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THE STATE OF TEXAS *

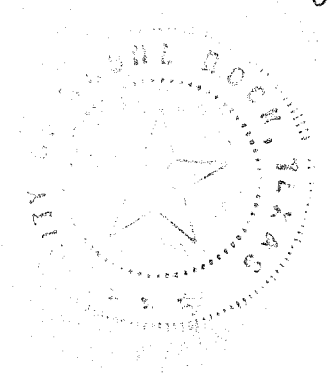
COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that the above and foregoing is a true and correct copy of an ordinance passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 28th day of September 19 95 which is recorded in the minutes of the City of Round Rock in Book 34.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 17th day of January, 1996.

Joanne Land
JOANNE LAND,
Assistant City Manager/
City Secretary



46

ORDINANCE NO. Z-95-09-28-9F

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 123.6531 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT 609, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT NO. 21.

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 the property described in Exhibit "A" as District Planned Unit Development (PUD) No. 21, said exhibit being attached hereto and incorporated herein, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 6th day of September, 1995, 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 District PUD No. 21, and

WHEREAS, on the 14th day of September, 1995, 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 City Council has hereby determined the Planned Unit Development (PUD) No. 21 meets the following goals and objectives:

- (1) The development in PUD No. 21 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 21 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 21 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. 21 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. 21 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is heresfter designated as District Planned Unit Development (PUD) No. 21, and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 21 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.

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 28th day of September, 1995.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 1995.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 1995.



CHARLES CULPEPPER, Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§

AGREEMENT AND
DEVELOPMENT PLAN
FOR LAWRENCE
PUD NO. 21

THIS AGREEMENT and Development Plan is made and entered by and between the City of Round Rock, Texas, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and Ernest Lawrence, Eliot Lawrence, Amy Lawrence and Amanda Sherrill, their respective successors and assigns, having its offices at P. O. Box 10, Pflugerville, Texas 78691 (hereinafter referred to as the "Owner").

WHEREAS, the Owner has submitted a request to the City to zone 123.6531 acres of land as a Planned Unit Development ("PUD"), said acreage being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Property"), and

WHEREAS, on September 6, 1995, the Planning and Zoning Commission recommended approval of the Owner's application for a PUD, and

WHEREAS, pursuant to Chapter 11, Section 11.316(8), Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan, attached hereto and incorporated herein as a part of this Agreement, said Development Plan stating in detail all development conditions and requirements within the PUD,

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

I.

GENERAL PROVISIONS

1. CONFORMITY TO DEVELOPMENT PLAN

That all uses and development within the Property shall conform to the Development Plan included in Section II herein.

2. CHANGES AND MODIFICATIONS

That no changes or modifications will be made to this Agreement unless all provisions pertaining to changes or modifications as stated in Section II.15 below are followed.

3. ZONING VIOLATION

That the Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. LIENHOLDER CONSENT

That the lienholder of record has consented to this Agreement and Development Plan, including any and all dedications to the public. A lienholder consent is attached hereto and incorporated herein as Exhibit "B".

5. MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations pertaining to Living Unit Equivalents, water usage and land use under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section does not prevent the Owner from conveying the property, together with all development rights and obligations contained in this Agreement and Development Plan.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability.

In case any one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof and in such event, this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto, any rights, benefits, or remedies under or by reason of this Agreement.

5.8 Duplicate Originals.

This Agreement may be executed in duplicate originals each of equal dignity.

5.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties by certified mail, postage prepaid or by hand-delivery to the address of the other party shown below:

OWNER

Ernest Lawrence
P.O. Box 10
Pflugerville, Texas
78691

ROUND ROCK

City of Round Rock, Texas
221 East Main Street
Round Rock, Texas 78664
Attn: Director of Planning

5.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1990 Edition), City of Round Rock, Texas, hereinafter referred to as "the Code".

2. PROPERTY

This Development Plan ("Plan") covers 123.653 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein.

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, 3) 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, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as to not 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.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections in the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except where clearly modified by this Plan.

5. PERMITTED USES

The property listed below shall be used and developed as follows and shall conform to all requirements as set forth in this Agreement and Plan and, if not set forth herein, by applicable sections in the Code:

5.1 Parcel One

The permitted uses of Parcel One, more particularly described in Exhibit "C", attached hereto and incorporated herein, shall be either as only (SF-2) Single Family Residential, except as modified in Exhibit "D", attached hereto and incorporated herein, or as only (I-2) Industrial Park, except as modified in Exhibit "E", attached hereto and incorporated herein, but not both.

5.2 Parcel Two

The permitted use for Parcel Two, more particularly described in Exhibit "C", shall be as C-2 (Local Commercial).

5.3 Parcel Three

The permitted use for Parcel Three, more particularly described in Exhibit "C", shall be as (I-2) Industrial Park, except as modified in Exhibit "E".

5.4 Parcel Four

The permitted use of Parcel Four, more particularly described in Exhibit "C", shall be as (I-2) Industrial Park, except as modified in Exhibit "E", unless Parcel Four is consolidated with Parcel X, described in Exhibit "C", in which event Parcel Four may be developed as (MF) Multi-Family Residential, except as modified in Exhibit "F", but not both.

5.5 Public School Parcel

A public school site shall be permitted on all or part of Parcels One, Two, Three or Four, provided the school site abuts or has access to Gattis School Road.

6. LOT SIZES

The minimum lot size for Parcels One, Three and Four shall be as modified in Exhibits "D" and "E", attached hereto, as applicable to each parcel and its designated use.

7. BUILDINGS

Building size, dimension, height, and setbacks for all parcels shall be as modified in Exhibits "D", "E" and "F", attached hereto, as applicable to each parcel and its designated use.

8. LANDSCAPING and BUFFERING

Landscaping and buffering shall be as modified in Exhibits "D", "E" and "F", attached hereto, as applicable to each parcel and its designated use.

9. UTILITIES

9.1 Public Improvement District

The Property is included within the Southeast Public Improvement District, which was created to construct a 16 inch waterline loop connecting an existing 16 inch waterline in Louis Henna Boulevard to a 16 inch waterline in High Country Boulevard. The City of Round Rock shall make its best efforts to design and commence construction

of the 16 inch waterline within thirty (30) days after final adoption of the Southeast Public Improvement District.

9.2 Water and Wastewater Line Capacity

The creation of the Southeast Public Improvement District will accommodate approximately 454 LUE's within the PUD. Lue'S shall be calculated as follows:

Single family residence: 1.0 LUE

Apartment of Condominium unit: 0.5 LUE

Business park: 2.4 LUE/acre

Commercial: 2.4 LUE/acre

10. PARKING

Parking regulations shall be as modified in Exhibits "E" and "F", attached hereto, as applicable to each parcel and its designated use.

11. SIGN STANDARDS

Sign Standards shall be as modified in Exhibits "E" and "F", attached hereto, as applicable to each parcel and its designated use.

12. PARKLAND DEDICATION FOR PARCEL ONE, IF SINGLE FAMILY RESIDENTIAL

The parkland dedication requirement as stated in Section 8.615 of the Code shall be satisfied with the payment to the City of Round Rock the sum of One Hundred Twenty-four (\$124.00) Dollars per residential dwelling, said payment to be due on or before plat recordation. This payment is required only if Parcel One's use is SF-2 (Single Family Residential).

13. CONSTRUCTION - UTILITIES

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

14. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

14.1 Minor Changes

Minor changes to this Agreement or Plan required by engineering or other circumstances which do not substantially change this Plan may be approved by the Director of Planning and the Director of Public Works.

14.2 Major Changes

Major changes shall be resubmitted following the same procedure required in the original PUD application.

14.3 Changes in Writing

Neither this Agreement or Plan nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the City and the current Owner.

15. PROPERTY OWNER'S ASSOCIATION

15.1 Review and Approval Before Recordation of Final Plat

A Property Owner's Association shall be established at time of final platting of any Single Family residential property located within the PUD. The Association's creation documents, including covenants and deed restrictions or amendments thereto, shall be submitted for review and approval to the Director of Planning and Community Development and the City Attorney at the final plat stage. These documents shall be recorded with the final plat and shall contain all of the items listed in Exhibit "G", attached hereto and incorporated herein, to insure incorporation of the items listed in Exhibit "G".

15.2 Responsibilities of Association

In addition to other responsibilities imposed on the association in this Plan, the association shall be responsible for maintaining all landscaping, irrigation systems, greenbelts and amenity areas within the plat not dedicated to the City.

15.3 Enforcement of Deed Restrictions

The Property Owner's Association shall be the entity responsible for enforcing deed restrictions. Although the City reserves the right to review, approve and enforce deed restrictions as well as any amendments or modifications to the deed restrictions, it is not the intent of the City to assume responsibilities normally reserved to a Property Owner's Association.

16. GENERAL PLAN AMENDED

The Round Rock General Plan 1990 is hereby amended to reflect the provisions of this agreement.

17. BINDING EFFECT

This Agreement and Plan binds and is to the benefit of the respective heirs, successors and assigns of the Owner.

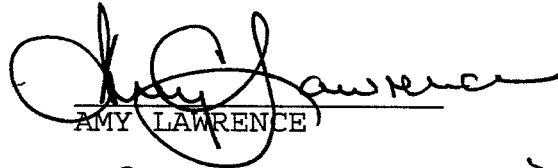
CITY OF ROUND ROCK

By: 
Charles Culpepper, Mayor

Date: 9-28-95


ERNEST LAWRENCE


ELIOT LAWRENCE


AMY LAWRENCE


AMANDA SHERRILL

EXHIBIT A

CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

FIELD NOTES

FIELD NOTES FOR 123.6531 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING ALL OF A TRACT CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT CALLED 124.15 ACRES OF LAND LESS A 1.139 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS FOR RIGHT OF WAY PURPOSES DESCRIBED IN VOLUME 1579, PAGE 473 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID 123.6531 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found on the West R.O.W. of said County Road No. 169, said point also being the most Southerly corner of said 1.139 acre R.O.W. tract, also being the Southeast corner of said 124.15 acre tract, also being the Northeast corner of a tract conveyed to James Eichelberger Jr. in Volume 511, Page 604 of the Williamson County, Texas Deed Records for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S. 74 deg. 13' 11" W. with the fence line also being the North line of said Eichelberger tract 2053.64 feet to an iron pin set at a fence corner, said point also being on the East line of Interchange Business Park Section Two, a subdivision recorded in Cabinet J, Slides 26-28 of the Williamson County, Texas Plat Records.

THENCE with the East line of said Interchange Business Park Section Two and the West line of this tract, the following five (5) courses:

- 1) N. 19 deg. 23' 06" W., 615.11 feet to an iron pin found;
- 2) N. 19 deg. 13' 36" W., 200.02 feet to an iron pin found;
- 3) N. 19 deg. 16' 40" W., 200.04 feet to an iron pin found;
- 4) N. 19 deg. 14' 43" W., 194.47 feet to an iron pin found;
- 5) N. 19 deg. 22' 28" W., 169.97 feet to an iron pin found.

said point also being the East common corner of said Interchange Business Park Section Two and Interchange Business Park Section One, a subdivision recorded in Cabinet J, Slides 24-25 of the Williamson County, Texas Plat Records.

THENCE continuing with the West line of this tract and the East line of said Interchange Business Park Section One, the following three (3) courses:

- 1) N. 19 deg. 23' 00" W., 658.43 feet to an iron pin found;
- 2) N. 17 deg. 39' 49" W., 549.68 feet to an iron pin found;

RECORDERS MEMORANDUM

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- 3) N. 18 deg. 58' 00" W., 34.22 feet to an iron pin set, said point also being the Northeast corner of said Interchange Business Park Section One, also being on the South R.O.W. line of Gattis School Road for the Northwest corner of this tract.

THENCE N. 89 deg. 45' 54" E. with the South line of said Gattis School Road and the North line of this tract 2752.99 feet to an iron pin found, said point also being the Northwest corner of said 1.139 acre tract for the Northeast corner of this tract.

THENCE along the new West R.O.W. of County Road No. 169 and the West line of said 1.139 acre tract, the following five (5) courses:

- 1) S. 28 deg. 04' 24" E., 142.72 feet to an iron pin found;
- 2) S. 00 deg. 13' 47" W., 449.53 feet to an iron pin set at a point of curve to the left;
- 3) Along said curve to the left whose elements are: R = 2035.00 feet, I = 01 deg. 33' 06", A = 55.11 feet whose chord bears S. 00 deg. 35' 24" E., 55.11 feet to an iron pin found;
- 4) S. 01 deg. 17' 33" E., 1241.88 feet to an iron pin found at a point of curve to the right;
- 5) Along said curve to the right whose elements are: R = 1965.00 feet, I = 01 deg. 33' 53", A = 53.66 feet whose chord bears S. 00 deg. 30' 49" E., 53.66 feet to the POINT OF BEGINNING as prepared by Crichton and Associates and containing 123.6531 acres of land, more or less.

RECORDERS MEMORANDUM

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EXHIBIT B

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That _____ Organized and existing under the laws of the State of Texas, acting herein by and through its _____ Being the holder of a lien by way of _____ Recorded in Volume _____, Page _____, of the Official Records of Williamson County, Texas does hereby consent to the Agreement and Development Plan of _____ Acres of land situated in the City of Round Rock, Williamson County, Texas, and does further hereby join, approve, and consent to all provisions shown herein.

(Name of Lienholder)

By: _____
_____, its _____
(Typed Name)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 199____,
by _____, _____, of _____, on behalf of said
_____.

Notary Public, State of Texas
Printed Name: _____
My commission expires: _____

EXHIBIT B

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, _____, the outright owner of the certain tract of land recorded in Volume _____, Page _____, of the Official Records of Williamson County, Texas do hereby state there are no lien holders of the certain tract of land.

Owner

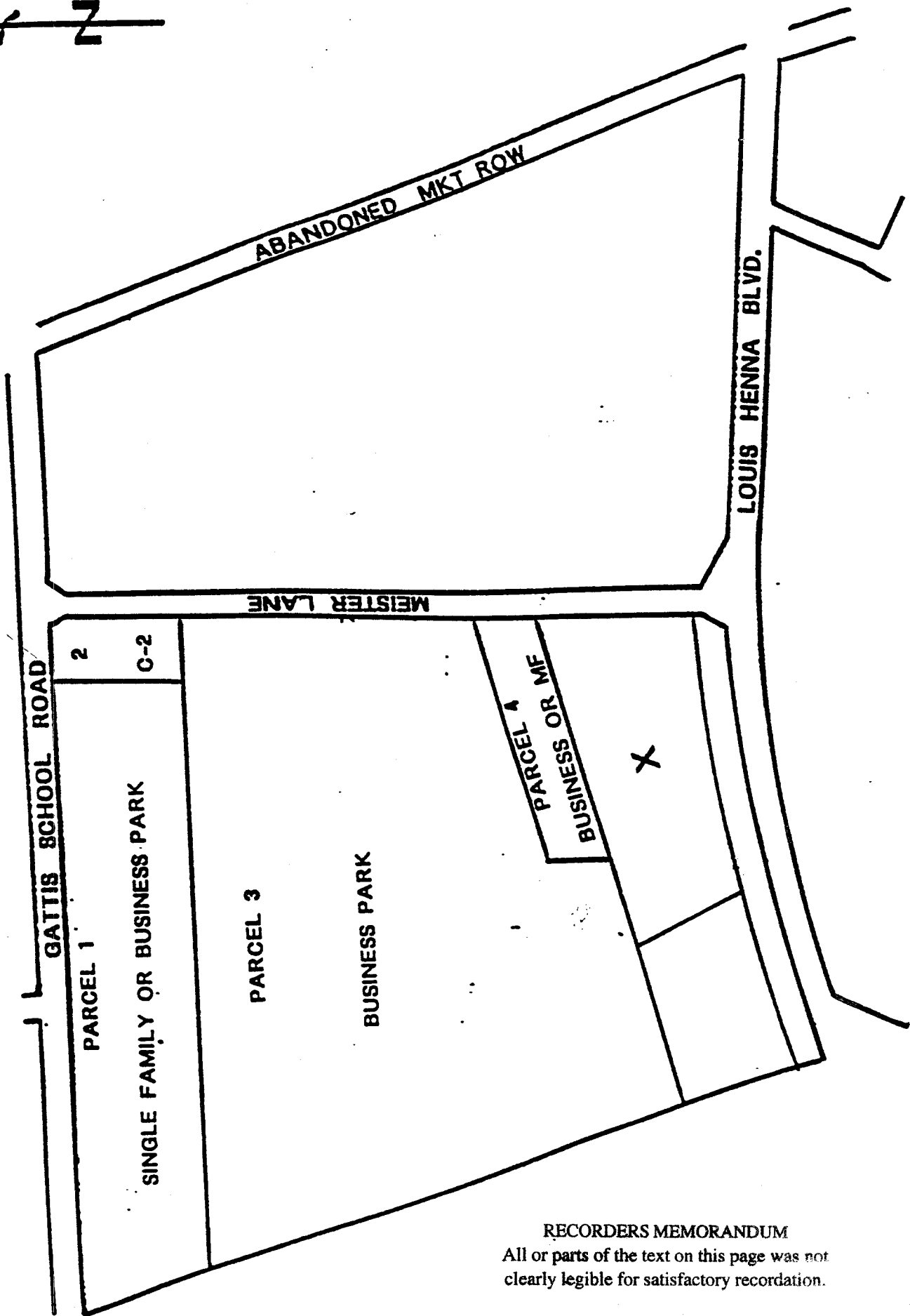
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the _____ day of _____, 199____,
by _____, _____ of _____, on behalf of said
_____.

Notary Public, State of Texas
Printed Name: _____
My commission expires: _____

EXHIBIT C

SCHOOLS ARE PERMITTED ON PARCELS 1, 2 & 3.



RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation.

EXHIBIT C

PARCEL 1

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395**

FIELD NOTES

FIELD NOTES FOR 33.039 ACRES OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOL. 451 PG. 186 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the West line of said 124.15 acre at the Southwest corner of a proposed 2.455 acre tract to be conveyed by Ernest Lawrence to the City of Round Rock for additional R.O.W. on Gattis School Road as shown on sketch and field notes prepared by Cecil Jackson Chisholm, R.P.L.S. 4295 and dated October 14, 1993, said point also being the East line of Interchange Business Park Section One, a subdivision recorded in Cab. J, Slide 24-25 of the Williamson County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N 89° 45' 52" E with the new proposed South R.O.W. of Gattis School Road, 2506.77 feet to a point for the Northeast corner of this tract.

THENCE through the interior of said 124.15 acre tract on a line 300 feet East of and parallel to the West R.O.W. of Meister Lane (County Road 169) the following three (3) courses:

- 1) S 00° 16' 15" W, 535.61 feet to a point of curve to the left.
- 2) Along said curve to the left whose elements are R= 2335.00, I= 01° 33' 06", A= 63.24, whose chord bears S 00° 32' 56" E, 63.23 feet to a point.
- 3) S 01° 15' 05" E, 1.56 feet to a point for the Southeast corner of this tract.

THENCE S 89° 45' 52" W with a line 600 feet South of and parallel to the proposed new South R.O.W. of Gattis School Road, 2291.77 feet to a point on the West line of said 124.15 acre tract also being on the East line of Interchange Business Park Section One for the Southwest corner of this tract.

THENCE with the West line of said 124.15 acre tract also being on the East line of Interchange Business Park Section One the following two courses:

- 1) N 19° 20' 32" W, 94.00 feet to a point.

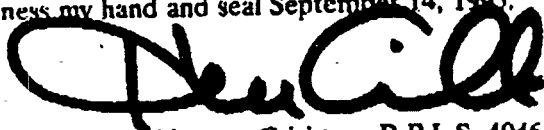
RECORDERS MEMORANDUM

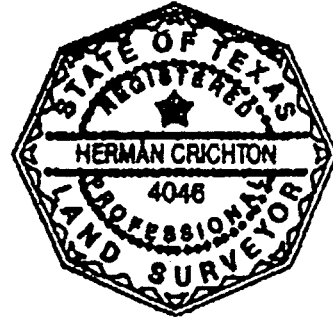
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- 2) N 19° 37' 12" W, 541.90 feet to the POINT OF BEGINNING and containing 33.039 acres more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground, under my supervision and partially from other records and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 14, 1995.


Herman Crichton, R.P.L.S. 4046



RECORDERS MEMORANDUM

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EXHIBIT C

PARCEL 2

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395**

FIELD NOTES

FIELD NOTES FOR 4.084 ACRES OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOL. 451 PG. 186 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point on the West line of said 124.15 acre at the Southwest corner of a proposed 2.455 acre tract to be conveyed by Ernest Lawrence to the City of Round Rock for additional R.O.W. on Gattis School Road as shown on sketch and field notes prepared by Cecil Jackson Chisholm, R.P.L.S. 4295 and dated October 14, 1993, said point also being the East line of Interchange Business Park Section One, a subdivision recorded in Cab. J, Slide 24-25 of the Williamson County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N 89° 45' 52" E with the new proposed South R.O.W. of Gattis School Road, 2506.77 feet to a point for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE through the interior of said 124.15 acre tract on a line 300 feet East of and parallel to the West R.O.W. of Meister Lane (County Road 169) the following three (3) courses:

- 1) S 00° 16' 15" W, 535.61 feet to a point of curve to the left.
- 2) Along said curve to the left whose elements are R= 2335.00, I= 01° 33' 06", A= 63.24, whose chord bears S 00° 32' 56" E, 63.23 feet to a point.
- 3) S 01° 15' 05" E, 1.56 feet to a point for the Southeast corner of this tract.

THENCE N 89° 45' 52" E with a line 600 feet South of and parallel to the Proposed new South R.O.W. of Gattis School Road, 330.05 feet to a point on the West R.O.W. line of Meister Lane for the Southeast corner of this tract.

THENCE with the West R.O.W. of Meister Lane the following four (4) courses:

- 1) N 01° 15' 05" W, 6.88 feet to a point of curve to the right.
- 2) Along said curve to the right whose elements are R= 2035.00, I= 01° 33' 06", A= 55.11, whose chord bears N 00° 32' 56" W, 55.11 feet to a point.
- 3) N 00° 16' 15" W, 499.53 feet to a point.
- 4) N 28° 04' 24" E, 100.04 feet to a point being the intersection of the West R.O.W. of Meister Lane and the proposed South R.O.W. of Gattis School Road for the Northeast corner of this

RECORDERS MEMORANDUM

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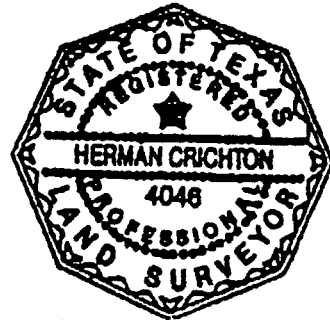
tract

THENCE N 89° 45' 52" E with the proposed South R.O.W. of Gattis School Road, 252.58 feet to the POINT OF BEGINNING and containing 4.084 acres more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground, under my supervision and partially from other records and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 14, 1995.


Herman Crichton, R.P.L.S. 4046



RECORDERS MEMORANDUM

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EXHIBIT C

PARCEL 3

VOL 1832 PAGE 099

Page 1 of 2

CRICHTON & ASSOCIATES
LAND SURVEYORS
1406 THREE POINTS ROAD
PFLUGERVILLE, TEXAS 78660
512-251-4105

FIELD NOTES

TRACT A

FIELD NOTES FOR 101.4696 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A TRACT CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found on the West R.O.W. of said County Road No. 169, said point also being the most Southerly corner of said 1.139 acre R.O.W. tract, also being the Southeast corner of said 124.15 acre tract, also being the Northeast corner of a tract conveyed to James Eichelberger Jr. in Volume 511, Page 604 of the Williamson County, Texas Deed Records for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S. 74 deg. 13' 11" W. with the fence line also being the North line of said Eichelberger tract 1184.82 feet to an iron pin set for the most Easterly Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S. 74 deg. 13' 11" W. continuing with the North line of said Eichelberger tract 868.82 feet to an iron pin set at a fence corner, said point also being on the East line of Interchange Business Park Section Two, a subdivision recorded in Cabinet J, Slides 26-28 of the Williamson County, Texas Plat Records.

THENCE with the East line of said Interchange Business Park Section Two and the West line of this tract, the following five (5) courses:

- 1) N. 19 deg. 23' 06" W., 615.11 feet to an iron pin found;
- 2) N. 19 deg. 13' 36" W., 200.02 feet to an iron pin found;
- 3) N. 19 deg. 16' 40" W., 200.04 feet to an iron pin found;
- 4) N. 19 deg. 14' 43" W., 194.47 feet to an iron pin found;
- 5) N. 19 deg. 22' 28" W., 169.97 feet to an iron pin found, said point also being the East common corner of said Interchange Business Park Section Two and Interchange Business Park Section One, a subdivision recorded in Cabinet J, Slides 24-25 of the Williamson County, Texas Plat Records.

THENCE continuing with the West line of this tract and the East line of said Interchange Business Park Section One, the following three (3) courses:

- 1) N. 19 deg. 23' 00" W., 658.43 feet to an iron pin found;
- 2) N. 19 deg. 39' 40" W., 549.68 feet to an iron pin set;

RECORDERS MEMORANDUM

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

NO. 1832 PAGE 100
33.039 acres, 28 deg. 04' 24" W. 142.72 feet to an iron pin set, said
point also being the Northeast corner of said Interchange
Business Park Section One, also being on the South R.O.W.
line of Gattis School Road for the Northwest corner of
this tract.

THENCE N. 89 deg. 45' 54" E. with the South line of said Gattis
School Road and the North line of this tract 2752.99 feet to an iron
pin found, said pins also being the Northwest corner of a 1.139 acre
tract conveyed from Ernest Lawrence to Williamson County for R.O.W.
purpose in Volume 1579, Page 473 of the Williamson County, Texas Deed
Records tract for the Northeast corner of this tract.

THENCE along the new West R.O.W. of County Road No. 169 and the
West line of said 1.139 acre tract, the following four (4) courses:

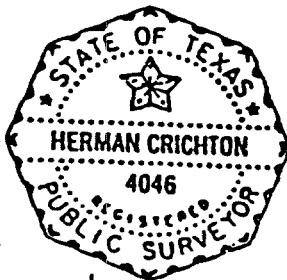
- 1) S. 28 deg. 04' 24" E., 142.72 feet to an iron pin found;
- 2) S. 00 deg. 13' 47" W., 449.53 feet to an iron pin set at a
point of curve to the left;
- 3) Along said curve to the left whose elements are: R = 2035.00
feet, I = 01 deg. 33' 06", A = 55.11 feet whose chord bears
S. 00 deg. 35' 24" E., 55.11 feet to an iron pin found;
- 4) S. 01 deg. 17' 33" E., 453.11 feet to an iron pin set.

THENCE through the interior of said 124.15 acre tract, the
following four (4) courses:

- 1) S. 74 deg. 13' 11" W., 1184.72 feet to an iron pin set;
- 2) S. 01 deg. 17' 33" E., 561.62 feet to an iron pin set;
- 3) S. 74 deg. 13' 11" W., 0.85 feet to an iron pin set;
- 4) S. 01 deg. 17' 33" E., 280.62 feet to an iron pin set for
the POINT OF BEGINNING as prepared by Crichton and Associates
and containing 101.4696 acres of land, more or less.

I hereby certify that the foregoing field notes were prepared
based on a field survey on the ground, under my supervision, and are
true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL THIS THE 28TH DAY OF NOVEMBER 1988



Herman W. Crichton
Herman W. Crichton, R.P.S. #4046

SAVE & EXCEPT:

1. 33.039 Acres described in Appendix 1
2. 4.083 Acres described in Appendix 2
3. 2.455 Acres described in Appendix 3

RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation.

APPENDIX 1

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395**

FIELD NOTES

FIELD NOTES FOR 33.039 ACRES OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOL. 451 PG. 186 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the West line of said 124.15 acre at the Southwest corner of a proposed 2.455 acre tract to be conveyed by Ernest Lawrence to the City of Round Rock for additional R.O.W. on Gattis School Road as shown on sketch and field notes prepared by Cecil Jackson Chisholm, R.P.L.S. 4295 and dated October 14, 1993, said point also being the East line of Interchange Business Park Section One, a subdivision recorded in Cab. J, Slide 24-25 of the Williamson County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING**.

THENCE N 89° 45' 52" E with the new proposed South R.O.W. of Gattis School Road, 2506.77 feet to a point for the Northeast corner of this tract.

THENCE through the interior of said 124.15 acre tract on a line 300 feet East of and parallel to the West R.O.W. of Meister Lane (County Road 169) the following three (3) courses:

- 1) S 00° 16' 15" W, 535.61 feet to a point of curve to the left.
- 2) Along said curve to the left whose elements are R= 2335.00, I= 01° 33' 06", A= 63.24, whose chord bears S 00° 32' 56" E, 63.23 feet to a point.
- 3) S 01° 15' 05" E, 1.56 feet to a point for the Southeast corner of this tract.

THENCE S 89° 45' 52" W with a line 600 feet South of and parallel to the proposed new South R.O.W. of Gattis School Road, 2291.77 feet to a point on the West line of said 124.15 acre tract also being on the East line of Interchange Business Park Section One for the Southwest corner of this tract.

THENCE with the West line of said 124.15 acre tract also being on the East line of Interchange Business Park Section One the following two courses:

- 1) N 19° 20' 32" W, 94.00 feet to a point.

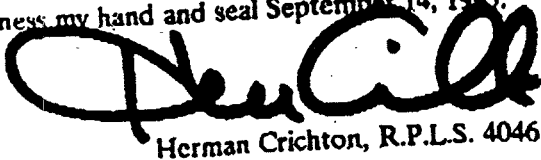
RECORDERS MEMORANDUM

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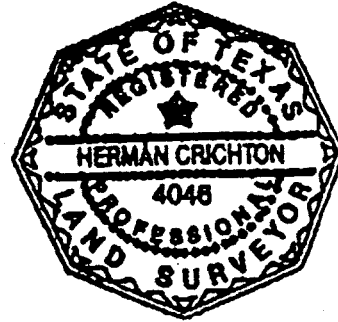
2) N 19° 37' 12" W, 541.90 feet to the POINT OF BEGINNING and containing 33.039 acres more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground, under my supervision and partially from other records and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 14, 1995.



Herman Crichton, R.P.L.S. 4046



RECORDERS MEMORANDUM

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

APPENDIX 2

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
107 NORTH LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395**

FIELD NOTES

FIELD NOTES FOR 4.084 ACRES OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOL. 451 PG. 186 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point on the West line of said 124.15 acre at the Southwest corner of a proposed 2.455 acre tract to be conveyed by Ernest Lawrence to the City of Round Rock for additional R.O.W. on Gattis School Road as shown on sketch and field notes prepared by Cecil Jackson Chisholm, R.P.L.S. 4295 and dated October 14, 1993, said point also being the East line of Interchange Business Park Section One, a subdivision recorded in Cab. J, Slide 24-25 of the Williamson County, Texas Plat Records for the Northwest corner of this tract and the **POINT OF BEGINNING.**

THENCE N 89° 45' 52" E with the new proposed South R.O.W. of Gattis School Road, 2506.77 feet to a point for the Northwest corner of this tract and the **POINT OF BEGINNING.**

THENCE through the interior of said 124.15 acre tract on a line 300 feet East of and parallel to the West R.O.W. of Meister Lane (County Road 169) the following three (3) courses:

- 1) S 00° 16' 15" W, 535.61 feet to a point of curve to the left.
- 2) Along said curve to the left whose elements are R= 2335.00, I= 01° 33' 06", A= 63.24, whose chord bears S 00° 32' 56" E, 63.23 feet to a point.
- 3) S 01° 15' 05" E, 1.56 feet to a point for the Southeast corner of this tract.

THENCE N 89° 45' 52" E with a line 600 feet South of and parallel to the Proposed new South R.O.W. of Gattis School Road, 330.05 feet to a point on the West R.O.W. line of Meister Lane for the Southeast corner of this tract.

THENCE with the West R.O.W. of Meister Lane the following four (4) courses:

- 1) N 01° 15' 05" W, 6.88 feet to a point of curve to the right.
- 2) Along said curve to the right whose elements are R= 2035.00, I= 01° 33' 06", A= 55.11, whose chord bears N 00° 32' 56" W, 55.11 feet to a point.
- 3) N 00° 16' 15" W, 499.53 feet to a point.
- 4) N 28° 04' 24" E, 100.04 feet to a point being the intersection of the West R.O.W. of Meister Lane and the proposed South R.O.W. of Gattis School Road for the Northeast corner of this

RECORDERS MEMORANDUM

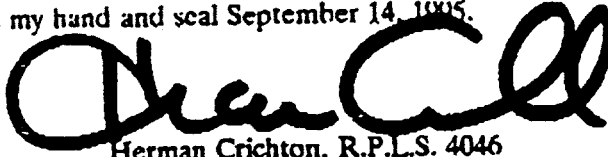
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tract.

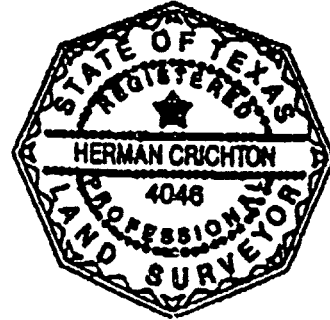
THENCE N 89° 45' 52" E with the proposed South R.O.W. of Gattis School Road, 252.58 feet to the POINT OF BEGINNING and containing 4.084 acres more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground, under my supervision and partially from other records and are true and correct, to the best of my knowledge and belief.

Witness my hand and seal September 14, 1995.



Herman Crichton, R.P.L.S. 4046



RECORDERS MEMORANDUM

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APPENDIX 3

DESCRIPTION

OF A 2.455-ACRE (106,922 SQUARE FOOT), TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 393, IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 124.15-ACRE TRACT OF LAND CONVEYED TO ERNEST LAWRENCE BY INSTRUMENTS RECORDED IN VOLUME 451 PAGE 188 AND VOLUME 457 PAGE 418 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.455-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on an iron rod found on a point in the existing south right-of-way line of Gattis School Road, said point being the northeast corner of Lot 1, Block B of "Interchange Business Park Section One (Revised)", a subdivision according to the plat thereof recorded in Plat Cabinet J Slide 24 of the Plat Records of Williamson County, Texas, said point being also the northwest corner of said 124.15-acre tract of land for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found on the north right-of-way line of Gattis School Road bears N00°14'18"W a distance of 40.16 feet and S89°45'52"W a distance of 1759.72 feet;

THENCE with the north boundary line of said 125.15-acre tract of land same being the existing south right-of-way line of Gattis School Road, N89°48'29"E for a distance of 2753.03 feet to an iron rod set on the northwest corner of a 1.139-acre tract of land conveyed to the County of Williamson by Warranty Deed recorded in Volume 1579 Page 473 of the Official Records of said County, said 1.139-acre tract of land being depicted in said Warranty Deed as proposed County Road No. 169, from said northwest corner, an iron rod found on the existing north right-of-way line of Gattis School Road bears N00°14'08"W a distance of 42.25 feet and N89°45'52"E a distance of 105.29 feet;

THENCE departing the existing south right-of-way line of Gattis School Road, through the interior of said 124.15-acre tract of land, with the west boundary line of said 1.139-acre tract of land, same being the west right-of-way line of County Road 169, S28°02'25"E for a distance of 42.68 feet to an iron rod set on the southeast corner of the herein described tract of land from which, an iron rod found on an angle point in the west boundary line of said 1.139-acre tract of land bears, S28°02'25"E a distance of 100.52 feet;

THENCE departing said west right-of-way line, continuing through the interior of said 124.15-acre tract of land, S89°45'52"W for a distance of 2759.32 feet to an iron rod set on a point in the west boundary line of said 124.15-acre tract of land, same being the east boundary line of said Lot 1 for the southwest corner of the herein described tract of land;

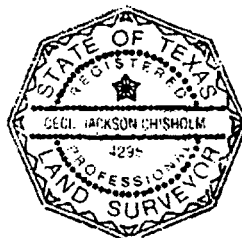
THENCE with the west boundary line of said 124.15-acre tract of land, same being the east boundary line of said Lot 1, N19°40'13"W for a distance of 7.78 feet to an iron rod found on an angle point hereof;

THENCE continuing with the west boundary line of said 124.15-acre tract of land, same being the east boundary line of said Lot 1, N18°58'33"W for a distance of 34.33 feet to the POINT OF BEGINNING hereof, and containing 2.455 acres of land.

Surveyed under the direct supervision of the undersigned:

Cecil Jackson Christolm
Cecil Jackson Christolm Date **10-14-93**
Registered Professional Land Surveyor No. 4295

CJC:ek
Job No. 601-20-10
Date: October 14, 1993



RECORDERS MEMORANDUM
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EXHIBIT C

PARCEL 3

CRICHTON & ASSOCIATES
LAND SURVEYORS
1406 THREE POINTS ROAD
PFLUGERVILLE, TEXAS 78660
512-251-4105

FIELD NOTES
TRACT "B"

FIELD NOTES FOR 7.3945 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found on the West R.O.W. line of County Road No. 169, said point also being the South point of a 1.139 acre tract conveyed by Ernest Lawrence to Williamson County for R.O.W. in Volume 1579, Page 473 of the Williamson County, Texas Deed Records, said point also being the Northeast corner of a tract conveyed to James Eichelberger in Volume 511, Page 604 of the Williamson County, Texas Deed Records.

THENCE with the new West R.O.W. of County Road No. 169, the following two (2) courses:

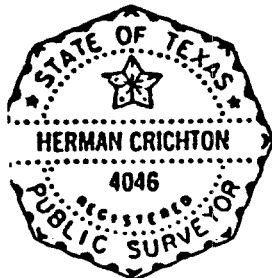
- 1) Along a curve to the left whose elements are: $R = 1965.00$ feet, $A = 53.66$ feet whose chord bears $N. 00 \text{ deg. } 30' 49'' \text{ W.}$, 53.66 feet to an iron pin found;
- 2) $N. 01 \text{ deg. } 17' 33'' \text{ W.}$, 227.15 feet to an iron pin set for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE through the interior of said 124.15 acre tract, the following three (3) courses:

- 1) $S. 74 \text{ deg. } 13' 11'' \text{ W.}$, 1184.72 feet to an iron pin set for the Southwest corner of this tract;
- 2) $N. 01 \text{ deg. } 17' 33'' \text{ W.}$, 280.81 feet to an iron pin set for the Northwest corner of this tract;
- 3) $N. 74 \text{ deg. } 13' 11'' \text{ E.}$, 1184.72 feet to an iron pin set in a fence line, said point also being on the new East R.O.W. of County Road No. 169 for the Northeast corner of this tract.

THENCE $S. 01 \text{ deg. } 17' 33'' \text{ E.}$ with the West R.O.W. line of County Road No. 169, 280.81 feet to the POINT OF BEGINNING as prepared by Crichton and Associates and containing 7.3945 acres of land, more or less.

WITNESS MY HAND AND SEAL THIS THE 22ND DAY OF DECEMBER 1988



Herman Crichton
Herman W. Crichton, R.P.S. #4046

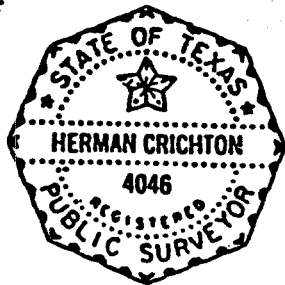
RECORDERS MEMORANDUM

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

I hereby certify that the foregoing field notes were prepared based on a field survey on the ground, under my supervision and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL THIS THE 22ND DAY OF DECEMBER 1988

Herman Crichton
Herman W. Crichton, R.P.S. #4046



RECORDERS MEMORANDUM

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EXHIBIT C

PARCEL 3

Page 1 of 2

CRICHTON & ASSOCIATES
LAND SURVEYORS
1406 THREE POINTS ROAD
PFLUGERVILLE, TEXAS 78660
512-251-4105

FIELD NOTES
TRACT "C"

FIELD NOTES FOR 7.3945 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF A 124.15 ACRE TRACT CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument found on the West R.O.W. of County Road No. 169, said point also being the Southeast corner of said 124.15 acre tract, also being the South corner of a 1.139 acre tract conveyed by Ernest Lawrence to Williamson County for R.O.W. in Volume 1579, Page 473 of the Williamson County, Texas Deed Records, also being the Northeast corner of a tract conveyed to James Eichelberger in Volume 511, Page 604 of the Williamson County, Texas Deed Records.

THENCE with the new West R.O.W. of County Road No. 169, the following two (2) courses:

- 1) Along a curve to the left whose elements are: $R = 1965.00$ feet, $A = 53.66$ feet whose chord bears $N. 00 \text{ deg. } 30' 49''$ W., 53.66 feet;
- 2) $N. 01 \text{ deg. } 17' 33''$ W., 507.96 feet to an iron pin set in a fence line on the West R.O.W. line of County Road No. 169 for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE through the interior of said 124.15 acre tract, the following three (3) courses:

- 1) $S. 74 \text{ deg. } 13' 11''$ E., 1184.72 feet to an iron pin set for the Southwest corner of this tract;
- 2) $N. 01 \text{ deg. } 17' 33''$ W., 280.81 feet to an iron pin set for the Northwest corner of this tract;
- 3) $N. 74 \text{ deg. } 13' 11''$ E., 1184.72 feet to an iron pin set in a fence line, said point also being on the new West R.O.W. of County Road No. 169 for the Northeast corner of this tract.

THENCE $S. 01 \text{ deg. } 17' 35''$ E. with the new West R.O.W. of County Road No. 169, 280.81 feet to the POINT OF BEGINNING as prepared by Crichton and Associates and containing 7.3945 acres of land, more or less.

RECORDERS MEMORANDUM

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EXHIBIT C

PARCEL 4

VOL. 1832 PAGE 095

CRICHTON & ASSOCIATES

LAND SURVEYORS

1406 THREE POINTS ROAD
PFLUGERVILLE, TEXAS 78660

512-251-4105

FIELD NOTES
TRACT "A"

FIELD NOTES FOR 7.3945 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF A 124.15 ACRE TRACT OF LAND CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found on the West R.O.W. line of County Road No. 169, said point also being the Southeast corner of said 124.15 acre tract, also being the South corner of a 1.139 acre tract conveyed from Ernie Lawrence to Williamson County for R.O.W. in Volume 1579, Page 473 of the Williamson County, Texas Deed Records, also being the Northeast corner of a tract conveyed to James Eichelberger in Volume 415, Page 604 of the Williamson County, Texas Deed Records for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S. 74 deg. 13' 11" W. with the North line of said Eichelberger tract and the South line of said Lawrence tract 184.82 feet to an iron pin set for the Southwest corner of this tract.

THENCE through the interior of said 124.15 acre tract, the following two (2) courses:

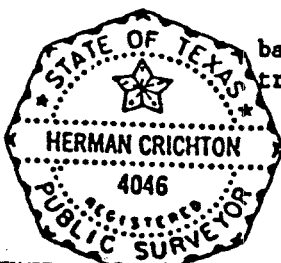
- 1) N. 01 deg. 17' 33" W., 280.62 feet to an iron pin set for the Northwest corner;
- 2) N. 74 deg. 13' 11" E., 1185.57 feet to an iron pin set in a fence line, said point also being on the new West R.O.W. of County Road No. 169 and the West line of said 1.139 acre tract for the Northeast corner of this tract.

THENCE S. 01 deg. 17' 33" E., with the new west R.O.W. Co. Rd. 169, 227.15 feet to an iron pin found, said point also being a point of curve to the right.

THENCE continuing with the new R.O.W. of Co Rd. 169, along said curve to the right whose elements are: R = 1965.00 feet, A = 53.66 feet whose chord bears S. 00 deg. 30' 49" E., 53.66 feet to the POINT OF BEGINNING as prepared by Crichton and Associates and containing 7.3945 acres of land, more or less.

I hereby certify that the foregoing field notes were prepared based on a field survey on the ground, under my supervision, and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL THIS THE 22ND DAY OF DECEMBER, 1988



Herman W. Crichton
Herman W. Crichton, R.P.S. #4046

RECORDERS MEMORANDUM

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EXHIBIT C

PARCEL 4

VOL 1832 PAGE 095

CRICHTON & ASSOCIATES

LAND SURVEYORS

1406 THREE POINTS ROAD
PFLUGERVILLE, TEXAS 78660

512-251-4105

FIELD NOTES
TRACT "A"

FIELD NOTES FOR 7.3945 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY ABSTRACT NO. 609 IN WILLIAMSON COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF A 124.15 ACRE TRACT OF LAND CONVEYED TO ERNEST LAWRENCE IN VOLUME 451, PAGE 188 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found on the West R.O.W. line of County Road No. 169, said point also being the Southeast corner of said 124.15 acre tract, also being the South corner of a 1.139 acre tract conveyed from Ernie Lawrence to Williamson County for R.O.W. in Volume 1579, Page 473 of the Williamson County, Texas Deed Records, also being the Northeast corner of a tract conveyed to James Eichelberger in Volume 415, Page 604 of the Williamson County, Texas Deed Records for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S. 74 deg. 13' 11" W. with the North line of said Eichelberger tract and the South line of said Lawrence tract 184.82 feet to an iron pin set for the Southwest corner of this tract.

THENCE through the interior of said 124.15 acre tract, the following two (2) courses:

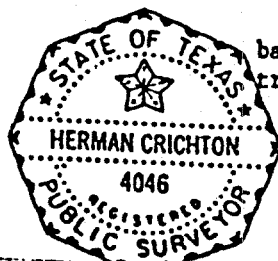
- 1) N. 01 deg. 17' 33" W., 280.62 feet to an iron pin set for the Northwest corner;
- 2) N. 74 deg. 13' 11" E., 1185.57 feet to an iron pin set in a fence line, said point also being on the new West R.O.W. of County Road No. 169 and the West line of said 1.139 acre tract for the Northeast corner of this tract.

THENCE S. 01 deg. 17' 33" E., with the new west R.O.W. Co. Rd. 169, 227.15 feet to an iron pin found, said point also being a point of curve to the right.

THENCE continueing with the new R.O.W. of Co Rd. 169, along said curve to the right whose elements are: $R = 1965.00$ feet, $A = 53.66$ feet whose chord bears S. 00 deg. 30' 49" E., 53.66 feet to the POINT OF BEGINNING as prepared by Crichton and Associates and containing 7.3945 acres of land, more or less.

I hereby certify that the foregoing field notes were prepared based on a field survey on the ground, under my supervision, and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL THIS THE 22ND DAY OF DECEMBER 1988



Herman Crichton
Herman W. Crichton, R.P.S. #4046

RECORDERS MEMORANDUM

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

EXHIBIT D

DEVELOPMENT STANDARDS
SMALL LOT SINGLE FAMILY

1. **PERMITTED USE:** Single Family residential.
2. **DENSITY:**
 - 2.1 **Minimum lot size:** 4,500 square feet.
 - 2.2 **Minimum lot frontage:** 40 feet (measured at the front building line).
3. **BUILDINGS SETBACKS**
 - 3.1 **Front yard:** as specified in the SF-2 zoning district.
 - 3.2 **Rear yard:** as specified in the SF-2 zoning district.
 - 3.3 **Side yard:** as specified in the SF-2 zoning district, except that one common wall may be permitted when a plan for two adjoining lots is submitted and approved for fee simple title to each lot.
 - 3.4 **Corner Lots:** Corner lots shall provide a street side yard of 10 feet.
4. **STREETS AND UTILITIES:**
 - 4.1 **Access:** The owner shall restrict access to Gattis School Road to two access points approved by the Director of Planning.
 - 4.2 **Cul-de-sac length:** The maximum cul-de-sac length may be waived in order to limit access to the Arterial roadway, but must still obtain approval of the Director of Public Works and Fire Chief at platting.
 - 4.3 **Underground Electric and Utility Lines:** Except where approved in writing by the Director of Public Works all electrical, telephone and cable vision

distribution and service lines, other than currently existing overhead lines and lines three phase or larger shall be installed underground. No rooftop or anchored antennas shall be allowed. Individual satellite dishes less than 36" in diameter are not prohibited.

5. **FENCING:**

All perimeter fences shall be constructed with wood, woodcrete, iron, masonry, or a combination thereof. All supports shall be constructed of masonry or rust resistant iron or steel anchored in concrete. The finished side of perimeter fencing shall face the outside of the development. All perimeter fences along Gattis School Road and Meister Lane shall be constructed and accepted as part of the normal subdivision improvements. Fence construction plans shall be approved by the Director of Planning prior to construction of perimeter fencing to ensure stability, durability and aesthetics.

6. **Landscaping:**

Each builder, prior to issuance of Certificate of Occupancy, shall plant two trees within the building setback area of the front yard. These trees shall be a minimum of one and one-half inch (1-1/2") caliper container grown and may be a mixture of any of the following trees: all variety of oaks, elms, pecan and sycamore or trees of equal quality as approved by the Director of Planning.

EXHIBIT E

**DEVELOPMENT STANDARDS
BUSINESS PARK**

1. **PERMITTED USES:**

1.1 **Primary Uses:** Including, but not limited to, office, office/warehouse, research & development, technical schools, light manufacturing and assembly, conducted wholly within a building.

1.2 **Secondary uses:** Including, but not limited to, caretakers residence, the sale of goods produced or assembled on site, day care and other employee services.

2. **PROHIBITED USES:** Including, but not limited to, automotive and machinery repair, automotive and machinery painting, wrecking yard, sexually oriented businesses, transmission and communication towers, trucking depots, bulk distribution centers and mini-warehouses.

3. **OUTDOOR STORAGE:** Outdoor storage of materials or equipment and loading docks shall provide a visual screen from abutting properties or city streets. All screening shall be approved by the Director of Planning prior to construction.

4. **INTERPRETATION OF USE:** Interpretation of uses not clearly permitted or prohibited shall be made in writing by the Director of Planning. A copy of interpretations shall be provided to the owner and the City Building Inspector.

5. **DENSITY:** Minimum lot size one (1) acre.

6. **BUILDINGS SETBACKS:**

6.1 Front yard - 50 feet.

6.2 Rear yard - 25 feet.

6.3 Side yard (internal) - 25 feet.

6.4 Side yard (street) - same as front yard.

7. **SIGN REGULATIONS:**

- 7.1 All freestanding signs shall be monument signs.
- 7.2 Freestanding signs shall not exceed six feet in height.
- 7.3 Freestanding signs shall not restrict visibility for traffic entering or leaving the site.
- 7.4 One freestanding sign shall be permitted for lots of less than three acres in size. The maximum area of the sign, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet. Portions of the masonry structure on which the sign is located are not counted as part of the fifty square feet provided they are not contained within the polygon.
- 7.5 Additional freestanding monument signs shall be permitted for lots of three acres or larger in accordance with the regulations contained in the City Sign Ordinance.
- 7.6 Directional signs solely for the purpose of directing traffic or identifying buildings and facilities shall be permitted provided they are restricted to a size required for their function as determined by the Director of Planning.

8. **LANDSCAPING & BUFFERING:**

- 8.1 If any parcel abuts Gattis School Road or if any visitor parking is provided in any front yard, then a landscaped berm shall be installed in accordance with the following design standards:
 - 8.1.1 The height of the berm shall be a minimum of three feet in height and be landscaped to provide a complete visual screen of any parking, loading or storage areas. A site plan shall be approved by the Director of Planning prior to the issuance of any building permit. The Director of Planning shall review the landscaping, elevations and abutting uses to ensure that the required visual screen will be provided. Trees shall be planted no less than thirty feet apart.

- 8.2 Trees shall be planted in all street yards. Said trees shall have a minimum caliper of two inches and a minimum height of six feet for softwoods and eight feet for hardwoods. Trees shall consist of a mix of hardwoods and softwoods to provide for both rapidly growing and slower growing species.
- 8.3 A minimum of 75 percent of required front yards and side street yards shall be landscaped, excluding driveways.

9. **PARKING & LOADING REQUIREMENTS:**

- 9.1 Parking and loading shall be provided in accordance with the current standards set forth in the Code.
- 9.2 No parking or loading shall be permitted in any required front yard or street side yard, except that visitor parking may be permitted in up to twenty-five percent of the streetyard if a landscaped screen & berm is first approved in writing by the Director of Planning and is installed in accordance with Section 8.1, above.

EXHIBIT F

DEVELOPMENT STANDARDS
MULTI-FAMILY RESIDENTIAL

1. **PERMITTED USE:** Apartments and Condominiums.
2. **DENSITY AND HEIGHT:**
 - 2.1 Twenty (20) units per acre, provided all other requirements of this Agreement are met.
 - 2.2 Allowed height 3 stories.
3. **BUILDINGS:**
 - 3.1 **Setbacks:**
 - 3.1.1 Front yard 50 feet.
 - 3.1.2 Rear yard 25 feet.
 - 3.1.3 Side yard (interior) 25 feet.
 - 3.1.4 Side yard (street) 50 feet.
 - 3.2 **Carports:** Carports may be constructed, provided the design is first approved by the Director of Planning. Carports shall meet the following setback requirements;
 - 3.2.1 Front yard - 25 feet.
 - 3.2.2 Rear yard - 5 feet from the edge of the roof.
 - 3.2.3 Side yard (interior) - 5 feet from the edge of the roof.
 - 3.2.4 Side yard (street) - 25 feet from the edge of the roof.
4. **ACCESS:** Driveway access points shall contain a divided drive with a landscaped median separating ingress and egress lanes with each a minimum of 24 feet wide.

5. **RECREATIONAL AMENITIES:** The following private recreational facilities shall be provided on site in lieu of parkland dedication:

- 5.1 One swimming pool, a minimum of 500 square feet.
- 5.2 A clubhouse with a minimum of 1,000 square feet plus sales leasing and office space, with a minimum of 1,000 square feet. Only one clubhouse shall be required for the entire multi-family development if the development contains more than one parcel.

6. **PARKING REQUIREMENTS:** Parking shall be provided as follows:

- 6.1 Efficiency units - 1.5 spaces.
- 6.2 One bedroom units - 1.5 spaces.
- 6.3 Two bedroom units - 2.0 spaces.
- 6.4 Three bedroom units - 3.0 spaces.
- 6.5 Additional guest spaces shall be provided in a number equal to five percent of the number of parking spaces required for the total number of units.
- 6.6 All parking spaces shall be a minimum of nine feet (9') wide.
- 6.7 No recreational vehicles, boats or trailers shall be allowed to be parked in any street yard.

7. **LANDSCAPING & BUFFERING:**

- 7.1 **Trees:** Trees shall be planted in all street yards in accordance with the following standards:
 - 7.1.1 One tree for each (25) feet of frontage.
 - 7.1.2 Each tree shall have a minimum caliper size of two inch and a minimum height of six feet for softwoods and eight feet for hardwoods. Trees shall be alternated between hardwoods and softwoods.

7.2 **Maintenance:** All landscaping shall be maintained and irrigated by the property owner or a property owners association which has been approved by the City Attorney.

7.3 **Berns:** A landscaped berm with a minimum height of three (3) feet shall be provided adjacent to all public streets.

8. **FENCING:**

All perimeter fences shall be constructed as part of a comprehensively designed fence. Fencing materials shall be woodcrete, rust resistant iron, masonry, or masonry posts with wood fence. Fence supports shall be masonry or rust resistant steel or iron. All fencing shall be constructed so that a finished surface faces out. Fence construction plans shall be approved by the Director of Planning prior to construction to ensure stability, durability and aesthetics.

9. **SIGNS:**

9.1 All signs shall be masonry monument signs.

9.2 Signs shall not exceed six feet in height.

9.3 Signs shall not restrict visibility for traffic entering or leaving the site.

9.4 One sign shall be permitted at each entrance to the site. The maximum area of each sign, defined as the area contained within a polygon containing the actual lettering and any logo, shall be fifty square feet. Portions of the masonry structure on which the sign is located is not counted as part of this fifty feet provided it is not contained within the polygon.

9.5 Directional signs solely for the purpose of directing traffic or identifying buildings and facilities shall be permitted provided they are restricted to a size required for their function as determined by the Director of Planning.

10. **NEIGHBORHOOD BOX UNITS**: A postal delivery facility shall be provided and shall include parking and shall be handicapped accessible.
11. **DEVELOPMENT REVIEW BOARD (DRB)**: A site plan shall be approved by the City DRB prior to the issuance of a building permit. The DRB shall review the site plan for compliance with the provisions of this agreement and other Code requirements.

EXHIBIT G

1. **SINGLE FAMILY LOTS:** The following items shall be included in the restrictive covenants which shall be recorded with a final plat for Single Family lots.
 - 1.1 **Amendment:** This Declaration may be amended by recording in the Williamson County Real Property Records an instrument executed and acknowledged by the President and Secretary of the Association setting forth the amendment and certifying that such amendment has been approved by Owners of at least two thirds (2/3) of the number of Lots entitled to be cast, and the Mayor on behalf of the Round Rock City Council as any amendment pertains to any item in this exhibit.
 - 1.2 **Garages and Driveways:** All garages shall comply with all other restrictions, covenants, conditions and limitations on usage herein provided for other improvements in the Subdivision. All garages shall be suitable for not less than two (2) automobiles. All garages shall consist of enclosed structures and no carports shall be permitted on any Lot. The location of all driveway cuts shall be subject to the City of Round Rock Building Codes. All driveways shall be constructed of concrete. All driveways shall be a minimum width of sixteen (16) feet and a minimum length of twenty-five (25) feet. No garages shall be converted into bedrooms, dens, studios or any living areas for the occupants; provided however, that builders may temporarily convert the garage of a model home, but the City of Round Rock shall not be obligated to issue a certificate of occupancy, or permanently provide utilities until said garage is re-converted for the parking of automobiles.
 - 1.3 **Masonry Requirements:** Each Single Family dwelling constructed shall have at least seventy five percent (75%) of its exterior walls of the first floor and the front wall of the second floor of a two story structure constructed of stone, stucco or masonry construction. In computing these

percentages (1) all gables shall be excluded from the total area of exterior walls; (2) all windows and door openings shall be excluded from the total area of the exterior walls; (3) masonry used on walls of an attached garage, fireplace or chimney may be included in the computation as masonry used; and (4) "Hardi plank" products may be included in the computation as masonry used, but shall not be used on the front face of the lower floor; (5) all front walls shall be 100% masonry.

1.4 **Roofing Materials:** All roofing material shall meet or exceed 20 year warrant composition shingles. Non-reflective metal, tile or other similar quality materials are acceptable.

1.5 **Antennas:** No exterior radio, television antenna, satellite dishes or aerial shall be erected or maintained without prior written approval of the City of Round Rock Director of Planning. Individual satellite dishes less than 36" in diameter are not prohibited.

1.6 **Signs:** All entry monumentation shall be constructed of low maintenance materials approved in advance by the Director of Planning. In the event that the sign is not properly maintained, the City may give the sign owner written notice that repairs must be made within 14 business days of notification or the City shall have the right, but not the obligation, to have the repairs made and charged to the owner.

Prohibited signs include bench signs, billboards, signs with flashing or blinking lights or mechanical movement, dayglo colors, signs that make or create noise, animated or moving signs, exposed neon illumination, painted wall signs, pennants, trailer signs, signs with beacons, and any sign that obstructs the view in any direction of an intersection. Appropriate materials shall be made of masonry with a maximum height of six feet.

The Property Owners Association shall own and maintain all entry signs.

1.7 **Responsibility of Property Owner's Association:** The Property Owners Association shall be the entity responsible for enforcing the deed restrictions and

restrictive covenants. Although the City reserves the right to enforce any provisions required by the Planned Unit Development, it is not the intent of the City to assume responsibilities normally reserved to the Property Owners.

1.8 **Prohibition of Boats, Etc.** All boats, recreational vehicles, motor and trailer homes, and semi-trailers shall not be located in the front yard of any building, or parked on any street within the PUD.

2. **MULTI FAMILY LOTS:** The following items shall be included in the restrictive covenants which shall be recorded with a final plat for Multi Family lots:

2.1 **Amendment:** This Declaration may be amended by recording in the Williamson County Real Property Records an instrument executed and acknowledge by the sole owners or if the development is a condominium by the President and Secretary of the Association setting forth the amendment and certifying that such amendment has been approved by Owners of at least two thirds (2/3) of the number of Lots entitled to be cast, and the Mayor on behalf of the Round Rock City Council as any amendment pertains to any item in this exhibit.

2.2 **Masonry Requirements:** Each Building constructed shall have at least eighty percent (80%) of its exterior walls, facing a public street, constructed of stone or masonry construction. In computing these percentages (1) all gables shall be excluded from the total area of exterior walls; (2) all windows and door openings shall be excluded from the total area of the exterior walls; (3) masonry used to a fireplace or chimney may be included in the computation as masonry used; and (4) Stucco and all "Hardi plank" products may be included in the computation as masonry used.

2.3 **Roofing Materials:** All roofing materials shall meet or exceed 20 year warranty composition shingles. Non-reflective metal, tile or similar quality materials are acceptable.

2.4 **Antennas:** No exterior radio, television antenna, satellite dishes or aerial shall be erected or maintained without prior written approval of the City of Round Rock Director of Planning.

2.5 **Signs:** All entry monumentation shall be constructed of low maintenance materials approved in advance by the Director of Planning. In the event that the sign is not properly maintained, the City may give the sign owner written notice that repairs must be made within 14 business days of notification or the City shall have the right, but not the obligation, to have the repairs made and charged to the owner.

Prohibited signs include bench signs, billboards, signs with flashing or blinking lights or mechanical movement, dayglo colors, signs that make or create noise, animated or moving signs, exposed neon illumination, painted wall signs, pennants, trailer signs, signs with beacons, and any sign that obstructs the view in any direction of an intersection. Appropriate materials shall be made of masonry with a maximum height of six feet.

The Property Owners Association shall own and maintain all entry signs.

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.



Elaine Bizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc# 9602681
Pages: 46
Date : 01-18-1996
Time : 10:40:43 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 99.00

Please return to:

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

STENDEBACH & ASSOCIATES, INC.
PLANNING AND DEVELOPMENT CONSULTANTS

January 9, 1996

Joseph L. Vining
Director of Planning
221 East Main Street
Round Rock, Texas 78664

By Hand

RE: P.U.D. (#21)

Dear Mr. Vining:

This letter is to notify the City of Round Rock, pursuant to Sec. 5.9, of the agreement and development plan for P.U.D. #21, adopted September 28th, 1995, that any notice required under the above noted agreement will hereafter be required to be delivered to the following owners in addition to Ernest Lawrence.

1. Amanda Sherrill
P.O. Box 591
Round Rock, Texas 78680
2. Eliot Lawrence
P.O. Box 591
Round Rock, Texas 78680

*Amy C. Lawrence
1404 Norwalk
201
Austin, TX 78703*

Please note this on the P.U.D. documentation and confirm the same to me.

I have met with Charlie Crossfield who informed me that this can be done administratively as it was intended to change with ownership.

Thank you for your assistance with this matter.

Sincerely,

STENDEBACH & ASSOCIATES, INC.



J. Stendebach, AICP

cc: Amanda Sherrill
Eliot Lawrence
Christine Martinez