



ADMINISTRATIVE AMENDMENT TO PUD 39, AMENDMENT NO. 1

ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

RE-RECORDED TO INCLUDE
SIGNATURE ON PAGE 4.

January 14, 2008

Jeff Pace
Vice President of Office Development
Simmons Vedder Partners
221 West 6th Street, Suite 1900
Austin, TX 78701

RE: Administrative Amendment to PUD 39, Amendment No. 1 - Glass Reflectivity

Dear Mr. Pace:

Further to your request for an administrative modification of the minimum reflectivity of mirrored glass, we have made the following administrative amendment as provided for by Section III, Paragraph 1.1 of the Development Agreement. The following sentence shall be added to Exhibit F-3, Paragraph 4 - Prohibited Building Materials:

Mirrored glass shall not exceed 34% reflectivity on buildings located on the 43.5 acre portion of Tract III - Campus Area, identified on Exhibits A-3 and A-4, attached hereto.

The above amendment will allow for mirrored glass reflectivity of greater than 20%, but not greater than 34% on a 43.5 acre portion of Tract III - Campus Area.

Mayor

Nyle Maxwell

Mayor Pro-tem

Alan McGraw

Councilmembers

Rufus Honeycutt
Joe Clifford
Carlos T. Salinas
Scott Rhode
Kris Whitfield

City Manager

James R. Nuse, P.E.

City Attorney

Stephan L. Sheets

Sincerely,

Jim Stendebach, AICP
Director of Planning

Charles Crossfield
City Attorney

Daniel Halden, P.E.
City Engineer

ADMINISTRATIVE AMENDMENT TO PUD 39, AMENDMENT NO. 1

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Stendebach, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 2008.



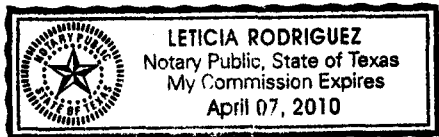
Virginia M. Moreno
Notary Public Signature
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Halden, known to me to be the person whose name is subscribed to the foregoing instrument as the City Engineer of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22 day of January, 2008.



Leticia Rodriguez
Notary Public Signature
State of Texas


ADMINISTRATIVE AMENDMENT TO PUD 39, AMENDMENT NO. 1

THE STATE OF TEXAS §

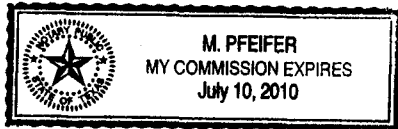
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Crossfield, known to me to be the person whose name is subscribed to the foregoing instrument as City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5 day of February 2008.



Notary Public Signature
State of Texas



ADMINISTRATIVE AMENDMENT TO PUD 39, AMENDMENT NO. 1

AGREED TO BY OWNER:

SIVE Commercial, Inc., a Texas Corporation,
its general partner

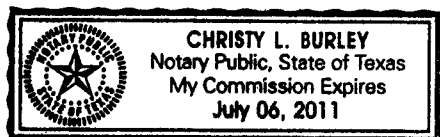
By: Phyllis Milstead
Phyllis Milstead
Vice President

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Phyllis Milstead, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for SIVE Commercial, Inc., and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15 day of Feb, 2008.

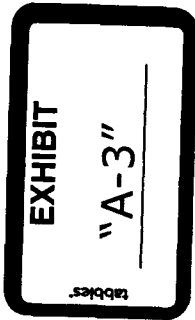


Christy L. Burley
Notary Public Signature
State of Texas

EXHIBITS A-3 and A-4

PROPERTY DESCRIPTION OF A 43.5 ACRE PORTION OF TRACT III

- Tract 1:** 8.74 acre Lot 1, Block A, Frontera Vista Final Plat, on Exhibit A-3 attached hereto.
- Tract 2:** 34.76 acres out of the J.M. Harrell Survey, Abstract No. 284, Williamson County, Texas, on Exhibit A-4 attached hereto.



FINAL PLAT OF
FRONTERA VISTA

DESCRIPTION

FOR A 8.74 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.50 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO SV-ONA LAFRONTERA LAND LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 2006101706 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 8.74 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with "Baker-Aicklen" cap for the southeast corner of said 43.50 acre tract, same being the southwest corner of Lot 3, Block G, Amending Plat of Lots 1 and 3, Block G, La Frontera Section III B, a subdivision recorded in Cabinet V, Slides 145 - 149 of the Plat Records of said county, being on the north right-of-way line State Highway No. 45 (right-of-way width varies), for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the south line of said 43.50 acre tract, same being the north right-of-way line of said State Highway No. 45, S 88° 15' 02" W for a distance of 732.06 feet to a 1/2" iron rod set with "Baker-Aicklen" cap for the southwest corner hereof, from which a TXDOT type II brass disc found for the intersection on the north right-of-way line of said State Highway No. 45 and the east right-of-way line of Old County Road 172 bears, S 80° 15' 02" W for a distance of 804.47 feet;

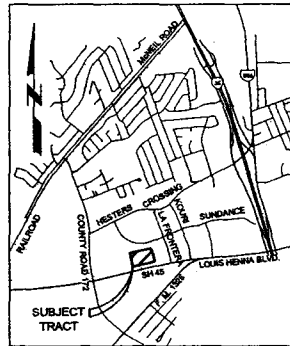
THENCE through the interior said 43.50 acre tract, the following two (2) courses and distances:

- 1) N 09° 44' 58" W for a distance of 483.67 feet to a 1/2" iron rod set with "Baker-Aicklen" cap for the northwest corner hereof;
- 2) N 80° 15' 02" E for a distance of 761.81 feet to a 1/2" iron rod set with "Baker-Aicklen" cap on the east line of said 43.50 acre tract, same being the west line of Lot 1, Block G, of said Amending Plat of Lots 1 and 3, Block G, La Frontera Section III B, for the northeast corner hereof, from which 1/2" iron rod found with "Baker-Aicklen" cap for the most easterly northeast corner of said 43.50 acre tract, same being the northwest corner of said Lot 1 bears, N 20° 29' 15" W for a distance of 144.81 feet;

THENCE with the east line of said 43.50 acre tract, same being in part with the west line of said Lot 1 and the west line of said Lot 3, the following two (2) courses and distances:

- 1) S 20° 29' 15" E for a distance of 162.24 feet to a 1/2" iron rod found with "Baker-Aicklen" cap for an angle point hereof, and
- 2) S 09° 45' 08" E (Basis of Bearings) pass a 1/2" iron rod found with "Baker-Aicklen" cap for the southwest corner of said Lot 1, same being the northwest corner of said Lot 3 at a distance of 73.50 feet, continuing for a total distance of 324.27 feet to the **POINT OF BEGINNING** and containing 8.74 acres of land.

VICINITY MAP
SCALE 1" = 3000'



OWNERS: SV-ONA LAFRONTERA LAND LIMITED PARTNERSHIP
221 WEST 6TH STREET, SUITE 1900
AUSTIN, TEXAS 78701

ACREAGE: 8.74 ACRES

SURVEY: J. M. HARRELL SURVEY, ABSTRACT NO. 284

NUMBER OF BLOCKS: ONE

NUMBER OF LOTS: ONE

LINEAR FEET OF NEW STREETS: NONE

DATE: PLANNING & ZONING: MAY 30, 2007

DATE: SUBMITTAL MAY 02, 2007

SURVEYOR: BAKER - AICKLEN & ASSOC., INC.

ENGINEER: BAKER - AICKLEN & ASSOC., INC.

ACREAGE BY LOT TYPE: 8.74 COMMERCIAL

BENCHMARK: SQUARE CUT ON THE MOST SOUTHERN CORNER OF A TRANSFORMER PAD ON THE NORTHEAST LINE OF SUNDANCE PARKWAY, APPROXIMATELY 8' NORTHEAST OF THE SOUTHWEST CORNER LOT 20 AND APPROXIMATELY 53' NORTHEAST OF THE NORTHEAST EDGE OF PAVEMENT ALONG SUNDANCE PARKWAY. APPROXIMATELY 920' SOUTHWEST OF THE INTERSECTION OF SUNDANCE PARKWAY AND HESTERS CROSSING AND APPROXIMATELY 1130' WEST OF THE INTERSECTION OF SUNDANCE PARKWAY AND LA FRONTERA BOULEVARD. ELEV. = 828.13'

NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCRoACHED BY THE ULTIMATE 100 YEAR FLOODPLAIN.
- 2) NO PORTION OF THIS TRACT IS ENCRoACHED BY ANY SPECIAL HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 461078 C 0330 D, EFFECTIVE DATE JANUARY 03, 1997, FOR WILLIAMSON COUNTY, TEXAS.
- 3) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION) OR AS SPECIFIED IN P.U.D. #39.
- 4) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AND WITH THE DESIGN AND CONSTRUCTION STANDARDS OR AS SPECIFIED IN P.U.D. #39.
- 5) A TEN FOOT (10') P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOT LINES SHOWN HEREON.
- 6) OFFSITE EASEMENTS SHALL BE RECORDED, FOR UTILITY SERVICEABILITY PURPOSES, PRIOR TO THE RECORDED OF THE FINAL PLAT.
- 7) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 7, 2007.

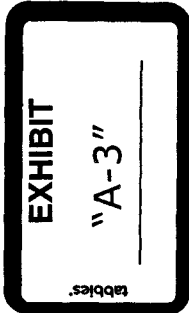
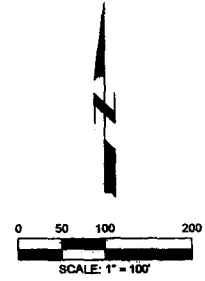
BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning
405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-0700

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

FINAL PLAT OF
FRONTERA VISTA

LEGEND

- 1/2" IRON ROD FOUND WITH "BAKER-AICKLEN" CAP
- 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
- TxDOT TYPE II BRASS DISC FOUND
- ◆ BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD BEARING AND DISTANCE PER DOC. NO. 200006218 AND DOC. NO. 2000062720
- < > RECORD BEARING AND DISTANCE PER CAB. S, SLIDES 69 - 76 AND CAB. V, SLIDES 145 - 146



SV-ONA LA FRONTERA
LAND LIMITED PARTNERSHIP
CALLED 43.50 ACRES
DOC. NO. 2006101706

TBM#1 -
SQUARE CUT
ELEV. = 828.13'

SUNDANCE PARKWAY
(80' R.O.W. WIDTH)

APPROXIMATELY
S 85°27' E 4280' TO THE
SOUTHEAST CORNER OF
THE J. M. HARRELL SURVEY

LOT 1, BLOCK G
AMENDING PLAT OF LOTS 1 AND 3,
BLOCK G, LA FRONTERA SECTION III B
CAB. V, SLIDES 145 - 146

LOT 1, BLOCK A
8.74 ACRES

10' UNDERGROUND ELECTRIC POWER,
GAS SUPPLY, AND COMMUNICATIONS
EASEMENT AND RIGHT-OF-WAY
PER DOC. NO. 2002007186

15' UNDERGROUND ELECTRIC POWER,
GAS SUPPLY, AND COMMUNICATIONS
EASEMENT AND RIGHT-OF-WAY
PER DOC. NO. 2002007186

10' P.U.E. AND SIDEWALK
EASEMENT IS HEREBY DEDICATED

LOT 3, BLOCK G
AMENDING PLAT OF LOTS 1 AND 3,
BLOCK G, LA FRONTERA SECTION III B
CAB. V, SLIDES 145 - 146

25' BUILDING SETBACK
LINE PER DOC. NO. 6923405

POINT OF
BEGINNING

STATE HIGHWAY NO. 45
(R.O.W. WIDTH VARIES)
W. LOUIS HENNA BLVD.

2 OF 3

PROJECT NO. 1138-2-005-21

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning
405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
817.236.0700

RECORDERS MEMORANDUM

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EXHIBIT

"A-3"

NET DD

SLIDE 290

FINAL PLAT OF
FRONTERA VISTA

(TEXAS)
(WILLIAMSON)

THAT, SV-ONA L^{FRONTERA} LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 8.74 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2008101708, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN TO BE KNOWN AS:

FRONTERA VISTA

Phyllis Millstead
SV-ONA L^{FRONTERA} LAND LIMITED PARTNERSHIP
PHYLLIS MILLSTEAD, VICE PRESIDENT
221 WEST 6TH STREET, SUITE 1900
AUSTIN, TEXAS 78701

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)
Travis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF MAY, 2007, BY PHYLLIS MILLSTEAD, AS VICE PRESIDENT OF SV-ONA L^{FRONTERA} LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID SV-ONA L^{FRONTERA} LAND LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: MISTY PORTER
MY COMMISSION EXPIRES: 6-23-2010



THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT GUARANTY BANK, THE LIEN HOLDER OF THE CERTAIN 8.74 ACRE TRACT OF LAND RECORDED AS DOCUMENT NO. 2008101707, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 8.74 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

Kathy Dearmond
GUARANTY BANK
BY: KATHY DEARMOND, VICE PRESIDENT
8333 DOUGLASS AVENUE, 10TH FLOOR
DALLAS, TEXAS 75225

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)
Travis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF MAY, 2007, BY KATHY DEARMOND, VICE PRESIDENT.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: MISTY PORTER
MY COMMISSION EXPIRES: 6-23-2010



THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

APPROVED THIS 30th DAY OF MAY, 2007, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Al Kosik Peter Drapes
AL KOSIK, CHAIRMAN PETER DRAPES, VICE CHAIR

APPROVED, ON THE 30th DAY OF MAY, 2007.

Ryle Maxwell
RYLE MAXWELL, MAYOR
CITY OF ROUND ROCK, TEXAS

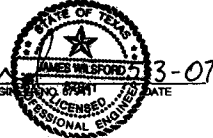
ATTEST:

Christine R. Martinez
CHRISTINE R. MARTINEZ, CITY SECRETARY
CITY OF ROUND ROCK, TEXAS

THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I, JAMES WILSFORD, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

James Wilsford
JAMES WILSFORD, LICENSED PROFESSIONAL ENGINEER
3-07



THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

THAT I, MARGARET A. NOLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION).

Margaret A. Nolen
MARGARET A. NOLEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589
05/07/2007 DATE



THE STATE OF TEXAS)
COUNTY OF WILLIAMSON)

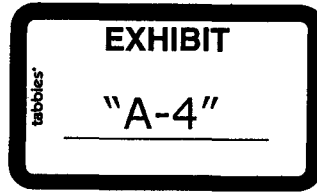
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF AUGUST, 2007, A.D. AT 12:10 O'CLOCK P.M. AND DULY RECORDED ON THE 16th DAY OF AUGUST, 2007, A.D. AT 10:41 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET DD, SLIDES 295, 299 AND 290.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: William Wiegling
DEPUTY WILLIAM WIEGLING





DESCRIPTION

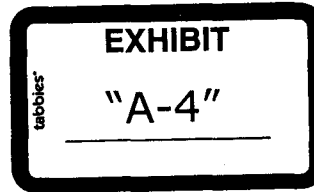
FOR A 34.76 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.50 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO SV-ONA LaFRONTERA LAND LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 2006101706 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 34.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found with "Baker-Aicklen" cap for the most easterly northeast corner of said 43.50 acre tract, same being the northwest corner of Lot 1, Block G, Amending Plat of Lots 1 and 3, Block G, La Frontera Section IIIB, a subdivision recorded in Cabinet V, Slides 145 – 146 of the Plat Records of said county, being on the south right-of-way line Sundance Parkway (80' right-of-way width), for the most easterly northeast corner and **POINT OF BEGINNING** hereof;

THENCE with the east line of said 43.50 acre tract, same being with the west line of said Lot 1, Block G, Amending Plat of Lots 1 and 3, Block G, La Frontera Section IIIB **S 20° 29' 15" E** for a distance of **144.81** feet to a ½" iron rod found with "Baker-Aicklen" cap for the northeast corner of Lot 1, Block A, Frontera Vista, a subdivision recorded in Cabinet DD, Slides 288 – 290 of the Plat Records of said county, for an angle point hereof, from which a ½" iron rod found with "Baker-Aicklen" cap for an angle point on the east line of said 43.50 acre tract bears, **S 20° 29' 15" E** for a distance of 162.24 feet;

THENCE through the interior of said 43.50 acre tract, with the north and west lines of said Lot 1, Block A, Frontera Vista, the following two (2) courses and distances:

- 1) **S 80° 15' 02" W** for a distance of **761.81** feet to a ½" iron rod found with "Baker-Aicklen" cap for the northwest corner of said Lot 1, Block A, Frontera Vista, for an angle point hereof, and



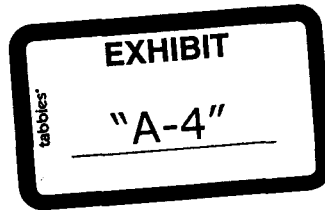
- 2) **S 09° 44' 58" E** for a distance of **483.67** feet to a ½" iron rod found with "Baker-Aicklen" cap for the southwest corner of said Lot 1, Block A, Frontera Vista, being on the south line of said 43.50 acre tract, same being the north right-of-way line of State Highway No. 45 (right-of-way width varies), for the most southerly southeast corner hereof, from which a ½" iron rod found with "Baker-Aicklen" cap for the southeast corner of said 43.50 acre tract bears, **N 80° 15' 02" E** for a distance of **792.06** feet;

THENCE with the south line of said 43.50 acre tract, same being the north right-of-way line of said State Highway No. 45, **S 80° 15' 02" W** for a distance of **894.47** feet to a TXDOT type II brass disc found for the southwest corner of said 43.50 acre tract, same being the intersection of the north right-of-way line of said State Highway No. 45 and the east right-of-way line of Old County Road 172, for the southwest corner hereof;

THENCE with the west line of said 43.50 acre tract, same being the east right-of-way line of said Old County Road 172, **N 17° 41' 09" W** for a distance of **1397.34** feet to a ½" iron rod found with "Baker-Aicklen" cap for the northwest corner of said 43.50 acre tract, same being the intersection of the east right-of-way line of said Old County Road 172 and the south right-of-way line of Hesters Crossing (100 foot right-of-way width), for the northwest corner hereof;

THENCE with the north line of said 43.50 acre tract, same being the south right-of-way line of said Hesters Crossing, the following three (3) courses and distances:

- 1) with the arc of a curve to the **left**, having a radius of **1055.00** feet, an arc length of **272.67** feet, a central angle of **14° 48' 31"**, and a chord which bears, **N 64° 55' 47" E** for a distance of **271.91** feet to a ½" iron rod found with "Baker-Aicklen" cap for a point of reverse curvature hereof,
- 2) with the arc of a curve to the **right**, having a radius of **950.00** feet, an arc length of **154.48** feet, a central angle of **09° 19' 00"**, and a chord which bears, **N 62° 11' 02" E** for a distance of **154.31** feet to a ½" iron rod found with "Baker-Aicklen" cap for a point of tangency hereof, and
- 3) **N 66° 50' 32" E** (Basis of Bearings) for a distance of **338.34** feet to a ½" iron rod found with "Baker-Aicklen" cap for a point of curvature hereof;



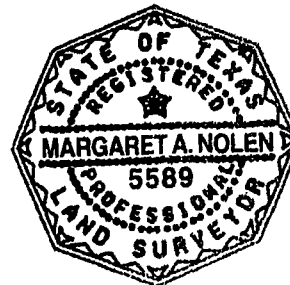
THENCE with the curving intersection of the south right-of-way line of said Hesters Crossing and the west right-of-way line of said Sundance Parkway, with the arc of a curve to the **right**, having a radius of **15.00** feet, an arc length of **23.56** feet, a central angle of **90° 00' 00"**, and chord which bears, **S 68° 09' 28" E** for a distance of **21.21** feet to a ½" iron rod found with "Baker-Aicklen" cap for a point of tangency hereof;

THENCE with the north line of said 43.50 acre tract, same being the west and south right-of-way line of said Sundance Parkway, the following two (2) courses and distances:

- 1) **S 23° 09' 28" E** for a distance of **234.48** feet to a ½" iron rod found with "Baker-Aicklen" cap for a point of curvature hereof, and
- 2) with the arc of a curve to the **left**, having a radius of **940.00** feet, an arc length of **1354.10** feet, a central angle of **82° 32' 12"**, and a chord which bears, **S 64° 25' 34" E** for a distance of **1240.02** feet to the **POINT OF BEGINNING** and containing 34.76 acres of land.

Surveyed under the direct supervision of the undersigned during August, 2007:

Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



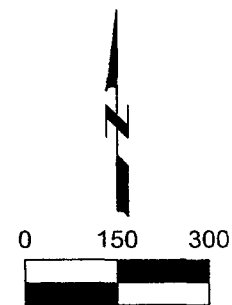
Job No.:

Filename:

W:\PROJECTS\LAFRONTERA\PROJECTS\BLOCK C LESS VISTA\PROJECT\SKETCH PUD\METES AND BOUNDS\LA FRONTERA BLOCK C LESS VISTA.DOC

SKETCH TO ACCOMPANY DESCRIPTION

J. M. HARRELL SURVEY,
ABSTRACT NO. 284



LOT 1, BLOCK G
AMENDING PLAT OF LOTS 1 AND 3,
BLOCK G, LA FRONTERA SECTION IIIIB
CAB. V, SLIDES 145 - 146

SV-ONA LaFRONTERA
LAND LIMITED PARTNERSHIP
CALLED 43.50 ACRES
DOC. NO. 2006101706

34.76 ACRES

LOT 1, BLOCK A, FRONTERA VISTA
CABINET DD, SLIDES 288 - 290

STATE HIGHWAY NO. 45
(R.O.W. WIDTH VARIES)

DATE: AUG., 2007
JOB NO.:
BY: M. NOLEN
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BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-3700

EXHIBIT
"A-4"

OLD COUNTY ROAD 172
(N 17°44'10.9" W 1397.34'
N 117°41'09" W 1397.34')

HESTERS CROSSING
(100' R.O.W. WIDTH)
C1 C2 C3 L2 L3

SUNDANCE PARKWAY
(80' R.O.W. WIDTH)
C4

[S 80°15'02" W 761.81']
S 80°15'02" W 761.81'

[S 09°44'58" E 483.67']
S 09°44'58" E 483.67'

[N 80°15'02" E 792.06']
N 80°15'02" E 792.06'

S 80°15'02" W 894.47'
S 80°15'02" W 1686.53'
(S 80°15'02" W 1686.53')

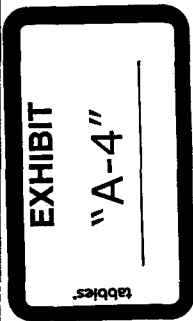
POINT OF BEGINNING

SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1055.00' (1055.00')	272.67' (272.67')	14°48'31" (14°48'31")	N 64°55'47" E (N 64°55'47" E)	271.91' (271.91')
C2	950.00' (950.00')	154.48' (154.48')	09°19'00" (09°19'00")	N 62°11'02" E (N 62°11'02" E)	154.31' (154.31')
C3	15.00' (15.00')	23.56' (23.56')	90°00'00" (90°00'00")	S 68°09'28" E (S 68°09'28" E)	21.21' (21.21')
C4	940.00' (940.00')	1354.10' (1354.10')	82°32'12" (82°32'12")	S 64°25'34" E (S 64°25'34" E)	1240.02' (1240.02')

NUMBER	BEARING	DISTANCE
L1	S 20°29'15" E	144.81'
L2	N 66°50'32" E (N 66°50'32" E) BASIS OF BEARINGS	338.34' (338.34')
L3	S 23°09'28" E (S 23°09'28" E)	234.48' (234.48')
L4	S 20°29'15" E (S 20°29'15" E)	307.05' (307.05')
L5	S 20°29'15" E [S 20°29'15" E]	162.24' [162.24']

- 1/2" IRON ROD FOUND WITH "BAKER-AICKLEN" CAP
- TXDOT TYPE II BRASS DISC FOUND
- () RECORD BEARING AND DISTANCE PER DOC. NO. 2006101706
- [] RECORD BEARING AND DISTANCE PER CAB. DD, SLIDE 288 - 290



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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2008009426

Nancy E. Rister

02/05/2008 04:31 PM

CMCNEELY \$64.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2008013082

Nancy E. Rister

02/20/2008 04:40 PM

WEHLING \$68.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

① City of Round Rock
Attn: Diane Buck
301 W. Bagdad, Suite 210
Round Rock, TX 78664

SCANNED # 128838