

ORDINANCE NO. Z-10-01-28-9A3

AN ORDINANCE AMENDING ORDINANCE NO. Z-08-10-23-11B7, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON OCTOBER 23, 2008, BY AMENDING THE DEVELOPMENT PLAN OF PUD NO. 83, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on October 23, 2008, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-08-10-23-11B7, which established PUD No. 83, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend the Development Plan of PUD No. 83, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-08-10-23-11B7 on the 16th day of December, 2009, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. Z-08-10-23-11B7 be amended, and

WHEREAS, on the 28th day of January, 2010, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-08-10-23-11B7, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-08-10-23-11B7 promotes the health, safety, morals and 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, Code of Ordinances, 1990 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 hereby determines that the proposed amendment to Planned Unit Development (PUD) District #83 meets the following goals and objectives:

- (1) The amendment to P.U.D. #83 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #83 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #83 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That the Development Plan of PUD No. 83, as approved in Ordinance No. Z-08-10-23-11B7, is hereby deleted in its entirety and replaced with a new Development Plan, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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.

Alternative 1.

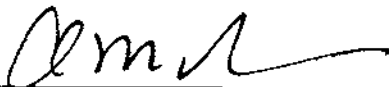
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

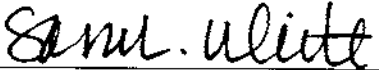
READ, PASSED, and ADOPTED on first reading this 20<sup>th</sup> day of January, 2010.

Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

  
\_\_\_\_\_  
ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:  
  
\_\_\_\_\_  
SARA L. WHITE, City Secretary

**DEVELOPMENT PLAN  
UNIVERSITY VILLAGE  
PLANNED UNIT DEVELOPMENT NO. 83**



**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 SBB Holdings, 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 73.52 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 August 27, 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.16 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 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), City of Round Rock, Texas, as amended, hereinafter referred to as "the Code."

#### 2. PROPERTY

This Plan includes approximately 73.52 acres of land generally located at the southeast corner of University Boulevard and Sandy Brook Drive, 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 Planned Unit Development (PUD) that: (1) allows for a mixture of complementary and transitional land uses, (2) is equal to or superior to development that would occur under the standard ordinance requirements, (3) is in harmony with surrounding land use patterns proposed in the General Plan, as amended, (4) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety, and welfare of the citizens of the City of Round Rock, (5) is adequately provisioned by essential public facilities and services, and (6) will be developed and maintained so as to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

#### 4. APPLICABILITY OF CITY ORDINANCES

##### 4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a, OF, PF-3, ME, OS, and TH** zoning districts, as applicable.

## 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

The following principal uses are permitted on the Property, which is divided into seven (7) development parcels for the purpose of this Plan, as shown on **Exhibit B**.

### 5.1 Parcel 1 (±12.58 acres) - Commercial/Office

Parcel 1 is divided into four (4) sub-areas, as described in Exhibit H, for the purpose of determining permitted and prohibited land uses:

#### 5.1.1 Parcel 1a (±1.1 acres) - Commercial/Office

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru services are prohibited.
- (d) Office
- (e) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (f) Place of Worship
- (g) Retail Sales and Services With or Without Drive-thru Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
  - (ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively

screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.

- (h) School, Business or Trade
- (i) School, Post-Secondary
- (j) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (k) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (l) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (m) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

**5.1.2 Parcel 1b (±0.7 acres) - Commercial/Office**

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru services are prohibited.
- (d) Office
- (e) Office, Medical



- (i) Emergency medical services are not permitted.
- (ii) Medical offices shall be limited to medical offices with regular service hours not beginning before 7 a.m. and not extending past 9 p.m.
- (f) Place of Worship
- (g) Retail Sales and Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
  - (ii) Drive-thru services are prohibited.
- (h) School, Business or Trade
- (i) School, Post-Secondary
- (j) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (k) Utilities, Intermediate
  - (ii) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (iii) The facility shall be secured.
- (l) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (m) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

**5.1.3 Parcel 1c (±6.9 acres) - Commercial/Office/Senior Living**

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (d) Fuel Sales
- (e) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (f) Indoor Entertainment Activities
- (g) Office
- (h) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (i) Place of Worship
- (j) Retail Sales and Services With or Without Drive-thru Services
  - (i) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.
- (k) School, Business or Trade
- (l) School, Post-Secondary
- (m) Senior Housing
- (n) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (o) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.

- (ii) The facility shall be secured.
- (p) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (q) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Pawn Shop
- (b) Sexually Oriented Business
- (c) Tattoo Parlor

**5.1.4 Parcel 1d (±2.3 acres) - Commercial/Office/Senior Living**

(1) Permitted Uses:

- (a) Community Services
- (b) Day Care
- (c) Eating Establishments
  - (i) Drive-thru services are prohibited.
- (d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (e) Indoor Entertainment Activities
- (f) Office
- (g) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (h) Place of Worship
- (i) Retail Sales and Services With or Without Drive-thru Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
  - (ii) Drive-thru facilities must be oriented to the rear and/or side of the building and effectively screened from the right-of-way with treatments including but not limited to intervening buildings or landscaping.

- (j) School, Business or Trade
- (k) School, Post-Secondary
- (l) Senior Housing
- (m) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (n) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (o) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (p) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sales
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

**5.2 Parcel 2 (±6.06 acres) - Office/Commercial**

(1) Permitted Uses:

- (a) Day Care
- (b) Eating Establishments - Limited
  - (i) Drive-thru services associated with eating establishments in which the majority of gross revenue is generated from the sale of non-alcoholic beverages such as coffee and/or tea is permitted.
- (c) Office

- (d) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (e) Retail Sales and Services With or Without Drive-thru Services
  - (i) Single-tenant buildings greater than 50,000 square feet are prohibited.
- (f) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

(2) Prohibited Uses:

- (a) Fuel Sale
- (b) Pawn Shop
- (c) Sexually Oriented Business
- (d) Tattoo Parlor

**5.3 Parcel 3 (±8.83 acres) - Office**

(1) Permitted Uses:

- (a) Day Care
- (b) Office
- (c) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (d) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (e) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (f) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (g) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

**5.4 Parcel 4 (±5.07 acres) -Public Facilities/Multifamily/Senior Living**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Apartment (maximum 24 units per acre)
- (c) Day Care (maximum 20,000 square feet)

- (d) Group Living (Assisted Living, Congregate Senior Living or Nursing Home only)
- (e) Park, Linear/Linkages
- (f) Place of Worship
- (g) School, Business and Trade
- (h) School, Elementary
- (i) School, Middle
- (j) School, Post Secondary
- (k) Senior Housing
- (l) Townhouse (maximum 12 units per acre)
- (m) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (n) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
  - (ii) The facility shall be secured.
- (o) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (p) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

**5.5 Parcel 5 (±25.82 acres) - Open Space**

(1) Permitted Uses:

- (a) Park, Community
- (b) Park, Linear/Linkages
- (c) Park, Neighborhood
- (d) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required

- landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (e) Utilities, Intermediate
    - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.
    - (ii) The facility shall be secured.
  - (f) Water Detention Facilities (not to exceed three (3) acres)
  - (g) Water Quality Facilities (not to exceed one (1) acre)
  - (h) Wireless Transmission Facilities, Attached
    - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
  - (i) Wireless Transmission Facilities, Stealth
    - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

**5.6 Parcel 6 (±7.80 acres) - Townhouse**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Park, Linear/Linkage
- (c) Park, Neighborhood
- (d) Place of Worship
- (e) Townhouse (maximum 12 units per acre)
- (f) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (g) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance with Section 11.501 of the Code of Ordinances, as amended.



- (ii) The facility shall be secured.
- (h) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
- (i) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

**5.7 Parcel 7 (±7.38 acres) - Office/Townhouse**

(1) Permitted Uses:

- (a) Amenity Center
- (b) Day Care
- (c) Day Care (in home) for 6 or fewer children
- (d) Office
- (e) Office, Medical
  - (i) Emergency medical services are not permitted. This shall not preclude an urgent care clinic which operates within the hours specified in paragraph (ii) below.
  - (ii) Regular service hours shall be limited to the hours between 7:00 a.m. and 9:00 p.m., with the exception of sleep clinics requiring an overnight stay.
- (f) Park, Linear/Linkage
- (g) Park, Neighborhood
- (h) Place of Worship
- (i) Townhouse (maximum 12 units per acre)
- (j) School, Elementary
- (k) School, Middle
- (l) Utilities, Minor
  - (i) Minor utilities shall be treated as ground-mounted mechanical equipment and shall comply with the district-specific standards and any required landscaping standards in Section 11.501 of the Code of Ordinances, as amended.
- (m) Utilities, Intermediate
  - (i) Intermediate utilities are required to provide an eight foot (8') high masonry fence (or alternate material approved in writing by the Zoning Administrator) with landscaping in compliance

- with Section 11.501 of the Code of Ordinances, as amended.
- (ii) The facility shall be secured.
  - (n) Wireless Transmission Facilities, Attached
    - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.
  - (o) Wireless Transmission Facilities, Stealth
    - (i) Wireless transmission facilities shall comply with the standards provided in Section 4.700 of the Code of Ordinances, as amended.

## 6. DEVELOPMENT STANDARDS

### 6.1 Parcel 1 (Commercial/Office)

All development shall conform to the standards described within the **C-1a (General Commercial - Limited) District**, Chapter 11, Section 11.409 (3), (4) and (5) of the Code, as amended, except:

- (1) The maximum height of a building within Parcel 1a shall be two (2) stories.
- (2) The maximum height of a building within Parcel 1b shall be one (1) story.
- (3) The maximum height of a building within Parcel 1c shall be five (5) stories.
- (4) The maximum height of a building within Parcel 1d shall be five (5) stories.
- (5) Trees of a minimum of a 3-inch caliper diameter measured at six inches (6") above base shall be planted at a spacing of not greater than thirty feet (30') within the landscape easement in Section (2) above. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- (6) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').

- (7) Signage is restricted to attached signs, blade signs, and monument signs.

### **6.2 Parcel 2 (Office/Commercial)**

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:

- (1) The maximum height of a principal building shall be five (5) stories.

### **6.3 Parcel 3 (Office)**

All development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, as amended, except:

- (1) The maximum height of a principal building shall be two (2) stories.
- (2) The maximum height of a principal building within 150 feet of Sandy Brook Drive shall be one (1) story.
- (3) The maximum size of a building within 150 feet of Sandy Brook Drive shall be 5,000 square feet.
- (4) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim, and accent features. Masonry shall be defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as wood shingles or wood siding shall be limited to accent features.
- (5) Roofs shall have a minimum pitch of 4:12.
- (6) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.

- (7) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.
- (8) An eighteen foot (18') landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.
  - 1. The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3') in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.
  - 2. Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least 75% of all trees must be an evergreen species.
    - (i) One (1) Large Tree, minimum 3" caliper
    - (ii) One (1) Medium Tree, minimum 2" caliper
    - (iii) Two and one-half (2.5) Small Trees, minimum 1" caliper

#### **6.4 Parcel 4 (Public Facilities/Multifamily/Senior Living)**

- (1) Development of non-residential uses shall conform to the standards described within the **PF-3 (Public Facilities - High Intensity) District**, Chapter 11, Section 11.415.2 (3), (4) and (5) of the Code, as amended, except:
  - (a) Chapter 11, Section 11.415.2 (3) (h) shall not apply. If fencing along a property line is installed, it shall meet the requirements of Section 11.415.2 (3) (h).
  - (b) Business, trade and post-secondary schools shall be exempt from the requirement for buildings to front on either a minor or major arterial, required in Chapter 11, Section 11.423 (22) (d).

- (2) Development of residential uses shall conform to the standards described within the **MF (Multifamily) District**, Chapter 11, Section 11.408 (3), (4) and (5) of the Code, as amended, except:
- (a) Primary building setbacks are as follows:
    - (i) Setback from street right-of-way:
      - 1. Minimum of fifteen feet (15').
      - 2. Maximum of thirty-five feet (35').
    - (ii) If structured parking is provided on-site, the setbacks from the street right-of-way shall be:
      - 1. Minimum of fifteen feet (15').
      - 2. Maximum of twenty feet (20').
    - (iii) Minimum building side and rear setbacks not adjacent to a street and not abutting a Single Family or Townhouse lot is twenty-five feet (25').
  - (b) Structured parking shall be located internally to the site and behind the primary structures. No parking shall be permitted in the street yard.
- (3) The maximum lot coverage, or building footprint, is sixty-five percent (65%).
- (4) No building on the property shall exceed four (4) stories in height and in no case exceed a height of sixty feet (60'), measured from the finished slab elevation to the peak of the roof.
- (5) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.

### **6.5 Parcel 5 (Open Space)**

All development shall conform to the standards described within the **OS (Open Space) District**, Chapter 11, Section 11.418 (3), (4) and (5) of the Code, as amended.

## **6.6 Parcel 6 (Townhouse)**

All development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 11, Section 11.407 (3), (4) and (5) of the Code, as amended, except:

- (1) Fencing required by Section 11.407 (3) (d) abutting non-residential uses shall be constructed of wrought iron or decorative metal or other equivalent materials approved by the Zoning Administrator.
- (2) Only the fronts of the townhouse structures may face Sandy Brook Drive. The minimum front setbacks shall alternate for adjacent buildings between fifteen feet (15') and twenty feet (20'). No garage structures shall face Sandy Brook Drive.
  - (i) A five foot (5') landscape easement abutting the public utility easement adjacent to Sandy Brook Drive shall be provided.
  - (ii) Trees of a minimum of a 3-inch caliper diameter measured at six inches (6") above base shall be planted at a spacing of not greater than thirty feet (30') within the landscape easement in Section (2) above. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- (3) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories, except that the front façade of a townhouse facing Sandy Brook Drive shall be limited to two-and-one-half (2½) stories. Walk-out basements are not considered a floor, provided they do not front on Sandy Brook Drive.
- (4) The maximum lot coverage, or building footprint is sixty-five percent (65%).
- (5) Driveway access to individual dwelling units shall not be permitted directly from Sandy Brook Drive consistent with the requirements of Section 11.6 of this Plan.

- (6) The exterior finish of all buildings shall be masonry, except for doors, windows, trim, and accents. Masonry shall be defined as stone, simulated stone, brick, or stucco. No more than twenty-five percent (25%) of the building façade may be horizontally installed cement based siding. No more than thirty percent (30%) of the building façade may be stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features. A hundred percent (100%) stucco may be permitted in conjunction with tile roofs. Cement based siding is prohibited on façades facing Sandy Brook Drive if they are not screened by intervening buildings.
- (7) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent townhouse units from being rented, nor does it prevent one owner from owning two or more units.

#### **6.7 Parcel 7 (Office/Townhouse)**

- (1) All non-residential development shall conform to the standards described within the **OF (Office) District**, Chapter 11, Section 11.411 (3), (4) and (5) of the Code, as amended, except:
- (i) The maximum height of a principal building shall be three (3) stories, except that the maximum height of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be one (1) story.
    - 1. The maximum size of a principal building within 150 feet of the Sandy Brook Drive right-of-way shall be 5,000 square feet.
  - (ii) Within 150 feet of Sandy Brook Drive, the exterior finish of all buildings shall be masonry, except for doors, windows, trim, and accent features. Masonry shall be defined as stone, simulated stone, brick, or stucco. A maximum of fifty percent (50%) stucco shall be allowed on a building façade facing Sandy Brook Drive. The use of materials such as

wood shingles or wood siding shall be limited to accent features.

- (iii) Roofs shall have a minimum pitch of 4:12.
- (iv) The minimum building setback along Sandy Brook Drive shall be thirty (30) feet.
- (v) No parking, dumpsters, trash receptacles or ground mounted equipment shall be allowed within the building setback along Sandy Brook Drive.
- (vi) An eighteen foot (18') landscape and sidewalk easement shall be dedicated by plat along the Sandy Brook Drive right-of-way. This easement shall include a four foot (4') wide meandering sidewalk, street trees, and landscaping. In order to avoid conflicts with landscaping, no utilities shall be located within this easement, except for perpendicular crossings of the easement.

1. The landscape buffer shall contain an intermittent landscaped berm, an average of three feet (3') in height. The berm(s) shall cover at least seventy-five percent (75%) of the total linear frontage of the buffer. The berm(s) shall substitute for the fencing requirement in Chapter 11, Section 11.411 (3) (g) of the Code.

2. Landscaping shall include the following plantings, per 50 linear feet of buffer frontage. At least 75% of all trees must be an evergreen species.

- (iv) One (1) Large Tree, minimum 3" caliper
- (v) One (1) Medium Tree, minimum 2" caliper
- (vi) Two and one-half (2.5) Small Trees, minimum 1" caliper

- (2) All residential development shall conform to the standards described within the **TH (Townhouse) District**, Chapter 11, Section 11.407 (3), (4) and (5) of the Code as amended, except:

- (i) Fencing required by Section 11.407 (3) (d) abutting Parcel 5 shall be constructed of wrought iron or decorative metal or



other equivalent materials approved by the Zoning Administrator

- (ii) Only the fronts of the townhouse structures may face Sandy Brook Drive. The minimum front setbacks shall alternate for adjacent buildings between fifteen feet (15') and twenty feet (20'). No garage structures shall face Sandy Brook Drive.
- (iii) A five foot (5') landscape easement abutting the public utility easement adjacent to Sandy Brook Drive shall be provided.
- (iv) Trees of a minimum of a 3-inch caliper diameter measured at six inches (6") above base shall be planted at a spacing of not greater than thirty feet (30') within the landscape easement in Section (2) above. The species of trees shall be subject to the approval of the City. Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- (v) The maximum height of a principal building for a single-unit townhouse structure is three (3) stories, except that the front façade of a townhouse facing Sandy Brook Drive shall be limited to two-and-one-half (2½) stories. Walk-out basements are not considered a floor, provided they do not front on Sandy Brook Drive.
- (vi) The maximum lot coverage, or building footprint is sixty-five percent (65%).
- (vii) Driveway access to individual dwelling units shall not be permitted directly from Sandy Brook Drive consistent with the requirements of Section 11.6 of this Plan.
- (viii) The exterior finish of all buildings shall be masonry, except for doors, windows, trim, and accents. Masonry shall be defined as stone, simulated stone, brick, or stucco. No more than twenty-five percent (25%) of the building façade may be horizontally installed cement based siding. No more than thirty percent (30%) of the building façade may be stucco. The use of materials such as wood shingles or wood siding shall be limited to accent features. A hundred percent (100%) stucco may be permitted in conjunction with tile

roofs. Cement based siding is prohibited on façades facing Sandy Brook Drive if they are not screened by intervening buildings.

- (ix) All dwelling units shall either be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code, or as platted subdivided lots in accordance with the provisions of the City Code in effect at the time of subdivision platting. The above requirements shall be completed prior to the issuance of certificate of occupancy. This does not prevent Townhouse units from being rented nor does it prevent one owner from owning two or more units.

#### 7. UTILITY SERVICE

Except where approved in writing by the City Engineer and Director of Planning and Community Development, all electrical, telephone, and cablevision distribution and service lines shall be placed underground.

#### 8. TRAFFIC IMPACT ANALYSIS (TIA)

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this Plan. The TIA indicated the proposed land uses for each parcel. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services. The Executive Summary of the TIA is included for reference as **Exhibit D**.

#### 9. STREET CROSS SECTIONS

Street cross sections that deviate from the design criteria specified in the Transportation Criteria Manual are described in **Exhibit E**.

#### 10. STREET CONSTRUCTION AND TRAFFIC SIGNAL PHASING

A representation of the planned roadways and their alignments is included in **Exhibit B**. University Village Drive shall also be referred to as Campus Village Drive. A phasing plan for the roadways is provided in

**Exhibit F.** The phasing plan for roadway construction shall not preclude the construction of the roadways at an earlier time than described in the phasing plan.

**10.1 University Boulevard**

- (1) The Owner's share of the cost of a traffic signal at CR 112 and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.
- (2) The Owner's share of the cost of a traffic signal at Sandy Brook Drive and University Boulevard, as required by the TIA, shall be provided prior to recordation of the first final plat.

**10.2 Sandy Brook Drive**

- (1) Sandy Brook Drive from University Boulevard through the Satellite View intersection, ending at the radius returns on the south side of the intersection, shall be widened to a pavement width of forty feet (40'):
  - (a) with any site plan on Parcel 1 west of University Village Drive, if access is taken to/from Sandy Brook Drive, even if access is due solely to Fire Department requirements; or
  - (b) when Satellite View is constructed; or
  - (c) when Zodiac Lane is constructed; or
  - (d) prior to any final plat recordation of Parcel 6.
- (2) Sandy Brook Drive from south of the Satellite View intersection through the Zodiac Lane intersection, ending at the radius returns on the south side of the intersection, shall be widened to a pavement width of forty feet (40'):
  - (a) with the construction of Zodiac Lane; or
  - (b) prior to any final plat recordation of Parcel 6 or Parcel 7; or

**10.3 Satellite View**

- (1) Satellite View west of University Village Drive shall be dedicated and constructed:
  - (a) with the first site plan on any of the following: Parcel 1 west of University Village Drive, Parcel 2, or Parcel

3 if access is taken to/from Satellite View, even if access is solely due to Fire Department requirements; or

(b) prior to final plat recordation of fifty percent (50%) or more of the gross acreage of Parcel 1 west of University Village Drive

(2) Following the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR 112/ College Park Drive, Satellite View east of University Village Drive to the eastern Property boundary shall be dedicated and constructed:

(a) prior to recordation of a final plat on Parcel 1d, if Parcel 4 has been final platted; or

(b) prior to recordation of a final plat on Parcel 4 if Parcel 1d has been final platted; or

(c) prior to recordation of a final plat on Parcel 1d or Parcel 4 if neither Parcel 1d or Parcel 4 has been final platted

(3) Prior to the dedication and construction of the off-site portion of Satellite View between the eastern Property boundary and CR 112/ College Park Drive, the Developer shall provide the City with fiscal surety in the amount of 125% of the cost of construction of Satellite View east of University Village Drive to the eastern Property boundary:

(a) prior to recordation of a final plat on Parcel 1d or Parcel 4

#### **10.4 Zodiac Lane**

(1) Zodiac Lane from Sandy Brook Drive to University Village Drive shall be dedicated and constructed:

(a) With the first site plan on Parcel 3, if access is taken to/from Zodiac Lane, even if access is due to Fire Department requirements; or

(b) With any site plan on Parcel 7.

#### **10.5 University Village Drive (Campus Village Drive)**

(1) University Village Drive from University Boulevard to the area south of the Austin Community College (ACC) access drive

shall be dedicated and constructed prior to recordation of any final plat within the Project.

- (2) University Village Drive from the area south of the ACC access drive thru the Zodiac Lane intersection shall be dedicated and constructed with the dedication and construction of Zodiac Lane.

## 11. ACCESS

The access drives recommended per the TIA are described in **Figure 2 of Exhibit D** and as follows:

- 11.1 **Parcel 1** - Access to Parcel 1 is available via four (4) public streets including University Boulevard (existing road), Sandy Brook Drive (existing road), University Village Drive (proposed road), and Satellite View (proposed road extension). All driveway locations shall be approved by the Department of Transportation Services. One (1) access drive shall be permitted to serve Parcel 1 from Sandy Brook Drive. If provided, the drive shall align with one of the existing access drives located across Sandy Brook Drive and serving the development to the west. Two (2) access drives to/from University Boulevard, one (1) access drive to/from University Village Drive to/from the tract east of and to/from the tract west of University Village Drive, and two (2) access drives to/from Satellite View are permitted. One (1) additional access drive at University Boulevard west of University Village Drive may be permitted consistent with spacing requirements specified in the Transportation Criteria Manual.

- (1) Driveways to/from University Boulevard shall provide a minimum throat depth of forty feet (40'), as measured from the ultimate right-of-way line.

- (2) Minimum curb return radii of twenty-five feet (25') shall be provided at driveway intersections with University Boulevard.

- 11.2 **Parcel 2** - Access to Parcel 2 may be provided via the extension of Satellite View and/or University Village Drive.

- 11.3 **Parcel 3** - No (0) access drives shall be permitted to/from Sandy Brook Drive. Access drives are permitted to/from University

Village Drive, Satellite View, and Zodiac Lane. Locations shall be determined by the Department of Transportation Services.

- 11.4 **Parcel 4** - Access to Parcel 4 is permitted from University Village Drive and Satellite View. University Village Drive is intended to connect with the Avery Centre development proposed for the adjacent property to the east.
- 11.5 **Parcel 5** - Access to Parcel 5 is available via the adjacent roadways, University Village Drive and Sandy Brook Drive and further described below in Section 13.5.
- 11.6 **Parcel 6** - Driveway access to/from Parcel 6 is limited to two (2) driveways to Sandy Brook Drive.
- 11.7 **Parcel 7** - There are three (3) access possibilities to/from Parcel 7. Access is available via one (1) driveway at Sandy Brook Drive, one (1) driveway at Zodiac Lane, and one (1) driveway at University Village Drive.

## **12. STORMWATER DETENTION AND DRAINAGE**

Storm water detention and water quality facilities in the Plan may be provided through facilities located within Parcel 5, which is designated for OS (Open Space). All storm water detention and/or water quality ponds shall be located at least 150 feet from University Village Drive. Such facilities shall be contained within an area not to exceed four and one-half (4.5) acres and shall comply with the screening requirements of the Code, Chapter 11, Section 11.501. Upon construction, the facilities shall be maintained by a property owner's association.

## **13. PARKLAND DEDICATION**

The City of Round Rock parkland requirement contained in the Code, Chapter 8, Section 8.300, shall be met in full by the following:

- 13.1 The area within Parcel 5 shall be dedicated as public parkland according to the requirements of Chapter 8, Section 8.300 of the Code.
- 13.2 As described in Section 7, Parcel 5 may include underground utility easements, drainage easements, and water quality and detention facilities. Such infrastructure improvements shall not

utilize more than six (6) acres of the parcel, including the four (4) acres described in Section 12 above.

- 13.3 The Owner shall construct a hike and bike trail from Sandy Brook Drive to the eastern side of the existing pond located on the northern portion of Parcel 5, as shown on **Exhibit G**. In addition, a minimum of seven (7) Large Trees with irrigation shall be provided along the trail and a minimum of three (3) benches will be provided adjacent to the pond. Fiscal security shall be provided for the trees and irrigation installation prior to recordation of a final plat of Parcel 7. Trees and irrigation shall be installed prior to the issuance of the first Certificate of Occupancy on Parcel 7. Trail location and alignment shall be subject to the approval of the Director of Parks and Recreation. The trail shall comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the standards set forth in the Texas Architectural Barriers Act (TAS).
- 13.4 The trail and associated amenities shall be designed to the satisfaction of the Director of Parks and Recreation and the City Engineer prior to the City's consideration of the first final plat on the Property. Construction of the trail and associated amenities, excluding the trees and irrigation as described in Section 13.3, shall be completed to the satisfaction of the Director of Parks and Recreation and the City Engineer no later than 180 days following the recordation of the first final plat on the Property. The area within Parcel 5 shall be dedicated to the City within 60 days of the completion of construction of the trail and associated amenities. Upon dedication, the parkland and trail shall be maintained by the City of Round Rock.
- 13.5 Parking and access to Parcel 5 shall be provided in the form of on-street parking along University Village Drive, as described in Section 11.5. A minimum of 400 linear feet of street frontage adjacent to Parcel 5 shall be provided on University Village Drive.

#### 14. GENERAL PLAN 2000

This Plan amends the *Round Rock General Plan 2000*, adopted on June 10, 1999 and as amended.

## **15. CONCEPT PLAN AND DEVELOPMENT PROCESS**

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval, subject to Chapter 8, Section 8.212(5) (a) of the Code. As this is a substituted Concept Plan, utility, drainage, and other infrastructure submittals were not submitted or reviewed with this document, nor have such infrastructure been approved by the City. These items shall be submitted for the review and approval of the City at the Preliminary Plat and subsequent development stages. A phasing plan shall be provided with the Preliminary Plat. The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. The subdivision platting process includes a Preliminary Plat and a Final Plat. Site development plan(s) must be approved for each project. No site development plan approval on the Property shall be granted until a 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.

## **16. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

### **16.1 Minor Changes**

Minor changes to this Plan that do not constitute more than ten (10) percent of total project area and do not substantially 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.

### **16.2 Major Changes**

All changes not permitted under Section 16.1 above shall be resubmitted following the same procedure required by the original PUD application.



**EXHIBIT**

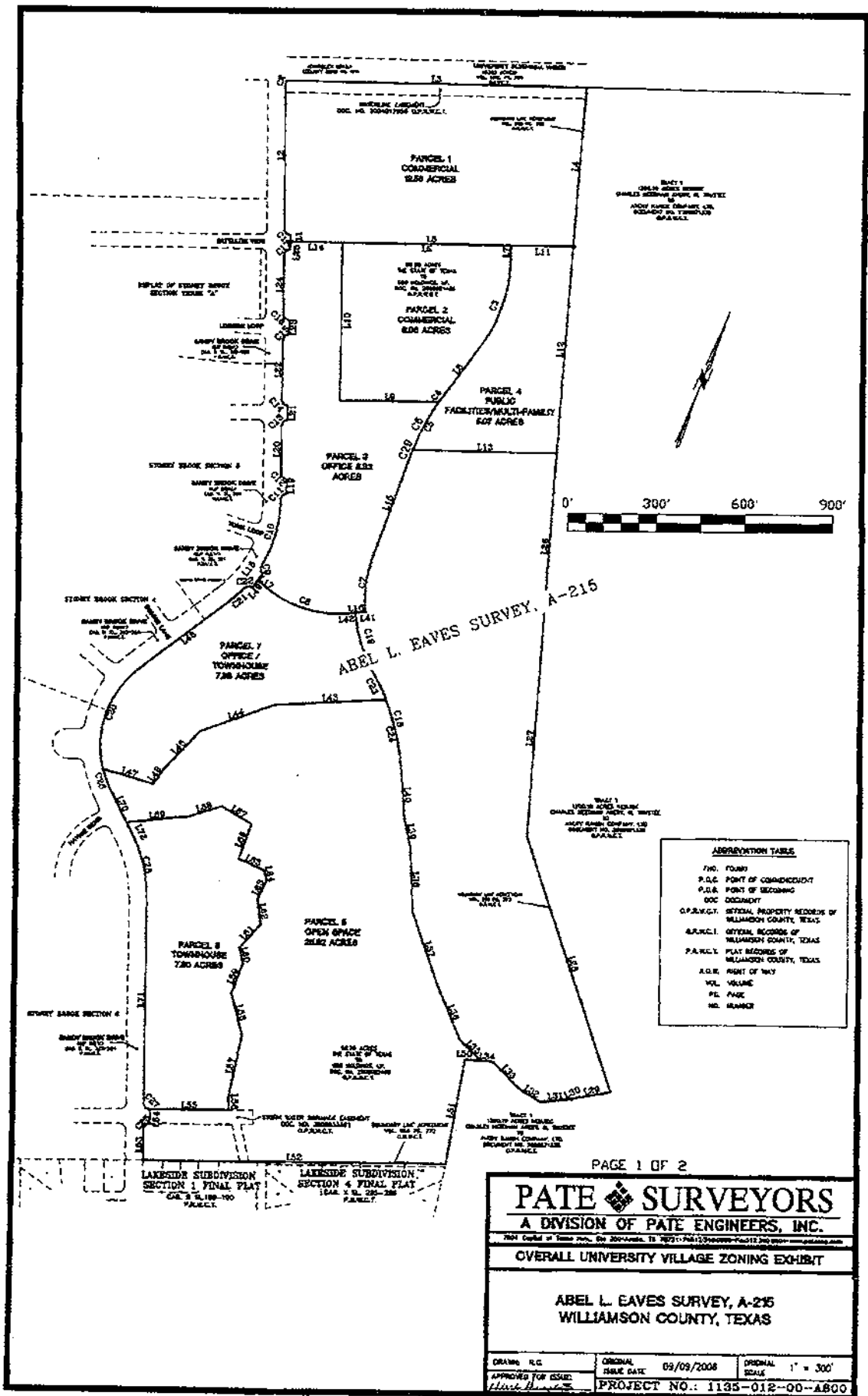
**"A"**

**EXHIBIT A**

**Zoning Exhibit  
Metes and Bounds Description**

Abel L. Eaves Survey, Abstract No. 215, Williamson County, Texas

1. Parcel 1	12.56 acres
a. 1-a	
b. 1-b	
c. 1-c	
d. 1-d	
2. Parcel 2	6.06 acres
3. Parcel 3	8.83 acres
4. Parcel 4	5.07 acres
5. Parcel 5	25.82 acres
6. Parcel 6	7.80 acres
7. Parcel 7	7.38 acres
8. Street Stub Outs	0.0802 acres (0.0269 Tonia Loop, 0.0267 Lorson Loop & 0.0266 north of Tonia Loop)
<u><b>TOTAL (#1 -8)</b></u>	<u><b>73.60 acres</b></u>



ABEL L. EAVES SURVEY, A-215

**ABBREVIATION TABLE**

T.W.	TOWN
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
D.C.	DEED
O.P.R.G.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.A.R.G.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.A.R.G.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
Vol.	VOLUME
PL.	PAGE
NO.	NUMBER

PAGE 1 OF 2

**PATE SURVEYORS**  
 A DIVISION OF PATE ENGINEERS, INC.  
 7801 Capital of Texas Pkwy., Suite 200, Houston, TX 77055  
**OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT**

**ABEL L. EAVES SURVEY, A-215**  
**WILLIAMSON COUNTY, TEXAS**

DRAWN BY: R.C.	ORIGINAL DATE: 09/09/2008	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUANCE: [Signature]	PROJECT NO.: 1135-012-00-AB00	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	8634.06	20.00	31.34	N 85°37'18" W	28.28	N 20°54'19" W
C2	2848.50	20.00	10.08	N 06°42'58" W	9.83	N 86°32'38" E
C3	5524.43	500.00	308.34	S 02°46'02" E	304.44	N 86°32'38" E
C4	01°31'37"	780.00	33.82	N 14°29'31" E	13.82	
C5	13°02'31"	780.00	199.60	N 07°24'55" E	199.02	N 89°53'28" E
C6	15°10'10"	780.00	301.21	N 06°19'36" E	290.83	S 78°05'17" E
C7	24°12'29"	480.00	185.28	N 13°23'12" W	183.83	N 84°29'04" E
C8	42°03'59"	400.00	253.83	S 83°28'50" W	287.06	
C9	83°12'07"	20.00	29.04	N 31°35'53" W	26.58	N 17°18'04" E
C10	31°01'07"	433.83	235.84	S 08°18'35" E	233.97	
C11	88°19'48"	20.00	31.15	N 25°14'30" E	28.72	
C12	88°15'21"	20.00	31.18	N 85°25'42" W	28.10	N 20°03'23" W
C13	90°28'12"	20.00	31.37	N 24°18'02" E	28.39	N 88°02'58" E
C14	91°13'25"	20.00	31.65	N 85°18'08" N	28.59	N 20°53'21" W
C15	90°21'12"	20.00	31.54	N 23°42'56" E	28.37	N 88°32'31" W
C16	88°18'14"	20.00	31.15	N 85°36'49" W	28.12	N 20°18'24" W
C17	90°29'23"	20.00	31.59	N 24°08'54" E	28.40	N 88°58'12" E
C18	21°00'18"	807.50	358.40	S 37°48'55" E	348.81	N 84°23'08" E
C19	24°02'07"	462.50	212.33	N 37°56'00" W	210.68	N 53°02'18" E
C20	68°37'09"	333.33	387.36	N 01°39'02" W	388.10	N 58°15'35" W
C21	08°52'48"	433.83	97.80	S 27°16'01" W	67.45	N 58°15'35" W
C22	83°12'30"	20.00	28.00	N 64°27'58" E	26.38	
C23	07°17'18"	807.50	109.22	S 46°38'24" E	103.85	
C24	17°42'27"	807.50	249.86	S 34°06'18" E	248.88	S 47°00'15" W
C25	88°34'58"	20.00	31.41	N 23°45'40" E	28.88	
C26	12°21'44"	333.33	72.80	N 41°11'50" W	72.45	N 22°31'43" E
C27	88°58'58"	20.00	31.41	N 80°13'08" W	28.28	N 21°12'38" W
C28	28°11'02"	408.28	219.82	S 34°19'15" E	212.91	
C29	01°08'56"	780.00	15.24	N 00°40'56" W	15.24	

LINE	BEARING	DISTANCE
L1	N 20°51'28" W	25.00
L2	N 20°30'18" W	497.93
L3	N 89°31'32" E	1012.44
L4	S 17°11'36" E	548.86
L5	S 89°08'34" W	980.06
L6	N 89°08'34" E	570.23
L7	S 20°28'23" E	50.79
L8	N 14°56'20" E	228.76
L9	S 89°08'34" W	334.85
L10	N 20°31'28" W	355.24
L11	N 89°08'34" E	211.64
L12	S 17°11'36" E	704.88
L13	S 89°37'00" W	488.48
L14	N 89°08'34" E	178.18
L15	S 01°15'22" E	365.94
L16	N 84°22'04" E	60.54
L17	N 23°31'24" W	42.31
L18	N 16°28'30" E	30.62
L19	N 20°53'54" W	30.00
L20	N 20°55'08" W	158.96
L21	N 20°55'24" W	48.88
L22	N 20°50'48" W	199.64
L23	N 20°34'28" W	48.84
L24	N 20°53'44" W	188.92
L25	N 20°51'28" W	25.00
L26	N 17°11'36" W	656.90
L27	S 17°20'45" E	888.43
L28	S 35°33'18" E	911.10
L29	S 58°33'53" W	124.98
L30	S 44°43'58" W	8.88
L31	S 83°42'57" W	108.87
L32	N 78°54'34" W	84.66
L33	N 45°30'21" W	128.43
L34	S 71°47'08" W	39.98
L35	N 07°41'30" W	89.05
L36	N 64°15'33" W	184.80
L37	N 40°41'37" W	275.54
L38	N 24°08'21" W	221.02
L39	N 82°38'44" W	98.86
L40	S 29°18'47" E	158.10
L41	N 84°25'04" E	34.30
L42	N 84°25'04" E	28.04
L43	S 89°52'42" W	372.28
L44	S 48°53'09" W	220.00
L45	S 22°24'55" W	178.02
L46	S 13°28'24" W	60.37
L47	S 85°08'10" W	177.08
L48	S 31°41'22" W	374.48
L49	N 10°28'38" E	30.00
L50	S 71°47'08" W	39.98
L51	S 11°25'34" E	360.66
L52	S 88°48'33" W	1928.21
L53	N 21°13'40" W	104.86
L54	N 21°18'40" W	30.00
L55	N 68°48'20" E	287.53
L56	N 23°29'29" W	40.89
L57	N 10°00'09" W	220.99
L58	N 58°49'54" W	144.22
L59	N 01°35'24" W	100.71
L60	N 34°37'03" W	54.37
L61	N 18°41'28" E	107.41
L62	N 28°44'51" W	85.74
L63	N 04°00'44" E	71.11
L64	N 38°08'23" W	33.20
L65	N 87°07'02" W	85.91
L66	N 01°34'55" W	125.69
L67	N 89°10'59" W	118.52
L68	S 31°28'54" W	118.88
L69	S 82°49'38" W	211.40
L70	N 47°54'09" W	125.83
L71	N 27°13'40" W	682.42
L72	N 47°24'09" W	49.24

**PATE SURVEYORS**  
A DIVISION OF PATE ENGINEERS, INC.

1501 Galloway Street, Ste 200, Dallas, TX 75243-1919 (972) 242-1100

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**OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT**

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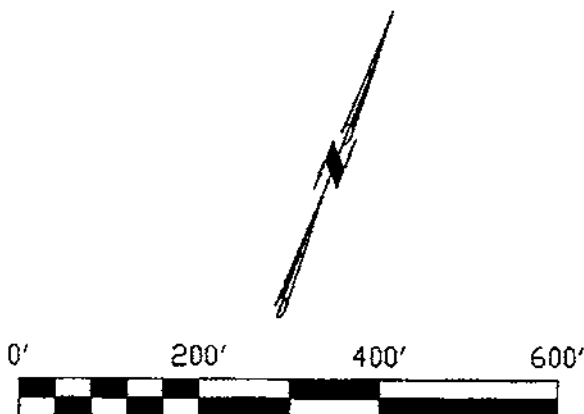
**ABEL L. EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS**

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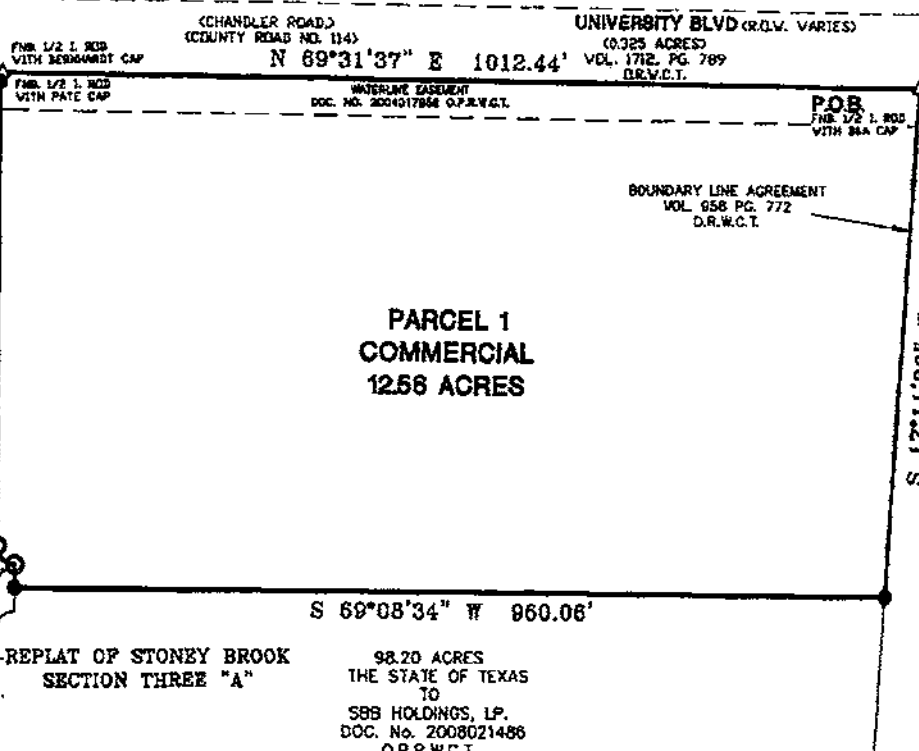
DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/2008	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE: PROJECT NO.: 1195-012-00-AB00		

**ABBREVIATION TABLE**

FND. FOUND  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 DOC. DOCUMENT  
 O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 R.O.W. RIGHT OF WAY  
 VOL. VOLUME  
 PG. PAGE  
 NO. NUMBER



**BANDY BROOK DRIVE**  
 (60' R.O.W.)  
 CAR. CL. 318-319  
 P.R.W.C.T.



SATELLITE VIEW

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°54'06"	20.00'	31.38'	N 65°57'16" W	28.26'	N 20°54'19" W
C2	28°48'50"	20.00'	10.06'	N 06°42'59" W	9.95'	N 68°52'36" E

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'

**SYMBOL LEGEND**

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

**PATE SURVEYORS**  
 A DIVISION OF PATE ENGINEERS, INC.  
 7801 Capital of Texas Hwy., Ste. 350 • Austin, TX 78731 • Ph: 512-340-0600 • Fax: 512-340-0504 • www.pateinc.com

**UNIVERSITY VILLAGE ZONING EXHIBIT**

12.56 ACRES  
 PARCEL 1  
 ABEL L EAVES SURVEY, A-215  
 WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.  
 ORIGINAL ISSUE DATE: 09/09/08  
 ORIGINAL SCALE: 1" = 200'

APPROVED FOR ISSUE:  
*R.M.C. Pate*

JOB NO.: 1135-012-00-A800

ZONING SUBPARCEL 1-A  
METES AND BOUNDS DESCRIPTION  
OF 1.098 ACRES OF LAND  
ABEL L. EAVES SURVEY, ABSTRACT 215,  
WILLIAMSON COUNTY, TEXAS

All that certain 1.098 acres of land in the Abel L. Eaves Survey, Abstract 215, Williamson County Texas, out of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. Recorded under document number 2008021486 in the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

**COMMENCING** at a 1/2" iron rod found for the northeast corner of the aforesaid 98.20 acre tract, common to the northwest corner of Tract 1, a 1200.19 acre tract according to the deed from Charles Needham Avery, III, trustee to Avery Ranch Company, LTD. recorded under document number 2002071336 in the Official Public Records of Williamson County, Texas, said iron rod called in the Boundary Line Agreement recorded under Volume 958 Page 772 in the Deed Records of Williamson County, Texas, and in the south line of University Boulevard (right-of-way varies), recorded under Volume 1712 Page 789 in the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found for the most northerly northwest corner of the aforesaid 98.20 acre tract bears South 69° 31' 37" West - 1012.44';

**THENCE** South 69° 31' 37" West - 864.87' along said south right-of-way line to the northeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 20° 50' 18" East - 318.28' departing said south right-of-way line to the southeast corner of the herein described tract;

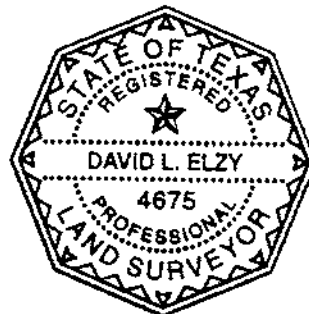
**THENCE** South 69° 09' 42" West - 150.00' to the southwest corner of the herein described tract in the east right-of-way line of Sandy Brook Drive (60' right-of-way);

**THENCE** North 20° 50' 18" West - 309.56' along said east right-of-way line to a point on curve to the right having a radius of 20.00' and a central angle of 28° 48' 50" and from which the center of the circle of said curve bears North 68° 52' 36" East;

**THENCE** along said curve to the right in a northeasterly direction an arc distance of 10.06' to the end of curve, in the south right-of-way line of the aforesaid University Boulevard;

**THENCE** North 69° 31' 37" East - 147.57' along said south right-of-way line to the **POINT OF BEGINNING** of the herein described tract and containing 1.098 acres of land.

Prepared by: PATE SURVEYORS  
a division of Pate Engineers, Inc.  
Original Issue Date: February 25, 2008  
Job No. 1135-012-08-551



*David L. Elzy*

Certification Date  
February 25, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING DOCUMENTS AND SHOULD NOT BE USED FOR REAL PROPERTY TRANSFER.

ZONING SUBPARCEL 1-B  
METES AND BOUNDS DESCRIPTION  
OF 0.6894 ACRES OF LAND  
ABEL L. EAVES SURVEY, ABSTRACT 215,  
WILLIAMSON COUNTY, TEXAS

All that certain 0.6894 acres of land in the Abel L. Eaves Survey, Abstract 215, Williamson County Texas, out of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. Recorded under document number 2008021486 in the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

**COMMENCING** at a 1/2" iron rod found for the northeast corner of the aforesaid 98.20 acre tract, common to the northwest corner of Tract 1, a 1200.19 acre tract according to the deed from Charles Needham Avery, III, trustee to Avery Ranch Company, LTD. recorded under document number 2002071336 in the Official Public Records of Williamson County, Texas, said iron rod called in the Boundary Line Agreement recorded under Volume 958 Page 772 in the Deed Records of Williamson County, Texas, and in the south line of University Boulevard (right-of-way varies), recorded under Volume 1712 Page 789 in the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found for the most northerly northwest corner of the aforesaid 98.20 acre tract bears South 69° 31' 37" West - 1012.44';

**THENCE** South 69° 31' 37" West - 864.87' along said south right-of-way line to an angle corner;

**THENCE** South 20° 50' 18" West - 318.28' departing said south right-of-way to the northeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 20° 50' 18" East - 200.76' to the southeast corner of the herein described tract in the north right-of-way line of proposed Satellite View (65' right-of-way);

**THENCE** South 69° 08' 34" West - 129.99' along said north right-of-way line to the Point of Curvature of a curve to the right having a radius of 20.00' and a central angle of 90° 01' 09"

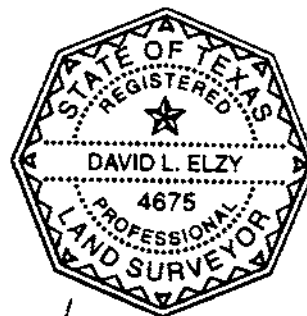
**THENCE** along said curve to the right in a northerly direction an arc distance of 31.42' to the end of curve in the east right-of-way line of Sandy Brook Drive (60' right-of-way);

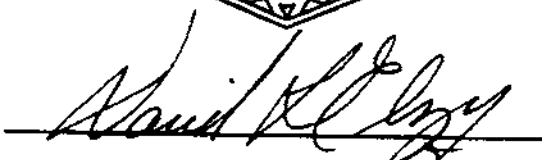
**THENCE** North 20° 50' 18" West - 180.81' along said east right-of-way line to the northwest corner of the herein described tract;

**THENCE** North 69° 09' 42" East - 150.00' to the **POINT OF BEGINNING** of the herein described tract and containing 0.6894 acres of land.

Prepared by: PATE SURVEYORS  
a division of Pate Engineers, Inc.  
Original Issue Date: February 25, 2008

Job No. 1135-012-08-551



  
Certification Date  
February 25, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING DOCUMENTS AND SHOULD NOT BE USED FOR REAL PROPERTY TRANSFER.

ZONING SUBPARCEL 1-C  
METES AND BOUNDS DESCRIPTION  
OF 6.975 ACRES OF LAND  
ABEL L. EAVES SURVEY, ABSTRACT 215,  
WILLIAMSON COUNTY, TEXAS

All that certain 6.975 acres of land in the Abel L. Eaves Survey, Abstract 215, Williamson County Texas, out of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. Recorded under document number 2008021486 in the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

**COMMENCING** at a 1/2" iron rod found for the northeast corner of the aforesaid 98.20 acre tract, common to the northwest corner of Tract 1, a 1200.19 acre tract according to the deed from Charles Needham Avery, III, trustee to Avery Ranch Company, LTD. recorded under document number 2002071336 in the Official Public Records of Williamson County, Texas, said iron rod called in the Boundary Line Agreement recorded under Volume 958 Page 772 in the Deed Records of Williamson County, Texas, and in the south line of University Boulevard (right-of-way varies), recorded under Volume 1712 Page 789 in the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found for the most northerly northwest corner of the aforesaid 98.20 acre tract bears South 69° 31' 37" West - 1012.44';

**THENCE** South 69° 31' 37" West - 275.42' along said south right-of-way line to the northeast corner and **POINT OF BEGINNING** of the herein described tract in the west right-of-way line of Campus Village Drive (65' right-of-way);

**THENCE** South 20° 28' 23" East - 495.23' departing said south right-of-way line and along said west right-of-way line to the Point of Curvature of a curve to the right having a radius of 20.00' and a central angle of 89° 36' 57"

**THENCE** along said curve to the right in a southwesterly direction an arc distance of 31.28' to the end of curve, in the north right-of-way line of proposed Satellite View (65' right-of-way);

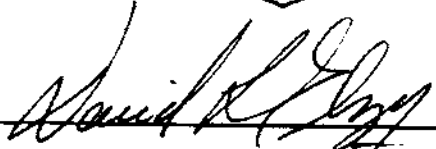
**THENCE** South 69° 08' 34" West - 566.29' along said north right-of-way line to the southwest corner of the herein described tract;

**THENCE** North 20° 50' 18" West - 519.04' departing said north right-of-way line to the northwest corner of the tract herein described in the south right-of-way line of aforesaid University Boulevard;

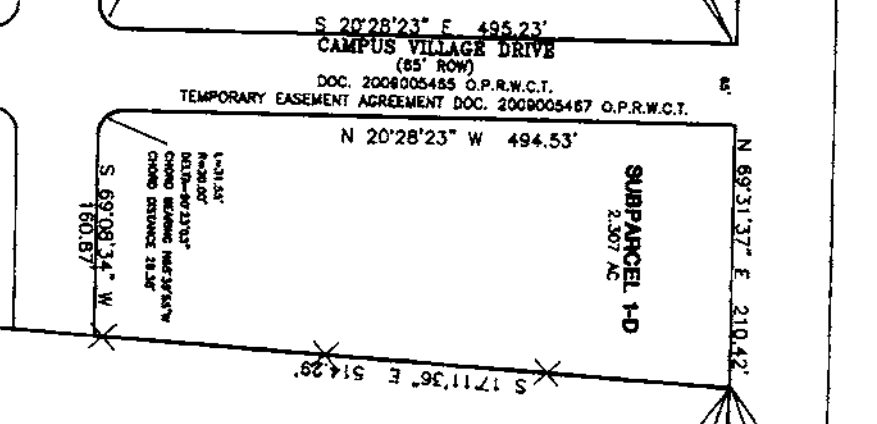
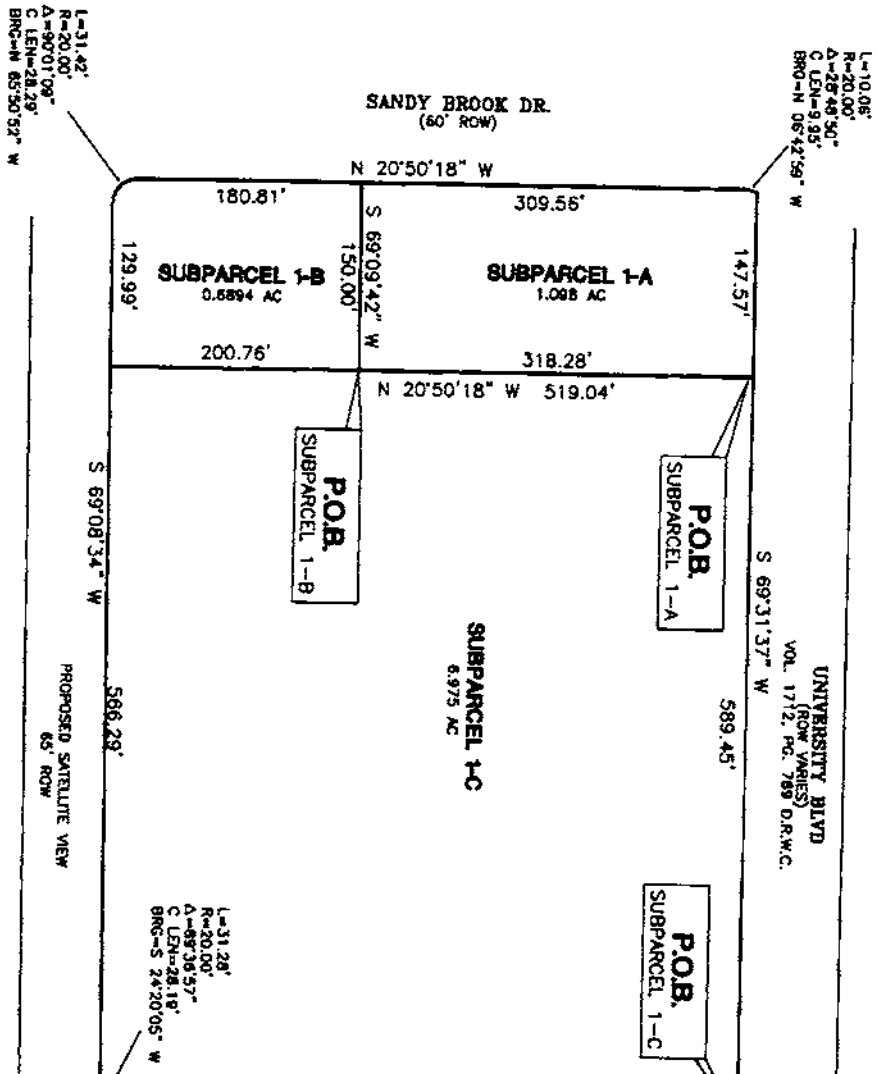
**THENCE** North 69° 31' 37" East - 589.45' along said south right-of-way line to the **POINT OF BEGINNING** of the herein described tract and containing 6.975 acres of land.

Prepared by: PATE SURVEYORS  
a division of Pate Engineers, Inc.  
Original Issue Date: February 25, 2008  
Job No. 1135-012-08-551



  
Certification Date  
February 25, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING DOCUMENTS AND SHOULD NOT BE USED FOR REAL PROPERTY TRANSFER.



**PATE SURVEYORS**  
 A DIVISION OF PATE ENGINEERS, INC.  
 ZONING EXHIBIT

4 TRACTS

IN THE ABEL L. BAYES SURVEY  
 ABSTRACT 218, WILLIAMSON COUNTY, TEXAS

DATE: 02/12/2010	SCALE: AS SHOWN	JOB NO.: 1135-012-08-585
ISSUE DATE: 02/12/2010	SCALE: AS SHOWN	
APPROVED FOR SUBMIT:	DATE: 02/12/2010	



METES AND BOUNDS DESCRIPTION  
OF 2.307 ACRES OF LAND  
ABEL L. EAVES SURVEY, ABSTRACT 215,  
WILLIAMSON COUNTY, TEXAS

All that certain 2.307 acres of land in the Abel L. Eaves Survey, Abstract 215, Williamson County Texas, out of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. Recorded under document number 2008021486 in the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds as follows: (All bearings based on the Texas State Plane Coordinate System, Central Zone)

**BEGINNING** at a 1/2" iron rod found for the northeast corner of the aforesaid 98.20 acre tract, common to the northwest corner of a 1200.19 acre tract according to the deed from Charles Needham Avery, III, trustee to Avery Ranch Company, LTD. recorded under document number 2002071336 in the Official Public Records of Williamson County, Texas, said iron rod is in the Boundary Line Agreement recorded under Volume 958 Page 772 in the Deed Records of Williamson County, Texas, said iron rod is in the south line of University Boulevard Right-Of-Way varies, recorded under Volume 1712 Page 789 in the Deed Records of Williamson County, Texas, from which a 1/2" iron rod found for the most northerly northwest corner of the aforesaid 98.20 acre tract bears South 69° 31' 37" West - 1012.44';

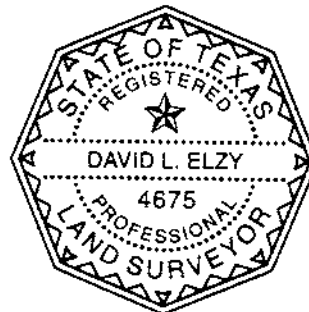
**THENCE South 17° 11' 36" East - 514.29'** along the line of the aforesaid Boundary Line Agreement, to a 1/2" iron rod with cap stamped "PATE" set for the southeast corner of the herein described tract;

**THENCE South 69° 08' 34" West - 160.87'** to a 1/2" iron rod with cap stamped "PATE" for the Point of Curvature of a curve to the right having a radius of **20.00** and a central angle of **90° 23' 03"**;

**THENCE** along said curve to the right in a northwesterly direction an arc distance of **31.55'** to a 1/2" iron rod with cap stamped "PATE" for the end of curve, in the east line of Village Drive 65' right-of-way recorded under document 2009005465 in the Official Public Records of Williamson County, Texas;

**THENCE North 20° 28' 23" West - 494.53'** along the east line of said Village Drive to a 1/2" iron rod with cap stamped "PATE", in the south line of aforesaid University Boulevard and the northwest corner of the herein described tract;

**THENCE North 69° 31' 37" East - 210.42'** along the south line of said University Boulevard to the **POINT OF BEGINNING** of the herein described tract and containing 2.307 acres of land.



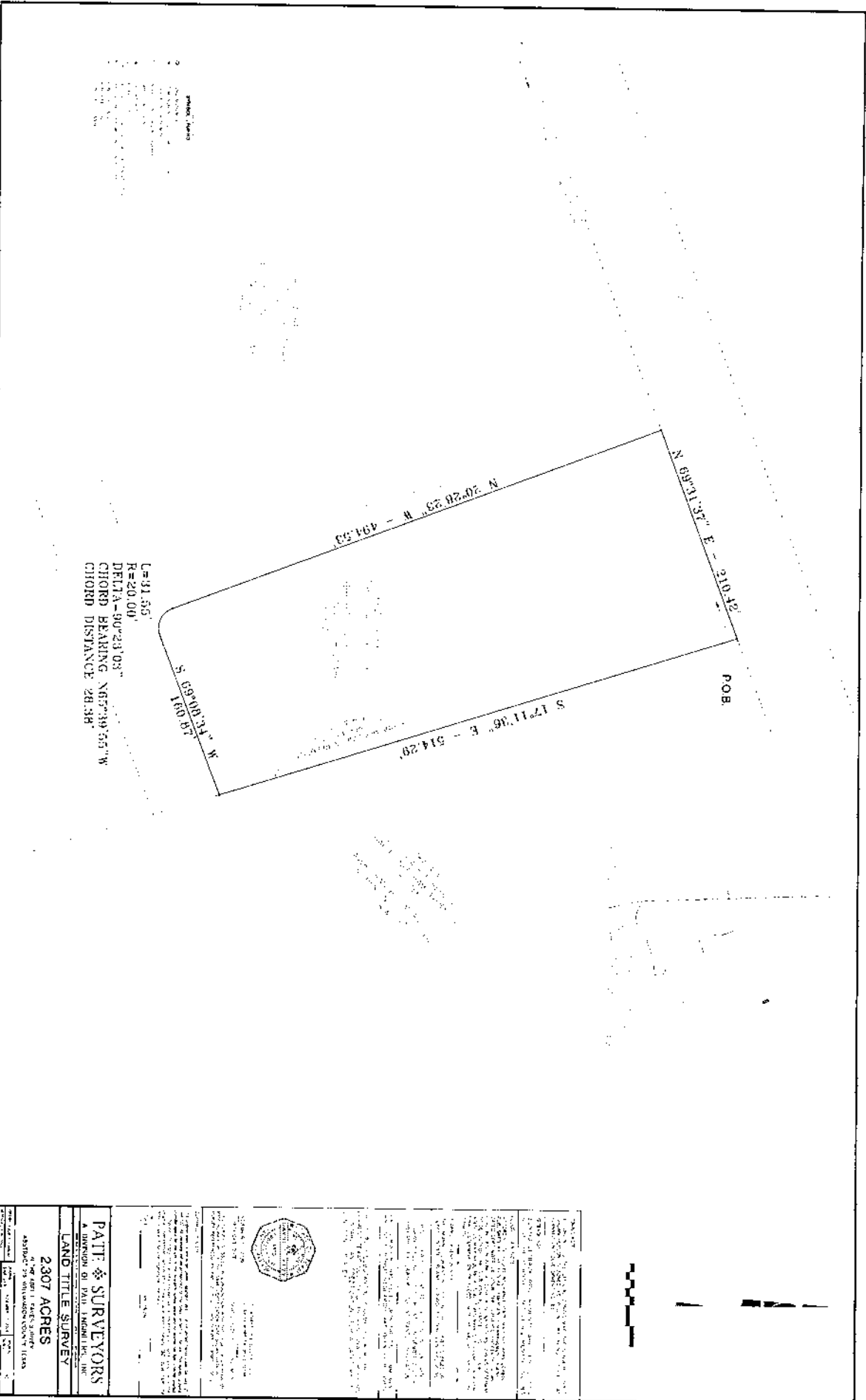
Prepared by: PATE SURVEYORS  
a division of Pate Engineers, Inc.  
Original Issue Date: November 17, 2009  
Job No. 1135-012-09-520

PRELIMINARY- this document shall  
not be recorded for any purpose

Certification Date  
November 17, 2009

THIS LEGAL DESCRIPTION IS ISSUED AS "PART TWO", IN CONJUNCTION WITH THE LAND SURVEY BY PATE SURVEYORS LAST CERTIFIED NOVEMBER 17, 2009. REFERENCE IS HEREBY MADE TO THAT SURVEY AS "PART ONE".

**EXHIBIT**  
"A"



<p> <b>PATTE &amp; SURVEYORS</b>            A DIVISION OF PAUL LANGRISH, INC.            LAND TITLE SURVEY            2.307 ACRES            ASSOCIATED WITH THE GREEN SOURCE            PROJECT, GREEN SOURCE VALLEY, ILLINOIS         </p>	
<p>           DATE OF SURVEY: 11/13/11            DATE OF PLOTTING: 11/13/11         </p>	<p>           DRAWN BY: [Name]            CHECKED BY: [Name]         </p>
<p>           SCALE: AS SHOWN            NORTH: AS SHOWN         </p>	<p>           TITLE: [Title]         </p>
<p>           PROJECT: [Project Name]         </p>	<p>           SHEET: [Sheet Number]         </p>

**PARCEL 2 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 6.06 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

6.06 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**COMMENCING** at a ½" iron rod found with a Baker-Aicklen cap in the southerly right-of-way line of University Boulevard (width varies) as recorded in Volume 1712, Page 789 Official Records of Williamson County, Texas (Chandler Road width varies, County Road 114) for the corner common to the northwest corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas and the northeast corner of said 98.20 acre tract, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas, from which a ½" iron rod with Bernhardt cap found for a northwest corner of said 98.20 acre tract, common to a point in the south line of said University Boulevard bears South 69°31'37" West, a distance of 1012.44'

**THENCE**, South 17°11'36" East, a distance of 546.86', with said common line to a point for a corner;

**THENCE**, South 69°08'34" West, a distance of 211.64', crossing said 98.20 acre tract to the **POINT OF BEGINNING** of the herein described tract

**THENCE**, over and across said 98.20 acre tract the following seven (7) courses and distances;

1. South 20°28'23" East, a distance of 50.79' to the point of curvature of a curve to the right having a Delta angle of 35°24'43", and a radius of 500.50';
2. Along said curve to the right a Chord Bearing of South 02°46'02" East, a Chord Distance of 304.44', and an Arc Distance of 309.34' to the end of curve;
3. South 14°56'20" West, a distance of 226.78' to the point of curvature of a curve to the left having a Delta angle of 01°01'37", and a radius of 760.00';

4. Along said curve to the left a Chord Bearing of South  $14^{\circ}25'31''$  West, a Chord Distance of 13.62', and an Arc Distance of 13.62' to the end of curve;
5. South  $69^{\circ}08'34''$  West, a distance of 334.85' to a point for a corner;
6. North  $20^{\circ}51'26''$  West, a distance of 535.24' to a point for a corner;
7. North  $69^{\circ}08'34''$  East, a distance of 570.23' to the **POINT OF BEGINNING** of the tract herein described and containing 6.06 acres of land.

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800



*Neil Hines*

Neil Hines, R.P.L.S. No. 5642

September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

UNIVERSITY BLVD  
 (6.925 ACRES)  
 VOL. 1712, PG. 789  
 D.R.W.C.T.

CHANDLER ROAD,  
 COUNTY ROAD NO. 114

1/2 I. ROD  
 WITH BERNHARDT CAP

SANDY BROOK DRIVE  
 (60' R.O.W.)  
 CAB. D. ST. 318-319  
 P.R.V.C.T.

BOUNDARY LINE AGREEMENT  
 VOL. 958 PG. 772  
 D.R.W.C.T.

P.O.C.  
 P.M. 1/2 I. ROD  
 WITH BERNHARDT CAP

N 69°08'34" E 570.23'

TRACT 1  
 1200.19 ACRES RESUBD  
 CHARLES NEEDHAM AVERY, III, TRUSTEE  
 TO  
 AVERY RANCH COMPANY, LTD.  
 DOCUMENT NO. 2002071336  
 O.P.R.W.C.T.

88.20 ACRES  
 THE STATE OF TEXAS  
 TO  
 SBB HOLDINGS, LP  
 DOC. No. 2008021486  
 O.P.R.W.C.T.

PARCEL 2  
 COMMERCIAL  
 6.06 ACRES

ABEL L. EAVES SURVEY, A-215

88.20 ACRES  
 THE STATE OF TEXAS  
 TO  
 SBB HOLDINGS, LP  
 DOC. No. 2008021486  
 O.P.R.W.C.T.

P.O.B.



PAGE 1 OF 2

**PATE SURVEYORS**  
 A DIVISION OF PATE ENGINEERS, INC.  
 7801 Capital of Texas Hwy, Ste. 300-Aurora, TX 76701-7603-3400-0600 (Fax) 313-3400-0604 (www.pateeng.com)

**UNIVERSITY VILLAGE ZONING EXHIBIT**

6.06 ACRES PARCEL 2	ORIGINAL SCALE 1" = 100'
ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS	ISSUE DATE: 09/09/08
	JOB NO.: 1135-012-00--A800
	APPROVED FOR ISSUE: <i>[Signature]</i>
	DRAWN: P.G.

N 20°51'26" W 635.24'

L3

L2

L5

L7

L5

L4

L6

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	35°24'43"	500.50'	309.34'	S 02°46'02" E	304.44'	
C2	01°01'37"	760.00'	13.62'	S 14°25'31" W	13.62'	

LINE	BEARING	DISTANCE
L1	S 20°28'23" E	50.79'
L2	S 14°56'20" W	226.78'
L3	S 69°08'34" W	334.85'
L4	S 17°11'36" E	546.86'
L5	S 69°08'34" W	211.64'
L6	S 69°31'37" W	1012.44'

**ABBREVIATION TABLE**

FND. FOUND  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 DOC. DOCUMENT  
 O.P.R.W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS  
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS  
 P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
 R.O.W. RIGHT OF WAY  
 VOL. VOLUME  
 PG. PAGE  
 NO. NUMBER

**SYMBOL LEGEND**

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

**PATE SURVEYORS**

A DIVISION OF PATE ENGINEERS, INC.

7500 Coale of Texas Hwy., Ste. 350-Houston, TX 77031-1703 Tel: 281-340-6669 Fax: 281-340-6668 www.pateeng.com

**UNIVERSITY VILLAGE ZONING EXHIBIT**

6.06 ACRES  
PARCEL 2

ABEL L. EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.

ORIGINAL  
ISSUE DATE: 09/09/08

ORIGINAL  
SCALE 1" = 100'

APPROVED FOR ISSUANCE  
*Rebecca H. ...*

JOB NO.: 1185-012-00-AB00

**PARCEL 3 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 8.83 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

8.83 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 3A as recorded in Cabinet O, Slides 318-319, in the Plat Records of Williamson County, Texas common to an westerly corner of said 98.20 acre tract;

**THENCE** North 20°51'26" West, a distance of 25.00' with the said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, to a point for a corner;

**THENCE** leaving said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following nine (9) courses and distances;

1. North 69°08'34" East, a distance of 178.19' to a point for a corner;
2. South 20°51'26" East, a distance of 535.24' to a point for a corner;
3. North 69°08'34" East, a distance of 334.85' to a point on a curve to the left having a Delta angle of 15°10'10", a radius of 760.00', and from which point the radius bears South 76°05'17" East;
4. Along said curve to the left a Chord Bearing of South 06°19'38" West, a Chord Distance of 200.63', and an Arc Distance of 201.21' to the end of the curve herein described;
5. South 01°15'27" East, a distance of 365.94' to the point of curvature of a curve to the left, having a Delta Angle of 24°19'29", a Radius of 460.00';
6. Along said curve to the left a Chord Bearing of South 13°25'12" East, a Chord Distance of 193.83', and an Arc Distance of 195.29' to the end of the curve herein described;
7. South 64°25'04" West, a distance of 60.54' to the point of curvature of a curve to the right, having a Delta angle of 42°03'32", and a radius of 400.00';

8. Along said curve to the right a Chord Bearing of South  $85^{\circ}26'50''$  West, a Chord Distance of 287.08', and an Arc Distance of 293.63' to the end of the curve herein described;
9. North  $73^{\circ}31'24''$  West, a distance of 42.31' to a point in the easterly right-of-way line of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 5 as recorded in Cabinet Y, Slides 184, in the Plat Records of Williamson County, Texas common to a point in the westerly line of said 98.20 acre tract;

**THENCE** with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following sixteen (16) courses and distances;

1. North  $16^{\circ}28'36''$  East, a distance of 30.00' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North  $17^{\circ}18'04''$  East, a Delta Angle of  $83^{\circ}12'07''$ , and a radius of 20.00';
2. With said curve to the right a Chord Bearing of North  $31^{\circ}05'53''$  West, a Chord Distance of 26.56', and an Arc Distance of 29.04' to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found for the reverse curvature of a curve to the left from which the radius bears North  $79^{\circ}45'02''$  West, a Delta Angle of  $31^{\circ}01'07''$ , and a Radius of 435.63;
3. With said curve to the left a Chord Bearing of North  $05^{\circ}15'35''$  West, a Chord Distance of 232.97', and an Arc Distance of 235.84' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the reverse curvature of a curve to the right from which the radius bears North  $68^{\circ}54'55''$  East, a Delta Angle of  $89^{\circ}19'49''$ , and a Radius of 20.00';
4. With said curve to the right a Chord Bearing of North  $23^{\circ}34'50''$  East, a Chord Distance of 28.12', and an Arc Distance of 31.18' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
5. North  $20^{\circ}53'54''$  West, a distance of 50.00' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North  $20^{\circ}03'23''$  West, a Delta Angle of  $89^{\circ}15'21''$ , and a Radius of 20.00';
6. With said curve to the right a Chord Bearing of North  $65^{\circ}25'42''$  West, a Chord Distance of 28.10', and an Arc Distance of 31.16' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
7. North  $20^{\circ}55'08''$  West, a distance of 159.96' to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found for the point of curvature of a curve to the right from which the radius bears North  $69^{\circ}02'56''$  East, a Delta Angle of  $90^{\circ}26'12''$ , and a Radius of 20.00';
8. With said curve to the right a Chord Bearing of North  $24^{\circ}16'02''$  East, a Chord Distance of 28.39', and an Arc Distance of 31.57' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the end of the curve herein described;
9. North  $20^{\circ}55'24''$  West, a distance of 49.85' to a  $\frac{1}{2}$ " iron rod with RJE&S cap found for the point of curvature of a curve to the right from which the radius bears North  $20^{\circ}53'51''$  West, a Delta Angle of  $91^{\circ}15'25''$ , and a Radius of 20.00';



10. With said curve to the right a Chord Bearing of North 65°16'08" West, a Chord Distance of 28.59', and an Arc Distance of 31.85' to a ½" iron rod with RJE&S cap found for the end of the curve herein described;
11. North 20°50'46" West, a distance of 199.64' to a ½" iron rod found for the point of curvature of a curve to the right passing at 119.53', the north line of said STONEY BROOK SECTION 5 and the south line of said REPLAT OF STONEY BROOK SECTION 3A, from which the radius bears North 68°32'21" East, a Delta Angle of 90°21'12", and a Radius of 20.00';
12. With said curve to the right a Chord Bearing of North 23°42'56" East, a Chord Distance of 28.37', and an Arc Distance of 31.54' to a found ½" iron rod for the end of the curve herein described;
13. North 20°54'28" West, a distance of 49.84' to a ½" iron rod found for the point of curvature of a curve to the right, from which the radius bears North 20°18'26" West, a Delta Angle of 89°19'14", and a Radius of 20.00';
14. With said curve to the right a Chord Bearing of North 65°38'49" West, a Chord Distance of 28.12', and an Arc Distance of 31.18' to a ½" iron rod found for the end of the curve herein described;
15. North 20°53'44" West, a distance of 199.92' to a ½" iron rod found for the point of curvature of a curve to the right from which the radius bears North 68°55'12" East, a Delta Angle of 90°29'23", and a Radius of 20.00';
16. With said curve to the right a Chord Bearing of North 24°09'54" East, a Chord Distance of 28.41', and an Arc Distance of 31.59' to the **POINT OF BEGINNING** of the herein described tract and containing 8.83 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800

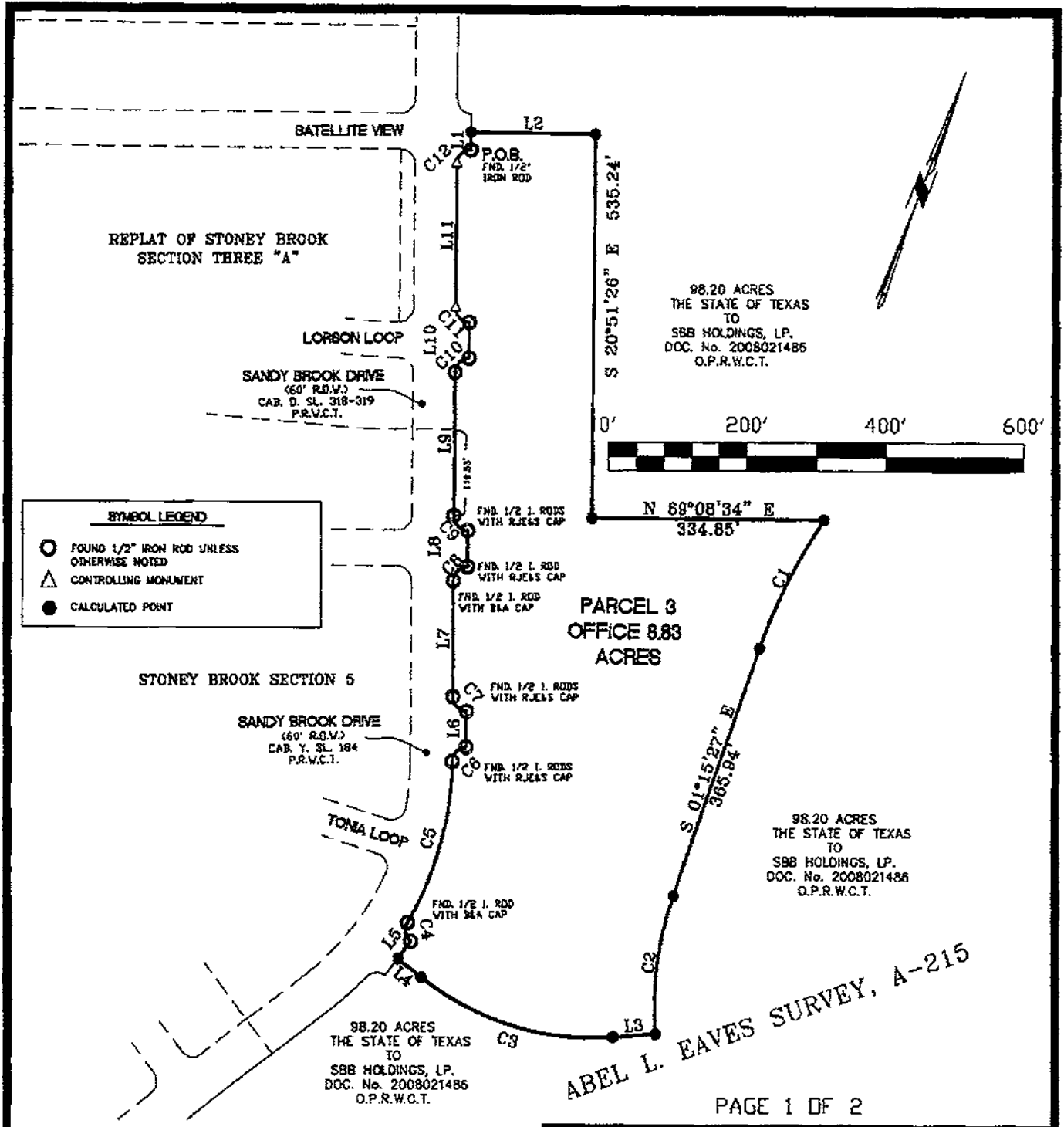


*Neil Hines*

Neil Hines, R.P.L.S. No. 5642

September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



**SYMBOL LEGEND**

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

**ABBREVIATION TABLE**

FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

PAGE 1 OF 2

**PATE SURVEYORS**  
 A DIVISION OF PATE ENGINEERS, INC.  
7801 Capital of Texas Hwy. Ste. 350-Austin, TX 78731-76512-340-0600-Fax:512-340-0404-www.pateeng.com

**UNIVERSITY VILLAGE ZONING EXHIBIT**

**8.83 ACRES**  
**PARCEL 3**  
**ABEL L. EAVES SURVEY, A-215**  
**WILLIAMSON COUNTY, TEXAS**

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE: 1" = 200'
APPROVED FOR ISSUE: <i>[Signature]</i>	JOB NO.: 1135-012-00-A800	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	15°10'10"	760.00'	201.21'	S 06°19'38" W	200.63'	S 76°05'17" E
C2	24°19'29"	460.00'	195.29'	S 13°25'12" E	193.83'	
C3	42°03'32"	400.00'	293.63'	S 85°26'50" W	287.08'	
C4	83°12'07"	20.00'	29.04'	N 31°05'53" W	26.56'	N 17°18'04" E
C5	31°01'07"	435.63'	235.84'	N 05°15'35" W	232.97'	
C6	89°19'49"	20.00'	31.18'	N 23°34'50" E	28.12'	
C7	89°15'21"	20.00'	31.16'	N 65°25'42" W	28.10'	N 20°03'23" W
C8	90°26'12"	20.00'	31.57'	N 24°16'02" E	28.39'	N 69°02'56" E
C9	91°15'25"	20.00'	31.85'	N 65°16'08" W	28.59'	N 20°53'51" W
C10	90°21'12"	20.00'	31.54'	N 23°42'56" E	28.37'	N 68°32'21" E
C11	89°19'14"	20.00'	31.18'	N 65°38'49" W	28.12'	N 20°18'26" W
C12	90°29'23"	20.00'	31.59'	N 24°09'54" E	28.40'	N 68°55'12" E

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'
L2	N 69°08'34" E	178.19'
L3	S 64°25'04" W	60.54'
L4	N 73°31'24" W	42.31'
L5	N 16°28'36" E	30.00'
L6	N 20°53'54" W	50.00'
L7	N 20°55'08" W	159.96'
L8	N 20°55'24" W	49.85'
L9	N 20°50'46" W	199.64'
L10	N 20°54'28" W	49.84'
L11	N 20°53'44" W	199.92'

PAGE 2 OF 2

<b>PATE SURVEYORS</b>		
A DIVISION OF PATE ENGINEERS, INC.		
<small>7801 Daplat of Texas Hwy., Ste. 330-Austin, TX 78731 • Ph: 512-340-0400 • Fax: 512-340-0401 • www.pateeng.com</small>		
<b>UNIVERSITY VILLAGE ZONING EXHIBIT</b>		
8.83 ACRES PARCEL 3 ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS		
DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 200'
APPROVED FOR ISSUE: <i>[Signature]</i>	JOB NO.: 1135-012-00-A800	

**PARCEL 4 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 5.07 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

5.07 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**COMMENCING** at a ½" iron rod found with a Baker-Aicklen cap in the southerly right-of-way line of University Boulevard (width varies) as recorded in Volume 1712, Page 789 Official Records of Williamson County, Texas (Chandler Road width varies, County Road 114) for the corner common to the northwest corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas and the northeast corner of said 98.20 acre tract, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas;

**THENCE**, South 17°11'36" East, a distance of 546.86', with said common line to the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, South 17°11'36" East, a distance of 704.88', continuing with the line common to the west line of said Avery Ranch Company tract and the east line of said 98.20 acre tract, also common to said Boundary Line Agreement;

**THENCE**, over and across said 98.20 acre tract the following six (6) courses and distances;

1. South 69°37'00" West, a distance of 488.40' to a point on a curve to the right having a Delta angle of 15°02'51", a radius of 760.00', and from which point the radius bears North 89°53'29" East;
2. Along said curve to the right a Chord Bearing of North 07°24'55" East, a Chord Distance of 199.02', and an Arc Distance of 199.60' to the end of curve;
3. North 14°56'20" East, a distance of 226.78' to a point on a curve to the left having a Delta angle of 35°24'43", and a radius of 500.50';

4. Along said curve to the left a Chord Bearing of North  $02^{\circ}46'02''$  West, a Chord Distance of 304.44', and an Arc Distance of 309.34' to the end of curve;
5. North  $20^{\circ}28'23''$  West, a distance of 50.79' to a point for a corner;
6. North  $69^{\circ}08'34''$  East, a distance of 211.64', to the **POINT OF BEGINNING** of the herein described tract and containing 5.07 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800



*Neil Hines*

Neil Hines, R.P.L.S. No. 5642

September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	15°02'51"	760.00'	199.60'	N 07°24'55" E	199.02'	N 89°53'29" E
C2	35°24'43"	500.50'	309.34'	N 02°46'02" W	304.44'	

**UNIVERSITY BLVD**  
(R.O.W. VARIES)

(0.325 ACRES)  
VOL. 1712, PG. 789  
D.R.V.C.T.

(CHANDLER ROAD)  
(COUNTY ROAD NO. 114)

P.O.C.  
FND. 1/2" I. ROD  
WITH 1/4" CAP

TRACT 1  
1200.19 ACRES RESUIDE  
CHARLES NEEDHAM AVERY, III, TRUSTEE  
TO  
AVERY RANCH COMPANY, LTD.  
DOCUMENT NO. 2002071336  
O.P.R.W.C.T.

BOUNDARY LINE AGREEMENT  
VOL. 958 PG. 772  
O.R.W.C.T.



88.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

**ABEL L. EAVES SURVEY, A-215**

1200.19 ACRES RESUIDE  
CHARLES NEEDHAM AVERY, III,  
TRUSTEE  
TO  
AVERY RANCH COMPANY,  
LTD.  
DOCUMENT NO. 2002071336  
O.P.R.W.C.T.

**PARCEL 4  
PUBLIC  
FACILITIES/MULTI-FAMILY  
5.07 ACRES**

S 69°37'00" W 488.40'

88.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

**ABBREVIATION TABLE**

FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

**SYMBOL LEGEND**

- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ CONTROLLING MONUMENT
- CALCULATED POINT

FND. 1/2" I. ROD

LINE	BEARING	DISTANCE
L1	N 14°56'20" E	226.78'
L2	N 20°28'23" W	50.79'
L3	N 69°08'34" E	211.64'
L4	S 17°11'36" E	546.86'
L5	S 17°11'36" E	636.50'

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**UNIVERSITY VILLAGE ZONING EXHIBIT**

5.07 ACRES

PARCEL 4

ABEL L. EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.

ORIGINAL

ORIGINAL

APPROVED FOR ISSUE:

ISSUE DATE: 09/09/08

SCALE 1" = 200'

*[Signature]*

JOB NO.: 1135-012-00-AB00

**PARCEL 5 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 25.82 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

25.82 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas common to the southwest corner of said 98.20 acre tract and common to a point in the north line of LAKESIDE SUBDIVISION SECTION ONE according to the plat thereof recorded under Cabinet R, Slides 189-190 in the Plat Records of Williamson County Texas;

**THENCE** with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following three (3) courses and distances;

1. North 21°13'40" West, a distance of 104.68', to the point of curvature of a curve to the right, having a delta angle of 89°58'58", a radius of 20.00';
2. Along said curve to the right a Chord Bearing of North 23°45'49" East, a Chord Distance of 28.28', and an Arc Distance of 31.41', and from which point a ½" iron rod with a G&R cap found bears North 54°26'06" West, a distance of 0.15';
3. North 21°13'40" West, a distance of 50.00' to a point for a corner from which point a ½" iron rod with a G&R cap found bears South 37°27'53" West, a distance of 0.13';

**THENCE** leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following fifteen (15) courses and distances;

1. North 68°46'20" East, a distance of 267.53' to a point for a corner;
2. North 23°29'29" West, a distance of 40.69' to a point for a corner;
3. North 10°00'09" West, a distance of 220.99' to a point for a corner;
4. North 35°49'52" West, a distance of 144.22' to a point for a corner;
5. North 01°35'24" West, a distance of 109.71' to a point for a corner;
6. North 34°37'03" West, a distance of 54.37' to a point for a corner;
7. North 19°41'25" East, a distance of 107.41' to a point for a corner;

8. North 28°44'31" West, a distance of 85.74' to a point for a corner;
9. North 04°09'46" East, a distance of 71.11' to a point for a corner;
10. North 36°09'23" West, a distance of 33.20' to a point for a corner;
11. North 87°07'02" West, a distance of 95.91' to a point for a corner;
12. North 01°36'55" West, a distance of 125.69' to a point for a corner;
13. North 80°10'39" West, a distance of 116.52' to a point for a corner;
14. South 51°28'34" West, a distance of 118.98' to a point for a corner;
15. South 62°45'36" West, a distance of 211.40' to a point for a corner in the said easterly right-of-way line Sandy Brook Drive, common to a point in the west line of said 98.20 acre tract;

**THENCE** with the said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, the following two (2) courses and distances;

1. North 47°24'09" West, a distance of 125.825' to the point of curvature of a curve to the right, having a delta angle of 12°28'44", a radius of 333.33', and from which point the radius bears North 42°33'43" East;
2. Along said curve to the right a Chord Bearing of North 41°11'55" West, a Chord Distance of 72.45', and an Arc Distance of 72.60' to the end of curve;

**THENCE** leaving said common easterly right-of-way line of Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following twelve (12) courses and distances;

1. North 85°06'10" East, a distance of 177.08' to a point for a corner;
2. North 13°29'24" East, a distance of 60.37' to a point for a corner;
3. North 22°24'55" East, a distance of 178.02' to a point for a corner;
4. North 48°55'09" East, a distance of 270.00' to a point for a corner;
5. North 65°42'42" East, a distance of 377.25' to the point of curvature of a curve to the right, having a delta angle of 17°42'57", a radius of 807.50', and from which point the radius bears South 47°00'15" West;
6. Along said curve to the right a Chord Bearing of South 34°08'16" East, a Chord Distance of 248.69', and an Arc Distance of 249.68' to the end of curve herein described;
7. South 25°16'47" East, a distance of 158.10' to a point for a corner;
8. South 32°38'44" East, a distance of 98.86' to a point for a corner;
9. South 24°08'21" East, a distance of 221.02' to a point for a corner;
10. South 40°41'37" East, a distance of 275.54' to a point for a corner;



11. South  $44^{\circ}13'33''$  East, a distance of 188.80' to a point for a corner;
12. South  $67^{\circ}41'30''$  East, a distance of 99.05' to a point in the south line of said 98.20 acre tract, common to a point in a northwesterly line of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas;

**THENCE** with the said common line of 98.20 acre tract, 1200.19 acre tract, and boundary line agreement, the following two (2) courses and distances;

1. South  $71^{\circ}47'06''$  West, a distance of 53.98' to  $\frac{1}{2}$ " iron rod found for an easterly corner of the said 98.20 acre tract;
2. South  $11^{\circ}26'34''$  East, a distance of 360.66' to rail road spike found for the corner common to the northeast corner of LAKESIDE SUBDIVISION SECTION FOUR as recorded in Cabinet X, Slides 285-286 of the Plat Records of Williamson County, Texas, a southerly corner of said 98.20 acre tract, a westerly corner of said 1200.19 acre tract and the most southeasterly corner of the tract herein described;

**THENCE** South  $68^{\circ}46'33''$  West, a distance of 1026.21' with the line common to the south line of said 98.20 acre tract and the north line of said LAKESIDE SUBDIVISION SECTION FOUR and the north line of said LAKESIDE SUBDIVISION SECTION ONE to the **POINT OF BEGINNING** of the herein described tract and containing 25.82 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800



Neil Hines  
Neil Hines, R.P.L.S. No. 5642  
September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°58'58"	20.00'	31.41'	N 23°45'49" E	28.28'	
C2	12°28'44"	333.33'	72.60'	N 41°11'55" W	72.45'	N 42°33'43" E
C3	17°42'57"	807.50'	249.68'	S 34°08'16" E	248.69'	S 47°00'15" W

LINE	BEARING	DISTANCE
L1	N 21°13'40" W	104.68'
L2	N 21°13'40" W	50.00'
L3	N 68°46'20" E	267.53'
L4	N 23°29'29" W	40.69'
L5	N 10°00'09" W	220.99'
L6	N 35°49'52" W	144.22'
L7	N 01°35'24" W	109.71'
L8	N 34°37'03" W	54.37'
L9	N 19°41'25" E	107.41'
L10	N 28°44'31" W	85.74'
L11	N 04°09'46" E	71.11'
L12	N 38°09'23" W	33.20'
L13	N 87°07'02" W	95.91'
L14	N 01°36'55" W	125.69'
L15	N 80°10'39" W	116.52'
L16	S 51°28'34" W	118.98'
L17	S 62°45'36" W	211.40'
L18	N 47°24'09" W	125.85'
L19	N 85°06'10" E	177.08'
L20	N 13°29'24" E	60.37'
L21	N 22°24'55" E	178.02'
L22	N 48°55'09" E	270.00'
L23	N 65°42'42" E	377.25'
L24	S 25°16'47" E	158.10'
L25	S 32°38'44" E	98.86'
L26	S 24°08'21" E	221.02'
L27	S 40°41'37" E	275.54'
L28	S 44°13'33" E	188.80'
L29	S 67°41'30" E	99.05'
L30	S 71°47'06" W	53.98'
L31	S 11°28'34" E	360.66'
L32	S 68°46'33" W	1026.21'

PAGE 2 OF 2

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## UNIVERSITY VILLAGE ZONING EXHIBIT

25.82 ACRES  
 PARCEL 5  
 ABEL L. EAVES SURVEY, A-215  
 WILLIAMSON COUNTY, TEXAS

DRAWN: R.C.	ORIGINAL ISSUE DATE: 09/09/08	ORIGINAL SCALE 1" = 300'
APPROVED FOR ISSUE: <i>Alan Hunt</i>	JOB NO.: 1135-012-00-A800	

**PARCEL 6 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 7.80 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

7.80 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**COMMENCING** at a ½" iron rod found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas common to the southwest corner of said 98.20 acre tract and common to a point in the north line of Lakeside Subdivision Section 1 Final Plat according to the plat thereof recorded under Cabinet R, Slides 189-190 in the Plat Records of Williamson County Texas and from which a rail road spike found for the corner common to the northeast corner of LAKESIDE SUBDIVISION SECTION FOUR as recorded in Cabinet X, Slides 285-286 of the Plat Records of Williamson County, Texas, a southerly corner of said 98.20 acre tract, a westerly corner of the residue of a 1,200.19 acre tract conveyed by Trustee Distribution Deed from Charles Needham Avery, III Trustee of the Exemption Equivalent Trust to Avery Ranch Company, Ltd. as Tract 1 as recorded in Document Number 2002071336 of the Official Public Records of Williamson County, Texas, and falling in the Boundary Line Agreement between John H. May and wife Grace J. May and Charles Needham Avery, Jr. et al as recorded in Volume 958, Page 772 of the Deed Records of Williamson County, Texas; bears North 68°46'33" East, a distance of 1026.21';

**THENCE** North 21°13'40" West, a distance of 194.68', to the **POINT OF BEGINNING** of the tract herein described in the east right-of-way line of said Sandy Brook Drive, common to a point in the west line of said 98.20 acre tract from which point a ½" iron rod with a G&R cap found bears North 20°17'07" West, a distance of 0.15';

**THENCE** with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following three (3) courses and distances;

1. North 21°13'40" West, a distance of 699.42' to the point of curvature of a curve to the left, having a Delta Angle of 26°11'07", a Radius of 480.98' and from which point a ½" iron rod with G&R cap found bears North 63°06'54" East, a distance of 0.17';
2. Along said curve to the left a Chord Bearing of North 34°19'15" West, a Chord Distance of 217.91', and an Arc Distance of 219.82' to a ½" iron rod found for the end of the curve herein described;
3. North 47°24'09" West, a distance of 49.24' to a point for a corner;

**THENCE** leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following sixteen (16) courses and distances;

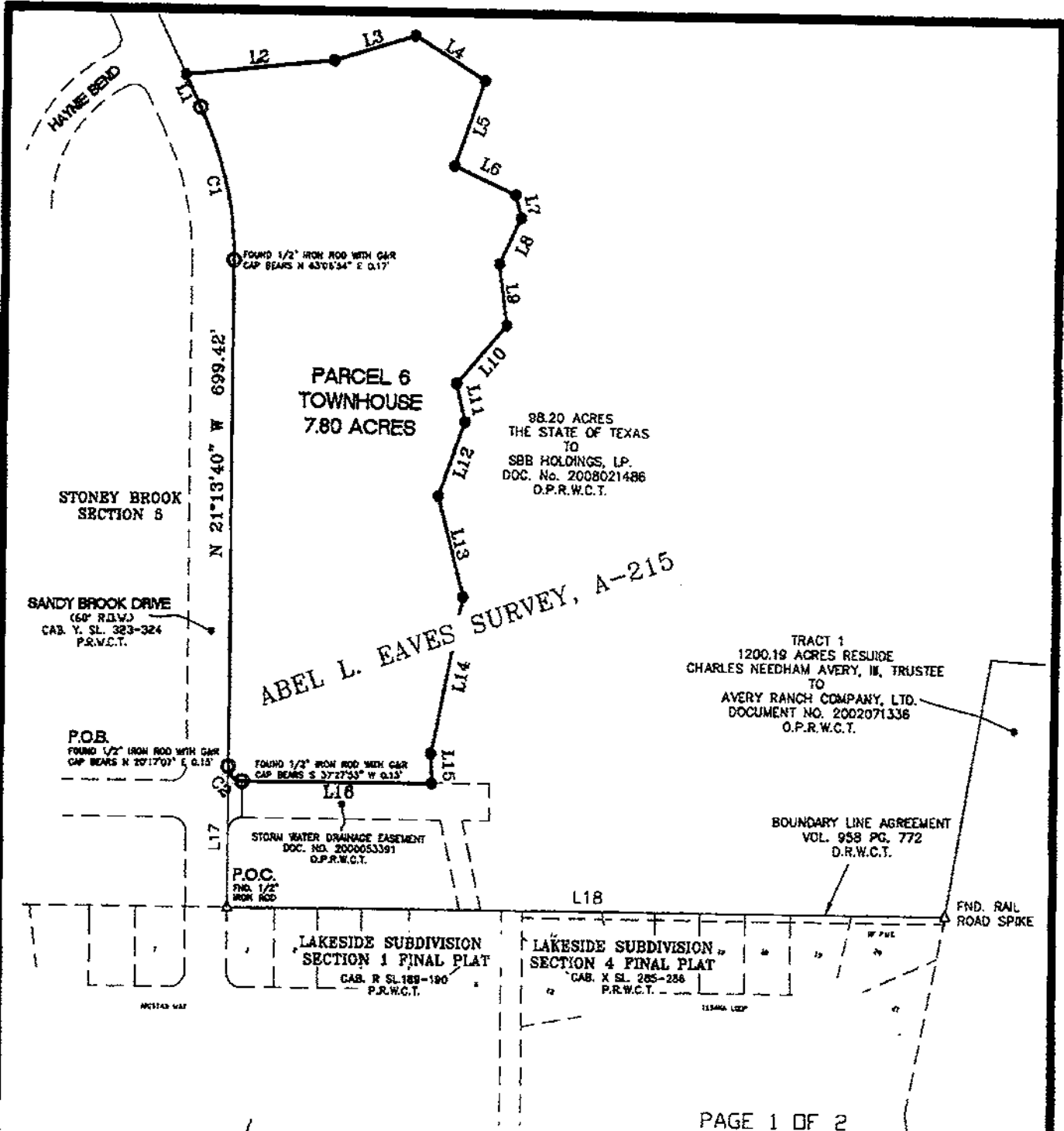
1. North 62°45'36" East, a distance of 211.40' to a point for a corner;
2. North 51°28'34" East, a distance of 118.98' to a point for a corner;
3. South 80°10'39" East, a distance of 116.52' to a point for a corner;
4. South 01°36'55" East, a distance of 125.69' to a point for a corner;
5. South 87°07'02" East, a distance of 95.91' to a point for a corner;
6. South 36°09'23" East, a distance of 33.20' to a point for a corner;
7. South 04°09'46" West, a distance of 71.11' to a point for a corner;
8. South 28°44'31" East, a distance of 85.74' to a point for a corner;
9. South 19°41'25" West, a distance of 107.41' to a point for a corner;
10. South 34°37'03" East, a distance of 54.37' to a point for a corner;
11. South 01°35'24" East, a distance of 109.71' to a point for a corner;
12. South 35°49'52" East, a distance of 144.22' to a point for a corner;
13. South 10°00'09" East, a distance of 220.99' to a point for a corner;
14. South 23°29'29" East, a distance of 40.69' to a point for a corner;
15. South 68°46'20" West, a distance of 267.53' from which point a ½" iron rod with a G&R cap found bears South 37°27'53" West, a distance of 0.13', to the point of curvature of a curve to the right, having a Delta Angle of 89°58'58", a Radius of 20.00', and from which point the radius bears North 21°12'38" West;
16. Along said curve to the right a Chord Bearing of North 66°13'09" West, a Chord Distance of 28.28', and an Arc Distance of 31.41' to the **POINT OF BEGINNING** of the herein described tract and containing 7.80 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800



*Neil Hines*  
Neil Hines, R.P.L.S. No. 5642  
September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



**PARCEL 6  
TOWNHOUSE  
7.80 ACRES**

98.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

**ABEL L. EAVES SURVEY, A-215**

TRACT 1  
1200.19 ACRES RESERVE  
CHARLES NEEDHAM AVERY, III, TRUSTEE  
TO  
AVERY RANCH COMPANY, LTD.  
DOCUMENT NO. 2002071336  
O.P.R.W.C.T.

BOUNDARY LINE AGREEMENT  
VOL. 958 PG. 772  
D.R.W.C.T.

LAKESIDE SUBDIVISION  
SECTION 1 FINAL PLAT  
CAB. R SL 188-190  
P.R.W.C.T.

LAKESIDE SUBDIVISION  
SECTION 4 FINAL PLAT  
CAB. X SL 285-286  
P.R.W.C.T.

PAGE 1 OF 2

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**UNIVERSITY VILLAGE ZONING EXHIBIT**

**7.80 ACRES  
PARCEL 6  
ABEL L. EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS**

DRAWN: R.G.	ORIGINAL ISSUE DATE: 08/09/08	ORIGINAL SCALE: 1" = 200'
APPROVED FOR ISSUE: <i>Abel Eaves</i>	JOB NO.: 1135-012-00-A800	



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	26°11'07"	480.98'	219.82'	N 34°19'15" W	217.91'	
C2	89°58'58"	20.00'	31.41'	N 66°13'09" W	28.28'	N 21°12'38" W

LINE	BEARING	DISTANCE
L1	N 47°24'09" W	49.24'
L2	N 62°45'36" E	211.40'
L3	N 51°28'34" E	118.98'
L4	S 80°10'39" E	116.52'
L5	S 01°36'55" E	125.69'
L6	S 87°07'02" E	95.91'
L7	S 36°09'23" E	33.20'
L8	S 04°09'46" W	71.11'
L9	S 28°44'31" E	86.74'
L10	S 19°41'25" W	107.41'
L11	S 34°37'03" E	54.37'
L12	S 01°35'24" E	109.71'
L13	S 35°49'52" E	144.22'
L14	S 10°00'09" E	220.99'
L15	S 23°29'29" E	40.69'
L16	S 68°46'20" W	267.53'
L17	N 21°13'40" W	194.68'
L18	N 68°46'33" E	1026.21'

SYMBOL LEGEND	
○	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
△	CONTROLLING MONUMENT
●	CALCULATED POINT

ABBREVIATION TABLE	
FND.	FOUND
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
O.P.R.W.C.T.	OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER

PAGE 2 OF 2

<h1>PATE SURVEYORS</h1> <p>A DIVISION OF PATE ENGINEERS, INC.</p> <small>7801 Capital of Texas Hwy., Ste. 380-Austin, TX 78731-7951-76123410-0100-Fax 512-340-8804-www.pateeng.com</small>		
<h2>UNIVERSITY VILLAGE ZONING EXHIBIT</h2>		
<p>7.80 ACRES PARCEL 6 ABEL L. EAVES SURVEY, A-215 WILLIAMSON COUNTY, TEXAS</p>		
DRAFTER: R.G. APPROVED FOR ISSUE: <i>Paul Eaves</i>	ORIGINAL ISSUE DATE: 08/08/08 JOB NO.: 1135-012-00-AB00	ORIGINAL SCALE 1" = 200'

**PARCEL 7 ZONING EXHIBIT  
METES AND BOUNDS DESCRIPTION  
OF 7.38 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

7.38 ACRES OUT OF THAT CERTAIN 98.20 ACRE TRACT OF LAND SITUATED IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS CONVEYED BY DEED FROM THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED TO SBB HOLDINGS, L.P. AS RECORDED IN DOCUMENT NUMBER 2008021486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod with RJE&S cap found in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 5 as recorded in Cabinet Y, Slides 184, in the Plat Records of Williamson County, Texas common to a westerly corner of said 98.20 acre tract;

**THENCE** North 16°28'36" East, a distance of 30.00' with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, to a point for a corner;

**THENCE** leaving said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, and crossing the said 98.20 acre tract the following ten (10) courses and distances;

1. South 73°31'24" East, a distance of 42.31' to the point of curvature of a curve to the left, having a Delta Angle of 42°03'32", and a Radius of 400.00';
2. Along said curve to the left a Chord Bearing of North 85°26'50" East, a Chord Distance of 287.08', and an Arc Distance of 293.63' to the end of the curve herein described;
3. North 64°25'04" East, a distance of 28.04' to the point of curvature of a curve to the left, having a Delta Angle of 24°42'07", a Radius of 492.50', and from which point the radius bears North 64°25'04" East;
4. Along said curve to the left a Chord Bearing of South 37°56'00" East, a Chord Distance of 210.69', and an Arc Distance of 212.33' to the point of reverse curvature of a curve to the right, having a Delta angle of 07°17'19", and a Radius of 807.50';
5. Along said curve to the right a Chord Bearing of South 46°38'24" East, a Chord Distance of 102.65', and an Arc Distance of 102.72' to the end of the curve herein described;
6. South 65°42'42" West, a distance of 377.25' to a point for a corner;
7. South 48°55'09" West, a distance of 270.00' to a point for a corner;
8. South 22°24'55" West, a distance of 178.02' to a point for a corner;
9. South 13°29'24" West, a distance of 60.37' to a point for a corner;



10. South  $85^{\circ}06'10''$  West, a distance of 177.08' to a point on a curve to the right in the easterly right-of-way of Sandy Brook Drive (60' R.O.W.) according to the plat thereof of STONEY BROOK SECTION 6 as recorded in Cabinet Y, Slides 323-324, in the Plat Records of Williamson County, Texas, common to a point in the west line of said 98.20 acre tract, having a Delta angle of  $66^{\circ}37'02''$ , a Radius of 333.33, and from which point the radius bears North  $55^{\circ}02'26''$  East;

**THENCE** with the said common easterly right-of-way line Sandy Brook Drive and the west line of said 98.20 acre tract, the following four (4) courses and distances;

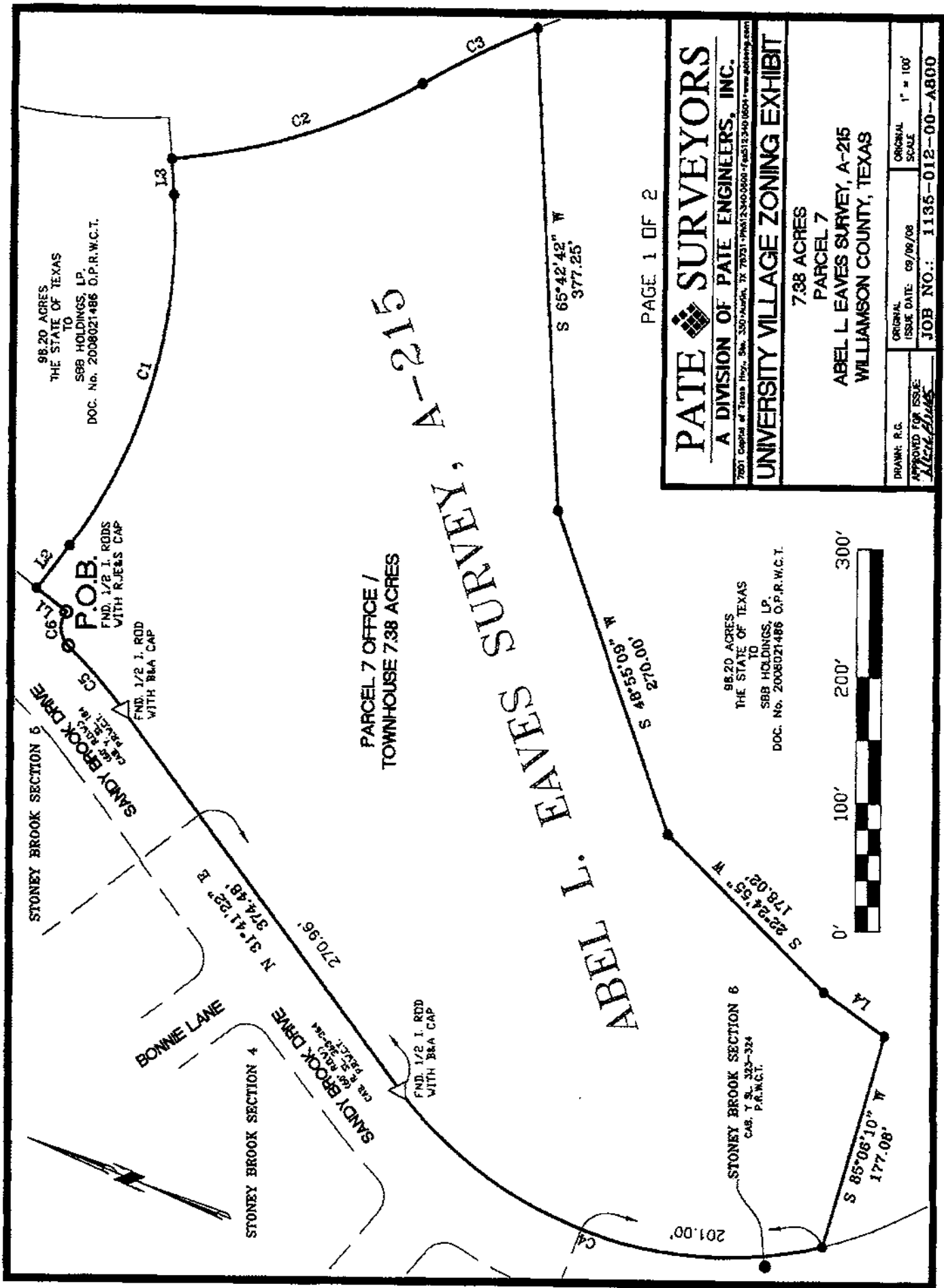
1. Along said curve to the right a Chord Bearing of North  $01^{\circ}39'02''$  West, a Chord Distance of 366.10', and an Arc Distance of 387.56' to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found, passing at an arc distance of 201.00' the north line of said STONEY BROOK SECTION 6, common to the south line of STONEY BROOK SECTION 4 according to the plat thereof recorded in Cabinet R, Slides 363-364, in the Plat Records of Williamson County, Texas;
2. North  $31^{\circ}41'22''$  East, a distance of 374.48', to a  $\frac{1}{2}$ " iron rod with Baker-Aicklen cap found, passing at 270.96' the north line of said STONEY BROOK SECTION 4, common to the south line of said STONEY BROOK SECTION 5, for the point of curvature of a curve to the left, having a Delta angle of  $08^{\circ}52'48''$ , a radius of 435.63' and from which point the radius bears North  $58^{\circ}15'35''$  West;
3. Along said curve to the left a Chord Bearing of North  $27^{\circ}18'01''$  East, a Chord Distance of 67.385', and an Arc Distance of 67.52' to a  $\frac{1}{2}$ " iron rod with a RJE& S cap found for the point of reverse curvature of a curve to the right, having a Delta angle of  $83^{\circ}12'35''$ , and a Radius of 20.00';
4. Along said curve to the right a Chord Bearing of North  $64^{\circ}27'58''$  East, a Chord Distance of 26.56', and an Arc Distance of 29.05' to the POINT OF BEGINNING of the herein described tract and containing 7.38 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-00-A800



Neil Hines  
Neil Hines, R.P.L.S. No. 5642  
September 9, 2008

THIS LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ZONING EXHIBITS. IT SHOULD NOT BE USED FOR TITLE TRANSFER.



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**UNIVERSITY VILLAGE ZONING EXHIBIT**

7.38 ACRES  
 PARCEL 7  
 ABEL L EAVES SURVEY, A-215  
 WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.	ORIGINAL	SCALE
APPROVED FOR ISSUE: <i>MICHELLE ADAMS</i>	ISSUE DATE: 09/09/08	1" = 100'
JOB NO.: 1135-012-00-A800		

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	42°03'32"	400.00'	293.63'	N 85°26'50" E	287.08'	
C2	24°42'07"	492.50'	212.33'	S 37°56'00" E	210.69'	N 64°25'04" E
C3	07°17'19"	807.50'	102.72'	S 46°38'24" E	102.65'	
C4	66°37'02"	333.33'	387.56'	N 01°39'02" W	366.10'	N 55°02'26" E
C5	08°52'48"	435.63'	67.52'	N 27°18'01" E	67.45'	N 58°15'35" W
C6	83°12'35"	20.00'	29.05'	N 64°27'58" E	26.56'	

LINE	BEARING	DISTANCE
L1	N 16°28'36" E	30.00'
L2	S 73°31'24" E	42.31'
L3	N 64°25'04" E	28.04'
L4	S 13°29'24" W	60.37'

**SYMBOL LEGEND**

○ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED

△ CONTROLLING MONUMENT

● CALCULATED POINT

**ABBREVIATION TABLE**

FND. FOUND

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

DOC. DOCUMENT

O.P.R. W.C.T. OFFICIAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

O.R. W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R. W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

R.O.W. RIGHT OF WAY

VOL. VOLUME

P.G. PAGE

NO. NUMBER

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**UNIVERSITY VILLAGE ZONING EXHIBIT**

7.38 ACRES  
 PARCEL 7

ABEL L. EAVES SURVEY, A-215  
 WILLIAMSON COUNTY, TEXAS

DRAWN: R.C.	ORIGINAL	1" = 100'
APPROVED FOR ISSUE: <i>Abel L. Eaves</i>	ISSUE DATE: 09/05/06	ORIGINAL SCALE
	JOB NO.: 1135-012-00-A800	

**METES AND BOUNDS DESCRIPTION  
OF 0.0269 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

ALL THAT CERTAIN 0.0269 ACRE TRACT OF LAND OUT OF STONEY BROOK SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. Y SL.184, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS, BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod found in the easterly right-of-way line of Sandy Brook Drive 60' right-of-way, common to a point in the west line of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, L.P. recorded under Document No. 2008021486 in the Official Public Records of Williamson County, Texas, for the point of curvature of a non-tangent curve to the left having a Delta Angle of 91°15'25", a radius of 20.00' and from which the radius bears North 70°21'34" East, and from which a ½" iron rod found for the northeast corner of said Stoney Brook Section 5 plat, common to the southeast corner of the Replat of Stoney Brook Section Three "A" according to the plat thereof recorded under Cab. O, Sl. 318-319 in the Plat records of Williamson County, Texas bears North 20°50'46" East, a distance of 119.53'

**THENCE** Along said curve the left in a southeasterly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.85', to a ½" iron rod found with RJE&S cap for the end of curve;

**THENCE** South 20°55'24" East with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, a distance of 49.85' to a ½" iron rod found with RJE&S cap for the point of curvature of a curve to the left, having a Delta Angle of 90°26'12", a radius of 20.00' and from which the radius bears South 20°30'52" East;

**THENCE** Along said curve the left in a southerly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.57', to a ½" iron rod found with Baker-Aicklen cap for the end of curve;

**THENCE** North 20°49'26" West, a distance of 90.31' to the **POINT OF BEGINNING** of the herein described tract and containing 0.0269 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-07-S510



Neil Mines  
Certification Date  
May 7, 2009

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	91°15'25"	20.00'	31.85'	S 65°16'08" E	28.59'	N 70°21'34" E
C2	90°26'12"	20.00'	31.57'	S 24°16'02" W	28.39'	S 20°30'52" E

REPLAT OF STONEY BROOK  
SECTION THREE "A"

CAB. O SL. 318-319  
P.R.W.C.T.

LINE	BEARING	DISTANCE
L1	S 20°55'24" E	49.85'
L2	N 20°49'26" W	90.31'
L3	N 20°50'46" W	119.53'

STONEY BROOK SECTION 5

CAB. Y SL. 184  
P.R.W.C.T.

ABEL L. EAVES SURVEY, A-215

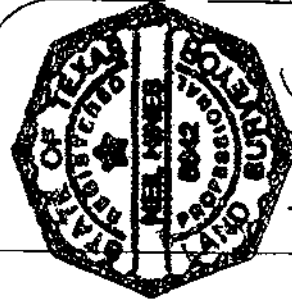
TONIA LOOP

SANDY BROOK DRIVE

(60' R.B.W.)  
CAB. Y SL. 184  
P.R.W.C.T.

**ABBREVIATION TABLE**

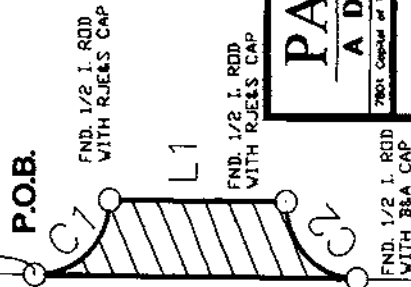
FND. FOUND  
I.R. IRON ROD  
P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS  
B.A. BAKER-AICKLEN  
R.J.E. & S. RANDALL JONES ENGINEERING AND SURVEYING  
CAB. CABINET  
SL. SLIDE



*Neil Jones*



**SYMBOL LEGEND**  
○ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)



98.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

**PATE SURVEYORS**  
A DIVISION OF PATE ENGINEERS, INC.  
UNIVERSITY VILLAGE

0.0269 ACRE  
STREET STUB OUT  
ABEL L. EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.  
APPROVED FOR ISSUE:  
ORIGINAL SCALE: 1" = 50'  
ISSUE DATE: MAY 7, 2009  
JOB NO.: 1135-012-07-S510

**METES AND BOUNDS DESCRIPTION  
OF 0.0267 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

ALL OF THAT CERTAIN 0.0267 ACRE TRACT OF LAND OUT OF THE REPLAT OF STONEY BROOK SECTION THREE "A", ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. O SL. 318-319, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS, BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod found in the easterly right-of-way line of Sandy Brook Drive 60' right-of-way, common to a point in the west line of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. recorded under Document No. 2008021486 in the Official Public Records of Williamson County, Texas, for the point of curvature of a non-tangent curve to the left having a Delta Angle of 89°19'14", a radius of 20.00', and from which the radius bears North 69°00'48" East;

**THENCE** Along said curve the left in a southeasterly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.18', to a ½" iron rod found for the end of curve;

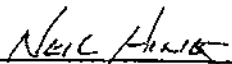
**THENCE** South 20°54'28" East with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, a distance of 49.84' to a ½" iron rod found for the point of curvature of a non-tangent curve to the left, having a Delta Angle of 90°21'12", a radius of 20.00' and from which the radius bears South 21°06'28" East;

**THENCE** Along said curve the left in a southerly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.54', to a ½" iron rod found for the end of curve, and from which a ½" iron rod found for the southeast corner of said Replat of Stoney Brook Section Three "A", common to the northeast corner of the Stoney Brook Section 5 according to the plat thereof recorded under Cab. Y, Sl. 184 in the Plat Records of Williamson County, Texas bears South 20°50'46" East, a distance of 80.11'

**THENCE** North 20°49'10" West, a distance of 90.00' to the **POINT OF BEGINNING** of the herein described tract and containing 0.0267 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-07-S510



  
\_\_\_\_\_  
Certification Date  
May 7, 2009

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°19'14"	20.00'	31.18'	S 65°38'49" E	28.12'	N 69°00'48" E
C2	90°21'12"	20.00'	31.54'	S 23°42'56" W	28.37'	S 21°06'28" E

LINE	BEARING	DISTANCE
L1	S 20°54'28" E	49.84'
L2	N 20°49'10" W	90.00'
L3	S 20°50'46" E	80.11'

# ABEL L. EAVES SURVEY, A-215

## REPLAT OF STONEY BROOK SECTION THREE "A"

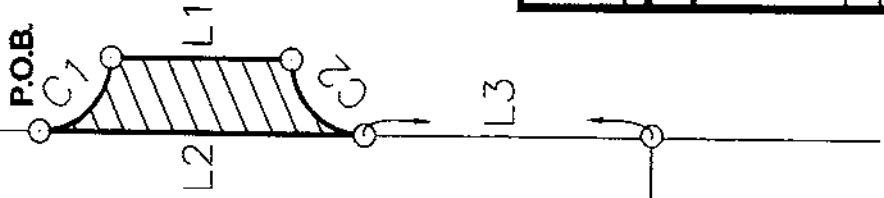
CAB. O SL. 318-319  
P.R.W.C.T.

### LORSON LOOP

### SANDY BROOK DRIVE

(60' R.O.W.)  
CAB. O SL. 318-319  
P.R.W.C.T.

P.O.B.



#### ABBREVIATION TABLE

FND. FOUND  
I.R. IRON ROD  
P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS  
CAB. CABINET  
SL. SLIDE



**SYMBOL LEGEND**  
○ FOUND 1/2" IRON ROD  
(UNLESS OTHERWISE NOTED)



98.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

*Neil Hines*

**PATE SURVEYORS**  
A DIVISION OF PATE ENGINEERS, INC.

7801 Capital of Texas Hwy., Ste. 300-Austin, TX 78731-7452-Ph:512-340-0600-Fax:512-340-0601-www.pateinc.com

**UNIVERSITY VILLAGE**

0.0267 ACRE  
STREET STUB OUT  
ABEL L EAVES SURVEY, A-215  
WILLIAMSON COUNTY, TEXAS

DRAWN: P.G.  
APPROVED FOR ISSUE:  
ORIGINAL SCALE: 1" = 50'  
ISSUE DATE: MAY 7, 2009  
JOB NO.: 1135-012-07-S510

STONEY BROOK SECTION 5

CAB. Y SL. 184  
P.R.W.C.T.

**METES AND BOUNDS DESCRIPTION  
OF 0.0266 ACRES OF LAND  
IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215  
WILLIAMSON COUNTY, TEXAS**

ALL OF THAT CERTAIN 0.0266 ACRE TRACT OF LAND OUT OF STONEY BROOK SECTION 5, ACCORDING TO THE PLAT THEREOF RECORDED IN CAB. Y SL.184, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, IN THE ABEL L. EAVES SURVEY ABSTRACT NO. 215, WILLIAMSON COUNTY, TEXAS, BEARINGS ARE BASED ON THE CITY OF ROUND ROCK GPS STATIONS: ROUND ROCK 01-035, ROUND ROCK 01-010, AND ROUND ROCK 01-011. NAD 83/HARN 93 HORIZONTAL COORDINATES, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

**BEGINNING** at a ½" iron rod found with RJE&S cap in the easterly right-of-way line of Sandy Brook Drive 60' right-of-way, common to a point in the west line of a 98.20 acre tract described in the deed from The State of Texas to SBB Holdings, LP. recorded under Document No. 2008021486 in the Official Public Records of Williamson County, Texas, for the point of curvature of a non-tangent curve to the left having a Delta Angle of 89°15'21", a radius of 20.00' and from which the radius bears North 69°11'58" East, and from which a ½" iron rod found in the northeast corner of said Stoney Brook Section 5 plat, common to the southeast of the Replat of Stoney Brook Section Three "A" according to the plat thereof recorded under Cab. O, Sl. 318-319 in the Plat records of Williamson County, Texas bears North 20°52'20" West, a distance of 369.80'

**THENCE** along said curve the left in a southeasterly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.16', to a ½" iron rod found with RJE&S cap for the end of curve;

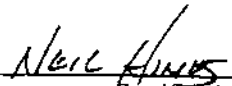
**THENCE** South 20°53'54" East with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, a distance of 50.00' to a ½" iron rod found with RJE&S cap for the point of curvature of a curve to the left, having a Delta Angle of 89°19'49", a radius of 20.00' and from which the radius bears South 21°45'16" East;

**THENCE** along said curve the left in a southerly direction with said east right-of-way line of Sandy Brook Drive and west line of said 98.20 acre tract, an arc distance of 31.18', to a ½" iron rod found with RJE&S cap for the end of curve;

**THENCE** North 20°54'05" West, a distance of 90.09' to the **POINT OF BEGINNING** of the herein described tract and containing 0.0266 acres of land;

Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1135-012-07-S510



  
\_\_\_\_\_  
Certification Date  
May 7, 2009



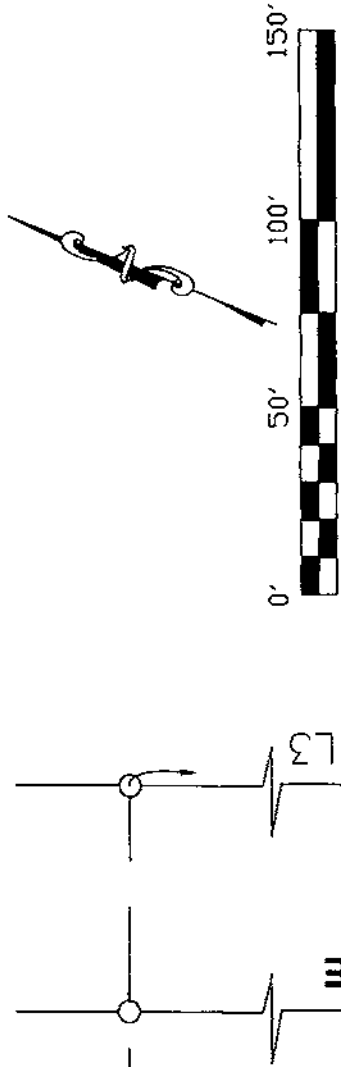
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°15'21"	20.00'	31.16'	S 65°25'42" E	28.10'	N 69°11'58" E
C2	89°19'49"	20.00'	31.18'	S 23°34'50" W	28.12'	S 21°45'16" E

**REPLAT OF STONEY BROOK SECTION THREE "A"**

CAB. O SL. 318-319  
P.R.W.C.T.

**STONEY BROOK SECTION 5**

CAB. Y SL. 184  
P.R.W.C.T.



LINE	BEARING	DISTANCE
L1	S 20°53'54" E	50.00'
L2	N 20°54'05" W	90.09'
L3	N 20°52'20" W	369.80'

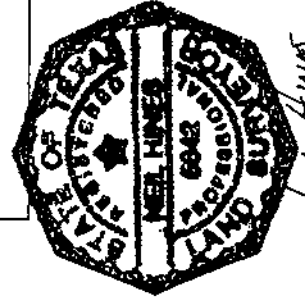
98.20 ACRES  
THE STATE OF TEXAS  
TO  
SBB HOLDINGS, LP.  
DOC. No. 2008021486  
O.P.R.W.C.T.

**ABBREVIATION TABLE**

FND. FOUND  
I.R. IRON ROD  
P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS  
B.A. BAKER-AICKLEN  
R.J.E. & S. RANDALL JONES ENGINEERING AND SURVEYING  
CAB. CABINET  
SL. SLIDE

**SYMBOL LEGEND**

○ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)



*Neil Hines*

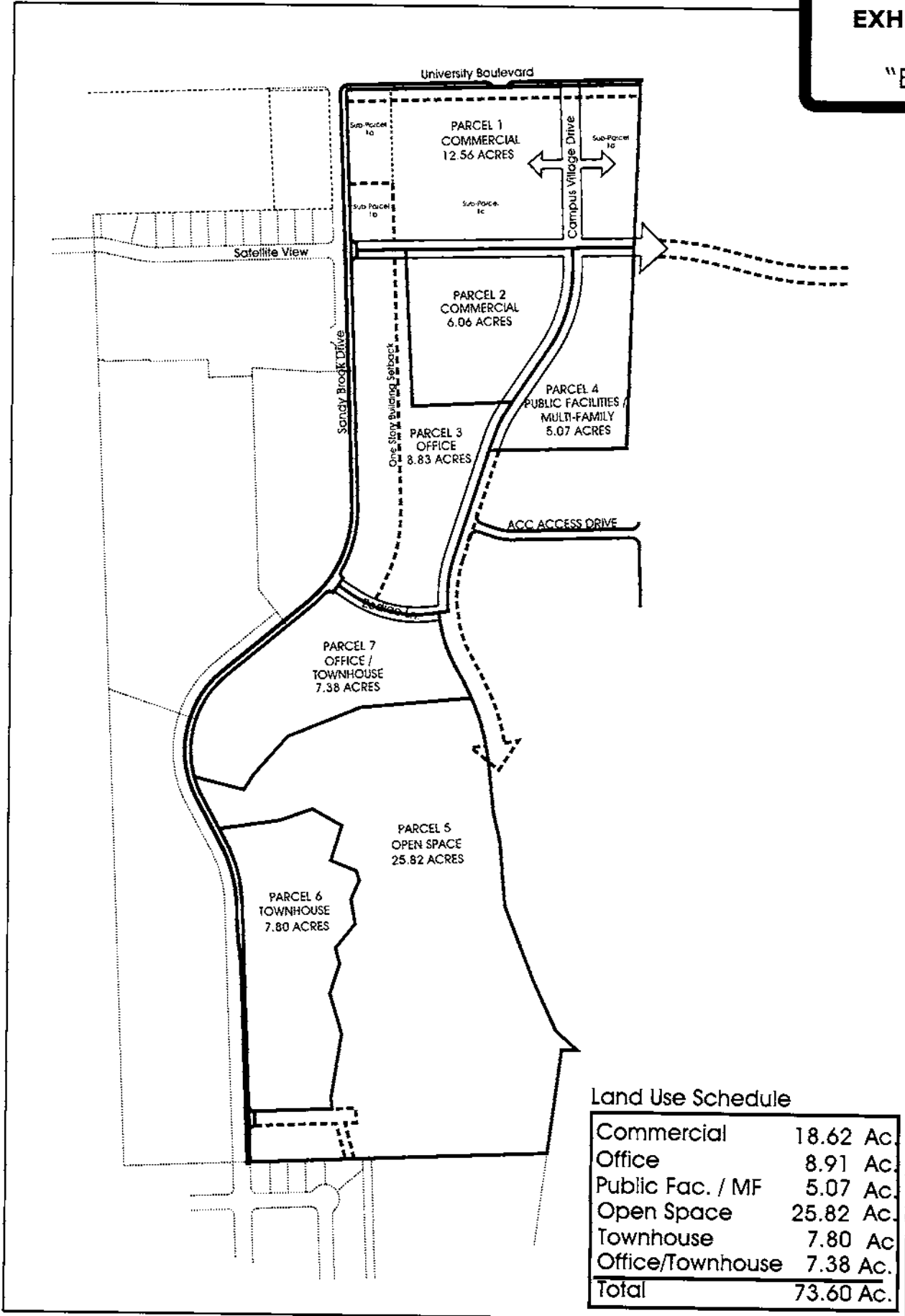
**PATE SURVEYORS**  
A DIVISION OF PATE ENGINEERS, INC.  
7061 Capital of Texas Hwy., Ste. 300 • Austin, TX 78731 • PHS12-340-0000 • FHS12-340-0004 • www.pateeng.com

**UNIVERSITY VILLAGE**  
0.0266 ACRE  
STREET STUB OUT  
ABEL L EAVES SURVEY, A-216  
WILLIAMSON COUNTY, TEXAS

DRAWN: R.G.  
APPROVED FOR ISSUE:


ORIGINAL SCALE 1" = 50'  
ISSUE DATE: MAY 7, 2009  
JOB NO.: 1135-012-07-S510

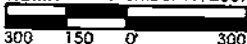
**EXHIBIT**  
"B"



**UNIVERSITY VILLAGE  
ROUND ROCK, TX**

**PUD EXHIBIT - B**


 Revised  
November 17, 2009

  
 SCALE 1" = 300'



# UNIVERSITY VILLAGE

## < TRAFFIC IMPACT ANALYSIS >

### EXECUTIVE SUMMARY

The proposed University Village development is located on the southeast corner of Sandy Brook Drive and University Boulevard in Round Rock, Texas, as shown in Figure 1. The proposed development is planned to be built in two phases.

Phase 1 of the University Village development will consist of 100 dwelling units of apartments, 193,400 square feet of general office building, 111,100 square feet of shopping center, 5,000 square feet of high turnover (sit-down) restaurant, and 5,000 square feet of drive-in bank. Phase 1 is anticipated to be completed by 2010. Phase 2 of the development will consist of 91 dwelling units of residential condo/townhouse and 66,200 square feet of general office building to be completed by 2012. In addition, the traffic generated by the proposed Austin Community College (ACC) development was considered in this study. The developer is in discussions with ACC for ACC to acquire 25 acres of the University Village tract. To account for this potential future use, it was assumed that a portion of the ACC trips would be attributed to the University Village development. The remainder of the trips generated by ACC were included as background traffic.

As shown in Figure 1, the site is bounded by University Boulevard on the north and by Sandy Brook Drive on the west. Access to the site is proposed via four driveways on Sandy Brook Drive and three proposed new roadways, as shown in Figure 2.

### Trip Generation

Based on recommendations and data contained in the Institute of Transportation Engineers (ITE) Trip Generation, the proposed project will generate approximately 12,028 unadjusted daily trips upon build-out of Phase 1 and an additional 3,322 unadjusted daily trips upon

completion of Phase 2, for 15,350 total trips. Table 1 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

**Table 1.**

*Summary of Unadjusted Daily and Peak Hour Trip Generation*

Proposed Land Use	Size (SF)	24-hour Two-way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
<b>Phase 1</b>						
Apartments	100 DU	672	10	41	40	22
General Office Building	193,406 SF	2,217	280	38	50	245
Shopping Center	111,078 SF	7,271	102	65	322	349
High Turnover Restaurant	5,000 SF	636	30	28	33	21
Drive-in Bank	5,000 SF	1,232	35	27	114	114
<b>Total (Phase 1)</b>		<b>12,028</b>	<b>457</b>	<b>199</b>	<b>559</b>	<b>751</b>
<b>Phase 2</b>						
Jr./Community College	600 Students	1,759	182	40	182	102
Residential Condo/Townhouse	91 DU	592	8	40	37	18
General Office Building	66,211 SF	971	119	16	17	82
<b>Total (Phase 2)</b>		<b>3,322</b>	<b>309</b>	<b>96</b>	<b>236</b>	<b>202</b>
<b>Total (Phase 1 + Phase 2)</b>		<b>15,350</b>	<b>766</b>	<b>295</b>	<b>795</b>	<b>953</b>

**Assumptions**

1. Based on Texas Department of Transportation (TxDOT) traffic maps, a five percent annual growth rate was assumed for this project, except on Sandy Brook Drive. Development along Sandy Brook Drive is built-out, therefore no growth rate was applied to this roadway.
2. The following pass-by reductions were assumed for the project based on recommendations and data contained in the Institute of Transportation Engineers' (ITE) Trip Generation, 7<sup>th</sup> Edition:

	AM Peak	PM Peak
Shopping Center	24 percent	34 percent
High Turnover Restaurant	33 percent	43 percent
Drive-in Bank	37 percent	47 percent

3. An internal capture reduction of 10 percent was assumed for the proposed project for any land uses that provide internal circulation during both the AM and PM peak periods.
4. A transit reduction of 10 percent was assumed for the site trips generated by the residential land-use to account for the residents who would walk, bike, or take public transportation to Texas State University, ACC, Seton Hospital, and other local developments.

#### **Transportation System Description**

A.W. Grimes Boulevard – The City of Round Rock Transportation Master Plan (Ref. 1) currently classifies A.W. Grimes Boulevard as a two-lane minor arterial roadway from Westinghouse Road (CR 111) to CR 112 and recommends this roadway be upgraded to a four-lane divided major arterial by 2010. The year 2005 TxDOT traffic volume on A.W. Grimes Boulevard near University Boulevard was approximately 4,799 vehicles per day (vpd).

University Boulevard – The City of Round Rock Transportation Master Plan currently classifies University Boulevard as a four-lane major divided arterial with a center left-turn lane between IH 35 and A.W. Grimes Boulevard. The City of Round Rock Master Transportation Plan recommends upgrading University Boulevard to a six-lane major arterial between IH 35 and A.W. Grimes Boulevard and a four-lane major arterial between A.W. Grimes Boulevard and CR 110 by 2020. 24-hour tube counts conducted in 2008 show that the ADT on University Boulevard is 11,900 vpd and 10,800 vpd east and west of Sandy Brook Drive, respectively.

Sunrise Road – The City of Round Rock Transportation Master Plan currently classifies Sunrise Road as a four-lane major divided arterial roadway from University Boulevard to Old Settler's Boulevard. There are no plans to upgrade this roadway at this time. 24-hour traffic

data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 5,200 vpd are estimated on Sunrise Road, south of University Boulevard.

CR 112 – CR 112 is currently a two-lane undivided roadway that curves northward to intersect with University Boulevard between A.W. Grimes Boulevard and Sunrise Road. CR 112 was opened to the public in September 2005. CR 112 widens to a four lane divided roadway with a raised median near the intersection of University Boulevard. The City of Round Rock Transportation Master Plan recommends upgrading CR 112 to a four-lane divided major arterial between University Boulevard and A.W. Grimes Boulevard by 2010. 24-hour tube counts conducted in 2008 show that the ADT on CR 112 is 1,100 vpd, south of University Boulevard.

Sandy Brook Drive – Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. There are no plans to upgrade Sandy Brook Drive at this time. 24-hour tube counts conducted in 2008 show that the ADT on Sandy Brook Drive is 1,500 vpd, south of University Boulevard.

Seton Parkway – The City of Round Rock Transportation Master Plan classifies Seton Parkway as a four-lane divided major arterial between University Boulevard (CR 114) and CR 112. Seton Parkway (previously known as Arterial T under Seton Hospital TIA) was designed and constructed under a cost participation agreement between City of Round Rock, Seton Medical Center Williamson, Texas State University, and Avery Ranch Company Ltd, and is currently a two-lane undivided roadway. Based on the construction schedule contained in the agreement, it was assumed that Seton Parkway will be widened to a four-lane divided section by 2010. Thus, this improvement was assumed under 2012 forecasted traffic conditions (without site traffic). 24-hour traffic data is not available on this roadway, however based on turning movement counts (TMC's) conducted in 2008, 2,100 vpd are estimated on Seton Parkway, south of University Boulevard.

### Traffic Analysis

The impact of the proposed development on existing area intersections was analyzed. Three (3) time periods and five (5) travel conditions were evaluated:

- 2008 Existing Conditions
- 2010 Forecasted Conditions
- 2010 Phase 1 Site plus Forecasted Conditions
- 2012 Forecasted Conditions
- 2012 Phase 2 Site plus Forecasted Conditions

### Intersection Level of Service

The traffic impact analysis (TIA) analyzed twelve intersections, none of which are currently signalized. The results are summarized in Table 2. The build-out condition level of service (LOS) assumed that all roadway and intersection improvements recommended in the TIA are constructed.

**Table 2.**  
*Intersection Level of Service*

Intersection	2008 Existing		2010 Forecasted		2010 Phase 1 Site + Forecasted		2012 Forecasted*		2012 Phase 2 Site + Forecasted*	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
A.W. Grimes Boulevard and University Boulevard	B	F	D	D	D	D	D/F**	D/F**	D/F**	D/F**
Sunrise Road and University Boulevard	B	F	C	C	C	D	C	D	C	D
CR 112 and University Boulevard	A	A	A	A	A	A	B	B	B	C
Sandy Brook Drive and University Boulevard	A	A	A	A	A	B	A	B	B	B
Seton Parkway and University Boulevard	A	A	A	B	A	C	B	D	B	D
Sandy Brook Drive and Driveway A	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway B	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Driveway C	-	-	-	-	A	A	A	A	A	A
Sandy Brook Drive and Roadway H	-	-	-	-	-	-	-	-	A	A
Sandy Brook Drive and Lorson Lp/Drwy D	A	A	A	A	A	A	A	A	A	A
Sandy Brook Drive and Satellite Vw/Rdwy E	A	A	A	A	A	A	A	A	A	A
Roadway F and University Boulevard	-	-	-	-	A	A	A	A	A	A
CR 112 and Roadway G	-	-	-	-	A	A	A	A	A	C

\* 2012 Forecasted traffic conditions include Phase 1 site traffic

\*\* Analyzed with/without proposed widening of A.W. Grimes Boulevard

## **Recommendations**

Sandy Brook Drive – Currently Sandy Brook Drive is a two lane undivided minor collector in the vicinity of the project site. As part of this development this roadway will be widened to a 40 foot cross-section for its entire length along the project site. This widening will be completed in 3 segments. Segment S-1, from University Boulevard to Roadway E/G, will be constructed upon first final plat approved. Segment S-2, from Roadway E/G to Roadway H, will be constructed upon first final plat approved for Parcel 3. Segment S-3, from Roadway H to the southern property line, will be constructed upon first plat for Parcels 6 or 7.

Roadway E/G – Roadway E/G will be constructed upon first plat approved for Parcels 1, 2, 3, or 4. This roadway will be a two lane local non-residential roadway with a right-of-way (ROW) width of 65 feet. Roadway E will align with Satellite View on the west and will continue to the east where it will terminate at the eastern property line under the reference name Roadway G. Roadway G is planned to be extended in the future to intersect with CR 112. It was assumed this extension will be complete by the 2010 buildout of Phase 1 as part of the development of the neighboring site.

Roadway F – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. Segment F-1, from University Boulevard to Roadway E/G, will be constructed upon first plat approved for Parcel 1. Segment F-2, from Roadway E/G to Roadway H, will be completed upon first final plat for Parcels 2, 3, or 4. Segment F-3, from Roadway H to the southern property line, will be completed upon first plat for Parcel 4 and is planned to be extended beyond the project site in the future to provide access to/from CR 112. This extension was assumed to be complete by the 2012 buildout of Phase 2. Roadway F will be a two lane local collector (with parking) with a ROW width of 65 feet and will intersect Roadway E/G, comprising the major approaches at this intersection.

Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will primarily serve as an access point to the office/townhouse land-use. This roadway will be



a two lane local non-residential roadway with a ROW width of 65 feet. Roadway H will intersect with Sandy Brook Drive between Parcels 3 and 7 and will continue to the east where it will intersect with Roadway F.

A.W. Grimes Boulevard and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on discussions with Williamson County, the County has plans to install a traffic signal at the intersection of A.W. Grimes Boulevard and University Boulevard when it is warranted. Installation of a traffic signal is recommended for 2010 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS D under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of Phase 1 site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

TxDOT has plans to widen A.W. Grimes Boulevard to a four-lane divided arterial from US 79 to Westinghouse Road/CR 111. As per the request of the City of Round Rock, this intersection was analyzed for two scenarios - with and without the proposed widening of A.W. Grimes Boulevard by the year 2012.

Without the proposed widening along A.W. Grimes Boulevard, this intersection will operate at LOS F under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods, assuming the construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes Boulevard to provide a left-turn lane and one through/right lane on each approach. With the addition of site traffic this intersection will continue to operate at LOS F during both the AM and PM peak periods.

Assuming the proposed widening along A.W. Grimes Boulevard is completed, the intersection will operate at LOS D under 2012 forecasted traffic conditions (without site traffic) during both

the AM and PM peak periods. The following intersection improvements are assumed as part of the widening project:

1. Construction of left-turn lanes for the northbound and southbound approaches on A.W. Grimes Boulevard. These approaches would each provide one left-turn lane, one through lane, and one through/right-turn shared lane

With the addition of site traffic this intersection will continue to operate at LOS D during both the AM and PM peak periods.

Sunrise Road and University Boulevard – This intersection currently operates at LOS B and F under 2008 existing traffic conditions during the AM and PM peak periods, respectively.

Based on information from the City of Round Rock, a traffic signal is currently planned for installation at this intersection. The following additional intersection improvements are recommended at this intersection as part of the University Sunrise Subdivision and Chandler Creek developments:

1. Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.
2. Stripe the southbound approach to provide one left-turn lane and one through/right shared lane.
3. Optimize signal timing and phasing.

The above mentioned improvements were assumed to be completed for 2010 forecasted traffic conditions (without site traffic). This intersection will operate at LOS C under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic, this intersection will operate at LOS C and D during the AM and PM peak periods, respectively.

As part of the Chandler Creek development, an eastbound right-turn deceleration lane was recommended at this intersection. This improvement is necessary for 2012 forecasted traffic

conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS C and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS C and D during the AM and PM peak periods, respectively.

CR 112 and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will continue to operate at LOS A during both the AM and PM peak periods.

This intersection will operate at LOS F during both the AM and PM peak periods for 2012 forecasted traffic conditions (without site traffic), if continued to operate unsignalized. However, assuming the installation of a traffic signal, the intersection will operate at LOS B under 2012 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. The traffic signal should be installed when warrants are met in the field. With the addition of site traffic this intersection will operate at LOS B and C during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and University Boulevard – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

This intersection will continue to operate at LOS A under 2010 forecasted traffic conditions (without site traffic) during both the AM and PM peak periods. With the addition of site traffic this intersection will operate at LOS A and B during the AM and PM peak periods, respectively, assuming the following improvements:

1. Construction of an additional northbound lane between University Boulevard and Roadway E.

2. Installation of a traffic signal when warrants are met in the field.

This intersection will continue to operate at LOS A and B under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS B during the AM and PM peak periods, respectively.

Seton Parkway and University Boulevard - This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions.

The University Commons development, on the north side of University Boulevard, will have a driveway on University Boulevard that will align with Seton Parkway. This driveway was assumed to be constructed by 2010. This intersection will operate at LOS A and B under 2010 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

As part of the Seton Hospital development, installation of a traffic signal when warrants are met in the field was recommended at this intersection. This improvement is necessary under 2012 forecasted traffic conditions (without site traffic). Assuming this improvement, this intersection will operate at LOS B and D under 2012 forecasted traffic conditions (without site traffic) during the AM and PM peak periods, respectively. With the addition of site traffic this intersection will continue to operate at LOS B and D during the AM and PM peak periods, respectively. No additional improvements are recommended at this intersection during Phase 2.

Sandy Brook Drive and Driveway A – Driveway A will be constructed upon buildout of Parcel 6 and will serve exclusively as an access point to the townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock Transportation Criteria Manual (TCM), Driveway A should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive

between the north and south property lines of the townhouse land use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Driveway B – Driveway B will be constructed upon buildout of Parcel 7 and will serve exclusively as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions. Per Table 5-2 of the City of Round Rock TCM, Driveway B should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane, and should be constructed along Sandy Brook Drive between the north and south property lines of the office/townhouse land-use. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Roadway H – Roadway H will be constructed upon first plat for Parcels 3 or 7 of the site and will serve as an access point to the office/townhouse land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2012 site plus forecasted traffic conditions, assuming the striping of a left-turn bay on the westbound approach of Roadway H.

Sandy Brook Drive and Driveway C – Driveway C will be constructed upon buildout of Parcel 3 and will serve exclusively as an access point to the office land-use. This intersection will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 traffic conditions, both with and without the addition of site traffic. Per Table 5-2 of the City of Round Rock TCM, Driveway C should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane. The driveway location will be determined in the field at the time of site permitting.

Sandy Brook Drive and Lorson Loop/Driveway D – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under

2009 forecasted traffic conditions. Driveway D will be constructed upon buildout of Parcel 3, and be aligned with Lorson Loop to the west. It will primarily serve as an access point to the office land-use. This intersection will continue operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods. Per Table 5-2 of the City of Round Rock TCM, Driveway D should be constructed with a minimum 25-foot cross-section consisting of one outbound lane and one inbound lane.

Sandy Brook Drive and Satellite View/Roadway E – This intersection currently operates at LOS A during both the AM and PM peak periods under 2008 existing traffic conditions. The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2009 forecasted traffic conditions. Roadway E will be constructed upon first plat approved for Parcels 1, 2, 3, or 4, and be aligned with Satellite View to the west. It will primarily serve as an internal roadway serving the site. The intersection of Sandy Brook Drive and Satellite View/Roadway E will continue to operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions, assuming the stripping of a left-turn bay on the westbound approach of Roadway E.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

Roadway F and University Boulevard – Roadway F will be constructed in segments throughout the development of the site and will serve as one of the main access points for the University Village development. The intersection of Roadway F and University Boulevard will operate at

LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will continue to operate at LOS A during both the AM and PM peak periods.

CR 112 and Roadway G – Roadway G will be constructed upon buildout of Parcel 1 and will primarily serve as an access point to the office/retail and apartment land-uses. The intersection of CR 112 and Roadway G will operate at LOS A during both the AM and PM peak periods under 2010 site plus forecasted traffic conditions.

The intersection will continue to operate at LOS A during both the AM and PM peak periods under 2012 forecasted traffic conditions (without site traffic). With the addition of Phase 2 site traffic, the intersection will operate at LOS A and C during the AM and PM peak periods, respectively.

The intersection improvements discussed above are summarized in Table 3.

**Table 3.**  
*Summary of Improvements*

Intersection/Roadway	Recommended Improvements	Phase (Responsibility)	Percent Contribution**
A.W. Grimes Boulevard	- Widen to a four-lane divided roadway with turn lanes and median breaks.	- 2012 Forecasted without site traffic. (TxDOT)	0%
Sandy Brook Drive	- Widen to a 40 foot cross-section for entire length along the University Village development. This widening should be constructed in three segments, with Segment S-1 from University Blvd. to Roadway E/G, Segment S-2 from Roadway E/G to Roadway H, and Segment S-3 from Roadway H to the southern property line.	- Segment S-1 under 2010 Site plus Forecasted conditions and Segments S-2 and S-3 under 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon first final plat approved for Segment S-1, upon first final plat approved for Parcel 3 for Segment S-2, and upon first plat for Parcels 6 or 7 for Segment S-3)
Roadway E/G	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to the east property line.	- Upon development of Parcel 1. (University Village developer)	100% (to be constructed upon first plat approved for Parcels 1, 2, 3, or 4)
Roadway F	- Construct two-lane roadway with a ROW width of 65 ft from University Boulevard to the south property line. This roadway will be constructed in segments with Segment F-1 running between University Boulevard and Roadway E/G, Segment F-2 continuing south to Roadway H, and Segment F-3 continuing south to the southern property line.	- Segment F-1 upon development of Parcel 1, Segment F-2 upon first development of Parcels 2, 3, or 4, and Segment F-3 upon development of Parcel 4. (University Village developer)	100% (to be constructed upon first plat approved for Parcel 1 for Segment F-1, first final plat for Parcels 2, 3, or 4 for Segment F-2, and first plat for Parcel 4 for Segment F-3)
Roadway H	- Construct two-lane roadway with a ROW width of 65 ft from Sandy Brook Drive to Roadway F.	- Upon first development of Parcel 3 or 7. (University Village developer)	100% (to be constructed upon first plat for Parcels 3 or 7)
A.W. Grimes Boulevard and University Boulevard*	- Install traffic signal.	- 2010 Forecasted without site traffic. (TxDOT/County)	0%
	- Construction of left-turn lanes on the northbound and southbound approaches of A.W. Grimes.	- 2012 Forecasted without site traffic. (TxDOT/County/City); Incorporate into widening project. (County and City assistance for ROW and Utilities only).	0%
Sunrise Road and University Boulevard	- Install traffic signal.	- 2010 Forecasted without site traffic. (City of Round Rock)	0%



	- Re-stripe the northbound approach to provide two left-turn lanes and one through/right shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
	- Construct an eastbound right-turn deceleration lane.	- 2012 Forecasted without site traffic. (City of Round Rock and University Sunrise developer)	0%
	- Stripe the southbound approach to provide one left-turn lane and one through/right-turn shared lane.	- 2010 Forecasted without site traffic. (Chandler Creek developer)	0%
CR 112 and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock/ Seton Hospital/ University Village developer)	11% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and University Boulevard	- Install traffic signal	- 2010 Site plus Forecasted conditions. (City of Round Rock and University Village developer)	21% (to be posted upon first plat approved for Parcel 1)
Seton Parkway and University Boulevard	- Install traffic signal.	- 2012 Forecasted without site traffic. (City of Round Rock, Seton Hospital developer, and University Village developer)	10% (to be posted upon first plat approved for Parcels 2, 3, or 4)
Sandy Brook Drive and Driveway A	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 6)
Sandy Brook Drive and Driveway B	- Construct driveway with one outbound lane and one inbound lane.	- 2012 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 7)
Sandy Brook Drive and Driveway C	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)
Sandy Brook Drive and Lorson Loop/Driveway D	- Construct driveway with one outbound lane and one inbound lane.	- 2010 Site plus Forecasted conditions. (University Village developer)	100% (to be constructed upon buildout of Parcel 3)

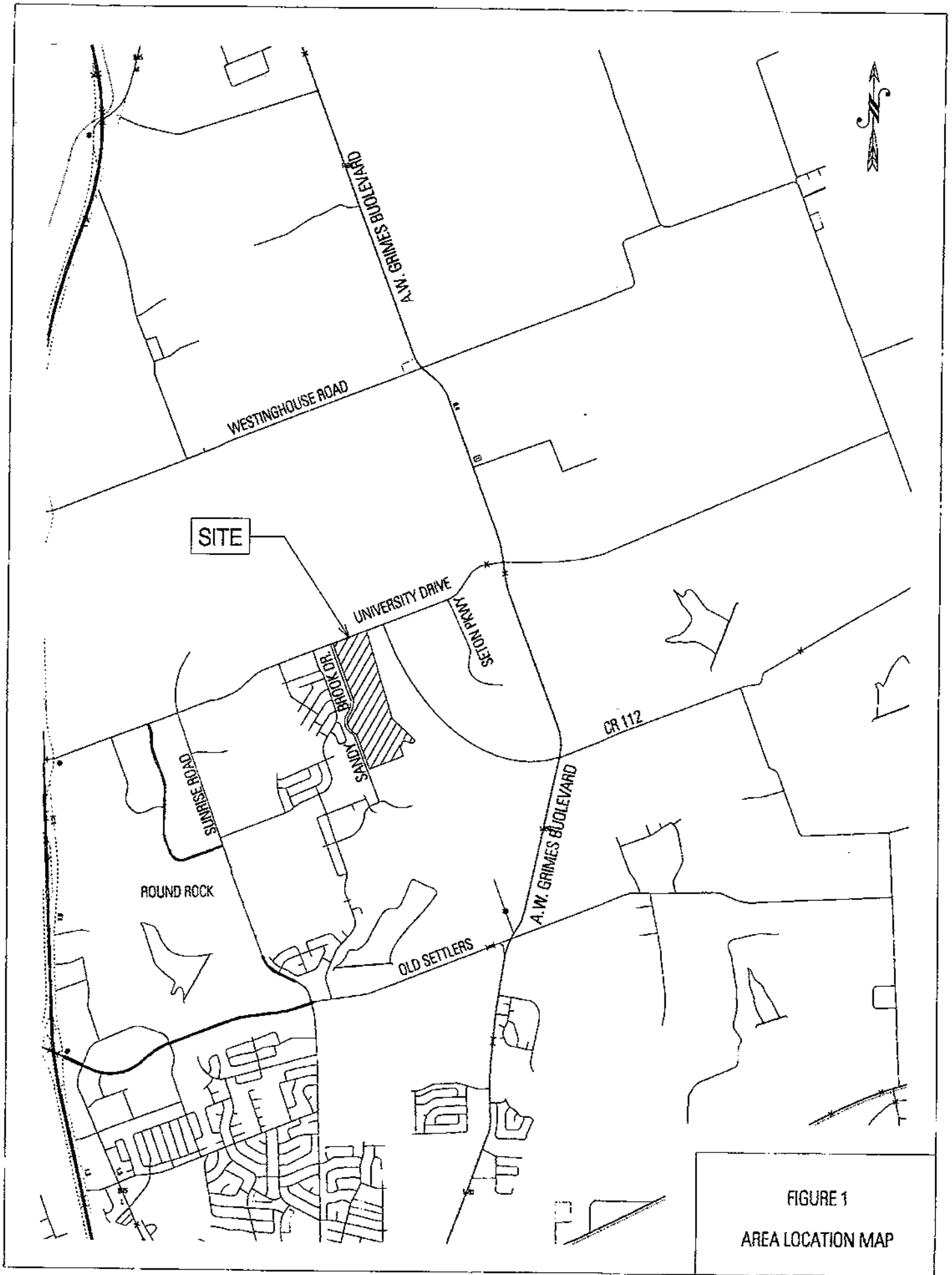
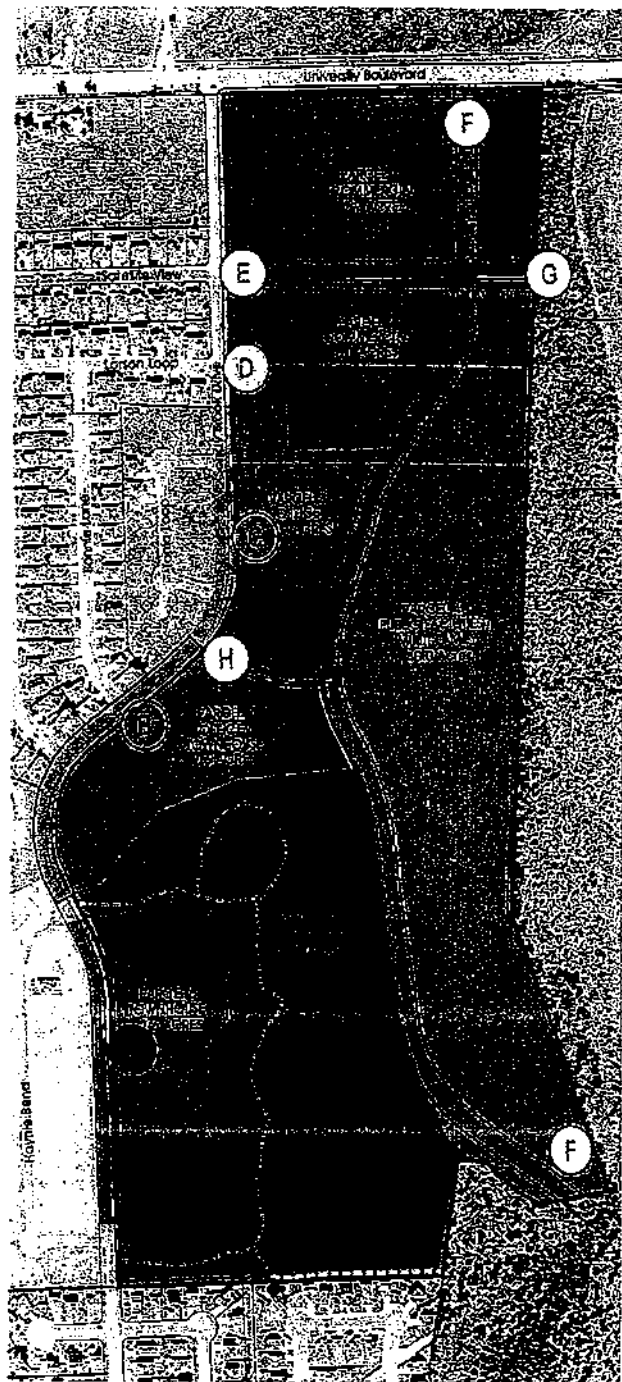





FIGURE 1  
AREA LOCATION MAP



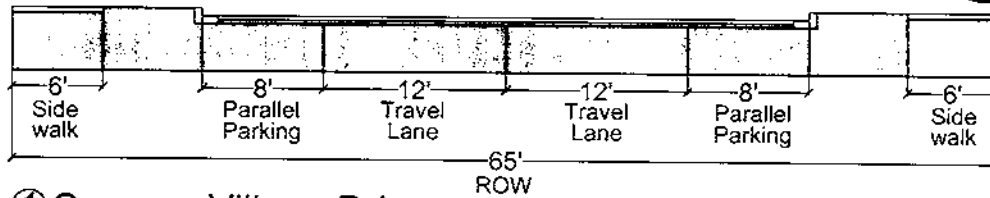
**LEGEND**

-  = PHASE 1
-  = PHASE 2
-  = SITE DRIVEWAY

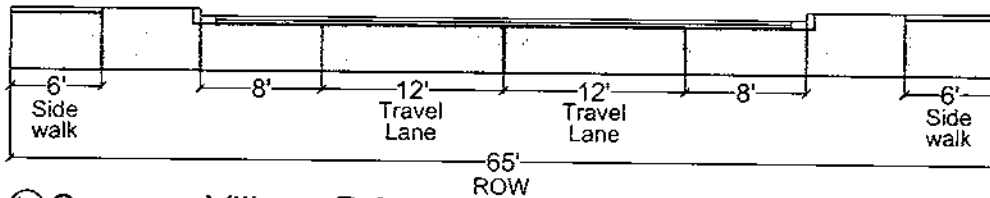


SCALE: 1" = 500'

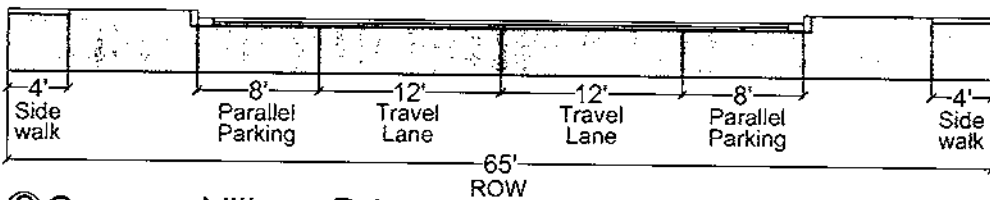
**FIGURE 2**  
**CONCEPTUAL**  
**SITE PLAN**



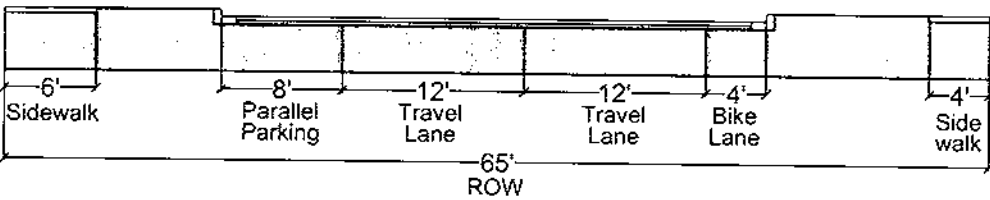
① Campus Village Drive  
North of Satellite View with On Street Parking



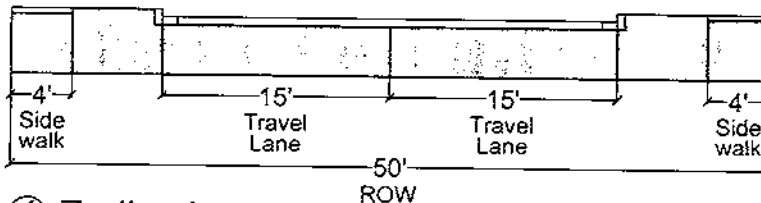
①a Campus Village Drive  
North of Satellite View Without On Street Parking



② Campus Village Drive  
South of Satellite View

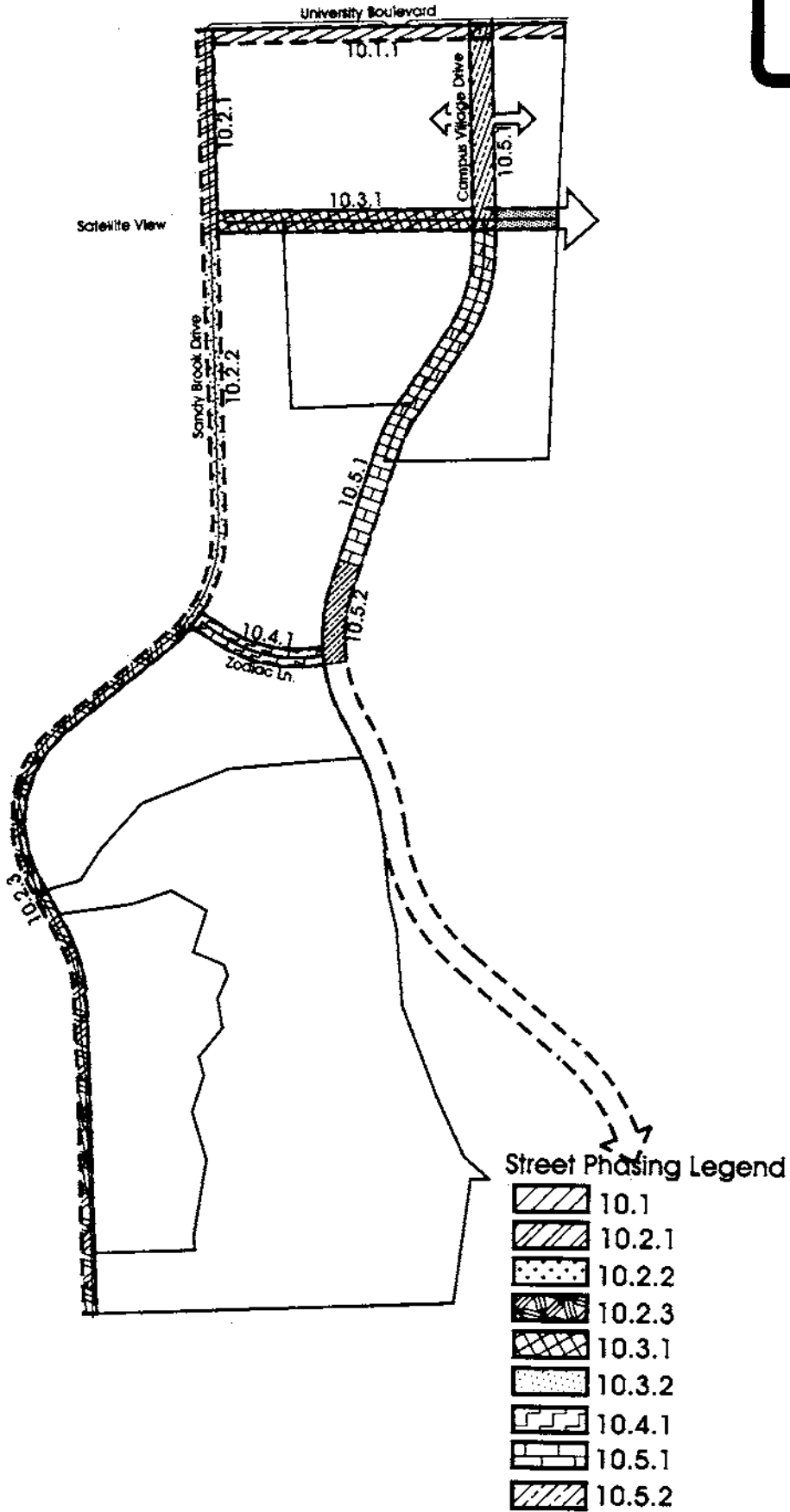


③ Satellite View



④ Zodiac Lane

**EXHIBIT**  
"F"



UNIVERSITY VILLAGE  
ROUND ROCK, TX  
Street Phasing

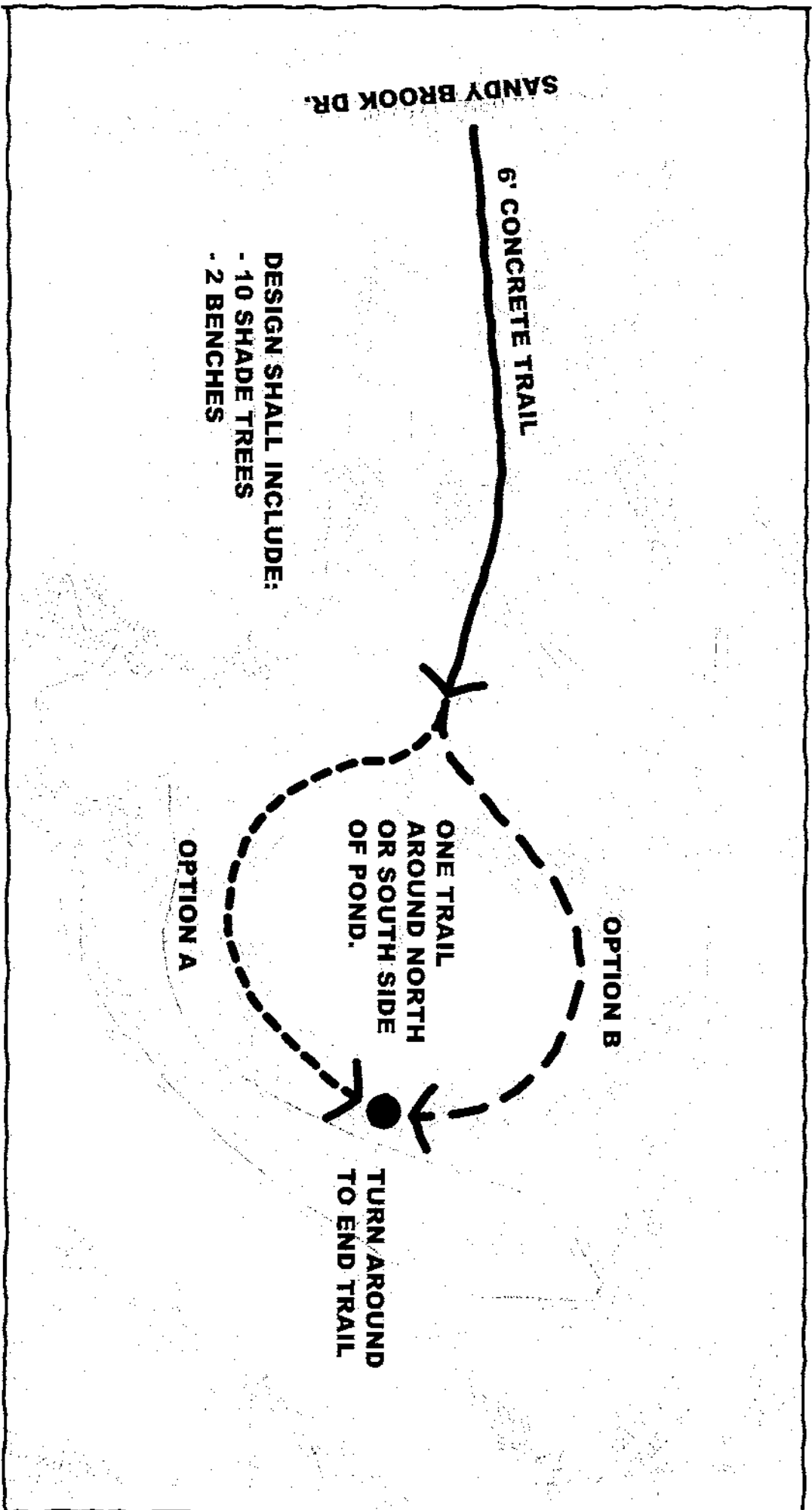
Exhibit F

Revised  
November 17, 2009  
  
 SCALE 1" = 300'

# EXHIBIT G

## UNIVERSITY VILLAGE

### PARK AMENITY TRAIL

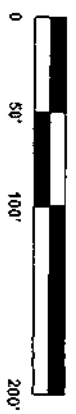


**DESIGN SHALL INCLUDE:**  
- 10 SHADE TREES  
- 2 BENCHES

All information furnished regarding this property is from sources deemed reliable. However, BWM Group has not made an independent investigation of these sources and no warranty or representation is made by BWM Group as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is

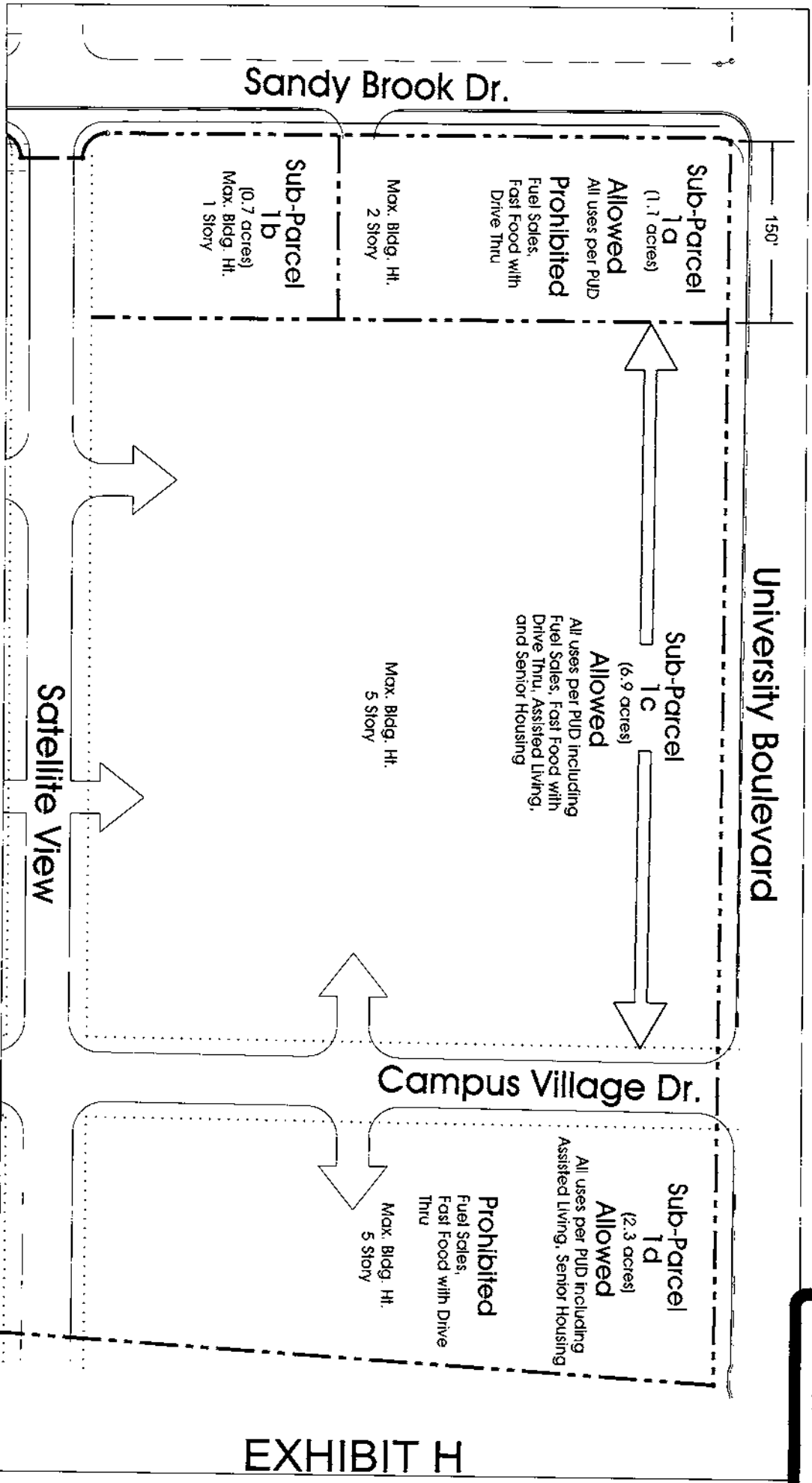


B W M G R O U P



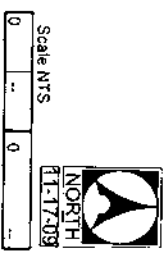
October 5, 2009

**EXHIBIT**  
"H"



University Village  
Round Rock, TX

EXHIBIT - H  
Parcel 1



**DATE:** January 21, 2010

**SUBJECT:** City Council Meeting – January 28, 2010

**ITEM:** 9A3. Consider an ordinance adopting Amendment No. 2 of the Planned Unit Development Zoning District No. 83, University Village, 73.60 acres of land, to modify land use and development standards for commercial, office and townhouse districts and to provide for a revised phasing of roadways. (First Reading)

**Department:** Planning and Community Development

**Staff Person:** Jim Stendebach, Planning and Community Development Director

**Justification:**

The 73.52 acre PUD No. 83 zoning district was approved by the Council on October 23, 2008. The PUD allows for limited commercial, office, townhouse, multi-family or post-secondary educational facilities and open space. The area remains undeveloped.

The proposed amendment provides several changes to the land uses and development standards to more closely match market conditions, while remaining consistent with much of the development concept of the original PUD. The primary changes include:

- The commercial and office parcel (Parcel 1) along University Boulevard has been divided into four separate development areas (Parcels 1-a, 1-b, 1-c and 1-d)
- Drive-through restaurants are permitted only on the interior development area (Parcel 1-c), separated from the neighborhood along Sandy Brook Drive by Parcels 1-a and 1-b.
- Building heights are limited to one and two stories for the development area along Sandy Brook Drive (Parcels 1-a and 1-b)
- Assisted living, senior congregate care and nursing homes are added as allowed uses on the interior development area (Parcel 1-c), due to the proximity to the Seton and Texas A&M medical facilities
- The build-to lines along University Boulevard and Campus Village Drive have been eliminated in favor of standard building setbacks (Parcels 1-c and 1-d)
- Six foot sidewalks and standard site landscaping will be required around all four of the commercial and office parcels
- Assisted living, senior congregate care and nursing homes are added as allowed uses on Parcel 4
- The compatibility requirements for the adjacent neighborhood along Sandy Brook Drive remain unchanged
- The timing of the dedication and construction of Sandy Brook Drive, Satellite View Drive, Zodiac Land and Campus Village Drive will be triggered by development of different portions of the PUD area



**Strategic Plan Relevance:**

N/A

**Funding:**

Cost: N/A  
Source of funds: N/A

**Outside Resources:**

N/A

**Public Comment:**

Public notice was posted and a public hearing held in accordance with the City of Round Rock's Zoning Ordinance at the Planning and Zoning Commission meeting on December 16, 2009.