

ORDINANCE NO. Z-05-07-14-10C1

AN ORDINANCE AMENDING ORDINANCE NO. Z-95-12-21-10A, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON DECEMBER 21, 1995, BY AMENDING THE AGREEMENT AND DEVELOPMENT PLAN OF PUD NO. 23, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on December 21, 1995, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-95-12-21-10A, which established PUD No. 23, and

WHEREAS, said PUD was amended by the City Council of the City of Round Rock, Texas by Ordinance No. Z-00-07-25-12A1, dated July 25, 2000, and by Ordinance No. Z-01-04-26-13A3, dated April 26, 2001, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to further amend the Agreement and Development of PUD No. 23, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-95-12-21-10A on the 1st day of July, 2005, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-95-12-21-10A be amended, and

WHEREAS, on the 14th day of July, 2005, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-95-12-21-10A, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-95-12-21-10A promotes the health, safety, morals and 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 hereby determines that the proposed amendment to Planned Unit Development (PUD) District #23 meets the following goals and objectives:

- (1) The amendment to P.U.D. #23 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #23 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #23 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or

any other matters affecting the public health, safety and general welfare.

II.

That the land uses and development standards of Parcel Four (4) of the Agreement and Development Plan for Mayfield Ranch, as approved in Ordinance No. Z-95-12-21-10A are hereby amended as shown in the Amended Agreement and Development Plan for PUD No. 23, attached hereto as Exhibit "A" and incorporated herein.

III.

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

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

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

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 14th day of July, 2005.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2005.

READ, APPROVED and ADOPTED on ^{first}~~second~~ reading this the _____ day of _____, 2005.



~~NYLE MAXWELL~~, Mayor
City of Round Rock, Texas

ALAN MCGRAW, MAYOR PRO-TEM

ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, City Secretary

**AMENDED AGREEMENT AND DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT No. 23**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS 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"), and Tom E. Nelson, Jr., Trustee No. 1 - Walsh Joint Venture, its successors and assigns, having their offices at 3404 Glenview, Austin, Texas 78703 (hereinafter referred to as the "Owner"). For purposes of this Agreement, the term Owner shall mean Tom E. Nelson, Jr. Trustee No. 1 - Walsh Joint Venture, its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner previously submitted an Agreement and Development Plan for Mayfield Ranch ("PUD Agreement") to the City to zone 375.28 acres of land as a Planned Unit Development ("PUD"), said PUD zoning having been approved by the City Council of the City of Round Rock by Ordinance No. **Z-95-12-21-10A**, dated December 21, 1995, said Ordinance having been recorded in Clerk's Document No. 9601043, Official Records of Williamson County, Texas,

WHEREAS, the Owner has previously amended the PUD Agreement, said amendments 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, said Ordinance having been recorded in Clerk's Document No. 2001003874, Official Records of Williamson County, Texas, and by Ordinance No. **Z-01-04-26-13A3**, dated April 26, 2001, said Ordinance having been recorded in Clerk's Document No. 2002003702, Official Records of Williamson County, Texas,

WHEREAS, the Owner desires to amend the land uses and development standards of Parcel Four (4) of the PUD Agreement, said parcel consisting of 54.05 acres more particularly described by metes and bounds in **Exhibit "A"** attached hereto and incorporated herein (herein after referred to as the "Property")

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan for

Z-05-07-14-1001

the Property setting forth the development conditions and requirements within the PUD amendment, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on June 1, 2005, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE 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 WITH 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

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.10 below are followed.

3. ZONING VIOLATION

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 provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. LIEN HOLDER CONSENT

There is no lien holder of record.

5. MISCELLANEOUS PROVISIONS

5.1 Assignment

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent Owner from selling or leasing the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan. No consent shall be required in connection with such sale of the Property provided the purchaser assumes Owner's obligations in writing as to such portions of the Property, at which the Owner shall be released from any further obligations.

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

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.

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 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 (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals

This Agreement may be executed in duplicate original, 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
Tom E. Nelson, Jr.
Walsh Joint Venture
3404 Glenview Avenue
Austin, Texas 78703

CITY OF ROUND ROCK
City of Round Rock, Texas
221 East Main Street
Round Rock, Texas 78664
Attn: Director of Planning

With a copy to:
Blake Magee Company
1011 North Lamar
Austin, Texas 78701
Attn: Blake Magee

5.10 Effective Date

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

5.11 Appeal of Administrative Decisions

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within ninety (90) days following receipt by Owner of the written confirmation of the decision.

5.12 Binding Effect

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

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 (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan ("Plan") covers approximately 54.05 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **Exhibit "A"**. For the purpose of assigning land use and development standards, the Property has been divided into development parcels, as shown in **Exhibit "C"**.

3. PURPOSE

The purpose of this Plan is to ensure a 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, as amended, 3) 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 welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be

developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Agreement shall control.

5. PERMITTED USES

The Property shall be used and developed for the uses as shown in Exhibits "D-1", "D-2", "D-3", "D-4" and "D-5".

6. DEVELOPMENT STANDARDS

The Property shall be developed in accordance with the development standards set forth in Exhibits "D-1", "D-2", "D-3", "D-4" and "D-5", attached hereto, as applicable to each parcel and its designated use.

7. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the City Engineer, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. All transformers must be visually screened.

8. DRIVEWAY ACCESS

Driveway access shall be permitted in accordance with the approved Traffic Impact Analysis, on file with the Director of Transportation Services, and generally in accordance with the locations depicted in Exhibit "C".

9. TRAFFIC SIGNAL

Prior to recordation of the first plat within this development (excluding Parcel 4a), the developer shall pay to the City the pro-rata share of the future traffic signal to be located at Mayfield Ranch Boulevard and FM 1431. The developer's pro-rata share was determined to be \$23,375 based on an estimate and study provided to the City by the developer's engineers.

10. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

10.1 Minor Changes

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

10.2 Major Changes

All changes not permitted under section 10.1 above shall be resubmitted following the same procedure required by the original PUD application.


11. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

Tom E. Nelson, Jr. Trustee No. 1
Walsh Joint Venture

By: James L. Donnell
Date: 6/29/05 James L. Donnell, Managing
Ventures

CITY OF ROUND ROCK, TEXAS

By: 
~~Nyle Maxwell, Mayor~~
ALAN MCGRAW, MAYOR PRO-TEM

Date: 7-14-05

ATTEST:

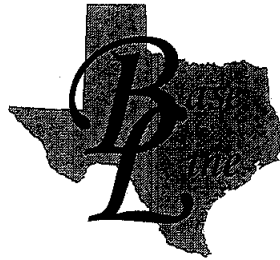
By: 
Christine Martinez, City Secretary

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Metes and Bounds Description of Property
Exhibit "B"	Reserved
Exhibit "C"	Development Parcels
Exhibit "C-1"	Metes and Bounds Description of Parcel 4a
Exhibit "C-2"	Metes and Bounds Description of Parcel 4b
Exhibit "C-3"	Metes and Bounds Description of Parcel 4c
Exhibit "C-4"	Metes and Bounds Description of Parcel 4d
Exhibit "C-5"	Metes and Bounds Description of Parcel 4e
Exhibit "D-1"	Uses and Development Standards for Parcel 4a
Exhibit "D-2"	Uses and Development Standards for Parcel 4b
Exhibit "D-3"	Uses and Development Standards for Parcel 4c
Exhibit "D-4"	Uses and Development Standards for Parcel 4d
Exhibit "D-5"	Uses and Development Standards for Parcel 4e
Exhibit "E"	Design Elements

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF PROPERTY



Land Surveyors, Inc.

8000 Anderson Square Road

Suite 110

Austin, Texas 78757

Office: 512.374.9722

Fax: 512.459.4752

METES AND BOUNDS DESCRIPTION

BEING 54.05 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar set with plastic cap, which reads "BASELINE INC." in the north line of F.M. Highway Number 1431 (200' R.O.W.), same being the southeast corner of the remainder of said 1437.45 acre tract and also being the southwest corner of Lot 26, Block G, Stone Oak at Round Rock Section I, Amended; a subdivision of record in Cabinet M, Slide 354 of the Plat Records of Williamson County, Texas;

THENCE South 70°21'00" West (record: South 70°21'00" West-Basis of Bearings) along the north line of said F.M. Highway 1431 and the south line of the remainder of a 1437.45 acre tract a distance of 2325.02 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE INC." for the southwest corner of the remainder of the 1437.45 acre tract and being in the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies);

THENCE along the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of said Mayfield Ranch Boulevard the following five (5) courses:

1. North 65°19'07" West a distance of 85.71 feet (record: North 66°01'34" West a distance of 86.59 feet) to a 1/2" rebar found with plastic cap, which reads "K.C. ENG.";
2. North 19°45'21" West a distance of 24.04 feet (record: North 19°45'19" West a distance of 24.04 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE INC." for a point of curvature;
3. along a tangential curve to the left, having a radius of 1032.00 feet (record: 1032.00 feet), a length of 363.95 feet (record: 363.95 feet), a delta angle of 20°12'23" (record: 20°12'22") and a chord which bears North 29°51'32" West a distance of 362.07 feet (record: North 29°51'30" West a distance of 362.07 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE INC." for a point of tangency;
4. North 39°57'43" West a distance of 349.06 feet (record: North 39°57'41" West a distance of 349.06 feet) to a 1/2" rebar found with plastic cap, which reads "K.C. ENG." for a point of curvature;

5. along a tangential curve to the right, having a radius of 1086.50 feet (record: 1086.50 feet), a length of 107.95 feet, a delta angle of $05^{\circ}41'34''$ and a chord which bears North $37^{\circ}06'55''$ West a distance of 107.91 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the northwest corner of the remainder of a 1437.45 acre tract, same being the southwest corner of the remainder of an 89.21 acre tract of land conveyed to MDSR GP, Inc. by instrument of record in Document Number 2003041536 of the Official Public Records of Williamson County, Texas;

THENCE along the north line of the remainder of a 1437.45 acre tract and the south line of said remainder of an 89.21 acre tract the following two (2) courses:

1. North $60^{\circ}18'23''$ East a distance of 1569.88 feet (record: North $60^{\circ}18'23''$ East a distance of 1569.88 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC.");
2. North $70^{\circ}24'00''$ East, passing at a distance of 59.79 feet a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southeast corner of the remainder of an 89.21 acre tract, same being the southwest corner of Lot 60, Block A, Village at Mayfield Ranch Phase Two-A, a subdivision of record in Cabinet Z, Slide 87 of the Plat Records of Williamson County, Texas and Document Number 2004068703 of the Official Public Records of Williamson County, Texas and continuing along the north line of the remainder of a 1437.45 acre tract and the south line of said Village at Mayfield Ranch Phase Two-A for a total distance of 493.55 feet (record: North $70^{\circ}24'00''$ East a distance of 493.55 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the northeast corner of the remainder of a 1437.45 acre tract, same being the southeast corner of Lot 61, Block A, Village at Mayfield Ranch Phase Two-A and being in the west line of Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two, a subdivision of record in Cabinet R, Slide 325 of the Plat Records of Williamson County, Texas and Document Number 199974769 of the Official Public Records of Williamson County, Texas;

THENCE along the east line of the remainder of a 1437.45 acre tract and the west line of said Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two the following two (2) courses:

1. South $07^{\circ}51'00''$ East (record: South $07^{\circ}51'52''$ East) a distance of 61.03 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE INC.";
2. South $72^{\circ}52'12''$ East a distance of 304.48 feet (record: South $72^{\circ}49'54''$ East a distance of 304.53 feet) to a cotton spindle found for the southernmost southwest corner of Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two, same being the northernmost northwest corner of Lot 26, Block G, of said Stone Oak at Round Rock Section I, Amended;

THENCE along the east line of the remainder of a 1437.45 acre tract and the west line of said Lot 26, Block G, Stone Oak at Round Rock Section I, Amended the following three (3) courses:

1. South $25^{\circ}32'07''$ East a distance of 133.95 feet (record: South $25^{\circ}31'53''$ East a distance of 133.95 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE INC.";
2. South $36^{\circ}34'31''$ East a distance of 191.36 feet (record: South $36^{\circ}34'12''$ East a distance of 191.41 feet) to a 1/2" rebar found with plastic cap, which reads "K.C. ENG.";
3. South $43^{\circ}54'35''$ East a distance of 642.27 feet (record: South $43^{\circ}54'25''$ East a distance of 642.78 feet) to the POINT OF BEGINNING.

This parcel contains 54.05 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

Ronnie Wallace 10 Dec. 2004

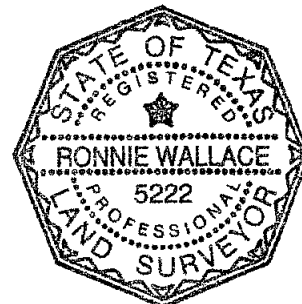
Ronnie Wallace Date

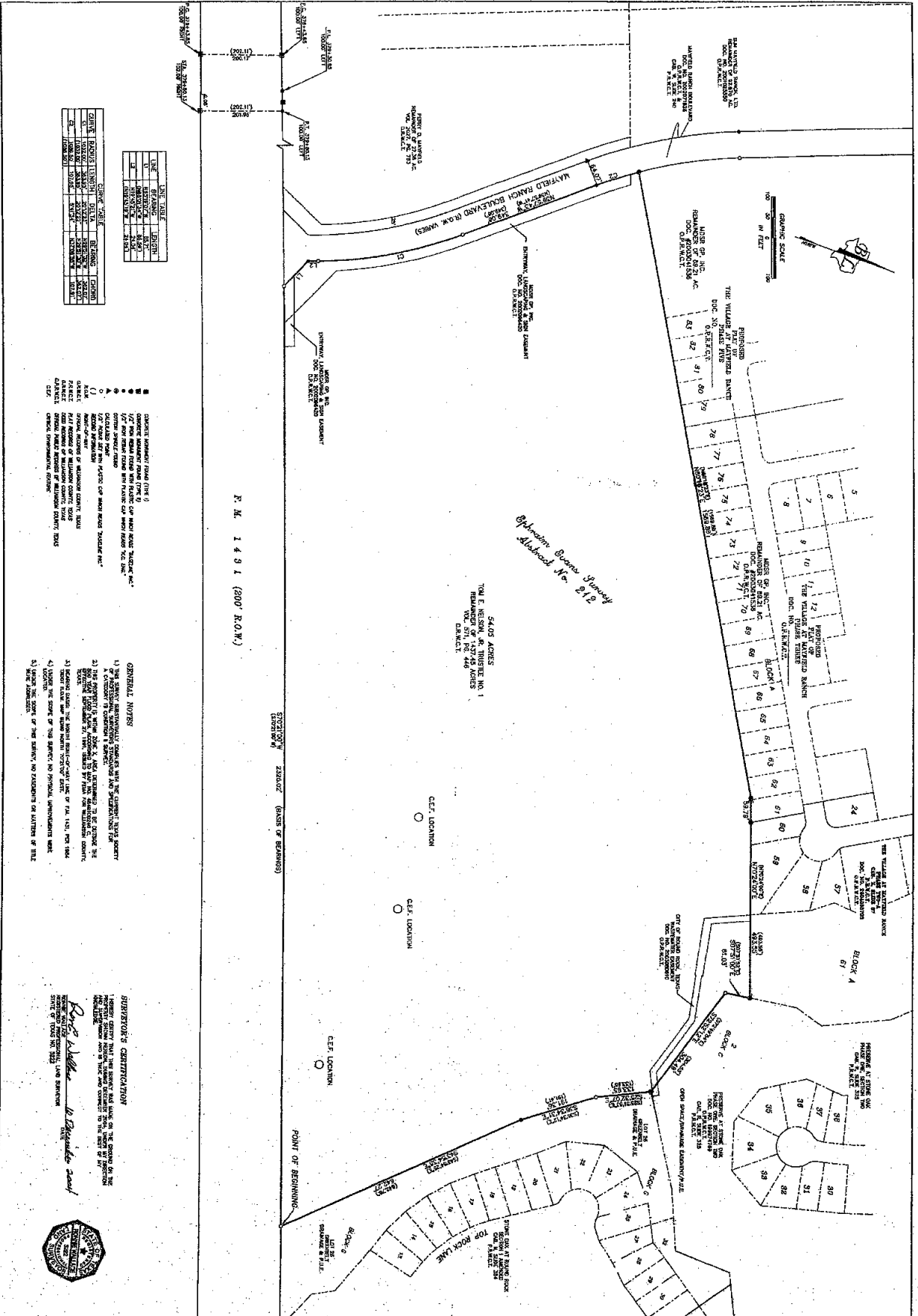
Registered Professional Land Surveyor

State of Texas No. 5222

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Dwg: S:\Projects\Mayfield\Docs\Fieldnotes\54ac Remainder Boundary.dwg





P. M. 1491 (2007 R.O.W.)

Stephenson Evans Survey
Abstract No. 212

54.05 ACRES
TOM E. NELSON, TRUSTEE NO. 1
TRUST NO. 212
D.E.C. NO. 212
D.A.C. NO. 212

- GENERAL NOTES:
- 1) THE SURVEY IS FOR THE PURPOSE OF DIVIDING THE SURVEYED ACRES INTO THE BLOCKS AS SHOWN ON THIS SURVEY.
 - 2) THE SURVEYED ACRES ARE SHOWN AS BEING IN THE SURVEYED ACRES BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
 - 3) THE SURVEYED ACRES ARE SHOWN AS BEING IN THE SURVEYED ACRES BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
 - 4) UNDER THE POWER OF THIS SURVEY, NO EXEMPTION IS MADE OF TITLE.

SURVEYOR'S CERTIFICATION
I, Paul C. Miller, being duly sworn, certify that this survey was made on the ground by the surveyor and that the same is true and correct to the best of my knowledge and belief, and that I am not providing any false or misleading information.

Paul C. Miller
Surveyor
12/26/2014



File: \\mayfield\dw\54 Rem. Boundary.dwg	Date: 12/26/14
Job No.:	Scale (Vert.):
Scale (Hor.): 1"=100'	Checked by: BWS
Drawn by: RLW	Revision 1:
Revision 2:	Revision 3:
Revision 4:	Revision 5:

STANDARD LAND SURVEY OF 54.05 ACRES 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 ACRES TRACT OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
1900 ANDERSON SECURE BLDG, SUITE 110
AUSTIN, TEXAS 78757
OFFICE: 512-274-9722 FAX: 512-499-4782
info@baseline@austintx.com

EXHIBIT B

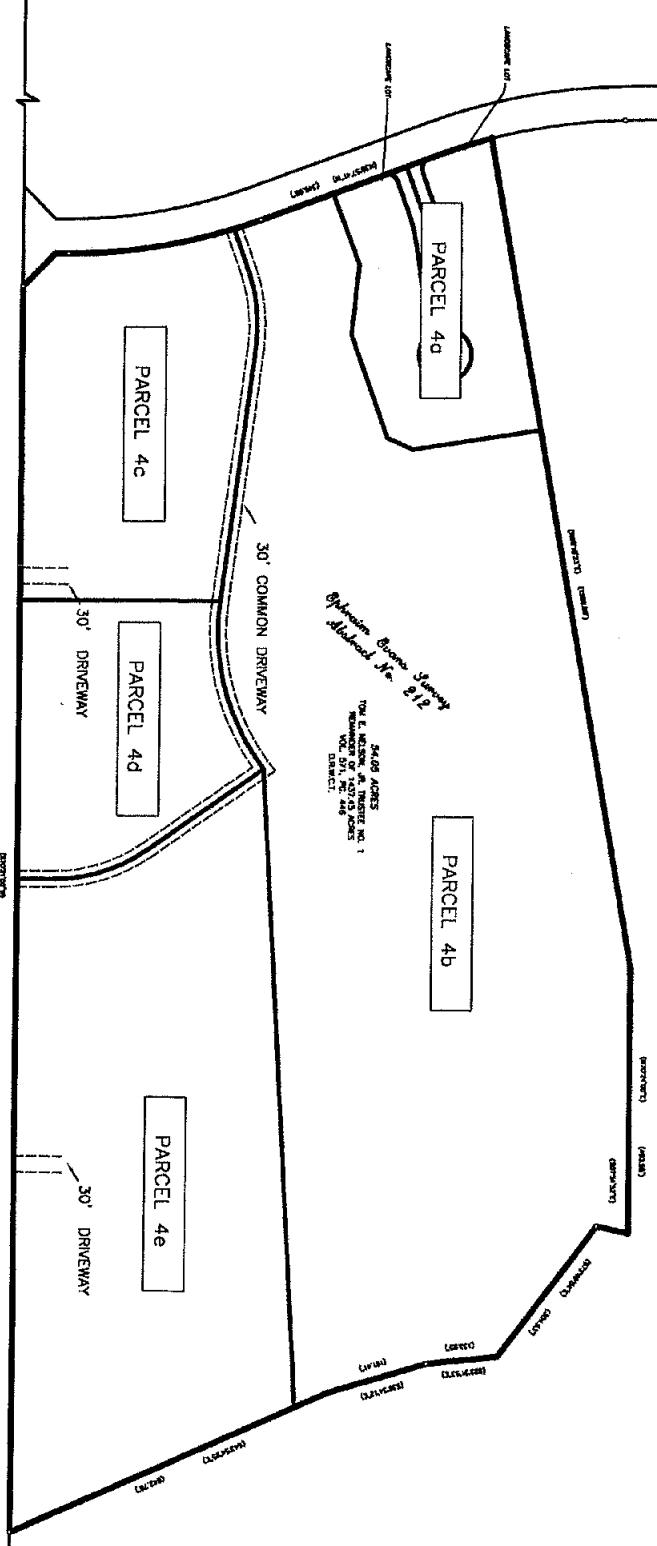
RESERVED

EXHIBIT C

DEVELOPMENT PARCELS


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F. M. 1431 (200' R.O.W.)



File: Projects/	World Bank (Municipal/Industrial)
Job No. 080-04	Staphair: 0808P-000
Scale: Horiz: NTS	Scale: (Vert):
Date: 08/20/00	Checked By: LH
	Drawn By: JJC
Revision 1	
Revision 2	
Revision 3	
Revision 4	

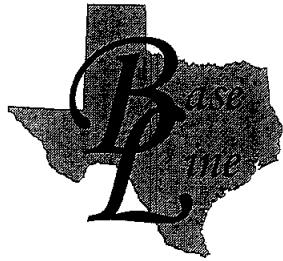
**MAYFIELD RANCH ENCLAVE
PARCEL MAP**

HANRAHAN • PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 8383 Chase Park Drive
 ALBERTA, TEXAS 76084
 OFFICE: 817-850-0784 FAX: 817-850-0782
 hpe@hpe-engineers.com


SHEET
01 of 01

EXHIBIT C-1

METES AND BOUNDS DESCRIPTION OF PARCEL 4a



Land Surveyors, Inc.
8000 Anderson Square Road
Suite 110
Austin, Texas 78757
Office: 512.374.9722
Fax: 512.459.4752

METES AND BOUNDS DESCRIPTION

BEING 3.61 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the northwest corner of said remainder of a 1437.45 acre tract, same being the southwest corner of the remainder of an 89.21 acre tract of land conveyed to MDSR GP, Inc. by instrument of record in Document Number 2003041536 of the Official Public Records of Williamson County, Texas and being in the east right-of-way line of Mayfield Ranch Boulevard (64.00' R.O.W.);

THENCE North 60°18'23" East (record: North 60°18'23" East) along the north line of the remainder of a 1437.45 acre tract and the south line of said remainder of an 89.21 acre tract, a distance of 552.32 feet to a calculated point;

THENCE crossing through the remainder of a 1437.45 acre tract the following five (5) courses:

1. South 28°17'59" East a distance of 242.71 feet to a calculated point;
2. South 04°17'45" West a distance of 52.53 feet to a calculated point;
3. South 50°45'47" West a distance of 202.74 feet to a calculated point;
4. South 76°11'31" West a distance of 131.76 feet to a calculated point;
5. South 49°41'31" West a distance of 142.12 feet to a calculated point in the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of Mayfield Ranch Boulevard;

THENCE along the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of Mayfield Ranch Boulevard the following two (2) courses:

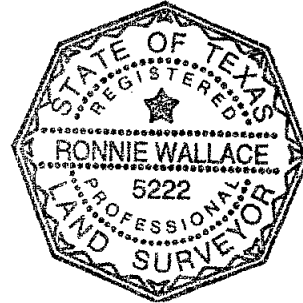
1. North 39°57'43" West (record: North 39°57'41" West) a distance of 206.21 feet to a calculated point for a point of curvature;

2. along a tangential curve to the right, having a radius of 1086.50 feet (record: 1086.50 feet), a length of 107.95 feet, a delta angle of $05^{\circ}41'34''$ and a chord which bears North $37^{\circ}06'55''$ West a distance of 107.91 feet to the POINT OF BEGINNING.

This parcel contains 3.61 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North $70^{\circ}21'00''$ East.

Ron. Wallace 10 January 2005
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222
File: S:\Projects\Mayfield\Docs\Fieldnotes\Zoning-Models_fn.doc
Dwg: S:\Projects\Mayfield\Dwg\Zoning-Models.dwg



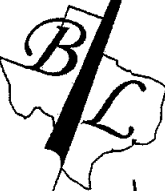
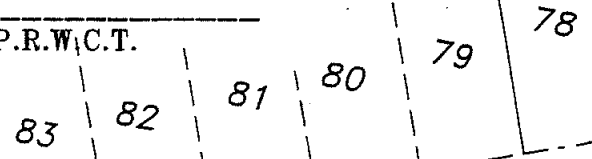
GRAPHIC SCALE



PROPOSED
PLAT OF
THE VILLAGE AT MAYFIELD RANCH
PHASE FIVE

DOC. NO. _____
O.P.R.W.C.T.

MDSR GP, INC.
REMAINDER OF 89.21 AC.
DOC. #2003041536
O.P.R.W.C.T.



NORTH

POINT OF BEGINNING

$N60^{\circ}18'23''E$ 552.32'
($N60^{\circ}18'23''E$)

REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.
TOM E. NELSON, JR.
TRUSTEE NO. 1

3.61 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

64.07'

$N39^{\circ}57'43''W$ 206.21'
($N39^{\circ}57'41''W$)
MAYFIELD RANCH BOULEVARD (64.00' R.O.W.)

$S49^{\circ}41'31''W$ 142.12'

$S76^{\circ}11'31''W$ 131.76'

$S50^{\circ}45'47''W$ 202.74'

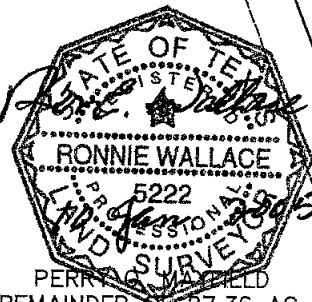
$S04^{\circ}17'45''W$ 52.53'

MDSR GP, INC.
ENTRYWAY, LANDSCAPING & SIGN EASEMENT
DOC. NO. 2002096420
O.P.R.W.C.T.

*Ephraim Evans Survey
Abstract No. 212*

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

SEE SHEET 04 OF 04
FOR LEGEND AND
CURVE TABLE



PERRY & WALLACE
REMAINDER OF 27.36 AC.
VOL. 2027, PG. 763
O.R.W.C.T.

SKETCH TO ACCOMPANY FIELD NOTES OF 3.61 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Models.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.): 1"=10'
Date: 01/05/05	Checked By: RLW Drawn By: JSL

SHEET
03 of 04

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "K.C. ENG."
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1086.50	107.95	5°41'34"	N37°06'55"W	107.91
(C1)	1086.50				

SKETCH TO ACCOMPANY FIELD NOTES OF 3.61 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

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8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Models.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.): 1"=10'
Date: 01/05/05	Checked By: RLW Drawn By: JSL

EXHIBIT C-2

METES AND BOUNDS DESCRIPTION OF PARCEL 4b



Land Surveyors, Inc.

8000 Anderson Square Road

Suite 110

Austin, Texas 78757

Office: 512.374.9722

Fax: 512.459.4752

METES AND BOUNDS DESCRIPTION

BEING 26.66 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the northwest corner of said remainder of a 1437.45 acre tract, same being the southwest corner of the remainder of an 89.21 acre tract of land conveyed to MDSR GP, Inc. by instrument of record in Document Number 2003041536 of the Official Public Records of Williamson County, Texas and being in the east right-of-way line of Mayfield Ranch Boulevard (64.00' R.O.W.);

THENCE along the east right-of-way line of Mayfield Ranch Boulevard the following two (2) courses:

1. along a curve to the left, having a radius of 1086.50 feet (record: 1086.50 feet), a length of 107.95 feet, a delta angle of 05°41'34" and a chord which bears South 37°06'55" East a distance of 107.91 feet to a 1/2" rebar found with plastic cap, which reads "K.C. ENG." For a point of tangency;
2. South 39°57'43" East a distance of 206.21 feet to a calculated point for the POINT OF BEGINNING.

THENCE crossing through the remainder of a 1437.45 acre tract the following five (5) courses:

1. North 49°41'31" East a distance of 142.12 feet to a calculated point;
2. North 76°11'31" East a distance of 131.76 feet to a calculated point;
3. North 50°45'47" East a distance of 202.74 feet to a calculated point;
4. North 04°17'45" East a distance of 52.53 feet to a calculated point;
5. North 28°17'59" West a distance of 242.71 feet to a calculated point in the south line of a remainder of said 89.21 acre tract;

THENCE North $60^{\circ}18'23''$ East (record: North $60^{\circ}18'23''$ East) along the south line of the remainder of an 89.21 acre tract a distance of 1017.56 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC.";

THENCE North $70^{\circ}24'00''$ East (record: North $70^{\circ}24'00''$ East), continuing along the south line of the remainder of an 89.21 acre tract, passing at a distance of 59.79 feet a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of Lot 60, Block A, The Village at Mayfield Ranch Phase Two-A; a subdivision of record in Document Number 2004068703 of the Official Public Records of Williamson County, Texas and continuing along the south line of said Block A, The Village at Mayfield Ranch Phase Two-A for a total distance of 493.55 feet (record: 493.55 feet) to a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southeast corner of Lot 61, Block A, The Village at Mayfield Ranch Phase Two-A and being in the west line of Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two; a subdivision of record in Document Number 199974769 of the Official Public Records of Williamson County, Texas and Cabinet R, Slide 325 of the Plat Records of Williamson County, Texas;

THENCE along the west line of said Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two the following two (2) courses:

1. South $07^{\circ}51'00''$ East (record: South $07^{\circ}51'52''$ East) a distance of 61.03 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC.";
2. South $72^{\circ}52'12''$ East a distance of 304.48 feet (record: South $72^{\circ}49'54''$ East a distance of 304.53 feet) to a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southernmost southwest corner of Lot 2, Block C, Preserve at Stone Oak Phase One, Section Two and being the northernmost northwest corner of Lot 26, Block G, Stone Oak at Round Rock Section I Amended; a subdivision of record in Cabinet M, Slide 354 of the Plat Records of Williamson County, Texas;

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

1. South $25^{\circ}32'07''$ East a distance of 133.95 feet (record: South $25^{\circ}31'53''$ East a distance of 133.95 feet) to a 1/2" rebar found with plastic cap, which reads "BASELINE INC.";
2. South $36^{\circ}34'31''$ East a distance of 191.36 feet (record: South $36^{\circ}34'12''$ East a distance of 191.41 feet) to a 1/2" rebar found with plastic cap, which reads "K.C. ENG.";
3. South $43^{\circ}54'35''$ East (record: South $43^{\circ}54'25''$ East) a distance of 66.50 feet to a calculated point;

THENCE crossing through the remainder of the 1437.45 acre tract the following five (5) courses:

1. South $66^{\circ}59'28''$ West a distance of 1191.64 feet to a calculated point for a point of curvature;
2. along a non-tangential curve to the right, having a radius of 421.14 feet, a length of 329.76 feet, a delta angle of $44^{\circ}51'50''$ and a chord which bears South $55^{\circ}19'30''$ West a distance of 321.40 to a calculated point for a point of tangency;
3. South $77^{\circ}45'24''$ West a distance of 477.62 feet to a calculated point for a point of curvature;

4. along a tangential curve to the left, having a radius of 315.00 feet, a length of 147.60 feet, a delta angle of 26°50'49" and a chord which bears South 64°20'00" West a distance of 146.25 feet to a calculated point for a point of tangency;
5. South 50°56'52" West a distance of 82.61 feet to a calculated point on a curve in the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of Mayfield Ranch Boulevard;

THENCE along the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of Mayfield Ranch Boulevard the following two (2) courses:

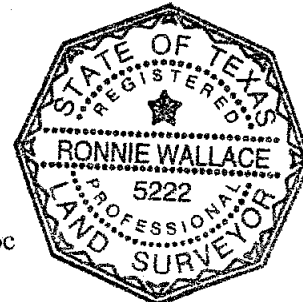
1. along a non-tangential curve to the left, having a radius of 1032.00 feet (record: 1032.00 feet), a length of 52.51 feet, a delta angle of 02°54'54" and a chord which bears North 38°30'16" West a distance of 52.50 feet to a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for a point of tangency;
2. North 39°57'43" West (record: North 39°57'41" West) a distance of 142.85 feet to the POINT OF BEGINNING.

This parcel contains 26.66 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

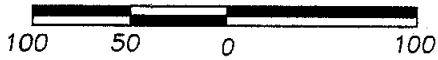
Ronnie Wallace 10 January 2005
Ronnie Wallace Date

Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Mayfield\Docs\Fieldnotes\Zoning-Townhouse_fn.doc
Dwg: S:\Projects\Mayfield\Dwg\Zoning-Townhouse.dwg



GRAPHIC SCALE



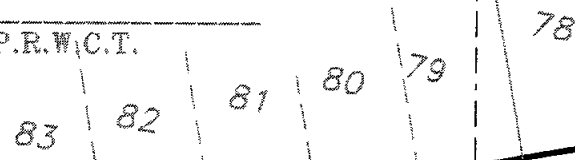
IN FEET

SEE SHEET 5 FOR LEGEND AND CURVE TABLE

PROPOSED PLAT OF THE VILLAGE AT MAYFIELD RANCH PHASE FIVE

DOC. NO. _____ O.P.R.W.C.T.

MDSR GP, INC.
REMAINDER OF 89.21 AC.
DOC. #2003041536
O.P.R.W.C.T.



POINT OF COMMENCING

MDSR GP, INC.
ENTRYWAY, LANDSCAPING & SIGN EASEMENT
DOC. NO. 2002096420
O.P.R.W.C.T.

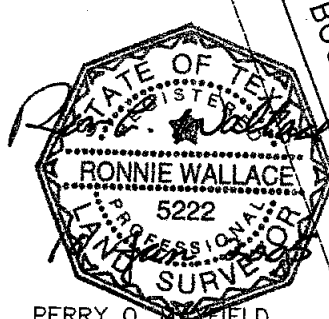
TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

MAYFIELD RANCH BOULEVARD
(64.00' R.O.W.)

POINT OF BEGINNING

26.66 ACRES
TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.



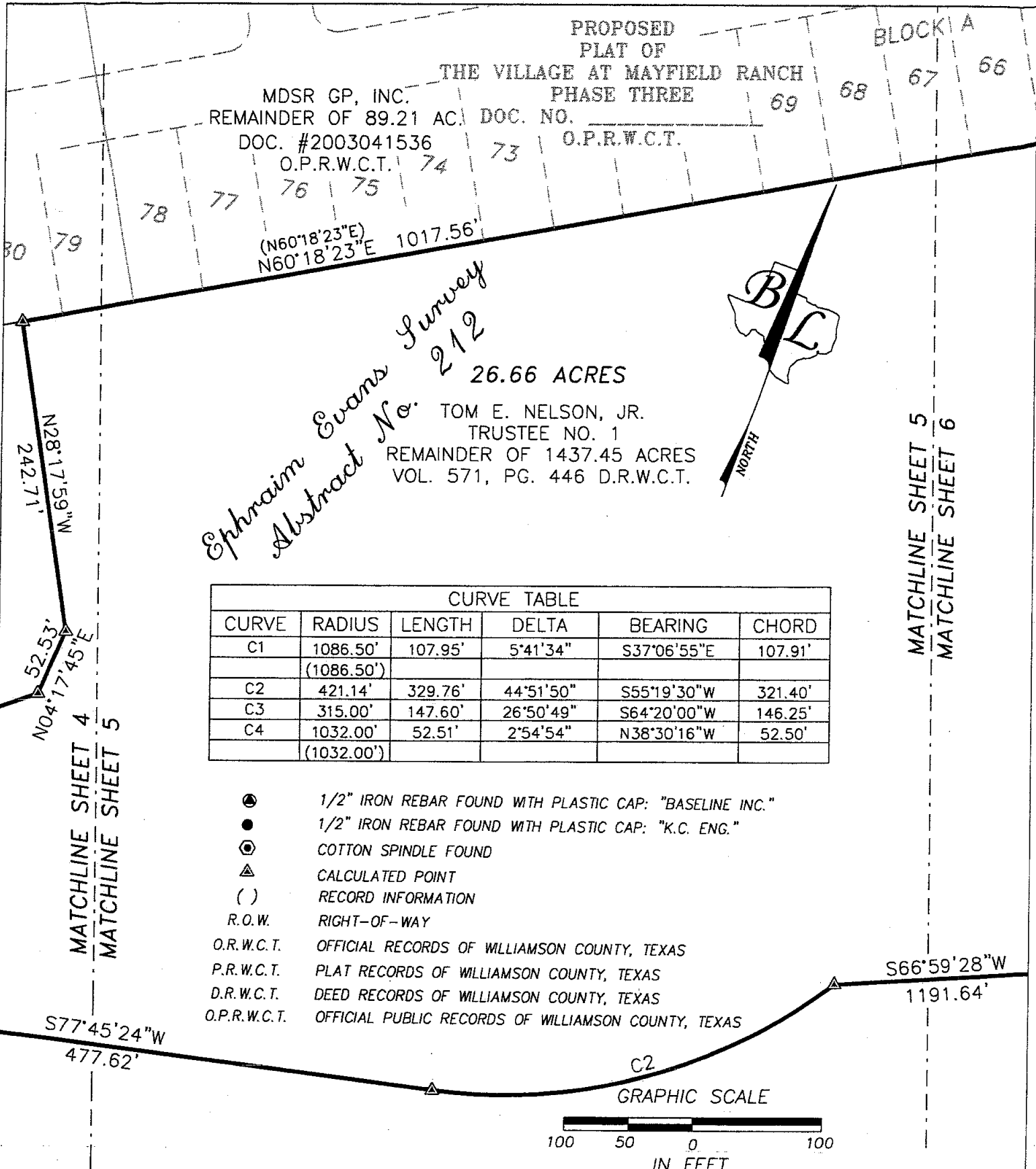
PERRY O. WALLACE
REMAINDER OF 27.36 AC.
VOL. 2027, PG. 763
O.R.W.C.T.

MATCHLINE SHEET 4
MATCHLINE SHEET 5

SKETCH TO ACCOMPANY FIELD NOTES OF 26.66 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: S:\Projects\Mayfield\Draw\Zoning-Townhouse.dwg	Snapshot:	SHEET 04 of 07
Job No.	Scale (Hor.): 1"=100'	
Date: 12/29/04	Checked By: JSL	Drawn By: RLW



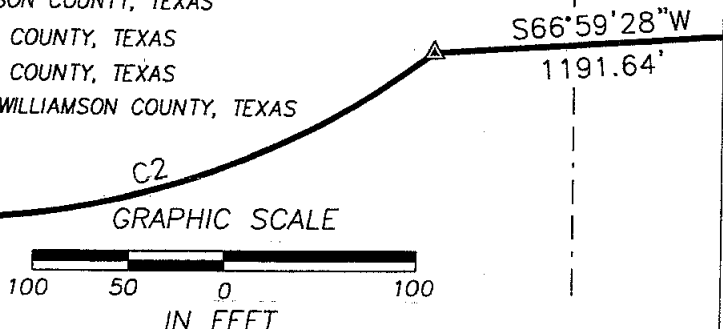
Ephraim Evans Survey
Abstract No. 212

PROPOSED
 PLAT OF
 THE VILLAGE AT MAYFIELD RANCH
 PHASE THREE
 MDSR GP, INC.
 REMAINDER OF 89.21 AC. DOC. NO. _____
 DOC. #2003041536
 O.P.R.W.C.T. 74 73
 O.P.R.W.C.T. 76 75

TOM E. NELSON, JR.
 TRUSTEE NO. 1
 REMAINDER OF 1437.45 ACRES
 VOL. 571, PG. 446 D.R.W.C.T.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1086.50'	107.95'	5°41'34"	S37°06'55"E	107.91'
	(1086.50')				
C2	421.14'	329.76'	44°51'50"	S55°19'30"W	321.40'
C3	315.00'	147.60'	26°50'49"	S64°20'00"W	146.25'
C4	1032.00'	52.51'	2°54'54"	N38°30'16"W	52.50'
	(1032.00')				

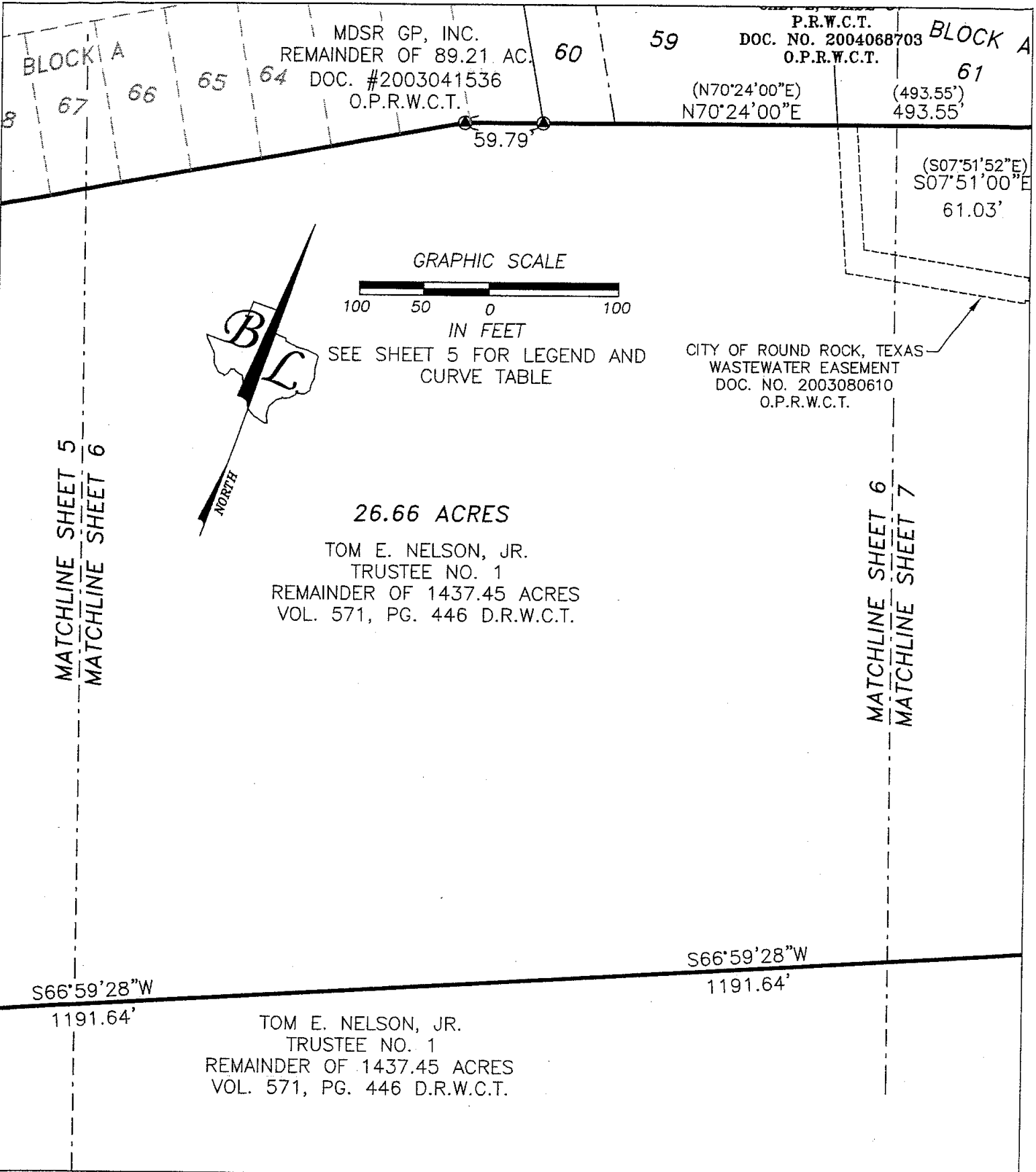
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP: "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP: "K.C. ENG."
- ⊙ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



SKETCH TO ACCOMPANY FIELD NOTES OF 26.66 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.lr.com

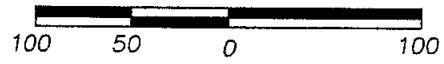
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Job No.	Scale (Hor.): 1"=100'	
Date: 12/29/04	Checked By: JSL	Drawn By: RLW



MDSR GP, INC.
 REMAINDER OF 89.21 AC.
 DOC. #2003041536
 O.P.R.W.C.T.

P.R.W.C.T.
 DOC. NO. 2004068703
 O.P.R.W.C.T.
 BLOCK A
 61
 (493.55')
 493.55'

GRAPHIC SCALE



IN FEET

SEE SHEET 5 FOR LEGEND AND
 CURVE TABLE

CITY OF ROUND ROCK, TEXAS
 WASTEWATER EASEMENT
 DOC. NO. 2003080610
 O.P.R.W.C.T.

26.66 ACRES

TOM E. NELSON, JR.
 TRUSTEE NO. 1
 REMAINDER OF 1437.45 ACRES
 VOL. 571, PG. 446 D.R.W.C.T.

MATCHLINE SHEET 5
 MATCHLINE SHEET 6

MATCHLINE SHEET 6
 MATCHLINE SHEET 7

S66°59'28"W
 1191.64'

S66°59'28"W
 1191.64'

TOM E. NELSON, JR.
 TRUSTEE NO. 1
 REMAINDER OF 1437.45 ACRES
 VOL. 571, PG. 446 D.R.W.C.T.

SKETCH TO ACCOMPANY FIELD NOTES OF 26.66 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR., TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.
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 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.tx.com

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Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 12/29/04	Checked By: JSL Drawn By: RLW

SHEET
 06 of 07

THE VILLAGE AT MAYFIELD RANCH
 PHASE TWO-A
 CAB. Z, SLIDE 87
 P.R.W.C.T.
 DOC. NO. 2004068703
 O.P.R.W.C.T.

BLOCK A

PRESERVE AT STONE OAK
 PHASE ONE, SECTION TWO
 DOC. NO. 199974769
 O.P.R.W.C.T.
 CAB. R, SLIDE 325
 P.R.W.C.T.

BLOCK C

BLOCK G

LOT 26

GREENBELT
 DRAINAGE & P.U.E.

STONE OAK AT ROUND ROCK
 SECTION I AMENDED
 CAB. M, SLIDE 354
 P.R.W.C.T.

26.66 ACRES
 TOM E. NELSON, JR.
 TRUSTEE NO. 1
 REMAINDER OF 1437.45 ACRES
 VOL. 571, PG. 446 D.R.W.C.T.

TOM E. NELSON, JR.
 TRUSTEE NO. 1
 REMAINDER OF 1437.45 ACRES
 VOL. 571, PG. 446 D.R.W.C.T.

*Ephraim Evans Survey
 Abstract No. 212*

(N70°24'00"E)
 N70°24'00"E

(493.55')
 493.55'

(S07°51'52"E)
 S07°51'00"E
 61.03'

(S72°49'54"E)
 S72°52'12"E

(304.53')
 304.48'

(S25°31'53"E)
 S25°32'07"E
 133.95'
 (133.95')

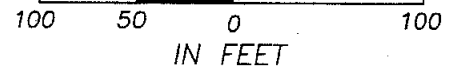
(S36°34'12"E)
 S36°34'31"E
 191.36'
 (191.41')

(S43°54'25"E)
 S43°54'35"E
 96.50'

S66°59'28"W
 1191.64'

OPEN SPACE/DRAINAGE EASEMENT/P.U.E.

GRAPHIC SCALE



CITY OF ROUND ROCK, TEXAS
 WASTEWATER EASEMENT
 DOC. NO. 2003080610
 O.P.R.W.C.T.

MATCHLINE SHEET 6
 MATCHLINE SHEET 7

SEE SHEET 5 FOR LEGEND AND
 CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 26.66
 ACRES 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 OF LAND CONVEYED TO TOM
 E. NELSON, JR., TRUSTEE NO. 1 BY DEED OF
 RECORD IN VOLUME 571, PAGE 446 OF THE DEED
 RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tr.com

File: S:\Projects\Mayfiled\Dwg\Zoning-Townhouse.dwg

Job No. Snapshot:

Scale (Hor.): 1"=100' Scale (Vert.):

Date: 12/29/04 Checked By: JSL Drawn By: RLW

SHEET

07 of 07

EXHIBIT C-3

METES AND BOUNDS DESCRIPTION OF PARCEL 4c



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 6.15 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of said remainder of a 1437.45 acre tract, same being the intersection of the north right-of-way line of F.M. 1431 (200' R.O.W.) and the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies);

THENCE along the west line of the remainder of a 1437.45 acre tract and the east right-of-way line of said Mayfield Ranch Boulevard the following three (3) courses:

1. North 65°19'07" West a distance of 85.71 feet (record: North 66°01'34" West a distance of 86.59 feet) to a 1/2" rebar found with plastic cap, which reads "K.C. ENG.";
2. North 19°45'21" West a distance of 24.04 feet (record: North 19°45'19" West a distance of 24.04 feet) to a calculated point for a point of curvature;
3. along a tangential curve to the left, having a radius of 1032.00 feet (record: 1032.00 feet), a length of 311.45 feet, a delta angle of 17°17'29" and a chord which bears North 28°24'04" West a distance of 310.27 feet to a calculated point for a point of non-tangency;

THENCE crossing through the remainder of a 1437.45 acre tract the following four (4) courses:

1. North 50°56'52" East a distance of 82.61 feet to a calculated point for a point of curvature;
2. along a tangential curve to the right, having a radius of 315.00 feet, a length of 147.60 feet, a delta angle of 26°50'49" and a chord which bears North 64°20'00" East a distance of 146.25 feet to a calculated point for a point of tangency;
3. North 77°45'24" East a distance of 472.78 feet to a calculated point;
4. South 19°39'00" East a distance of 372.41 feet to a calculated point in the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431;

THENCE South 70°21'00" West (record: South 70°21'00" West), along the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431, a distance of 583.65 feet to the POINT OF BEGINNING.

This parcel contains 6.15 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

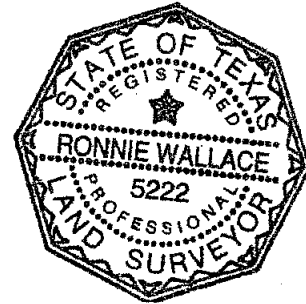
Ronnie Wallace 17 May 2005
Ronnie Wallace Date

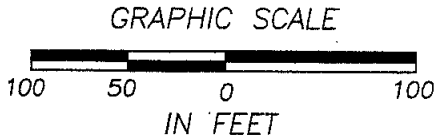
Registered Professional Land Surveyor

State of Texas No. 5222

File: S:\Projects\Mayfield\Docs\Fieldnotes\Zoning-Retail1_fn.doc

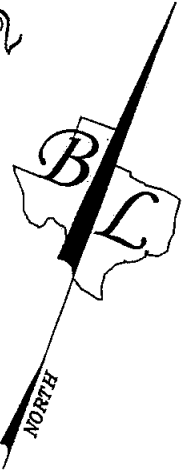
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TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

*Ephraim Evans Survey
Abstract No. 212*

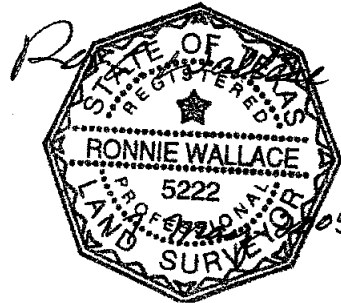


MDSR GP, INC.
ENTRYWAY, LANDSCAPING & SIGN EASEMENT
DOC. NO. 2002096420
O.P.R.W.C.T.

C2
L3
N 77°45'24" E 472.78'

6.15 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.



S 19°39'00" E 372.41'

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

MAYFIELD RANCH
BOULEVARD
(R.O.W. VARIES)

C1

25'

L2

L1

MDSR GP, INC.
ENTRYWAY, LANDSCAPING & SIGN EASEMENT
DOC. NO. 2002096420
O.P.R.W.C.T.

S 70°21'00" W 583.65'
(S70°21'00"W)
(BASIS OF BEARINGS)

POINT OF BEGINNING

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 04 OF 04
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 6.15 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.rr.com

File: S:\Projects\Mayfiled\Dwg\Zoning-Retail1.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: JSL Drawn By: RLW

SHEET
03 of 04

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "K.C. ENG."
- ▲ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°19'07"W	85.71'
	(N66°01'34"W	86.59')
L2	N19°45'21"W	24.04'
	(N19°45'19"W	24.04')
L3	N50°56'52"E	82.61'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1032.00'	311.45'	17°17'29"	N28°24'04"W	310.27'
	(1032.00')				
C2	315.00'	147.60'	26°50'49"	N64°20'00"E	146.25'

SKETCH TO ACCOMPANY FIELD NOTES OF 6.15 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

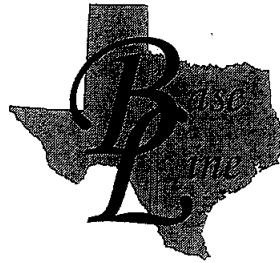
BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.rr.com

File: S:\Projects\Mayfiled\Drawg\Zoning-Retail1.dwg	
Job No.:	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: JSL Drawn By: RLW

EXHIBIT C-4

METES AND BOUNDS DESCRIPTION OF PARCEL 4d



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 4.28 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431 (200' R.O.W.), from which a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of the remainder of a 1437.45 acre tract, same being the intersection of the north right-of-way line of said F.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies) bears South 70°21'00" West (record: South 70°21'00" West) a distance of 583.65 feet;

THENCE crossing through the remainder of a 1437.45 acre tract the following six (6) courses:

1. North 19°39'00" West a distance of 372.41 feet to a calculated point;
2. North 77°45'24" East a distance of 4.84 feet to a calculated point for a point of curvature;
3. along a tangential curve to the left, having a radius of 421.14 feet, a length of 329.76 feet, a delta angle of 44°51'50" and a chord which bears North 55°19'30" East a distance of 321.40 feet to a calculated point for a point of non-tangency;
4. South 55°03'57" East a distance of 264.13 feet to a calculated point for a point of curvature;
5. along a tangential curve to the right, having a radius of 300.00 feet, a length of 186.15 feet, a delta angle of 35°33'05" and a chord which bears South 37°17'25" East a distance of 183.17 feet to a calculated point for a point of tangency;
6. South 19°30'53" East a distance of 65.29 feet to a calculated point in the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431;

THENCE South 70°21'00" West (record: South 70°21'00" West) along the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431 a distance of 523.63 feet to the POINT OF BEGINNING.

This parcel contains 4.28 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being:
North 70°21'00" East.

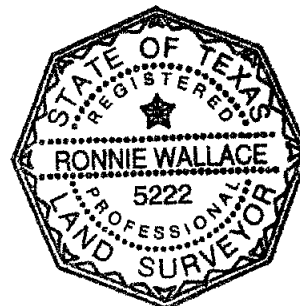
Ron. Wallace 17 May 2005
Ronnie Wallace Date

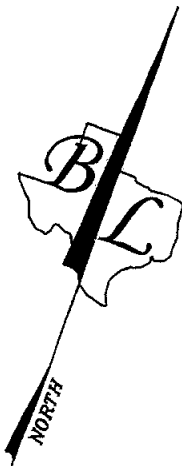
Registered Professional Land Surveyor

State of Texas No. 5222

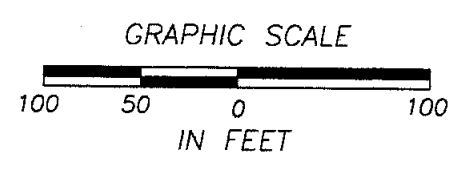
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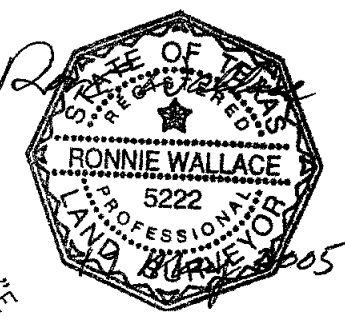




*Ephraim Evans Survey
Abstract No. 212*



TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.



TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N77°45'24"E
4.84'

C1

S55°03'57"E 264.13'

4.28 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N19°39'00"W
372.41'

C2

S19°30'53"E
65.29'

MAYFIELD RANCH BLVD.
(R.O.W. VARIES)

POINT OF BEGINNING

S70°21'00"W 583.65'
(S70°21'00"W)

S70°21'00"W 523.63'
(S70°21'00"W)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 04 OF 04
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 4.28 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.rr.com

File: Baseline/Projects/Mayfield/Dwg/Zoning-Retail2.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: RLW Drawn By: JSL

SHEET
03 of 04

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP
WHICH READS "BASELINE INC."
- ▲ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	421.14	329.76	44°51'50"	N55°19'30"E	321.40
C2	300.00	186.15	35°33'05"	S37°17'25"E	183.17

SKETCH TO ACCOMPANY FIELD NOTES OF 4.28 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

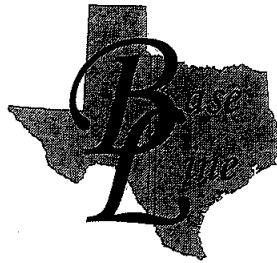
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File: Baseline/Projects/Mayfield/Dwg/Zoning-Retail2.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: RLW Drawn By: JSL

SHEET
04 of 04

EXHIBIT C-5

METES AND BOUNDS DESCRIPTION OF PARCEL 4e



Baseline
Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 13.35 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1 BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the south line of said remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431 (200' R.O.W.), from which a 1/2" rebar found with plastic cap, which reads "BASELINE INC." for the southwest corner of the remainder of a 1437.45 acre tract, same being the intersection of the north right-of-way line of said F.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (R.O.W. varies) bears South 70°21'00" West (record: South 70°21'00" West) a distance of 1107.28 feet;

THENCE crossing through the remainder of a 1437.45 acre tract the following four (4) courses:

1. North 19°30'53" West a distance of 65.29 feet to a calculated point for a point of curvature;
2. along a tangential curve to the left, having a radius of 300.00 feet, a length of 186.15 feet, a delta angle of 35°33'05" and a chord which bears North 37°17'25" West a distance of 183.17 feet to a calculated point for a point of tangency;
3. North 55°03'57" West a distance of 264.13 feet to a calculated point;
4. North 66°59'28" East a distance of 1191.64 feet to a calculated point in the east line of the remainder of a 1437.45 acre tract and the west line 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, from which a 1/2" rebar found with plastic cap, which reads "K.C. ENG." for an angle point in the east line of the remainder of a 1437.45 acre tract and the west line of said Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, bears North 43°54'35" West (record: North 43°54'25" West) a distance of 66.50 feet;

THENCE South 43°54'35" East (record: South 43°54'25" East) along the east line of the remainder of a 1437.45 acre tract and the west line of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended, a distance of 575.77 feet to a 1/2" rebar with plastic cap found, which reads "BASELINE INC." for the southeast corner of the remainder of a 1437.45 acre tract and being the southwest corner of Lot 26, Block G, Stone Oak at Round Rock, Section 1, Amended and also being in the north right-of-way line of F.M. 1431;

THENCE South 70°21'00" West (record: South 70°21'00" West), along the south line of the remainder of a 1437.45 acre tract and the north right-of-way line of F.M. 1431, a distance of 1217.74 feet to the POINT OF BEGINNING.

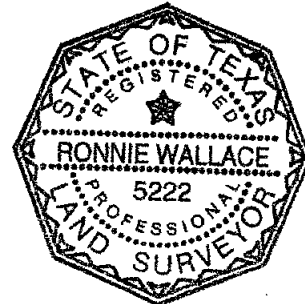
This parcel contains 13.35 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas.

Bearing Basis: The north right-of-way line of F.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

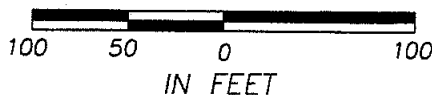
Ronnie Wallace 17 May 2005

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

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Dwg: S:\Projects\Mayfield\Dwg\Zoning-Office.dwg



GRAPHIC SCALE



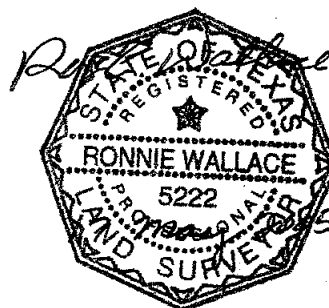
TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.



N66°59'28"E 1191.64'

N55°03'57"W 264.13'

*Ephraim Evans Survey
Abstract No. 212*



13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N19°30'53"W
65.29'

POINT OF BEGINNING

S70°21'00"W 1107.28'
(S70°21'00"W)

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

MATCHLINE SHEET 3

MATCHLINE SHEET 4

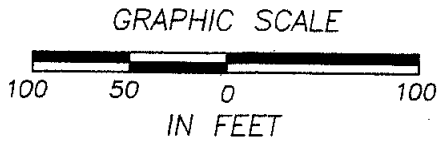
SEE SHEET 05 OF 05
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

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File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: RLW Drawn By: JSL



TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

N66°59'28"E 1191.64'



*Ephraim Evans Survey
Abstract No. 212*

MATCHLINE SHEET 3
MATCHLINE SHEET 4

BLOCK G

(N43°54'25"W)
N43°54'35"W
66.50'

(S43°54'25"E)
S43°54'35"E

575.77'

STONE OAK AT ROUND ROCK
SECTION 1 AMENDED
CAB. M. SLIDE 354
P.R.W.C.T.

LOT 26
GREENBELT
DRAINAGE & P.U.E.

13.35 ACRES

TOM E. NELSON, JR.
TRUSTEE NO. 1
REMAINDER OF 1437.45 ACRES
VOL. 571, PG. 446 D.R.W.C.T.

S70°21'00"W 1217.74'
(S70°21'00"W)
(BASIS OF BEARINGS)

F. M. 1 4 3 1 (200' R.O.W.)

SEE SHEET 05 OF 05
FOR LEGEND AND
CURVE TABLE

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

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File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg	
Job No.	Snapshot:
Scale (Hor.): 1"=100'	Scale (Vert.):
Date: 05/16/05	Checked By: RLW Drawn By: JSL

SHEET
04 of 05

LEGEND

- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE INC."
- 1/2" IRON REBAR FOUND WITH PLASTIC CAP WHICH READS "K.C. ENG."
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00	186.15	35°33'05"	N37°17'25"W	183.17

SKETCH TO ACCOMPANY FIELD NOTES OF 13.35 ACRES 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 OF LAND CONVEYED TO TOM E. NELSON, JR. TRUSTEE NO. 1, INC. BY DEED OF RECORD IN VOLUME 571, PAGE 446 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

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File: Baseline/Projects/Mayfield/Dwg/Zoning-Office.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 05/16/05

Checked By: RLW

Drawn By: JSL

SHEET

05 of 05

EXHIBIT D-1

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4a

All development on the portion of the Property identified as Parcel 4a on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-1"**, shall be in accordance with the SF-2 (Single Family - Standard Lot) zoning district, as defined in Section 11.405 of the Code.

EXHIBIT D-2

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4b

All development on the portion of the Property identified as Parcel 4b on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-2"**, shall be in accordance with the TH (Townhouse) zoning district, as defined in Section 11.407 of the Code.

EXHIBIT D-3

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4c

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4c on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-3"**. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the C-2 (Local Commercial) zoning district, as defined in Section 11.410 of the Code, with the following additional provisions:

- A retail sales facility may exceed the standard square foot limitation on gross floor area, so long as it does not exceed a 10,000 square foot limitation on gross floor area.
- A day care facility may exceed the standard square foot limitation on gross floor area, so long as it does not exceed a 20,000 square foot limitation on gross floor area.
- An eating establishment may exceed the standard square foot limitation on gross floor area, so long as it does not exceed a 5,000 square foot limitation on gross floor area.
- A pharmacy may exceed the standard square foot limitation on gross floor area, so long as it does not exceed 16,000 square feet of gross floor area.
- A car wash facility is permitted with the following conditions:
 - The entrance and exit of the bays shall be aligned parallel with FM 1431 to limit the visibility of the interior of the bays.
 - The queuing area shall be screened from view from FM 1431 by either a masonry wall extending from the side of the outside bay or by a landscaped berm.
 - The car wash shall be limited to six (6) bays.
- Drive-through facilities are permitted for banks and pharmacies. Coffee shops may also have drive-through facilities so long as the coffee shop does not prepare foods on site and so long as the coffee shop does not operate between the hours of midnight and six (6) a.m.

2. SPECIAL EXCEPTIONS

All other uses that are not specifically addressed in this ordinance shall require an amendment in accordance with Section 10.

3. DESIGN STANDARDS

3.1 Standard Requirements

With the following exceptions, the design standards for Parcel 4c shall be in accordance with Section 11.410 of the Code. Section 11.410(3)(a)(Maximum Height of Principal Building) shall not apply to the property. The maximum building height for any principal structure within Parcel 4d shall be no greater than two (2) stories. Section 11.410(3)(h) (Special Conditions for Sites Larger Than Two Acres in Area) shall not apply to the Property.

3.2 Additional Requirements

In addition to the requirements set forth in Section 3.1 above, the following requirements shall apply to improvements constructed within Parcel 4c.

3.2.1 Construction Materials.

One hundred (100) percent of the exterior building sides of all buildings constructed shall be constructed of glass and of masonry construction consisting of native stone, which shall be similar in color and quality to that utilized on walls, entryway and amenity center buildings within the common areas of Mayfield Ranch ("Masonry Requirement"), as illustrated in **Exhibit "E"**, provided, however, that earth-colored Portland cement plaster and concrete masonry units shall be allowed, in the aggregate, to satisfy thirty (30) percent of the Masonry Requirement. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.2.2 Trash Disposal, Storage and Mechanical Equipment.

All trash disposal areas, storage areas, mechanical equipment within Parcel 4c must be screened from any residential land use and any public street by (i) native stone, which shall be similar in color and quality to that utilized on walls, entryway and the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**, and (ii) an enclosure constructed of the same exterior materials as the building for any mechanical equipment located on the roof. Dumpster pads shall be concrete.

3.2.3 Roofs.

All roofs of buildings within Parcel 4c shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction. Roofs generally will be in combination of pitched, gabled or sloped elements, and the materials used will be compatible and complementary of the masonry. These pitched areas may be free standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete). Pitched and "flat" roof areas will be designed and arranged to provide maximum aesthetic appeal and provide screening of undesirable roof surfaces, equipment and accessories from view from all residential areas and or public roads.

3.2.4 Lighting.

Lighting fixtures installed on Parcel 4c to illuminate parking lots, buildings and other structures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty-four (24) feet. All exterior lighting must be shielded and down-turned to direct light away from nearby residential dwellings and to concentrate the light within Parcel 4c.

3.2.5 Setbacks and Screening.

No improvements, other than monument signs, landscaping, planters, irrigation, utilities, fencing, walls, driveways and lighting shall be permitted within the twenty-five (25) foot building setback line adjacent to Mayfield Ranch Boulevard and FM 1431. All parking areas visible from Mayfield Ranch Boulevard and FM 1431 shall be screened with a meandering landscaped berm (not to exceed four (4) feet in height) or landscaping sufficient to screen the parking areas adjacent to such roads. Trees shall be planted a minimum of eight (8) feet on center and shall be at least three (3) inches caliper (measured four (4) feet above grade).

3.2.6 Signs.

Other than building and common area signs, all signs located adjacent to Mayfield Ranch Boulevard and FM 1431 shall be monument signs, as defined in the Code, for each project/site constructed on Parcel 4c. The base of each monument sign shall be constructed of native stone, which shall be similar in color and quality to that utilized on walls, entryway and

the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in Exhibit "E". All other signs shall be in accordance with the Code.

3.2.7 Landscaping.

Landscaping shall be installed in accordance with the Code. In addition, the area in Parcel 4c which is adjacent to Mayfield Ranch Boulevard, which currently contains walls, landscaping, irrigation and rail fencing improvements shall not be disturbed except for (i) the construction of underground utilities, (ii) the construction of driveways and associated line-of-sight areas, (iii) the repair or replacement of any existing improvements located thereon, or (iv) incidentally during construction of any improvement in (i), (ii), (iii) or (iv) above.

EXHIBIT D-4

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4d

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4d on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-4"**. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the C-2 (Local Commercial) and OF (Office) zoning districts, as defined in Sections 11.410 and 11.411 of the Code, respectively, with the following additional provision:

- A day care facility may exceed the standard 5,000 square foot limitation on gross floor area, so long as it does not exceed a 20,000 square foot limitation on gross floor area.

2. SPECIAL EXCEPTIONS

All other uses that are not specifically addressed in this ordinance shall require an amendment in accordance with Section 10.

3. DESIGN STANDARDS

3.1 Standard Requirements

With the following exception, the design standards for Parcel 4d shall be in accordance with Section 11.410 of the Code. Section 11.410(3)(a)(Maximum Height of Principal Building) shall not apply to the property. The maximum building height for any principal structure within Parcel 4d shall be no greater than two (2) stories. Section 11.410(3)(h) (Special Conditions for Sites Larger Than Two Acres in Area) shall not apply to the Property.

3.2 Additional Requirements

In addition to the requirements set forth in Section 3.1 above, the following requirements shall apply to improvements constructed within Parcel 4d.

3.2.1 Construction Materials.

One hundred (100) percent of the exterior building sides of all buildings constructed shall be constructed of glass and of masonry construction consisting of native stone, which shall be similar in color and quality to that utilized on walls, entryway and amenity center buildings within the common areas of Mayfield Ranch ("Masonry Requirement"), as illustrated in **Exhibit "E"**, provided, however, that earth-colored Portland cement plaster and concrete masonry units shall be allowed, in the aggregate, to satisfy thirty (30) percent of the Masonry Requirement. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.2.2 Trash Disposal, Storage and Mechanical Equipment.

All trash disposal areas, storage areas, mechanical equipment within Parcel 4d must be screened from any residential land use and any public street by (i) native stone, which shall be similar in color and quality to that utilized on walls, entryway and the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**, and (ii) an enclosure constructed of the same exterior materials as the building for any mechanical equipment located on the roof. Dumpster pads shall be concrete.

3.2.3 Roofs.

All roofs of buildings within Parcel 4d shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction. Roofs generally will be in combination of pitched, gabled or sloped elements, and the materials used will be compatible and complementary of the masonry. These pitched areas may be free standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete). Pitched and "flat" roof areas will be designed and arranged to provide maximum aesthetic appeal and provide screening of undesirable roof surfaces, equipment and accessories from view from all residential areas and or public roads.

3.2.4 Lighting.

Lighting fixtures installed on Parcel 4d to illuminate parking lots, buildings and other structures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty-four (24) feet. All exterior lighting must be shielded and down-turned to direct light away from nearby residential dwellings and to concentrate the light within Parcel 4d.

3.2.5 Setbacks and Screening.

No improvements, other than monument signs, landscaping, planters, irrigation, utilities, fencing, walls, driveways and lighting shall be permitted within the twenty-five (25) foot building setback line adjacent to Mayfield Ranch Boulevard and FM 1431. All parking areas visible from Mayfield Ranch Boulevard and FM 1431 shall be screened with a meandering landscaped berm (not to exceed four (4) feet in height) or landscaping sufficient to screen the parking areas adjacent to such roads. Trees shall be planted a minimum of eight (8) feet on center and shall be at least three (3) inches caliper (measured four (4) feet above grade).

3.2.6 Signs.

Other than building and common area signs, all signs located adjacent to Mayfield Ranch Boulevard and FM 1431 shall be monument signs, as defined in the Code, for each project/site constructed on Parcel 4d. The base of each monument sign shall be constructed of native stone, which shall be similar in color and quality to that utilized on walls, entryway and the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**. All other signs shall be in accordance with the Code.

3.2.7 Landscaping.

Landscaping shall be installed in accordance with the Code.

EXHIBIT D-5

USES AND DEVELOPMENT STANDARDS FOR PARCEL 4e

The following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 4e on the Parcel Map, attached to this ordinance as **Exhibit "C"**, and further described by metes and bounds in **Exhibit "C-5"**. Unless otherwise defined, all terms used shall correspond to the definitions in the Code.

1. PERMITTED USES

All uses permitted in the TH (Townhouse) and OF (Office) zoning districts, as defined in Section 11.407 and Section 11.411 of the Code, respectively. Both uses may operate within the development parcel as long as the uses are on separate platted lots.

2. SPECIAL EXCEPTIONS

All other uses that are not specifically addressed in this ordinance shall require an amendment in accordance with Section 10.

3. DESIGN STANDARDS

3.1 Standard Requirements

The design standards for Parcel 4e shall be in accordance with Section 11.407 and Section 11.411 of the Code.

3.2 Additional Requirements for Office Uses

In addition to the requirements set forth in Section 3.1 above, the following requirements shall apply to office improvements, as defined in Section 11.411 of the Code, constructed within Parcel 4e.

3.2.1 Construction Materials

One hundred (100) percent of the exterior building sides of all buildings constructed shall be constructed of glass and of masonry construction consisting of native stone, which shall be similar in color and quality to that utilized on walls, entryway and amenity center buildings within the common areas of Mayfield Ranch ("Masonry Requirement"), as illustrated

in **Exhibit "E"**, provided, however, that earth-colored Portland cement plaster and concrete masonry units shall be allowed, in the aggregate, to satisfy thirty (30) percent of the Masonry Requirement. Concrete siding products and exterior insulating foam systems (other than synthetic stucco materials) are not considered masonry for the purposes of this section. Roofs, soffits, normal door and window openings, normal entryways and porches, and ornamental features are excluded from this requirement.

3.2.2 Trash Disposal, Storage and Mechanical Equipment.

All trash disposal areas, storage areas, mechanical equipment within Parcel 4e must be screened from any residential land use and any public street by (i) native stone, which shall be similar in color and quality to that utilized on walls, entryway and the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**, and (ii) an enclosure constructed of the same exterior materials as the building for any mechanical equipment located on the roof. Dumpster pads shall be concrete.

3.2.3 Roofs.

All roofs of buildings within Parcel 4e shall be pitched-type construction (hip or gable-type roofs with a minimum pitch of 3:12) or have architectural elements that give the appearance of pitched-type construction. Roofs generally will be in combination of pitched, gabled or sloped elements, and the materials used will be compatible and complementary of the masonry. These pitched areas may be free standing-seam metal with non-reflective finishes or non-metallic tile (clay or concrete). Pitched and "flat" roof areas will be designed and arranged to provide maximum aesthetic appeal and provide screening of undesirable roof surfaces, equipment and accessories from view from all residential areas and or public roads.

3.2.4 Lighting.

Lighting fixtures installed on Parcel 4e to illuminate parking lots, buildings and other structures shall not exceed the height of the building or structures, if attached thereto, or, if pole mounted, a height of twenty-four (24) feet. All exterior lighting must be shielded and down-turned to direct light away from nearby residential dwellings and to concentrate the light within Parcel 4e.

3.2.5 Setbacks and Screening.

No improvements, other than monument signs, landscaping, planters, irrigation, utilities, fencing, walls, driveways and lighting shall be permitted within the twenty-five (25) foot building setback line adjacent to FM 1431. All parking areas visible from FM 1431 shall be screened with a meandering landscaped berm (not to exceed four (4) feet in height) or landscaping sufficient to screen the parking areas adjacent to such roads. Trees shall be planted a minimum of eight (8) feet on center and shall be at least three (3) inches caliper (measured four (4) feet above grade).

3.2.6 Signs.

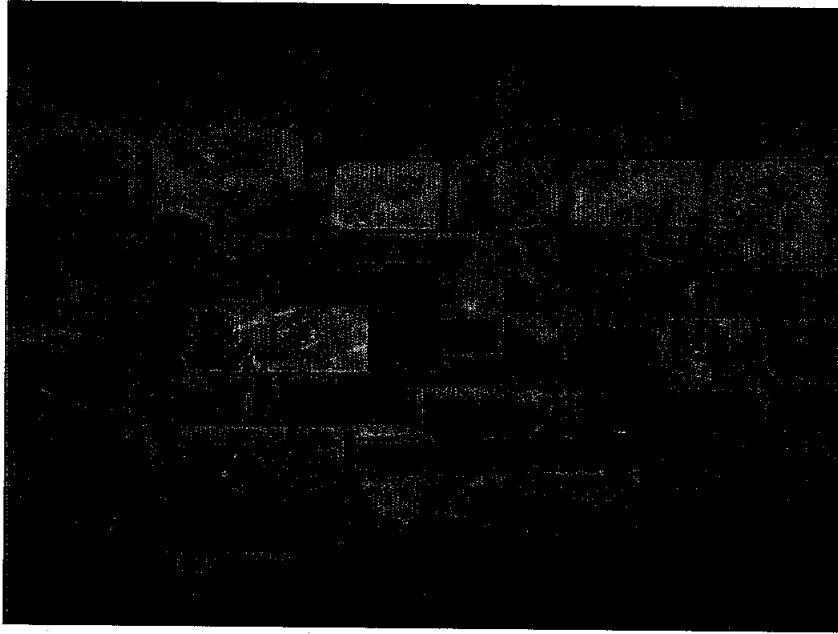
Other than building and common area signs, all signs located adjacent to Mayfield Ranch Boulevard and FM 1431 shall be monument signs, as defined in the Code, for each project/site constructed on Parcel 4e. The base of each monument sign shall be constructed of native stone, which shall be similar in color and quality to that utilized on walls, entryway and the amenity center buildings within the common areas of Mayfield Ranch, as illustrated in **Exhibit "E"**. All other signs shall be in accordance with the Code.

3.2.7 Landscaping.

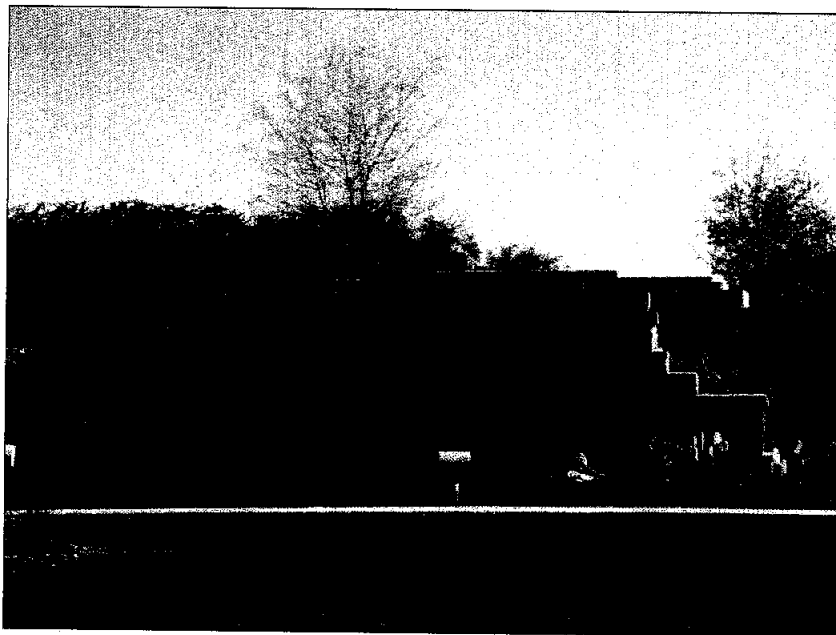
Landscaping shall be installed in accordance with the Code.

EXHIBIT E

MAYFIELD RANCH DESIGN ELEMENTS (P. 1 OF 2)



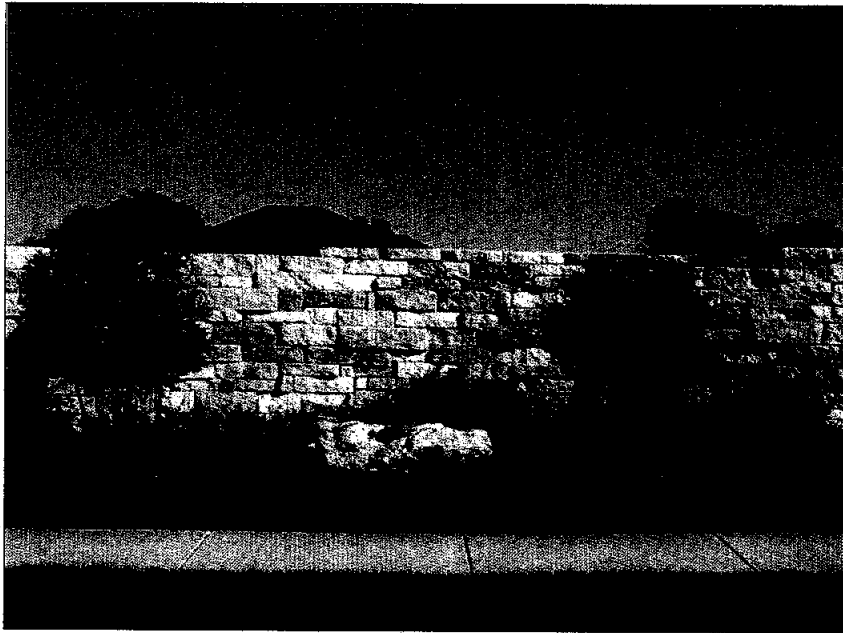
Masonry Building



Monument Sign Base

EXHIBIT E

MAYFIELD RANCH DESIGN ELEMENTS (P. 2 OF 2)



Masonry Wall