

**ORDINANCE NO. O-2021-202**

**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 REZONE TWO TRACTS OF LAND TOTALING 35.71 ACRES, DESCRIBED AS THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM C-1 (GENERAL COMMERCIAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 130 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone two tracts of land totaling 35.71 acres, described as the remnant portion of Lot 1, Block A, Dell North Campus Subdivision, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from C-1 (General Commercial) zoning district to Planned Unit Development (PUD) No. 130 zoning district, and

**WHEREAS**, the City Council has submitted the requested change in the Official Zoning Map 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 16th day of June, 2021, 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 zoning classification of the property described in Exhibit "A" be changed to PUD No. 130, and

**WHEREAS**, on the 22nd day of July, 2021, after proper notification, the City Council held a public hearing on the requested amendment, 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 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, 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. 130 meets the following goals and objectives:

- (1) The development in PUD No. 130 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 130 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 130 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. 130 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. 130 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. 130, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 130 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 Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution 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.

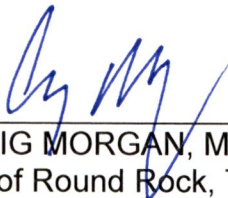
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

**READ, PASSED, and ADOPTED** on first reading this 22<sup>nd</sup> day of July, 2021.

Alternative 2.

**READ and APPROVED** on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**READ, APPROVED and ADOPTED** on second reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

  
\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
MEAGAN SPINKS, Deputy City Clerk



# EXHIBIT

## "A"

A 13.927 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 13.927 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with cap marked "Baker-Aicklen" found on a point in the east right-of-way line of S. Mays Street, a variable width right-of-way recorded in Document No. 200212894 of the Official Public Records of Williamson County, Texas, said point being the northwest corner of said Remnant Portion, same being the southwest corner of a called 0.239-acre tract conveyed to the City of Round Rock, recorded in Document No. 2001062869 of the Official Public Records of Williamson County, Texas, also for the westernmost northwest corner and POINT OF BEGINNING hereof;

THENCE N 69°45'30" E, departing the east right-of-way line of S. Mays Street, with the south boundary line of said 0.239-acre tract, same being a north boundary line of said Remnant Portion, a distance of 175.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest ell corner of said Remnant Portion, same being the southeast corner of said 0.239-acre tract for the northwest ell corner hereof;

THENCE N 20°14'30" W, with a west boundary line of said Remnant Portion, same being the east boundary line of said 0.239-acre tract, a distance of 106.63 feet to a ½" iron rod with cap marked "Baker-Aicklen" found at a southwest ell corner of said Remnant Portion, same being the northeast corner of said 0.239 acre tract for a southwest ell corner hereof;

THENCE S 69°29'38" W, with a south boundary line of said Remnant Portion, same being the north boundary line of said 0.239-acre tract, a distance of 53.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said 0.239-acre tract, same being a northwest corner of said Remnant Portion, also being a point in the west boundary line of a called 0.23-acre tract conveyed to the City of Round Rock, recorded in Volume 818, Page 28 of the Deed Records of Williamson County, Texas for a southwest corner hereof;

THECNE N 04°15'37" W, with a west boundary line of said Remnant Portion, same being the east boundary line of said 0.23-acre tract, a distance of 22.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost northwest corner of said Remnant Portion, same being the northeast corner of said 0.23-acre tract also being a point in the south boundary line of Daystar Subdivision, Section Two, a subdivision according to the plat recorded in Document No. 2019024975 of the Official Public Records of Williamson County, Texas for the northernmost northwest corner hereof,

THENCE N 68°53'26" E, with the north boundary line of said Lot 1, same being the south boundary line of said Daystar Subdivision, Section Two, a distance of 507.72 feet to a ½" iron rod with cap marked "Baker-Aicklen" found for the southeast corner of said Daystar Subdivision, Section Two, same being the southwest corner of Southern Terrace (Revised) a subdivision according to the plat recorded in Cabinet B, Slide 90 of the Plat Records of Williamson County, Texas for an angle point hereof,

THENCE N 70°19'30" E, with the south boundary line of said Southern Terrace (Revised), same being the north boundary line of said Lot 1, a distance of 1.18 feet to calculated point for the northeast corner hereof;

THENCE departing the south boundary line of said Southern Terrace (Revised), through the interior of said Lot 1, the following three (3) courses and distances:

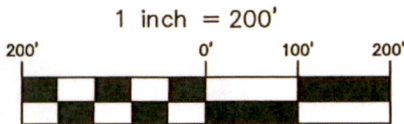
1. S 19°35'13" E, a distance of 1063.58 feet to a calculated point for the easternmost southeast corner hereof,
- 2, S 70°27'14" W, a distance of 246.82 feet to a calculated point for the southeast ell corner hereof, and
- 3' S 19°35'13" E, a distance of 94.43 feet to a calculated point in the northeast right-of-way line of Dell Way, a variable with right-of-way recorded in Cabinet Q, Slide 284 of the Plat Records of Williamson County, Texas for the south corner and point of non-tangent curvature hereof,

THENCE along the arc of a curve to the right, with the northeast right-of-way line of said Dell Way, same being the southwest boundary line of the Remnant Portion of said Lot 1, said curve having a radius of 390.00 feet, a central angle of 20°11'05", a chord bearing and distance of N 69°00'24" W, 136.68 feet, for an arc length of 137.39 feet to a ½" iron rod with cap marked "Bury & Partners" found on a point in the northeast right-of-way line of said S. Mays Street, same being the southwest boundary line of the Remnant Portion of said Lot 1 for a point of non-tangency hereof;

THENCE with the northeast right-of-way line of said S Mays Street, same being the southwest boundary line of the Remnant Portion of said Lot 1, the following four (4) courses and distances:

- 1, N 58°53'05" W, a distance of 282.88 feet to a ½" iron rod found for a point of non-tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 39°20'56", a chord bearing and distance of N 39°12'24" W, 336.68 feet, an arc length of 343.38 feet to a ½" iron rod with cap marked "Bury & Partners" found for a point of non-tangency hereof,
- 3, N 19°30'36" W, a distance of 106.89 feet to a ½" iron rod with cap marked "Bury & Partners" found for an angle point hereof, and
- 4' N 18°06'23" W, a distance of 283.48 feet to the POINT OF BEGINNING, and containing 13.927 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51267-00 by Pape Dawson Engineers, Inc.





# EXHIBIT OF

A 13.927 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A CALLED 0.23 ACRE TRACT  
OWNER: CITY OF ROUND ROCK  
VOL. 818, PG. 28 (D.R.)

LOT 2A, BLOCK B  
AMENDED PLAT OF  
DAYSTAR SUBDIVISION,  
SECTION TWO  
DOC. NO. 2019024975  
(O.P.R.)  
OWNER: QUIKTRIP  
CORPORATION  
DOC. NO. 2019038865  
(O.P.R.)

LOT 1, BLOCK B  
DAYSTAR SUBDIVISION,  
SECTION TWO  
CAB. GG, SLIDE 3 (P.R.)  
OWNER: APPLE TEN  
HOSPITALITY OWNERSHIP, INC.  
DOC. NO. 2011067294  
(O.P.R.)

SOUTHERN TERRACE  
(REVISED)  
CAB. B, SLIDE 90 (P.R.)

N68°53'26"E 507.72'

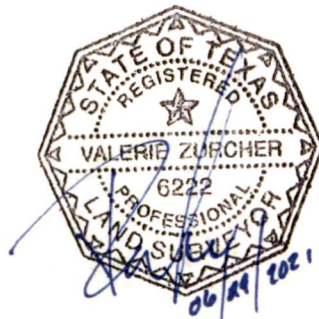
## LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
CAB. CABINET  
SLD. SLIDE  
DOC. NO. DOCUMENT NUMBER  
FD. FOUND  
I.R. IRON ROD  
(BA) BAKER-AICKLEN  
(BP) BURY & PARTNERS  
(PD) PAPE-DAWSON  
P.O.B. POINT OF BEGINNING

FOUND IRON ROD WITH CAP AS NOTED

## LINE TABLE

LINE	BEARING	LENGTH
L1	N69°45'30"E	175.63'
L2	N20°14'30"W	106.63'
L3	S69°29'38"W	53.61'
L4	N04°15'37"W	22.14'
L5	N70°19'30"E	1.18'
L6	S70°27'14"W	246.82'
L7	S19°35'13"E	94.43'
L8	N19°30'36"W	106.89'
L9	N18°06'23"W	283.48'



## CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	390.00'	20°11'05"	N69°00'24"W	136.68'	137.39'
C2	500.00'	39°20'56"	N39°12'24"W	336.68'	343.38'

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**13.927 ACRES**

THE REMNANT PORTION OF LOT 1, BLOCK A  
DELL NORTH CAMPUS SUBDIVISION  
CABINET Q, SLIDE 284 (P.R.)  
OWNER: DELL COMPUTER HOLDINGS L.P.

FD. 1/2" I.R.

N58°53'05"W 282.88'

FD. I.R. (BP)

(VARIABLE WIDTH RIGHT OF WAY)  
DELL WAY  
CAB. Q, SL. 284 (P.R.)

S19°35'13"E 1063.58'

## NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 1

JUNE 29, 2021

JOB No.: 51267-00

A 21.783 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 21.783 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an  $\frac{1}{2}$ " iron rod with cap marked "Bury & Partners" found on a point in the northeast right-of-way line of Dell Center Way, an 80' right-of-way recorded in Cabinet K, Slide 333 of the Plat Records of Williamson County, Texas, said point being the northwest corner of Lot 3, Block B, Dell Center-Lot 3, a subdivision according to the plat recorded in Cabinet K, Slide 333 of the Deed Records of Williamson County, Texas, same being the southernmost southwest corner of said Remnant Portion of Lot 1, for the southernmost southwest corner, point of curvature and POINT OF BEGINNING hereof;

THENCE along the arc of a curve to the left, with the northeast right-of-way line of said Dell Way, same being the southwest boundary line of said Remnant Portion, said curve having a radius of 470.00 feet, a central angle of  $45^{\circ}47'54''$ , a chord bearing and distance of  $N 84^{\circ}54'33'' W$ , 365.76 feet, for an arc length of 375.69 feet to a calculated point for the westernmost southwest corner and point of non-tangency hereof, from which an iron rod with cap marked "Baker-Aicklen" found bears  $S 70^{\circ}16'44'' W$ , 31.37 feet;

THENCE departing the northeast right-of-way line of said Dell Way, through the interior of the Remnant Portion of said Lot 1, the following three (3) courses and distances:

1.  $N 18^{\circ}26'37'' W$ , a distance of 114.89 feet to a calculated point for the southwest ell corner hereof,
2.  $S 70^{\circ}30'50'' W$ , a distance of 251.00 feet to a calculated point for the westernmost southwest corner hereof, and
3.  $N 19^{\circ}31'07'' W$ , a distance of 1064.88 feet to a calculated point in the south boundary line of a called 2.86-acre tract, conveyed to Joe D. Anderson and Vera R. Anderson Living Trust recorded in Document No. 2001034690 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE with the south boundary line of said 2.86-acre tract, same being the north boundary line of said Lot 1, the following three (3) courses and distances:

1.  $N 70^{\circ}00'24'' E$ , a distance of 118.51 feet to a  $\frac{1}{2}$ " iron rod found for an angle point hereof,
2.  $N 68^{\circ}30'24'' E$ , a distance of 277.22 feet to a  $\frac{1}{2}$ " iron rod with cap marked "Bury & Partners" found for an angle point hereof, and
3.  $N 70^{\circ}25'52'' E$ , a distance of 61.98 feet to a  $\frac{1}{2}$ " iron rod found for an angle point hereof,

THENCE  $N 69^{\circ}50'23'' E$ , continuing with the north boundary line of said Lot 1, same being, in part, the south boundary line of said 2.86-acre tract, and in part, the south boundary line of Kensington Place, Section 4, a subdivision according to the plat recorded in Cabinet F, Slide 332, of the Plat Records of Williamson County, Texas, a distance of 306.17 feet to a  $\frac{1}{2}$ " iron rod found for the southeast corner of said Kensington Place, Section 4, same being the northeast corner of said Lot 1, also being a northwest corner of Kensington Place, Section 3, a subdivision according to the plat recorded in Cabinet F, Slide 332, of the Plat Records of Williamson County, Texas for the northeast corner hereof,

THENCE  $S 21^{\circ}13'50'' E$ , with the west boundary line of said Kensington Place, Section 3, same being the east boundary line of said Lot 1, a distance of 1341.37 feet to a  $\frac{3}{4}$ " iron rod found for the southwest corner of said Kensington Place, Section 3, same being the southeast corner of said Lot 1, also being a point in the north boundary line of Dell Center-Lot 3, a subdivision according to the plat recorded in Cabinet K, Slide 333, of the Plat Records of Williamson County, Texas, for the southeast corner hereof,

THENCE  $S 69^{\circ}04'34'' W$ , with the north boundary line of said Dell Center-Lot 3, same being the south boundary line of said Lot 1, a distance of 222.44 feet to the POINT OF BEGINNING and containing 21.783 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51267-00 by Pape Dawson Engineers, Inc.





1 inch = 200'

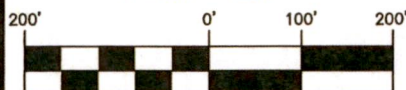


EXHIBIT OF

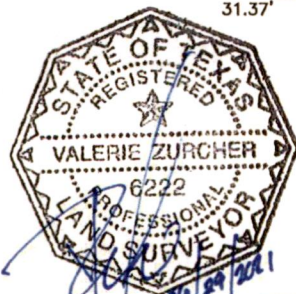
A 21.783 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

#### LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
CAB. CABINET  
SLD. SLIDE  
DOC. NO. DOCUMENT NUMBER  
FD. FOUND  
I.R. IRON ROD  
(BA) BAKER-AICKLEN  
(BP) BURY & PARTNERS  
(PD) PAPE-DAWSON  
P.O.B. POINT OF BEGINNING

FOUND IRON ROD WITH CAP AS NOTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°26'37"W	114.89'
L2	S70°30'50"W	251.00'
L3	N70°00'24"E	118.51'
L4	N68°30'24"E	277.22'
L5	N70°25'52"E	61.98'
L6	N69°50'23"E	306.17'
L7	S69°04'34"W	222.44'



**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

A CALLED 2.86 ACRE TRACT  
OWNER: THE TRUSTEE(S) OF THE  
JOE D. ANDERSON AND VERA R.  
ANDERSON LIVING TRUST  
DOC. NO. 2001034690 (O.P.R.)

KENSINGTON PLACE,  
SECTION 4  
CAB. F, SLIDE 332  
(P.R.)

L3 L4 L5 L6  
FD. 1/2" I.R. FD. I.R. (BP) FD. 1/2" I.R. FD. 1/2" I.R.

#### NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

## 21.783 ACRES

THE REMNANT PORTION OF LOT 1, BLOCK A  
DELL NORTH CAMPUS SUBDIVISION  
CABINET Q, SLIDE 284 (P.R.)  
OWNER: DELL COMPUTER HOLDINGS L.P.

N19°31'07"W 1064.88'

S21°13'50"E 1341.37'  
KENSINGTON PLACE, SECTION 3  
CAB. F, SLIDE 332 (P.R.)

L2

FD. I.R. (BA)

S70°16'44"W  
31.37'

C1  
DELL WAY  
(VARIABLE WIDTH RIGHT OF WAY)  
CAB. Q, SL. 284 (P.R.)

P.O.B.  
FD. I.R. (BP)

L7

LOT 3, BLOCK B  
DELL CENTER-  
LOT 3 SUBDIVISION  
CAB. K, SLIDE 333  
(P.R.)

#### CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	470.00'	45°47'54"	N84°54'33"W	365.76'	375.69'

SHEET 1 OF 1

JUNE 29, 2021

JOB No.: 51267-00

**EXHIBIT**  
**"B"**

**DEVELOPMENT PLAN  
PROJECT LEVER  
PLANNED UNIT DEVELOPMENT NO. 130**

**THE STATE OF TEXAS                   §  
COUNTY OF WILLIAMSON           §**

**THIS DEVELOPMENT PLAN** (this "**Plan**") is made and entered by and between the City of Round Rock, Texas, a Texas municipal corporation, 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "**City**"), and Dell Computer Holdings L.P., their successors and assigns, 501 Dell Way, Round Rock, TX 78664 (hereinafter referred to as the "**Owner**").

**WHEREAS**, the Owner is the owner of certain real property consisting of 35.71 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 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 June 16, 2021, 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. 14.

#### 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 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 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.



## 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, City of Round Rock, Texas, hereinafter referred to as "the Code."

#### 2 PROPERTY

This Plan covers approximately 35.71 acres of land, comprised of two separate parcels of 13.927 acres and 21.783 acres, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

#### 3 PURPOSE

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

#### 4 APPLICABILITY OF CITY ORDINANCES

##### 4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial-Limited)** zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

##### 4.2 Other Ordinances

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

## 5 PERMITTED USES

5.1 All uses in the **C-1a (General Commercial-Limited)** zoning district, in addition to:

1) "Data Center", subject to the following:

a. Data Center shall be defined as an establishment primarily involved in the compiling, storage, and maintenance of digital documents, records, and other types of information in digital form utilizing a mainframe computer, switches, routers, and other infrastructure critical for technology providers.

b. For the purpose of this PUD, a data center shall be entirely contained within a perimeter wall, and the primary buildings shall not exceed 50' in height.

2) "Communications Tower", lattice style, subject to the provisions listed in Section 12 below, Communications Tower.

5.2 Unless otherwise described below, the definitions of all terms used to describe uses in this document shall be those found in the Code of the City of Round Rock, as amended.

## 6 ACCESSORY STRUCTURES

6.1 Accessory structures may be permitted in the street yard and shall be limited to a maximum height of twenty-five (25) feet.

## 7 BUILDING DESIGN

7.1 Building materials, articulation, and design shall be substantially consistent with "Exhibit B".

## 8 SIGNAGE

8.1 Signage shall be permitted on the building façade and perimeter walls. No free-standing signage is permitted.

1) Signage shall be back lit; each sign shall not exceed 250 square feet in sign area. The data center shall have a maximum of four signs.

9      LANDSCAPING FOR DATA CENTER USE

9.1      All applicable requirements for landscaping found in 8-10 of the Code shall apply, with the following exceptions:

- 1)      Interior parking lot landscape requirements:
  - a.      End islands and interrupting islands for new construction shall not be required to contain landscaping within each landscape island.
  - b.      The number of trees required of parking lot landscaping shall be planted onsite and outside of the boundary of the perimeter wall. Parking lot landscaping trees shall be planted within public view.
- 2)      The development of a data center shall be exempt from foundation treatment requirements and parking lot landscape buffer requirements.
- 3)      In lieu of foundation treatment requirements and parking lot landscape buffer requirements, the following minimum landscaping shall be required within a landscape buffer at least eight (8) feet wide along the Mays Street and Dell Way frontage and subject to the following:
  - a.      One large tree shall be provided every fifty (50) linear feet on center and shall remain outside all utility easements. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.
  - b.      One medium tree shall be provided every fifty (50) linear feet with a minimum caliper of two (2) inches in diameter at time of planting.
  - c.      One large shrub shall be provided every eight (8) feet.
- 4)      An additional row of trees shall be required within thirty (30) feet of the required landscape buffer along Mays Street and Dell Way frontage subject to the following:
  - a.      One large tree shall be provided every fifty (50) feet on center and maintain clearance from all utility easements. Large trees shall be a minimum caliper of four (4) inches in diameter at time of planting.
  - b.      One medium tree shall be provided every fifty (50) feet with a minimum caliper of two (2) inches in diameter at time of planting.



- 5) If conflicting elements prevent trees from on center spacing, trees may be clustered provided they meet the minimum spacing required for large trees within the City Tree Technical Manual.
- 6) All trees shall be an evergreen species selected from the City Tree Technical Manual.

## 10 WALLS/ FENCES FOR DATA CENTER USE

- 10.1 The following requirements apply to walls and fences proposed for perimeter or screening purposes:
- 1) All walls shall provide a finished face to abutting public rights-of-way and all adjacent properties.
  - 2) Walls shall not conflict with sight visibility triangles at street intersections or obstruct views from adjacent driveways.
  - 3) Walls shall be constructed of masonry.
  - 4) Pillars shall be constructed of masonry or steel.
  - 5) Walls facing Mays Street and Dell Way shall have a decorative finish.
  - 6) The maximum height for perimeter or screening walls/ fences shall be no more than twenty (20) feet.
  - 7) The wall design shall be substantially consistent with "Exhibit B".

## 11 SITE LIGHTING

- 11.1 The following requirements apply to site lighting:
- 1) Free standing light fixtures shall not exceed thirty (30) feet in height; however, if a light fixture is within twenty-five (25) feet of a residential lot line, it shall not exceed twenty (20) feet in height.
  - 2) The cone of light shall not encroach onto residential properties, with a maximum foot candle reading of zero (0) foot candles at the shared property line. At no point shall a free standing light pole be constructed between the perimeter wall and a residential property line.

- 3) No lighting shall be mounted on an exterior wall/fence facing a residential property line, nor shall any ground lighting be directed towards a residential property line.

## 12 COMMUNICATIONS TOWER

- 1) The following requirements apply to a single lattice style communications tower proposed with the development of the data center:
- 2) A communications tower shall not exceed eighty (80) feet in height. The maximum height of the tower shall apply to both the tower and all collocated structures attached to the tower.
- 3) The communications tower shall be exclusive to the operations of the data center and shall not allow collocation of separate users.
- 4) The communications tower shall meet all state and federal regulations regarding the construction and operation of a communications tower.
- 5) The communications tower shall be subject to the location identified within Exhibit "C".

## 13 CHANGES TO DEVELOPMENT PLAN

### 13.1 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 Zoning Administrator and the City Attorney.

### 13.2 Major Changes

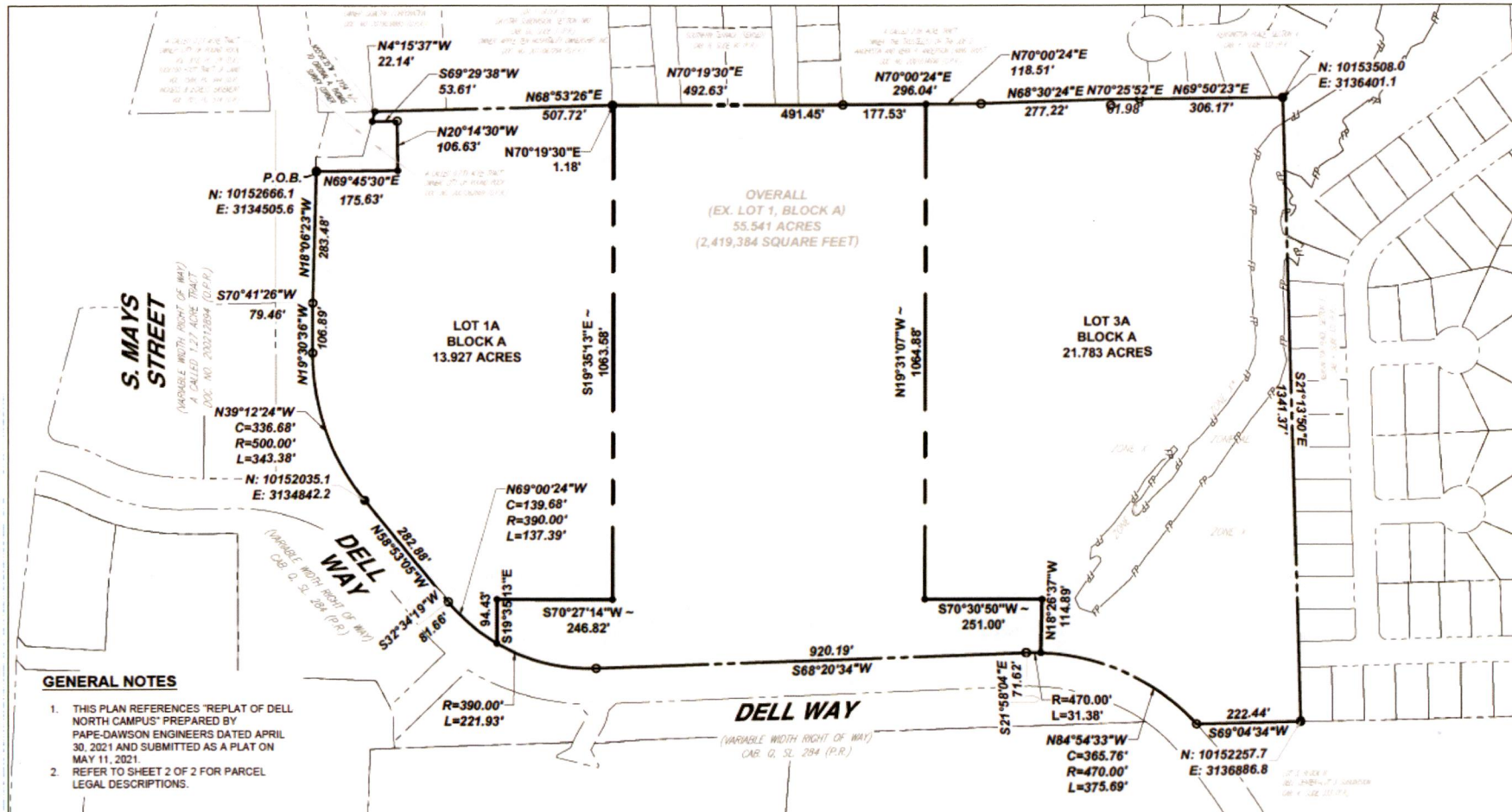
All changes not permitted under section 13.1 above shall be resubmitted following the same procedure required by the original PUD application.

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Building and Wall Elevations
Exhibit "C"	Tower Location and Design



# Exhibit "A"



FIELD NOTES  
FOR

A 13.927 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 13.927 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** AT A 1/4" IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND ON A POINT IN THE EAST RIGHT-OF-WAY LINE OF S. MAYS STREET, A VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 200212894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.239-ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2001062869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO FOR THE WESTERNMOST NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

**THENCE** N 69°45'30" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF S. MAYS STREET, WITH THE SOUTH BOUNDARY LINE OF SAID 0.239-ACRE TRACT, SAME BEING A NORTH BOUNDARY LINE OF SAID REMNANT PORTION, A DISTANCE OF 175.63 FEET TO A 1/4" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND AT THE NORTHWEST ELL CORNER OF SAID REMNANT PORTION, SAME BEING THE SOUTHEAST CORNER OF SAID 0.239-ACRE TRACT FOR THE NORTHWEST ELL CORNER HEREOF;

**THENCE** N 20°14'30" W, WITH A WEST BOUNDARY LINE OF SAID REMNANT PORTION, SAME BEING THE EAST BOUNDARY LINE OF SAID 0.239-ACRE TRACT, A DISTANCE OF 106.63 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND AT A SOUTHWEST ELL CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHEAST CORNER OF SAID 0.239-ACRE TRACT FOR A SOUTHWEST ELL CORNER HEREOF;

**THENCE** S 69°29'38" W, WITH A SOUTH BOUNDARY LINE OF SAID REMNANT PORTION, SAME BEING THE NORTH BOUNDARY LINE OF SAID 0.239-ACRE TRACT, A DISTANCE OF 53.61 FEET TO A 1/4" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHWEST CORNER OF SAID 0.239-ACRE TRACT, SAME BEING A NORTHWEST CORNER OF SAID REMNANT PORTION, ALSO BEING A POINT IN THE WEST BOUNDARY LINE OF A CALLED 0.23-ACRE TRACT CONVEYED TO THE CITY OF ROUND ROCK, RECORDED IN VOLUME 818, PAGE 28 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS FOR A SOUTHWEST CORNER HEREOF;

**THENCE** N 04°15'37" W, WITH A WEST BOUNDARY LINE OF SAID REMNANT PORTION, SAME BEING THE EAST BOUNDARY LINE OF SAID 0.23-ACRE TRACT, A DISTANCE OF 22.14 FEET TO A 1/4" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE NORTHEAST CORNER OF SAID 0.23-ACRE TRACT ALSO BEING A POINT IN THE SOUTH BOUNDARY LINE OF DAYSTAR SUBDIVISION, SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2019024975 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE NORTHERNMOST NORTHWEST CORNER HEREOF;

**THENCE** N 68°53'26" E, WITH THE NORTH BOUNDARY LINE OF SAID LOT 1, SAME BEING THE SOUTH BOUNDARY LINE OF SAID DAYSTAR SUBDIVISION, SECTION TWO, A DISTANCE OF 507.72 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND FOR THE SOUTHEAST CORNER OF SAID DAYSTAR SUBDIVISION, SECTION TWO, SAME BEING THE SOUTHWEST CORNER OF SOUTHERN TERRACE (REVISED) A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 90 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS FOR AN ANGLE POINT HEREOF;

**THENCE** N 70°19'30" E, WITH THE SOUTH BOUNDARY LINE OF SAID SOUTHERN TERRACE (REVISED), SAME BEING THE NORTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 1.18 FEET TO CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

**THENCE** DEPARTING THE SOUTH BOUNDARY LINE OF SAID SOUTHERN TERRACE (REVISED), THROUGH THE INTERIOR OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 19°35'13" E, A DISTANCE OF 1063.58 FEET TO A CALCULATED POINT FOR THE EASTERNMOST SOUTHEAST CORNER HEREOF,
2. S 70°27'14" W, A DISTANCE OF 246.82 FEET TO A CALCULATED POINT FOR THE SOUTHEAST ELL CORNER HEREOF, AND
3. S 19°35'13" E, A DISTANCE OF 94.43 FEET TO A CALCULATED POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF DELL WAY, A VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN CABINET Q, SLIDE 284 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE SOUTH CORNER AND POINT OF NON-TANGENT CURVATURE HEREOF,

**THENCE** ALONG THE ARC OF A CURVE TO THE RIGHT, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID DELL WAY, SAME BEING THE SOUTHWEST BOUNDARY LINE OF THE REMNANT PORTION OF SAID LOT 1, SAID CURVE HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 20°11'05", A CHORD BEARING AND DISTANCE OF N 69°00'24" W, 136.68 FEET, FOR AN ARC LENGTH OF 137.39 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BURY & PARTNERS" FOUND ON A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID S. MAYS STREET, SAME BEING THE SOUTHWEST BOUNDARY LINE OF THE REMNANT PORTION OF SAID LOT 1 FOR A POINT OF NON-TANGENCY HEREOF;

**THENCE** WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID S. MAYS STREET, SAME BEING THE SOUTHWEST BOUNDARY LINE OF THE REMNANT PORTION OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 58°53'05" W, A DISTANCE OF 282.88 FEET TO A 1/4" IRON ROD FOUND FOR A POINT OF NON-TANGENT CURVATURE HEREOF,
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 39°20'56", A CHORD BEARING AND DISTANCE OF N 39°12'24" W, 336.68 FEET, AN ARC LENGTH OF 343.38 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BURY & PARTNERS" FOUND FOR A POINT OF NON-TANGENCY HEREOF,
3. N 19°30'36" W, A DISTANCE OF 106.89 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BURY & PARTNERS" FOUND FOR AN ANGLE POINT HEREOF, AND
4. N 18°06'23" W, A DISTANCE OF 283.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.927 ACRES IN WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH AN EXHIBIT PREPARED UNDER JOB NO. 51267-00 BY PAPE DAWSON ENGINEERS, INC.

FIELD NOTES  
FOR

A 21.783 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 21.783 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** AT AN 1/4" IRON ROD WITH CAP MARKED "BURY & PARTNERS" FOUND ON A POINT IN THE NORTHEAST RIGHT-OF-WAY LINE OF DELL CENTER WAY, AN 80' RIGHT-OF-WAY RECORDED IN CABINET K, SLIDE 333 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF LOT 3, BLOCK B, DELL CENTER-LOT 3, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET K, SLIDE 333 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID REMNANT PORTION OF LOT 1, FOR THE SOUTHERNMOST SOUTHWEST CORNER, POINT OF CURVATURE AND POINT OF BEGINNING HEREOF;

**THENCE** ALONG THE ARC OF A CURVE TO THE LEFT, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID DELL WAY, SAME BEING THE SOUTHWEST BOUNDARY LINE OF SAID REMNANT PORTION, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 45°47'54", A CHORD BEARING AND DISTANCE OF N 84°54'33" W, 365.76 FEET, FOR AN ARC LENGTH OF 375.69 FEET TO A CALCULATED POINT FOR THE WESTERNMOST SOUTHWEST CORNER AND POINT OF NON-TANGENCY HEREOF, FROM WHICH AN IRON ROD WITH CAP MARKED "BAKER-AICKLEN" FOUND BEARS S 70°16'44" W, 31.37 FEET;

**THENCE** DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID DELL WAY, THROUGH THE INTERIOR OF THE REMNANT PORTION OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 18°26'37" W, A DISTANCE OF 114.89 FEET TO A CALCULATED POINT FOR THE SOUTHWEST ELL CORNER HEREOF,
2. S 70°30'50" W, A DISTANCE OF 251.00 FEET TO A CALCULATED POINT FOR THE WESTERNMOST SOUTHWEST CORNER HEREOF, AND
3. N 19°31'07" W, A DISTANCE OF 1064.88 FEET TO A CALCULATED POINT IN THE SOUTH BOUNDARY LINE OF A CALLED 2.86-ACRE TRACT, CONVEYED TO JOE D. ANDERSON AND VERA R. ANDERSON LIVING TRUST RECORDED IN DOCUMENT NO. 2001034690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE NORTHWEST CORNER HEREOF;

**THENCE** WITH THE SOUTH BOUNDARY LINE OF SAID 2.86-ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 70°00'24" E, A DISTANCE OF 118.51 FEET TO A 1/4" IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
2. N 68°30'24" E, A DISTANCE OF 277.22 FEET TO A 1/4" IRON ROD WITH CAP MARKED "BURY & PARTNERS" FOUND FOR AN ANGLE POINT HEREOF, AND
3. N 70°25'52" E, A DISTANCE OF 61.98 FEET TO A 1/4" IRON ROD FOUND FOR AN ANGLE POINT HEREOF,

**THENCE** N 69°50'23" E, CONTINUING WITH THE NORTH BOUNDARY LINE OF SAID LOT 1, SAME BEING, IN PART, THE SOUTH BOUNDARY LINE OF SAID 2.86-ACRE TRACT, AND IN PART, THE SOUTH BOUNDARY LINE OF KENSINGTON PLACE, SECTION 4, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET F, SLIDE 332, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 306.17 FEET TO A 1/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID KENSINGTON PLACE, SECTION 4, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING A NORTHWEST CORNER OF KENSINGTON PLACE, SECTION 3, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET F, SLIDE 332, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE NORTHEAST CORNER HEREOF;

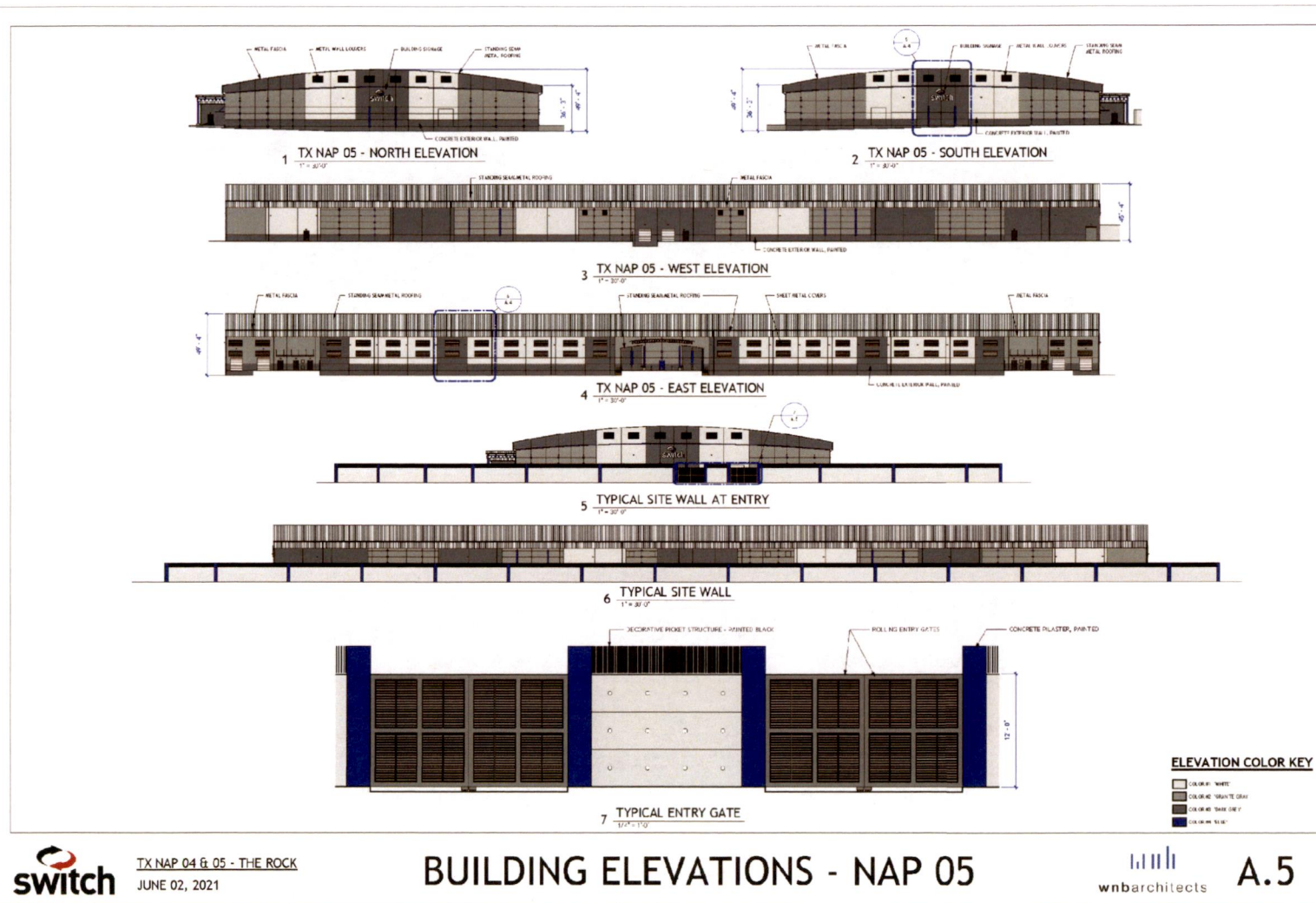
**THENCE** S 21°13'50" E, WITH THE WEST BOUNDARY LINE OF SAID KENSINGTON PLACE, SECTION 3, SAME BEING THE EAST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 1341.37 FEET TO A 1/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KENSINGTON PLACE, SECTION 3, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT IN THE NORTH BOUNDARY LINE OF DELL CENTER-LOT 3, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET K, SLIDE 333, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S 49°04'34" W, WITH THE NORTH BOUNDARY LINE OF SAID DELL CENTER-LOT 3, SAME BEING THE SOUTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 222.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.783 ACRES IN WILLIAMSON COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH AN EXHIBIT PREPARED UNDER JOB NO. 51267-00 BY PAPE DAWSON ENGINEERS, INC.


PREPARED BY: PAPE-DAWSON ENGINEERS, INC.  
REVISED: JUNE 29, 2021  
JOB NO.: 51267-00  
TBPE FIRM REGISTRATION #470  
TBPLS FIRM REGISTRATION #100288-01

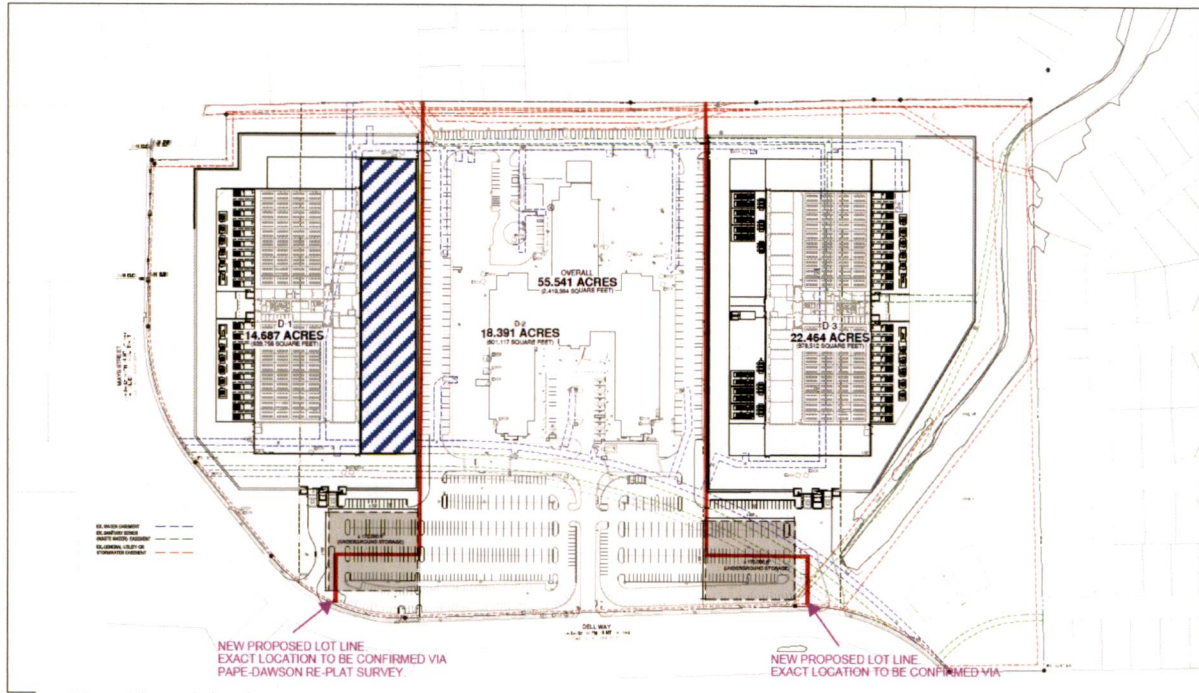


## Exhibit "B"



## Exhibit "C"

Tower Location - 



Note: This exhibit does not constitute site plan approval per Article VI, Section 10-45 of the City Development Code

