ORDINANCE NO. O-2014-1511

AN ORDINANCE AMENDING ORDINANCE NO. Z-09-04-09-10A1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON APRIL 09, 2009 AND AMENDED BY ORDINANCE NO. Z-12-01-12-9C1, ON JANUARY 12, 2012, BY AMENDING THE DEVELOPMENT PLAN OF PUD NO. 86, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on April 09, 2009, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-09-04-09-10A1, which established PUD No. 86, and

WHEREAS, on January 12, 2012, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-12-01-12-9C1, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 1), 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. 86, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-09-04-09-10A1 on the 21st day of May, 2014, 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-09-04-09-10A1 be amended, and

WHEREAS, on the 26th day of June, 2014, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-09-04-09-10A1, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-09-04-09-10A1 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 Sections 46-92 and 46-106, Code of Ordinances, 2010 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 #86 meets the following goals and objectives:

(1) The amendment to P.U.D. #86 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) The amendment to P.U.D. #86 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) The amendment to P.U.D. #86 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. 86, as approved in Ordinance No. Z-09-04-09-10A1 and amended in Ordinance No. Z-12-01-12-9C1, 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.

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

Alternative 1.

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

READ, **PASSED**, and **ADOPTED** on first reading this 26th day of June, 2014.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2014.

READ, **APPROVED** and **ADOPTED** on second reading this the _____ day of _____, 2014.

ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

EXHIBIT

"A"

DEVELOPMENT PLAN
CHANDLER OAKS
PLANNED UNIT DEVELOPMENT NO. 86

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 Chandler Creek Parcel G & I, LP, 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 67.24 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 City Council approved Ordinance No. Z-09-04-09-10A1, establishing Planned Unit Development No. 86 ("the PUD"), on April 9, 2009; and

WHEREAS, the City Council approved Ordinance No. Z-12-01-12-9C1, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 1), on January 12, 2012; and

WHEREAS, pursuant to Chapter 46-106 of the Code of Ordinances of the City of Round Rock, Texas ("the Code"), the Owner has submitted a request for a major amendment to the PUD, replacing the previously approved Development Standards with those which 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 May 21, 2014, the City's Planning and Zoning Commission recommended approval of the Owner's application for a major revision to the 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 1.9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

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

4.2. Venue

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

4.3. Effective Date

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

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 67.24 acres of land ("Property"), located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **BP (Business Park)** or **SR (Senior)** zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the "Property", except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

5.1. The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

1) Day Care
2) Office
3) Office, Medical
4) Hospital
5) Rehabilitation Clinic

   A facility which provides bed care and inpatient services for persons requiring regular medical attention, but excluding facilities which provide surgical or emergency medical services.

6) Research and Development
7) All uses allowed in the SR (Senior) residential district, Section 46-152 of the Zoning Code, as amended
8) Group Living (Senior)
   a. A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities, independent living and nursing homes.
   b. The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.
9) Eating Establishment – no drive through facilities
10) Athletic & Health Clubs
11) Schools, Business & Trade, Post-Secondary School
12) Community Services
13) Places of Worship
14) Park, Community
15) Park, Linear/Linkage
16) Park, Neighborhood
17) Open Space

6. DEVELOPMENT STANDARDS

All development shall conform to the Density, Development, and Compatibility Standards described in the BP (Business Park) district, Chapter 46-145 of the Code, as amended or the SR (Senior) district, Chapter 46-152 of the Code, as amended and as applicable.

7. TRANSPORTATION

7.1. A Traffic Impact Analysis (TIA) has been prepared as part of the Plan and shall serve to meet the TIA requirement for subdivision. Prior to any site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.

7.2. Driveway connections to adjacent development shall be provided parallel and adjacent to any public right-of-way. Such connections shall be clearly identified on any submitted site plan. All driveway connections shown on a site plan shall be constructed and stubbed, and future development of adjacent property shall complete a connection to any existing stub. Notwithstanding the provisions of this section or of Section 36-107 (f) of the Code, the Zoning Administrator may waive the requirement for a driveway connection in those cases where unusual topography, site conditions or incompatible uses would render such an easement to be of no useable benefit or a detriment to adjoining properties.

7.3. **Exhibit "C"** illustrates the general location of the future extension of Oakmont Drive through the Property, from Cypress Boulevard to Sunrise Road, in relation to "Development Parcel A" and "Development Parcel B". The Owner shall construct the extension of Oakmont Drive prior to the issuance of a site development permit by the City for any lot within "Development Parcel B", which would either:

a) Contain frontage on the south boundary of the Oakmont Drive Extension; or

b) Exceed 50% of the cumulative land area within "Development Parcel B".

8. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020 for the land use on the Property.

9. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other

than overhead lines that are three phase or larger, shall be placed underground.

10. STORM WATER MANAGEMENT

Storm water management (detention or water quality) shall be provided by a maximum of four (4) storm water facilities located on the Property. Any combined facility serving multiple functions (e.g., a detention and water quality facility) shall be counted as a single facility for the purposes of this section. Notwithstanding the provisions of this Section, any underground facilities shall be excluded for purposes of determining this limit.

11. TREE PROTECTION AND PRESERVATION

11.1. For the purpose of applying Section 43-25 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the Property and shall provide updated information as necessary to the City as development occurs on the Property.

11.2. Section 43-25 of the Code regarding tree replacement requires that each replacement tree be planted on the same subdivision or development site from which the tree was removed. For the purposes of this Plan, the entire Property shall be considered as the same development site and, as such, shall be eligible for the planting of replacement trees from any portion of the site being developed. The Owner shall cause a cumulative record to be maintained of the location of any replacement trees, a current copy of which shall be submitted with each site development permit submittal.

12. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

12.1. Private Open Space

Private open space containing three (3) acres or more, generally located as indicated on **Exhibit "B"**, shall be provided for the common use of the residents and other users of the development. The private open space may contain only storm water management facilities (limited to a maximum of 30% of the private open space), pedestrian trails, site furnishings, pedestrian shade arbors and other similar amenities.

12.2. Parkland Requirement

The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots

described in Section 12.1.

13. BUILDING DESIGN CRITERIA

13.1. Building Articulation and Scale

1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100′) in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20′) in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.

2) Buildings that exceed forty feet (40′) in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

13.2. Exterior Wall Finish

1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.

3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.

4) All pitched roofs exposed to public view shall utilize one of the following materials:

   (a) Standing seam metal roofing with a non-reflective finish.

   (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.

   (c) Clay or Concrete tile.

5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:

(a) Asbestos

(b) Mirrored Glass (reflectivity of 20% or more)

(c) Corrugated metal

(d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)

6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

(a) Arcades

(b) Cornices

(c) Eaves

(d) Sloped or unique roof features (e.g. parapets, mansard)

(e) Architectural focal points (e.g. entry ways, window treatments)

9) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

14. <u>DEVELOPMENT PROCESS</u>

The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. Site development plan(s) must be approved for each project. No building permit on the Property shall be issued until the site development plan is approved by the Planning and Development Services Department.

15. CHANGES TO DEVELOPMENT PLAN

15.1. Minor Changes

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

15.2. Major Changes

All changes not permitted under Section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Private Open Space (Plan View)
Exhibit "C"	Oakmont Extension (Plan View)

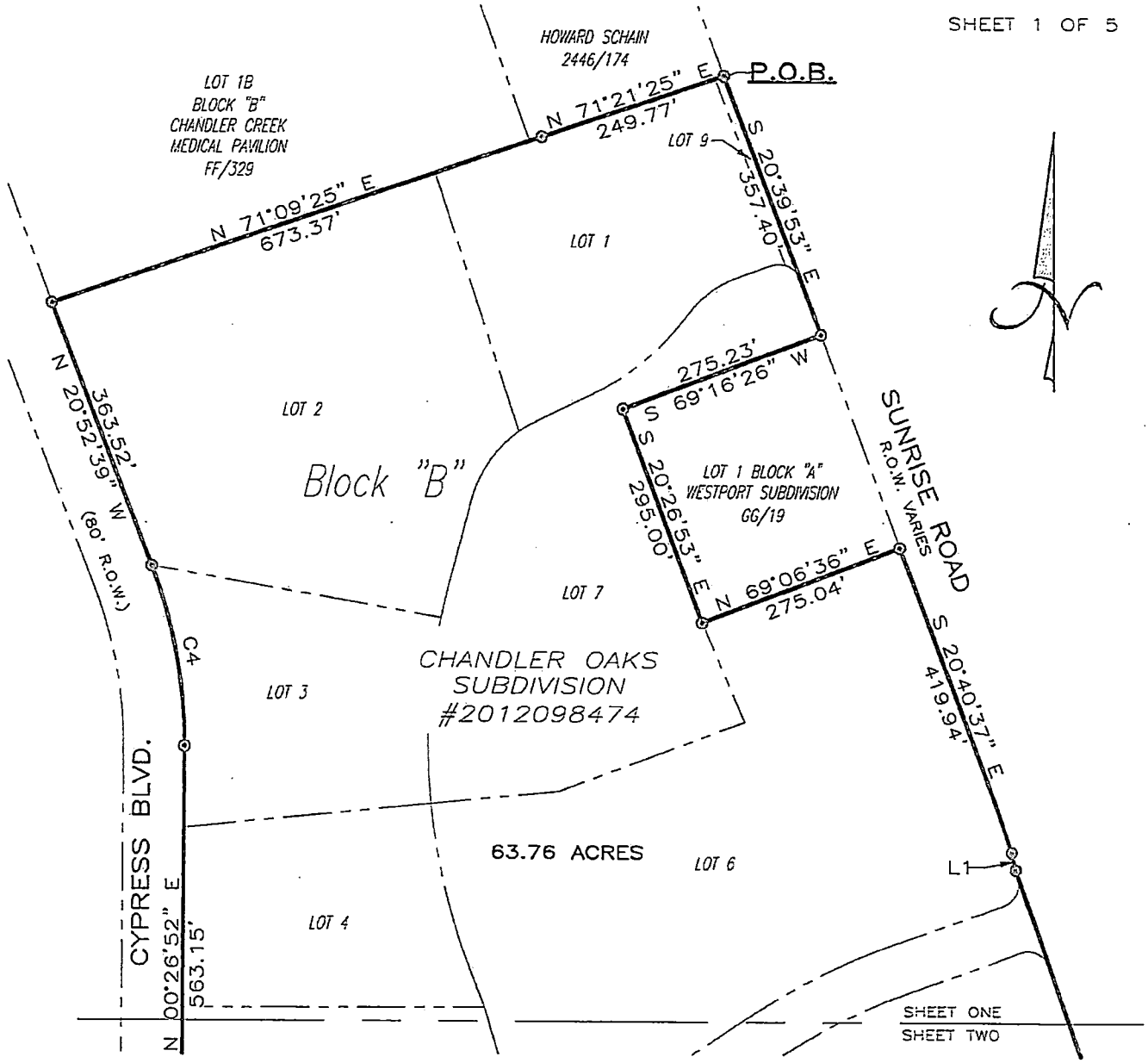
EXHIBIT "A"

LEGAL DESCRIPTION

See attached

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SHEET 1 OF 5



BEARINGS BASED ON: PLAT OF RECORD – #2012098474

LEGEND	
⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
÷	CALCULATED POINT

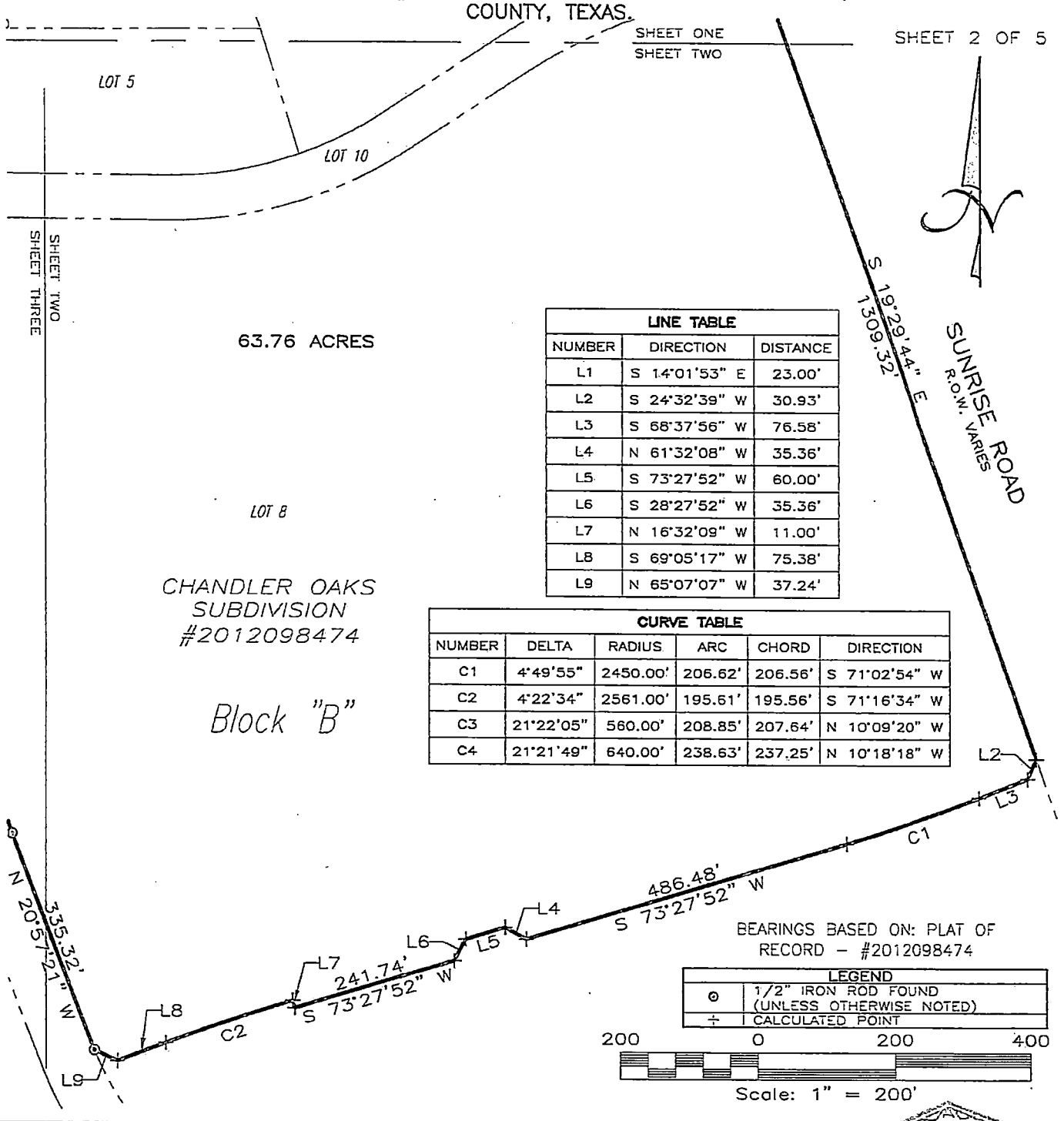
200 0 200 400

Scale: 1" = 200'

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

STATE OF TEXAS REGISTERED KENNETH LOUIS CRIDER 5624 PROFESSIONAL LAND SURVEYOR

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 14°01'53" E	23.00'
L2	S 24°32'39" W	30.93'
L3	S 68°37'56" W	76.58'
L4	N 61°32'08" W	35.36'
L5	S 73°27'52" W	60.00'
L6	S 28°27'52" W	35.36'
L7	N 16°32'09" W	11.00'
L8	S 69°05'17" W	75.38'
L9	N 65°07'07" W	37.24'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	4°49'55"	2450.00'	206.62'	206.56'	S 71°02'54" W
C2	4°22'34"	2561.00'	195.61'	195.56'	S 71°16'34" W
C3	21°22'05"	560.00'	208.85'	207.64'	N 10°09'20" W
C4	21°21'49"	640.00'	238.63'	237.25'	N 10°18'18" W

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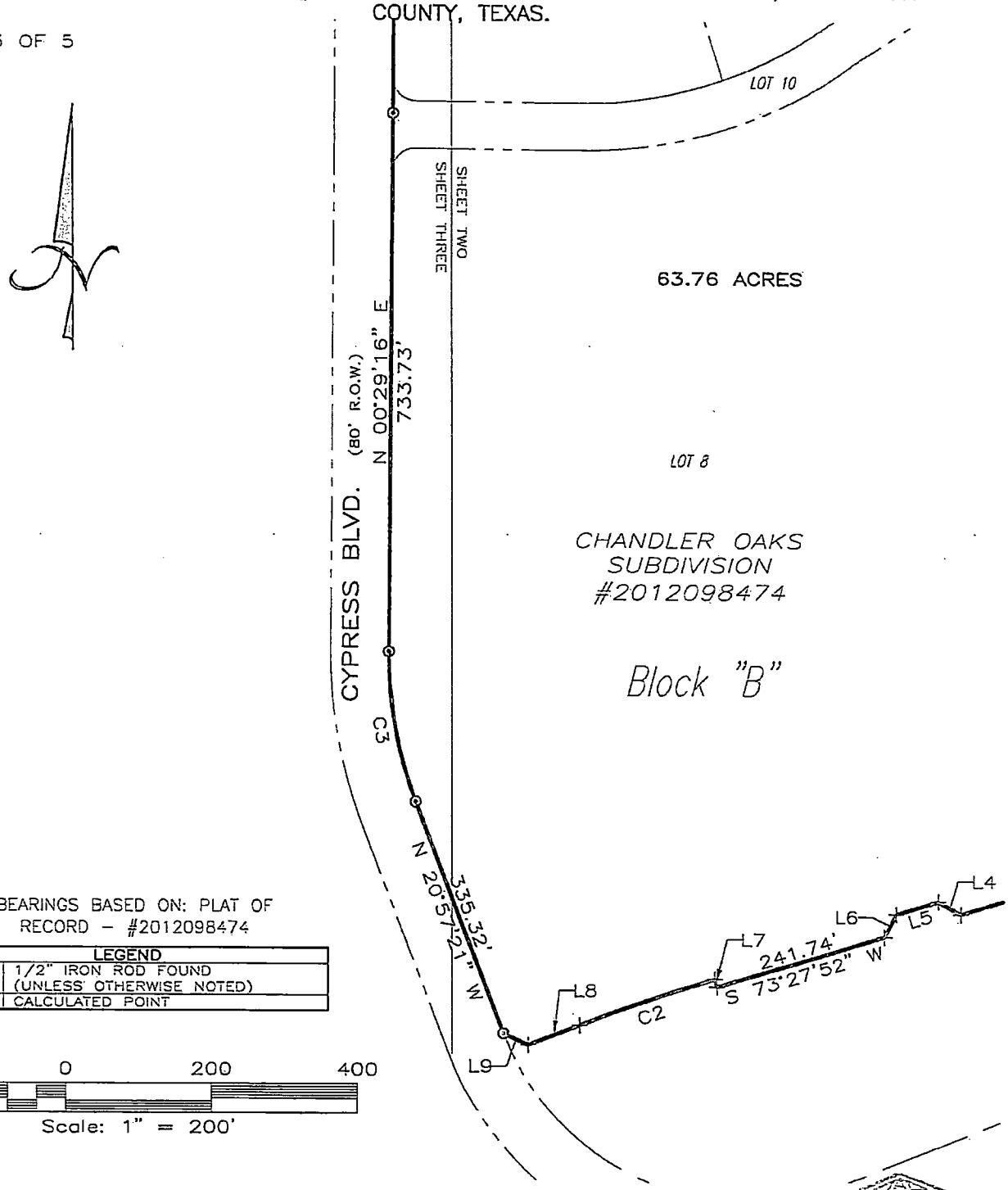
EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SHEET 3 OF 5



BEARINGS BASED ON: PLAT OF RECORD – #2012098474

LEGEND	
⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
+	CALCULATED POINT

200 0 200 400

Scale: 1" = 200'

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TBPLS FIRM NO.10056200

STATE OF TEXAS REGISTERED KENNETH LOUIS CRIDER 5878 PROFESSIONAL LAND SURVEYOR

FIELD NOTES
JOB NO: 90303
DATE: APRIL 18, 2014
PAGE: 4 OF 5

63.76 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas, and being a all of Lots 1-7, 9 and 10 and a portion of 8, Block "B", Chandler Oaks Subdivision, A Replat of Lots 3 and 4, Oakmont Centre Section 3, a subdivision in Williamson County, Texas as recorded in Document No. 2012098474, Official Public Records, Williamson County, Texas and further described by metes and bounds as follows:

Beginning at a ½" iron rod found in the west line of Sunrise Road for the southeast corner of that tract to Howard Schain recorded in Volume 2446, Page 174, Official Records of Williamson County, Texas and for the northeast corner of said Lot 1Chandler Oaks Subdivision and this tract;

THENCE: S 20°39'53" E 357.40 feet with the west line of said Sunrise Road and in part the east line of said lot 1 Chandler Oaks Subdivision and this tract to a ½" iron rod found for the northeast corner of Lot 1, Block "A", Westport Subdivision, a subdivision in Williamson County Texas recorded in Cabinet GG, Slide 19, Plat Records of Williamson County, Texas, and for an exterior angle point in the east line of said Lot 7 Chandler Oaks Subdivision and this tract,

THENCE: S 69°16'26" W 275.23 feet to a ½" iron rod found for the northwest corner of said Lot 1 Westport Subdivision and an interior angle point in the east line of said Lot 7, Chandler Oaks Subdivision and this tract;

THENCE: S 20°26'53" E 295.00 feet to a ½" iron rod found for the southwest corner of said Lot 1 Westport Subdivision and an exterior corner in the north line said Lot 6 Chandler Oaks Subdivision and an interior corner in the east line of this tract;

THENCE: N 69°06'36" E 275.04 feet to a ½" iron rod found in the west line of Sunrise Road for the southeast corner of said Lot 1 Westport Subdivision and an exterior corner in the east line of said Lot 6 Chandler Oaks Subdivision and this tract;

THENCE: S 20°40'37" E 419.94 feet with the west line of Sunrise Road and the east line of said Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 14°01'53" E 23.00 feet with the west line of Sunrise Road and the east line of Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 19°29'44" E 1309.32 feet with the west line of Sunrise Road and in part the east line(s) of said Lots 6, 10 and 8 of said Chandler Oaks Subdivision and the east line of this tract to a point in the east line of said Lot 8 Chandler Oaks Subdivision, for the northeast corner of a proposed road realignment and the southeast corner of this tract;

THENCE: leaving Sunrise Road into and across said Lot 8, Chandler Oaks Subdivision to points in the south line of this tract the following twelve (12) courses,
1) S 24°32'39" W 30.93 feet,
2) S 68°37'56" W 76.58 feet, to the beginning of a curve to the right (D= 4°49'55", R=2450.00' Lc bears S 71°02'54" W 206.56')
3) 206.62 feet along the arc of said curve,
4) S 73°27'52" W 486.48 feet,
5) N 61°32'08 W 35.36 feet,
6) S 73°27'52" W 60.00 feet,
7) S 28°27'52" W 35.36 feet,
8) S 73°27'52" W 241.74 feet,
9) N 16°32'09" W 11.00 feet,
10) 195.61 feet along a non-tangent curve to the left(D=4°22'34", R=2561.00', Lc bears S 71°16'34" W 195.56'),
11) S 69°05'17" W 75.38 feet,
12) N 65°07'07" W 37.24 feet to a ½" iron rod found in the east line of Cypress Boulevard and the west line of said Lot 8, Chandler Oaks Subdivision for the southwest corner of this tract;

THENCE: with the east line of Cypress Boulevard and the west line(s) of Lots 8,10,5,4,3 and 2 of said Chandler Oaks Subdivision and this tract the following six (6) courses,
1) N 20°57'21" W 335.32 feet to a ½" iron rod found at the beginning of a curve to the right (D=21°22'05", R=640.00', Lc. Bears N 10°09'20" W 207.64')
2) 208.85 feet along the arc of said curve to a ½" iron pin found,
3) N 00°29'16" E 733.73 feet to a ½" iron rod found,
4) N 00°26'52" E 563.15 feet to a ½" iron rod found at the beginning of a curve to the left (D=21°, R=640.00', Lc bears N 10°18'18" W 237.25'),
5) 238.63 feet along the arc of said curve,

6) N 20°52'39" W 363.52 feet to a ½" iron rod found for the southwest corner of Lot 18, Block "B", Chandler Creek Medical Pavilion, a subdivision recorded in Cabinet "FF" Slide 329 of said Plat Records for the northwest corner of said Lot 2, Chandler Oaks Subdivision and this tract;

THENCE: N 71°09'25" E 673.37 feet to a 1/2" iron rod found for an angle point in the south line of said Schain tract and the north line of said Lot 1 Chandler Oaks Subdivision and this tract;

THENCE: N 71°21'25" E 249.77 feet to the point of Beginning and containing 63.76 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

These Field Notes were prepared using an exhibit provided by the project engineer and are not the result of an on the ground survey.

Texas Land Surveying, Inc..
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

4-19-

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

Kenneth Louis Crider,
Registered Professional Land Surveyor No. 5624

KLC/klc

EXHIBIT ____
PROPERTY DESCRIPTION

DESCRIPTION OF A 3.474 ACRE (151,328 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, A-130 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 49.01 ACRE LOT 4, BLOCK "B" OF OAKMONT CENTRE, SECTION THREE, A SUBDIVISION OF RECORD IN CABINET F, SLIDES 134 – 138 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 4, BLOCK "B" BEING A PORTION OF THE LAND CONVEYED TO CHANDLER CREEK PARCEL G&I, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011019080 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.474 ACRE (151,328 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the southeasterly corner of the herein described tract in the westerly Right-of-Way of Sunrise Road (County Road 115) (80 foot Right-of-Way width), same being in the easterly boundary line of said Lot 4, Block "B", and from which the calculated Point of Curvature for the curving return onto Cypress Boulevard (Aim Drive as per said Oakmont Centre, Section One), (80 foot Right-of-Way width), bears S 19°32'38" E at a distance of 79.69 feet;

THENCE, departing the common line between said Sunrise Road Right-of-Way and said easterly boundary line of Lot 4, Block "B", through said Lot 4, Block "B", with the southerly boundary line of the herein described tract, the following (10) ten courses:

1) **N 65°27'21" W,** for a distance of **34.80** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

2) **S 68°37'56" W,** for a distance of **73.40** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the right;

3) along said curve to the right, having a delta angle of **04°49'56"**, a radius of **2550.00** feet, an arc distance of **215.06** feet and a chord which bears **S 71°02'54" W,** for a distance of **214.99** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

4) **S 73°27'52" W,** for a distance of **486.48** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

5) **S 28°27'52" W,** for a distance of **35.36** feet to a1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

6) **S 73°27'52" W** for a distance of **60.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

7) **N 61°32'08" W,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

8) **S 73°27'52" W,** for a distance of **241.74** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for Point of Curvature to the left;

9) along said curve to the left, having a delta angle of **04°22'35"**, a radius of **2450.00** feet, an arc distance of **187.13** feet and a chord which bears **S 71°16'34" W,** for a distance of **187.08** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

10) **S 69°05'17" W** for a distance of **73.09** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the southwesterly corner of the herein described tract and being a Point of Non-Tangency in the curving easterly Right-of-Way of said Cypress Boulevard (Aim Drive), same being in the westerly boundary line of said Lot 4, Block "B", and from which a 1/2 inch iron rod found for the Point of Curvature of said Cypress Boulevard (Aim Drive) bears with said curve to the left, having a delta angle of 67°54'41", a radius of 360.00 feet, an arc distance of 426.70 feet and a chord which bears S 77°42'05" E, at a distance of 402.16 feet, and also from which a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point in the extension of the southerly line of the herein described tract, bears S 69°05'17" W at a distance of 3.27 feet;

11) **THENCE,** with the common line between said Cypress Boulevard (Aim Drive) Right-of-Way and said westerly boundary line of Lot 4, Block "B", along the westerly boundary line of the herein described tract, with said curve to the right, having a delta angle of **22°30'59"**, a radius of **360.00** feet, an arc distance of **141.47** feet and a chord which bears **N 32°30'32" W,** for a distance of **140.57** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the northwesterly corner of the herein described tract, and from which the calculated Point of Tangency of said Cypress Boulevard (Aim Drive) bears with said curve to the right, having a delta angle of 00°20'17", a radius of 360.00 feet, an arc distance of 2.12 feet and a chord which bears N 21°04'55" W, at a distance of 2.12 feet (a 3/8 inch iron rod found bears N 14°20'00" W, at a distance of 2.22 feet);

THENCE, leaving said common line, through said Lot 4, Block "B", along the northerly boundary line of the herein described tract, the following (12) twelve courses:

12) **S 65°07'07" E,** for a distance of **37.24** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

13) **N 69°05'17" E,** for a distance of **75.38** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the right;

14) along said curve to the right, having a delta angle of **04°22'35"**, a radius of **2561.00** feet, an arc distance of **195.61** feet and a chord which bears **N 71°16'34" E,** for a distance of **195.56** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Non-Tangency;

15) **S 16°32'08" E,** for a distance of **11.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an ell corner;

16) **N 73°27'52" E,** for a distance of **241.74** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

17) **N 28°27'52" E,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

18) **N 73°27'52" E,** for a distance of **60.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

19) **S 61°32'08" E,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

20) **N 73°27'52" E,** for a distance of **486.48** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the left;

21) along said curve to the left, having a delta angle of **04°49'56"**, a radius of **2450.00** feet, an arc distance of **206.62** feet and a chord which bears **N 71°02'54" E,** for a distance of **206.56** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

22) **N 68°37'56" E,** for a distance of **76.58** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

23) **N 24°32'39" E,** for a distance of **35.93** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the northeasterly corner of the herein described tract in said common line between Sunrise Road Right-of-Way and the easterly boundary line of Lot 4, Block "B",

24) **THENCE,** with said common line, along the easterly boundary line of the herein described tract, **S 19°32'38" E,** for a distance of **150.07** feet to the **POINT OF BEGINNING,** containing 3.474 acres (151,328 square feet) of land, more or less;

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

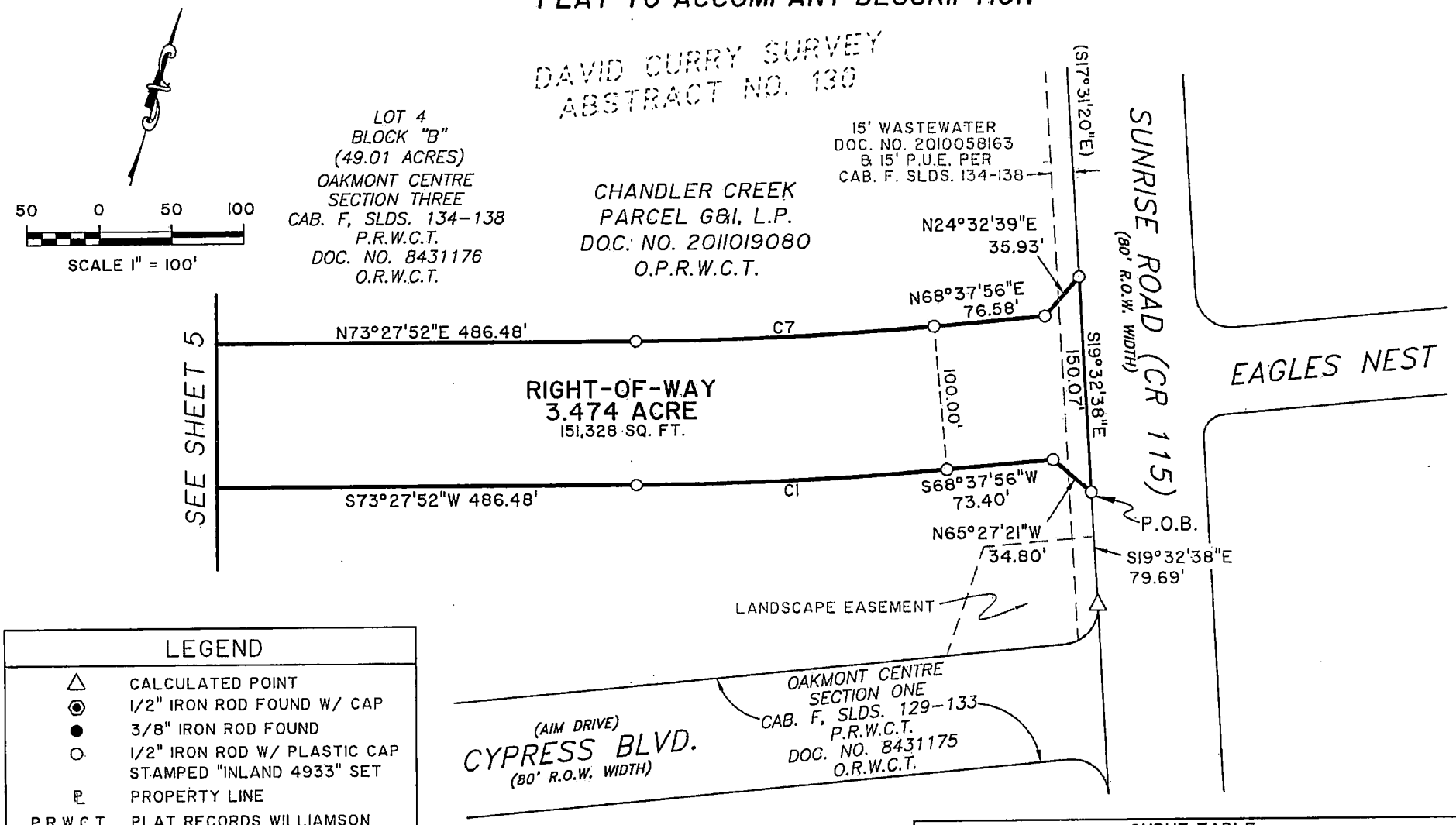
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale 9 NOV 2013
Date

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
(512) 238-1200

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT ___
PLAT TO ACCOMPANY DESCRIPTION



LEGEND	
△	CALCULATED POINT
◉	1/2" IRON ROD FOUND W/ CAP
●	3/8" IRON ROD FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "INLAND 4933" SET
℄	PROPERTY LINE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION

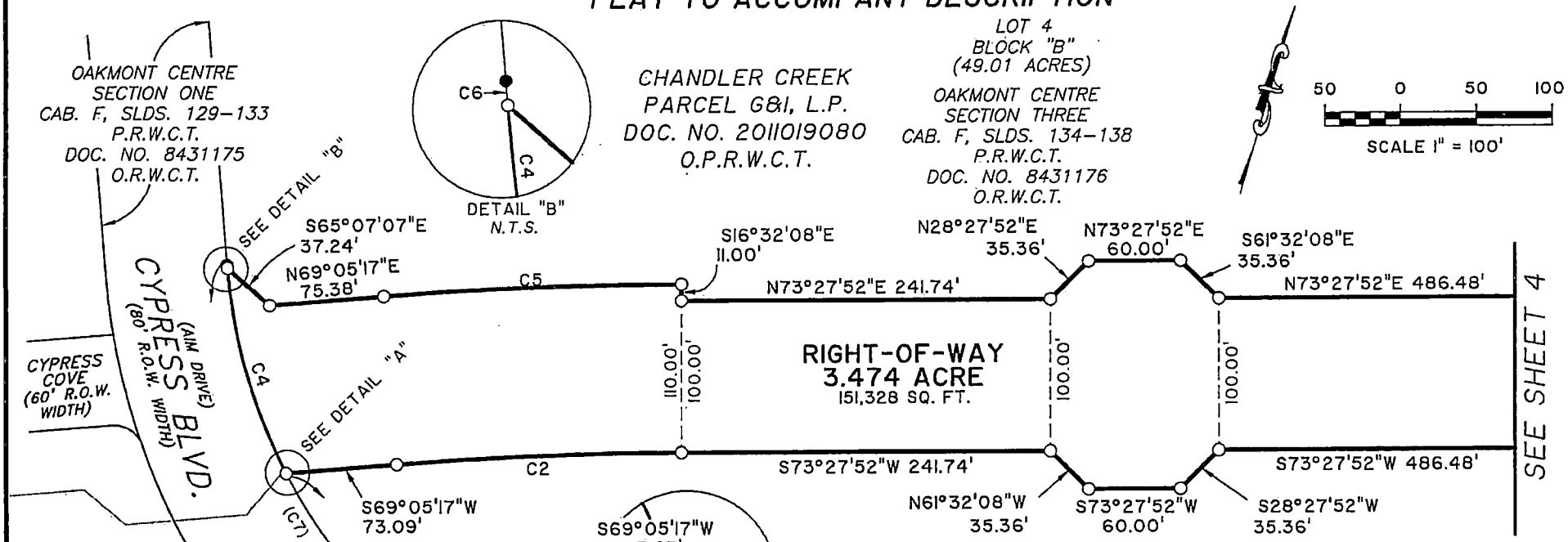
CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	04°49'56"	2550.00'	215.06'	214.99'	S71°02'54"W
C7	04°49'56"	2450.00'	206.62'	206.56'	N71°02'54"E

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

RIGHT-OF-WAY ACQUISTION
3.474 ACRE
151,328 SQUARE FEET

EXHIBIT ___

PLAT TO ACCOMPANY DESCRIPTION



NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 9NOV2013

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C2	04°22'35"	2450.00'	187.13'	187.08'	S71°16'34"W
C3	67°54'41"	360.00'	426.70'	402.16'	S77°42'05"E
C4	22°30'59"	360.00'	141.47'	140.57'	N32°30'32"W
C5	04°22'35"	2561.00'	195.61'	195.56'	N71°16'34"E
C6	00°20'17"	360.00'	2.12'	2.12'	N21°04'55"W
(C7)	(90°44')	(360.00')	(570.09')	(512.36')	(S64°22'E)

	ACRES	SQUARE FEET
ACQUISITION	3.474	151,328
CALC/DEED AREA	49.01	2,134,876
REMAINDER AREA	45.536	1,983,548

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

RIGHT-OF-WAY ACQUISTION
3.474 ACRE
151,328 SQUARE FEET

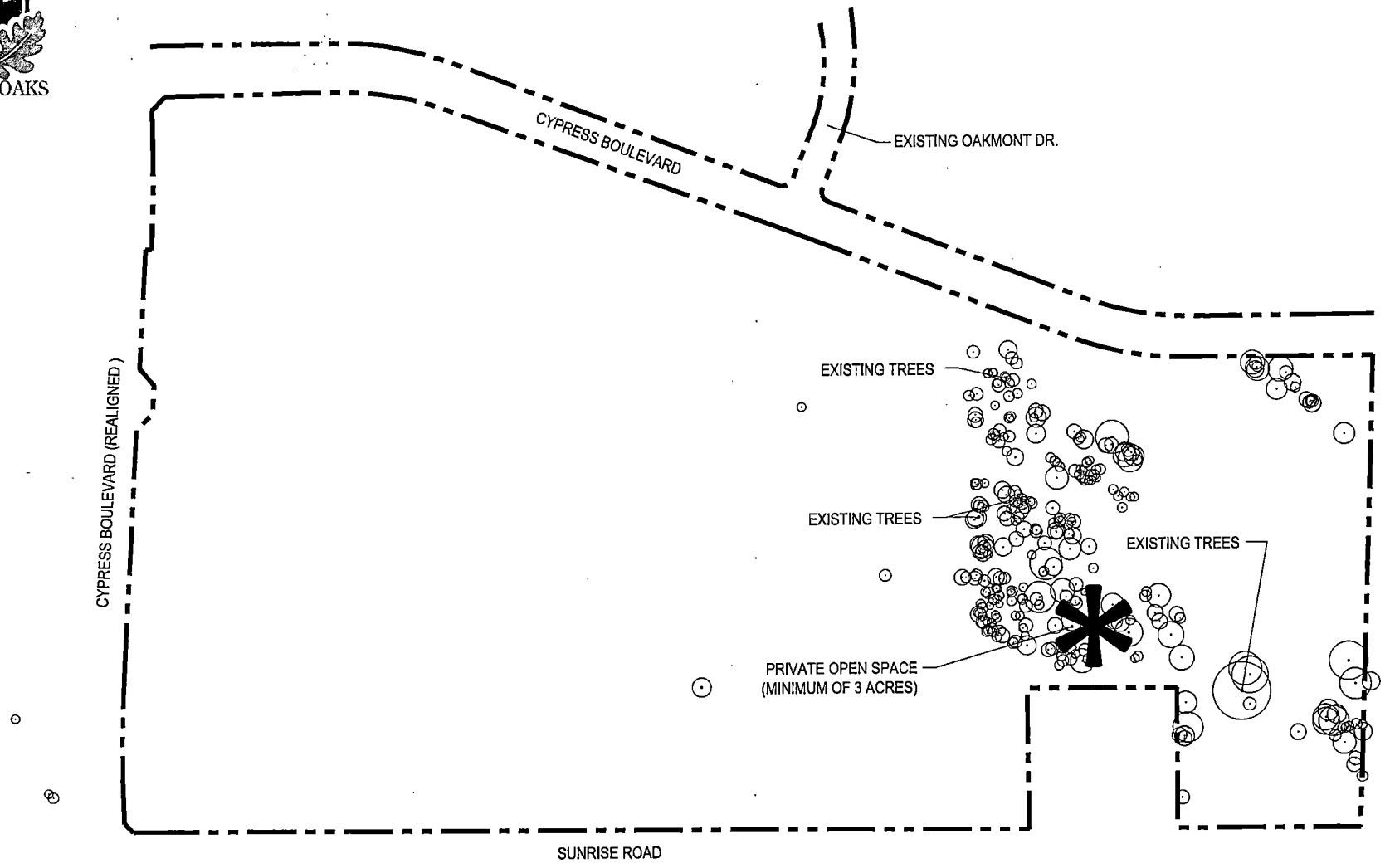
EXHIBIT "B"

PRIVATE OPEN SPACE (PLAN VIEW)

See attached

EXHIBIT "B"

CHANDLER OAKS



Private Open Space Concept (plan view)

HAGOOD ENGINEERING ASSOCIATES

studio | 16:19

BURKE

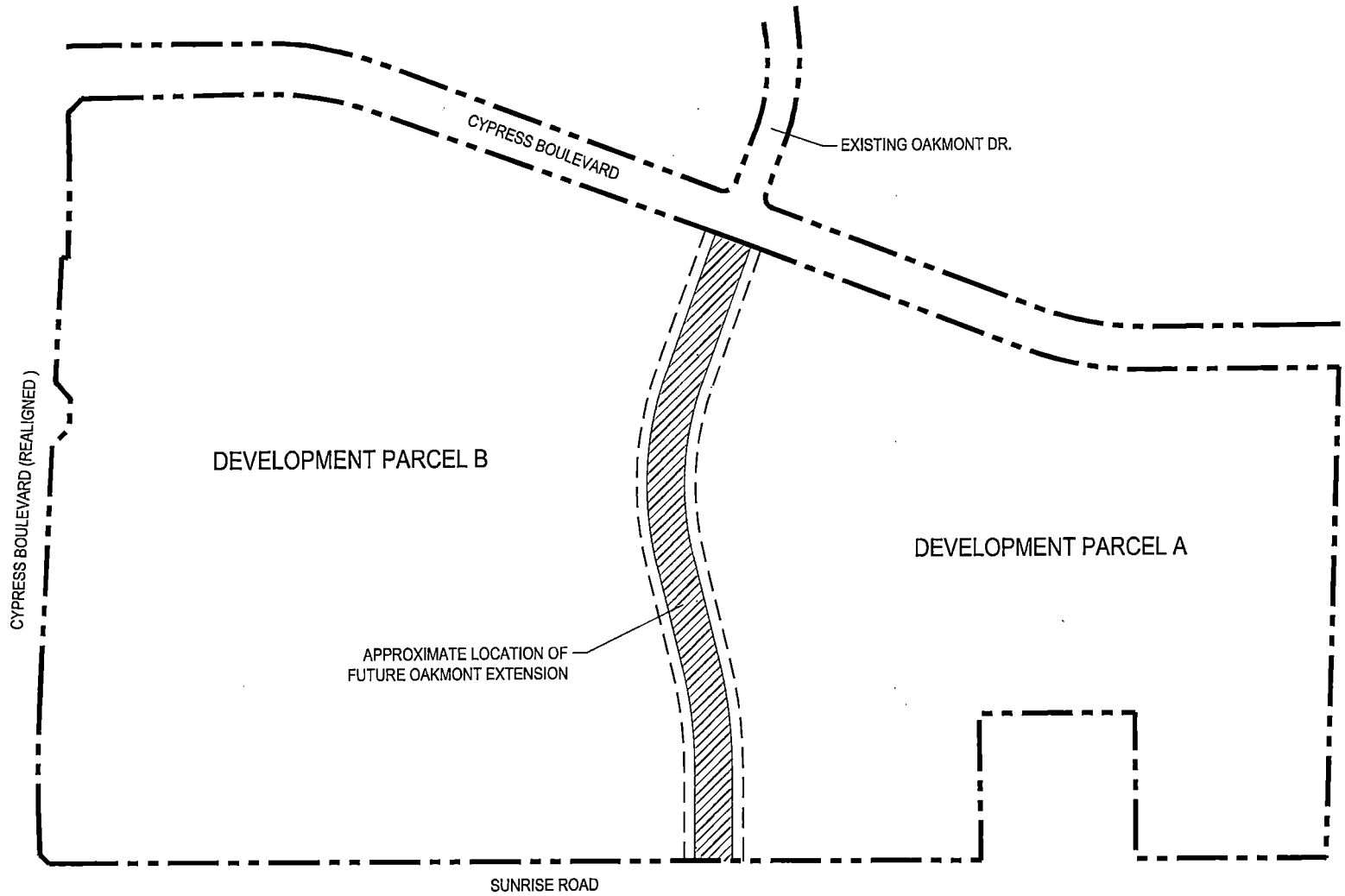
EXHIBIT "C"

OAKMONT EXTENSION (PLAN VIEW)

See attached

CHANDLER OAKS

EXHIBIT "C"



Oakmont Extension (plan view)

HAGOOD ENGINEERING ASSOCIATES

studio | 16:19

BURKE

THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. O-2014-1511, which adopts Amendment No. 2 to the Planned Unit Development (PUD) No. 86 zoning district, to include road realignment and to modify certain land use regulations. This ordinance was approved and adopted by the City Council at a regular meeting on the 26th day of June 2014. This ordinance is recorded in the official City Council Minute Book No. 60.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 30th day of June 2014.

SARA L. WHITE, TRMC, City Clerk

ORDINANCE NO. O-2014-1511

AN ORDINANCE AMENDING ORDINANCE NO. Z-09-04-09-10A1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON APRIL 09, 2009 AND AMENDED BY ORDINANCE NO. Z-12-01-12-9C1, ON JANUARY 12, 2012, BY AMENDING THE DEVELOPMENT PLAN OF PUD NO. 86, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on April 09, 2009, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-09-04-09-10A1, which established PUD No. 86, and

WHEREAS, on January 12, 2012, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-12-01-12-9C1, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 1), 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. 86, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-09-04-09-10A1 on the 21st day of May, 2014, 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-09-04-09-10A1 be amended, and

WHEREAS, on the 26th day of June, 2014, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-09-04-09-10A1, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. Z-09-04-09-10A1 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 Sections 46-92 and 46-106, Code of Ordinances, 2010 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 #86 meets the following goals and objectives:

(1) The amendment to P.U.D. #86 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) The amendment to P.U.D. #86 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) The amendment to P.U.D. #86 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. 86, as approved in Ordinance No. Z-09-04-09-10A1 and amended in Ordinance No. Z-12-01-12-9C1, 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.

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

Alternative 1.

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

READ, **PASSED**, and **ADOPTED** on first reading this 26th day of June, 2014.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2014.

READ, **APPROVED** and **ADOPTED** on second reading this the _____ day of _____, 2014.

ALAN MCGRAW, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk

EXHIBIT
"A"

DEVELOPMENT PLAN
CHANDLER OAKS
PLANNED UNIT DEVELOPMENT NO. 86

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 Chandler Creek Parcel G & I, LP, 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 67.24 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 City Council approved Ordinance No. Z-09-04-09-10A1, establishing Planned Unit Development No. 86 ("the PUD"), on April 9, 2009; and

WHEREAS, the City Council approved Ordinance No. Z-12-01-12-9C1, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 1), on January 12, 2012; and

WHEREAS, pursuant to Chapter 46-106 of the Code of Ordinances of the City of Round Rock, Texas ("the Code"), the Owner has submitted a request for a major amendment to the PUD, replacing the previously approved Development Standards with those which 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 May 21, 2014, the City's Planning and Zoning Commission recommended approval of the Owner's application for a major revision to the 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 1.9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

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

4.2. Venue

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

4.3. Effective Date

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

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 67.24 acres of land ("Property"), located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **BP (Business Park)** or **SR (Senior)** zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the "Property", except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES

5.1. The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

1) Day Care
2) Office
3) Office, Medical
4) Hospital
5) Rehabilitation Clinic

   A facility which provides bed care and inpatient services for persons requiring regular medical attention, but excluding facilities which provide surgical or emergency medical services.

6) Research and Development
7) All uses allowed in the SR (Senior) residential district, Section 46-152 of the Zoning Code, as amended
8) Group Living (Senior)
   a. A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities, independent living and nursing homes.
   b. The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.
9) Eating Establishment – no drive through facilities
10) Athletic & Health Clubs
11) Schools, Business & Trade, Post-Secondary School
12) Community Services
13) Places of Worship
14) Park, Community
15) Park, Linear/Linkage
16) Park, Neighborhood
17) Open Space

6. DEVELOPMENT STANDARDS

All development shall conform to the Density, Development, and Compatibility Standards described in the BP (Business Park) district, Chapter 46-145 of the Code, as amended or the SR (Senior) district, Chapter 46-152 of the Code, as amended and as applicable.

7. TRANSPORTATION

7.1. A Traffic Impact Analysis (TIA) has been prepared as part of the Plan and shall serve to meet the TIA requirement for subdivision. Prior to any site development submittals a TIA which has been approved by the Director of Transportation shall be required. The TIA shall analyze the impact of potential development on all of the Property.

7.2. Driveway connections to adjacent development shall be provided parallel and adjacent to any public right-of-way. Such connections shall be clearly identified on any submitted site plan. All driveway connections shown on a site plan shall be constructed and stubbed, and future development of adjacent property shall complete a connection to any existing stub. Notwithstanding the provisions of this section or of Section 36-107 (f) of the Code, the Zoning Administrator may waive the requirement for a driveway connection in those cases where unusual topography, site conditions or incompatible uses would render such an easement to be of no useable benefit or a detriment to adjoining properties.

7.3. **Exhibit "C"** illustrates the general location of the future extension of Oakmont Drive through the Property, from Cypress Boulevard to Sunrise Road, in relation to "Development Parcel A" and "Development Parcel B". The Owner shall construct the extension of Oakmont Drive prior to the issuance of a site development permit by the City for any lot within "Development Parcel B", which would either:

a) Contain frontage on the south boundary of the Oakmont Drive Extension; or

b) Exceed 50% of the cumulative land area within "Development Parcel B".

8. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020 for the land use on the Property.

9. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other

than overhead lines that are three phase or larger, shall be placed underground.

10. STORM WATER MANAGEMENT

Storm water management (detention or water quality) shall be provided by a maximum of four (4) storm water facilities located on the Property. Any combined facility serving multiple functions (e.g., a detention and water quality facility) shall be counted as a single facility for the purposes of this section. Notwithstanding the provisions of this Section, any underground facilities shall be excluded for purposes of determining this limit.

11. TREE PROTECTION AND PRESERVATION

11.1. For the purpose of applying Section 43-25 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the Property and shall provide updated information as necessary to the City as development occurs on the Property.

11.2. Section 43-25 of the Code regarding tree replacement requires that each replacement tree be planted on the same subdivision or development site from which the tree was removed. For the purposes of this Plan, the entire Property shall be considered as the same development site and, as such, shall be eligible for the planting of replacement trees from any portion of the site being developed. The Owner shall cause a cumulative record to be maintained of the location of any replacement trees, a current copy of which shall be submitted with each site development permit submittal.

12. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

12.1. Private Open Space

Private open space containing three (3) acres or more, generally located as indicated on **Exhibit "B"**, shall be provided for the common use of the residents and other users of the development. The private open space may contain only storm water management facilities (limited to a maximum of 30% of the private open space), pedestrian trails, site furnishings, pedestrian shade arbors and other similar amenities.

12.2. Parkland Requirement

The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots

described in Section 12.1.

13. BUILDING DESIGN CRITERIA

13.1. Building Articulation and Scale

1) All buildings shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100′) in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20′) in length. No façade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.

2) Buildings that exceed forty feet (40′) in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

13.2. Exterior Wall Finish

1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.

3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.

4) All pitched roofs exposed to public view shall utilize one of the following materials:

   (a) Standing seam metal roofing with a non-reflective finish.

   (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.

   (c) Clay or Concrete tile.

5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:

(a) Asbestos

(b) Mirrored Glass (reflectivity of 20% or more)

(c) Corrugated metal

(d) Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning, or as otherwise provided herein)

6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.

8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:

(a) Arcades

(b) Cornices

(c) Eaves

(d) Sloped or unique roof features (e.g. parapets, mansard)

(e) Architectural focal points (e.g. entry ways, window treatments)

9) Entries shall be recessed or covered with canopies. Windows shall be recessed a minimum of four inches (4") from the face of the building. Windows shall also contain mullions appropriate to the scale of the building. Large uninterrupted expanses of glass are prohibited.

14. <u>DEVELOPMENT PROCESS</u>

The Owner shall be required to complete the remaining steps in the City's development process, which may include subdivision platting and site development. Site development plan(s) must be approved for each project. No building permit on the Property shall be issued until the site development plan is approved by the Planning and Development Services Department.

15. CHANGES TO DEVELOPMENT PLAN

15.1. Minor Changes

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

15.2. Major Changes

All changes not permitted under Section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

EXHIBIT	DESCRIPTION
Exhibit "A"	Legal Description of "Property"
Exhibit "B"	Private Open Space (Plan View)
Exhibit "C"	Oakmont Extension (Plan View)

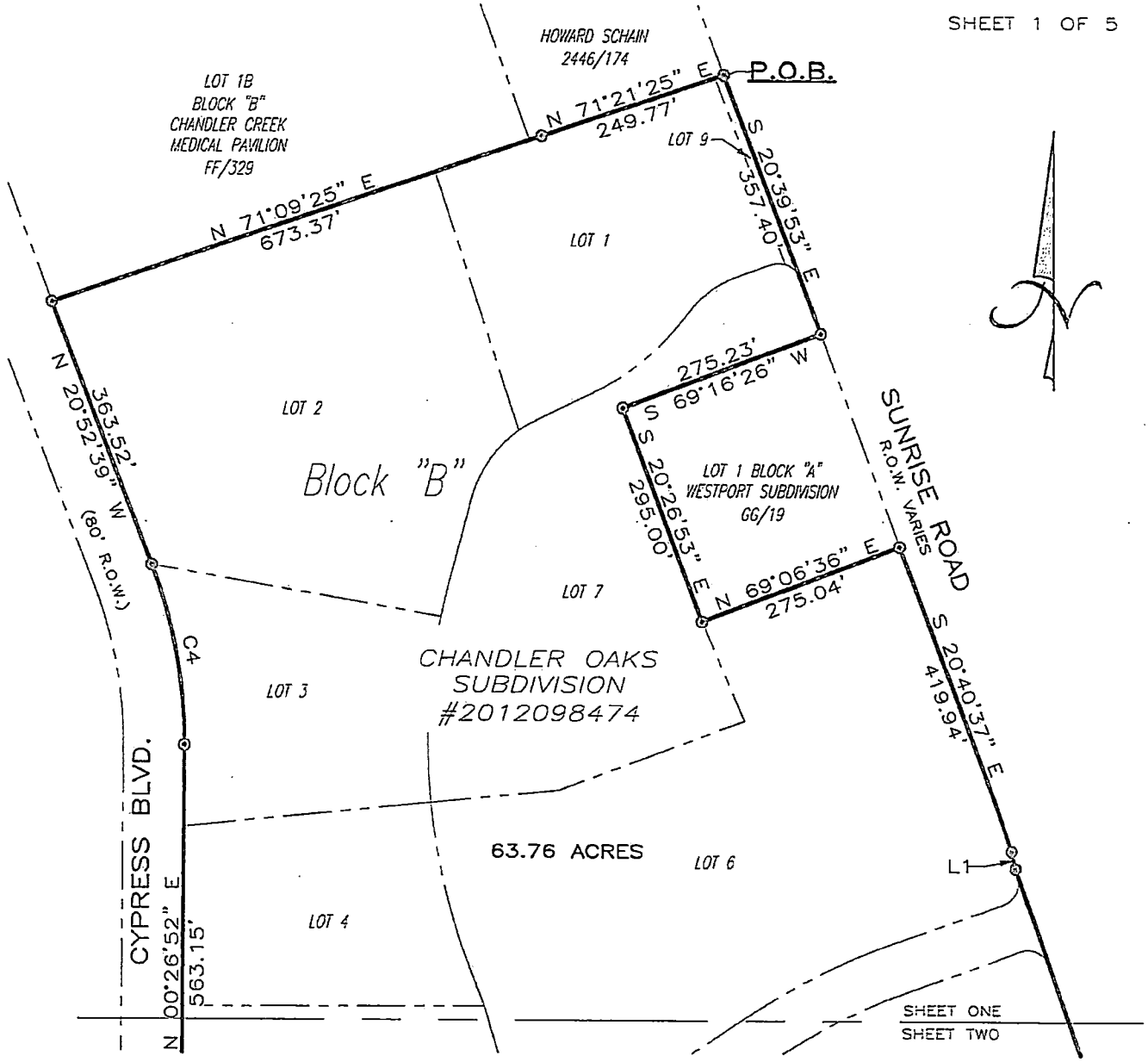
EXHIBIT "A"

LEGAL DESCRIPTION

See attached

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SHEET 1 OF 5



BEARINGS BASED ON: PLAT OF RECORD – #2012098474

LEGEND	
⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
÷	CALCULATED POINT

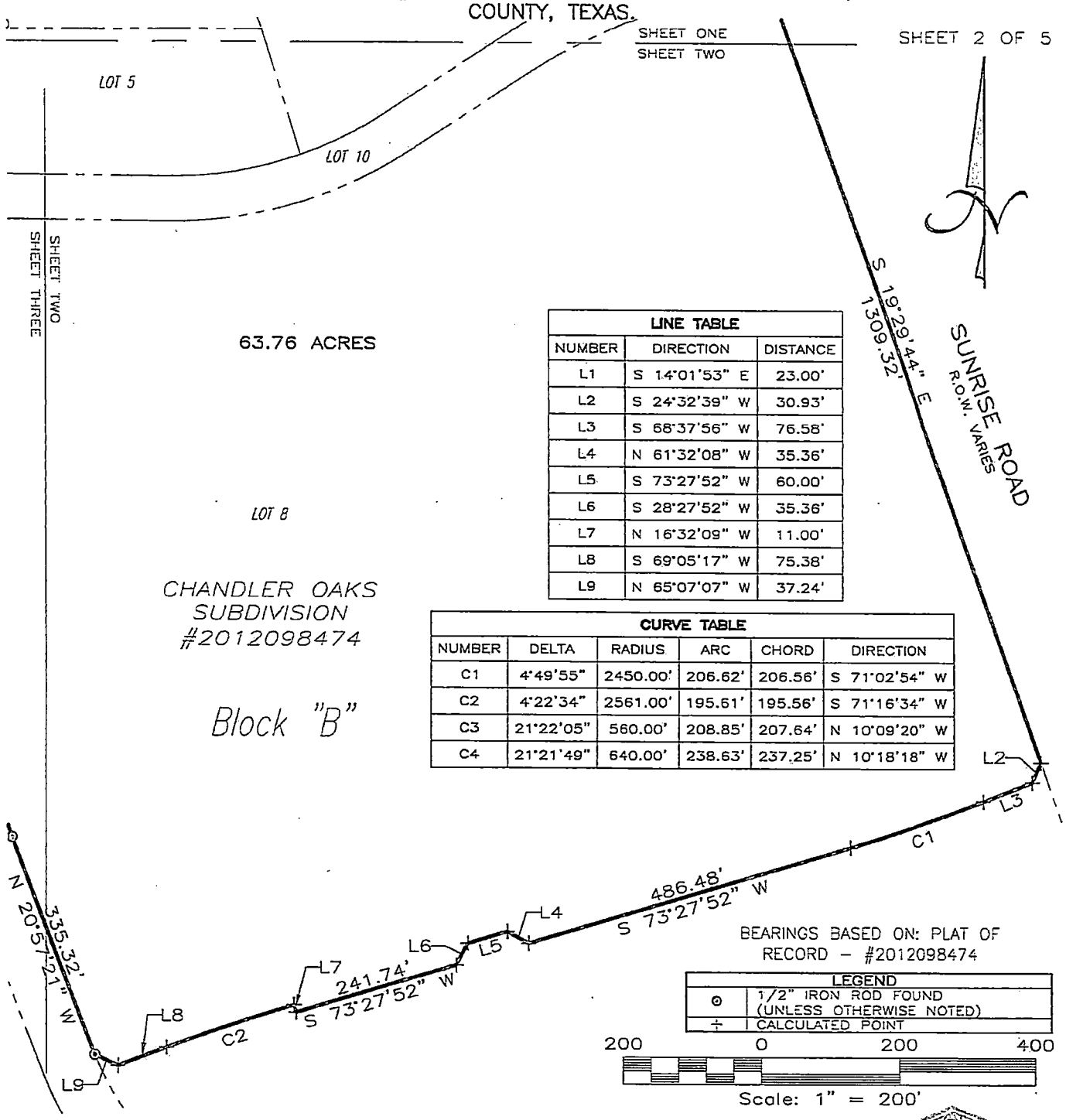
200 0 200 400

Scale: 1" = 200'

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.texas-ls.com
TBPLS FIRM NO.10056200

STATE OF TEXAS REGISTERED KENNETH LOUIS CRIDER 5624 PROFESSIONAL LAND SURVEYOR

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 14°01'53" E	23.00'
L2	S 24°32'39" W	30.93'
L3	S 68°37'56" W	76.58'
L4	N 61°32'08" W	35.36'
L5	S 73°27'52" W	60.00'
L6	S 28°27'52" W	35.36'
L7	N 16°32'09" W	11.00'
L8	S 69°05'17" W	75.38'
L9	N 65°07'07" W	37.24'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	4°49'55"	2450.00'	206.62'	206.56'	S 71°02'54" W
C2	4°22'34"	2561.00'	195.61'	195.56'	S 71°16'34" W
C3	21°22'05"	560.00'	208.85'	207.64'	N 10°09'20" W
C4	21°21'49"	640.00'	238.63'	237.25'	N 10°18'18" W

BEARINGS BASED ON: PLAT OF RECORD – #2012098474

LEGEND	
⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
÷	CALCULATED POINT

200 0 200 400

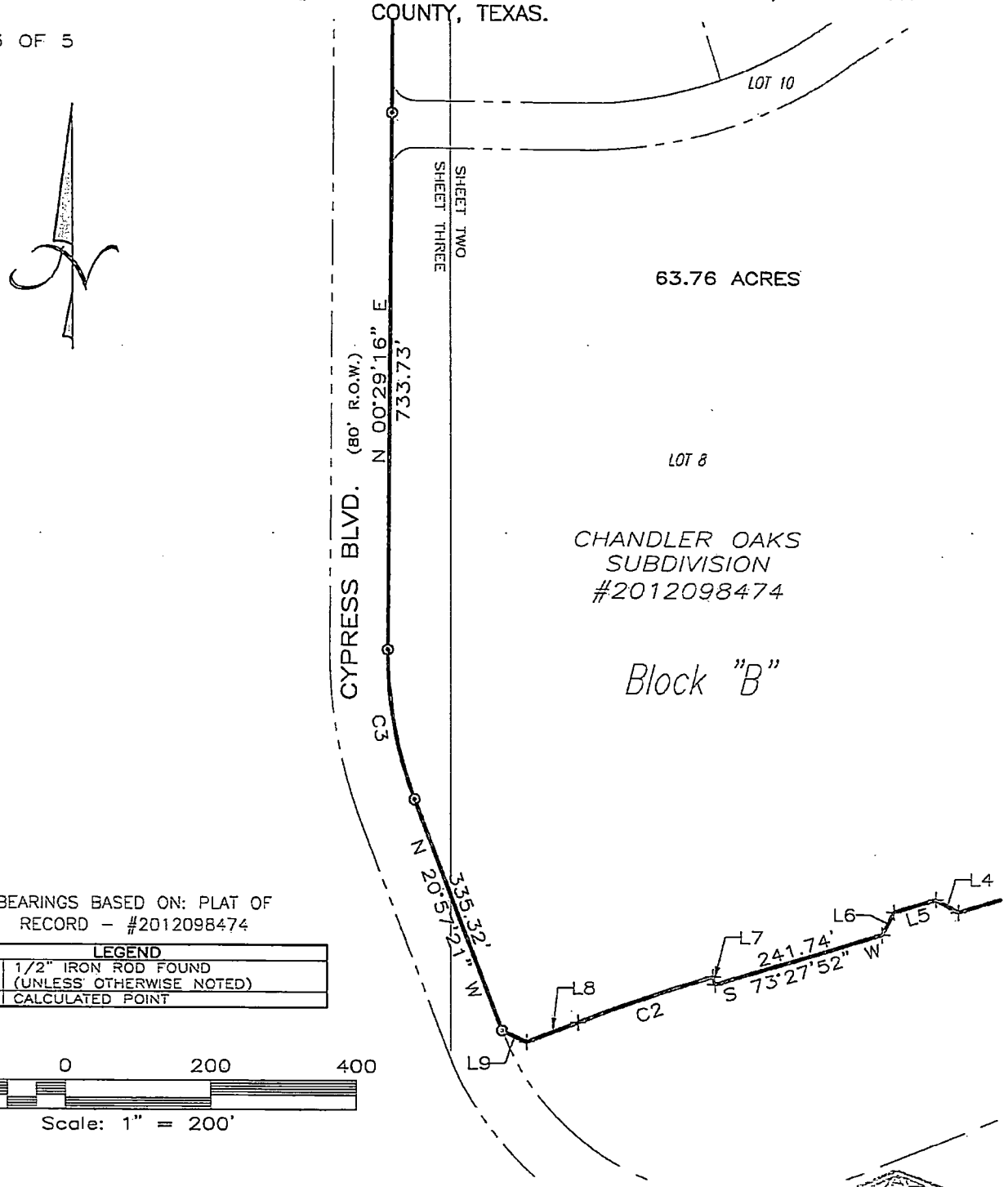
Scale: 1" = 200'

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.texas–ls.com
TBPLS FIRM NO.10056200

STATE OF TEXAS REGISTERED KENNETH LOUIS SNIDER 5624 PROFESSIONAL LAND SURVEYOR

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 – 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SHEET 3 OF 5



BEARINGS BASED ON: PLAT OF RECORD – #2012098474

LEGEND	
⊙	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
+	CALCULATED POINT

200 0 200 400

Scale: 1" = 200'

Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.texas–ls.com
TBPLS FIRM NO.10056200

STATE OF TEXAS REGISTERED KENNETH LOUIS CRIDER 5870 PROFESSIONAL LAND SURVEYOR

FIELD NOTES
JOB NO: 90303
DATE: APRIL 18, 2014
PAGE: 4 OF 5

63.76 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas, and being a all of Lots 1-7, 9 and 10 and a portion of 8, Block "B", Chandler Oaks Subdivision, A Replat of Lots 3 and 4, Oakmont Centre Section 3, a subdivision in Williamson County, Texas as recorded in Document No. 2012098474, Official Public Records, Williamson County, Texas and further described by metes and bounds as follows:

Beginning at a ½" iron rod found in the west line of Sunrise Road for the southeast corner of that tract to Howard Schain recorded in Volume 2446, Page 174, Official Records of Williamson County, Texas and for the northeast corner of said Lot 1Chandler Oaks Subdivision and this tract;

THENCE: S 20°39'53" E 357.40 feet with the west line of said Sunrise Road and in part the east line of said lot 1 Chandler Oaks Subdivision and this tract to a ½" iron rod found for the northeast corner of Lot 1, Block "A", Westport Subdivision, a subdivision in Williamson County Texas recorded in Cabinet GG, Slide 19, Plat Records of Williamson County, Texas, and for an exterior angle point in the east line of said Lot 7 Chandler Oaks Subdivision and this tract,

THENCE: S 69°16'26" W 275.23 feet to a ½" iron rod found for the northwest corner of said Lot 1 Westport Subdivision and an interior angle point in the east line of said Lot 7, Chandler Oaks Subdivision and this tract;

THENCE: S 20°26'53" E 295.00 feet to a ½" iron rod found for the southwest corner of said Lot 1 Westport Subdivision and an exterior corner in the north line said Lot 6 Chandler Oaks Subdivision and an interior corner in the east line of this tract;

THENCE: N 69°06'36" E 275.04 feet to a ½" iron rod found in the west line of Sunrise Road for the southeast corner of said Lot 1 Westport Subdivision and an exterior corner in the east line of said Lot 6 Chandler Oaks Subdivision and this tract;

THENCE: S 20°40'37" E 419.94 feet with the west line of Sunrise Road and the east line of said Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 14°01'53" E 23.00 feet with the west line of Sunrise Road and the east line of Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 19°29'44" E 1309.32 feet with the west line of Sunrise Road and in part the east line(s) of said Lots 6, 10 and 8 of said Chandler Oaks Subdivision and the east line of this tract to a point in the east line of said Lot 8 Chandler Oaks Subdivision, for the northeast corner of a proposed road realignment and the southeast corner of this tract;

THENCE: leaving Sunrise Road into and across said Lot 8, Chandler Oaks Subdivision to points in the south line of this tract the following twelve (12) courses,
1) S 24°32'39" W 30.93 feet,
2) S 68°37'56" W 76.58 feet, to the beginning of a curve to the right (D= 4°49'55", R=2450.00' Lc bears S 71°02'54" W 206.56')
3) 206.62 feet along the arc of said curve,
4) S 73°27'52" W 486.48 feet,
5) N 61°32'08 W 35.36 feet,
6) S 73°27'52" W 60.00 feet,
7) S 28°27'52" W 35.36 feet,
8) S 73°27'52" W 241.74 feet,
9) N 16°32'09" W 11.00 feet,
10) 195.61 feet along a non-tangent curve to the left(D=4°22'34", R=2561.00', Lc bears S 71°16'34" W 195.56'),
11) S 69°05'17" W 75.38 feet,
12) N 65°07'07" W 37.24 feet to a ½" iron rod found in the east line of Cypress Boulevard and the west line of said Lot 8, Chandler Oaks Subdivision for the southwest corner of this tract;

THENCE: with the east line of Cypress Boulevard and the west line(s) of Lots 8,10,5,4,3 and 2 of said Chandler Oaks Subdivision and this tract the following six (6) courses,
1) N 20°57'21" W 335.32 feet to a ½" iron rod found at the beginning of a curve to the right (D=21°22'05", R=640.00', Lc. Bears N 10°09'20" W 207.64')
2) 208.85 feet along the arc of said curve to a ½" iron pin found,
3) N 00°29'16" E 733.73 feet to a ½" iron rod found,
4) N 00°26'52" E 563.15 feet to a ½" iron rod found at the beginning of a curve to the left (D=21°, R=640.00', Lc bears N 10°18'18" W 237.25'),
5) 238.63 feet along the arc of said curve,

6) N 20°52'39" W 363.52 feet to a ½" iron rod found for the southwest corner of Lot 18, Block "B", Chandler Creek Medical Pavilion, a subdivision recorded in Cabinet "FF" Slide 329 of said Plat Records for the northwest corner of said Lot 2, Chandler Oaks Subdivision and this tract;

THENCE: N 71°09'25" E 673.37 feet to a 1/2" iron rod found for an angle point in the south line of said Schain tract and the north line of said Lot 1 Chandler Oaks Subdivision and this tract;

THENCE: N 71°21'25" E 249.77 feet to the point of Beginning and containing 63.76 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

These Field Notes were prepared using an exhibit provided by the project engineer and are not the result of an on the ground survey.

Texas Land Surveying, Inc..
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

4-19-

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

Kenneth Louis Crider,
Registered Professional Land Surveyor No. 5624

KLC/klc

EXHIBIT ____
PROPERTY DESCRIPTION

DESCRIPTION OF A 3.474 ACRE (151,328 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, A-130 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 49.01 ACRE LOT 4, BLOCK "B" OF OAKMONT CENTRE, SECTION THREE, A SUBDIVISION OF RECORD IN CABINET F, SLIDES 134 – 138 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 4, BLOCK "B" BEING A PORTION OF THE LAND CONVEYED TO CHANDLER CREEK PARCEL G&I, L.P. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2011019080 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.474 ACRE (151,328 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the southeasterly corner of the herein described tract in the westerly Right-of-Way of Sunrise Road (County Road 115) (80 foot Right-of-Way width), same being in the easterly boundary line of said Lot 4, Block "B", and from which the calculated Point of Curvature for the curving return onto Cypress Boulevard (Aim Drive as per said Oakmont Centre, Section One), (80 foot Right-of-Way width), bears S 19°32'38" E at a distance of 79.69 feet;

THENCE, departing the common line between said Sunrise Road Right-of-Way and said easterly boundary line of Lot 4, Block "B", through said Lot 4, Block "B", with the southerly boundary line of the herein described tract, the following (10) ten courses:

1) **N 65°27'21" W,** for a distance of **34.80** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

2) **S 68°37'56" W,** for a distance of **73.40** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the right;

3) along said curve to the right, having a delta angle of **04°49'56"**, a radius of **2550.00** feet, an arc distance of **215.06** feet and a chord which bears **S 71°02'54" W,** for a distance of **214.99** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

4) **S 73°27'52" W,** for a distance of **486.48** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

5) **S 28°27'52" W,** for a distance of **35.36** feet to a1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

6) **S 73°27'52" W** for a distance of **60.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

7) **N 61°32'08" W,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

8) **S 73°27'52" W,** for a distance of **241.74** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for Point of Curvature to the left;

9) along said curve to the left, having a delta angle of **04°22'35"**, a radius of **2450.00** feet, an arc distance of **187.13** feet and a chord which bears **S 71°16'34" W,** for a distance of **187.08** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

10) **S 69°05'17" W** for a distance of **73.09** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the southwesterly corner of the herein described tract and being a Point of Non-Tangency in the curving easterly Right-of-Way of said Cypress Boulevard (Aim Drive), same being in the westerly boundary line of said Lot 4, Block "B", and from which a 1/2 inch iron rod found for the Point of Curvature of said Cypress Boulevard (Aim Drive) bears with said curve to the left, having a delta angle of 67°54'41", a radius of 360.00 feet, an arc distance of 426.70 feet and a chord which bears S 77°42'05" E, at a distance of 402.16 feet, and also from which a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point in the extension of the southerly line of the herein described tract, bears S 69°05'17" W at a distance of 3.27 feet;

11) **THENCE,** with the common line between said Cypress Boulevard (Aim Drive) Right-of-Way and said westerly boundary line of Lot 4, Block "B", along the westerly boundary line of the herein described tract, with said curve to the right, having a delta angle of **22°30'59"**, a radius of **360.00** feet, an arc distance of **141.47** feet and a chord which bears **N 32°30'32" W,** for a distance of **140.57** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the northwesterly corner of the herein described tract, and from which the calculated Point of Tangency of said Cypress Boulevard (Aim Drive) bears with said curve to the right, having a delta angle of 00°20'17", a radius of 360.00 feet, an arc distance of 2.12 feet and a chord which bears N 21°04'55" W, at a distance of 2.12 feet (a 3/8 inch iron rod found bears N 14°20'00" W, at a distance of 2.22 feet);

THENCE, leaving said common line, through said Lot 4, Block "B", along the northerly boundary line of the herein described tract, the following (12) twelve courses:

12) **S 65°07'07" E,** for a distance of **37.24** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

13) **N 69°05'17" E,** for a distance of **75.38** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the right;

14) along said curve to the right, having a delta angle of **04°22'35"**, a radius of **2561.00** feet, an arc distance of **195.61** feet and a chord which bears **N 71°16'34" E,** for a distance of **195.56** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Non-Tangency;

15) **S 16°32'08" E,** for a distance of **11.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an ell corner;

16) **N 73°27'52" E,** for a distance of **241.74** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

17) **N 28°27'52" E,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

18) **N 73°27'52" E,** for a distance of **60.00** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

19) **S 61°32'08" E,** for a distance of **35.36** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

20) **N 73°27'52" E,** for a distance of **486.48** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Curvature to the left;

21) along said curve to the left, having a delta angle of **04°49'56"**, a radius of **2450.00** feet, an arc distance of **206.62** feet and a chord which bears **N 71°02'54" E,** for a distance of **206.56** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for a Point of Tangency;

22) **N 68°37'56" E,** for a distance of **76.58** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for an angle point;

23) **N 24°32'39" E,** for a distance of **35.93** feet to a 1/2 inch iron rod with plastic surveyors cap (INLAND 4933) set for the northeasterly corner of the herein described tract in said common line between Sunrise Road Right-of-Way and the easterly boundary line of Lot 4, Block "B",

24) **THENCE,** with said common line, along the easterly boundary line of the herein described tract, **S 19°32'38" E,** for a distance of **150.07** feet to the **POINT OF BEGINNING,** containing 3.474 acres (151,328 square feet) of land, more or less;

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale 9 NOV 2013

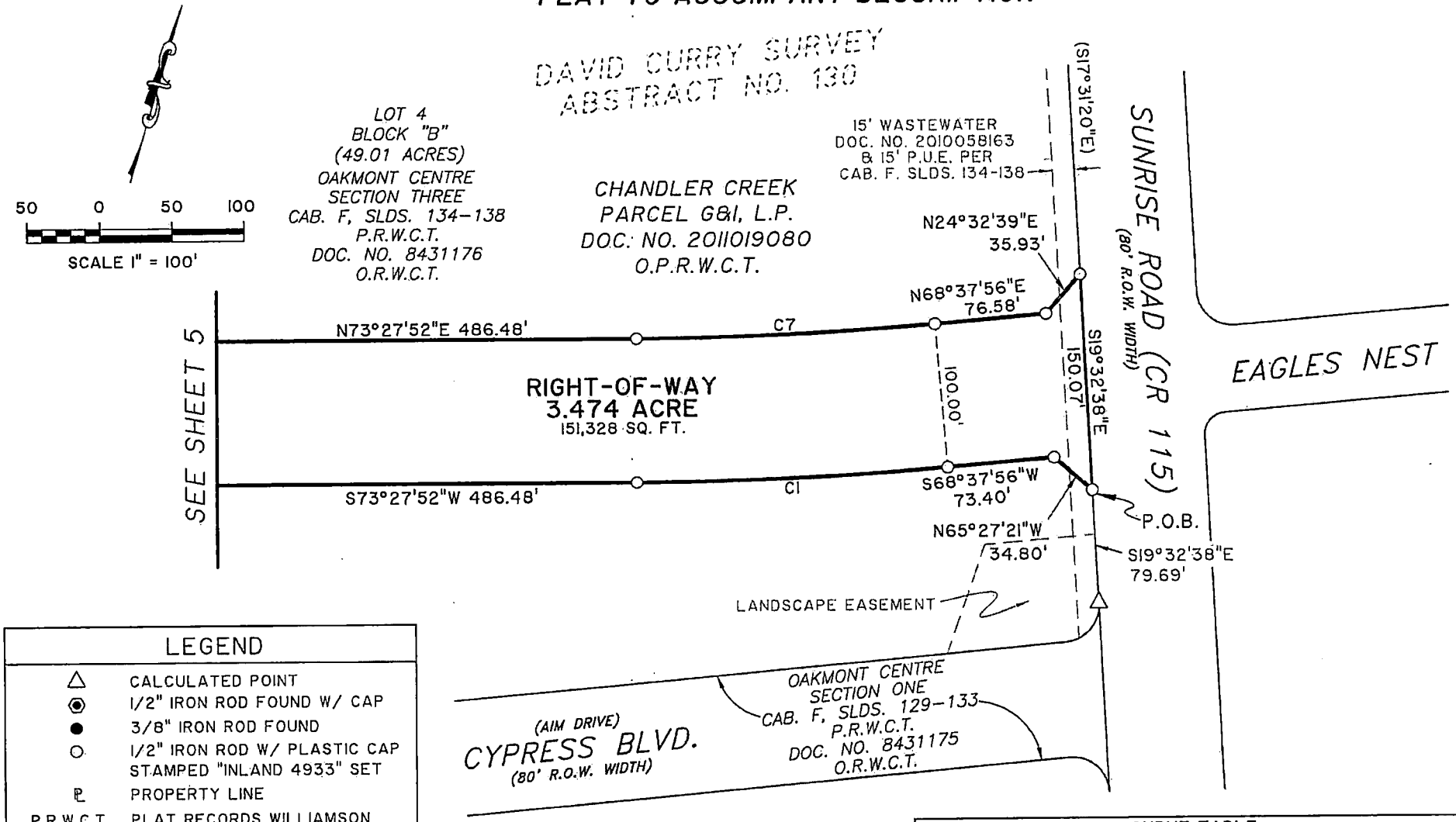
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
(512) 238-1200

Date

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT ____

PLAT TO ACCOMPANY DESCRIPTION



LEGEND

△	CALCULATED POINT
◉	1/2" IRON ROD FOUND W/ CAP
●	3/8" IRON ROD FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "INLAND 4933" SET
℄	PROPERTY LINE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION

CURVE TABLE

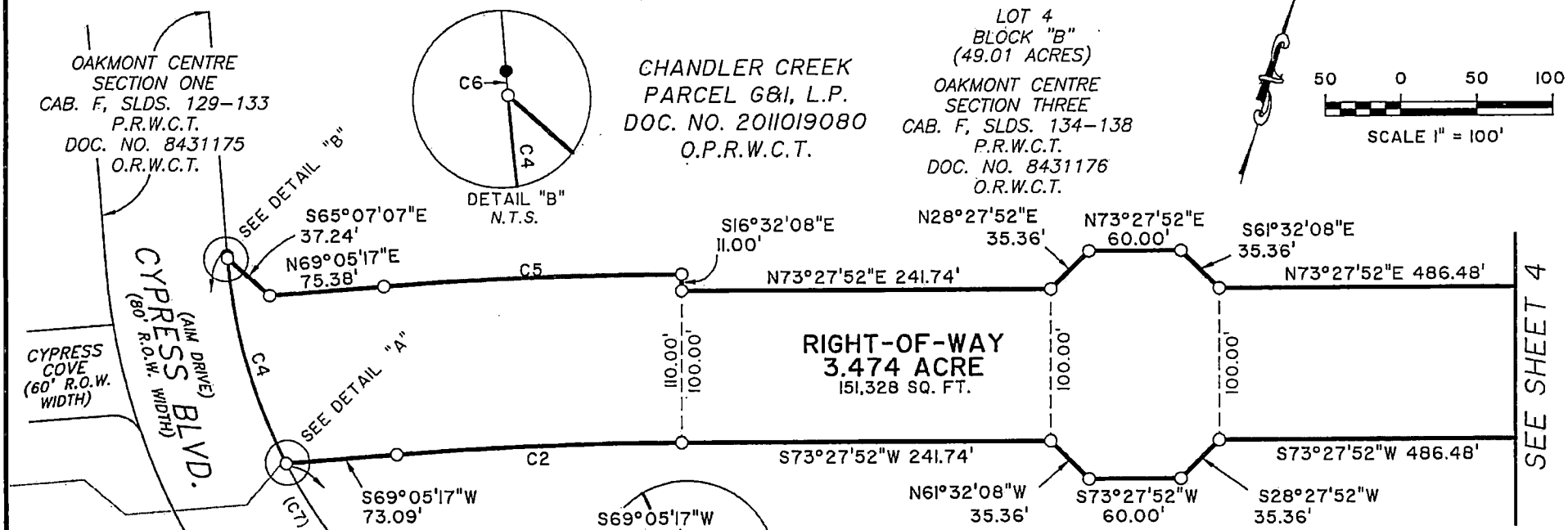
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	04°49'56"	2550.00'	215.06'	214.99'	S71°02'54"W
C7	04°49'56"	2450.00'	206.62'	206.56'	N71°02'54"E

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

RIGHT-OF-WAY ACQUISTION
3.474 ACRE
151,328 SQUARE FEET

EXHIBIT ____

PLAT TO ACCOMPANY DESCRIPTION



NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 9NOV2013

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

STATE OF TEXAS
REGISTERED
M. STEPHEN TRUESDALE
4933
PROFESSIONAL
LAND SURVEYOR

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C2	04°22'35"	2450.00'	187.13'	187.08'	S71°16'34"W
C3	67°54'41"	360.00'	426.70'	402.16'	S77°42'05"E
C4	22°30'59"	360.00'	141.47'	140.57'	N32°30'32"W
C5	04°22'35"	2561.00'	195.61'	195.56'	N71°16'34"E
C6	00°20'17"	360.00'	2.12'	2.12'	N21°04'55"W
(C7)	(90°44')	(360.00')	(570.09')	(512.36')	(S64°22'E)

	ACRES	SQUARE FEET
ACQUISITION	3.474	151,328
CALC/DEED AREA	49.01	2,134,876
REMAINDER AREA	45.536	1,983,548

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

RIGHT-OF-WAY ACQUISTION
3.474 ACRE
151,328 SQUARE FEET

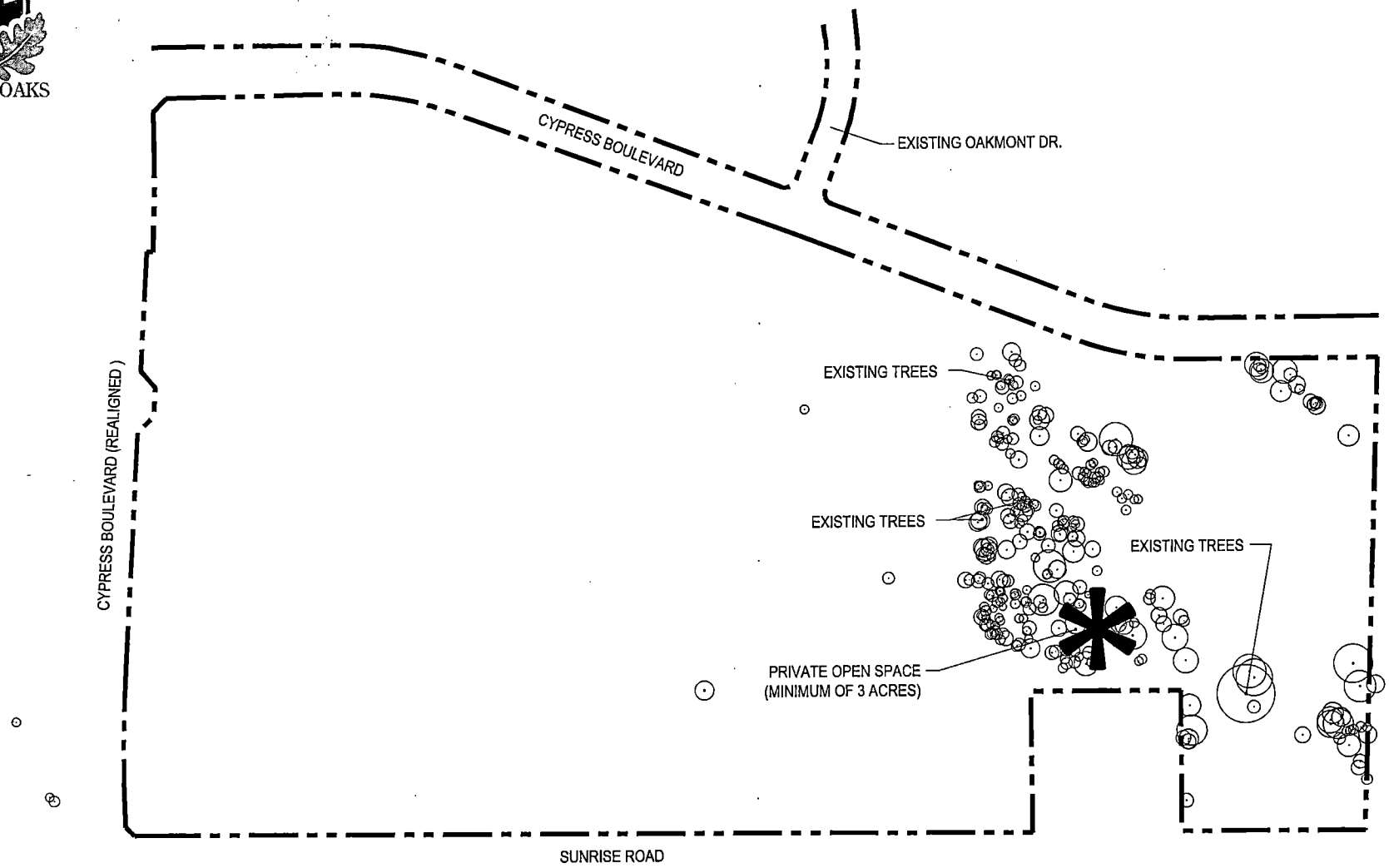
EXHIBIT "B"

PRIVATE OPEN SPACE (PLAN VIEW)

See attached

EXHIBIT "B"

CHANDLER OAKS



Private Open Space Concept (plan view)

HAGOOD ENGINEERING ASSOCIATES

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BURKE

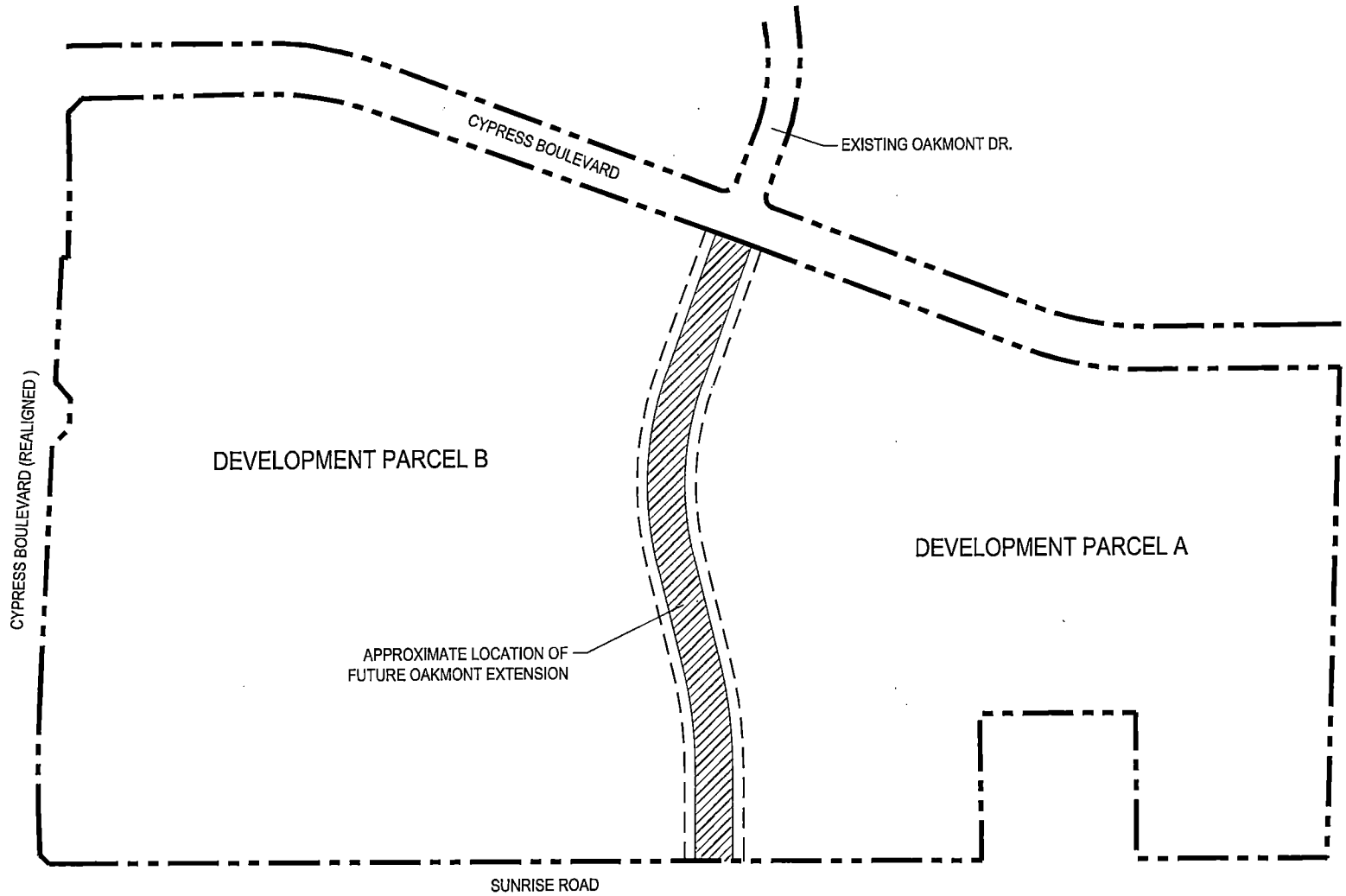
EXHIBIT "C"

OAKMONT EXTENSION (PLAN VIEW)

See attached

CHANDLER OAKS

EXHIBIT "C"



Oakmont Extension (plan view)

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BURKE

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Nancy E. Rister
Nancy E. Rister, County Clerk
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Williamson County Texas