



**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

November 9, 2010

John Avery, Jr.  
1508 S. Lamar  
Austin, TX 78704

RE: Administrative Amendment to PUD No. 83 (Amendment No. 3)

Dear Mr. Avery:

Further to your request for administrative modifications of Planned Unit Development (PUD) No. 83 (University Village), the following changes to the Development Plan are hereby approved according to the provisions of Section 16.1 of the PUD:

- **II, 2. - Property** shall read as follows:

This Plan includes approximately 73.60 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**.

- **II, 5.5 - (Parcel 5 (±25.82 acres) - Open Space)** shall read as follows:

(i) 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 46.195 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

**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

writing by the Zoning Administrator) with landscaping in compliance with Section 46.195 of the Code of Ordinances, as amended.

- (ii) The facility shall be secured.
- (f) Water Detention and Water Quality Facilities (not to exceed four and one-half (4.5) acres)
- (g) Wireless Transmission Facilities, Attached
  - (i) Wireless transmission facilities shall comply with the standards provided in Chapter 40, Article II of the Code of Ordinances, as amended.
- (h) Wireless Transmission Facilities, Stealth
  - (i) Wireless transmission facilities shall comply with the standards provided in Chapter 40, Article II of the Code of Ordinances, as amended.
- (i) The minimum sidewalk width for sidewalks adjacent to a street is four feet (4’).

- **II, 6.1 (5) - Parcel 1 (Commercial/Office)** shall read as follows:

Within the right of way of University Village Drive (Campus Village Drive), street trees shall be planted as described below and in **Exhibit E**:

- (i) On the east side of Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6”) above base shall be planted at a spacing of not greater than forty feet (40’);
- (ii) On the west side of Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5”) caliper for a single trunk measured at six inches (6”) above base and a minimum height of six feet (6’) shall be planted at a spacing of not greater than twenty feet (20’), except where placement conflicts with driveways and site distances, as approved by the City.
- (iii) Trees shall consist of a minimum of 75% evergreen species.
- (iv) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.

### **AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

- (v) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
  - (vi) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- **II, 6.2 (2) (ii), (iii), (iv) & (iv) - Parcel 2 (Office/Commercial)** are added:
    - (ii) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
    - (iii) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.
    - (iv) Trees shall consist of a minimum of 75% evergreen species.
    - (v) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
    - (vi) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
  - **II, 6.3 (9), (10), (11) & (12) - Parcel 3 (Office)** are added:
    - (9) The minimum sidewalk width for sidewalks adjacent to Campus Village Drive is six feet (6').
    - (10) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.
    - (11) Trees shall consist of a minimum of 75% evergreen species.

### AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83

- (12) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.
  - (13) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
- **II, 6.4 (6) (vi), (vii), (viii) & (ix) - Parcel 4 (Public Facilities/Multifamily/Senior Living)** are added:
    - (vii) The minimum sidewalk width for sidewalks adjacent to a street is six feet (6').
    - (viii) Along Campus Village Drive, Live Oak trees with a minimum of a 3-inch caliper measured at six inches (6") above base shall be planted at a spacing of not greater than forty feet (40');
    - (ix) Live Oak Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Street Yard Tree requirement in Section 46-195 (b) (3) of the Code.
    - (x) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.
  - **II, 6.6 (2) (i) Parcel 6 (Townhouse)** is deleted.
  - **II, 6.6 (2) (ii) Parcel 6 (Townhouse)** is deleted.
  - **II, 6.6 (8) - Parcel 6 (Townhouse)** is added:
    - (8) The minimum sidewalk width for sidewalks adjacent to a street is four feet (4').
  - **II, 6.7 (2) (iii) Parcel 7 (Office/Townhouse)** is deleted.
  - **II, 6.7 (2) (iv) Parcel 7 (Office/Townhouse)** is deleted.
  - **II, 6.7 (2) (x) - Parcel 7 (Office/Townhouse)** is added:
    - (x) The minimum sidewalk width for sidewalks adjacent to Sandy Brook is four feet (4') and the minimum sidewalk

### AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83

width for sidewalks adjacent to Campus Village is six feet (6').

- II, 7 (1) (vii), (viii) & (ix) - Parcel 7 (Office/Townhouse) are added:

- (vii) Along Campus Village Drive, Small Trees with a minimum of a one and one-half inch (1.5") caliper for a single trunk measured at six inches (6") above base and a minimum height of six feet (6') shall be planted at a spacing of not greater than twenty feet (20'), except where placement conflicts with driveways and site distances, as approved by the City.

- (viii) Trees shall consist of a minimum of 75% evergreen species.

- (ix) Small Trees shall be planted with the development of the adjacent tracts of land and shall be credited toward the Perimeter Parking Lot requirement in Section 46-195 (c)(1) of the Code.

- (x) Trees and landscaping shall be irrigated and maintained by a property owners association through a license agreement with the City.

- II, 10.2 (2) (b) - **Sandy Brook Drive** shall read as follows:

- (b) prior to any final plat recordation of Parcel 6 or prior to any Certificate of Occupancy being issued on Parcel 7.

- II, 10.3 (3) - **Satellite View** shall read as follows:

- (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 the issuance of a site development permit for Parcel 1d, if a site development permit has been issued for Parcel 4;

**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

- (b) prior to the issuance of a site development permit for Parcel 4, if a site development permit has been issued for Parcel 1d;
- (c) following the dedication and construction of Satellite View west of University Village Drive, as required in Section 10.3 (1).

- **II, 13.2 – Parkland Dedication** shall read as follows:

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 (4.5) acres described in Section 12 above.

- **II, 13.3 – Parkland Dedication** shall read as follows:

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**. The Owner shall also install additional park amenities including but not limited to; benches, picnic tables, additional trail and trees along the trail and adjacent to the pond. Trail location, alignment and additional park amenities shall be approved in writing by the Director of Parks and Recreation prior to construction of the park. 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).

- **II, 13.4 – Parkland Dedication** shall read as follows:

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 shall be completed to the satisfaction of the Director of Parks and Recreation

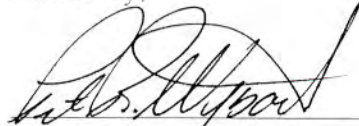
**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

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.

- **Exhibit 'E' - Street Sections** is deleted and replaced with the attached Exhibit 'E'.
- **Exhibit 'G' - Park Amenity Trail** is deleted and replaced with the attached Exhibit 'G'.

The above changes are considered minor, as described in Section 16.1 of the PUD. They are therefore hereby approved administratively.

Sincerely,



Peter Wysocki, AICP  
Director of Planning



Charles Crossfield  
City Attorney



Brad Wiseman, AICP  
Development Services Office  
Manager

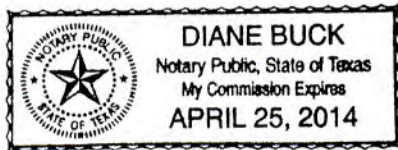
**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Wysocki, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17<sup>th</sup> day of NOVEMBER, 2010.



Diane Buck  
Notary Public Signature  
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Wiseman, known to me to be the person whose name is subscribed to the foregoing instrument as the Development Services Office Manager of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17<sup>th</sup> day of NOVEMBER, 2010.



Diane Buck  
Notary Public Signature  
State of Texas



**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

THE STATE OF TEXAS   §

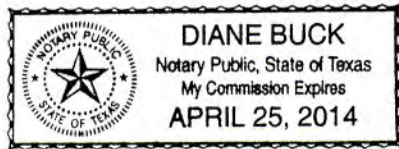
COUNTY OF WILLIAMSON   §

BEFORE ME, the undersigned authority, on this day personally appeared Charles Crossfield, known to me to be the person whose name is subscribed to the foregoing instrument as City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9<sup>th</sup> day of NOVEMBER, 2010.

*Diane Buck*

Notary Public Signature  
State of Texas



**AMENDMENT NO. 3 TO PLANNED UNIT DEVELOPMENT NO. 83**

AGREED TO BY OWNER:

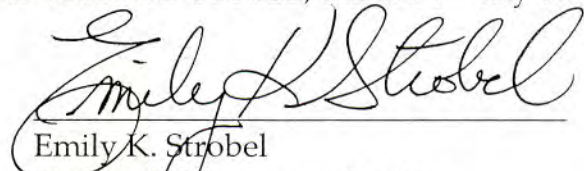
SBB Holdings Group, GP, LLC  
a Texas limited liability company  
its general partner

By:   
\_\_\_\_\_  
Timothy Berry  
Manager

THE STATE OF TEXAS   §  
  §  
COUNTY OF TRAVIS   §

BEFORE ME, the undersigned authority, on this day personally appeared, Timothy Berry, of SBB Holdings Group, GP, LLC, on behalf of said limited liability company and limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
Emily K. Strobel  
Notary Public in and for the  
State of Texas

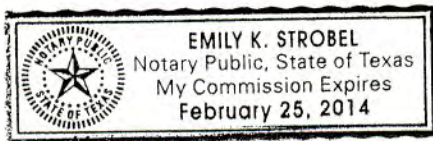


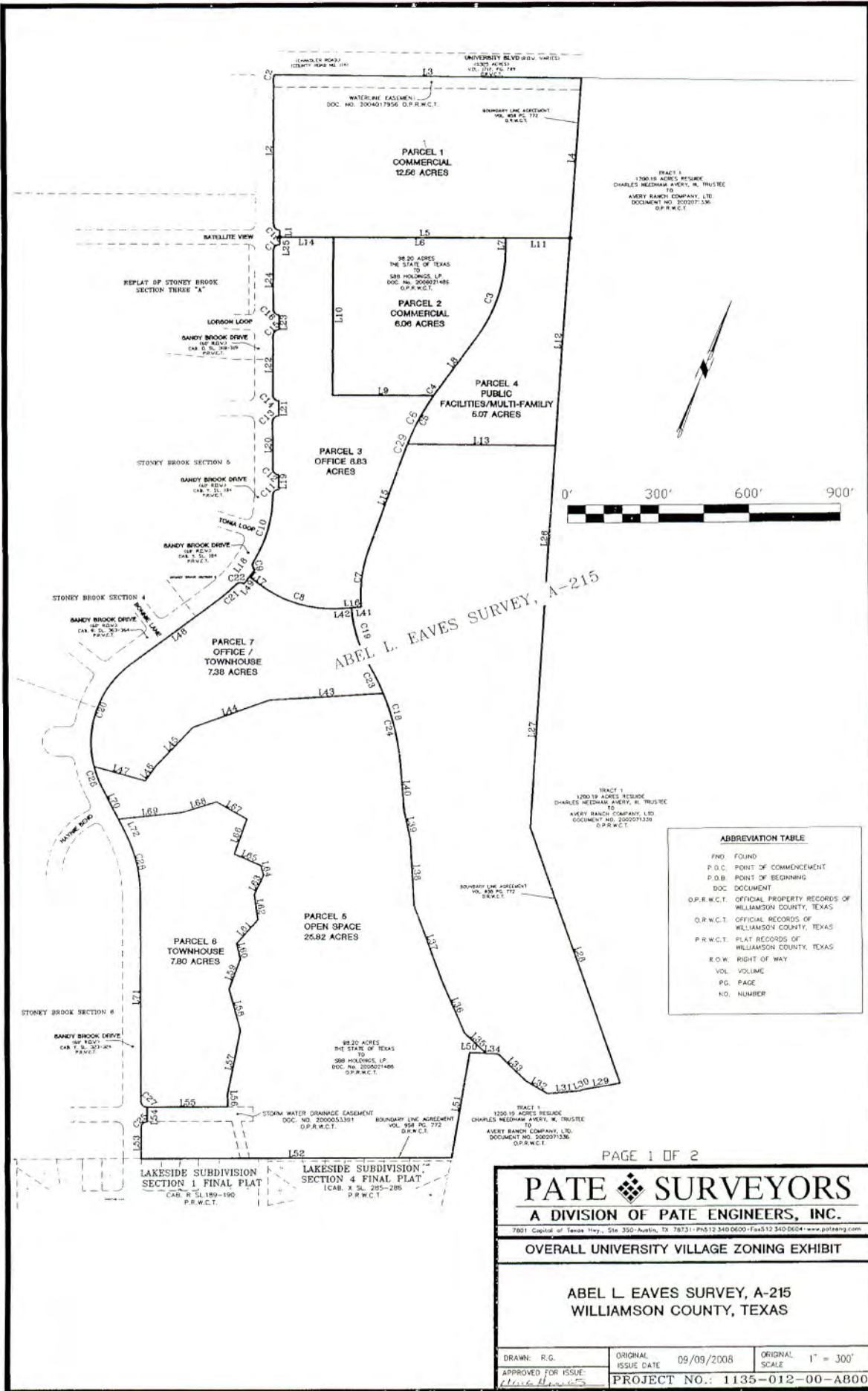
EXHIBIT A

**Zoning Exhibit  
Metes and Bounds Description**

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

- |             |             |
|-------------|-------------|
| 1. Parcel 1 | 12.56 acres |
| 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  |

TOTAL (Parcels 1 -7)      73.52 acres



**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-Ph:512 340 0600-Fax:512 340 0604-www.pateeng.com

**OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT**

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

DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/2006	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE: <i>Charles Eaves</i>	PROJECT NO.: 1135-012-00-AB00	

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIAL BEARING
C1	89°54'05"	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
C3	35°24'43"	500.50'	309.34'	S 02°46'02" E	304.44'	
C4	01°01'37"	760.00'	13.62'	N 14°25'31" E	13.62'	
C5	15°02'51"	760.00'	199.60'	N 07°24'55" E	199.02'	N 89°53'29" E
C6	15°10'10"	760.00'	201.21'	N 06°19'38" E	200.63'	S 76°05'17" E
C7	24°19'29"	460.00'	195.29'	N 13°25'12" W	193.83'	N 64°25'04" E
C8	42°03'32"	400.00'	293.63'	S 85°26'50" W	287.08'	
C9	83°12'07"	20.00'	29.04'	N 31°05'53" W	26.56'	N 17°18'04" E
C10	31°01'07"	435.63'	235.84'	S 05°15'35" E	232.97'	
C11	89°19'49"	20.00'	31.18'	N 23°34'50" E	28.12'	
C12	89°15'21"	20.00'	31.16'	N 65°25'42" W	28.10'	N 20°03'23" W
C13	90°28'12"	20.00'	31.57'	N 24°18'02" E	28.39'	N 69°02'56" E
C14	91°15'25"	20.00'	31.85'	N 65°16'08" W	28.59'	N 20°53'21" W
C15	90°21'12"	20.00'	31.54'	N 23°42'56" E	28.37'	N 68°32'21" W
C16	89°19'14"	20.00'	31.18'	N 65°38'49" W	28.12'	N 20°18'26" W
C17	90°29'23"	20.00'	31.59'	N 24°09'54" E	28.40'	N 68°55'12" E
C18	25°00'16"	807.50'	352.40'	S 37°46'55" E	349.61'	
C19	24°42'07"	492.50'	212.33'	N 37°56'00" W	210.69'	N 64°25'04" E
C20	66°37'02"	333.33'	387.56'	N 01°39'02" W	366.10'	N 55°02'26" E
C21	08°52'48"	435.63'	67.52'	S 27°18'01" W	67.45'	N 58°15'35" W
C22	53°12'35"	20.00'	29.05'	N 64°27'58" E	26.56'	
C23	07°17'19"	807.50'	102.72'	S 46°38'24" E	102.65'	
C24	17°42'57"	807.50'	249.68'	S 34°08'18" E	248.69'	S 47°00'15" W
C25	89°58'58"	20.00'	31.41'	N 23°45'49" E	28.28'	
C26	12°28'44"	333.33'	72.60'	N 41°11'55" W	72.45'	N 42°33'43" E
C27	89°58'58"	20.00'	31.41'	N 66°13'09" W	28.28'	N 21°12'38" W
C28	26°11'07"	480.98'	219.82'	S 34°19'15" E	217.91'	
C29	01°08'56"	760.00'	15.24'	N 00°40'59" W	15.24'	

LINE	BEARING	DISTANCE
L1	N 20°51'26" W	25.00'
L2	N 20°50'18" W	497.93'
L3	N 69°31'37" E	1012.44'
L4	S 17°11'36" E	546.86'
L5	S 69°08'34" W	960.06'
L6	N 69°08'34" E	570.23'
L7	S 20°28'23" E	50.79'
L8	N 14°56'20" E	226.78'
L9	S 69°08'34" W	334.85'
L10	N 20°51'26" W	535.24'
L11	N 69°08'34" E	211.64'
L12	S 17°11'36" E	704.88'
L13	S 69°37'00" W	468.40'
L14	N 69°08'34" E	178.19'
L15	S 01°15'27" E	365.94'
L16	N 54°25'04" E	60.54'
L17	N 73°31'24" W	42.31'
L18	N 16°28'36" E	30.00'
L19	N 20°53'54" W	50.00'
L20	N 20°55'08" W	159.96'
L21	N 20°55'24" W	49.85'
L22	N 20°50'46" W	199.64'
L23	N 20°54'28" W	49.84'
L24	N 20°53'44" W	199.92'
L25	N 20°51'26" W	25.00'
L26	N 17°11'36" W	636.50'
L27	S 17°20'47" E	666.63'
L28	S 39°53'18" E	911.10'
L29	S 58°55'53" W	124.96'
L30	S 44°45'55" W	8.98'
L31	S 63°42'57" W	106.67'
L32	N 79°54'34" W	84.66'
L33	N 65°30'23" W	128.43'
L34	S 71°47'06" W	39.98'
L35	N 67°41'30" W	99.05'
L36	N 44°13'33" W	188.80'
L37	N 40°41'37" W	275.54'
L38	N 24°08'21" W	221.02'
L39	N 32°38'44" W	98.86'
L40	S 25°16'47" E	158.10'
L41	N 64°25'04" E	32.50'
L42	N 64°25'04" E	28.04'
L43	S 65°42'42" W	377.25'
L44	S 48°55'09" W	270.00'
L45	S 22°24'55" W	178.02'
L46	S 13°29'24" W	60.37'
L47	S 85°06'10" W	177.06'
L48	S 31°41'22" W	374.48'
L49	N 16°28'36" E	30.00'
L50	S 71°47'06" W	53.98'
L51	S 11°26'34" E	360.66'
L52	S 68°46'33" W	1026.21'
L53	N 21°13'40" W	104.68'
L54	N 21°13'40" W	50.00'
L55	N 68°46'20" E	267.53'
L56	N 23°29'29" W	40.69'
L57	N 10°00'09" W	220.99'
L58	N 35°49'52" W	144.22'
L59	N 01°33'24" W	109.71'
L60	N 34°37'03" W	54.37'
L61	N 19°41'25" E	107.41'
L62	N 28°44'31" W	85.74'
L63	N 04°09'46" E	71.11'
L64	N 36°09'23" W	33.20'
L65	N 87°07'02" W	95.91'
L66	N 01°36'55" W	125.69'
L67	N 80°10'39" W	116.52'
L68	S 51°28'34" W	118.98'
L69	S 62°45'36" W	211.40'
L70	N 47°24'09" W	125.85'
L71	N 21°13'40" W	698.42'
L72	N 47°24'09" W	49.24'

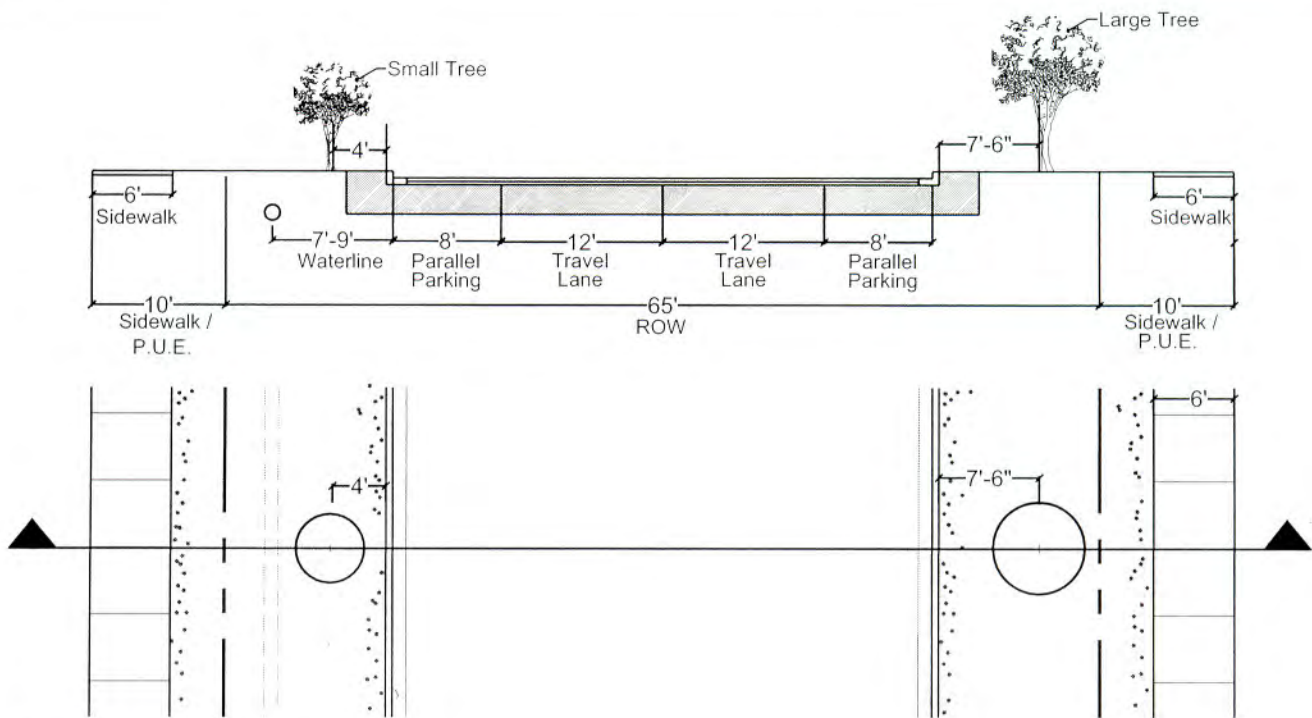
**PATE SURVEYORS**  
A DIVISION OF PATE ENGINEERS, INC.

7801 Capitol of Texas Hwy., Ste. 350-Austin, TX 78731-Ph:512.340.0600-Fax:512.340.0604-www.pateeng.com

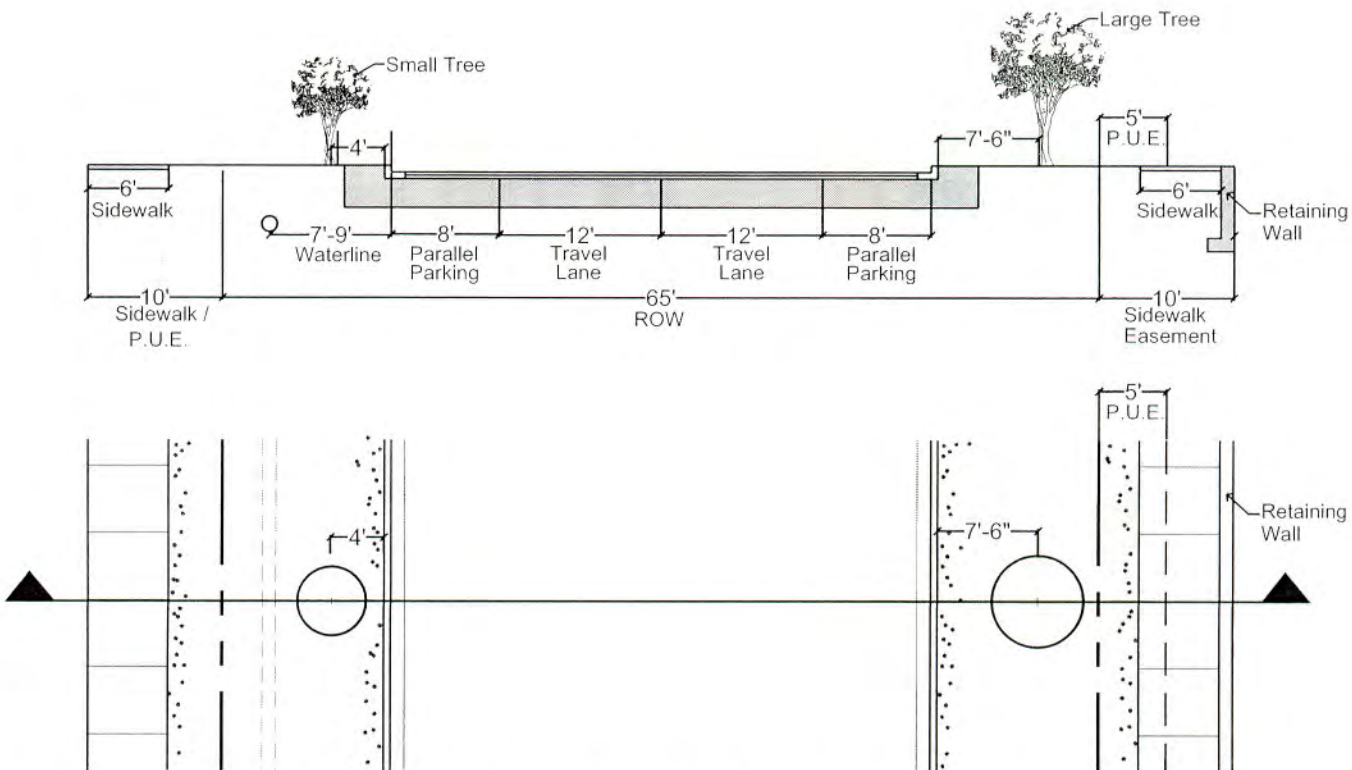
**OVERALL UNIVERSITY VILLAGE ZONING EXHIBIT**

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

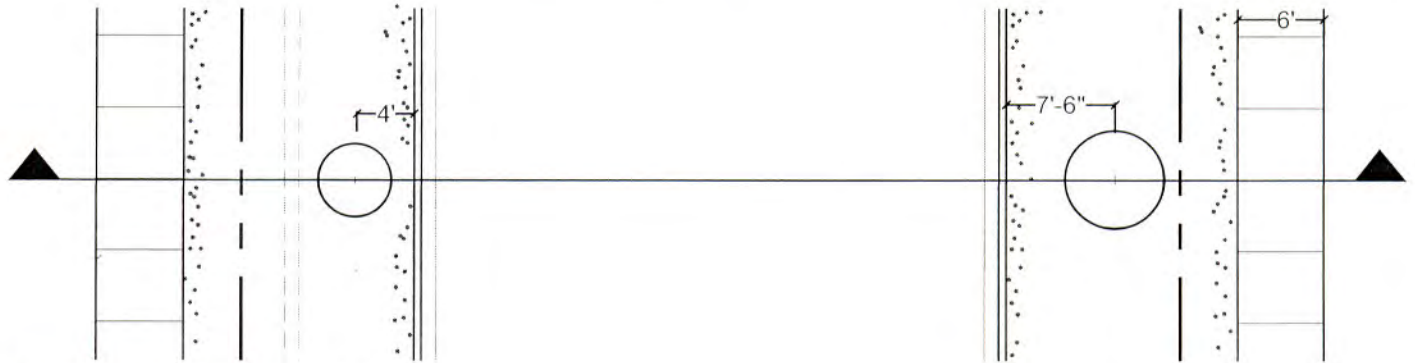
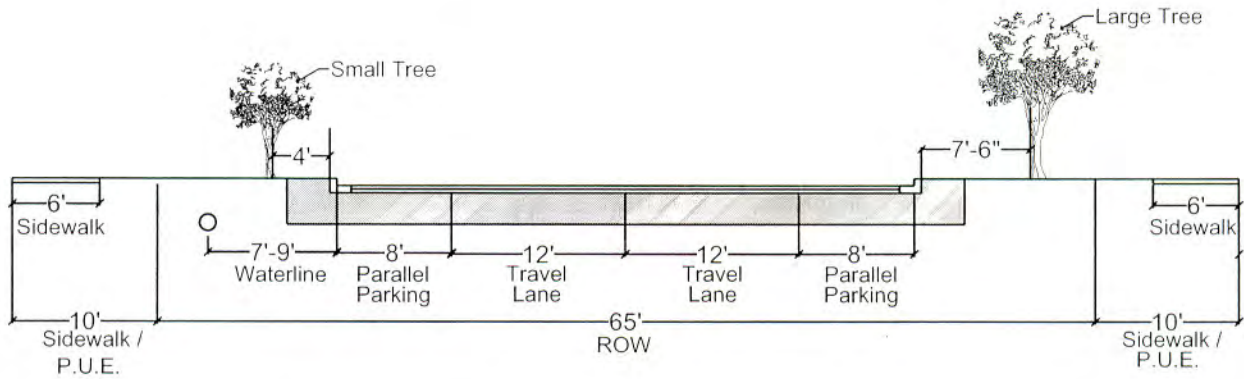
DRAWN: R.G.	ORIGINAL ISSUE DATE: 09/09/2008	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE: PROJECT NO.: 1135-012-00-A800		



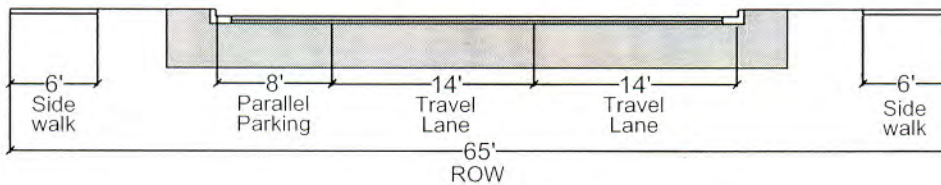
① Campus Village Drive  
North of Satellite View



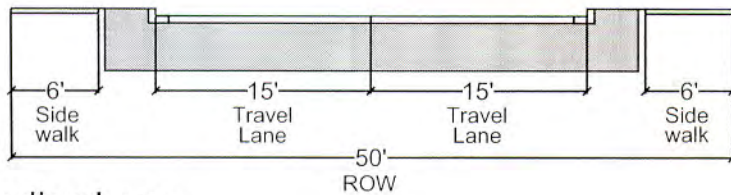
② Campus Village Drive (When Retaining Wall Occurs)  
North of Satellite View



③ Campus Village Drive  
South of Satellite View

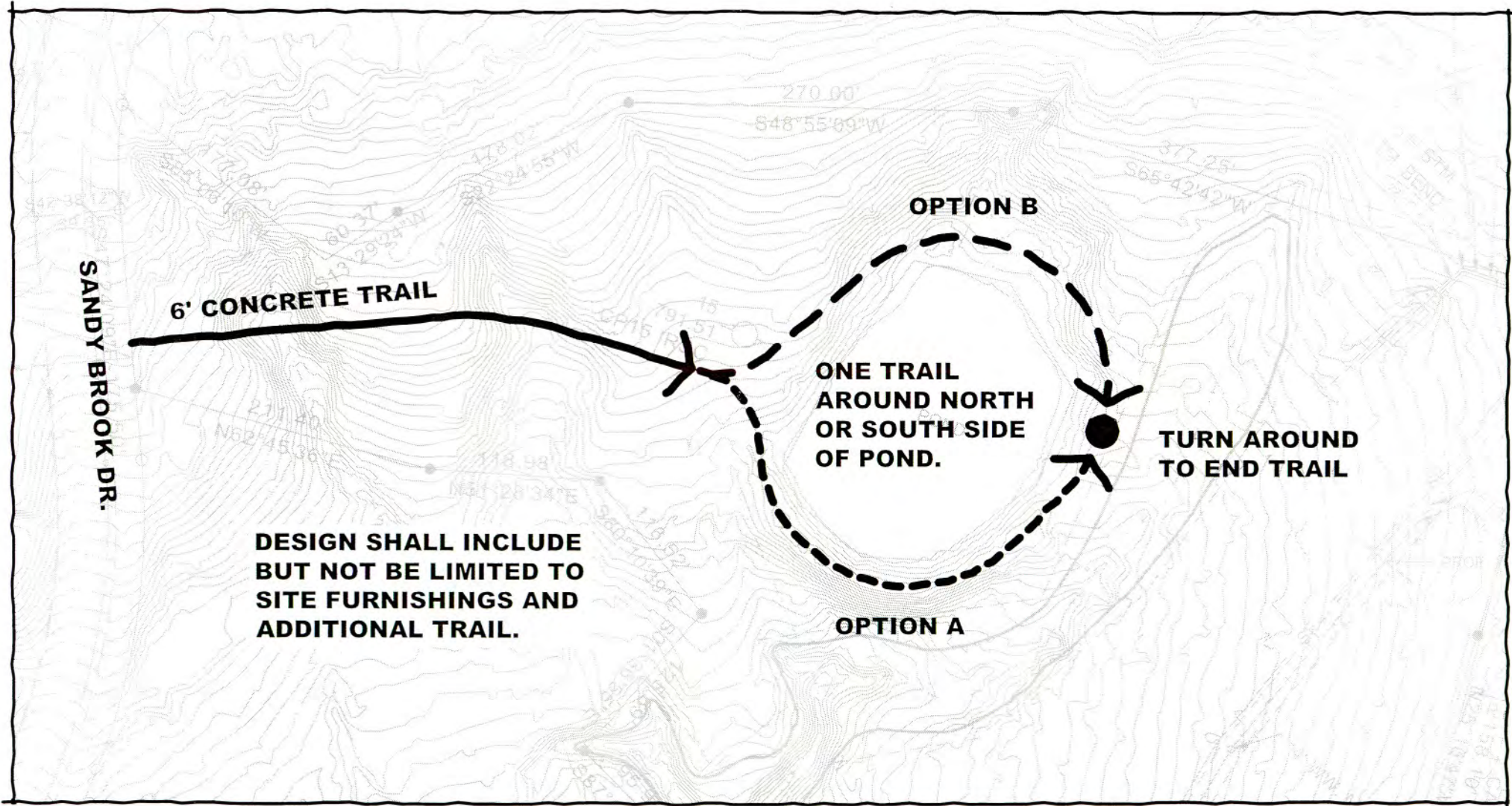


④ Satellite View



⑤ Zodiac Lane

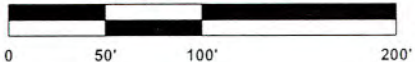
EXHIBIT G  
UNIVERSITY VILLAGE  
PARK AMENITY TRAIL



**DESIGN SHALL INCLUDE  
BUT NOT BE LIMITED TO  
SITE FURNISHINGS AND  
ADDITIONAL TRAIL.**



NORTH



Revised: September 17, 2010



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS 2010085709

*Nancy E. Rister*

12/17/2010 03:21 PM

MARIA \$76.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

① City of Round Rock  
301 W. Bagdad Ste. 210  
Round Rock, TX 78664