



Amendment No. 2 to Planned Unit Development No. 84

August 31, 2010

John S. Avery, President
Avery Centre DevCo, Inc.
400 E. Main Street
Round Rock, TX 78664

RE: Administrative Amendment to PUD No. 84 (Amendment No. 2)

Dear Mr. Avery:

Further to your request for administrative modifications of Planned Unit Development (PUD) No. 84 (Avery Centre), the following changes to the Development Plan are hereby approved according to the provisions of Section 19 (a) of the PUD:

II - Development Standards, 9.3. - Gulf Way will now read as follows:

9.3 Gulf Way

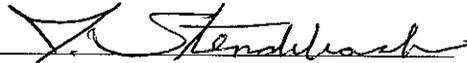
A roadway from the eastern terminus of Gulf Way with connecting roadways to County Road 112 and to A.W. Grimes Boulevard (FM 1460) shall be required as a part of the PUD, as shown on **Exhibit "F"**. Any development, including final platting or approval of a site plan, within MU Use District No. 3 or RES Use District No. 4, with the exception of six (6) acres at the northeastern corner of MU Use District No. 3, shall require one of the following:

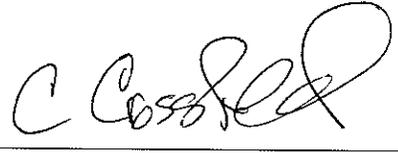
- (1) Construction of an extension of Gulf Way and a connection north to County Road 112, as shown on **Exhibit "F"**; or
- (2) Construction of an extension of Gulf Way and a connection south to A.W. Grimes Boulevard (FM 1460), as shown on **Exhibit "F"**.

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The above changes are considered minor, as described in Section 19 (a) of the PUD. They are therefore hereby approved administratively.

Sincerely,


Jim Stendebach, AICP
Director of Planning


Charles Crossfield
City Attorney

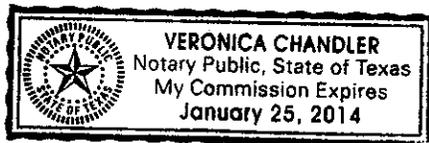

Daniel Halden, P.E.
City Engineer

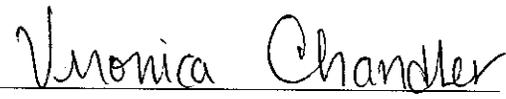
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of August, 2010.




Notary Public Signature
State of Texas

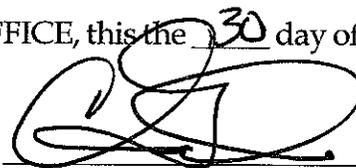
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THE STATE OF TEXAS §

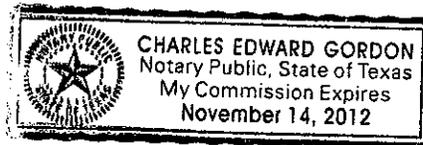
COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30 day of August 2010.



Notary Public Signature
State of Texas

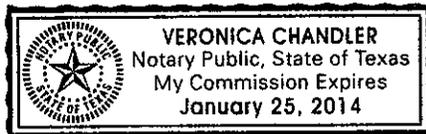


THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of August 2010.



Notary Public Signature
State of Texas

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AGREED TO BY OWNER:

Avery Centre DevCo, Inc.

By: John S. Avery
President

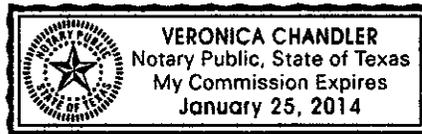
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared, John S. Avery of Avery Centre DevCo, Inc., on behalf of said limited liability company and limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31st day of August, 2010.

Veronica Chandler
Notary Public Signature
State of Texas



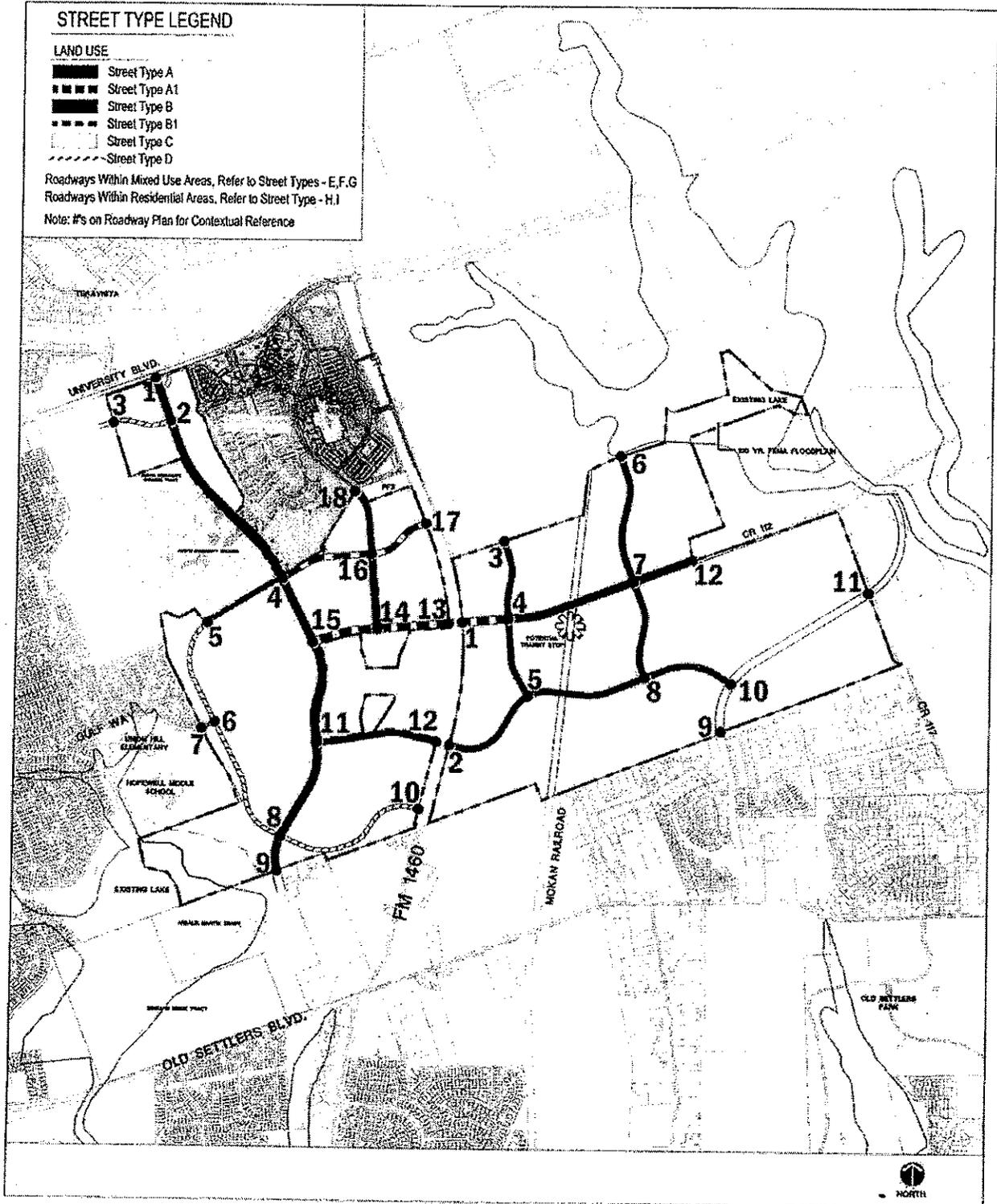


EXHIBIT "F"

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