

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-2016-3971 which zones 15.152 acres of land to PUD No. 109. This ordinance was approved and adopted at a regular meeting held by the City Council on the 1<sup>st</sup> day day of December 2016 and recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 22<sup>nd</sup> day of December 2016.

  
SARA L. WHITE, TRMC, City Clerk



**ORDINANCE NO. O-2016-3971**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE 15.152 ACRES OF LAND OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 109; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, the City of Round Rock, Texas has recently annexed 15.152 acres of land out of the George W. Glasscock Survey, Abstract No. 267 in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 5th day of October, 2016, following lawful publication of the notice of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 109, and

**WHEREAS**, on the 1st day of December, 2016, after proper notification, the City Council held a public hearing on the proposed original zoning, and

**WHEREAS**, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, Sections 46-92, 46-104, 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 has hereby determined the Planned Unit Development (PUD) No. 109 meets the following goals and objectives:

- (1) The development in PUD No. 109 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 109 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 109 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 general welfare.
- (4) P.U.D. No. 109 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 109 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

**II.**

That the Official Zoning Map adopted in Section 46-132(b)(1), Code of Ordinances (2010 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 109, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 109 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

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.

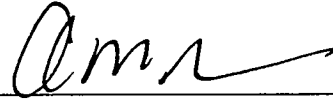
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 1<sup>st</sup> day of DECEMBER, 2016.

Alternative 2.

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

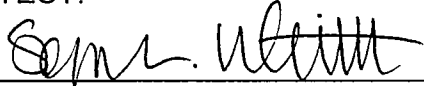
READ, APPROVED and ADOPTED on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.



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ALAN MCGRAW, Mayor  
City of Round Rock, Texas

ATTEST:



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SARA L. WHITE, City Clerk

## EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 1 of 2

April 7, 2016

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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FIELDNOTE DESCRIPTION of a 15.152 acre tract out of the George W. Glasscock Survey, Abstract No. 267 Williamson County, Texas, being a portion of that certain Tract II (75 acres), conveyed to Marjorie B. Quick and Edward D. Quick, Trustee of the Eugene O. Quick Family Trust, by deed recorded in Document No. 2005092614 of the Official Public Records of Williamson County Texas; the said 15.152 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, at the northwest corner of the said Tract II, being on the easterly right-of-way line of the Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the plat records of Williamson County Texas, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records and the most northerly corner of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the said Plat Records;

THENCE, N68°41'17"E, leaving the easterly right-of-way line of Settlement Drive, with the southerly line of said Meadow Lake, Section Six and northerly line of said Tract II, passing at 114.37 feet a 1/2" iron rod, found 0.12 feet north of the southeasterly corner of said Lot 7 and the southwesterly corner of Lot 5, Block V of said Meadow Lake, Section Six, passing at 224.90 feet a 1/2" iron rod, found 0.63 feet north of the southeasterly corner of said Lot 5 and the southwesterly corner of Meadow Park Drive (50' right-of-way), dedicated in said Meadow Lake, Section Six, passing at 274.37 feet, a 1/2" iron rod, with plastic cap (no marking), found for the southeasterly corner of Meadow Park Drive and the southwesterly corner of Lot 18, Block I, of said Meadow Lake, Section Six, passing at 449.70 feet a 1/2" iron rod found for the southeasterly corner of said Lot 18 and the southwesterly corner of that certain 43.524 acre tract conveyed to the City of Round Rock by deed, recorded in Document No. 1997030900, of the Official Public Records of Williamson County, Texas, for a total distance of 916.03 feet, to the calculated point of curvature (under water) of a non-tangent curve to the right, for the northeasterly corner;

THENCE, leaving the southerly line of said 43.524 acre tract, across said Tract II, being also across the inundated area of Floodwater Retarding Structure No. 14 in Upper Brushy Creek Watershed, as recorded in Cabinet A, Slide 321 of the said Plat Records, with the said non-tangent curve to the right, having a central angle of 90°08'05", a radius of 916.03 feet, a chord distance of 1296.98 feet (chord bears S23°45'19"W), for an arc distance of 1441.05 feet to the calculated point of non-tangency, being on the common westerly line of the said Tract II and easterly line of aforesaid Lot 2;

## EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267  
16507.10  
April 7, 2016

Page 2 of 2

THENCE, N21°10'38"W, with the common westerly line of said Tract II and easterly line of said Lot 2, passing at 406.03 feet a 1/2" inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a point of reference, for a total distance of 916.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.152 acres of land area.

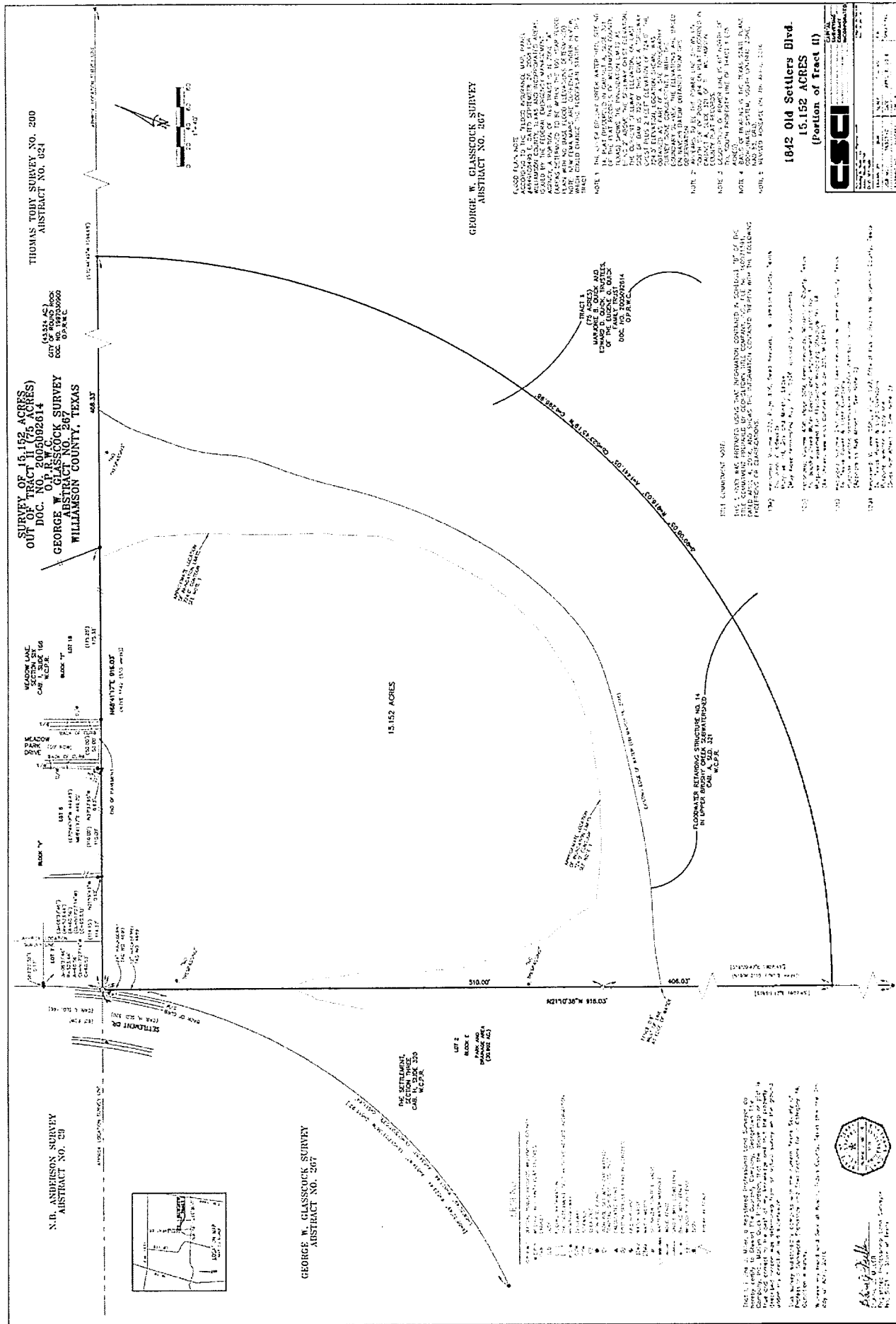
Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of April, 2016.



*Blaine J. Miller*  
Blaine J. Miller  
Registered Professional Land Surveyor  
No. 5121 State of Texas



RECORDERS MEMORANDUM

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**EXHIBIT**

**"B"**

**DEVELOPMENT PLAN  
COTTAGES AT MEADOW LAKE  
PLANNED UNIT DEVELOPMENT NO. 109**

**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 Quick Lake Properties, LLC; as their respective interests may appear in the respective portions of the hereinafter described property; and their respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

**WHEREAS**, the Owner is the owner of certain real property consisting of 15.152 acres, as more particularly described in **Exhibit "A" (Legal Description)**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

**WHEREAS**, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the "PUD"); and

**WHEREAS**, pursuant to Section 46-106 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

**WHEREAS**, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

**WHEREAS**, on October 5, 2016, the City's Planning and Zoning Commission recommended approval of the Owner's application for PUD zoning; 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. 10.

**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.

**4.2. 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 City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

#### 2. PROPERTY

This Plan covers approximately 15.152 acres of land, 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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)** zoning district, 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 applicable and 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. PROJECT OVERVIEW

##### 5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development on a common lot. Private drive aisles will provide access to the units.

## 5.2. Concept Plan

This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code.

## 5.3. Land Use

- (1) The residential housing types shall be single family detached units on a common lot, with each dwelling unit having a private entrance, private parking and a private yard area.
- (2) Access shall be provided via private drive aisles, as described in Section 6.7 below.
- (3) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property code.
- (4) A maximum of 33 units shall be permitted.

## 5.4. Access from Settlement Drive

- (1) The primary entrance to the property shall be from Settlement Drive, a public street, crossing City owned park property, as identified in **Exhibit “A-1”**. The general location of the access point is indicated on **Exhibit “B”**.
- (2) A separate agreement with the City will be required in order to cross the City owned park property. Prior to obtaining the agreement, the Owner shall prepare a site plan for approval by the City indicating all improvements to be located on the City property, including the drive aisle, sign(s), and landscaping.
- (3) All improvements located on the City property shall be maintained by the homeowner’s association.

## 5.5. Access from Meadow Park Drive

- (1) The emergency access to the property shall be from Meadow Park Drive, a public street, indicated on **Exhibit “B”**.
- (2) Access shall be gated and locked according to the City’s standards for emergency vehicle access, including a “Knox” lock.

## 6. DEVELOPMENT STANDARDS

### 6.1. Exterior Finish Materials & Front Elevations

- (1) The front elevations of all units shall substantially conform to the elevations in **Exhibit "F"**.
- (2) The exterior finish of all units shall include cementitious siding; masonry, defined as: stone, simulated stone, brick or a minimum of 2-step hard coat stucco; and a variety of architectural projections, as depicted in **Exhibit F**.
- (3) Adjacent units and units located directly across the private drive aisle from one another will vary with respect to color scheme, masonry type and cementitious siding style and patterns.

### 6.2. Garage Door Treatment

An upgraded garage door, in accordance with **Exhibit "F"**, shall be required.

### 6.3. Yard Fencing

Single family unit fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" with metal posts and treated rails, or other equivalent materials approved by the Zoning Administrator.

### 6.4. Perimeter Fencing

- (1) The location and types of the required perimeter fencing associated with the single family units along the perimeter, excluding private open space and detention areas, are indicated on **Exhibit "C"**. The types of perimeter fencing are:
  - (a) 6-foot masonry - in compliance with Section 36-116 of the Code.
  - (b) 6-foot decorative metal, with masonry columns at every 100 linear feet on center.
  - (c) 4-foot decorative metal, with masonry columns at every 100 linear feet on center.
  - (d) 6-foot wood: Cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts; the finished side shall face the abutting properties.

### 6.5. Building Setbacks & Height Limits

- (1) The setbacks for any lot on which multiple residential units are located shall be:
  - (a) 10' from public open space
  - (b) 15' from the SF-2 (Single Family – Standard Lot) zoned parcel to the north.
- (2) Any unit which abuts the SF-2 zoned parcel to the north, without an intervening private drive aisle, shall be one story.

### 6.6. Parking

- (1) A total of 4 parking spaces per unit are required:
  - (a) 2 garage enclosed parking spaces;
  - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18';
- (2) Guest parking shall be provided at the rate of 1 guest space for every 3 units. A guest parking space shall be located within 300' of each residential unit.

### 6.7. Private Drive Aisles & Sidewalks

- (1) A minimum width of 27' from 'face of curb to face of curb' - parallel parking is to be prohibited on both sides in order to provide for emergency access.
  - (a) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design
  - (b) A private home owners association will be established for the maintenance of the private drive aisles.
- (2) An internal walkway, consisting of a four-foot (4') wide sidewalk shall be included, as depicted on **Exhibit "D"**.

### 6.8. Amenity Center

- (1) An amenity center will be provided at the general location depicted on **Exhibit "D"**. The amenity center shall include the following:
  - (a) Covered pavilion of 500 sq. ft., built with stone and cementitious siding and a composite shingle or metal roof, in substantial compliance with the schematic in **Exhibit "D-1"**.
  - (b) Picnic benches and a barbecue grill

- (c) Mail kiosk, integrated into the building design
- (d) Swimming pool
- (e) Decorative landscaping

### **6.9. Landscaping**

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wise Guide for Central Texas*, created by the Texas cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
  - (c) Each single family dwelling unit shall be provided with a minimum of two (2) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, and common open spaces.

## **7. PARKLAND DEDICATION**

The parkland requirement of Chapter 36, Article III of the Code shall be met by the dedication of hike and bike trail easement and the construction of a hike and bike trail, as indicated on **Exhibit "E"**. The hike and bike trail shall be subject to the City's design and construction standards and acceptance of the facility shall be subject to the approval of the City.

## **8. CONSTRUCTION TRAFFIC**

- 8.1.** During construction of the site improvements and the homes, construction vehicles will be directed to use the entrance to the site from Settlement Drive only.
- 8.2.** Owner shall post signs at the entrance to Meadow Park Drive stating "NO CONSTRUCTION VEHICLES" during the period of construction.

## **9. CHANGES TO DEVELOPMENT PLAN**

### **9.1. 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.

### **9.2. Major Changes**

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

### **LIST OF EXHIBITS**

Exhibit "A"	Survey Field Notes - Property
Exhibit "A-1"	Survey Field Notes - Access Easement
Exhibit "B"	Concept Plan
Exhibit "C"	Perimeter Fencing
Exhibit "D"	Internal Sidewalk
Exhibit "D-1"	Amenity Center Building
Exhibit "E"	Hike & Bike Trail Public Easement
Exhibit "F"	Front Elevations



## EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267

16507.10

Page 1 of 2

April 7, 2016

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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FIELDNOTE DESCRIPTION of a 15.152 acre tract out of the George W. Glasscock Survey, Abstract No. 267 Williamson County, Texas, being a portion of that certain Tract II (75 acres), conveyed to Marjorie B. Quick and Edward D. Quick, Trustee of the Eugene O. Quick Family Trust, by deed recorded in Document No. 2005092614 of the Official Public Records of Williamson County Texas; the said 15.152 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, at the northwest corner of the said Tract II, being on the easterly right-of-way line of the Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the plat records of Williamson County Texas, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records and the most northerly corner of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the said Plat Records;

THENCE, N68°41'17"E, leaving the easterly right-of-way line of Settlement Drive, with the southerly line of said Meadow Lake, Section Six and northerly line of said Tract II, passing at 114.37 feet a 1/2" iron rod, found 0.12 feet north of the southeasterly corner of said Lot 7 and the southwesterly corner of Lot 5, Block V of said Meadow Lake, Section Six, passing at 224.90 feet a 1/2" iron rod, found 0.63 feet north of the southeasterly corner of said Lot 5 and the southwesterly corner of Meadow Park Drive (50' right-of-way), dedicated in said Meadow Lake, Section Six, passing at 274.37 feet, a 1/2" iron rod, with plastic cap (no marking), found for the southeasterly corner of Meadow Park Drive and the southwesterly corner of Lot 18, Block I, of said Meadow Lake, Section Six, passing at 449.70 feet a 1/2" iron rod found for the southeasterly corner of said Lot 18 and the southwesterly corner of that certain 43.524 acre tract conveyed to the City of Round Rock by deed, recorded in Document No. 1997030900, of the Official Public Records of Williamson County, Texas, for a total distance of 916.03 feet, to the calculated point of curvature (under water) of a non-tangent curve to the right, for the northeasterly corner;

THENCE, leaving the southerly line of said 43.524 acre tract, across said Tract II, being also across the inundated area of Floodwater Retarding Structure No. 14 in Upper Brushy Creek Watershed, as recorded in Cabinet A, Slide 321 of the said Plat Records, with the said non-tangent curve to the right, having a central angle of 90°08'05", a radius of 916.03 feet, a chord distance of 1296.98 feet (chord bears S23°45'19"W), for an arc distance of 1441.05 feet to the calculated point of non-tangency, being on the common westerly line of the said Tract II and easterly line of aforesaid Lot 2;

## EXHIBIT A

15.152 Acres

George W. Glasscock Survey, Abstract No. 267  
16507.10

Page 2 of 2

April 7, 2016

THENCE, N21°10'38"W, with the common westerly line of said Tract II and easterly line of said Lot 2, passing at 406.03 feet a 1/2" inch iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a point of reference, for a total distance of 916.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.152 acres of land area.

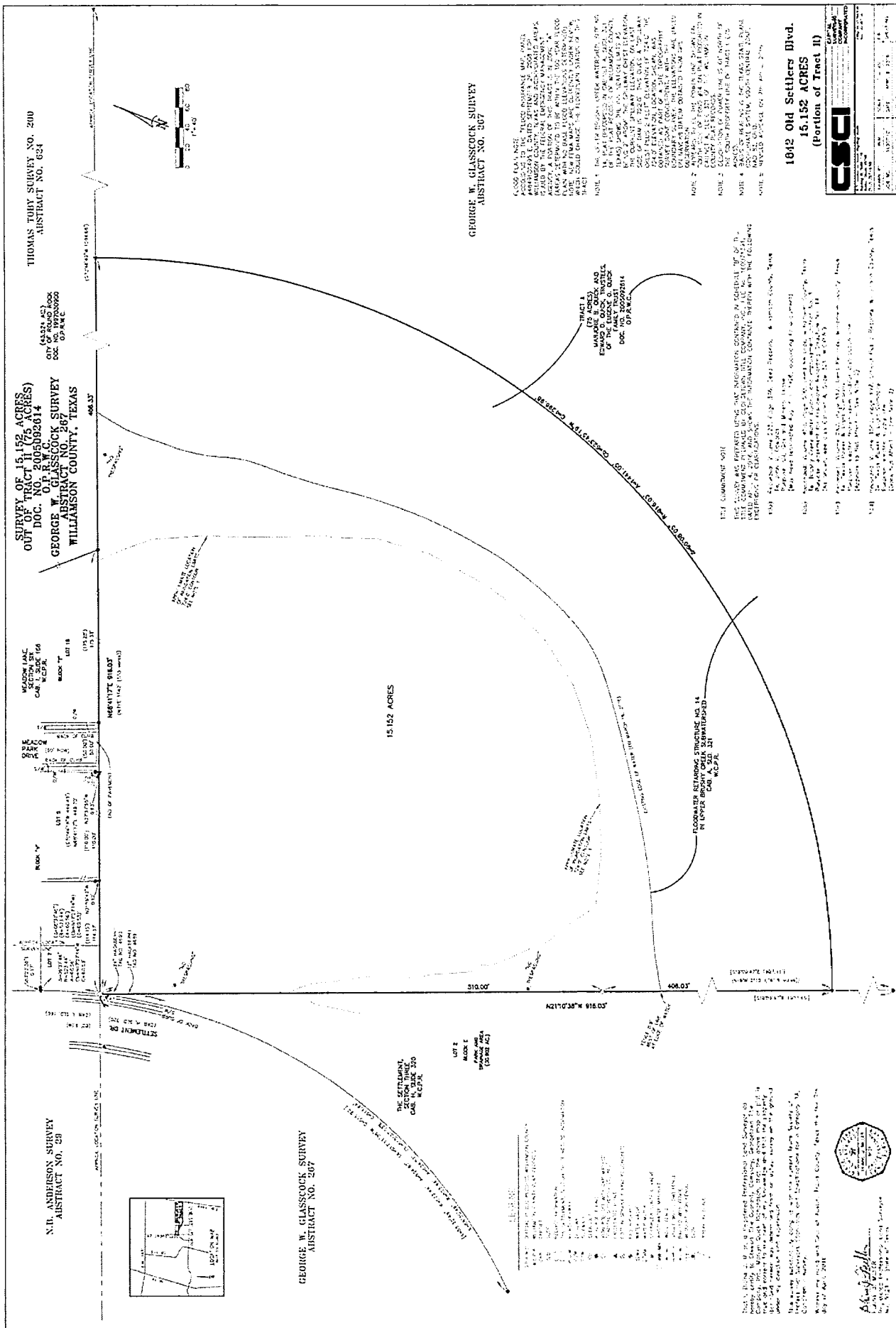
Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of April, 2016.



*Blaine J. Miller*  
\_\_\_\_\_  
Blaine J. Miller  
Registered Professional Land Surveyor  
No. 5121 State of Texas



RECORDERS MEMORANDUM

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## EXHIBIT A-1

0.0034 Acres

George W. Glasscock Survey, Abstract No. 267

16507.70

Page 1 of 2

August 17, 2016

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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FIELDNOTE DESCRIPTION, to accompany sketch, of a 0.0034 (148 square feet) acre tract out of the George W. Glasscock Survey, Abstract No. 267, Williamson County, Texas, being a portion of Lot 2, Block E, The Settlement, Section Three, a subdivision recorded in Cabinet H, Slide 320 of the Plat Records of Williamson County Texas; the said 0.0034 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a cotton gin spindle, found in concrete, for the most northerly corner of said Lot 2, Block E, The Settlement, Section Three subdivision, being the northwest corner of the that certain 75 acre tract, described as Tract II, conveyed to Marjorie B. Quick and Edward D. Quick, Trustees of the Eugene O. Quick Family Trust, recorded in Document No. 2005092614 of the Official Public Records of Williamson County, Texas, a point on the easterly right-of-way line of Settlement Drive (60' right-of-way) as dedicated by plat in Cabinet I, Slide 166 of the said Plat Records, same being the southwesterly corner of Lot 7, Block V, Meadow Lake, Section Six, a subdivision recorded in Cabinet I, Slide 166, of the said Plat Records;

THENCE, S21°10'38"E, leaving the easterly right-of-way line of Settlement Drive, with the common easterly line of said Lot 2, Block E and westerly line of said Tract II, for a total distance of 44.00 feet, to the calculated the southeasterly corner herein described tract, from which a 1/2" iron rod found for the southwest corner of said Tract II bears S21°10'38"E, 2013.69 feet;

THENCE, S68°41'14"W, leaving the westerly line of said Tract II, across said Lot 2, Block E for a distance of 7.35 feet to the point of curvature of a non-tangent curve to the left on the common westerly line of the said Lot 2, Block E and easterly right-of-way line of aforesaid Settlement Drive;

THENCE, along the common west line of said Lot 2, Block E and easterly right-of-way line of Settlement Drive, with the said non-tangent curve to the left, having a central angle of 04°53'11", a radius of 523.44 feet, a chord distance of 44.63 feet (chord bears N11°41'46"W), for an arc distance of 44.64 feet to POINT OF BEGINNING, CONTAINING within these metes and bounds 0.0034 acres (148 square feet\_ of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Blaine J. Miller, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 17th day of August, 2016.



Blaine J. Miller  
Registered Professional Land Surveyor  
No. 5121 State of Texas

# EXHIBIT A-1

**SKETCH OF A 0.0034 (148 sq. ft.)  
ACRE TRACT TO ACCOMPANY A  
DESCRIPTION OUT OF THE  
GEORGE W. GLASSCOCK SURVEY,  
ABSTRACT No. 267  
WILLIAMSON COUNTY, TEXAS**

N.B. ANDERSON  
SURVEY  
ABST. NO. 29

APPROX. LOCATION SURVEY LINE

GEORGE W. GLASSCOCK  
SURVEY  
ABST. NO. 267

SETTLEMENT DR.  
(CAB. H, SLD. 320)

**0.0034 ACRES  
(148 sq. ft.)**

**THE SETTLEMENT,  
SECTION THREE  
CAB. H, SLIDE 320  
W.C.P.R.**

$\Delta=04^{\circ}53'11''$   
 $R=523.44'$   
 $A=44.64'$   
 $Cb=N11^{\circ}41'46''W$   
 $C=44.63'$

LOT 7

MEADOW LAKE,  
SECTION SIX  
CAB. I, SLIDE 166  
W.C.P.R.

BLOCK "V"

P.O.B.

$N68^{\circ}41'17''E$  1542.00'  
( $N71^{\circ}E$  1542' (555 varas))

TRACT II  
(75 ACRES)  
MARJORIE B. QUICK AND  
EDWARD D. QUICK, TRUSTEES,  
OF THE EUGENE O. QUICK  
FAMILY TRUST  
DOC. NO. 2005092614  
O.P.R.W.C.

$S21^{\circ}10'38''E$  44.00'  
 $S68^{\circ}41'17''N$  7.35'

$(N19^{\circ}W$  211.5' (761.5 varas))  
 $S21^{\circ}10'38''E$  20357.9' (69,969 varas))

LOT 2  
BLOCK E  
PARK AND  
DRAINAGE AREA  
(30.902 AC.)

SCALE 1"=10'

**LEGEND**

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- 1/2" IRON ROD FOUND
- ⊗ COTTON GIN SPINDLE FOUND IN CONCRETE
- ▲ CALCULATED POINT
- ⚡ BREAK IN SCALE

$\Delta=58^{\circ}30'49''$   
 $R=523.44'$   
 $A=534.57'$   
 $Cb=S15^{\circ}07'03''W$   
 $C=511.64'$   
 $(\Delta=58^{\circ}32'49'')$   
 $(R=523.44')$   
 $(A=534.87')$   
 $(Cb=S17^{\circ}11'36''W)$   
 $(C=511.90')$

I, Blaine J. Miller a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 17th day of August, 2016, A.D.

*Blaine J. Miller*  
BLAINE J. MILLER  
Registered Professional Land Surveyor  
No. 5121 - State of Texas

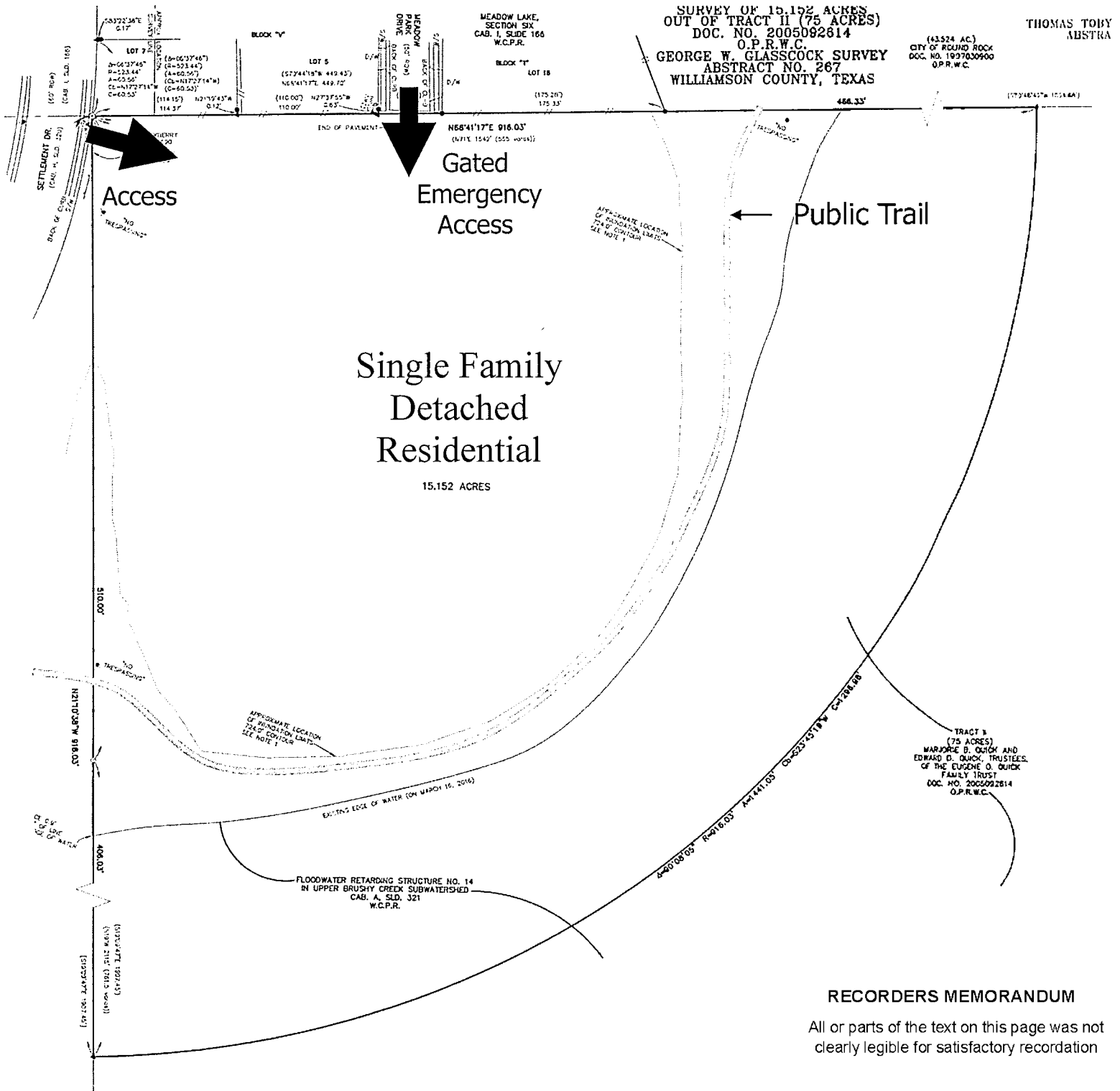


BEARING BASIS: Texas State Plane Coordinate System: Central Zone, NAD83 (Grid).

Dwg. # 16507EX1 CRD # SHEET 2 OF 2

<b>ESCI</b>	CAPITAL SURVEYING COMPANY INCORPORATED
	FIRM REGISTRATION No. 101267-D
	825 Capital of Texas Highway South Building 8, Suite 115 Austin, Texas 78748 (512) 327-4006

# EXHIBIT B Concept Plan



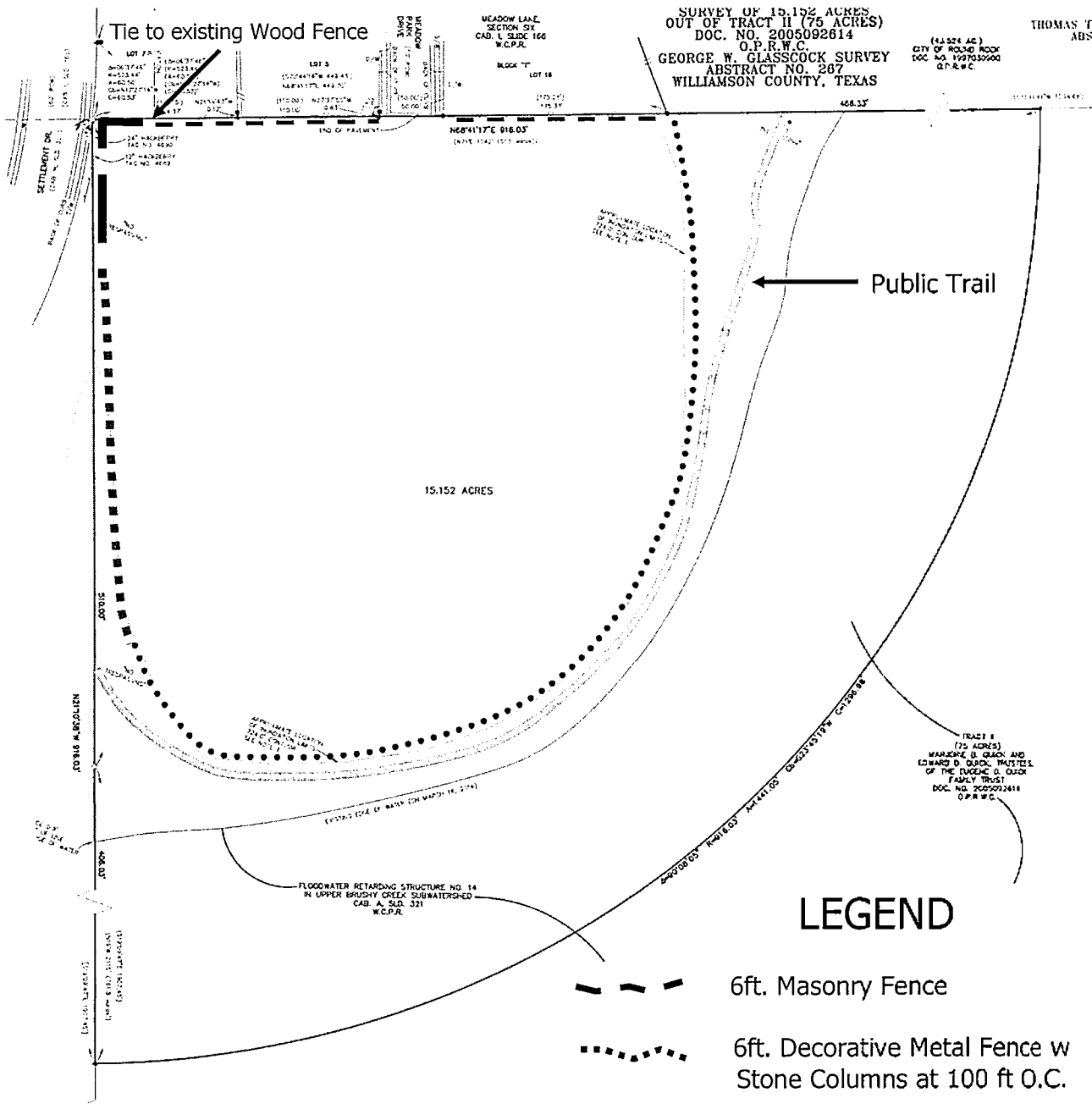
**RECORDERS MEMORANDUM**

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

Not to scale

# EXHIBIT C

## Perimeter Fencing



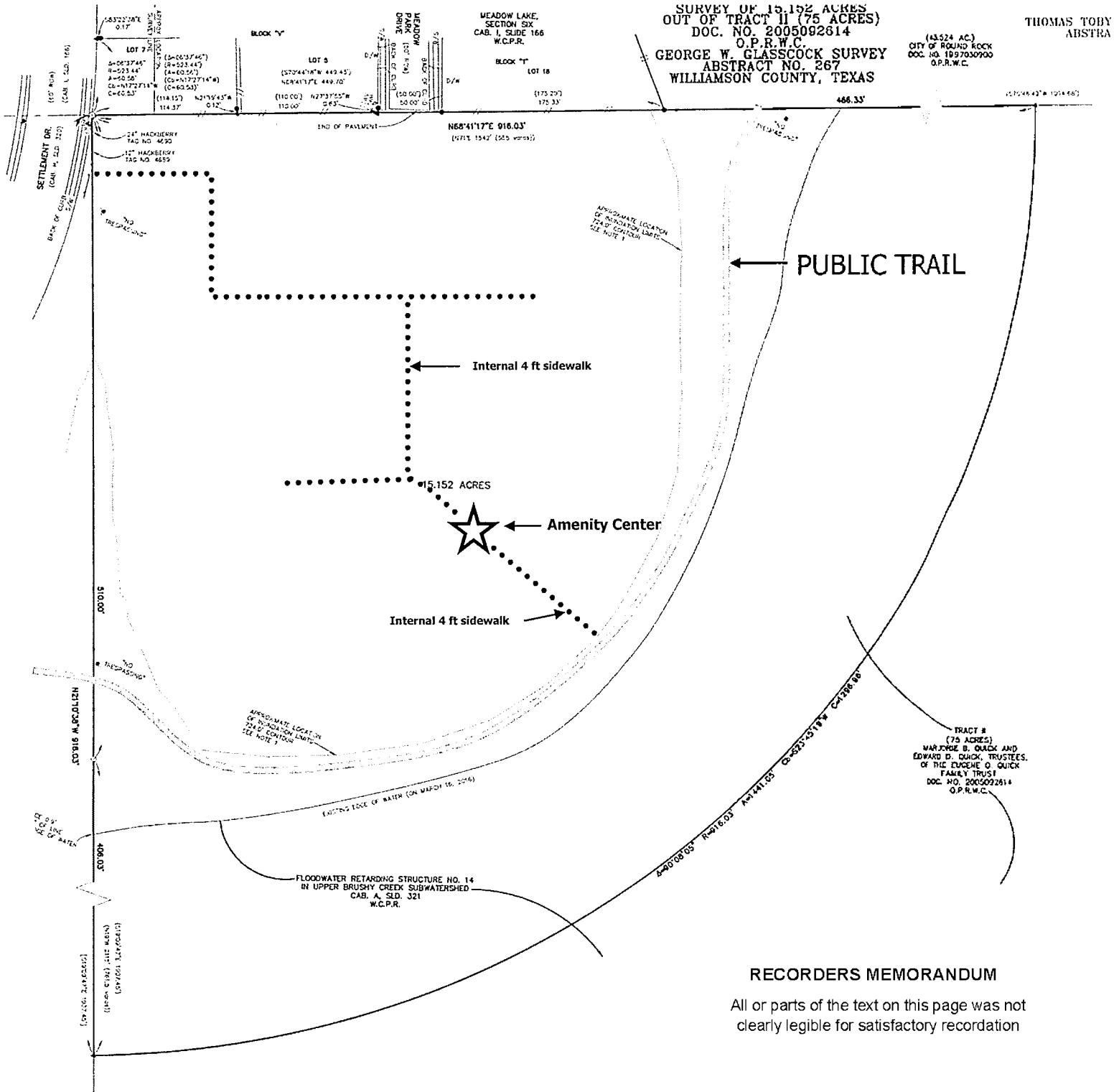
### LEGEND

- 6ft. Masonry Fence
- 6ft. Decorative Metal Fence w Stone Columns at 100 ft O.C.
- 4ft. Decorative Metal Fence w Stone Columns at 100 ft O.C.
- 6 ft. Wood Fence

#### RECORDERS MEMORANDUM

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

# EXHIBIT D Sidewalks



## RECORDERS MEMORANDUM

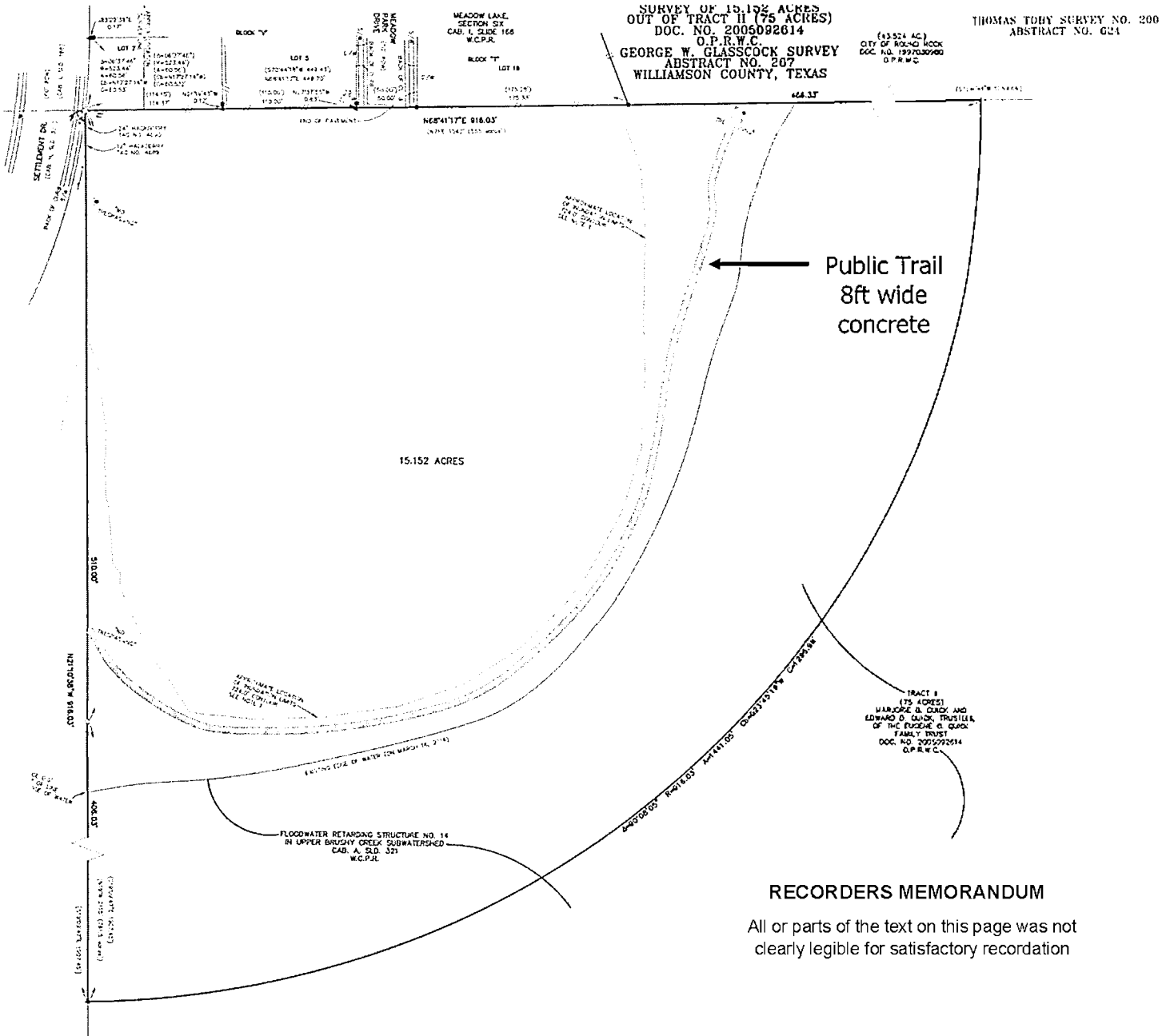
All or parts of the text on this page was not clearly legible for satisfactory recordation







# EXHIBIT E Public Trail



### RECORDERS MEMORANDUM

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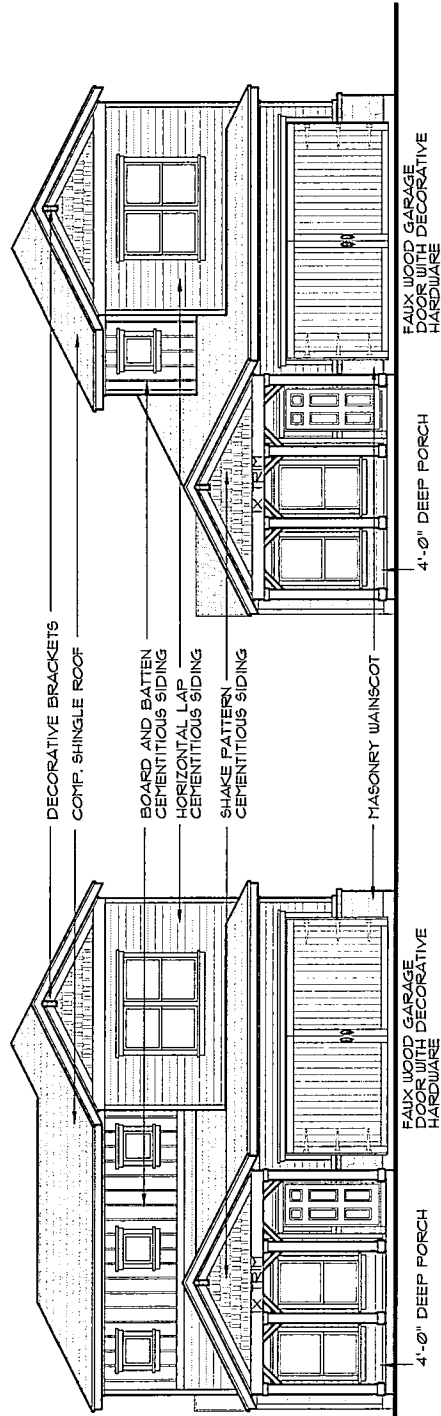
# EXHIBIT F

**Whittington Group**

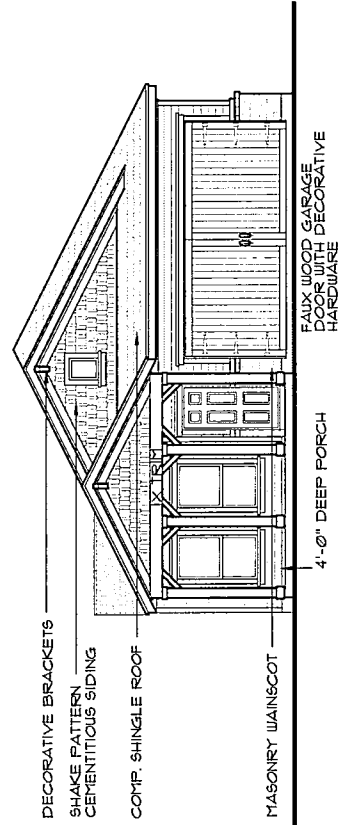
11770 Skyway Pl., Suite 100 Austin, Texas 78759  
 (512) 335-6477 FAX (512) 335-6482  
 WWW.KIPP-FLORES.COM

**KIPP\*FLORES ARCHITECTS**

DATE: 08-08-10  
 SHEET: 7 OF 8



**(Opt. 2nd Floor With Bedroom)**



**(Opt. 2nd Floor)**

## Sketch 1759 'A' Elevation

CARY KIPP  
 9/20/06  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING  
 OR CONSTRUCTION

Sketch 1759 Elevation A (MC) 03/27/10  
 Exhibit F  
 PLAN 1759 RF  
 Sheet  
 7 of 8

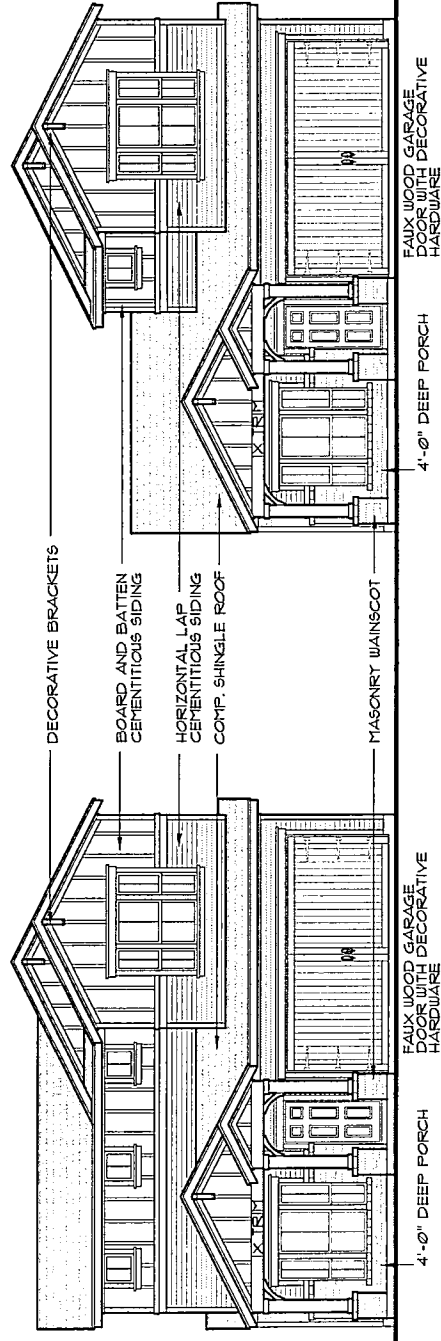
# EXHIBIT F

**Whittington Group**

For more information, please contact:  
 KIPP\*FLORES ARCHITECTS  
 11770 Jollyville Rd., Suite 100 Austin, Texas 78759  
 Tel: 512.452.1277 Fax: 512.452.1278  
 www.kippflores.com

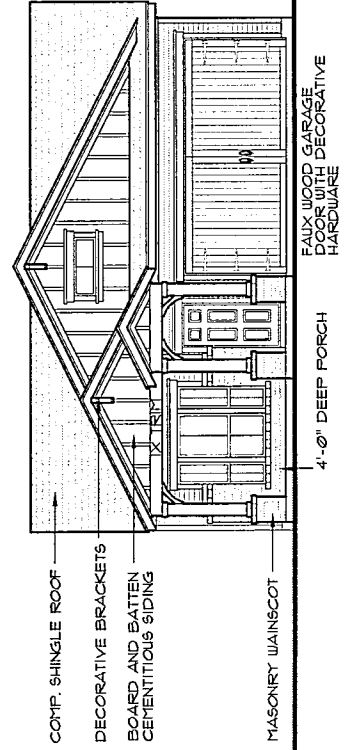
**KIPP\*FLORES ARCHITECTS**  
 11770 Jollyville Rd., Suite 100 Austin, Texas 78759  
 Tel: 512.452.1277 Fax: 512.452.1278  
 www.kippflores.com

DATE: 02/22/16  
 SHEET: 1759 ELEVATION B DWG  
 8-8-16  
 Sheet 8 of 8



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**



**Sketch 1759  
 'B' Elevation**

CARY KIPP  
 SPOONS  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING  
 OR CONSTRUCTION

Exhibit "F"  
 PLAN 1759 RF

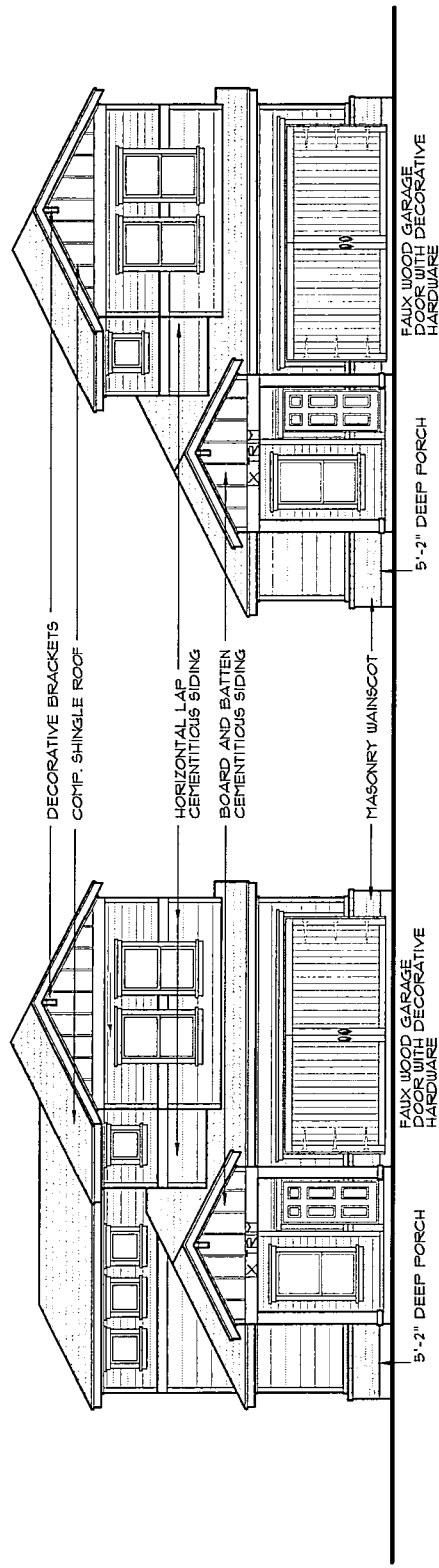
# EXHIBIT F

**Whittington Group**

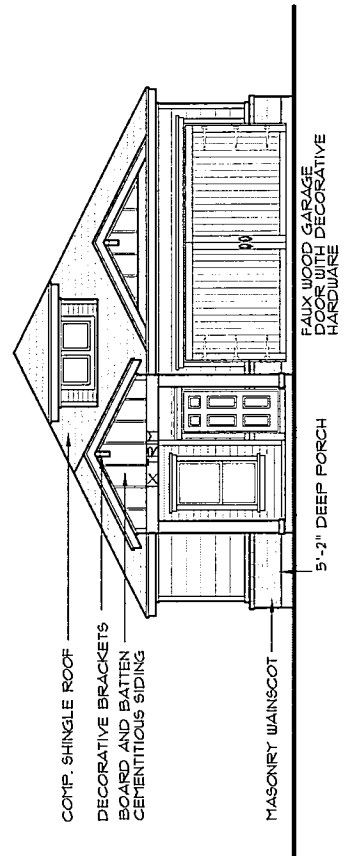
**KIPP\*FLORES ARCHITECTS**  
 15121 KIPPER DRIVE, SUITE 100, AUSTIN, TEXAS 78759  
 WWW.KIPPANDFLORES.COM  
 512.453.1517 FAX 512.453.1522

**KIPP\*FLORES ARCHITECTS**  
 15121 KIPPER DRIVE, SUITE 100, AUSTIN, TEXAS 78759  
 WWW.KIPPANDFLORES.COM  
 512.453.1517 FAX 512.453.1522

DATE: 08-09-16  
 SHEET: 5 OF 8



**(Opt. 2nd Floor With Bedroom)**



**(Opt. 2nd Floor)**

## Sketch 1738 'A' Elevation

CARY KIPP  
 08/09/16  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING,  
 OR CONSTRUCTION

Exhibit F  
 PLAN 1738 RF

SKETCH 1738 ELEVATION A DWG 09/28/16

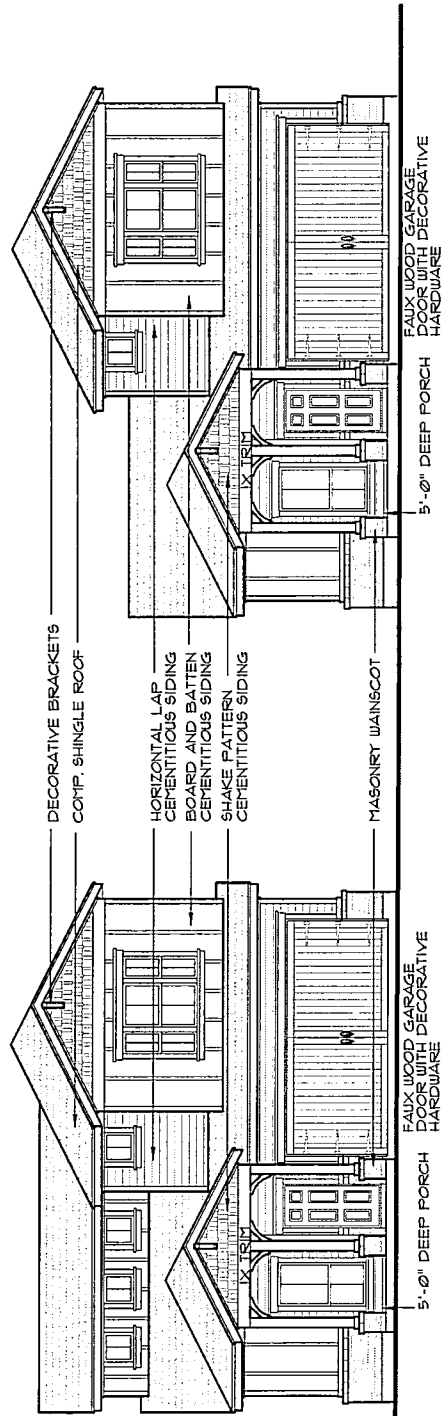
# EXHIBIT F

**Whittington Group**

**KIPP\*FLORES ARCHITECTS**  
 11770 Jockvale Rd, Suite 100 Austin, Texas 78759  
 (512) 251-2277 Fax: (512) 251-2252  
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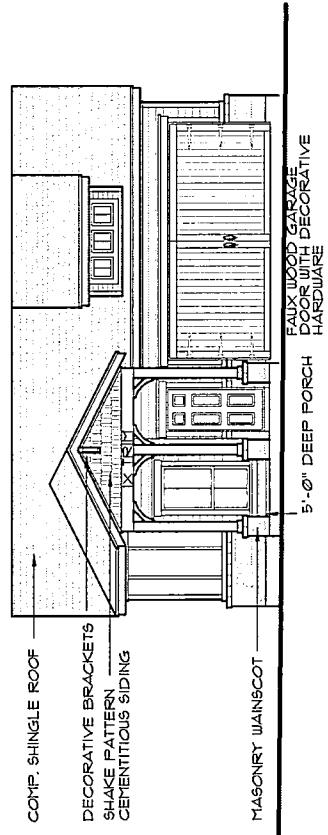
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DATE: 8-9-16  
 SHEET: 6 of 8



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**



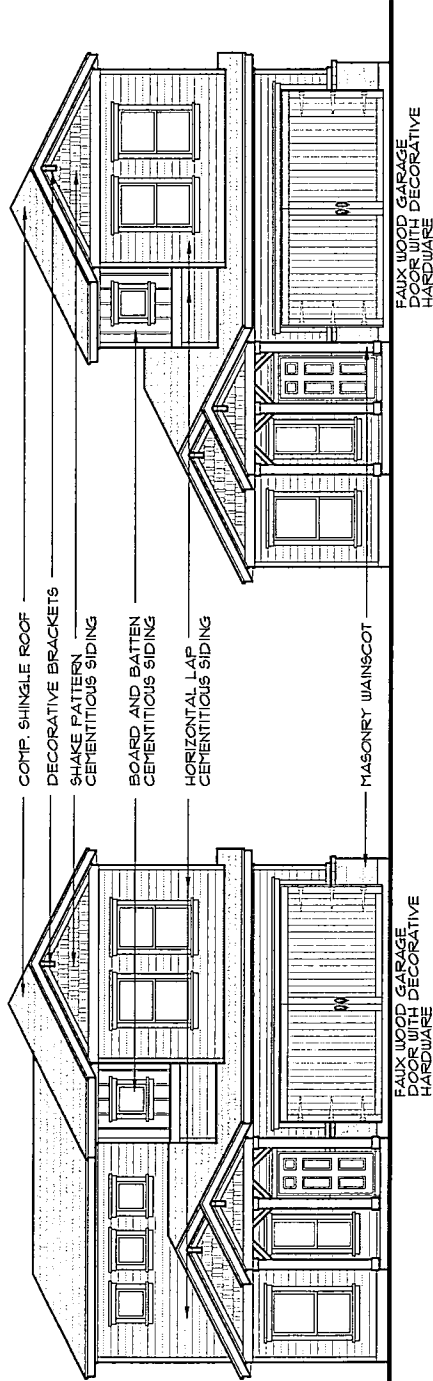
**Sketch 1738**  
**'B' Elevation**

CARY KIPP  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING,  
 OR CONSTRUCTION

Exhibit F RF  
 PLAN 1738

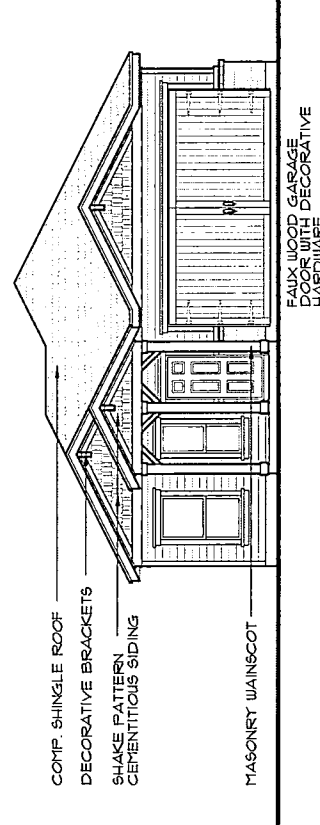
SKETCH 1738 ELEVATION B DEC 02/22/16

# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**



**Sketch 1507**  
**'A' Elevation**

CARY KIPP  
 ARCHITECTS  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING  
 OR CONSTRUCTION

Exhibit F  
 PLAN 1507 RF  
 Sheet  
 3 of 8  
 Date  
 0-12-10

**Whittington Group**

ARCHITECTS  
 11778 Jodyvale Rd., Suite 100 Austin, Texas 78759  
 (512) 338-4272 FAX (512) 449-6503  
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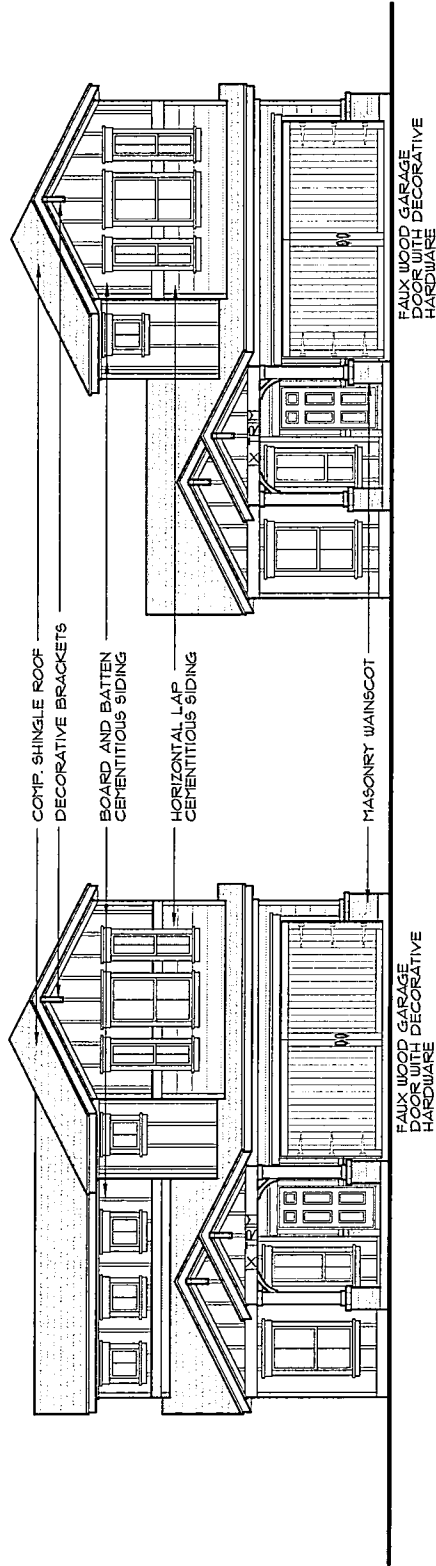
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ARCHITECTS  
 11778 Jodyvale Rd., Suite 100 Austin, Texas 78759  
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KETCH 1507 ELEVATION A.DWG 09/28/10

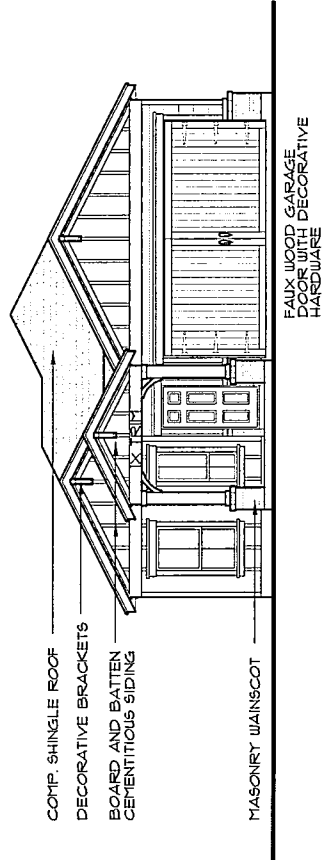


# EXHIBIT F



**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**



**Sketch 1507**  
**'B' Elevation**

CARY KIPP  
2009/06  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR CONSTRUCTION

Exhibit F  
PLAN 1507 RF

**Whittington Group**

**KIPP\*FLORES ARCHITECTS**  
19121 WWW.KIPP\*FLORES.COM  
503-5477 141-1211 503-5522  
11770 Joyce Rd., Suite 100 Austin, Texas 78739

DATE: 06/06/09  
BY: CARY KIPP  
PROJECT: SKETCH 1507  
SHEET: 4 OF 8

SKETCH 1507 ELEVATION B-DWG 09/28/10

# EXHIBIT F

**Whittington Group**

ARCHITECTS  
11770 Jollyville Rd. Suite 100 Austin, Texas 78759  
www.kippflores.com  
512.338.4477 Fax 512.338.4452

**KIPP\*FLORES ARCHITECTS**

Sheet 0-11-10  
Date  
1 of 8

**(Opt. 2nd Floor With Bedroom)**

**(Opt. 2nd Floor)**

**Sketch 1420**

**'A' Elevation**

CARY KIPP  
02/26/16  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR CONSTRUCTION

Sketch 1420 Elevation A DWG 02/27/16

Exhibit F  
PLAN 1420 REA  
Sheet 1 of 8

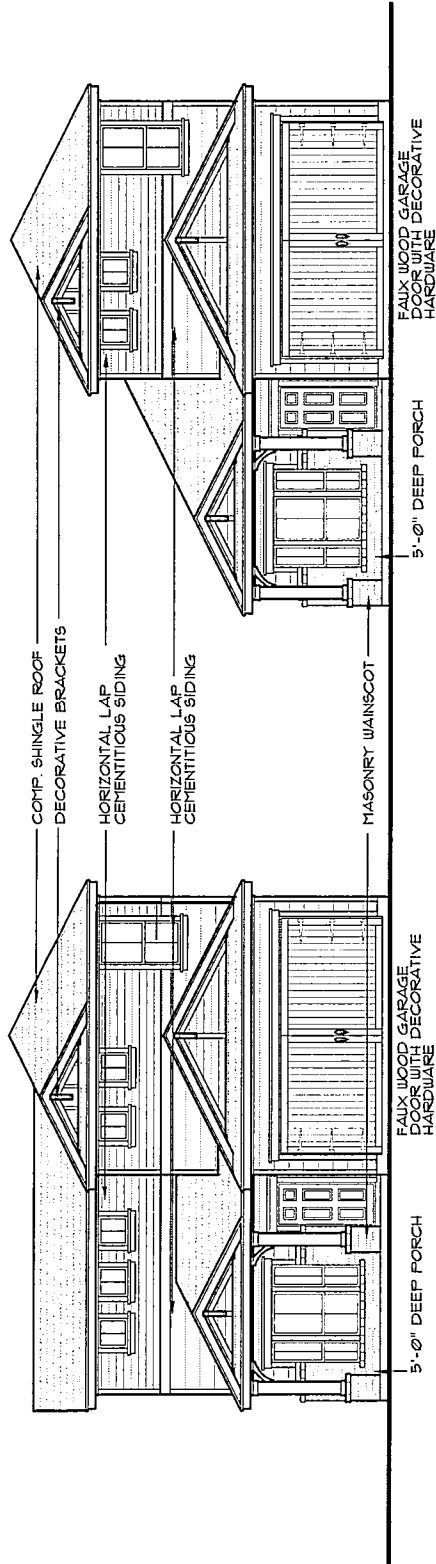
# EXHIBIT F

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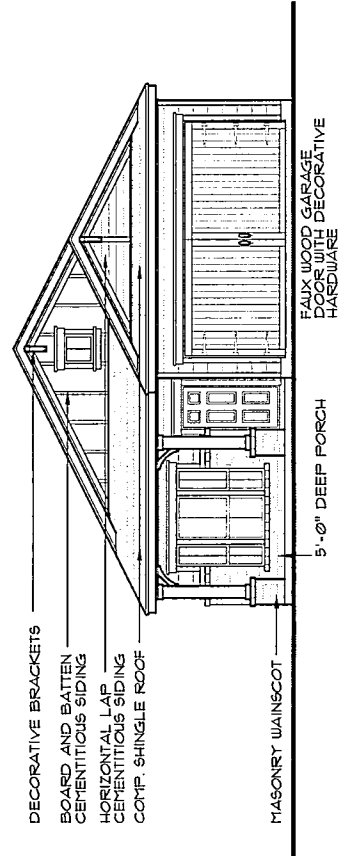
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Project No. 1420  
 Date 8-11-10  
 Sheet 2 of 8



**(Opt. 2nd Floor With Bedroom)**



**(Opt. 2nd Floor)**

## Sketch 1420 'B' Elevation

CARY KIPP  
 SPECIALIST  
 NOT FOR  
 REGULATORY  
 APPROVAL,  
 PERMITTING  
 OR CONSTRUCTION

Sheet 2 of 8  
 Exhibit F  
 PLAN 1420 RF

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**2016120597**

Pages: 36 Fee: \$181.00

12/22/2016 02:12 PM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas