD 78</u>	(Part XVII.)	Sections II.4.1 and II.5.2 and II.5.4 of the Development Plan of Exhibit "B"
<u>PUD 83</u>	(Part XVIII.)	Sections II.4.1 and II.6.4 (2) of the Development Plan of Exhibit "B"
<u>PUD 84</u>	(Part XIX.)	Section II.6.1(1)(b) of the Development Plan
<u>PUD 85</u>	(Part XX.)	Sections II.4.1 and II.5.1 of the Development Plan of Exhibit "B"
<u>PUD 89</u>	(Part XXI.)	Section II.4.1 and II.6.1 of the Development Plan of Exhibit "B"
<u>PUD 90</u>	(Part XXII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" and Exhibits "B" and "D"

ORDINANCE NO. E-08-10-23-11B7

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 73.52 ACRES OF LAND, OUT OF THE ABEL L. EAVES SURVEY, ABSTRACT NO. 215, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT C-2 (LOCAL COMMERCIAL) AND DISTRICT SF-2 (SINGLE FAMILY - STANDARD LOT) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 83.

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 73.52 acres of land, out of the Abel L. Eaves Survey, Abstract No. 215, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District C-2 (Local Commercial) and District SF-2 (Single Family - Standard Lot) to Planned Unit Development (PUD) No. 83, 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 27th day of August, 2008, 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.83, and

WHEREAS, on the 23rd day of October, 2008, 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. 83 meets the following goals and objectives:

- (1) The development in PUD No. 83 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 83 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 83 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. 83 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. 83 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. 83, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 83 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.

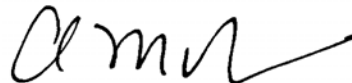
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 23rd day of October, 2008.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2008.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2008.



ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:


SARA L. WHITE, City Secretary

**DEVELOPMENT PLAN
UNIVERSITY VILLAGE
PLANNED UNIT DEVELOPMENT NO. 83**

**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 SBB Holdings, their 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 73.52 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 Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

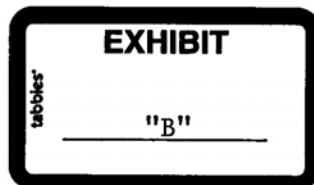
WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; 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 August 27, 2008, 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:



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.16 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 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), City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan includes approximately 73.52 acres of land generally located at the southeast corner of University Boulevard and Sandy Brook Drive, 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 Planned Unit Development (PUD) that: (1) allows for a mixture of complementary and transitional land uses, (2) is equal to or superior to development that would occur under the standard ordinance requirements, (3) is in harmony with surrounding land use patterns proposed in the General Plan, as amended, (4) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare of the citizens of the City of Round Rock, (5) is adequately provisioned by essential public facilities and services, and (6) 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 in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a**, **OF**, **PF-3**, **MF**, **OS**, and **TH** zoning districts, as applicable.

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

The following principal uses are permitted on the Property, which is divided into seven (7) development parcels for the purpose of this Plan, as shown on **Exhibit B**.

5.1 Parcel 1 (±12.58 acres) - Commercial/Office

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
 - (i) Drive-thru services are prohibited, except for eating establishments for which the majority of gross revenue is generated from the sale of non-alcoholic beverages such as coffee and/or tea.
 - (ii) Drive-thru facilities must be oriented to the rear of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
 - (iii) Drive-thru queue spacing for a minimum of ten (10) vehicles is required.
- (d) Indoor Entertainment Activities
- (e) Office
- (f) Office, Medical
 - (i) Emergency medical services are not permitted.
 - (ii) Medical offices shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.
- (g) Place of Worship
- (h) Retail Sales and Services With or Without Drive-thru Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
 - (ii) Drive-thru facilities must be oriented to the rear of the building and effectively screened from the

right-of-way with treatments including but not limited to intervening buildings or landscaping.

- (i) School, Business or Trade
- (j) School, Post-Secondary
- (k) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (l) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (m) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (n) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.2 **Parcel 2 (±6.06 acres) - Office/Commercial**

(1) Permitted Uses:

- (a) Day Care
- (b) Eating Establishments - Limited
 - (i) Drive-thru services associated with eating establishments in which the majority of gross revenue is generated from the sale of non-alcoholic beverages such as coffee and/or tea is permitted.

- (c) Office
- (d) Office, Medical
 - (i) Emergency medical services are not permitted.
 - (ii) Medical offices shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.
- (e) Retail Sales and Services With or Without Drive-thru Services
 - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
- (f) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sale
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

5.3 **Parcel 3 (±8.83 acres) – Office**

(1) Permitted Uses:

- (a) Day Care

- (b) Office
- (c) Office, Medical
 - (i) Emergency medical services are not permitted.
 - (ii) Medical offices shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.
- (d) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (e) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (f) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (g) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.4 **Parcel 4 (±5.07 acres) - Public Facilities/Multifamily**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Apartment (maximum 24 units per acre)
- (c) Day Care
- (d) Townhouse (maximum 12 units per acre)
- (e) Park, Linear/Linkages
- (f) Place of Worship
- (g) School, Business and Trade
- (h) School, Elementary
- (i) School, Middle
- (j) School, Post Secondary
- (k) Utilities, Minor

- (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (l) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (m) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (n) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.5 **Parcel 5 (±25.82 acres) - Open Space**

(1) Permitted Uses:

- (a) Park, Community
- (b) Park, Linear/Linkages
- (c) Park, Neighborhood
- (d) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (e) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.

- (f) Water Detention Facilities (not to exceed three (3) acres)
- (g) Water Quality Facilities (not to exceed one (1) acre)
- (h) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.6 **Parcel 6 (±7.80 acres) - Townhouse**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Park, Linear/Linkage
- (c) Park, Neighborhood
- (d) Place of Worship
- (e) Townhouse (maximum 12 units per acre)
- (f) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

5.7 **Parcel 7 (±7.38 acres) - Office/Townhouse**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Day Care
- (c) Day Care (in home) for 6 or fewer children
- (d) Office
- (e) Office, Medical
 - (i) Emergency medical services are not permitted.
 - (ii) Medical offices shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.
- (f) Park, Linear/Linkage
- (g) Park, Neighborhood
- (h) Place of Worship
- (i) Townhouse (maximum 12 units per acre)
- (j) School, Elementary
- (k) School, Middle
- (l) Utilities, Minor
 - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (m) Utilities, Intermediate
 - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
 - (ii) The facility shall be secured.
- (n) Wireless Transmission Facilities, Attached
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (o) Wireless Transmission Facilities, Stealth
 - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

6. DEVELOPMENT STANDARDS

6.1 Parcel 1 (Commercial/Office)

All development shall conform to the standards described within the **C-1a (General Commercial - Limited) District**, Chapter 11, Section 11.409 (3), (4) and (5) of the Code, as amended, except:

- (1) Retail buildings, defined as buildings in which retail uses and/or eating establishments occupy fifty percent (50%) or more of the building, are required to comply with minimum and maximum setbacks along University Boulevard and University Village Drive as described below and in **Exhibit C**.
- (2) Adjacent to University Boulevard the minimum and maximum setback shall be applied from a point 200 feet from the western property line extending to the eastern property line, including that portion of Parcel 1 located east of University Village Drive. The setback line shall be determined by the location of the water line easement adjacent to University Boulevard and shall be located either five feet (5') from the southern boundary of the water line easement or fifteen feet (15') from the existing water line, whichever distance is greater.
 - (i) Buildings shall be setback a minimum of six feet (6') and a maximum of twenty feet (20') from the setback line.
 - (ii) Between the building and the setback line, a ten foot (10') sidewalk shall be provided with an additional eight foot (8') landscape strip that may include ground cover, annuals, street trees, and additional paving. The sidewalk shall be located within a sidewalk easement, and portions of the sidewalk located outside of the right-of-way may be used by the adjacent property owner for outdoor seating, provided that at least six feet (6') of sidewalk remains accessible to pedestrians.
- (3) Adjacent to University Village Drive the minimum and maximum setback shall be applied from the southern boundary of the water line easement adjacent to University Boulevard to the northern boundary of the first access drive to/from University Village Drive contained within Parcel 1. The setback

line shall be established by the location of the boundary of the six foot (6') public utility and sidewalk easement, as shown on **Exhibit E**.

- (i) Buildings shall be setback a minimum of six feet (6') and a maximum of twenty feet (20') from the setback line.
 - (ii) Between the building and the setback line, a ten foot (10') sidewalk shall be provided with an additional eight foot (8') landscape strip that may include ground cover, annuals, street trees, and additional paving. The sidewalk shall be located within a sidewalk easement, and portions of the sidewalk located outside of the right-of-way may be used by the adjacent property owner for outdoor seating, provided that at least six feet (6') of sidewalk remains accessible to pedestrians.
- (4) The maximum height of a building within 150 feet of Sandy Brook Drive shall be one (1) story.
 - (5) Pedestrian ways and courtyards are allowed between buildings when the minimum and maximum setbacks are applied as specified above in Section 6.1(2) and (3).
 - (6) Parking is prohibited within the area between the street and the front of the building when the minimum and maximum setbacks are applied as specified above in Section 6.1(2) and (3).
 - (7) Trees of a minimum of a 3-inch caliper diameter measured at twelve inches (12") above base shall be planted at a spacing of 30 feet on center within the landscape strip described in Section 6.1 (2) and (3) above and along Sandy Brook Drive from University Boulevard. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
 - (8) Unless minimum and maximum setbacks are applicable, as described in Section 6.1 (2) and (3) above, the minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
 - (9) Signage is restricted to attached signs, blade signs, and monument signs.

6.2 **Parcel 2 (Office/Commercial)**

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

- (1) The maximum height of a principal building shall be five (5) stories.

6.3 **Parcel 3 (Office)**

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, as amended, except:

- (1) The maximum height of a principal building shall be two (2) stories.
- (2) The maximum height of a principal building within 150 feet of Sandy Brook Drive shall be one (1) story.
- (3) The maximum size of a building within 150 feet of Sandy Brook Drive shall be 5,000 square feet.
- (4) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, and trim. Masonry shall mean stone, simulated stone, brick or stucco. A maximum of 50% stucco shall be allowed on a building façade facing Sandy Brook Drive. Horizontally installed cement-based siding is prohibited.
- (5) Roofs shall have a minimum pitch of 4:12.
- (6) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.
- (7) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.

(8) An eighteen foot (18') landscape and sidewalk easement shall be platted as a landscape lot along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. No utilities shall be located within this easement.

(a) The landscape buffer shall contain a three foot (3') landscaped berm with a maximum side slope of 3:1. The berm shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.

6.4 **Parcel 4 (Public Facilities/Multifamily)**

(1) Development of non-residential uses shall conform to the standards described within the **PF-3 (Public Facilities - High Intensity) District**, Chapter 11, Section 11.415.2 (3), (4) and (5) of the Code, as amended, except:

(a) Chapter 11, Section 11.415.2 (3) (h) shall not apply. If fencing along a property line is installed, it shall meet the requirements of Section 11.415.2 (3) (h).

(2) Business, trade and post-secondary schools shall be exempt from the requirement for buildings to front on either a minor or major arterial, required in Chapter 11, Section 11.423 (22) (d).

(3) Development of residential uses shall conform to the standards described within the **MF (Multifamily) District**, Chapter 11, Section 11.408 (3), (4) and (5) of the Code, as amended, except:

(a) Primary building setbacks are as follows:

(i) Setback from street right-of-way:

1. Minimum of fifteen feet (15').
2. Maximum of thirty-five feet (35').

(ii) If structured parking is provided on-site, the setbacks from the street right-of-way shall be:

1. Minimum of fifteen feet (15').
2. Maximum of twenty feet (20').

- (iii) Minimum building side and rear setbacks not adjacent to a street and not abutting a Single Family or Townhouse lot is twenty-five feet (25').
- (b) Structured parking shall be located internally to the site and behind the primary structures. No parking shall be permitted in the street yard.
- (4) The maximum lot coverage, or building footprint, is sixty-five percent (65%).
- (5) No building on the property shall exceed four (4) stories in height and in no case exceed a height of sixty feet (60'), measured from the finished slab elevation to the peak of the roof, except as otherwise specified herein.
- (6) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.

6.5 **Parcel 5 (Open Space)**

All development shall conform to the standards described within the **OS (Open Space) District**, Chapter 11, Section 11.418 (3), (4) and (5) of the Code, as amended.

6.6 **Parcel 6 (Townhouse)**

All development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 11, Section 11.407 (3), (4) and (5) of the Code, as amended, except:

- (1) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.
- (2) Only the fronts of the townhouse structures may face Sandy Brook Drive. The minimum front setbacks shall alternate for adjacent units between ten feet (10') and fifteen feet (15'). No garage structures shall face Sandy Brook Drive.

- (i) A five foot (5') landscape easement abutting the public utility easement adjacent to Sandy Brook Drive shall be provided.
 - (ii) Trees of a minimum of a 3-inch caliper diameter measured at twelve inches (12") above base shall be planted at a spacing of thirty feet (30') on center within the landscape easement in Section (i) above. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- (3) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories, except that the front façade of a townhouse facing Sandy Brook Drive shall be limited to two-and-one-half (2½) stories. Walk-out basements are not considered a floor, provided they do not front on Sandy Brook Drive.
- (4) The maximum lot coverage, or building footprint is sixty-five percent (65%).
- (5) Driveway access to individual dwelling units shall not be permitted directly from Sandy Brook Drive consistent with the requirements of Section 11.6 of this Plan.
- (6) The exterior finish of all buildings shall be masonry, except for doors, windows, and trim. Masonry shall mean stone, simulated stone, brick, or stucco. Stucco shall not comprise more than twenty percent (20%) of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.
- (7) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent townhouse units from being rented, nor does it prevent one owner from owning two or more units.

6.7 Parcel 7 (Office/Townhouse)

(1) All non-residential development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

(i) The maximum height of a principal building shall be three (3) stories, except that the maximum height of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be one (1) story.

1. The maximum size of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be 5,000 square feet.

(ii) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, and trim. Masonry shall mean stone, simulated stone, brick or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. Horizontally installed cement-based siding is prohibited.

(iii) Roofs shall have a minimum pitch of 4:12.

(iv) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.

(v) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.

(vi) An eighteen foot (18') landscape and sidewalk easement shall be platted as a landscape lot along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. No utilities shall be located within this easement.

1. The landscape buffer shall contain a three foot (3') landscaped berm with a maximum side slope of 3:1. The berm shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.

- (2) All residential development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 11, Section 11.407 (3), (4) and (5) of the Code as amended, except:
- (i) Fencing required by Section 11.407 (3) (d) abutting Parcel 5 shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator
 - (ii) Only the fronts of the townhouse structures may face Sandy Brook Drive. The minimum front setbacks shall alternate for adjacent units between ten feet (10') and fifteen feet (15'). No garage structures shall face Sandy Brook Drive.
 - (iii) A five foot (5') landscape easement abutting the public utility easement adjacent to Sandy Brook Drive shall be provided.
 - (iv) Trees of a minimum of a 3-inch caliper diameter measured at twelve inches (12") above base shall be planted at a spacing of thirty feet (30') on center within the landscape easement in Section (2) above. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
 - (v) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories, except that the front façade of a townhouse facing Sandy Brook Drive shall be limited to two-and-one-half (2½) stories. Walk-out basements are not considered a floor, provided they do not front on Sandy Brook Drive.
 - (vi) The maximum lot coverage, or building footprint is sixty-five percent (65%).
 - (vii) Driveway access to individual dwelling units shall not be permitted directly from Sandy Brook Drive consistent with the requirements of Section 11.6 of this Plan.
 - (viii) The exterior finish of all buildings shall be masonry, except for doors, windows, and trim. Masonry shall mean stone,

simulated stone, brick, or stucco. Stucco shall not comprise more than twenty percent (20%) of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

- (ix) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent Townhouse units from being rented nor does it prevent one owner from owning two or more units.

7. UTILITY SERVICE

Except where approved in writing by the City Engineer and Director of Planning and Community Development, all electrical, telephone, and cablevision distribution and service lines shall be placed underground.

8. TRAFFIC IMPACT ANALYSIS (TIA)

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this Plan. The TIA indicated the proposed land uses for each parcel. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services. The Executive Summary of the TIA is included for reference as **Exhibit D**.

9. STREET CROSS SECTIONS

Street cross sections that deviate from the design criteria specified in the Transportation Criteria Manual are described in **Exhibit E**.

10. STREET CONSTRUCTION AND TRAFFIC SIGNAL PHASING

A representation of the planned roadways and their alignments is included in **Exhibit B**. A phasing plan for the roadways is provided in **Exhibit F**. The numbers in the 'Street Phasing Legend' of Exhibit F correspond to the section headings below. The phasing plan for roadway construction shall not preclude the construction of the roadways at an earlier time than described in the phasing plan.

10.1 **University Boulevard**

- (1) Additional right-of-way of seventeen feet (17') for University Boulevard shall be dedicated as part of the first plat approved for any portion of Parcel 1 of this Plan.
- (2) The TIA identifies that the development of the Plan causes a portion of the need for a traffic signal at CR 112 and University Boulevard.
- (3) The TIA identifies that the development of the Plan causes a portion of the need for a traffic signal at Sandy Brook Drive and University Boulevard.
- (4) The TIA identifies that the development of the Plan causes a portion of the need for a traffic signal at Seton Parkway and University Boulevard.

10.2 **Sandy Brook Drive**

- (1) Sandy Brook Drive from University Boulevard through the Satellite View intersection shall be widened to a pavement width of forty feet (40') and shall be constructed with the subdivision improvements of the first final plat approved for this Plan.
- (2) Sandy Brook Drive from south of the Satellite View intersection through the Zodiac Lane intersection shall be widened to a pavement width of forty feet (40') with the subdivision improvements of the first final plat approved for development of Parcel 3, 6, or 7 of this Plan.

- (3) Sandy Brook Drive shall be widened to 40 feet of pavement from south of the Zodiac Lane intersection to the existing 40 foot portion of Sandy Brook Drive as part of the subdivision improvements of the first plat for development of Parcels 6 or 7.

10.3 **Satellite View**

- (1) Satellite View shall be dedicated and constructed as part of the subdivision improvements of the first plat approved for development Parcels 1, 2, 3, or 4 of this Plan.

10.4 **Zodiac Lane**

- (1) Zodiac Lane from Sandy Brook Drive to University Village Drive shall be dedicated and constructed as part of the subdivision improvements of the first plat for development of Parcels 3 or 7. If a development on Parcel 2 or Parcel 4 takes access off of University Village Drive prior to the subdivision improvements of the first plat of Parcels 3 or 7, the dedication and construction of Zodiac Lane shall be required with the development on Parcel 2 or Parcel 4.

10.5 **University Village Drive**

- (1) University Village Drive from University Boulevard through the Satellite View intersection shall be dedicated and constructed as part of the subdivision improvements of the first plat approved for development of Parcel 1.
- (2) University Village Drive from south of the Satellite View intersection through the Zodiac Lane intersection shall be dedicated and constructed as part of the subdivision improvements of the first final plat for development of Parcel 3. If a development on Parcel 2 or Parcel 4 takes access off of University Village Drive prior to the subdivision improvements of the first plat of Parcel 3, the dedication and construction shall be required with the development on Parcel 2 or Parcel 4.

11. **ACCESS**

The access drives recommended per the TIA are described in **Figure 2 of Exhibit D** and as follows:

11.1 **Parcel 1** - Access to Parcel 1 is available via four (4) public streets including University Boulevard (existing road), Sandy Brook Drive (existing road), University Village Drive (proposed road), and Satellite View (proposed road extension). All driveway locations shall be approved by the Department of Transportation Services. One (1) access drive shall be permitted to serve Parcel 1 from Sandy Brook Drive. If provided, the drive shall align with one of the existing access drives located across Sandy Brook Drive and serving the development to the west. Two (2) access drives to/from University Boulevard, one (1) access drive to/from University Village Drive to/from the tract east of and to/from the tract west of University Village Drive, and two (2) access drives to/from Satellite View are permitted. One (1) additional access drive at University Boulevard west of University Village Drive may be permitted consistent with spacing requirements specified in the Transportation Criteria Manual.

(1) Driveways to/from University Boulevard shall provide a minimum throat depth of forty feet (40'), as measured from the ultimate right-of-way line.

(2) Minimum curb return radii of twenty-five feet (25') shall be provided at driveway intersections with University Boulevard.

11.2 **Parcel 2** - Access to Parcel 2 may be provided via the extension of Satellite View and/or University Village Drive.

11.3 **Parcel 3** - No (0) access drives shall be permitted to/from Sandy Brook Drive. Access drives are permitted to/from University Village Drive, Satellite View, and Zodiac Lane. Locations shall be determined by the Department of Transportation Services.

11.4 **Parcel 4** - Access to Parcel 4 is permitted from University Village Drive and Satellite View. University Village Drive is intended to connect with the Avery Centre development proposed for the adjacent property to the east.

11.5 **Parcel 5** - Access to Parcel 5 is available via the adjacent roadways, University Village Drive and Sandy Brook Drive and further described below in Section 13.5.

11.6 **Parcel 6** - Driveway access to/from Parcel 6 is limited to two (2) driveways to Sandy Brook Drive.

- 11.7 **Parcel 7** - There are three (3) access possibilities to/from Parcel 7. Access is available via one (1) driveway at Sandy Brook Drive, one (1) driveway at Zodiac Lane, and one (1) driveway at University Village Drive.

12. STORMWATER DETENTION AND DRAINAGE

Storm water detention and water quality facilities in the Plan may be provided through facilities located within Parcel 5, which is designated for OS (Open Space). Detention and/or water quality facilities shall be permitted in Parcel 5 if such facilities are designed as a site amenity feature open to the public, as described below and approved in writing by the Parks and Recreation Director, the City Engineer, and the Director of Planning and Community Development. All storm water detention and/or water quality ponds shall be generally located on the northern portion of the Parcel at least 150 feet from University Village Drive. Such facilities shall be contained within an area not to exceed four (4) acres and shall be maintained by a property owner's association.

The existing pond may be enhanced to serve the dual role of storm water detention pond and site amenity feature. As such, an earthen berm with a maximum slope of 4:1 and maximum height of six feet (6') shall be constructed to provide for detention and a hike and bike trail.

13. PARKLAND DEDICATION

The City of Round Rock parkland dedication requirements (Subdivision and Zoning) shall be met in full by providing the following:

- 13.1 The area within Parcel 5 shall be dedicated as public parkland according to the requirements of Chapter 8, Section 8.300 of the Code.
- 13.2 As described in Section 7, Parcel 5 may include underground utility easements, drainage easements, and water quality and detention facilities. Such infrastructure improvements shall not utilize more than six (6) acres of the parcel, including the four (4) acres described in Section 12 above.
- 13.3 Approximately 3,000 linear feet of concrete or asphalt with concrete ribbon curb trail constructed at a minimum width of six (6) feet shall be provided. The Owner shall construct trails and associated

improvements on the Property consistent with the City Parks and Recreation Department Master Plan. Trail location and alignment shall be subject to the approval of the Director of Parks and Recreation. In lieu of trail construction, the Owner may provide the City with a \$90,000 payment or a portion thereof, less the amount of trail constructed. In no instance shall the construction of any required sidewalks satisfy trail construction requirements.

- 13.4 Trails shall be constructed or in-lieu fee shall be provided within one year of parkland dedication and/or within three (3) years of adoption of this Plan, whichever comes first. Upon completion of the trail construction, the trail shall be dedicated and maintained by the City of Round Rock. The trail shall comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the standards set forth in the Texas Architectural Barriers Act (TAS).
- 13.5 Parking and access to Parcel 5 shall be provided in the form of on-street parking along University Village Drive, as described in Section 10.5 (3). A minimum of 400 linear feet of street frontage adjacent to Parcel 5 shall be provided on University Village Drive.
- 13.6 If the amount of parkland dedicated to the City exceeds the amount required by Chapter 8, Section 8.300 of the Code, the Owner may transfer up to 22.36 acres of the excess acreage credit to satisfy a portion of the parkland dedication requirement for the adjacent property to the east. If such a transfer of credit occurs, parkland fees of \$800 per acre for all non-residential uses on Parcels 1, 2, and 3 shall apply. If development of Parcels 1, 2 and 3 does not occur within five (5) years of approval of this PUD and the non-residential parkland fees have not been collected, then the applicable non-residential fees shall be consistent with Section 8.302(2) of the Code, as amended.

14. GENERAL PLAN 2000

This Plan amends the *Round Rock General Plan 2000*, adopted on June 10, 1999 and as amended.

15. CONCEPT PLAN AND DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval, subject to Chapter 8, Section 8.212(5) (a) of the Code. As this is a substituted Concept Plan,

utility, drainage, and other infrastructure submittals were not submitted or reviewed with this document, nor have such infrastructure been approved by the City. These items shall be submitted for the review and approval of the City at the Preliminary Plat and subsequent development stages. A phasing plan shall be provided with the Preliminary Plat. The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. The subdivision platting process includes a Preliminary Plat and a Final Plat. Site development plan(s) must be approved for each project. No site development plan approval on the Property shall be granted until a 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.

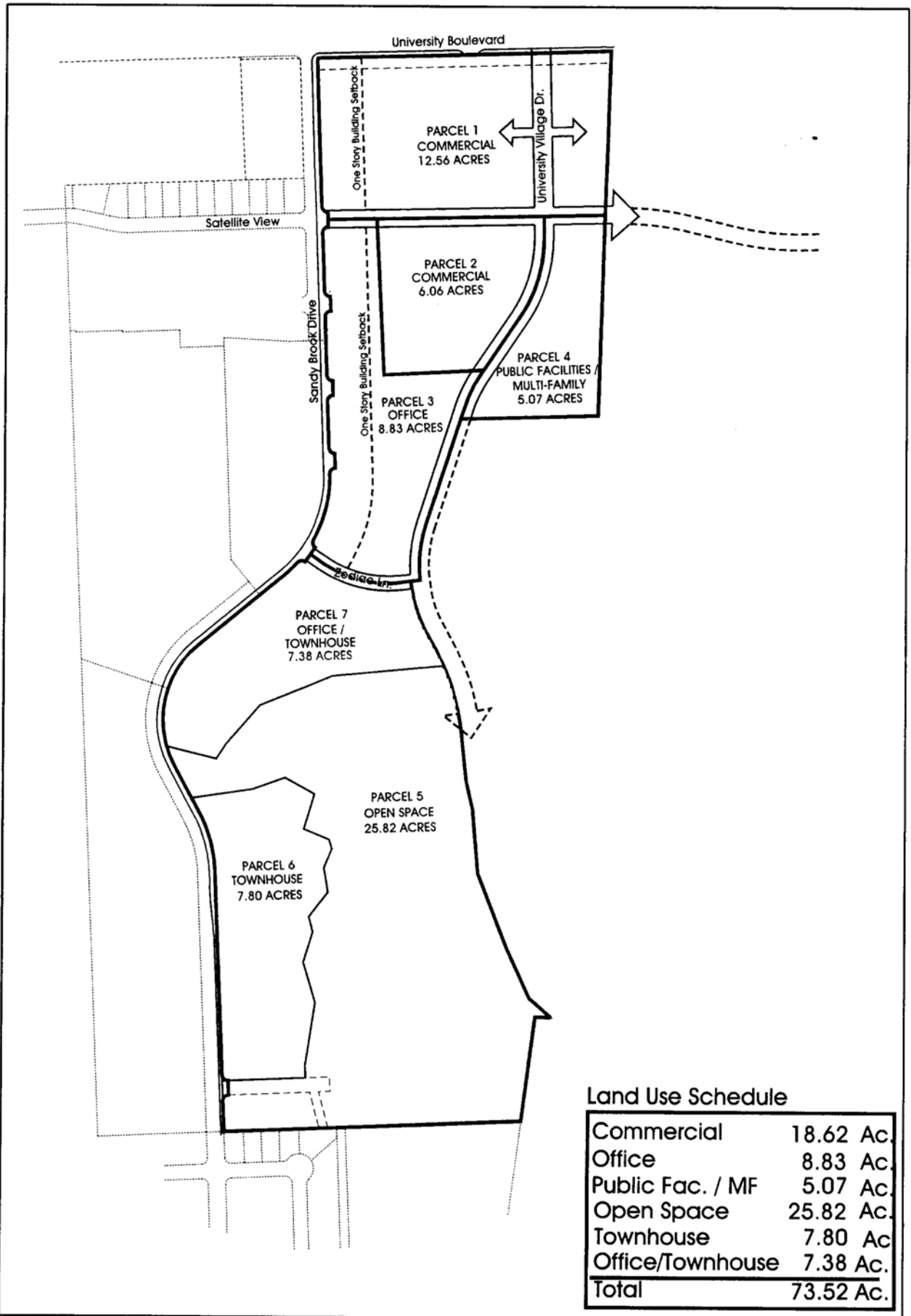
16. **CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

16.1 **Minor Changes**

Minor changes to this Plan that do not constitute more than ten (10) percent of total project area and do not substantially 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.

16.2 **Major Changes**

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.

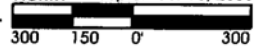


**UNIVERSITY VILLAGE
ROUND ROCK, TX**

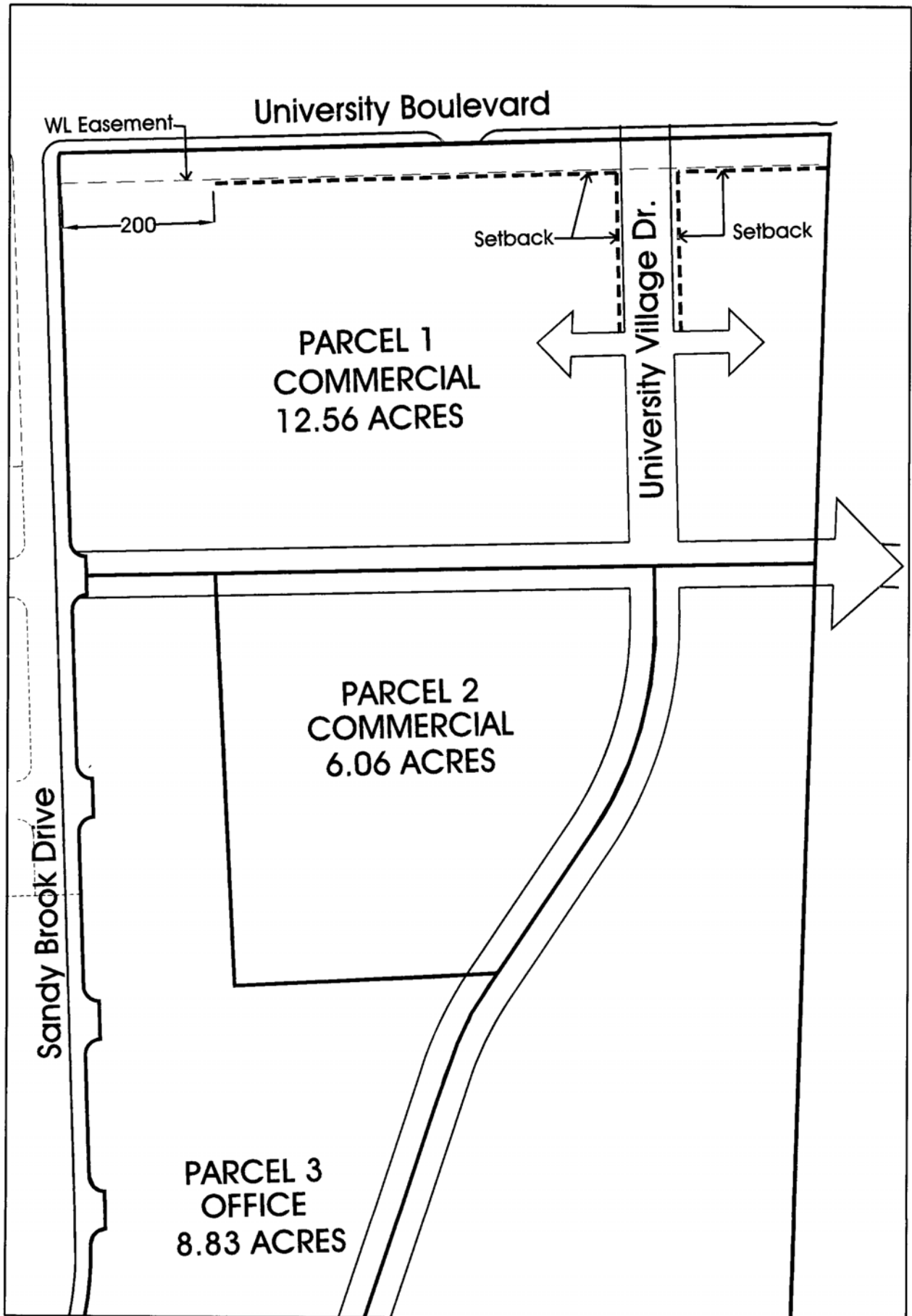
PUD EXHIBIT - B



NORTH September 16, 2008



SCALE 1" = 300'



UNIVERSITY VILLAGE
ROUND ROCK, TX

Min. / Max. Setbacks - Exhibit C



NORTH September 16, 2008
300 150 0 300
SCALE: NTS

UNIVERSITY VILLAGE
< *TRAFFIC IMPACT ANALYSIS* >

First Submission: March 12, 2008
Second Submission: April 17, 2008
Final Submission: June 23, 2008

UNIVERSITY VILLAGE

< *TRAFFIC IMPACT ANALYSIS* >

Prepared for

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First Submission: March 12, 2008

Final Submission: April 17, 2008

Final Submission: June 23, 2008

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CERTIFICATION STATEMENT

I hereby certify that this report complies with Ordinance requirements and applicable technical requirements of the City of Round Rock and is complete and accurate to the best of my knowledge.

A. Martin # 96814
(Signature of Responsible Engineer) Texas P.E. #

6-23-08
Date

A. Martin
Signature of Submitter

6-23-08
Date

Anna Martin
Printed Name of Submitter

6-23-08
Date



A. Martin
6-23-08

UNIVERSITY VILLAGE

< TRAFFIC IMPACT ANALYSIS >

EXECUTIVE SUMMARY

The proposed University Village development is located on the southeast corner of Sandy Brook Drive and University Boulevard in Round Rock, Texas, as shown in Figure 1. The proposed development is planned to be built in two phases.

Phase 1 of the University Village development will consist of 100 dwelling units of apartments, 193,400 square feet of general office building, 111,100 square feet of shopping center, 5,000 square feet of high turnover (sit-down) restaurant, and 5,000 square feet of drive-in bank. Phase 1 is anticipated to be completed by 2010. Phase 2 of the development will consist of 91 dwelling units of residential condo/townhouse and 66,200 square feet of general office building to be completed by 2012. In addition, the traffic generated by the proposed Austin Community College (ACC) development was considered in this study. The developer is in discussions with ACC for ACC to acquire 25 acres of the University Village tract. To account for this potential future use, it was assumed that a portion of the ACC trips would be attributed to the University Village development. The remainder of the trips generated by ACC were included as background traffic.

As shown in Figure 1, the site is bounded by University Boulevard on the north and by Sandy Brook Drive on the west. Access to the site is proposed via four driveways on Sandy Brook Drive and three proposed new roadways, as shown in Figure 2.

Trip Generation

Based on recommendations and data contained in the Institute of Transportation Engineers (ITE) Trip Generation, the proposed project will generate approximately 12,028 unadjusted daily trips upon build-out of Phase 1 and an additional 3,322 unadjusted daily trips upon

completion of Phase 2, for 15,350 total trips. Table 1 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

Table 1.

Summary of Unadjusted Daily and Peak Hour Trip Generation

Proposed Land Use	Size (SF)	24-hour Two-way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1						
Apartments	100 DU	672	10	41	40	22
General Office Building	193,406 SF	2,217	280	38	50	245
Shopping Center	111,078 SF	7,271	102	65	322	349
High Turnover Restaurant	5,000 SF	636	30	28	33	21
Drive-in Bank	5,000 SF	1,232	35	27	114	114
Total (Phase 1)		12,028	457	199	559	751
Phase 2						
Jr./Community College	600 Students	1,759	182	40	182	102
Residential Condo/Townhouse	91 DU	592	8	40	37	18
General Office Building	66,211 SF	971	119	16	17	82
Total (Phase 2)		3,322	309	96	236	202
Total (Phase 1 + Phase 2)		15,350	766	295	795	953

Assumptions

1. Based on Texas Department of Transportation (TxDOT) traffic maps, a five percent annual growth rate was assumed for this project, except on Sandy Brook Drive. Development along Sandy Brook Drive is built-out, therefore no growth rate was applied to this roadway.
2. The following pass-by reductions were assumed for the project based on recommendations and data contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 7th Edition:

	AM Peak	PM Peak
Shopping Center	24 percent	34 percent
High Turnover Restaurant	33 percent	43 percent
Drive-in Bank	37 percent	47 percent

3. An internal capture reduction of 10 percent was assumed for the proposed project for any land uses that provide internal circulation during both the AM and PM peak periods.
4. A transit reduction of 10 percent was assumed for the site trips generated by the residential land-use to account for the residents who would walk, bike, or take public transportation to Texas State University, ACC, Seton Hospital, and other local developments.

Transportation System Description

A.W. Grimes Boulevard – The City of Round Rock Transportation Master Plan (Ref. 1) currently classifies A.W. Grimes Boulevard as a two-lane minor arterial roadway from Westinghouse Road (CR 111) to CR 112 and recommends this roadway be upgraded to a four-lane divided major arterial by 2010. The year 2005 TxDOT traffic volume on A.W. Grimes Boulevard near University Boulevard was approximately 4,799 vehicles per day (vpd).

University Boulevard – The City of Round Rock Transportation Master Plan currently classifies University Boulevard as a four-lane major divided arterial with a center left-turn lane between IH 35 and A.W. Grimes Boulevard. The City of Round Rock Master Transportation Plan recommends upgrading University Boulevard to a six-lane major arterial between IH 35 and A.W. Grimes Boulevard and a four-lane major arterial between A.W. Grimes Boulevard and CR 110 by 2020. 24-hour tube counts conducted in 2008 show that the ADT on University Boulevard is 11,900 vpd and 10,800 vpd east and west of Sandy Brook Drive, respectively.

Sunrise Road – The City of Round Rock Transportation Master Plan currently classifies Sunrise Road as a four-lane major divided arterial roadway from University Boulevard to Old Settler's Boulevard. There are no plans to upgrade this roadway at this time. 24-hour traffic

data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 5,200 vpd are estimated on Sunrise Road, south of University Boulevard.

CR 112 – CR 112 is currently a two-lane undivided roadway that curves northward to intersect with University Boulevard between A.W. Grimes Boulevard and Sunrise Road. CR 112 was opened to the public in September 2005. CR 112 widens to a four lane divided roadway with a raised median near the intersection of University Boulevard. The City of Round Rock Transportation Master Plan recommends upgrading CR 112 to a four-lane divided major arterial between University Boulevard and A.W. Grimes Boulevard by 2010. 24-hour tube counts conducted in 2008 show that the ADT on CR 112 is 1,100 vpd, south of University Boulevard.

Sandy Brook Drive – Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. There are no plans to upgrade Sandy Brook Drive at this time. 24-hour tube counts conducted in 2008 show that the ADT on Sandy Brook Drive is 1,500 vpd, south of University Boulevard.

Seton Parkway – The City of Round Rock Transportation Master Plan classifies Seton Parkway as a four-lane divided major arterial between University Boulevard (CR 114) and CR 112. Seton Parkway (previously known as Arterial T under Seton Hospital TIA) was designed and constructed under a cost participation agreement between City of Round Rock, Seton Medical Center Williamson, Texas State University, and Avery Ranch Company Ltd, and is currently a two-lane undivided roadway. Based on the construction schedule contained in the agreement, it was assumed that Seton Parkway will be widened to a four-lane divided section by 2010. Thus, this improvement was assumed under 2012 forecasted traffic conditions (without site traffic). 24-hour traffic data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 2,100 vpd are estimated on Seton Parkway, south of University Boulevard.

Traffic Analysis

The impact of the proposed development on existing area intersections was analyzed. Three (3) time periods and five (5) travel conditions were evaluated:

- 2008 Existing Conditions
- 2010 Forecasted Conditions
- 2010 Phase 1 Site plus Forecasted Conditions
- 2012 Forecasted Conditions
- 2012 Phase 2 Site plus Forecasted Conditions

Intersection Level of Service

The traffic impact analysis (TIA) analyzed twelve intersections, none of which are currently signalized. The results are summarized in Table 2. The build-out condition level of service (LOS) assumed that all roadway and intersection improvements recommended in the TIA are constructed.

Table 2.
Intersection Level of Service

Intersection	2008 Existing		2010 Forecasted		2010 Phase 1 Site + Forecasted		2012 Forecasted*		2012 Phase 2 Site + Forecasted*	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
A.W. Grimes Boulevard and University Boulevard	B	F	D	D	D	D	D/F**	D/F**	D/F**	D/F**
Sunrise Road and University Boulevard	B	F	C	C	C	D	C	D	C	D
CR 112 and University Boulevard	A	A	A	A	A	A	B	B	B	C
Sandy Brook Drive and University Boulevard	A	A	A	A	A	B	A	B	B	B
Seton Parkway and University Boulevard	A	A	A	B	A	C	B	D	B	D
Sandy Brook Drive and Driveway A	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway B	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway C	-	-	-	-	A	A	A	A	A	A
Sandy Brook Drive and Roadway H	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Lorson Lp/Drwy D	A	A	A	A	A	A	A	A	A	A
Sandy Brook Drive and Satellite Vw/Rdwy E	A	A	A	A	A	A	A	A	A	A
Roadway F and University Boulevard	-	-	-	-	A	A	A	A	A	A
CR 112 and Roadway G	-	-	-	-	A	A	A	A	A	C

* 2012 Forecasted traffic conditions include Phase 1 site traffic

** Analyzed with/without proposed widening of A.W. Grimes Boulevard

Recommendations

Sandy Brook Drive – Currently Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. As part of this development this roadway will be widened to a 40 foot cross-section for its entire length along the project site. This widening will be completed in 3 segments. Segment S-1, from University Boulevard to Roadway E/G, will be constructed upon first final plat approved. Segment S-2, from Roadway E/G to Roadway H, will be constructed upon first final plat approved for Parcel 3. Segment S-3, from Roadway H to the southern property line, will be constructed upon first plat for Parcels 6 or 7.

Roadway E/G – Roadway E/G will be constructed upon first plat approved for Parcels 1, 2, 3, or 4. This roadway will be a two lane local non-residential roadway with a right-of-way (ROW) width of 65 feet. Roadway E will align with Satellite View on the west and will continue to the east where it will terminate at the eastern property line under the reference name Roadway G. Roadway G is planned to be extended in the future to intersect with CR 112. It was assumed this extension will be complete by the 2010 buildout of Phase 1 as part of the development of the neighboring site.

Roadway F – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. Segment F-1, from University Boulevard to Roadway E/G, will be constructed upon first plat approved for Parcel 1. Segment F-2, from Roadway E/G to Roadway H, will be completed upon first final plat for Parcels 2, 3, or 4. Segment F-3, from Roadway H to the southern property line, will be completed upon first plat for Parcel 4 and is planned to be extended beyond the project site in the future to provide access to/from CR 112. This extension was assumed to be complete by the 2012 buildout of Phase 2. Roadway F will be a two lane local collector (with parking) with a ROW width of 65 feet and will intersect Roadway E/G, comprising the major approaches at this intersection.

Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will primarily serve as an access point to the office/townhouse land-use. This roadway will be

a two lane local non-residential roadway with a ROW width of 65 feet. Roadway H will intersect with Sandy Brook Drive between Parcels 3 and 7 and will continue to the east where it will intersect with Roadway F.

A.W. Grimes Boulevard and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on discussions with Williamson County, the County has plans to install a traffic signal at the intersection of A.W. Grimes Boulevard and University Boulevard when it is warranted. Installation of a traffic signal is recommended for 2010 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS D under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of Phase 1 site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

TxDOT has plans to widen A.W. Grimes Boulevard to a four-lane divided arterial from US 79 to Westinghouse Road/CR 111. As per the request of the City of Round Rock, this intersection was analyzed for two scenarios - with and without the proposed widening of A.W. Grimes Boulevard by the year 2012.

Without the proposed widening along A.W. Grimes Boulevard, this intersection will operate at LOS F under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods, assuming the construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes Boulevard to provide a left-turn lane and one through/right lane on each approach. With the addition of site traffic this intersection will continue to operate at LOS F during both the AM and PM peak periods.

Assuming the proposed widening along A.W. Grimes Boulevard is completed, the intersection will operate at LOS D under 2012 forecasted traffic conditions (without site traffic) during both

the AM and PM peak periods. The following intersection improvements are assumed as part of the widening project:

1. Construction of left-turn lanes for the northbound and southbound approaches on A.W. Grimes Boulevard. These approaches would each provide one left-turn lane, one through lane, and one through/right-turn shared lane

With the addition of site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

Sunrise Road and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on information from the City of Round Rock, a traffic signal is currently planned for installation at this intersection. The following additional intersection improvements are recommended at this intersection as part of the University Sunrise Subdivision and Chandler Creek developments:

1. Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.
2. Stripe the southbound approach to provide one left-turn lane and one through/right shared lane.
3. Optimize signal timing and phasing.

The above mentioned improvements were assumed to be completed for 2010 forecasted traffic conditions (without site traffic). This intersection will operate at LOS C under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic, this intersection will operate at LOS C and D during the AM and PM peak periods, respectively.

As part of the Chandler Creek development, an eastbound right-turn deceleration lane was recommended at this intersection. This improvement is necessary for 2012 forecasted traffic

conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS C and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS C and D during the AM and PM peak periods, respectively.

CR 112 and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will continue to operate at LOS A during both the AM and PM peak periods.

This intersection will operate at LOS F during both the AM and PM peak periods for 2012 forecasted traffic conditions (without site traffic), if continued to operate unsignalized. However, assuming the installation of a traffic signal, the intersection will operate at LOS B under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. The traffic signal should be installed when warrants are met in the field. With the addition of site traffic this intersection will operate at LOS B and C during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and University Boulevard – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will operate at LOS A and B during the AM and PM peak periods, respectively, assuming the following improvements:

1. Construction of an additional northbound lane between University Boulevard and Roadway E.

2. Installation of a traffic signal when warrants are met in the field.

This intersection will continue to operate at LOS A and B under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS B during the AM and PM peak periods, respectively.

Seton Parkway and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

The University Commons development, on the north side of University Boulevard, will have a driveway on University Boulevard that will align with Seton Parkway. This driveway was assumed to be constructed by 2010. This intersection will operate at LOS A and B under 2010 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

As part of the Seton Hospital development, installation of a traffic signal when warrants are met in the field was recommended at this intersection. This improvement is necessary under 2012 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS B and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS B and D during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and Driveway A – Driveway A will be constructed upon buildout of Parcel 6 and will serve exclusively as an access point to the townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock Transportation Criteria Manual (TCM), Driveway A should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive

between the north and south property lines of the townhouse land use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Driveway B – Driveway B will be constructed upon buildout of Parcel 7 and will serve exclusively as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock TCM, Driveway B should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive between the north and south property lines of the office/townhouse land-use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will serve as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions, assuming the striping of a left-turn bay on the westbound approach of Roadway H.

Sandy Brook Drive and Driveway C – Driveway C will be constructed upon buildout of Parcel 3 and will serve exclusively as an access point to the office land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 traffic conditions, both with and without the addition of site traffic. Per Table 5-2 of the City of Round Rock TCM, Driveway C should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Lorson Loop/Driveway D – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under

2009 forecasted traffic conditions. Driveway D will be constructed upon buildout of Parcel 3, and be aligned with Lorson Loop to the west. It will primarily serve as an access point to the office land-use. This intersection will continue operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods. Per Table 5-2 of the City of Round Rock TCM, Driveway D should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane.

Sandy Brook Drive and Satellite View/Roadway E – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2009 forecasted traffic conditions. Roadway E will be constructed upon first plat approved for Parcels 1, 2, 3, or 4, and be aligned with Satellite View to the west. It will primarily serve as an internal roadway serving the site. The intersection of Sandy Brook Drive and Satellite View/Roadway E will continue to operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions, assuming the stripping of a left-turn bay on the westbound approach of Roadway E.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

Roadway F and University Boulevard – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. The intersection of Roadway F and University Boulevard will operate at

LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

CR 112 and Roadway G – Roadway G will be constructed upon buildout of Parcel 1 and will primarily serve as an access point to the office/retail and apartment land-uses. The intersection of CR 112 and Roadway G will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

The intersection improvements discussed above are summarized in Table 3.

Table 3.

Summary of Improvements

Intersection/Roadway	Recommended Improvements	Phase (Responsibility)	Percent Contribution**
A.W. Grimes Boulevard	- Widen to a four-lane divided roadway with turn lanes and median breaks.	- 2012 Forecasted without site traffic. (TxDOT)	0%
Sandy Brook Drive	- Widen to a 40 foot cross-section for entire length along the University Village development. This widening should be constructed in three segments, with Segment S-1 from University Blvd. to Roadway E/G, Segment S-2 from Roadway E/G to Roadway H, and Segment S-3 from Roadway H to the southern property line.	- Segment S-1 under 2010 Site plus Forecasted conditions and Segments S-2 and S-3 under 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon first final plat approved for Segment S-1, upon first final plat approved for Parcel 3 for Segment S-2, and upon first plat for Parcels 6 or 7 for Segment S-3)
Roadway E/G	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to the east property line.	- Upon development of Parcel 1. (University Village developer)	100% (to be constructed upon first plat approved for Parcels 1, 2, 3, or 4)
Roadway F	- Construct two-lane roadway with a ROW width of 65 ft from University Boulevard to the south property line. This roadway will be constructed in segments with Segment F-1 running between University Boulevard and Roadway E/G, Segment F-2 continuing south to Roadway H, and Segment F-3 continuing south to the southern property line.	- Segment F-1 upon development of Parcel 1, Segment F-2 upon first development of Parcels 2, 3, or 4, and Segment F-3 upon development of Parcel 4. (University Village developer)	100% (to be constructed upon first plat approved for Parcel 1 for Segment F-1, first final plat for Parcels 2, 3, or 4 for Segment F-2, and first plat for Parcel 4 for Segment F-3)
Roadway H	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to Roadway F.	- Upon first development of Parcel 3 or 7. (University Village developer)	100% (to be constructed upon first plat for Parcels 3 or 7)
A.W. Grimes Boulevard and University Boulevard*	- Install traffic signal.	- 2010 Forecasted without site traffic. (TxDOT/County)	0%
	- Construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes.	- 2012 Forecasted without site traffic. (TxDOT/County/City); Incorporate into widening project. (County and City assistance for ROW and Utilities only).	0%
Sunrise Road and University Boulevard	- Install traffic signal.	- 2010 Forecasted without site traffic. (City of Round Rock)	0%

	- Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
	- Construct an eastbound right-turn deceleration lane.	- 2012 Forecasted without site traffic. (City of Round Rock and University Sunrise developer)	0%
	- Stripe the southbound approach to provide one left-turn lane and one through/right-turn shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
CR 112 and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock/ Seton Hospital/ University Village developer)	11% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and University Boulevard	- Install traffic signal	- 2010 Site plus Forecasted conditions. (City of Round Rock and University Village developer)	21% (to be posted upon first plat approved for Parcel 1)
Seton Parkway and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock, Seton Hospital developer, and University Village developer)	10% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and Driveway A	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 6)
Sandy Brook Drive and Driveway B	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 7)
Sandy Brook Drive and Driveway C	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)
Sandy Brook Drive and Lorson Loop/Driveway D	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)

Sandy Brook Drive and Satellite View/Roadway E/G	- Construct a westbound left-turn bay.	- 2010 Site plus Forecasted conditions (University Village developer)	100% (to be constructed upon first plat approved for Parcels 1, 2, 3, or 4)
Sandy Brook Drive and Roadway H	- Construct a westbound left-turn bay.	- 2012 Site plus Forecasted conditions (University Village developer)	100% (to be constructed upon first plat for Parcels 3 or 7)

* Assuming the widening of A.W. Grimes is completed.

**Phasing shall be as described in PUD agreement.

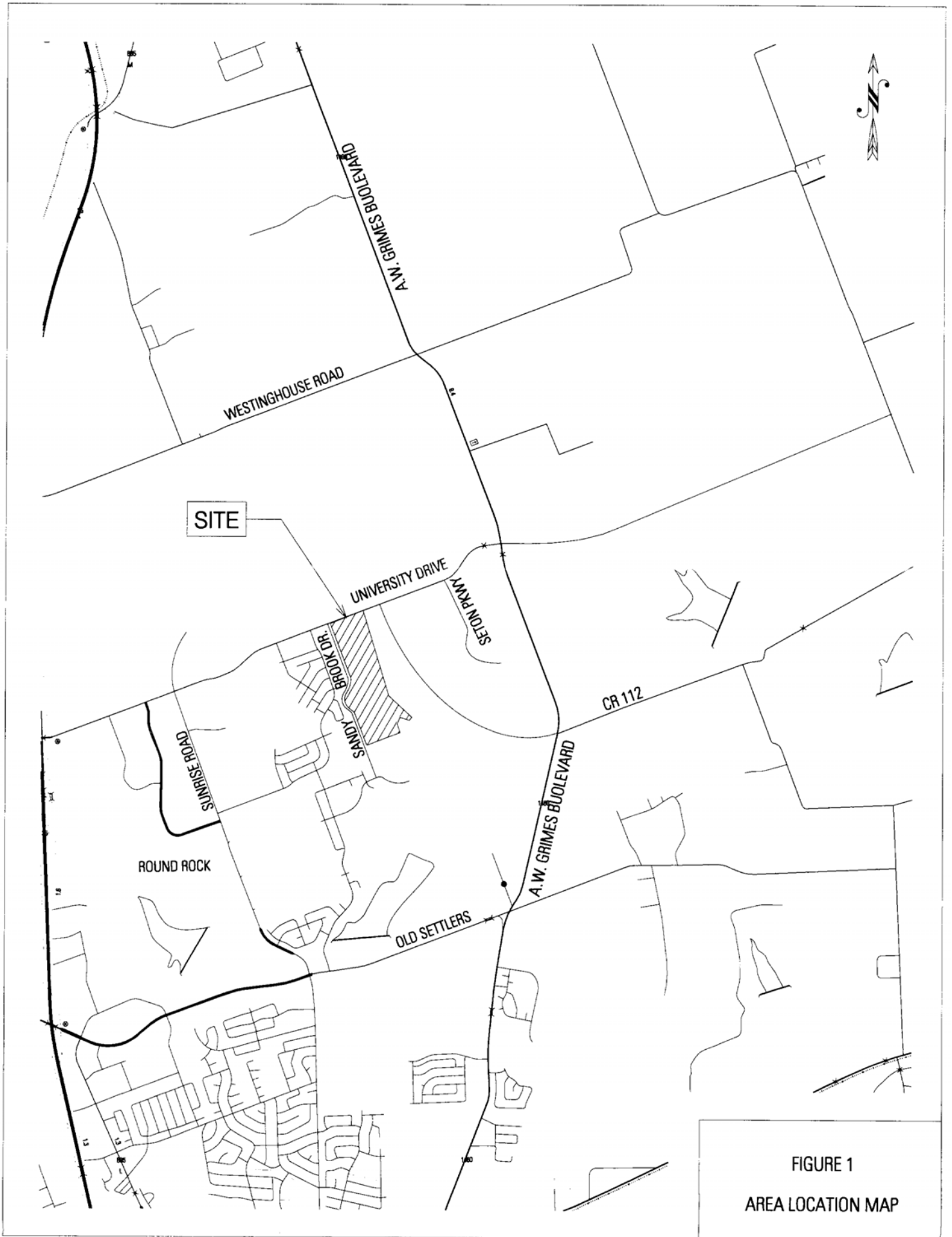
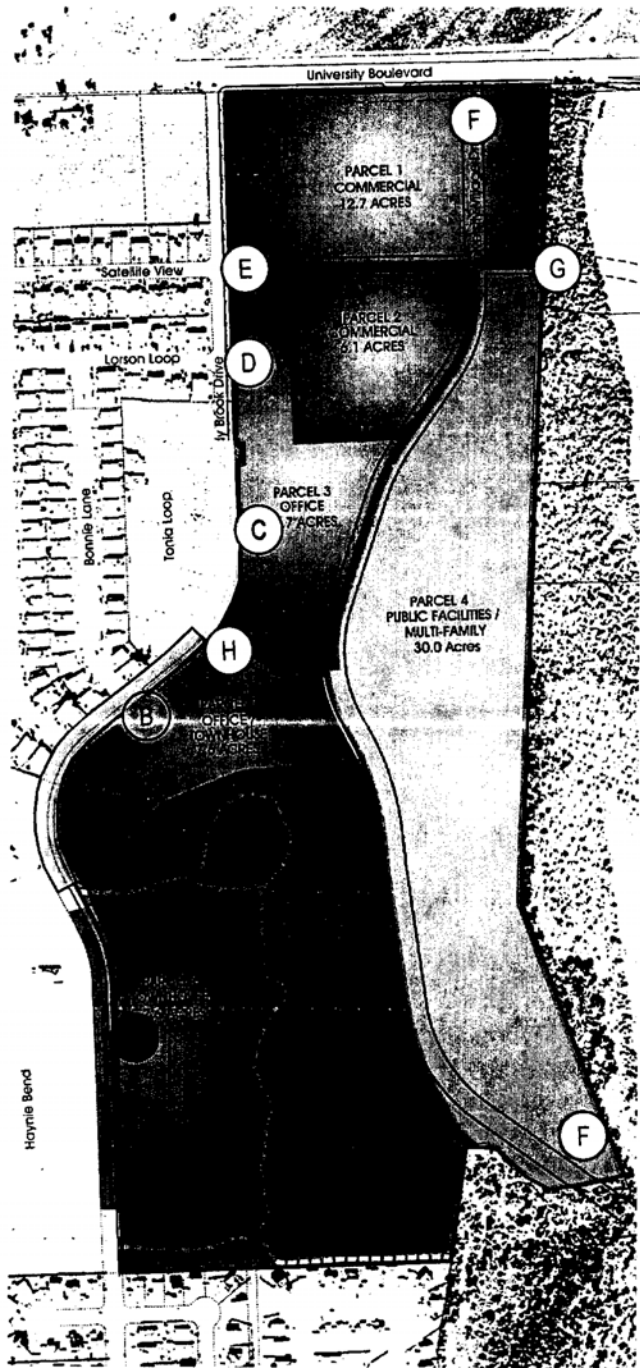





FIGURE 1
AREA LOCATION MAP



LEGEND

-  = PHASE 1
-  = PHASE 2
-  = SITE DRIVEWAY

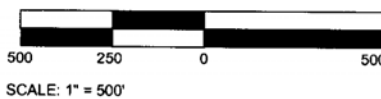
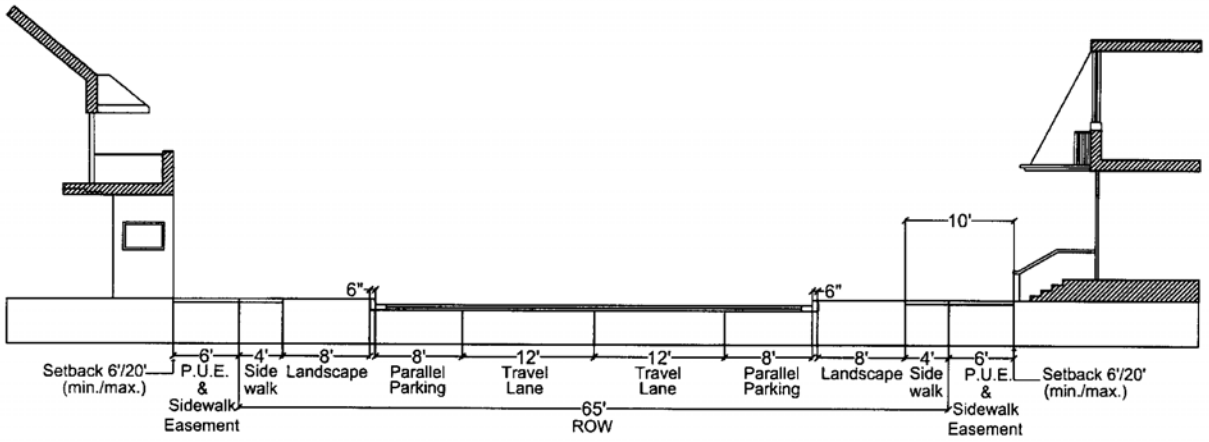
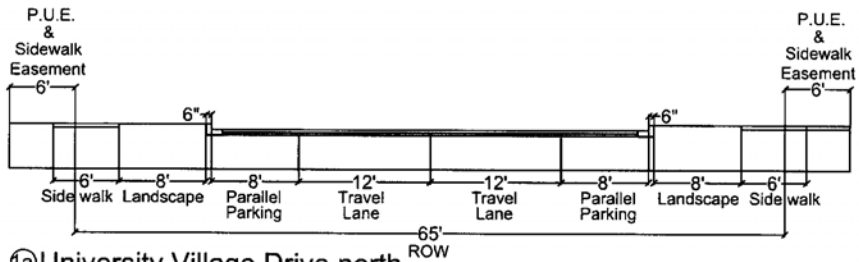


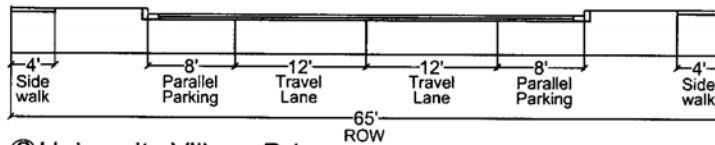
FIGURE 2
CONCEPTUAL
SITE PLAN



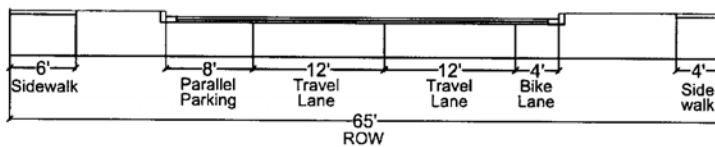
① University Village Drive north of Satellite View - Retail Building



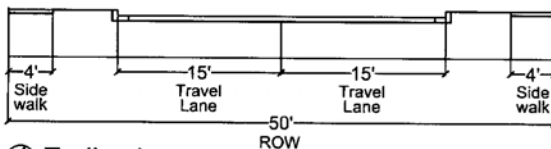
①a University Village Drive north of Satellite View - Non Retail Building



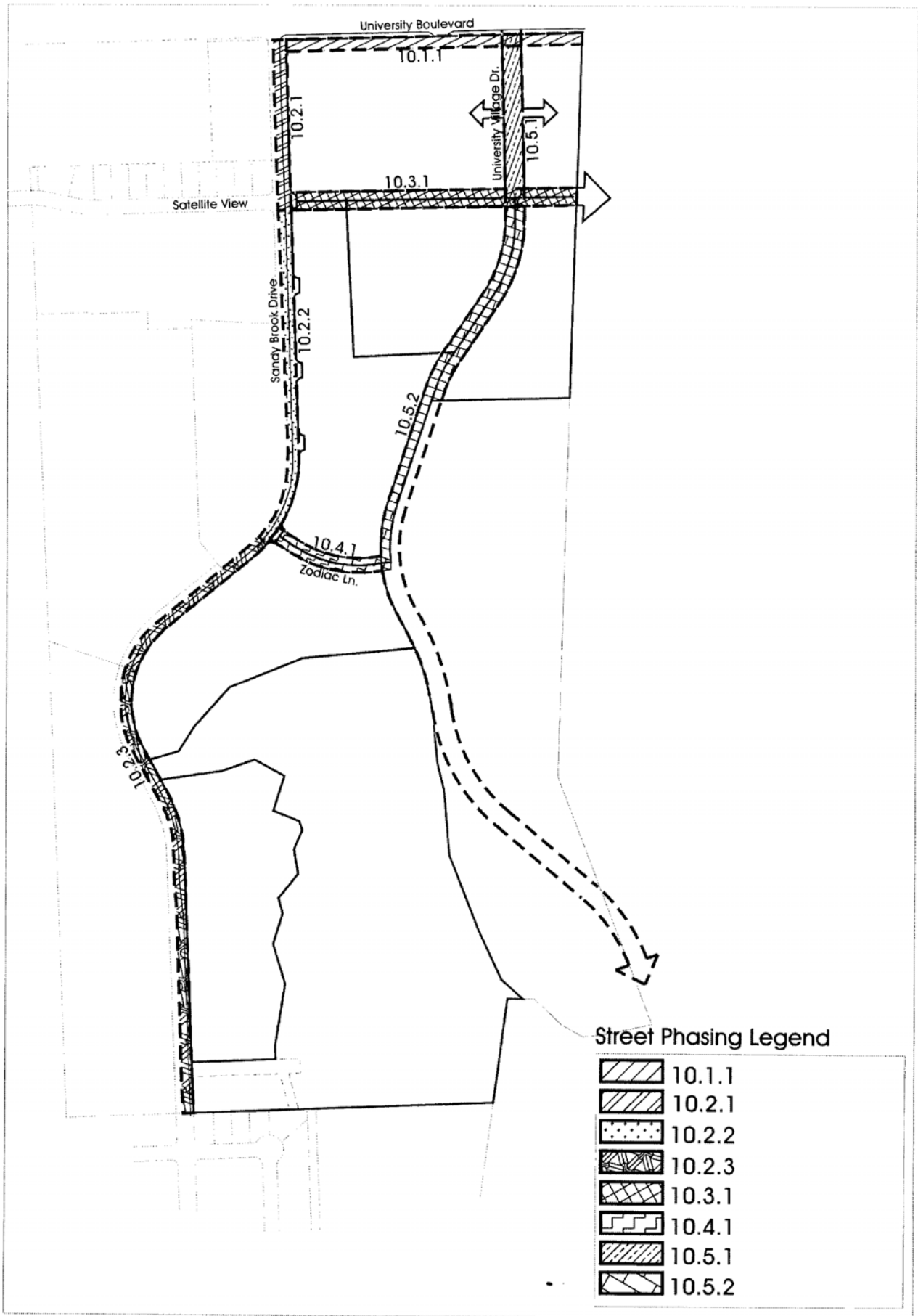
② University Village Drive South of Satellite View



③ Satellite View



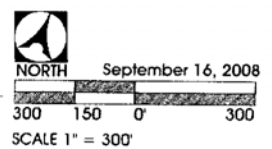
④ Zodiac Lane



UNIVERSITY VILLAGE
ROUND ROCK, TX

Street Phasing

Exhibit F



DATE: October 16, 2008

SUBJECT: City Council Meeting – October 23, 2008

ITEM: 11B7. Consider an ordinance rezoning 73.52 acres of land located at the southwest corner of University Boulevard and Sandy Brook Drive from the C-2 (Local Commercial) and SF-2 (Single Family Standard Lot) zoning districts to the PUD (Planned Unit Development) No. 83 zoning district. (First Reading)

Department: Planning and Community Development

Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

The 73.52 acre PUD zoning district allows for 18.62 acres of limited commercial, 8.83 acres of office, 7.80 acres of townhouse, 7.38 acres of office or townhouse, 5.07 acres of multi-family or post-secondary educational facilities and 25.82 acres of open space.

Development along Sandy Brook Drive, across from an existing residential neighborhood, will be primarily office and townhouse. Building design, including height and materials are restricted. In addition, an 18-foot wide landscape and sidewalk easement along Sandy Brook, containing a sidewalk, street trees, landscaping and a 3-foot high landscape berm, is required. No driveway access will be permitted from Sandy Brook to the 8.83 acre office tract.

The commercial tract where it borders a proposed new street, University Village Drive, includes standards which require the fronts of retail buildings to be closer to the street and which provide for sidewalks and landscaping to encourage pedestrian activity.

Transportation improvements include the widening of Sandy Brook Drive, the extension of Satellite View Drive, and the construction of University Village Drive. The majority of the 25.82 acre open space tract will be dedicated as public parkland. Hike and bike trails will be constructed and on-street parking provided.

Funding:

Cost: N/A

Source of funds: N/A

Outside Resources: N/A

Background Information:

The Planning and Zoning Commission recommended approval of the proposed zoning at their August 27, 2008 meeting.

Public Comment:

Public notice was posted and a public hearing was held in accordance with the City of Round Rock's Zoning Ordinance at the Planning and Zoning Commission meeting on August 27, 2008.

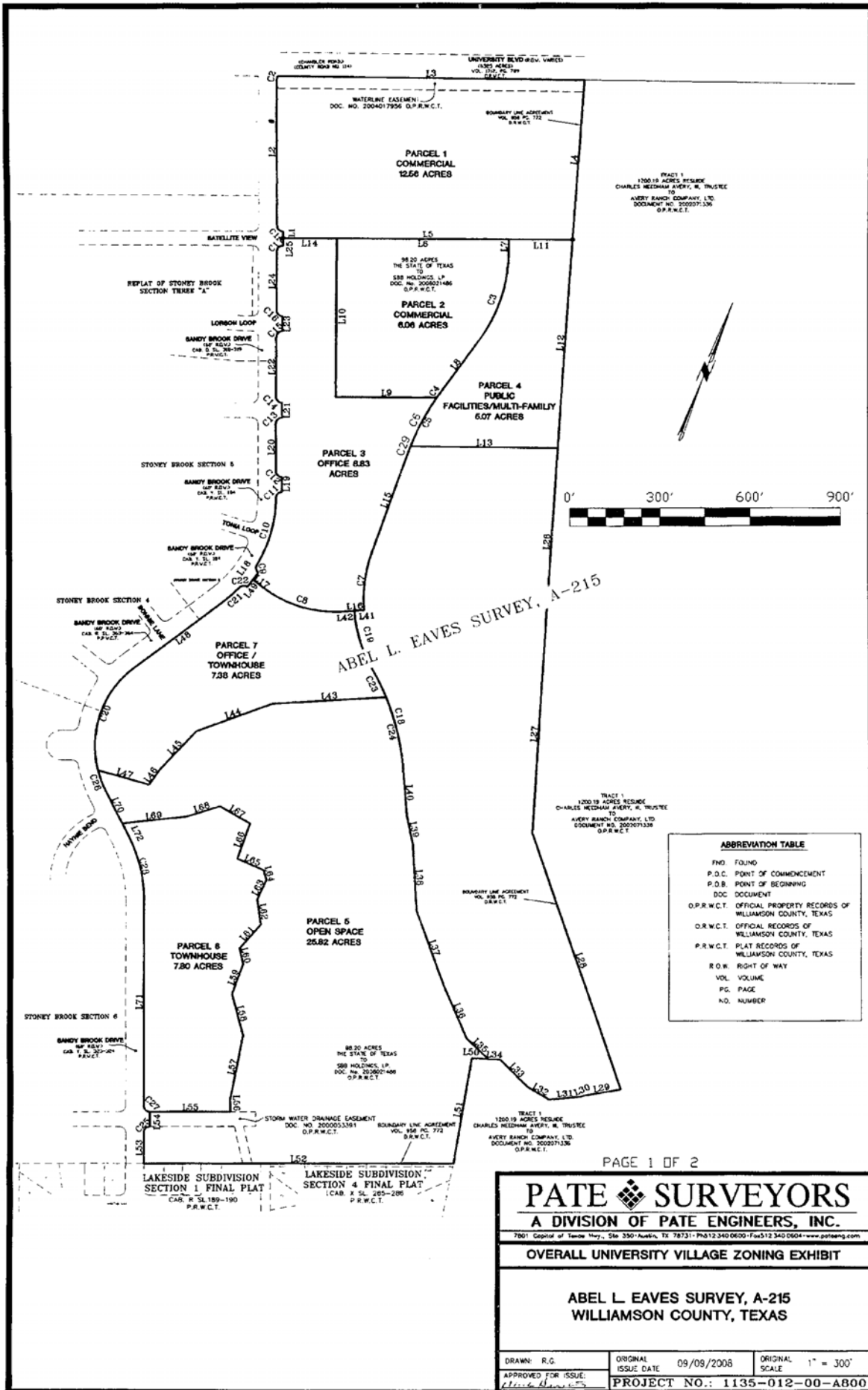
EXHIBIT A

**Zoning Exhibit
Metes and Bounds Description**

Abel L. Eaves Survey, Abstract No. 215, Williamson County, Texas

- | | |
|--------------------|-------------|
| 1. Parcel 1 | 12.56 acres |
| 2. Parcel 2 | 6.06 acres |
| 3. Parcel 3 | 8.83 acres |
| 4. Parcel 4 | 5.07 acres |
| 5. Parcel 5 | 25.82 acres |
| 6. Parcel 6 | 7.80 acres |
| 7. Parcel 7 | 7.38 acres |

TOTAL (Parcels 1 -7) **73.52 acres**



PAGE 1 OF 2

PATE SURVEYORS
 A DIVISION OF PATE ENGINEERS, INC.
7801 Capital of Texas Hwy., Ste 330-Austin, TX 78731-Ph: 512-340-0600-Fax: 512-340-0604-www.pateeng.com

OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT

**ABEL L. EAVES SURVEY, A-215
 WILLIAMSON COUNTY, TEXAS**

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/2006	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE: <i>[Signature]</i>		
PROJECT NO.: 1135-012-00-A800		

ABBREVIATION TABLE

FND	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°54'06"	20.00'	31.38'	N 65°57'16" W	28.26'	N 20°54'19" W
C2	28°48'50"	20.00'	10.06'	N 08°42'59" W	9.95'	N 68°52'36" E
C3	35°24'43"	500.50'	309.34'	S 02°46'02" E	304.44'	
C4	01°01'37"	760.00'	13.62'	N 14°25'31" E	13.62'	
C5	15°02'51"	760.00'	199.60'	N 07°24'55" E	199.02'	N 89°53'29" E
C6	15°10'10"	760.00'	201.21'	N 06°19'38" E	200.63'	S 76°05'17" E
C7	24°19'29"	460.00'	195.29'	N 13°25'12" W	193.83'	N 64°25'04" E
C8	42°03'32"	400.00'	293.63'	S 85°26'50" W	287.08'	
C9	83°12'07"	20.00'	29.04'	N 31°05'53" W	28.56'	N 17°18'04" E
C10	31°01'07"	435.83'	235.84'	S 05°15'35" E	232.97'	
C11	89°19'49"	20.00'	31.18'	N 23°34'50" E	28.12'	
C12	89°15'21"	20.00'	31.16'	N 65°25'42" W	28.10'	N 20°03'23" W
C13	90°26'12"	20.00'	31.57'	N 24°16'02" E	28.39'	N 89°02'56" E
C14	91°15'25"	20.00'	31.85'	N 65°16'08" W	28.59'	N 20°53'21" W
C15	90°21'12"	20.00'	31.54'	N 23°42'56" E	28.37'	N 68°32'21" W
C16	89°19'14"	20.00'	31.18'	N 65°38'49" W	28.12'	N 20°18'26" W
C17	90°20'23"	20.00'	31.59'	N 24°09'54" E	28.40'	N 88°55'12" E
C18	25°00'16"	807.50'	352.40'	S 37°46'55" E	349.61'	
C19	24°42'07"	492.50'	212.33'	N 37°56'00" W	210.69'	N 64°25'04" E
C20	66°37'02"	333.33'	387.56'	N 01°39'02" W	366.10'	N 55°02'26" E
C21	08°52'46"	435.63'	67.52'	S 27°18'01" W	67.45'	N 58°15'35" W
C22	83°12'35"	20.00'	29.05'	N 64°27'58" E	26.56'	
C23	07°17'19"	807.50'	102.72'	S 46°38'24" E	102.55'	
C24	17°42'57"	807.50'	249.68'	S 34°08'18" E	248.69'	S 47°00'15" W
C25	89°58'58"	20.00'	31.41'	N 23°45'49" E	28.28'	
C26	12°28'44"	333.33'	72.60'	N 41°11'55" W	72.45'	N 42°33'43" E
C27	89°58'58"	20.00'	31.41'	N 56°13'09" W	28.28'	N 21°12'38" W
C28	26°11'07"	480.98'	219.82'	S 34°19'15" E	217.91'	
C29	01°08'56"	760.00'	15.24'	N 00°40'59" W	15.24'	

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'
L2	N 20°50'18" W	497.93'
L3	N 69°31'37" E	1012.44'
L4	S 17°11'36" E	546.86'
L5	S 69°08'34" W	960.06'
L6	N 69°08'34" E	570.23'
L7	S 20°28'23" E	50.79'
L8	N 14°56'20" E	226.78'
L9	S 69°08'34" W	334.85'
L10	N 20°51'26" W	535.24'
L11	N 69°08'34" E	211.64'
L12	S 17°11'36" E	704.88'
L13	S 69°37'00" W	488.40'
L14	N 69°08'34" E	178.19'
L15	S 01°15'27" E	365.94'
L16	N 64°25'04" E	60.54'
L17	N 73°31'24" W	42.31'
L18	N 16°28'36" E	30.00'
L19	N 20°53'54" W	50.00'
L20	N 20°55'08" W	159.96'
L21	N 20°55'24" W	49.85'
L22	N 20°50'46" W	199.64'
L23	N 20°54'28" W	49.84'
L24	N 20°53'44" W	199.92'
L25	N 20°51'26" W	25.00'
L26	N 17°11'36" W	636.50'
L27	S 17°20'47" E	666.63'
L28	S 39°53'18" E	911.10'
L29	S 58°55'53" W	124.96'
L30	S 44°45'55" W	8.98'
L31	S 63°42'57" W	106.67'
L32	N 79°54'34" W	84.66'
L33	N 65°30'23" W	128.43'
L34	S 71°47'06" W	39.98'
L35	N 67°41'30" W	99.05'
L36	N 44°13'33" W	188.80'
L37	N 40°41'37" W	275.54'
L38	N 24°08'21" W	221.02'
L39	N 32°38'44" W	98.86'
L40	S 25°16'47" E	158.10'
L41	N 64°25'04" E	32.50'
L42	N 64°25'04" E	28.04'
L43	S 69°42'42" W	377.25'
L44	S 48°55'09" W	270.00'
L45	S 22°24'55" W	178.02'
L46	S 13°29'24" W	60.37'
L47	S 85°06'10" W	177.08'
L48	S 31°41'22" W	374.48'
L49	N 16°28'36" E	30.00'
L50	S 71°47'06" W	53.98'
L51	S 11°26'34" E	360.66'
L52	S 68°46'33" W	1026.21'
L53	N 21°13'40" W	104.68'
L54	N 21°13'40" W	50.00'
L55	N 68°46'20" E	267.53'
L56	N 23°29'29" W	40.69'
L57	N 10°00'09" W	220.99'
L58	N 35°49'52" W	144.22'
L59	N 01°35'24" W	109.71'
L60	N 34°37'03" W	54.37'
L61	N 19°41'25" E	107.41'
L62	N 28°44'31" W	85.74'
L63	N 04°09'46" E	71.11'
L64	N 36°09'23" W	33.20'
L65	N 87°07'02" W	95.91'
L66	N 01°36'55" W	125.69'
L67	N 80°10'39" W	116.52'
L68	S 51°28'34" W	118.58'
L69	S 62°45'36" W	211.40'
L70	N 47°24'09" W	125.85'
L71	N 21°13'40" W	698.42'
L72	N 47°24'09" W	49.24'

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OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT

**ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS**

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/2008	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE: PROJECT NO.: 1135-012-00-A800		

**PARCEL 1 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 12.56 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

12.56 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

BEGINNING at a ½" iron rod found with a Baker-Aicklen cap in the southerly right-of-way line of University Boulevard (width varies) as recorded in Volume 1712, Page 789 Official Records of Williamson County, Texas (Chandler Road width varies, County Road 114) for the corner common to the northwest corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas and the northeast corner of said 98.20 acre tract, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas;

THENCE, South 17°11'36" East, a distance of 546.86', continuing with the line common to the west line of said Avery Ranch Company tract and the east line of said 98.20 acre tract, also common to said Boundary Line Agreement;

THENCE, South 69°08'34" West, a distance of 960.06' over and across said 98.20 acre tract, to a point in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 3A as recorded in Cabinet O, Slides 318-319, in the Plat Records of Williamson County;

THENCE with the said common easterly right-of-way line Sandy Brook Lane and the west line of said 98.20 acre tract, the following four (4) courses and distances;

1. North 20°51'26" West, a distance of 25.00' to a ½" iron rod found for the point of curvature of a curve to the right from which the radius bears North 20°54'19" West, a Delta Angle of 89°54'06", and a Radius of 20.00';
2. With said curve to the right a Chord Bearing of North 65°57'16" West, a Chord Distance of 28.26', and an Arc Distance of 31.38' to a ½" iron rod found for the end of the curve herein described;

3. North 20°50'18" West, a distance of 497.93' to a ½" iron rod with a Pate cap found for the point of curvature of a curve to the right from which the radius bears North 68°52'36" East, a Delta Angle of 28°48'50", and a Radius of 20.00';
4. With said curve to the right a Chord Bearing of North 06°42'59" West, a Chord Distance of 9.95', and an Arc Distance 10.06' to a ½" iron rod with Baker-Aicklen cap found for the end of the curve herein described, and falling in the southerly right-of-way of said University Boulevard;

THENCE North 69°31'37" East, a distance of 1,012.44' with the line common to the said southerly right-of-way of University Boulevard and the northerly line of said 98.20 acre tract to the **POINT OF BEGINNING** of the tract herein described and containing 12.56 acres of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines

Neil Hines, R.P.L.S. No. 5642
September 9, 2008

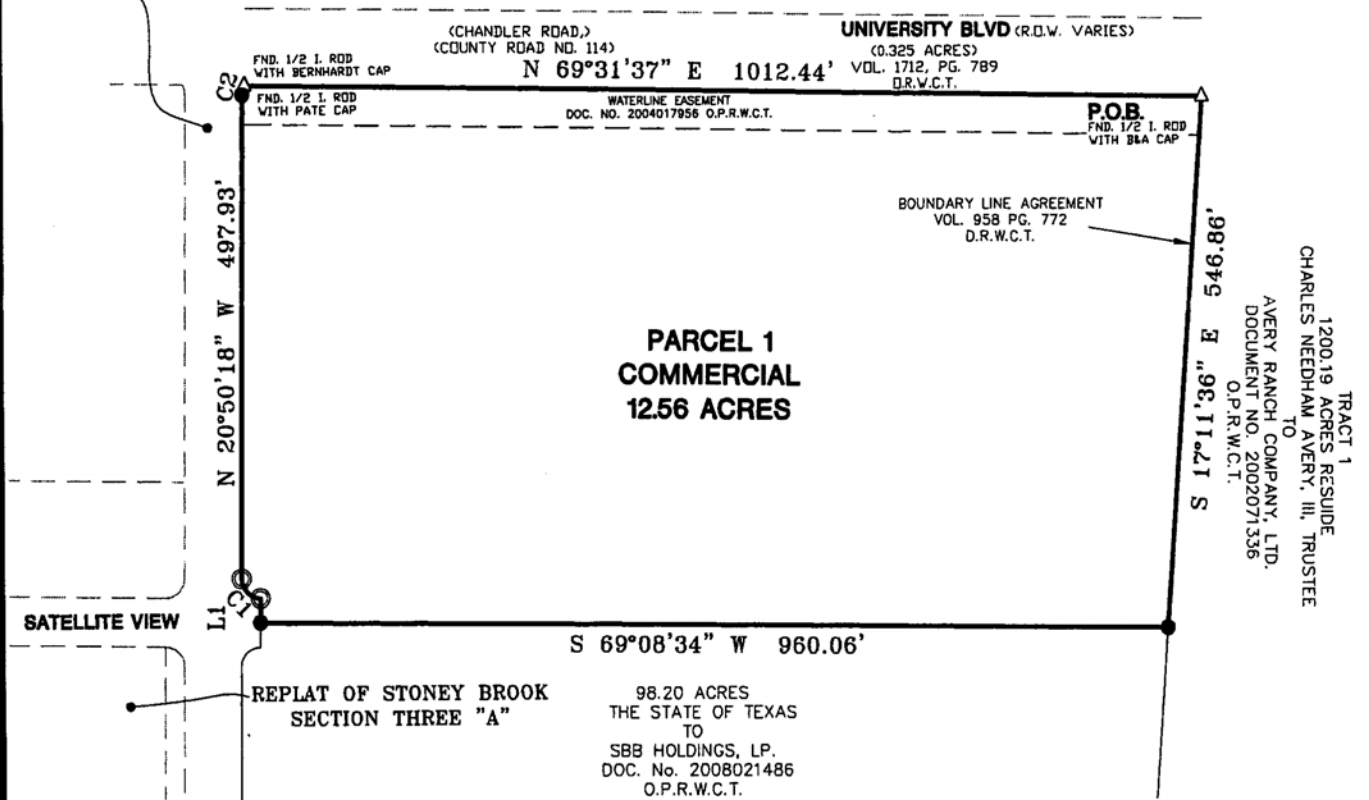
THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

ABBREVIATION TABLE

FND. FOUND
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 DOC. DOCUMENT
 O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 R.O.W. RIGHT OF WAY
 VOL. VOLUME
 PG. PAGE
 NO. NUMBER



SANDY BROOK DRIVE
 (60' R.O.W.)
 CAB. D. SL. 318-319
 P.R.W.C.T.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°54'06"	20.00'	31.38'	N 65°57'16" W	28.26'	N 20°54'19" W
C2	28°48'50"	20.00'	10.06'	N 06°42'59" W	9.95'	N 68°52'36" E

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'

SYMBOL LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

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UNIVERSITY VILLAGE ZONING EXHIBIT

12.56 ACRES
PARCEL 1
ABEL L EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE: 1" = 200'
APPROVED FOR ISSUE: <i>R. G. Pate</i>	JOB NO.: 1135-012-00-A800	

**PARCEL 2 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 6.06 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

6.06 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

COMMENCING at a ½" iron rod found with a Baker-Aicklen cap in the southerly right-of-way line of University Boulevard (width varies) as recorded in Volume 1712, Page 789 Official Records of Williamson County, Texas (Chandler Road width varies, County Road 114) for the corner common to the northwest corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas and the northeast corner of said 98.20 acre tract, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas, from which a ½" iron rod with Bernhardt cap found for a northwest corner of said 98.20 acre tract, common to a point in the south line of said University Boulevard bears South 69°31'37" West, a distance of 1012.44'

THENCE, South 17°11'36" East, a distance of 546.86', with said common line to a point for a corner;

THENCE, South 69°08'34" West, a distance of 211.64', crossing said 98.20 acre tract to the **POINT OF BEGINNING** of the herein described tract

THENCE, over and across said 98.20 acre tract the following seven (7) courses and distances;

1. South 20°28'23" East, a distance of 50.79' to the point of curvature of a curve to the right having a Delta angle of 35°24'43", and a radius of 500.50';
2. Along said curve to the right a Chord Bearing of South 02°46'02" East, a Chord Distance of 304.44', and an Arc Distance of 309.34' to the end of curve;
3. South 14°56'20" West, a distance of 226.78' to the point of curvature of a curve to the left having a Delta angle of 01°01'37", and a radius of 760.00';

4. Along said curve to the left a Chord Bearing of South 14°25'31" West, a Chord Distance of 13.62', and an Arc Distance of 13.62' to the end of curve;
5. South 69°08'34" West, a distance of 334.85' to a point for a corner;
6. North 20°51'26" West, a distance of 535.24' to a point for a corner;
7. North 69°08'34" East, a distance of 570.23' to the **POINT OF BEGINNING** of the tract herein described and containing 6.06 acres of land.

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines

Neil Hines, R.P.L.S. No. 5642

September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

UNIVERSITY BLVD
(R.D.V. VARIES)
(0.325 ACRES)
VOL. 1712, PG. 789
D.R.W.C.T.

(CHANDLER ROAD)
(COUNTY ROAD NO. 114)

L6

END 1/2 I. ROD
WITH BERNHARDT CAP

SANDY BROOK DRIVE
(60' R.D.V.)
CAB. D. SL. 318-319
P.R.V.C.T.

POC.
END 1/2 I. ROD
WITH BLA CAP

BOUNDARY LINE AGREEMENT
VOL. 958 PG. 772
D.R.W.C.T.

N 69°08'34" E 570.23'

P.O.B.

I1

98.20 ACRES
TO
THE STATE OF TEXAS
SBB HOLDINGS, LP.
DOC. No. 2008021486
O.P.R.W.C.T.

PARCEL 2
COMMERCIAL
6.06 ACRES

N 20°51'26" W 535.24'

L5

TRACT 1
1200.19 ACRES RESUIDE
CHARLES NEEDHAM AVERY, III, TRUSTEE
TO
AVERY RANCH COMPANY, LTD.
DOCUMENT NO. 2002071336
O.P.R.W.C.T.

C1

0' 100' 200' 300'



PAGE 1 OF 2

PATE SURVEYORS	
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UNIVERSITY VILLAGE ZONING EXHIBIT	
6.06 ACRES PARCEL 2	
ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS	
DRAWN: R.G.	ORIGINAL SCALE 1" = 100'
ISSUE DATE: 09/09/08	
APPROVED FOR ISSUE: <i>ALB H P S</i>	JOB NO.: 1135-012-00-A800

ABEL L. EAVES SURVEY, A-215

98.20 ACRES
TO
THE STATE OF TEXAS
SBB HOLDINGS, LP.
DOC. No. 2008021486
O.P.R.W.C.T.

L2

L3

I2

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	35°24'43"	500.50'	309.34'	S 02°46'02" E	304.44'	
C2	01°01'37"	760.00'	13.62'	S 14°25'31" W	13.62'	

LINE	BEARING	DISTANCE
L1	S 20°28'23" E	50.79'
L2	S 14°56'20" W	226.78'
L3	S 69°08'34" W	334.85'
L4	S 17°11'36" E	546.86'
L5	S 69°08'34" W	211.64'
L6	S 69°31'37" W	1012.44'

ABBREVIATION TABLE

FND. FOUND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
DOC DOCUMENT
O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE
NO. NUMBER

SYMBOL LEGEND

○ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
△ CONTROLLING MONUMENT
● CALCULATED POINT

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UNIVERSITY VILLAGE ZONING EXHIBIT

6.06 ACRES
PARCEL 2
ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.
ISSUE DATE: 09/09/08
ORIGINAL SCALE: 1" = 100'

APPROVED FOR ISSUE:
Abel Eaves
JOB NO.: 1135-012-00-A800

**PARCEL 3 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 8.83 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

8.83 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

BEGINNING at a ½" iron rod found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 3A as recorded in Cabinet O, Slides 318-319, in the Plat Records of Williamson County, Texas common to an westerly corner of said 98.20 acre tract;

THENCE North 20°51'26" West, a distance of 25.00' with the said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, to a point for a corner;

THENCE leaving said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following nine (9) courses and distances;

1. North 69°08'34" East, a distance of 178.19' to a point for a corner;
2. South 20°51'26" East, a distance of 535.24' to a point for a corner;
3. North 69°08'34" East, a distance of 334.85' to a point on a curve to the left having a Delta angle of 15°10'10", a radius of 760.00', and from which point the radius bears South 76°05'17" East;
4. Along said curve to the left a Chord Bearing of South 06°19'38" West, a Chord Distance of 200.63', and an Arc Distance of 201.21' to the end of the curve herein described;
5. South 01°15'27" East, a distance of 365.94' to the point of curvature of a curve to the left, having a Delta Angle of 24°19'29", a Radius of 460.00';
6. Along said curve to the left a Chord Bearing of South 13°25'12" East, a Chord Distance of 193.83', and an Arc Distance of 195.29' to the end of the curve herein described;
7. South 64°25'04" West, a distance of 60.54' to the point of curvature of a curve to the right, having a Delta angle of 42°03'32", and a radius of 400.00';

8. Along said curve to the right a Chord Bearing of South $85^{\circ}26'50''$ West, a Chord Distance of 287.08', and an Arc Distance of 293.63' to the end of the curve herein described;
9. North $73^{\circ}31'24''$ West, a distance of 42.31' to a point in the easterly right-of-way line of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 5 as recorded in Cabinet Y, Slides 184, in the Plat Records of Williamson County, Texas common to a point in the westerly line of said 98.20 acre tract;

THENCE with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following sixteen (16) courses and distances;

1. North $16^{\circ}28'36''$ East, a distance of 30.00' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North $17^{\circ}18'04''$ East, a Delta Angle of $83^{\circ}12'07''$, and a radius of 20.00';
2. With said curve to the right a Chord Bearing of North $31^{\circ}05'53''$ West, a Chord Distance of 26.56', and an Arc Distance of 29.04' to a $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found for the reverse curvature of a curve to the left from which the radius bears North $79^{\circ}45'02''$ West, a Delta Angle of $31^{\circ}01'07''$, and a Radius of 435.63;
3. With said curve to the left a Chord Bearing of North $05^{\circ}15'35''$ West, a Chord Distance of 232.97', and an Arc Distance of 235.84' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the reverse curvature of a curve to the right from which the radius bears North $68^{\circ}54'55''$ East, a Delta Angle of $89^{\circ}19'49''$, and a Radius of 20.00';
4. With said curve to the right a Chord Bearing of North $23^{\circ}34'50''$ East, a Chord Distance of 28.12', and an Arc Distance of 31.18' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
5. North $20^{\circ}53'54''$ West, a distance of 50.00' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North $20^{\circ}03'23''$ West, a Delta Angle of $89^{\circ}15'21''$, and a Radius of 20.00';
6. With said curve to the right a Chord Bearing of North $65^{\circ}25'42''$ West, a Chord Distance of 28.10', and an Arc Distance of 31.16' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
7. North $20^{\circ}55'08''$ West, a distance of 159.96' to a $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found for the point of curvature of a curve to the right from which the radius bears North $69^{\circ}02'56''$ East, a Delta Angle of $90^{\circ}26'12''$, and a Radius of 20.00';
8. With said curve to the right a Chord Bearing of North $24^{\circ}16'02''$ East, a Chord Distance of 28.39', and an Arc Distance of 31.57' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
9. North $20^{\circ}55'24''$ West, a distance of 49.85' to a $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North $20^{\circ}53'51''$ West, a Delta Angle of $91^{\circ}15'25''$, and a Radius of 20.00';

10. With said curve to the right a Chord Bearing of North 65°16'08" West, a Chord Distance of 28.59', and an Arc Distance of 31.85' to a ½" iron rod with RJE&S cap found for the end of the curve herein described;
11. North 20°50'46" West, a distance of 199.64' to a ½" iron rod found for the point of curvature of a curve to the right passing at 119.53', the north line of said STONEY BROOK SECTION 5 and the south line of said REPLAT OF STONEY BROOK SECTION 3A, from which the radius bears North 68°32'21" East, a Delta Angle of 90°21'12", and a Radius of 20.00';
12. With said curve to the right a Chord Bearing of North 23°42'56" East, a Chord Distance of 28.37', and an Arc Distance of 31.54' to a found ½" iron rod for the end of the curve herein described;
13. North 20°54'28" West, a distance of 49.84' to a ½" iron rod found for the point of curvature of a curve to the right, from which the radius bears North 20°18'26" West, a Delta Angle of 89°19'14", and a Radius of 20.00';
14. With said curve to the right a Chord Bearing of North 65°38'49" West, a Chord Distance of 28.12', and an Arc Distance of 31.18' to a ½" iron rod found for the end of the curve herein described;
15. North 20°53'44" West, a distance of 199.92' to a ½" iron rod found for the point of curvature of a curve to the right from which the radius bears North 68°55'12" East, a Delta Angle of 90°29'23", and a Radius of 20.00';
16. With said curve to the right a Chord Bearing of North 24°09'54" East, a Chord Distance of 28.41', and an Arc Distance of 31.59' to the **POINT OF BEGINNING** of the herein described tract and containing 8.83 acres of land;

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800

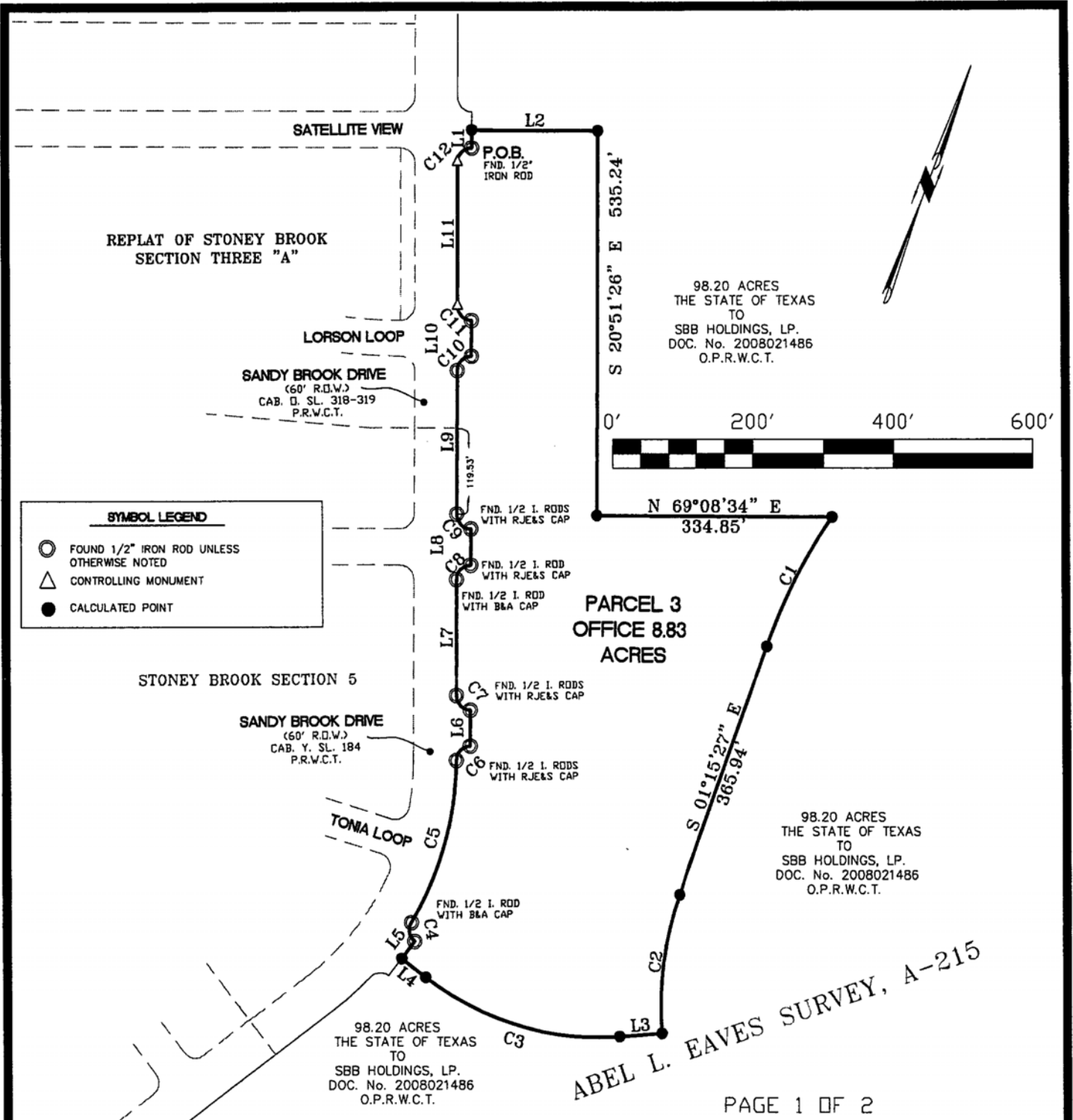


Neil Hines

Neil Hines, R.P.L.S. No. 5642

September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



SYMBOL LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

REPLAT OF STONEY BROOK SECTION THREE "A"

LORSON LOOP

SANDY BROOK DRIVE (60' R.D.W.) CAB. D. SL. 318-319 P.R.W.C.T.

STONEY BROOK SECTION 5

SANDY BROOK DRIVE (60' R.D.W.) CAB. Y. SL. 184 P.R.W.C.T.

TONIA LOOP

98.20 ACRES THE STATE OF TEXAS TO SBB HOLDINGS, LP. DOC. No. 2008021486 O.P.R.W.C.T.

PARCEL 3
OFFICE 8.83
ACRES

98.20 ACRES THE STATE OF TEXAS TO SBB HOLDINGS, LP. DOC. No. 2008021486 O.P.R.W.C.T.

ABEL L. EAVES SURVEY, A-215

ABBREVIATION TABLE

FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.D.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

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UNIVERSITY VILLAGE ZONING EXHIBIT

8.83 ACRES
PARCEL 3
ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: <i>[Signature]</i>	JOB NO.: 1135-012-00-AB00	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	15°10'10"	760.00'	201.21'	S 06°19'38" W	200.63'	S 76°05'17" E
C2	24°19'29"	460.00'	195.29'	S 13°25'12" E	193.83'	
C3	42°03'32"	400.00'	293.63'	S 85°26'50" W	287.08'	
C4	83°12'07"	20.00'	29.04'	N 31°05'53" W	26.56'	N 17°18'04" E
C5	31°01'07"	435.63'	235.84'	N 05°15'35" W	232.97'	
C6	89°19'49"	20.00'	31.18'	N 23°34'50" E	28.12'	
C7	89°15'21"	20.00'	31.16'	N 65°25'42" W	28.10'	N 20°03'23" W
C8	90°26'12"	20.00'	31.57'	N 24°16'02" E	28.39'	N 69°02'56" E
C9	91°15'25"	20.00'	31.85'	N 65°16'08" W	28.59'	N 20°53'51" W
C10	90°21'12"	20.00'	31.54'	N 23°42'56" E	28.37'	N 68°32'21" E
C11	89°19'14"	20.00'	31.18'	N 65°38'49" W	28.12'	N 20°18'26" W
C12	90°29'23"	20.00'	31.59'	N 24°09'54" E	28.40'	N 68°55'12" E

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'
L2	N 69°08'34" E	178.19'
L3	S 64°25'04" W	60.54'
L4	N 73°31'24" W	42.31'
L5	N 16°28'36" E	30.00'
L6	N 20°53'54" W	50.00'
L7	N 20°55'08" W	159.96'
L8	N 20°55'24" W	49.85'
L9	N 20°50'46" W	199.64'
L10	N 20°54'28" W	49.84'
L11	N 20°53'44" W	199.92'

PAGE 2 OF 2

PATE SURVEYORS

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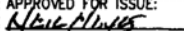
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UNIVERSITY VILLAGE ZONING EXHIBIT

8.83 ACRES

PARCEL 3

ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: 	JOB NO.: 1135-012-00-A800	

**PARCEL 4 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 5.07 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

5.07 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

COMMENCING at a ½" iron rod found with a Baker-Aicklen cap in the southerly right-of-way line of University Boulevard (width varies) as recorded in Volume 1712, Page 789 Official Records of Williamson County, Texas (Chandler Road width varies, County Road 114) for the corner common to the northwest corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas and the northeast corner of said 98.20 acre tract, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas;

THENCE, South 17°11'36" East, a distance of 546.86', with said common line to the **POINT OF BEGINNING** of the tract herein described;

THENCE, South 17°11'36" East, a distance of 704.88', continuing with the line common to the west line of said Avery Ranch Company tract and the east line of said 98.20 acre tract, also common to said Boundary Line Agreement;

THENCE, over and across said 98.20 acre tract the following six (6) courses and distances;

1. South 69°37'00" West, a distance of 488.40' to a point on a curve to the right having a Delta angle of 15°02'51", a radius of 760.00', and from which point the radius bears North 89°53'29" East;
2. Along said curve to the right a Chord Bearing of North 07°24'55" East, a Chord Distance of 199.02', and an Arc Distance of 199.60' to the end of curve;
3. North 14°56'20" East, a distance of 226.78' to a point on a curve to the left having a Delta angle of 35°24'43", and a radius of 500.50';

4. Along said curve to the left a Chord Bearing of North 02°46'02" West, a Chord Distance of 304.44', and an Arc Distance of 309.34' to the end of curve;
5. North 20°28'23" West, a distance of 50.79' to a point for a corner;
6. North 69°08'34" East, a distance of 211.64', to the **POINT OF BEGINNING** of the herein described tract and containing 5.07 acres of land;

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines

Neil Hines, R.P.L.S. No. 5642
September 9, 2008

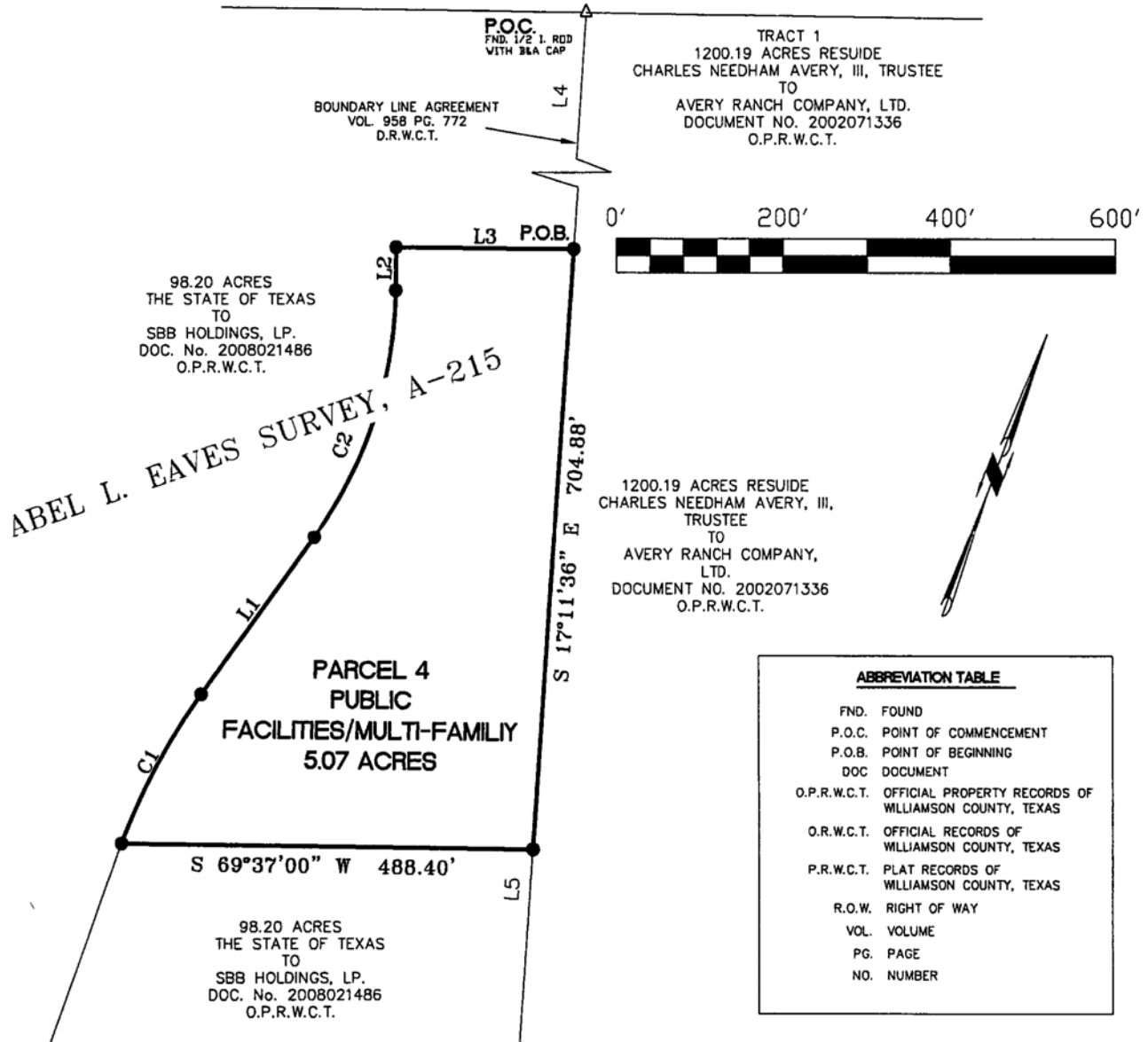
THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	15°02'51"	760.00'	199.60'	N 07°24'55" E	199.02'	N 89°53'29" E
C2	35°24'43"	500.50'	309.34'	N 02°46'02" W	304.44'	

UNIVERSITY BLVD
(R.O.W. VARIES)

(0.325 ACRES)
VOL. 1712, PG. 789
D.R.W.C.T.

(CHANDLER ROAD,
COUNTY ROAD NO. 114)



98.20 ACRES
THE STATE OF TEXAS
TO
SBB HOLDINGS, LP.
DOC. No. 2008021486
O.P.R.W.C.T.

TRACT 1
1200.19 ACRES RESUIDE
CHARLES NEEDHAM AVERY, III, TRUSTEE
TO
AVERY RANCH COMPANY, LTD.
DOCUMENT NO. 2002071336
O.P.R.W.C.T.

1200.19 ACRES RESUIDE
CHARLES NEEDHAM AVERY, III,
TRUSTEE
TO
AVERY RANCH COMPANY,
LTD.
DOCUMENT NO. 2002071336
O.P.R.W.C.T.

**PARCEL 4
PUBLIC
FACILITIES/MULTI-FAMILY
5.07 ACRES**

S 69°37'00" W 488.40'

98.20 ACRES
THE STATE OF TEXAS
TO
SBB HOLDINGS, LP.
DOC. No. 2008021486
O.P.R.W.C.T.

ABBREVIATION TABLE

FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

SYMBOL LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

FND. 1/2 I. ROD

LINE	BEARING	DISTANCE
L1	N 14°56'20" E	226.78'
L2	N 20°28'23" W	50.79'
L3	N 69°08'34" E	211.64'
L4	S 17°11'36" E	546.86'
L5	S 17°11'36" E	636.50'

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UNIVERSITY VILLAGE ZONING EXHIBIT

**5.07 ACRES
PARCEL 4
ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS**

DRAWN: R.G.

APPROVED FOR ISSUE:

R.G. Pate

ORIGINAL

ISSUE DATE: 09/09/08

ORIGINAL

SCALE 1" = 200'

JOB NO.: 1135-012-00-AB00

**PARCEL 5 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 25.82 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

25.82 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

BEGINNING at a ½” iron rod found in the easterly right-of-way of Sandy Brook Drive (60’ R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas common to the southwest corner of said 98.20 acre tract and common to a point in the north line of LAKESIDE SUBDIVISION SECTION ONE according to the plat thereof recorded under Cabinet R, Slides 189-190 in the Plat Records of Williamson County Texas;

THENCE with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following three (3) courses and distances;

1. North 21°13’40” West, a distance of 104.68’, to the point of curvature of a curve to the right, having a delta angle of 89°58’58”, a radius of 20.00’;
2. Along said curve to the right a Chord Bearing of North 23°45’49” East, a Chord Distance of 28.28’, and an Arc Distance of 31.41’, and from which point a ½” iron rod with a G&R cap found bears North 54°26’06” West, a distance of 0.15’;
3. North 21°13’40” West, a distance of 50.00’ to a point for a corner from which point a ½” iron rod with a G&R cap found bears South 37°27’53” West, a distance of 0.13’;

THENCE leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following fifteen (15) courses and distances;

1. North 68°46’20” East, a distance of 267.53’ to a point for a corner;
2. North 23°29’29” West, a distance of 40.69’ to a point for a corner;
3. North 10°00’09” West, a distance of 220.99’ to a point for a corner;
4. North 35°49’52” West, a distance of 144.22’ to a point for a corner;
5. North 01°35’24” West, a distance of 109.71’ to a point for a corner;
6. North 34°37’03” West, a distance of 54.37’ to a point for a corner;
7. North 19°41’25” East, a distance of 107.41’ to a point for a corner;

8. North 28°44'31" West, a distance of 85.74' to a point for a corner;
9. North 04°09'46" East, a distance of 71.11' to a point for a corner;
10. North 36°09'23" West, a distance of 33.20' to a point for a corner;
11. North 87°07'02" West, a distance of 95.91' to a point for a corner;
12. North 01°36'55" West, a distance of 125.69' to a point for a corner;
13. North 80°10'39" West, a distance of 116.52' to a point for a corner;
14. South 51°28'34" West, a distance of 118.98' to a point for a corner;
15. South 62°45'36" West, a distance of 211.40' to a point for a corner in the said easterly right-of-way line Sandy Brook Drive, common to a point in the west line of said 98.20 acre tract;

THENCE with the said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, the following two (2) courses and distances;

1. North 47°24'09" West, a distance of 125.825' to the point of curvature of a curve to the right, having a delta angle of 12°28'44", a radius of 333.33', and from which point the radius bears North 42°33'43" East;
2. Along said curve to the right a Chord Bearing of North 41°11'55" West, a Chord Distance of 72.45', and an Arc Distance of 72.60' to the end of curve;

THENCE leaving said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following twelve (12) courses and distances;

1. North 85°06'10" East, a distance of 177.08' to a point for a corner;
2. North 13°29'24" East, a distance of 60.37' to a point for a corner;
3. North 22°24'55" East, a distance of 178.02' to a point for a corner;
4. North 48°55'09" East, a distance of 270.00' to a point for a corner;
5. North 65°42'42" East, a distance of 377.25' to the point of curvature of a curve to the right, having a delta angle of 17°42'57", a radius of 807.50', and from which point the radius bears South 47°00'15" West;
6. Along said curve to the right a Chord Bearing of South 34°08'16" East, a Chord Distance of 248.69', and an Arc Distance of 249.68' to the end of curve herein described;
7. South 25°16'47" East, a distance of 158.10' to a point for a corner;
8. South 32°38'44" East, a distance of 98.86' to a point for a corner;
9. South 24°08'21" East, a distance of 221.02' to a point for a corner;
10. South 40°41'37" East, a distance of 275.54' to a point for a corner;

11. South 44°13'33" East, a distance of 188.80' to a point for a corner;
12. South 67°41'30" East, a distance of 99.05' to a point in the south line of said 98.20 acre tract, common to a point in a northwesterly line of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas;

THENCE with the said common line of 98.20 acre tract, 1200.19 acre tract, and boundary line agreement, the following two (2) courses and distances;

1. South 71°47'06" West, a distance of 53.98' to ½" iron rod found for an easterly corner of the said 98.20 acre tract;
2. South 11°26'34" East, a distance of 360.66' to rail road spike found for the corner common to the northeast corner of LAKESIDE SUBDIVISION SECTION FOUR as recorded in Cabinet X, Slides 285-286 of the Plat Records of Williamson County, Texas, a southerly corner of said 98.20 acre tract, a westerly corner of said 1200.19 acre tract and the most southeasterly corner of the tract herein described;

THENCE South 68°46'33" West, a distance of 1026.21' with the line common to the south line of said 98.20 acre tract and the north line of said LAKESIDE SUBDIVISION SECTION FOUR and the north line of said LAKESIDE SUBDIVISION SECTION ONE to the **POINT OF BEGINNING** of the herein described tract and containing 25.82 acres of land;

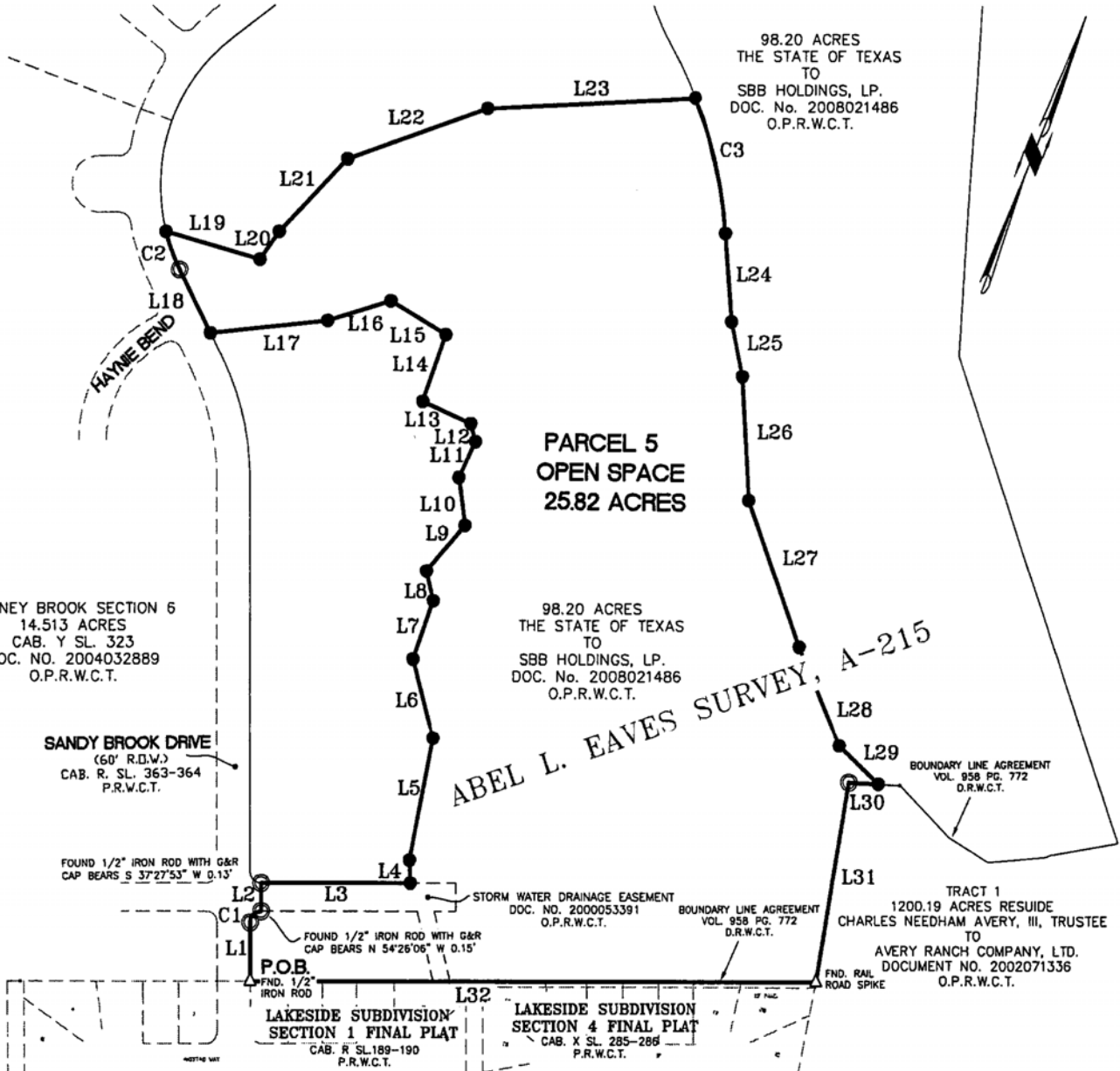
Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines

Neil Hines, R.P.L.S. No. 5642
September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



STONEY BROOK SECTION 6
14.513 ACRES
CAB. Y SL. 323
DOC. NO. 2004032889
O.P.R.W.C.T.

SANDY BROOK DRIVE
(60' R.O.W.)
CAB. R. SL. 363-364
P.R.W.C.T.

FOUND 1/2" IRON ROD WITH G&R
CAP BEARS S 37°27'53" W 0.13'

98.20 ACRES
THE STATE OF TEXAS
TO
SBB HOLDINGS, LP.
DOC. No. 2008021486
O.P.R.W.C.T.

ABEL L. EAVES SURVEY, A-215

BOUNDARY LINE AGREEMENT
VOL. 958 PG. 772
D.R.W.C.T.

STORM WATER DRAINAGE EASEMENT
DOC. NO. 2000053391
O.P.R.W.C.T.

BOUNDARY LINE AGREEMENT
VOL. 958 PG. 772
D.R.W.C.T.

TRACT 1
1200.19 ACRES RESIDUE
CHARLES NEEDHAM AVERY, III, TRUSTEE
TO
AVERY RANCH COMPANY, LTD.
DOCUMENT NO. 2002071336
O.P.R.W.C.T.

LAKESIDE SUBDIVISION
SECTION 1 FINAL PLAT
CAB. R SL. 189-190
P.R.W.C.T.

LAKESIDE SUBDIVISION
SECTION 4 FINAL PLAT
CAB. X SL. 285-286
P.R.W.C.T.

SYMBOL LEGEND

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT



PAGE 1 OF 2

ABBREVIATION TABLE

- FND. FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- DOC. DOCUMENT
- O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- ND. NUMBER

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UNIVERSITY VILLAGE ZONING EXHIBIT


25.82 ACRES
PARCEL 5
ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 300'
APPROVED FOR ISSUE: <i>[Signature]</i>	JOB NO.: 1135-012-00-A800	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°58'58"	20.00'	31.41'	N 23°45'49" E	28.28'	
C2	12°28'44"	333.33'	72.60'	N 41°11'55" W	72.45'	N 42°33'43" E
C3	17°42'57"	807.50'	249.68'	S 34°08'16" E	248.69'	S 47°00'15" W

LINE	BEARING	DISTANCE
L1	N 21°13'40" W	104.68'
L2	N 21°13'40" W	50.00'
L3	N 68°46'20" E	267.53'
L4	N 23°29'29" W	40.69'
L5	N 10°00'09" W	220.99'
L6	N 35°49'52" W	144.22'
L7	N 01°35'24" W	109.71'
L8	N 34°37'03" W	54.37'
L9	N 19°41'25" E	107.41'
L10	N 28°44'31" W	85.74'
L11	N 04°09'46" E	71.11'
L12	N 36°09'23" W	33.20'
L13	N 87°07'02" W	95.91'
L14	N 01°36'55" W	125.69'
L15	N 80°10'39" W	116.52'
L16	S 51°28'34" W	118.98'
L17	S 62°45'36" W	211.40'
L18	N 47°24'09" W	125.85'
L19	N 85°06'10" E	177.08'
L20	N 13°29'24" E	60.37'
L21	N 22°24'55" E	178.02'
L22	N 48°55'09" E	270.00'
L23	N 65°42'42" E	377.25'
L24	S 25°16'47" E	158.10'
L25	S 32°38'44" E	98.86'
L26	S 24°08'21" E	221.02'
L27	S 40°41'37" E	275.54'
L28	S 44°13'33" E	188.80'
L29	S 67°41'30" E	99.05'
L30	S 71°47'06" W	53.98'
L31	S 11°26'34" E	360.66'
L32	S 68°46'33" W	1026.21'

PAGE 2 OF 2

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UNIVERSITY VILLAGE ZONING EXHIBIT		
25.82 ACRES PARCEL 5 ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS		
DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 300'
APPROVED FOR ISSUE: <i>Abel Eaves</i>	JOB NO.: 1135-012-00-A800	

**PARCEL 6 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 7.80 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

7.80 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

COMMENCING at a ½" iron rod found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas common to the southwest corner of said 98.20 acre tract and common to a point in the north line of Lakeside Subdivision Section 1 Final Plat according to the plat thereof recorded under Cabinet R, Slides 189-190 in the Plat Records of Williamson County Texas and from which a rail road spike found for the corner common to the northeast corner of LAKESIDE SUBDIVISION SECTION FOUR as recorded in Cabinet X, Slides 285-286 of the Plat Records of Williamson County, Texas, a southerly corner of said 98.20 acre tract, a westerly corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas; bears North 68°46'33" East, a distance of 1026.21';

THENCE North 21°13'40" West, a distance of 194.68', to the **POINT OF BEGINNING** of the tract herein described in the east right-of-way line of said Sandy Brook Drive, common to a point in the west line of said 98.20 acre tract from which point a ½" iron rod with a G&R cap found bears North 20°17'07" West, a distance of 0.15';

THENCE with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following three (3) courses and distances;

1. North 21°13'40" West, a distance of 699.42' to the point of curvature of a curve to the left, having a Delta Angle of 26°11'07", a Radius of 480.98' and from which point a ½" iron rod with G&R cap found bears North 63°06'54" East, a distance of 0.17';
2. Along said curve to the left a Chord Bearing of North 34°19'15" West, a Chord Distance of 217.91', and an Arc Distance of 219.82' to a ½" iron rod found for the end of the curve herein described;
3. North 47°24'09" West, a distance of 49.24' to a point for a corner;

THENCE leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following sixteen (16) courses and distances;

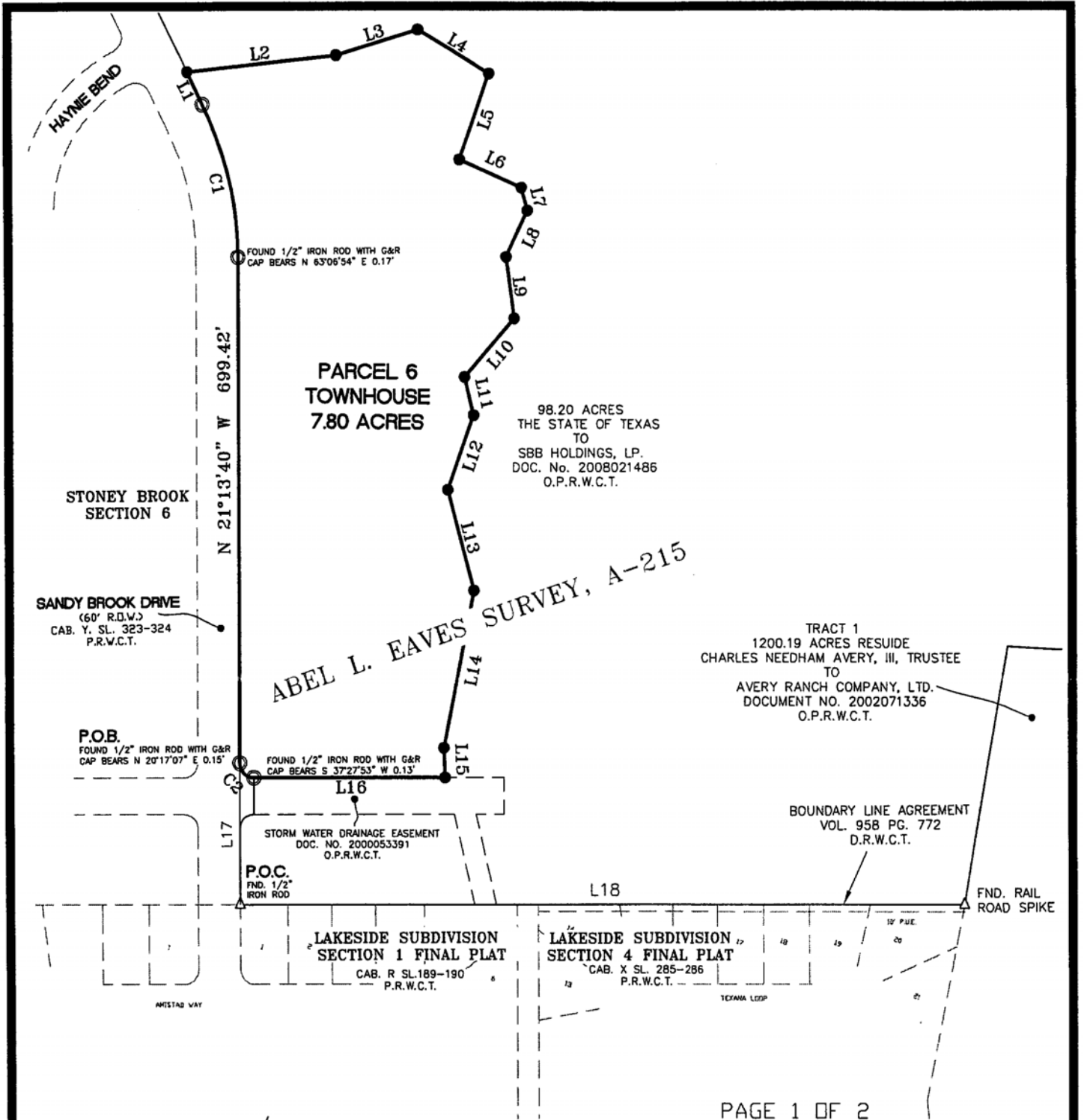
1. North 62°45'36" East, a distance of 211.40' to a point for a corner;
2. North 51°28'34" East, a distance of 118.98' to a point for a corner;
3. South 80°10'39" East, a distance of 116.52' to a point for a corner;
4. South 01°36'55" East, a distance of 125.69' to a point for a corner;
5. South 87°07'02" East, a distance of 95.91' to a point for a corner;
6. South 36°09'23" East, a distance of 33.20' to a point for a corner;
7. South 04°09'46" West, a distance of 71.11' to a point for a corner;
8. South 28°44'31" East, a distance of 85.74' to a point for a corner;
9. South 19°41'25" West, a distance of 107.41' to a point for a corner;
10. South 34°37'03" East, a distance of 54.37' to a point for a corner;
11. South 01°35'24" East, a distance of 109.71' to a point for a corner;
12. South 35°49'52" East, a distance of 144.22' to a point for a corner;
13. South 10°00'09" East, a distance of 220.99' to a point for a corner;
14. South 23°29'29" East, a distance of 40.69' to a point for a corner;
15. South 68°46'20" West, a distance of 267.53' from which point a ½" iron rod with a G&R cap found bears South 37°27'53" West, a distance of 0.13', to the point of curvature of a curve to the right, having a Delta Angle of 89°58'58", a Radius of 20.00', and from which point the radius bears North 21°12'38" West;
16. Along said curve to the right a Chord Bearing of North 66°13'09" West, a Chord Distance of 28.28', and an Arc Distance of 31.41' to the **POINT OF BEGINNING** of the herein described tract and containing 7.80 acres of land;

Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines
Neil Hines, R.P.L.S. No. 5642
September 9, 2008

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UNIVERSITY VILLAGE ZONING EXHIBIT

7.80 ACRES
PARCEL 6
ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: <i>Abel L. Eaves</i>	JOB NO.: 1135-012-00-A800	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	26°11'07"	480.98'	219.82'	N 34°19'15" W	217.91'	
C2	89°58'58"	20.00'	31.41'	N 66°13'09" W	28.28'	N 21°12'38" W

LINE	BEARING	DISTANCE
L1	N 47°24'09" W	49.24'
L2	N 62°45'36" E	211.40'
L3	N 51°28'34" E	118.98'
L4	S 80°10'39" E	116.52'
L5	S 01°36'55" E	125.69'
L6	S 87°07'02" E	95.91'
L7	S 36°09'23" E	33.20'
L8	S 04°09'46" W	71.11'
L9	S 28°44'31" E	85.74'
L10	S 19°41'25" W	107.41'
L11	S 34°37'03" E	54.37'
L12	S 01°35'24" E	109.71'
L13	S 35°49'52" E	144.22'
L14	S 10°00'09" E	220.99'
L15	S 23°29'29" E	40.69'
L16	S 68°46'20" W	267.53'
L17	N 21°13'40" W	194.68'
L18	N 68°46'33" E	1026.21'

SYMBOL LEGEND	
○	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
△	CONTROLLING MONUMENT
●	CALCULATED POINT

ABBREVIATION TABLE	
FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

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<h2>UNIVERSITY VILLAGE ZONING EXHIBIT</h2>		
<p>7.80 ACRES PARCEL 6 ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS</p>		
DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: <i>Neil Clues</i>		JOB NO.: 1135-012-00-A800

**PARCEL 7 ZONING EXHIBIT
METES AND BOUNDS DESCRIPTION
OF 7.38 ACRES OF LAND
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215
WILLIAMSON COUNTY, TEXAS**

7.38 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

BEGINNING at a ½" iron rod with RJE&S cap found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 5 as recorded in Cabinet Y, Slides 184, in the Plat Records of Williamson County, Texas common to a westerly corner of said 98.20 acre tract;

THENCE North 16°28'36" East, a distance of 30.00' with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, to a point for a corner;

THENCE leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following ten (10) courses and distances;

1. South 73°31'24" East, a distance of 42.31' to the point of curvature of a curve to the left, having a Delta Angle of 42°03'32", and a Radius of 400.00';
2. Along said curve to the left a Chord Bearing of North 85°26'50" East, a Chord Distance of 287.08', and an Arc Distance of 293.63' to the end of the curve herein described;
3. North 64°25'04" East, a distance of 28.04' to the point of curvature of a curve to the left, having a Delta Angle of 24°42'07", a Radius of 492.50', and from which point the radius bears North 64°25'04" East;
4. Along said curve to the left a Chord Bearing of South 37°56'00" East, a Chord Distance of 210.69', and an Arc Distance of 212.33' to the point of reverse curvature of a curve to the right, having a Delta angle of 07°17'19", and a Radius of 807.50';
5. Along said curve to the right a Chord Bearing of South 46°38'24" East, a Chord Distance of 102.65', and an Arc Distance of 102.72' to the end of the curve herein described;
6. South 65°42'42" West, a distance of 377.25' to a point for a corner;
7. South 48°55'09" West, a distance of 270.00' to a point for a corner;
8. South 22°24'55" West, a distance of 178.02' to a point for a corner;
9. South 13°29'24" West, a distance of 60.37' to a point for a corner;

10. South $85^{\circ}06'10''$ West, a distance of 177.08' to a point on a curve to the right in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas, common to a point in the west line of said 98.20 acre tract, having a Delta angle of $66^{\circ}37'02''$, a Radius of 333.33, and from which point the radius bears North $55^{\circ}02'26''$ East;

THENCE with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following four (4) courses and distances;

1. Along said curve to the right a Chord Bearing of North $01^{\circ}39'02''$ West, a Chord Distance of 366.10', and an Arc Distance of 387.56' to a $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found, passing at an arc distance of 201.00' the north line of said STONEY BROOK SECTION 6, common to the south line of STONEY BROOK SECTION 4 according to the plat thereof recorded in Cabinet R, Slides 363-364, in the Plat Records of Williamson County, Texas;
2. North $31^{\circ}41'22''$ East, a distance of 374.48', to a $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found, passing at 270.96' the north line of said STONEY BROOK SECTION 4, common to the south line of said STONEY BROOK SECTION 5, for the point of curvature of a curve to the left, having a Delta angle of $08^{\circ}52'48''$, a radius of 435.63' and from which point the radius bears North $58^{\circ}15'35''$ West;
3. Along said curve to the left a Chord Bearing of North $27^{\circ}18'01''$ East, a Chord Distance of 67.385', and an Arc Distance of 67.52' to a $\frac{1}{2}$ " iron rod with a RJE& S cap found for the point of reverse curvature of a curve to the right, having a Delta angle of $83^{\circ}12'35''$, and a Radius of 20.00';
4. Along said curve to the right a Chord Bearing of North $64^{\circ}27'58''$ East, a Chord Distance of 26.56', and an Arc Distance of 29.05' to the **POINT OF BEGINNING** of the herein described tract and containing 7.38 acres of land;

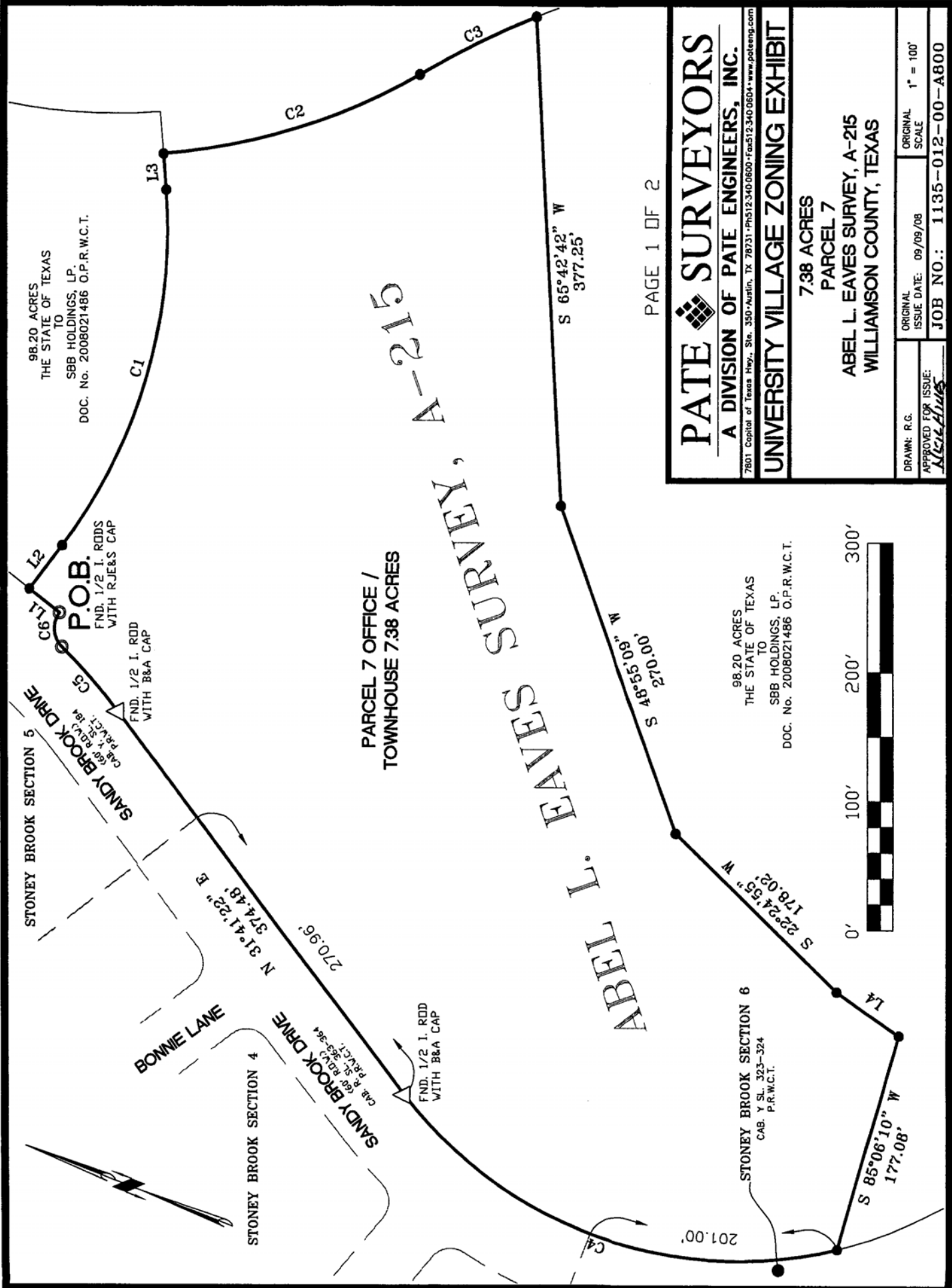
Prepared by:
PATE SURVEYORS
a division of
Pate Engineers, Inc.
Job No. 1135-012-00-A800



Neil Hines

Neil Hines, R.P.L.S. No. 5642
September 9, 2008

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UNIVERSITY VILLAGE ZONING EXHIBIT

7.38 ACRES

PARCEL 7

ABEL L. EAVES SURVEY, A-215
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.

ISSUE DATE: 09/09/08

ORIGINAL SCALE 1" = 100'

APPROVED FOR ISSUE:
Albert Hines

JOB NO.: 1135-012-00-A800



98.20 ACRES
TO
THE STATE OF TEXAS
SBB HOLDINGS, LP.
DOC. No. 2008021486 O.P.R.W.C.T.

98.20 ACRES
TO
THE STATE OF TEXAS
SBB HOLDINGS, LP.
DOC. No. 2008021486 O.P.R.W.C.T.

PARCEL 7 OFFICE /
TOWNHOUSE 7.38 ACRES

ABEL L. EAVES SURVEY, A-215

STONEY BROOK SECTION 5

STONEY BROOK SECTION 4

STONEY BROOK SECTION 6

P.O.B.
FND. 1/2 I. RODS
WITH RJE&S CAP

BONNIE LANE

SANDY BROOK DRIVE

SANDY BROOK DRIVE

SANDY BROOK DRIVE

FND. 1/2 I. ROD
WITH B&A CAP

FND. 1/2 I. ROD
WITH B&A CAP

FND. 1/2 I. RODS
WITH RJE&S CAP

CAB. Y SL. 323-324
P.R.W.C.T.

CAB. Y SL. 323-324
P.R.W.C.T.

FND. 1/2 I. ROD
WITH B&A CAP

FND. 1/2 I. RODS
WITH RJE&S CAP

C1

L3

C2

C3

C5

C6

L2

C4

L4

S 22°24'55" W
178.02'

S 85°06'10" W
177.08'

201.00'

S 48°35'09" W
270.00'

S 65°42'42" W
377.25'

N 31°41'22" E
374.48'

270.96'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	42°03'32"	400.00'	293.63'	N 85°26'50" E	287.08'	
C2	24°42'07"	492.50'	212.33'	S 37°56'00" E	210.69'	N 64°25'04" E
C3	07°17'19"	807.50'	102.72'	S 46°38'24" E	102.65'	
C4	66°37'02"	333.33'	387.56'	N 01°39'02" W	366.10'	N 55°02'26" E
C5	08°52'48"	435.63'	67.52'	N 27°18'01" E	67.45'	N 58°15'35" W
C6	83°12'35"	20.00'	29.05'	N 64°27'58" E	26.56'	

LINE	BEARING	DISTANCE
L1	N 16°28'36" E	30.00'
L2	S 73°31'24" E	42.31'
L3	N 64°25'04" E	28.04'
L4	S 13°29'24" W	60.37'

SYMBOL LEGEND

○ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED

△ CONTROLLING MONUMENT

● CALCULATED POINT

ABBREVIATION TABLE

FND. FOUND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

DOC. DOCUMENT

O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

R.O.W. RIGHT OF WAY

VOL. VOLUME

PG. PAGE

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UNIVERSITY VILLAGE ZONING EXHIBIT

7.38 ACRES
 PARCEL 7
 ABEL L. EAVES SURVEY, A-215
 WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.
 APPROVED FOR ISSUE: *Abel L. Eaves*

ORIGINAL SCALE: 1" = 100'
 ISSUE DATE: 09/09/08
 JOB NO.: 1135-012-00-A800