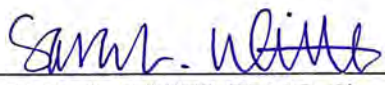




THE STATE OF TEXAS                   \*  
COUNTY OF WILLIAMSON           \*  
CITY OF ROUND ROCK               \*

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 of Round Rock and the attached is a true and correct copy of Ordinance No. O-2014-2075, which approved Amendment No. 1 to the Planned Unit Development (PUD) No. 77 zoning district. This ordinance was approved and adopted by the City Council of the City of Round Rock at a regular meeting held on the 18<sup>th</sup> day of December 2014, and is recorded in the City Council Minute Book 60.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 8<sup>th</sup> day of January 2015.

  
\_\_\_\_\_  
SARA L. WHITE, TRMC, City Clerk



**ORDINANCE NO. O-2014-2075**

**AN ORDINANCE AMENDING ORDINANCE NO. Z-07-11-20-10D4, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON NOVEMBER 20, 2007, BY AMENDING THE DEVELOPMENT PLAN OF PUD NO. 77, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE, PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on November 20, 2007, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-07-11-20-10D4, which established PUD No. 77, 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. 77, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. Z-07-11-20-10D4 on the 19<sup>th</sup> day of November, 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-07-11-20-10D4 be amended, and

**WHEREAS**, on the 18<sup>th</sup> day of December, 2014, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. Z-07-11-20-10D4, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. Z-07-11-20-10D4 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 #77 meets the following goals and objectives:

- (1) The amendment to P.U.D. #77 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #77 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #77 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. 77, as approved in Ordinance No. Z-07-11-20-10D4, 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.

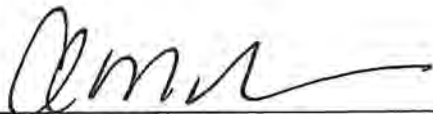
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 18<sup>th</sup> day of December, 2014.

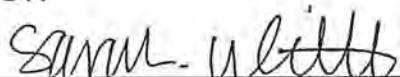
Alternative 2.

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

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

**EXHIBIT**  
**"A"**

II.

**DEVELOPMENT STANDARDS**

**1. DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

**2. PROPERTY**

This Plan covers approximately 8.74 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"** and **Exhibit "C"**.

**3. PURPOSE**

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

**4. APPLICABILITY OF CITY ORDINANCES**

**4.1. Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **Local Commercial (C-2)** zoning district, the **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 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 & PROHIBITED USES – 8.74 acres**

5.1. The following principal uses are permitted by right:

1. Park (Community, Linear/Linkage or Neighborhood)
2. Place of Worship

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

1. Retail Sales and Services
  - a. Maximum of 2,500 square feet of gross floor area per use on sites smaller than two acres; no drive-through facilities permitted
  - b. Maximum of 5,000 square feet of gross floor area per use on sites larger than two acres; no drive-through facilities permitted
  - c. Maximum of 7,500 square feet of gross floor area per use on sites with fifty (50) percent or greater frontage on Forest Creek Boulevard; no drive-through facilities permitted
2. Amenity Center
  - a. Only on sites larger than two acres
3. Bed and Breakfast
  - a. A maximum of six guest bedrooms in any one bed and breakfast establishment
  - b. No food preparation, except beverages, is allowed within individual guest rooms. Meal service shall be provided to overnight guests only.
  - c. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas and the City.
4. Day Care
  - a. All day care facilities shall meet the minimum State requirements for such facilities.
  - b. Day care facilities may not exceed 5,000 square feet of gross floor area per use, unless the site has fifty (50) percent or greater frontage on Forest Creek Boulevard, in which case the day care facility may not exceed 7,500

square feet of gross floor area per use.

- c. Outdoor play or instruction areas shall be enclosed by a fence no less than six feet in height.
- d. A masonry fence shall be provided along any rear or side property line adjoining any residentially zoned property. Any such fence shall be at least six feet in height.

5. Office

- a. Maximum of 2,500 square feet of gross floor area per use on sites smaller than two acres
- b. Maximum of 5,000 square feet of gross floor area per use on sites smaller than two acres
- c. Maximum of 10,000 square feet of gross floor area per use on sites with fifty (50) percent or greater frontage on Forest Creek Boulevard

6. Office, Medical

- a. Emergency medical services are not permitted
- b. Office hours limited to regular service hours not beginning before 7:00 a.m. and not extending past 9:00 p.m.

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

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

8. Utilities, Minor

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

9. Utilities, Intermediate

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

10. Wireless Transmission Facilities, Stealth

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

5.3. The following uses are prohibited:

1. Auto Service Facilities (including gas stations, quick-lube service, tire sales and installation, and wheel and brake shops)
2. Community Service
3. Eating Establishments
4. Government Facility
5. Upper-Story Residential
6. Wireless Transmission Facilities, Attached
7. 24-hour service or operations
8. Bulk distribution centers
9. Carwash
10. Convenience stores
11. Commercial parking
12. Campgrounds
13. Donation centers
14. Flea markets
15. Funeral home
16. Heavy equipment sales or rental
17. Indoor Entertainment Activities (including bowling alleys, game arcades, pool halls, dance halls and movie or other theaters)
18. Industrial building sales
19. Manufactured home sales
20. Major recreational equipment sales or rental (including boats, boat trailers, travel trailers, pickup truck campers, camping trailers, tent trailers, converted trucks and buses, recreational vehicles, and other related equipment intended for recreational purposes)
21. Mini warehouses (including self-storage)
22. Outdoor entertainment (including sports arenas, racing facilities, amusement parks, golf driving ranges and miniature golf courses)
23. Outdoor kennels
24. Passenger terminals
25. Pawn shops
26. Portable building sales, except as incidental to other retail sales
27. Recreational vehicle parks
28. Recycling centers
29. Re-sale stores
30. Sexually-oriented businesses



31. Shooting ranges
32. Tattoo parlors
33. Truck service or repair
34. Truck stops
35. Trucking terminals
36. Vehicle sales, rental or leasing
37. Wholesale nurseries
38. Wireless Transmission Facility, Self-Standing
39. Wrecking yards

**6. PERMITTED USE - 1.77 acre Parcel 1-A**

6.1. The following principal use is permitted on the tract of land more fully described on Exhibit "C" as Parcel 1-A, with the conditions specified below:

1. Group Living (Senior) - shall comply with state licensing requirements and are limited to facilities that function as senior housing.
2. The minimum rear setback and minimum side setback shall be 15 feet.
3. Off-street parking requirements shall be calculated according to the following:
  - a. A sixteen (16) bed assisted living facility with two (2) staff persons – 9.5 required off-street parking spaces
  - b. A sixteen (16) bed memory care facility with two (2) staff persons - 1.5 required off-street parking spaces
  - c. Facilities other than specified above shall be subject to the off-street parking requirements of Section 46-196 of the Code and requirements will be calculated with the site development process.
4. All aspects not specifically covered by this Plan shall be regulated by the SR (Senior) zoning district

6.2. The permitted and prohibited uses in Section 5 above also apply to this tract.

**7. DENSITY AND DEVELOPMENT STANDARDS**

7.1. Maximum Height of Principal Building - 1 story

7.2. Section 11.410 (3) (h) - 'Special Conditions for Sites Larger Than Two Acres in Area' shall apply. Development on sites that exceed two acres shall be comprehensively designed as a village center in accordance with the standards below and in addition to

the standards found in Section 11.410 (4) of the Code. Such projects are subject to site plan approval.

1. The buildings shall be oriented around a green, plaza, or other public open space.
2. Site plan shall be pedestrian oriented with sidewalks and walkways connecting buildings, plazas and parking.
3. No parking in primary street yard (includes the street yard that the green is oriented to).
  - a. There shall be 100 percent landscaping in primary street yard (excluding sidewalk and plaza).
  - b. Secondary street yards shall have a 15 ft. landscaped strip adjacent to the right-of-way.
4. Parking shall be located on the sides or rear of buildings.
5. Exterior pedestrian covered walkways are required and shall be placed adjacent to or attached to buildings.
6. **Exhibit "B"** is a graphic for illustrative purposes only, which provides further explanation of the standards above.

## 8. GENERAL PLAN 2000

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

## 9. TRAFFIC IMPACT ANALYSIS

9.1. The City Transportation Director has deferred to the site plan phase of development the City's requirement for a Traffic Impact Analysis (TIA) for this Development Plan. An analysis of the traffic impact of each proposed development on the site will be required prior to site plan approval. This scope of this analysis shall be determined by the Transportation Services Director in accordance with accepted traffic engineering practices.

9.2. Site access shall conform to the City Design and Construction Standards Transportation Criteria Manual. A maximum of two driveway entrances shall be allowed on the site's frontage on Forest Creek Drive and two driveway entrances on

the site's frontage on Rusk Road.

**10. UNDERGROUND UTILITY SERVICE**

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

**11. CHANGES TO DEVELOPMENT PLAN**

**11.1. Minor Changes**

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

**11.2. Major Changes**

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

**LIST OF EXHIBITS**

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>                              |
|----------------|---|
| Exhibit "A"    | Legal Description of Property                   |
| Exhibit "B"    | Site Plan Example for Sites Larger Than 2 Acres |
| Exhibit "C"    | Legal Description of 1.77 acre Parcel 1-A       |
| Exhibit "D"    | PUD Parcels Orientation Map                     |

**Exhibit "A"**  
**Legal Description of Property**

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

**CRICHTON AND ASSOCIATES  
LAND SURVEYORS**

6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX



**FIELD NOTES**

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

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

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

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

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

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

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

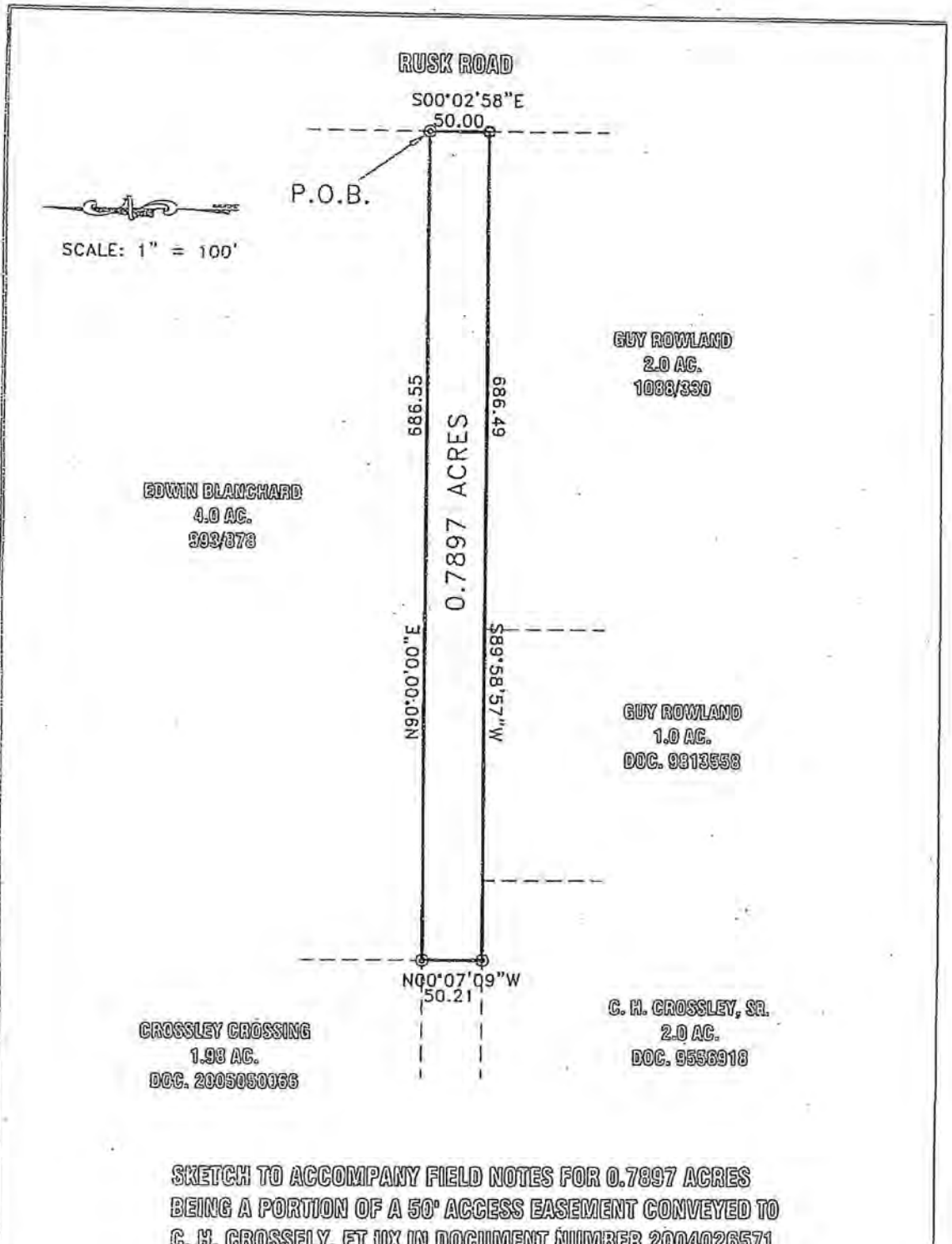
Witness my hand and seal September 8, 2007.

A handwritten signature in cursive script, appearing to read "Herman Crichton".

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

07\_309





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

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



Vol. 1118 PAGE 554

EXHIBIT "A"

Metes and Bounds Description

1.0 Acre Tract

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

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

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

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

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

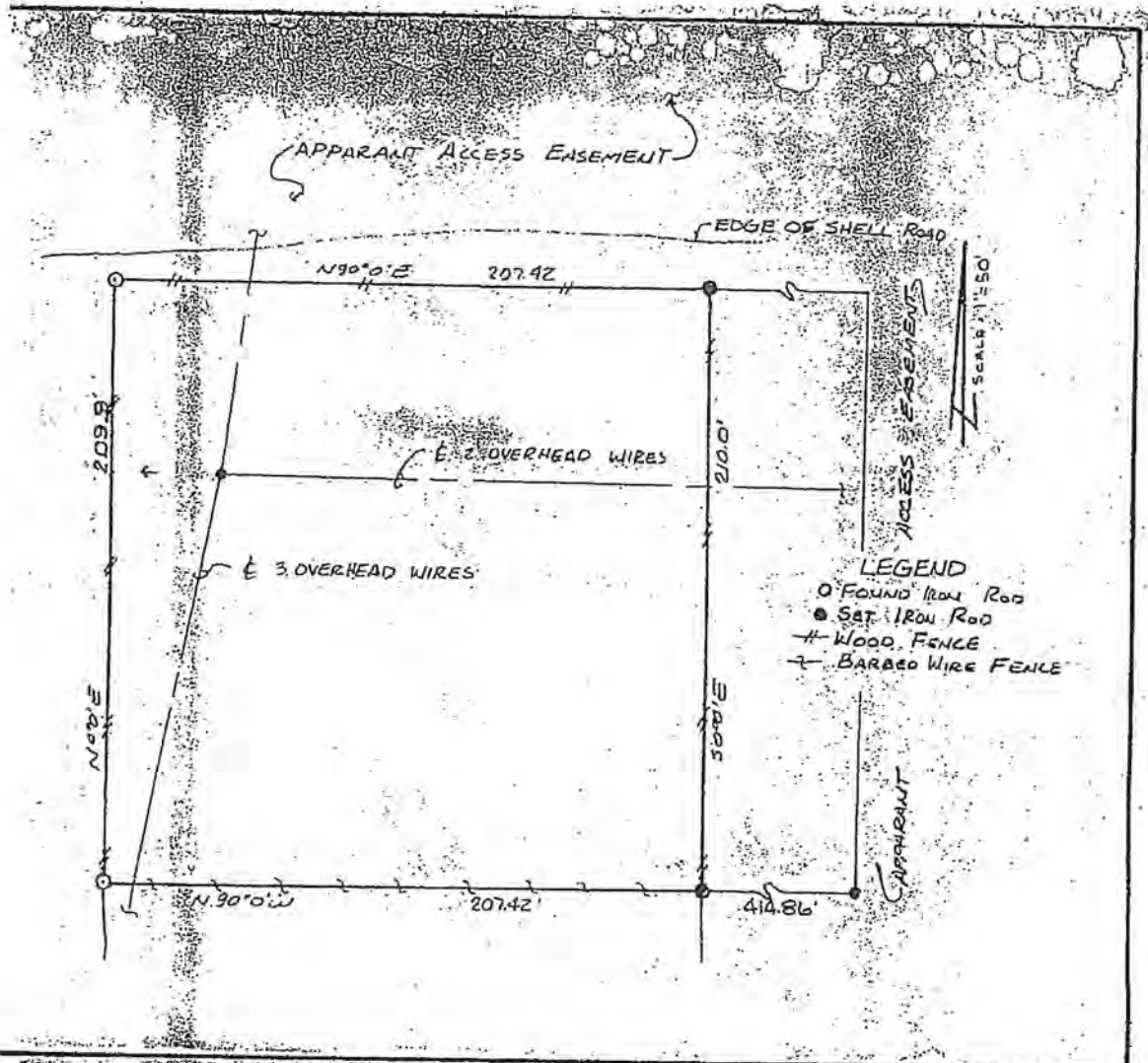
THENCE, along the Northerly line of said 3.0 acre tract, N 90°0'E distance of 207.42 feet to an iron rod, from which point an iron rod at the Northeast corner of said 3.0 acre tract bears East, 414.86 feet;

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

PREPARED BY:

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

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



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

Reference: \_\_\_\_\_

STATE OF TEXAS |  
 COUNTY OF TRAVIS |

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



EXHIBIT  
A  
PAGE 5 of 6

EXHIBIT "A"

5-1-16699

VOL 1088 PAGE 341

Metes and Bounds Description

2.0 Acre Tract

WILLIAMSON

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

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

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

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

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

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

PREPARED BY:

*W. Steven Hamilton* 10/4/84  
W. Steven Hamilton, Reg. Pub. Surveyor 04072  
Community Engineering, Inc.  
1300 East Braker Lane  
Austin, Texas 78753

FILED FOR RECORD  
OCT 17 PM 1:40

PAGE 1 OF 1

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

OCT 18 1984

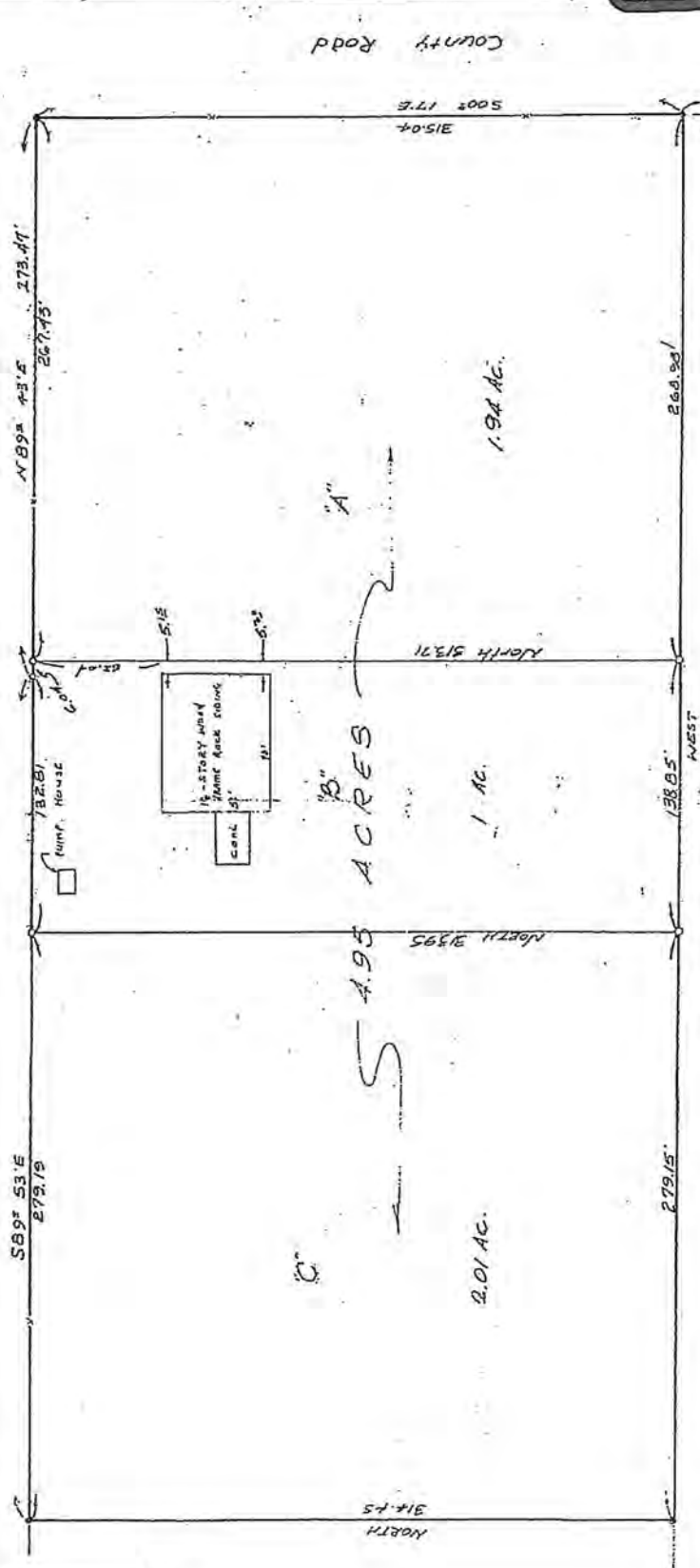


*James S. Boylston*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

*OKR MG*

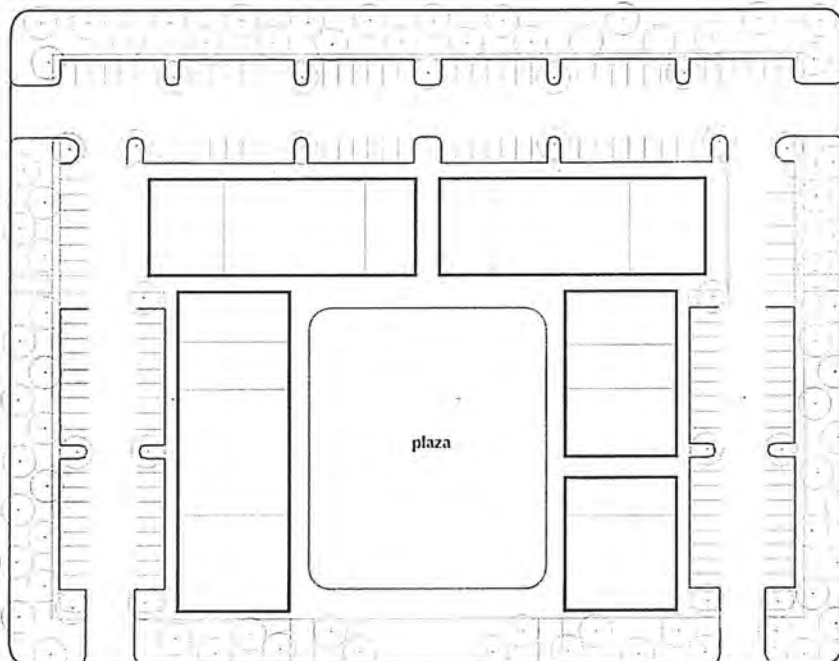
SURVEY OF A PORTION OF THE P.A. HOLDER  
 LEAGUE  
 WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 50'



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

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



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

**RECORDERS MEMORANDUM**

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

EXHIBIT

"C"

14-937

BEING a 1.769 acre tract of land situated in the P. A. HOLDER LEAGUE, ABSTRACT No. 297 Williamson County, Texas and being a part or portion of that certain 1.98 acre tract ( Second Tract ) described in a Warranty Deed dated August 19, 1983 from Glenn Neans to Edwin Duane Blanchard and wife, Dianne Blanchard and being of record in Volume 993, Page 878, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 1.98 acre tract ( Second Tract ) and being in the west right-of-way line of Rusk Road as described in Volume 2110, Page 653, Official Public Records of Williamson County, Texas and being the northeast corner of that certain fifty feet wide ( 50' ) easement tract ( known as Crossley Crossing ) described in a Warranty Deed dated March 31, 2004 from Glenn Neans to C. H. Crossley and wife, Patsy N. Crossley and being of record in Document No. 2004026571, Official Public Records of Williamson County, Texas for corner;

THENCE S. 87° 40' 51" W., 245.00 feet departing the said west right-of-way line of Rusk Road and with the south boundary line of the said 1.98 acre tract ( Second Tract ) ( calls West, 274.98 feet ) and with the north boundary line of the said fifty feet wide access easement tract ( Crossley Crossing ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE N. 02° 34' 54" W., 313.88 feet departing the said south boundary line and the said fifty feet wide access easement tract ( Crossley Crossing ) and over and across the said 1.98 acre tract ( Second Tract ) to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the north boundary line of the said 1.98 acre tract ( Second Tract ) and being in the south right-of-way line of Forest Creek Drive as evidenced on the ground and as described in the map or plat of Sonoma Section 10 of record in Cabinet Y, Slides 332-334, Plat Records of Williamson County, Texas ( also filed in Document No. 2004034437, Official Public Records, Williamson County, Texas ) for corner;

THENCE N. 87° 24' 44" E., 245.00 feet with the north boundary line of the said 1.98 acre tract ( Second Tract ) ( calls N. 89° 43' E., 273.47 feet ) and with the said south right-of-way line of Forest Creek Drive ( calls S. 89° 11' 41" W. in Cabinet Y, Slides 332-334 ) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 1.98 acre tract ( Second Tract ) and being at the intersection of the said south right-of-way line of Forest Creek Drive and the aforementioned west right-of-way line of Rusk Road for corner;

THENCE S. 02° 34' 54" E., 315.03 feet departing the said south right-of-way line of Forest Creek Drive and with the said west right-of-way line of Rusk Road and with the east boundary line of the said 1.98 acre tract ( Second Tract ) ( calls S. 00° 17' E., 315.04 feet ) to the Point of BEGINNING and containing 1.769 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

*Michael E. Alvis*

Michael E. Alvis, R.P.L.S. #5402  
October 22, 2014



Bearing Base: Texas State Plain Coordinate System ( NAD 1983 ) as determined by G.P.S. observation.



TURLEY ASSOCIATES, INC.

ENGINEERING • SURVEYING • PLANNING  
301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400

BEING a 1.769 acre tract of land situated in the P. A. HOLDER LEAGUE, ABSTRACT No. 297 Williamson County, Texas and being a part or portion of that certain 1.98 acre tract ( Second Tract ) described in a Warranty Deed dated August 19, 1983 from Glenn Neans to Edwin Duane Blanchard and wife, Dianne Blanchard and being of record in Volume 993, Page 878, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 2475" set being the southeast corner of the said 1.98 acre tract ( Second Tract ) and being in the west right-of-way line of Rusk Road as described in Volume 2110, Page 653, Official Public Records of Williamson County, Texas and being the northeast corner of that certain fifty feet wide ( 50' ) easement tract ( known as Crossley Crossing ) described in a Warranty Deed dated March 31, 2004 from Glenn Neans to C. H. Crossley and wife, Patsy N. Crossley and being of record in Document No. 2004026571, Official Public Records of Williamson County, Texas for corner;

THENCE S. 87° 40' 51" W., 245.00 feet departing the said west right-of-way line of Rusk Road and with the south boundary line of the said 1.98 acre tract ( Second Tract ) ( calls West, 274.98 feet ) and with the north boundary line of the said fifty feet wide access easement tract ( Crossley Crossing ) to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE N. 02° 34' 54" W., 313.88 feet departing the said south boundary line and the said fifty feet wide access easement tract ( Crossley Crossing ) and over and across the said 1.98 acre tract ( Second Tract ) to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the north boundary line of the said 1.98 acre tract ( Second Tract ) and being in the south right-of-way line of Forest Creek Drive as evidenced on the ground and as described in the map or plat of Sonoma Section 10 of record in Cabinet Y, Slides 332-334, Plat Records of Williamson County, Texas ( also filed in Document No. 2004034437, Official Public Records, Williamson County, Texas ) for corner;

THENCE N. 87° 24' 44" E., 245.00 feet with the north boundary line of the said 1.98 acre tract ( Second Tract ) ( calls N. 89° 43' E., 273.47 feet ) and with the said south right-of-way line of Forest Creek Drive ( calls S. 89° 11' 41" W. in Cabinet Y, Slides 332-334 ) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 1.98 acre tract ( Second Tract ) and being at the intersection of the said south right-of-way line of Forest Creek Drive and the aforementioned west right-of-way line of Rusk Road for corner;

THENCE S. 02° 34' 54" E., 315.03 feet departing the said south right-of-way line of Forest Creek Drive and with the said west right-of-way line of Rusk Road and with the east boundary line of the said 1.98 acre tract ( Second Tract ) ( calls S. 00° 17' E., 315.04 feet ) to the Point of BEGINNING and containing 1.769 acres of land.

\*\*\*\*\*

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

*Michael E. Alvis*  
Michael E. Alvis, R.P.L.S. #5402  
October 22, 2014



Bearing Base: Texas State Plain Coordinate System ( NAD 1983 ) as determined by G.P.S. observation.



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Forest Creek Dr

PUD 77  
8.74 ac.

Parcel 1-A  
1.77 ac.

Dyer Crossing Way

Rusk Rd

EXHIBIT  
"D"

Ordinance No. O-2014-2075

AFTER RECORDING, PLEASE RETURN TO:

②  
CITY OF ROUND ROCK  
ATTN: SARA WHITE, CITY CLERK  
221 E. MAIN STREET  
ROUND ROCK, TEXAS 78664

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2015003030



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas  
January 14, 2015 11:05 AM  
FEE: \$121.00 DPerez