

THE STATE OF TEXAS *
COUNTY OF WILLIAMSON *
CITY OF ROUND ROCK *

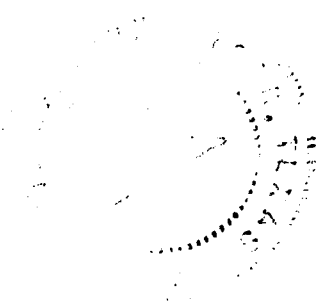
DOC# 9835704

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. Z-98-06-11-12A4 which was passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 11th day of June, 1998 as recorded in the minutes of the City of Round Rock in Book 38.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 29th day of June, 1998.

Joanne Land

JOANNE LAND, Assistant City Manager/
City Secretary



ORDINANCE NO. 2-98-06-11-12A4

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 ZONE 84.751 ACRES OF LAND OUT OF THE E. W. MATTHEWS SURVEY, ABSTRACT NO. 449, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS INCLUDED WITHIN PLANNED UNIT DEVELOPMENT NO. 4.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to zone 84.751 acres of land out of the E. F. Matthews Survey, Abstract No. 449, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A", attached hereto and incorporated herein, as included within and a part of, Planned Unit Development No. 4, as previously adopted by the City Council on the 28th day of March, 1991, in Ordinance No. 1297, 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 20th day of May, 1998, 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 property described in Exhibit "A" be zoned as a part of, and included within, Planned Unit Development No. 4, and

WHEREAS, on the 11th day of June, 1998, after proper notification, the City Council held a public hearing on the requested amendment, and

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 11.300, Code of Ordinances (1995 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A" is hereafter made a part of, and included within Planned Unit Development No. 4.

II.

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

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

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

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 11th day of June, 1998.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 1998.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 1998.



CHARLES CULPEPPER, Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

EXHIBIT A

RECEIVED

FIELD NOTES FOR A 84.751 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE E. W. MATTHEWS SURVEY, ABSTRACT NO. 449, AND BEING A PART OF TRACT ONE AS DESCRIBED TO PFLUGER-KNEBEL RANCH PARTNERSHIP FROM KAREN KENNETH PFLUGER, LUTHER KNEBEL, RALPH KNEBEL, MELROSE ZIMMERMAN, AND GEORGE KNEBEL, DATED JUNE 30, 1980, AND RECORDED IN VOLUME 1853, PAGE 849, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the west line of that certain tract of land described as Tract V in a deed to Jo Carol McMillan from Terry H. McMillan, dated June 10, 1997, and recorded in Document No. 9739867 of the Official Records of Williamson County, Texas, for the easterly most Northeast corner of that certain tract of land described as Tract 2 in a deed to KPKM II Ventures, Ltd. From Forest Creek Investment, Ltd., dated April 1, 1997, and recorded in Document No. 9714652 of the Official Records of Williamson County, Texas, for the Southeast corner of the said Pfluger-Knebel tract, and for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE with a north line of the said KPKM II Ventures tract, being common to the south line of the said Pfluger-Knebel tract, North 89°17'55" West, a distance of 2,500.22 feet to an iron rod found, for the Southeast corner of that certain tract of land described as Tract B, in a deed to the City of Round Rock from Round Rock Golf, Inc., dated April 19, 1995, and recorded in Volume 2709, Page 524, of the Official Records of Williamson County, Texas, and for the Southwest corner of this tract;

THENCE with the east line of the said City of Round Rock Tract A, the following three (3) courses:

1. North 12°42'09" East, a distance of 69.19 feet to an iron rod set, for an angle corner of this tract;
2. North 12°42'36" East, a distance of 998.86 feet to an iron rod set, for an angle corner of this tract;
3. North 44°22'55" West, a distance of 362.48 feet to an iron rod set in the east line of that certain tract of land described as Tract A, in a deed to the City of Round Rock from Round Rock Golf, Inc., dated April 19, 1995, and recorded in Volume 2709, Page 524, of the Official Records of Williamson County, Texas, the same being the west line of the said Pfluger-Knebel tract, for the North corner of the said Rock Tract A, and for an angle corner of this tract;

THENCE with the east line of the said City of Round Rock Tract A, the same being the west line of the said Pfluger-Knebel tract, North 12°03'25" East, a distance of 242.97 feet to an iron rod set in the north line of the said Pfluger-Knebel tract, for the approximate Southeast corner of the Conservation Pond according to the map or plat of Oak Bluff Estates, Phase 2, a subdivision recorded in Plat Cabinet F, Slides 253-259, of the Plat Records of Williamson County, Texas, for the Approximate Southwest corner of that certain tract of land as described in a will, dated May 8, 1972, to Hazel Schroeder, et al, Cause Number 9,459 Williamson County Probate Records, and reserving a life estate to Hazel Schroeder, and further described in a deed to Gary Louis Schroeder, et al from Hazel Schroeder, dated February 22, 1997, and recorded in Document No. 9708009, of the Official Records of Williamson County, Texas, for the Northeast corner of the said City of Round Rock Tract A, and for the Northwest corner of this tract;


THENCE with the south line of the said Schroeder tract, the same being the north line of the said Pfluger-Knebel tract, following two (2) courses:

RECORDERS MEMORANDUM

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

1. South 89°14'07" East, a distance of 198.52 feet to an iron rod set for an angle corner of this tract;
2. South 88°52'07" East, a distance of 2,291.17 feet to an iron rod found, for the Southwest corner of that certain tract of land described as Tract VI in a deed to Jo Carol McMillan from Terry H. McMillan, dated June 10, 1997, and recorded in Document No. 9739867 of the Official Records of Williamson County, Texas, for the Northwest corner of the said McMillan Tract V, for the Northeast corner of the said Pfluger-Knebel tract, and for the Northeast corner of this tract;

THENCE with the west line of the said McMillan Tract V, the same being the east line of the said Pfluger-Knebel tract, South 00°48'21" West, a distance of 1,521.41 feet to the POINT OF BEGINNING, containing 84.751 acres of land, more or less.


George E. Lucas
Registered Professional
Land Surveyor No. 4160
State of Texas
Date: March 16, 1998
File No.: 450-sur



Randall Jones Engineering, Inc.
1212 E. Braker Lane
Austin, Texas 78753

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

P.U.D. AMENDMENT APPLICATION
Application No. 94-5039

FOREST CREEK PUD NO. 4

PUBLIC HEARING AND ZONING RECOMMENDATION

EXHIBIT "C"

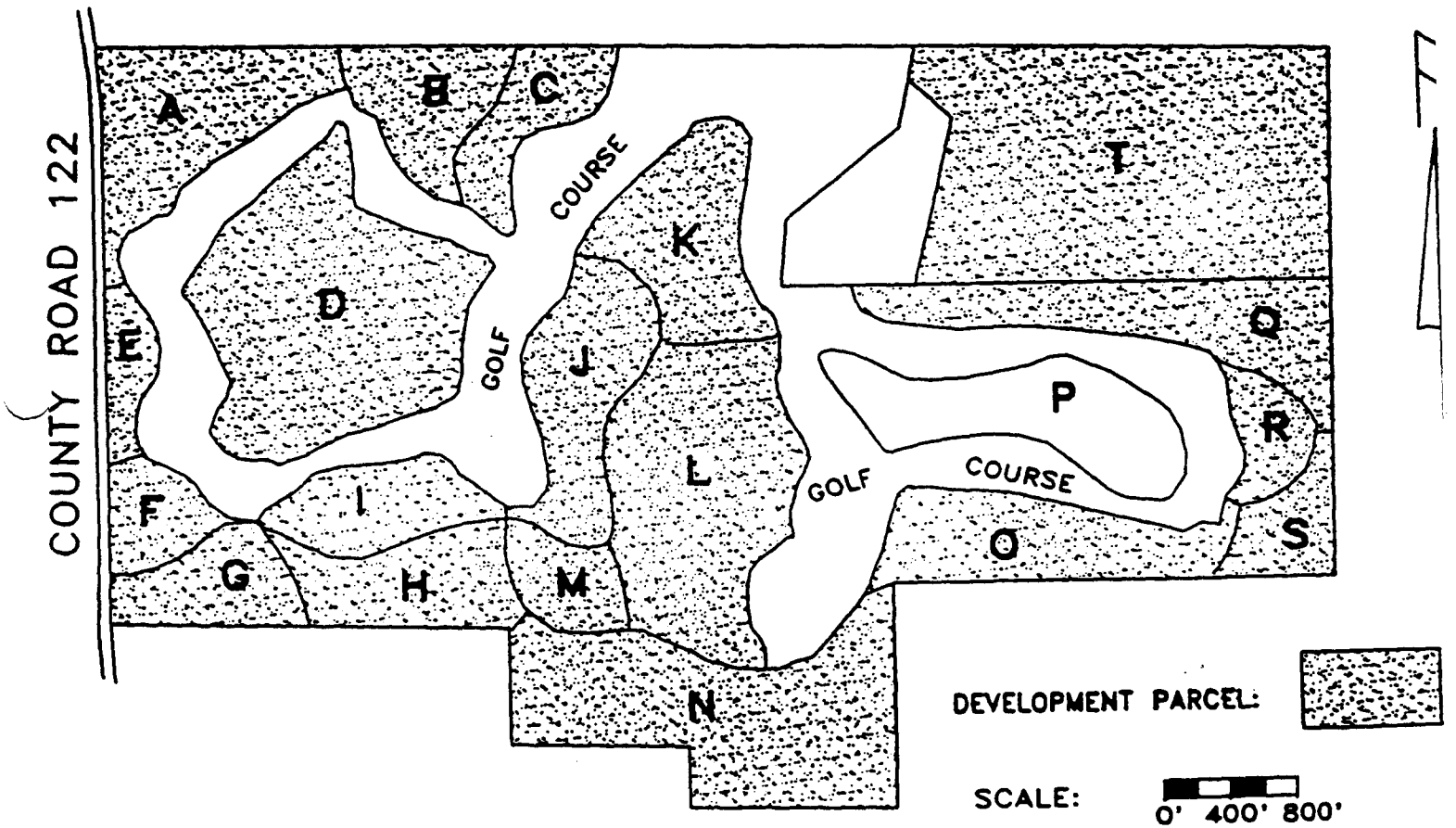


Exhibit D
Amendment _____

PARCEL	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Parcel Size (Acres)	21	15	10	49	6	7	10	15	13	20	24	48	10	52	19	26	26	6	10	85
Assigned L.U.E.	85	54	46	172	24	59	73	50	30	70	108	168	77	180	65	90	92	21	36	200
Maximum L.U.E.	93	59	50	189	26	65	80	55	33	77	119	185	85	198	72	99	101	23	40	225
Single Family Residential	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Attached Residential						X	X				X									
Multi-Family Residential						X							X							
Limited Commercial						X	X													
Daycare						X	X													
Churches						X	X													
Amend. #1 Assigned LUE Changes						+32	+43		-75											
Amend. #2 Assigned LUE Changes		+10						-10												
Amend. #3: Addition of Tract T																				
SPECIAL CONDITIONS	1	1	1		4	3	5	8					8							11
as listed below	2						6													
	3						7													
						9	9													

LEGEND OF SPECIAL CONDITIONS:

- 1) Lots adjacent to the northern property lines shall have a minimum lot size of 10,000 sq. ft.
- 2) Lots adjacent to County Road 122 shall have a minimum lot size of 10,000 sq. ft.
- 3) A maximum of two access points from this parcel to County Road 122 may be permitted.
- 4) A maximum of four access points to County Road 122 may be permitted.
- 5) All buildings, other than single family detached homes, shall maintain a 100 foot setback from the southern boundary of the parcel.
- 6) Commercial uses shall be located adjacent to County Road 122.
- 7) A buffer along the southern property line shall be provided by use of landscaping, berming, or fencing.
- 8) Lots adjacent to the southern property line shall have a minimum lot size of 10,000 sq. ft.
- 9) Total impervious cover shall not exceed 80 percent of each lot.
- 10) Park, subdivision amenity areas and schools are permitted uses in all development parcels.

11) Minimum lot size is 10,000 square feet.

Note: Current amendments to Exhibit are bold and italicized.

HAZEL SCHROEDER, et al
 CAUSE NO. 9,459 PROBATE RECORDS
 GARY LOUIS SCHROEDER, et al
 DOC. NO. 9708009 W.C.O.R.

A 84.751 ACRE TRACT OF LAND OUT OF THE E. W. MATTHEWS SURVEY, ABSTRACT NO. 449, IN WILLIAMSON COUNTY, TEXAS, AND BEING PART OF TRACT ONE, IN A DEED TO PFLUGER-KNEBEL RANCH PARTNERSHIP, RECORDED IN VOLUME 1853, PAGE 849, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

OAK BLUFF ESTATES
 PHASE 2
 CONSERVATION POND

JO CAROL McMILLAN
 TRACT VI
 DOC. NO. 9739867 W.C.O.R.

CITY OF ROUND ROCK
 2060/401 W.C.O.R.

CITY OF ROUND ROCK
 1853/855 W.C.O.R.

CITY OF ROUND ROCK 2060/401 W.C.O.R.

KPKM II VENTURES, LTD.
 TRACT 1
 DOC. NO. 9714652 W.C.O.R.

KPKM II VENTURES, LTD.
 TRACT 2
 DOC. NO. 9714652 W.C.O.R.

JO CAROL McMILLAN
 TRACT V
 DOC. NO. 9739867 W.C.O.R.

84.751 ACRES

100 YEAR FLOOD PLAIN PER FEMA MAP
 APPROXIMATE OVERFLOW EASEMENT 430/843 W.C.O.R.

POINT OF BEGINNING
 SOUTHEAST CORNER
 1853/849 W.C.O.R.

230' SINGLE FAMILY DETACHED RESIDENTIAL PURPOSE RESTRICTION 1000/700 AND 1000/1 T.C.O.R.

EASEMENT NOTES:

ONLY THOSE EASEMENTS LISTED IN TOWN & COUNTRY TITLE, INC. TITLE COMMITMENT C.F. NO. 98-3018, DATED FEBRUARY 12, 1998, AND RELISTED BELOW WERE EVALUATED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY RANDALL JONES ENGINEERING, INC.

EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL IMPROVEMENT DISTRICT NO. 1 RECORDED IN VOLUME 430, PAGE 643, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

ELECTRIC DISTRIBUTION AND TELEPHONE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 848, PAGE 611, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THIS TRACT, UNABLE TO LOCATE)

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⚡ = FENCE

SCALE: 1"=400'

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N12°42'09"E	69.19'
L2	S89°14'07"E	198.52'
(L3)	S89°13'E	198.54'

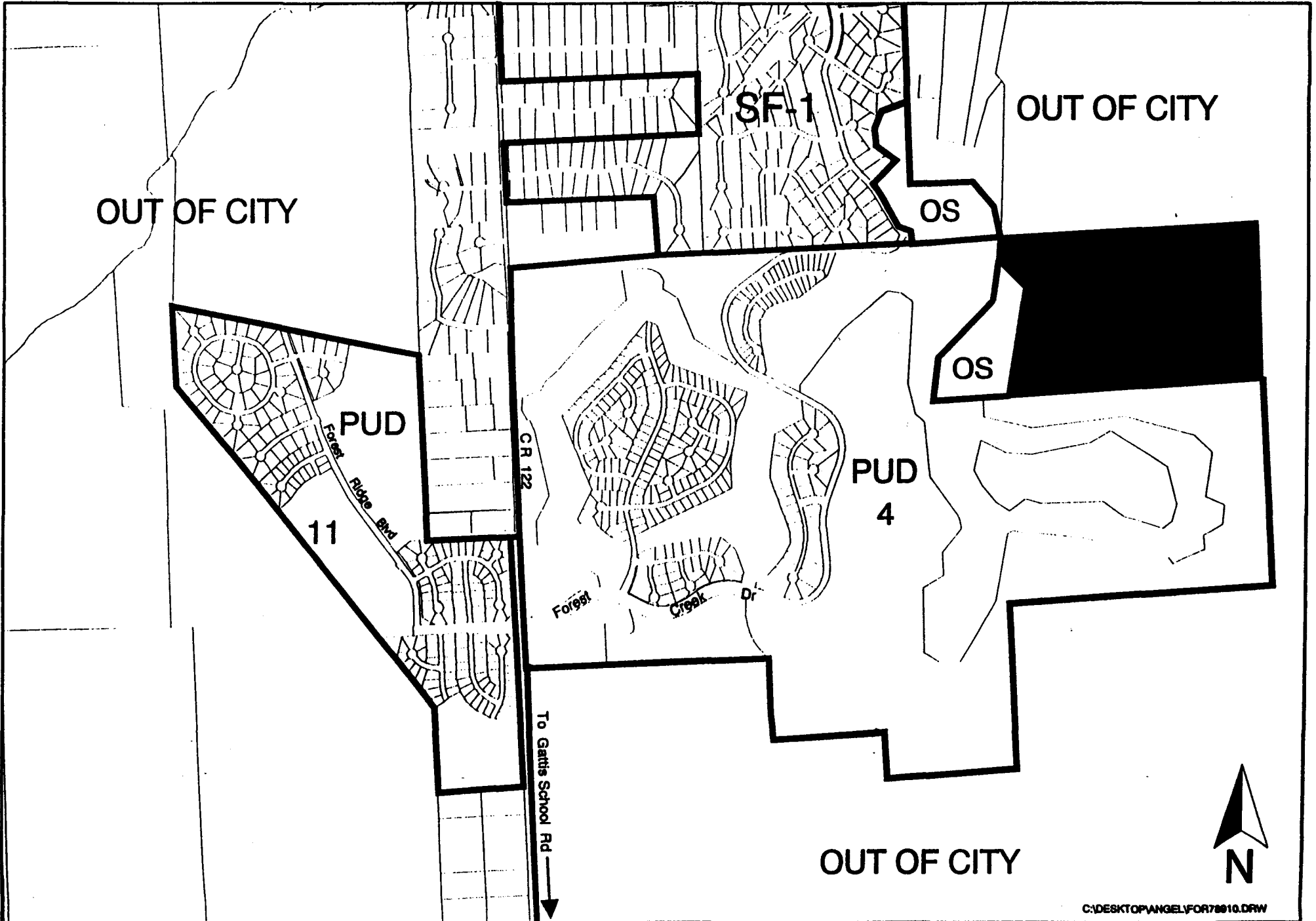
DATE: MAR 16, 1998 SCALE: 1"=400'

**RANDALL JONES
 ENGINEERING, INC.**

ENGINEERING
 PLANNING
 SURVEYING

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

Forest Creek PUD Addition 84.751 Acres Annexation



Doc# 9835704
Pages: 11
Date : 06-30-1998
Time : 11:40:33 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 29.00

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
This is to certify that this document was FILED and
RECORDED in the Official Public Records of
Williamson County, Texas on the date and time
stamped thereon.



Nancy E. Rister
County Clerk
Williamson County, Texas



Return to :
CITY OF ROUND ROCK
ADMINISTRATION
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664