



**ROUND ROCK, TEXAS**  
PURPOSE. PASSION. PROSPERITY.

May 29, 2007

Jeff Newberg  
Principal  
Endeavor Real Estate Group  
221 W. 6<sup>th</sup> St., Ste. 1300  
Austin, TX 78701

RE: Administrative Amendment to PUD 65, masonry definition

Dear Mr. Newberg:

Further to your request for an administrative modification of the design standards in PUD 65 (Endeavor), you will find an amendment to Section 11, Design Standards. The purpose of the amendment is to add the definition of masonry materials, define how the 50% stone minimum is to be calculated, and specify the actual stone material.

Section 11 of the Development Plan will now read as follows:

**"11. DESIGN STANDARDS**

The buildings constructed on the Property shall be 100% masonry. A minimum of 50%, in the aggregate, of the area (net of windows and doors) of (i) the front elevations of such buildings that are visible from public parking, and (ii) the first thirty linear feet of the "ends" of such buildings that are around the corner from such public parking, shall be stone. The attached Exhibit "D-1" is an example (for illustrative purposes only and not intended to define actual front and side elevation areas) showing how such front and end elevations would be identified on a site plan.

Notwithstanding the foregoing, at least 50% in the aggregate of the area (net of windows and doors) of the exterior of all four elevations of any free-standing building containing fewer than 15,000 square feet of floor area shall be stone.

The color and texture of the stone used on the Property shall be compatible and harmonious with the color and texture of the stone

**Mayor**  
Nyle Maxwell

**Mayor Pro-tem**  
Alan McGraw

**Council Members**  
Rufus Honeycutt  
Joe Clifford  
Carlos T. Salinas  
Scott Rhode  
Ted Williamson

**City Manager**  
James R. Nuse, P.E.

**City Attorney**  
Stephan L. Sheets

**ADMINISTRATIVE AMENDMENT TO PUD 65**

specified for the buildings constructed on PUD 59 and/or PUD 60, as conceptually depicted in Exhibit "D". The following stone is deemed to comply with the foregoing requirement: 4 to 12 random height 50/50 blend splitface roughback random length limestone with sawn beds and snapped ends as distributed by Mezger Enterprises, Lampasas, Texas.

For the purposes of this section, "masonry" shall be defined as stone, simulated stone, brick, stucco, standard Exterior Insulation and Finish Systems (EIFS), and abuse resistant EIFS for exterior finish below eight feet. Painted, texture-coated concrete tilt-wall panels that convey the appearance of one of the before mentioned masonry materials are acceptable.


The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

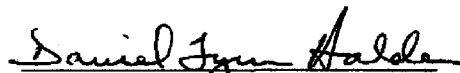
- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)"

The above amendment will confirm that the elevations that have primary visibility are enhanced above our standard ordinance requirements, which was the intent of the original PUD.

Sincerely,

  
Jim Stendebach, AICP  
Director of Planning

  
Charles Crossfield  
City Attorney

  
Daniel Halden, P.E.  
City Engineer

ADMINISTRATIVE AMENDMENT TO PUD 65

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 14<sup>th</sup> day of June, 2007.

Virginia M. Moreno  
Notary Public Signature  
State of Texas



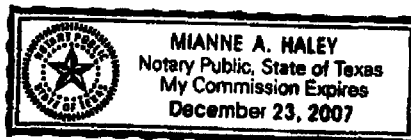
THE STATE OF TEXAS §

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 29<sup>th</sup> day of June, 2007.

Mianne Haley  
Notary Public Signature  
State of Texas



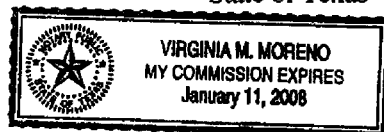
THE STATE OF TEXAS §

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 2<sup>nd</sup> day of July, 2007.

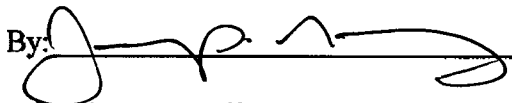
Virginia M. Moreno  
Notary Public Signature  
State of Texas



AGREED TO BY OWNER:

McNeil Retail, LTD,  
a Texas limited partnership

By: EGP Retail Management, L.L.C.  
a Texas limited liability company,  
its general partner

By: 

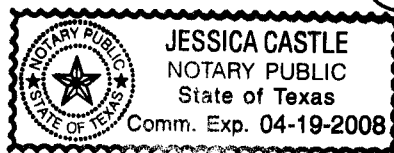
Printed Name: Jeffrey S. Newberg  
Title: EVP

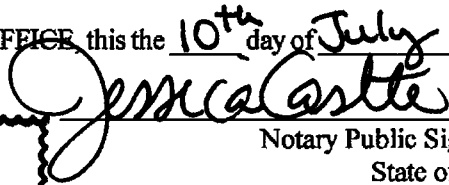
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared, Jeffrey S. Newberg, EVP of EGP Retail Management, L.L.C., a Texas limited liability company, general partner of McNeil Retail, LTD, a Texas limited partnership, on behalf of said limited liability company and limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and 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 10<sup>th</sup> day of July, 2007.



  
Notary Public Signature  
State of Texas

# EXHIBIT D 1

