

ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

July 1, 2002

Mr. Gregory Bourgeois
Jones & Carter, Inc.
512 E. Riverside Drive, Suite 202
Austin, Texas 78704

RE: Administrative Amendment to PUD 56, Field notes for Parcels 1 & 2.

Dear Mr. Bourgeois:

Further to your request for an administrative modification of the field notes for Parcels 1 & 2 attached as part of Exhibit C to the PUD, requirements we have made the following administrative amendment as provided for by section 16.1 of the PUD Agreement.

1. The field notes for parcels 1 & 2, which form part of Exhibit C shall be replaced by the field notes attached hereto as Exhibit 1.

The above amendment is intended permit a minor adjustment of the boundary between the Commercial and Office Sites without changing the intent of the original plan.

Sincerely,

Jim Stendebaach, AICP
Director of Planning & Community Development

James R. Nuse, P.E.
Chief of Operations and Assistant City Manager

Charles Crossfield
City Attorney

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

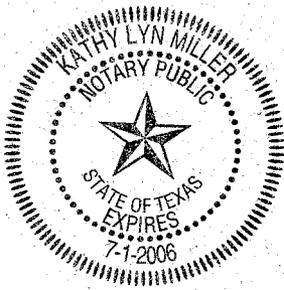
7-02-01-24-8B1

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 the 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 18th day of July, 2002



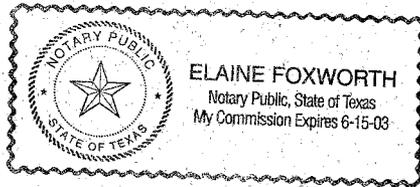
Kathy Lyn Miller
Notary Public Signature
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared James R. Nuse, P.E., known to me to be the person whose name is subscribed to the foregoing instrument as 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 1st day of July, 2002



Elaine Foxworth
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 1st day of July, 2002



Kathy Lyn Miller
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: [Signature]
Leon J. Backes, President

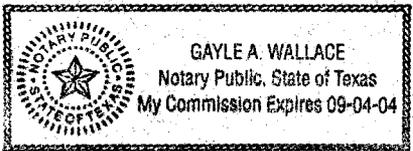
Date: July 12, 2002

THE STATE OF TEXAS §

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 12th day of July, 2002



Gayle A. Wallace
Notary Public Signature
State of Texas

RECORDED AS DOCUMENT NUMBER

2002053541

Official Records Williamson County, Texas

AMENDED FIELD NOTES PARCEL 2

29.50 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
May 16, 2002
SAM, Inc. Job No. 21204-07

DESCRIPTION OF A 29.50 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 29.50 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract;

THENCE S 89° 20' 08" W, with the existing southerly right-of-way line of said Gattis School Road, being common with the north line of said 105.508 acre tract, a distance of 1135.66 feet to a 1/2-inch iron rod found for an angle point;

THENCE S 37° 51' 43" E, leaving said common line and crossing said 105.508 and said 2.62 acre tract, a distance of 67.83 feet to a calculated northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the southerly lines of said 2.62 acre tract, continuing across said 105.508 acre tract, the following eighteen (19) courses and distances:

1. S 00° 04' 31" E, a distance of 259.76 feet to a calculated angle point,
2. S 89° 55' 29" W, a distance of 84.49 feet to a calculated angle point,
3. S 88° 18' 34" W, a distance of 119.81 feet to a calculated angle point,
4. S 01° 41' 26" E, a distance of 58.73 feet to a calculated angle point,
5. S 13° 18' 34" W, a distance of 102.66 feet to a calculated angle point,
6. S 88° 05' 43" W, a distance of 41.62 feet to a calculated angle point,
7. S 41° 33' 52" W, a distance of 245.03 feet to a calculated angle point,
8. S 01° 41' 23" E, a distance of 112.56 feet to a calculated angle point,
9. S 40° 00' 04" W, a distance of 131.39 feet to a calculated angle point,
10. with the arc of a curve to the right, a distance of 113.08 feet through a central angle of 18° 56' 42", having a radius of 342.00 feet and a chord which bears S 49° 28' 25" W, 112.57 feet to a calculated point of compound curvature,
11. with the arc of a curve to the right, a distance of 64.85 feet through a central angle of 50° 53' 52", having a radius of 73.00 feet and a chord which bears S 29° 46' 35" W, 62.74 feet to a calculated point,
12. S 20° 11' 56" E, a distance of 56.62 feet to a calculated point of curvature,

29.50 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
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SAM, Inc. Job No. 21204-07

13. with the arc of a curve to the left, a distance of 300.34 feet through a central angle of $29^{\circ} 09' 58''$, having a radius of 590.00 feet and a chord which bears $S 34^{\circ} 46' 55'' E$, 297.10 feet to a calculated point of compound curvature,
14. with the arc of a curve to the left, a distance of 176.76 feet through a central angle of $34^{\circ} 55' 25''$, having a radius of 290.00 feet and a chord which bears $S 65^{\circ} 19' 21'' E$, a distance of 174.04 feet to a calculated point of tangency,
15. $S 82^{\circ} 47' 04'' E$, a distance of 217.38 feet to a calculated angle point,
16. $S 04^{\circ} 47' 00'' W$, a distance of 50.37 feet to a calculated angle point,
17. $S 82^{\circ} 47' 04'' E$, a distance of 385.93 feet to a calculated angle point,
18. $S 59^{\circ} 50' 59'' W$, a distance of 97.95 feet to a calculated angle point, and
19. $S 16^{\circ} 27' 35'' E$, a distance of 247.36 feet to a calculated angle point on the curving northeasterly right-of-way line of A.W. Grimes Boulevard (120' wide), as dedicated by Document Number 2001038661, Official Public Records of Williamson County, Texas;

THENCE $S 22^{\circ} 50' 16'' W$, crossing said A.W. Grimes Boulevard, a distance of 60.00 feet to a calculated centerline point of same;

THENCE with the centerline of said A.W. Grimes Boulevard, the following five (5) courses and distances:

1. with the arc of a curve to the left, a distance of 237.84 feet through a central angle of $19^{\circ} 01' 38''$, having a radius of 716.20 feet and a chord which bears $N 76^{\circ} 40' 33'' W$, a distance of 236.75 feet to a calculated point of tangency,
2. $N 86^{\circ} 11' 23'' W$, a distance of 237.30 feet to a calculated point of curvature,
3. with the arc of a curve to the right, a distance of 1018.89 feet through a central angle of $66^{\circ} 13' 40''$, having a radius of 881.47 feet and a chord which bears $N 53^{\circ} 04' 33'' W$, a distance of 963.11 feet to a calculated point of tangency,
4. $N 19^{\circ} 57' 42'' W$, a distance of 288.04 feet to a calculated point of curvature, and
5. with the arc of a curve to the right, a distance of 625.84 feet through a central angle of $17^{\circ} 12' 39''$, having a radius of 2083.48 feet and a chord which bears $N 11^{\circ} 21' 23'' W$, a distance of 623.49 feet to a calculated angle point;

THENCE $N 29^{\circ} 26' 50'' E$, passing at a distance of 113.52 feet a concrete monument with brass disk found for the southwest corner of said 2.62 acre tract, being on the easterly right-of-way line of said A.W. Grimes Boulevard, being a westerly line of the tract described herein, and continuing for a total distance of 177.84 feet to a concrete monument with brass disk found for an angle point;

THENCE continuing across said 105.508 acre tract with the southerly lines of said 2.62 acre tract, the following four (4) courses and distances:

1. $N 42^{\circ} 56' 03'' E$, a distance of 50.00 feet to a concrete monument with brass disk found for an angle point,

29.50 Acre Commercial Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2285R(BDN)
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2. N 56° 25' 17" E, a distance of 64.32 feet to a concrete monument with brass disk found for an angle point,
3. N 88° 18' 34" E, a distance of 919.46 feet to a concrete monument with brass disk found for an angle point, and
4. S 89° 55' 29" E, a distance of 88.29 feet to the **POINT OF BEGINNING** and containing 29.50 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 16th day of May 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas



AMENDED FIELD NOTES PARCEL 1

13.31 Acre Office Zoning Tract
Asa Thomas Survey A-609
Williamson County, Texas

FN2284R(MLQ)
May 16, 2002
SAM, Inc. Job No. 21204-07

DESCRIPTION OF A 13.31 ACRE TRACT OF LAND LOCATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 105.508 ACRE TRACT OF LAND (TRACT 1) DESCRIBED IN THE WARRANTY DEED TO TODAY PRA HICKERSON, L.P., EXECUTED JULY 27, 2000 AND RECORDED UNDER DOCUMENT NUMBER 2000049743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 13.31 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2-inch iron rod found on the south right-of-way line for Gattis School Road (width varies), being the northwest corner of a called 5.000 acre tract of land described in the deed to Vernon L. Jakub, recorded in Volume 844, Page 912, Deed Records of Williamson County, Texas, also being the northeast corner of a proposed 2.62 acre tract of land for additional right-of-way purposes and the northeast corner of said 105.508 acre tract, and from which point a 1/2-inch iron rod found for the southeast corner of said 105.508 acre tract bears S 21° 00' 10" E, a distance of 1791.75 feet;

THENCE S 21° 00' 10" E, with the west line of said 5.000 acre tract, being common with the east line of said 2.62 acre tract and said 105.508 acre tract, a distance of 39.66 feet to a concrete monument with brass disk found for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 21° 00' 10" E, continuing with the west line of said 5.000 acre tract, being the east line of said 105.508 acre tract, a distance of 502.03 feet to a calculated point for the southeast corner of the tract described herein;

THENCE leaving the west line of said 5.000 acre tract and crossing said 105.508 acre tract, the following eleven (11) courses and distances:

1. S 88° 07' 43" W, a distance of 904.06 feet to a calculated angle point,
2. N 07° 40' 27" W, a distance of 57.25 feet to a calculated angle point,
3. N 11° 41' 34" E, a distance of 0.37 feet to a calculated angle point,
4. with the arc of a curve to the right, a distance of 259.47 feet through a central angle of 02° 35' 21", having a radius of 5741.58 feet and a chord which bears S 88° 46' 54" W, a distance of 259.45 feet to a calculated point of tangency,
5. N 89° 55' 23" W, a distance of 182.69 feet to a calculated angle point,
6. S 88° 05' 43" W, a distance of 160.77 feet to a calculated angle point,
7. N 13° 18' 34" E, a distance of 102.66 feet to a calculated angle point,
8. N 01° 41' 26" W, a distance of 58.73 feet to a calculated angle point,
9. N 88° 18' 34" E, a distance of 119.81 feet to a calculated angle point,
10. N 89° 55' 29" E, a distance of 84.49 feet to a calculated angle point, and
11. N 00° 04' 31" W, a distance of 259.76 feet to a calculated angle point on a southern line of said 2.62 acre tract;

THENCE with the southerly lines of said 2.62 acre tract, being northerly lines of the tract described herein, the following three (3) courses and distances:

1. S 89° 55' 29" E, a distance of 94.40 feet to a concrete monument with brass disk found for a point of curvature,

13.31 Acre Office Zoning Tract
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Williamson County, Texas

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2. with the arc of a curve to the left, a distance of 195.27 feet through central angle of $01^{\circ} 56' 55''$, having a radius of 5741.58 feet and a chord which bears $N 89^{\circ} 06' 03'' E$, a distance of 195.26 feet to a concrete monument with brass disk found, and
3. $N 88^{\circ} 07' 39'' E$, a distance of 818.96 feet to the **POINT OF BEGINNING** and containing 13.31 acres of land, more or less.

Bearing Basis: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012. As provided by Doug Anderson, RPLS, Survcon, Inc.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, Michael R. Hatcher, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May 2002 under my direction and supervision.

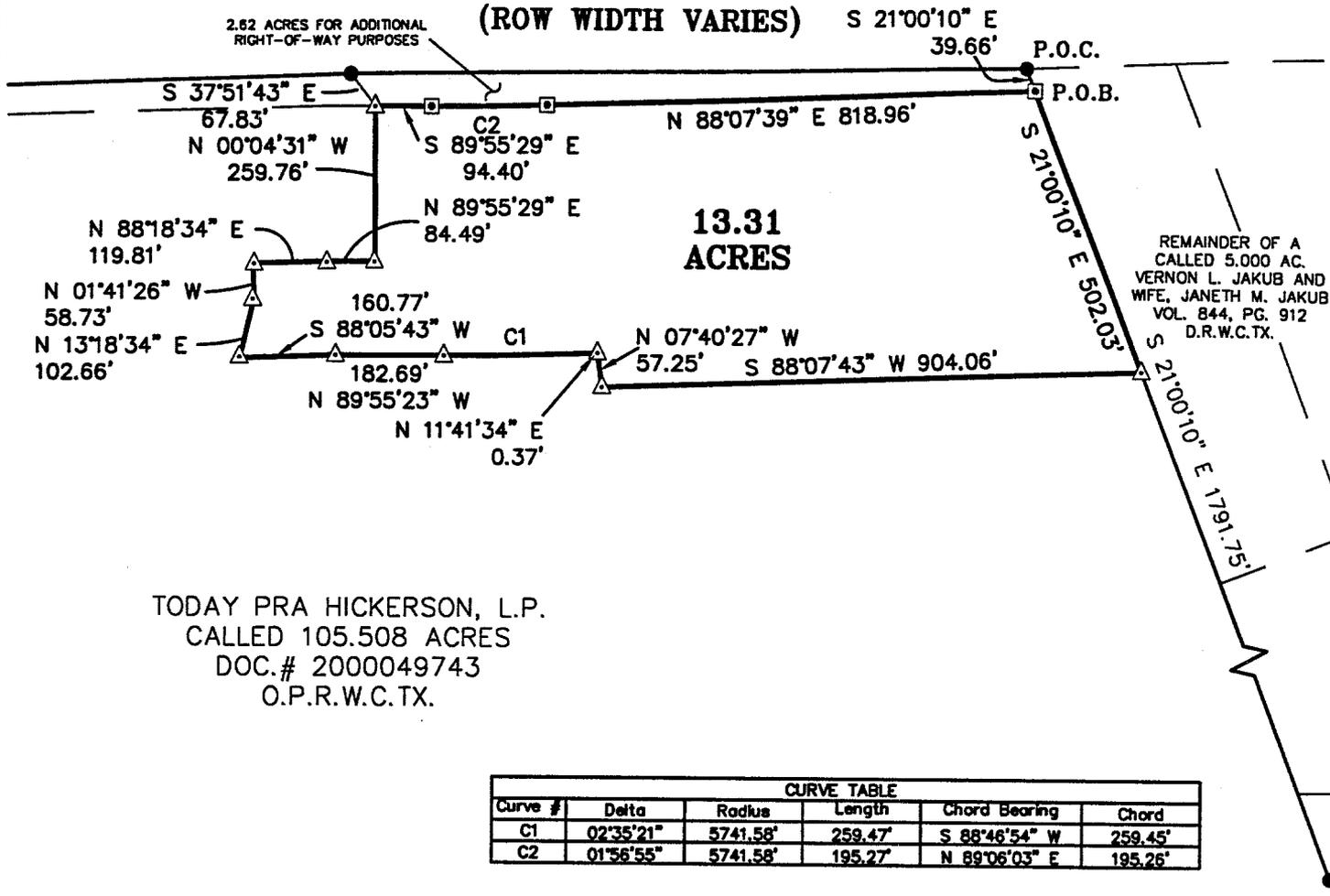
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 16th day of May, 2002 A.D.

SURVEYING AND MAPPING, Inc.
4029 Capital Of Texas Hwy. So, Suite 125
Austin, Texas 78704


Michael R. Hatcher
Registered Professional Land Surveyor
No. 4259 - State of Texas



**GATTIS SCHOOL ROAD
(ROW WIDTH VARIES)**



TODAY PRA HICKERSON, L.P.
CALLED 105.508 ACRES
DOC.# 2000049743
O.P.R.W.C.TX.

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	02°35'21"	5741.58'	259.47'	S 88°46'54" W	259.45'
C2	01°56'55"	5741.58'	195.27'	N 89°06'03" E	195.26'

A.W. GRIMES BOULEVARD
(120' WIDE)
DOC. No. 2001038661
O.P.R.W.C.TX.
(UNDER CONSTRUCTION)

ASA THOMAS SURVEY, ABSTRACT NO. 609
WILLIAMSON COUNTY, TEXAS

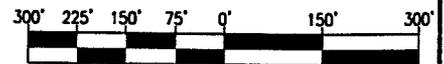
LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▣ CONCRETE MONUMENT WITH BRASS DISK FOUND
- △ CALCULATED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

NOTES: SEE METES AND BOUNDS DESCRIPTION FOR BEARING BASIS

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



GRAPHIC SCALE

PROJECT:	HICKERSON
JOB NUMBER:	22096-20
DATE:	MAY 16, 2002
SURVEYOR:	MRH
PARTY CHIEF:	
FIELDBOOK:	
FIELDNOTE:	FN2284R.CMS
TECHNICIAN:	BDN/CMS
DRAWING:	FN2284R.DWG
SCALE:	1"=300'



4029 CAPITAL OF TEXAS HIGHWAY, So.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN TEXAS, 78704
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAM-INC-AUS.COM

**SKETCH TO
ACCOMPANY FIELD
NOTE No. 2284R
PAGE 3 OF 3**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

07-15-2002 03:16 PM 2002053541
SUSAN \$31.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

To Be Recorded

Charge to city of Round Rock

Return to:

Kathy @ Planning

city of Round Rock

101 E. Old Settlers

Round Rock, TX

78664

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