



THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. Z-07-11-20-10D4 for the Planned Unit Development No. 77, which was approved and adopted by the Round Rock City Council at a meeting held on the 20th day of November 2007 and recorded in the City Council Minute Book 56.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 28th day of November 2007.



Sara L. White

SARA L. WHITE, City Secretary

ORDINANCE NO. Z-07-11-20-10DA

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.401(2)(a), 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 ORIGINALLY ZONE 8.75 ACRES OF LAND, LOCATED AT THE INTERSECTION OF FOREST CREEK DRIVE AND RUSK ROAD, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 77.

WHEREAS, the City of Round Rock, Texas has recently annexed 8.75 acres of land, located at the intersection of Forest Creek Drive and Rusk Road, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 30th day of October, 2007, 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 Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 77, and

WHEREAS, on the 20th day of November, 2007, after proper notification, the City Council held a public hearing on the proposed original zoning, 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 CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 77 meets the following goals and objectives:

- (1) The development in PUD No. 77 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 77 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 77 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. 77 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. 77 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. 77, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 77 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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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.

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 20th day of November, 2007.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, 2007.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2007.



NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Secretary

Blanchard/Rowland PUD

Original Zoning Request: PUD

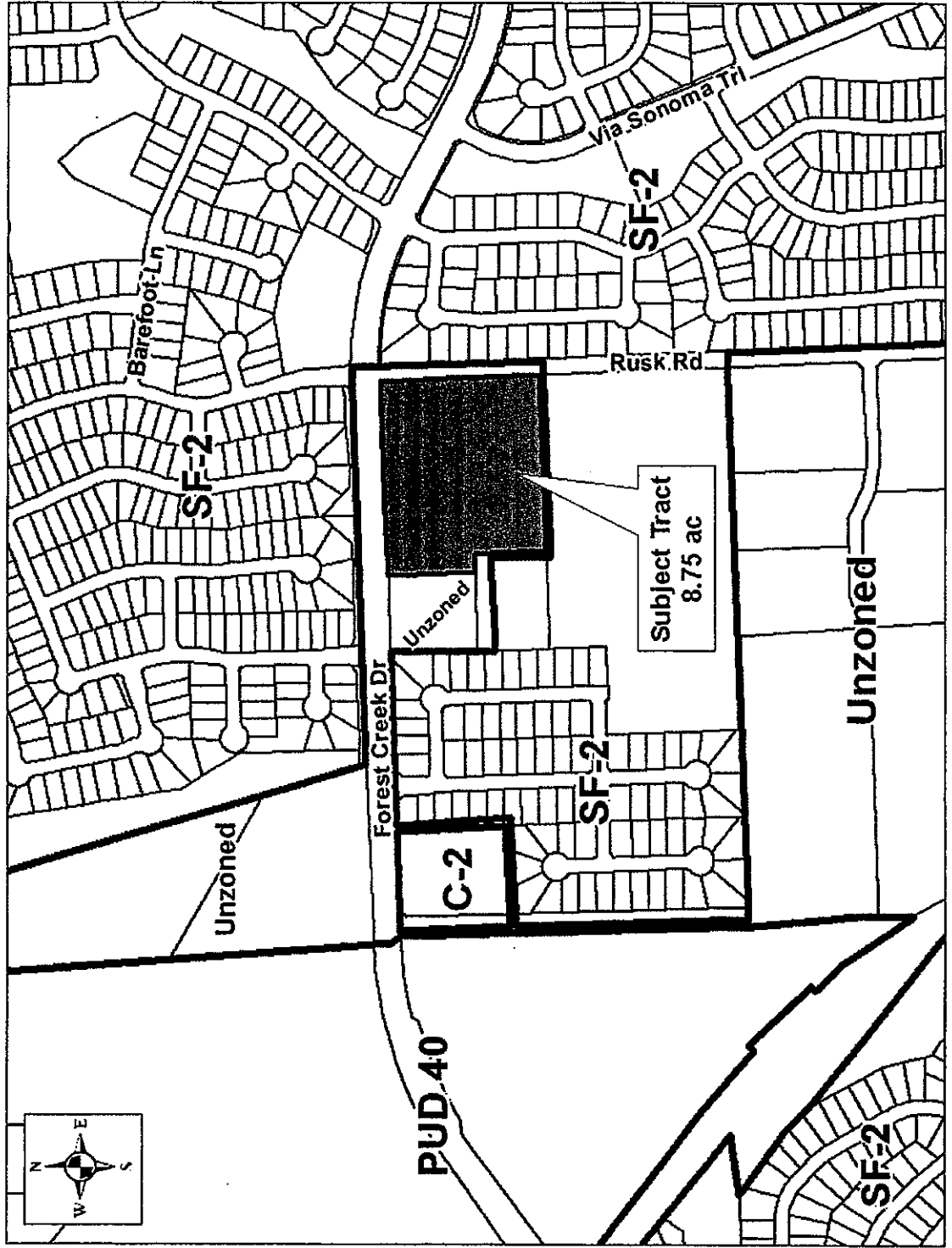
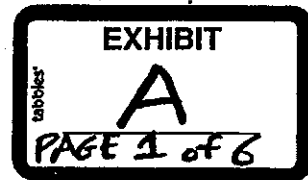


Exhibit "A"
Legal Description of Property

<u>Owner</u>	<u>Acres</u>
C.H. Crossley	0.7897
Margie Rowland	1.0
Guy and Marilyn (Rowland) Gontarek	2.0
Edwin and Dianne Blanchard	4.95
Total	8.7397

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX**



FIELD NOTES

FIELD NOTES FOR 0.7897 ACRES OUT OF THE P. A. HOLDER LEAGUE IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF AN ACCESS EASEMENT TRACT CONVEYED TO C. H. CROSSLEY, ET UX IN DOCUMENT NO. 2004026571 OF THE WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pin found on the West R.O.W. of Rusk Road at the Southwest corner of a 4.0 acre tract conveyed to Edwin Blanchard in Vol. 993 Pg. 878 of the Williamson County, Texas Official Records for the Northeast corner of this tract and **POINT OF BEGINNING**.

THENCE S 00° 02' 58" E with the West R.O.W. of Rusk Road, 50.00 feet to a ½" iron pin set at the Northeast corner of a 2.0 acre tract conveyed to Guy Rowland in Vol. 1088 PG. 330 of the Williamson County, Texas Official Records for the Southeast corner of this tract.

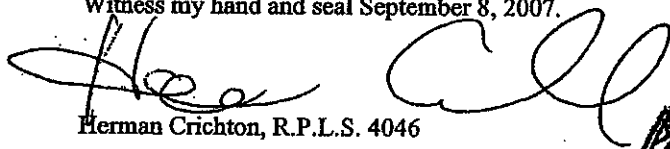
THENCE S 89° 58' 57" W with the North line of said 2.0 acre tract, a 1.0 acre tract conveyed to Guy Rowland in Doc. No. 9813558 of the Williamson County, Texas Official Records and a 2.0 acre tract conveyed to C. H. Crossley, Sr. in Doc. No. 9556918 of the Williamson County, Texas Official Records, in all a distance of 686.49 feet to a ½" iron pin found for the Southwest corner of this tract.

THENCE N 00° 07' 09" W through the interior of said access easement, 50.21 feet to a ½" iron pin found at the Southwest corner of 1.98 acre tract conveyed to Crossley Crossing in Doc. No. 2005050066 of the Williamson County, Texas Official Records also being the Southwest corner of said 4.0 acre tract.

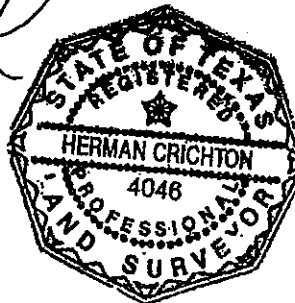
THENCE N 90° 00' 00" E with the South line of said 4.0 acre tract, 686.55 feet to the **POINT OF BEGINNING** and containing 0.7897 acres more or less.

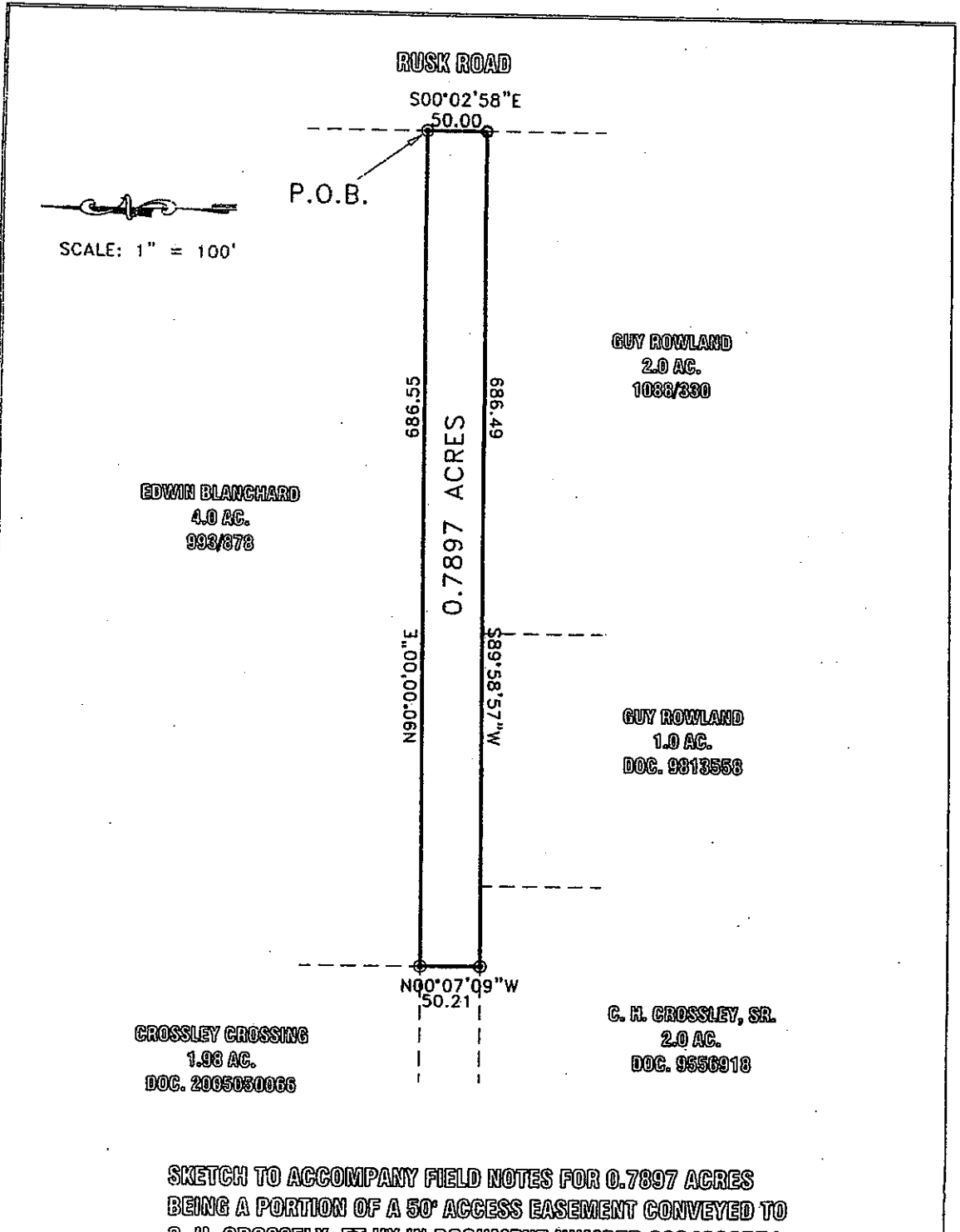
I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 8, 2007.


Herman Crichton, R.P.L.S. 4046

07_309





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

**SKETCH TO ACCOMPANY FIELD NOTES FOR 0.7897 ACRES
 BEING A PORTION OF A 50' ACCESS EASEMENT CONVEYED TO
 C. H. CROSSLEY, SR. BY DEED RECORDED UNDER NUMBER 2005030066**

VOL 1118 PAGE 554

EXHIBIT "A"

Metes and Bounds Description

1.0 Acre Tract

BEING A TRACT OF LAND OUT OF THE P. A. HOLDER LEAGUE, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT 3.0 ACRE TRACT OF LAND AS CONVEYED IN VOLUME 592, PAGE 286 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod at the Southeast corner of said 3.0 acre tract;

THENCE, along the Southerly line of said 3.0 acre tract, N 90°0'W, a distance of 414.86 feet to an iron rod, said point being the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the Southerly line of said 3.0 acre tract, N 90°0'W, a distance of 207.42 feet to an iron rod at the Southwest corner of said 3.0 acre tract;

THENCE, along the Westerly line of said 3.0 acre tract, N 0°0'E a distance of 210 feet to an iron rod at the Northwest corner of said 3.0 acre tract;

THENCE, along the Northerly line of said 3.0 acre tract, N 90°0'E distance of 207.42 feet to an iron rod, from which point an iron rod at the Northeast corner of said 3.0 acre tract bears East, 414.86 feet;

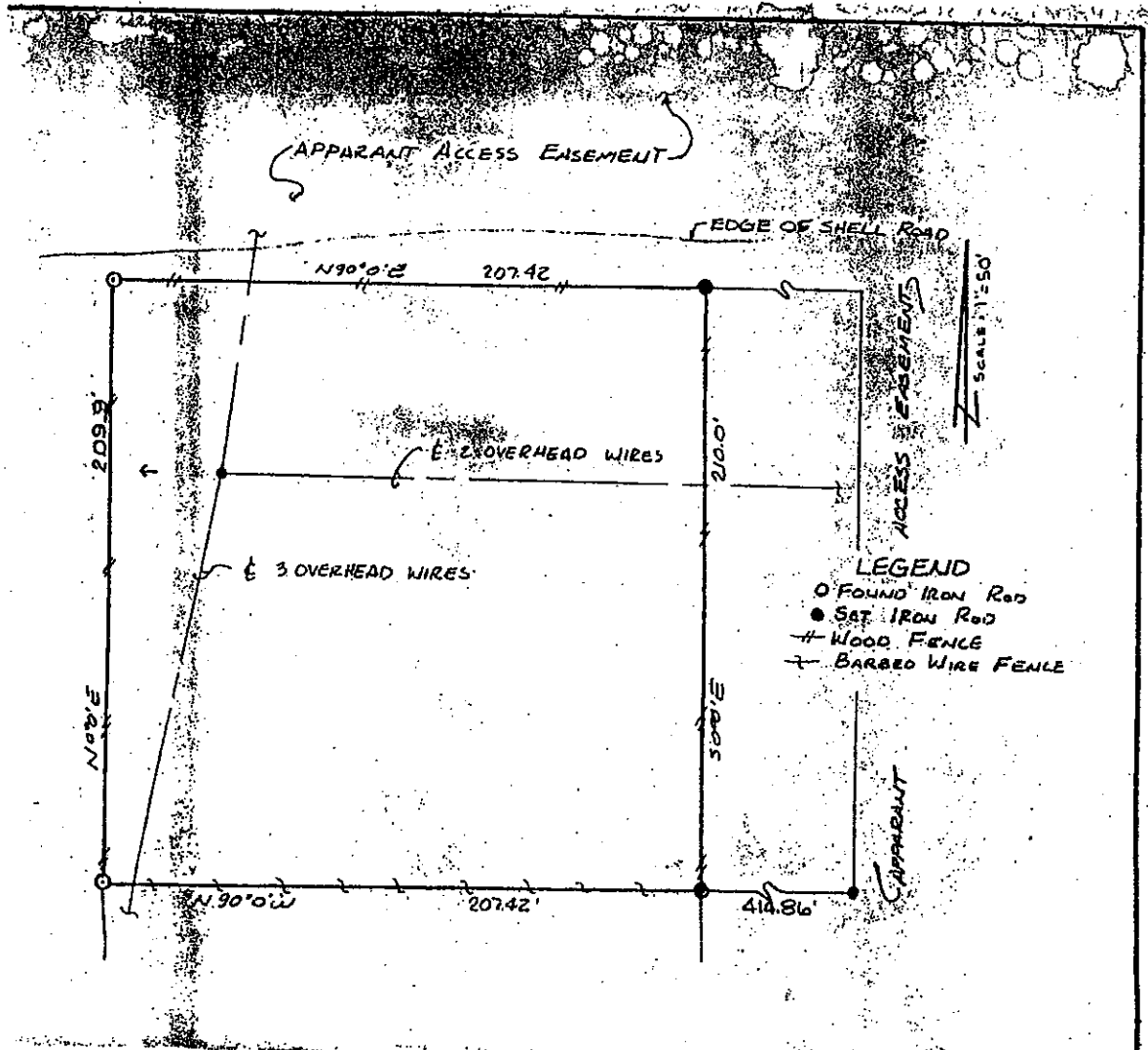
THENCE, 207.42 feet from and parallel with said Westerly line of 3.0 acre tract, S 0°0'E, a distance of 210 feet to the POINT OF BEGINNING and containing 1.0 acre of land, more or less.

PREPARED BY:

W. Steven Hamilton 10/4/84
W. Steven Hamilton, Reg. Pub. Surveyor #4072
Community Engineering, Inc.
1300 East Braker Lane
Austin, Texas 78753

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED in the Volume
and Page of the named RECORDS of Williamson
County, Texas.

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



The above is a plat of a survey of A 1.0 ACRE TRACT
WILLIAMSON COUNTY, Texas more fully described as
BY ATTACHED METES AND BOUNDS, as recorded in Book
 Pages _____, of the Plat Records of WILLIAMSON County, Texas.
 This Lot is NOT within a special flood hazard area as shown on Panel 14
 of 16 of the Flood Hazard Boundary Map, WILLIAMSON COUNTY, Texas.
 Effective: NOVEMBER 1, 1977

Reference: _____

STATE OF TEXAS I
 COUNTY OF TRAVIS I

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
 GROUND OF THE PROPERTY

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

EXHIBIT
A
PAGE 5 OF 6

EXHIBIT "A"

5-1-16699

VOL 1088 PAGE 341

Metes and Bounds Description
2.0 Acre Tract

WILLIAMSON BEING A TRACT OF LAND OUT OF THE P. A. HOLDER LEAGUE, ABSTRACT NO. 279, COUNTY, TEXAS, AND BEING A PORTION OF THAT 3.0 ACRE TRACT OF LAND AS CONVEYED IN VOLUME 592, PAGE 286 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod at the Southeast corner of said 3.0 acre tract, said point being the POINT OF BEGINNING of herein described tract;

THENCE, along the Southerly line of said 3.0 acre tract, N 90°0'W a distance of 414.86 feet to an iron rod for corner;

THENCE, 414.86 feet from and parallel with the Easterly line of said 3.0 acre tract, N 0°0'E, 210 feet to an iron rod for corner in the Northerly line of said 3.0 acre tract;

THENCE, along said Northerly line of 3.0 acre tract, N 90°0'E, a distance of 414.86 feet to an iron rod at the Northeast corner of said 3.0 acre tract;

THENCE, along the Easterly line of said 3.0 acre tract, S 0°0'E, a distance of 210 feet to the POINT OF BEGINNING and containing 2.0 acres of land, more or less.

PREPARED BY:

W. Steven Hamilton 10/4/84
W. Steven Hamilton, Reg. Pub. Surveyor #4072
Community Engineering, Inc.
1300 East Braker Lane
Austin, Texas 78753

FILED FOR RECORD
OCT 17 PM 1:40

PAGE 1 OF 1

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

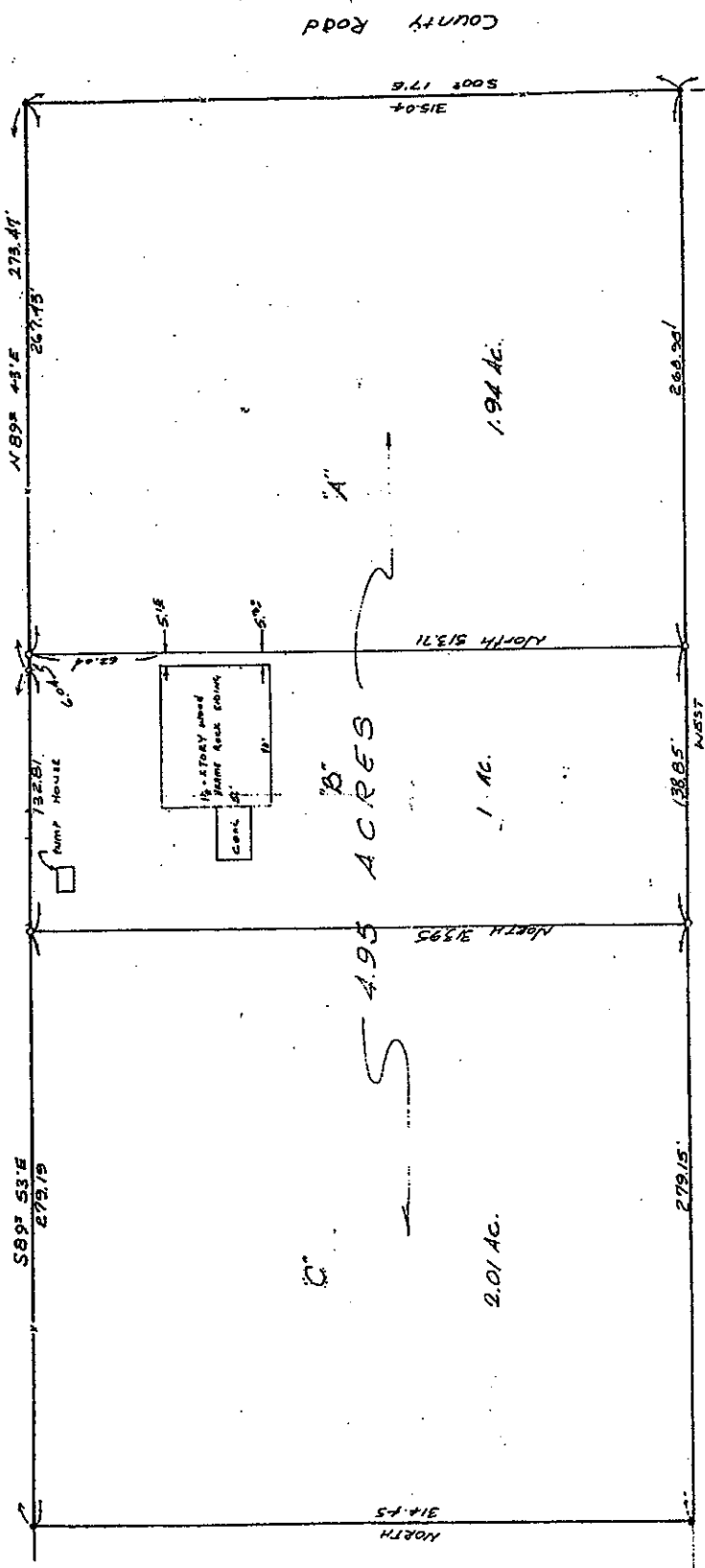
OCT 18 1984



James S. Boyington
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

**SURVEY OF A PORTION OF THE P.A. HOLDER
 LEAGUE
 WILLIAMSON COUNTY, TEXAS**

N SCALE: 1" = 50'



SURVEYED BY
 RALPH W. HARRIS
 Reg. Public Surveyor
 2003 SOUTH LAMAR
 Austin, Texas
 July 7, 1977

County Road

North
 1892.96
 1729
 1892.96



**DEVELOPMENT PLAN
BLANCHARD/ROWLAND
PLANNED UNIT DEVELOPMENT NO. 77**

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

THIS DEVELOPMENT PLAN (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean Edwin D. and Dianne Blanchard, Guy K. and Marilyn (Rowland) Gontarek, Margie Rowland and C.H. Crossley, their 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 approximately 8.74 acres, as more particularly described in Exhibit "A", (herein after referred to as the "Property") attached hereto and made a part hereof; and

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

WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; 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 October 30, 2007, 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 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:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

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

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.11 below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the 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. MISCELLANEOUS PROVISIONS

4.1. Severability

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

4.2. Venue

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

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

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 Plan covers approximately 8.74 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 PUD 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 Local Commercial (C-2) zoning district and other sections of the Code, as applicable. If there is a conflict between this Plan and the Code, this 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 Plan shall control.

5. PERMITTED USES

5.1. The following principal uses are permitted by right:

5.1.1. Park (Community, Linear/Linkage or Neighborhood)

5.1.2. Place of Worship

5.2. The following uses are permitted with the conditions specified below:

5.2.1. Retail Sales and Services

5.2.1.1. Maximum of 2,500 square feet of gross floor area per use on sites smaller than two acres; no drive-through facilities permitted

5.2.1.2. Maximum of 5,000 square feet of gross floor area per use on sites larger than two acres; no drive-through facilities permitted

5.2.1.3. Maximum of 7,500 square feet of gross floor area per use on sites with fifty (50) percent or greater frontage on Forest Creek Boulevard; no drive-through facilities permitted

5.2.2. Amenity Center

5.2.2.1.1. Only on sites larger than two acres

5.2.3. Bed and Breakfast

5.2.3.1.1. A maximum of six guest bedrooms in any one bed and breakfast establishment

5.2.3.1.2. No food preparation, except beverages, is allowed within individual guest rooms. Meal service shall be provided to overnight guests only.

5.2.3.1.3. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.

5.2.4. Day Care

5.2.4.1.1. All day care facilities shall meet the minimum State requirements for such facilities.

5.2.4.1.2. Day care facilities may not exceed 5,000 square feet of gross floor area per use, unless the site has fifty (50) percent or greater frontage on Forest Creek Boulevard, in which case the day care facility may not exceed 7,500

square feet of gross floor area per use.

5.2.4.1.3. Outdoor play or instruction areas shall be enclosed by a fence no less than six feet in height.

5.2.4.1.4. A masonry fence shall be provided along any rear or side property line adjoining any residentially zoned property. Any such fence shall be at least six feet in height.

5.2.5. Office

5.2.5.1.1. Maximum of 2,500 square feet of gross floor area per use on sites smaller than two acres

5.2.5.1.2. Maximum of 5,000 square feet of gross floor area per use on sites smaller than two acres

5.2.5.1.3. Maximum of 10,000 square feet of gross floor area per use on sites with fifty (50) percent or greater frontage on Forest Creek Boulevard

5.2.6. Office, Medical

5.2.6.1.1.1. Emergency medical services are not permitted

5.2.6.1.1.2. Office hours limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.

5.2.7. Place of Worship (with accessory uses not exceeding 2,500 square feet)

5.2.7.1.1.1. Must meet development standards and supplementary use standards for any accessory uses. Required to have direct access to a collector or higher street.

5.2.8. Utilities, Minor

5.2.8.1.1.1. Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any related landscaping standards in Section 11.501.

5.2.9. Utilities, Intermediate

5.2.9.1.1.1. Intermediate utilities are required to provide an eight (8) foot high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501. The facility shall be secured.

5.2.10. Wireless Transmission Facilities, Stealth

5.2.10.1.1.1. Wireless Transmission Facilities shall comply with the standards provided in Section 4.700 of the Municipal Code.

5.3. The following uses are prohibited:

- 5.3.1. Auto Service Facilities (including gas stations, quick-lube service, tire sales and installation, and wheel and brake shops)
- 5.3.2. Community Service
- 5.3.3. Eating Establishments
- 5.3.4. Government Facility
- 5.3.5. Upper-Story Residential
- 5.3.6. Wireless Transmission Facilities, Attached
- 5.3.7. 24-hour service or operations
- 5.3.8. Bulk distribution centers
- 5.3.9. Carwash
- 5.3.10. Convenience stores
- 5.3.11. Commercial parking
- 5.3.12. Campgrounds
- 5.3.13. Donation centers
- 5.3.14. Flea markets
- 5.3.15. Funeral home
- 5.3.16. Heavy equipment sales or rental
- 5.3.17. Indoor Entertainment Activities (including bowling alleys, game arcades, pool halls, dance halls and movie or other theaters)
- 5.3.18. Industrial building sales
- 5.3.19. Manufactured home sales
- 5.3.20. Major recreational equipment sales or rental (including boats, boat trailers, travel trailers, pickup truck campers, camping trailers, tent trailers, converted trucks and buses, recreational vehicles, and other related equipment intended for recreational purposes)
- 5.3.21. Mini warehouses (including self-storage)
- 5.3.22. Outdoor entertainment (including sports arenas, racing facilities, amusement parks, golf driving ranges and miniature golf courses)
- 5.3.23. Outdoor kennels
- 5.3.24. Passenger terminals
- 5.3.25. Pawn shops
- 5.3.26. Portable building sales, except as incidental to other retail sales
- 5.3.27. Recreational vehicle parks
- 5.3.28. Recycling centers
- 5.3.29. Re-sale stores
- 5.3.30. Sexually-oriented businesses

- 5.3.31. Shooting ranges
- 5.3.32. Tattoo parlors
- 5.3.33. Truck service or repair
- 5.3.34. Truck stops
- 5.3.35. Trucking terminals
- 5.3.36. Vehicle sales, rental or leasing
- 5.3.37. Wholesale nurseries
- 5.3.38. Wireless Transmission Facility, Self-Standing
- 5.3.39. Wrecking yards

6. DENSITY AND DEVELOPMENT STANDARDS

- 6.1. Maximum Height of Principal Building - 1 story
- 6.2. Section 11.410 (3) (h) - Special Conditions for Sites Larger Than Two Acres in Area shall apply. Development on sites that exceed two acres shall be comprehensively designed as a village center in accordance with the standards below and in addition to the standards found in Section 11.410 (4) of the Code. Such projects are subject to site plan approval.
 - 6.2.1. The buildings shall be oriented around a green, plaza, or other public open space.
 - 6.2.2. Site plan shall be pedestrian oriented with sidewalks and walkways connecting buildings, plazas and parking.
 - 6.2.3. No parking in primary street yard (includes the street yard that the green is oriented to).
 - 6.2.3.1. There shall be 100 percent landscaping in primary street yard (excluding sidewalk and plaza).
 - 6.2.3.2. Secondary street yards shall have a 15 ft. landscaped strip adjacent to the right-of-way.
 - 6.2.4. Parking shall be located on the sides or rear of buildings.
 - 6.2.5. Exterior pedestrian covered walkways are required and shall be placed adjacent to or attached to buildings.
 - 6.2.6. Exhibit "B" is a graphic for illustrative purposes only, which provides further explanation of the standards above.

7. GENERAL PLAN 2000

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

8. TRAFFIC IMPACT ANALYSIS

The City Transportation Director has deferred to the site plan phase of development the City's requirement for a Traffic Impact Analysis (TIA) for this Development Plan. A TIA analyzing the maximum development potential of the site shall be prepared for the approval of the Transportation Services Director with the first site plan submitted. Site access shall conform to the City Design and Construction Standards Transportation Criteria Manual. A maximum of two driveway entrances shall be allowed on the site's frontage on Forest Creek Drive and two driveway entrances on the site's frontage on Rusk Road.

9. DEVELOPMENT PROCESS

As required by City Code, the Owner shall be required to complete the remaining steps in the City's development process. This may include subdivision platting or re-platting. The subdivision platting process includes a Concept Plan, a Preliminary Plat and a Final Plat. A site development plan must be approved. No site development plan approval on the Property shall be granted until a Final Plat or Re-Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Review Committee.

10. 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.

11. CHANGES TO DEVELOPMENT PLAN

11.1. Minor Changes

Minor changes to this 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.

11.2. Major Changes

All changes not permitted under section 11.1 above shall be resubmitted following the same procedure required by the original PUD application.

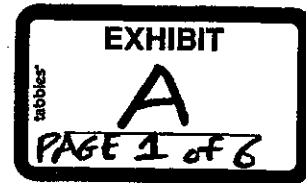
LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Site Plan Example for Sites Larger Than 2 Acres

Exhibit "A"
Legal Description of Property

<u>Owner</u>	<u>Acres</u>
C.H. Crossley	0.7897
Margie Rowland	1.0
Guy and Marilyn (Rowland) Gontarek	2.0
Edwin and Dianne Blanchard	4.95
Total	8.7397

CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST
SUITE B-105
AUSTIN, TX 78723
512-244-3395 - PHONE
512-244-9508 - FAX



FIELD NOTES

FIELD NOTES FOR 0.7897 ACRES OUT OF THE P. A. HOLDER LEAGUE IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF AN ACCESS EASEMENT TRACT CONVEYED TO C. H. CROSSLEY, ET UX IN DOCUMENT NO. 2004026571 OF THE WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pin found on the West R.O.W. of Rusk Road at the Southwest corner of a 4.0 acre tract conveyed to Edwin Blanchard in Vol. 993 Pg. 878 of the Williamson County, Texas Official Records for the Northeast corner of this tract and **POINT OF BEGINNING**.

THENCE S 00° 02' 58" E with the West R.O.W. of Rusk Road, 50.00 feet to a ½" iron pin set at the Northeast corner of a 2.0 acre tract conveyed to Guy Rowland in Vol. 1088 PG. 330 of the Williamson County, Texas Official Records for the Southeast corner of this tract.

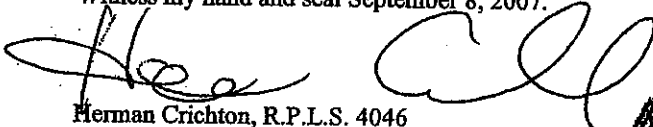
THENCE S 89° 58' 57" W with the North line of said 2.0 acre tract, a 1.0 acre tract conveyed to Guy Rowland in Doc. No. 9813558 of the Williamson County, Texas Official Records and a 2.0 acre tract conveyed to C. H. Crossley, Sr. in Doc. No. 9556918 of the Williamson County, Texas Official Records, in all a distance of 686.49 feet to a ½" iron pin found for the Southwest corner of this tract.

THENCE N 00° 07' 09" W through the interior of said access easement, 50.21 feet to to a ½" iron pin found at the Southwest corner of 1.98 acre tract conveyed to Crossley Crossing in Doc. No. 2005050066 of the Williamson County, Texas Official Records also being the Southwest corner of said 4.0 acre tract.

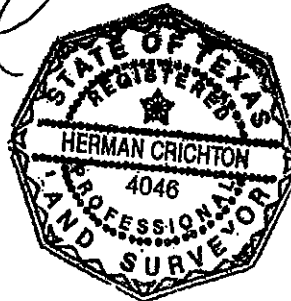
THENCE N 90° 00' 00" E with the South line of said 4.0 acre tract, 686.55 feet to the **POINT OF BEGINNING** and containing 0.7897 acres more or less.

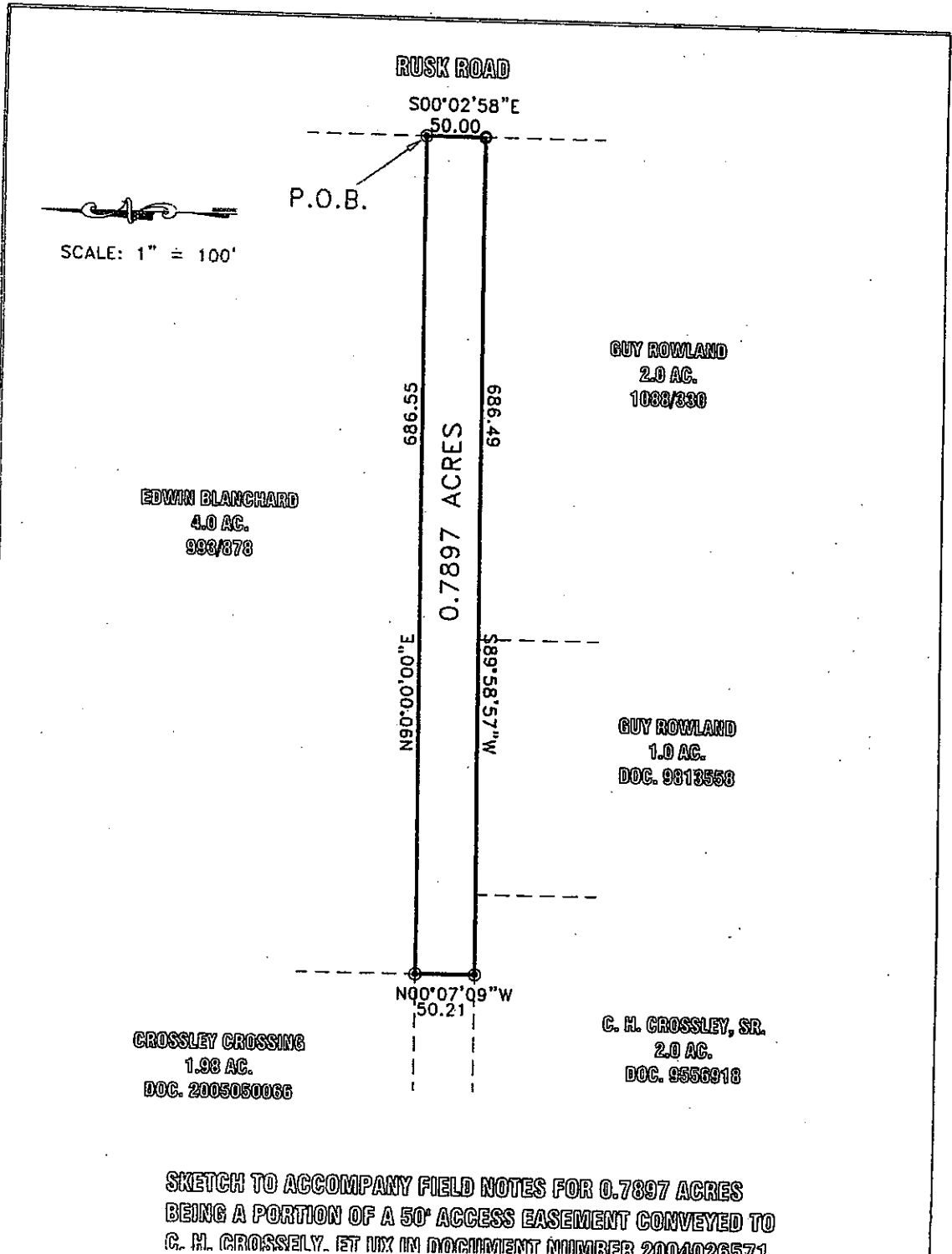
I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal September 8, 2007.


Herman Crichton, R.P.L.S. 4046

07_309





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

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.7897 ACRES
 BEING A PORTION OF A 50' ACCESS EASEMENT CONVEYED TO
 C. H. CROSSLEY, ET UX IN DOCUMENT NUMBER 2004026571

VOL 1118 PAGE 554

EXHIBIT "A"

Metes and Bounds Description

1.0 Acre Tract

BEING A TRACT OF LAND OUT OF THE P. A. HOLDER LEAGUE, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT 3.0 ACRE TRACT OF LAND AS CONVEYED IN VOLUME 592, PAGE 286 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod at the Southeast corner of said 3.0 acre tract;

THENCE, along the Southerly line of said 3.0 acre tract, N 90°0'W, a distance of 414.86 feet to an iron rod, said point being the POINT OF BEGINNING of the herein described tract;

THENCE, continuing along the Southerly line of said 3.0 acre tract, N 90°0'W, a distance of 207.42 feet to an iron rod at the Southwest corner of said 3.0 acre tract;

THENCE, along the Westerly line of said 3.0 acre tract, N 0°0'E a distance of 210 feet to an iron rod at the Northwest corner of said 3.0 acre tract;

THENCE, along the Northerly line of said 3.0 acre tract, N 90°0'E distance of 207.42 feet to an iron rod, from which point an iron rod at the Northeast corner of said 3.0 acre tract bears East, 414.86 feet;

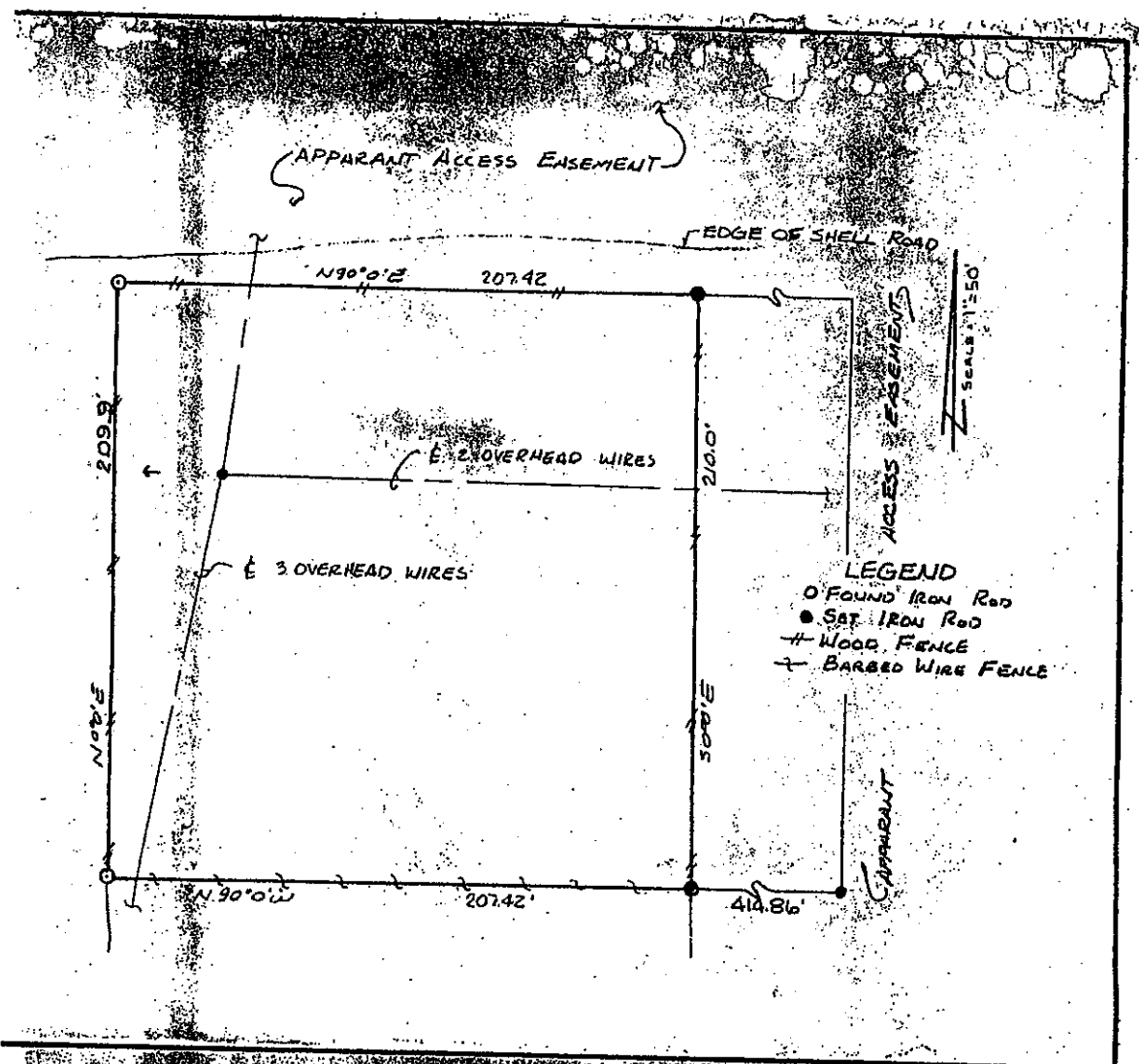
THENCE, 207.42 feet from and parallel with said Westerly line of 3.0 acre tract, S 90°0'E, a distance of 210 feet to the POINT OF BEGINNING and containing 1.0 acre of land, more or less.

PREPARED BY:

W. Steven Hamilton 10/4/84
W. Steven Hamilton, Reg. Pub. Surveyor #4072
Community Engineering, Inc.
1300 East Braker Lane
Austin, Texas 78753

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

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me on



The above is a plat of a survey of A 1.0 ACRE TRACT
WILLIAMSON COUNTY, Texas more fully described as
BY ATTACHED METES AND BOUNDS
 Pages _____, as recorded in Book _____
 of the Plat Records of Williamson County, Texas.
 This Lot is NOT within a special flood hazard area as shown on Panel 14
 of 16 of the Flood Hazard Boundary Map, Williamson County, Texas.
 Effective: NOVEMBER 1, 1977

Reference: _____

STATE OF TEXAS |
 COUNTY OF TRAVIS |

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREOF AND IS CORRECT AND TRUE

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

tabbler
EXHIBIT
A
PAGE 5 OF 6

EXHIBIT "A"

5-1-16699

VOL 1088 PAGE 341

Metes and Bounds Description

2.0 Acre Tract

WILLIAMSON BEING A TRACT OF LAND OUT OF THE P. A. HOLDER LEAGUE, ABSTRACT NO. 279, COUNTY, TEXAS, AND BEING A PORTION OF THAT 3.0 ACRE TRACT OF LAND AS CONVEYED IN VOLUME 592, PAGE 286 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod at the Southeast corner of said 3.0 acre tract, said point being the POINT OF BEGINNING of herein described tract;

THENCE, along the Southerly line of said 3.0 acre tract, N 90°0'W a distance of 414.86 feet to an iron rod for corner;

THENCE, 414.86 feet from and parallel with the Easterly line of said 3.0 acre tract, N 0°0'E, 210 feet to an iron rod for corner in the Northerly line of said 3.0 acre tract;

THENCE, along said Northerly line of 3.0 acre tract, N 90°0'E, a distance of 414.86 feet to an iron rod at the Northeast corner of said 3.0 acre tract;

THENCE, along the Easterly line of said 3.0 acre tract, S 0°0'E, a distance of 210 feet to the POINT OF BEGINNING and containing 2.0 acres of land, more or less.

PREPARED BY:

W. Steven Hamilton 10/4/84
W. Steven Hamilton, Reg. Pub. Surveyor #4072
Community Engineering, Inc.
1300 East Braker Lane
Austin, Texas 78753

FILED FOR RECORD

OCT 17 PM 11:40

PAGE 1 OF 1

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

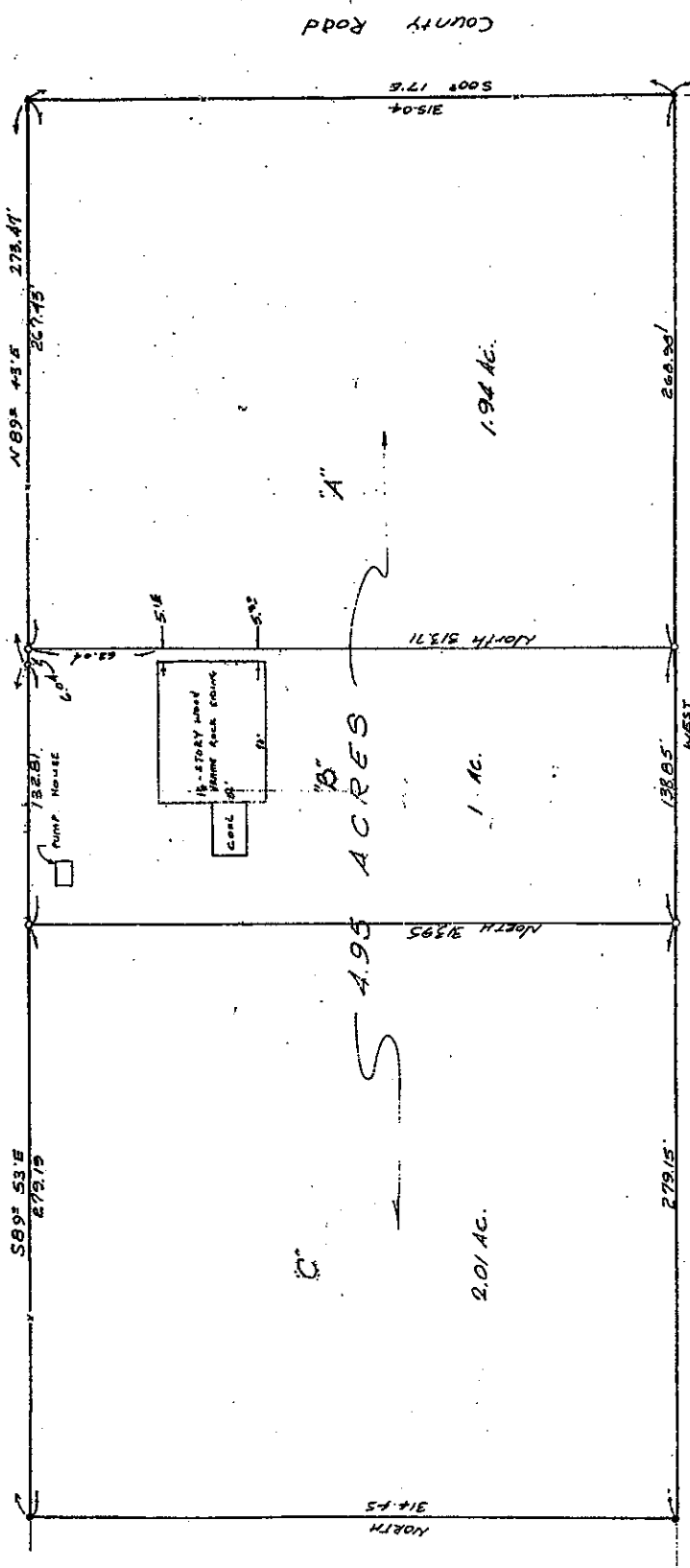
OCT 18 1984



James S. Boydston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

SURVEY OF A PORTION OF THE P.A. HOLDER
LEAGUE
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 50'



SURVEYED BY
RALPH W. HARRIS
Reg. Public Surveyor
2003 SOUTH LAMAR
Austin, Texas
July 7, 1977

tabbles
EXHIBIT
A
PAGE 6 of 6

North
1092.96'
50'
11729)
South
967.00'

County Road

50' ROADWAY

4.95 ACRES

1.94 AC.

1 AC.

2.01 AC.

314.45
NORTH

North 3785

North 813.71

138.85'
WEST

268.94'

N 89° 43'E 267.45'

S 89° 53'E 279.79'

315.04'

51.6

51.6

51.6

51.6

PUMP HOUSE

16-STORY steel
FRAME TANK
60' DIA.

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

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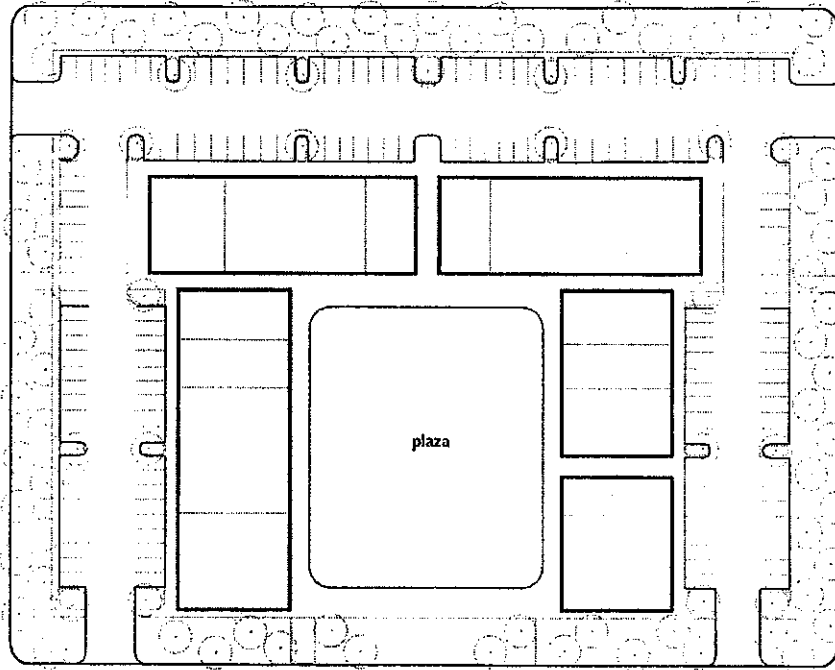
60'

60'

60'

60'

Exhibit "B"
Site Plan Example for Sites Larger Than 2 Acres

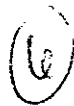


G-2: Village Green Orientation
(sites larger than 2 acres)

Ordinance No. Z-07-11-20-10D4

Zoning 8.75 acres of land located at the southwest corner of Forest Creek Drive and Rusk Road to Planned Unit Development (PUD) No. 77 zoning district.

AFTER RECORDING, PLEASE RETURN TO:



CITY OF ROUND ROCK
ATTN: CITY SECRETARY
221 E. MAIN STREET
ROUND ROCK, TEXAS 78664

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2007098719

Nancy E. Rister

11/28/2007 02:22 PM

SURRATT \$136.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS