

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

DOC# 9828537

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. Z-98-05-14-9B7 which was passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 14<sup>th</sup> day of May, 1998 as recorded in the minutes of the City of Round Rock in Book 38.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 27<sup>th</sup> day of May, 1998.

*Joanne Land*  
\_\_\_\_\_  
JOANNE LAND, Assistant City Manager/  
City Secretary



OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

ORDINANCE NO. Z-98-05-14-9B7

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 RE-ZONE 6.506 ACRES OF LAND, CURRENTLY ZONED MULTIFAMILY (MF) TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT NO. 33.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to re-zone the property described in Exhibit "A", attached hereto and incorporated herein, as Planned Unit Development (PUD) No. 33, said Exhibit "A" 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 15th day of April, 1998, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No. 33, and

WHEREAS, on the 14th day of May, 1998, after proper notification, the City Council held a public hearing on the requested amendment, and

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

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

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

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 33 meets the following goals and objectives:

- (1) The development in PUD No. 33 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 33 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 33 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. 33 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. 33 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 Planned Unit Development (PUD) No. 33, and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 33 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.

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

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 14<sup>th</sup> day of May, 1998.  
Alternative 2.

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

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

  
\_\_\_\_\_  
CHARLES CULPEPPER, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
JOANNE LAND, City Secretary

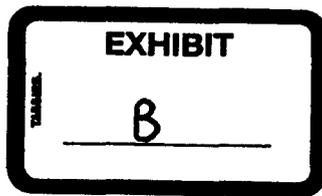
## **Exhibit A**

### **The Property**

**The property governed by this Planned Unit Development consists of the following platted lots:**

**Lots 18, 19 and 20, Block K, Amended Plat of The Oaklands, Section 2, Revised**

**as recorded in Cabinet I, Slides 160 and 161 of the Official Plat Records of  
Williamson County, Texas.**



**AGREEMENT AND DEVELOPMENT PLAN FOR OAKWOOD MEDICAL  
PARK PLANNED UNIT DEVELOPMENT NO. 33**

**THE STATE OF TEXAS**

**COUNTY OF WILLIAMSON**

**THIS AGREEMENT** and Development Plan is made and entered by and between the **City of Round Rock, Texas**, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and **W. S. Smalling**, (hereinafter referred to as the "Owner").

**WHEREAS**, the Owner has submitted a request to the City to rezone approximately 6.506 acres of land as a Planned Unit Development ("PUD"), said property being more particularly described in **Exhibit "A"**, attached hereto and made a part hereof ( hereinafter referred to as the "Property"), and

**WHEREAS**, pursuant to Chapter 11, Section 11.316(8), Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; and

**WHEREAS**, on April 15, 1998, the City's Planning and Zoning Commission recommended approval of the Owner's application for a 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 WITH DEVELOPMENT PLAN**

All uses and development within the property shall generally conform to the Development Plan set forth 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 Sections 12.1 and 12.2 below are followed.

**3. ZONING VIOLATION**

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

**4. LIENHOLDER CONSENT**

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

**5. MISCELLANEOUS PROVISIONS**

**5.1 Assignment.**

Neither party may assign its rights and obligations 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 the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan.

**5.2 Necessary Documents and Actions.**

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

**5.3 Severability.**

In case 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 provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

**5.4 Entire Agreement.**

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

**5.5 Applicable Law.**

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

**5.6 Venue.**

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

**5.7 No Third Party Beneficiaries.**

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (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**

W. S. Smalling  
808 West 10th  
Austin, Texas 78701

**CITY OF ROUND ROCK**

City of Round Rock, Texas  
221 East Main Street  
Round Rock, Texas 78664

Attn.: Director of Planning

**5.10 Effective Date.**

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

**5.11 Appeals of Administrative Decisions.**

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 90 days following receipt by the 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), City of Round Rock, Texas, hereinafter referred to as "the Code".

**2. PROPERTY**

This Development Plan ("Plan") covers approximately **6.506 acres** of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**, attached hereto.

3. **PURPOSE**

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) is in harmony with the General Plan as amended, 3) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as to not dominate, by scale 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.

4.2 **Other Ordinances**

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

5. **PERMITTED USES**

The Property shall be used and developed for the uses set forth in **Exhibit "C"**, attached hereto and incorporated herein.

6. **DEVELOPMENT STANDARDS**

The Property shall be developed in accordance with the Development Standards set forth in **Exhibit "C"**, attached hereto and incorporated herein.

7. **BUILDINGS**

Building size, dimension, height and setbacks for all parcels shall be as modified in **Exhibit "C"**, attached

hereto, as applicable to each parcel and its designated use.

8. **LANDSCAPING and BUFFERING**

Landscaping and buffering shall be modified in **Exhibit "C"**, attached hereto, as applicable to each parcel and its designated use.

9. **ACCESS**

Vehicular access to the Property shall be restricted as follows:

9.1 **Driveway Access**

A total of three (3) driveways shall be permitted from the PUD onto Park Valley Drive. One driveway shall be permitted from the PUD onto Oakwood Boulevard.

9.2 **Minimum Distance**

A minimum distance of two hundred (200") feet shall be provided between all driveways and between driveways and the intersection of Oakwood Boulevard and Park Valley drive. These distances shall be measured from the centerlines of driveways and intersections.

10. **STREET & UTILITY CONSTRUCTION**

10.1 **Park Valley Drive Dedication**

The Owner shall provide a seventy foot (70') wide right of way as shown in **Exhibit "D"**, attached hereto and incorporated herein, to accommodate the construction of Park Valley Drive. This right of way shall be dedicated by separate instrument to the City within thirty (30) days after approval of the PUD by the City Council.

10.2 **Construction Of Park Valley Drive**

The City shall construct the Park Valley Drive Extension, including street, curbs, gutters, and drainage improvements within the right of way dedicated to the City by the Owner pursuant to Section 10.1 of this Agreement.

### **10.3 Construction of Water Line**

The public water line shall be located along the south side of the portion of Park Valley Drive dedicated to the City by the Owner and shall be constructed by the City as part of the construction of Park Valley Drive.

### **10.4 Construction of Wastewater Line**

The wastewater line required to serve the PUD shall be constructed by the City as part of the Park Valley Drive extension. The Owner shall be required to reimburse the City for the cost of up to an eight (8") inch wastewater line adjacent to the PUD. Said reimbursement shall be in phases, determined by the ratio of the linear feet of each phase fronting Park Valley Drive to the linear feet of the entire PUD fronting Park Valley Drive. The ratio of each phase shall then be applied to the total cost of the wastewater line, up to eight (8") inches, immediately adjacent to the PUD. The amount due to the City with each phase of development shall be paid prior to the issuance of the Certificate of Occupancy for that phase of development.

### **10.5 Stormwater Detention**

The City shall construct stormwater detention to serve the entire 6.506 acres described in Exhibit "A". This stormwater detention shall be provided by expanding the capacity of the existing detention pond located on Lot 21, Block H, The Oaklands, Section Three-A. Construction shall be in accordance with the report of Baker Aicklen & Associates, Inc., attached hereto as Exhibit "E". The owner shall participate in the cost of enlarging the detention facility by paying the standard City Regional Detention fee of two thousand four hundred dollars (\$2,400.00) per acre.

### **10.6 Stormwater Filtration and Sedimentation**

Stormwater filtration and sedimentation to serve the entire 6.506 acres described in Exhibit "A" and the portion of Park Valley Drive immediately west of the Property which drains east shall be constructed by the City in the Northeast corner of the Property. The Owner and the City shall participate in the cost of construction of the filtration and sedimentation facility based on their respective pro rata share as determined by

the Baker-Aiken Water Quality Report, prepared for the City of Round Rock Park Valley Drive Project. After construction of this facility, the Property on which said facility is located shall be dedicated to the City. The City, however, shall allow the Owner, or the Owner's assignee, to landscape and maintain landscaping within said facility.

**11. PHASED DEVELOPMENT**

The Owner shall have the option to develop the Property as a phased development. The property may be platted into two or more lots to accommodate phasing. If the Owner chooses to phase development, reciprocal access and parking agreements shall be approved by the Director of Planning to ensure compliance with City parking standards.

**12. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

**12.1 Minor Changes**

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

**12.2 Major Changes**

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

**13. GENERAL PLAN AMENDED**

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

CITY OF ROUND ROCK, TEXAS

By: \_\_\_\_\_

*Charles Culpepper*  
CHARLES CULPEPPER, Mayor  
City of Round Rock, Texas

Date: \_\_\_\_\_

5-14-98

\_\_\_\_\_  
W. S. SMALLING

Date: \_\_\_\_\_

5/8/98

## **Exhibit A**

### **The Property**

**The property governed by this Planned Unit Development consists of the following platted lots:**

**Lots 18, 19 and 20, Block K, Amended Plat of The Oaklands, Section 2, Revised**

**as recorded in Cabinet I, Slides 160 and 161 of the Official Plat Records of Williamson County, Texas.**



**Lienholder's Consent**

STATE OF TEXAS  
COUNTY OF TRAVIS

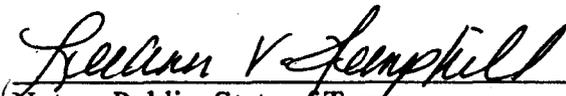
Norwest Bank Texas, N.A., a national banking association, acting herein by and through its undersigned Senior Vice President, being the holder of a lien by way of Deed of Trust recorded in Volume 2318, Page 790, of the Official Records of Williamson County, Texas does hereby consent to the Agreement and Development Plan of 6.506 acres of land situated in the City of Round Rock, Williamson County, Texas, and does further hereby join, approve, and consent to all provisions shown therein.

Norwest Bank Texas, N.A.

By:   
Patrick F. Brandenburg  
Senior Vice President

STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 13 day of APRIL, 1998, by Patrick F. Brandenburg, Senior Vice President of Norwest Bank Texas, N.A.

  
Notary Public, State of Texas



**EXHIBIT "C"**

**PERMITTED USES  
and  
DEVELOPMENT STANDARDS**

1. **PERMITTED USES:** Offices and Medical and Dental Clinics.

2. **HEIGHT:**

The maximum height of any buildings shall be limited to one story.

3. **DESIGN STANDARDS:**

3.1 **Exterior Finish:** The exterior finish of all buildings shall be designed and constructed of one hundred percent (100%) masonry. Masonry shall be defined as stone, brick, or stucco. Windows, doors and trim are exempt from the masonry requirement.

3.2 **Roofs:** All roofs shall have a pitch of no less than four (4) in twelve (12) feet. Roofing materials shall consist of tile, non-reflective metal, or architectural dimensional shingles with a minimum 25 year rating.

4. **BUILDING SETBACKS:**

4.1 **Setbacks from Oakwood Boulevard:** All building setbacks from Oakwood Boulevard shall be a minimum of twenty-five (25') feet from the property line.

4.2 **Setbacks from Park Valley Drive:** All building setbacks from Park Valley Drive shall be a minimum of twenty-five (25') feet from the property line.

4.3 **Lots Abutting Oaklands Subdivision, Section Four:** The building setback for all lots abutting the Oaklands Subdivision, Section Four, shall be a minimum of thirty (30') feet.

4.4 **All Other Lots along PUD Boundary:** The setback for all other Lots abutting the boundary of the PUD shall be a minimum of ten feet (10') from the PUD boundary line.

4.5 **Internal Yards**: No internal building setbacks are required for internal lots which may be created by the subdivision of the Property, provided a minimum of twenty (20') feet between buildings is maintained.

5. **TREE PROTECTION**: All trees which are identified in Map A of this Exhibit, attached hereto and incorporated herein, shall be shown on the Site Plan submitted as required by this Code. All reasonable efforts to protect these trees shall be made in the planning and development of the property. The protection of the trees shall not restrict the right of the Owner to construct a minimum of 45,000 square feet of buildings on the Property. The Director of Planning and Community Development may amend building setbacks administratively in order to maximize the protection of the trees.
6. **SCREENING**: Storage areas, air conditioning and heating equipment, incinerators, storage tanks, trash containers and maintenance facilities shall either be housed in closed buildings or otherwise completely screened from view at ground level from adjoining streets, buildings and other lots and improvements thereon. Such screening shall include landscaping or permanent fences of solid materials, said fencing to be conformance with the City of Round Rock fence ordinance.
7. **PARKING REQUIREMENTS**: Parking spaces shall be provided in accordance with the requirements of Chapter 11.000, of the Code, except all parking spaces shall be a minimum of one hundred and sixty-two (162) square feet.

EXHIBIT  
MAP A  
to  
EXHIBIT "C"

PUD NO. 33  
Lots 10 to 12 of Block 1  
located Part of the  
Block 7th Street  
Block 10th Street

DATE  
DRAWN BY  
CHECKED BY

Map "A" to Exhibit "C"

TREE LIST

Lot	Tree No.	Species	Size	Notes
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10	2	...	...	...
10	3	...	...	...
10	4	...	...	...
10	5	...	...	...
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# TREE LIST

# 78	TRIPLE 7",6",5" LIVEOAK	# 192	SPLIT 6",8" SPANISH OAK	# 259	9" ELM	# 414	TWIN 9" LIVEOAK	# 854	9" LIVEOAK
# 92	TWIN 6" ELM	# 193	CLUSTER OF 5 SPANISH OAK 6".5".4".4".4" 4'DIA.	# 277	TWIN 7" LIVEOAK	# 415	10" LIVEOAK	# 855	15" LIVEOAK
# 145	9" LIVEOAK	# 194	CLUSTER OF 4 SPANISH OAK 6".6".5".5" 4'DIA.	# 278	SPLIT 7",5" LIVEOAK	# 417	SPLIT 14",6" POST OAK	# 882	8" LIVEOAK
# 146	8" LIVEOAK	# 195	SPLIT 6",5" SPANISH OAK	# 280	8" LIVEOAK	# 418	SPLIT 10",8" LIVEOAK	# 893	SPLIT 6",5" LIVEOAK
# 147	12" CEDAR	# 196	CLUSTER OF 5 POST OAK 7",8",8",5",5" 6' DIA.	# 282	SPLIT 7",5" LIVEOAK	# 421	9" LIVEOAK	# 903	10" POST OAK
# 149	10" LIVEOAK	# 197	SPLIT 7",5" POST OAK	# 299	11" LIVEOAK	# 422	8" LIVEOAK	# 904	17" POST OAK
# 152	TRIPLE LIVEOAK 9",6" & 6"	# 198	9" CEDAR	# 309	8" POST OAK	# 426	SPLIT 9",6" LIVEOAK	# 909	9" POST OAK
# 154	TRIPLE LIVEOAK 4".5" & 8"	# 199	8" CEDAR	# 315	12" CEDAR	# 429	TRIPLE 6",9",8" POST OAK	# 913	10" LIVEOAK
# 156	13" CEDAR	# 208	QUAD. 5",3",7",8" LIVEOAK	# 317	14" CEDAR	# 430	QUAD 7",6",5",5" POST OAK	# 914	SPLIT 8",11" LIVEOAK
# 163	8" LIVEOAK	# 216	SPLIT 8",6" LIVEOAK	# 323	TRIPLE 6",6",8" LIVEOAK	# 802	SPLIT 6",5" LIVEOAK	# 915	SPLIT 10",11" LIVEOAK
# 170	CLUSTER OF 3 LIVEOAK 6",7" & 7" 4' DIA.	# 223	SPLIT 7",5" LIVEOAK	# 339	15" LIVEOAK	# 820	SPLIT 8",6" LIVEOAK	# 916	TRIPLE 6",6",4" LIVE
# 176	CLUSTER OF 6 LIVEOAK 4",6",6",5",8" 6" 5'DIA.	# 226	10" LIVEOAK	# 341	9" LIVEOAK	# 828	SPLIT 8",7" POST OAK	# 922	TRIPLE 10",9",8" LIV
# 186	CLUSTER OF 4 SPANISH OAK 5",6",5",3" 3' DIA.	# 248	TWIN 6' ELM	# 342	9" LIVEOAK	# 832	10" POST OAK	# 943	SPLIT 8",7" LIVEOAK
# 187	TRIPLE 7",5",5" SPANISH OAK	# 254	9" LIVEOAK	# 349	12" LIVEOAK	# 833	9" POST OAK	# 947	SPLIT 8",7" LIVEOAK
# 188	CLUSTER OF 3 LIVEOAK 6",6",8" 3' DIA.	# 255	11" LIVEOAK	# 372	10" LIVEOAK	# 835	15" CEDAR	# 953	13" LIVEOAK
# 190	CLUSTER OF 4 SPANISH OAK 5",7",7",6" 3' DIA.	# 258	11" LIVEOAK	# 373	TRIPLE 10",10",14" LIVEOAK	# 836	SPLIT 6",9" POST OAK	# 956	12" LIVEOAK
# 191	SPLIT 6",7" LIVEOAK	# 259	9" ELM	# 375	10" LIVEOAK	# 837	8" POST OAK	# 959	SPLIT 11",12" LIVEOAK
		# 248	TWIN 6' ELM	# 376	10" LIVEOAK	# 838	8" POST OAK	# 960	9" LIVEOAK
		# 254	9" LIVEOAK	# 377	SPLIT 7",8" LIVEOAK	# 845	12" LIVEOAK	# 968	10" LIVEOAK
		# 255	11" LIVEOAK	# 379	CLUSTER OF 5 LIVEOAK 6",6",6",7",7" 7P DIA.	# 849	SPLIT 8",6" LIVEOAK	# 969	SPLIT 7",5" POST O.
		# 258	11" LIVEOAK	# 399	12" LIVEOAK	# 850	14" CEDAR	# 972	SPLIT 12",11" POST
				# 405	9" LIVEOAK	# 851	10" POST OAK	# 980	SPLIT 11",12" LIVEOAK
				# 406	9" LIVEOAK	# 852	SPLIT 8",7" LIVEOAK	# 887	TRIPLE 11",6",5" LIV
						# 853	8" LIVEOAK	# 988	9" POST OAK

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

# Exhibit "D"

70 foot wide right of way to be dedicated to City

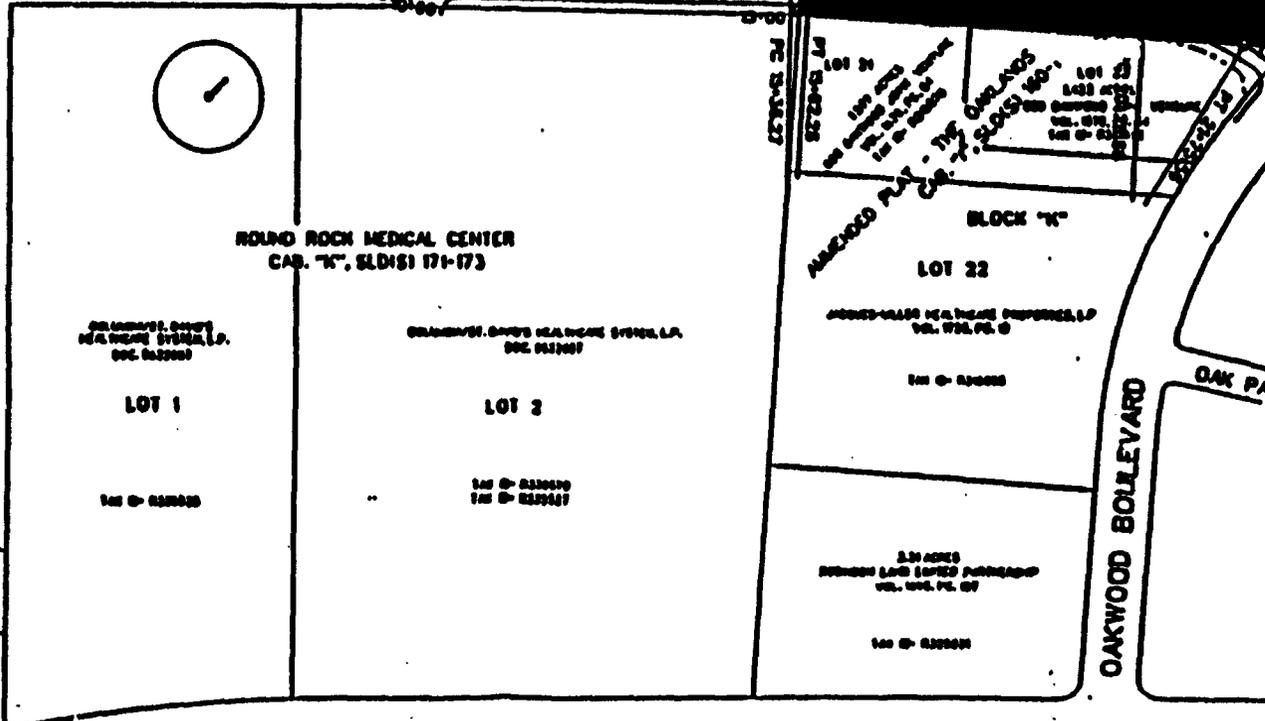
THE OAKLANDS SEC. 4 - BLK "A"  
CAP. "K", SLD 344

6.506 ACRES

Lot 21, Block  
The Oaklands,  
Section Three

M. HARRELL A-284

PROPOSED PARK VALLEY DRIVE



LANE

ON LAND LOSTED PARCELS VOL. 199, PG. 87

RM 620

RECORDERS MEMORANDUM  
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clearly legible for satisfactory recordation.

EXHIBIT D

Doc# 9828537  
# Pages: 23  
Date : 05-28-1998  
Time : 04:07:46 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
MELBA KEMBLE  
COUNTY CLERK  
Rec. \$ 53.00

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

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



*Melba Kemble*  
COUNTY CLERK  
WILLIAMSON COUNTY, TX

*Please return to:*

⑦  
CITY OF ROUND ROCK  
ADMINISTRATION  
221 EAST MAIN STREET  
ROUND ROCK, TEXAS 78664