

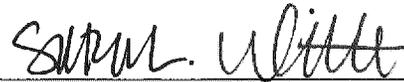
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2018-5317 which rezones 117.53 acres of land at the southeast corner of S. Kenney Fort Blvd and E. Palm Valley Blvd from PUD (Planned Unit Development) No. 91 zoning district to PUD (Planned Unit Development) No. 113, to be known as the Kalahari PUD. This ordinance was approved and adopted at a regular meeting held by the City Council on the 12th day of April 2018, recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13th day of April 2018.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2018-5317

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 117.530 ACRES OF LAND (THE BISON TRACT NO. 1), IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM PLANNED UNIT DEVELOPMENT NO. 91 TO PLANNED UNIT DEVELOPMENT NO. 113; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City of Round Rock, Texas (the “City”) to amend the Official Zoning Map to rezone 117.530 acres of land, (the Bison Tract No. 1), being more fully described in Exhibit “A”, referred to herein as the “Property”, said Exhibit being attached hereto and incorporated herein for all purposes; and

WHEREAS, the aforesaid application is to rezone the Property from Planned Unit Development No. 91 to Planned Unit Development No. 113; and

WHEREAS, the Property is a large area of substantially vacant land which requires a flexible approach to development which is intended to encourage mixed uses, encourage innovative subdivision or site plan design and to promote superior development which is compatible with adjacent uses; and

WHEREAS, the Property is a portion of approximately 351.7 acres of land that is the subject of a Master Development Agreement, dated December 15, 2016, by and among the City, the Round Rock Transportation and Economic Development Corporation, KR Acquisitions LLC, and KR CC, Inc.; and

WHEREAS, the Property is also subject to a Ground Lease from the City (as Landlord) to KR CC, Inc. (as Tenant); and

WHEREAS, the Master Development Agreement provides that the Property will be developed as a master planned, mixed-use development that will be anchored by a Kalahari Resort and Convention Center, which will include a Hotel, Convention Center, and Water Park, as those terms are defined in the Master Development Agreement, herein collectively referred to as the “Kalahari Resort Hotel”; and

WHEREAS, the City, KR Acquisitions LLC, and KR CC, Inc. have jointly agreed to a Development Plan for the development of the Kalahari Resort Hotel, a copy of said Development Plan being attached hereto as Exhibit “B”; and

WHEREAS, KR Acquisitions LLC, and KR CC, Inc. have presented the City with a Concept Plan, which shows a layout of the proposed subdivision, a copy of said Concept Plan being attached hereto as Exhibit “C”; and

WHEREAS, the application for the requested change to the Official Zoning Map has been referred 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 7th day of March, 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 Property described in Exhibit “A” be zoned Planned Unit Development (PUD) No. 113; and

WHEREAS, on the 12th day of April, 2018, after proper notification, the City Council held a public hearing on the application for the requested amendment; and

WHEREAS, the City Council has determined 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, 46-106, and Section 46-156, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, 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 that this Ordinance for Planned Unit Development (PUD) No. 113, including the Development Plan, meets the following goals and objectives:

- (1) The proposed development will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- (2) The proposed development is in conformity with the policies, goals and objectives of the general plan including all its elements and is consistent with the intent and purpose of Chapter 46 of the Code of Ordinances;
- (3) The proposed development ensures the provision of adequate public improvements, including but not limited to, transportation, drainage, parks, and other public facilities; and
- (4) The proposed development ensures minimal development-related off-site impacts.

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 shall be, and is hereafter designated as, Planned Unit Development No. 113, and that the Development Plan attached hereto as Exhibit "B", is hereby approved and adopted and that this Ordinance and the Development Plan shall govern the development and use of the Property.

III.

That the Concept Plan attached hereto as Exhibit "C" is hereby approved and accepted as the Concept Plan that is required by Sec. 36-39 of the Code of Ordinances (2010 Edition).

IV.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

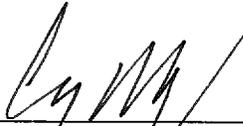
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 12th day of April, 2018.

Alternative 2.

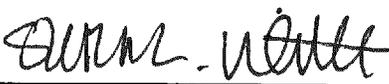
READ and APPROVED on first reading this the _____ day of _____, 2018.

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

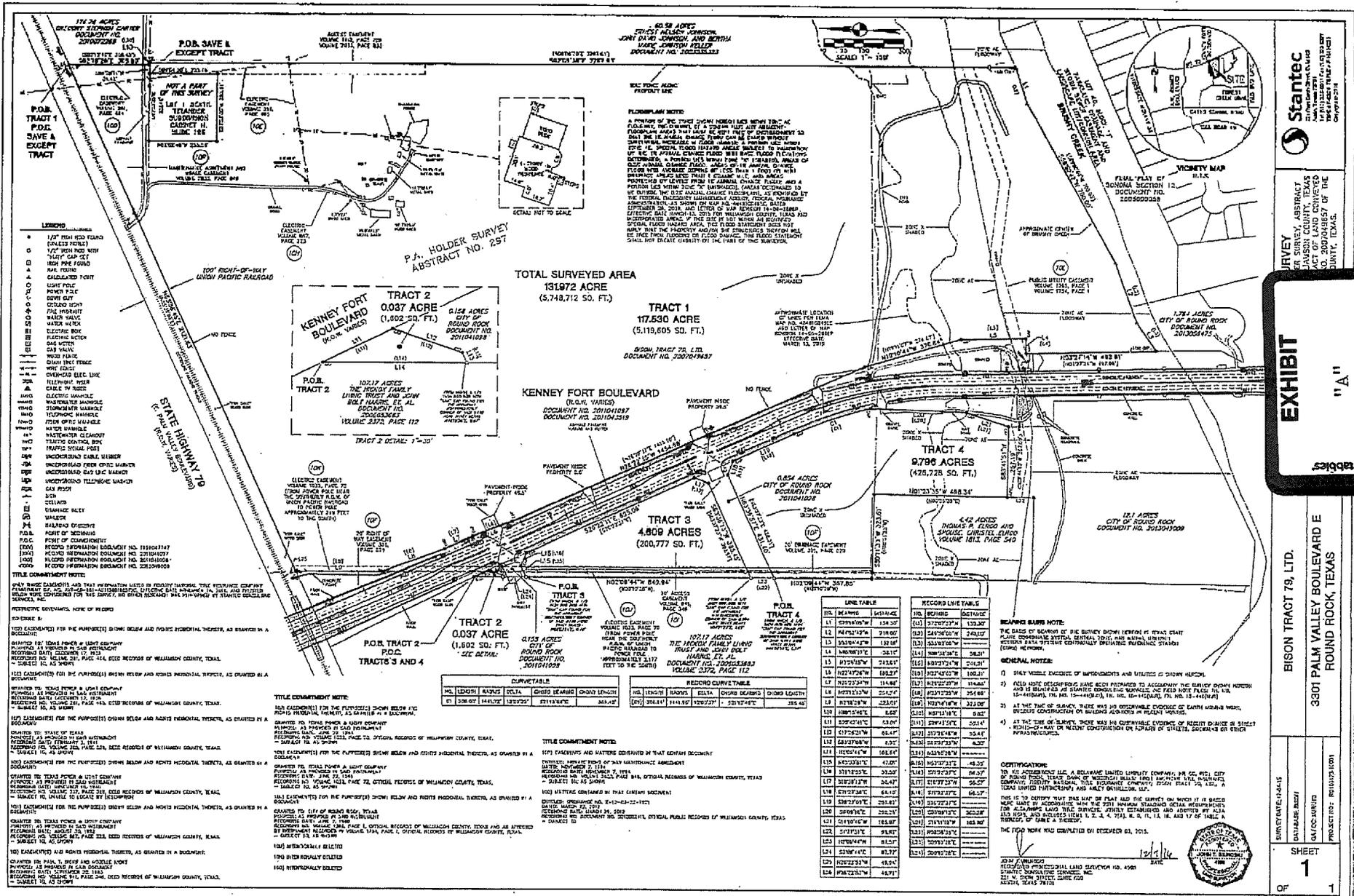


CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk



Stantec
SURVEY
CITY OF ROUND ROCK, TEXAS
30. JUDICIAL DISTRICT OF THE COUNTY OF BROWN, TEXAS

EXHIBIT
"A"

BISON TRACT 79, LTD.
3301 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

SHEET 1
OF 1

**DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ____**

**I.
GENERAL PROVISIONS**

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this 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.

**II.
DEVELOPMENT STANDARDS**

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers four tracts of land described as follows:

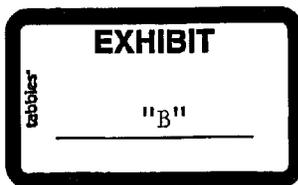
Tract 1: 117.530 acres known as Tract 1 of the Bison tract, as more fully described in Exhibit "B-1", attached hereto;

Tract 2: 61.496 acres known as the Keller/Johnson tract, as more fully described in Exhibit "B-2", attached hereto;

Tract 3: 156.769 acres known as the Krienke tract, as more fully described in Exhibit "B-3", attached hereto; and

Tract 4: Lot 1 of the Bertil Telander Subdivision, an addition in and to the City of Round Rock, recorded in Cabinet H, Slide 126, Plat Records, Williamson County, Texas, and Correction of Plat Dedication recorded in Volume 1419, Page 416, Official Records of Williamson County, Texas, known as the Boyles tract, as depicted on Exhibit "B-4".

The foregoing four tracts of land are collectively referred to herein as the "Property".



2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning 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. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

B. 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.

2.04 PERMITTED USES

The uses listed below are permitted by right and are in addition to the uses applicable to the C-1a (General Commercial – Limited) zoning district.

- (1) Resort hotel
- (2) Convention center, which will include related activities by the owner and/or operator of the convention center, convention attendees and others, such as entertainment and retail sales
- (3) Indoor water park
- (4) Outdoor water park
- (5) Indoor family entertainment center
- (6) Outdoor family entertainment center
- (7) Wedding venue
- (8) Spa
- (9) Pet resort/small animal day care and boarding facility, where animals are not left outside overnight
- (10) Restaurants/bars, which will include related activities such as performance spaces and may have drive-through service
- (11) Retail sales and services
- (12) Golf entertainment venue
- (13) Mobile food establishments
- (14) Employee housing
- (15) Hotel/motel
- (16) Fuel sales/convenience store
- (17) Cinema
- (18) Aquarium
- (19) Day care
- (20) Campgrounds

2.05 PERMITTED TEMPORARY USES

Uses that are temporary and directly related to the Resort Hotel and/or Convention Center conventions, meetings, events or activities are permitted. The following are examples of such permitted temporary uses.

- (1) Boat sales
- (2) Camper sales
- (3) Flea markets
- (4) Truck, truck trailer, and semitrailer parking
- (5) Automotive parts
- (6) Automotive sales
- (7) Portable building sales
- (8) Heavy equipment sales, rental, and leasing

2.06 PROHIBITED USES.

Except as set forth in Section 2.05, the uses listed below are prohibited.

- (1) Automotive or machinery services and repair
- (2) Automotive or machinery washes
- (3) Automotive parts as a primary use
- (4) Automotive sales as a primary use
- (5) Boat sales as a primary use
- (6) Bulk distribution centers
- (7) Camper sales as a primary use
- (8) Donation centers
- (9) Flea markets as a primary use
- (10) Heavy equipment sales, rental, and leasing as a primary use
- (11) Industrial building sales
- (12) Manufactured home sales
- (13) Outdoor kennels, defined as kennels where animals are left outside overnight
- (14) Pawn shops
- (15) Portable building sales as a primary use
- (16) Recreational vehicle parks
- (17) Recycling centers
- (18) Sexually oriented businesses
- (19) Shooting ranges
- (20) Tattoo parlors
- (21) Truck, truck trailer, and semitrailer parking as a primary use
- (22) Truck service or repair
- (23) Truck stops
- (24) Trucking terminals
- (25) Wholesale nurseries
- (26) Wrecking yards.

2.07 SPECIAL DEFINITIONS

A. *Resort Hotel* shall include the definition of “overnight accommodations” in Section 46-5 of the Code in addition to the following list of ancillary uses and activities, and including those uses and activities that are similar in nature:

- (1) Herb farm/livestock/Sunday house
- (2) Orchards
- (3) Trams or other devices for moving visitors and/or luggage from one part of the Property to another, whether on rails or not
- (4) Nyumba villas, defined as freestanding guest houses located on the resort grounds outside the primary hotel building, which may have their own separate kitchen facilities
- (5) Recreational lake and/or pond
- (6) Water taxis
- (7) Seasonal entertainment enhancements such as holiday lighting, pyrotechnics, and audio
- (8) On-street entertainment provided by individuals such as jugglers, balloon artists, mimes, magicians, etc.
- (9) Small-scale performance spaces
- (10) Hot air balloon rides
- (11) Parades on land and in water
- (12) Bicycle paths and rentals
- (13) Endurance events such as marathons and fun runs
- (14) Petting zoo
- (15) Horseback riding
- (16) Sky Trackers, which shall be limited to special events
- (17) Media Matrix Audio-Video Control Systems
- (18) Vineyards, related production facilities and ancillary uses
- (19) Event barn, defined as a free-standing rental space
- (20) Use of welders, torches or glass blowing furnaces and other similar equipment, whether indoors or outdoors by artists.

B. *Indoor family entertainment center* shall include all “indoor entertainment activities” listed in Section 46-5 of the Code in addition to the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Arcade games
- (2) Rides
- (3) Trampoline park
- (4) Bowling alley
- (5) Laser tag
- (6) Go-cart track
- (7) Rock climbing walls
- (8) Ropes course, which may include a zip line
- (9) Miniature golf.

C. *Outdoor family entertainment center* shall include participatory recreation and entertainment uses such as the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Carnival and other rides
- (2) Ropes course, which may include a zip line
- (3) Go-cart track
- (4) Sky tram rides or similar elevated, automated methods of transporting guests
- (5) Miniature golf
- (6) Batting cages
- (7) Rock climbing walls
- (8) Trampoline park.

D. *Employee housing* shall mean dormitory or multifamily style housing buildings primarily for employees of businesses located on the Property. Employee housing may include daycare facilities for employees.

E. *Golf entertainment venue* shall include high-tech golf-related games with on-site food and beverage service.

2.08 BUILDING AND DEVELOPMENT STANDARDS

A. Height and Setback Standards

- (1) All buildings and structures located more than 750 feet from the southern boundary of the Property shall have a maximum height of 180 feet.
- (2) All buildings and structures located 750 feet or less from the southern boundary of the Property shall have a maximum height of 75 feet.
- (3) Zip lines and other rides and attractions within 500 feet of the southern boundary of the Property shall have a maximum height of 150 feet. Zip lines and other rides and attractions located more than 500 feet of the southern boundary of the Property shall not be subject to any height restrictions.
- (4) There shall be no separation requirements between buildings or structures on the Property, except as required by applicable building and fire codes.

B. Building Materials

- (1) Exterior insulating finishing systems("EIFS") is permitted.
- (2) The use of painted, decorative concrete tilt-wall and pre-cast wall panels is permitted.
- (3) Standing seam metal is permitted as a roofing material.

- (4) Finished metal (including painted metal) is permitted for maintenance equipment and similar buildings and for walls designed to be removed in connection with future expansion. Certain walls in the convention center and indoor family entertainment center are currently designed to be removed in connection with future expansion.
- (5) All other materials shall be in compliance with the C-1a zoning district, but with no particular minimum or maximum amount of glass, stone or other masonry.

C. Building Design

- (1) The preliminary building design conceptually depicted on the attached Exhibit "B-5" shall fulfill the architectural requirements for building articulation, elevation variation, orientation, and glazing.

2.09 PARKING, DRIVE AISLES, ACCESS DRIVES AND FIRE LANES

- A. Two thousand, five hundred (2,500) parking spaces are required for the resort hotel, convention center, indoor and outdoor water park, and indoor and outdoor family entertainment center.
- B. No parking is required for employee housing.
- C. For subsequent development or expansions, shared parking for the Property shall be permitted and taken into account when determining how Section 46-196 of the Code applies. More parking spaces than required may be added at the discretion of the developer.
- D. Interior parking lot drive aisles may be a minimum of 24 feet in width if parking stalls taking access from the narrowed aisles are a minimum of 9 feet and 6 inches wide. Where parking stalls are less than 9 feet and 6 inches wide, all drive aisles shall be a minimum of 26 feet wide. No parking stalls shall be narrower than 9 feet wide.

III.
OTHER STANDARDS

3.01 BUFFER WALL AND SCREENING

No buffer wall shall be required on the southerly lot boundary for any development which is located on the western portion of the Property, as depicted on Exhibit "B-6" to this Plan.

A six-foot masonry buffer wall shall be required on the southerly lot boundary for all development which is located within 500 feet of the southern boundary line of the eastern portion of the Property, as depicted on Exhibit "B-6" to this Plan. The buffer wall shall otherwise meet the requirements of Section 46-200 (f) (2) of the Code. The Zoning Administrator shall have the authority to waive

this requirement (including the requirement that the wall be made of masonry) if at least one of the following conditions are met:

- (a) The Zoning Administrator determines that due to the site plan layout, potential adverse impacts will be negligible; or
- (b) The Zoning Administrator determines that existing and/or proposed vegetation will serve as an adequate buffer.

The screening of rooftop mechanical equipment shall not be required on any roof of the resort hotel or convention center. Detention pond screening is not required for ponds located south of the resort and adjacent to the floodplain.

3.02 NOISE

Speakers used for outdoor amplified music or non-emergency public-address systems are prohibited within 500 feet of the southern boundary line of the Property.

3.03 SIGNS

- A. One double sided pylon sign with an electronic messaging center (“EMC”) shall be permitted along East Palm Valley Blvd. to serve the entire property. The maximum height shall be 60 feet, with maximum EMC display area of 740 square feet per side and maximum total sign display area of 1,085 square feet per side.
- B. Two double sided EMC signs shall be permitted along Kenney Fort Blvd. to serve the entire Property. The northern sign may be a pylon sign or monument sign with maximum height of 43 feet, EMC display area up to 435 square feet per side, and maximum total sign display area of 780 square feet per side. The southern sign may be a pylon sign or monument sign with maximum height of 20 feet. The maximum EMC display area shall be 140 square feet and the total display area shall not exceed 200 square feet per side.
- C. Animated Signs, as that term is defined in Sec. 30-4 of the Code, as amended, are prohibited.
- D. All public roads within the Property shall be considered Commercial Roadways for the purpose of sign regulation in Chapter 30 of the Code, as amended.
- E. Wayfinding signs for the Property, which do not adversely impact traffic safety as determined in the sole discretion of the Director of Transportation, shall be permitted in the rights-of-ways of public streets within the Property. Permission for these signs will be granted by and through the City’s standard license agreement.
- F. In addition to the signs listed above, twelve (12) building and freestanding signs, excluding pylon signs, each with a maximum display area of 1,000 square feet per side shall be permitted on the Property.

- G. The Zoning Administrator shall have the authority to grant specific exceptions to the sign regulations in Chapter 30 of the Code if the Zoning Administrator finds that the following conditions exist:
- (1) there are no associated vehicular safety issues that would result from the location or size of the sign;
 - (2) the sign is compatible with the surrounding development; and
 - (3) the sign does not result in reduced compliance with regulations in other chapters of the Code.

3.04 LIGHTING

- A. LED lighting shall be permitted.
- B. The height of freestanding light fixtures shall not exceed 40 feet in the Resort Hotel and Convention Center parking areas, excluding Nyumba parking.
- C. The height of freestanding light fixtures shall not exceed 25 feet in all other areas.

3.05 ALCOHOL SALES

There shall be no limit on the number of bars. The days or hours of alcoholic beverage service, or the manner of alcoholic beverage service on the Property, whether for bars, restaurants or otherwise, shall be governed by the laws, rules and regulations of the Texas Alcoholic Beverage Commission.

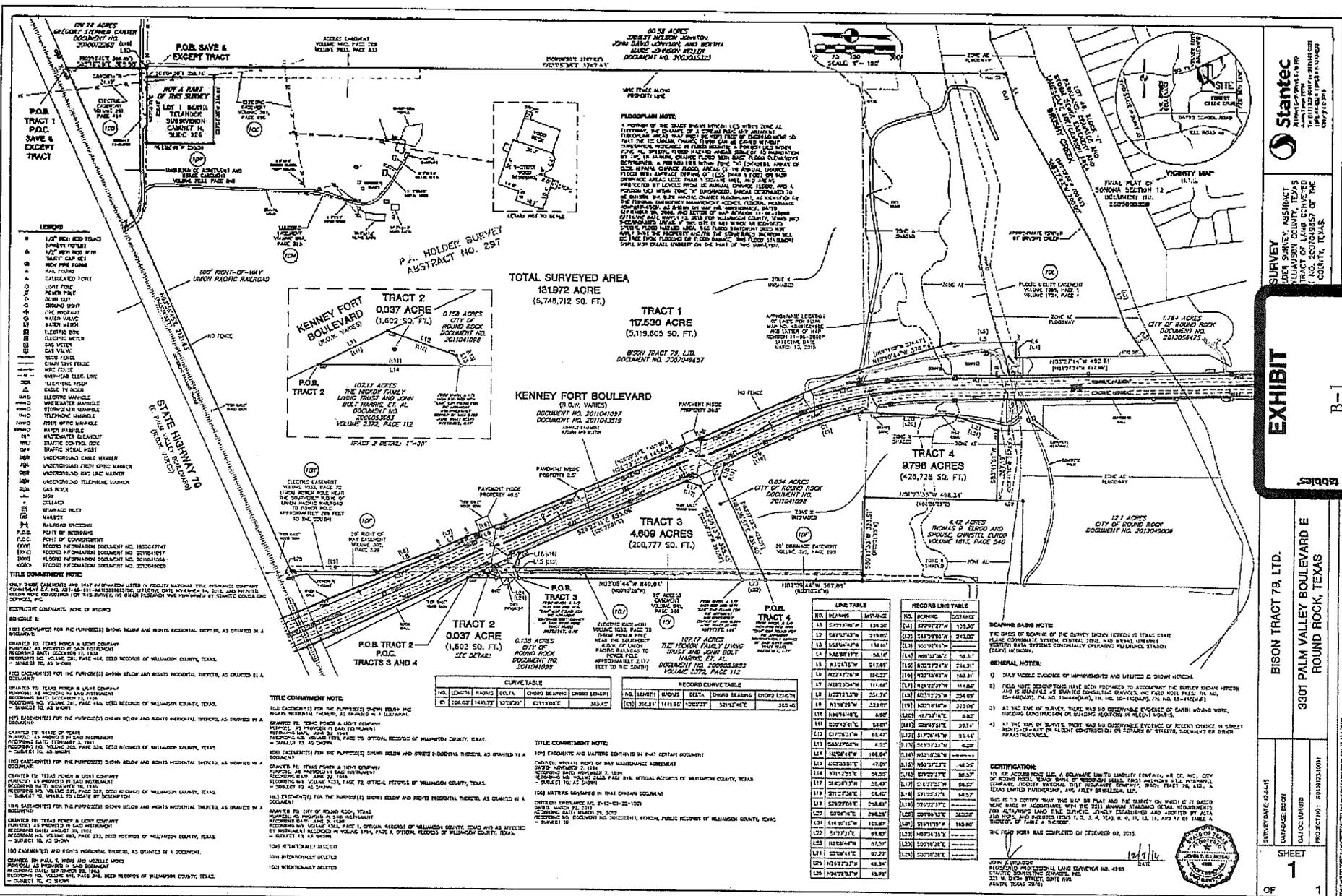
IV. CHANGES TO DEVELOPMENT PLAN

4.01 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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

4.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.



TOTAL SURVEYED AREA
131,872 ACRE
(5,748,712 SQ. FT.)

TRACT 1
117,530 ACRE
(5,119,605 SQ. FT.)

TRACT 2
0,037 ACRE
(1,602 SQ. FT.)

TRACT 3
4,809 ACRES
(200,777 SQ. FT.)

TRACT 4
428,728 ACRES
(420,728 SQ. FT.)

CURVE TABLE

NO.	LENGTH	ADIUS	CHORD BEARINGS	CHORD LENGTH
(1)	108.62	1443.70	S75°25'13.81"	533.74
(2)	108.62	1443.70	S75°25'13.81"	533.74

RECORD CURVE TABLE

NO.	LENGTH	ADIUS	BELTS	CHORD BEARINGS	CHORD LENGTH
(1)	108.62	1443.70	1/2"	S75°25'13.81"	533.74
(2)	108.62	1443.70	1/2"	S75°25'13.81"	533.74

LINE TABLE

NO.	BEARING	DISTANCE
(1)	S75°25'13.81"	134.20
(2)	S45°25'13.81"	215.80
(3)	S25°25'13.81"	134.10

RECORD LINE TABLE

NO.	BEARING	DISTANCE
(1)	S75°25'13.81"	134.20
(2)	S45°25'13.81"	215.80
(3)	S25°25'13.81"	134.10

Stantec
SURVEYING & CONSULTING
1100 WEST BRIDGE STREET, SUITE 100
DALLAS, TEXAS 75201

EXHIBIT

BISON TRACT 79, LTD.
3300 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

SHEET 1 OF 1

DATE 12/11/16

PROJECT NO. 18181931.001

SCALE 1" = 100'

PROJECTED BY [Signature]

CHECKED BY [Signature]

DATE [Signature]

PROJECTED BY [Signature]

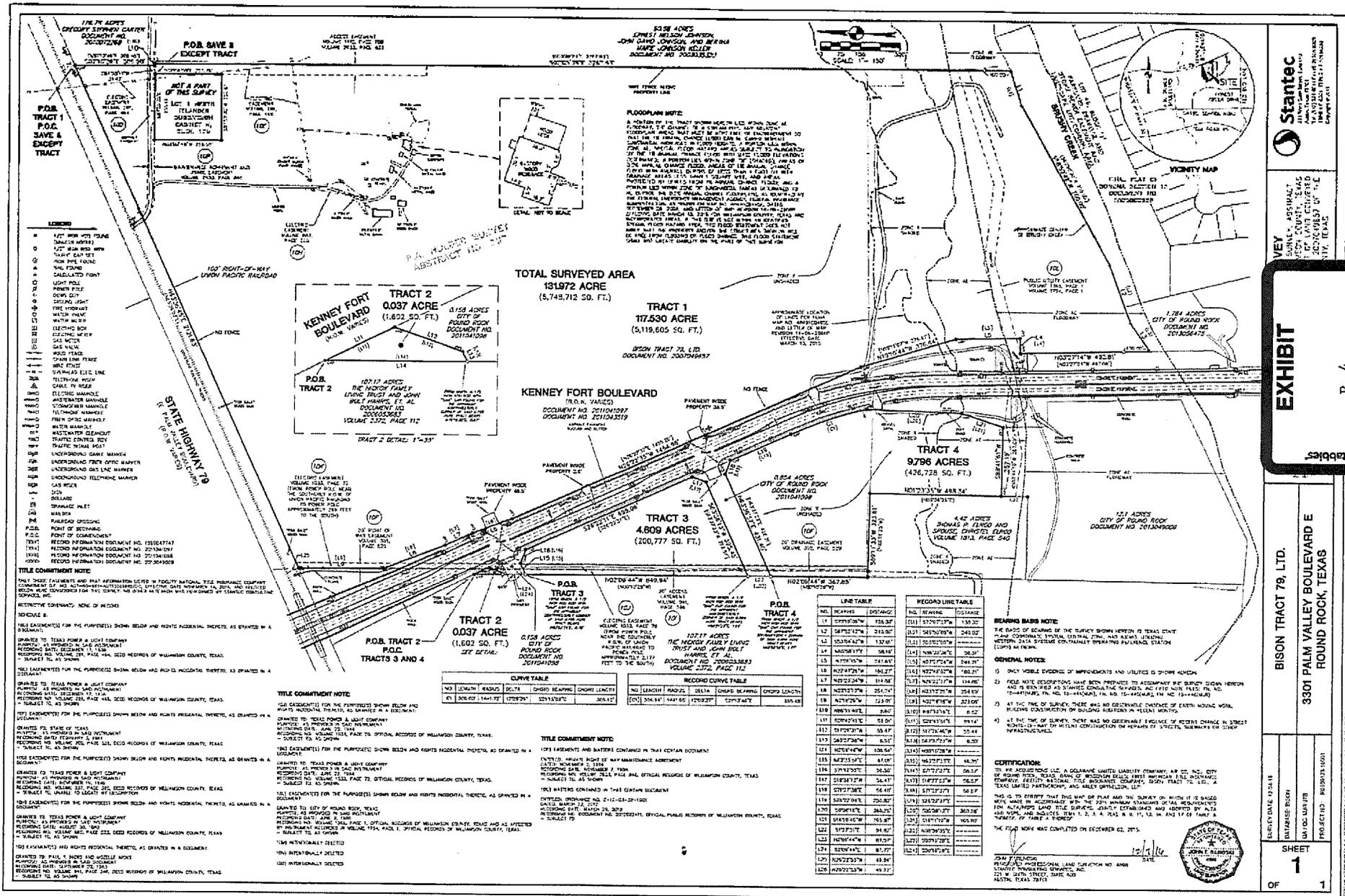
DATE [Signature]

PROJECTED BY [Signature]

DATE [Signature]

RECORDERS MEMORANDUM

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KEY
 BUREAU OF SURVEYING
 10000 N. 10TH STREET, SUITE 200
 DALLAS, TEXAS 75243
 TEL: 972.962.1000
 FAX: 972.962.1001
 WWW.STANTEC.COM

RECORDERS MEMORANDUM
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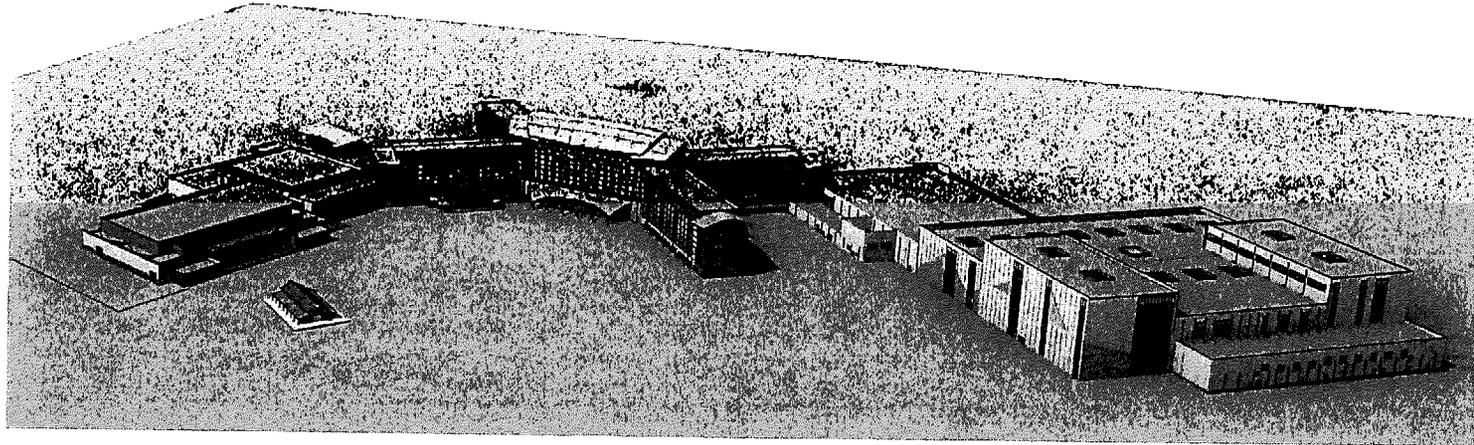
EXHIBIT
 B-4
 Tablets

BISON TRACT 79, LTD.
3301 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

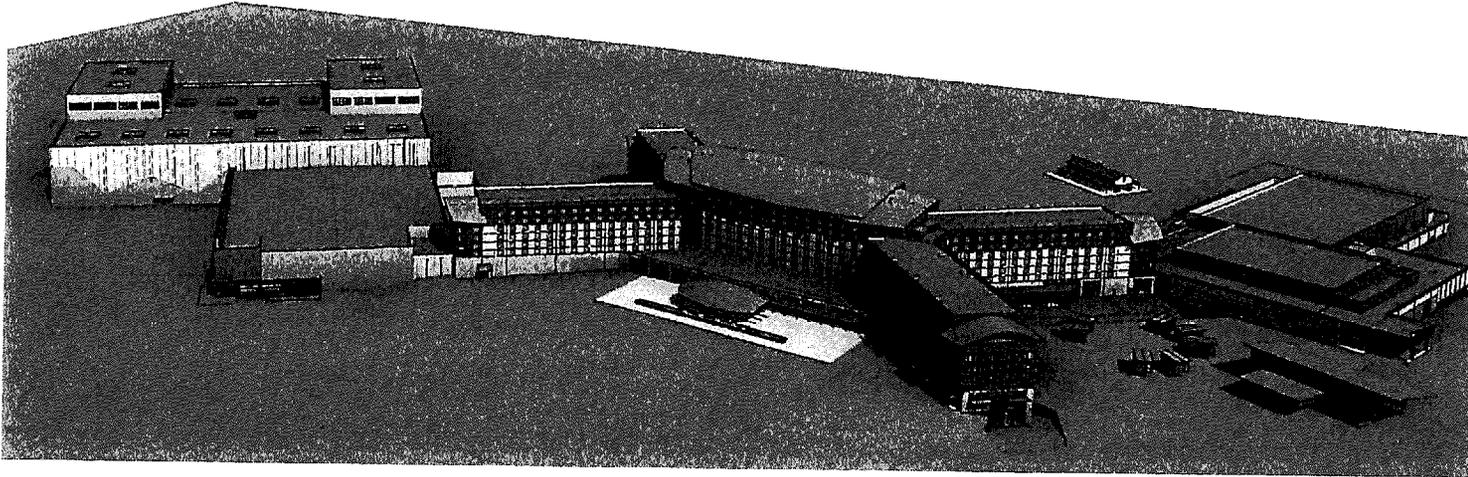
SHEET 1
OF 1

DATE: 12/1/18
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1803121901
 SCALE: AS SHOWN

NOTICE: THIS PLAN WAS COMPILED ON FEBRUARY 02, 2018.
 THE FIELD WORK WAS COMPLETED ON FEBRUARY 02, 2018.
 JOHN [Name]
 SURVEYOR
 1000 N. [Address]
 ROUND ROCK, TEXAS 78664



02 AERIAL - LOOKING NORTH



01 AERIAL - LOOKING SOUTH

HKS

PROJECT
Kalahari Round Rock Resort & Conventions
4400 S. Highway 171, Round Rock, TX 78746
314.800.1000
www.kalahariresort.com
DATE
01.25.2018
BY
[Signature]
FOR
[Signature]
REVISED PAGES & TYPING PAGE
02 - AERIAL - LOOKING NORTH
01 - AERIAL - LOOKING SOUTH
03 - EXTERIOR IMAGES

Kalahari
RESORTS & CONVENTIONS
KALAHARI ROUND ROCK

EXHIBIT
ME B-5
tabbket

ATTEN REVIEW ONLY
[Table with columns for Name, Title, Date, Initials]
[Table with columns for Name, Title, Date, Initials]
[Table with columns for Name, Title, Date, Initials]

DATE
01.25.2018
BY
[Signature]
FOR
[Signature]
FINAL DESIGN DEVELOPMENT
03/17/2018
EXTERIOR IMAGES

HAS.010

RECORDERS MEMORANDUM
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HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.01

KALAHARI ROUND ROCK 05/2018
HKS 07673

M/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRG/WOOD GRAIN)	126138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	

HKS

PROJECT:
Kalahari Round Rock Hotel & Convention Center
10000 Katy Fwy, Suite 1000
Houston, TX 77058

ARCHITECT:
HKS Inc.
10000 Katy Fwy, Suite 1000
Houston, TX 77058

DATE:
05/2018

SCALE:
AS SHOWN

DESIGNER:
HKS Inc.

PROJECT NO.:
20173.000

DATE:
10.17.2017

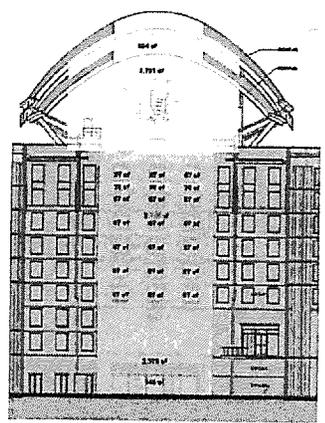
DESIGN:
80% DESIGN DEVELOPMENT

PROJECT:
HOTEL ELEVATIONS TOWER - IJC

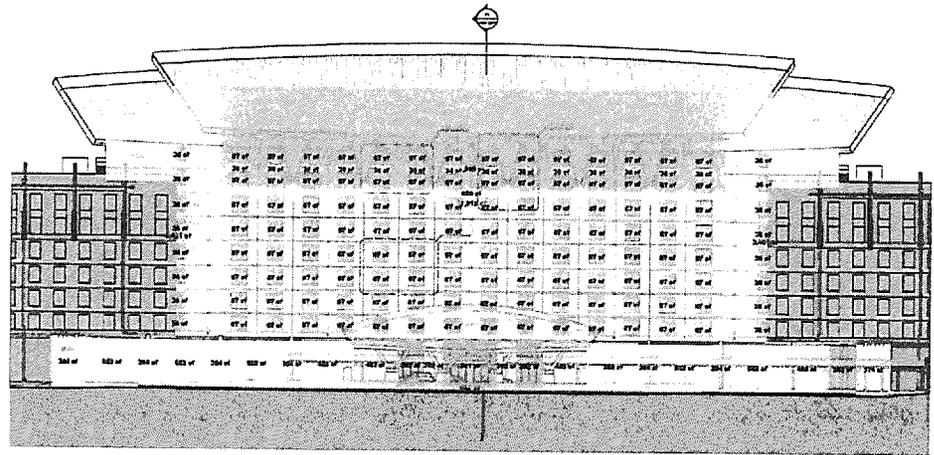
KALAHARI ROUND ROCK



DESIGN REVIEW ONLY
This drawing is for design review only and is not to be used for construction. All dimensions and notes are subject to change without notice. HKS Inc. 05/2018



02 HOTEL TOWER - EAST ELEVATION



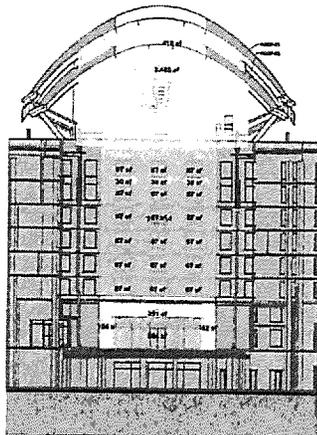
01 HOTEL TOWER NORTH (ENTRY) ELEVATION

HA5.211

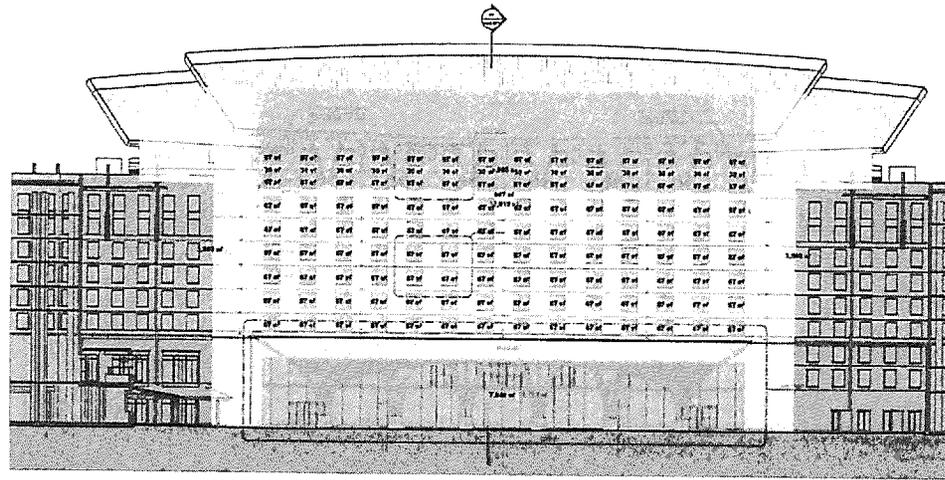
HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.02

KALAHARI ROUND ROCK 1/8/2018
 HKS 80572

H/TOTAL	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 HOTEL TOWER - WEST ELEVATION



01 HOTEL TOWER SOUTH (LOBBY) ELEVATION

HKS

PROJECT
 Project Name: Kalahari Round Rock
 Project Number: 18.27.2017

ARCHITECT
 HKS Inc.
 1800 North Loop West, Suite 2000
 Houston, TX 77058

OWNER
 Kalahari Resorts & Conventions
 1800 North Loop West, Suite 2000
 Houston, TX 77058

CIVIL ENGINEER
 HKS Inc.
 1800 North Loop West, Suite 2000
 Houston, TX 77058

STRUCTURAL ENGINEER
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 1800 North Loop West, Suite 2000
 Houston, TX 77058

MECHANICAL ENGINEER
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 Houston, TX 77058

ELECTRICAL ENGINEER
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 1800 North Loop West, Suite 2000
 Houston, TX 77058

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 HKS Inc.
 1800 North Loop West, Suite 2000
 Houston, TX 77058

ELECTRICAL ENGINEER
 HKS Inc.
 1800 North Loop West, Suite 2000
 Houston, TX 77058

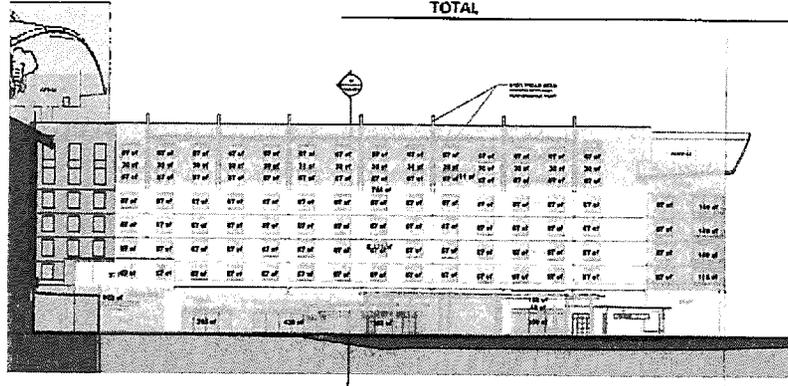
MECHANICAL ENGINEER
 HKS Inc.
 1800 North Loop West, Suite 2000
 Houston, TX 77058

HA5.212

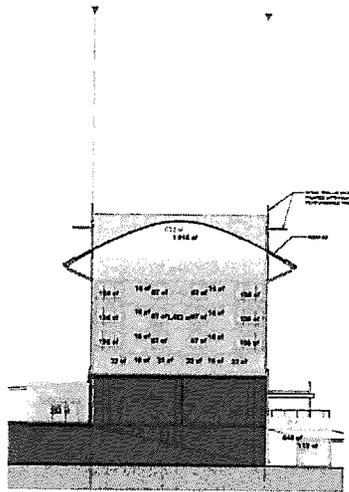
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 SK-20180103-HKS-02.03

KALAHARI ROUND ROCK 1/8/2018
 HKS 20873

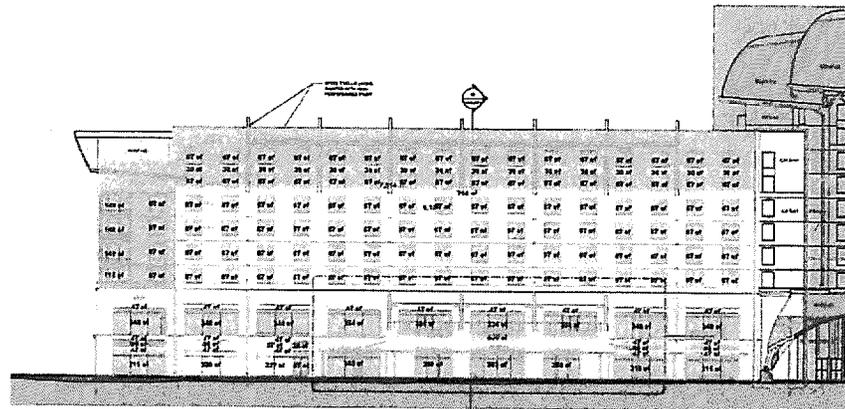
H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'C' - WEST ELEVATION



03 TOWER 'C' - SOUTH ELEVATION



01 TOWER 'C' - EAST ELEVATION

HKS

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

20873-090
 12.27.2017

20% DESIGN DEVELOPMENT

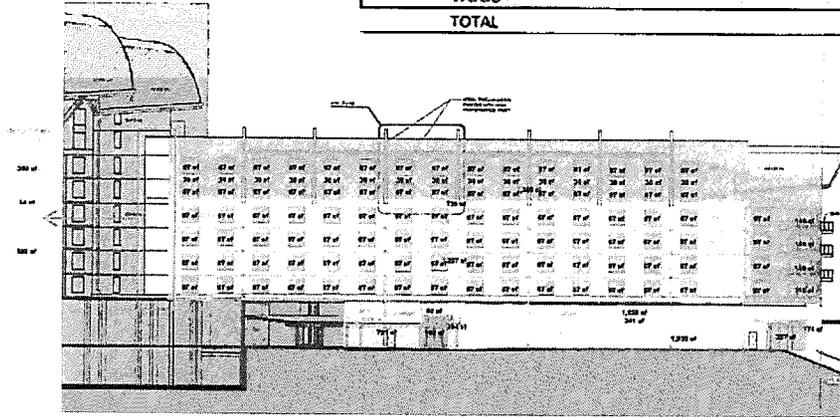
HOTEL EXTERIOR MATERIAL DIAGRAMS

TOWER 'C'

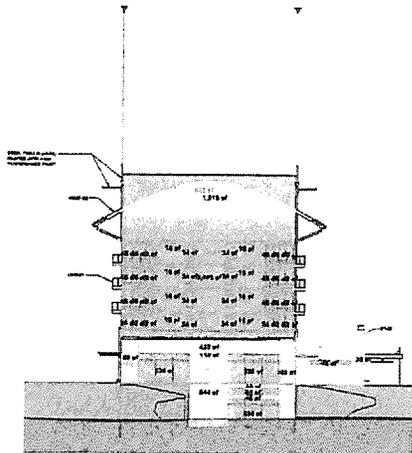
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.04

KALAHARI ROUND ROCK 11/9/2018
NRS 22073

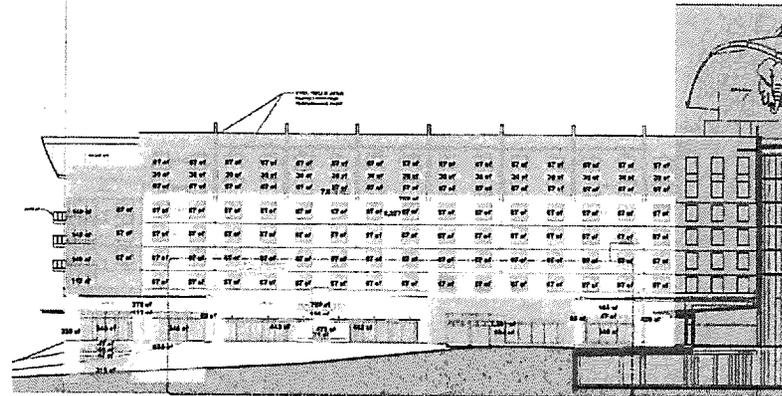
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	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	543507	



02 TOWER 'M' - NORTH ELEVATION



03 TOWER 'M' - WEST ELEVATION



01 TOWER 'M' - SOUTH ELEVATION

HKS

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

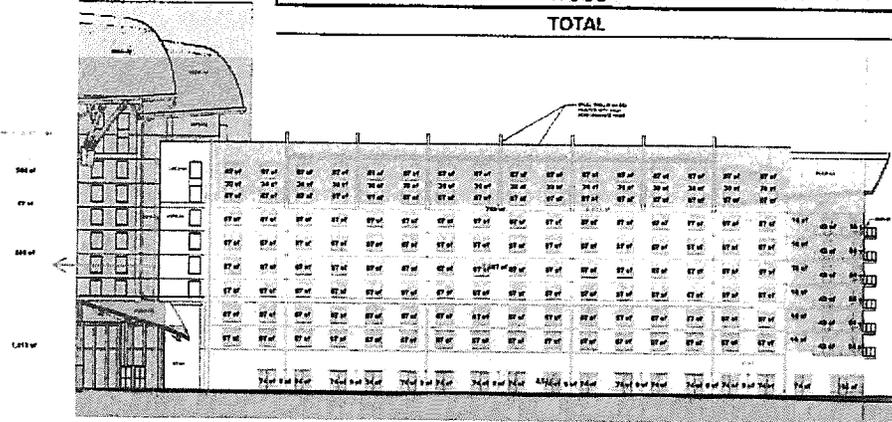
ARCHITECT

11000 WEST BRIDGEWAY
SUITE 1000
DALLAS, TEXAS 75241

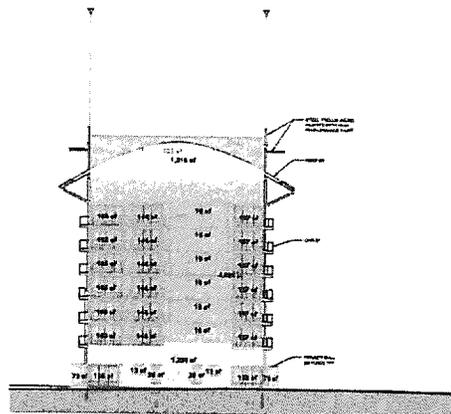
HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.05

KALAHARI, ROUND ROCK TX 03/2018
 HKS 20673

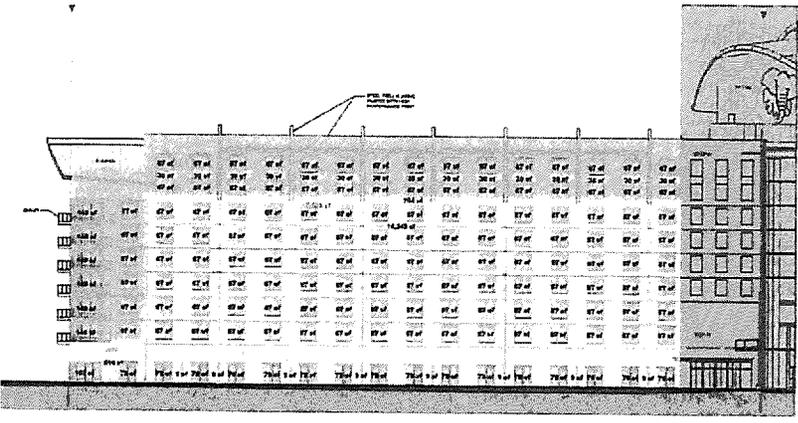
H/TOTALS			
	EFIS	170501	31.3%
	CFPC	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 1 - SOUTH ELEVATION



03 TOWER 1 - END ELEVATION



01 TOWER 1 - NORTH ELEVATION



LEGEND

EXISTING
 NEW
 MATERIALS TO BE USED
 MATERIALS TO BE REMOVED
 MATERIALS TO BE REPAIRED
 MATERIALS TO BE REPLACED
 MATERIALS TO BE MATCHED
 MATERIALS TO BE PAINTED
 MATERIALS TO BE STAINED
 MATERIALS TO BE POLISHED
 MATERIALS TO BE OILED
 MATERIALS TO BE WAXED
 MATERIALS TO BE SEaled
 MATERIALS TO BE GROUTED
 MATERIALS TO BE SET
 MATERIALS TO BE FINISHED
 MATERIALS TO BE PROTECTED
 MATERIALS TO BE STORED
 MATERIALS TO BE DELIVERED
 MATERIALS TO BE INSTALLED
 MATERIALS TO BE DEMOLISHED
 MATERIALS TO BE RECYCLED
 MATERIALS TO BE REUSED
 MATERIALS TO BE REPAIRED
 MATERIALS TO BE REPLACED
 MATERIALS TO BE MATCHED
 MATERIALS TO BE PAINTED
 MATERIALS TO BE STAINED
 MATERIALS TO BE POLISHED
 MATERIALS TO BE OILED
 MATERIALS TO BE WAXED
 MATERIALS TO BE SEaled
 MATERIALS TO BE GROUTED
 MATERIALS TO BE SET
 MATERIALS TO BE FINISHED
 MATERIALS TO BE PROTECTED
 MATERIALS TO BE STORED
 MATERIALS TO BE DELIVERED
 MATERIALS TO BE INSTALLED
 MATERIALS TO BE DEMOLISHED
 MATERIALS TO BE RECYCLED
 MATERIALS TO BE REUSED

**KALAHARI
 ROUND ROCK**



OWNER REVIEW ONLY

REVIEWED
 APPROVED
 REVISIONS
 COMMENTS
 DATE

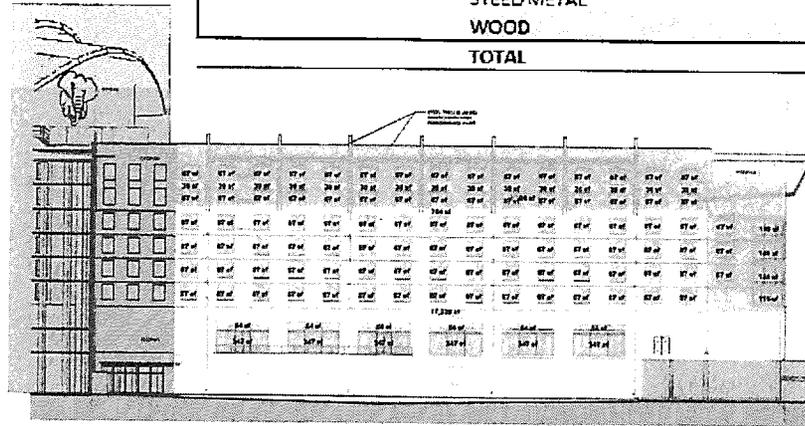
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 DATE: 10.27.2017
 80% DESIGN DEVELOPMENT
 HOTEL ELEVATIONS
 TOWER 1

HA5.241

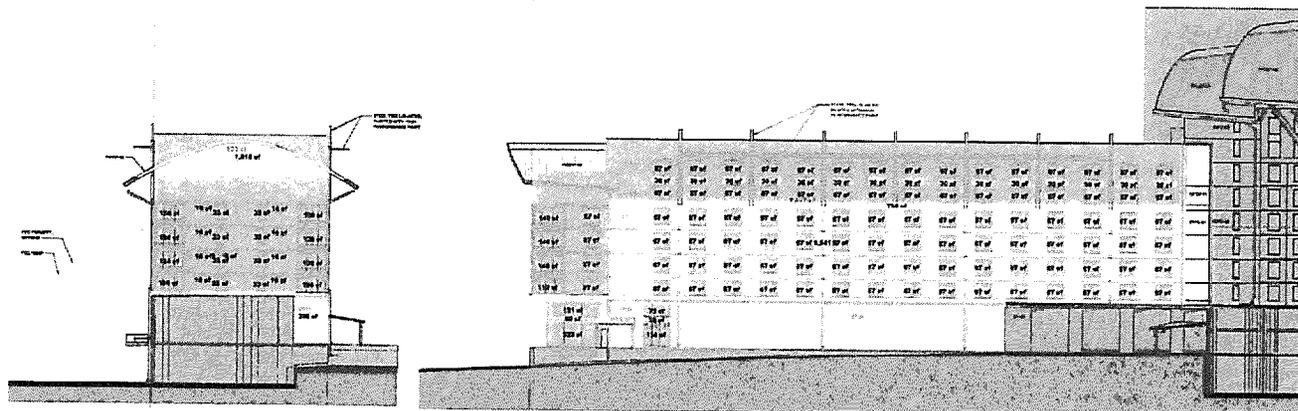
HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.06

KALAHARI ROUND ROCK 1/8/2018
 HKS 20573

H/TOTALS			
EPIS	170501	31.3%	
CFPC	120138	22.1%	
STONE	36321	6.7%	
GLASS	122626	22.5%	
STEEL/METAL	94507	17.4%	
WOOD	414	0.1%	
TOTAL	544507		



02 TOWER W - SOUTH ELEVATION



03 TOWER W - NORTH ELEVATION

04 TOWER W - WEST ELEVATION

HKS

ARCHITECT

1000 P STREET, N.W.
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 FAX: (202) 462-1001

PROJECT NUMBER
 SK-20180103-HKS-02.06

CIVIL ENGINEER
 HKS ENGINEERING

STRUCTURAL ENGINEER
 HKS ENGINEERING

MEP ENGINEER
 HKS ENGINEERING

MULTI PAGE & THUMB PAGE
 HKS ENGINEERING

FILE # 20180103-HKS-02.06
 PROJECT NUMBER
 SK-20180103-HKS-02.06

KALAHARI ROUND ROCK

KALAHARI

RESORTS & CONVENTIONS

ARCHITECT

1000 P STREET, N.W.
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 FAX: (202) 462-1001

PROJECT NUMBER
 SK-20180103-HKS-02.06

CIVIL ENGINEER
 HKS ENGINEERING

STRUCTURAL ENGINEER
 HKS ENGINEERING

MEP ENGINEER
 HKS ENGINEERING

MULTI PAGE & THUMB PAGE
 HKS ENGINEERING

FILE # 20180103-HKS-02.06
 PROJECT NUMBER
 SK-20180103-HKS-02.06

KALAHARI ROUND ROCK

KALAHARI

RESORTS & CONVENTIONS

ARCHITECT

1000 P STREET, N.W.
 WASHINGTON, DC 20004
 TEL: (202) 462-1000
 FAX: (202) 462-1001

PROJECT NUMBER
 SK-20180103-HKS-02.06

CIVIL ENGINEER
 HKS ENGINEERING

STRUCTURAL ENGINEER
 HKS ENGINEERING

MEP ENGINEER
 HKS ENGINEERING

MULTI PAGE & THUMB PAGE
 HKS ENGINEERING

FILE # 20180103-HKS-02.06
 PROJECT NUMBER
 SK-20180103-HKS-02.06

KALAHARI ROUND ROCK

KALAHARI

RESORTS & CONVENTIONS

ARCHITECT

INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS

SK-20180103-HKS-03.01

KALAHARI ROUND ROCK
HKS 20872

7/8/2018

IWP/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	8807	4.6%
	PAINTED TILT WALL CONCRETE	22426	11.6%
	ARCHITECTURAL PRECAST CONCRETE (ACP)	22350	11.5%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	1788	0.9%
	STEEL/METAL	4128	2.1%
	GLASS	26781	13.9%
TOTAL		193298	



HKS
ARCHITECT
12510 JAMES LEE BOULEVARD
HOUSTON, TEXAS 77057
713.760.8000
www.hks.com

ARCHITECT
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ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com

ENGINEER
KALAHARI RESORTS & CONVENTIONS
1400 W. GARDEN LANE
ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com

DATE
7/8/2018

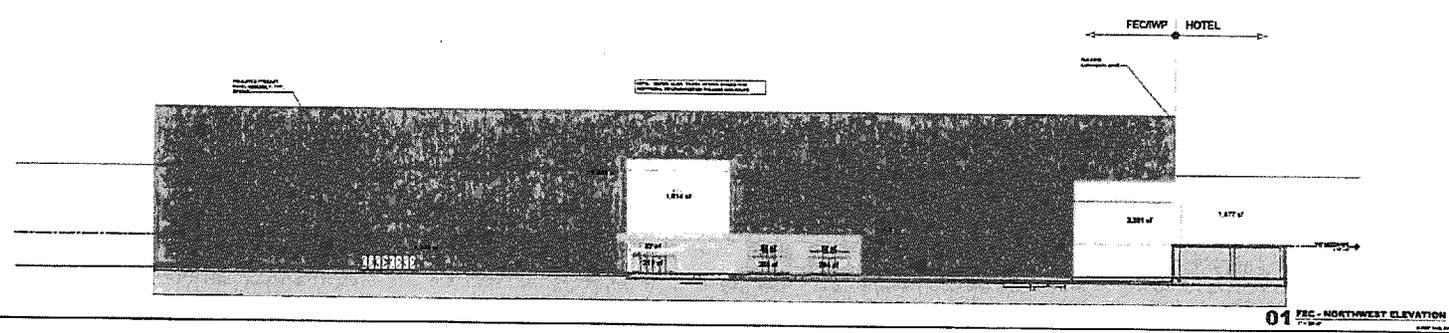
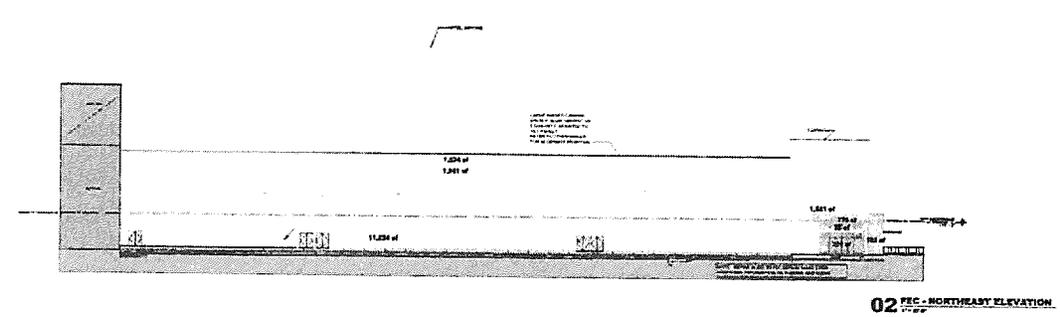
PROJECT
KALAHARI ROUND ROCK
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS

DESIGNED BY
KALAHARI RESORTS & CONVENTIONS
1400 W. GARDEN LANE
ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com

DRAWN BY
KALAHARI RESORTS & CONVENTIONS
1400 W. GARDEN LANE
ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com

CHECKED BY
KALAHARI RESORTS & CONVENTIONS
1400 W. GARDEN LANE
ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com

APPROVED BY
KALAHARI RESORTS & CONVENTIONS
1400 W. GARDEN LANE
ROUND ROCK, TEXAS 78664
714.974.1500
www.kalahariresorts.com



KALAHARI
ROUND ROCK



REVISIONS

NO.	DATE	DESCRIPTION

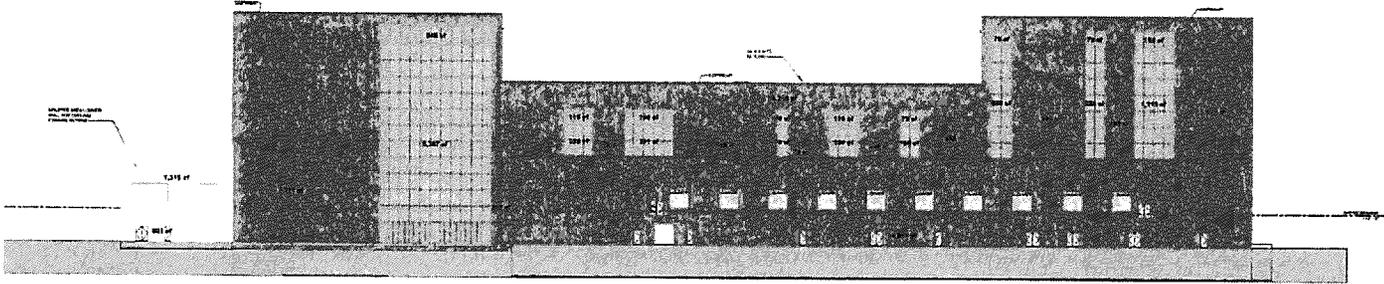
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DATE: 11.15.2017
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DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/15/2017
PROJECT: KALAHARI ROUND ROCK
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS

DATE: 11/15/2017 10:20 AM
PROJECT NUMBER: 20472.000
DATE: 11.15.2017
SCALE: 80% DESIGN DEVELOPMENT
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/15/2017
PROJECT: KALAHARI ROUND ROCK
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS

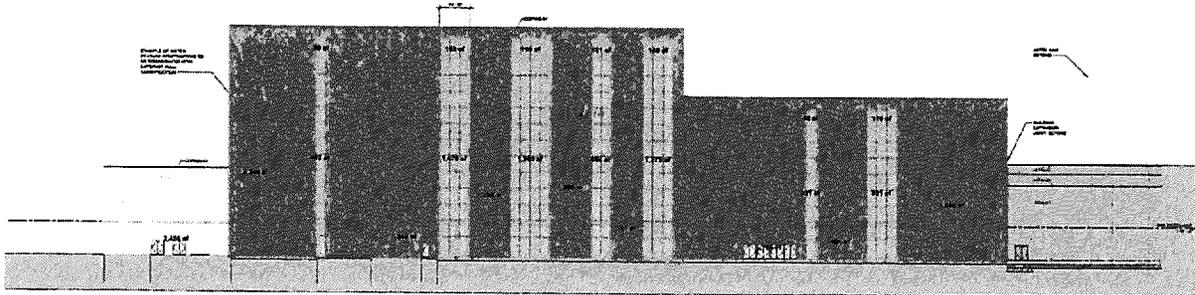
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-03.02

KALAHARI ROUND ROCK 1/8/2018
HKS 20373

WP/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	8807	4.6%
	PAINTED TILT WALL CONCRETE	22426	11.6%
	ARCHITECTURAL PRECAST CONCRETE (APC)	128377	65.8%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	1788	0.9%
	STEEL/METAL	4128	2.1%
	GLASS	26781	13.9%
	TOTAL	193298	



02 WWP - SOUTHEAST ELEVATION



01 WWP - NORTHEAST ELEVATION

HKS

GENERAL NOTES:
1. EXTERIOR MATERIALS AND FINISHES TO BE SHOWN ON THIS ELEVATION ARE TO BE USED AS SHOWN ON THIS ELEVATION UNLESS NOTED OTHERWISE.
2. MATERIALS AND FINISHES TO BE SHOWN ON THIS ELEVATION ARE TO BE USED AS SHOWN ON THIS ELEVATION UNLESS NOTED OTHERWISE.

STRUCTURAL NOTES:
1. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.
2. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

MECHANICAL NOTES:
1. SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL REQUIREMENTS.
2. SEE MECHANICAL DRAWINGS FOR ALL MECHANICAL REQUIREMENTS.

ELECTRICAL NOTES:
1. SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS.
2. SEE ELECTRICAL DRAWINGS FOR ALL ELECTRICAL REQUIREMENTS.

WATER PUMP & TOWER FRAME
1. SEE WATER PUMP & TOWER FRAME DRAWINGS FOR ALL REQUIREMENTS.
2. SEE WATER PUMP & TOWER FRAME DRAWINGS FOR ALL REQUIREMENTS.

PRECAST CONCRETE (APC)
1. SEE PRECAST CONCRETE (APC) DRAWINGS FOR ALL REQUIREMENTS.
2. SEE PRECAST CONCRETE (APC) DRAWINGS FOR ALL REQUIREMENTS.

GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)
1. SEE GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN) DRAWINGS FOR ALL REQUIREMENTS.
2. SEE GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN) DRAWINGS FOR ALL REQUIREMENTS.

STEEL/METAL
1. SEE STEEL/METAL DRAWINGS FOR ALL REQUIREMENTS.
2. SEE STEEL/METAL DRAWINGS FOR ALL REQUIREMENTS.

GLASS
1. SEE GLASS DRAWINGS FOR ALL REQUIREMENTS.
2. SEE GLASS DRAWINGS FOR ALL REQUIREMENTS.

Kalahari
RESORTS &
CONVENTIONS

INTERIM DESIGN ONLY
This drawing is an interim design and is not to be used for construction without the approval of the architect. All dimensions and materials shall be subject to change without notice.

DATE: 03/12/18
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT NO: 20873.000
DATE: 10/27/2017

30% DESIGN
DEVELOPMENT
ENLARGED
ELEVATIONS

SCALE: [Scale]
DATE: [Date]

20873.000
10/27/2017

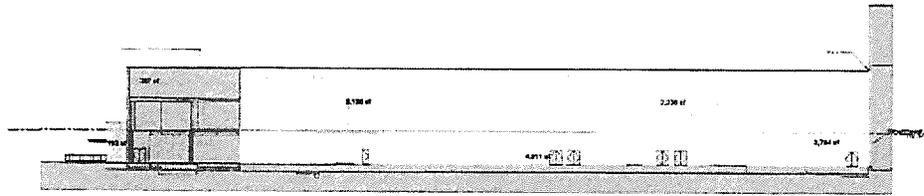
30% DESIGN
DEVELOPMENT
ENLARGED
ELEVATIONS

PA5.311

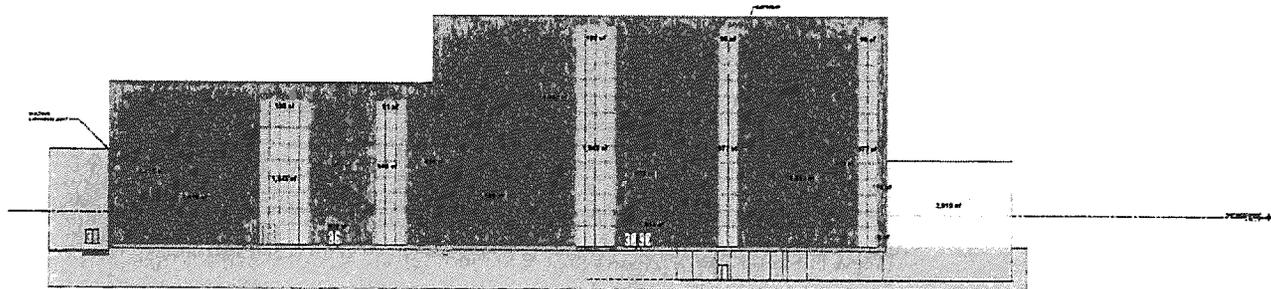
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-03.03

KALAHARI ROUND ROCK 1/16/2018
 HKS 20373

IWP/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	8807	4.6%
	PAINTED TILT WALL CONCRETE	22426	11.6%
	ANGLE REINFORCED PRECAST CONCRETE (APC)	16934	8.6%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRG/WOOD GRAIN)	1788	0.9%
	STEEL/METAL	4128	2.1%
	GLASS	26781	13.9%
	TOTAL	193298	



02 FEC - SOUTHWEST ELEVATION



01 IWP-SOUTHWEST ELEVATION

HKS

REGISTERED ARCHITECTS
 1400 PENTAGON AVE., SUITE 1000
 ARLINGTON, VA 22202
 TEL: 703.761.2000
 FAX: 703.761.2001

PROJECT INFORMATION
 PROJECT NAME: KALAHARI ROUND ROCK
 PROJECT NUMBER: 180103
 PROJECT LOCATION: ROUND ROCK, VA

STRUCTURAL ENGINEER
 STRUCTURAL ENGINEER: HKS
 LICENSE NUMBER: 11908 (VA)

MECHANICAL ENGINEER
 MECHANICAL ENGINEER: HKS
 LICENSE NUMBER: 11908 (VA)

KALAHARI ROUND ROCK



INTEND TO BE BUILT
 This document is intended to be used for informational purposes only. It is not to be used for construction or other purposes without the written consent of HKS.

NO.	DESCRIPTION	DATE

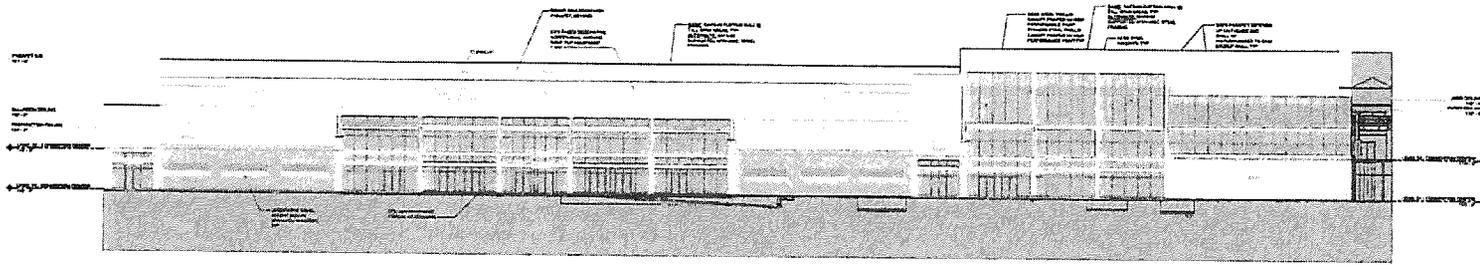
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 DATE: 10.27.2017
 SHEET NO. 31
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 ENLARGED ELEVATIONS

PA5.312

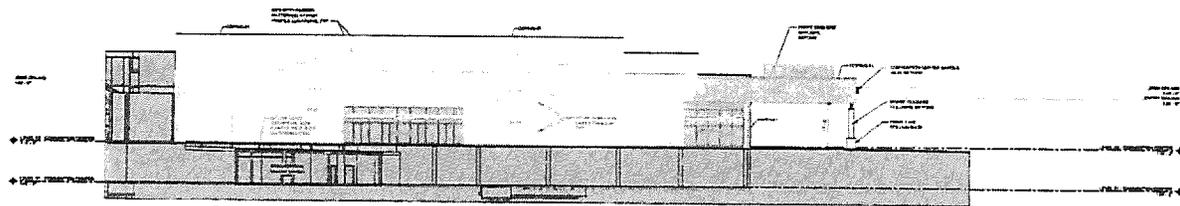
CONVENTION CENTER EXTERIOR MATERIAL DIAGRAMS SK-20180103-HKS-01.01

KALAHARI ROUND ROCK 1/3/2018
HKS 20373

CC/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	58657	69.9%
	STONE	6912	8.1%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	4262	5.0%
	STEEL/METAL	2472	2.9%
	GLASS	12788	15.0%
	TOTAL	85091	



02 NORTHEAST ELEVATION



01 NORTHWEST ELEVATION

HKS

PROFESSIONAL SERVICE AGREEMENT

Summary

DEFINITIONS

SCOPE OF SERVICES

TERMINATION

ASSIGNMENT

INDEMNIFICATION

FORCE MAJEURE

ENTIRE AGREEMENT

GOVERNING LAW

ARBITRATION

NOTICES

ASSIGNMENT OF INTEREST

ASSIGNMENT OF RIGHTS

ASSIGNMENT OF INTELLECTUAL PROPERTY

ASSIGNMENT OF PATENT RIGHTS

ASSIGNMENT OF TRADEMARK RIGHTS

ASSIGNMENT OF DOMAIN NAME RIGHTS

ASSIGNMENT OF SOCIAL MEDIA RIGHTS

ASSIGNMENT OF OTHER RIGHTS

ASSIGNMENT OF CONTRACT RIGHTS

ASSIGNMENT OF CONTRACT OBLIGATIONS

ASSIGNMENT OF CONTRACT LIABILITIES

ASSIGNMENT OF CONTRACT ASSETS

ASSIGNMENT OF CONTRACT DEBTS

ASSIGNMENT OF CONTRACT EQUITY

ASSIGNMENT OF CONTRACT INTERESTS

ASSIGNMENT OF CONTRACT BENEFITS

ASSIGNMENT OF CONTRACT OBLIGATIONS AND LIABILITIES

ASSIGNMENT OF CONTRACT ASSETS AND DEBTS

ASSIGNMENT OF CONTRACT EQUITY AND INTERESTS

ASSIGNMENT OF CONTRACT BENEFITS AND RIGHTS

ASSIGNMENT OF CONTRACT OBLIGATIONS, LIABILITIES, ASSETS, DEBTS, EQUITY, INTERESTS, AND RIGHTS

ASSIGNMENT OF CONTRACT OBLIGATIONS, LIABILITIES, ASSETS, DEBTS, EQUITY, INTERESTS, AND RIGHTS TO THE EXTENT PERMITTED BY APPLICABLE LAW

**KALAHARI
ROUND ROCK**



REVISIONS

NO. DATE BY

1 01/10/18 JAC

2 01/24/18 JAC

3 02/01/18 JAC

4 02/08/18 JAC

5 02/15/18 JAC

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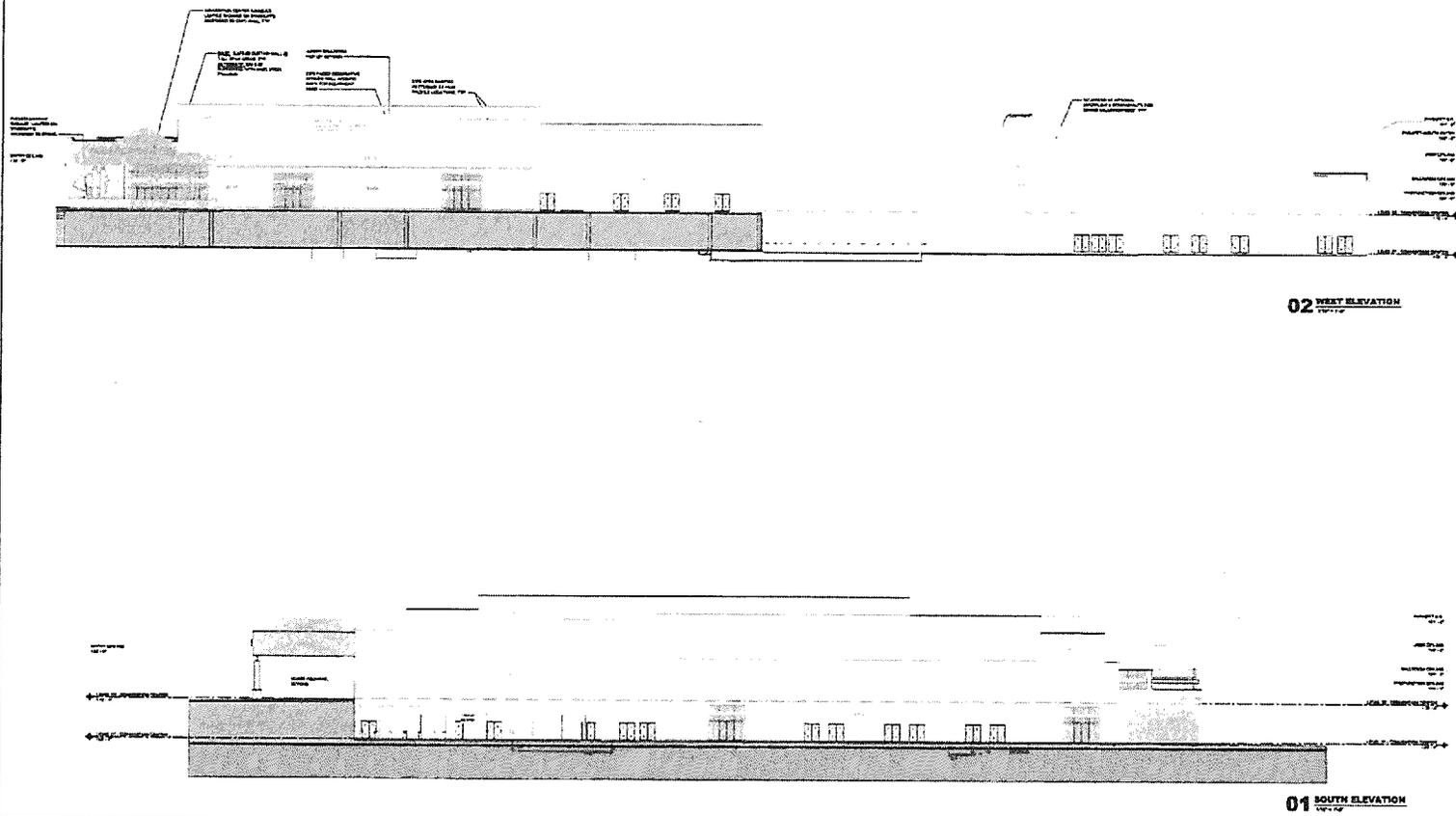
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CA5.101

CONVENTION CENTER EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-01.02

KALAHARI ROUND ROCK V2/2018
 HKS 20573

CC/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	58657	68.95%
	STONE	6912	8.1%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	4262	5.0%
	STEEL/METAL	2472	2.9%
	GLASS	12788	15.0%
TOTAL		85091	



HKS

PROJECT: KALAHARI ROUND ROCK CONVENTION CENTER
 LOCATION: ROUND ROCK, TEXAS
 DATE: 02/2018
 DRAWING NO: SK-20180103-HKS-01.02

DESIGNED BY: HKS
 CHECKED BY: HKS
 APPROVED BY: HKS

DATE: 02/2018

SCALE: AS SHOWN

NOTES:
 1. SEE GENERAL NOTES TO DRAWINGS FOR MATERIALS AND FINISHES.
 2. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES.

KALAHARI ROUND ROCK



DATE PLOTTED: 02/20/18 11:31 AM
 PLOTTER: HP DesignJet T730
 PLOT SCALE: 1/8" = 1'-0"

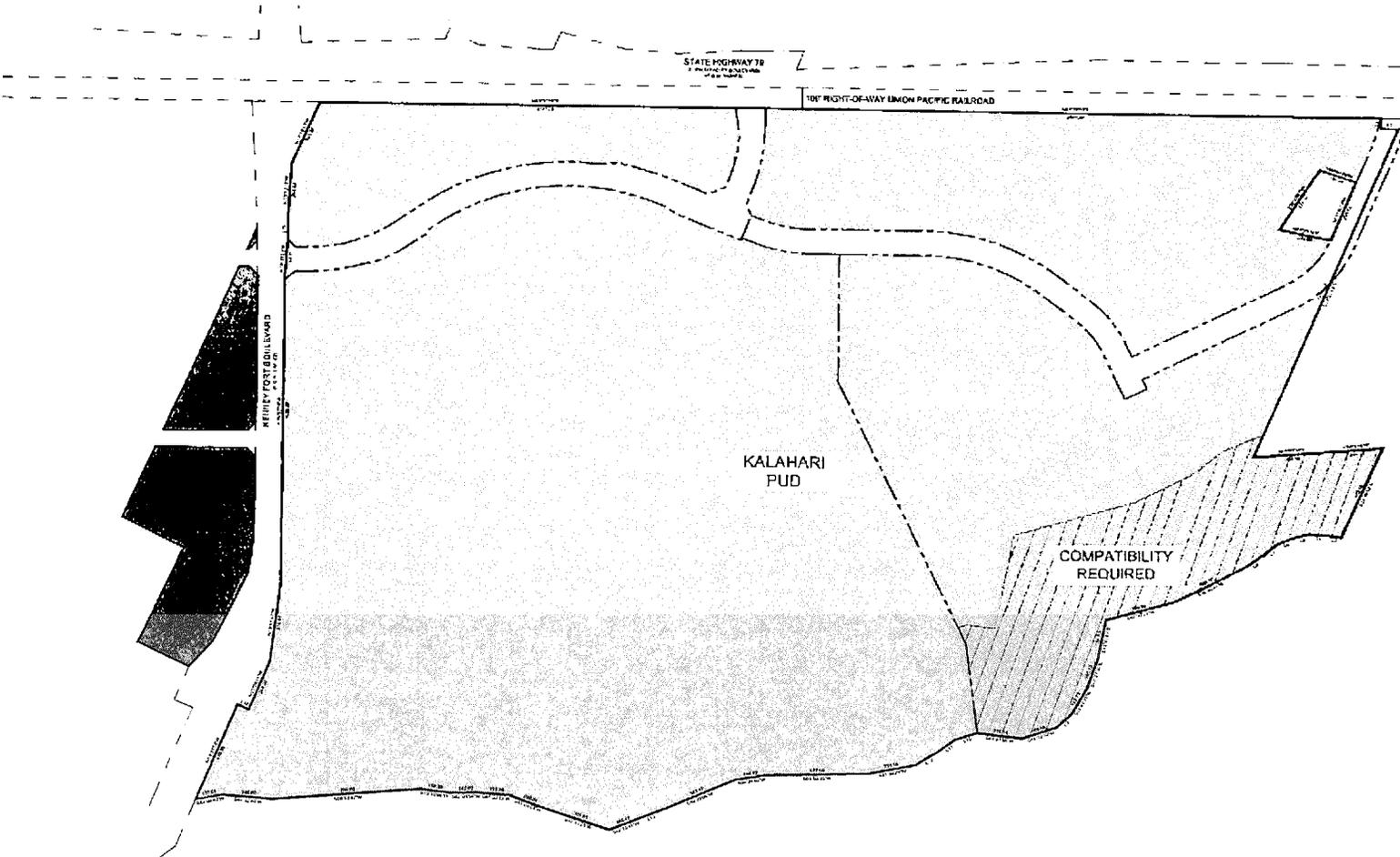
NO. REV. DESCRIPTION
 1 100% DESIGN DEVELOPMENT
 2 50% DESIGN DEVELOPMENT
 3 50% DESIGN DEVELOPMENT

PROJECT NO: 20673.000
 DATE: 10.27.2017
 50% DESIGN DEVELOPMENT
 CONVENTION CENTER ELEVATIONS

CA5.102

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FORT WORTH
2018031219

DATE: 02/13/18
SCALE: AS SHOWN
SHEET: 34 OF 36



RECORDERS MEMORANDUM

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

HKS

ARCHITECTURE AND INTERIORS
INC., INC.
200 N. RINEY HALL STREET
SUITE 600
DALLAS, TX 75201-2541

LANDSCAPE
2004
2201 RYING BLVD SUITE 117
DALLAS, TX 75201

CEILING
HARVEY ARCHITECTS
800 AMERICAN BLVD, FLOOR 7, STE 123
AUSTIN, TX 78702

STRUCTURAL
BRONKHORST ENGINEERING
4744 N. CENTRAL EXPY. SUITE 1100
DALLAS, TX 75204

MEP
TRIM CONSULTING ENGINEERS
8740 WILLOW HILL LANE, SUITE 200
DALLAS, TX 75241



**KALAHARI
ROUND ROCK**

EXHIBIT

B-6

ibbles

HKS PROJECT NUMBER
20573

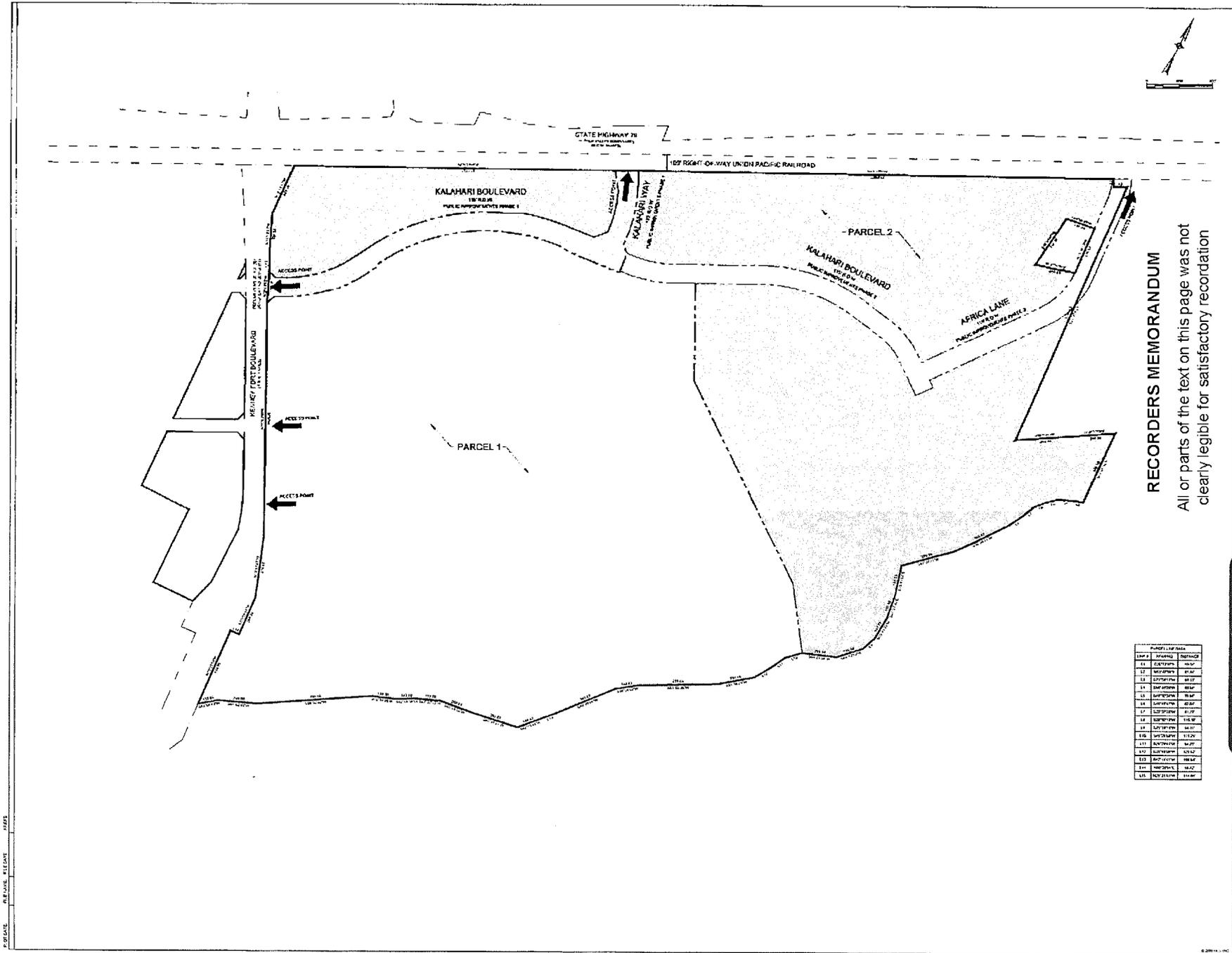
DATE
02.13.18

SCALE

SHEET TITLE
**KALAHARI
EXHIBIT B-6**

SHEET NO.
1

DATE PLOTTED: 02/13/18
 PLOTTED BY: J. J. HARRIS
 PROJECT: KALAHARI RESORTS & CONVENTIONS
 SHEET: 1 OF 1
 DATE: 02/13/18



HKS

AS CONTRACT AND INTERESTS
 1625 BR
 200 N SAUNDERS ST
 SUITE 200
 DALLAS, TX 75201-2280

LANDSCAPE
 JWA
 2001 FRING BLVD SUITE 107
 DALLAS, TX 75207

CIVIL
 HKS FF ASSOCIATES
 2001 FRING BLVD, BLDG F, STE 110
 AUSTIN, TX 78707

STRUCTURAL
 BROOKS STEWART
 4148 FORT WORTH AVENUE, SUITE 1100
 DALLAS, TX 75234

MEP
 HKS CONSULTING ENGINEERS
 8500 WALNUT HILL LANE, SUITE 200
 DALLAS, TX 75221

RECORDERS MEMORANDUM

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**KALAHARI
 ROUND ROCK**



NO.	DESCRIPTION	DATE
1	PRELIMINARY	02/13/18
2	REVISION	02/13/18
3	REVISION	02/13/18
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30	REVISION	02/13/18



HKS PROJECT NUMBER
20673

DATE
02.13.18

ISSUE

SHEET TITLE
**KALAHARI
 CONCEPT PLAN**

SHEET NO
1

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018031219

Pages: 36 Fee: \$241.00

04/16/2018 09:29 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

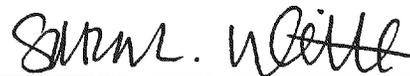
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

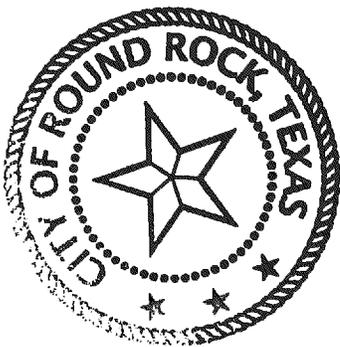
CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2018-5318 which rezones 218.27 acres of land south of the intersection of E. Palm Valley Blvd. and Telander Dr. from the AG (Agriculture) zoning district to PUD (Planned Unit Development) No. 113, to be known as the Kalahari PUD. This ordinance was approved and adopted at a regular meeting held by the City Council on the 12th day of April 2018, recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13th day of April 2018.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2018-5318

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 61.496 ACRES OF LAND (THE KELLER/JOHNSON TRACT), AND 156.769 ACRES OF LAND (THE KRIENKE TRACT) IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM AG (AGRICULTURAL) DISTRICT TO PLANNED UNIT DEVELOPMENT NO. 113; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City of Round Rock, Texas (the "City") to amend the Official Zoning Map of the City of Round Rock, Texas to rezone 61.496 acres of land, (the Keller/Johnson Tract), being more fully described in Exhibit "A-1", and 156.769 acres of land, the (Krienke Tract), being more fully described in Exhibit "A-2" (the two tracts of land referred to herein as the "Property"), said Exhibits being attached hereto and incorporated herein for all purposes; and

WHEREAS, the aforesaid application is to rezone the Property from AG (Agricultural) District to Planned United Development No. 113; and

WHEREAS, the Property is a large area of substantially vacant land which requires a flexible approach to development which is intended to encourage mixed uses, encourage innovative subdivision or site plan design and to promote superior development which is compatible with adjacent uses; and

WHEREAS, the Property is a portion of approximately 351.7 acres of land that is the subject of a Master Development Agreement, dated December 15, 2016, by and among the City, the Round Rock Transportation and Economic Development Corporation, KR Acquisitions LLC, and KR CC, Inc.; and

WHEREAS, the Property is also subject to a Ground Lease from the City (as Landlord) to KR CC, Inc. (as Tenant); and

WHEREAS, the Master Development Agreement provides that the Property will be developed as a master planned, mixed-use development that will be anchored by a Kalahari Resort and Convention Center, which will include a Hotel, Convention Center, and Water Park, as those terms are defined in the Master Development Agreement, herein after referred to as the “Kalahari Resort Hotel”; and

WHEREAS, the City, KR Acquisitions LLC, and KR CC, Inc. have jointly agreed to a Development Plan for the development of the Kalahari Resort Hotel, a copy of said Development Plan being attached hereto as Exhibit “B”; and

WHEREAS, KR Acquisitions, LLC, and KR CC, Inc. have presented the City with a Concept Plan, which shows a layout of the proposed subdivision, a copy of said Concept Plan being attached hereto as Exhibit “C”; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property and the Development Plan on the 7th day of March, 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 Property be originally zoned as Planned Unit Development (PUD) No. 113; and

WHEREAS, on the 12th day of April, 2018, after proper notification, the City Council held a public hearing on the proposed original zoning and the Development Plan; and

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, Sections 46-92, 46-104, and 46-106, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined that the Planned Unit Development (PUD) No. 113, including the Development Plan, meets the following goals and objectives:

- (1) The proposed development will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- (2) The proposed development is in conformity with the policies, goals and objectives of the general plan including all its elements and is consistent with the intent and purpose of Chapter 46 of the Code of Ordinances;
- (3) The proposed development ensures the provision of adequate public improvements, including but not limited to, transportation, drainage, parks, and other public facilities; and
- (4) The proposed development ensures minimal development-related off-site impacts.

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 shall be, and is hereafter designated as, Planned Unit Development No. 113, and that the Development Plan attached hereto as Exhibit "B", is hereby approved and adopted and that this Ordinance and the Development Plan shall govern the development and use of the Property.

III.

That the Concept Plan attached hereto as Exhibit "C" is hereby approved and accepted as the Concept Plan that is required by Sec. 36-39 of the Code of Ordinances (2010 Edition.)

IV.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this 12th day of APRIL, 2018.

Alternative 2.

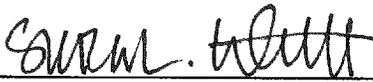
READ and APPROVED on first reading this the _____ day of _____, 2018.

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

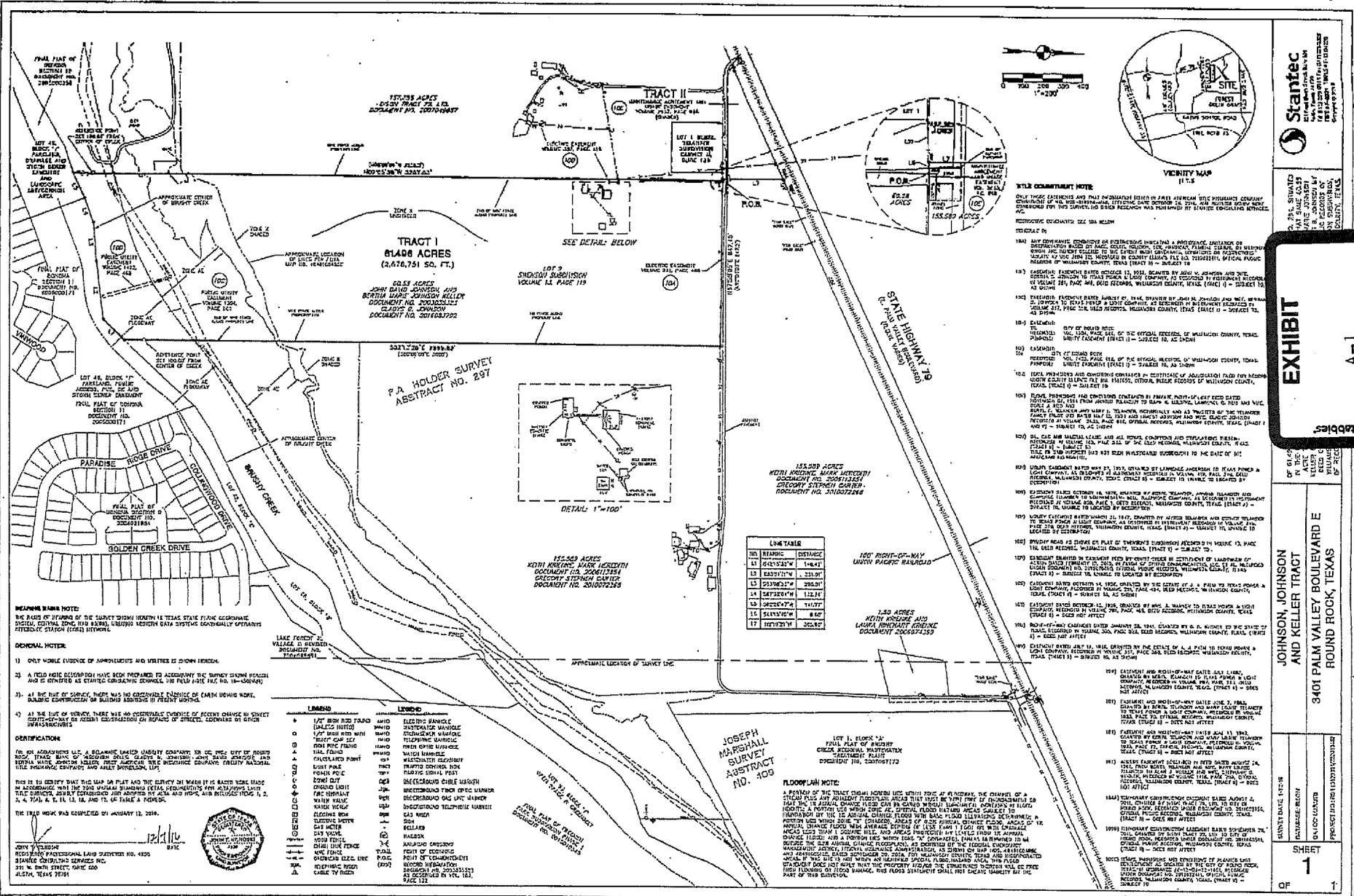


CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk



TITLE COMMITTEE NOTE

ONLY THOSE EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.

RECORDED INSTRUMENTS SEE 10A BELOW

- 10A) ANY INSTRUMENT, CONTAINED IN THE PUBLIC RECORDS, INCLUDING A PLAT, WHICH IS APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10B) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10C) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10D) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10E) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10F) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10G) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10H) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10I) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10J) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10K) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10L) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
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- 10N) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
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- 10T) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10U) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10V) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10W) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10X) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10Y) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.
- 10Z) EASEMENTS AND PLAT INSTRUMENTS WHICH ARE APPLICABLE TO THE DESCRIBED PROPERTY ORIGINALLY OF THE SURVEYOR, INCLUDING ANY INSTRUMENTS WHICH MAY BE FILED IN THE PUBLIC RECORDS FOR THE PURPOSES HEREIN, SHALL BE CONSIDERED BY THIS COMMITTEE AS BEING CORRECT AND VALID.

EXHIBIT A-1

NO.	BEARING	DISTANCE
10	S 89° 23' 21" W	144.41'
11	S 89° 23' 21" W	221.00'
12	S 89° 23' 21" W	282.00'
13	S 89° 23' 21" W	112.14'
14	S 89° 23' 21" W	141.77'
15	S 89° 23' 21" W	4.00'
16	S 89° 23' 21" W	352.87'

FLOODPLAIN NOTE

A PORTION OF THE TRACT DESCRIBED HEREIN LIES WITHIN THE CHANNEL OF A STREAM AND ANY ADJACENT FLOODPLAIN AREAS THAT HAVE BECOME PART OF THE CHANNEL OF A STREAM. THE FLOODPLAIN AREAS ARE SHOWN ON THE FLOODPLAIN MAPS OF THE CITY OF ROUND ROCK, TEXAS, AND ARE SUBJECT TO PERIODIC FLOODING. THE FLOODPLAIN AREAS ARE SHOWN ON THE FLOODPLAIN MAPS OF THE CITY OF ROUND ROCK, TEXAS, AND ARE SUBJECT TO PERIODIC FLOODING. THE FLOODPLAIN AREAS ARE SHOWN ON THE FLOODPLAIN MAPS OF THE CITY OF ROUND ROCK, TEXAS, AND ARE SUBJECT TO PERIODIC FLOODING.

DEPARTMENTAL NOTE:

THE BASIS OF ISSUING OF THE SURVEY IS THAT THE STATE PLANS ECONOMIC DEVELOPMENT, ZONING, AND PLANNING, INCLUDING THE PUBLIC UTILITIES, OPERATES THROUGHOUT THE STATE.

GENERAL NOTE:

- 1) ONLY THOSE EASEMENTS AND INSTRUMENTS WHICH ARE SHOWN HEREON.
- 2) A FIELD NOTE OR INSTRUMENT HAS BEEN PREPARED TO ACCURATELY SHOW THE SURVEY DATA AND IS KEPT ON FILE AS PART OF THE SURVEY RECORDS. THE PUBLIC MAY VIEW THE SAME AT THE SURVEYOR'S OFFICE.
- 3) AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CHAIN MARKS, BOUNDARY MARKS, OR BUILDING FOUNDATIONS IN THE SURVEY AREA.
- 4) AT THE TIME OF SURVEY, THERE WAS NO EVIDENCE OF CHAIN MARKS, BOUNDARY MARKS, OR BUILDING FOUNDATIONS IN THE SURVEY AREA.

DEFINITIONS:

FOR ALL PURPOSES, THE SURVEYOR HAS BEEN ASSIGNED THE DUTY OF A SURVEYOR AND IS NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE INSTRUMENTS WHICH ARE USED IN THE SURVEY.

THE SURVEY WORK WAS COMPLETED ON FEBRUARY 12, 2018.



RECORDERS MEMORANDUM

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

**DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ____**

**I.
GENERAL PROVISIONS**

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this 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.

**II.
DEVELOPMENT STANDARDS**

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers four tracts of land described as follows:

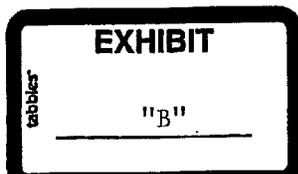
Tract 1: 117.530 acres known as Tract 1 of the Bison tract, as more fully described in Exhibit "B-1", attached hereto;

Tract 2: 61.496 acres known as the Keller/Johnson tract, as more fully described in Exhibit "B-2", attached hereto;

Tract 3: 156.769 acres known as the Krienke tract, as more fully described in Exhibit "B-3", attached hereto; and

Tract 4: Lot 1 of the Bertil Telander Subdivision, an addition in and to the City of Round Rock, recorded in Cabinet H, Slide 126, Plat Records, Williamson County, Texas, and Correction of Plat Dedication recorded in Volume 1419, Page 416, Official Records of Williamson County, Texas, known as the Boyles tract, as depicted on Exhibit "B-4".

The foregoing four tracts of land are collectively referred to herein as the "Property".



2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning 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. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

B. 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.

2.04 PERMITTED USES

The uses listed below are permitted by right and are in addition to the uses applicable to the C-1a (General Commercial – Limited) zoning district.

- (1) Resort hotel
- (2) Convention center, which will include related activities by the owner and/or operator of the convention center, convention attendees and others, such as entertainment and retail sales
- (3) Indoor water park
- (4) Outdoor water park
- (5) Indoor family entertainment center
- (6) Outdoor family entertainment center
- (7) Wedding venue
- (8) Spa
- (9) Pet resort/small animal day care and boarding facility, where animals are not left outside overnight
- (10) Restaurants/bars, which will include related activities such as performance spaces and may have drive-through service
- (11) Retail sales and services
- (12) Golf entertainment venue
- (13) Mobile food establishments
- (14) Employee housing
- (15) Hotel/motel
- (16) Fuel sales/convenience store
- (17) Cinema
- (18) Aquarium
- (19) Day care
- (20) Campgrounds

2.05 PERMITTED TEMPORARY USES

Uses that are temporary and directly related to the Resort Hotel and/or Convention Center conventions, meetings, events or activities are permitted. The following are examples of such permitted temporary uses.

- (1) Boat sales
- (2) Camper sales
- (3) Flea markets
- (4) Truck, truck trailer, and semitrailer parking
- (5) Automotive parts
- (6) Automotive sales
- (7) Portable building sales
- (8) Heavy equipment sales, rental, and leasing

2.06 PROHIBITED USES.

Except as set forth in Section 2.05, the uses listed below are prohibited.

- (1) Automotive or machinery services and repair
- (2) Automotive or machinery washes
- (3) Automotive parts as a primary use
- (4) Automotive sales as a primary use
- (5) Boat sales as a primary use
- (6) Bulk distribution centers
- (7) Camper sales as a primary use
- (8) Donation centers
- (9) Flea markets as a primary use
- (10) Heavy equipment sales, rental, and leasing as a primary use
- (11) Industrial building sales
- (12) Manufactured home sales
- (13) Outdoor kennels, defined as kennels where animals are left outside overnight
- (14) Pawn shops
- (15) Portable building sales as a primary use
- (16) Recreational vehicle parks
- (17) Recycling centers
- (18) Sexually oriented businesses
- (19) Shooting ranges
- (20) Tattoo parlors
- (21) Truck, truck trailer, and semitrailer parking as a primary use
- (22) Truck service or repair
- (23) Truck stops
- (24) Trucking terminals
- (25) Wholesale nurseries
- (26) Wrecking yards.

2.07 SPECIAL DEFINITIONS

A. *Resort Hotel* shall include the definition of “overnight accommodations” in Section 46-5 of the Code in addition to the following list of ancillary uses and activities, and including those uses and activities that are similar in nature:

- (1) Herb farm/livestock/Sunday house
- (2) Orchards
- (3) Trams or other devices for moving visitors and/or luggage from one part of the Property to another, whether on rails or not
- (4) Nyumba villas, defined as freestanding guest houses located on the resort grounds outside the primary hotel building, which may have their own separate kitchen facilities
- (5) Recreational lake and/or pond
- (6) Water taxis
- (7) Seasonal entertainment enhancements such as holiday lighting, pyrotechnics, and audio
- (8) On-street entertainment provided by individuals such as jugglers, balloon artists, mimes, magicians, etc.
- (9) Small-scale performance spaces
- (10) Hot air balloon rides
- (11) Parades on land and in water
- (12) Bicycle paths and rentals
- (13) Endurance events such as marathons and fun runs
- (14) Petting zoo
- (15) Horseback riding
- (16) Sky Trackers, which shall be limited to special events
- (17) Media Matrix Audio-Video Control Systems
- (18) Vineyards, related production facilities and ancillary uses
- (19) Event barn, defined as a free-standing rental space
- (20) Use of welders, torches or glass blowing furnaces and other similar equipment, whether indoors or outdoors by artists.

B. *Indoor family entertainment center* shall include all “indoor entertainment activities” listed in Section 46-5 of the Code in addition to the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Arcade games
- (2) Rides
- (3) Trampoline park
- (4) Bowling alley
- (5) Laser tag
- (6) Go-cart track
- (7) Rock climbing walls
- (8) Ropes course, which may include a zip line
- (9) Miniature golf.

C. *Outdoor family entertainment center* shall include participatory recreation and entertainment uses such as the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Carnival and other rides
- (2) Ropes course, which may include a zip line
- (3) Go-cart track
- (4) Sky tram rides or similar elevated, automated methods of transporting guests
- (5) Miniature golf
- (6) Batting cages
- (7) Rock climbing walls
- (8) Trampoline park.

D. *Employee housing* shall mean dormitory or multifamily style housing buildings primarily for employees of businesses located on the Property. Employee housing may include daycare facilities for employees.

E. *Golf entertainment venue* shall include high-tech golf-related games with on-site food and beverage service.

2.08 BUILDING AND DEVELOPMENT STANDARDS

A. Height and Setback Standards

- (1) All buildings and structures located more than 750 feet from the southern boundary of the Property shall have a maximum height of 180 feet.
- (2) All buildings and structures located 750 feet or less from the southern boundary of the Property shall have a maximum height of 75 feet.
- (3) Zip lines and other rides and attractions within 500 feet of the southern boundary of the Property shall have a maximum height of 150 feet. Zip lines and other rides and attractions located more than 500 feet of the southern boundary of the Property shall not be subject to any height restrictions.
- (4) There shall be no separation requirements between buildings or structures on the Property, except as required by applicable building and fire codes.

B. Building Materials

- (1) Exterior insulating finishing systems("EIFS") is permitted.
- (2) The use of painted, decorative concrete tilt-wall and pre-cast wall panels is permitted.
- (3) Standing seam metal is permitted as a roofing material.

- (4) Finished metal (including painted metal) is permitted for maintenance equipment and similar buildings and for walls designed to be removed in connection with future expansion. Certain walls in the convention center and indoor family entertainment center are currently designed to be removed in connection with future expansion.
- (5) All other materials shall be in compliance with the C-1a zoning district, but with no particular minimum or maximum amount of glass, stone or other masonry.

C. Building Design

- (1) The preliminary building design conceptually depicted on the attached Exhibit "B-5" shall fulfill the architectural requirements for building articulation, elevation variation, orientation, and glazing.

2.09 PARKING, DRIVE AISLES, ACCESS DRIVES AND FIRE LANES

- A. Two thousand, five hundred (2,500) parking spaces are required for the resort hotel, convention center, indoor and outdoor water park, and indoor and outdoor family entertainment center.
- B. No parking is required for employee housing.
- C. For subsequent development or expansions, shared parking for the Property shall be permitted and taken into account when determining how Section 46-196 of the Code applies. More parking spaces than required may be added at the discretion of the developer.
- D. Interior parking lot drive aisles may be a minimum of 24 feet in width if parking stalls taking access from the narrowed aisles are a minimum of 9 feet and 6 inches wide. Where parking stalls are less than 9 feet and 6 inches wide, all drive aisles shall be a minimum of 26 feet wide. No parking stalls shall be narrower than 9 feet wide.

III.
OTHER STANDARDS

3.01 BUFFER WALL AND SCREENING

No buffer wall shall be required on the southerly lot boundary for any development which is located on the western portion of the Property, as depicted on Exhibit "B-6" to this Plan.

A six-foot masonry buffer wall shall be required on the southerly lot boundary for all development which is located within 500 feet of the southern boundary line of the eastern portion of the Property, as depicted on Exhibit "B-6" to this Plan. The buffer wall shall otherwise meet the requirements of Section 46-200 (f) (2) of the Code. The Zoning Administrator shall have the authority to waive

this requirement (including the requirement that the wall be made of masonry) if at least one of the following conditions are met:

- (a) The Zoning Administrator determines that due to the site plan layout, potential adverse impacts will be negligible; or
- (b) The Zoning Administrator determines that existing and/or proposed vegetation will serve as an adequate buffer.

The screening of rooftop mechanical equipment shall not be required on any roof of the resort hotel or convention center. Detention pond screening is not required for ponds located south of the resort and adjacent to the floodplain.

3.02 NOISE

Speakers used for outdoor amplified music or non-emergency public-address systems are prohibited within 500 feet of the southern boundary line of the Property.

3.03 SIGNS

- A. One double sided pylon sign with an electronic messaging center (“EMC”) shall be permitted along East Palm Valley Blvd. to serve the entire property. The maximum height shall be 60 feet, with maximum EMC display area of 740 square feet per side and maximum total sign display area of 1,085 square feet per side.
- B. Two double sided EMC signs shall be permitted along Kenney Fort Blvd. to serve the entire Property. The northern sign may be a pylon sign or monument sign with maximum height of 43 feet, EMC display area up to 435 square feet per side, and maximum total sign display area of 780 square feet per side. The southern sign may be a pylon sign or monument sign with maximum height of 20 feet. The maximum EMC display area shall be 140 square feet and the total display area shall not exceed 200 square feet per side.
- C. Animated Signs, as that term is defined in Sec. 30-4 of the Code, as amended, are prohibited.
- D. All public roads within the Property shall be considered Commercial Roadways for the purpose of sign regulation in Chapter 30 of the Code, as amended.
- E. Wayfinding signs for the Property, which do not adversely impact traffic safety as determined in the sole discretion of the Director of Transportation, shall be permitted in the rights-of-ways of public streets within the Property. Permission for these signs will be granted by and through the City’s standard license agreement.
- F. In addition to the signs listed above, twelve (12) building and freestanding signs, excluding pylon signs, each with a maximum display area of 1,000 square feet per side shall be permitted on the Property.

- G. The Zoning Administrator shall have the authority to grant specific exceptions to the sign regulations in Chapter 30 of the Code if the Zoning Administrator finds that the following conditions exist:
- (1) there are no associated vehicular safety issues that would result from the location or size of the sign;
 - (2) the sign is compatible with the surrounding development; and
 - (3) the sign does not result in reduced compliance with regulations in other chapters of the Code.

3.04 LIGHTING

- A. LED lighting shall be permitted.
- B. The height of freestanding light fixtures shall not exceed 40 feet in the Resort Hotel and Convention Center parking areas, excluding Nyumba parking.
- C. The height of freestanding light fixtures shall not exceed 25 feet in all other areas.

3.05 ALCOHOL SALES

There shall be no limit on the number of bars. The days or hours of alcoholic beverage service, or the manner of alcoholic beverage service on the Property, whether for bars, restaurants or otherwise, shall be governed by the laws, rules and regulations of the Texas Alcoholic Beverage Commission.

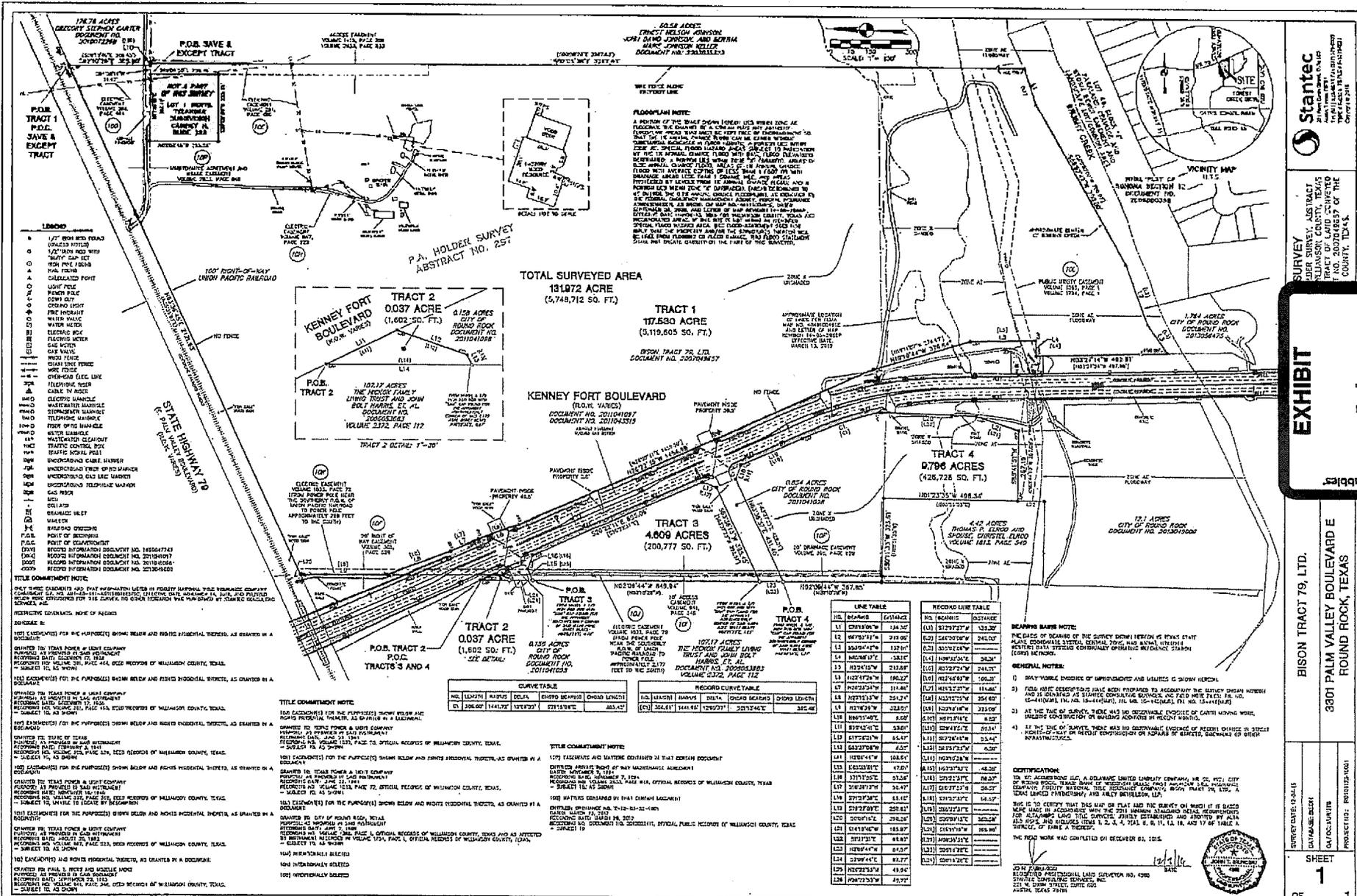
IV. CHANGES TO DEVELOPMENT PLAN

4.01 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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

4.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.



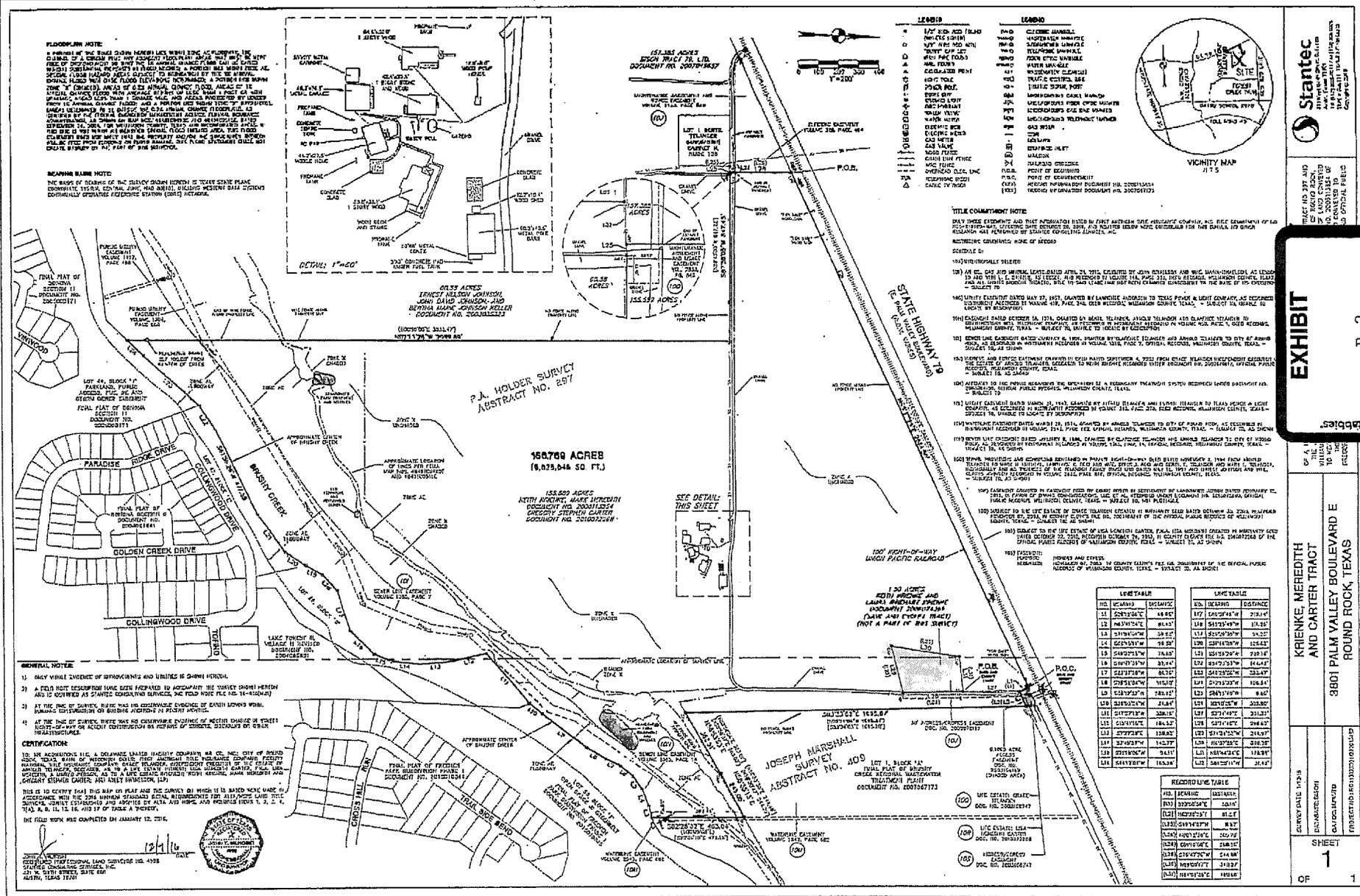
SURVEY ABSTRACT
 BISON TRACT 79, LTD.
 3301 PALM VALLEY BOULEVARD E
 ROUND ROCK, TEXAS

EXHIBIT

B-1

BISON TRACT 79, LTD.
 3301 PALM VALLEY BOULEVARD E
 ROUND ROCK, TEXAS

RECORDERS MEMORANDUM
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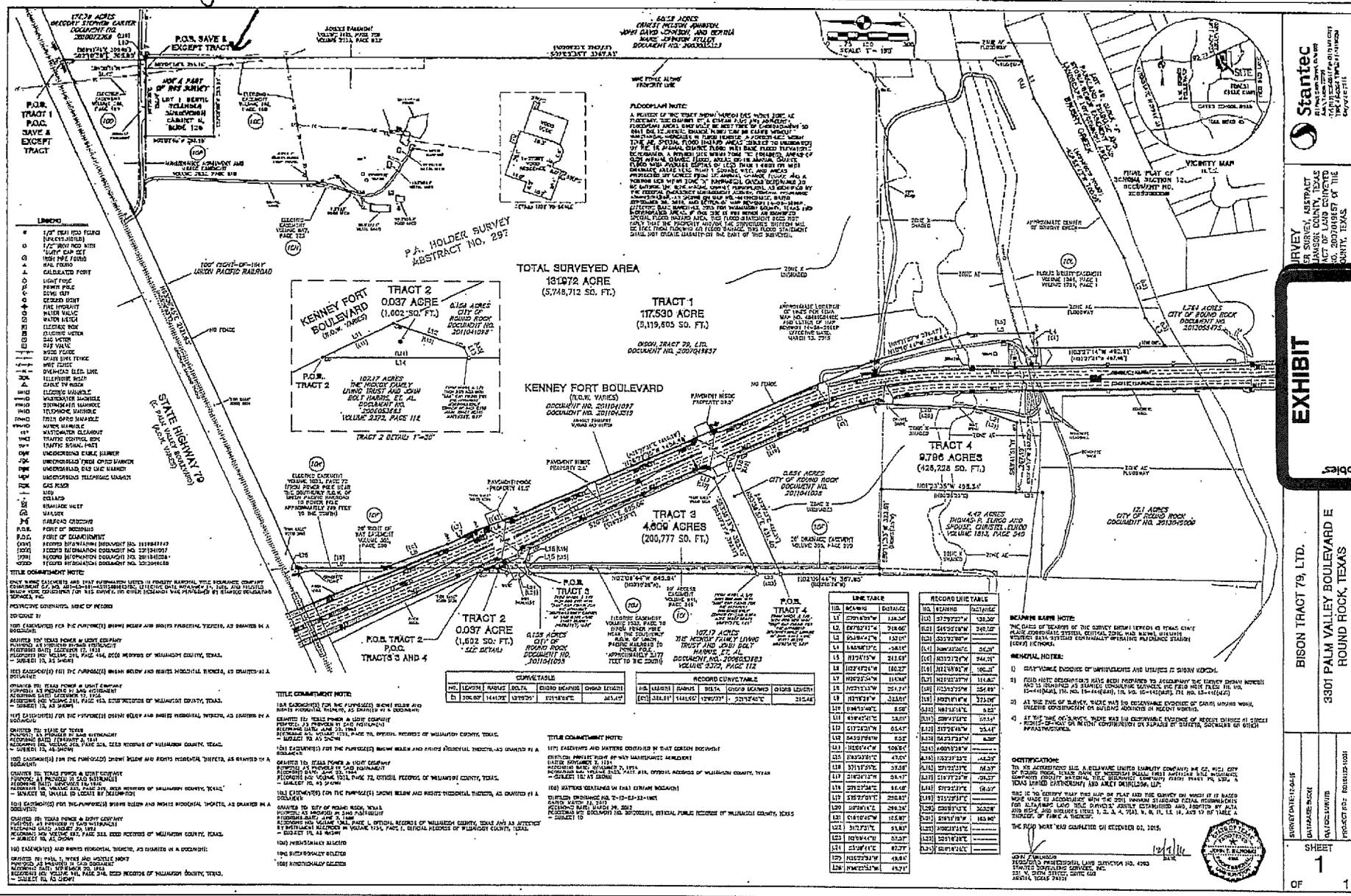
EXHIBIT

tabbles

KRIENKE, MEREDITH
AND CARTER TRACT
3801 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

SHEET 1

Boyles Tract



Stantec
IRVING, TEXAS
714.465.1100
www.stantec.com

IRVING
BY SURVEY, ABSTRACT OF SURVEY NO. 200104187 OF THE COUNTY OF BROWN, TEXAS

EXHIBIT
B-4

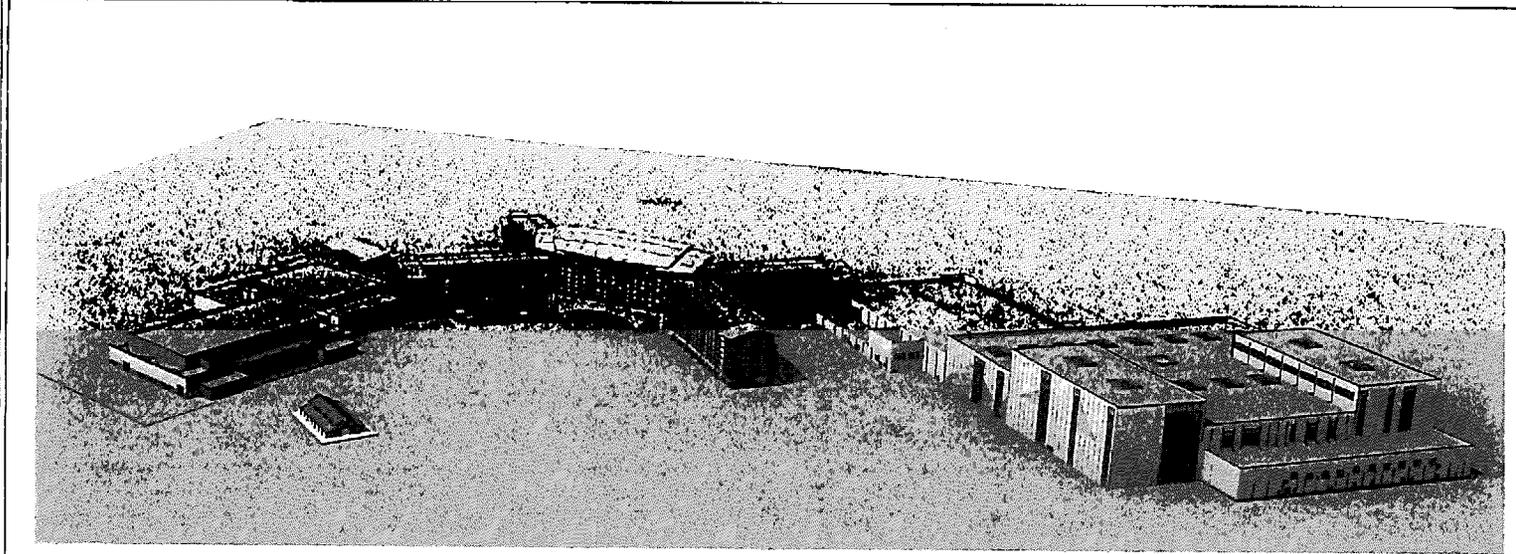
BISON TRACT 79, LTD.
3301 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

SHEET 1
OF 1

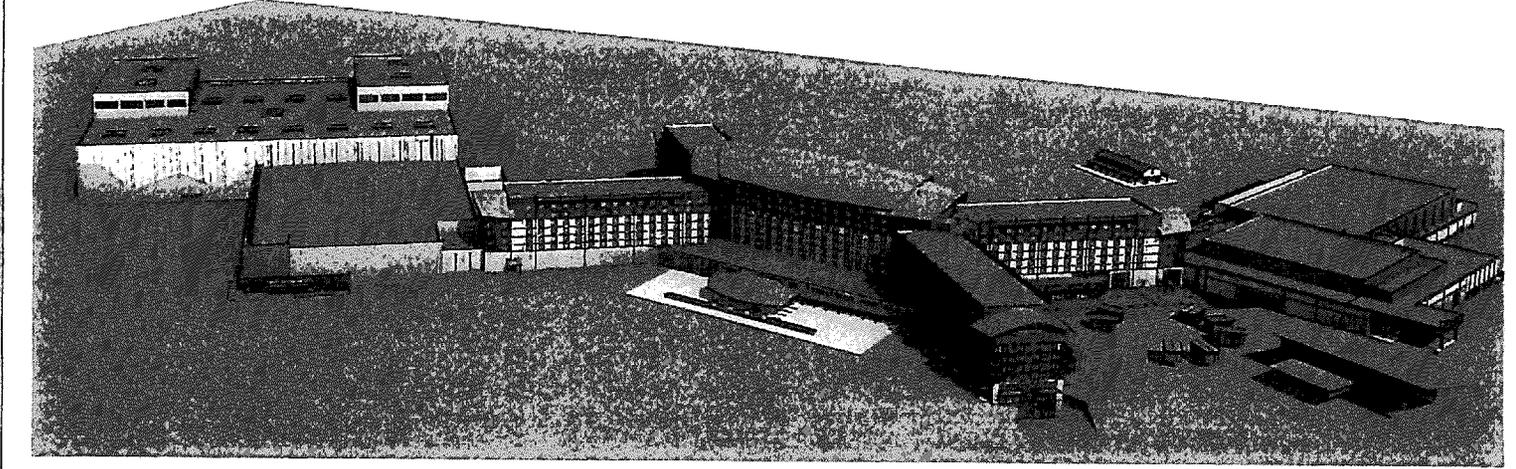
REGISTERED
BUREAU NO. 1000001
PLAT NO. 201803218



RECORDERS MEMORANDUM
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02 AERIAL - LOOKING NORTH



01 AERIAL - LOOKING SOUTH

HKS

PROJECT:
 Kalahari Round Rock
 28573.000
 01.28.2018

CLIENT:
 Kalahari Resorts & Conventions
 28573.000
 01.28.2018

LOCATION:
 Round Rock, TX

DATE:
 01.28.2018

SCALE:
 1/8" = 1'-0"

PROJECT NUMBER:
 28573.000

DATE:
 01.28.2018

PROJECT TITLE:
 Kalahari Round Rock

PROJECT LOCATION:
 Round Rock, TX

PROJECT PHASE:
 Final Design Development

PROJECT NUMBER:
 28573.000

DATE:
 01.28.2018

**KALAHARI
 ROUND ROCK**

**Kalahari
 RESORTS &
 CONVENTIONS**

INTERIM REVIEW ONLY

Not for Construction
 Not for Marketing
 Not for Permitting
 Not for Other

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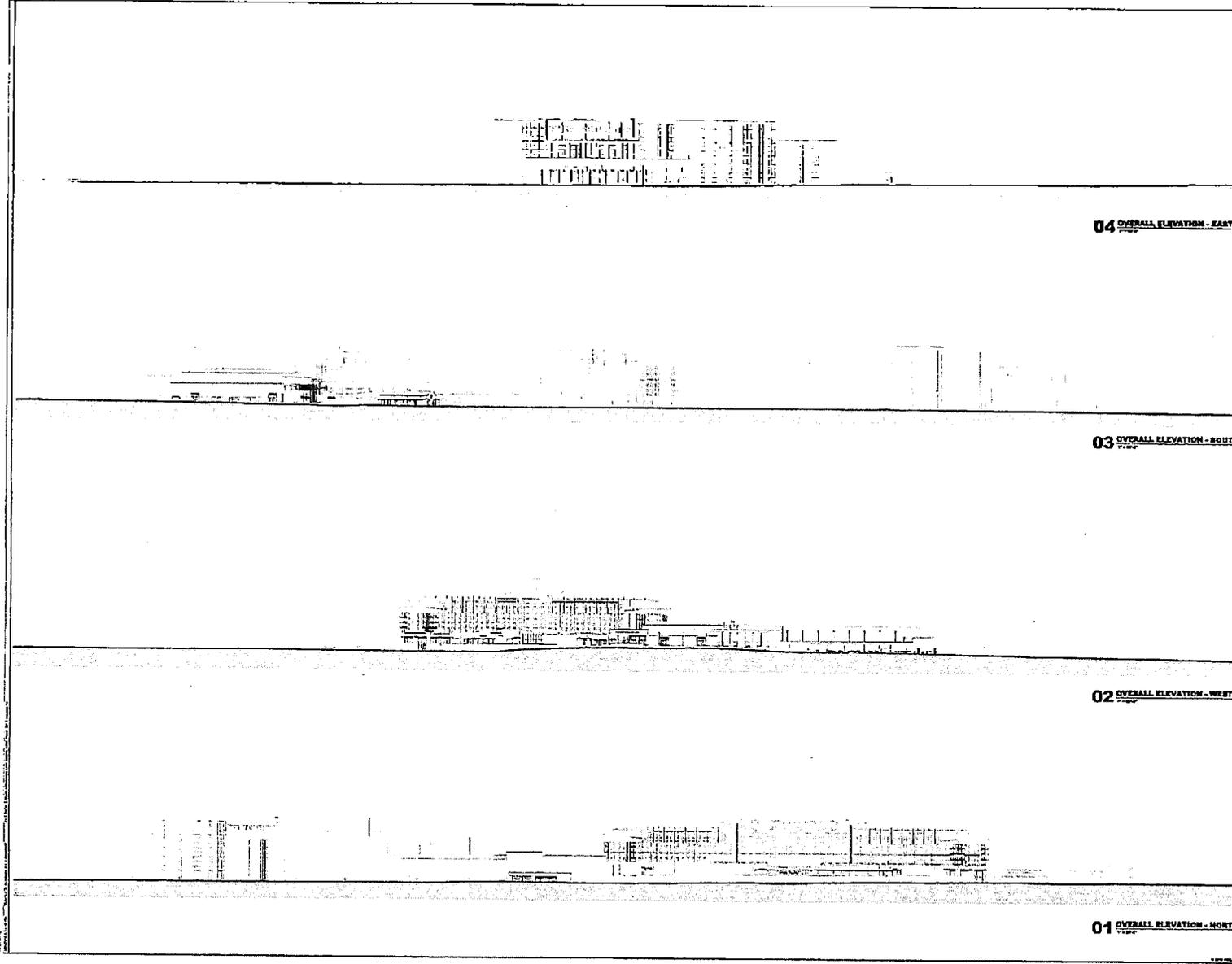
NO.	REVISION	DATE

HA5.010



RECORDERS MEMORANDUM

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HKS

PROJECT:
CLIENT:
DESIGNER:
DATE:
SCALE:
PROJECT ADDRESS:
PROJECT NUMBER:
DESIGN NUMBER:
DATE OF DESIGN:
DATE OF PLOTTING:
PROJECT LOCATION:
PROJECT STATUS:
PROJECT PHASE:

**KALAHARI
 ROUND ROCK**



INTENDED FOR REVIEW ONLY
 This drawing is intended for review only and is not to be used for construction or other purposes without the express written consent of HKS.

No.	Description	Date

20873.000
REV. 06.2018
**FINAL DESIGN
 DEVELOPMENT
 OVERALL SITE
 ELEVATIONS**

HAS.020

RECORDERS MEMORANDUM

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HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.01

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	170503	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36921	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	

HKS

ARCHITECT
7100 Katy Road
Houston, Texas 77057
Tel: 281.416.8000
www.hks.com

PROJECT
Kalahari Round Rock
10000 Katy Road
Round Rock, Texas 78769

DESIGNED BY
HKS Architecture
10000 Katy Road
Round Rock, Texas 78769

STRUCTURAL ENGINEER
HKS Structural Engineering
10000 Katy Road
Round Rock, Texas 78769

MECHANICAL ENGINEER
HKS Mechanical Engineering
10000 Katy Road
Round Rock, Texas 78769

ELECTRICAL ENGINEER
HKS Electrical Engineering
10000 Katy Road
Round Rock, Texas 78769

PLUMBING ENGINEER
HKS Plumbing Engineering
10000 Katy Road
Round Rock, Texas 78769

MECHANICAL ENGINEER
HKS Mechanical Engineering
10000 Katy Road
Round Rock, Texas 78769

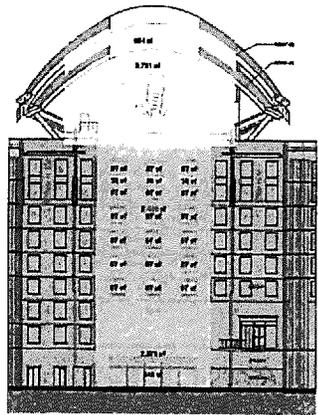
RECORDERS MEMORANDUM

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clearly legible for satisfactory recordation

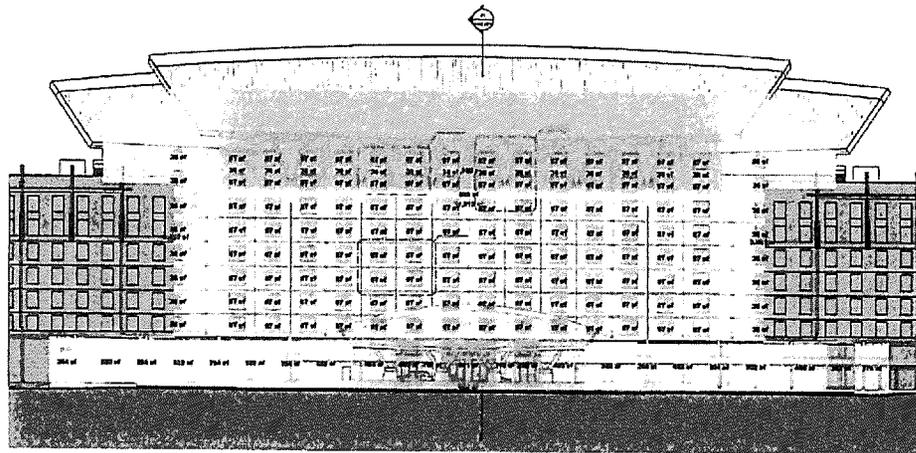
**KALAHARI
ROUND ROCK**



DESIGN REVIEW ONLY
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02 HOTEL TOWER - EAST ELEVATION



01 HOTEL TOWER NORTH (ENTRY) ELEVATION

NO. REVISIONS DATE

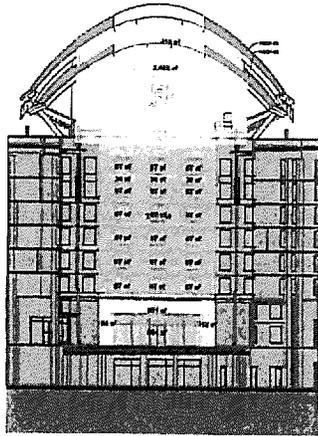
HKS PROJECT NUMBER
20873.099
DATE
18.27.2017
BY
BETS DESIGN DEVELOPMENT
HOTEL ELEVATIONS TOWER 'A/C'

HAS.211

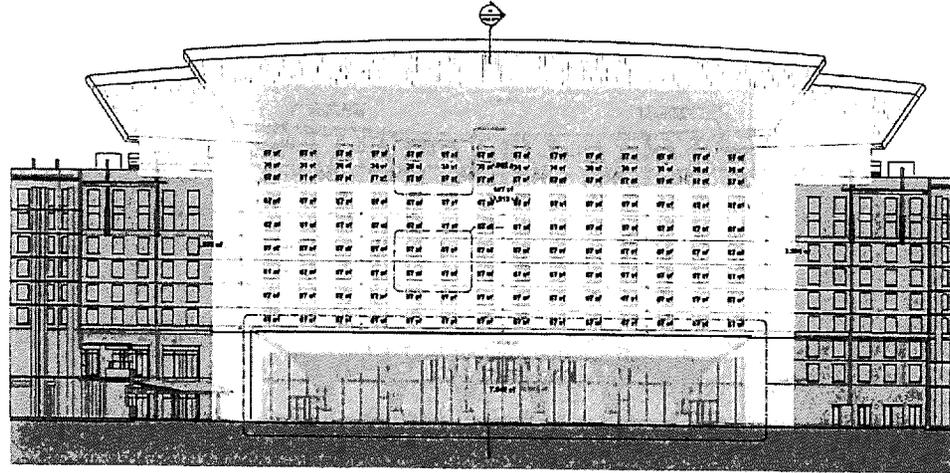
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.02

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120136	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 HOTEL TOWER J - WEST ELEVATION



01 HOTEL TOWER SOUTH (LOBBY) ELEVATION

HKS

ARCHITECT
 1000 PINE CREEK DRIVE
 HOUSTON, TEXAS 77068
 TEL: 281.416.8200
 WWW.HKS.COM

PROJECT
 HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.02
 1/3/2018

DESIGNED BY
 HKS ARCHITECTURE
 1000 PINE CREEK DRIVE
 HOUSTON, TEXAS 77068
 TEL: 281.416.8200

DATE
 1/3/2018

PROJECT NO.
 SK-20180103-HKS-02.02

SCALE
 AS SHOWN

NOTES
 1. REFER TO ALL APPLICABLE SPECIFICATIONS AND CONTRACT DOCUMENTS.
 2. MATERIALS TO BE APPROVED BY ARCHITECT AND OWNER.
 3. SEE NOTES TO DRAWINGS FOR MATERIALS AND FINISHES.
 4. SEE NOTES TO DRAWINGS FOR MATERIALS AND FINISHES.
 5. SEE NOTES TO DRAWINGS FOR MATERIALS AND FINISHES.

KALAHARI ROUND ROCK

Kalahari
 RESORTS & CONVENTIONS

INTERNET SITE: WWW.KALAHARIRESORTS.COM
 1000 PINE CREEK DRIVE
 HOUSTON, TEXAS 77068
 TEL: 281.416.8200

DATE
 1/3/2018

PROJECT NO.
 SK-20180103-HKS-02.02

SCALE
 AS SHOWN

PROJECT NO.
 20673.008
 DATE
 10.27.2017
 85% DESIGN
 DEVELOPMENT
 HOTEL
 ELEVATIONS
 TOWER J/C
 HKS

HA5.212

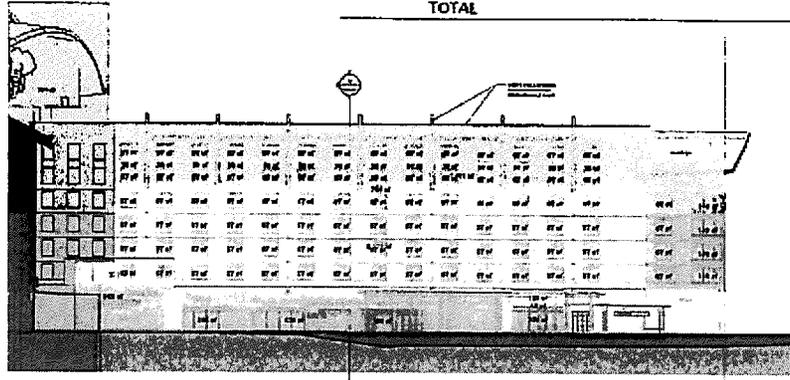
RECORDERS MEMORANDUM

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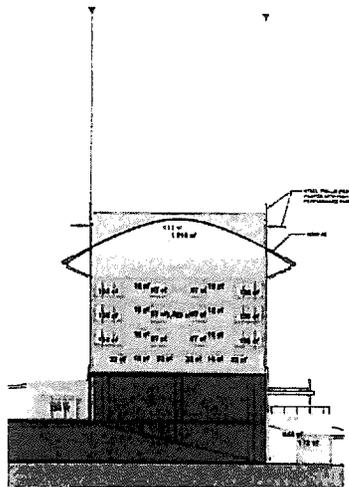
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.03

KALAHARI ROUND ROCK 1/3/2018
 HKS 2067J

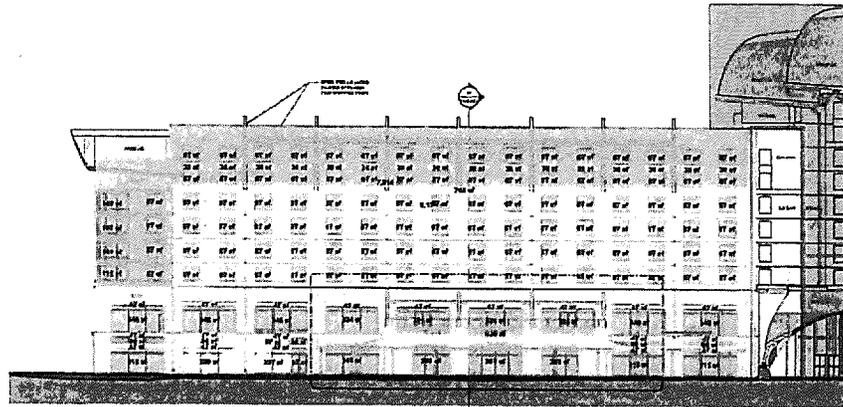
H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	170501	31.5%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	419	0.1%
	TOTAL	544507	



02 TOWER 'C' - WEST ELEVATION



03 TOWER 'C' - SOUTH ELEVATION



01 TOWER 'C' - EAST ELEVATION

HKS

Architect
 300 North Zeeb Road
 Suite 200
 Houston, TX 77060
 Tel: 281.446.2000
 Fax: 281.446.2001
 www.hks.com
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**KALAHARI
 ROUND ROCK**



**Kalahari
 RESORTS &
 CONVENTIONS**

SYSTEM REVIEW ONLY
 This diagram is for informational purposes only and does not constitute a contract. The contractor shall verify all dimensions and materials before construction.

DATE: 1/3/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPR'D BY: [Name]
 HKS PROJECT NUMBER: 2067J-000
 DATE: 10.31.2017
 25% DESIGN DEVELOPMENT
 HOTEL ELEVATIONS
 TOWER 'C'

HA5.221

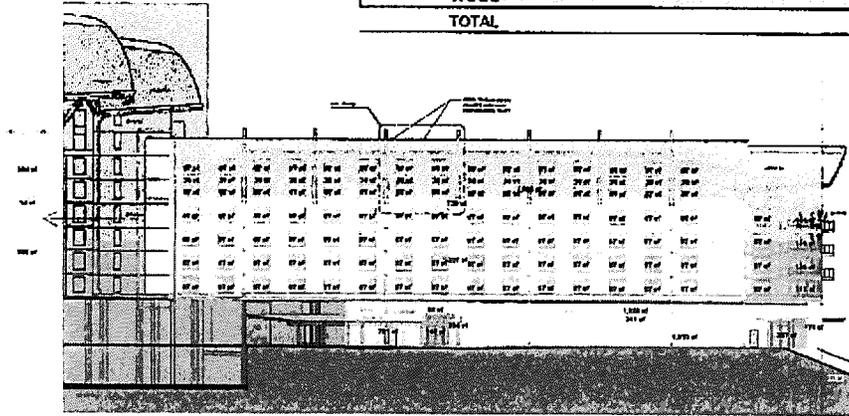
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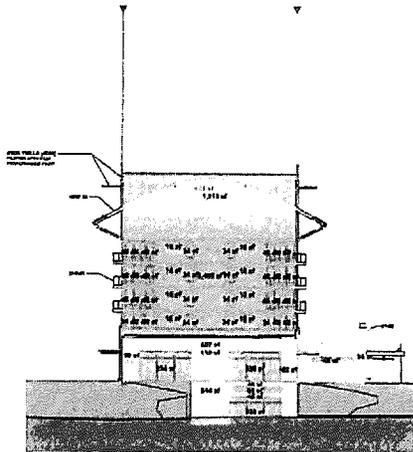
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.04

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

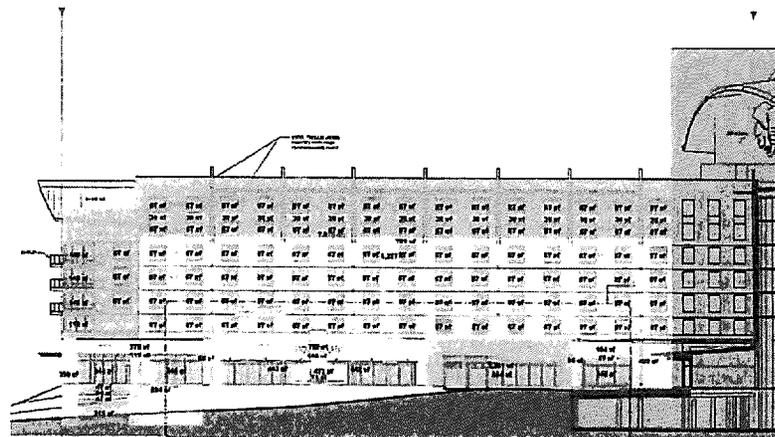
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	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	418	0.1%
	TOTAL	544507	



02 TOWER '02' - NORTH ELEVATION



03 TOWER '03' - WEST ELEVATION



01 TOWER '01' - SOUTH ELEVATION

HKS

ARCHITECT
1000 GULF SHORE BLVD
HOUSTON, TEXAS 77058
TEL: 281.466.1000
WWW.HKS.COM

PROJECT NO: 20180103-HKS-02.04
DATE: 01/03/2018

PROJECT: KALAHARI ROUND ROCK
HOTEL EXTERIOR MATERIAL DIAGRAMS

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 01/03/2018

**KALAHARI
ROUND ROCK**



INTERIM REVIEW ONLY
NOT FOR CONSTRUCTION
NO WARRANTY IS MADE
BY HKS FOR THIS DOCUMENT
DATE: 01/03/2018

PROJECT NO: 20180103-HKS-02.04
DATE: 01/03/2018

PROJECT: KALAHARI ROUND ROCK
HOTEL EXTERIOR MATERIAL DIAGRAMS

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 01/03/2018

HA5.231

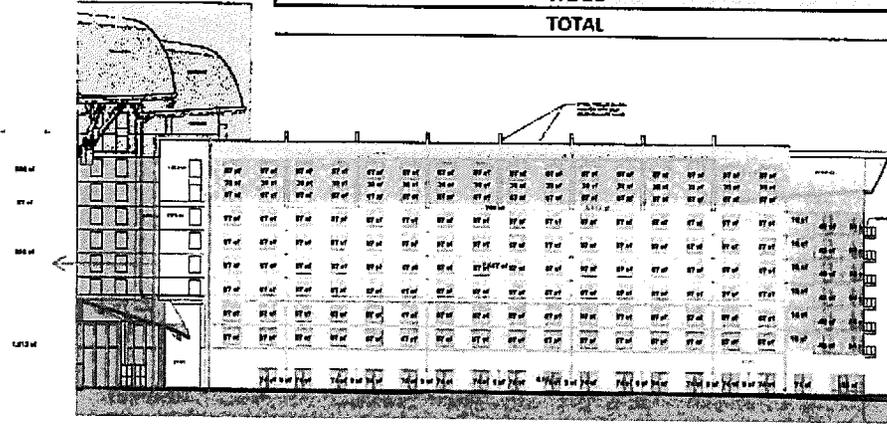
RECORDERS MEMORANDUM

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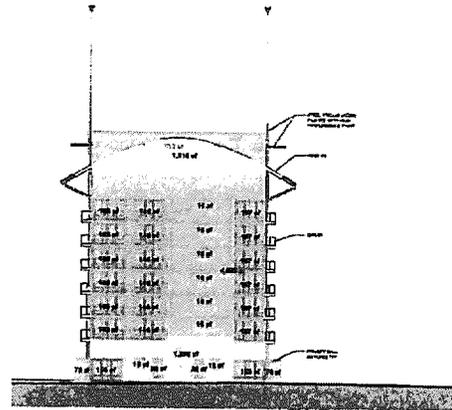
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.05

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

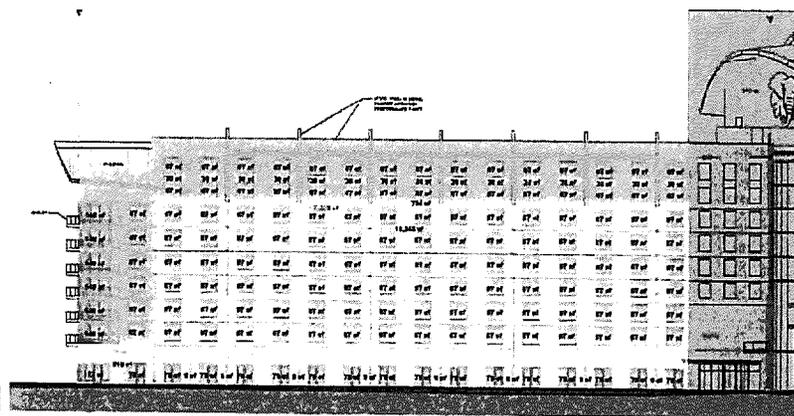
H/TOTALS	EFIS	170501	31.3%
	CFPC	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 1 - SOUTH ELEVATION



03 TOWER 1 - EAST ELEVATION



01 TOWER 1 - NORTH ELEVATION

HKS

ARCHITECT
 300 WEST WASHINGTON AVENUE
 SUITE 2000
 AUSTIN, TEXAS 78701
 TEL: 512.476.2000
 FAX: 512.476.2001
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**

Kalahari
 RESORTS &
 CONVENTIONS

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 RETURNED TO HKS UPON REQUEST

DATE: 12.27.2017
 85% DESIGN DEVELOPMENT
 HOTEL ELEVATIONS
 TOWER 1

HA5.241

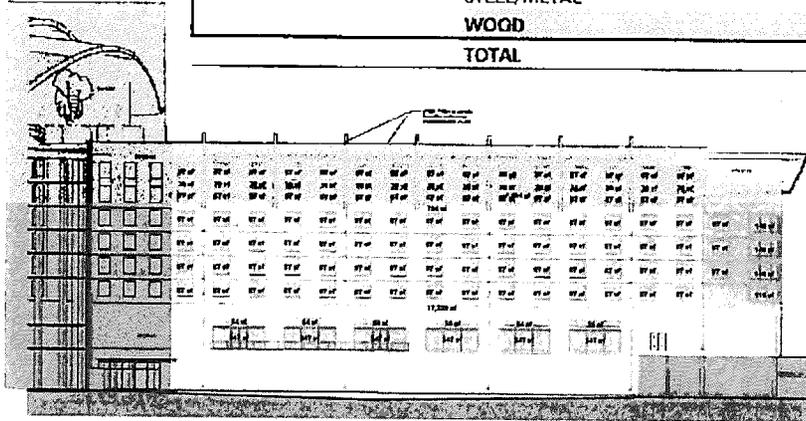
RECORDERS MEMORANDUM

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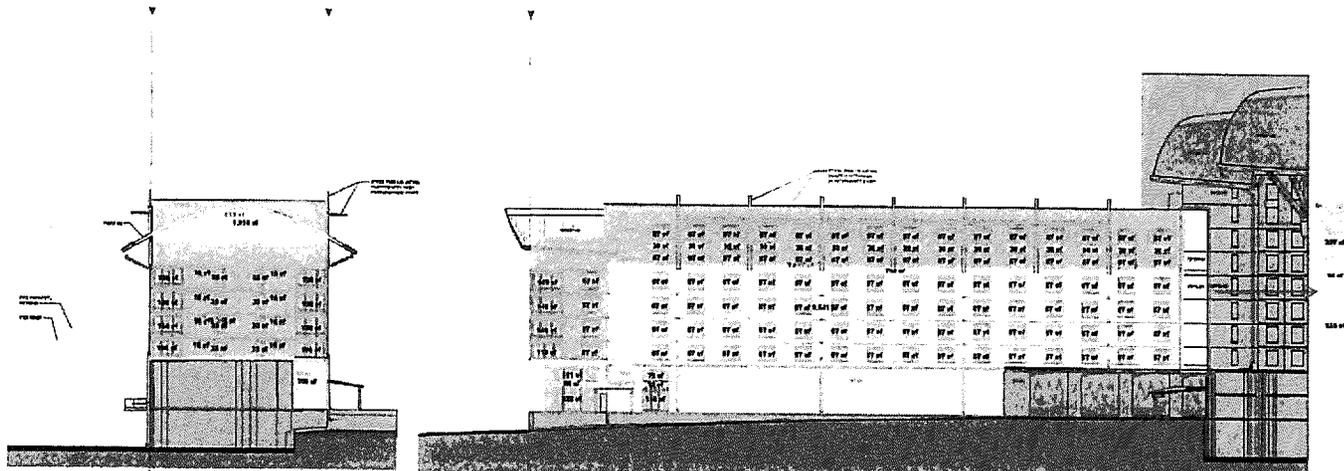
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.06

KALAHARI ROUND ROCK 1/3/2019
 HKS 20673

H/TOTALS			
	EFIS	170501	31.3%
	CFPC	120138	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'M' - SOUTH ELEVATION



03 TOWER 'M' - NORTH ELEVATION

01 TOWER 'M' - WEST ELEVATION

HKS

ARCHITECT
 300 N. ZEEB ROAD
 SUITE 200
 ROUND ROCK, TX 78664
 TEL: 512.261.1000
 FAX: 512.261.1001
 WWW.HKS.COM

ARCHITECT
 300 N. ZEEB ROAD
 SUITE 200
 ROUND ROCK, TX 78664
 TEL: 512.261.1000
 FAX: 512.261.1001
 WWW.HKS.COM

ARCHITECT
 300 N. ZEEB ROAD
 SUITE 200
 ROUND ROCK, TX 78664
 TEL: 512.261.1000
 FAX: 512.261.1001
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**



**KALAHARI
 RESORTS &
 CONVENTIONS**

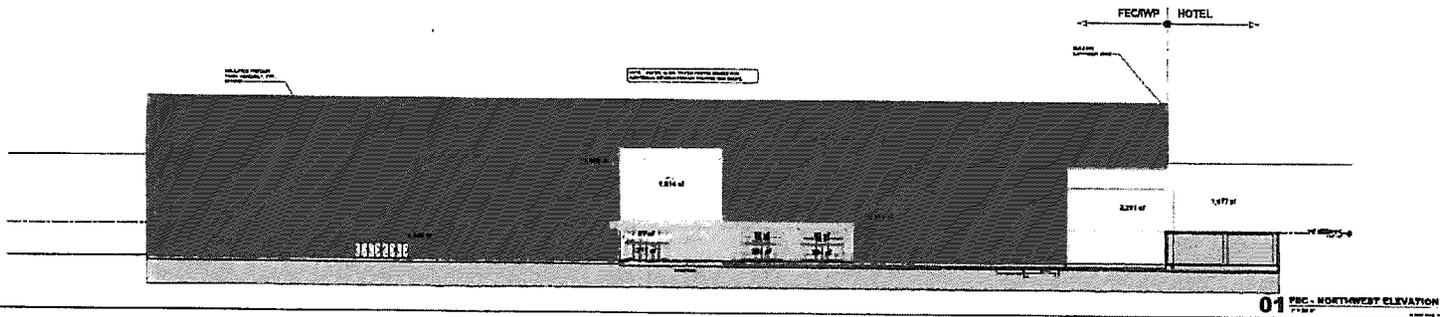
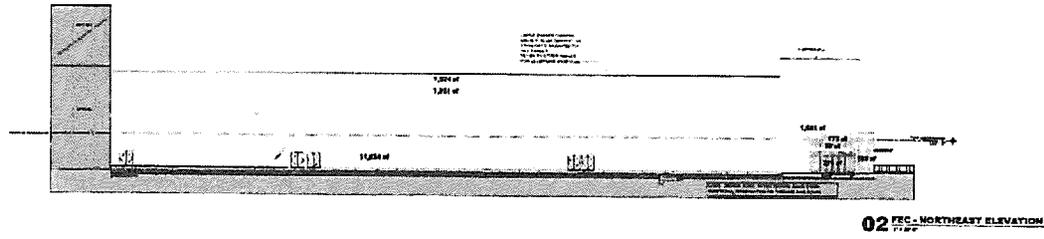
DATE: 01/03/2019
 TIME: 10:00 AM
 PROJECT: KALAHARI ROUND ROCK
 DRAWING: EXTERIOR MATERIAL DIAGRAMS
 SHEET: HA5.251

HA5.251

INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-03.01

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

IWP/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	8807	4.6%
	PAINTED TILT WALL CONCRETE	22426	11.6%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	1770	0.9%
	STEEL/METAL	4128	2.1%
	GLASS	26781	13.9%
	TOTAL	193298	



HKS

ARCHITECT
 3700 WEST 15TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.8000
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**



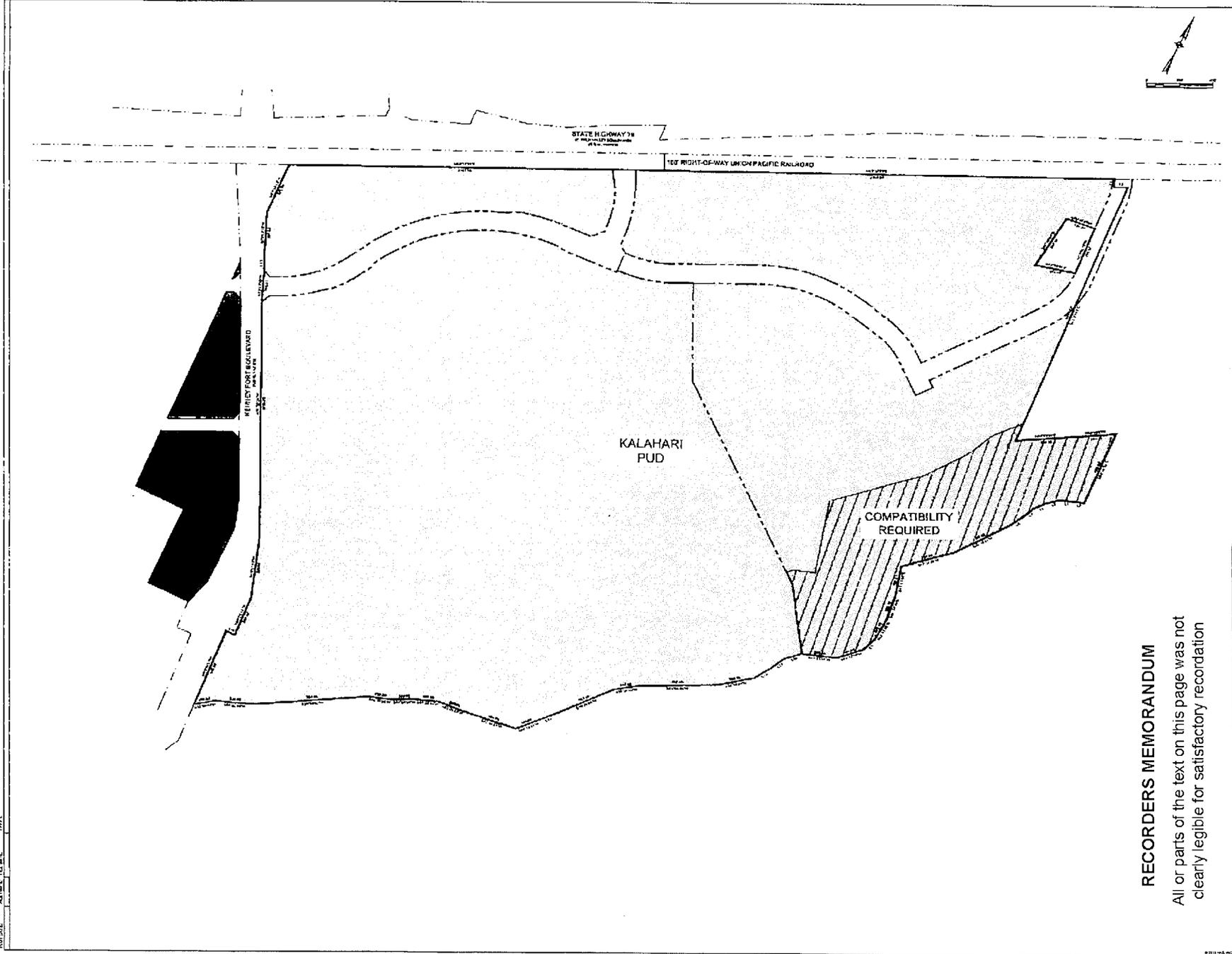
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DATE: 03/01/18
 DRAWING NO: PA5.310
 SHEET NO: 29 OF 36
 PROJECT NO: 20673.000
 DATE: 12.27.2017
 80% DESIGN
 DEVELOPMENT
 ENLARGED
 ELEVATIONS

PA5.310

RECORDERS MEMORANDUM

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RECORDERS MEMORANDUM

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HKS
 ARCHITECT AND INTERIORS
 3200 SAINT PAUL STREET
 SUITE 500
 DALLAS, TX 75214-2110

LANDSCAPE
 204
 2001 RIVIER BLVD, SUITE 107
 DALLAS, TX 75207

ENGINEER
 HNTB ASSOCIATES
 8900 AMERSON BLVD, SUITE F, STE 123
 AUSTIN, TX 78750

STRUCTURAL
 BRIDGEMAN ENGINEERS
 514 N. GORTAL STREET, SUITE 1100
 DALLAS, TX 75204

MEP
 BURNS & MCDONNELL ENGINEERS
 814 WALNUT HILL LANE, SUITE 200
 DALLAS, TX 75201

**KALAHARI
 ROUND ROCK**

Kalahari
 RESORTS &
 CONVENTIONS

EXHIBIT

B-6

tabbles

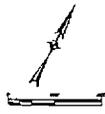
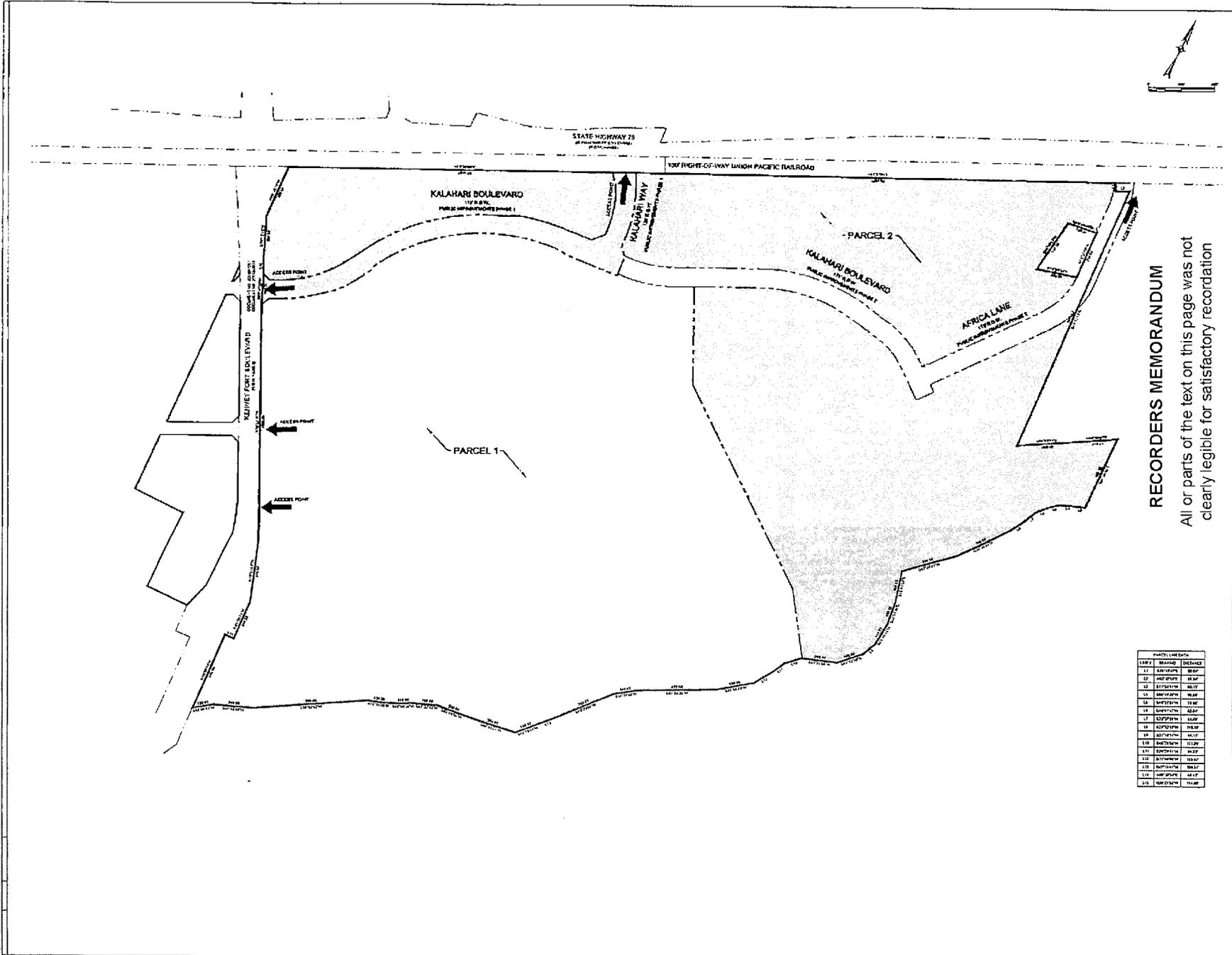
PROJECT NUMBER
 20673

DATE
 02.13.18

USE

SHEET TITLE
**KALAHARI
 EXHIBIT B-6**

SHEET NO.
 1



RECORDERS MEMORANDUM

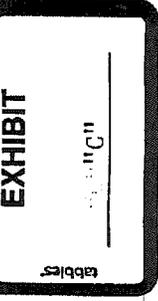
All or parts of the text on this page was not clearly legible for satisfactory recordation

LINE #	BEARING	DISTANCE
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2	S 89° 58' 00" W	10.00
3	S 89° 58' 00" W	10.00
4	S 89° 58' 00" W	10.00
5	S 89° 58' 00" W	10.00
6	S 89° 58' 00" W	10.00
7	S 89° 58' 00" W	10.00
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14	S 89° 58' 00" W	10.00
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16	S 89° 58' 00" W	10.00
17	S 89° 58' 00" W	10.00
18	S 89° 58' 00" W	10.00
19	S 89° 58' 00" W	10.00
20	S 89° 58' 00" W	10.00
21	S 89° 58' 00" W	10.00
22	S 89° 58' 00" W	10.00
23	S 89° 58' 00" W	10.00
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25	S 89° 58' 00" W	10.00
26	S 89° 58' 00" W	10.00
27	S 89° 58' 00" W	10.00
28	S 89° 58' 00" W	10.00
29	S 89° 58' 00" W	10.00
30	S 89° 58' 00" W	10.00



ARCHITECTURE AND INTERIOR
 3000 W. CAMP PEARL STREET
 SUITE 100
 DALLAS, TX 75201-4210
 LAMARCA
 204
 2001 WYING BLVD, SUITE 103
 DALLAS, TX 75207
 CIVIL
 HALF BROTHERS
 2100 AMHERST BLVD, SUITE 1100
 AUSTIN, TX 78705
 STRUCTURAL
 RESORTS & CONVENTIONS
 14000 SCOTLAND DRIVE, SUITE 1100
 DALLAS, TX 75244
 MEP
 RELIANT CONSULTING ENGINEERS
 8100 WALZERT DR., SUITE 200
 DALLAS, TX 75241

**KALAHARI
 ROUND ROCK**



PROJECT NUMBER
 20673
 DATE
 02.13.18
 DSUF

SHEET TITLE
**KALAHARI
 CONCEPT PLAN**
 SHEET NO.
 1

DATE: 02/13/18
 TIME: 10:00 AM
 USER: J. B. BROWN
 PROJECT: 20673
 SHEET: 35 OF 36

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018031218

Pages: 36 Fee: \$241.00

04/16/2018 09:29 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

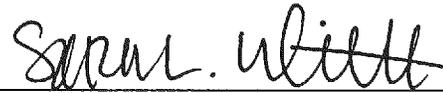
THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

CITY OF ROUND ROCK *

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2018-5319 which zones Lot 1 of the Bertil Telander Subdivision to PUD (Planned Unit Development) No. 113, to be known as the Kalahari PUD. This ordinance was approved and adopted at a regular meeting held by the City Council on the 12th day of April 2018, recorded in the City Council minute book no. 61.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 13th day of April 2018.



SARA L. WHITE, TRMC, City Clerk



ORDINANCE NO. O-2018-5319

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 46-132(b)(1), CODE OF ORDINANCES (2010 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE LOT 1, BERTIL TELANDER SUBDIVISION, CABINET H, SLIDE 126, WILLIAMSON COUNTY PLAT RECORDS, (KNOWN AS THE BOYLES TRACT) AS PLANNED UNIT DEVELOPMENT NO. 113; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City of Round Rock, Texas (the "City") to amend the Official Zoning Map to originally zone Lot 1, Bertil Telander Subdivision, Cabinet H, Slide 126, of the Williamson County Plat Records, (the Boyles Tract), as shown on Exhibit "A", referred to herein as the "Property"; and

WHEREAS, the aforesaid application is to originally zone the Property as Planned Unit Development No. 113; and

WHEREAS, the Property is part of a large area of substantially vacant land which requires a flexible approach to development which is intended to encourage mixed uses, encourage innovative subdivision or site plan design and to promote superior development which is compatible with adjacent uses; and

WHEREAS, the Property is a portion of approximately 351.7 acres of land that is the subject of a Master Development Agreement, dated December 15, 2016, by and among the City, the Round Rock Transportation and Economic Development Corporation, KR Acquisitions LLC, and KR CC, Inc.; and

WHEREAS, the Property is also subject to a Ground Lease from the City (as Landlord) to KR CC, Inc. (as Tenant); and

WHEREAS, the Master Development Agreement provides that the Property will be developed as a master planned, mixed-use development that will be anchored by a

Kalahari Resort and Convention Center, which will include a Hotel, Convention Center, and Water Park, as those terms are defined in the Master Development Agreement, herein collectively referred to as the "Kalahari Resort Hotel"; and

WHEREAS, the City, KR Acquisitions LLC, and KR CC, Inc. have jointly agreed to a Development Plan for the development of the Kalahari Resort Hotel, a copy of said Development Plan being attached hereto as Exhibit "B"; and

WHEREAS, KR Acquisitions, LLC, and KR CC, Inc. have presented the City with a Concept Plan, which shows a layout of the proposed subdivision, a copy of said Concept Plan being attached hereto as Exhibit "C"; and

WHEREAS, the application for the requested change to the Official Zoning Map has been referred 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 7th day of March, 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 Property be zoned Planned Unit Development (PUD) No. 113; and

WHEREAS, on the 12th day of April, 2018, after proper notification, the City Council held a public hearing on the application for the requested amendment; and

WHEREAS, the City Council has determined 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, 46-106, and Section 46-156, Code of Ordinances (2010 Edition), City of Round Rock, Texas concerning public notices, hearings, consideration, findings, 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 that this Ordinance for Planned Unit Development (PUD) No. 113, including the Development Plan, meets the following goals and objectives:

- (1) The proposed development will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
- (2) The proposed development is in conformity with the policies, goals and objectives of the general plan including all its elements and is consistent with the intent and purpose of Chapter 46 of the Code of Ordinances;
- (3) The proposed development ensures the provision of adequate public improvements, including but not limited to, transportation, drainage, parks, and other public facilities; and
- (4) The proposed development ensures minimal development-related off-site impacts.

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 shall be, and is hereafter designated as, Planned Unit Development No. 113, and that the Development Plan attached hereto as Exhibit

“B”, is hereby approved and adopted and that this Ordinance and the Development Plan shall govern the development and use of the Property.

III.

That the Concept Plan attached hereto as Exhibit “C” is hereby approved and accepted as the Concept Plan that is required by Sec. 36-39 of the Code of Ordinances (2010 Edition).

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

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

READ, PASSED, and ADOPTED on first reading this 12th day of APRIL, 2018.

Alternative 2.

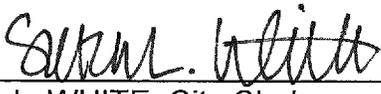
READ and **APPROVED** on first reading this the _____ day of _____, 2018.

READ, APPROVED and **ADOPTED** on second reading this the _____ day of _____, 2018.



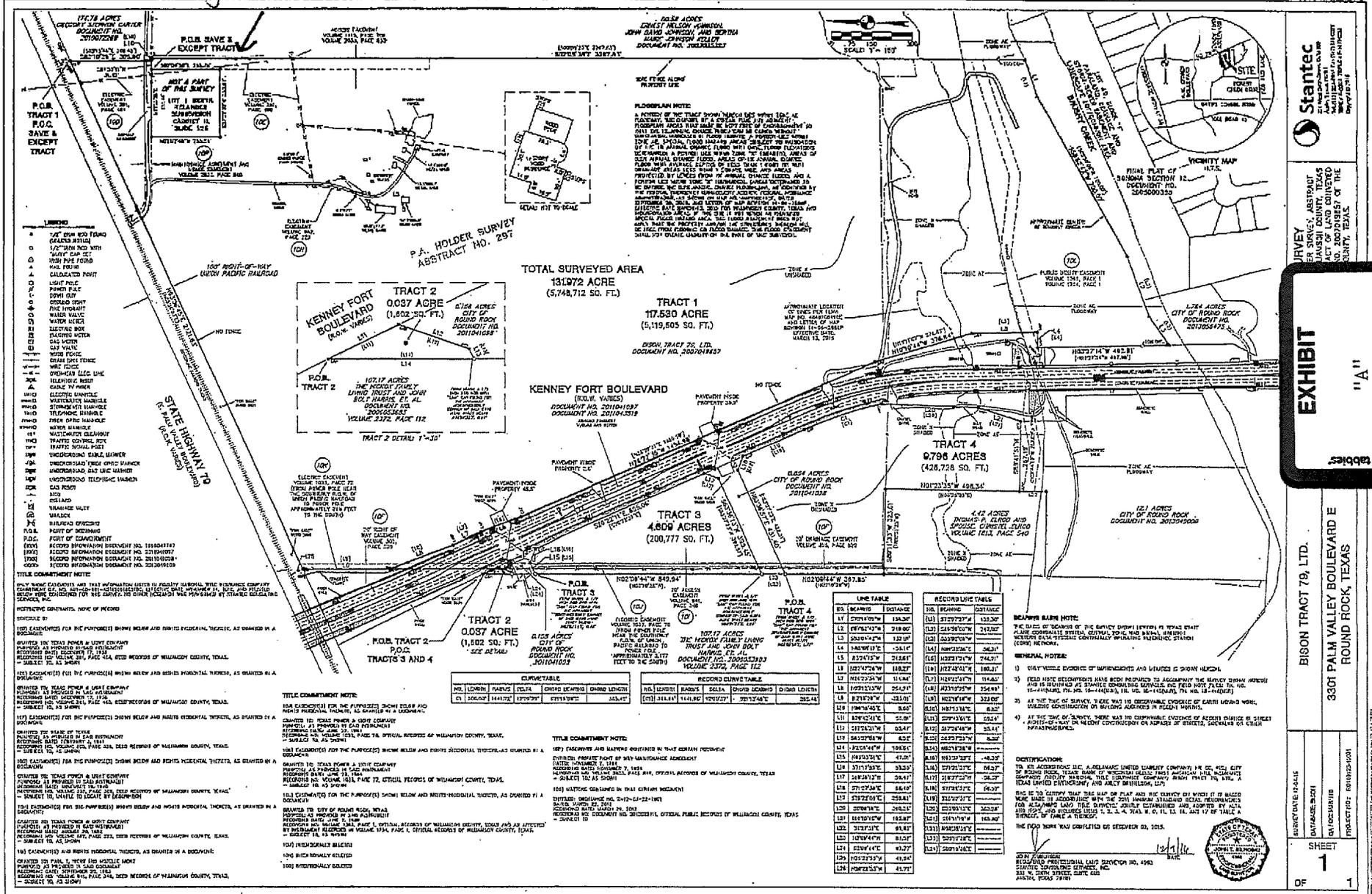
CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

Boyles Tract



Stantec
 SURVEYING & MAPPING
 10000 WESTSHORE DRIVE, SUITE 100
 DALLAS, TEXAS 75241
 TEL: 972.961.8800
 FAX: 972.961.8801
 WWW.STANTEC.COM

EXHIBIT
 "A"

BISON TRACT 79, LTD.
 3301 PALM VALLEY BOULEVARD E
 ROUND ROCK, TEXAS

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

LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
01	S 89° 58' 00" W	130.20	101	N 89° 58' 00" W	130.20
02	S 89° 58' 00" W	130.20	102	N 89° 58' 00" W	130.20
03	S 89° 58' 00" W	130.20	103	N 89° 58' 00" W	130.20
04	S 89° 58' 00" W	130.20	104	N 89° 58' 00" W	130.20
05	S 89° 58' 00" W	130.20	105	N 89° 58' 00" W	130.20
06	S 89° 58' 00" W	130.20	106	N 89° 58' 00" W	130.20
07	S 89° 58' 00" W	130.20	107	N 89° 58' 00" W	130.20
08	S 89° 58' 00" W	130.20	108	N 89° 58' 00" W	130.20
09	S 89° 58' 00" W	130.20	109	N 89° 58' 00" W	130.20
10	S 89° 58' 00" W	130.20	110	N 89° 58' 00" W	130.20
11	S 89° 58' 00" W	130.20	111	N 89° 58' 00" W	130.20
12	S 89° 58' 00" W	130.20	112	N 89° 58' 00" W	130.20
13	S 89° 58' 00" W	130.20	113	N 89° 58' 00" W	130.20
14	S 89° 58' 00" W	130.20	114	N 89° 58' 00" W	130.20
15	S 89° 58' 00" W	130.20	115	N 89° 58' 00" W	130.20
16	S 89° 58' 00" W	130.20	116	N 89° 58' 00" W	130.20
17	S 89° 58' 00" W	130.20	117	N 89° 58' 00" W	130.20
18	S 89° 58' 00" W	130.20	118	N 89° 58' 00" W	130.20
19	S 89° 58' 00" W	130.20	119	N 89° 58' 00" W	130.20
20	S 89° 58' 00" W	130.20	120	N 89° 58' 00" W	130.20
21	S 89° 58' 00" W	130.20	121	N 89° 58' 00" W	130.20
22	S 89° 58' 00" W	130.20	122	N 89° 58' 00" W	130.20
23	S 89° 58' 00" W	130.20	123	N 89° 58' 00" W	130.20
24	S 89° 58' 00" W	130.20	124	N 89° 58' 00" W	130.20
25	S 89° 58' 00" W	130.20	125	N 89° 58' 00" W	130.20
26	S 89° 58' 00" W	130.20	126	N 89° 58' 00" W	130.20
27	S 89° 58' 00" W	130.20	127	N 89° 58' 00" W	130.20
28	S 89° 58' 00" W	130.20	128	N 89° 58' 00" W	130.20
29	S 89° 58' 00" W	130.20	129	N 89° 58' 00" W	130.20
30	S 89° 58' 00" W	130.20	130	N 89° 58' 00" W	130.20

RECORDING NOTE:
 THE SIZE OF TRACTS OF THE SURVEY SHOWN HEREON IS BASED UPON THE DATA CONTAINED HEREIN. THE SURVEYOR HAS BEEN ADVISED THAT THE DATA CONTAINED HEREIN IS BASED UPON THE DATA CONTAINED HEREIN.

GENERAL NOTE:
 1) THAT WHERE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON...
 2) FIELD NOTES CONTAINED HEREIN HAVE BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON...
 3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF OTHER IMPROVEMENTS...
 4) THAT THE SURVEYOR HAS BEEN ADVISED THAT THE DATA CONTAINED HEREIN IS BASED UPON THE DATA CONTAINED HEREIN.

CERTIFICATION:
 I, THE SURVEYOR, HAVE BEEN DULY SWORN AND DEPOSED THAT THE DATA CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 03/12/17
BY: [Signature]

PROFESSOR: [Signature]

SHEET 1 OF 1

**DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ____**

**I.
GENERAL PROVISIONS**

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this 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.

**II.
DEVELOPMENT STANDARDS**

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers four tracts of land described as follows:

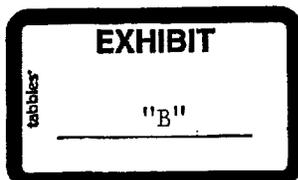
Tract 1: 117.530 acres known as Tract 1 of the Bison tract, as more fully described in Exhibit "B-1", attached hereto;

Tract 2: 61.496 acres known as the Keller/Johnson tract, as more fully described in Exhibit "B-2", attached hereto;

Tract 3: 156.769 acres known as the Krienke tract, as more fully described in Exhibit "B-3", attached hereto; and

Tract 4: Lot 1 of the Bertil Telander Subdivision, an addition in and to the City of Round Rock, recorded in Cabinet H, Slide 126, Plat Records, Williamson County, Texas, and Correction of Plat Dedication recorded in Volume 1419, Page 416, Official Records of Williamson County, Texas, known as the Boyles tract, as depicted on Exhibit "B-4".

The foregoing four tracts of land are collectively referred to herein as the "Property".



2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning 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. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

B. 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.

2.04 PERMITTED USES

The uses listed below are permitted by right and are in addition to the uses applicable to the C-1a (General Commercial – Limited) zoning district.

- (1) Resort hotel
- (2) Convention center, which will include related activities by the owner and/or operator of the convention center, convention attendees and others, such as entertainment and retail sales
- (3) Indoor water park
- (4) Outdoor water park
- (5) Indoor family entertainment center
- (6) Outdoor family entertainment center
- (7) Wedding venue
- (8) Spa
- (9) Pet resort/small animal day care and boarding facility, where animals are not left outside overnight
- (10) Restaurants/bars, which will include related activities such as performance spaces and may have drive-through service
- (11) Retail sales and services
- (12) Golf entertainment venue
- (13) Mobile food establishments
- (14) Employee housing
- (15) Hotel/motel
- (16) Fuel sales/convenience store
- (17) Cinema
- (18) Aquarium
- (19) Day care
- (20) Campgrounds

2.05 PERMITTED TEMPORARY USES

Uses that are temporary and directly related to the Resort Hotel and/or Convention Center conventions, meetings, events or activities are permitted. The following are examples of such permitted temporary uses.

- (1) Boat sales
- (2) Camper sales
- (3) Flea markets
- (4) Truck, truck trailer, and semitrailer parking
- (5) Automotive parts
- (6) Automotive sales
- (7) Portable building sales
- (8) Heavy equipment sales, rental, and leasing

2.06 PROHIBITED USES.

Except as set forth in Section 2.05, the uses listed below are prohibited.

- (1) Automotive or machinery services and repair
- (2) Automotive or machinery washes
- (3) Automotive parts as a primary use
- (4) Automotive sales as a primary use
- (5) Boat sales as a primary use
- (6) Bulk distribution centers
- (7) Camper sales as a primary use
- (8) Donation centers
- (9) Flea markets as a primary use
- (10) Heavy equipment sales, rental, and leasing as a primary use
- (11) Industrial building sales
- (12) Manufactured home sales
- (13) Outdoor kennels, defined as kennels where animals are left outside overnight
- (14) Pawn shops
- (15) Portable building sales as a primary use
- (16) Recreational vehicle parks
- (17) Recycling centers
- (18) Sexually oriented businesses
- (19) Shooting ranges
- (20) Tattoo parlors
- (21) Truck, truck trailer, and semitrailer parking as a primary use
- (22) Truck service or repair
- (23) Truck stops
- (24) Trucking terminals
- (25) Wholesale nurseries
- (26) Wrecking yards.

2.07 SPECIAL DEFINITIONS

A. *Resort Hotel* shall include the definition of “overnight accommodations” in Section 46-5 of the Code in addition to the following list of ancillary uses and activities, and including those uses and activities that are similar in nature:

- (1) Herb farm/livestock/Sunday house
- (2) Orchards
- (3) Trams or other devices for moving visitors and/or luggage from one part of the Property to another, whether on rails or not
- (4) Nyumba villas, defined as freestanding guest houses located on the resort grounds outside the primary hotel building, which may have their own separate kitchen facilities
- (5) Recreational lake and/or pond
- (6) Water taxis
- (7) Seasonal entertainment enhancements such as holiday lighting, pyrotechnics, and audio
- (8) On-street entertainment provided by individuals such as jugglers, balloon artists, mimes, magicians, etc.
- (9) Small-scale performance spaces
- (10) Hot air balloon rides
- (11) Parades on land and in water
- (12) Bicycle paths and rentals
- (13) Endurance events such as marathons and fun runs
- (14) Petting zoo
- (15) Horseback riding
- (16) Sky Trackers, which shall be limited to special events
- (17) Media Matrix Audio-Video Control Systems
- (18) Vineyards, related production facilities and ancillary uses
- (19) Event barn, defined as a free-standing rental space
- (20) Use of welders, torches or glass blowing furnaces and other similar equipment, whether indoors or outdoors by artists.

B. *Indoor family entertainment center* shall include all “indoor entertainment activities” listed in Section 46-5 of the Code in addition to the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Arcade games
- (2) Rides
- (3) Trampoline park
- (4) Bowling alley
- (5) Laser tag
- (6) Go-cart track
- (7) Rock climbing walls
- (8) Ropes course, which may include a zip line
- (9) Miniature golf.

C. *Outdoor family entertainment center* shall include participatory recreation and entertainment uses such as the following list of uses and activities, and including those uses and activities that are similar in nature:

- (1) Carnival and other rides
- (2) Ropes course, which may include a zip line
- (3) Go-cart track
- (4) Sky tram rides or similar elevated, automated methods of transporting guests
- (5) Miniature golf
- (6) Batting cages
- (7) Rock climbing walls
- (8) Trampoline park.

D. *Employee housing* shall mean dormitory or multifamily style housing buildings primarily for employees of businesses located on the Property. Employee housing may include daycare facilities for employees.

E. *Golf entertainment venue* shall include high-tech golf-related games with on-site food and beverage service.

2.08 BUILDING AND DEVELOPMENT STANDARDS

A. Height and Setback Standards

- (1) All buildings and structures located more than 750 feet from the southern boundary of the Property shall have a maximum height of 180 feet.
- (2) All buildings and structures located 750 feet or less from the southern boundary of the Property shall have a maximum height of 75 feet.
- (3) Zip lines and other rides and attractions within 500 feet of the southern boundary of the Property shall have a maximum height of 150 feet. Zip lines and other rides and attractions located more than 500 feet of the southern boundary of the Property shall not be subject to any height restrictions.
- (4) There shall be no separation requirements between buildings or structures on the Property, except as required by applicable building and fire codes.

B. Building Materials

- (1) Exterior insulating finishing systems("EIFS") is permitted.
- (2) The use of painted, decorative concrete tilt-wall and pre-cast wall panels is permitted.
- (3) Standing seam metal is permitted as a roofing material.

- (4) Finished metal (including painted metal) is permitted for maintenance equipment and similar buildings and for walls designed to be removed in connection with future expansion. Certain walls in the convention center and indoor family entertainment center are currently designed to be removed in connection with future expansion.
- (5) All other materials shall be in compliance with the C-1a zoning district, but with no particular minimum or maximum amount of glass, stone or other masonry.

C. Building Design

- (1) The preliminary building design conceptually depicted on the attached Exhibit "B-5" shall fulfill the architectural requirements for building articulation, elevation variation, orientation, and glazing.

2.09 PARKING, DRIVE AISLES, ACCESS DRIVES AND FIRE LANES

- A. Two thousand, five hundred (2,500) parking spaces are required for the resort hotel, convention center, indoor and outdoor water park, and indoor and outdoor family entertainment center.
- B. No parking is required for employee housing.
- C. For subsequent development or expansions, shared parking for the Property shall be permitted and taken into account when determining how Section 46-196 of the Code applies. More parking spaces than required may be added at the discretion of the developer.
- D. Interior parking lot drive aisles may be a minimum of 24 feet in width if parking stalls taking access from the narrowed aisles are a minimum of 9 feet and 6 inches wide. Where parking stalls are less than 9 feet and 6 inches wide, all drive aisles shall be a minimum of 26 feet wide. No parking stalls shall be narrower than 9 feet wide.

III.
OTHER STANDARDS

3.01 BUFFER WALL AND SCREENING

No buffer wall shall be required on the southerly lot boundary for any development which is located on the western portion of the Property, as depicted on Exhibit "B-6" to this Plan.

A six-foot masonry buffer wall shall be required on the southerly lot boundary for all development which is located within 500 feet of the southern boundary line of the eastern portion of the Property, as depicted on Exhibit "B-6" to this Plan. The buffer wall shall otherwise meet the requirements of Section 46-200 (f) (2) of the Code. The Zoning Administrator shall have the authority to waive

this requirement (including the requirement that the wall be made of masonry) if at least one of the following conditions are met:

- (a) The Zoning Administrator determines that due to the site plan layout, potential adverse impacts will be negligible; or
- (b) The Zoning Administrator determines that existing and/or proposed vegetation will serve as an adequate buffer.

The screening of rooftop mechanical equipment shall not be required on any roof of the resort hotel or convention center. Detention pond screening is not required for ponds located south of the resort and adjacent to the floodplain.

3.02 NOISE

Speakers used for outdoor amplified music or non-emergency public-address systems are prohibited within 500 feet of the southern boundary line of the Property.

3.03 SIGNS

- A. One double sided pylon sign with an electronic messaging center (“EMC”) shall be permitted along East Palm Valley Blvd. to serve the entire property. The maximum height shall be 60 feet, with maximum EMC display area of 740 square feet per side and maximum total sign display area of 1,085 square feet per side.
- B. Two double sided EMC signs shall be permitted along Kenney Fort Blvd. to serve the entire Property. The northern sign may be a pylon sign or monument sign with maximum height of 43 feet, EMC display area up to 435 square feet per side, and maximum total sign display area of 780 square feet per side. The southern sign may be a pylon sign or monument sign with maximum height of 20 feet. The maximum EMC display area shall be 140 square feet and the total display area shall not exceed 200 square feet per side.
- C. Animated Signs, as that term is defined in Sec. 30-4 of the Code, as amended, are prohibited.
- D. All public roads within the Property shall be considered Commercial Roadways for the purpose of sign regulation in Chapter 30 of the Code, as amended.
- E. Wayfinding signs for the Property, which do not adversely impact traffic safety as determined in the sole discretion of the Director of Transportation, shall be permitted in the rights-of-ways of public streets within the Property. Permission for these signs will be granted by and through the City’s standard license agreement.
- F. In addition to the signs listed above, twelve (12) building and freestanding signs, excluding pylon signs, each with a maximum display area of 1,000 square feet per side shall be permitted on the Property.

- G. The Zoning Administrator shall have the authority to grant specific exceptions to the sign regulations in Chapter 30 of the Code if the Zoning Administrator finds that the following conditions exist:
- (1) there are no associated vehicular safety issues that would result from the location or size of the sign;
 - (2) the sign is compatible with the surrounding development; and
 - (3) the sign does not result in reduced compliance with regulations in other chapters of the Code.

3.04 LIGHTING

- A. LED lighting shall be permitted.
- B. The height of freestanding light fixtures shall not exceed 40 feet in the Resort Hotel and Convention Center parking areas, excluding Nyumba parking.
- C. The height of freestanding light fixtures shall not exceed 25 feet in all other areas.

3.05 ALCOHOL SALES

There shall be no limit on the number of bars. The days or hours of alcoholic beverage service, or the manner of alcoholic beverage service on the Property, whether for bars, restaurants or otherwise, shall be governed by the laws, rules and regulations of the Texas Alcoholic Beverage Commission.

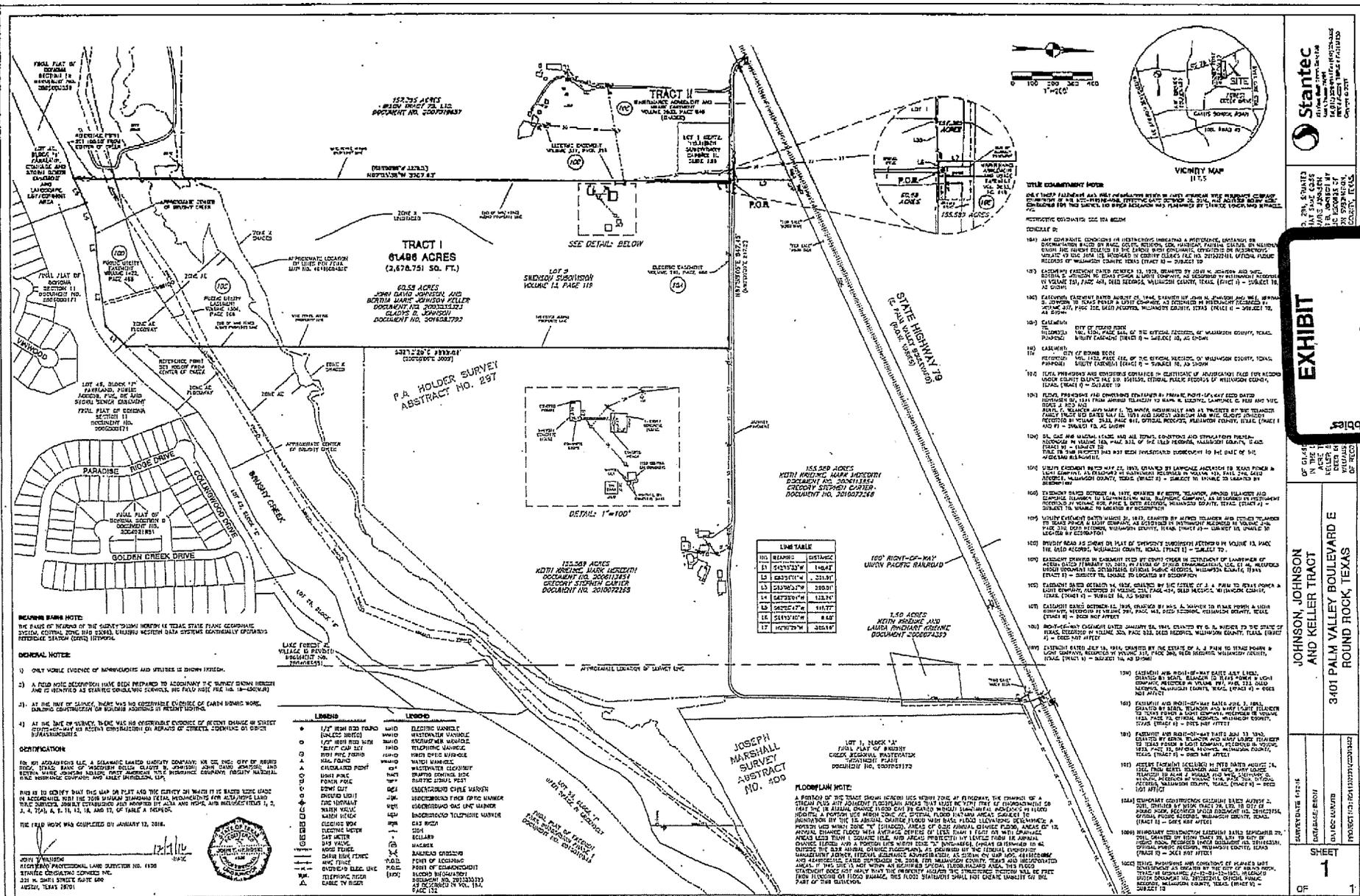
IV. CHANGES TO DEVELOPMENT PLAN

4.01 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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

4.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.



3401 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS 78664
TEL: 512.261.1100 FAX: 512.261.1101

EXHIBIT
B-2

JOHNSON, JOHNSON
AND KELLER TRACT
3401 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS

SHEET
1
OF

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

HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.01

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

H/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EIFS)	170501	31.3%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	120130	22.1%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	

HKS

ARCHITECT
 HKS ARCHITECTURE
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

INTERIOR ARCHITECT
 HKS INTERIOR ARCHITECTURE
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

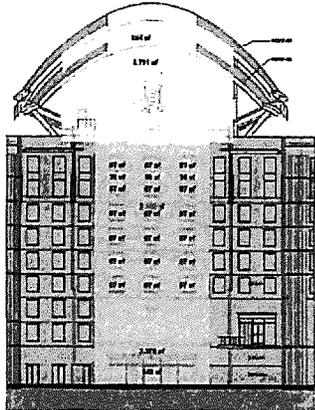
STRUCTURAL ENGINEER
 HKS STRUCTURAL ENGINEERING
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

M/E/P ENGINEER
 HKS MECHANICAL/ELECTRICAL/PLUMBING
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

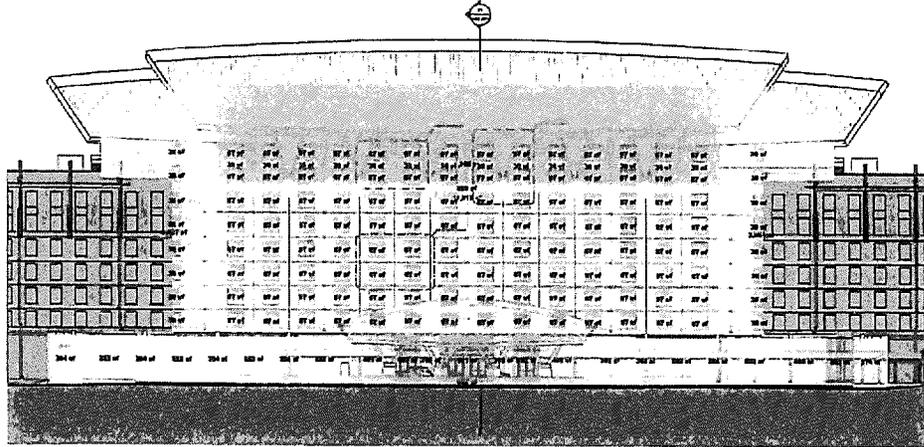
ENVIRONMENTAL ENGINEER
 HKS ENVIRONMENTAL ENGINEERING
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

LANDSCAPE ARCHITECT
 HKS LANDSCAPE ARCHITECTURE
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM

GENERAL CONTRACTOR
 HKS GENERAL CONTRACTING
 10000 WEST HURST BOULEVARD
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.635.1000
 FAX: 214.635.1001
 WWW.HKS.COM



02 HOTEL TOWER - EAST ELEVATION



01 HOTEL TOWER NORTH (INTERIOR) ELEVATION

**KALAHARI
 ROUND ROCK**



**Kalahari
 RESORTS &
 CONVENTIONS**

INTERIM REVIEW ONLY
 This drawing is for informational purposes only and is not to be used for construction. It is subject to change without notice.

PROJECT NUMBER:
 20673-005
DATE:
 10.27.2017
50% DESIGN DEVELOPMENT HOTEL ELEVATIONS TOWER '02'

HA5.211

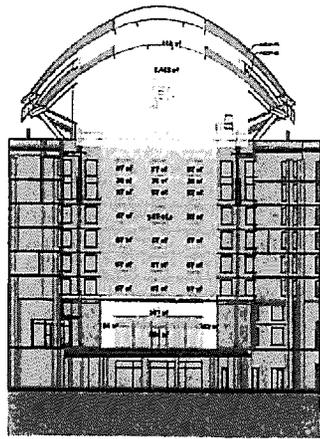
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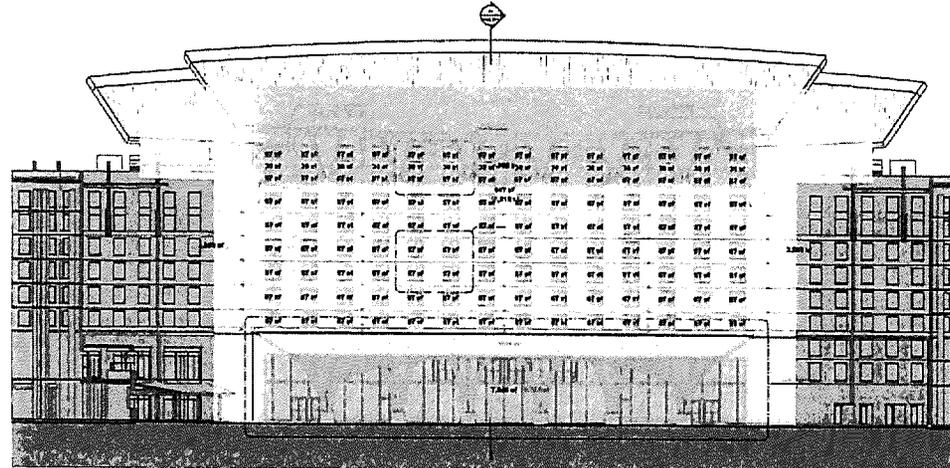
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SK-20180103-HKS-02.02

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

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	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.2%
	TOTAL	544507	



02 HOTEL TOWER - WEST ELEVATION



01 HOTEL TOWER SOUTH (LOBBY) ELEVATION

HKS

HKS ARCHITECTURE
 1100 RIVERSIDE DRIVE
 SUITE 1000
 HOUSTON, TEXAS 77002
 TEL: 713.865.8000
 FAX: 713.865.8001
 WWW.HKS.COM

KALAHARI ROUND ROCK

Kalahari
 RESORTS & CONVENTIONS

DESIGN REVIEW SEAL
 I hereby certify that the design shown on this drawing was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Texas.

PROJECT NUMBER: 20071.000
 DATE: 10.27.2017
 90% DESIGN DEVELOPMENT
 HOTEL ELEVATIONS
 TOWER - JK

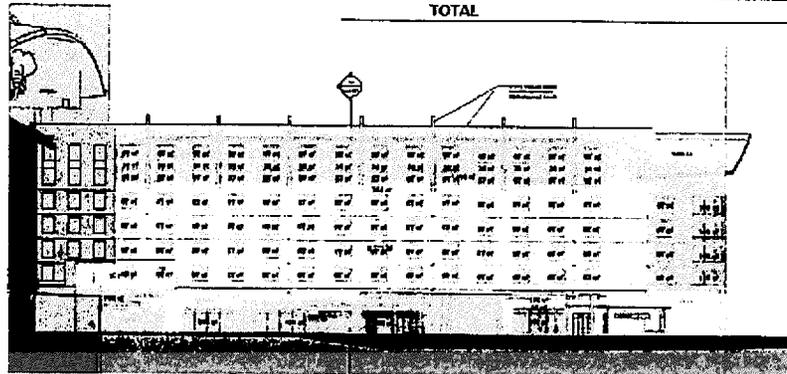
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RECORDERS MEMORANDUM
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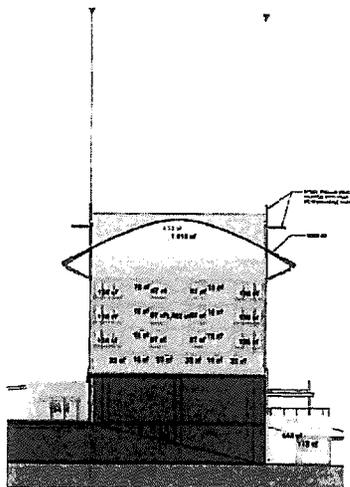
HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.03

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

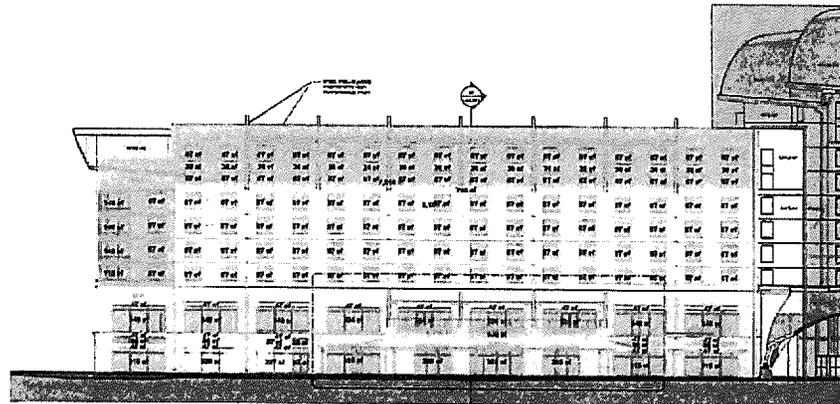
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	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'D' - WEST ELEVATION



03 TOWER 'D' - SOUTH ELEVATION



01 TOWER 'D' - EAST ELEVATION

HKS

ARCHITECT
 3700 WEST 15TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.8000
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**



**Kalahari
 RESORTS &
 CONVENTIONS**

PROJECT NO. 20673
 SHEET NO. HA5.221
 DATE 12.27.2017
 50% DESIGN
 DEVELOPMENT
 HOTEL
 ELEVATIONS
 TOWER 'D'

HA5.221

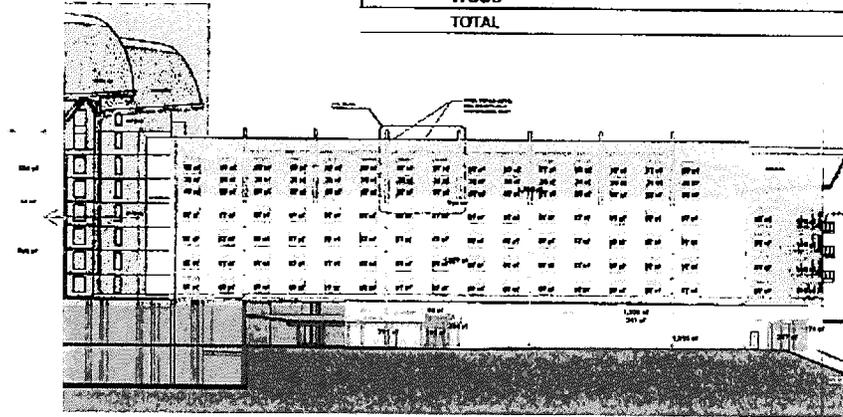
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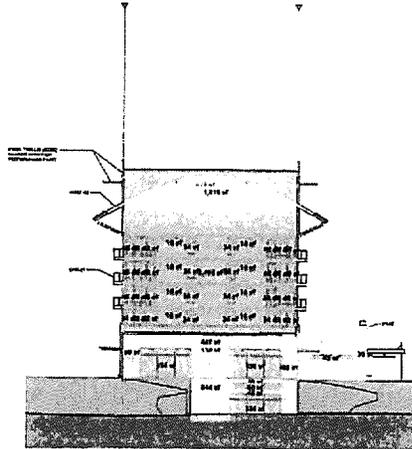
HOTEL EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-02.04

KALAHARI ROUND ROCK 1/3/2018
 HKS 20873

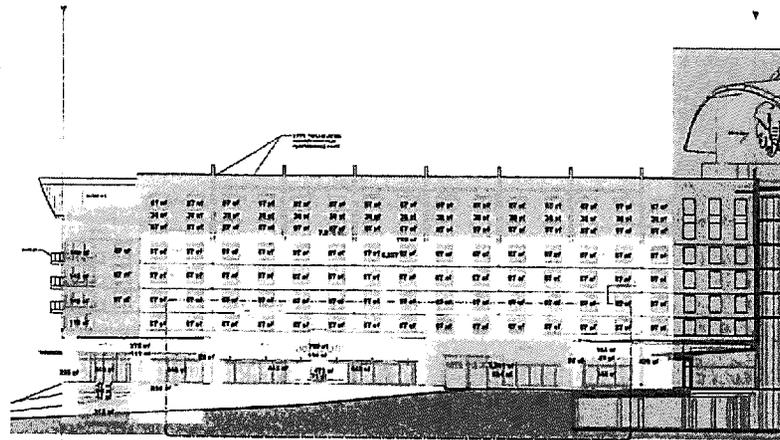
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	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	418	0.1%
	TOTAL	544507	



02 TOWER 02 - NORTH ELEVATION



03 TOWER 03 - WEST ELEVATION



01 TOWER 01 - SOUTH ELEVATION

HKS

REGISTERED ARCHITECTS
 2000 WEST WASHINGTON AVENUE
 SUITE 1000
 AUSTIN, TEXAS 78701
 TEL: 512.476.2000
 FAX: 512.476.2001
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**

Kalahari
 RESORTS &
 CONVENTIONS

DESIGN REVIEW ONLY
 This drawing is for design review only and is not to be used for construction. All dimensions and materials shall be as shown on the approved contract documents. HKS is not responsible for any errors or omissions on this drawing.

REVISION

NO.	DATE	DESCRIPTION

NO. OF SHEETS: 100
 20873.000
 DATE: 10.27.2017
 80% DESIGN DEVELOPMENT
 HOTEL ELEVATIONS
 TOWER 02

HA5.231

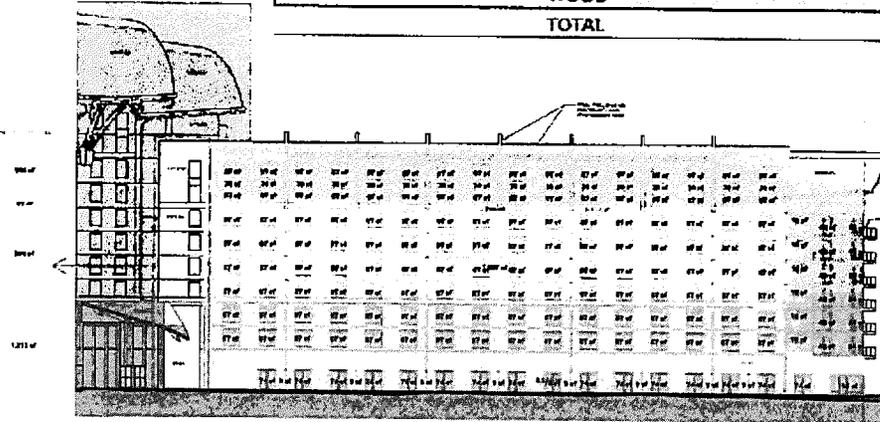
RECORDERS MEMORANDUM

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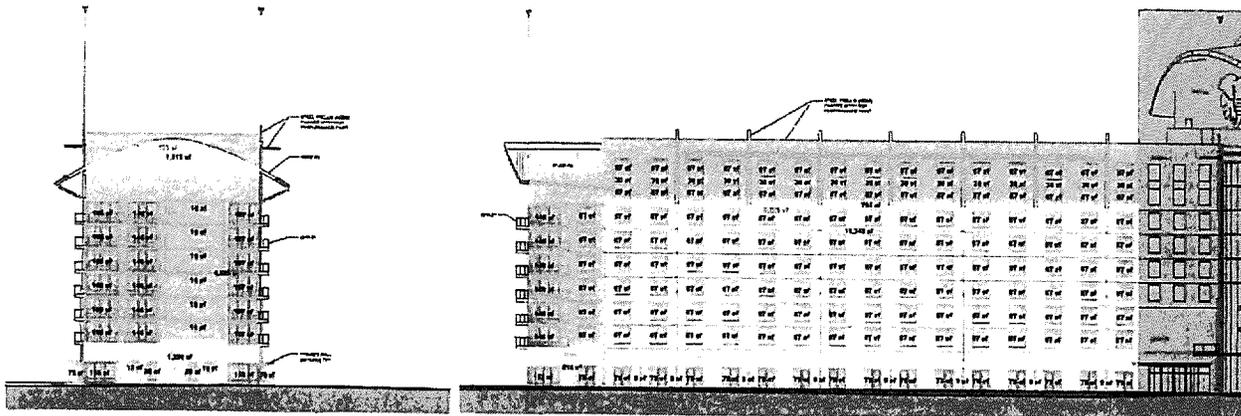
HOTEL EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-02.05

KALAHARI ROUND ROCK 1/3/2018
HKS 20673

H/TOTALS			
	EFIS	170501	31.3%
	CFPC	120138	22.2%
	STONE	36321	6.7%
	GLASS	122626	22.5%
	STEEL/METAL	94507	17.4%
	WOOD	414	0.1%
	TOTAL	544507	



02 TOWER 'L' - SOUTH ELEVATION



01 TOWER 'L' - NORTH ELEVATION

03 TOWER 'L' - END ELEVATION

HKS

PROJECT:
Kalahari Round Rock
10000 Katy Fwy, Suite 1000
Houston, TX 77054
Tel: 281.416.1000
Fax: 281.416.1001
www.hks.com

PROJECT NO.: SK-20180103-HKS-02.05

DATE: 1/3/2018

SCALE: AS SHOWN

DESIGNED BY: HKS

CHECKED BY: HKS

APPROVED BY: HKS

KALAHARI ROUND ROCK

Kalahari
RESORTS & CONVENTIONS

STAIN STEEL ONLY

DATE: 1/3/2018

PROJECT NO.: SK-20180103-HKS-02.05

SCALE: AS SHOWN

DESIGNED BY: HKS

CHECKED BY: HKS

APPROVED BY: HKS

HA5.241

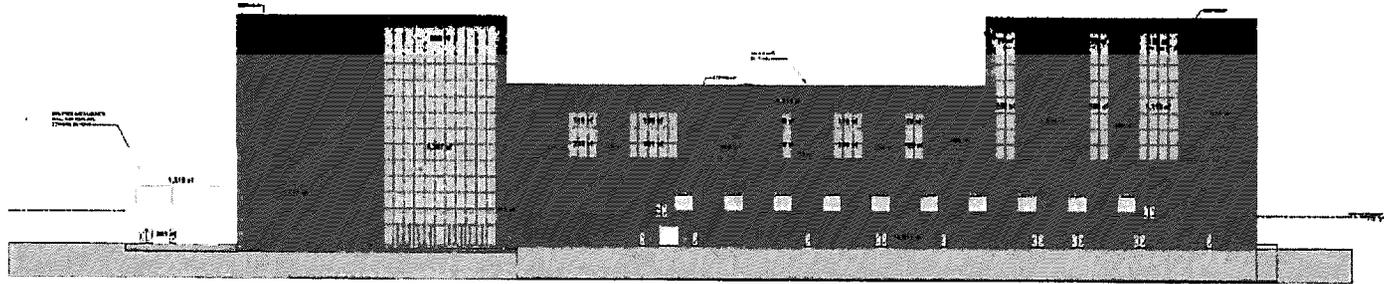
RECORDERS MEMORANDUM

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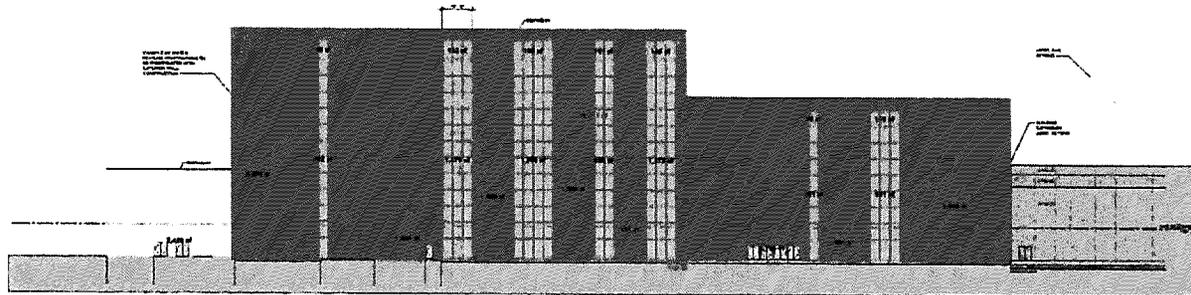
INDOOR WATER PARK EXTERIOR MATERIAL DIAGRAMS
 SK-20180103-HKS-03.02

KALAHARI ROUND ROCK 1/3/2018
 HKS 20873

IWP/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	8807	4.6%
	PAINTED TILT WALL CONCRETE	22426	11.6%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRP/WOOD GRAIN)	1788	0.9%
	STEEL/METAL	4128	2.1%
	GLASS	26781	13.9%
	TOTAL	193298	



02 IWP - SOUTHEAST ELEVATION



01 IWP - NORTHEAST ELEVATION

HKS

ARCHITECT
 300 N. ZEEB ROAD
 SUITE 1000
 FORT WORTH, TEXAS 76102
 TEL: 817.520.7000
 FAX: 817.520.7001
 WWW.HKS.COM

**KALAHARI
 ROUND ROCK**

**Kalahari
 RESORTS &
 CONVENTIONS**

INTERIOR DESIGN
 300 N. ZEEB ROAD
 SUITE 1000
 FORT WORTH, TEXAS 76102
 TEL: 817.520.7000
 FAX: 817.520.7001
 WWW.HKS.COM

DATE: 1/3/2018
 DRAWING NO: PA5.311
 SHEET NO: 29 OF 35

PROJECT NUMBER
 20673.000
 DATE
 11.27.2017
 BY
 SKS DESIGN
 DEVELOPMENT
 AND IPI
 ENLARGED
 ELEVATIONS

DATE: 1/3/2018
 DRAWING NO: PA5.311

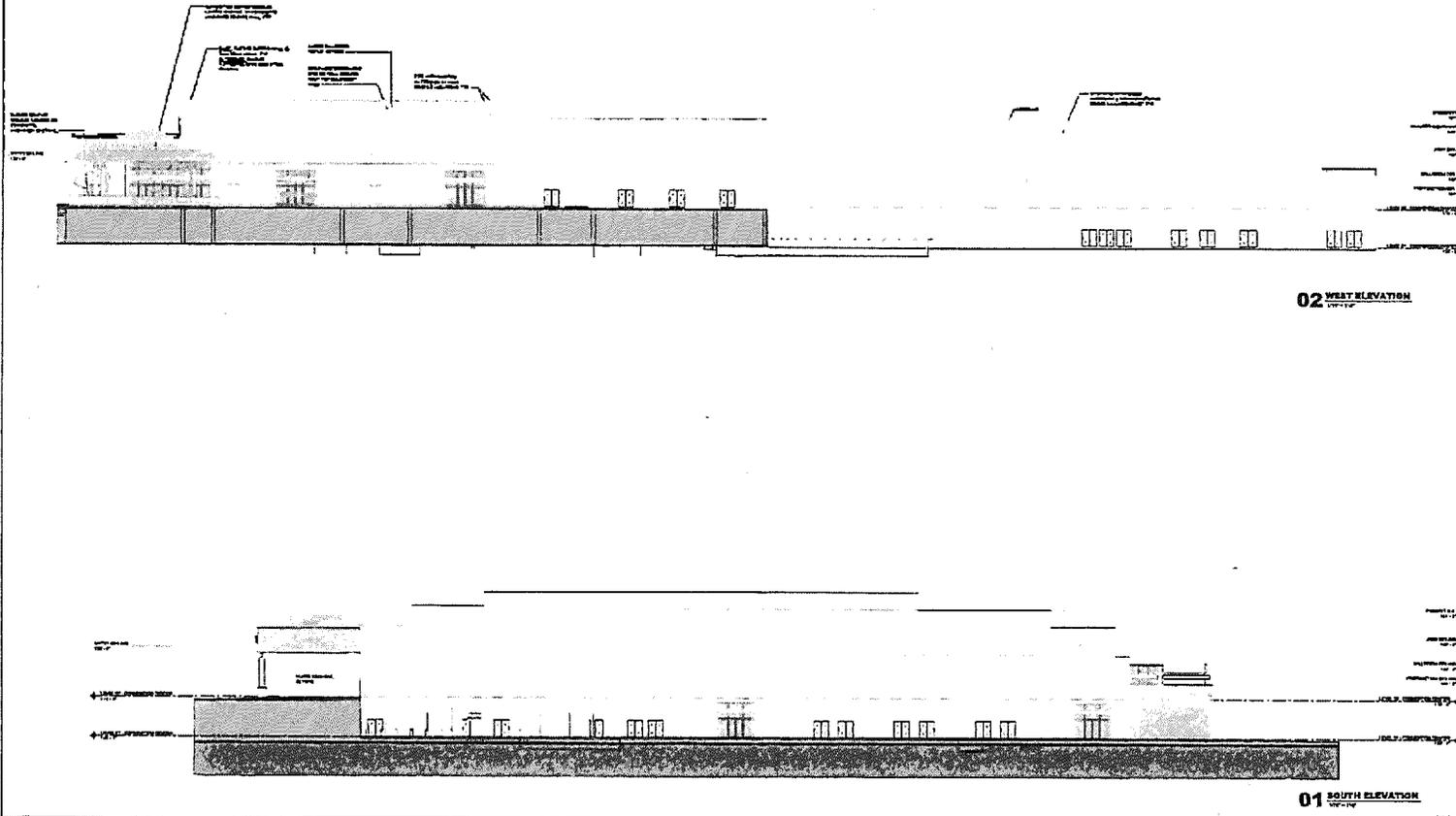
RECORDERS MEMORANDUM

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CONVENTION CENTER EXTERIOR MATERIAL DIAGRAMS
SK-20180103-HKS-01.02

KALAHARI ROUND ROCK 1/3/2018
 HKS 20673

CC/TOTALS	EXTERIOR INSULATION FINISH SYSTEM (EFIS)	58657	68.9%
	STONE	6912	8.1%
	GLASS FIBER REINFORCED CONCRETE PANELS (GFRC/WOOD GRAIN)	4262	5.0%
	STEEL/METAL	2472	2.9%
	GLASS	12788	15.0%
	TOTAL	85091	



HKS

PROJECT: KALAHARI ROUND ROCK
 SHEET: SK-20180103-HKS-01.02
 DATE: 1/3/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

**KALAHARI
 ROUND ROCK**



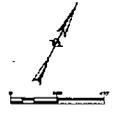
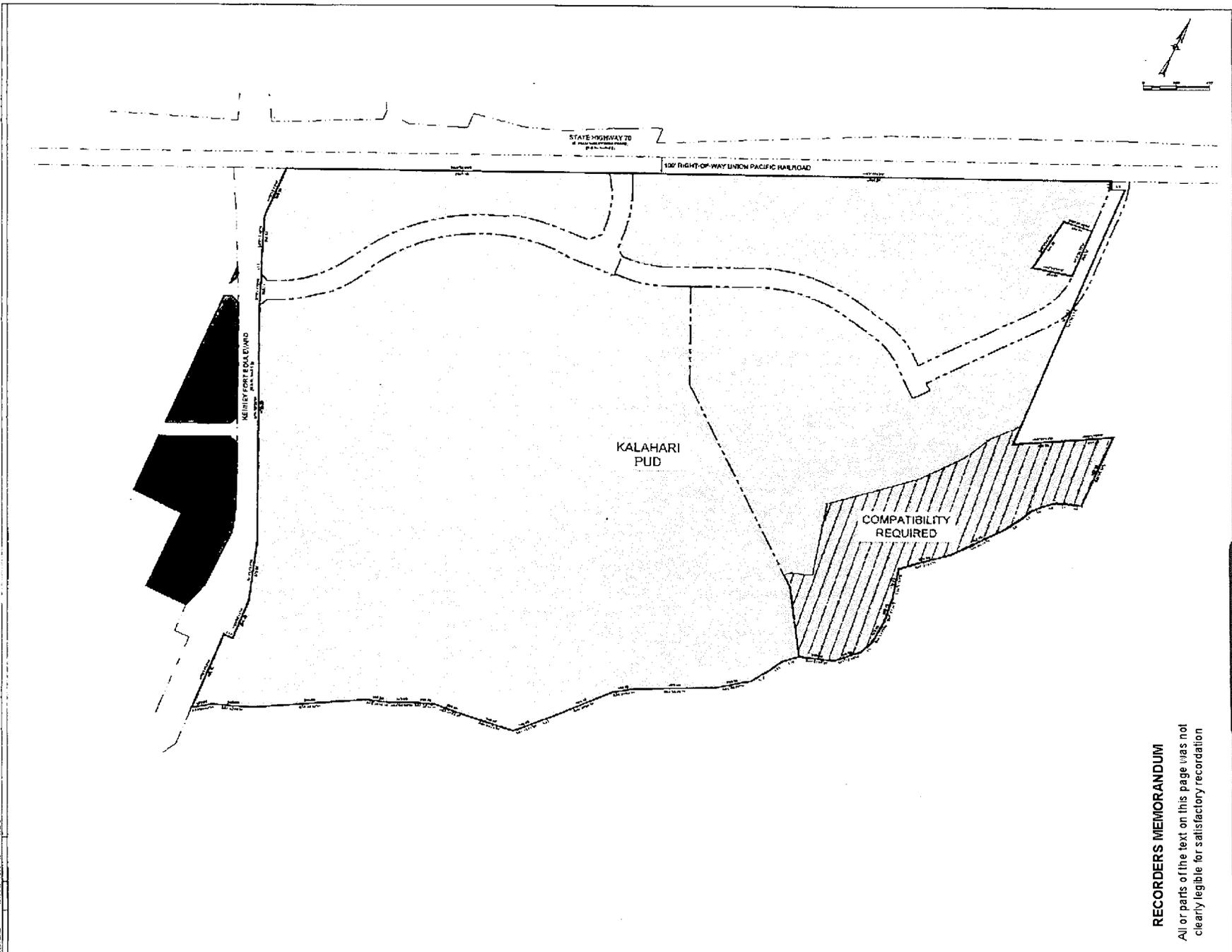
INTERNAL REVIEW ONLY

PROJECT NUMBER: 20673.000
 SHEET NUMBER: 18-27-2017
 DESIGN: 50% DESIGN
 DEVELOPMENT: 50%
 CONVENTION CENTER ELEVATIONS

CA5.102

RECORDERS MEMORANDUM

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HKS

ARCHITECT OF ANS INTERIORS
INC., INC.
3201 SAINT PAUL STREET
SUITE 100
DALLAS, TX 75201-4240

LANDSCAPE
3304
2081 IRVING BLVD, SUITE 107
DALLAS, TX 75207

CIVIL
ENGINEERS ASSOCIATES
2000 AMERSON DR. BLDG. 1, STE 110
MCKEY, TX 75069

STRUCTURAL
ENGINEERING
2145 WALNUT HALL LANE, SUITE 100
DALLAS, TX 75254

MEP
ENGINEERING
2145 WALNUT HALL LANE, SUITE 200
DALLAS, TX 75251

**KALAHARI
ROUND ROCK**



EXHIBIT

B-6

tabbles

RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation

HKS PROJECT NUMBER
20673

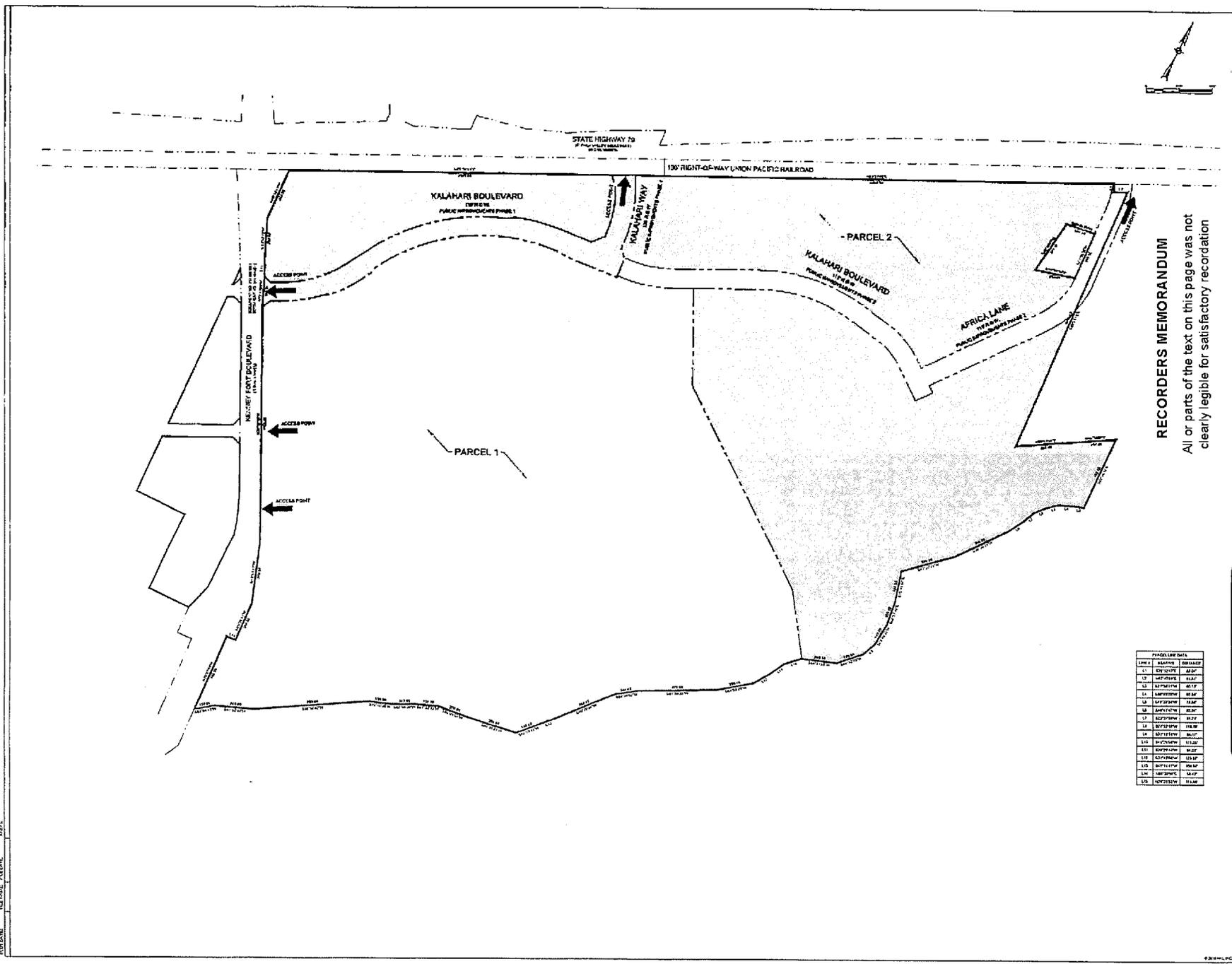
DATE
02-13-18

REV
REV

SHEET TITLE
KALAHARI
EXHIBIT B-6

SHEET NO.
1

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PARCEL DATA		
LINE #	MARKING	DISTANCE
11	5/8" DIA. IRON	30.00'
12	5/8" DIA. IRON	15.00'
13	5/8" DIA. IRON	15.00'
14	5/8" DIA. IRON	15.00'
15	5/8" DIA. IRON	15.00'
16	5/8" DIA. IRON	15.00'
17	5/8" DIA. IRON	15.00'
18	5/8" DIA. IRON	15.00'
19	5/8" DIA. IRON	15.00'
20	5/8" DIA. IRON	15.00'
21	5/8" DIA. IRON	15.00'
22	5/8" DIA. IRON	15.00'
23	5/8" DIA. IRON	15.00'
24	5/8" DIA. IRON	15.00'
25	5/8" DIA. IRON	15.00'
26	5/8" DIA. IRON	15.00'
27	5/8" DIA. IRON	15.00'
28	5/8" DIA. IRON	15.00'
29	5/8" DIA. IRON	15.00'
30	5/8" DIA. IRON	15.00'

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



ARCHITECT AND INTERIOR
 HKS, INC.
 100 N BERRY PARK STREET
 SUITE 100
 DALLAS, TX 75201-1410

LANDSCAPE
 SHW
 100 PRIMO BLVD, SUITE 107
 DALLAS, TX 75207

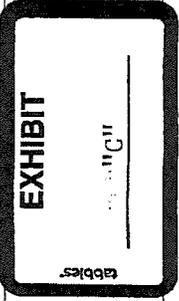
CIVIL
 HKS ASSOCIATES
 1000 ARMBURG BLVD, SUITE F, STE 120
 AUSTIN, TX 78758

PROFESSIONAL ENGINEER
 BRUCE T. DAVIS DRACE
 4411 L. JOYCE EXPWY, SUITE 1140
 DALLAS, TX 75244

MEP
 FLEM CONSULTING ENGINEERS
 4100 WINDY HILL BLVD, SUITE 200
 DALLAS, TX 75243



**KALAHARI
 ROUND ROCK**



HKS PROJECT NUMBER
 20673
 DATE
 02.13.18
 ISSUE

SHEET TITLE
**KALAHARI
 CONCEPT PLAN**

SHEET NO.
 1

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2018031217

Pages: 35 Fee: \$233.00

04/16/2018 09:29 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas