ORDINANCE NO. O-2018-5161

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 REZONE 18.389 ACRES OF LAND, OUT OF THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM LI (LIGHT INDUSTRIAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 112 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City staff proposes to amend the Official Zoning Map to rezone 18.389 acres of land, out of the Ephriam Evans Survey, Abstract No. 212 and the David Curry Survey, Abstract No. 130, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from LI (Light Industrial) zoning district to Planned Unit Development (PUD) No. 112 zoning district, and

WHEREAS, the requested change in the Official Zoning Map was submitted to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 10th day of January, 2018, 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 zoning classification of the property described in Exhibit “A” be changed to PUD No. 112, and

WHEREAS, on the 8th day of February, 2018, after proper notification, the City Council held a public hearing on the requested amendment, 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, and Section 46-92 and Section 46-132, 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. 112 meets the following goals and objectives:

(1) The development in PUD No. 112 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 112 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 112 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. 112 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. 112 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. 112, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 112 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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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 8th day of FEBRUARY, 2018.
Alternative 2.

READ and APPROVED on first reading this the ___ day of
___________________, 2018.

READ, APPROVED and ADOPTED on second reading this the ___ day of
___________________, 2018.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk
EXHIBIT
“A”

METES AND BOUNDS DESCRIPTION

FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.389 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF AUGUST, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10175359.56, E=3127918.13) monumenting the northwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the southwest corner of Lot 1, University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas a subdivision recorded in Cabinet FF, Slides 380-381 of the Plat Records of Williamson County, Texas, same being on the east boundary line of a called 10.881 acre tract of land (PART 1) conveyed to the State of Texas as recorded in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, same being on the east right-of-way line of Interstate Highway No. 35, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked “CS LTD” monumenting the northwest corner of said Lot 1, bears N 02° 02' 52" W passing at a distance of 112.57 feet an iron rod found with cap marked “CS LTD” monumenting the northeast corner of said 10.881 acre State of Texas tract, in all a total distance of 187.02 feet;

THENENCE, departing the east boundary line of said 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, with the north boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the south boundary line of Lot 1 and Lot 2 of said University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas, the following three courses and distances:

1. S 81°50'22" E for a distance of 173.32 feet to a PK Nail set on top of a wall, for an angle point hereof;

2. S 52°10'22" E for a distance of 172.57 feet to a 1/2" iron rod found, for an angle point hereof;

3. N 75°40'22" E passing at a distance of 99.56 feet a 1/2" iron rod found monumenting the southeast corner of said Lot 1 and the southwest corner of said
Lot 2, in all a total distance of 171.06 feet to a 1/2" iron rod found monumenting the northeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the most southerly southeast corner of said Lot 2, same being on an angle point in the west boundary line of Lot 2D, Block A, Replat of Lot 2 of East Chandler Retail Center a subdivision recorded in Cabinet CC, Slides 230-233 of the Plat Records of Williamson County, Texas, for the most northerly northeast corner hereof;

THENCE, S 34°51'57" E with the east boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the west boundary line of said Lot 2D, Block A for a distance of 529.34 feet to a 1/2" iron rod found monumenting the northwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southwest corner of said Lot 2D, Block A, for an angle point hereof;

THENCE, with the north boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said Lot 2D, Block A, the following two (2) courses and distances:

1. N 71°07'46" E for a distance of 229.82 feet to a 1/2" iron rod found for an angle point hereof;

2. N 64°25'25" E for a distance of 164.65 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the northwest corner of said 2.35 acre (TRACT 3) City of Round Rock tract;

THENCE, N 63°52'39" E with the north boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the south boundary line of Lot 2D, Block A and Lot 2I, Block A of said Replat of Lot 2 of East Chandler Retail Center, passing at a distance of 12.74 feet a 1/2" iron rod found 0.13' south of this line, in all a total distance of 238.32 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract and the northwest corner of Lot 3, Block B, Oakmont Centre Section Five a subdivision recorded in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas for the most easterly northeast corner hereof;

THENCE, with the east boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the west boundary line of said Lot 3, Block B, the following three (3) courses and distances:

1. S 25°55'00" E for a distance of 348.40 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 76°09'32" W for a distance of 7.24 feet;
2. **S 46°48’00” W** for a distance of **60.46 feet** to a 1/2” iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2” iron rod found bears N 00°11’34” W for a distance of **4.53 feet**;

3. **S 02°45’00” W** for a distance of **120.87 feet** to a 1/2” iron rod set with cap marked "Diamond Surveying", for the southeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract, same being on the north boundary line of Lot 1, Final Plat of Cypress Addition, a subdivision recorded in Cabinet N, Slides 266-268 of the Plat Records of Williamson County, Texas, for the southeast corner hereof, from which a 1/2” iron rod found monumenting an angle point in the north boundary line of Lot 2 of said Final Plat of Cypress Addition, bears N 69°27’35” E for a distance of **20.21 feet**;

THENCE, with the north boundary line of said Lot 1, Final Plat of Cypress Addition, the south boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract, the south boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, the following four (4) courses and distances:

1. **S 69°27’35” W** passing at a distance of 266.18 feet a 1/2” iron rod found (spinner) monumenting the southwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract, in all a total distance of **370.88 feet** to a 1/2” iron rod found monumenting an angle point hereof;

2. **S 67°44’06” W** for a distance of **171.32 feet** to a 1/2” iron rod found monumenting an angle point hereof;

3. **S 63°52’09” W** for a distance of **101.47 feet** to a 1/2” iron rod found monumenting an angle point hereof;

4. **S 56°52’26” W** for a distance of **130.20 feet** to a 1/2” iron rod found monumenting the most southerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and an angle point in said north boundary line of Lot 1, Final Plat of Cypress Addition, same being on an angle point in the east boundary line of a called 28.208 acre tract of land (TRACT 3) conveyed to CRPHYH, L.P. as recorded in Document No. 2005003003 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2” iron rod found monumenting the northwest corner of said Lot 1, Final Plat of Cypress Addition and an angle point in said east boundary line of the 26.208 acre CRPHYH, L.P. tract bears S 56°04’36” W for a distance of **29.17 feet**;
THENCE, with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and said east boundary line of the 26.208 acre CRPHYH, L.P. tract, the following three (3) courses and distances:

1. N 38° 12' 07" W for a distance of 204.53 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;

2. N 60° 26' 12" W for a distance of 633.89 feet to the center of a wastewater manhole, for an angle point hereof;

3. N 55° 54' 08" W for a distance of 66.59 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the most westerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the north corner of said 26.208 acre CRPHYH, L.P. tract, same being on the east boundary line of said 10.881 acre State of Texas tract and the east right-of-way line of said Interstate Highway No. 35, from which a TXDOT Type 1 concrete monument found monumenting the beginning of a curve to the left in said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, bears S 02° 02' 52" E for a distance of 47.16 feet;

THENCE, N 02° 02' 52" W with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35 for a distance of 547.98 feet to the POINT OF BEGINNING hereof and containing 18.389 acres of land more or less.

Bearing Basis: State Plane Coordinate System, NAD83, Texas Central Zone (4203).

Distances shown hereon are surface based on a combined surface adjustment factor of 1.00011.

A survey drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78626
(512) 931-3100
FIRM REGISTRATION NO. 10006500

SHANE SHAFER, R.P.L.S. NO. 5281
DATE

January 4, 2018

PROPERTY ADDRESS: 3701 INTERSTATE HIGHWAY 35 SOUTH, ROUND ROCK, TX 78681

LEGEND
- CEMENT FENCE (LARGE STYRENE)
- CONCRETE FENCE (STRAIGHT)
- CONCRETE FENCE (CURVED)
- CONCRETE FENCE (BONDED)
- CONCRETE FENCE (OLD)
- CONCRETE FENCE (NEW)
- CONCRETE POLE (NEW)
- CONCRETE POLE (OLD)
- CONCRETE BAR (NEW)
- CONCRETE BAR (OLD)
- CONCRETE SPINDLE FOUND
- CONCRETE ROD FOUND
- IRON FENCE
- IRON WOODEN FENCE
- IRON WOODEN SET WALL
- CONCRETE PIPE
- CONCRETE SET WALL
- CONCRETE WATER VALVE
- CONCRETE HYDRANT
- CONCRETEôle<br><br>PREPARED BY: DAVID CURRY SURVEY
ABSTRACT NO. 190

CITY OF ROUND ROCK
CALLED 18.389 AC.
TRACT 1

EPHRIAM EVANS SURVEY
ABSTRACT NO. 212

DAVID CURRY SURVEY
ABSTRACT NO. 190
THEREFORE, the Owner, 

DOING BUSINESS AS ________________ ( THE OWNER ), 
(INSERT NAME), 

in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, convey, and transfer unto the Purchaser, 

DOING BUSINESS AS ________________ ( THE PURCHASER ), 
(INSERT NAME), 

said TRACTS OF LAND, together with the appurtenances thereunto, as herein described.

Said Tracts Conveyed:

Begins at an iron pin located in the west line of TRACT 1, as hereinafter described, and runs south 100.00 feet to a point on the south line of said Tract 1, thence east 100.00 feet to a point on the east line of said Tract 1, thence north 100.00 feet to a point on the north line of said Tract 1, thence west 100.00 feet to the beginning, containing 100 acres.

The above described Tract of land contains the following easements:

1. City of ________________ Public Utility Easement

2. ________________ Water Company Easement

3. ________________ Railroad Easement

4. ________________ County Easement

The above easements are shown on the accompanying drawing.

The distances shown on the drawing are surface distances.

The owner further warrants that the above-described Tract of land is free and clear of all encumbrances and liens.

IN WITNESS WHEREOF, the Owner has caused this instrument to be executed this __________ day of ________________, 20__.

(OWNER'S SIGNATURE)

(OWNER'S PRINTED NAME)

(OWNER'S ADDRESS)

Purchaser:

DOING BUSINESS AS ________________ ( THE PURCHASER ), 
(INSERT NAME), 

in consideration of the mutual covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby purchase, receive, and take the said Tract of land, together with the appurtenances thereunto, as herein described.

Said Tracts Conveyed:

Begins at an iron pin located in the west line of TRACT 1, as hereinafter described, and runs south 100.00 feet to a point on the south line of said Tract 1, thence east 100.00 feet to a point on the east line of said Tract 1, thence north 100.00 feet to a point on the north line of said Tract 1, thence west 100.00 feet to the beginning, containing 100 acres.

The above described Tract of land contains the following easements:

1. City of ________________ Public Utility Easement

2. ________________ Water Company Easement

3. ________________ Railroad Easement

4. ________________ County Easement

The above easements are shown on the accompanying drawing.

The distances shown on the drawing are surface distances.

The purchaser further warrants that the above-described Tract of land is free and clear of all encumbrances and liens.

IN WITNESS WHEREOF, the Purchaser has caused this instrument to be executed this __________ day of ________________, 20__.

(PURCHASER'S SIGNATURE)

(PURCHASER'S PRINTED NAME)

(PURCHASER'S ADDRESS)

This instrument was executed on the __________ day of ________________, 20__, in the County of ________________, in the State of Texas, by ____________________, the duly appointed个体或法人代表, and ____________________, the duly appointed individual or legal representative of ____________________, in the County of ________________, in the State of Texas, and is filed of record as follows:

[Recording Information]

The instrument was filed of record on the __________ day of ________________, 20__, in the County of ________________, in the State of Texas, and is recorded in the following instrument numbers:

[Recording Numbers]

The instrument is governed by the laws of the State of Texas.
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. 14.

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.

NUTTY BROWN PLANNED UNIT DEVELOPMENT
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 18.41 acres of land located within the City of Round Rock, Texas, and more particularly as 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 C-1a (General Commercial—limited) 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.
4.3 Concept Plan

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

4.4 Traffic Impact Analysis

A traffic impact analysis (TIA) shall not be required for the Plan.

5. PERMITTED USES

5.1 Outdoor music and entertainment venue, including:

(1) Restaurant/bar
(2) Stage with loading docks
(3) Grandstands
(4) Green Room building
(5) Arena area for spectators
(6) Bar and suites
(7) Festival parking area
(8) Food truck area
(9) Paved Parking areas
(10) Drive aisles
(11) Existing restrooms building
(12) Sidewalks
(13) Retail sales, as an accessory use
(14) Temporary special events such as: farmer markets, Christmas tree sales, charity events, worship services

6. DEVELOPMENT STANDARDS

6.1 Festival Parking Area

The parking area provided to serve the venue may be provided on an unimproved surface, not subject to the provisions of the off-street parking and loading requirements of the Code. This unimproved parking area shall not exempt any part of the development from City requirements related to emergency access and fire safety.

6.2 Building Design

(1) The restaurant/bar structure shall meet the design standards of the C-1a (General Commercial – Limited) zoning district.

(2) All structures which are part of the outdoor music and entertainment venue shall be exempt from design standards of the C-1a (General Commercial – Limited) zoning district.
7. **TREE REMOVAL**

If the development of the site causes it to become necessary to remove one or more of the protected trees on the site, a limited number of said protected trees may be removed without being subject to the tree replacement requirements of the Code, Section 43-25. In order for the site to qualify under this section, the zoning administrator shall first calculate the total number of diameter inches of protected trees on the site. Then the developer may remove protected trees whose total diameters are not more than 60 percent of the diameter inches of all protected trees on the site. Provided however, this section shall first be applied to the smallest protected tree on the site and then to the remainder of the protected trees in ascending order according to their diameters. If the developer wishes to remove more than 60 percent of the diameter inches of all protected trees on the site, the developer shall comply with the requirements of the Code, Section 43-25 for trees in excess of said 60 percent.

8. **SIGNS**

8.1 Signs shall be regulated by the Code, with the following exceptions:

1. Two freestanding pylon signs shall be allowed on the property, along the frontage with IH 35:
   8.1.1.1 One (1) freestanding pylon sign shall be allowed at a maximum height of sixty-feet (60'), with a maximum sign display area, per side, of 1,068 square feet. The maximum sign display area, per side, may include a maximum of 740 square feet of electronic messaging center display.

   8.1.1.2 One (1) freestanding pylon sign shall be allowed, subject to the height and display area standards of the Code.

2. Advertising and informational signs on any structure, listed in Section 5.1 above, except for the restaurant/bar, which are internal to the site and not visible from a public right-of-way, shall be exempt from regulation by the Code.

9. **COMPATIBILITY**

Amplified music shall be directed in a west-northwest direction from the site, as indicated on Exhibit “C”.

10. **FINISHED FLOOR ELEVATIONS**

All building structures shall be constructed with a finished floor elevation at or above FEMA (Federal Emergency Management Agency) Zone AE BFE (Base Flood Elevation), representing the 1% annual probability.
11. **EXISTING BALL FIELD LIGHTING**

The existing ball field lighting, as indicated on Exhibit “D”, shall be exempt from the site lighting design and excessive illumination requirements of the Code.

12. **PARKLAND FEES**

The Plan shall be exempt from Chapter 36, Article III – Parkland Requirement, of the Code.

13. **ACCESS**

When an access drive is provided by the City, making a connection from the Property to North Mays Street, the Owner shall incorporate this additional access into the Plan.

14. **CHANGES TO DEVELOPMENT PLAN**

14.1 **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.

14.2 **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 |
| Exhibit “B” | Concept Plan |
| Exhibit “C” | Compatibility |
| Exhibit “D” | Existing Ball Field Lights |
EXHIBIT
“A”

METES AND BOUNDS DESCRIPTION

FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.389 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF AUGUST, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10175359.56, E=3127918.13) monumenting the northwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the southwest corner of Lot 1, University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas a subdivision recorded in Cabinet FF, Slides 380-381 of the Plat Records of Williamson County, Texas, same being on the east boundary line of a called 10.881 acre tract of land (PART 1) conveyed to the State of Texas as recorded in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, same being on the east right-of-way line of Interstate Highway No. 35, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked “CS LTD” monumenting the northwest corner of said Lot 1, bears N02°02'52" W passing at a distance of 112.57 feet an iron rod found with cap marked “CS LTD” monumenting the northeast corner of said 10.881 acre State of Texas tract, in all a total distance of 187.02 feet;

THENCE, departing the east boundary line of said 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, with the north boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the south boundary line of Lot 1 and Lot 2 of said University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas, the following three courses and distances:

1. S 81°50'22" E for a distance of 173.32 feet to a PK Nail set on top of a wall, for an angle point hereof;

2. S 52°10'22" E for a distance of 172.57 feet to a 1/2" iron rod found, for an angle point hereof;

3. N 75°40'22" E passing at a distance of 99.56 feet a 1/2" iron rod found monumenting the southeast corner of said Lot 1 and the southwest corner of said
Lot 2, in all a total distance of 171.06 feet to a 1/2" iron rod found monumenting the northeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the most southerly southeast corner of said Lot 2, same being on an angle point in the west boundary line of Lot 2D, Block A, Replat of Lot 2 of East Chandler Retail Center a subdivision recorded in Cabinet CC, Slides 230-233 of the Plat Records of Williamson County, Texas, for the most northerly northeast corner hereof;

THENCE, S 34°51'57" E with the east boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the west boundary line of said Lot 2D, Block A for a distance of 529.34 feet to a 1/2" iron rod found monumenting the northwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southwest corner of said Lot 2D, Block A, for an angle point hereof;

THENCE, with the north boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said Lot 2D, Block A, the following two (2) courses and distances:

1. N 71°07'46" E for a distance of 229.82 feet to a 1/2" iron rod found for an angle point hereof;

2. N 64°25'25" E for a distance of 164.85 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the northwest corner of said 2.35 acre (TRACT 3) City of Round Rock tract;

THENCE, N 63°52'39" E with the north boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the south boundary line of Lot 2D, Block A and Lot 2I, Block A of said Replat of Lot 2 of East Chandler Retail Center, passing at a distance of 12.74 feet a 1/2" iron rod found 0.13' south of this line, in all a total distance of 238.32 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract and the northwest corner of Lot 3, Block B, Oakmont Centre Section Five a subdivision recorded in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas for the most easterly northeast corner hereof;

THENCE, with the east boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the west boundary line of said Lot 3, Block B, the following three (3) courses and distances:

1. S 25°55'00" E for a distance of 348.40 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 76°09'32" W for a distance of 7.24 feet;
2. **S 46°48'00" W** for a distance of **60.46 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 00°11'34" W for a distance of 4.53 feet;

3. **S 02°45'00" W** for a distance of **120.87 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract, same being on the north boundary line of Lot 1, Final Plat of Cypress Addition, a subdivision recorded in Cabinet N, Slides 266-268 of the Plat Records of Williamson County, Texas, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in the north boundary line of Lot 2 of said Final Plat of Cypress Addition, bears N 69°27'35" E for a distance of 20.21 feet;

THENCE, with the north boundary line of said Lot 1, Final Plat of Cypress Addition, the south boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract, the south boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, the following four (4) courses and distances:

1. **S 69°27'35" W** passing at a distance of 266.18 feet a 1/2" iron rod found (spinner) monumenting the southwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract, in all a total distance of **370.88 feet** to a 1/2" iron rod found monumenting an angle point hereof;

2. **S 67°44'06" W** for a distance of **171.32 feet** to a 1/2" iron rod found monumenting an angle point hereof;

3. **S 63°52'09" W** for a distance of **101.47 feet** to a 1/2" iron rod found monumenting an angle point hereof;

4. **S 56°52'26" W** for a distance of **130.20 feet** to a 1/2" iron rod found monumenting the most southerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and an angle point in said north boundary line of Lot 1, Final Plat of Cypress Addition, same being on an angle point in the east boundary line of a called 26.208 acre tract of land (TRACT 3) conveyed to CRPHYH, L.P. as recorded in Document No. 2005003003 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Final Plat of Cypress Addition and an angle point in said east boundary line of the 26.208 acre CRPHYH, L.P. tract bears S 56°04'36" W for a distance of 29.17 feet;
THENCE, with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and said east boundary line of the 26.208 acre CRPHYH, L.P. tract, the following three (3) courses and distances:

1. **N 38°12'07" W** for a distance of **204.53 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;

2. **N 60°26'12" W** for a distance of **633.89 feet** to the center of a wastewater manhole, for an angle point hereof;

3. **N 55°54'08" W** for a distance of **66.59 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the most westerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the north corner of said 26.208 acre CRPHYH, L.P. tract, same being on the east boundary line of said 10.881 acre State of Texas tract and the east right-of-way line of said Interstate Highway No. 35, from which a TXDOT Type 1 concrete monument found monumenting the beginning of a curve to the left in said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, bears S 02°02'52" E for a distance of 47.16 feet;

THENCE, **N 02°02'52" W** with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35 for a distance of **547.98 feet** to the **POINT OF BEGINNING** hereof and containing 18.389 acres of land more or less.

Bearing Basis: State Plane Coordinate System, NAD83, Texas Central Zone (4203).

Distances shown hereon are surface based on a combined surface adjustment factor of 1.00011.

A survey drawing has been prepared to accompany this metes and bounds description.

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**DIAMOND SURVEYING, INC.**

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

FIRM REGISTRATION NO. 10006900

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

January 4, 2018
Landing Title Survey for a 18.389 acre tract of land comprising the Ephraim Evans Survey, Abstract No. 212 and the David Curry Survey, Abstract No. 130, in Williamson County, Texas, being all of the called 14.064 acre tract of land (Tract 1), all of the called 2.00 acre tract of land (Tract 2) and all of the called 2.15 acre tract of land (Tract 3), said tracts being to the City of Round Rock, Republic of Texas, Official Public Records of Williamson County, Texas.

Property Address: 3101 Auer Farm Highway 35 N, Round Rock, TX 78665
All information furnished regarding this property is from sources deemed reliable. However, Waeltz & Prete, Inc. has not independently verified any of these sources. No warranty or guarantee is made by Waeltz & Prete, Inc. as to the accuracy of the information shown. The information shown is conceptual in nature and does not represent any regulatory approval.
ALL INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL. THE INFORMATION SHOWN IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY.
EXISTING BALL FIELD LIGHTS (TYP)

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.
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. 0-2018-5161 which approves Planned Unit Development No. 112 zoning district for an outdoor music amphitheater with restaurant and bar facility, located southeast of the intersection of N. IH-35 and University Blvd. This ordinance was approved and adopted at a regular meeting held by the City Council on the 8th day of February 2018, recorded in the City Council minute book no. 62.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 9th day of February 2018.

SARA L. WHITE, TRMC, City Clerk
ORDINANCE NO. O-2018-5161

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 REZONE 18.389 ACRES OF LAND, OUT OF THE EPHRIAM EVANS SURVEY, ABSTRACT NO 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM LI (LIGHT INDUSTRIAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 112 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City staff proposes to amend the Official Zoning Map to rezone 18.389 acres of land, out of the Ephriam Evans Survey, Abstract No. 212 and the David Curry Survey, Abstract No. 130, in Round Rock, Williamson County, Texas, being more fully described in Exhibit “A” attached hereto, from LI (Light Industrial) zoning district to Planned Unit Development (PUD) No. 112 zoning district, and

WHEREAS, the requested change in the Official Zoning Map was submitted to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 10th day of January, 2018, 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 zoning classification of the property described in Exhibit “A” be changed to PUD No. 112, and

WHEREAS, on the 8th day of February, 2018, after proper notification, the City Council held a public hearing on the requested amendment, 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, and Section 46-92 and Section 46-132, 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. 112 meets the following goals and objectives:

(1) The development in PUD No. 112 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 112 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 112 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. 112 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. 112 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. 112, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 112 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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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 FEBRUARY, 2018.
Alternative 2.

READ and APPROVED on first reading this the ____ day of ____________________, 2018.

READ, APPROVED and ADOPTED on second reading this the ____ day of ____________________, 2018.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:

SARA L. WHITE, City Clerk
EXHIBIT
“A”

METES AND BOUNDS DESCRIPTION

FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.389 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF AUGUST, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10175359.56, E=3127918.13) monumenting the northwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the southwest corner of Lot 1, University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas a subdivision recorded in Cabinet FF, Slides 380-381 of the Plat Records of Williamson County, Texas, same being on the east boundary line of a called 10.881 acre tract of land (PART 1) conveyed to the State of Texas as recorded in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, same being on the east right-of-way line of Interstate Highway No. 35, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked “CS LTD” monumenting the northwest corner of said Lot 1, bears N 02° 02' 52" W passing at a distance of 112.57 feet an iron rod found with cap marked “CS LTD” monumenting the northeast corner of said 10.881 acre State of Texas tract, in all a total distance of 187.02 feet;

THENCE, departing the east boundary line of said 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, with the north boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the south boundary line of Lot 1 and Lot 2 of said University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas, the following three courses and distances:

1. S 81°50'22" E for a distance of 173.32 feet to a PK Nail set on top of a wall, for an angle point hereof;

2. S 52°10'22" E for a distance of 172.57 feet to a 1/2" iron rod found, for an angle point hereof;

3. N 75°40'22" E passing at a distance of 99.56 feet a 1/2" iron rod found monumenting the southeast corner of said Lot 1 and the southwest corner of said
Lot 2, in all a total distance of 171.06 feet to a 1/2" iron rod found monumenting the northeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the most southerly southeast corner of said Lot 2, same being on an angle point in the west boundary line of Lot 2D, Block A, Replat of Lot 2 of East Chandler Retail Center a subdivision recorded in Cabinet CC, Slides 230-233 of the Plat Records of Williamson County, Texas, for the most northerly northeast corner hereof;

THENCE, S 34°51'57" E with the east boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the west boundary line of said Lot 2D, Block A for a distance of 529.34 feet to a 1/2" iron rod found monumenting the northwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southwest corner of said Lot 2D, Block A, for an angle point hereof;

THENCE, with the north boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said Lot 2D, Block A, the following two (2) courses and distances:

1. N 71°07'46" E for a distance of 229.82 feet to a 1/2" iron rod found for an angle point hereof;

2. N 64°25'25" E for a distance of 164.65 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the northwest corner of said 2.35 acre (TRACT 3) City of Round Rock tract;

THENCE, N 63°52'39" E with the north boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the south boundary line of Lot 2D, Block A and Lot 21, Block A of said Replat of Lot 2 of East Chandler Retail Center, passing at a distance of 12.74 feet a 1/2" iron rod found 0.13' south of this line, in all a total distance of 238.32 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract and the northwest corner of Lot 3, Block B, Oakmont Centre Section Five a subdivision recorded in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas for the most easterly northeast corner hereof;

THENCE, with the east boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the west boundary line of said Lot 3, Block B, the following three (3) courses and distances:

1. S 25°55'00" E for a distance of 348.40 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 76°09'32" W for a distance of 7.24 feet;
2. **S 46°48'00" W** for a distance of **60.46 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 00°11'34" W for a distance of 4.53 feet;

3. **S 02°45'00" W** for a distance of **120.87 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract, same being on the north boundary line of Lot 1, Final Plat of Cypress Addition, a subdivision recorded in Cabinet N, Slides 266-268 of the Plat Records of Williamson County, Texas, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in the north boundary line of Lot 2 of said Final Plat of Cypress Addition, bears N 68°27'35" E for a distance of 20.21 feet;

**THENCE**, with the north boundary line of said Lot 1, Final Plat of Cypress Addition, the south boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract, the south boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, the following four (4) courses and distances:

1. **S 69°27'35" W** passing at a distance of 266.18 feet a 1/2" iron rod found (spinner) monumenting the southwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract, in all a total distance of **370.88 feet** to a 1/2" iron rod found monumenting an angle point hereof;

2. **S 67°44'06" W** for a distance of **171.32 feet** to a 1/2" iron rod found monumenting an angle point hereof;

3. **S 63°52'09" W** for a distance of **101.47 feet** to a 1/2" iron rod found monumenting an angle point hereof;

4. **S 56°52'26" W** for a distance of **130.20 feet** to a 1/2" iron rod found monumenting the most southerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and an angle point in said north boundary line of Lot 1, Final Plat of Cypress Addition, same being on an angle point in the east boundary line of a called 26.208 acre tract of land (TRACT 3) conveyed to CRPHYH, L.P. as recorded in Document No. 2005003003 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Final Plat of Cypress Addition and an angle point in said east boundary line of the 26.208 acre CRPHYH, L.P. tract bears S 56°04'36" W for a distance of 29.17 feet;
THENCE, with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and said east boundary line of the 26.208 acre CRPHYH, L.P. tract, the following three (3) courses and distances:

1. N 38°12'07" W for a distance of 204.53 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;

2. N 60°26'12" W for a distance of 633.89 feet to the center of a wastewater manhole, for an angle point hereof;

3. N 55°54'08" W for a distance of 66.59 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the most westerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the north corner of said 26.208 acre CRPHYH, L.P. tract, same being on the east boundary line of said 10.881 acre State of Texas tract and the east right-of-way line of said Interstate Highway No. 35, from which a TXDOT Type 1 concrete monument found monumenting the beginning of a curve to the left in said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, bears S 02°02'52" E for a distance of 47.16 feet;

THENCE, N 02°02'52" W with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35 for a distance of 547.98 feet to the POINT OF BEGINNING hereof and containing 18.389 acres of land more or less.

Bearing Basis: State Plane Coordinate System, NAD83, Texas Central Zone (4203).

Distances shown hereon are surface based on a combined surface adjustment factor of 1.00011.

A survey drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

January 4, 2018
LAND TITLE SURVEY FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY ABSTRACT NO. 130, IN MILL MASON 1 County, Texas, being all of the called 14.064 acre tract of land (tract 1), all of the called 2.00 acre tract of land (tract 2) and all of the called 2.3 acre tract of land (tract 3). Said tracts conveyed to the city of Round Rock, recorded in document No. 2006081914, official public records of Milam County, Texas.

Property Address: 3701 Interstate Highway 35 N., Round Rock, TX 78665

Distance

Graphical Scale

Legend

Subject Tract
18.389 AC.

Ephraim Evans Survey
Abstract No. 212

David Curry Survey
Abstract No. 130
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

1. DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

ii. AND TITLC SURVEY FOR A 19.388 ACRE TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN MILAM COUNTY, TEXAS, BEING ALL OF THE CALLED 18.388 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.064 ACRE TRACT OF LAND (TRACT 2), AND ALL OF THE CALLED 0.64 ACRE TRACT OF LAND (TRACT 3), SAID MALTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF MILAM COUNTY, TEXAS.

PROPERTY ADDRESS: 3701 INTERSTATE HIGHWAY 35 N., ROUND ROCK, TX 78665

GRAPHIC SCALE

LEGEND
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. 14.

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.

NUTTY BROWN PLANNED UNIT DEVELOPMENT
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 18.41 acres of land located within the City of Round Rock, Texas, and more particularly as 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 C-1a (General Commercial – limited) 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.
4.3 Concept Plan

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

4.4 Traffic Impact Analysis

A traffic impact analysis (TIA) shall not be required for the Plan.

5. PERMITTED USES

5.1 Outdoor music and entertainment venue, including:

1) Restaurant/bar
2) Stage with loading docks
3) Grandstands
4) Green Room building
5) Arena area for spectators
6) Bar and suites
7) Festival parking area
8) Food truck area
9) Paved Parking areas
10) Drive aisles
11) Existing restrooms building
12) Sidewalks
13) Retail sales, as an accessory use
14) Temporary special events such as: farmer markets, Christmas tree sales, charity events, worship services

6. DEVELOPMENT STANDARDS

6.1 Festival Parking Area

The parking area provided to serve the venue may be provided on an unimproved surface, not subject to the provisions of the off-street parking and loading requirements of the Code. This unimproved parking area shall not exempt any part of the development from City requirements related to emergency access and fire safety.

6.2 Building Design

1) The restaurant/bar structure shall meet the design standards of the C-1a (General Commercial – Limited) zoning district.

2) All structures which are part of the outdoor music and entertainment venue shall be exempt from design standards of the C-1a (General Commercial – Limited) zoning district.
7. **TREE REMOVAL**

If the development of the site causes it to become necessary to remove one or more of the protected trees on the site, a limited number of said protected trees may be removed without being subject to the tree replacement requirements of the Code, Section 43-25. In order for the site to qualify under this section, the zoning administrator shall first calculate the total number of diameter inches of protected trees on the site. Then the developer may remove protected trees whose total diameters are not more than 60 percent of the diameter inches of all protected trees on the site. Provided however, this section shall first be applied to the smallest protected tree on the site and then to the remainder of the protected trees in ascending order according to their diameters. If the developer wishes to remove more than 60 percent of the diameter inches of all protected trees on the site, the developer shall comply with the requirements of the Code, Section 43-25 for trees in excess of said 60 percent.

8. **SIGNS**

8.1 Signs shall be regulated by the Code, with the following exceptions:

   (1) Two freestanding pylon signs shall be allowed on the property, along the frontage with IH 35:

      8.1.1.1 One (1) freestanding pylon sign shall be allowed at a maximum height of sixty-feet (60’), with a maximum sign display area, per side, of 1,068 square feet. The maximum sign display area, per side, may include a maximum of 740 square feet of electronic messaging center display.

      8.1.1.2 One (1) freestanding pylon sign shall be allowed, subject to the height and display area standards of the Code.

   (2) Advertising and informational signs on any structure, listed in Section 5.1 above, except for the restaurant/bar, which are internal to the site and not visible from a public right-of-way, shall be exempt from regulation by the Code.

9. **COMPATIBILITY**

Amplified music shall be directed in a west-northwest direction from the site, as indicated on Exhibit “C”.

10. **FINISHED FLOOR ELEVATIONS**

All building structures shall be constructed with a finished floor elevation at or above FEMA (Federal Emergency Management Agency) Zone AE BFE (Base Flood Elevation), representing the 1% annual probability.
11. **EXISTING BALL FIELD LIGHTING**

The existing ball field lighting, as indicated on Exhibit "D", shall be exempt from the site lighting design and excessive illumination requirements of the Code.

12. **PARKLAND FEES**

The Plan shall be exempt from Chapter 36, Article III—Parkland Requirement, of the Code.

13. **ACCESS**

When an access drive is provided by the City, making a connection from the Property to North Mays Street, the Owner shall incorporate this additional access into the Plan.

14. **CHANGES TO DEVELOPMENT PLAN**

14.1 **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.

14.2 **Major Changes**

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.
<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>Exhibit “A”</td>
<td>Survey Field Notes</td>
</tr>
<tr>
<td>Exhibit “B”</td>
<td>Concept Plan</td>
</tr>
<tr>
<td>Exhibit “C”</td>
<td>Compatibility</td>
</tr>
<tr>
<td>Exhibit “D”</td>
<td>Existing Ball Field Lights</td>
</tr>
</tbody>
</table>
METES AND BOUNDS DESCRIPTION

FOR A 18.389 ACRE TRACT OF LAND SITUATED IN THE EPHRIAM EVANS SURVEY, ABSTRACT NO. 212 AND THE DAVID CURRY SURVEY, ABSTRACT NO. 130, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 14.064 ACRE TRACT OF LAND (TRACT 1), ALL OF THE CALLED 2.00 ACRE TRACT OF LAND (TRACT 2) AND ALL OF THE CALLED 2.35 ACRE TRACT OF LAND (TRACT 3), SAID TRACTS CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2006087974, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 18.389 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF AUGUST, 2017 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10175359.56, E=3127918.13) monumenting the northwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the southwest corner of Lot 1, University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas a subdivision recorded in Cabinet FF, Slides 380-381 of the Plat Records of Williamson County, Texas, same being on the east boundary line of a called 10.881 acre tract of land (PART 1) conveyed to the State of Texas as recorded in Volume 479, Page 85 of the Deed Records of Williamson County, Texas, same being on the east right-of-way line of Interstate Highway No. 35, for the northwest corner and POINT OF BEGINNING hereof, from which an iron rod found with cap marked "CS LTD" monumenting the northwest corner of said Lot 1, bears N 02° 02' 52" W passing at a distance of 112.57 feet an iron rod found with cap marked "CS LTD" monumenting the northeast corner of said 10.881 acre State of Texas tract, in all a total distance of 187.02 feet;

THENCE, departing the east boundary line of said 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, with the north boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the south boundary line of Lot 1 and Lot 2 of said University Oak Shopping Center Section 1, a Replat of Lots 2B & 2C, Block A, East Chandler Retail Center Replat of Lot 2, Recorded in Cabinet CC, Slides 230-233, Plat Records of Williamson County, Texas, the following three courses and distances:

1. S 81°50'22" E for a distance of 173.32 feet to a PK Nail set on top of a wall, for an angle point hereof;

2. S 52°10'22" E for a distance of 172.57 feet to a 1/2" iron rod found, for an angle point hereof;

3. N 75°40'22" E passing at a distance of 99.56 feet a 1/2" iron rod found monumenting the southeast corner of said Lot 1 and the southwest corner of said
Lot 2, in all a total distance of 171.06 feet to a 1/2" iron rod found monumenting the northeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the most southerly southeast corner of said Lot 2, same being on an angle point in the west boundary line of Lot 2D, Block A, Replat of Lot 2 of East Chandler Retail Center a subdivision recorded in Cabinet CC, Slides 230-233 of the Plat Records of Williamson County, Texas, for the most northerly northeast corner hereof;

THENCE, S 34°51'57" E with the east boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and the west boundary line of said Lot 2D, Block A for a distance of 529.34 feet to a 1/2" iron rod found monumenting the northwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southwest corner of said Lot 2D, Block A, for an angle point hereof;

THENCE, with the north boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said Lot 2D, Block A, the following two (2) courses and distances:

1. N 71°07'46" E for a distance of 229.82 feet to a 1/2" iron rod found for an angle point hereof;

2. N 64°25'25" E for a distance of 164.65 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the northwest corner of said 2.35 acre (TRACT 3) City of Round Rock tract;

THENCE, N 63°52'39" E with the north boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the south boundary line of Lot 2D, Block A and Lot 21, Block A of said Replat of Lot 2 of East Chandler Retail Center, passing at a distance of 12.74 feet a 1/2" iron rod found 0.13' south of this line, in all a total distance of 238.32 feet to a 1/2" iron rod found monumenting the northeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract and the northwest corner of Lot 3, Block B, Oakmont Centre Section Five a subdivision recorded in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas for the most easterly northeast corner hereof;

THENCE, with the east boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract and the west boundary line of said Lot 3, Block B, the following three (3) courses and distances:

1. S 25°55'00" E for a distance of 348.40 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 76°09'32" W for a distance of 7.24 feet;
2. **S 46°48'00" W** for a distance of **60.46 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears N 00°11'34" W for a distance of 4.53 feet;

3. **S 02°45'00" W** for a distance of **120.87 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southeast corner of said 2.35 acre (TRACT 3) City of Round Rock tract, same being on the north boundary line of Lot 1, Final Plat of Cypress Addition, a subdivision recorded in Cabinet N, Slides 266-268 of the Plat Records of Williamson County, Texas, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in the north boundary line of Lot 2 of said Final Plat of Cypress Addition, bears N 69°27'35" E for a distance of 20.21 feet;

THENCE, with the north boundary line of said Lot 1, Final Plat of Cypress Addition, the south boundary line of said 2.35 acre (TRACT 3) City of Round Rock tract, the south boundary line of said 2.00 acre (TRACT 2) City of Round Rock tract and the south boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, the following four (4) courses and distances:

1. **S 69°27'35" W** passing at a distance of 266.18 feet a 1/2" iron rod found (spinner) monumenting the southwest corner of said 2.00 acre (TRACT 2) City of Round Rock tract and the southeast corner of said 14.064 acre (TRACT 1) City of Round Rock tract, in all a total distance of **370.88 feet** to a 1/2" iron rod found monumenting an angle point hereof;

2. **S 67°44'06" W** for a distance of **171.32 feet** to a 1/2" iron rod found monumenting an angle point hereof;

3. **S 63°52'09" W** for a distance of **101.47 feet** to a 1/2" iron rod found monumenting an angle point hereof;

4. **S 56°52'26" W** for a distance of **130.20 feet** to a 1/2" iron rod found monumenting the most southerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and an angle point in said north boundary line of Lot 1, Final Plat of Cypress Addition, same being on an angle point in the east boundary line of a called 26.208 acre tract of land (TRACT 3) conveyed to CRPHYH, L.P. as recorded in Document No. 2005003003 of the Official Public Records of Williamson County, Texas, for the most southerly southwest corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 1, Final Plat of Cypress Addition and an angle point in said east boundary line of the 26.208 acre CRPHYH, L.P. tract bears S 56°04'36" W for a distance of 29.17 feet;
THENCE, with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract and said east boundary line of the 26.208 acre CRPHYH, L.P. tract, the following three (3) courses and distances:

1. N 38°12'07" W for a distance of 204.53 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;

2. N 60°26'12" W for a distance of 633.89 feet to the center of a wastewater manhole, for an angle point hereof;

3. N 55°54'08" W for a distance of 66.59 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the most westerly southwest corner of said 14.064 acre (TRACT 1) City of Round Rock tract and the north corner of said 26.208 acre CRPHYH, L.P. tract, same being on the east boundary line of said 10.881 acre State of Texas tract and the east right-of-way line of said Interstate Highway No. 35, from which a TXDOT Type 1 concrete monument found monumenting the beginning of a curve to the left in said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35, bears S 02°02'52" E for a distance of 47.16 feet;

THENCE, N 02°02'52" W with the west boundary line of said 14.064 acre (TRACT 1) City of Round Rock tract, said east boundary line of the 10.881 acre State of Texas tract and said east right-of-way line of Interstate Highway No. 35 for a distance of 547.98 feet to the POINT OF BEGINNING hereof and containing 18.389 acres of land more or less.

Bearing Basis: State Plane Coordinate System, NAD83, Texas Central Zone (4203).

Distances shown hereon are surface based on a combined surface adjustment factor of 1.00011.

A survey drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
FIRM REGISTRATION NO. 10006900

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

January 4, 2018
LAND TITLE SURVEY FOR A 18.389 ACRE TRACT OF LAND Situated in the City of Round Rock, Williamson County, Texas, Being All of the Subject 18.389 Acre Tract hereinafter referred to as the "Subject Tract", and all of the Tracts 1,2, and 3, being 14.064, 20.0, and 2.3 acres respectively, all as more particularly described in the survey notes for the Ephraim Evans Survey, Abstract No. 212 and the David Curry Survey, Abstract No. 130.

The Subject Tract conveyed to the City of Round Rock, recorded in Document No. 20060874 in the Official Public Records of Williamson County, Texas.

Property Address: 3701 Interstate Highway 35 N. Round Rock, TX 78665

Legend:

- Legend elements related to the survey and tract details.
ORATING TO ACCOMPANY AIE LET AND BOUNDS DESCRIPTION
PROPERTY ADDRESS: STATE HIGHWAY 71 N, ROUND ROCK, TX 78683.
<table>
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<th>Record Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>734-1999-0041</td>
<td>Survey for a 10.98 acre tract of land located in the City of Round Rock, Texas, and the City of Georgetown, Texas.</td>
</tr>
</tbody>
</table>

**Land Survey Details**

- **Survey Conducted By:**
  - City of Round Rock
  - City of Georgetown

- **Property Address:**
  - Round Rock, TX
  - Georgetown, TX

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**Recorders Memorandum**

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