

ORDINANCE NO. O-2021-332

AN ORDINANCE AMENDING ORDINANCE NO. Z-09-04-09-10A1, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON APRIL 9, 2009, BY AMENDING THE DEVELOPMENT PLAN OF PUD NO. 86, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, on April 09, 2009, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-09-04-09-10A1, which established PUD No. 86, and

WHEREAS, on January 12, 2012, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-12-01-12-9C1, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 1), and

WHEREAS, on June 26, 2014, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2014-1511, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 2), and

WHEREAS, on January 14, 2015, the City and Chandler Oaks Senior Real Estate, LLC agreed to an Administrative Amendment (Amendment No. 3), as defined in Section 15.1 of PUD No. 86, such amendment filed as Document No. 2015003700 with the County Clerk of Williamson County, Texas, and

WHEREAS, on May 28, 2015, the City Council of the City of Round Rock, Texas, adopted Ordinance No. O-2015-2477, which replaced the Development Plan of PUD No. 86 in its entirety (Amendment No. 4), and

WHEREAS, on September 28, 2015, the City and Chandler Creek Parcel G&I, L.P. agreed to an Administrative Amendment (Amendment No. 5), as defined in Section 16.1 of PUD No. 86, such amendment filed as Document No. 2015088887 with the County Clerk of Williamson County, Texas, and

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas, to amend the Development Plan of PUD No. 86, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. O-2015-2477 on the 17th day of November, 2021, following lawful publication of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. O-2015-2477 be amended, and

WHEREAS, on the 16th day of December, 2021, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. O-2015-2477, and

WHEREAS, the City Council determined that the requested amendment to Ordinance No. O-2015-2477 promotes the health, safety, morals and 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, Section 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 hereby determines that the proposed amendment to Planned Unit Development (PUD) District #86 meets the following goals and objectives:

- (1) The amendment to P.U.D. #86 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #86 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #86 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

II.

That the Development Plan of PUD No. 86, as approved in Ordinance No. Z-09-04-09-10A1 and replaced in Ordinance No. Z-12-01-12-9C1, Ordinance No. O-2014-1511, and Ordinance No. 2015-2477, is hereby deleted in its entirety and replaced with a new Development Plan, a copy of same being attached hereto as Exhibit "A" and incorporated herein for all purposes.

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.

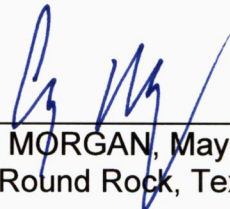
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 16th day of DECEMBER, 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 _____, 2022.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:


MEAGAN SPINKS, City Clerk

II.
DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 67.24 acres of land ("Property"), located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A"**.

3. PURPOSE

The purposes 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 **BP (Business Park)** 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.

4.3. Concept Plan

This Plan, as depicted in **Exhibit "C"**, shall serve as the Concept Plan required by Part III, Section 10-26 of the Code, as amended.

5. PERMITTED USES

The following uses are permitted with the conditions stated. Unless otherwise indicated, the definitions of all terms used to describe the uses in this document shall tie to those found in the Code.

5.1. Development Parcel "A"

- 1) Day Care
- 2) Office
- 3) Office, Medical
- 4) Hospital
- 5) Rehabilitation Clinic – A facility which provides bed care and inpatient services for persons requiring regular medical attention but excluding facilities which provide surgical or emergency medical services.
- 6) Research Development

- 7) Amenity center
- 8) Apartments (senior)
- 9) Townhouses (senior)
- 10) Group living (senior)
- 11) Eating Establishment – no drive through facilities
- 12) Athletic & Health Clubs
- 13) Schools, Business & Trade, Post-Secondary School
- 14) Community Services
- 15) Places of worship
- 16) Park, Community
- 17) Park, Linear/Linkage
- 18) Park, Neighborhood
- 19) Open Space

5.2. Development Parcel "B"

- 1) Office/Warehouse
- 2) Light Industrial Service, Manufacturing, and Assembly
- 3) Warehouse and Freight Movement, excluding the following uses which are prohibited:
 - a) Storage of weapons and ammunition,
 - b) Major wholesale distribution centers, and
 - c) The stockpiling of sand, gravel or other aggregate materials
- 4) Wholesale Trade
- 5) Outdoor storage and display

6. GENERAL PLAN

6.1. This Development Plan amends Round Rock 2030 for the land use on the Property.

7. UNDERGROUND UTILITY SERVICE

7.1. Except where approved in writing by the Director of Planning and Development Services, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

8. TREE PROTECTION AND PRESERVATION

8.1. For the purpose of applying Section 43-25 of the Code, the entire Property shall be considered the development site with regard to the tree survey, tree protection plan, and tree replacement plan. The Owner shall prepare the required survey and plans for the property and shall provide updated information as necessary to the City as development occurs on the Property,

8.2. Section 43-25 of the Code regarding tree replacement requires that each replacement tree be planted on the same subdivision or development site from which the tree was removed. For the purposes of this Plan, the entire Property shall be considered as the same development site and, as such, shall be eligible for the planting of replacement trees from any portion of the site being developed. The Owner shall

cause a cumulative record to be maintained of the location of any replacement freeze, a current copy of which shall be submitted with each site development permit submittal.

9. PRIVATE OPEN SPACE AND PARKLAND DEDICATION

- 9.1. Private Open Space** Private open space containing three (3) acres or more, generally located as indicated on **Exhibit "B"**, shall be provided for the common use of the residents and other users of the development. The private open space may contain only storm water management facilities (limited to a maximum of 30% of the private open space), pedestrian trails, site furnishings, pedestrian shade arbors and other similar amenities,
- 9.2. Parkland Requirement** The parkland requirement for any residential component of the Plan shall be met by a contribution of cash in lieu of parkland. The parkland requirement for any non-residential component of the Plan shall also be met through payment of a parkland fee. The calculation of such fees shall exclude any Open Space lots described in Section 12.1.

10. BUILDING DESIGN CRITERIA (for all buildings except for Senior Apartments, Senior Townhomes, and Parcel 'B')

10.1. Building Articulation and Scale

- 1) All building shall have vertical and horizontal articulation. Any wall facing a public right-of-way in excess of one-hundred feet (100') in length shall incorporate wall plane projections or recesses having a depth of at least two feet and extending a minimum of twenty feet (20') in length. No facade shall have an uninterrupted length exceeding one hundred (100) horizontal feet.
- 2) Buildings that exceed forty feet (40') in height shall incorporate a change in material application that creates an architectural delineation between the base of the building, the upper levels and the roof silhouette. Such base delineation shall be not less than 30 percent or more than 40 percent of the overall height of the building.

10.2. Exterior Wall Finish

- 1) Materials utilized on all buildings within the Property shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
- 2) The exterior finish of all sides of the building shall be constructed of stone (limestone or sandstone), brick, glass, traditional 3-coat Portland cement stucco, composite metal panels, or concrete tilt-wall with a sandblast finish.
- 3) A minimum of 20% of all exterior surfaces, excluding the roof, must be covered by stone or brick.
- 4) All pitched roofs exposed to public view shall utilize one of the following materials:
 - (a) Standing seam metal roofing with a non-reflective finish.
 - (b) Composition shingles, shadow line style with a minimum 30-year warranty. These shingles shall be limited to buildings of three (3) stories or less.
 - (c) Clay or concrete tile.
- 5) The following materials are prohibited on the exterior walls and roofs of all buildings and structures:
 - (a) Asbestos
 - (b) Mirrored Glass (reflectivity of 20% or more)
 - (c) Corrugated metal
 - (d) Unfinished sheet metal (except for trim or minor decorative features approved by the

Zoning Administrator, or as otherwise provided herein)

- 6) Color schemes shall be harmonious and compatible with adjacent developments. Accent colors shall be compatible with the main color scheme.
- 7) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings.
- 8) Horizontal and vertical elements of exterior walls shall vary in height, design and projection to provide substantial architectural interest and style. Such interest and style shall be provided through, but not limited to the following:
 - (a) Arcades
 - (b) Cornices
 - (c) Eaves
 - (d) Sloped or unique roof features (e.g. parapets, mansard)
 - (e) Architectural focal points (e.g. entry ways, window treatments)
- 9) Entries and Windows:
 - (a) Entries shall be recessed or covered with canopies.
 - (b) Windows shall be recessed a minimum of four inches (4") from the face of the building. (This shall not apply to Senior Groups Living facilities.)
 - (c) Windows shall also contain mullions appropriate to the scale of the building.
 - (d) Large uninterrupted expanses of glass are prohibited.

11. BUILDING DESIGN CRITERIA (Senior Apartments)

11.1. Building elevation variation - Any wall in excess of 60 feet in length shall include offsets of at least two feet. There shall be no less than one offset for every 40 feet of horizontal length.

11.2. Exterior wall color finishes - Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.

11.3. Exterior wall finish

- 1) The exterior finish of all buildings shall be masonry, 3-step hard coat stucco, fiber cement siding, glass, architectural steel or metal with a minimum 30- year warranty, or a combination thereof, except for colors, windows, accents and trim.
- 2) Masonry shall be defined as stone, simulated stone, or brick.
- 3) The ground floor of all buildings shall be a minimum of 75 percent masonry.
- 4) A minimum of two different materials shall be used on each structure, and each material used shall comprise no less than 20 percent of the exterior wall finish.
- 5) No more than 33 percent of the building; facade may be fiber cement siding or architectural steel or metal.
- 6) The use of materials such as wood shingles or wood siding shall be limited to accent features.
- 7) Other wall finishes, accent materials, or recognized architectural styles, as approved by the Zoning Administrator.

11.4. Exterior stairwells - Exterior stairwell facing the public right-of-way shall comply with the following standards:

- 1) They shall be concealed within a fully enclosed structure, except for appropriately seized cutouts to allow for ventilation and pedestrian access;
- 2) The landing shall be recessed a minimum of five feet into said structure; and
- 3) The stairwell structure shall not protrude more than eight feet beyond the facade of the residential structure.

11.5. Glass - Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

11.6. Orientation Requirements

- 1) Buildings adjacent to a public street shall be oriented such that their longest facade faces the street, unless a building is located on the corner of a lot where two streets intersect.
- 2) Building elevations that face a public street shall leave at least 15 percent of the wall facing the street consist of windows, balconies and/or stairwells.
- 3) Alternative orientation due to physical site constraints such as topography may be approved by the Zoning Administrator.

11.7. Windows - Windows shall be provided with trim and shall not be flush with exterior wall treatment unless approved by the Zoning Administrator as part of a recognized architectural style.

11.8. Roofing materials

- 1) Roofing materials shall consist of 25-year architectural dimensional shingles, tile- (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator.
- 2) Portions of the roof shall be permitted to be flat to provide for mechanical equipment wells roof decks, provided that such flat areas are screened by pitched sections of the roof that meet the roofing material requirements.
- 3) Alternative roof designs associated with recognized architectural styles may be permitted by the Zoning Administrator.

11.9. Special design features - A minimum of five features from the following list shall be incorporated into the building design:

- 1) Bay window.
- 2) Arched window.
- 3) Gable window.
- 4) Oval or round windows.
- 5) Shutters.
- 6) Arched entry, balcony or breezeway entrance.
- 7) Stone or brick accent wall
- 8) Decorative stone or brick band.
- 9) Decorative tile.
- 10) Veranda, terrace, porch or balcony.
- 11) Projected wall or dormer.
- 12) Variation of roof lines on the building.

- 13) Decorative caps on chimneys.
- 14) Entry into the public facade for ground floor units facing the public ROW.
- 15) Other feature as approved by the Zoning Administrator.

11.10. Compatibility standards – Compatibility standards are intended to protect adjacent properties and residential neighborhoods from the adverse impacts sometimes associated with higher intensity development.

- 1) Visual screening - Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in subsection 46-195(i).
- 2) Mechanical equipment
 - (a) All roof-mounted mechanical equipment shall be screened from public view.
 - (b) Screening shall utilize the same or similar materials as the principal structure.
 - (c) All ground-mounted mechanical equipment shall be screened with opaque fencing, a masonry wall, or landscaping in the form of one large shrub every four linear feet around the boundary of the equipment.
 - (d) Wall- or window-mounted mechanical equipment shall not be permitted.
- 3) Lighting - External lighting shall be arranged and controlled so as to deflect light away from any residential district.
- 4) Sit lighting design requirements:
 - (a) Fixture (luminaire) - The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
 - (b) Light source (lamp) - Only incandescent, fluorescent, metal halide, or color corrected high-pressure sodium may be used. The same type shall be used for the same or similar types of lighting on any one site throughout any master-planned development.
 - (c) Mounting - Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 - (d) Height of fixture - height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
 - (e) Additional setback restriction - Recreational uses with overhead illumination such as swimming pools, tennis courts, ball fields or playground areas shall not be permitted within 50 feet of any SF-R, SF-1, SF-2, TF or TH district lot line.
- 5) Excessive illumination:
 - (a) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 - (b) Lighting shall not be oriented set as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

12. BUILDING DESIGN CRITERIA (Senior Townhomes)

12.1. Building elevation variation - Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal

length.

12.2. Exterior wall color finishes - Day-glow, luminescent, iridescent, neon or similar types of color finishes are not permitted.

12.3. Exterior wall finish

- 1) The exterior finish of all buildings shall be masonry, except for door, windows and trim.
- 2) Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement- based siding
- 3) Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.

12.4. Glass – Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

12.5. Orientation requirements - Building elevations that face a public street shall have at least 45 percent of the wall facing the street consist of windows and/or entrance areas.

12.6. Windows – Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.

12.7. Roofing materials

- 1) Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), non-reflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the Zoning Administrator.
- 2) Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.

12.8. Special design features -All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design:

- 1) Bow window.
- 2) Bay window.
- 3) Arched window.
- 4) Gable window.
- 5) Oval or round windows.
- 6) Shutters.
- 7) Arched entry, balcony, or breezeway entrance.
- 8) Stone or brick accent wall.
- 9) Decorative stone or brick hand.
- 10) Decorative tile.
- 11) Veranda, terrace, porch or balcony.
- 12) Projected wall or dormer.
- 13) Variation of roof lines on the building.

- 14) Decorative caps on chimneys.

12.9. Alternative design standards - Alternative design standards may be approved by the Zoning Administrator in order to permit a more flexible or creative design.

13. OFF-STREET PARKING AND LOADING (Senior Apartments, Senior Townhomes and Senior Group Living)

Parking requirements shall be determined by the Zoning Administrator to reflect the mobility needs of the targeted population of a specific development.

14. DEVELOPMENT PARCEL "B"

14.1. Building Articulation and Scale

- 1) All building shall have horizontal and vertical articulation. Any wall in excess of 250 feet in length facing a public right-of-way shall incorporate wall plane projections or recesses having a depth of at least one panel thickness and extending a minimum of 20 feet in length. No facade shall have an uninterrupted length exceeding 250 horizontal feet.
- 2) The building appearance shall substantially conform to the illustrations in **Exhibit "D"**.

14.2. Building Setbacks

The building setbacks on the Property shall be in accordance with the BP (Business Park) zoning district, as set forth in Section 2-49 of the Code.

14.3. Building Height

The maximum building height shall be 2 stories or 60 feet to the top of the roof deck.

14.4. Screening of the Service Courts or Loading Dock areas

- 1) All loading docks and trailer parking visible from public view shall be screened by means of the following screening and landscaping elements:
 - a) A decorative masonry concrete tilt-up panel wall having a minimum height of 10 feet from the finished floor and a maximum height of 16 feet.
 - i. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material.
 - ii. The construction materials of the wall shall match material used on the principal building located on the same lot.
 - iii. All screening walls shall fully screen the trailer parking area behind the loading dock.
 - b) One medium or large tree per 40 linear feet of wall constructed (75 percent of selected trees shall be of an evergreen species);
 - c) One small tree per 15 linear feet of wall constructed (75 percent of selected trees shall be of an evergreen species); provided that said trees shall be planted no more than 15 feet apart; and
 - d) One large shrub per four (4) linear feet of wall constructed; provided that said shrubs shall be planted no more than six (6) feet apart.

14.5. Dumpster and trash receptacle screening

- 1) All dumpsters, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening by means of the following:
 - a) A decorative masonry concrete tilt-up panel wall having a minimum height of six (6) feet on

three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.

- 2) Dumpsters shall not be located where they are visible from public view.

14.6. Outdoor Storage and Display

The provisions of Section 8-65 of the Code, using the standards of the LI (Light Industrial) zoning district shall apply to all outdoor storage and display.

15. CHANGES TO DEVELOPMENT PLAN

15.1. 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.

- 15.2. Major Changes** All changes not permitted under Section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

EXHIBIT

DESCRIPTION

Exhibit "A"

Legal Description of "Property"

Exhibit "B"

Private Open Space (Plan View)

Exhibit "C"

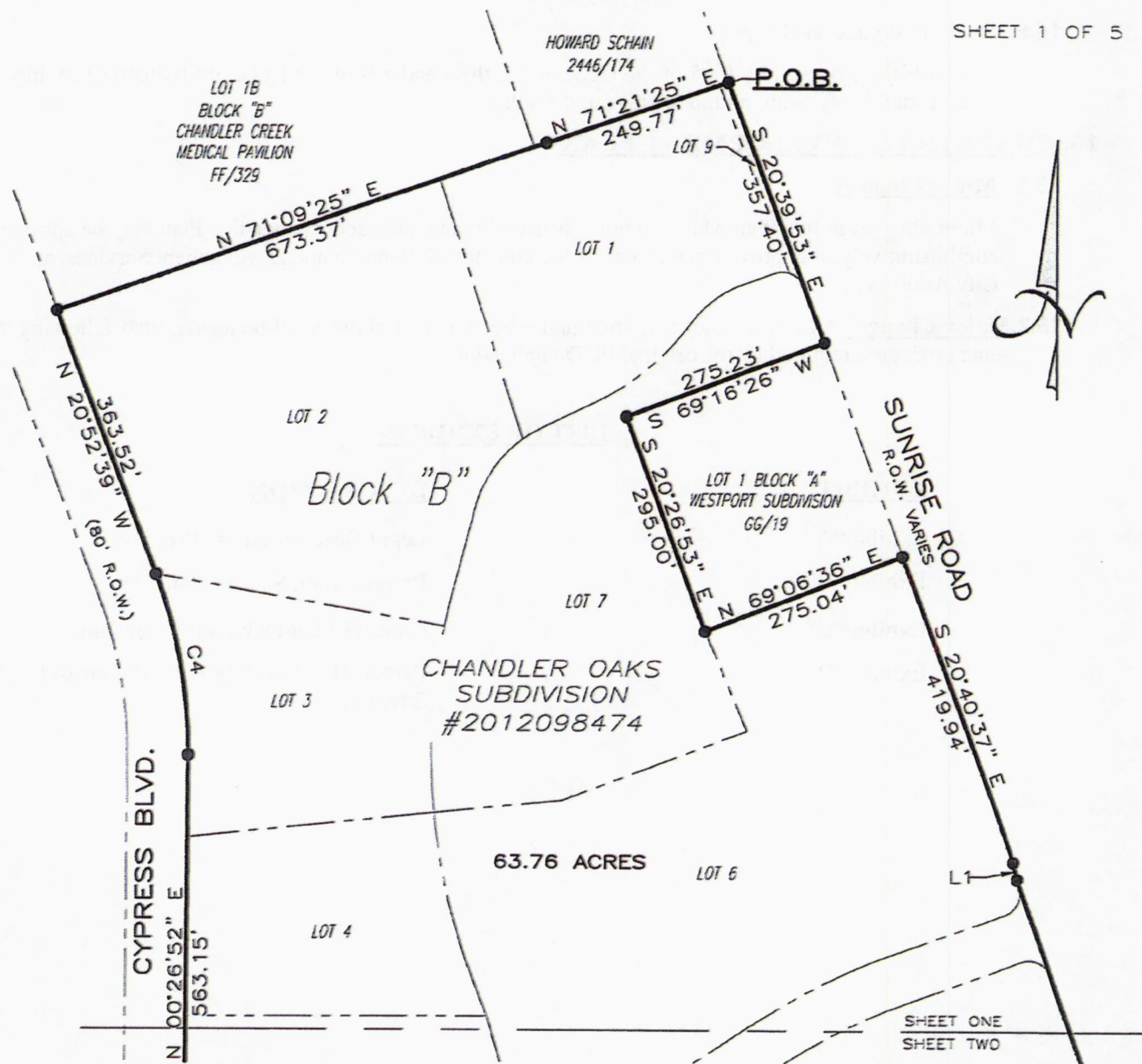
Concept Plan/Oakmont Extension

Exhibit "D"

Parcel 'B' - Building Articulation and Screening

EXHIBIT TO ACCOMPANY FIELD NOTES:
63.76 ACRES BEING ALL OF LOTS 1 - 7, 9 AND 10 AND A PORTION OF LOT 8, BLOCK "B", CHANDLER OAKS SUBDIVISION, A REPLAT OF LOTS 3 AND 4, OAKMONT CENTRE SECTION 3, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS AS RECORDED IN DOCUMENT #2012098474, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SHEET 1 OF 5



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax
www.texas-ls.com

TBPLS FIRM NO. 10056200

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EXHIBIT

"A"

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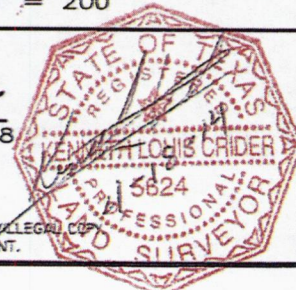
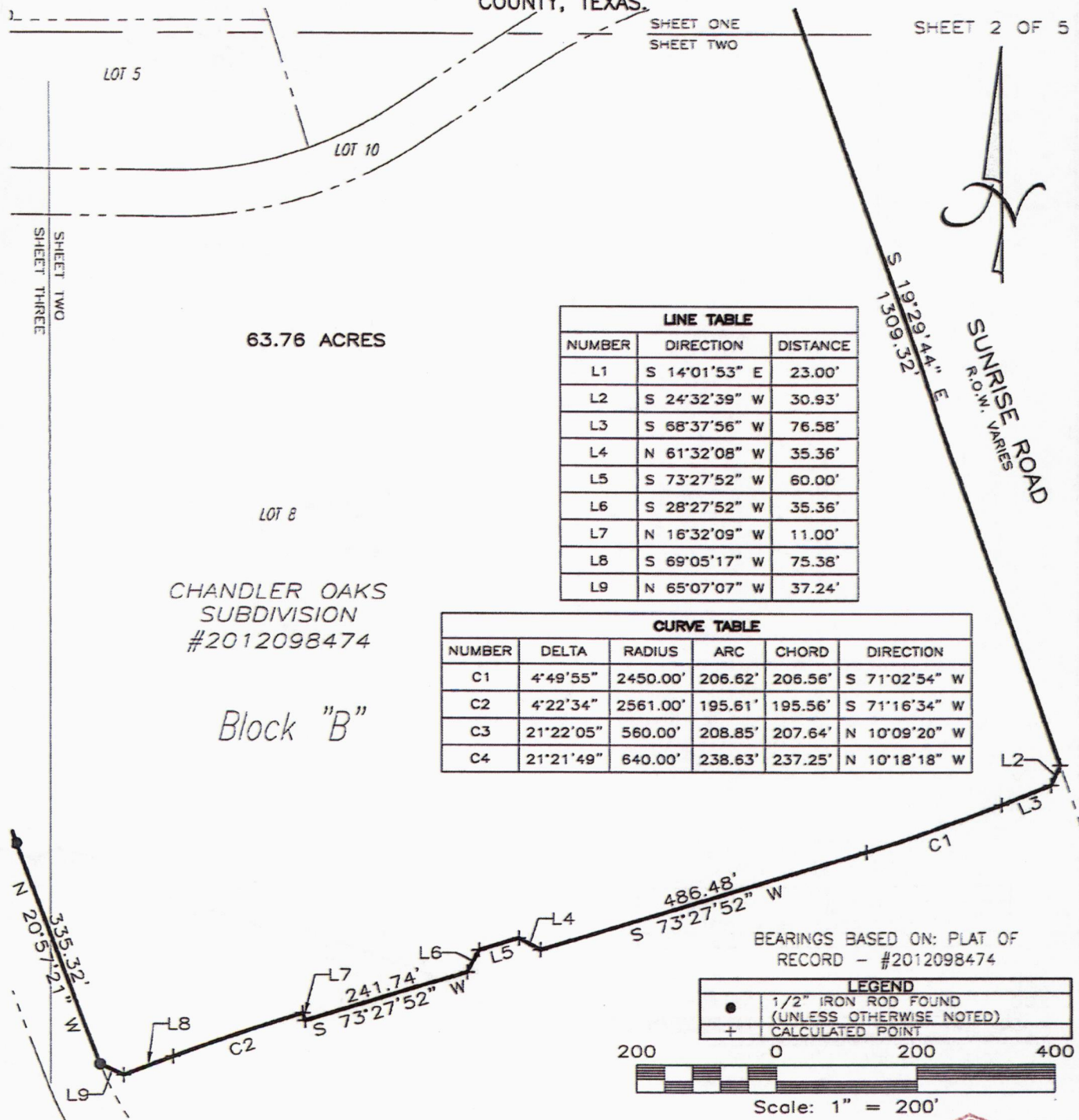


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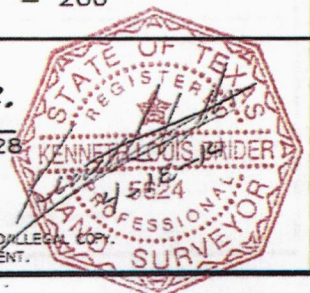
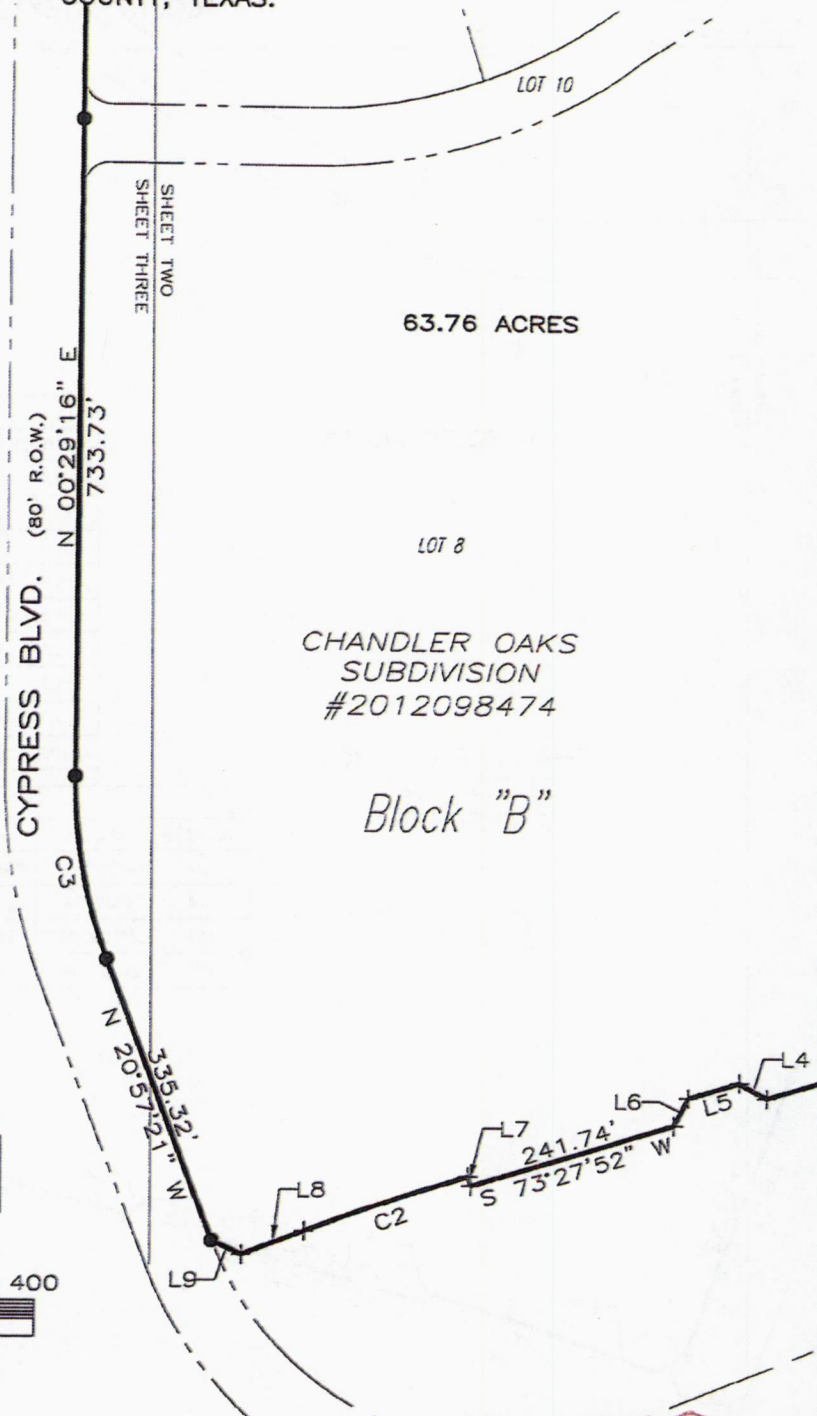


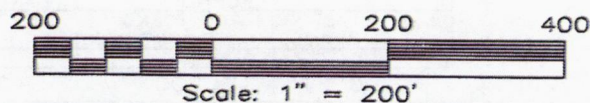
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COUNTY, TEXAS.

SHEET 3 OF 5



BEARINGS BASED ON: PLAT OF
RECORD - #2012098474

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
+	CALCULATED POINT



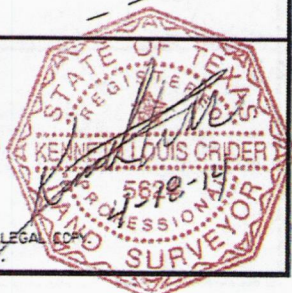
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TBPLS FIRM NO.10056200

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FIELD NOTES

JOB NO: 90303

DATE: APRIL 18, 2014

PAGE: 4 OF 5

63.76 ACRES

All that certain tract or parcel of land situated in Williamson County, Texas, and being a all of Lots 1-7, 9 and 10 and a portion of 8, Block "B", Chandler Oaks Subdivision, A Replat of Lots 3 and 4, Oakmont Centre Section 3, a subdivision in Williamson County, Texas as recorded in Document No. 2012098474, Official Public Records, Williamson County, Texas and further described by metes and bounds as follows:

Beginning at a ½" iron rod found in the west line of Sunrise Road for the southeast corner of that tract to Howard Schain recorded in Volume 2446, Page 174, Official Records of Williamson County, Texas and for the northeast corner of said Lot 1 Chandler Oaks Subdivision and this tract;

THENCE: S 20°39'53" E 357.40 feet with the west line of said Sunrise Road and in part the east line of said lot 1 Chandler Oaks Subdivision and this tract to a ½" iron rod found for the northeast corner of Lot 1, Block "A", Westport Subdivision, a subdivision in Williamson County Texas recorded in Cabinet GG, Slide 19, Plat Records of Williamson County, Texas, and for an exterior angle point in the east line of said Lot 7 Chandler Oaks Subdivision and this tract,

THENCE: S 69°16'26" W 275.23 feet to a ½" iron rod found for the northwest corner of said Lot 1 Westport Subdivision and an interior angle point in the east line of said Lot 7, Chandler Oaks Subdivision and this tract;

THENCE: S 20°26'53" E 295.00 feet to a ½" iron rod found for the southwest corner of said Lot 1 Westport Subdivision and an exterior corner in the north line said Lot 6 Chandler Oaks Subdivision and an interior corner in the east line of this tract;

THENCE: N 69°06'36" E 275.04 feet to a ½" iron rod found in the west line of Sunrise Road for the southeast corner of said Lot 1 Westport Subdivision and an exterior corner in the east line of said Lot 6 Chandler Oaks Subdivision and this tract;

THENCE: S 20°40'37" E 419.94 feet with the west line of Sunrise Road and the east line of said Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 14°01'53" E 23.00 feet with the west line of Sunrise Road and the east line of Lot 6 Chandler Oaks Subdivision and this tract to a ½" iron rod found for an angle point;

THENCE: S 19°29'44" E 1309.32 feet with the west line of Sunrise Road and in part the east line(s) of said Lots 6, 10 and 8 of said Chandler Oaks Subdivision and the east line of this tract to a point in the east line of said Lot 8 Chandler Oaks Subdivision, for the northeast corner of a proposed road realignment and the southeast corner of this tract;

THENCE: leaving Sunrise Road into and across said Lot 8, Chandler Oaks Subdivision to points in the south line of this tract the following twelve (12) courses,

- 1) S 24°32'39" W 30.93 feet,
- 2) S 68°37'56" W 76.58 feet, to the beginning of a curve to the right (D= 4°49'55", R=2450.00' Lc bears S 71°02'54" W 206.56')
- 3) 206.62 feet along the arc of said curve,
- 4) S 73°27'52" W 486.48 feet,
- 5) N 61°32'08" W 35.36 feet,
- 6) S 73°27'52" W 60.00 feet,
- 7) S 28°27'52" W 35.36 feet,
- 8) S 73°27'52" W 241.74 feet,
- 9) N 16°32'09" W 11.00 feet,
- 10) 195.61 feet along a non-tangent curve to the left(D=4°22'34", R=2561.00', Lc bears S 71°16'34" W 195.56'),
- 11) S 69°05'17" W 75.38 feet,
- 12) N 65°07'07" W 37.24 feet to a ½" iron rod found in the east line of Cypress Boulevard and the west line of said Lot 8, Chandler Oaks Subdivision for the southwest corner of this tract;

THENCE: with the east line of Cypress Boulevard and the west line(s) of Lots 8, 10, 5, 4, 3 and 2 of said Chandler Oaks Subdivision and this tract the following six (6) courses,

- 1) N 20°57'21" W 335.32 feet to a ½" iron rod found at the beginning of a curve to the right (D=21°22'05", R=640.00', Lc. Bears N 10°09'20" W 207.64')
- 2) 208.85 feet along the arc of said curve to a ½" iron pin found,
- 3) N 00°29'16" E 733.73 feet to a ½" iron rod found,
- 4) N 00°26'52" E 563.15 feet to a ½" iron rod found at the beginning of a curve to the left (D=21°, R=640.00', Lc bears N 10°18'18" W 237.25'),
- 5) 238.63 feet along the arc of said curve,

Page 5 of 5

6) N 20°52'39" W 363.52 feet to a 1/2" iron rod found for the southwest corner of Lot 18, Block "B", Chandler Creek Medical Pavilion, a subdivision recorded in Cabinet "FF" Slide 329 of said Plat Records for the northwest corner of said Lot 2, Chandler Oaks Subdivision and this tract;

THENCE: N 71°09'25" E 673.37 feet to a 1/2" iron rod found for an angle point in the south line of said Schain tract and the north line of said Lot 1 Chandler Oaks Subdivision and this tract;

THENCE: N 71°21'25" E 249.77 feet to the point of Beginning and containing 63.76 acres more or less.

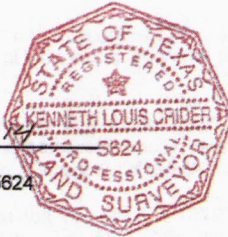
Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD 83(93)

These Field Notes were prepared using an exhibit provided by the project engineer and are not the result of an on the ground survey.

Texas Land Surveying, Inc..
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

 4-19-14
Kenneth Louis Crider,
Registered Professional Land Surveyor No. 5624

KLC/klc



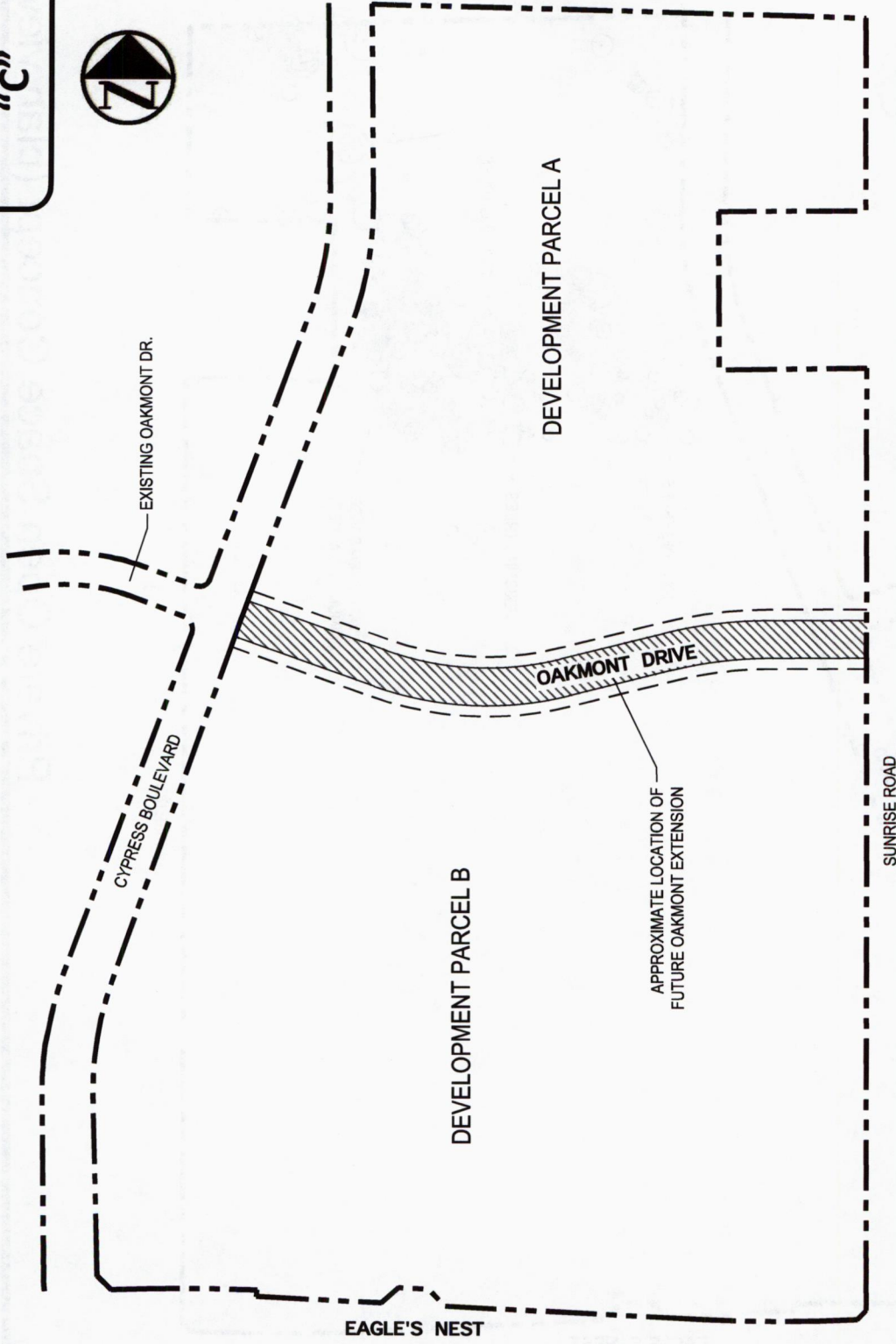
[Faint handwritten notes and stamps at the bottom of the page, including "CIVIL" and "APR 20 2014"]



Private Open Space Concept (plan view)



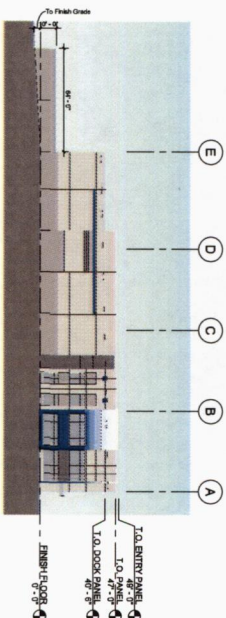
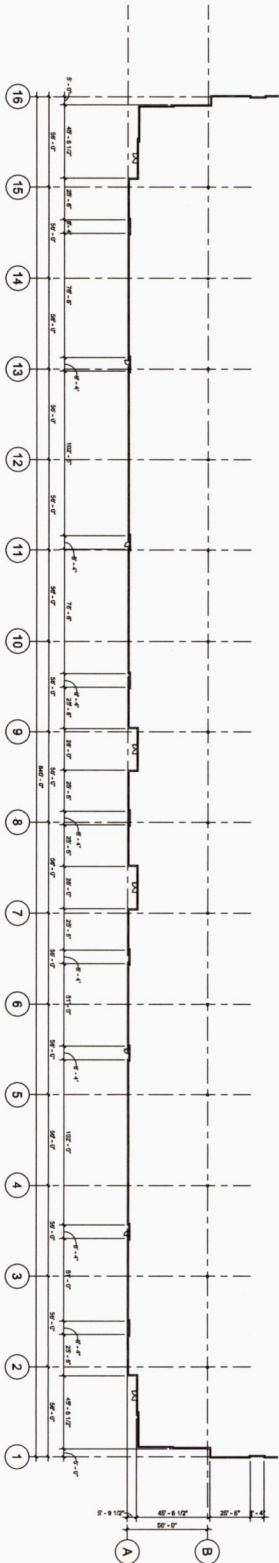
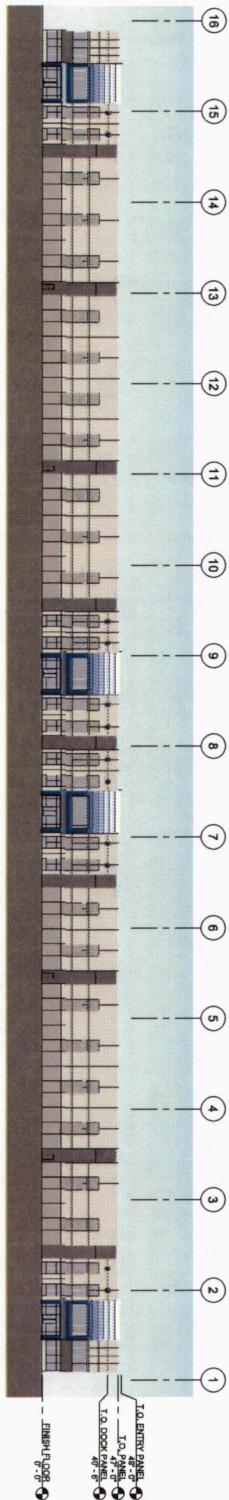
EXHIBIT
"C"



Oakmont Extension (plan view)



EXHIBIT "D"



NO.	DATE	REVISION
1	01/15/2020	ISSUED FOR PERMIT
2	02/10/2020	REVISED FOR COMMENTS
3	03/10/2020	REVISED FOR COMMENTS
4	04/10/2020	REVISED FOR COMMENTS
5	05/10/2020	REVISED FOR COMMENTS
6	06/10/2020	REVISED FOR COMMENTS
7	07/10/2020	REVISED FOR COMMENTS
8	08/10/2020	REVISED FOR COMMENTS
9	09/10/2020	REVISED FOR COMMENTS
10	10/10/2020	REVISED FOR COMMENTS
11	11/10/2020	REVISED FOR COMMENTS
12	12/10/2020	REVISED FOR COMMENTS
13	01/10/2021	REVISED FOR COMMENTS
14	02/10/2021	REVISED FOR COMMENTS
15	03/10/2021	REVISED FOR COMMENTS
16	04/10/2021	REVISED FOR COMMENTS



Sunrise Rd

City Limit
EIRJ

Subject Tract
36.63 ac.

Cypress Blvd

Eagle Nest St

N Mays St



