

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,” and in Section II.16.

2. PROPERTY

This Plan covers approximately 71.319 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by **Chapter 36-Subdivisions** and **Chapter 46 - Zoning**, including **Section 46-136, SF-2 (Single-family - standard lot) district**, and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

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

5. CONCEPT PLAN AND LOT LIMITATIONS

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

5.2. The Plan includes three different single family (SF) detached lot types and each lot type will be allocated as a percentage of the total number of lots contained in the Plan :

- 1) **SF Detached - Small Lot** (minimum size: 5,000 square feet) – a maximum of 20% of the total number of lots
- 2) **SF Detached - Large Lot** (minimum size: 7,200 square feet) – a minimum of 15% of the total number of lots; and the number shall be equal to or greater than the number of SF Detached – Small Lots.
- 3) **SF Detached - Standard Lot** (minimum size: 6,500 square feet) - a maximum of 70% of the total number of lots.

6. DEVELOPMENT STANDARDS

(1) Development Standards Table

	Single Family Detached – Large Lot ⁽¹⁾	Single Family Detached – Standard Lot ⁽¹⁾	Single Family Detached – Small Lot ⁽¹⁾
Minimum Lot Area	7,200 s.f.	6,500 s.f.	5,000 s.f.
Minimum Lot Width	63 ft.	53 ft.	43 ft.
Minimum Width of Principal Building	50 ft.	40 ft.	30 ft.
Minimum Front Setback from Street (R.O.W.)	25 ft.	20 ft.	20 ft.
Minimum Garage Door Setback from Street (R.O.W.)	25 ft.	20 ft.	20 ft.
Minimum Rear Setback	10 ft.	10 ft.	10 ft.
Minimum Side Setback	5 ft.	5 ft.	5 ft.
Minimum Side Setback from Street (R.O.W.) – Corner Lots	10 ft.	10 ft.	10 ft.
Minimum Setback for Accessory Building	5 ft. ⁽²⁾	5 ft. ⁽²⁾	5 ft. ⁽²⁾
Maximum Height of Principle Building	2 stories	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	55 percent	55 percent	55 percent
Maximum Height of Fence within Street Yard	3 ft. ⁽³⁾	3 ft. ⁽³⁾	3 ft. ⁽³⁾
Maximum Height of Fence outside of Street Yard	8 ft. ^{(3) (4)}	8 ft. ^{(3) (4)}	8 ft. ^{(3) (4)}

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) Accessory buildings or structures are not permitted in any front street yard

(3) All fences shall provide a finished face to abutting streets.

(4) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

(2) Exterior Finish

- (a) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- (b) The exterior finish of all homes shall be a minimum of 75% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
- (c) The use of materials such as wood shingles, wood siding, horizontally installed cement based siding or board and batten cement based siding shall be limited to accent features.
- (d) The front and side elevations of all homes shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- (e) Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco.

(3) Garage Door Treatment

- (a) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of at least one of the following: window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
- (b) Upgraded garage doors shall not be required for swing in, side entry garages.

(4) Lot Fencing Design Standards

- (a) Lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.

(5) Temporary Model Home Parking Lots

- (a) Temporary model home parking areas are permitted uses in the RES District in areas adjacent to or across the street from a model home sales office. The temporary parking areas shall be permitted for a maximum period of ten (10) years following the issuance of a site development permit for such parking area, at which time it shall be removed. Landscaping and screening will be required with the temporary parking.
- (b) There shall be no more than four (4) temporary parking area(s) at a time.
- (c) Temporary parking areas shall be contained within the limits of a platted single family lot.

7. TRANSPORTATION

7.1 Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this plan. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services.

7.2 Street Types

Street types will consist of Primary, Collector and Local streets. Any deviation from a standard City street section design which is requested by the Owner shall require the approval of the City Transportation Director. Primary streets shall be designed so as to prohibit on-street parking.

8. PARKS, OPEN SPACE, TRAILS AND SIDEWALK

- 8.1.** Parcel E of **Exhibit “B”** indicates the general location and size of the park and open space within the Plan. Approximately 5.7 acres are located within Parcel E.
- 8.2.** A minimum of 2,000 linear feet of trails, as depicted on **Exhibit “B”**, shall be constructed by the Owner. All trails shall be concrete and a minimum width of eight feet (8'). With the approval of the City, decomposed granite may be utilized in lieu of concrete at locations where no washout is anticipated to occur. The size and compaction of the decomposed granite at these locations shall require City approval.
- 8.3.** As depicted on **Exhibit “B”**, a six foot (6') wide sidewalk shall be constructed, connecting the hike and bike trail with Redbud Lane.
- 8.4.** The parks, open space and trails depicted on **Exhibit “B”** shall be dedicated to the City through the subdivision process, unless designated as a private amenity. Park improvements and trails will be constructed by the Owner and maintained by an owners association. Should the parks, open space and trails be designated as a private amenity, the Owner shall provide a public access easement which contains the trails.
- 8.5.** The hike and bike trail and sidewalk connection to Redbud Lane shall be constructed at the same time as the construction of the residential development which either contains or is adjacent to the trail or sidewalk.

- 8.6.** The dedication of park and open space and the construction of the hike and bike trail and sidewalk, as depicted on **Exhibit “B”** shall be used to meet the parkland requirement contained within Chapter 36, Article III of the Code for the Plan. No parkland fee in lieu of conveyance shall be required.

9. LANDSCAPING

- 9.1** All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.
- 9.2** 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 Ladybird Johnson National Wildflower Center.
- 9.3** A minimum of two (2), two-inch (2”) caliper Large species trees shall be provided on all Single Family Detached lots.
- 9.4** A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

10. CHANGES TO DEVELOPMENT PLAN

10.1 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.

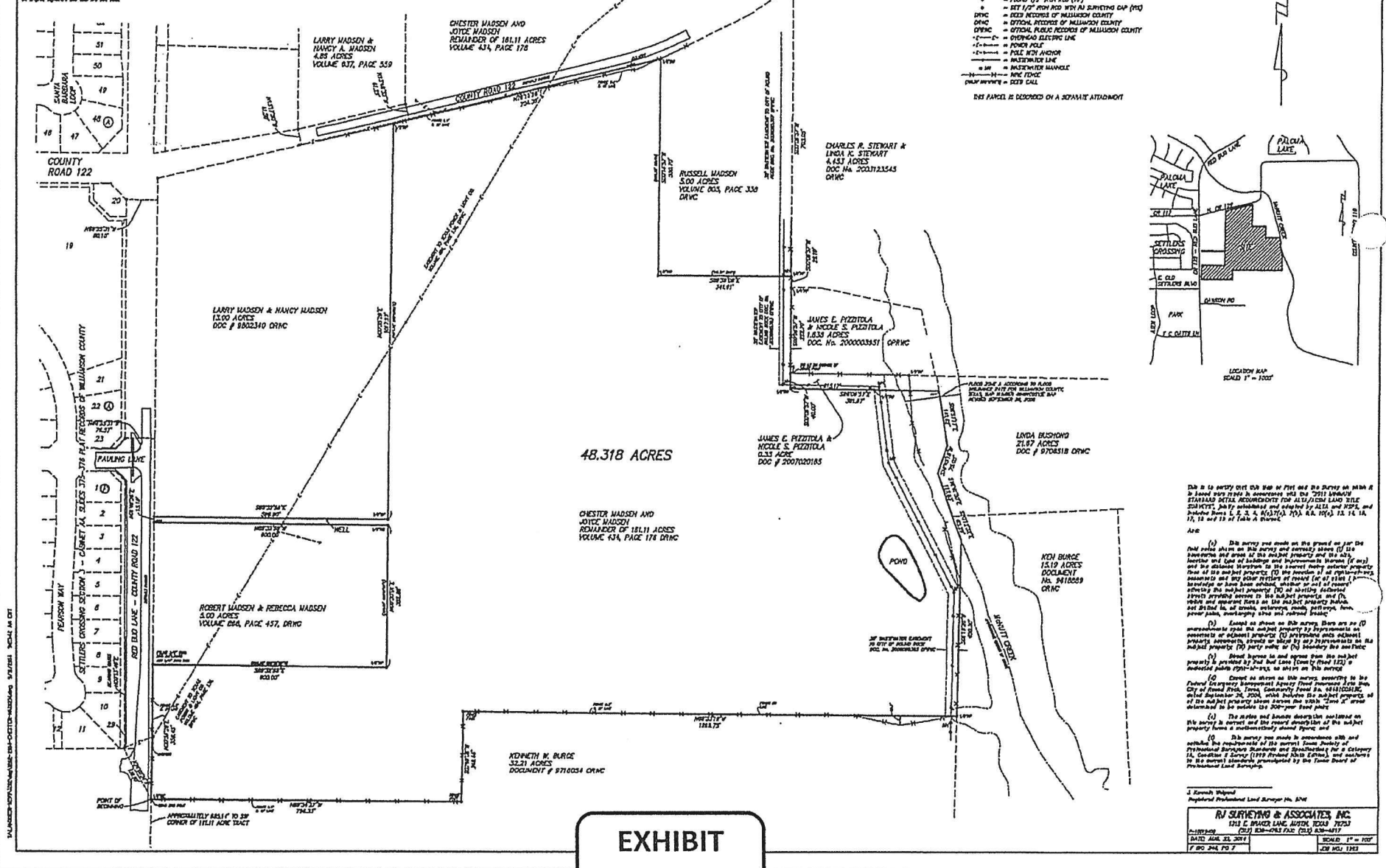
10.2 Major Changes

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

LIST OF EXHIBITS

Exhibit “A”	Survey and Legal Description
Exhibit “B”	Concept Plan

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This is to certify that this map was made by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Texas. I am not aware of any fraud or deception in the making of this map, and I am not aware of any fraud or deception in the making of this map, and I am not aware of any fraud or deception in the making of this map.

1. The survey was made on the ground or from the best available data.

2. The survey was made in accordance with the rules and regulations of the State Board of Professional Land Surveyors.

3. The survey was made in accordance with the rules and regulations of the State Board of Professional Land Surveyors.

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9. The survey was made in accordance with the rules and regulations of the State Board of Professional Land Surveyors.

10. The survey was made in accordance with the rules and regulations of the State Board of Professional Land Surveyors.

J. Kenneth Shepard
Professional Land Surveyor No. 876

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WWW: www.rjsurveying.com

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

48.318 Acres

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 161.11 ACRE TRACT OF LAND CONVEYED TO CHESTER MADSEN AND JOYCE MADSEN BY DEED RECORDED IN VOLUME 434, PAGE 176 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the East Line of County Road 122 (also known as Red Bud Lane) the same being the Northwest Corner of that 32.21 Acre Tract conveyed to Kenneth W. Burge by deed recorded in Document No. 9716054 of the Official Records of Williamson County, Texas, (from which point the Southeast Corner of Lot 29, Block F, Settlers Crossing Section 3, according to the plat thereof recorded in Cabinet AA, Slides 375 and 376 of the Plat Records of Williamson County, Texas, bears N.26°00'34"W., 159.90 feet) said 1/2" iron rod being approximately 685.14 feet north of the Southwest Corner of that 161.11 Acre Tract conveyed to Chester Madsen by deed recorded in Volume 434, Page 176 of the Deed Records of Williamson County, Texas,

THENCE N.00°36'29"E. along the East Line of County Road 122 (also known as Red Bud Lane) a distance of 359.45 feet to a 1/2" iron rod set at the Southwest Corner of that 5.0 Acre Tract of Land conveyed to Robert Madsen and Rebecca Madsen by deed recorded In Volume 868, Page 457 of the Deed Records Of Williamson County, Texas,

THENCE S.89°32'56"E. along the South Line of said 5.0 Acre Tract a distance of 600.00 feet to a 1/2" iron rod found at the Southeast Corner of said 5.0 Acre Tract;

THENCE N.00°30'01"E. along the East Line of said 5.0 Acre Tract a distance of 362.88 feet to a 1/2" iron rod set at the Northeast Corner of said 5.0 Acre Tract;

THENCE N.89°32'56"W. along the North Line of said 5.0 Acre Tract a distance of 600.00 feet to a 3/8" iron rod found in the East Line of County Road 122 at the Northwest Corner of said 5.0 Acre Tract;

THENCE N.01°49'26"E. along the East Line of County Road 122 a distance of 15.10 feet to a 1/2" iron rod found at the Southwest Corner of that 13.00 Acre Tract conveyed to Larry Madsen and Nancy Madsen by deed recorded in Document No. 9802340 of the Official Records of Williamson County, Texas;

THENCE S.89°32'56"E. along the South Line of said 13.00 Acre Tract a distance of 599.90 feet to a 1/2" iron rod found at the Southeast Corner of said 13.00 Acre Tract;

THENCE N.00°35'29"E. along the East Line of said 13.00 Acre Tract a distance of 1017.23 feet to a 1/2" iron rod found in the South Line of County Road 122 at the Northeast Corner of said 13.00 Acre Tract;

THENCE N.76°10'28"E. along the South Line of County Road 122 a distance of 704.35 feet to a 1/2" iron rod set at the Northwest Corner of that 5.00 Acre Tract conveyed to Russell Madsen

48.318 Acres

by deed recorded in Volume 805, Page 337 of the Deed Records of Williamson County, Texas;

THENCE S.00°16'57"W. along the West Line of said 5.00 Acre Tract a distance of 550.70 feet to a 1/2" iron rod set at the Southwest Corner of said 5.00 Acre Tract;

THENCE S.89°39'08"E. along the South Line of said 5.00 Acre Tract a distance of 341.91 feet to a 1/2" iron rod found in the West Line of that 4.453 Acre Tract conveyed to Charles R. Stewart and Linda K. Stewart by deed recorded in Document No. 2003123545 of the Official Public Records of Williamson County, Texas;

THENCE S.00°06'57"W. along said West Line and the East Line of said 161.11 Acre Tract a distance of 29.10 feet to a 1/2" iron rod found at the Northeast Corner of that 1.636 Acre Tract conveyed to James E. Pizzitola and Nicole S. Pizzitola by deed recorded in Document No. 2000003951 of the Official Public Records of Williamson County, Texas;

THENCE S.00°06'57"W. along the West Line of said 1.636 Acre Tract and the East Line of said 1.636 Acre Tract a distance of 222.70 feet to a 1/2" iron rod set at the Southwest Corner of said 1.636 Acre Tract and the Northwest Corner of that 0.35 Acre Tract conveyed to James E. Pizzitola and Nicole S. Pizzitola by deed recorded in Document No. 2007020165 of the Official Public Records of Williamson County, Texas;

THENCE S.00°06'57"W. along the West Line of said 0.35 Acre Tract a distance of 40.00 feet to a 1/2" iron rod set at the Southwest Corner of said 0.35 Acre Tract;

THENCE S.89°06'57"E. along said South Line (at 215.17 feet pass a 1/2" iron rod set) in all a distance of 381.67 feet to the Southeast Corner of said 0.35 Acre Tract, the East Line of said 161.11 Acre Tract, the center of McNutt Creek and the West Line of that 21.67 Acre Tract conveyed to Linda Bushong by deed recorded in Document No. 9708518 of the Official Records of Williamson County, Texas;

THENCE along the East Line of said 161.11 Acre Tract, the East Line of said 21.67 Acre Tract and the center of McNutt Creek the following three courses:

1. S.08°51'17"E. a distance of 141.62 feet;
2. S.18°45'18"W. a distance of 75.05 feet;
3. S.18°41'50"E. a distance of 117.83 feet to the Southeast Corner of said 21.67 Acre Tract and the Northwest Corner of that 15.19 Acre Tract conveyed to Ken Burge by deed recorded in Document No. 9618889 of the Official Records of Williamson County, Texas;

THENCE S.20°12'32"E. along the East Line of said 161.11 Acre Tract, the East Line of said 15.19 Acre Tract and the center of McNutt Creek; a distance of 65.29 feet;

THENCE S.01°19'28"W. along the East Line of said 161.11 Acre Tract and the East Line of said 15.19 Acre Tract a distance of 450.30 feet to a 1/2" iron rod found at the Northeast Corner

48.318 Acres

of said 32.21 Acre Tract conveyed to Kenneth Burge;

THENCE along the Northerly Line of said 32.21 Acre Tract the following three courses:

1. N.89°33'19"W. a distance of 1269.75 feet to a fence post;
2. S.00°49'06"W. a distance of 249.44 feet to a fence post;
3. N.89°34'27"W. a distance of 796.33 feet to the said Point of Beginning.

Containing 48.318 acres, more or less, as shown on the sketch attached.

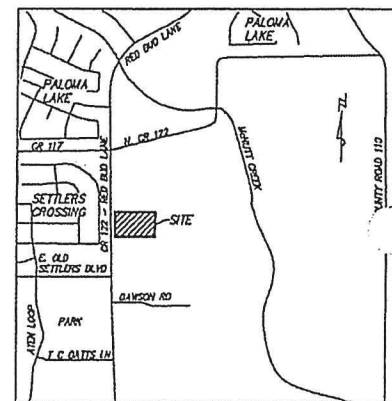
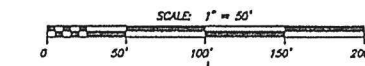
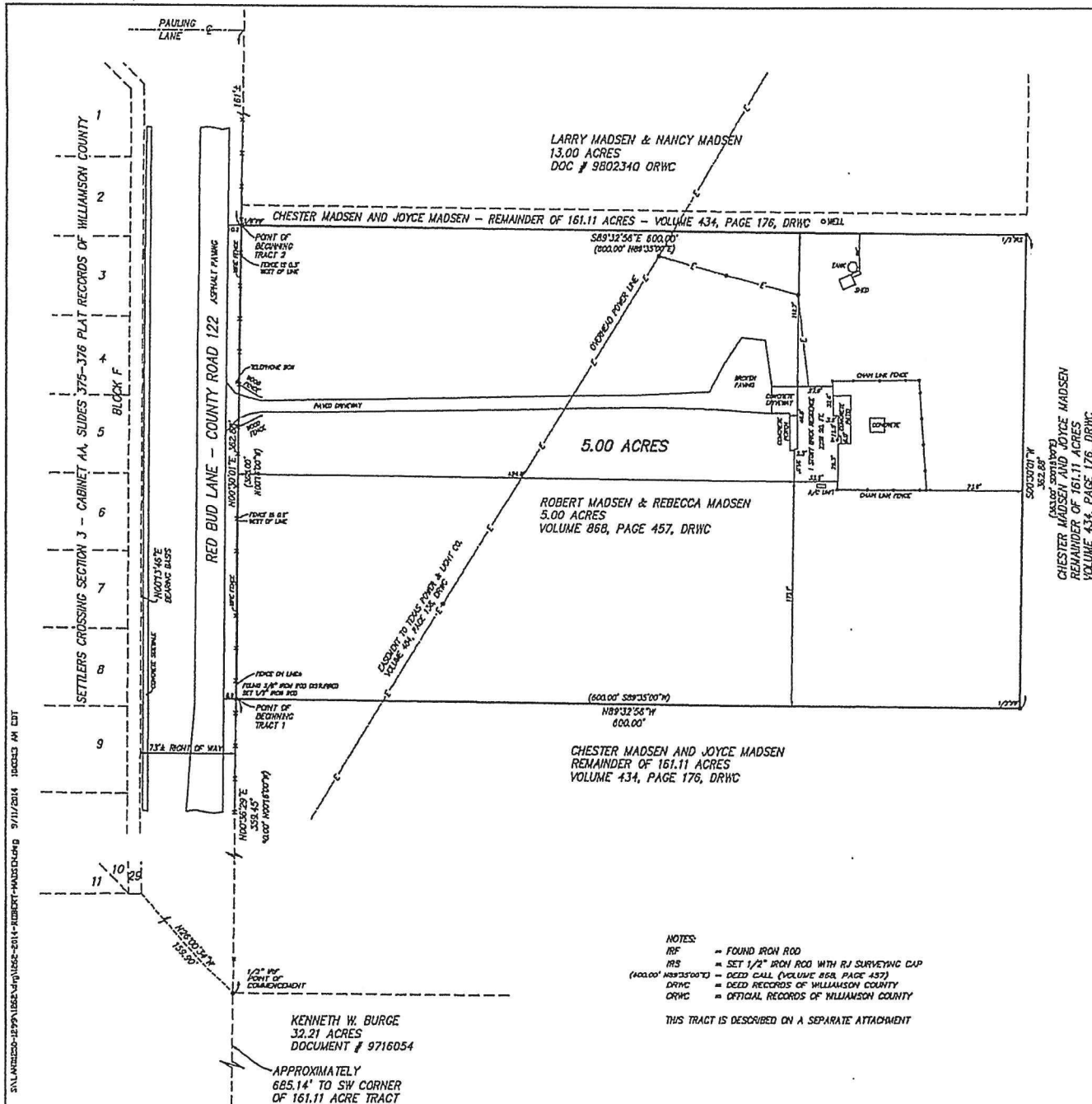

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753
F-10015400

All iron rods set have RJ Surveying caps

The West Line of Red Bud Lane and the East Line of said Lot 29, Block F, Settlers Crossing Section 3, is assumed to bear N.00°13'46"E. and all bearings are relative thereto.



This is to certify that this Map or Plot and the Survey on which it is based were made in accordance with the 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACCS LAND TITLE SURVEYS, hereby established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 10(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

And:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the site, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest existing exterior property line of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all existing dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, swimming pools and railroad tracks;

(b) Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on adjacent property; (ii) protrusions onto adjacent property, easements, streets or other by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;

(c) Direct ingress to and egress from the subject property is provided by Red Bud Lane (County Road 122) a dedicated public right-of-way, as shown on this survey;

(d) Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, City of Round Rock, Texas, Community Flood No. 4811000100SE, dated September 24, 2008, which includes the subject property, all of the subject property shown hereon lies within "Zone X" areas determined to be outside the 500-year flood plain;

(e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure; and

(f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveyors.

J. Kenneth Welpand
Registered Professional Land Surveyor No. 5741

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DATE: AUG. 2, 2014	SCALE: 1" = 50'
F BOOK: 246, PG. 27	JOB NO.: 1262

5.00 Acres

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 5.0 ACRE TRACT OF LAND CONVEYED TO ROBERT MADSEN AND REBECCA MADSEN BY DEED RECORDED IN VOLUME 868, PAGE 457 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found in the East Line of County Road 122 (also known as Red Bud Lane) the same being the Northwest Corner of that 32.21 Acre Tract conveyed to Kenneth W. Burge by deed recorded in Document No. 9716054 of the Official Records of Williamson County, Texas, (from which point the Southeast Corner of Lot 29, Block F, Settlers Crossing Section 3, according to the plat thereof recorded in Cabinet AA, Slides 375 and 376 of the Plat Records of Williamson County, Texas, bears N.26°00'34"W., 159.90 feet) said 1/2" iron rod being approximately 685.14 feet north of the Southwest Corner of that 161.11 Acre Tract conveyed to Chester Madsen by deed recorded in Volume 434, Page 176 of the Deed Records of Williamson County, Texas,

THENCE N.00°36'29"E. along the East Line of County Road 122 (also known as Red Bud Lane) a distance of 359.45 feet to a 1/2" iron rod set at the Southwest Corner of said 5.0 Acre Tract and the Point of Beginning;

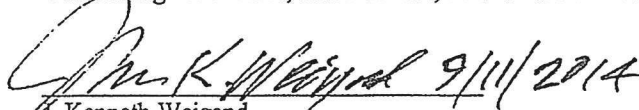
THENCE N.00°30'01"E. along the East Line of County Road 122 and the West Line of said 5.0 Acre Tract a distance of 362.88 feet to a 3/8" iron rod found at the Northwest Corner of said 5.0 Acre Tract;

THENCE S.89°32'56"E. along the North Line of said 5.0 Acre a distance of 600.00 feet to a 1/2" iron rod set at the Northeast Corner of said 5.0 Acre Tract;

THENCE S.00°30'01"W. along the East Line of said 5.0 Acre Tract a distance of 362.88 feet to a 1/2" iron rod found at the Southeast Corner of said 5.0 Acre Tract;

THENCE N.89°32'56"W. along the South Line of said 5.0 Acre Tract a distance of 600.00 feet to the said Point of Beginning.

Containing 5.00 acres, more or less, as shown on the sketch attached.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

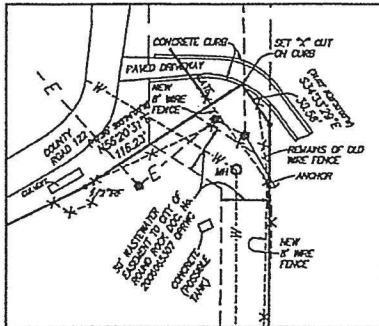
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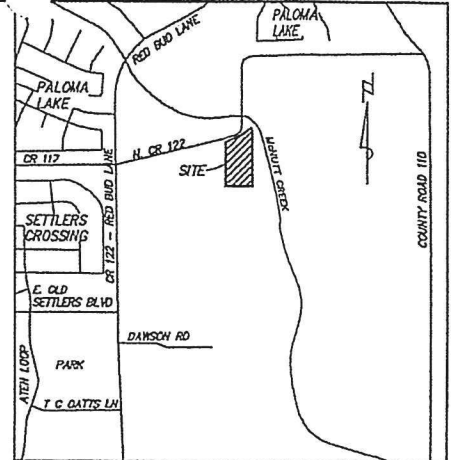
All iron rods set have RJ Surveying caps
The West Line of Red Bud Lane and the East Line of said Lot 29, Block F, Settlers Crossing Section 3, is assumed to bear N.00°13'46"E. and all bearings are relative thereto.

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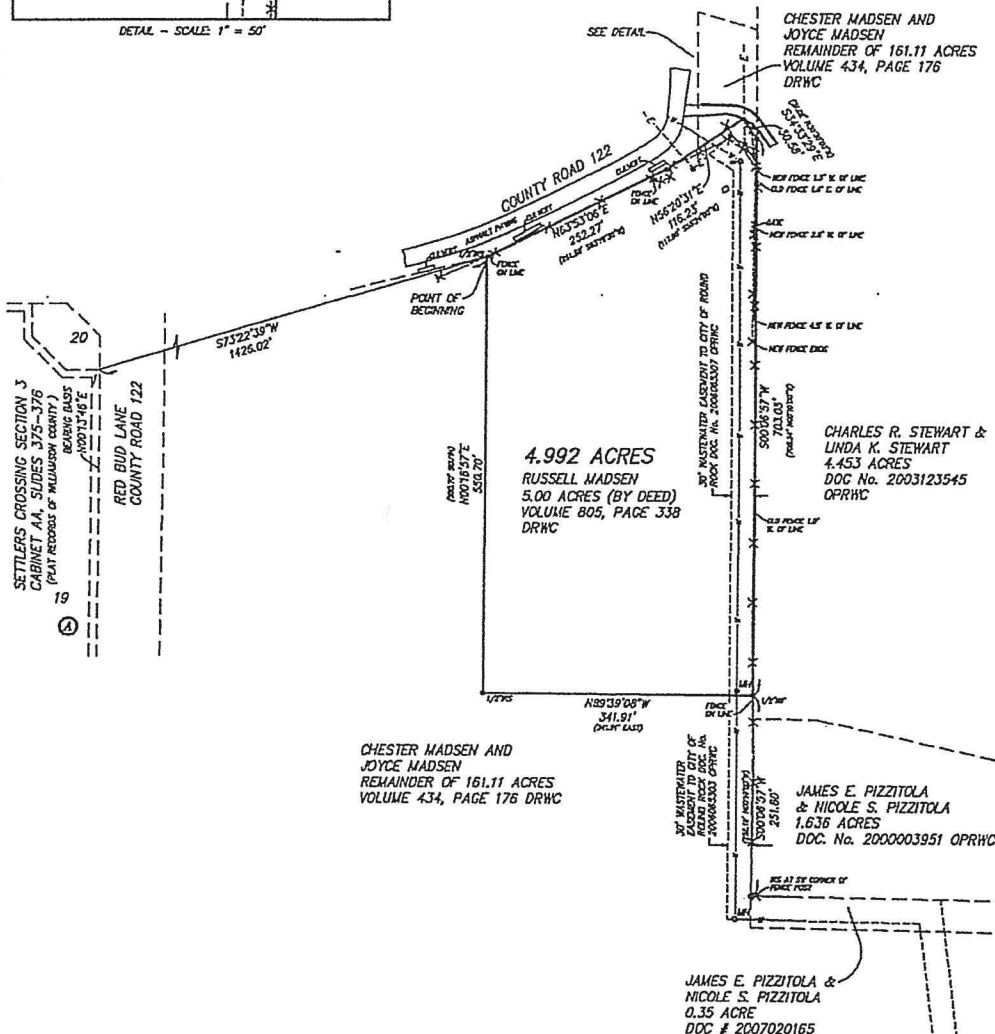
SCALE: 1"=100'



DETAIL - SCALE: 1" = 50'



LOCATION MAP
SCALE: 1" = 1000'



This is to certify that this Map or Plat and the Survey on which it is based were made in accordance with the "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 10(a), 13, 14, 15, 17, 18 and 19 of Table A thereof.

And:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all existing dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;

(b) Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on adjacent or adjacent property; (ii) provisions onto adjacent property, easements, streets or delays by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;

(c) Direct ingress to and egress from the subject property is provided by County Road 122 a public right-of-way, as shown on this survey;

(d) Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, City of Round Rock, Texas, Community Panel No. 48491C0515E, dated September 26, 2004, which includes the subject property, all of the subject property shown hereon lies within "Zone X" areas determined to be outside the 500-year flood plain;

(e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure;

(f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition I Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741

- NOTES:
- = FOUND 1/2" IRON ROD (RR)
 - o = SET 1/2" IRON ROD WITH RJ SURVEYING CAP (RS)
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
 - E--E- = OVERHEAD ELECTRIC LINE
 - E--P- = POWER POLE
 - E--A- = POLE WITH ANCHOR
 - W- = WASTEWATER LINE
 - o MH = WASTEWATER MANHOLE
 - X-X- = WIRE FENCE
 - (DEED MONITOR) = DEED CALL ACCORDING TO DEED IN VOLUME 805, PAGE 338

THIS PARCEL IS DESCRIBED ON A SEPARATE ATTACHMENT

RJ SURVEYING & ASSOCIATES, INC.		
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753		
(512) 836-4793 FAX: (512) 836-4817		
F-10045400	DATE: AUG. 2, 2014	SCALE: 1" = 100'
F BK: 246, PG. 27		JOB NO: 1262

RECORDERS MEMORANDUM

All or parts of the text on this page was not

4.992 Acres

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 5.00 ACRE TRACT OF LAND CONVEYED TO RUSSELL MADSEN BY DEED RECORDED IN VOLUME 805, PAGE 338 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the South Line of County Road 122 at the Northwest Corner of said 5.00 Acre Tract (from which point the Easterly Northeast Corner of Lot 1, Block A, Settlers Crossing Section 3, according to the plat thereof recorded in Cabinet AA, Slides 375 and 376 of the Plat Records of Williamson County, Texas, bears S.73°22'39"W., 1426.02 feet);

THENCE N.63°53'06"E. along the South Line of County Road 122 and the North Line of said 5.00 Acre Tract a distance of 252.27 feet to a 1/2" iron rod found;

THENCE along the North Line of said 5.00 Acre Tract the following two courses:

1. N.56°20'31"E. a distance of 116.23 feet to a cross cut in a concrete curb;
2. S.34°33'29"E. a distance of 30.58 feet to a 1/2" iron rod found at the Easterly Northeast Corner of said 5.00 Acre Tract and to a point in the West Line of that 4.453 Acre Tract conveyed to Charles R. Stewart and Linda K. Stewart by deed recorded in Document No. 2003123545 of the Official Public Records of Williamson County, Texas;

THENCE S.00°06'57"W. along the East Line of said 5.00 Acre Tract and the West Line of said 4.453 Acre Tract a distance of 703.05 feet to a 1/2" iron rod found at the Southeast Corner of said 5.00 Acre Tract (from which point the Southwest Corner of that 1.636 Acre Tract conveyed to James E. Pizzitola and Nicole S. Pizzitola by deed recorded in Document No. 2000003951 of the Official Public Records of Williamson County, Texas bears S.00°06'57"W., 251.80 feet);

THENCE N.89°39'08"W. along the South Line of said 5.00 Acre Tract a distance of 341.91 feet to a 1/2" iron rod set at the Southwest Corner of said 5.00 Acre Tract;

THENCE N.00°16'57"E. along the West Line of said 5.00 Acre Tract a distance of 550.70 feet to the said Point of Beginning.

Containing 4.992 acres, more or less, as shown on the sketch attached.

John K. Weigand 9/11/2014

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753
F-10015400

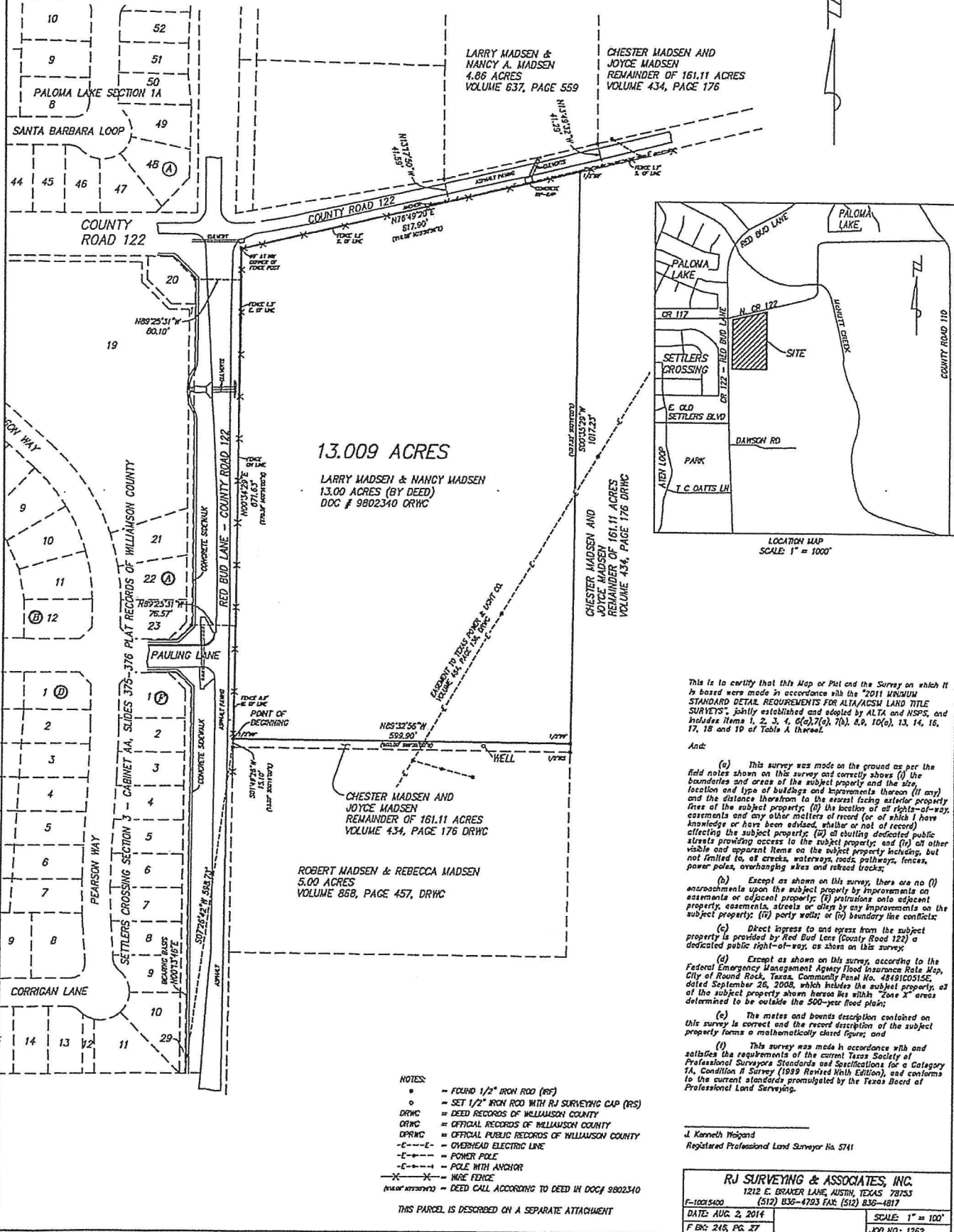


All iron rods set have RJ Surveying caps

The West Line of Red Bud Lane and the East Line of said Lot 1, Block A, Settlers Crossing Section 3, is assumed to bear N.00°13'46"E. and all bearings are relative thereto.

NOTE: Copyright © RJ Surveying & Associates, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in any form or by any computer or other systems without the prior written permission of the surveyor. Copies of this plan without an original signature and seal are not valid.

SCALE: 1"=100'
0 100' 200' 300' 400'



13.009 Acres

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 13.00 ACRE TRACT OF LAND CONVEYED TO LARRY MADSEN AND NANCY MADSEN BY DEED RECORDED IN DOCUMENT No. 9802340 OF OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the East Line of County Road 122, also known as Red Bud Lane, (from which point the Southeast Corner of Lot 29, Block F, Settlers Crossing Section 3, according to the plat thereof recorded in Cabinet AA, Slides 375 and 376 of the Plat Records of Williamson County, Texas, bears S.07°26'42"W., 598.73 feet);


THENCE N.00°34'29"E. along the East Line of County Road 122 and the West Line of said 13.00 Acre Tract a distance of 871.63 feet to a 1/2" iron rod found at the Northwest Corner of said 13.00 Acre Tract;

THENCE N.76°49'20"E. along the North Line of said 13.00 Acre Tract and the South Line of County Road 122 a distance of 617.90 feet to a 1/2" iron rod found at the Northeast Corner of said 13.00 Acre Tract;

THENCE S.00°35'29"W. along the East Line of said 13.00 Acre Tract a distance of 1017.23 feet to a 1/2" iron rod found at the Southeast Corner of said 13.00 Acre Tract;

THENCE N.89°32'56"W. along the South Line of said 13.00 Acre Tract a distance of 599.90 feet to the said Point of Beginning.

Containing 13.009 acres, more or less, as shown on the sketch attached.

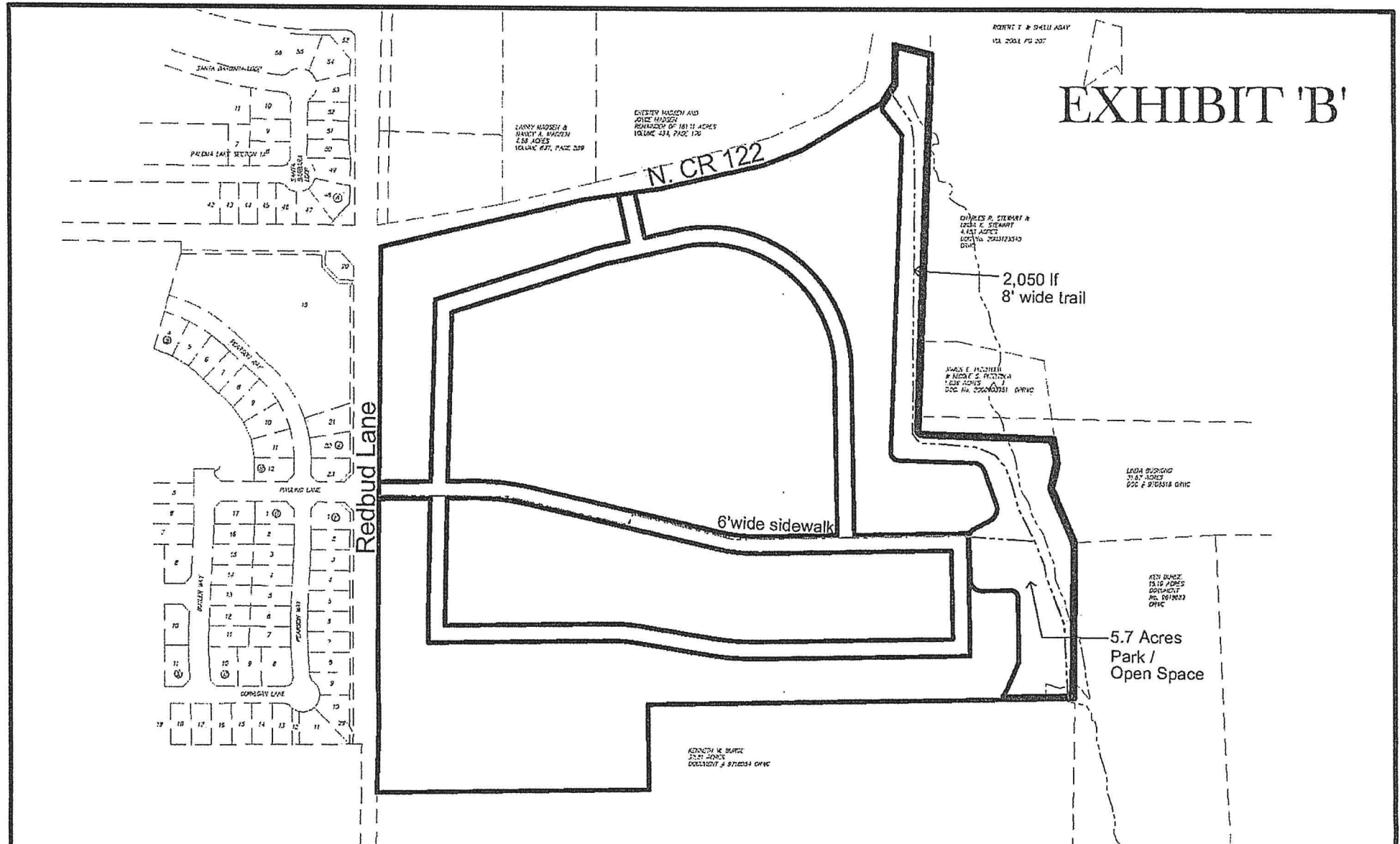

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

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1212 East Braker Lane
Austin, Texas 78753
F-10015400



All iron rods set have RJ Surveying caps
The West Line of Red Bud Lane and the East Line of said Lot 29, Block F, Settlers Crossing Section 3, is assumed to bear N.00°13'46"E. and all bearings are relative thereto.

EXHIBIT 'B'



Madsen Property
Round Rock, Texas

Concept Plan
October 9, 2014

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