Parts of this PUD have been amended with regard to multi-family (MF) development by Ordinance No. Z-12-10-25-I3. These amendments **have not been incorporated into the text** of the PUD document; please refer to the appropriate part of the ordinance for amendments specific to the PUD.

Ordinance Z-12-10-25-I3 is posted here (copy and paste the link into your browser): http://www.roundrocktexas.gov/wp-content/uploads/2015/03/Z-12-10-25-I3-MF-in-PUDs.pdf

PUD 2	(Part I.)	Paragraph Three amended
PUD 4	(Part II.)	Section II of the Development Guidelines of Exhibit "B"
PUD 10	(Part III.)	Sections 2.1 and 13.1 of the Development Plan of Exhibit "B"
PUD 15	(Part IV.)	Section II.5.1 of the Development Plan
PUD 20	(Part V.)	Section II.5.1 and II.5.2 of the Development Plan
PUD 26	(Part VI.)	Section II.5.1 of the Development Plan of Exhibit "C"
PUD 31	(Part VII.)	Section II.5 of the Development Plan
PUD 39	(Part VIII.)	Exhibits "F-2" "F-3" and "F-4"
PUD 40	(Part IX.)	Section 1.1 of Exhibit "E"
PUD 42	(Part X.)	Section 1 of the Development Standards for Parcels "1, 2 and 3" in Exhibit "D"
PUD 53	(Part XI.)	Section 1 of the Development Standards for Parcel 2 in Exhibit "D"
PUD 68	(Part XII.)	Section II.4.1 of the Development Plan of Exhibit "B"
PUD 70	(Part XIII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B"
PUD 71	(Part XIV.)	Section 1. (a) of Exhibit "D"
PUD 73	(Part XV.)	Section II.4.1 of the Development Plan of Exhibit "B"
PUD 74	(Part XVI.)	Sections II.4.1 and II.5.2 and II.7.3 of the Development Plan of Exhibit "B"
PUD 78	(Part XVII.)	Sections II.4.1 and II.5.2 and II.5.4 of the Development Plan of Exhibit "B"
PUD 83	(Part XVIII.)	Sections II.4.1 and II.6.4 (2) of the Development Plan of Exhibit "B"
PUD 84	(Part XIX.)	Section II.6.1(1)(b) of the Development Plan
PUD 85	(Part XX.)	Sections II.4.1 and II.5.1 of the Development Plan of Exhibit "B"
PUD 89	(Part XXI.)	Section II.4.1 and II.6.1 of the Development Plan of Exhibit "B"
PUD 90	(Part XXII.)	Sections II.4.1 and II.6 of the Development Plan of Exhibit "B" and Exhibits "B" and "D"

ORDINANCE NO. Z-06-06-08-9B6

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY, ABSTRACT NO. 29, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT C-1 (GENERAL COMMERCIAL), SF-2 (SINGLE FAMILY-STANDARD LOT), AND MF (MULTIFAMILY) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 68.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 29.909 acres of land, out of the N. B. Anderson Survey, Abstract No. 29, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District C-1 (General Commercial), SF-2 (Single Family-Standard Lot), and MF (Multifamily) to Planned Unit Development (PUD) No. 68, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 3rd day of May, 2006, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No.68, and

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 8th day of June, 2006.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2006.

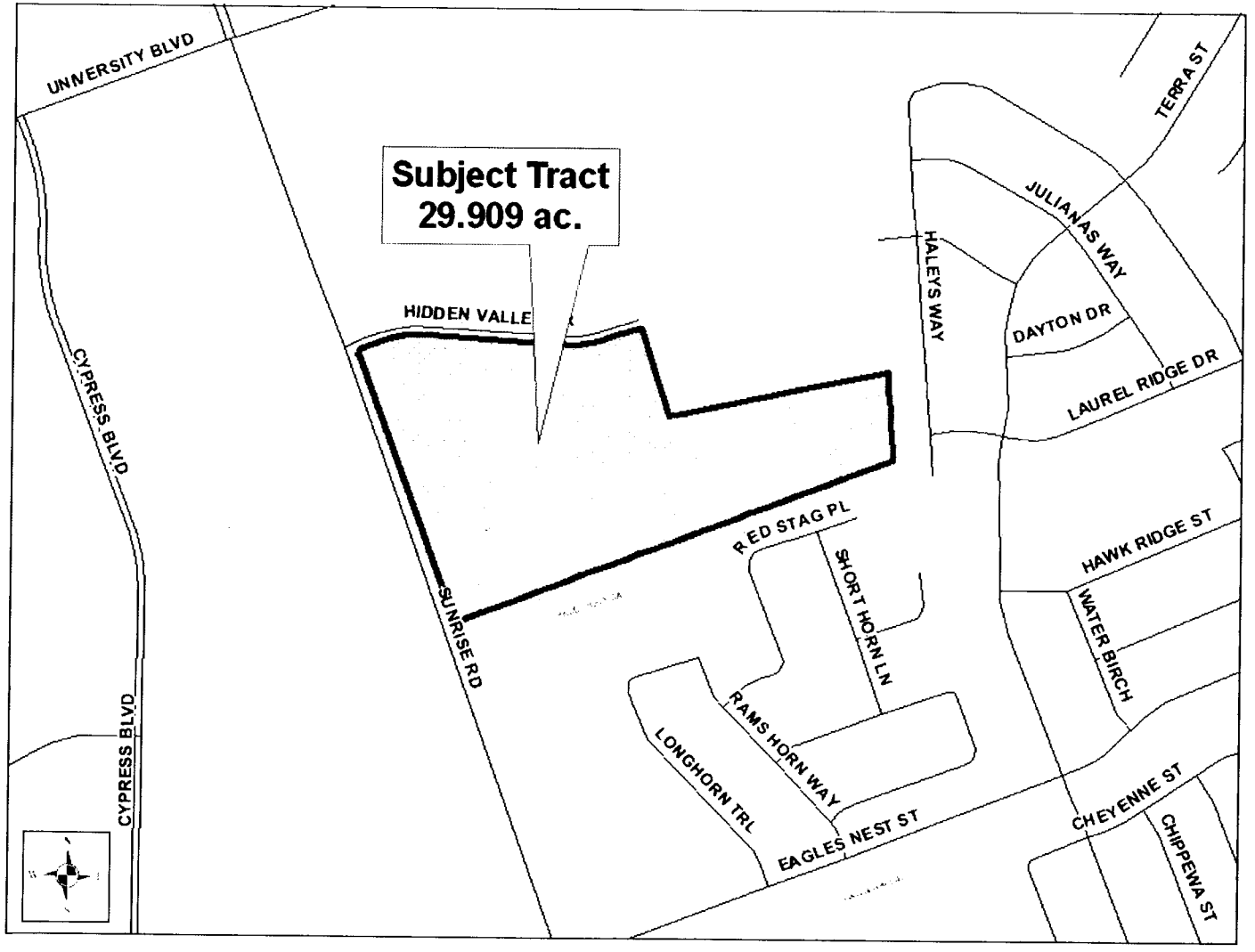
READ, APPROVED and ADOPTED on second reading this the ____ day of _____, 2006.

NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:

CHRISTINE R. MARTINEZ, City Secretary

Zoning of 29.909 acres to PUD



WHEREAS, on the 8th day of June, 2006, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 11.300 and Section 11.400, Code of Ordinances (1995 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 68 meets the following goals and objectives:

(1) The development in PUD No. 68 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 68 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 68 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

(4) P.U.D. No. 68 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.

(5) P.U.D. No. 68 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or

interfere with their development or use in accordance with any existing zoning district.

II.

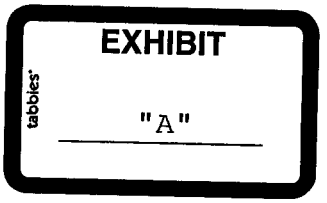
That the Official Zoning Map adopted in Section 11.401(2)(a), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 68, and that the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 68 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.



29.909 ACRES
OAKMONT CROSSING
ZONING TRACT

FN. NO. 05-629(DRK)
DECEMBER 2, 2005
BPI JOB NO. 1055-06.09

DESCRIPTION

OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.909 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Sunrise Road (County Road No. 115) (80' R.O.W.), being the southwesterly corner of Lot 2, Block "A" Oakmont Crossing Section One, a subdivision of record in Cabinet H, Slides 311-313 of the Plat Records of Williamson County, Texas, being the northwesterly corner of that certain 33.5728 acre tract of land conveyed to Canteberry Development, Ltd. by deed of record in Volume 2460, Page 29 of the Official Records of Williamson County, Texas and the southwesterly corner of said 64.984 acre tract, for the southwesterly corner hereof;

THENCE, along the easterly line of Sunrise Road, being the westerly line of said 2 and Lot 1, Block "A" of said Oakmont Crossing Section One, being a portion of the westerly line of said 64.984 acre tract, for the westerly line hereof, the following three (3) courses and distances:

1) N17°45'18"W, a distance of 116.65 feet to a 1/2 inch iron rod found for an angle point;

2) N18°40'38"W, a distance of 968.73 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the right;

3) Along said non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°01'12", an arc distance of 31.42 feet and a chord which bears N26°18'42"E, a distance of 28.29 feet to a 1/2 inch iron rod found in the southerly line of Hidden Valley Drive (60' R.O.W.), for the end of said curve;

THENCE, along the southerly line of Hidden Valley Drive, being the northerly line hereof, the following five (5) courses and distances:

1) N71°19'22"E, a distance of 87.84 feet to a 1/2 inch iron rod found for the point of curvature of curve to the right;

2) Along said curve to the right having a radius of 370.00 feet, a central angle of 23°59'58", an arc distance of 154.98 feet and a chord which bears N83°19'22"E, a distance of 153.85 feet to a 1/2 inch iron rod found for the end of said curve;

3) S84°40'38"E, a distance of 72.29 feet passing a 1/2 inch iron rod found for the northeasterly corner of said Lot 1 and continuing for a total distance of 558.04 feet to the point of curvature of a curve to the left;

4) Along said curve to the left having a radius of 280.26 feet, a central angle of 21°06'13", an arc distance of 103.23 feet and a chord which bears N84°46'16"E, a distance of 102.64 feet to a 1/2 inch iron rod found for the end of said curve;

5) N74°13'11"E, a distance of 185.01 feet to a 1/2 inch iron rod with cap set for southeasterly corner of the easterly terminus of Hidden Valley Drive, being the easterly line of that certain remainder of 101.37 acre tract of land conveyed to Logan E. Bartz, Michael L. Bartz and Susan Kay Bartz Mclaughlin by deed of record in Volume 1737, Page 318 of said Official Records, for the northeasterly corner hereof;

THENCE, along a portion of the westerly and southerly lines of the remainder of said 101.37 acre tract, being a portion of the irregular easterly of said 64.984 acre tract, for a portion of the irregular easterly line hereof, the following two (2) courses and distances:

1) S15°46'49"E, a distance of 359.45 feet to a 1/2 inch iron rod with cap found for an angle point hereof, being the southwesterly corner of said remainder of 101.37 acre tract;

2) N79°52'03"E, a distance of 848.73 feet to a 1/2 inch iron rod found in the westerly line of Lot 10, Block "E", Laurel Ridge Section Six, a subdivision of record in Cabinet Q, Slides 318-320 of said Plat Records for an angle point hereof;

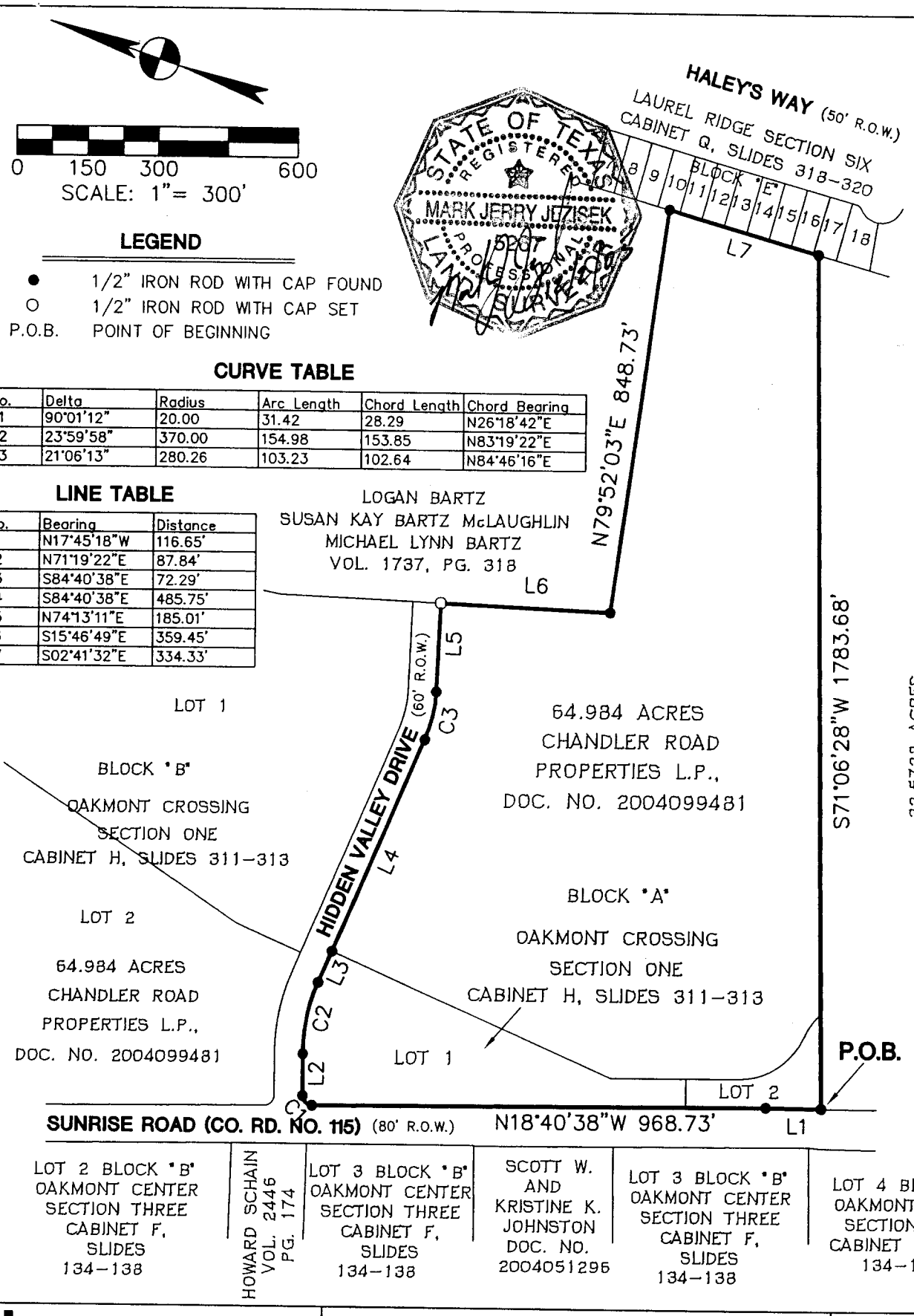
THENCE, S02°41'32"E, continuing along a portion of the irregular easterly line hereof, being a portion of the irregular easterly line of said 64.984 acre tract and being in part the westerly line of said Laurel Ridge Section Six, a distance of 334.33 feet to a 1/2 inch iron rod found in the westerly line of Lot 17 of said Laurel Ridge Subdivision Section 6, being the southeasterly corner of said 64.984 acre tract and the northeasterly corner of said 33.5728 acre tract, for the southeasterly corner hereof;

THENCE, S71°06'28"W, along the southerly line of said 64.984 acre tract, being the northerly line of said 33.5728 acre tract, for the southerly line hereof, a distance of 1783.68 feet to the **POINT OF BEGINNING**, containing an area of 29.909 acres (1,302,845 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

12/2/05
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS



CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°01'12"	20.00	31.42	28.29	N26°18'42"E
C2	23°59'58"	370.00	154.98	153.85	N83°19'22"E
C3	21°06'13"	280.26	103.23	102.64	N84°46'16"E

LINE TABLE

No.	Bearing	Distance
L1	N17°45'18"W	116.65'
L2	N71°19'22"E	87.84'
L3	S84°40'38"E	72.29'
L4	S84°40'38"E	485.75'
L5	N74°13'11"E	185.01'
L6	S15°46'49"E	359.45'
L7	S02°41'32"E	334.33'

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325

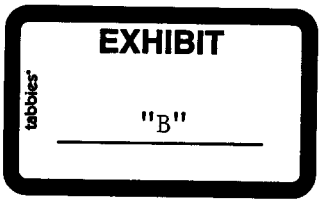
Bury+Partners, Inc. ©Copyright 2005

SKETCH TO ACCOMPANY DESCRIPTION

OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

JERRY WINTEROUB

DATE: 12/02/05	FILE: H:\1097\07\109707EX1.dwg	FN No.: 05-629(DRK)	DRAWN BY: DRK	PROJ. No: 1055-06.09



AGREEMENT AND DEVELOPMENT PLAN
EPOCH PROPERTIES, INC. PUD
PLANNED UNIT DEVELOPMENT NO. 68

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and Chandler Road Properties, L.P., by CRP Administration, LLC, its General Partner, its successors and assigns, having their offices at 515 Congress, Suite 110, Austin, Texas 78701 (hereafter referred to as the "Owner"). For purposes of this Agreement, the term Owner shall mean Chandler Road Properties, L.P., its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 29.909 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, The Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on May 3, 2006, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

That all uses and development within the Property shall conform to the Development Plan included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.14 below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. LIEN HOLDER CONSENT

There is no lien holder of record with regard to the Property as of the date of this Agreement.

5. MISCELLANEOUS PROVISIONS

5.1 Assignment

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld, conditioned or delayed. This section shall not prevent Owner from selling or leasing the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan. No consent shall be required in connection with such sale or lease of the Property provided the purchaser or lessee assumes

Owner's obligations in writing as to such portions of the Property, at which time the Owner shall be released from any further obligations.

5.2 Necessary Documents and Actions

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability

In case one or more provisions contained of this Agreement are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement and in such event, this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement.

5.4 Entire Agreement

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter.

5.5 Applicable Law

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue

All obligations of the parties created hereunder are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

5.7 No Third Party Beneficiaries

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

Chandler Road Properties, L.P.
515 Congress, Suite 110
Austin, Texas 78701
Attn : Jerald Winetroub, President

CITY OF ROUND ROCK

City of Round Rock, Texas
301 West Bagdad, Suite 210
Round Rock, Texas 78664
Attn: Director of Planning

5.10 Effective Date

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within ninety (90) days following receipt by Owner of the written confirmation of the decision.

5.12 Binding Effect

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

5.13 Sunset Clause

In the event that a Site Development Permit has not been issued for the Property within three (3) years from the date that this Agreement is approved by City Council, this Agreement shall be automatically voided and the Property shall revert to the previous zoning districts of C-1 (General Commercial), MF (Multifamily) and SF-2 (Single Family - Standard Lot) as previously configured.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan ("Plan") covers approximately 29.909 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a development plan that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the MF (Multifamily) zoning district and other applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as

clearly modified by this Plan. In the event of a conflict, the terms of this Agreement shall control.

5. PERMITTED USES

The Property shall be used for multifamily residences and associated amenity and recreational facilities.

6. DENSITY

The total number of residential units on the Property shall not exceed 450 units. This density may only be achieved if all other development standards and ordinance requirements, such as parking ratios, landscape requirements, etc., are met.

7. HEIGHT

Residential buildings are permitted to have four (4) stories on one side in the area shown in **Exhibit "B"**. No building on the Property shall exceed four (4) stories (60 feet) in height. Under no circumstances shall a building on the Property be four (4) stories on both front and rear facades.

The end sections on residential buildings with three of more sections, with each section being delineated by a separate roof system, must be one story less than the height of the middle units.

8. UNITS PER BUILDING

Buildings within one hundred (100) feet of the southern boundary of the Property shall contain no more than four (4) units per building.

No buildings on the Property shall contain more than forty-two (42) units. The average number of units per building shall not exceed twenty-four (24).

9. DESIGN STANDARDS

9.1 Garage Requirement

No garage door shall face a public street within 1,000 feet of that public street.

9.2 Fencing Requirement

Compatibility fencing is not required along the eastern boundary of the Property where the 300 foot buffer will be provided, as depicted in **Exhibit "C"**.

9.3 Water Quality Pond/Channel

The existing drainage channel on the west side of the Property shall be enhanced in a manner that improves the conveyance of the channel and provides a landscaped appearance. In addition, the site shall have a wet pond with a constant water level to serve as both a detention and water quality facility. The pond shall be designed and landscaped as an amenity and shall include aquatic plantings and native shrubs and trees along the boundary of the pond in accordance with Section 11.501(4)(b) of the Code. Landscaping may be aggregated and clustered around the pond to enhance it as a design feature.

10. BUFFERS

Buffers shall be in accordance with **Exhibit "C"**. Buffers shall consist of either undisturbed existing vegetation or landscaping in accordance with Section 11.501(4)(a) of the Code or a combination thereof.

11. SIGNS

The Property may have two (2) monument signs at the main entrance. Each sign shall be no larger than fifty (50) square feet and no higher than five (5) feet. The Property may have one (1) double-sided monument sign no larger than fifty (50) square feet and no higher than five (5) feet at the secondary entrances.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. All transformers must be visually screened.

13. TRAFFIC IMPACT ANALYSIS

Development of the property shall be in accordance with the approved Traffic Impact Analysis on file with the City of Round Rock Director of Transportation Services.

14. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

14.1 Minor Changes

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

14.2 Major Changes

All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

15. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

16. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

CHANDLER ROAD PROPERTIES, L.P.
by CRP Administration, LLC its General Partner

By: _____
Jerald Winetroub, President

Date: 05/17/06

CORR. cc LEGAL

CITY OF ROUND ROCK, TEXAS

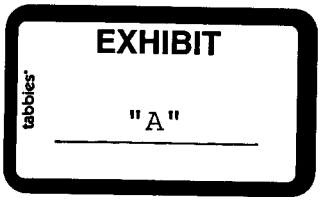
By: _____
Nyle Maxwell, Mayor

ATTEST:

By: _____
Christine Martinez, City Secretary

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit "A"	Legal Description of Property
Exhibit "B"	Permissible 3/4 Split Building Area
Exhibit "C"	Buffers



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DESCRIPTION

OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.909 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Sunrise Road (County Road No. 115) (80' R.O.W.), being the southwesterly corner of Lot 2, Block "A" Oakmont Crossing Section One, a subdivision of record in Cabinet H, Slides 311-313 of the Plat Records of Williamson County, Texas, being the northwesterly corner of that certain 33.5728 acre tract of land conveyed to Canteberry Development, Ltd. by deed of record in Volume 2460, Page 29 of the Official Records of Williamson County, Texas and the southwesterly corner of said 64.984 acre tract, for the southwesterly corner hereof;

THENCE, along the easterly line of Sunrise Road, being the westerly line of said 2 and Lot 1, Block "A" of said Oakmont Crossing Section One, being a portion of the westerly line of said 64.984 acre tract, for the westerly line hereof, the following three (3) courses and distances:

1) N17°45'18"W, a distance of 116.65 feet to a 1/2 inch iron rod found for an angle point;

2) N18°40'38"W, a distance of 968.73 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the right;

3) Along said non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°01'12", an arc distance of 31.42 feet and a chord which bears N26°18'42"E, a distance of 28.29 feet to a 1/2 inch iron rod found in the southerly line of Hidden Valley Drive (60' R.O.W.), for the end of said curve;

THENCE, along the southerly line of Hidden Valley Drive, being the northerly line hereof, the following five (5) courses and distances:

1) N71°19'22"E, a distance of 87.84 feet to a 1/2 inch iron rod found for the point of curvature of curve to the right;

2) Along said curve to the right having a radius of 370.00 feet, a central angle of 23°59'58", an arc distance of 154.98 feet and a chord which bears N83°19'22"E, a distance of 153.85 feet to a 1/2 inch iron rod found for the end of said curve;

3) S84°40'38"E, a distance of 72.29 feet passing a 1/2 inch iron rod found for the northeasterly corner of said Lot 1 and continuing for a total distance of 558.04 feet to the point of curvature of a curve to the left;

4) Along said curve to the left having a radius of 280.26 feet, a central angle of 21°06'13", an arc distance of 103.23 feet and a chord which bears N84°46'16"E, a distance of 102.64 feet to a 1/2 inch iron rod found for the end of said curve;

5) N74°13'11"E, a distance of 185.01 feet to a 1/2 inch iron rod with cap set for southeasterly corner of the easterly terminus of Hidden Valley Drive, being the easterly line of that certain remainder of 101.37 acre tract of land conveyed to Logan E. Bartz, Michael L. Bartz and Susan Kay Bartz Mclaughlin by deed of record in Volume 1737, Page 318 of said Official Records, for the northeasterly corner hereof;

THENCE, along a portion of the westerly and southerly lines of the remainder of said 101.37 acre tract, being a portion of the irregular easterly of said 64.984 acre tract, for a portion of the irregular easterly line hereof, the following two (2) courses and distances:

1) S15°46'49"E, a distance of 359.45 feet to a 1/2 inch iron rod with cap found for an angle point hereof, being the southwesterly corner of said remainder of 101.37 acre tract;

2) N79°52'03"E, a distance of 848.73 feet to a 1/2 inch iron rod found in the westerly line of Lot 10, Block "E", Laurel Ridge Section Six, a subdivision of record in Cabinet Q, Slides 318-320 of said Plat Records for an angle point hereof;

THENCE, S02°41'32"E, continuing along a portion of the irregular easterly line hereof, being a portion of the irregular easterly line of said 64.984 acre tract and being in part the westerly line of said Laurel Ridge Section Six, a distance of 334.33 feet to a 1/2 inch iron rod found in the westerly line of Lot 17 of said Laurel Ridge Subdivision Section 6, being the southeasterly corner of said 64.984 acre tract and the northeasterly corner of said 33.5728 acre tract, for the southeasterly corner hereof;

THENCE, S71°06'28"W, along the southerly line of said 64.984 acre tract, being the northerly line of said 33.5728 acre tract, for the southerly line hereof, a distance of 1783.68 feet to the **POINT OF BEGINNING**, containing an area of 29.909 acres (1,302,845 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

12/2/05

MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS

LEGEND

- ● 1/2" IRON ROD WITH CAP FOUND
- ○ 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
PROFESSIONAL
LAND SURVEYOR

HALEY'S WAY (50' R.O.W.)
LAUREL RIDGE SECTION SIX
CABINET Q, SLIDES 318-320
BLOCK "E"
7 8 9 10 11 12 13 14 15 16 17 18

L7

N79°52'03"E 848.73'

S71°06'28"W 1783.68'

32.5728 ACRES
CANTEBERRY DEVELOPMENT, LTD.
VOL. 2460, PG. 29

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°01'12"	20.00	31.42	28.29	N26°18'42"E
C2	23°59'58"	370.00	154.98	153.85	N83°19'22"E
C3	21°06'13"	280.26	103.23	102.64	N84°46'16"E

LINE TABLE

No.	Bearing	Distance
L1	N17°45'18"W	116.65'
L2	N71°19'22"E	87.84'
L3	S84°40'38"E	72.29'
L4	S84°40'38"E	485.75'
L5	N74°13'11"E	185.01'
L6	S15°46'49"E	359.45'
L7	S02°41'32"E	334.33'

LOGAN BARTZ
SUSAN KAY BARTZ McLAUGHLIN
MICHAEL LYNN BARTZ
VOL. 1737, PG. 318

L6

L5

C3

HIDDEN VALLEY DRIVE (60' R.O.W.)

L4

L3

C2

L2

C1

LOT 1

BLOCK "B"

OAKMONT CROSSING
SECTION ONE
CABINET H, SLIDES 311-313

LOT 2

64.984 ACRES
CHANDLER ROAD
PROPERTIES L.P.,
DOC. NO. 2004099481

64.984 ACRES
CHANDLER ROAD
PROPERTIES L.P.,
DOC. NO. 2004099481

BLOCK "A"

OAKMONT CROSSING
SECTION ONE
CABINET H, SLIDES 311-313

LOT 1

LOT 2

P.O.B.

SUNRISE ROAD (CO. RD. NO. 115) (80' R.O.W.)

N18°40'38"W 968.73'

L1

LOT 2 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	HOWARD SCHAIN VOL. 2446 PG. 174	LOT 3 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	SCOTT W. AND KRISTINE K. JOHNSTON DOC. NO. 2004051296	LOT 3 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	LOT 4 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138

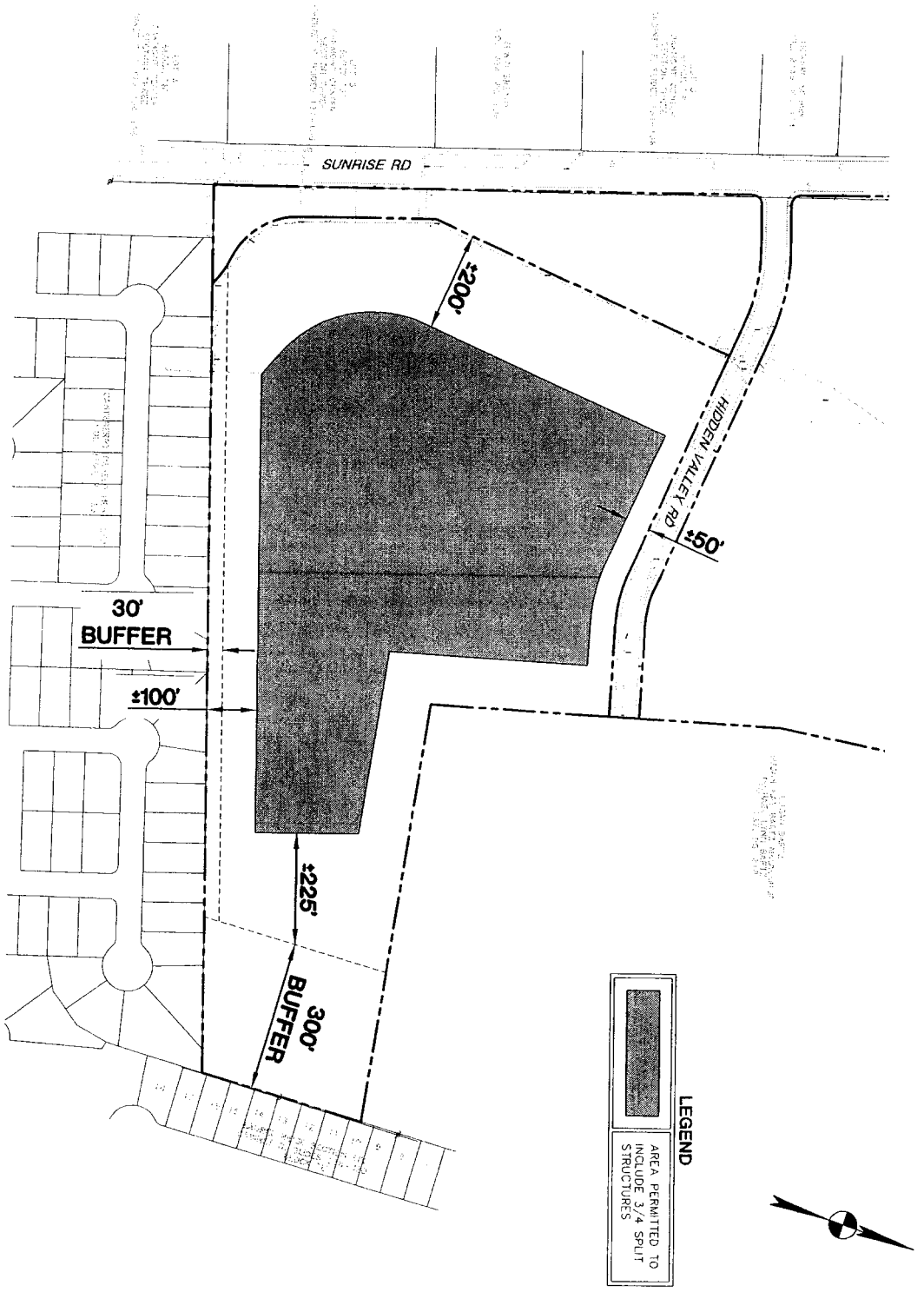
Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2005

SKETCH TO ACCOMPANY DESCRIPTION

OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

JERRY WINTEROUB

DATE: 12/02/05	FILE: H:\1097\07\109707EX1.dwg	FN No.: 05-629(DRK)	DRAWN BY: DRK	PROJ. No: 1055-06.09



SHEET 1	SCALE: 1"=200' DATE: 04/18/08 FILE: G:\1097\08\EXH\1097DEMO5 DRAWN BY: PB DESIGNED BY: BE REVIEWED BY: BE PROJECT NO.: 1097-08	CHANDLER / SUNRISE APARTMENTS EPOCH PROPERTIES	EXHIBIT 'B' PERMISSABLE 3/4 SPLIT BUILDING AREA

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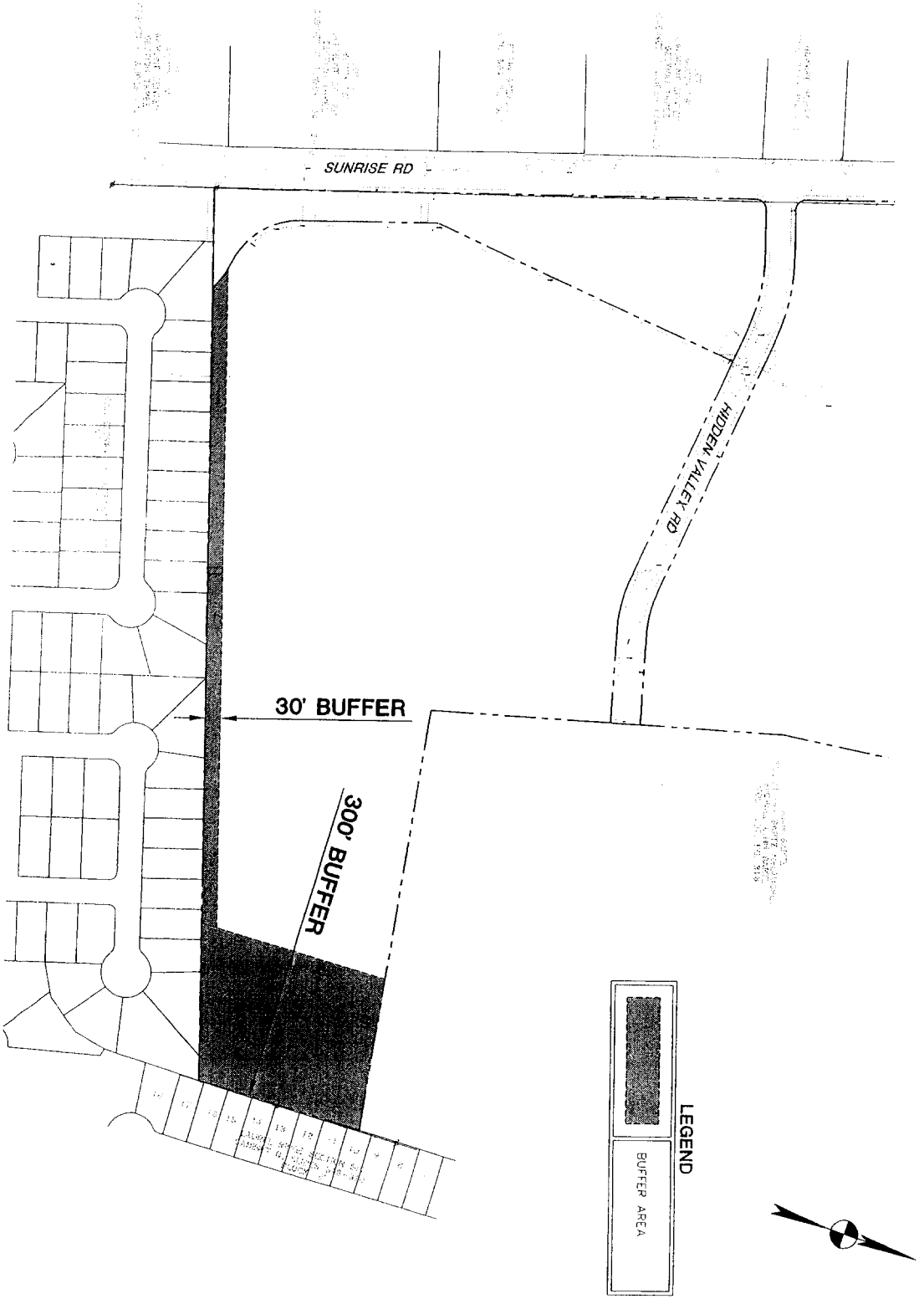

SHEET 1	SCALE: 1"=200' DATE: 04/18/06 FILE: G:\1097\08\CAD\109708EX04 DRAWN BY: PB DESIGNED BY: BE REVIEWED BY: BE PROJECT NO.: 1097-08	CHANDLER / SUNRISE APARTMENTS EPOCH PROPERTIES	EXHIBIT 'C' BUFFER EXHIBIT

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AGREEMENT AND DEVELOPMENT PLAN
EPOCH PROPERTIES, INC. PUD
PLANNED UNIT DEVELOPMENT NO. 68

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and Chandler Road Properties, L.P., by CRP Administration, LLC, its General Partner, its successors and assigns, having their offices at 515 Congress, Suite 110, Austin, Texas 78701 (hereafter referred to as the "Owner"). For purposes of this Agreement, the term Owner shall mean Chandler Road Properties, L.P., its respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 29.909 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, The Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD").

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on May 3, 2006, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

That all uses and development within the Property shall conform to the Development Plan included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.14 below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. LIEN HOLDER CONSENT

There is no lien holder of record with regard to the Property as of the date of this Agreement.

5. MISCELLANEOUS PROVISIONS

5.1 Assignment

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld, conditioned or delayed. This section shall not prevent Owner from selling or leasing the Property or portions of the Property, together with all development rights and obligations contained in this Agreement and Development Plan. No consent shall be required in connection with such sale or lease of the Property provided the purchaser or lessee assumes

Owner's obligations in writing as to such portions of the Property, at which time the Owner shall be released from any further obligations.

5.2 Necessary Documents and Actions

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability

In case one or more provisions contained of this Agreement are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement and in such event, this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement.

5.4 Entire Agreement

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter.

5.5 Applicable Law

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue

All obligations of the parties created hereunder are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

5.7 No Third Party Beneficiaries

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals

This Agreement may be executed in duplicate original, each of equal dignity.

5.9 Notices

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

Chandler Road Properties, L.P.
515 Congress, Suite 110
Austin, Texas 78701
Attn : Jerald Winetroub, President

CITY OF ROUND ROCK

City of Round Rock, Texas
301 West Bagdad, Suite 210
Round Rock, Texas 78664
Attn: Director of Planning

5.10 Effective Date

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Appeal of Administrative Decisions

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within ninety (90) days following receipt by Owner of the written confirmation of the decision.

5.12 Binding Effect

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

5.13 Sunset Clause

In the event that a Site Development Permit has not been issued for the Property within three (3) years from the date that this Agreement is approved by City Council, this Agreement shall be automatically voided and the Property shall revert to the previous zoning districts of C-1 (General Commercial), MF (Multifamily) and SF-2 (Single Family - Standard Lot) as previously configured.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan ("Plan") covers approximately 29.909 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purpose of this Plan is to ensure a development plan that 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the MF (Multifamily) zoning district and other applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as

clearly modified by this Plan. In the event of a conflict, the terms of this Agreement shall control.

5. PERMITTED USES

The Property shall be used for multifamily residences and associated amenity and recreational facilities.

6. DENSITY

The total number of residential units on the Property shall not exceed 450 units. This density may only be achieved if all other development standards and ordinance requirements, such as parking ratios, landscape requirements, etc., are met.

7. HEIGHT

Residential buildings are permitted to have four (4) stories on one side in the area shown in **Exhibit "B"**. No building on the Property shall exceed four (4) stories (60 feet) in height. Under no circumstances shall a building on the Property be four (4) stories on both front and rear facades.

The end sections on residential buildings with three of more sections, with each section being delineated by a separate roof system, must be one story less than the height of the middle units.

8. UNITS PER BUILDING

Buildings within one hundred (100) feet of the southern boundary of the Property shall contain no more than four (4) units per building.

No buildings on the Property shall contain more than forty-two (42) units. The average number of units per building shall not exceed twenty-four (24).

9. DESIGN STANDARDS

9.1 Garage Requirement

No garage door shall face a public street within 1,000 feet of that public street.

9.2 Fencing Requirement

Compatibility fencing is not required along the eastern boundary of the Property where the 300 foot buffer will be provided, as depicted in **Exhibit "C"**.

9.3 Water Quality Pond/Channel

The existing drainage channel on the west side of the Property shall be enhanced in a manner that improves the conveyance of the channel and provides a landscaped appearance. In addition, the site shall have a wet pond with a constant water level to serve as both a detention and water quality facility. The pond shall be designed and landscaped as an amenity and shall include aquatic plantings and native shrubs and trees along the boundary of the pond in accordance with Section 11.501(4)(b) of the Code. Landscaping may be aggregated and clustered around the pond to enhance it as a design feature.

10. BUFFERS

Buffers shall be in accordance with **Exhibit "C"**. Buffers shall consist of either undisturbed existing vegetation or landscaping in accordance with Section 11.501(4)(a) of the Code or a combination thereof.

11. SIGNS

The Property may have two (2) monument signs at the main entrance. Each sign shall be no larger than fifty (50) square feet and no higher than five (5) feet. The Property may have one (1) double-sided monument sign no larger than fifty (50) square feet and no higher than five (5) feet at the secondary entrances.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. All transformers must be visually screened.

13. TRAFFIC IMPACT ANALYSIS

Development of the property shall be in accordance with the approved Traffic Impact Analysis on file with the City of Round Rock Director of Transportation Services.

14. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

14.1 Minor Changes

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

14.2 **Major Changes**

All changes not permitted under section 14.1 above shall be resubmitted following the same procedure required by the original PUD application.

15. CONCEPT PLAN APPROVED

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

16. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

CHANDLER ROAD PROPERTIES, L.P.
by CRP Administration, LLC its General Partner

By: _____
Jerald Winetroub, President

Date: 05/17/06

CITY OF ROUND ROCK, TEXAS

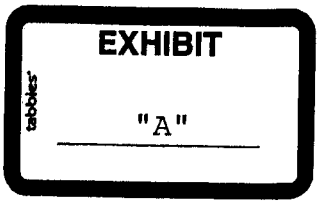
By: _____
Nyle Maxwell, Mayor

ATTEST:

By: Christine R. Martinez
Christine Martinez, City Secretary

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit "A"	Legal Description of Property
Exhibit "B"	Permissible 3/4 Split Building Area
Exhibit "C"	Buffers



29.909 ACRES
OAKMONT CROSSING
ZONING TRACT

FN. NO. 05-629(DRK)
DECEMBER 2, 2005
BPI JOB NO. 1055-06.09

DESCRIPTION

OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.909 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Sunrise Road (County Road No. 115) (80' R.O.W.), being the southwesterly corner of Lot 2, Block "A" Oakmont Crossing Section One, a subdivision of record in Cabinet H, Slides 311-313 of the Plat Records of Williamson County, Texas, being the northwesterly corner of that certain 33.5728 acre tract of land conveyed to Canteberry Development, Ltd. by deed of record in Volume 2460, Page 29 of the Official Records of Williamson County, Texas and the southwesterly corner of said 64.984 acre tract, for the southwesterly corner hereof;

THENCE, along the easterly line of Sunrise Road, being the westerly line of said 2 and Lot 1, Block "A" of said Oakmont Crossing Section One, being a portion of the westerly line of said 64.984 acre tract, for the westerly line hereof, the following three (3) courses and distances:

1) N17°45'18"W, a distance of 116.65 feet to a 1/2 inch iron rod found for an angle point;

2) N18°40'38"W, a distance of 968.73 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the right;

3) Along said non-tangent curve to the right having a radius of 20.00 feet, a central angle of 90°01'12", an arc distance of 31.42 feet and a chord which bears N26°18'42"E, a distance of 28.29 feet to a 1/2 inch iron rod found in the southerly line of Hidden Valley Drive (60' R.O.W.), for the end of said curve;

THENCE, along the southerly line of Hidden Valley Drive, being the northerly line hereof, the following five (5) courses and distances:

1) N71°19'22"E, a distance of 87.84 feet to a 1/2 inch iron rod found for the point of curvature of curve to the right;

2) Along said curve to the right having a radius of 370.00 feet, a central angle of 23°59'58", an arc distance of 154.98 feet and a chord which bears N83°19'22"E, a distance of 153.85 feet to a 1/2 inch iron rod found for the end of said curve;

3) S84°40'38"E, a distance of 72.29 feet passing a 1/2 inch iron rod found for the northeasterly corner of said Lot 1 and continuing for a total distance of 558.04 feet to the point of curvature of a curve to the left;

4) Along said curve to the left having a radius of 280.26 feet, a central angle of 21°06'13", an arc distance of 103.23 feet and a chord which bears N84°46'16"E, a distance of 102.64 feet to a 1/2 inch iron rod found for the end of said curve;

5) N74°13'11"E, a distance of 185.01 feet to a 1/2 inch iron rod with cap set for southeasterly corner of the easterly terminus of Hidden Valley Drive, being the easterly line of that certain remainder of 101.37 acre tract of land conveyed to Logan E. Bartz, Michael L. Bartz and Susan Kay Bartz Mclaughlin by deed of record in Volume 1737, Page 318 of said Official Records, for the northeasterly corner hereof;

THENCE, along a portion of the westerly and southerly lines of the remainder of said 101.37 acre tract, being a portion of the irregular easterly of said 64.984 acre tract, for a portion of the irregular easterly line hereof, the following two (2) courses and distances:

1) S15°46'49"E, a distance of 359.45 feet to a 1/2 inch iron rod with cap found for an angle point hereof, being the southwesterly corner of said remainder of 101.37 acre tract;

2) N79°52'03"E, a distance of 848.73 feet to a 1/2 inch iron rod found in the westerly line of Lot 10, Block "E", Laurel Ridge Section Six, a subdivision of record in Cabinet Q, Slides 318-320 of said Plat Records for an angle point hereof;

THENCE, S02°41'32"E, continuing along a portion of the irregular easterly line hereof, being a portion of the irregular easterly line of said 64.984 acre tract and being in part the westerly line of said Laurel Ridge Section Six, a distance of 334.33 feet to a 1/2 inch iron rod found in the westerly line of Lot 17 of said Laurel Ridge Subdivision Section 6, being the southeasterly corner of said 64.984 acre tract and the northeasterly corner of said 33.5728 acre tract, for the southeasterly corner hereof;

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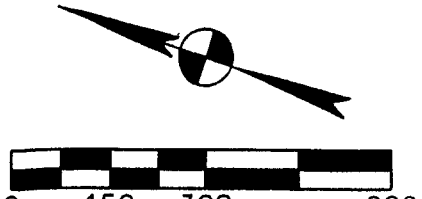
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

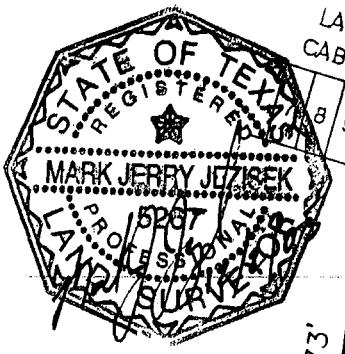
BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

12/2/05
MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS



LEGEND

- ● 1/2" IRON ROD WITH CAP FOUND
- O 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING



HALEY'S WAY (50' R.O.W.)
LAUREL RIDGE SECTION SIX
CABINET Q, SLIDES 318-320
BLOCK "E"
8 9 10 11 12 13 14 15 16 17 18

L7

N79°52'03"E 848.73'

S71°06'28"W 1783.68'

32.5728 ACRES
CANTEBERRY DEVELOPMENT, LTD.
VOL. 2460, PG. 29

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°01'12"	20.00	31.42	28.29	N26°18'42"E
C2	23°59'58"	370.00	154.98	153.85	N83°19'22"E
C3	21°06'13"	280.26	103.23	102.64	N84°46'16"E

LINE TABLE

No.	Bearing	Distance
L1	N17°45'18"W	116.65'
L2	N71°19'22"E	87.84'
L3	S84°40'38"E	72.29'
L4	S84°40'38"E	485.75'
L5	N74°13'11"E	185.01'
L6	S15°46'49"E	359.45'
L7	S02°41'32"E	334.33'

LOGAN BARTZ
SUSAN KAY BARTZ McLAUGHLIN
MICHAEL LYNN BARTZ
VOL. 1737, PG. 318

L6

L5

C3

HIDDEN VALLEY DRIVE (60' R.O.W.)

L4

L3

C2

L2

C1

LOT 1
BLOCK "B"
OAKMONT CROSSING
SECTION ONE
CABINET H, SLIDES 311-313

LOT 2
64.984 ACRES
CHANDLER ROAD
PROPERTIES L.P.,
DOC. NO. 2004099481

64.984 ACRES
CHANDLER ROAD
PROPERTIES L.P.,
DOC. NO. 2004099481

BLOCK "A"
OAKMONT CROSSING
SECTION ONE
CABINET H, SLIDES 311-313

LOT 1

LOT 2

P.O.B.

SUNRISE ROAD (CO. RD. NO. 115) (80' R.O.W.)

N18°40'38"W 968.73'

L1

LOT 2 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	HOWARD SCHAIN VOL. 2446 PG. 174	LOT 3 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	SCOTT W. AND KRISTINE K. JOHNSTON DOC. NO. 2004051296	LOT 3 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138	LOT 4 BLOCK "B" OAKMONT CENTER SECTION THREE CABINET F, SLIDES 134-138

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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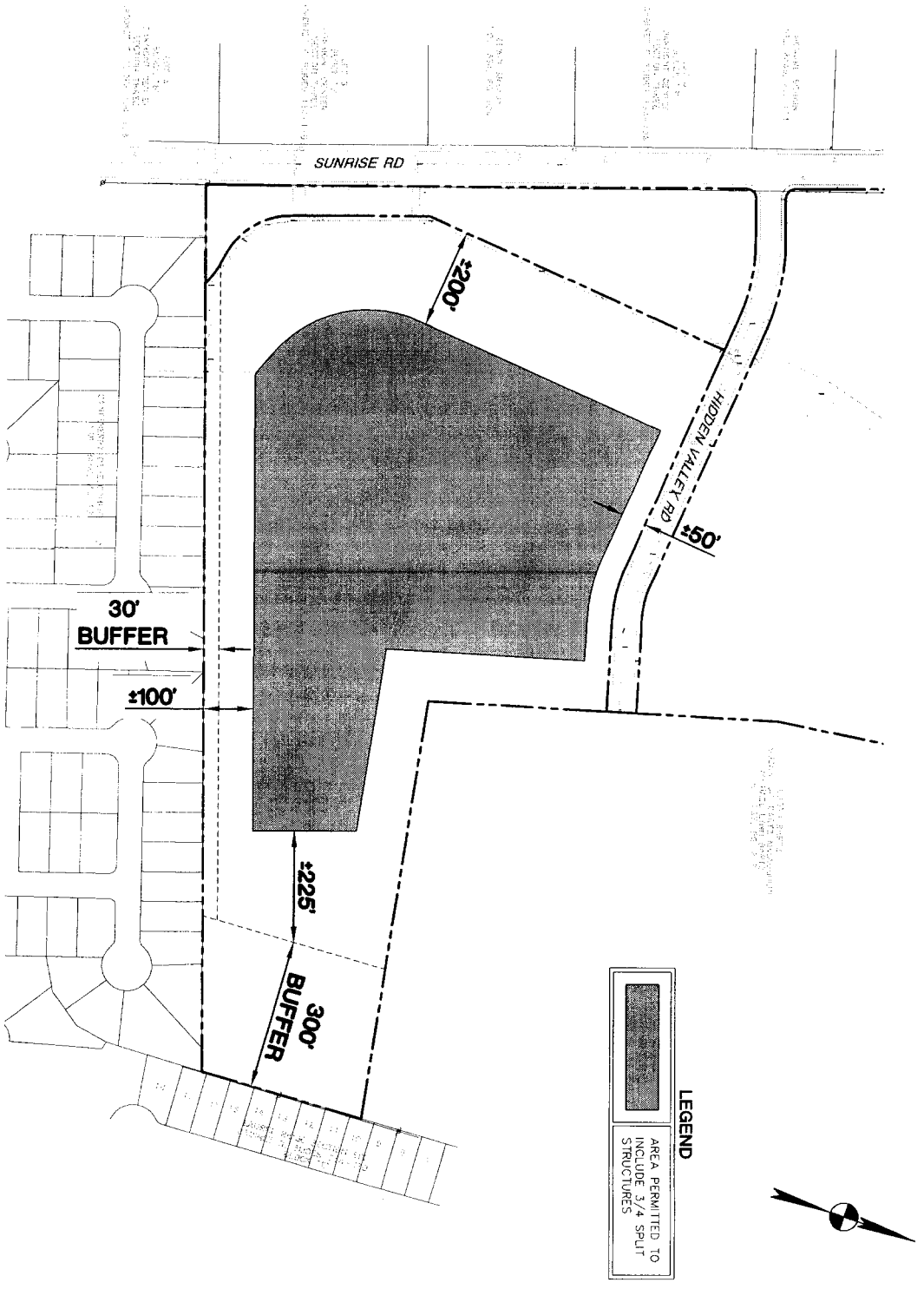
SKETCH TO ACCOMPANY DESCRIPTION

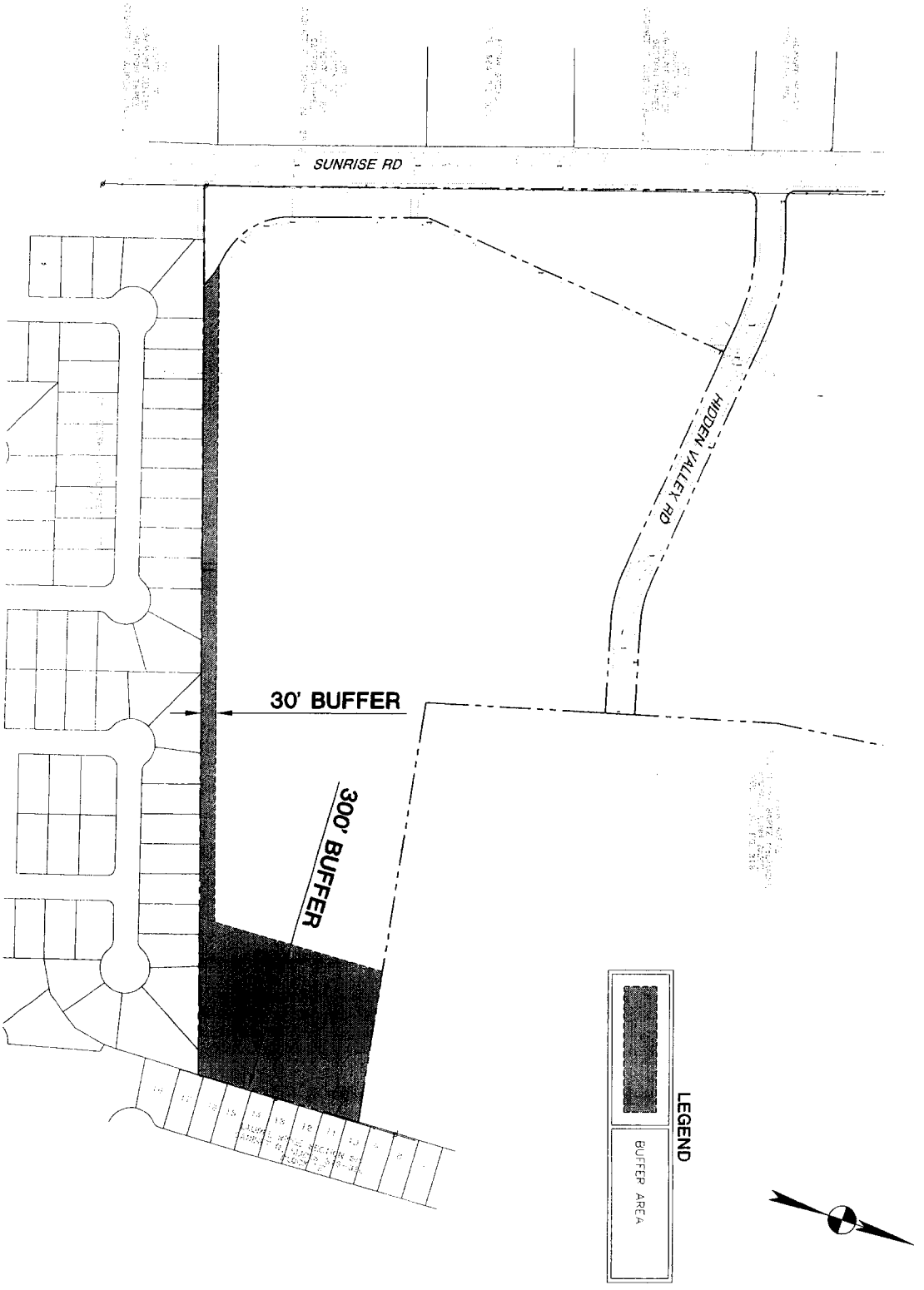
OF 29.909 ACRES OF LAND OUT OF THE N. B. ANDERSON SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 64.984 ACRE TRACT OF LAND CONVEYED TO CHANDLER ROAD PROPERTIES L.P., BY DEED OF RECORD IN DOCUMENT NO. 2004099481 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

JERRY WINTEROUB

DATE: 12/02/05	FILE: H:\1097\07\109707EX1.dwg	FN No.: 05-629(DRK)	DRAWN BY: DRK	PROJ. No: 1055-06.09



SHEET 1	SCALE: 1"=200' DATE: 04/18/06 FILE: G:\1097\08\EXH\1097OBEXH05 DRAWN BY: PB DESIGNED BY: BE REVIEWED BY: BE PROJECT NO.: 1097-08	CHANDLER / SUNRISE APARTMENTS EPOCH PROPERTIES	EXHIBIT 'B' PERMISSABLE 3/4 SPLIT BUILDING AREA	Bury+Partners ENGINEERING SOLUTIONS 3345 Bee Caves Road, Suite 200 Austin, Texas 78746 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2006



SHEET 1	SCALE: 1"=200' DATE: 04/18/06 FILE: G:\1097\08\DWG\109708E3H04 DRAWN BY: PB DESIGNED BY: BE REVIEWED BY: BE PROJECT NO.: 1097-08	CHANDLER / SUNRISE APARTMENTS EPOCH PROPERTIES	EXHIBIT 'C' BUFFER EXHIBIT

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