ORDINANCE NO. O-2022-365

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 ORIGINALLY ZONE 31.72 ACRES OF LAND OUT OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AS PLANNED UNIT DEVELOPMENT (PUD) NO. 142; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas has recently annexed 31.72 acres of land out of the Henry Millard Survey, Abstract No. 452 in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" (the "Property"), attached hereto and incorporated herein, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the original zoning of the Property on the 5th day of October, 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 Property in Exhibit "A" be originally zoned as Planned Unit Development (PUD) No. 142, and

WHEREAS, on the 3rd day of November, 2022, after proper notification, the City Council held a public hearing on the proposed original zoning, 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 10, Article I, Section 10-2 and Article IV, Sections 10-20 and 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 has hereby determined the Planned Unit Development (PUD) No. 142 meets the following goals and objectives:

(1) The development in PUD No. 142 is equal to or superior to development that would occur under the standard ordinance requirements.

(2) P.U.D. No. 142 is in harmony with the general purposes, goals, objectives and standards of the Round Rock Comprehensive Plan.

(3) P.U.D. No. 142 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. 142 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. 142 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. 142, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 142 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 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 3rd day of November, 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:

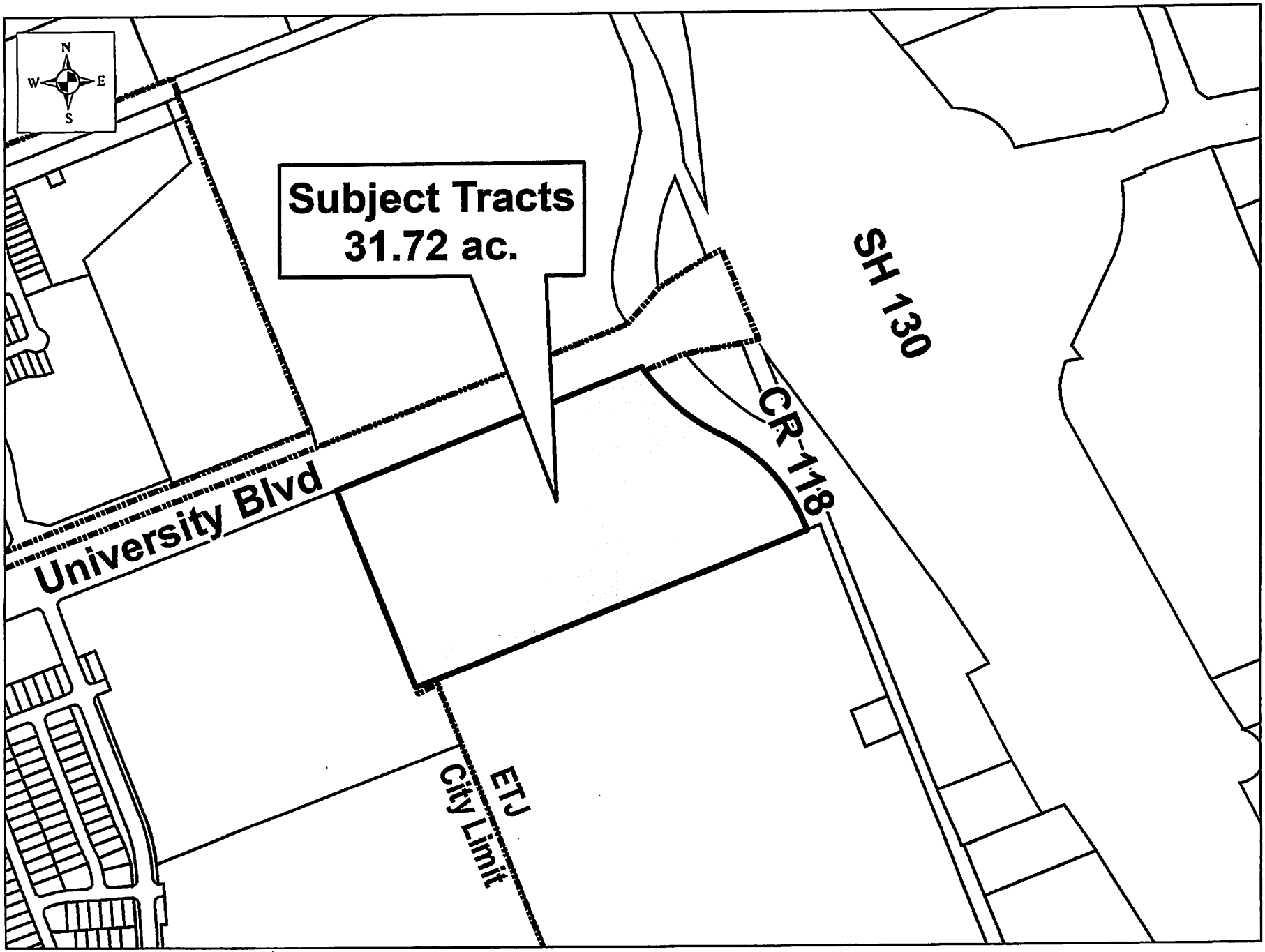
_____
MEAGAN SPINKS, City Clerk

Exhibit "A"

Property Description

31.72 acres of land out of the Henry Millard Survey, Abstract No. 452, located south of University Boulevard and west of CR 118, and the adjacent 2.73 acre portion of the CR 118 right-of-way.

[See attached map.]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Subject Tracts
31.72 ac.
SH 130
CR-118
University Blvd
ETJ
City Limit

Exhibit "B"

Annexation Petition

ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF ROUND ROCK, TEXAS:

The undersigned owners of the hereinafter described tract of land hereby petition your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

31.72 acres out of the Henry Millard Survey Abstract No. 452

And being more particularly described in the sketch and description attached hereto as Exhibit "A."

I hereby certify, under oath, that:

(1) CSTX USX Accommodation, LLC is the true and only owner of the above-described tract of land, and

(2) The above-described tract of land, as depicted in Exhibit "A," is contiguous and adjacent to the current city limits of the City of Round Rock, Texas.

Atilla Tuna, Manager

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Atilla Tuna this 13 day of October, 2022.

(Seal)

SANDRA BRAVO
Notary Public, State of Texas
Comm. Expires 02-11-2025
Notary ID 132924898

Notary Public, State of Texas

Exhibit "A"

Property Description

31.72 acres of land out of the Henry Millard Survey, Abstract No. 452, located south of University Boulevard and west of CR 118, and the adjacent 2.73 acre portion of the CR 118 right-of-way.

[See attached map.]

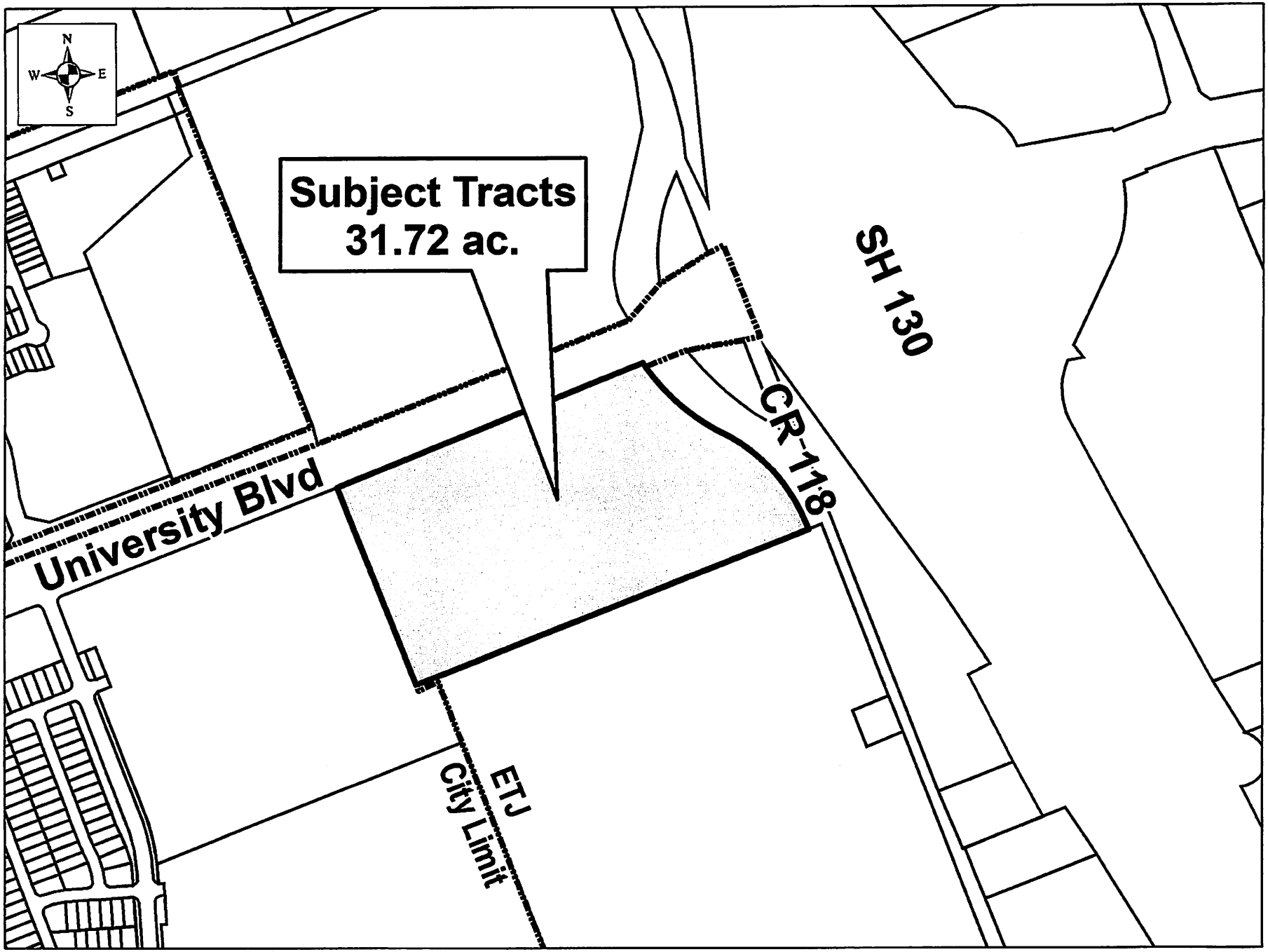
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Exhibit "C"

Services Agreement

MUNICIPAL SERVICES AGREEMENT BETWEEN
THE CITY OF ROUND ROCK, TEXAS
AND
CSTX USX ACCOMMODATION, LLC

THIS MUNICIPAL SERVICES AGREEMENT (the "Agreement") is entered into on the 24 day of Oct, 2022, by and between the City of Round Rock, Texas, a home-rule municipality of the State of Texas (the "City"), and CSTX USX Accommodation, LLC (the "Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered this Agreement.

WHEREAS, Section 43.0671 of the Texas Local Government Code permits a municipality to annex an area if each of the owners of the land in an area request the annexation; and

WHEREAS, when a municipality elects to annex such an area, the municipality is required to enter into a written agreement with the property owners that sets forth services to be provided by the municipality for the properties in the affected area; and

WHEREAS, the Owner owns a certain parcel of land situated in Williamson County, Texas, which consists of approximately 31.72 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A," attached hereto and incorporated herein by reference (the "Property" or the "Area"); and

WHEREAS, the Owner has filed a written request with the City for annexation of the Property pursuant to Section 43.0671, identified as the "University Marketplace" (the "Annexation"); and

WHEREAS, the City and Owner desire to set forth the City services to be provided for the Property on or after the effective date of the Annexation pursuant to Section 43.0672; and

WHEREAS, the Annexation and execution of this Agreement are subject to approval by the governing body of the City; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, the City and the Owner agree as follows:

1. **PROPERTY**. This Agreement is only applicable to the Property, which is the subject of the Annexation.

2. **INTENT**. It is the intent of the City that this Agreement provide the delivery of full, available municipal services to the Property as described herein, in accordance with State law, which may be accomplished through any means permitted by law.

3. **MUNICIPAL SERVICES.**

A. Commencing on the effective date of the annexation, the City will provide the municipal services set forth below. For the purposes of this Agreement, the term "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and the developer or Owner's participation, in accordance with applicable State law and City ordinances, rules, regulations and policies.

i. Fire and Police Services. The City will provide these services to the Area.

ii. Planning, Zoning, Building and Code Enforcement. The City will provide comprehensive planning, land development, land use, and building review, inspection services and code enforcement in accordance with all applicable laws, ordinances, rules, regulations and policies.

iii. Water and Wastewater. The property is located within Jonah Water Special Utility District (the "District") and water service is available and will be provided by the District upon annexation of the Property. The City will provide wastewater for the Property. If, and when, the Property is developed, platted, or the current use(s) of the Property changes in the future, landowners shall be required to fund and construct necessary water and wastewater capital improvements to serve the annexed Property in accordance with applicable State law and the City's ordinances, rules, regulations and policies.

iv. Solid Waste Service. Within its corporate boundaries, the City currently contracts with Central Texas Refuse (dba "CTR") for residential collection only. Any commercial development in the Area shall contract individually for solid waste collection services.

B. It is understood and agreed that the City is not required to provide any service that is not explicitly included in this Agreement.

4. **AUTHORITY**. The City and the Owner represent that they have full power authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. The Owner acknowledges that approval of the Annexation is within the sole jurisdiction of the City's governing body. Nothing in this Agreement guarantees favorable decisions by the City's governing body.

5. **SEVERABILITY**. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never a part of the Agreement.

6. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of this Agreement will be interpreted in accordance with the laws of the State of Texas.

7. **GOVERNING LAW AND VENUE.** This Agreement shall be enforceable in Round Rock, Texas, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for same shall lie in Williamson County, Texas. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.

8. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

9. **WAIVER.** The failure of either party to insist on the performance of any term of provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

11. **CAPTIONS.** The captions to the various clauses of this Agreement are for information purposes only and shall not alter the substance of the terms and conditions of this Agreement.

12. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE PROPERTY.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land compromising the Property and is binding on the Owner.

13. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of the annexation of the Property.

CITY OF ROUND ROCK, TEXAS

By: _____
Craig Morgan, Mayor

Date: _____

Attest:

By: _____
Meagan Spinks, City Clerk

For City, Approved as to Form:

By: _____
Stephanie Sandre, City Attorney

CSTX USX ACCOMMODATION LLC:

By: _____
Atilla Tuna, Manager

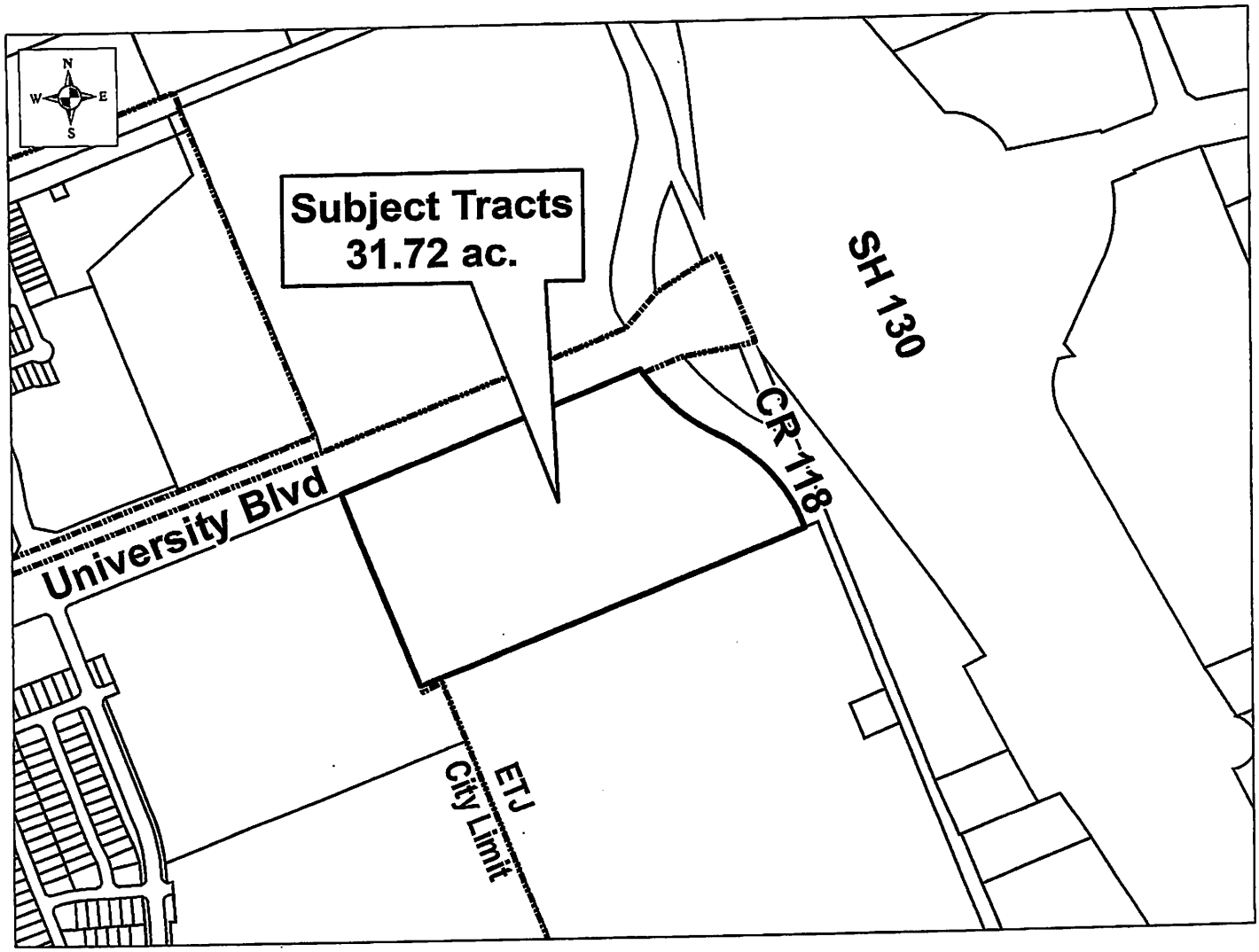
Date: 10/24/2022

Exhibit "A"

Property Description

31.72 acres of land out of the Henry Millard Survey, Abstract No. 452, located south of University Boulevard and west of CR 118, and the adjacent 2.73 acre portion of the CR 118 right-of-way.

[See attached map.]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Subject Tracts
31.72 ac.
SH 130
CR 118
University Blvd
ETJ
City Limit

Exhibit "D"

Order to Annex 2.73 Acre Portion of CR 118

ORDER REGARDING ANNEXATION BY THE CITY OF ROUND ROCK, TEXAS OF A PORTION OF COUNTY ROAD 118 RIGHT OF WAY

WHEREAS, Williamson County (the "County") owns and/or maintains a portion of County Road 118 south of University Blvd., a 2.73 acre portion of which is more particularly identified by the grid pattern on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the City of Round Rock, Texas (the "City") is in the process of annexing or has already annexed certain properties abutting a portion of CR 118; and

WHEREAS, the City desires to also annex the 2.73 acre portion of CR 118 as identified by the grid pattern on Exhibit "A" attached hereto; and

WHEREAS, Section 43.1055 now allows the County to request municipal annexation of county roadways;

NOW, THEREFORE, the Commissioners Court of Williamson County, Texas, does hereby order the following:

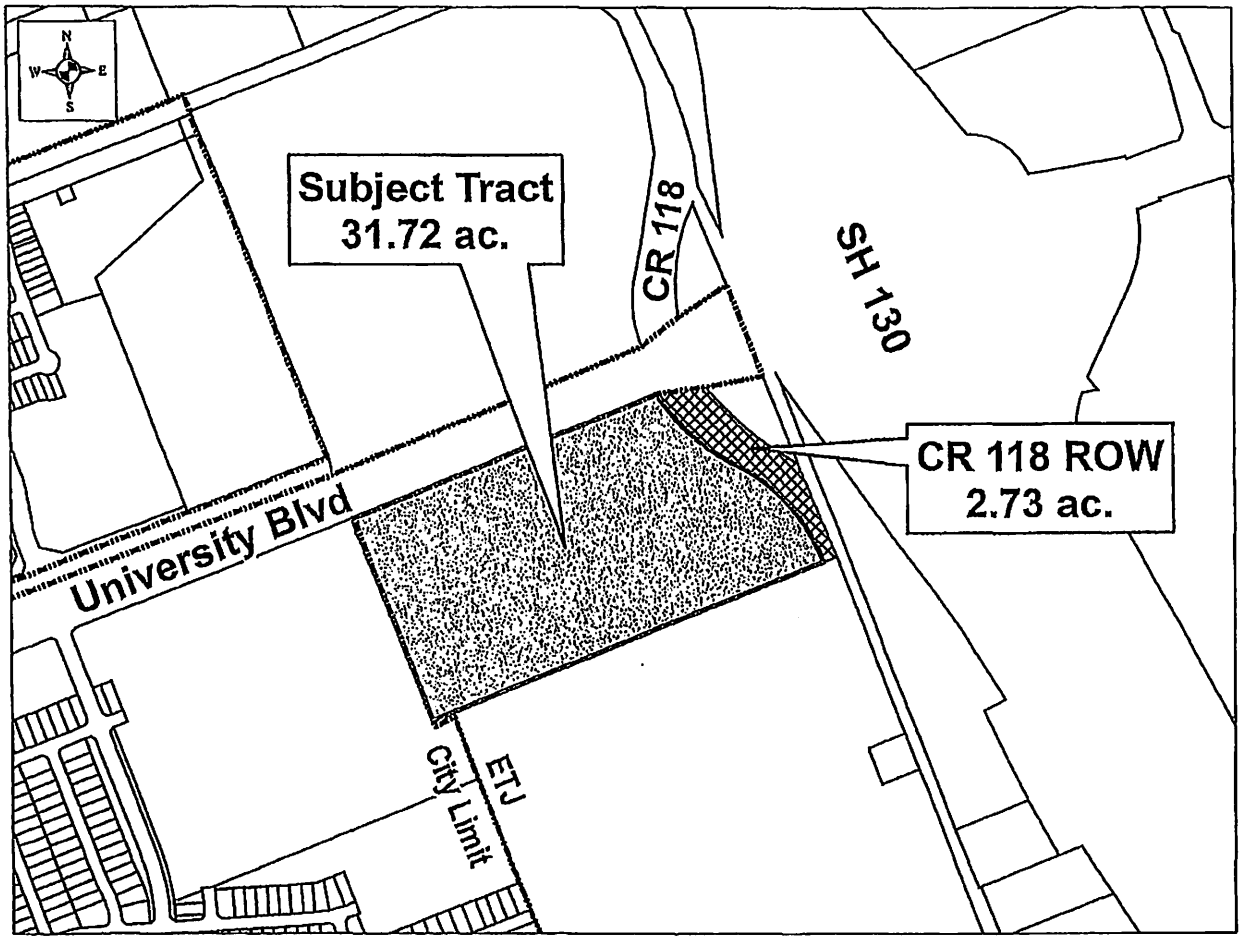
The County hereby requests that a portion of CR 118 south of University Blvd., a 2.73 acre portion of which is more particularly identified by the grid pattern on Exhibit "A" attached hereto and incorporated herein be annexed into the City of Round Rock, Texas.

SIGNED this _____ day of _____, 2022.

Bill Gravell Jr.
Bill Gravell (Oct 19, 2022 10:24 CDT)

Bill Gravell Jr.
County Judge

Exhibit "A"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31.72 ac.
CR 118
SH 130
CR 118 ROW
2.73 ac.
University Blvd
City Limit
ETJ

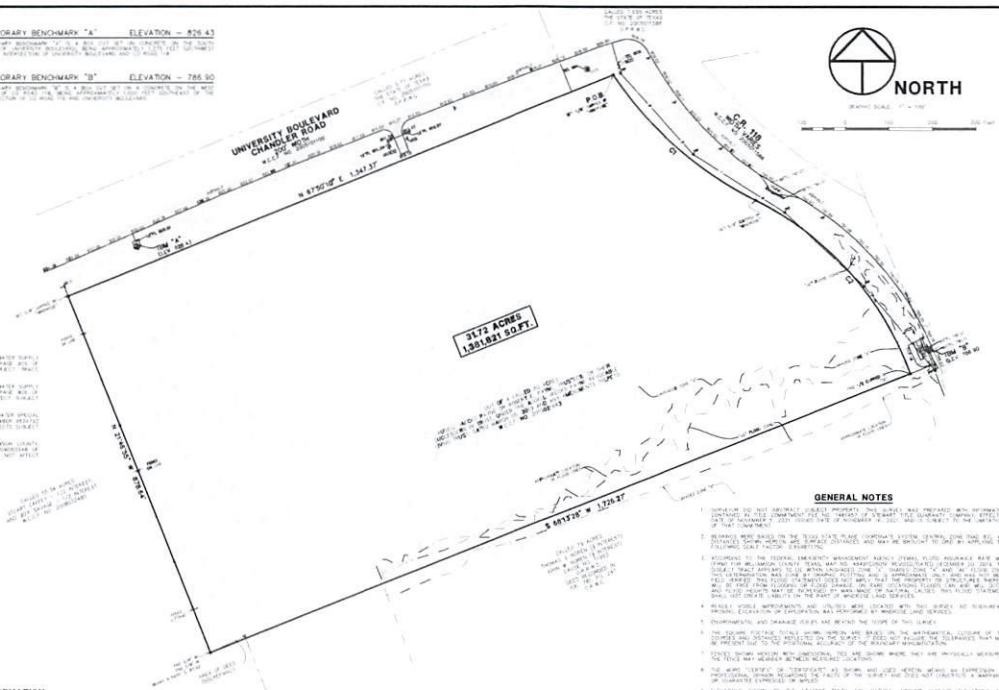
WILLIAMSON COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A" ELEVATION – 826.43

TEMPORARY BENCHMARK "B" ELEVATION – 786.90



DESCRIPTION

A TRACT OF PARCEL CONTAINING 31.72 ACRES (1,381,821 SQ.FT.) OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, BEING ALL OF A CALLED 31.72 ACRE TRACT DESCRIBED IN DEED TO ROBERT J. PAYNE, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE CHANDLER PAYNE REVOCABLE LIVING TRUST DATED MARCH 25, 2014 AND ANY AMENDMENTS THERETO, AS RECORDED UNDER WILLIAMSON COUNTY CLERK'S FILE NUMBER 2014031 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO A SURVEY AND MAPS MADE BY WINDROSE LAND SERVICES, ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (5202 NAD).

BEGINNING AT A CHAMFER TUBE WITH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (A 100' WIDE PUBLIC RIGHT-OF-WAY, AS REFERENCED UNDER W.C.C.F. NO. 2000035) AND THE SOUTHWEST BOUNDARY LINE OF THE LANDS OWNED BY THE HERMAN DETRAUT TRUST, AS RECORDED UNDER W.C.C.F. NO. 2000035 AND BEING THE NORTHEAST CORNER OF THE HERMAN DETRAUT TRACT;

THENCE, WITH A CURVE TO THE LEFT WITH THE SOUTHWEST R.O.W. LINE OF SAID U.B. OF HAVING A RADIUS OF 1,154.57 FEET, A CENTRAL ANGLE OF 31°35'21", AN ARC LENGTH OF 636.5 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 43°29'51" EAST, 628.44 FEET TO A CAPPED 1/2-INCH IRON ROD STAMPED "WINDROSE SET FOR AN ANGLE POINT;

THENCE, WITH A CURVE TO THE RIGHT CONTINUING WITH THE SOUTHWEST R.O.W. LINE OF SAID U.B. OF HAVING A RADIUS OF 1,154.57 FEET, A CENTRAL ANGLE OF 41°00'00", AN ARC LENGTH OF 1,000.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 88°12'28" EAST, 1,000.00 FEET TO A CAPPED 1/2-INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

THENCE, SOUTH 68°06'32" EAST, 1,326.37 FEET TO A CAPPED 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HERMAN DETRAUT TRACT;

THENCE, SOUTH 68°06'32" EAST, WITH THE SOUTH LINE OF SAID 60 ACRE TRACT, A DISTANCE OF 1,326.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HERMAN DETRAUT TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 34°26'32" WEST, 628.44 FEET;

THENCE, NORTH 21°26'32" WEST, WITH THE WEST LINE OF SAID 60 ACRE TRACT, A DISTANCE OF 628.44 FEET TO A CAPPED 1/2-INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID CHANDLER PAYNE ROAD AND BEING THE NORTHWEST CORNER OF THE HERMAN DETRAUT TRACT;

THENCE, NORTH 87°50'18" EAST, WITH THE SOUTH R.O.W. LINE OF CHANDLER PAYNE ROAD, A DISTANCE OF 1,347.37 FEET TO THE POB, CONTAINING 31.72 ACRES (1,381,821 SQ.FT.) OF LAND, PREPARED BY WINDROSE LAND SERVICES.

SCHEDULE "B" NOTES

(9b) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN FINDER VOLUME 634, PAGE 805, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)

(9c) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN FINDER VOLUME 634, PAGE 805, OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT, UNABLE TO LOCATE)

(9d) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT, BY INSTRUMENT RECORDED IN FINDER DOCUMENT NUMBER 2002052 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)

(9e) EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT RECORDED IN FINDER DOCUMENT NUMBER 2006070144 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION FROM THE COMMITMENT FOR NO. 1481247 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OCTOBER 5, 2021, ISSUED DATE OF NOVEMBER 16, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (5202 NAD). ALL DISTANCES WERE SURFACE DISTANCES, AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING GRID FACTOR: 0.99987742.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0255 H (EFFECTIVE DECEMBER 20, 2019), THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (100-YEAR FLOOD PLAIN). THE FLOOD ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON LARGE SCALE FLOODS, FAN AND MUD PLAIN FLOODING MAY OCCUR. THIS MAP OR STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE ENCROACHMENTS THAT MAY BE PRESENT DUE TO THE INHERENT ACCURACY OF THE RECTANGULAR MEASUREMENTS.
7. COURSES SHOWN HEREON WERE DIMENSIONAL TIES AND SHOWN WHERE THEY ARE PHYSICALLY MEASURED, THE FENCE MAY WANDER BETWEEN REFERENCED LOCATIONS.
8. THE WORD "CERTIFICATE OF CERTIFICATE" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE (EXPRESSED OR IMPLIED).
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATIVAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLE SURFACE ELEVATIONS.
10. UTILITIES WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED UNITED FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT VERIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UNITED OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
13. WITH REGARD TO ITEM 7 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, REGARDING PER THE WILLIAMSON COUNTY APPRAISAL DISTRICT, THE ACREAGE OF THE SUBJECT TRACT IS 60 AND PER THE 10-2600 (UNIVERSITY AND CHANDLER) IN 2600.
14. WITH REGARD TO ITEM 8 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
15. WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO DISPARATE COUNTS OF EXISTING BUILDING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
16. WITH REGARD TO ITEM 11 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
17. ELEVATIONS HEREON ARE BASED UPON A NGS GPS SOLUTION OBTAINED FROM ON-SITE STATIC GPS OBSERVATIONS. THE ELEVATIONS WERE ADJUSTED ACCORDING TO THE NGS GPS CONVERTER FOR THE FOLLOWING CORS STATIONS: WORT, TGS, CUDET, TGAT, WORNT, CORT, AMP, DSCHT, TMG AND BATTHOP. GPS OBSERVATIONS WERE MADE ON THE NEAREST TWO (2) HELMERT CONTROL POINTS (HCP) TO ANYTHING ELSE (NATIONAL GEODETIC SURVEY).

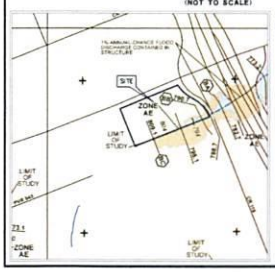
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

	BOLLARD		POWER POLE		UNDERGROUND CABLE (BUR)	TMB	TRIMBLE
	FIRE HYDRANT		POWER POLE W/TRANSFORMER		CATHODIC ROD LEAD	WCCO	WILLIAMSON COUNTY CLERK FILE
	GAS METER		POWER POLE W/LIGHT		ANTHROPOMORPHIC	WCRF	WILLIAMSON COUNTY RIGHT OF WAY
	GAS VALVE		POWER POLE W/GUYWIRE		FIBER OPTIC FIBER MARKER	WCRF	WILLIAMSON COUNTY RIGHT OF WAY
	FIRE HYDRANT		METER POLE		TOP OF CURB	W	WELL MAN
	WATER METER		GRAVEL POLE		BUTTER	W	WELL MAN
	WATER VALVE		GUY ANCHOR		TOP OF GRATE	W	SAMPLE
	WATER VALVE (SHUTOFF)		OVERHEAD CABLE (OH)		FLOW LINE	FH	FIRE
	GRATE INLET		BARBED WIRE FENCE		MANHOLE	FCM	FOUND CAP (MA)
	GRATE INLET		METAL WITH FENCE		SANITARY SEWER	SE (F)	SEWER (FEE)
	MANHOLE		WOOD FENCE		STORM SEWER	HS	HOLME
	CLEANOUT		CHAINLINK FENCE		CORRUGATED METAL PIPE	FL	FLOW LINE
	CLEANING PEDESTAL		GATE POST		CORRUGATED PLASTIC PIPE	BL	BUILDING LINE
	ELECTRIC BOX		FOR PLANS		REINFORCED CONCRETE PIPE	CPP	CULVERT PLASTIC
	TRAFFIC SIGNAL BOX		APPROACH		TELEPHONE		WOOD SURVEY
	LIGHT POLE		PEDESTAL		TELEPHONE (BELL TELEPHONE CO)		
	TRAFFIC LIGHT POLE		SIGN				
	GROUND LIGHT (UNLIT)		PARCEL MARKER				

REVISIONS

DATE	REVISION	BY



FLOOD INFORMATION
(NOT TO SCALE)

EXHIBIT
"A"

SURVEYOR'S CERTIFICATION

TO: ENGLAND PROPERTY MANAGEMENT, LLC
ROBERT J. PAYNE, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE CHANDLER PAYNE REVOCABLE LIVING TRUST DATED MARCH 25, 2014 AND ANY AMENDMENTS THERETO
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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, 6, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2021.

11-3-2022

Date of Signature
Registered Professional Land Surveyor
Texas Registration No. 6166

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE STE 130 | HOUSTON, TX 77082 | 713.436.2561
FIRM REGISTRATION NO. 10108800 | WINDROSEGROUP.COM

ALTA/NSPS LAND TITLE AND
TOPOGRAPHIC SURVEY OF
31.72 ACRES / 1,381,821 SQ. FT.
SITUATED IN THE
HENRY MILLARD SURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY, TEXAS

FIELD BY: JT	CHECKED BY: CC	JOB NO: 51387-ALTA	
DRAWN BY: CC	DATE: DECEMBER 2021	SHEET NO: 1 OF 1	

EXHIBIT "B"

UNIVERSITY MARKETPLACE

PLANNED UNIT DEVELOPMENT NO. 142

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 CSTX USX ACCOMMODATION 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 31.72 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 October 5,2022 the City's Planning and Zoning Commission recommended approval of the Owner's application for PUD zoning; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this plan unless all provisions pertaining to changes or modifications as stated in section II.__

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 II, section 1-9, code of ordinances, city of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

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

4.2 Venue

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

4.3 Effective Date

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

II.
DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 31.72 acres of land, located within the City of Round Rock ETJ, Texas, and more particularly described in Exhibit "A". The property is divided into Parcel 1-A, Parcel 1-B, Parcel 1-C, Parcel 2, and Parcel 3 more particularly described in Exhibit "B".

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-la (General Commercial -Limited)**, 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 applicable and as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, in accordance with Section 10-26 of the Code.

6. COMPREHENSIVE PLAN

This development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan to provide for mixed land use.

7. PERMITTED & PROHIBITED USES

7.1. Parcels 1-A & 1-C

1) All uses permitted in the **C-la (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
   - **a)** Auto Sales, Rental, or Leasing Facilities
   - **b)** Auto Service Facilities
   - **c)** Fuel Sales
   - **d)** Call Center
   - **e)** Funeral Home

f) Indoor Shooting and Archery Ranges
g) Shooting and Archery Ranges

Parcel 1-B
All uses permitted in the **C-la (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
a) Auto Sales, Rental, or Leasing Facilities
b) Auto Service Facilities
c) Call Center
d) Funeral Home
e) Indoor Shooting and Archery Ranges
f) Shooting and Archery Ranges

7.2. Parcel 2
All uses permitted in the **MF-3 (Multifamily -Urban)** zoning district. The maximum number of residential units shall 1,550.

7.3. Parcel 3
1) All uses permitted in the **C-la (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
   a) Auto Sales, Rental, or Leasing Facilities
   b) Auto Service Facilities
   c) Fuel Sales
   d) Call Center
   e) Funeral Home
   f) Indoor Shooting and Archery Ranges
   g) Shooting and Archery Ranges

2) The following use shall also be permitted:
   a) Self-service storage consisting only of multi-story facilities with internal access to storage units

8. DEVELOPMENT STANDARDS

8.1. Parcels 1-A, 1-B, 1-C, & Parcel 3
As stated in **Section 4.1** above, all development shall meet the applicable standards of the **C-1a (General Commercial -Limited)** zoning district.

8.2. Parcel 2
As stated in **Section 4.1** above, all development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district, except for the following modifications:

1) *Amenities*: A minimum of five amenities from the following list shall be provided.
   a) Playground equipment.
   b) Fenced dog park, to measure no smaller than 1,000 square feet, with minimum depth 25 feet.
   c) Private fitness facility*.
   d) Picnic area, to contain no fewer than two tables and cooking grills.
   e) Swimming pool.
   f) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be

integrated into a single device), available for resident use*.

g) Tennis court.
h) Basketball court.
i) Volleyball court.
j) Kitchen available for resident use*.
k) Social room available for resident use*.
l) Business office for residents.
m) Club house.
n) Lounge area*.
o) Conference room*.
p) Yoga room*.
q) Movie theater for residents.
r) Outdoor fitness facility.

* These amenities may be in the amenity center and each one qualifies toward the amenity requirement.

2) *Building Setbacks*

a) The front yard setback shall be a minimum of 10 feet.
b) The rear and side yard setbacks shall be a minimum of 10 feet.

3) *Building Height and Compatibility*

a) Maximum building height, including the parking structure, shall be 6 stories, with the following exceptions:

1) Maximum building height within 40 feet of the western property boundary shall be limited to 2 stories
2) Maximum building height within 80 feet of the western property boundary shall be limited to 3 stories
3) Maximum building height within 100 feet of the western property boundary shall be limited to 4 stories or greater not to exceed six stories.

b) A masonry fence shall be required along the western property boundary.

4) *Parking*

a) A minimum of 90% of the required parking shall be provided within the parking garage structure. Required residential parking shall be in accordance with:

i. Studio: 1 parking space
ii. 1-Bedroom: 1 parking space
iii. 2-Bedroom: 2 parking spaces
iv. 3-Bedroom: 2.5 parking spaces
v. Guests: 5% of the total number of required parking spaces

5) *Building Design*

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.

8.3. Parcel 3

1) *Building Design for Self-Service Storage*

Self-service storage buildings shall contain design elements which substantially comply with the depiction contained in **Exhibit "D"**, including, but not limited to elevation

variation, roof pitch and orientation.

9. CHANGES TO DEVELOPMENT PLAN

9.1. Minor Changes

Minor changes to this Plan change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services.

9.2. 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
Exhibit "B" – Concept Plan
Exhibit "C" – Multifamily Building Elevation
Exhibit "D" – Self-Service Storage Building Elevation

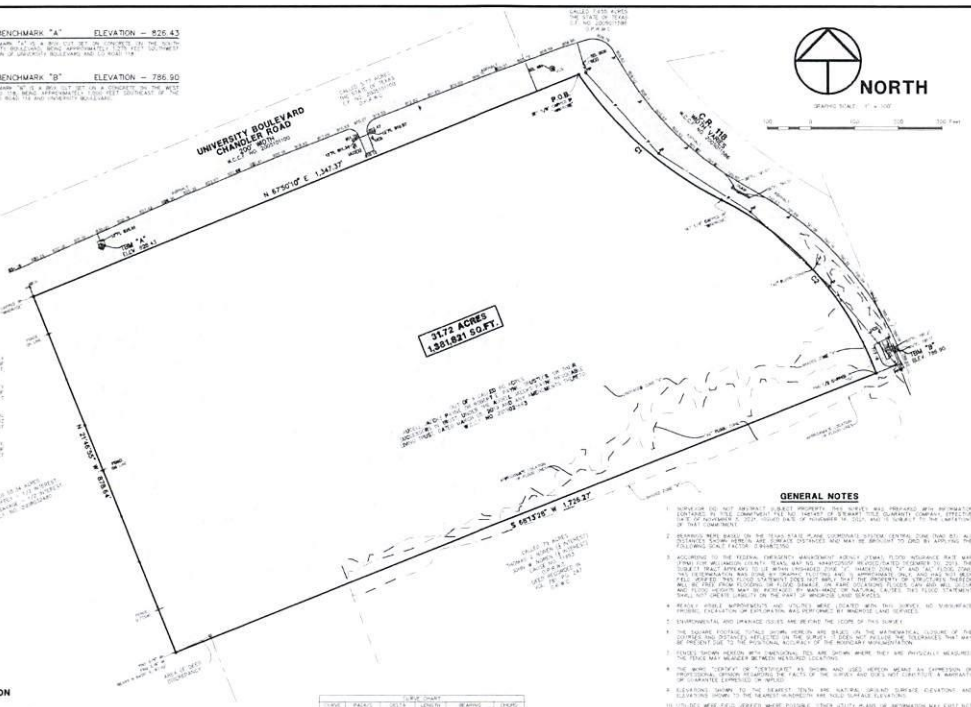
WILLIAMSON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

TEMPORARY BENCHMARK "A" ELEVATION – 826.43

TEMPORARY BENCHMARK "A" IS A BOX CUT SET IN A TREE IN THE SOUTH R.O.W. OF UNIVERSITY BOULEVARD, BEING APPROXIMATELY 1,000 FEET SOUTHWEST OF THE INTERSECTION OF UNIVERSITY BOULEVARD AND CO ROAD 138

TEMPORARY BENCHMARK "B" ELEVATION – 786.90

TEMPORARY BENCHMARK "B" IS A BOX CUT SET IN A CONCRETE IN THE NORTH R.O.W. OF CO ROAD 138, BEING APPROXIMATELY 1,000 FEET SOUTHEAST OF THE INTERSECTION OF CO ROAD 138 AND UNIVERSITY BOULEVARD



DESCRIPTION

A TRACT OF PARCEL CONTAINING 31.72 ACRES (1,381,821 SQUARE FEET) OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO WINDROSE LAND TRUST, DATED MARCH 30, 2021 AND RECORDED UNDER WILLIAMSON COUNTY CLERK'S FILE (WCCF) NO. 2021051583, BEING SAID 31.72 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET" ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF UNIVERSITY BOULEVARD/CHANDLER ROAD (CO. WORK), AS RECORDED UNDER W.C.C.F. NO. 2009051583 AND THE SOUTHWEST R.O.W. LINE OF C.R. 138 (WITH CHANGES), AS RECORDED UNDER W.C.C.F. NO. 2005051599 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE LEFT, WITH THE SOUTHWEST R.O.W. LINE OF SAID C.R. 138, HAVING A DELTA OF 90°00'00", A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 44°36'15" EAST, 35.36 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET";

THENCE, WITH A CURVE TO THE RIGHT, CONTINUING WITH THE SOUTHWEST R.O.W. LINE OF SAID C.R. 138, HAVING A DELTA OF 23°30'00", A CENTRAL ANGLE OF 23°30'00", A RADIUS OF 1,150.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 01°50'15" EAST, 1,000.00 FEET, AN ARC LENGTH OF 1,000.00 FEET, A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET" FOUND ON THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 17 MIN. 08 SEC. WEST, WITH THE SOUTH LINE OF SAID 31.72 ACRE TRACT, A DISTANCE OF 1,226.23 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE NORTH 04 DEG. 01 MIN. EAST 40.37 FEET;

THENCE, NORTH 01 DEG. 40 MIN. 10 SEC. WEST, WITH THE WEST LINE OF SAID 31.72 ACRE TRACT, A DISTANCE OF 1,239.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET" ON THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 50 MIN. 10 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD, A DISTANCE OF 1,347.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.72 ACRES OF 1,381,821 SQUARE FEET OF LAND, PREPARED BY WINDROSE LAND SERVICES.

EXHIBIT "A"

SCHEDULE 'B' NOTES

10b. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN/UNDER VOLUME 634, PAGE 802 OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)

10c. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN/UNDER VOLUME 574, PAGE 802 OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT, UNABLE TO LOCATE)

10d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NUMBER 2007037 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)

10e. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NUMBER 2006085346 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 1147487-01 STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF NOVEMBER 11, 2021, ISSUED DATE OF NOVEMBER 19, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99987250.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0255F, DATED DECEMBER 20, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE "X" AND ALL FLOOD ZONE "AE" (ZONE "AE" WITH A BASE FLOOD ELEVATION OF 786.7 FEET). THE SUBJECT TRACT APPEARS TO BE FULLY DEPICTED WITHIN THIS FLOOD ZONE. THIS INFORMATION IS NOT A WARRANTY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS OCCUR AND MEAN FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND ENVIRONMENTAL ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS (IF ANY) HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COORDS AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE HORIZONTAL ACCURACY OF THE WORKMANSHIP WITHIN DATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY WANDER BETWEEN MEASURED LOCATIONS.
8. THE MONU "CONTROL" OR "DESCRIBED" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS, AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE HOLD SURFACE ELEVATIONS.
10. UTILITIES WERE FIELD SERVICED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A COMPASS, WITH UTILITY PLANS AND/OR MANHOLE INVENTORY. MAP ON TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS AND/OR INVENTORY.
12. SURVEYOR HAS CONTACTED LOCATORS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES FROM THE ATTACHED SURVEYOR CERTIFICATE. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT LOCATORS AND OBTAIN UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
13. WITH REGARD TO ITEM 8 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE WILLIAMSON COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT TAX ID NO. 452119 IS TRACT E (MAJORITY) AND 2200 (TRACT 1), TX 78665.
14. WITH REGARD TO ITEM 11 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
15. WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
16. ELEVATIONS HEREON ARE BASED UPON A NGS GRID SOLUTION SERVED FROM ONLINE "CORS" GPS OBSERVATIONS. THE NGS "CORS" STATIONS WERE: TXAU (PID AI5877) AND TXWC (PID AI5878). THE COORDINATES FOR COLUMBUS CORS STATIONS WERE: (GCS) (NAD83) TXAU (LAT: 29.7 LONG: -96.5) TXWC (LAT: 30.6 LONG: -97.4). THE ELEVATIONS FOR CORS WERE THE NEAREST NGS PUBLISHED CONTROL POINTS WHICH ARE: (NAVD88) TXAU (PID AI5877) TXWC (PID AI5878).

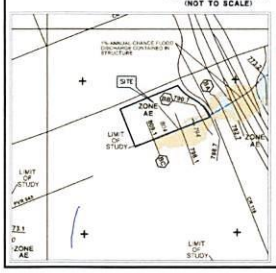
SURVEYOR'S CERTIFICATION

TO: ENCLAVE PROPERTY MANAGEMENT LLC
WINDROSE LAND SERVICES, INC. AND/OR ITS SUCCESSORS IN TITLE UNDER THE MODEL HERON RANCH REVOCABLE LIVING TRUST DATED MARCH 30, 2021 AND ITS SUCCESSORS
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 14, 16, 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2021.

Registered Professional Land Surveyor
Texas Registration No. 6506

FLOOD INFORMATION
(NOT TO SCALE)



LINE CHART							
LINE	FROM	DISTA	TO	DISTA	BEARING	CHANGE
L1	POC	1,239.44'	POB	1,347.37'	N 87°50'10" E	1,347.37'
L2	POB	1,347.37'	POEC	1,226.23'	S 01°13'25" W	1,226.23'

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

	BOLLARD		POWER POLE		UNDERGROUND CABLE SIGN		SIGNAGE
	MAILBOX		POWER POLE W/TRANSFORMER		CATHODIC WATER LINE		WILLIAMSON COUNTY GCON POLE
	GAS METER		POWER POLE W/LIGHT		MONITORING WELL		WILLIAMSON COUNTY GCO RECORDS
	GAS VALVE		POWER POLE W/GUY		IRON PLUG/PINCH MARK		WILLIAMSON COUNTY MAP RECORDS
	FIRE HYDRANT		WATER POLE		TOP OF CURB		BENCHMARK
	WATER METER		SERVICE POLE		GUTTER		BOX BLOCK
	WATER VALVE		GUY ANCHOR		TOP OF GRATE		NUMBER
	IRRIGATION CONTROL VALVE		OVERHEAD POWER LINE		POINT LINE		POLE
	GATE VALVE		BARBED WIRE FENCE		WOODMAN		RIGHT OF WAY
	GRATE VALVE		WROUGHT IRON FENCE		SANITARY SEWER		GRAVEL PIT
	BARRICADE		WOOD FENCE		STORM SEWER		VOLUME
	CLEANOUT		CHAINLINK FENCE		CORRUGATED METAL PIPE		PEAK CODE
	TELEPHONE PEDESTAL		LIGHT POLE		CORRUGATED PLASTIC PIPE		BUILDING LINE
	ELECTRIC BOX		FOR PLANS		REINFORCED CONCRETE PIPE		UTILITY EASEMENT
	TRAFFIC SIGNAL BOX		APPROACH		TELEPHONE		BOUNDARY
	LIGHT POLE		HIGHWAY		SOUTHWESTERN BELL TELEPHONE CO		
	TRAFFIC LIGHT POLE		FOUND		WATER		
	DECORATIVE LIGHT		INVISIBLE MARKER		INDIVIDUAL		

REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE STE 100 | HOUSTON, TX 77082 | 713.630.2081
FIRM REGISTRATION NO. 10126800 | WINDROSEGROUP.COM

ALTA/NSPS LAND TITLE AND
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SITUATED IN THE
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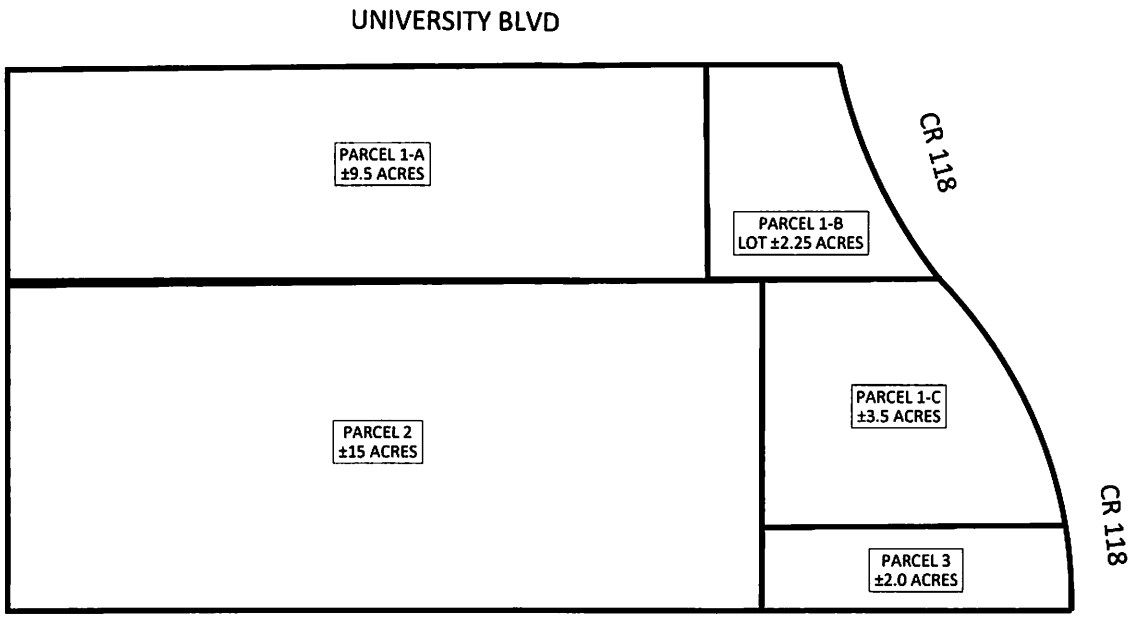
WILLIAMSON COUNTY, TEXAS

FILED BY: JT	CHECKED BY: CC	JOB NO.: 57381-ALTA	
DRAWN BY: CC	DATE: DECEMBER 2021	SHEET NO.: 1 OF 1	



DUNAWAY

5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8232
(TX REG. F-1114)

EXHIBIT B- CONCEPT PLAN
5311 UNIVERSITY BLVD & CR 118
ROUND ROCK, TEXAS

GRAPHIC SCALE IN FEET

I30 AND UNIVERSITY

5311 UNIVERSITY
ROUND ROCK ETJ, TX

PARTIAL ELEVATION

SCALE

sixthriver
1501 s. mopac expressway, barton skyway two, suite 100-d
austin, texas 78746 512 306 9926

SR PROJECT No 21181
ISSUE DATE 06/23/23
DRAWN BY JAR

Exhibit D – Self-Service Storage Building Elevation