

ORDINANCE NO. O-2019-0412

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ORIGINALLY ZONE 26.102 ACRES OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 117; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas has recently annexed 26.102 acres of land out of the GW Glasscock Survey, Abstract No. 267 in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 4th day of September, 2019, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 117, and

WHEREAS, on the 24th day of October, 2019, after proper notification, the City Council held a public hearing on the proposed original zoning, and

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

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 10, Article I, Section 10-2 and Article IV, Sections 10-20 and 10-22, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 117 meets the following goals and objectives:

- (1) The development in PUD No. 117 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 117 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 117 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.
- (4) P.U.D. No. 117 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 117 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter

designated as, Planned Unit Development (PUD) No. 117, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 117 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

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

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

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

Alternative 1:

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

READ, PASSED, and ADOPTED on first reading this 24th day of OCTOBER, 2019.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2019.

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

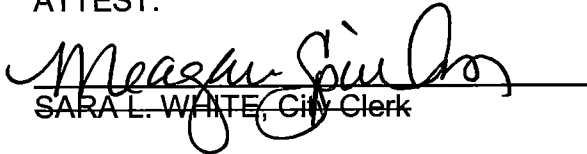
_____, 2019.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

WRIT BAESE, Mayor Pro-Tem

ATTEST:



SARA L. WHITE, City Clerk

MEAGAN SPINKS, Deputy City Clerk

EXHIBIT
"A"

EXHIBIT A

26.102 ACRE QUICK TRACT
MILESTONE COMMUNITY BUILDERS
JOB NO. 5209-00

DESCRIPTION OF A 26.102-ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75-ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 389.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southwest corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

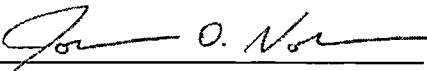
THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74-acre tract of land as conveyed to Ardalía Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

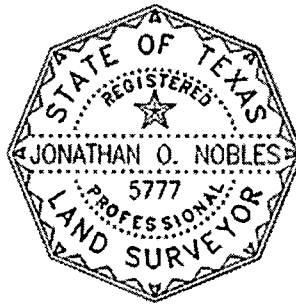
THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the **POINT OF BEGINNING** and containing 26.102 acres of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on April 27, 2019 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. A sketch accompanies this description.



Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



7/22/19
Date

Client: Milestone
Date: July 18, 2019
Revised: July 22, 2019
Job No: 6773-00/01

EXHIBIT

“B”

**QUICK TRACT
PLANNED UNIT DEVELOPMENT NO. 117**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “**City**”). For purposes of this Plan, the term **Owner** shall mean THE QUICK LIVING TRUST; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 26.10 acres, as more particularly described in **Exhibit “A” (Legal Description)**, (herein after referred to as the “**Property**”) attached hereto and made a part hereof; and

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

WHEREAS, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

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

WHEREAS, on September 4, 2019 the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Part II, Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2. Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 26.10 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

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

5. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a single family residential development.

5.2. Land Use

- (1) The residential housing type shall be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.
- (3) A maximum of 150 units shall be allowed.

6. DEVELOPMENT STANDARDS

6.1. Exterior Design Elements

The following design elements shall be required on the rear second floor elevation of two story units when the rear faces College Park Drive:

- (1) One window enhancement from the following list:
 - (a) Shutters
 - (b) Awnings or shed roofs
 - (c) Arch windows

- (2) One design feature from the following list:
 - (a) Balcony
 - (b) Dormer or projected wall
 - (c) Box window

6.2. Garage Door Treatment

- (1) An upgraded garage door, defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door, shall be required.

- (2) Upgraded garage doors shall not be required for swing in, side entry garages.

6.3. Yard Fencing

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

6.4. Perimeter Fencing and Subdivision Wall

- (1) Where the platted lot boundaries are adjacent to the right-of-way for College Park Drive, a subdivision wall, in compliance with Section 4-30 of the Code, shall be constructed when the adjacent portion of College Park Drive is constructed; and

- (2) Where the platted lot boundaries are not adjacent to the right-of-way for College Park Drive, a cedar privacy fence with a picket size of 1" x 6", a top cap, treated rails and metal posts, with the finished side facing the abutting properties, shall be constructed.

6.5. Building Setbacks

- (1) The building setback for the lot on which multiple residential units are located shall be 20' from any lot boundary.

- (2) Individual condominium lot building setbacks shall be according to **Exhibit "B"**.

6.6. Parking

- (1) A total of 4 parking spaces per unit are required:
 - (a) 2 garage enclosed parking spaces
 - (b) 2 parking spaces located in front of the garage and outside of the private access drive. Parking spaces shall measure 9' x 18'.
- (2) Guest parking shall be provided by:
 - (a) Providing for parallel parking on one side of the drive aisle, which requires a drive aisle width equivalent to 30-feet measured 'face of curb to face of curb'.

6.7. Private Drive Aisles

- (1) A minimum width of 30' from 'face of curb to face of curb' - parallel parking is to be provided on one side; parallel parking subject to City design regulations, including access for emergency vehicles:
 - (a) Shall include a four foot (4') wide sidewalk on one side of the drive;
 - (b) Subgrade to be approved by the City of Round Rock according to the Transportation Manual, Section 3 – Pavement Design for local streets;
 - (c) A private home owners association will be established for the maintenance of the private drive aisles.

6.8. Landscaping

- (1) The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
 - (a) All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Lady Bird Johnson Wildflower Center.
 - (c) Each single family dwelling unit shall be provided with a minimum of three (3) two-inch (2") caliper large species trees, whether through the preservation of existing trees or planting of two-inch (2") caliper container-grown trees.
- (2) A private home owners association will be established for the maintenance of any landscape and irrigation areas located between the private drive lanes and single family units as well as for all community signage, walls, medians, common open spaces and detention areas.

7. AMENITIES

7.1. Requirement

A total of three (3) amenities accessible to all residents shall be provided.

7.2. Amenities

Amenities to be provided shall include but are not limited to the following:

- (1) Playground equipment;
- (2) Fenced dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet;
- (3) Private fitness facility*;
- (4) Picnic area, to contain no fewer than two tables and two cooking grills;
- (5) Swimming pool;
- (6) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be integrated into a single device), available for resident use*;
- (7) Tennis court;
- (8) Basketball court;
- (9) Volleyball court;
- (10) Kitchen available for resident use*;
- (11) Social room available for resident use*;

*These amenities may be located in the amenity center and each one qualifies toward the amenity requirement.

8. CHANGES TO DEVELOPMENT PLAN

8.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

8.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey
Exhibit "B"	Home site setbacks

DESCRIPTION OF A 26.102-ACRE TRACT OF LAND SITUATED
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE GW GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF TRACTS I AND II AS CONVEYED TO EDWARD QUICK, ET AL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2016059259 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FURTHER DESCRIBED AS BEING A PORTION OF THAT CALLED 32.67-ACRE TRACT OF LAND AS CONVEYED TO OSCAR QUICK BY DEED RECORDED IN VOLUME 99, PAGE 31 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 75-ACRE TRACT OF LAND DESCRIBED AS TRACT THREE AS CONVEYED TO OSCAR QUICK BY PARTITION DEED RECORDED IN VOLUME 92, PAGE 74-77 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for **POINT OF REFERENCE** at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Old Settlers Boulevard (variable width right-of-way) with the west right-of-way line of Bluffs Landing Way (65 feet wide right-of-way), as dedicated by BLUFFS LANDING SENIOR VILLAGE, a plat recorded in Cabinet EE, Slides 371-372 of the Official Public Records of Williamson County, Texas; Thence, with the west right-of-way line of said Bluffs Landing Way, N 21°07'03" W, pass a 1/2-inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remaining portion of the above described Quick 32.67-acre tract, and continuing on for a total distance of 389.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving said Bluffs Landing Way right-of-way and over and across said Quick 32.67-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W, a distance of 790.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the point of curvature of a non-tangent curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 161.15 feet, having a radius of 890.00 feet, a central angle of 10°22'29" and a chord which bears S 15°46'26" E a distance of 160.93 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, S 20°57'41" E a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 65°57'41" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of said Old Settlers Boulevard, for the most southerly southeast corner of the herein described tract;

THENCE, with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 150.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most southerly southwest corner of the herein described tract and a point of curvature of a non-tangent curve to the left, from which a 1/2-inch iron rod found for the southwest corner of said Quick 75-acre tract bears S 69°02'19" W a distance of 1,928.98 feet;

THENCE, leaving the north right-of-way line of said Old Settlers Boulevard and over and across said Quick 32.67-acre tract, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 24°02'19" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said Quick 32.67-acre tract, N 20°57'41" W a distance of 189.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said Quick 32.67-acre tract, along said curve to the right, an arc distance of 160.98 feet, having a radius of 990.00 feet, a central angle of 09°19'00" and a chord which bears N 16°18'10" W a distance of 160.81 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Quick 32.67-acre tract and over and across said Quick 75-acre tract, 375 feet northerly of and parallel with the north right-of-way line of said Old Settlers Boulevard, S 69°02'19" W a distance of 991.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most westerly southwest corner of the herein described tract;

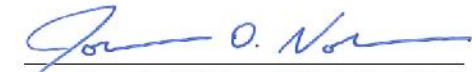
THENCE, continuing over and across said Quick 75-acre tract, N 21°25'53" W a distance of 357.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

THENCE, continuing over and across said Quick 75-acre tract, N 44°04'32" E a distance of 623.53 feet to a 3/4-inch iron pipe found at the northwest corner of said Quick 32.67-acre tract and at the southwest corner of a called 93.74-acre tract of land as conveyed to Ardalina Martin by Warranty Deed recorded in Volume 2571, Page 709 of the Deed Records of Williamson County, Texas, for an angle point in the north line of the herein described tract;

THENCE, with the north line of said Quick-32.67 acre tract and a southerly line of said Martin tract, N 68°47'50" E a distance of 1,319.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the west right-of-way line of said Bluffs Landing Way, at the northeast corner of said Quick-32.67 acre tract, for the northeast corner of the herein described tract, from which a 1/2-inch iron rod found with cap stamped "ALL POINTS" bears N 68°47'50" E a distance of 8.08 feet;

THENCE, with the west right-of-way line of said Bluffs Landing Way, S 21°07'03" E, pass a 1/2-inch iron rod found with cap stamped "ALL POINTS" at a distance of 27.04 feet and continuing on for a total distance of 626.38 feet to the POINT OF BEGINNING and containing 26.102 acres of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on April 27, 2019 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. A sketch accompanies this description.



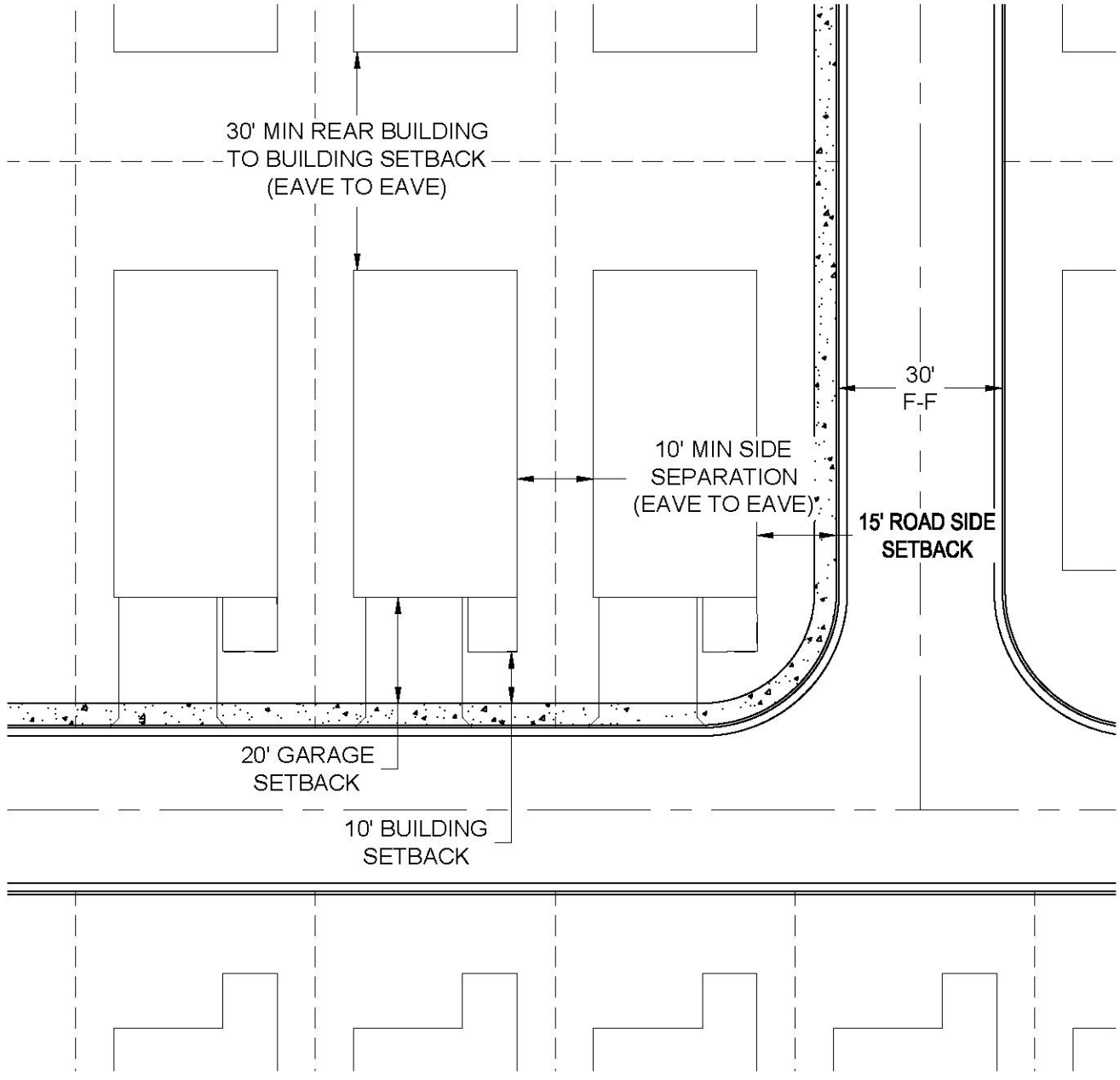
Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



7/22/19
Date

Client: Milestone
Date: July 18, 2019
Revised: July 22, 2019
Job No: 6773-00/01

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* MINIMUM SETBACK FROM ANY PROPERTY BOUNDARY IS 20'

EXHIBIT "B"

QUICK TRACT

HOME SITE SETBACKS

BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330 AUSTIN,
 TX 78731 TBPB Registration No. F-1046
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