

THE STATE OF TEXAS *

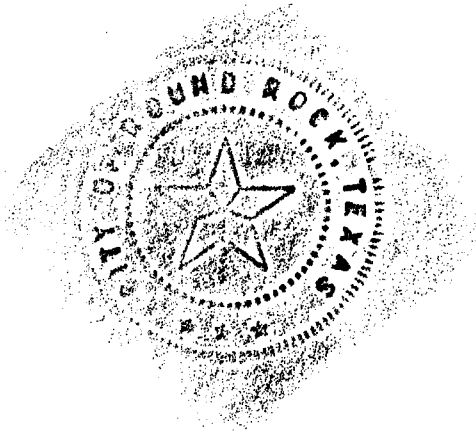
COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, CHRISTINE R. MARTINEZ, 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-01-04-26-13A3 which was approved and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 26th^h day of April 2001, as recorded in the minutes of the City of Round Rock in Book 45.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 11th day of January 2002.

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary



ORDINANCE NO. Z-01-04-26-13A3

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 375.16 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT 212, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS PLANNED UNIT DEVELOPMENT (PUD) DISTRICT NO. 23.

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", attached hereto and incorporated herein, as District Planned Unit Development (PUD) No. 23, 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 4th of April, 2001, 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 PUD No. 23 be amended as shown herein, and

WHEREAS, on the 26th day of April, 2001, 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. 23 meets the following goals and objectives:

- (1) The development in PUD No. 23 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 23 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 23 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. 23 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. 23 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 hereafter designated as District Planned Unit Development (PUD) No. 23, and that the Mayor is hereby authorized and directed to enter into the Second Amended Agreement and Development Plan for PUD No. 23 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 26 day of April, 2001.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2001.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2001.



ROBERT A. STIUKA, Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary



THE STATE OF TEXAS
AND

§

SECOND AMENDED AGREEMENT

COUNTY OF WILLIAMSON

§

DEVELOPMENT PLAN
FOR MAYFIELD RANCH
PUD NO. 23

§

THIS SECOND AMENDMENT to 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"); Tom E. Nelson, Jr. Trustee No.1 and Tom E. Nelson, Jr., having their offices at 3404 Glenview, Austin, Texas 78703; Continental Homes of Texas, L. P., a Texas limited partnership, having its office at 4515 Seton Center Parkway, Austin, Texas 78759; and the Estate of Perry O. Mayfield, whose mailing address is c/o Patricia B. Green, Executor, 4107 Medical Parkway, Suite 102, Austin, Texas 78756, (hereinafter collectively referred to as the "Owner"), and their respective successors and assigns.

WHEREAS, the Owner previously submitted an Amended Agreement and Development Plan for Mayfield Ranch ("PUD Agreement") to the City to zone 375.16 acres of land as a Planned Unit Development ("PUD"), said amended PUD zoning having been approved by the City Council of the City of Round Rock by Ordinance No. Z-00-07-25-12A1 dated July 25, 2000; and

WHEREAS, the Owner desires to amend the PUD Agreement to more accurately delineate the intended development of the property, said property being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (hereinafter referred to as the "Property");

WHEREAS, on April 4th, 2001, the Planning and Zoning Commission recommended approval of the Owner's application for the amendment to the PUD Agreement; 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 Second Amendment to the Development Plan, attached hereto and incorporated herein as a part of this Agreement, said Second Amendment Development Plan stating in detail all amended 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 AMENDED DEVELOPMENT PLAN

That all uses and development within the Property shall conform to the Amended Development Plan as previously adopted by the City Council in Ordinance No. Z-00-07-25-12A1, except as amended herein.

2. **LIENHOLDER CONSENT**

That the owners hereby state there are no lienholders for the property. An owners Affidavit is attached hereto and incorporated as *Exhibit "B"*.

3. **MISCELLANEOUS PROVISIONS**

3.1 **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, or any portion thereof, together with all development rights and obligations contained in this Agreement and Development Plan.

3.2 **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.

3.3 **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.

3.4 **Effective Date.**

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

II.

SECOND AMENDED DEVELOPMENT PLAN

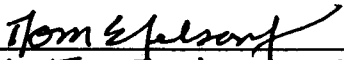
1. The Amended Development Plan as adopted in Ordinance No. Z-00-07-25-12A1 shall remain in full force and effect, except as follows:
 - a. Exhibit "A" to the Amended Development Plan is hereby deleted and replaced with a new Exhibit "A", attached hereto and incorporated herein.
 - b. Exhibit "C" to the Amended Development Plan is hereby deleted and replaced with a new Exhibit "C", attached hereto and incorporated herein.

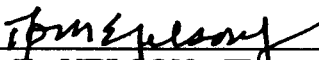
CITY OF ROUND ROCK

By: 
ROBERT A. STLUKA, JR., MAYOR

Date: 4-26-01

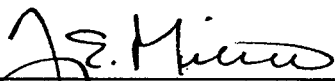
TOM E. NELSON, JR. TRUSTEE NO. 1

By: 
Printed: TOM E. NELSON, JR.
Its: MANAGING VENTURER

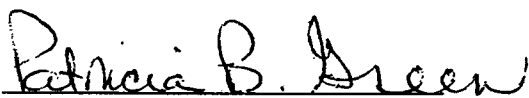

TOM E. NELSON, JR.

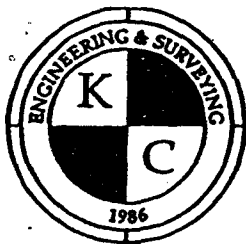
CONTINENTAL HOMES OF TEXAS, L. P.
A Texas limited partnership

BY: CHTEX of Texas, Inc.,
a Delaware corporation,
its Sole General Partner

By: 
Terry E. Mitchell
Vice President

ESTATE OF PERRY O. MAYFIELD

By: 
Patricia B. Green, Executor



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS

1801 S. MOPAC
SUITE 150
AUSTIN, TEXAS 78746

PHONE: (512) 306-8585
FAX : (512) 330-0737
EMAIL: info@kcengineering.com

EXHIBIT " A "

PARCEL 1

ZONING FIELD NOTES

BEING ALL OF THAT CERTAIN 156.02 ACRE TRACT OR PARCEL OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 1437.45 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1, BY INSTRUMENT OF RECORD IN VOLUME 571, PAGE 446 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 27.36 ACRE TRACT OF LAND CONVEYED TO PERRY O. MAYFIELD BY INSTRUMENT OF RECORD IN VOLUME 2027, PAGE 763 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 9.12 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1381, PAGE 662 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 45.60 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 38 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO A PORTION OF A 9.12 ACRE TRACT OF LAND CONVEYED TO M.J. COWAN AND N.G. WHITLOW BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 45 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic cap set for the northwest corner of said 45.60 acre tract and the southwest corner of a 345.79 acre tract conveyed to Elmer L. McLester and Larry Grisham, Trustees, by instrument of record in Volume 713, Page 413 of the Official Records of Williamson County, Texas, being in the east line of a 191.27 acre tract of land conveyed to Tom. E. Nelson, Jr., Trustee, by instrument of record in Volume 970, Page 774 of the Official Records of Williamson County, Texas;

THENCE North 69°03'37" East, with the south line of said 345.79 acre tract, a distance of 2989.00 feet to a 1/2" rebar found for the southeast corner of the 345.79 acre tract and the southwest corner of a 1601.61 acre tract conveyed to Texas Crushed Stone by instrument of record in Volume 634, Page 366 of the Official Records of Williamson County, Texas;

THENCE North 69°08'44" East, with the south line of said 1601.61 acre tract, a distance of 3109.87 feet to a 1/2" rebar found for an angle corner in the south line of the 1601.16 acre tract,

in the west line of a 2023.28 acre tract conveyed to Texas Crushed Stone by instrument of record in Volume 880, Page 638 of the Official Records of Williamson County, Texas;

THENCE, with the west line of said 2023.28 acre tract, the following two (2) courses:

1. South 20°31'39" East a distance of 1211.88 feet to a 1/2" rebar found;
2. South 69°54'24" West a distance of 1000.98 feet to a 1/2" rebar found for the northeast corner of a remainder of a 125.00 acre tract conveyed to Tom E. Nelson, Jr., Trustee No. 1, by instrument of record in Document No. 9708857 of the Official Records of Williamson County, Texas;

THENCE, with the north line of the remainder of said 125.00 acre tract, the following two (2) courses:

1. South 70°30'34" West a distance of 319.07 feet to a 1/2" rebar with plastic cap found;
2. South 43°01'08" West a distance of 95.76 feet to a 1/2" rebar with plastic cap found for the point of curvature of a curve to the left;

THENCE with the north lines of the 125.00 acre tract and a 110.562 acre tract of land conveyed to Continental Homes of Austin, L.P., by instrument of record in Document No. 9843688 of the Official Records of Williamson County, Texas, the following four (4) courses:

1. Along said curve to the left, having a radius of 955.68 feet, a delta angle of 50°04'45", an arc length of 835.31 feet and a chord which bears, North 76°23'43" West a distance of 808.97 feet to a 1/2" rebar with plastic cap found for the point of tangency;
2. South 78°36'16" West a distance of 440.65 feet to a 1/2" rebar with plastic cap found for the point of curvature of a curve to the left;
3. Along said curve to the left, having a radius of 938.70 feet, a delta angle of 29°39'01", an arc length of 485.77 feet and a chord which bears, South 63°47'05" West a distance of 480.37 feet to a 1/2" rebar with plastic cap found;
4. South 48°56'55" West a distance of 520.81 feet to a cotton spindle found;

THENCE with the west line of the 125.00 acre tract and crossing through said 110.562 acre tract, the following four (4) courses:

1. South 45°00'19" East a distance of 57.16 feet to a 1/2" rebar with plastic cap set;
2. South 05°50'27" East a distance of 397.42 feet to a 1/2" rebar with plastic cap set;

3. South 20°10'22" East a distance of 376.66 feet to a 1/2" rebar with plastic cap found;
4. South 22°58'45" East a distance of 48.24 feet to a 1/2" rebar with plastic cap found;

THENCE South 79°40'49" West, departing the west line of the 125.00 acre tract, along the 110.562 acre tract, and crossing through the remainder of said 1437.45 acre tract and said 27.36 acre tract, a distance of 1979.66 feet to a calculated point in the west line of the 27.36 acre tract and the east line of the 9.12 acre Nelson tract;

THENCE North 21°43'55" West, with the west line of the 27.36 acre tract and the east line of the 9.12 acre Nelson tract, a distance of 113.39 feet to a calculated point;

THENCE North 04°20'06" East, crossing through the 1437.45 acre tract and the 27.46 acre tract, a distance of 683.56 feet to a calculated point;

THENCE South 88°29'04" West, crossing through the 1437.45 acre tract, the 27.36 acre tract, the 9.12 acre Nelson tract, said 9.12 acre Cowan and Whitlow tract, and the 45.60 acre tract, a distance of 938.72 feet to a calculated point in the west line of the 45.60 acre tract and the east line of said 191.27 acre tract;

THENCE, with the west line of the 45.60 acre tract and the east line of said 191.27 acre tract, the following three (3) courses:

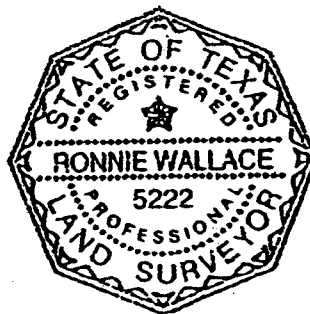
1. North 21°43'57" West a distance of 149.54 feet to a 1/2" rebar with plastic cap found;
2. North 18°22'27" West a distance of 113.76 feet to a 1/2" rebar with plastic cap found;
3. North 18°20'26" West a distance of 116.28 feet to the POINT OF BEGINNING.

Description based on an on-the-ground survey made during May 2000.

Bearing Basis: East Line of the remainder of a 32.675 acre tract being South 21°01'28" East as described in deed of record in Volume 2712, Page 702 of the Deed Records of Williamson County, Texas.

Ron C. Wallace 27 June 2000
Ronnie Wallace Date

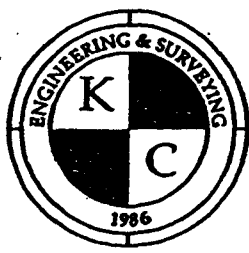
Registered Professional Land Surveyor
State of Texas No. 5222



Job Number: 438-22

Attachments: Survey Drawing L:\CHTEX\PASO\DWGS\ZPARCEL1.DWG

File: L:\CHTEX\PASO\FNOTES\ZPARCEL1.FN



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FAX : (512) 330-0737
EMAIL : info@kcengineering.com

EXHIBIT " A "

PARCEL 2

ZONING FIELD NOTES

BEING ALL OF THAT CERTAIN 30.70 ACRE TRACT OR PARCEL OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 1437.45 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1, BY INSTRUMENT OF RECORD IN VOLUME 571, PAGE 446 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 27.36 ACRE TRACT OF LAND CONVEYED TO PERRY O. MAYFIELD BY INSTRUMENT OF RECORD IN VOLUME 2027, PAGE 763 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 9.12 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1381, PAGE 662 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 45.60 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 38 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO A PORTION OF A 9.12 ACRE TRACT OF LAND CONVEYED TO M.J. COWAN AND N.G. WHITLOW BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 45 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the west line of said 45.60 acre tract being in the east line of a 191.27 acre tract of land conveyed to Tom E. Nelson, Jr., Trustee, by instrument of record in Volume 970, Page 774 of the Official Records of Williamson County, Texas, from which the northwest corner of the 45.60 acre tract bears, North 21°43'57" West a distance of 149.54 feet, North 18°22'27" West a distance of 113.76 feet, and North 18°20'26" West a distance of 116.28 feet;

THENCE North 88°29'04" East, crossing through the 45.60 acre tract, said 9.12 acre Cowan and Whitlow tract, said 9.12 acre Nelson tract, said 27.36 acre tract and said 1437.45 acre tract, a distance of 938.72 feet to a calculated point;

THENCE South 04°20'06" West, crossing through the remainder of 1437.45 acre tract and the 27.36 acre tract, a distance of 683.56 feet to a calculated point in the west line of the 27.36 acre tract and the east line of the 9.12 acre Nelson tract;

THENCE South 21°43'55" East, with the west line of the 27.36 acre tract and the east line of the 9.12 acre Nelson tract, a distance of 1285.26 feet to a calculated point;

THENCE South 70°22'31" West, crossing through the 9.12 acre Nelson tract, the 9.12 acre Cowan and Whitlow tract and the 45.60 acre tract, a distance of 599.62 feet to a calculated point in the west line of the 45.60 acre tract and the east line of Vista Oaks 1A & 1B Revised a subdivision of record in Cabinet J, Slides 189-194 of the Plat Records of Williamson County, Texas;

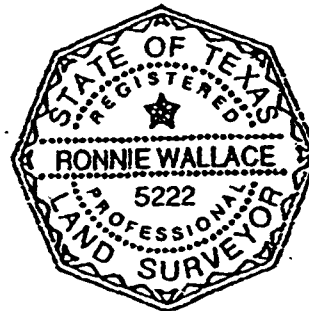
THENCE North 20°04'30" West, with the west line of the 45.60 acre tract and the east line of said Vista Oaks 1A & 1B Revised, a distance of 647.16 feet to a 1/2" rebar found for the common corner of Lots 14 and 15, Block E, Vista Oaks 1A & 1B Revised, and the reputed common survey corner of the John D. Anderson Survey Abstract 16 and the Washington Anderson Survey Abstract 15;

THENCE North 21°43'57" West, with the west line of the 45.60 acre tract and the east line of said 191.27 acre tract, a distance of 1554.74 feet to the POINT OF BEGINNING.

Description based on an on-the-ground survey made during May 2000.

Bearing Basis: East Line of the remainder of a 32.675 acre tract being South 21°01'28" East as described in deed of record in Volume 2712, Page 702 of the Deed Records of Williamson County, Texas.

Ronnie Wallace 27 June 2000
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



Job Number: 438-22

Attachments: Survey Drawing L:\CHTEX\PASO\DWGS\ZPARCEL2.DWG

File: L:\CHTEX\PASO\FNOTES\ZPARCEL2.FN

EXHIBIT "A"

PARCEL 3

ZONING FIELD NOTES

BEING ALL OF THAT CERTAIN 33.08 ACRE TRACT OR PARCEL OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 27.36 ACRE TRACT OF LAND CONVEYED TO PERRY O. MAYFIELD BY INSTRUMENT OF RECORD IN VOLUME 2027, PAGE 763 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 9.12 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1381, PAGE 662 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 45.60 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 38 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 9.12 ACRE TRACT OF LAND CONVEYED TO TOM E. NELSON BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 54 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE REMAINDER OF A 1437.45 ACRE TRACT OF LAND CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1, BY INSTRUMENT RECORDED IN VOLUME 571, PAGE 446 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the northwest corner of a 11.74 acre tract conveyed to Westside Church of Christ of Williamson County, Inc., by instrument of record in Volume 2585, Page 532 of the Official Records of Williamson County, Texas, being in the west line of said 45.60 acre tract, and the east line of Vista Oaks 1A & 1B Revised, a subdivision of record in Cabinet J, Slides 189-194 of the Plat Records of Williamson County, Texas;

THENCE along the west line of the 45.60 acre tract and the east line of said Vista Oaks 1A & 1B Revised, the following three (3) courses:

1. North 20°05'54" West a distance of 178.26 feet to an iron pin found;
2. North 20°02'03" West a distance of 850.40 feet to an iron pin found;
3. North 20°02'25" West a distance of 304.88 feet to a calculated point;

THENCE North 70°22'31" East, departing the west line of the 45.60 acre tract and the east line of Vista Oaks 1A & 1B Revised, and crossing through the 45.60 acre tract, and the two 9.12 acre Tom E. Nelson tracts a distance of 599.62 feet to a calculated point.

EXHIBIT "A"

THENCE North 21°42'55" West, 1171.91 feet to a calculated point;

THENCE North 79°41'05" East, crossing through the 27.36 acre tract and the remainder of said 1437.45 acre tract, a distance of 367.07 feet to a calculated point;

THENCE through the interior of said 27.36 acre tract and the remainder of 1437.45 acre tract, the following eight (8) courses:

- 1. South 15°51'51" East, a distance of 12.13 feet to a calculated point;**
- 2. With a curve to the left having a radius of 1464.00 feet, a central angle of 7°10'51", an arc length of 183.48 feet and a chord that bears South 19°27'13" East, 183.36 feet to a calculated point;**
- 3. South 23°02'38" East, 169.93 feet to a calculated point;**
- 4. With a curve to the right having a radius of 1036.00 feet, a central angle of 13°39'50", an arc length of 247.07 feet and a chord that bears South 16°12'43" East, 246.48 feet to a point;**
- 5. South 09°22'48" East, 492.89 feet to a point;**
- 6. With a curve to the left having a radius of 1577.41 feet, a central angle of 11°33'38", an arc length of 318.27 feet and a chord that bears South 15°09'37" East, 317.73 feet to a calculated point;**
- 7. South 20°56'26" East, 858.40 feet to point.**
- 8. With a curve to the left having a radius of 1966.60 feet, a central angle of 5°07'24", an arc length of 175.85 feet and a chord that bears South 23°30'08" East, 175.79 feet to a point.**

THENCE South 70°27'44" West, a distance of 822.66 feet with the north line of said 11.74 acre tract to the POINT OF BEGINNING and containing 33.08 acres of land more or less..

Bearing Basis: East Line of the remainder of a 32.675 acre tract being South 21°01'28" East as described in deed of record in Volume 2712, Page 702 of the Deed Records of Williamson County, Texas.

EXHIBIT " A "

PARCEL 4

ZONING FIELD NOTES

BEING ALL OF THAT CERTAIN 155.36 ACRE TRACT OR PARCEL OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A 1437.45 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1, BY INSTRUMENT OF RECORD IN VOLUME 571, PAGE 446 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 27.36 ACRE TRACT OF LAND CONVEYED TO PERRY O. MAYFIELD BY INSTRUMENT OF RECORD IN VOLUME 2027, PAGE 763 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 9.12 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1381, PAGE 662 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 45.60 ACRE TRACT CONVEYED TO TOM E. NELSON, JR., BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 38 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 9.12 ACRE TRACT OF LAND CONVEYED TO M.J. COWAN AND N.G. WHITLOW BY INSTRUMENT OF RECORD IN VOLUME 1294, PAGE 45 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the southeast corner of a 11.74 acre tract of land conveyed to Westside Church of Christ of Williamson County, Inc., by instrument of record in Volume 2585, Page 532 of the Official Records of Williamson County, Texas, being the southwest corner of said 27.36 acre tract, and being in the northerly right-of-way line of F.M. 1431 (200' R.O.W.);

THENCE North 20°59'03" West, with the west line of the 27.36 acre tract and the east line of said 11.74 acre tract, a distance of 849.18 feet to a 1/2' rebar with plastic cap found;

THENCE North 70°27'44" East a distance of 229.57 feet to a point;

THENCE through the interior of said 27.36 acre tract and the remainder 1437.45 acre tract, the following eight (8) courses:

1. With a curve to the right having a radius of 1966.60 feet, a central angle of 5°07'24", an arc length of 175.85 feet and a chord that bears North 23°30'08" West, 175.79 feet to a point;
2. North 20°56'26" West a distance of 858.40 feet to a calculated point;

3. With a curve to the right having a radius of 1577.41 feet, a central angle of $11^{\circ}33'38''$, an arc length of 318.27 feet and a chord that bears North $15^{\circ}09'37''$ West, 317.73 feet to a calculated point;
4. North $09^{\circ}22'48''$ West, a distance of 492.89 feet to a point;
5. With a curve to the left having a radius of 1036.00 feet, a central angle of $13^{\circ}39'50''$, an arc length of 247.07 feet and a chord that bears North $16^{\circ}12'43''$ West, a distance of 246.48 feet to a point;
6. North $23^{\circ}02'38''$ West, a distance of 169.93 feet to a point;
7. With a curve to the right having a radius of 1464.00 feet, a central angle of $7^{\circ}10'51''$, an arc length of 183.48 feet and a chord that bears North $19^{\circ}27'13''$ West, 183.36 feet to a point.
8. North $15^{\circ}51'51''$ West, 12.13 feet to a point.

THENCE North $79^{\circ}40'49''$ East, crossing through the 27.36 acre tract and the remainder of said 1437.45 acre tract, a distance of 1610.06 feet to a 1/2" rebar with plastic cap found for an angle corner in the westerly line of a 110.562 acre tract of land conveyed to Continental Homes of Austin, L.P., by instrument of record in Document No. 9843688 of the Official Records of Williamson County, Texas, being the westerly line of a 125.00 acre tract of land conveyed to Tom E. Nelson, Jr., Trustee No. 1, by instrument of record in Document No. 9708857 of the Official Records of Williamson County, Texas;

THENCE with the common westerly lines of said 110.562 acre tract and said 125.00 acre tract, the following eleven (11) courses:

1. South $22^{\circ}58'45''$ East a distance of 581.40 feet to a 1/2" rebar with plastic cap found;
2. South $55^{\circ}21'14''$ East a distance of 171.38 feet to a 1/2" rebar with plastic cap found;
3. South $24^{\circ}51'35''$ East a distance of 167.86 feet to a 1/2" rebar with plastic cap found;
4. South $66^{\circ}30'43''$ East a distance of 149.15 feet to a 1/2" rebar with plastic cap found;
5. South $35^{\circ}39'19''$ East a distance of 130.49 feet to a 1/2" rebar with plastic cap found;
6. South $62^{\circ}50'36''$ East a distance of 81.96 feet to a 1/2" rebar with plastic cap found;
7. South $41^{\circ}31'34''$ East a distance of 401.19 feet to a 1/2" rebar with plastic cap found;
8. South $24^{\circ}34'24''$ East a distance of 167.36 feet to a 1/2" rebar with plastic cap found;
9. South $16^{\circ}33'05''$ West a distance of 75.30 feet to a 1/2" rebar with plastic cap found;
10. South $07^{\circ}51'52''$ East a distance of 181.08 feet to a 1/2" rebar with plastic cap found;
11. South $72^{\circ}49'54''$ East a distance of 304.53 feet to a cotton spindle found for the northwest corner of Lot 26, Block G, Stone Oak at Round Rock Section 1 Amended, a subdivision of record in Cabinet M, Slide 354 of the Plat Records of Williamson County, Texas;

THENCE with the west line of said Lot 26, Block G, Stone Oak at Round Rock Section 1 Amended, the following three (3) courses:

1. South $25^{\circ}31'53''$ East a distance of 133.95 feet to a 1/2" rebar with plastic cap found;
2. South $36^{\circ}34'12''$ East a distance of 191.41 feet to a 1/2" rebar with plastic cap found;

3. South $43^{\circ}54'18''$ East a distance of 642.44 feet to a 1/2" rebar with plastic cap found for the southwest corner of Lot 26, Block G, Stone Oak at Round Rock Section 1 Amended, in the north right-of-way line of F.M. 1431 and the south line of the 1437.45 acre tract;

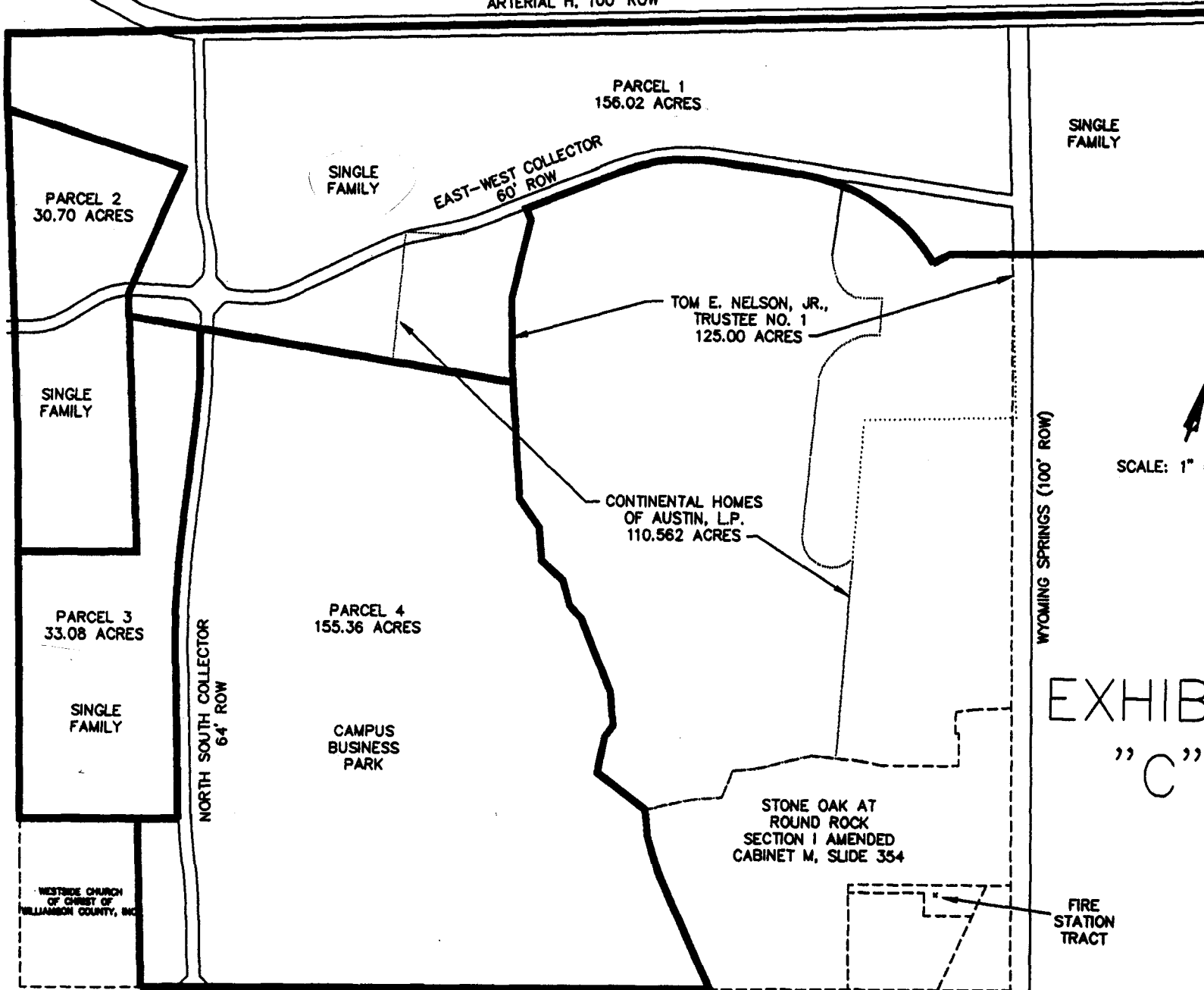
THENCE South $70^{\circ}22'58''$ West, with the north right-of-way line of F.M. 1431 and the south line of the remainder of the 1437.45 acre tract, a distance of 2895.77 feet to the POINT OF BEGINNING and containing 155.36 acres of land more or less.

Bearing Basis: East Line of the remainder of a 32.675 acre tract being South $21^{\circ}01'28''$ East as described in deed of record in Volume 2712, Page 702 of the Deed Records of Williamson County, Texas.

Exhibit "B"

There are no lienholders.

ARTERIAL H. 100' ROW



SINGLE FAMILY

PARCEL 2
30.70 ACRES

SINGLE FAMILY

EAST-WEST COLLECTOR
60' ROW

PARCEL 1
156.02 ACRES

TOM E. NELSON, JR.,
TRUSTEE NO. 1
125.00 ACRES

SINGLE FAMILY

ALBION

SCALE: 1" = 700'

CONTINENTAL HOMES
OF AUSTIN, L.P.
110.562 ACRES

WYOMING SPRINGS (100' ROW)

EXHIBIT

"C"

C

PARCEL 3
33.08 ACRES

SINGLE FAMILY

NORTH SOUTH COLLECTOR
64' ROW

PARCEL 4
155.36 ACRES

CAMPUS
BUSINESS
PARK

STONE OAK AT
ROUND ROCK
SECTION I AMENDED
CABINET M, SLIDE 354

FIRE
STATION
TRACT

WESTSIDE CHURCH
OF CHRIST OF
WILLIAMSON COUNTY, INC

F.M. 1431

RECORDERS MEMORANDUM

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

01-14-2002 10:27 AM 2002003702
ANDERSON \$71.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Please return to:

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