

ADMINISTRATIVE AMENDMENT TO PUD 56



ROUND ROCK, TEXAS
PURPOSE. PASSION. PROSPERITY.

September 26, 2005

Kim Wise
Provident Realty Advisors
975 One Lincoln Centre
5400 LBJ Freeway
Dallas, TX 75240

RE: Administrative Amendment to PUD 56, townhouse standards

Dear Mr. Wise:

Further to your request for an administrative modification of the townhouse standards in PUD 56 (Randall's Town Centre), we have made the following administrative amendments as provided for by Section 16.1 of the Development Agreement.

1. Section 4.1.5 of Exhibit "D", Development Parcel "3B," is deleted in its entirety and replaced with the following (to change the spacing between buildings from 25 feet to 20 feet):

Minimum spacing between buildings shall be twenty (20) feet.

2. Section 4.1.2 of Exhibit "D", Development Parcel "3B," of the Development Plan is deleted in its entirety and replaced with the following (to change the building setback from Bryant Drive from 30 feet to 20 feet):

Minimum building setbacks from A. W. Grimes Boulevard shall be thirty (30) feet and minimum building setbacks from Bryant Drive shall be twenty (20) feet.

Mayor
Nyle Maxwell

Mayor Pro-tem
Alan McGraw

Council Members
Rufus Honeycutt
Joe Clifford
Carlos T. Salinas
Scott Rhode
Gary Coe

City Manager
James R. Nuse, P.E.

City Attorney
Stephan L. Sheets

The above amendments are intended to allow more flexibility in the layout of the townhouse development. Rather than having a complex comprised of a small number of large buildings with multiple attached units, similar to an apartment complex, the reduction in setbacks will allow for a greater number of buildings with fewer attached units in each building. This will result in a greater number of end units and allow for a product more similar to townhouse developments than to multi-family complexes.

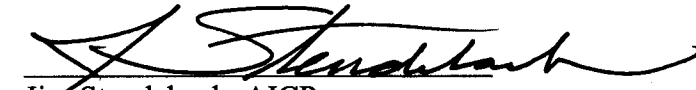
In addition, the reduction in spacing between buildings from 25 feet to 20 feet is

consistent with the 20-foot spacing requirement established in the Zoning Ordinance for TH (Townhouse) developments.

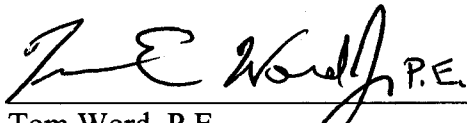
Similarly, the reduction in the setback along Bryant Drive from 30 feet to 20 feet is closer to the Zoning Ordinance requirements of a 15-foot setback for buildings and a 25-foot setback for garages. The 20-foot setback also creates consistency between this Parcel 3B and the other townhouse parcel in PUD 56, Parcel 3A, which calls for a minimum 20-foot setback from public streets.

By making these amendments, the standards for this parcel will be more consistent with the Zoning Ordinance and with the other parcels in the PUD, and they will allow for a superior product than would otherwise be permitted, which is certainly in keeping with the original intent of the PUD.


Sincerely,



Jim Stendebach, AICP
Director of Planning



Tom Word, P.E.
Chief of Public Works Operations



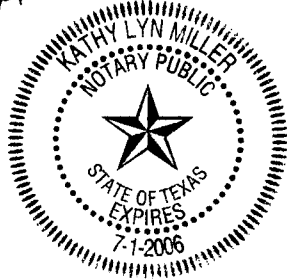
Charles Crossfield
City Attorney

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 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 26th day of September, 2005.



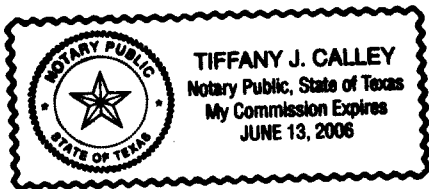
Kathy Lyn Miller
Notary Public Signature
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Tom Word, known to me to be the person whose name is subscribed to the foregoing instrument as the Chief of Public Works Operations 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 27th day of September, 2005.



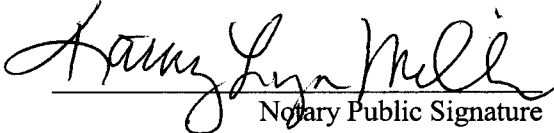
Tiffany Calley
Notary Public Signature
State of Texas

THE STATE OF TEXAS §

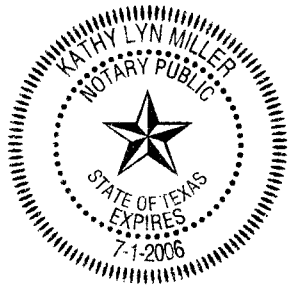
COUNTY OF WILLIAMSON §

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 26th day of September, 2005.



Notary Public Signature
State of Texas

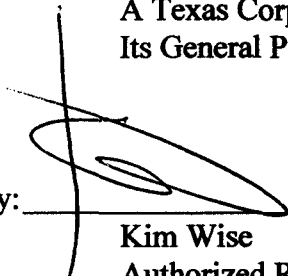


AGREED TO BY OWNER:

Today PRA Hickerson, L.P.
A Texas Limited Partnership

By: Gattis School Partners, L.P.
A Texas Limited Partnership
Its General Partner

By: PRA General Partners, Inc.
A Texas Corporation
Its General Partner

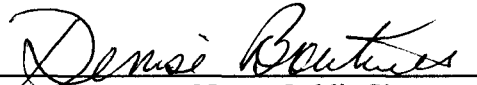
By: 
Kim Wise
Authorized Representative

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Kim Wise, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for Today PRA Hickerson, L.P., A Texas Limited Partnership, 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 21 day of October, 2005.


Notary Public Signature
State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005085691

Nancy E. Rister

10/27/2005 08:19 AM

CARRILLO \$32.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

① Dianna Hutchens
City of Round Rock Planning Dept
301 W Bagdad St 210
Round Rock TX 78664

