

ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT NO. 2

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:

THAT, Planned Unit Development No. Z-11-03-10-9A1 (“the Plan”) was adopted by the City Council of the City of Round Rock on March 10, 2011; and

THAT, Administrative Amendment No. 1 to Planned Unit Development No. Z-11-03-10-9A1 was recorded with the Williamson County Clerk on November 5, 2014; and

THAT, Section II, Paragraph 21.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 21.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

THEREFORE, we hereby approve the following administrative modification to Planned Unit Development (PUD) No. 89:

- The existing ‘**Section 19 – Open Space Areas**’ is hereby deleted in its entirety and replaced with a new Section 19, as follows:

“19. OPEN SPACE REQUIREMENTS”

19.1 The parkland requirement shall be calculated using the standards contained in Article V of the Code. The Plan area contains approximately 34.75 acres.

19.2 The following Parkland Requirement Areas are illustrated on **Exhibit ‘C’**.

- (A) Hester’s Crossing at Sundance Parkway, 11.99 acres; Currently developed as multifamily, including private parkland.
- (B) Frontera Ridge, 11.89 acres; Currently undeveloped.
- (C) Formerly platted as Frontera Ridge, now Frontera Vista, 5.37 acres; Currently undeveloped.
- (D) Frontera Hill Condo, 1.17 acres; Currently developed.
- (E) South University, 4.33 acres; Currently developed as a university campus.

19.3 The status of parkland requirements for each of the Parkland Requirement Areas is:

- (A) Hester’s Crossing at Sundance Parkway: Parkland requirement has been satisfied.

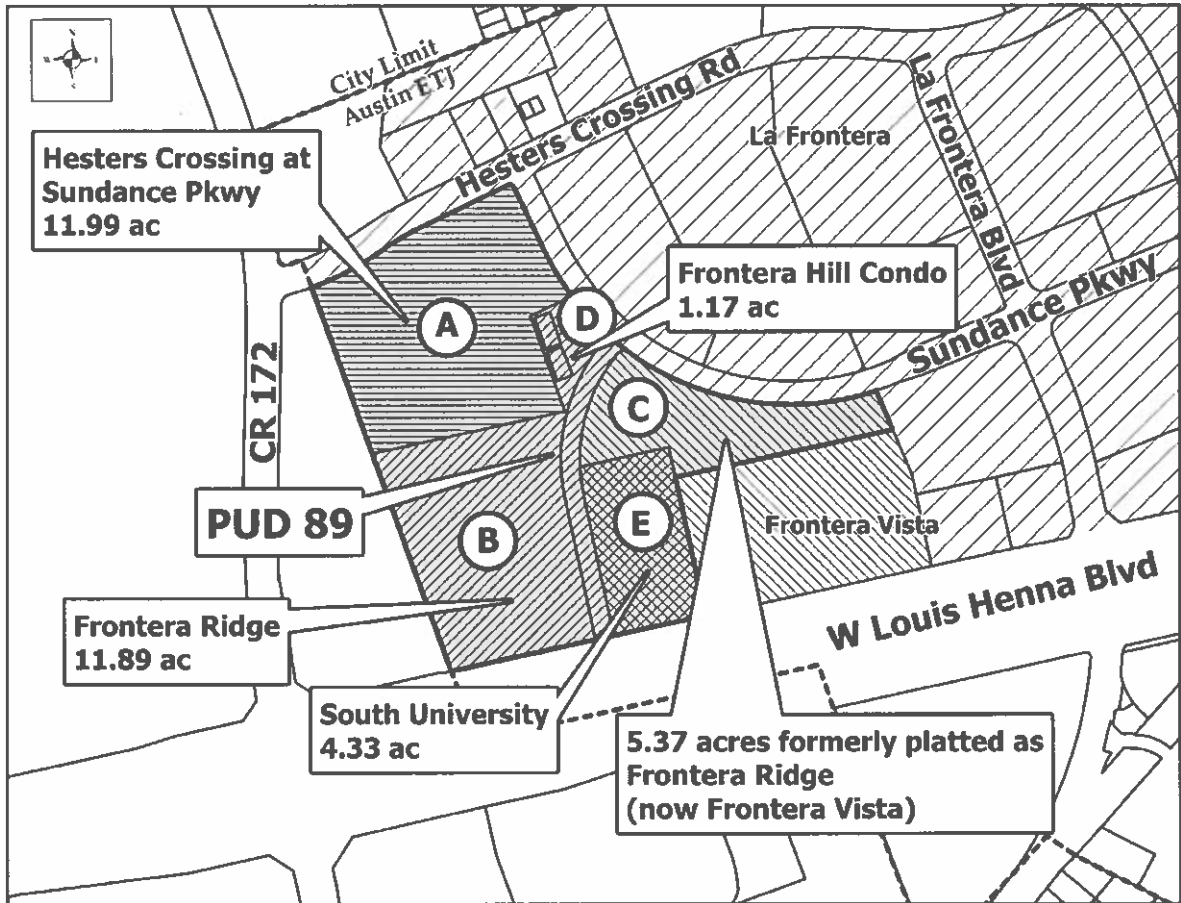
ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT NO. 2

- (B) Frontera Ridge: The nonresidential parkland fee of \$800.00 per acre has been paid for this property. Should the property develop as residential, additional fees shall be due, in accordance with Appendix A of the Code.
- (C) Formerly platted as Frontera Ridge, now Frontera Vista: The nonresidential parkland fee of \$800.00 per acre has been paid for this property. Should the property develop as residential, additional fees shall be due, in accordance with Appendix A of the Code.
- (D) Frontera Hill Condo: The nonresidential parkland fee of \$800.00 per acre has been paid for this property. Should the property develop as residential, additional fees shall be due, in accordance with Appendix A of the Code.
- (E) South University, 4.33 acres; Parkland requirement has been satisfied.”

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EXHIBIT 'C'



ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT NO. 2

AGREED TO BY:



Brad Wiseman, AICP
Director of Planning and
Development Services



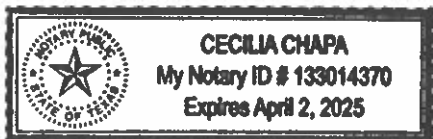
Stephanie Sandre
City Attorney

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 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 3rd day of 2022, 2021.



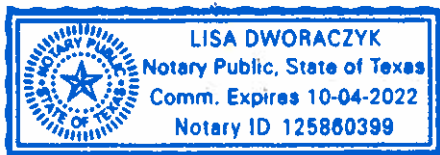
Notary Public Signature
State of Texas

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 City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of January, 2021. 2022



Notary Public Signature
State of Texas

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Area 'A'

CAMDEN PROPERTY TRUST,
a Texas real estate investment trust

By: *William W. Sengelmann*
Name: **WILLIAM W. SENGLMANN**
Title: **EXECUTIVE VICE PRESIDENT**
REAL ESTATE INVESTMENTS

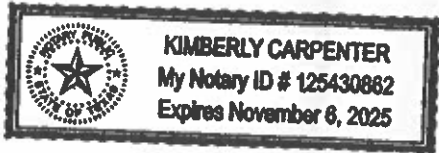
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared William W Sengelmann, known to me to be the person whose name is subscribed to the foregoing instrument as the EVP, 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 9 day of December, 2021.

Kimberly Carpenter
Notary Public Signature
State of Texas



ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT NO. 2

Area 'B'

FRONTERA RIDGE LAND, L.P.,
a Texas limited partnership

By: W2 GP Inc.,
a Texas Corporation,
its General Partner

By: 
Name: Steven Freche
Title: Vice President

THE STATE OF TEXAS §

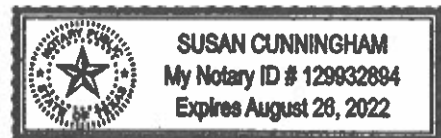
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Steven Freche, known to me to be the person whose name is subscribed to the foregoing instrument as the Vice President of W2GP Inc., 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 10th day of December, 2021.



Notary Public Signature
State of Texas



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Area 'C'

Long M Fitzgerald

Fisher-Rosemount Systems Inc.

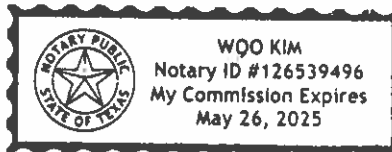
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Corey Fitzgerald, known to me to be the person whose name is subscribed to the foregoing instrument as the VP of Finance, 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 13th day of December, 2021.

[Signature]
Notary Public Signature
State of Texas



ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT No. 2

Area 'D'

FRONTERA HILLS CONDOMINIUMS, INC.
A Texas non-profit corporation

By: 
Brett Hamilton, President

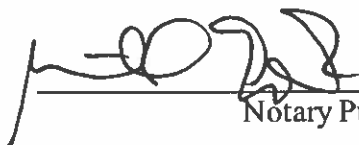
THE STATE OF TEXAS §

COUNTY OF Willis §

BEFORE ME, the undersigned authority, on this day personally appeared Brett Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument as the President of FRONTERA HILL CONDOMINIUMS, INC. a Texas non-profit 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 20 day of December 2021 2021.




Notary Public Signature
State of Texas

ADMINISTRATIVE AMENDMENT TO PUD 89 - AMENDMENT NO. 2

Area 'E'

By: Frontera Louis Management, Inc.,
general partner

By: James D. Thornton, Vice President

Round Rock Property Investors, LP

~~THE STATE OF TEXAS~~ §
COMMONWEALTH OF VIRGINIA
COUNTY OF ~~TRAVIS~~ §
HENRICO

BEFORE ME, the undersigned authority, on this day personally appeared James D. Thornton, known to me to be the person whose name is subscribed to the foregoing instrument as the vice President of Frontera Louis Management Inc., general partner and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated. of Round Rock Property Investors, LP

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of December, 2021.



Debra L. King
Notary Public Signature
~~State of Texas~~
Commonwealth of Virginia