

ADMINISTRATIVE AMENDMENT TO PUD 101 - AMENDMENT NO. 1

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:

THAT, Planned Unit Development No. O-2015-2602 (“the Plan”) was adopted by the City Council of the City of Round Rock on June 25, 2015; and

THAT, Section II, Paragraph 12.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 12.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

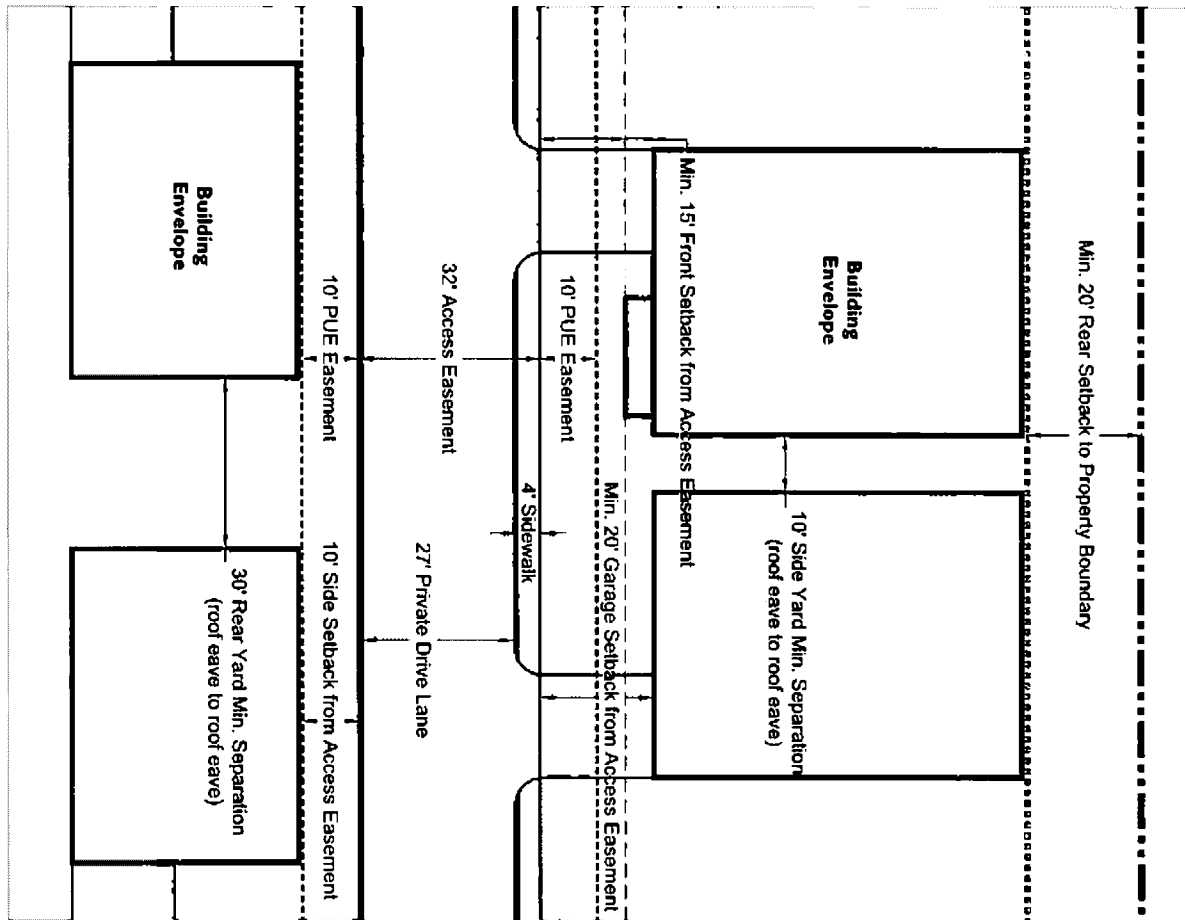
THEREFORE, we hereby approve the following administrative modifications to **Section 8.4 – (RES) Residential Parcel**, of Planned Unit Development (PUD) No. 101:

(5) Building Setbacks

The setbacks for individual units shall be determined using **Exhibit “E”** which contains the typical setbacks for buildings in the RES (Residential) parcel. The building setback for the lot on which multiple residential units are located shall be twenty feet (20’), except for Unit 1107, located at 4508 Brandon Court. Due to the location of a post oak monarch tree, the rear building setback adjacent to the property boundary for this unit shall be a minimum of seven (7) feet, as referenced on **Exhibit “G”**.

EXHIBIT
"E"

Easement Legend	
	32' Access Easement
	10' PUE Easement
	20' Property Boundary Buffer
	15' Front Setback Line



RECORDERS MEMORANDUM

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The Gardens at
Mayfield Ranch
Round Rock, Texas

EXHIBIT "E" - TYPICAL BUILDING SETBACKS

SCALE: 1" = 10'
DATE: 12-16-2014



712 Congress Avenue, Suite 200
Austin, TX 78702
Tel: (512) 480-0012 Fax: (512) 480-0617
www.rp-arch.com



LEGEND	
SYMBOLS	DESCRIPTION
---	PROPERTY BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	FENCE LINE
●	PROPERTY PIN
---	B.S.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
---	R.O.W. RIGHT OF WAY
---	P.U.D. PLANNED UNIT DEVELOPMENT
---	G.B.S.L. GARAGE BUILDING SETBACK LINE
---	CRZ CRITICAL ROOT ZONE
---	CRZ LINE
---	75% CRZ LINE
---	DISTURBED CRZ

FENCE NOTE:
 DIMENSIONS GIVEN FOR FENCELINE ARE FOR TAKE OFF PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDING ON LOT.
 FENCE LENGTH: 170 LINEAR FT. (APPROX.)

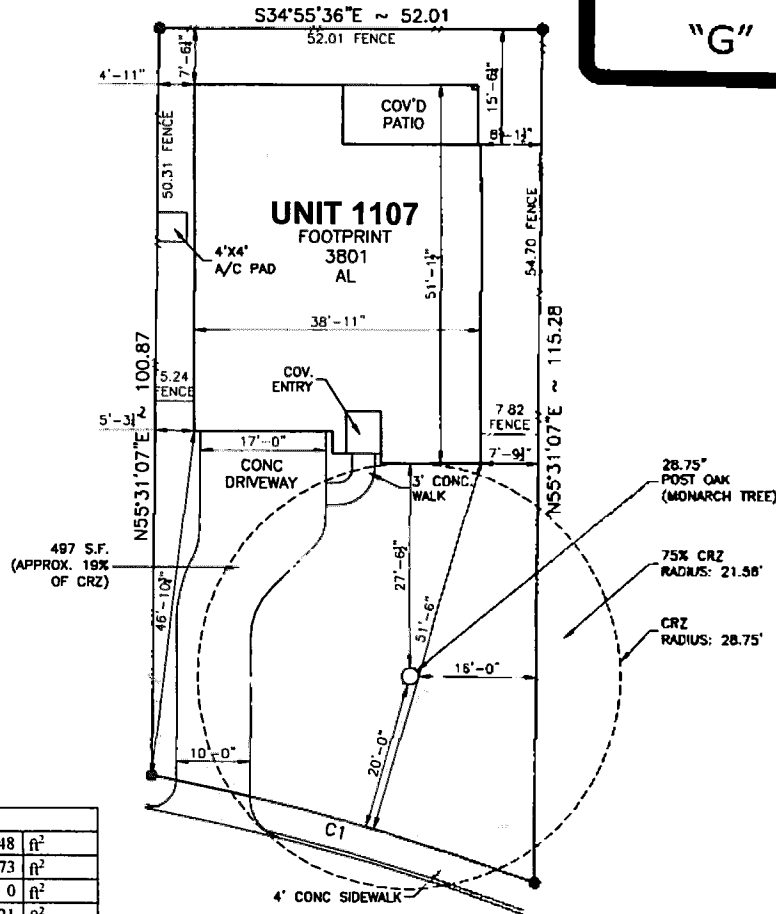
LOT FIT



SCALE: 1" = 20'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD LENGTH	CHORD DIRECTION	ARC LENGTH
C1	318.00'	53.86'	S19°24'32"E	53.93'

EXHIBIT
"G"



SOD AREA:	
Front Yard	2048 ft ²
Rear Yard	973 ft ²
Front R.O.W.	0 ft ²
TOTAL SOD	3021 ft²

FLAT WORK AREA:	
Private Walk	27 ft ²
Private Drive	619 ft ²
Parking Pad & Stoops	16 ft ²
Public Approach	53 ft ²
Public Walk	169 ft ²
TOTAL FLATWORK:	884 ft² (Approx.)

IMPERVIOUS COVER:		
Lot Area	5580 ft ²	
Slab Area	1896 ft ²	33.98%
Flat Work Area	662 ft ²	11.86%
Total Concrete Area:	2558 ft²	
Percentage of Impervious Cover:	45.84%	

**4508 BRANDON COURT
 (32' ACCESS EASEMENT)**

- TREE PROTECTION MEASURES SHALL COMPLY WITH ROUND ROCK TEXAS CODE OF ORDINANCE SECTION 8-22
- 10' SIDE YARD MINIMUM SEPARATION (ROOF EAVE TO ROOF EAVE)
- 30' REAR YARD MINIMUM SEPARATION (ROOF EAVE TO ROOF EAVE)
- SIDEWALKS SHALL BE CONSTRUCTED PER CITY OR SUBDIVISION REQUIREMENTS
- SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER

BOWMAN CONSULTING JOB#: 070277-03-01

V:\070288 - Blackburn Communities Plot Plans\070288-03-001 (ENG) - Blackburn-Gardens at Mayfield\Engineering\Plot Plan\12-R2_Gardens at Mayfield_Unit 1107_4508 Brandon Court_LOT-FT.dwg

RECORDERS MEMORANDUM

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BLACKBURN COMMUNITIES

4508 BRANDON COURT
 UNIT: 1107
 GARDENS AT MAYFIELD
 ROUND ROCK, TEXAS

BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAN PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.


DATE ISSUED			
8/7/2019			
REVISIONS			
NO.	DATE	REASON	BY
R1	6/11/2018	SHOW CRZ	KP
R2	7/23/2018	MOVE HOUSE OUT OF CRZ	KP
DRAWN BY:		CHECKED BY:	
KP		JPS	

Bowman CONSULTING

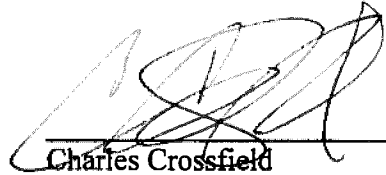
1120 S. Capital of Texas Hwy Phone: (512) 327-1180
 Building 3, Ste 220 TBPE Firm No F 14309
 Austin, Texas 78746

www.bowmanconsulting.com

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Brad Wiseman, AICP
Director of Planning and
Development Services



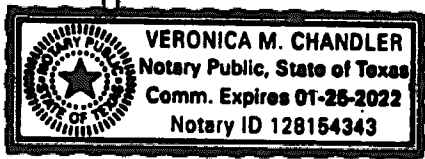
Charles Crossfield
City Attorney

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of August, 2019.



Veronica M. Chandler

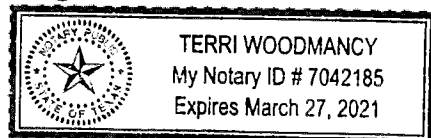
Notary Public Signature
State of Texas

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of August, 2019.



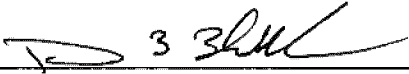
Terri Woodmancy

Notary Public Signature
State of Texas

ADMINISTRATIVE AMENDMENT TO PUD 101 - AMENDMENT NO. 1

AGREED TO BY OWNER:

GARDENS AT MAYFIED, LLC

By: 

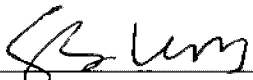
David Blackburn
Manager

THE STATE OF ^{Mississippi} ~~TEXAS~~ §
COUNTY OF ^{Lafayette} ~~WILLIAMSON~~ §

BEFORE ME, the undersigned authority, on this day personally appeared David Blackburn, known to me to be the person whose name is subscribed to the foregoing instrument as an Authorized Representative for Gardens at Mayfield, LLC, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of August, 2019.




Notary Public Signature
State of Mississippi

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019079136

Pages: 6 Fee: \$45.00
08/26/2019 08:18 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas