



**ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)
AMENDMENT NO. 12**

May 20, 2021

Kim Wise
Hickerson Round Rock Land, LP
10210 N. Central Expressway, Suite 300
Dallas, TX 75231

RE: Administrative Amendment to PUD 56 for Parcel 2 - Driveway Throat Length

Dear Mr. Wise:

Further to your request for an administrative modification of the PUD 56 (Randall's Town Center), the following changes to the PUD are made, as provided for by Article II, Section 16.1 of the Agreement and Development Plan.

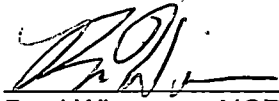
- **Exhibit "C" is hereby replaced with the attached Exhibit "C";**
- **Section 1.0 – Permitted Uses, Exhibit "D" – DEVELOPMENT PARCELS "2 & 5" - Commercial Development, Section 9. Driveway Throat Length shall be administratively modified to read:**

All driveways, except for those listed below, that access A. W. Grimes Boulevard or Gattis School Road shall provide a minimum driveway throat of 100 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right-of-way. The following exceptions apply:

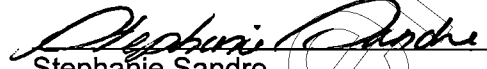
1. The driveway from A. W. Grimes Boulevard abutting the fuel center shall provide a minimum throat length of 40 feet on both sides of the driveway. Throat length shall be measured from the property line along the street right of way.
2. The driveway from A.W. Grimes Boulevard indicated on **Exhibit "C"** as 'Amendment No. 12' shall provide a minimum throat length of 40 feet on both sides of the driveway. Throat length shall be measured from the property line along the street right of way.
3. The most westerly driveway from Gattis School Road shall provide a minimum throat length of 100 feet unless the length is reduced in writing by the City Traffic Engineer. In no case shall this throat length be less than 50 feet. No parking spaces or internal access drives shall intersect with access driveways within this 100- foot throat. Throat length shall be measured from the property line along the street right of way.

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Sincerely,



Brad Wiseman, AICP, Director
Planning and Development Services




Stephanie Sandre
City Attorney

THE STATE OF TEXAS §

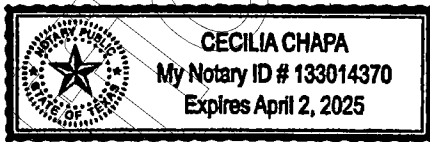
COUNTY OF WILLIAMSON §

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 Assistant 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 25th day of May, 2021.



Notary Public Signature
State of Texas



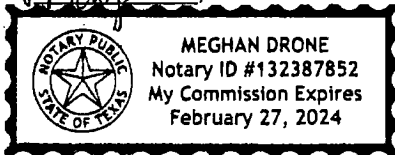
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THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Sandre known to me to be the person whose name is subscribed to the foregoing instrument as the Development Services Manager 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 21th day of May, 2021.



[Signature]
Notary Public Signature
State of Texas

AGREED TO BY OWNER:

Hickerson Round Rock Land, L.P.

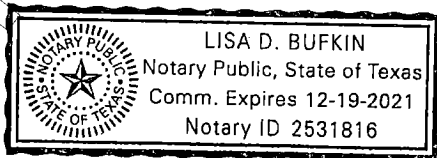
By: [Signature]
~~Kim Wise~~ Julian Hawes, Jr.
Hickerson Round Rock Land, L.P.
Authorized Representative

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

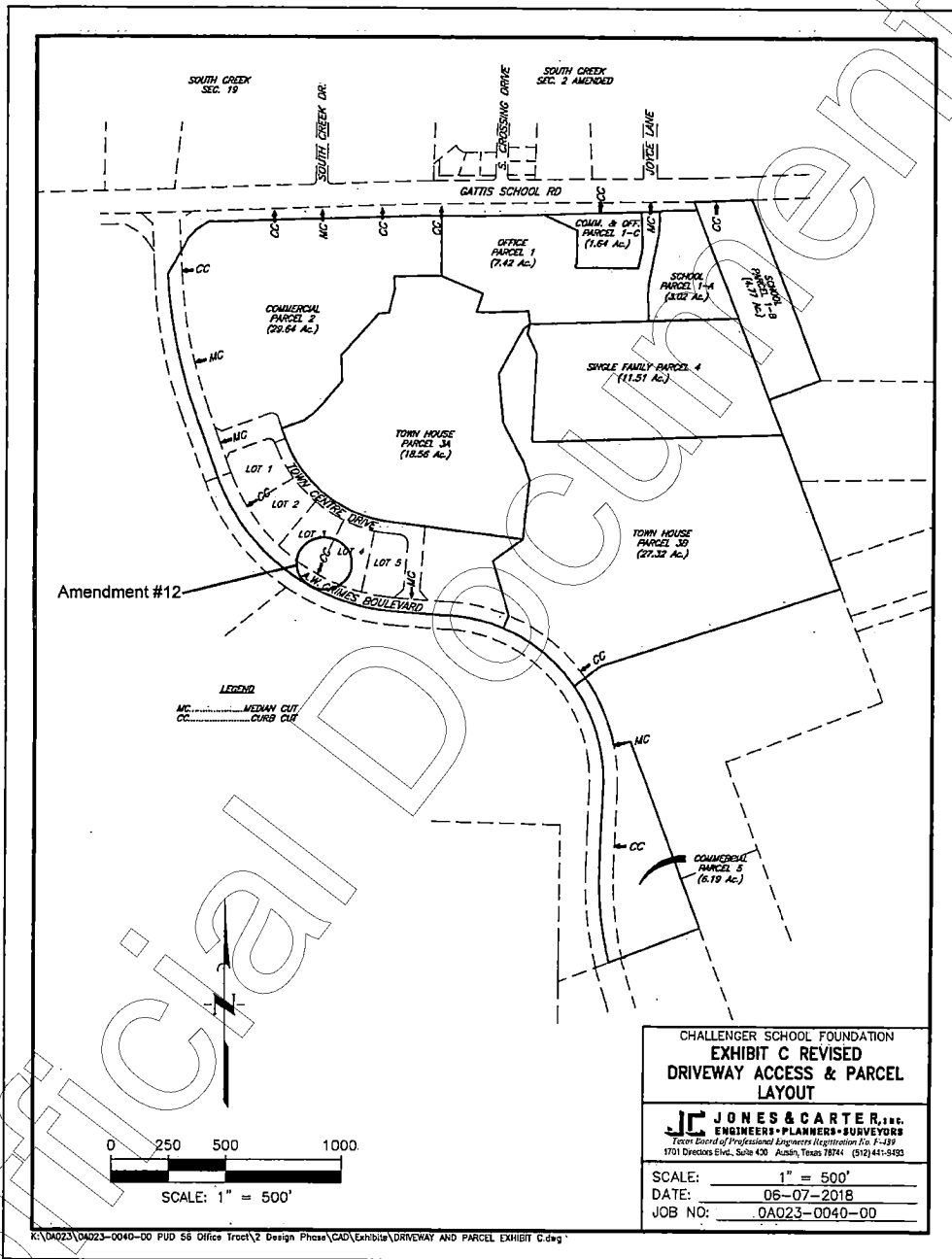
BEFORE ME, the undersigned authority, on this day personally appeared ~~Kim Wise~~ Julian Hawes, Jr. known to me to be the person whose name is subscribed to the foregoing instrument as the Authorized Representative for Hickerson Round Rock Land, L.P., and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24 day of May, 2021.



[Signature]
Notary Public Signature
State of Texas

**ADMINISTRATIVE AMENDMENT TO PUD 56 (RANDALL'S TOWN CENTER)
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CHALLENGER SCHOOL FOUNDATION
EXHIBIT C REVISED
DRIVEWAY ACCESS & PARCEL
LAYOUT

JC JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-499
 1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-5152

SCALE: 1" = 500'
 DATE: 06-07-2018
 JOB NO: QA023-0040-00

K:\QA023\QA023-0040-00 PUD 56 Office Tract\2 Design Phase\CAD\Exhibits\DRIVEWAY AND PARCEL EXHIBIT C.dwg

① City of Round Rock
 301 West Bangdad, STE 210
 Round Rock, TX 78664

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS 2021082958

VAR Fee: \$33.00
 06/03/2021 02:05 PM KCURRIE



Nancy E. Rister
 Nancy E. Rister, County Clerk
 Williamson County, Texas