ORDINANCE NO. O-2022-178

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 11.25 ACRES OF LAND, OUT OF THE B&M ADDITION AND AW0298 HARRIS, W. SURVEY, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM SF-2 (SINGLE-FAMILY – STANDARD LOT), LI (LIGHT INDUSTRIAL), AND C-1 (GENERAL COMMERCIAL) ZONING DISTRICTS TO PUD (PLANNED UNIT DEVELOPMENT) NO. 139 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 11.25 acres of land, out of the B&M Addition and AW0298 Harris, W. Survey, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from SF-2 (Single-Family – Standard Lot), LI (Light Industrial), and C-1 (General Commercial) zoning districts to Planned Unit Development (PUD) No. 139 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 6th day of April, 2022, 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. 139, and

WHEREAS, on the 12th day of May, 2022, 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. 139 meets the following goals and objectives:

(1) The development in PUD No. 139 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 139 is in harmony with the general purposes, goals, objectives and standards of the General Plan.

(3) P.U.D. No. 139 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. 139 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. 139 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. 139, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 139 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 12 day of May, 2022.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2022.

READ, **APPROVED** and **ADOPTED** on second reading this the _____ day of _____, 2022.

CRAIG MORGAN, Mayor
City of Round Rock, Texas

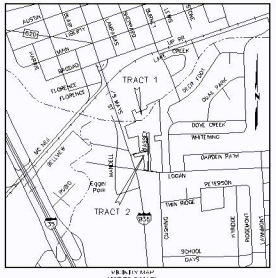
ATTEST:

MEAGAN SPINKS, City Clerk

EXHIBIT "A"

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. **TRACT ONE:** BEING A 10.407 ACRE TRACT OF LAND (453,323 SQ. FT.); (TRACT 5) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2 A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 16 AND 17 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 6) BEING ALL OF LOTS 15 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING A PORTION OF A TRACT CONVEYED TO CHARLES BROWN TO BENNIE T. BUSTIN, RECORDED IN VOLUME 479, PAGE 123 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OF UNKNOWN OWNERSHIP CONTAINING APPROXIMATELY 0.059 ACRES (2,560 SQ. FT.) OF LAND (NO RECORD INFORMATION FOUND OR PROVIDED BY TITLE COMPANY), (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1-5 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, & 8, BLOCK A OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 8) BEING ALL OF LOT 1 BLOCK A, OF B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4, BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 6.0094 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 6.83 ACRE TRACT OF LAND DESCRIBED IN VOLUME 606, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.1904 ACRE TRACT OF LAND DESCRIBED IN VOLUME 988, PAGE 594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; **TRACT TWO:** BEING A 0.847 ACRE TRACT OF LAND (36,879 SQ. FT.); (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013067402 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2) BEING ALL OF THE CALLED 0.34 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058890 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 3) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058890 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 4) BEING ALL OF THE CALLED 0.34 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058890 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 5) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT II IN VOLUME 479, PAGE 349 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 10, 11, 12 AND 13, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

DOCUMENT NO. 2020047869 PROPERTY ADDRESSES:
(PER WILLIAMSON COUNTY APPRAISAL DISTRICT)

FOR TRACT ONE
TRACT 5: TAX ID R503147 110 E NASH ST, ROUND ROCK, TX 78664
TRACT 6: TAX ID R057348 602 TASSEY, ST, ROUND ROCK, TX 78664
TRACT 7: TAX ID R590110 601 TASSEY ST, ROUND ROCK, TX 78664
TRACT 8: TAX ID R503144 116 E LOGAN ST, ROUND ROCK, TX 78664
TRACT 9: TAX ID R055955 599 MAYS ST S, ROUND ROCK, TX 78664

FOR TRACT TWO
TRACT 1: TAX ID R057332 105 NASH, ROUND ROCK, TX 78664
TRACT 2: TAX ID R057349 112 LOGAN ST, ROUND ROCK, TX 78664
TRACT 3: TAX ID R357697 TASSEY ST, ROUND ROCK, TX 78664
TRACT 4: LOTS 10 AND 11 TAX ID R057344 704 TASSEY ST, ROUND ROCK, TX 78664
LOT 12 TAX ID R057345 702 TASSEY ST, ROUND ROCK, TX 78664
LOT 13 TAX ID R057346 700 TASSEY ST, ROUND ROCK, TX 78664

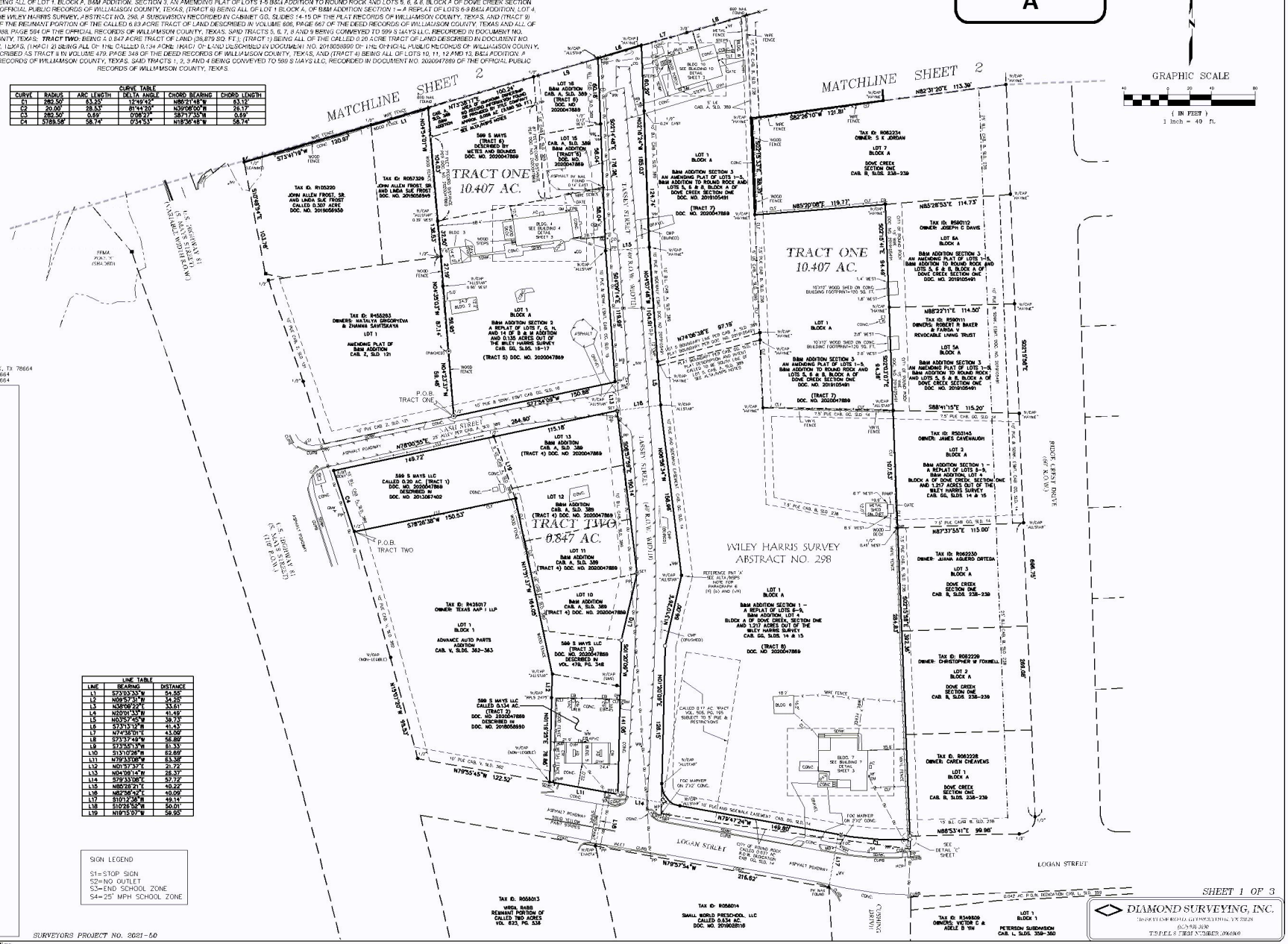
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	282.50'	63.25'	12°49'22"	N86°21'48"W	63.12'
C2	20.00'	26.53'	81°44'20"	N39°08'00"W	26.17'
C3	282.50'	0.69'	0°08'27"	S87°17'35"W	0.69'
C4	5789.58'	58.74'	0°34'53"	N18°36'48"W	58.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°03'35"W	54.55'
L2	N09°57'31"W	34.28'
L3	N38°09'22"E	33.61'
L4	N20°01'33"W	41.49'
L5	N03°57'45"W	39.73'
L6	S73°13'12"W	41.43'
L7	N74°38'01"E	43.09'
L8	S73°37'49"W	56.80'
L9	S73°55'37"W	61.33'
L10	S13°10'26"W	62.69'
L11	N79°33'09"W	63.38'
L12	N01°57'33"E	21.72'
L13	N04°09'14"W	26.37'
L14	S79°33'08"E	57.72'
L15	N85°08'21"E	40.22'
L16	N82°56'42"E	40.09'
L17	S10°12'36"W	49.14'
L18	S10°28'52"W	50.01'
L19	N19°15'07"W	58.55'

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- COTTON GIN SPINDLE SET
- CALCULATED POINT
- WF WATER FAUCET
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- FOC UNDERGROUND FIBER OPTIC CABLE MARKER
- TMH TELEPHONE MANHOLE
- DOWN GUY
- PPLP POWER POLE / LIGHT POLE
- PP POWER POLE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- ET ELECTRIC TRANSFORMER
- EPB ELECTRIC PULL BOX
- LIGHT POLE
- WW WASTEWATER MANHOLE
- CO CLEAN OUT
- GM GAS METER
- GMK GAS MARKER
- SI SIGN
- MP METAL POST
- WP WOOD POST
- MB MAIL BOX
- 2MR 2" METAL RISER
- 4PVC 4" PVC PIPE
- EDGE OF WATER
- ROCK WALL
- TRACT LINE
- BUILDING SETBACK LINE
- APPROXIMATE FEMA LINE
- EDGE OF PAVEMENT
- OH OH OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- VINYL FENCE
- WOOD FENCE
- X X WIRE FENCE
- METAL FENCE
- VAC VACUUM STATION
- E.O.C. EDGE OF CONCRETE
- CONC. CONCRETE
- SDWK. SIDEWALK
- RCOL ROCK COLUMN
- BCOL BRICK COLUMN
- CLF CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- AD AREA DRAIN
- PAV PAVERS
- AC AIR CONDITIONER ON CONCRETE PAD
- WWE WASTEWATER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- UE UTILITY EASEMENT
- HCR HANDICAP RAMP
- B.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING

SIGN LEGEND
S1=STOP SIGN
S2=NO OUTLET
S3=END SCHOOL ZONE
S4=25' MPH SCHOOL ZONE



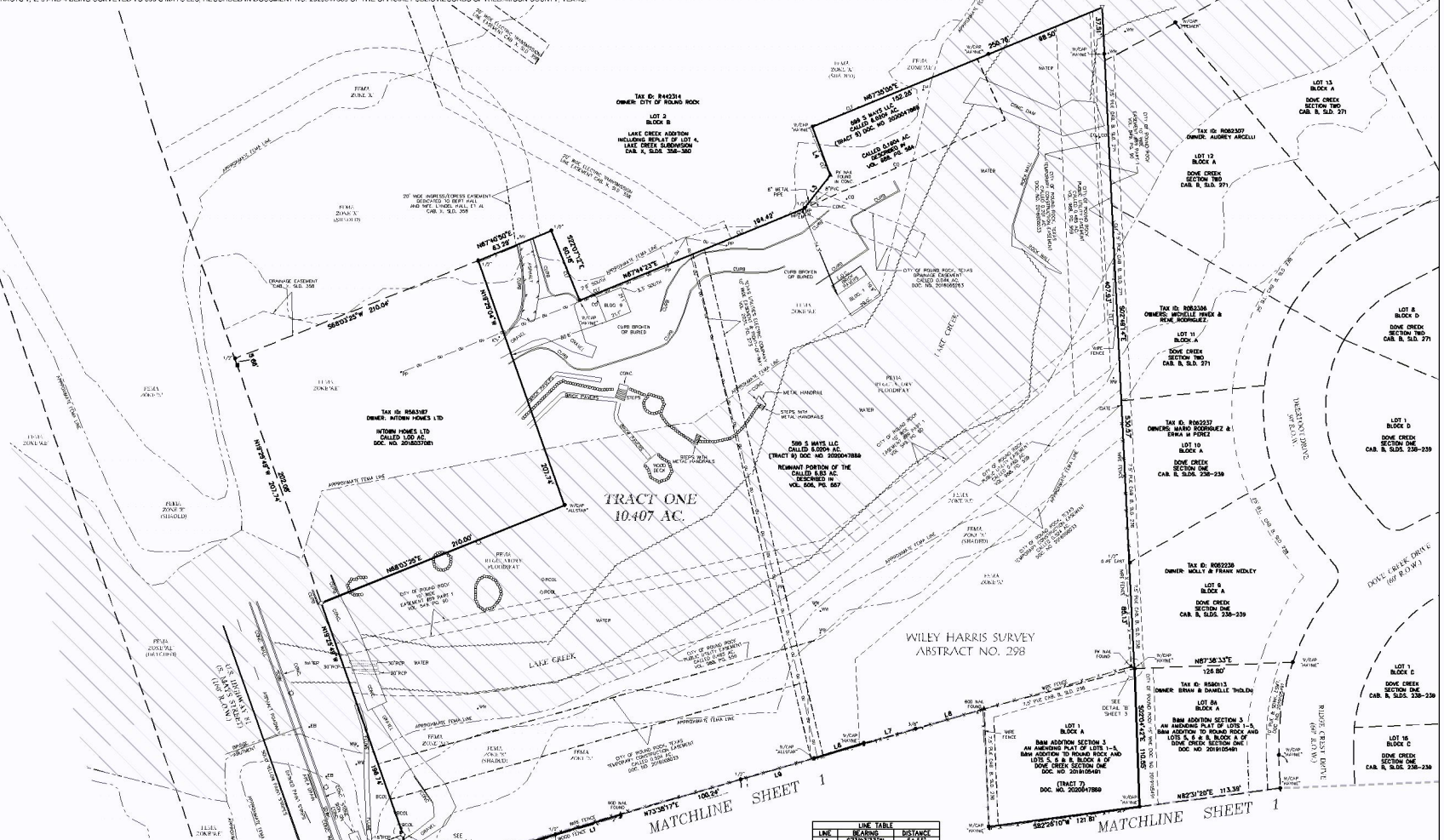
SURVEYORS PROJECT NO. 2021-50

SHEET 1 OF 3

DIAMOND SURVEYING, INC.
1008 RYAN ROAD, GEORGETOWN, TX 78628
(512) 931-2030
T.B.P.E.L.S. FIRM NUMBER 10106100

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. **TRACT ONE:** BEING A 10.407 ACRE TRACT OF LAND (453,323 SQ. FT.); (TRACT 5) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2 A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET B6, SLIDES 16 AND 17 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 6) BEING ALL OF LOTS 15 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING A PORTION OF A TRACT CONVEYED TO CHARLES BROWN TO BENNIE T. BUSTIN, RECORDED IN VOLUME 479, PAGE 123 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF AN UNKNOWN TRACT OF LAND CONTAINING APPROXIMATELY 0.050 ACRES (2,580 SQ. FT.) OF LAND AND RECORD INFORMATION FOUND ON PROVIDED BY TITLE COMPANY). (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1-5 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, 8 & 9, BLOCK A OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 8) BEING ALL OF LOT 1 BLOCK A, OF B&M ADDITION SECTION 1-A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4, BLOCK A OF DOVE CREEK, SECTION ONE AND 1.1217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET G6, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 6.0004 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 6.83 ACRE TRACT OF LAND DESCRIBED IN VOLUME 606, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.1904 ACRE TRACT OF LAND DESCRIBED IN VOLUME 986, PAGE 564 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. **TRACT TWO:** BEING A 0.847 ACRE TRACT OF LAND (36,879 SQ. FT.); (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013057422 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014058990 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 3) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT II IN VOLUME 479, PAGE 348 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 12, 11, 12 AND 13 B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.


GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
TRACT ONE
10.407 AC.
WILEY HARRIS SURVEY
ABSTRACT NO. 298
LAKE CREEK
MATCHLINE SHEET 1
MATCHLINE SHEET 1
DOVE CREEK DRIVE (60' R.O.W.)
RIDGE CREST DRIVE (60' R.O.W.)
TAX ID: R442314
OWNER: CITY OF ROUND ROCK
LOT 2
BLOCK B
LAKE CREEK ADDITION
INCLUDING REPLAT OF LOT 4,
LAKE CREEK SUBDIVISION
CAB. K, SLDS. 358-360
TAX ID: R563187
OWNER: INTOWN HOMES LTD
INTOWN HOMES LTD
CALLED 1.00 AC.
DOC. NO. 2018037081
599 S MAYS LLC
CALLED 6.0004 AC.
(TRACT 9) DOC. NO. 2020047869
REMNANT PORTION OF THE
CALLED 6.83 AC.
DESCRIBED IN
VOL. 606, PG. 667
599 S MAYS LLC
CALLED 0.1904 AC.
(TRACT 8) DOC. NO. 2020047869
TAX ID: R082307
OWNER: AUDREY ARCELLI
TAX ID: R082306
OWNERS: MICHELLE INICH & RENE RODRIGUEZ
TAX ID: R082237
OWNERS: MARIO RODRIGUEZ & ENNA M PEREZ
TAX ID: R082238
OWNER: MOLLY & FRANK NIDLEY
TAX ID: R580113
OWNER: BRIAN & DANIELLE THOLDI
LOT 1
BLOCK A
B&M ADDITION SECTION 3
AN AMENDING PLAT OF LOTS 1-5,
B&M ADDITION TO ROUND ROCK AND
LOTS 5, 6 & 8, BLOCK A OF
DOVE CREEK SECTION ONE
DOC. NO. 2019105491
(TRACT 7)
DOC. NO. 2020047869
LOT 04
BLOCK A
B&M ADDITION SECTION 3
AN AMENDING PLAT OF LOTS 1-5,
B&M ADDITION TO ROUND ROCK AND
LOTS 5, 6 & 8, BLOCK A OF
DOVE CREEK SECTION ONE
DOC. NO. 2019105491
LOT 13
BLOCK A
DOVE CREEK
SECTION TWO
CAB. B, SLD. 271
LOT 12
BLOCK A
DOVE CREEK
SECTION TWO
CAB. B, SLD. 271
LOT 11
BLOCK A
DOVE CREEK
SECTION TWO
CAB. B, SLD. 271
LOT 8
BLOCK D
DOVE CREEK
SECTION TWO
CAB. B, SLD. 271
LOT 1
BLOCK D
DOVE CREEK
SECTION ONE
CAB. B, SLDS. 238-239
LOT 6
BLOCK A
DOVE CREEK
SECTION ONE
CAB. B, SLDS. 238-239
LOT 1
BLOCK C
DOVE CREEK
SECTION ONE
CAB. B, SLDS. 238-239
LOT 16
BLOCK C
DOVE CREEK
SECTION ONE
CAB. B, SLDS. 238-239
N87°58'33"E
126.80'
S82°26'10"W 121.81'
N82°31'20"E 113.39'
S07°36'16"W
158.63'
S73°41'19"W
120.97'
N73°38'17"E
100.24'
S07°18'14"E
S07°18'14"E
S07°18'14"E
N87°35'06"E
258.76'
88.50'
N87°40'50"E
63.28'
S27°07'14"E
60.08'
N87°47'23"E
104.42'
S82°03'25"W 210.04'
N07°24'44"W
N07°24'44"W
N07°24'44"W

ALTA/NSPS LAND TITLE SURVEY

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TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of WFG National Title Insurance Company, Owner's Policy of Title Insurance (Form T-1) File No. 18057217, Dated February 7, 2019 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.
The following restrictive covenants:
Cabinet A, Slide 389-390, Plat Records of Williamson County, Texas. Tract One (Tracts 6, 7 and 8) and Tract Two (Tracts 1 and 4), are a part of the plat.

Cabinet GG, Slides 14-15, Plat Records of Williamson County, Texas. Tract One (Tract 8) is a part of the plat.

Cabinet GG, Slides 16-17, Plat Records of Williamson County, Texas. Tract One (Tract 5) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)

Plat recorded in Document No. 2019105491 of the Official Public Records of Williamson County, Texas. Tract One (Tract 7) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)

Volume 505, Page 195, Deed Records, Williamson County, Texas. The 0.17 acre tract is a part of Tract One (Tract 8).

6b. A 5 foot public utility easement along the rear property line as shown on plat recorded in Cabinet A, Slide 389, Plat Records, Williamson County, Texas. Is a part of Tract One-Tracts 6 and 7 and on Tract Two-Tracts 1 and 4 as shown hereon, however said plat states: "These restrictions shall be terminated on Jan. 1st, 1984."

6c. A 5 foot public utility easement as set out in Volume 505, Page 195, Deed Records, Williamson County, Texas. The called 0.17 acre tract of land described in said instrument is a part of Tract One-Tract 8 as shown hereon.

6e. A 10 foot public utility easement and sidewalk easement abutting and along all street side property lines is hereby dedicated as stated on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon.

6f. A 7.5 foot public utility easement along a portion of the rear property line as shown on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon.

6g. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8.

6h. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon. (This Item is same as Item 6e.)

6i. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 5.

6j. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 5 as shown hereon.

6k. Easement granted to the City of Round Rock, recorded in Volume 549, Page 90, Deed Records, Williamson County, Texas. Part 1 of said easement is a part of Tract One-Tract 9 as shown hereon. Part 2 of said easement is a part of Tract One-Tract 9, however unable to determine the location of Part 2 due to erroneous calls in the description.

6l. Easement granted to Texas Power & Light Company, recorded in Volume 710, Page 150, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9. Unable to determine exact location of said easement due to a vague description in said document.

6m. Easement granted to the City of Round Rock, recorded in Volume 988, Page 559, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6n. Easement granted to Texas Utilities Electric Company, recorded in Volume 2031, page 273, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6o. Temporary Construction Easement granted to the City of Round Rock, recorded under Document No. 2016008033, Official Records, Williamson County, Texas. Are a part of Tract One- Tract 9 as shown hereon, however easements may have expired, said instrument states: "The Temporary Construction Easement shall be for a term of twelve (12) months which shall commence on the date the Grantee, its agents or assigns first take possession of the property for the purposes identified herein."

6p. Drainage Easement granted to the City of Round Rock, recorded under Document No. 2016065263, Official Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6q. Easement granted to Texas Power & Light Company, recorded in Volume 281, Page 491, Deed Records, Williamson County, Texas. Not a part of subject tracts.

6r. Easement granted to Texas Power & Light Company, recorded in Volume 424, Page 112, Deed Records, Williamson County, Texas. Not a part of subject tracts.

To: 599 S Mays LLC, WFG National Title Insurance Company and Longhorn Title Company, Inc., exclusively.

This is to certify that this map or plat and the survey on which it is based were in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on MAY 10, 2021

Date of Plat or Map: MAY 17, 2021

SHANE SHAFER
R.P.L.S. NO. 5281
State of Texas
T.B.P.E.L.S. NO. 10016900
shane@diamondsurveying.com

STATE OF TEXAS
REGISTERED
SHANE SHAFER
5281
PROFESSIONAL
LAND SURVEYOR

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) TRACT ONE SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE "AE", AREAS WITH BFE OR DEPTH, AND REGULATORY FLOODWAY, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

TRACT TWO SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) BUILDING TIE'S SHOWN HEREON ARE PERPENDICULAR TO THE PERIMETER BOUNDARY LINES.

ALTA/NSPS NOTES:

MINIMUM STANDARD REQUIREMENT NOTES:

AS TO PARAGRAPH 5. FIELDWORK: B. RIGHTS OF WAY AND ACCESS:

(v) THERE IS ACCESS INTO THE SUBJECT TRACT ONE FROM THE ADJOINING PROPERTY TO THE NORTH, BEING LOT 2, BLOCK B, LAKE CREEK ADDITION INCLUDING REPLAT OF LOT 4, LAKE CREEK SUBDIVISION, RECORDED IN CABINET X, SLIDES 358-360, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, PRESENTLY OWNED BY THE CITY OF ROUND ROCK PER TAX ID: R442314, BY A 20' WIDE INGRESS/EGRESS EASEMENT, DEDICATED TO BERT HALL AND WIFE LYNDEL HALL, ET AL AS SHOWN ON THE PLAT RECORDED IN CABINET X, SLIDES 358-359 AND AS SHOWN HEREON.

AS TO PARAGRAPH 6, PLAT OR MAP: B BOUNDARY, DESCRIPTIONS, DIMENSIONS, AND CLOSURES:

(ii) A NEW DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION OF THIS SURVEY AS TO COMBINE TRACTS 1, 2, 3 AND 4 LISTED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS INTO A TRACT (TRACT TWO SHOWN HEREON) AND TO COMBINE TRACTS 5, 6, 7, 8 AND 9 LISTED IN SAID DOCUMENT 2020047869 INTO A TRACT (TRACT ONE SHOWN HEREON).

(ii) (a) THE NEW DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION OF THE TRACTS LISTED IN SAID DOCUMENT NO. 2020047869.

(ii) (b) AND (viii) THE NEW DESCRIPTION PORTION OF TRACT ONE SHOWN HEREON PART OF TRACT 8 OF SAID DOCUMENT NO. 2020047869 BEING LOT 1, BLOCK A, B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9, B&M ADDITION, LOT 4 BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, RECORDED IN CABINET GG, SLIDES 14-15, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS HAD ERRONEOUS CALLS, WHICH DID NOT MATCH THE ORIGINAL B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, OF WHICH IT WAS A PART. THERE WERE MULTIPLE MONUMENTATION FOUND AT EACH CORNER ALONG THE EAST RIGHT-OF-WAY LINE OF TASSEY STREET. IRON ROD FOUND WITH CAP MARKED "ALLSTAR" SHOWN HEREON AS REFERENCE PNT 'A', MATCHED THE ORIGINAL EAST RIGHT-OF-WAY OF TASSEY STREET TO THE NORTH OF SAID REFERENCE PNT 'A'. THE EAST RIGHT-OF-WAY (TWO CALLS) TO THE SOUTH OF SAID REFERENCE PNT 'A' WAS ADJUSTED TO THE MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF LOGAN STREET AS SHOWN TO BE A 0.037 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ROUND ROCK, ON THE PLAT RECORDED IN SAID CABINET GG, SLIDE 15. NO MONUMENTATION WAS FOUND ON THE WEST RIGHT-OF-WAY LINE OF TASSEY STREET TO THE SOUTH OF NASH STREET. THE WEST RIGHT-OF-WAY LINE WAS ESTABLISHED BY A PARALLEL LINE FROM THE EAST RIGHT-OF-WAY AT THE RECORD 40 FOOT WIDTH.

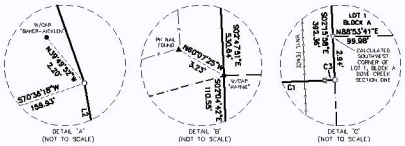
TRACT ONE SHOWN HEREON INCLUDES AN APPROXIMATE 0.059 ACRE (2,580 SQ. FT.) TRACT OF LAND SHOWN HEREON AS BEING AN UNKNOWN STRIP OF LAND SHOWN ON THE B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (POSSIBLE 25' WIDE ALLEY), SAID TRACT OF LAND BEING SHOWN AS A BEING A PART OF TRACT 6 RECORDED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PER WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) TAX ID R057348. THE AFOREMENTIONED 0.059 ACRE TRACT WAS AT ONE TIME A PORTION OF A CALLED 12.99 ACRE TRACT OF LAND CONVEYED TO EARL TASSEY AND RUBY L. TASSEY, RECORDED IN VOLUME 330, PAGE 305 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DATED NOVEMBER 1, 1945.

THE INTENT ON THE PLAT FOR LOT 1, BLOCK A, B&M ADDITION SECTION 1 FOR THE NORTHERLY BOUNDARY LINE IS CALLED TO BE ALONG THE SOUTH BOUNDARY LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A, B&M ADDITION TO ROUND ROCK, TEX, RECORDED IN CABINET A, SLIDE 389. THE LINES OF CONFLICT ARE SHOWN HEREON, HOWEVER WITH THE CALLS IN THE DESCRIPTION, THE SURVEYOR HELD THE NORTHERLY LINE AS TO THE ACTUAL SOUTH LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A AS FOUND BY EXTENSIVE AMOUNTS OF MONUMENTATION FOUND BY THE SURVEY CREW AND AS THE INTENT OF THE THE B&M ADDITION SECTION 1 PLAT.

TABLE A NOTES:

ITEM 9: THERE ARE NO VISIBLE MARKED PARKING SPACES.

ITEM 13: NAMES OF ADJOINING OWNERS AND TAX ID NUMBERS SHOWN HEREON WERE OBTAINED FROM THE WILLIAMSON CENTRAL APPRAISAL DISTRICT WEBSITE ON MAY 5, 2021.



BLDG. = BUILDING

BLDG. 1
CONC. BLOCK AND WOOD
BRICK FLOOR (DILAPIDATED)
BUILDING FOOTPRINT=577 SQ. FT.

BLDG. 2
12.2' X 24.2'
WOOD SHED ON CONCRETE
BUILDING FOOTPRINT=295 SQ. FT.

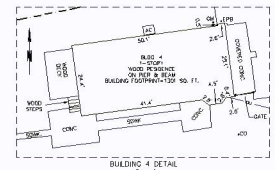
BLDG. 3
10.4' X 14.5'
WOOD SHED ON CONCRETE AND DIRT
BUILDING FOOTPRINT=151 SQ. FT.

BLDG. 5
19.1' X 8.7' CONCRETE BUILDING
ON CONCRETE (COVERED CAR WASH)
BUILDING FOOTPRINT=166 SQ. FT.

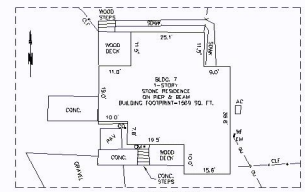
BLDG. 6
18.2' X 16.2' METAL SHED ON DIRT
BUILDING FOOTPRINT=295 SQ. FT.

BLDG. 8
16.6' X 7.3' WOOD SHED
BUILDING FOOTPRINT=121 SQ. FT.

BLDG. 9
21.1' X 21.1' WOOD -CONC. BLOCK
ON CONCRETE (DILAPIDATED)
BUILDING FOOTPRINT=445.21 SQ. FT.



BUILDING 4 DETAIL
1"=20'



BUILDING 7 DETAIL
1"=20'

BUILDING 10 DETAIL
1"=20'

SHEET 3 OF 3

DIAMOND SURVEYING, INC.
1508 WEST WOOD ST. GEORGETOWN, TX 78626
(512) 931-2600
T.B.P.E.L.S. FIRM NUMBER 10016900

SURVEYORS PROJECT NO. 2021-50

DRAWING FILE: P:\2021\2021-50 599 S MAYS\ALTA\2021-50 ALTA SURVEY.DWG

EXHIBIT
"B"

ARTE ROUND ROCK
PLANNED UNIT DEVELOPMENT NO. 139

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this "**Plan**") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "**City**"). For purposes of this Plan, the term Owner shall mean 599 S MAYS LLC; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 11.25 acres, as more particularly described in Exhibit "A" (Legal Description), (herein after referred to as the "Property") attached hereto and made a part hereof; and

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

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

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

WHEREAS, on April 6, 2022, the City's Planning and Zoning Commission failed to recommend 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.10.

3. ZONING VIOLATION

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

4. MISCELLANEOUS PROVISIONS

4.1 Severability

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

4.2 Venue

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

4.3 Effective Date

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

II.

DEVELOPMENT PLAN

1. DEFINITIONS

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

2. PROPERTY

This Development Plan covers approximately 11.25 acres of land, 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 insure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements, (2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **Multifamily – Urban (MF-3)** zoning district and the **Townhouse (TH)** zoning district, 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, according to Section 10-26 of the Code.

6. COMPREHENSIVE PLAN

Approval of this development plan amends the Future Land Use Map of the comprehensive plan for land uses.

7. PERMITTED USES

The following principal uses are permitted on the Property, which is divided into three development parcels for the purpose of this description, as depicted on **Exhibit "B"**:

7.1 MF-3

1) Multifamily residential development, in accordance with the **MF-3 (Multifamily Urban)** zoning district standards, as amended in this Plan.

2) The maximum number of units shall be 410.

7.2 TH

1) Townhouse development, in accordance with the **TH (Townhouse)** zoning district standards, as amended in this Plan.

2) The maximum number of units shall be 19.

7.3 Private OS

1) This private open space area may include trails, pathways, and amenities.

8. SITE ACCESS

8.1 Existing and Planned Public Street Access

1) The site has frontage and proposed access points on S. Mays St. and Logan St., as depicted on **Exhibit "B"**.

2) The right-of-way for Tassey St. and E. Nash St., as depicted on **Exhibit "B"**, is proposed to be vacated.

3) In no instance shall the Owner deny access from any vacated section of E. Nash St. to the property located at 603 S. Mays St., also identified as B&M Addition (Amended), Lot 1 and as R455263 by the Williamson Central Appraisal District.

9. DEVELOPMENT STANDARDS

9.1 MF-3

The requirements of the **MF-3 (Multifamily – Urban)** zoning district shall apply, except as modified by:

1) A landscape buffer, ten (10) feet in width, extending along the eastern boundary of the Property shall be required. The buffer shall be clear of obstructions, easements, or other planting limitations. The following elements shall be applied within the landscape buffer:

    a) One medium tree, as defined in the Code, per twenty- five (25) linear feet (75% of selected trees shall be of an evergreen species).

    b) One small tree, as defined in the Code, per ten (10) linear feet (75% of selected trees shall be of an evergreen species).

    c) One large shrub, as defined in the Code, per six (6) linear feet.

    d) One large tree, as defined in the Code, per forty (40) linear feet.

2) A fence, six (6) feet in height and consisting of masonry, pre-cast concrete or decorative metal, shall be required along portions of the eastern boundary of the site, as depicted on **Exhibit "B"**.

3) For the building closest to Logan Street, identified on **Exhibit "B"** as 'MF-3 - 5 stories', the building height shall not exceed five (5) stories of occupiable floors above grade.

4) For the building furthest from Logan Street, identified on **Exhibit "B"** as 'MF-3 - 6 stories', the building height shall not exceed six (6) stories of occupiable floors above grade.

5) The following minimum building setbacks shall be required:

    a) South Mays St. – 15 feet

    b) Logan St. – 10 feet

    c) Eastern property boundary adjacent to single family zoned lots – 75 feet

6) The minimum off-street parking requirements shall be:

    a) 1 space for each 1-bedroom unit

    b) 1.8 spaces for each 2-bedroom unit

    c) 2 spaces for each 3-bedroom unit

d) Five percent (5%) of the total number of required spaces for guest parking

7) The parking area location requirements shall be:

a) A minimum of ninety percent (90%) of all required residential parking shall be provided within a parking garage structure that is directly attached to the residential structure.

b) A maximum of ten percent (10%) of required residential parking may be located on surface lots.

8) Amenities shall be provided according to the following:

a) A minimum of six (6) amenities shall be provided

b) Amenities shall be chosen from the list contained in 2-24 (d)(4) of the Code

9) Multifamily buildings shall contain design elements which substantially comply with the depictions contained in **Exhibit "C"**, including, but not limited to elevation variation, roof pitch and orientation.

10) A rainwater collection system for the development shall provide for irrigation on-site for up to 2,000 gallons.

9.2 TH

The requirements of the **TH (Townhouse)** zoning district shall apply, except as modified by:

1) A landscape buffer, ten (10) feet in width, extending along the eastern property boundary adjacent to single family zoned lots. The buffer shall be clear of obstructions, easements, or other planting limitations. The following elements shall be applied within the landscape buffer:

a) One medium tree, as defined in the Code, per twenty- five (25) linear feet (75% of selected trees shall be of an evergreen species).

b) One small tree, as defined in the Code, per ten (10) linear feet (75% of selected trees shall be of an evergreen species).

c) One large shrub, as defined in the Code, per six (6) linear feet.

d) One large tree, as defined in the Code, per forty (40) linear feet.

2) A six (6) foot tall fence extending along portions of the eastern property boundary adjacent to single family zoned lots as depicted on **Exhibit "B"** shall be provided. Fence material of masonry, pre-cast concrete or decorative metal shall be utilized as generally depicted on Exhibit "B".

3) Building Orientation
   a) All buildings shall be oriented such that no fronts of structures face the eastern property boundary adjacent to single family zoned lots.

   b) No balconies shall face the eastern property boundary adjacent to single family zoned lots.

4) The following minimum building setbacks shall be required:
   a) Side setbacks from the eastern property boundary adjacent to single family zoned lots shall be:

      i. Two-story townhomes – Ten (10) feet

      ii. Three-story townhomes – Twenty (20) feet

   b) Rear setbacks from the eastern property boundary adjacent to single family zoned lots shall be forty (40) feet.

5) Common Walls are not required to have a setback. All required setbacks shall be free from any encroachments, including but not limited to eaves, roof hangovers, bay windows and fireplaces. Air conditioning units and other similar ground mounted equipment are exempt from this requirement.

6) The minimum off-street parking requirements shall be:

   a) Two (2) garage enclosed spaces per dwelling unit, except that a maximum of three (3) dwelling units may provide two (2) spaces which are not required to be garage enclosed.

   b) Five percent (5%) of the total number of required spaces for guest parking.

9.3 Private OS

1) Open space amenities may be included.

2) Fencing shall be provided as conceptually depicted in **Exhibit "D"**:
   a) All fencing shall be designed and located so as not to impede flowing water, in accordance with the approved flood study associated with the Plan.

   b) Should any flood study associated with this Property determine that fence placement will impede flow, cause detrimental damage, or in any other way be unsafe, the fencing will not be required and shall be subject to removal.

c) The precise location and length of the fencing shall be determined and approved with the site plan for the Plan.

3) In the general area of the fence locations depicted, planting of shrubs including, but not limited to Pyracantha, Rotunda or Needlepoint Holly, Prickly Pear Cactus or similar plant materials approved by the City shall be required in accordance with City landscaping standards.

4) Should a City hike and bike trail or a public trail connection be established at this location, the fencing and landscaping is no longer required and shall be subject to removal.

10. CHANGES TO DEVELOPMENT PLAN

10.1 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.

10.2 Major Changes.

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

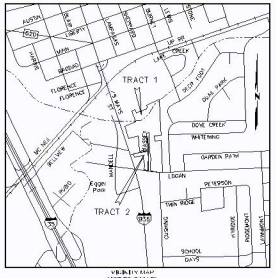
LIST OF EXHIBITS

Exhibit"A"	Legal Description and Sketch of 11.25-acre tract
Exhibit"B"	Concept Plan
Exhibit"C"	Building Elevations
Exhibit "D"	Private Open Space Fencing

EXHIBIT 'A' Page 1

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. **TRACT ONE:** BEING A 10.407 ACRE TRACT OF LAND (453,323 SQ. FT.); (TRACT 5) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2 A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET G16, SLIDES 16 AND 17 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 6) BEING ALL OF LOTS 15 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING A PORTION OF A TRACT CONVEYED TO CHARLES BROWN TO BENNIE T. BUSTIN, RECORDED IN VOLUME 479, PAGE 123 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OF UNKNOWN OWNERSHIP CONTAINING APPROXIMATELY 0.059 ACRES (2,560 SQ. FT.) OF LAND (NO RECORD INFORMATION FOUND OR PROVIDED BY TITLE COMPANY), (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1-5 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, & 8, BLOCK A OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 8) BEING ALL OF LOT 1 BLOCK A, OF B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4, BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET G3, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 6.0264 ACRE TRACT OF LAND, COMPRISED OF THE REMAINING PORTION OF THE CALLED 6.63 ACRE TRACT OF LAND DESCRIBED IN VOLUME 506, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.1904 ACRE TRACT OF LAND DESCRIBED IN VOLUME 988, PAGE 594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8, AND 9 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; **TRACT TWO:** BEING 1.0.847 ACRE TRACT OF LAND (36,879 SQ. FT.); (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013067402 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058890 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 3) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058890 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 4) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED AS TRACT II IN VOLUME 479, PAGE 349 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 10, 11, 12 AND 13, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

DOCUMENT NO. 2020047869 PROPERTY ADDRESSES:
(PER WILLIAMSON COUNTY APPRAISAL DISTRICT)

FOR TRACT ONE
TRACT 5: TAX ID R503147 110 E NASH ST, ROUND ROCK, TX 78664
TRACT 6: TAX ID R057348 602 TASSEY, ST, ROUND ROCK, TX 78664
TRACT 7: TAX ID R590110 601 TASSEY ST, ROUND ROCK, TX 78664
TRACT 8: TAX ID R503144 116 E LOGAN ST, ROUND ROCK, TX 78664
TRACT 9: TAX ID R055955 599 MAYS ST S, ROUND ROCK, TX 78664

FOR TRACT TWO
TRACT 1: TAX ID R057332 106 NASH, ROUND ROCK, TX 78664
TRACT 2: TAX ID R057349 112 LOGAN ST, ROUND ROCK, TX 78664
TRACT 3: TAX ID R357697 TASSEY ST, ROUND ROCK, TX 78664
TRACT 4: LOTS 10 AND 11 TAX ID R057344 704 TASSEY ST, ROUND ROCK, TX 78664
LOT 12 TAX ID R057345 702 TASSEY ST, ROUND ROCK, TX 78664
LOT 13 TAX ID R057346 700 TASSEY ST, ROUND ROCK, TX 78664

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	282.50'	63.25'	12°49'42"	N80°21'48"W	63.12'
C2	20.00'	26.53'	81°14'20"	N39°08'00"W	26.17'
C3	282.50'	0.69'	0°08'27"	S87°17'35"W	0.69'
C4	5789.58'	58.74'	0°34'53"	N18°36'48"W	58.74'

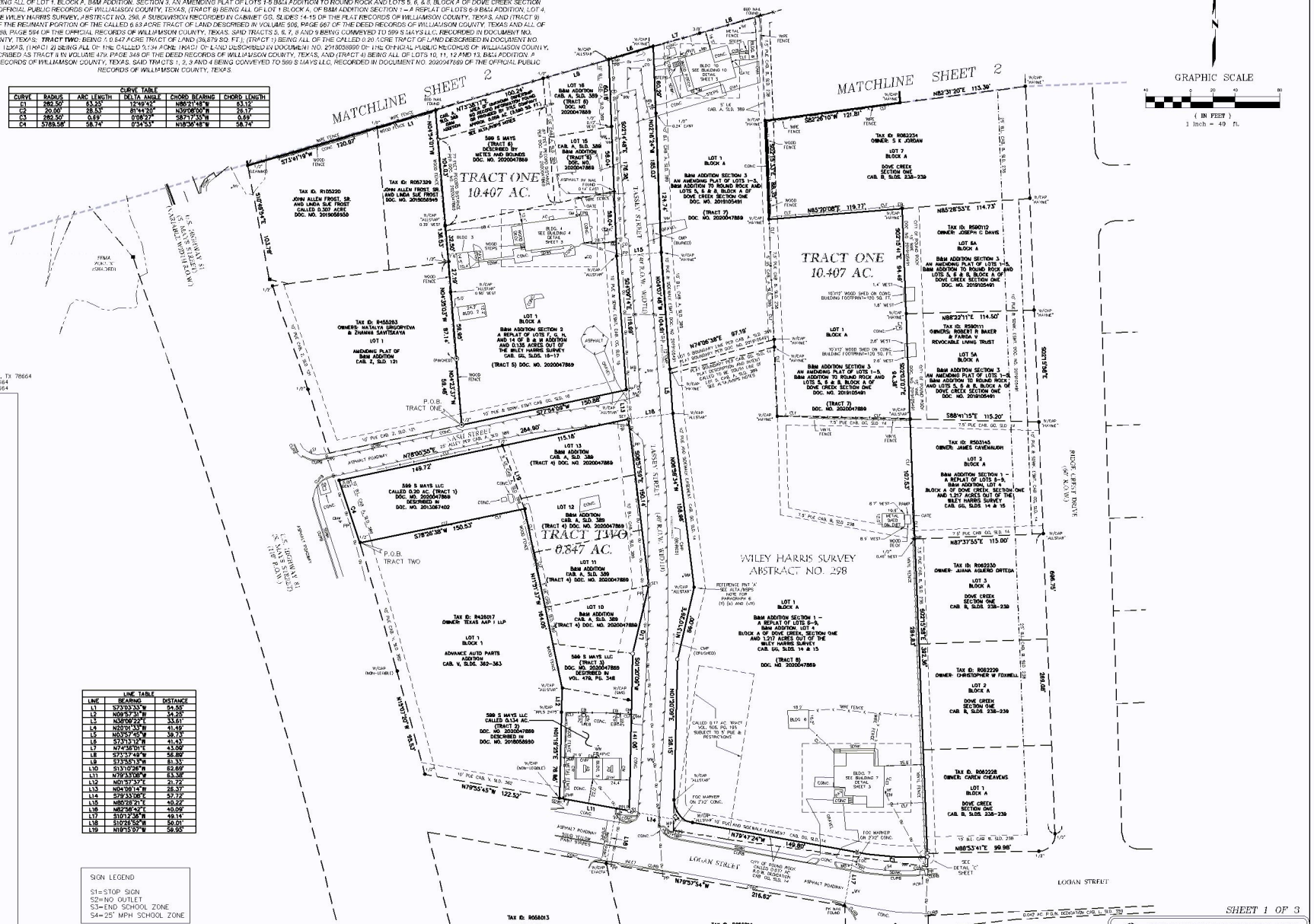
LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- COTTON GIN SPINDLE SET
- CALCULATED POINT
- WATER FAUCET
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER METER
- UNDERGROUND FIBER OPTIC CABLE MARKER
- TELEPHONE MANHOLE
- DOWN GUY
- POWER POLE / LIGHT POLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC PULL BOX
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- GAS METER
- GAS MARKER
- SIGN
- METAL POST
- WOOD POST
- MAIL BOX
- 2" METAL RISER
- 4" PVC PIPE
- EDGE OF WATER
- ROCK WALL
- TRACT LINE
- BUILDING SETBACK LINE
- APPROXIMATE FEMA LINE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- VINYL FENCE
- WOOD FENCE
- WIRE FENCE
- METAL FENCE

VAC	VACUUM STATION
E.O.C.	EDGE OF CONCRETE
CONC.	CONCRETE
SDWK.	SIDEWALK
RCOL	ROCK COLUMN
BCOL	BRICK COLUMN
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN
PAV	PAVERS
AC	AIR CONDITIONER ON CONCRETE PAD
WWE	WASTEWATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
UE	UTILITY EASEMENT
HCR	HANDICAP RAMP
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
D.E	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°03'33"W	54.55'
L2	N09°57'31"W	34.28'
L3	N38°09'22"E	33.61'
L4	N20°01'33"W	41.49'
L5	N63°57'45"W	39.73'
L6	S73°13'12"W	41.43'
L7	N74°58'01"E	43.09'
L8	S73°57'49"W	56.80'
L9	S73°55'13"W	61.33'
L10	S13°10'26"W	62.69'
L11	N79°33'09"W	63.38'
L12	N01°57'33"E	21.72'
L13	N04°09'14"W	26.37'
L14	S79°33'08"E	57.72'
L15	N85°08'21"E	40.22'
L16	N82°56'42"E	40.09'
L17	S10°12'36"W	49.14'
L18	S10°28'52"W	50.01'
L19	N19°15'07"W	58.55'

SIGN LEGEND
S1=STOP SIGN
S2=NO OUTLET
S3=END SCHOOL ZONE
S4=25' MPH SCHOOL ZONE



SURVEYORS PROJECT NO. 2021-50

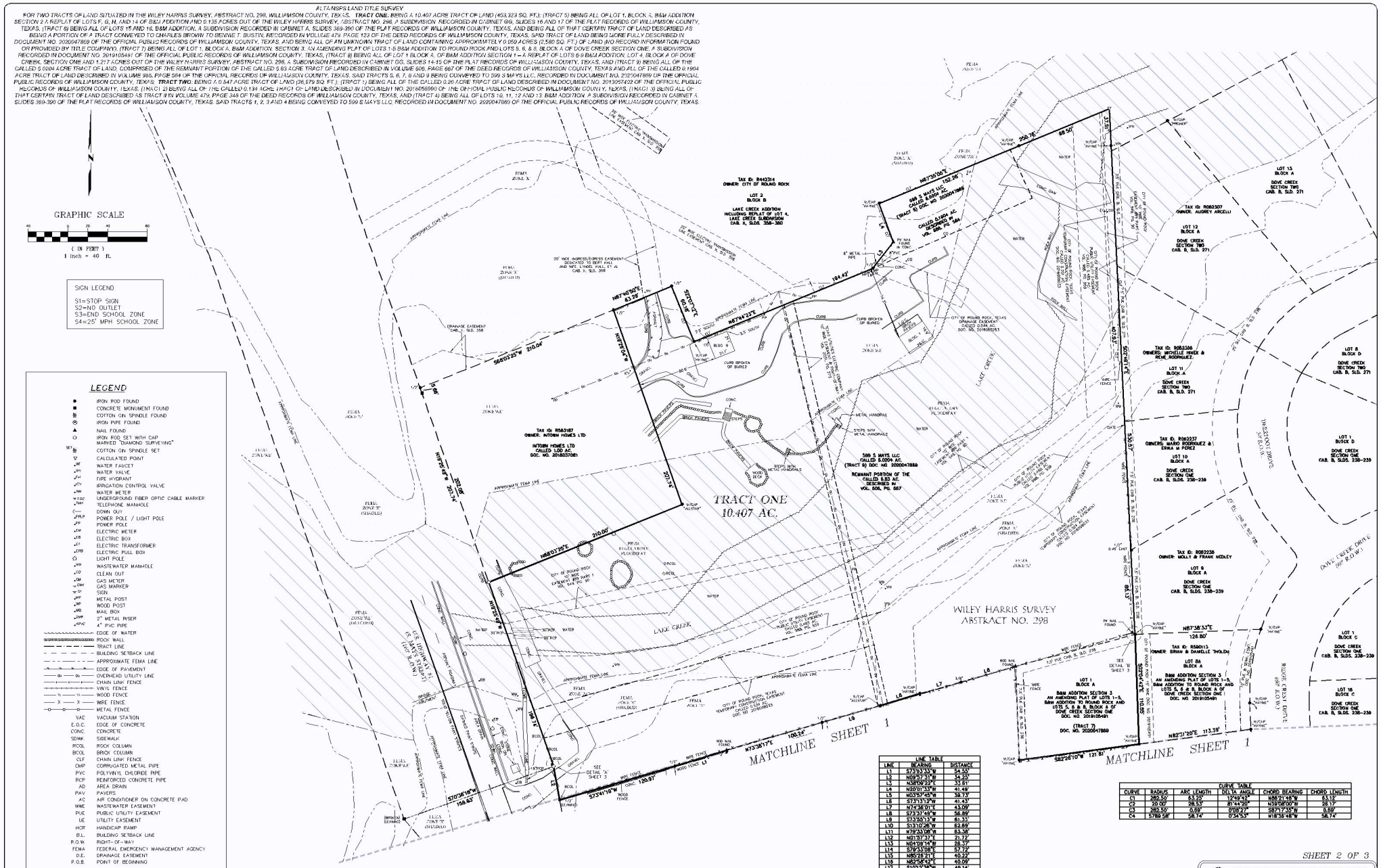
SHEET 1 OF 3

DIAMOND SURVEYING, INC.
TBPELS FIRM NUMBER 10106800

EXHIBIT 'A' Page 2

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. **TRACT ONE:** BEING A 10.407 ACRE TRACT OF LAND (453,323 SQ. FT.); (TRACT 5) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2 A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET B6, SLIDES 16 AND 17 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 6) BEING ALL OF LOTS 15 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING A PORTION OF A TRACT CONVEYED TO CHARLES BROWN TO BENNIE T. BUSTIN, RECORDED IN VOLUME 479, PAGE 123 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF AN UNKNOWN TRACT OF LAND CONTAINING APPROXIMATELY 0.059 ACRES (2,580 SQ. FT.) OF LAND AND RECORD INFORMATION FOUND ON PROVIDED BY TITLE COMPANY), (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1-5 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, & 8, BLOCK A OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 8) BEING ALL OF LOT 1 BLOCK A, OF B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4, BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET G5, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 5.0004 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 5.83 ACRE TRACT OF LAND DESCRIBED IN VOLUME 606, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.1964 ACRE TRACT OF LAND DESCRIBED IN VOLUME 986, PAGE 564 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. **TRACT TWO:** BEING A 0.647 ACRE TRACT OF LAND (28,579 SQ. FT.); (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013057422 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014056990 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 3) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT III IN VOLUME 479, PAGE 348 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 12, 11, 12 AND 13 B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 599 S MAYS LLC, RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
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L5	N03°57'45"W	39.73'
L6	S73°31'12"W	41.43'
L7	N74°36'01"E	43.09'
L8	S73°37'49"W	56.88'
L9	S73°35'13"W	61.33'
L10	S13°10'25"W	62.69'
L11	N79°33'08"W	83.38'
L12	N01°57'37"E	21.72'
L13	N04°19'14"W	28.57'
L14	S79°33'08"E	57.72'
L15	N85°28'21"E	40.22'
L16	N85°58'42"E	40.09'
L17	S10°12'36"W	49.14'
L18	S10°28'52"W	50.01'
L19	N19°15'07"W	59.95'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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SHEET 2 OF 3

DIAMOND SURVEYING, INC.
1606 RIVERSIDE ROAD, GEORGETOWN, TX 78626
(512) 931-3010
TBPELS FIRM NUMBER 10106800

SURVEYORS PROJECT NO. 2021-50

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. ***TRACT ONE:*** *BEING A 10.407 ACRE TRACT OF LAND (453,323 SQ. FT.), (TRACT 5) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2 A REPLAT OF LOTS F, G, H, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 16 AND 17 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 6) BEING ALL OF LOTS 15 AND 16, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS BEING A PORTION OF A TRACT CONVEYED TO CHARLES BROWN TO BENNIE T. BUSTIN, RECORDED IN VOLUME 479, PAGE 123 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND OF UNKNOWN OWNERSHIP CONTAINING APPROXIMATELY 0.059 ACRES (2,580 SQ. FT.) OF LAND (NO RECORD INFORMATION FOUND OR PROVIDED BY TITLE COMPANY), (TRACT 7) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION, SECTION 3, AN AMENDING PLAT OF LOTS 1-5 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, & 8, BLOCK A OF DOVE CREEK SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 8) BEING ALL OF LOT 1 BLOCK A, OF B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4, BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 9) BEING ALL OF THE CALLED 6.0264 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 6.83 ACRE TRACT OF LAND DESCRIBED IN VOLUME 996, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.1904 ACRE TRACT OF LAND DESCRIBED IN VOLUME 988, PAGE 594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAYS LLC. RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;* ***TRACT TWO:*** *BEING 1.0.847 ACRE TRACT OF LAND (36,879 SQ. FT.), (TRACT 1) BEING ALL OF THE CALLED 0.20 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013067472 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2018058897 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 3) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT II IN VOLUME 479, PAGE 348 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND (TRACT 4) BEING ALL OF LOTS 10, 11, 12 AND 13, B&M ADDITION, A SUBDIVISION RECORDED IN CABINET A, SLIDES 389-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 599 S MAYS LLC. RECORDED IN DOCUMENT NO. 2020047869 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.*

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of WFG National Title Insurance Company, Owner's Policy of Title Insurance (Form T-1) File No. 18057217, Dated February 7, 2019 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.
The following restrictive covenants:
Cabinet A, Slide 389-390, Plat Records of Williamson County, Texas. Tract One (Tracts 6, 7 and 8) and Tract Two (Tracts 1 and 4), are a part of the plat.

Cabinet GG, Slides 14-15, Plat Records of Williamson County, Texas. Tract One (Tract 8) is a part of the plat.

Cabinet GG, Slides 16-17, Plat Records of Williamson County, Texas. Tract One (Tract 5) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)

Plat recorded in Document No. 2019105491 of the Official Public Records of Williamson County, Texas. Tract One (Tract 7) is a part of the plat. (NOT LISTED ON TITLE COMMITMENT)

Volume 505, Page 195, Deed Records, Williamson County, Texas. The 0.17 acre tract is a part of Tract One (Tract 8).

6b. A 5 foot public utility easement along the rear property line as shown on plat recorded in Cabinet A, Slide 389, Plat Records, Williamson County, Texas. Is a part of Tract One-Tracts 6 and 7 and on Tract Two-Tracts 1 and 4 as shown hereon, however said plat states: "These restrictions shall be terminated on Jan. 1st, 1984."

6c. A 5 foot public utility easement as set out in Volume 505, Page 195, Deed Records, Williamson County, Texas. The called 0.17 acre tract of land described in said instrument is a part of Tract One-Tract 8 as shown hereon.

6e. A 10 foot public utility easement and sidewalk easement abutting and along all street side property lines is hereby dedicated as stated on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon.

6f. A 7.5 foot public utility easement along a portion of the rear property line as shown on plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon.

6g. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8.

6h. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 14-15, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 8 as shown hereon. (This item is same as Item 6e.)

6i. Building setbacks shall be in accordance with Chapter 11, Zoning, City of Round Rock Code of Ordinances, (1995) as amended, as stated on Plat Recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 5.

6j. A (10') PUE and sidewalk easement abutting and along the street side property line is hereby dedicated for all street side property lots, as stated on Plat recorded in Cabinet GG, Slides 16-17, Plat Records, Williamson County, Texas. Is a part of Tract One-Tract 5 as shown hereon.

6k. Easement granted to the City of Round Rock, recorded in Volume 549, Page 90, Deed Records, Williamson County, Texas. Part 1 of said easement is a part of Tract One-Tract 9 as shown hereon. Part 2 of said easement is a part of Tract One-Tract 9, however unable to determine the location of Part 2 due to erroneous calls in the description.

6l. Easement granted to Texas Power & Light Company, recorded in Volume 710, Page 150, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9. Unable to determine exact location of said easement due to a vague description in said document.

6m. Easement granted to the City of Round Rock, recorded in Volume 988, Page 559, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6n. Easement granted to Texas Utilities Electric Company, recorded in Volume 2031, page 273, Deed Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6o. Temporary Construction Easement granted to the City of Round Rock, recorded under Document No. 2016008033, Official Records, Williamson County, Texas. Are a part of Tract One- Tract 9 as shown hereon, however easements may have expired, said instrument states: "The Temporary Construction Easement shall be for a term of twelve (12) months which shall commence on the date the Grantee, its agents or assigns first take possession of the property for the purposes identified herein."

6p. Drainage Easement granted to the City of Round Rock, recorded under Document No. 2016065263, Official Records, Williamson County, Texas. Is a part of Tract One-Tract 9 as shown hereon.

6q. Easement granted to Texas Power & Light Company, recorded in Volume 281, Page 491, Deed Records, Williamson County, Texas. Not a part of subject tracts.

6r. Easement granted to Texas Power & Light Company, recorded in Volume 424, Page 112, Deed Records, Williamson County, Texas. Not a part of subject tracts.

To: 599 S Mays LLC, WFG National Title Insurance Company and Longhorn Title Company, Inc., exclusively.

This is to certify that this map or plat and the survey on which it is based were in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on MAY 10, 2021

Date of Plat or Map: MAY 17, 2021

SHANE SHAFER
R.P.L.S. NO. 5281
State of Texas
T.B.P.E.L.S. NO. 10016590
shane@diamondsurveying.com

STATE OF TEXAS
REGISTERED
SHANE SHAFER
5281
PROFESSIONAL
SURVEYOR

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) TRACT ONE SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE "AE", AREAS WITH BFE OR DEPTH, AND REGULATORY FLOODWAY, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

TRACT TWO SHOWN HEREON LIES WITH IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0493F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

4) BUILDING TIE'S SHOWN HEREON ARE PERPENDICULAR TO THE PERIMETER BOUNDARY LINES.

ALTA/NSPS NOTES:

MINIMUM STANDARD REQUIREMENT NOTES:

AS TO PARAGRAPH 5. FIELDWORK: B. RIGHTS OF WAY AND ACCESS:

(v) THERE IS ACCESS INTO THE SUBJECT TRACT ONE FROM THE ADJOINING PROPERTY TO THE NORTH, BEING LOT 2, BLOCK B, LAKE CREEK ADDITION INCLUDING REPLAT OF LOT 4, LAKE CREEK SUBDIVISION, RECORDED IN CABINET X, SLIDES 358-360, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, PRESENTLY OWNED BY THE CITY OF ROUND ROCK PER TAX ID: R442314, BY A 20' WIDE INGRESS/EGRESS EASEMENT, DEDICATED TO BERT HALL AND WIFE LYNDEL HALL, ET AL AS SHOWN ON THE PLAT RECORDED IN CABINET X, SLIDES 358-359 AND AS SHOWN HEREON.

AS TO PARAGRAPH 6, PLAT OR MAP: B BOUNDARY, DESCRIPTIONS, DIMENSIONS, AND CLOSURES:

(ii) A NEW DESCRIPTION HAS BEEN PREPARED IN CONJUNCTION OF THIS SURVEY AS TO COMBINE TRACTS 1, 2, 3 AND 4 LISTED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS INTO A TRACT (TRACT TWO SHOWN HEREON) AND TO COMBINE TRACTS 5, 6, 7, 8 AND 9 LISTED IN SAID DOCUMENT 2020047869 INTO A TRACT (TRACT ONE SHOWN HEREON).

(ii) (a) THE NEW DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION OF THE TRACTS LISTED IN SAID DOCUMENT NO. 2020047869.

(ii) (b) AND (viii) THE NEW DESCRIPTION PORTION OF TRACT ONE SHOWN HEREON PART OF TRACT 8 OF SAID DOCUMENT NO. 2020047869 BEING LOT 1, BLOCK A, B&M ADDITION SECTION 1 – A REPLAT OF LOTS 6-9, B&M ADDITION, LOT 4 BLOCK A OF DOVE CREEK, SECTION ONE AND 1.217 ACRES OUT OF THE WILEY HARRIS SURVEY, RECORDED IN CABINET GG, SLIDES 14-15, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS HAD ERRONEOUS CALLS, WHICH DID NOT MATCH THE ORIGINAL B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, OF WHICH IT WAS A PART. THERE WERE MULTIPLE MONUMENTATION FOUND AT EACH CORNER ALONG THE EAST RIGHT-OF-WAY LINE OF TASSEY STREET. IRON ROD FOUND WITH CAP MARKED "ALLSTAR" SHOWN HEREON AS REFERENCE PNT 'A', MATCHED THE ORIGINAL EAST RIGHT-OF-WAY OF TASSEY STREET TO THE NORTH OF SAID REFERENCE PNT 'A'. THE EAST RIGHT-OF-WAY (TWO CALLS) TO THE SOUTH OF SAID REFERENCE PNT 'A' WAS ADJUSTED TO THE MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF LOGAN STREET AS SHOWN TO BE A 0.037 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF ROUND ROCK, ON THE PLAT RECORDED IN SAID CABINET GG, SLIDE 15. NO MONUMENTATION WAS FOUND ON THE WEST RIGHT-OF-WAY LINE OF TASSEY STREET TO THE SOUTH OF NASH STREET. THE WEST RIGHT-OF-WAY LINE WAS ESTABLISHED BY A PARALLEL LINE FROM THE EAST RIGHT-OF-WAY AT THE RECORD 40 FOOT WIDTH.

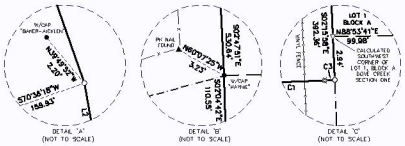
TRACT ONE SHOWN HEREON INCLUDES AN APPROXIMATE 0.059 ACRE (2,580 SQ. FT.) TRACT OF LAND SHOWN HEREON AS BEING AN UNKNOWN STRIP OF LAND SHOWN ON THE B&M ADDITION TO ROUND ROCK, TEX., RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (POSSIBLE 25' WIDE ALLEY), SAID TRACT OF LAND BEING SHOWN AS A BEING A PART OF TRACT 6 RECORDED IN DOCUMENT NO. 2020047869, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PER WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) TAX ID R057348. THE AFOREMENTIONED 0.059 ACRE TRACT WAS AT ONE TIME A PORTION OF A CALLED 12.99 ACRE TRACT OF LAND CONVEYED TO EARL TASSEY AND RUBY L. TASSEY, RECORDED IN VOLUME 330, PAGE 305 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DATED NOVEMBER 1, 1945.

THE INTENT ON THE PLAT FOR LOT 1, BLOCK A, B&M ADDITION SECTION 1 FOR THE NORTHERLY BOUNDARY LINE IS CALLED TO BE ALONG THE SOUTH BOUNDARY LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A, B&M ADDITION TO ROUND ROCK, TEX, RECORDED IN CABINET A, SLIDE 389. THE LINES OF CONFLICT ARE SHOWN HEREON, HOWEVER WITH THE CALLS IN THE DESCRIPTION, THE SURVEYOR HELD THE NORTHERLY LINE AS TO THE ACTUAL SOUTH LINE OF LOT 5, BLOCK A AND THE NORTH BOUNDARY LINE OF LOT 6, BLOCK A AS FOUND BY EXTENSIVE AMOUNTS OF MONUMENTATION FOUND BY THE SURVEY CREW AND AS THE INTENT OF THE THE B&M ADDITION SECTION 1 PLAT.

TABLE A NOTES:

ITEM 9: THERE ARE NO VISIBLE MARKED PARKING SPACES.

ITEM 13: NAMES OF ADJOINING OWNERS AND TAX ID NUMBERS SHOWN HEREON WERE OBTAINED FROM THE WILLIAMSON CENTRAL APPRAISAL DISTRICT WEBSITE ON MAY 5, 2021.



BLDG. = BUILDING

BLDG. 1
CONC. BLOCK AND WOOD
BRICK FLOOR (DILAPIDATED)
BUILDING FOOTPRINT=577 SQ. FT.

BLDG. 2
12.2' X 24.2'
WOOD SHED ON CONCRETE
BUILDING FOOTPRINT=295 SQ. FT.

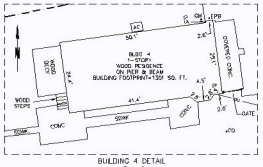
BLDG. 3
10.4' X 14.5'
WOOD SHED ON CONCRETE AND DIRT
BUILDING FOOTPRINT=151 SQ. FT.

BLDG. 5
19.1' X 8.7' CONCRETE BUILDING
ON CONCRETE (COVERED CAR WASH)
BUILDING FOOTPRINT=166 SQ. FT.

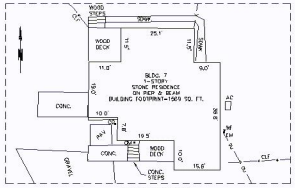
BLDG. 6
18.2' X 16.2' METAL SHED ON DIRT
BUILDING FOOTPRINT=295 SQ. FT.

BLDG. 8
16.6' X 7.3' WOOD SHED
BUILDING FOOTPRINT=121 SQ. FT.

BLDG. 9
21.1' X 21.1' WOOD -CONC. BLOCK
ON CONCRETE (DILAPIDATED)
BUILDING FOOTPRINT=445.21 SQ. FT.



BUILDING 4 DETAIL
1"=20'



BUILDING 7 DETAIL
1"=20'

BUILDING 10 DETAIL
1"=20'

SURVEYORS PROJECT NO. 2021-50

SHEET 3 OF 3

DIAMOND SURVEYING, INC.
1616 RIVERSTONE BLVD, GEORGETOWN, TX 78628
(512) 931-3010
T.B.P.E.L.S. FIRM NUMBER 10016590

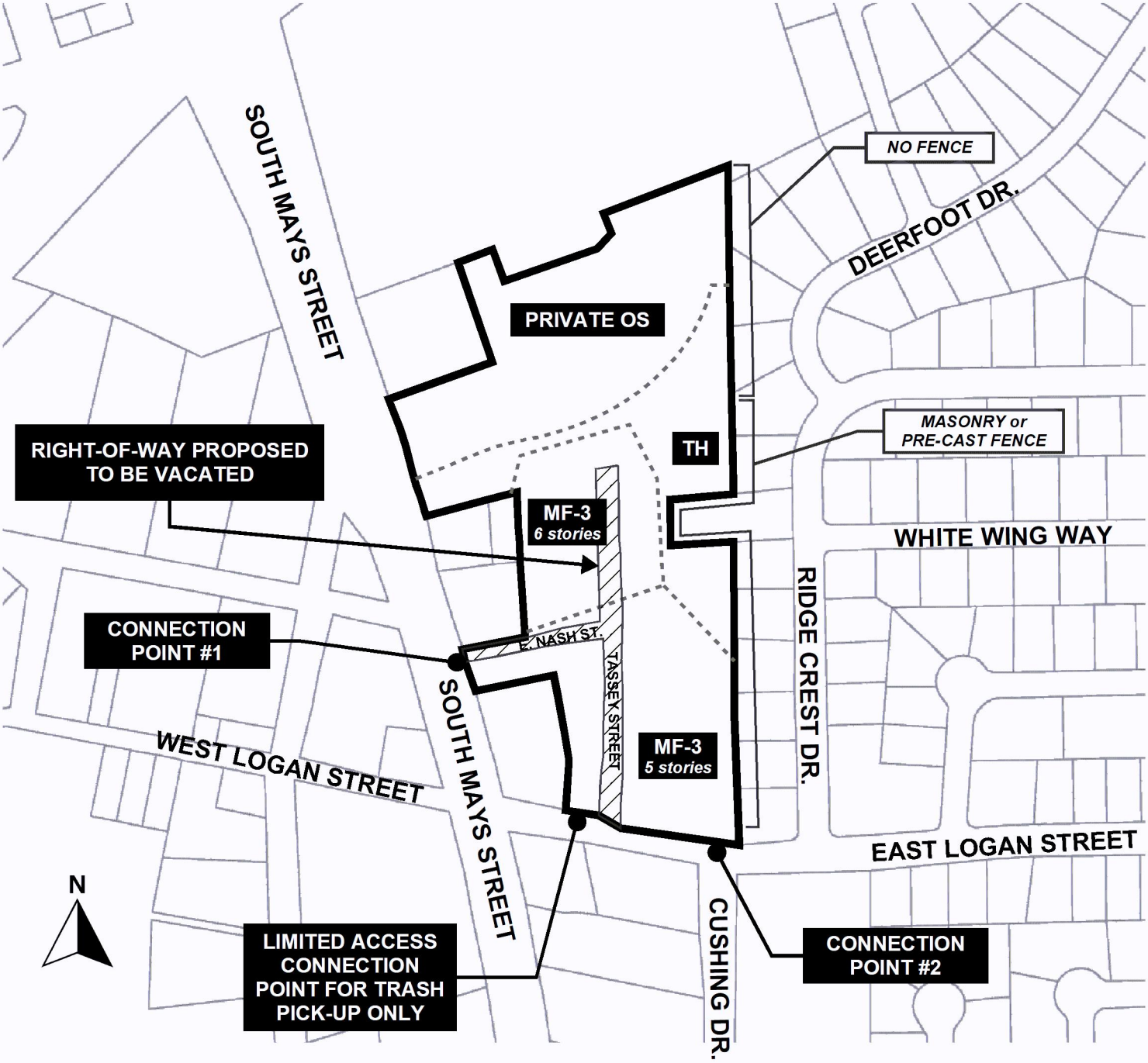
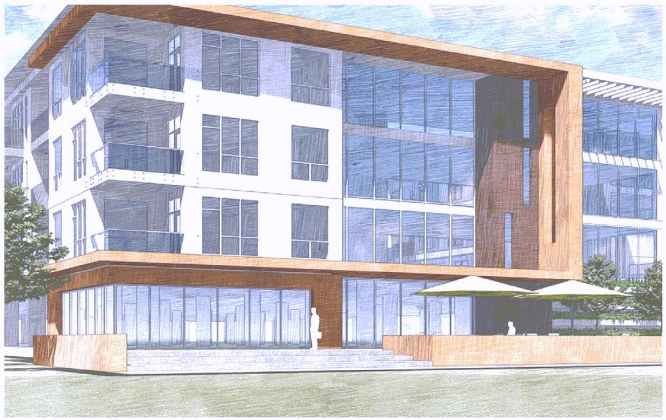
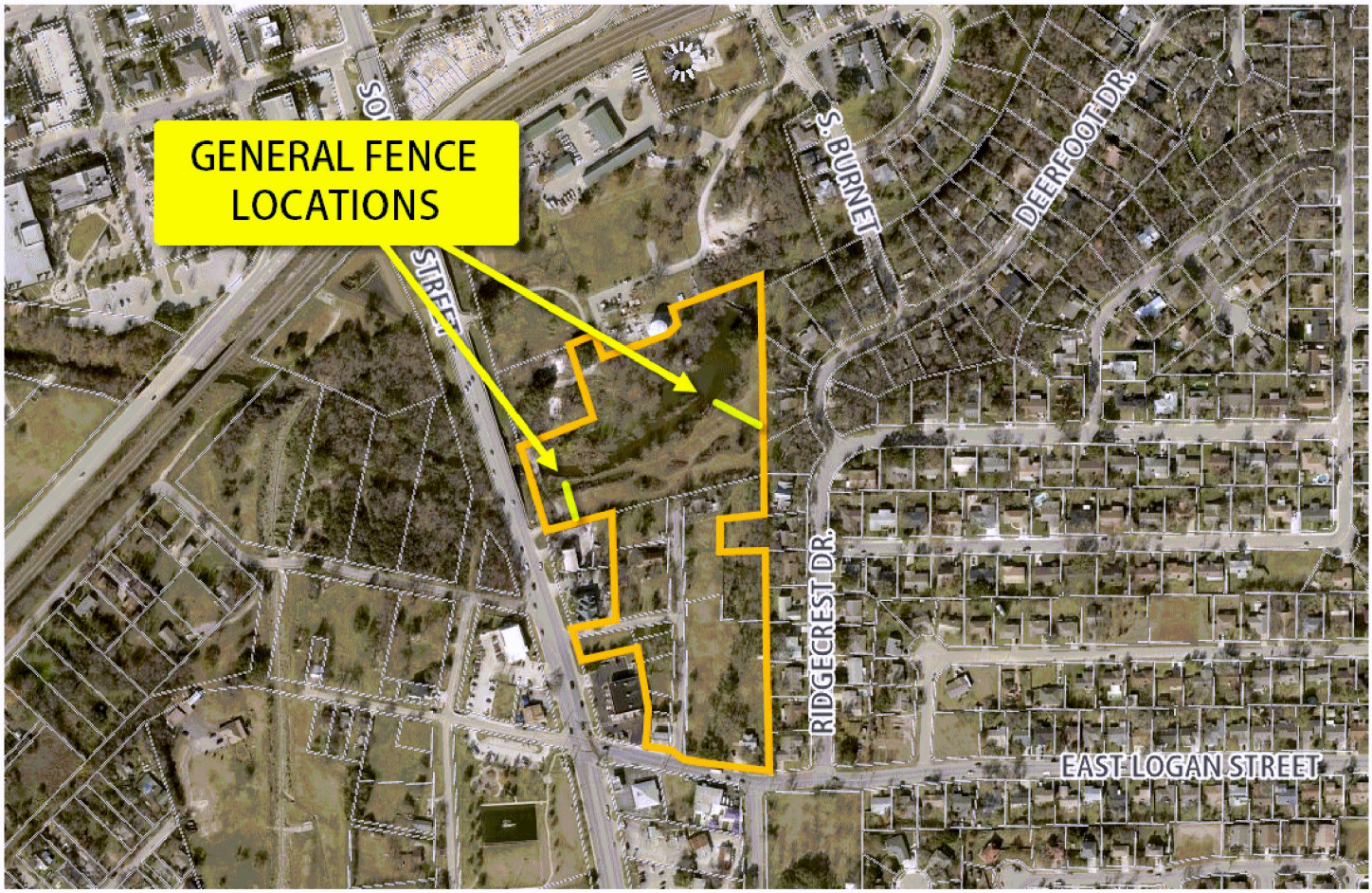

SOUTH MAYS STREET
NO FENCE
DEERFOOT DR.
PRIVATE OS
MASONRY or
PRE-CAST FENCE
TH
RIGHT-OF-WAY PROPOSED
TO BE VACATED
MF-3
6 stories
WHITE WING WAY
RIDGE CREST DR.
CONNECTION
POINT #1
E. NASH ST.
TASSEY STREET
SOUTH MAYS STREET
MF-3
5 stories
WEST LOGAN STREET
EAST LOGAN STREET
N
LIMITED ACCESS
CONNECTION
POINT FOR TRASH
PICK-UP ONLY
CUSHING DR.
CONNECTION
POINT #2

EXHIBIT 'C'



All images above are for inspiration purposes only

EXHIBIT "D"


GENERAL FENCE LOCATIONS
S. BURNET
DEERFOOT DR.
RIDGECREST DR.
EAST LOGAN STREET