



ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

March 3, 2009

Tom Vaughan
President, Forest Creek HOA
P.O. Box 5429
Round Rock, TX 78683

RE: Interpretation of Development Restriction for Parcel G (identified in Exhibits C and D) and Parcel P8 (identified in Exhibit M), PUD #4.

Dear Mr. Vaughan:

We have carefully reviewed the Forest Creek PUD as it relates to Development Parcel G identified on Exhibit C of PUD District #4.

Development Parcel G consists of approximately 9.9 acres and is located at the intersection of Red Bud Lane (CR 122) and Forest Creek Drive.

Exhibit D restricts the land uses to the following:

1. Single Family Residential
2. Attached Residential
3. Limited Commercial (Local commercial uses plus restaurants)
4. Day Care
5. Churches
6. Schools are permitted anywhere within the PUD.

Mayor
Alan McGraw

Mayor Pro-tem
Joe Clifford

Councilmembers
Rufus Honeycutt
George White
Carlos T. Salinas
Scott Rhode
Kris Whitfield

City Manager
James R. Nuse, P.E.

City Attorney
Stephan L. Sheets

In addition the following special provisions apply:

1. All buildings other than single family detached homes, shall maintain a 100 foot setback from the southern boundary of the parcel.
2. Commercial uses shall be located adjacent to CR 122 (Red Bud Lane). This does not preclude access to the Golf Course access road.

3. A buffer along the southern boundary of the parcel shall be provided by use of landscaping, berming or fencing.
4. Total impervious cover shall not exceed 80% of each lot.
5. A 50 foot landscape easement along Forest Creek Drive is required by Plat note.

In addition to the regulations set forth in Exhibit "D" the Development Guidelines in Exhibit "M" further restrict development of the commercial site.

1. Only one direct access may be allowed onto CR 122 (Red Bud Lane).
2. Only 5 acres of this (9.9 acre) parcel may be developed as neighborhood commercial and office use. Lots 1 and 2, Block A, Village at Forest Creek Section 2 total 4.842 acres.
3. Commercial **uses** shall be located adjacent to CR 122 (Red Bud Lane) and the Golf Course Road (Forest Creek Drive). This regulates **uses** not lot frontage.

When Exhibits C, D and M are read together I interpret them to say the following:

1. Parcel G identified in Exhibits C & D permits Limited Commercial, Office, Restaurants, Day Care and Churches.

Exhibit M further restricts the development of parcel P8 (Parcel G on Exhibit C and D) as follows:

1. Only 5 acres can be developed for commercial and office **uses**.
2. Commercial and office **uses** must have frontage on CR 122 (Red Bud Lane) and the Golf Course Road (Forest Creek Dr.). Lots 1 and 2, Block A, Village at Forest Creek, Sec. 2 total less than 5 acres. This references **uses** not lots. This prohibits commercial access to Jack Rabbit Run.
3. Only one direct driveway access is permitted to CR 122 (Red Bud Lane).

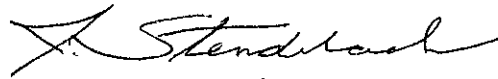
This results in the remaining acreage being restricted to Day Care, Churches, Single Family Residential and Attached Residential. The remaining acreage is currently developed as a Day Care facility.

The maximum numbers of LUE for the entire tract were limited to 30 by Exhibit "D". However, PUD amendments increases the number of LUE assigned to Parcel G to 73 LUE.

The maximum floor area ration is limited to .45 by Exhibit M. The maximum impervious cover is limited to 80% by Exhibit D. Both apply and the more restrictive rules.

Should you have any questions, please do not hesitate to contact me at 218-5418.

Sincerely,



Jim Stendebach, AICP
Director - Planning and Community Development

cc: Keith Chandler — Emailed 3-3-09
Charlie Crossfield — Emailed 3-3-09

JS: vc

& Emailed copy
Sent copy ↑ to Mr. Vaughan
3-6-09