



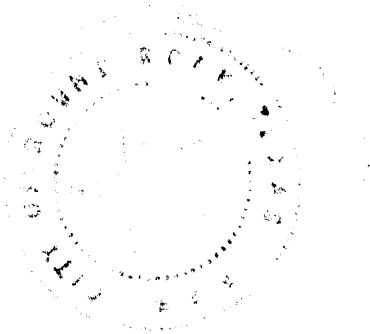
THE STATE OF TEXAS *

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-08-02-28-10C1 which rezones 8.457 acres of land, out of the J.M. Harrell Survey, Abstract No. 284 from District C-1 to Planned Unit Development (PUD) No. 79 which was approved and adopted by the Round Rock City Council at a meeting held on the 28th day of February 2008 and recorded in the City Council Minute Book 56.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 3rd day of March 2008.



Sara L. White
SARA L. WHITE, City Secretary

ORDINANCE NO. Z-08-02-28-10C1

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 8.457 ACRES OF LAND, OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 79.

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 8.457 acres of land, out of the J. M. Harrell Survey, Abstract No. 284, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from District C-1 (General Commercial) to Planned Unit Development (PUD) No. 79, 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 30th day of January, 2008, 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.79, and

WHEREAS, on the 28th day of February, 2008, 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 CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 79 meets the following goals and objectives:

- (1) The development in PUD No. 79 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 79 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 79 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. 79 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. 79 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. 79, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 79 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.

Alternative 1.

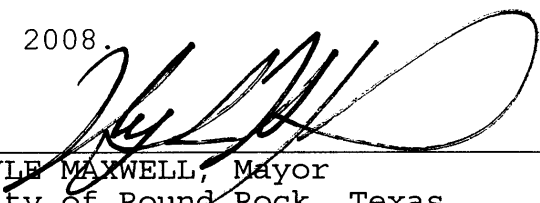
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 28th day of February, 2008.

Alternative 2.

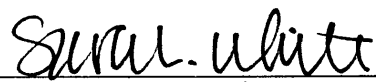
READ and APPROVED on first reading this the _____ day of _____, 2008.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2008.

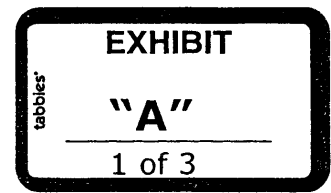


NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Secretary



DESCRIPTION

FOR A 8.457 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 9.61 ACRE TRACT (TRACT 1) AND BEING ALL OF A 0.34 ACRE TRACT (TRACT 2) AS DESCRIBED IN THAT DEED TO VISTA 620 PARTNERSHIP, LLC, RECORDED AS DOCUMENT NO. 2006081758 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 8.457 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap set labeled "Baker-Aicklen" on the south boundary line of said Tract 1, said point being also on the north right-of-way line of R.M. 620 (right-of-way width varies), for the southeast corner hereof, from which an iron rod with cap found labeled "CS LTD" at the southeast corner of said Tract 1, said point being also on southwest corner of the remainder of an 18.904 acre tract of land (Tract 6), as described in that deed to Robinson Associates, recorded in Volume 1996, Page 197 of the Official Public Records of said county bears, with the arc of a curve to the right having a radius of 2351.83 feet, an arc length of 190.26 feet, a central angle of $04^{\circ}38'06''$ and a chord which bears, $N 85^{\circ}36'20'' E$ a distance of 190.21 feet;

THENCE with the south boundary line of said Tract 1 and the north right-of-way line of said R.M. 620, the following two (2) courses and distances:

1. with the arc of a curve to the left having, a radius of **2351.83** feet, an arc length of **709.95** feet, a central angle of $17^{\circ}17'46''$, and a chord which bears $S 74^{\circ}38'24'' W$ a distance of **707.26** feet to a TXDOT concrete monument found, for a point of non-tangency hereof, and
2. $S 65^{\circ}56'52'' W$ a distance of **771.74** feet to a $\frac{1}{2}$ " iron rod found, for a point of curvature hereof;

THENCE with the south boundary line of said Tract 1 and the transition of the north right-of-way line of said R.M. 620 and the east right-of-way line of Oaklands Drive (80' right-of-way width), with the arc of a curve to the right having an arc length of **48.06** feet, a radius of **30.00** feet, a central angle of $91^{\circ}46'43''$, and a chord which bears $N 68^{\circ}23'53'' W$ a distance of **43.08** feet to a $\frac{1}{2}$ " iron rod with cap set, labeled "Baker-Aicklen", for a point of non-tangency hereof,

THENCE in part with the west boundary line of said Tract 1 and said Tract 2 and the east right-of-way line of said Oaklands Drive, $N 23^{\circ}15'37'' W$ a distance of **203.16** feet to a $\frac{1}{2}$ " iron rod with cap set, labeled "Baker-Aicklen" at the northwest corner of said Tract 2, said point being also at the southwest corner of Block A, The Oaklands Section One-A, a subdivision according to the plat thereof recorded in Cabinet G, Slide 170 of the Plat Records of said county, for the northwest corner hereof;

THENCE with the north boundary line of said Tract 2 and the south boundary of said Block A, **N 66°42'25" E** passing at a distance of 69.84 feet a ½" iron rod found at the common south corner of Lot 1 and Lot 2 of said Block A, of said The Oaklands Section One-A, passing at a distance of 129.81 feet a ½" iron rod found at the common south corner of Lot 2 and Lot 3 of said Block, A, of said The Oaklands Section One-A, in all a total distance of **1345.81** feet to an iron rod with cap found labeled "CS LDT" at the southeast corner of said Block A, of said The Oaklands Section One-A, said point being also at the northeast corner of said tract 2 and on the west boundary line of Block A, The Bluff At Oaklands, a subdivision according to the plat thereof recorded in Cabinet L, Slides 128-129 of the Plat Records of said county, for an angle point hereof;

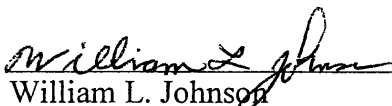
THENCE in part with the east boundary line of said tract 2 and the north boundary line of said Tract 1 and the west and south boundary line of said Block A, The Bluff at Oaklands, the following two (2) courses and distances:

1. **S 24°17'20" E** a distance of **13.13** feet to a ½" iron rod found, for an angle point hereof, and
2. **N 67°26'18" E** a distance of **217.81** feet to a ½" iron rod with cap set labeled "Baker-Aicklen", for the most easterly northeast corner hereof, from which a ½" iron rod found on the north boundary line of said Tract 1, said point being also on the south boundary line of said Block A, The Bluff at Oaklands bears, **N 67°26'18" E** a distance of 75.32 feet;

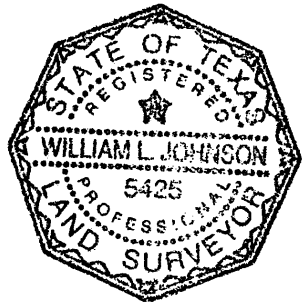
THENCE over and across said Tract 1, **S 11°56'14" E** a distance of **311.14** feet to the **POINT OF BEGINNING** hereof and containing 8.457 acres of land.

Bearing basis is referenced to grid north, Texas State Plane Coordinate System, Central Zone, NAD 83/ Harn 93.

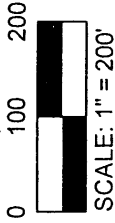
Surveyed under the direct supervision of the undersigned,


William L. Johnson
Registered Professional Land Surveyor No. 5425
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Road
Cedar Park, TX 78613

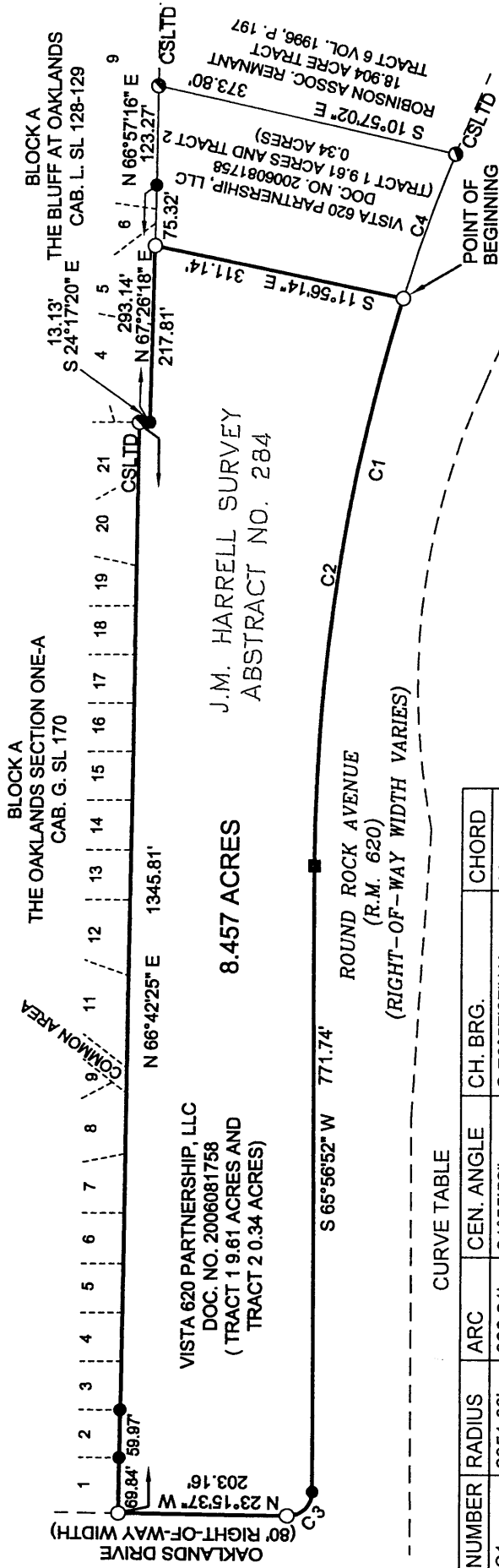
17 Dec 07
Date



SKETCH TO ACCOMPANY DESCRIPTION



WILLIAMSON COUNTY, TEXAS



BLOCK A
THE OAKLANDS SECTION ONE-A
CAB. G. SL 170

COMMON AREA

BLOCK A
THE BLUFF AT OAKLANDS
CAB. L. SL 128-129

J.M. HARRELL SURVEY
ABSTRACT NO. 284

8.457 ACRES

VISTA 620 PARTNERSHIP, LLC
DOC. NO. 2006081758
(TRACT 1 9.61 ACRES AND
TRACT 2 0.34 ACRES)

VISTA 620 PARTNERSHIP, LLC
DOC. NO. 2006081758
(TRACT 1 9.61 ACRES AND TRACT 2
0.34 ACRES)

ROBINSON ASSOC. REMNANT
18.904 ACRE TRACT
TRACT 6 VOL. 1998, P. 197
373.80'

ROUND ROCK AVENUE
(R.M. 620)
(RIGHT-OF-WAY WIDTH VARIES)

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	2351.83'	900.21'	21°55'52"	S 76°57'27" W	894.73'
C2	2351.83	709.95	17°17'46"	S 74°38'24" W	707.26
C3	30.00'	48.06'	91°46'43"	N 68°23'53" W	43.08'
C4	2351.83	190.26	04°38'06"	N 85°36'20" E	190.21

LEGEND

- 1/2" IRON ROD WITH CAP SET LABELED "BAKER-AICKLEN"
- TXDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- CSLTD CAPPED 1/2" IRON ROD FOUND LABELED "CS LTD"

EXHIBIT

"A"

3 of 3

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning

405 BRUSH
CEDAR PARK, TEXAS 78613
(512) 260-3700

JOB NO.: 1657-2-001-16
BY: B J
PAGE 3 OF 3

**DEVELOPMENT PLAN
VISTA 620
PLANNED UNIT DEVELOPMENT NO. 79**

**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 Vista 620 Partners, LLC, 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 8.457 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

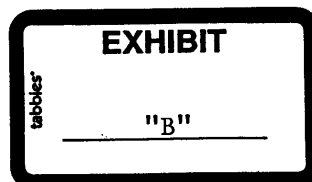
WHEREAS, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; 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 January 30, 2008, 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 8.457 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 Round Rock General Plan 2000, 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 General Commercial (C-1) zoning district and other sections of the Code, as applicable and as amended. 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 AND PROHIBITED USES

5.1. Permitted uses in the General Commercial (C-1) zoning district, as amended, shall be allowed on the Property, except as prohibited below.

5.2. The following uses shall be prohibited on the Property, as described in Exhibit "B":

5.2.1. Lots 1, 2, 3, 4 and 5

- a) Auto Service Facilities
- b) Convenience store/gas station
- c) Car wash (self service and full service)
- d) Self-service storage
- e) Vehicle sales, rental or leasing facilities
- f) Outdoor entertainment
- g) Vehicle repair facilities and body shops
- h) Eating establishments with drive-through service

5.2.2. Lot 6

- a) Auto Service Facilities
- b) Convenience store/gas station
- c) Car wash (self service)
- d) Self-service storage
- e) Vehicle sales, rental or leasing facilities
- f) Outdoor entertainment
- g) Vehicle repair facilities and body shops

6. DEVELOPMENT STANDARDS

6.1. Lots 1, 2, 3, 4, 5 and 6

6.1.1. Compatibility Buffer

- a) Due to the location of an overhead utility line, an alternate compatibility buffer shall apply within the required fifteen (15) foot landscape buffer adjacent to single family uses. Based on the linear footage that exists along the length of the property line between the Property and the adjacent single family land uses, the minimum quantity of landscaping shall be determined by the following requirements:
 - i. The landscape buffer shall contain one (1) tree per fifteen (15) linear feet, as specified below.
 - Small trees shall be at a minimum of an eight (8) foot planting height at the time of installation.
 - Medium trees shall comprise 75% of the required trees and shall be limited to the following species or other species as approved by the

City Forester and the Planning Director: Eastern Red Cedar (Juniperus Virginiana), Arizona Cypress (Cupressus Arizonica).

- Medium trees shall be at a minimum of a ten (10) foot planting height at the time of installation.
- b) The fence required in Section 11.409 (3) (h) of the Code shall be eight (8) feet in height and shall be constructed of brick, stone, reinforced concrete, or other masonry materials or materials approved by the Zoning Administrator.

6.1.2. Street Yard Trees

If the required number of large trees cannot be located within the street yard due to the location of an overhead utility line within thirty (30) feet, an alternative landscape plan which provides for the location of the required large trees outside of the street yard or as part of the required interior parking lot landscaping, noted in Section 6.1.4 below, shall be accepted for review and approval by the Planning Director. Approval of this alternate landscape plan shall be at the sole discretion of the Planning Director. Said approval shall not be unreasonably withheld.

6.1.3. Perimeter Parking Lot Landscaping

- a) Where the required perimeter parking lot landscaping is located between ten (10) and twenty (20) feet from an overhead utility line, the following landscape standards shall apply.
 - i. One (1) small tree species per twenty (20) linear feet (75% of selected trees shall be of an evergreen species). Trees shall be at an eight (8) foot planting height at the time of installation.
 - ii. One (1) large shrub per four (4) linear feet (75% of selected shrubs shall be of an evergreen species). Shrubs shall be of a five (5) gallon container size at time of installation.
- b) Where the required perimeter parking lot landscaping is located more than twenty (20) feet from an overhead utility line, the landscape standards in the Zoning Code, Section 11.501 (3)(a) shall apply.

6.1.4. Interior Parking Lot Landscaping

- a) Large trees provided for this requirement may be credited toward the street yard tree requirement as part of an alternate landscape plan described in Section 6.1.2 above.

6.2. Lots 1, 2, 3, 4 and 5

6.2.1. Building Height

- a) The maximum height of Principal Building(s) shall be one (1) story.

6.2.2. Eating Establishments

- a) Any outdoor eating, drinking, entertaining areas or patios shall meet the following conditions:
 - i. Shall not be located within 150 feet of any residential property line; or
 - ii. Shall not be located within fifty (50) feet of any residential property line and shall be screened by a decorative masonry wall, minimum eight (8) feet in height. The wall shall have no openings and shall be designed so as to delineate the courtyard area it encloses. Access to the courtyard shall be allowed from the sidewalks surrounding the adjacent buildings. The construction materials of the wall shall match the material used on the principal building located on the same lot; and
 - iii. The interior of the courtyard shall be landscaped with a minimum of four (4) large trees. The trees shall be limited to the following species or other species as approved by the City Forester and the Planning Director: Bald Cypress, Cedar Elm, Italian Stone Pine, Mexican Sycamore, Monterey (Mexican white) Oak or Montezuma Cypress.
- b) Trash dumpsters shall not be located within twenty five (25) feet of any residential property line.
- c) No outdoor cooking areas are allowed.

6.3. Lot 6

6.3.1. Eating Establishments

- a) Any outdoor paging systems, speakers, and remote ordering appliances shall not be located within 150 feet of any residential property line.
- b) Any outdoor eating, drinking, entertaining areas or patios shall meet the following conditions:
 - i. Shall not be located within 150 feet of any residential property line; or
 - ii. Shall not be located within fifty (50) feet of any residential property line and shall be screened by a decorative masonry wall, minimum eight (8) feet in height. The wall shall have no openings and shall be designed so as to delineate the courtyard area it encloses. Access to the courtyard shall be allowed from the sidewalks surrounding the adjacent buildings. The construction materials of the wall shall match the material used on the principal building located on the same lot; and
 - iii. The interior of the courtyard shall be landscaped with a minimum of four (4) large trees. The trees shall be limited to the following species or other species as approved by the City Forester and the Planning Director: Bald Cypress, Cedar Elm, Italian Stone Pine, Mexican Sycamore, Monterey (Mexican white) Oak or Montezuma Cypress.
- c) Trash dumpsters shall not be located within twenty five (25) feet of any

residential property line.

d) No outdoor cooking areas are allowed.

6.4. Lots 2, 3, 4 and 5

6.4.1. Business Use Signs

- a) A total of three (3) Large Center signs shall be authorized for the area contained within Lots 2, 3, 4 and 5.
- b) The front setback shall be a minimum of fifteen (15) feet.
- c) The design and materials used in the construction of the signs shall be similar to the description contained in **Exhibit "C"**.

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 approved a Traffic Impact Analysis (TIA) for the Plan. Compliance with the design and location of the driveway access specified in the TIA is required. Any changes in the proposed land uses or their intensity shall require that a revision to the TIA be submitted for review and approval by the City.

9. DEVELOPMENT PROCESS

As required by City code, the Owner shall be required to complete the remaining steps in the City's development process, including subdivision platting and site development plan approval. No site development plan approval on the Property shall be granted until the Final 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

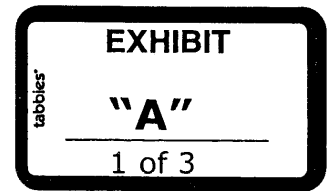
Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning and Community Development, and the City Attorney.

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"	Lot boundaries of Property
Exhibit "C"	Large Center Sign Illustration and Description



DESCRIPTION

FOR A 8.457 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 9.61 ACRE TRACT (TRACT 1) AND BEING ALL OF A 0.34 ACRE TRACT (TRACT 2) AS DESCRIBED IN THAT DEED TO VISTA 620 PARTNERSHIP, LLC, RECORDED AS DOCUMENT NO. 2006081758 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 8.457 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap set labeled "Baker-Aicklen" on the south boundary line of said Tract 1, said point being also on the north right-of-way line of R.M. 620 (right-of-way width varies), for the southeast corner hereof, from which an iron rod with cap found labeled "CS LTD" at the southeast corner of said Tract 1, said point being also on southwest corner of the remainder of an 18.904 acre tract of land (Tract 6), as described in that deed to Robinson Associates, recorded in Volume 1996, Page 197 of the Official Public Records of said county bears, with the arc of a curve to the right having a radius of 2351.83 feet, an arc length of 190.26 feet, a central angle of 04°38'06" and a chord which bears, N 85°36'20" E a distance of 190.21 feet;

THENCE with the south boundary line of said Tract 1 and the north right-of-way line of said R.M. 620, the following two (2) courses and distances:

1. with the arc of a curve to the left having, a radius of **2351.83** feet, an arc length of **709.95** feet, a central angle of **17°17'46"**, and a chord which bears **S 74°38'24" W** a distance of **707.26** feet to a TXDOT concrete monument found, for a point of non-tangency hereof, and
2. **S 65°56'52" W** a distance of **771.74** feet to a ½" iron rod found, for a point of curvature hereof;

THENCE with the south boundary line of said Tract 1 and the transition of the north right-of-way line of said R.M. 620 and the east right-of-way line of Oaklands Drive (80' right-of-way width), with the arc of a curve to the right having an arc length of **48.06** feet, a radius of **30.00** feet, a central angle of **91°46'43"**, and a chord which bears **N 68°23'53" W** a distance of **43.08** feet to a ½" iron rod with cap set, labeled "Baker-Aicklen", for a point of non-tangency hereof,

THENCE in part with the west boundary line of said Tract 1 and said Tract 2 and the east right-of-way line of said Oaklands Drive, **N 23°15'37" W** a distance of **203.16** feet to a ½" iron rod with cap set, labeled "Baker-Aicklen" at the northwest corner of said Tract 2, said point being also at the southwest corner of Block A, The Oaklands Section One-A, a subdivision according to the plat thereof recorded in Cabinet G, Slide 170 of the Plat Records of said county, for the northwest corner hereof;

THENCE with the north boundary line of said Tract 2 and the south boundary of said Block A, **N 66°42'25" E** passing at a distance of 69.84 feet a ½" iron rod found at the common south corner of Lot 1 and Lot 2 of said Block A, of said The Oaklands Section One-A, passing at a distance of 129.81 feet a ½" iron rod found at the common south corner of Lot 2 and Lot 3 of said Block, A, of said The Oaklands Section One-A, in all a total distance of **1345.81** feet to an iron rod with cap found labeled "CS LDT" at the southeast corner of said Block A, of said The Oaklands Section One-A, said point being also at the northeast corner of said tract 2 and on the west boundary line of Block A, The Bluff At Oaklands, a subdivision according to the plat thereof recorded in Cabinet L, Slides 128-129 of the Plat Records of said county, for an angle point hereof;

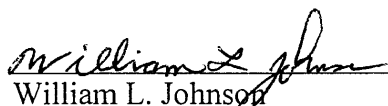
THENCE in part with the east boundary line of said tract 2 and the north boundary line of said Tract 1 and the west and south boundary line of said Block A, The Bluff at Oaklands, the following two (2) courses and distances:

1. **S 24°17'20" E** a distance of **13.13** feet to a ½" iron rod found, for an angle point hereof, and
2. **N 67°26'18" E** a distance of **217.81** feet to a ½" iron rod with cap set labeled "Baker-Aicklen", for the most easterly northeast corner hereof, from which a ½" iron rod found on the north boundary line of said Tract 1, said point being also on the south boundary line of said Block A, The Bluff at Oaklands bears, **N 67°26'18" E** a distance of 75.32 feet;

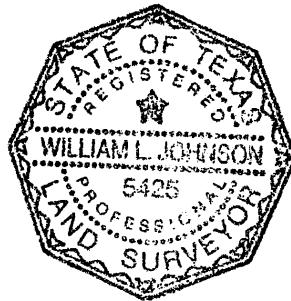
THENCE over and across said Tract 1, **S 11°56'14" E** a distance of **311.14** feet to the **POINT OF BEGINNING** hereof and containing 8.457 acres of land.

Bearing basis is referenced to grid north, Texas State Plane Coordinate System, Central Zone, NAD 83/ Harn 93.

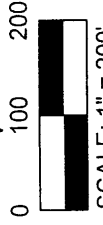
Surveyed under the direct supervision of the undersigned,


William L. Johnson
Registered Professional Land Surveyor No. 5425
Baker-Aicklen & Assoc., Inc.
405 Brushy Creek Road
Cedar Park, TX 78613

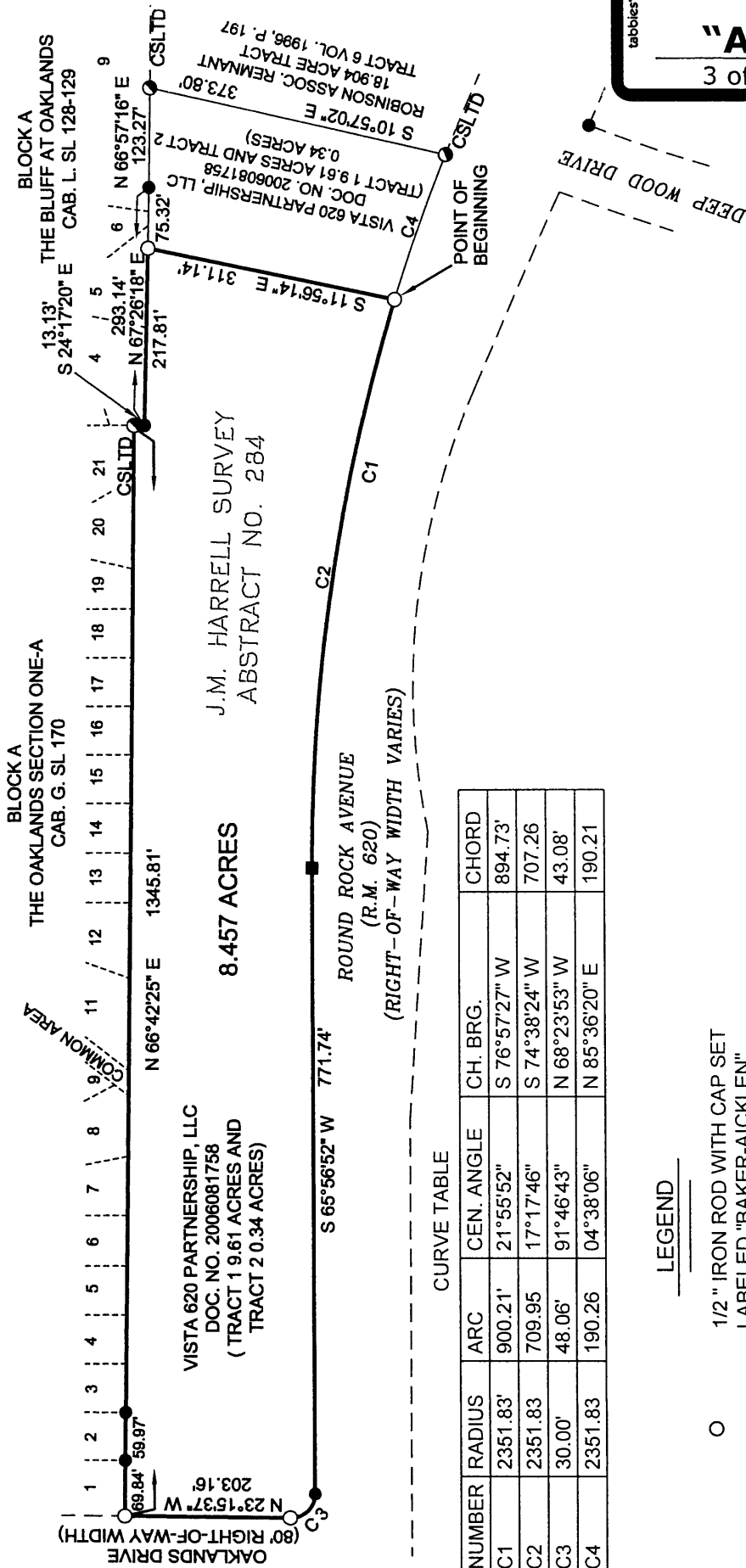
17 DEC 07
Date



SKETCH TO ACCOMPANY DESCRIPTION



SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS



CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	2351.83'	900.21'	21°55'52"	S 76°57'27" W	894.73'
C2	2351.83'	709.95'	17°17'46"	S 74°38'24" W	707.26'
C3	30.00'	48.06'	91°46'43"	N 68°23'53" W	43.08'
C4	2351.83'	190.26'	04°38'06"	N 85°36'20" E	190.21'

LEGEND

- 1/2" IRON ROD WITH CAP SET LABELED "BAKER-AICKLEN"
- TXDOT CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND
- CAPPED 1/2" IRON ROD FOUND LABELED "CS LTD"

EXHIBIT
"A"
3 of 3

BAKER-AICKLEN & ASSOCIATES, INC.
 Engineers • Surveyors • GIS • Planning
 405 BRUS CEDAR PA
 (512) 260-3700

JOB NO.: 1657-2-001-16
 BY: B J
 PAGE 3 OF 3

OWNER: VISTA 620 PARTNERS, LLC
 1610 GRAND AVENUE PARKWAY #212
 PFLUMERSVILLE, TX 78660

ACREAGE: 8.603 ACRES

PATENT SURVEY: J.M. HARRIS, SURVEY, ABSTRACT NO. 214

NUMBER OF BLOCKS: ONE

NUMBER OF LOTS: SEVEN

LINEAR FEET OF NEW STREETS: NONE

DATE: PLANNING & ZONING COMMISSION, 30 MAY, 2007

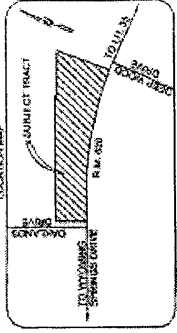
DATE: SUBMITTAL, 2 MAY, 2007

SURVEYOR: BAKER-AICKLEN & ASSOC., INC.

ENGINEER: BAKER-AICKLEN & ASSOC., INC.

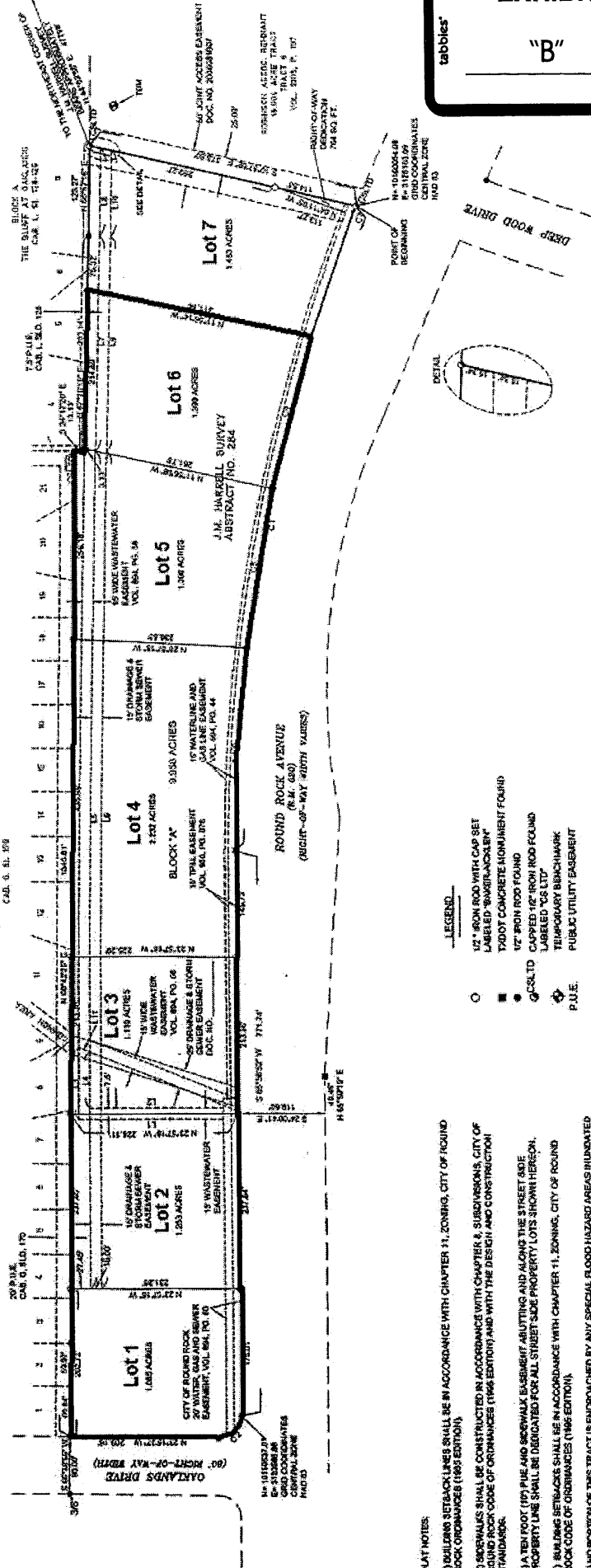
BENCHMARK: 1' CUT ON EAST SIDE OF CONCRETE
 BASE OF HIGH VOLTAGE POWER POLE,
 APPROXIMATELY 80' SOUTH-EAST FROM
 THE NORTH-EAST CORNER OF LOT 7.
 ELEV. = 170.08

FINAL PLAT OF
VISTA 620
 APPROVED
 (NOT YET RECORDED)



WILLIAMSON COUNTY, TEXAS

THE MARLAND'S SECTION ONE-A
 C&O, O. B. 01



- PLAT NOTES:**
- 1) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK ORDINANCES (1993 EDITION).
 - 2) SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1993 EDITION) AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
 - 3) A TEN FOOT (10') WIDE AND SIDEWALK BUSHING ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN THEREON.
 - 4) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1993 EDITION).
 - 5) NO PORTION OF THIS TRACT IS ENCOMPASSED BY ANY SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. ARMY CORPS OF ENGINEERS (FLOOD INSURANCE RATE MAP NUMBER 17060Z02D, EFFECTIVE DATE JANUARY 3, 1997, FOR WILLIAMSON COUNTY, TEXAS. NO PORTION OF THIS TRACT IS ENCOMPASSED BY THE LAJUNATA 100 YR FLOODPLAIN.
 - 6) BEARING BASIS IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 10 AND IS A GRID TO SURFACE COMBINED SCALE FACTOR OF 0.99999 WAS USED FOR THIS PLAT.
 - 7) VERTICAL DATUMS REFERENCED TO THE CITY OF ROUND ROCK'S GPS CONTROL NETWORK. MONUMENT NO. 09-003 ELEVATION = 746.63; HAND #6 (86049).
 - 8) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON 30 MAY, 2007
 - 9) THE 24\"/>

- LEGEND:**
- 12\"/>

CURVE TABLE

NUMBER	RADIUS	ARC	CHORD	CH. BRG.	CHORD
C1	2351.83	609.21	21°53'52"	S 76°52'27" W	844.73
C2	391.00	48.06	6°41'55"	N 80°23'53" W	43.05
C3	2351.83	176.76	6°41'55"	S 85°28'55" W	176.72
C4	2351.83	211.31	10°58'53"	S 80°42'51" W	211.24
C5	2351.83	236.27	12°21'19"	S 75°21'26" W	236.19
C6	2351.83	278.37	14°06'45"	S 66°23'53" W	278.21
C7	2351.83	318.39	16°07'19"	S 57°43'51" W	318.30

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 42°30'15" W	107.27'
L2	N 42°30'15" W	982.18'
L3	N 48°19'00" E	97.31'
L4	S 68°19'01" W	70.33'
L5	S 62°04'35" W	1142.86'
L6	S 89°04'35" W	1142.25'
L7	N 67°25'19" E	253.14'
L8	N 69°57'19" E	320.06'
L9	N 46°27'59" E	293.14'
L10	N 46°57'19" E	116.07'
L11	N 02°11'35" W	18.12'

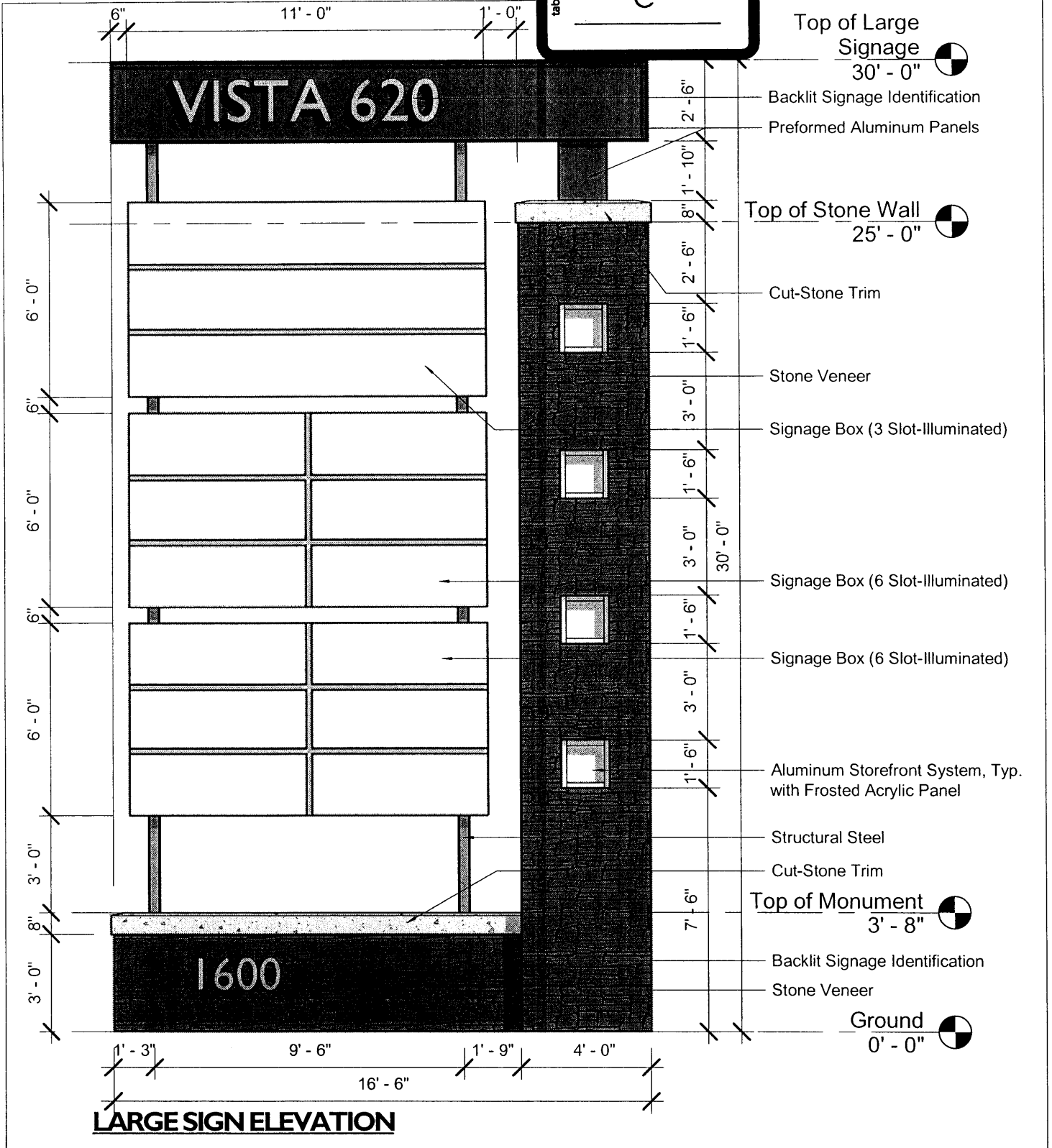
tabbles
"B"

FINAL PLAT OF
VISTA 620
 1 OF 2
 PROJECT NO. 1657-2-001-24

BAKER-AICKLEN & ASSOCIATES, INC.
 Engineers • Surveyors • GIS • Planning
 405 BAKERSHIRE DRIVE, SUITE 100
 CLEBURNE, TEXAS 76031

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

EXHIBIT
"C"



**CARSON
DESIGN
ASSOCIATES**

TEL 512.977.0520
FAX 512.977.0384
www.carsondesign.com
12301 RESEARCH BLVD.
SUITE 104 AUSTIN
TEXAS 78759

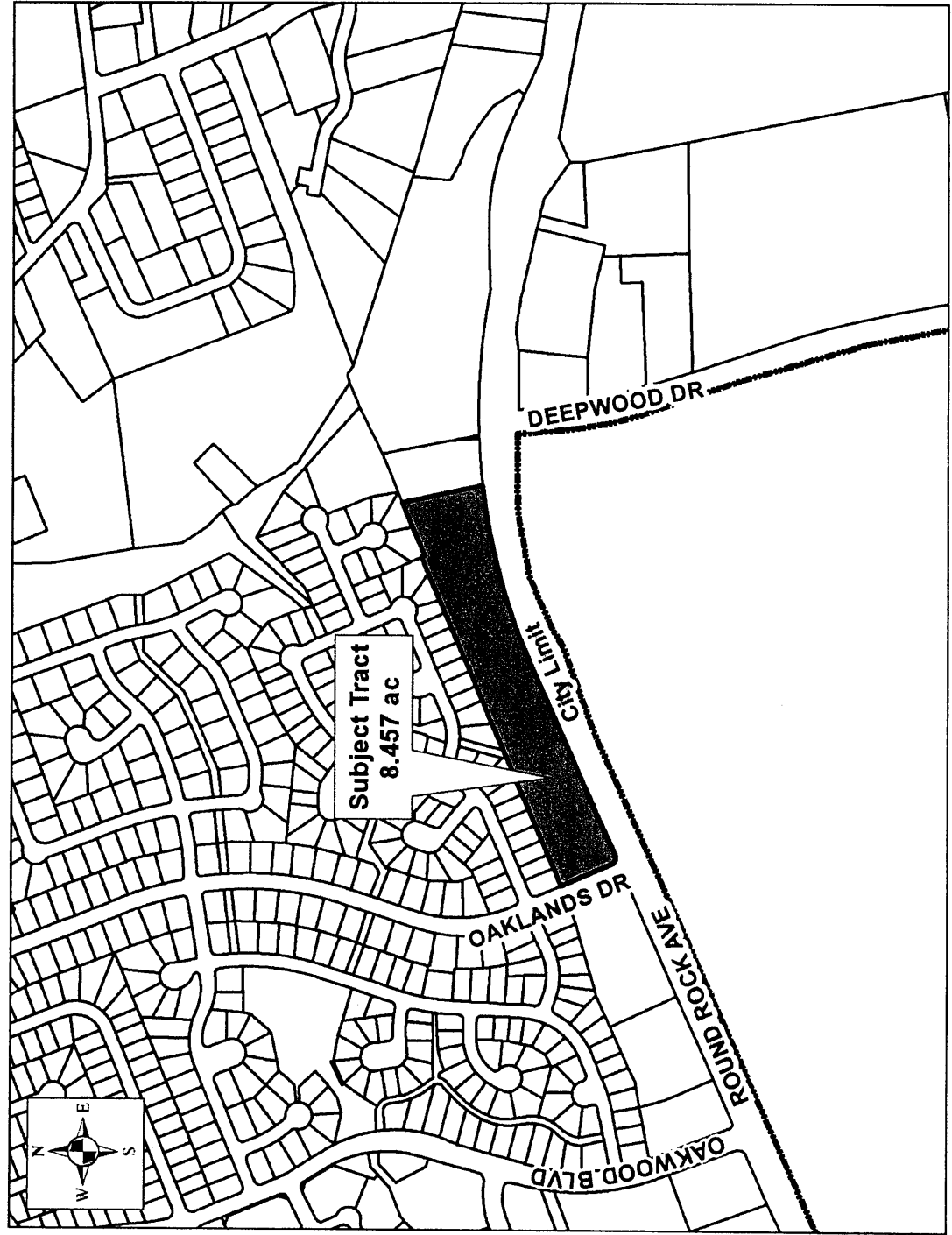
Vista 620
Vista 620 Partners, LLC

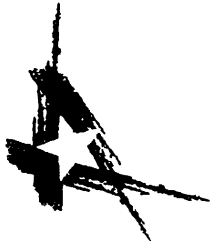
Project number	A0761304	Date	January 15, 2008	Scale	1/4" = 1'-0"
Large Sign Elevation				A-1	



Vista 620 PUD

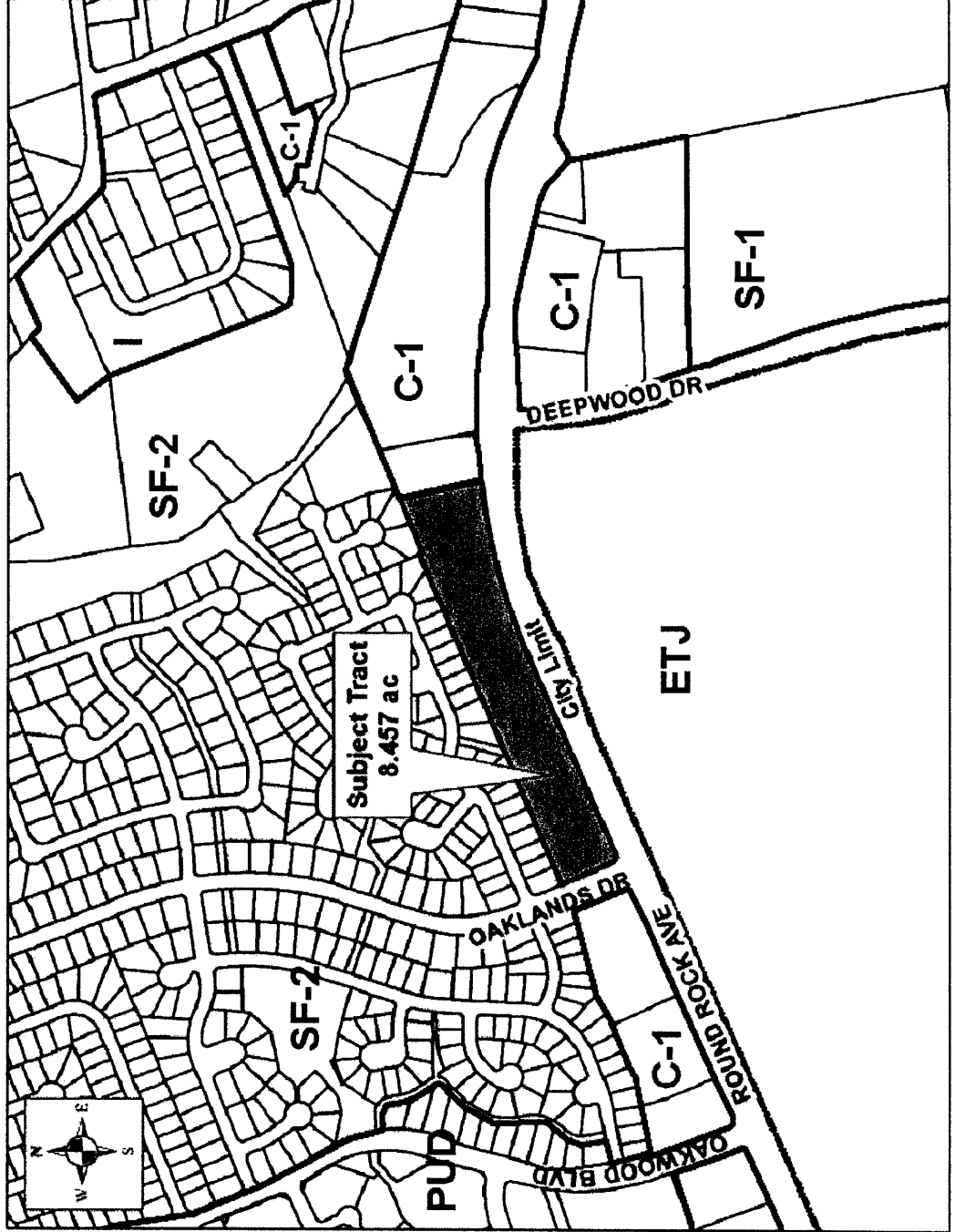
Zoning Change: From C-1 to PUD





Vista 620 PUD

Surrounding Zoning



Ordinance No. Z-08-02-28-10C1

Rezoning 8.457 acres from District C-1 to PUD No. 79

AFTER RECORDING, PLEASE RETURN TO:

③

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008017624

Nancy E. Rister

03/06/2008 02:04 PM

CMCNEELY \$108.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS