

**ROUND ROCK, TEXAS**

PURPOSE. PASSION. PROSPERITY.

June 25, 2002

Mr. Jay Hawes  
 Provident Realty Advisors, Inc.  
 17440 N. Dallas Parkway, Suite 230  
 Dallas, Texas 75287

RE: Administrative Amendment to PUD 56, Single family building setbacks.

Dear Mr. Hawes:

Further to your request for an administrative modification of the front yard building setback requirements, I have made the following administrative amendment as provided for by section 16.1 of the PUD Agreement.

1. A variety of street yard building setbacks shall be provided to ensure a varied streetscape. These setbacks shall meet the following requirements:
  - a. All garage doors facing the street shall have a minimum setback of twenty-two (22') feet.
  - b. All other building setbacks shall be a minimum of ten (10) feet; however, only one third of the homes may be built to this setback.
  - c. The remaining two thirds of the homes shall provide setbacks of fifteen (15') feet or greater.
  - d. No more than three homes in a row with front facing garages shall be permitted to have the same positioning between the front of the home and the garage door.
  - e. The positioning shall be the distance that the front of the home is in front of or behind the garage door.
  - f. All setbacks shall measured from the furthest projection of the building including, window projections, fireplaces, or other similar projections. However, eaves may project into required setbacks a maximum of two (2') feet provided they do not encroach into any public or private utility easements.

Mayor  
 Nyle Maxwell

Mayor Pro-tem  
 Tom Nielson

Council Members  
 Alan McGraw  
 Carrie Pitt  
 Scot Knight  
 Isabel Gallahan  
 Gary Coe

City Manager  
 Robert L. Bennett, Jr.

City Attorney  
 Stephan L. Sheets

2-02-01-24-8B1

- g. Implementation of the varied setbacks shall require a site plan to be approved by the City Zoning Administrator prior to issuance of each building permit.

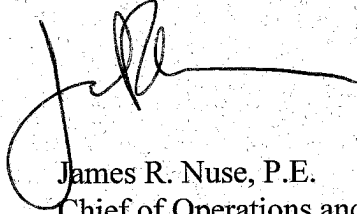
The above amendment is intended to ensure the variety of setbacks anticipated by the original provision of PUD 56 without unduly limiting the selection of floor plans.

Sincerely,



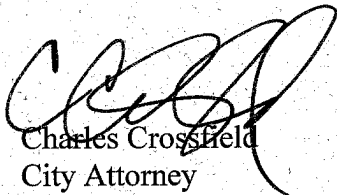
Jim Stendebach, AICP

Assistant Director of Planning & Community Development



James R. Nuse, P.E.

Chief of Operations and Assistant City Manager



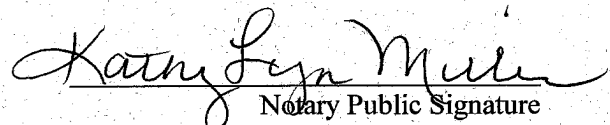
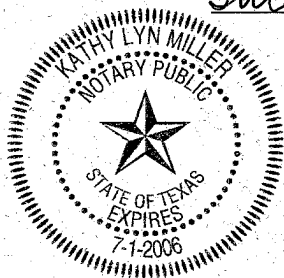
Charles Crossfield  
City Attorney

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 Assistant Director of Planning and Community Development 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 18<sup>th</sup> day of July, 2022



Notary Public Signature

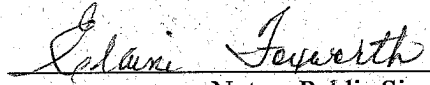
State of Texas

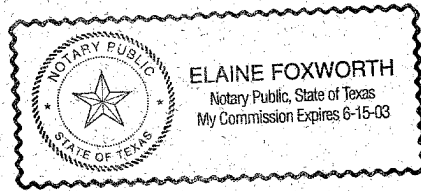
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared James R. Nuse, known to me to be the person whose name is subscribed to the foregoing instrument as the Chief of Operations and Assistant City Manager 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 1<sup>st</sup> day of July, 2002

  
\_\_\_\_\_  
Notary Public Signature  
State of Texas

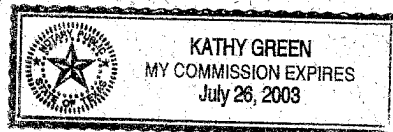


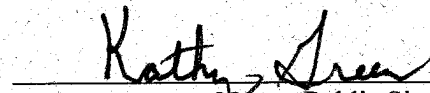
THE STATE OF TEXAS §

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 1<sup>st</sup> day of July, 2002



  
\_\_\_\_\_  
Notary Public Signature  
State of Texas

AGREED TO BY OWNER

TODAY ~~PRA~~ HICKERSON, LP

By: Gattis School Partners, L.P.  
Its sole General Partner

By: PRA General Partner, Inc., its sole  
General Partner

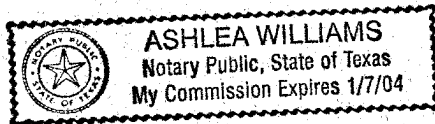
By:   
Leon J. Backes, President

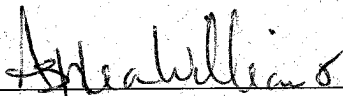
Date: 8/12/02

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

BEFORE ME, the undersigned authority, on this day personally appeared Leon J. Backes, known to me to be the person whose name is subscribed to the foregoing instrument as President of the PRA General Partner, 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 12 day of August, 2002.



  
Notary Public Signature  
State of Texas

Please return to:

Kathy Miller  
City of Round Rock  
① Planning Department  
101 E. Old Settlers Blvd.  
Suite 200  
Round Rock, Texas 78664

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

08-20-2002 01:48 PM 2002063349  
ANDERSON \$20.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS