

ADMINISTRATIVE AMENDMENT TO PUD 108 - AMENDMENT No. 1

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE:

THAT, on October 13, 2016, the City Council of the City of Round Rock, Texas adopted Ordinance No. O-2016-3836 (Doc. No. 2016097490), which established Planned Unit Development No. 108 ("the Plan"); and

THAT, Section II, Paragraph 11.1 of the Plan provides for minor changes which do not substantively or adversely affect the Plan; and

THAT, Section II, Paragraph 11.1 of the Plan requires that such minor changes be approved in writing and be signed by the Director of Planning and Development Services and the City Attorney.

THEREFORE, we hereby approve the following administrative modification to Planned Unit Development (PUD) No. 1:

PUD 108 - II. DEVELOPMENT STANDARDS

5. PROJECT OVERVIEW

5.2 Large Single Family Lots

~~As required by the Code, Section 46-136 (c)(6), where subdivided residential lots immediately abut existing residential lots of 10,000 square feet or greater, said lots shall be a minimum of 10,000 square feet in size. Exhibit "C" indicates the location of the 10,000 square foot lots.~~ Any residential lot located along the southern boundary of the project shall be a minimum of 10,000 square feet in size regardless of an intervening public purpose lot, such as that used for drainage or similar public purpose.

6. DEVELOPMENT STANDARDS

6.2 Exterior Finish

- 1) The exterior wall finish shall be a minimum of ~~75%~~ 50% stone, simulated stone, brick, or stucco. No more than 50% shall be stucco. Up to ~~25%~~ 50% of the exterior wall finish may be fiber cement siding (excluding flat, unarticulated panels).

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LIST OF EXHIBITS

Exhibit A: updated survey

Exhibit B: Updated Concept Plan

Exhibit C: Updated showing location of 10,000 sf lots

Exhibit D: Updated showing perimeter fencing

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 Bradley Dushkin, AICP
 Director of Planning and
 Development Services

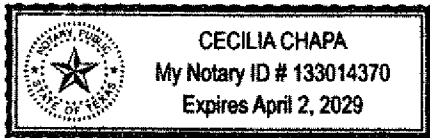

 Tyler Stevens
 Assistant City Attorney

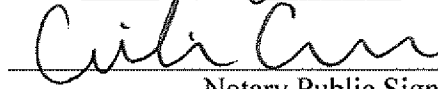
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Bradley Dushkin, known to me to be the person whose name is subscribed to the foregoing instrument as the Director of Planning and Development Services of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of October, 2025.



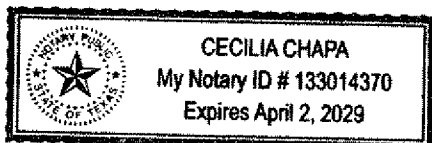

 Notary Public Signature
 State of Texas

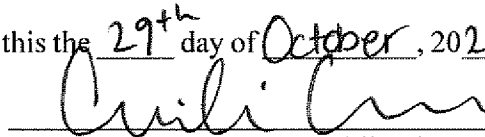
THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Stevens, known to me to be the person whose name is subscribed to the foregoing instrument as the Assistant City Attorney of the City of Round Rock, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of October, 2025.




 Notary Public Signature
 State of Texas

ADMINISTRATIVE AMENDMENT TO PUD 108 - AMENDMENT No. 1

AGREED TO BY OWNER:

Edelgunde A. Johnson

By: *Edelgunde Johnson*
 Edelgunde A. Johnson
 Owner

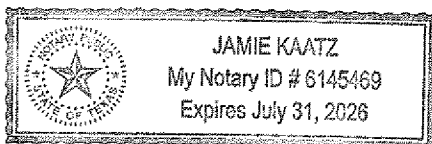
THE STATE OF TEXAS §

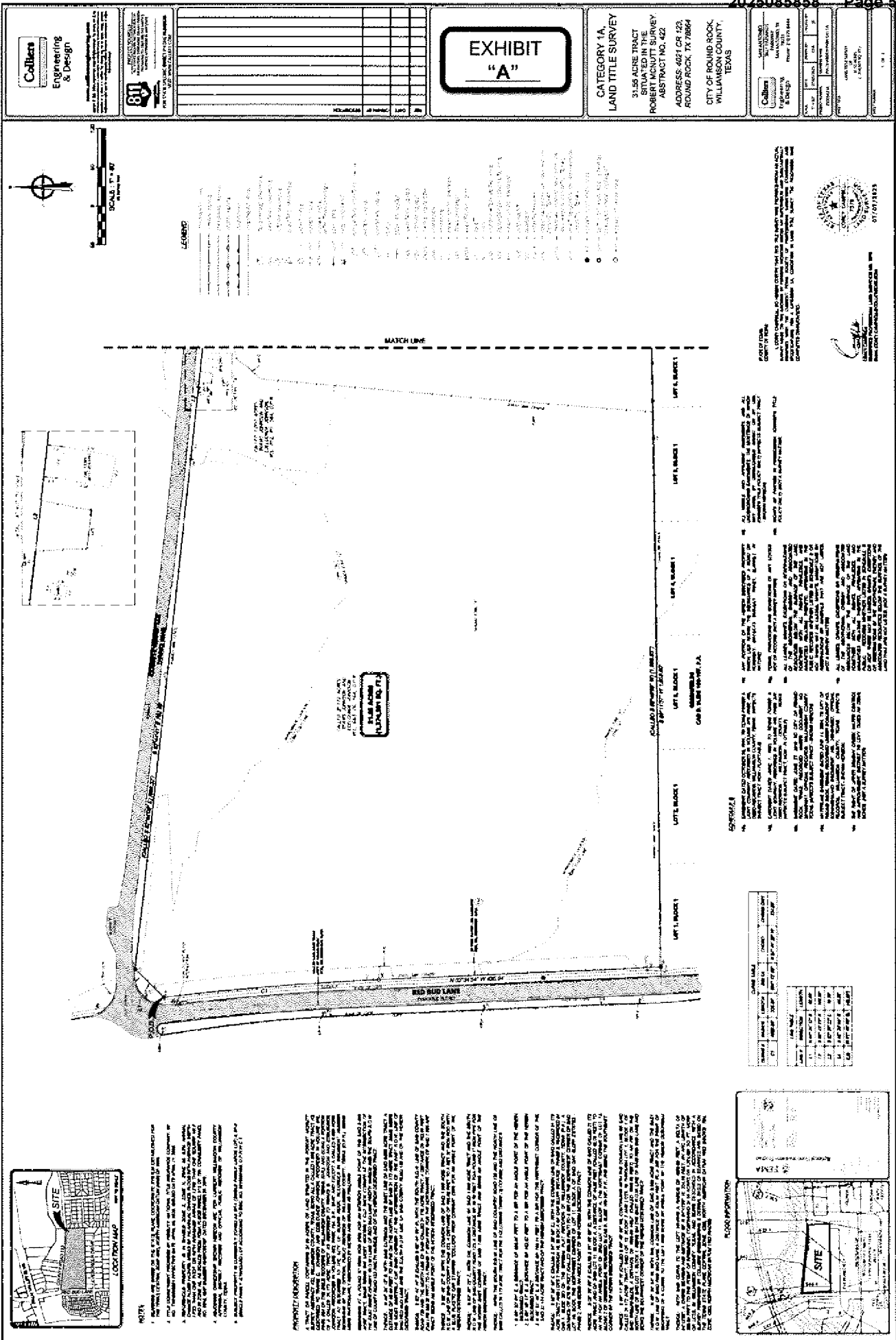
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Edelgunde A. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument as Owner, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

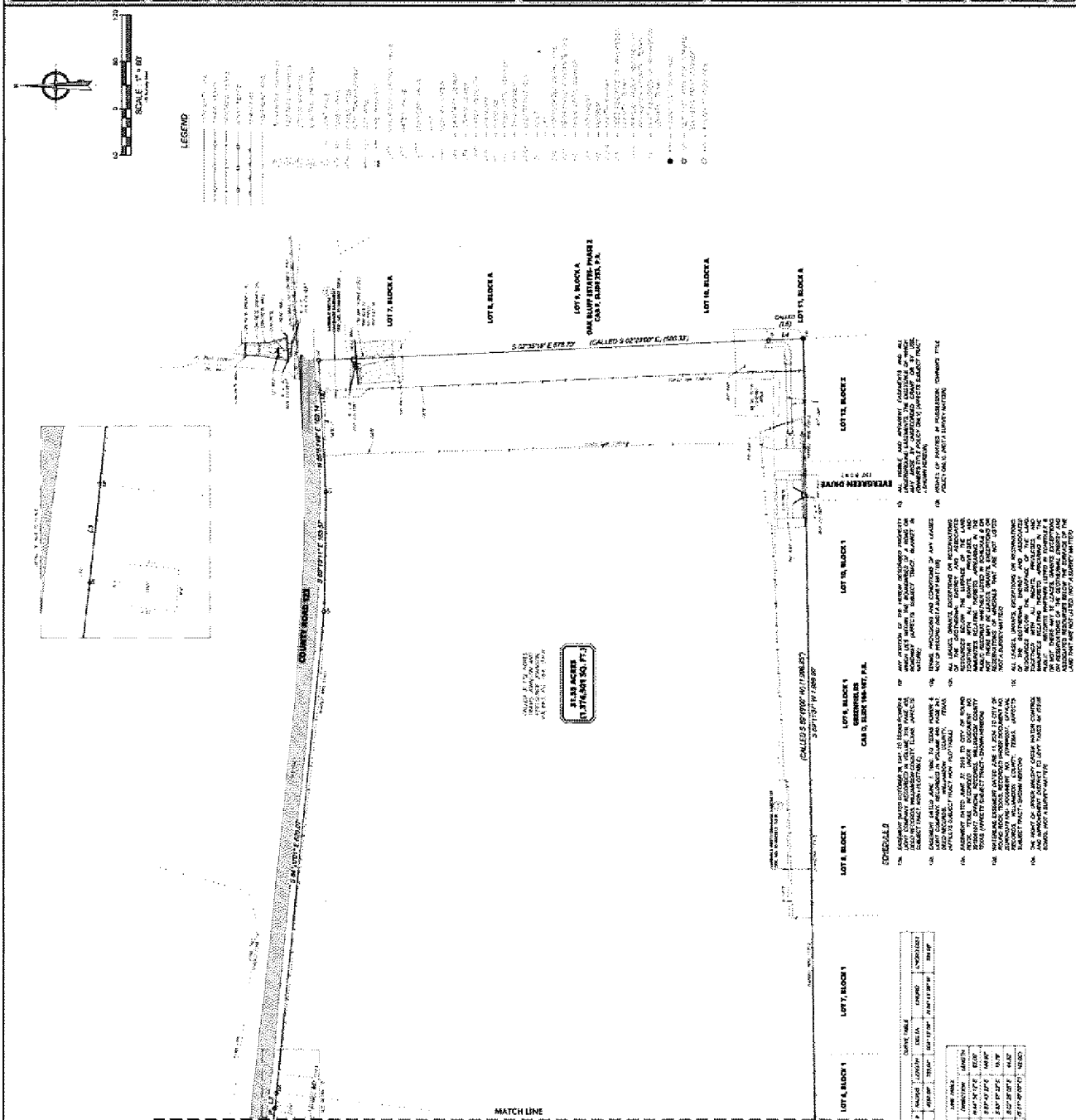
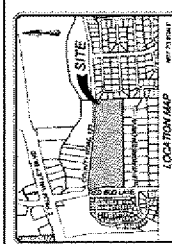
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 22nd day of October, 2026.

Jamie Kaatz
 Notary Public Signature
 State of Texas

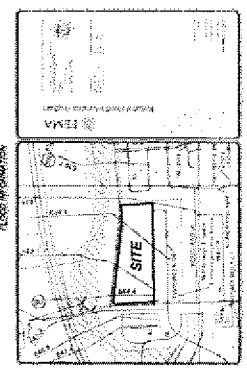


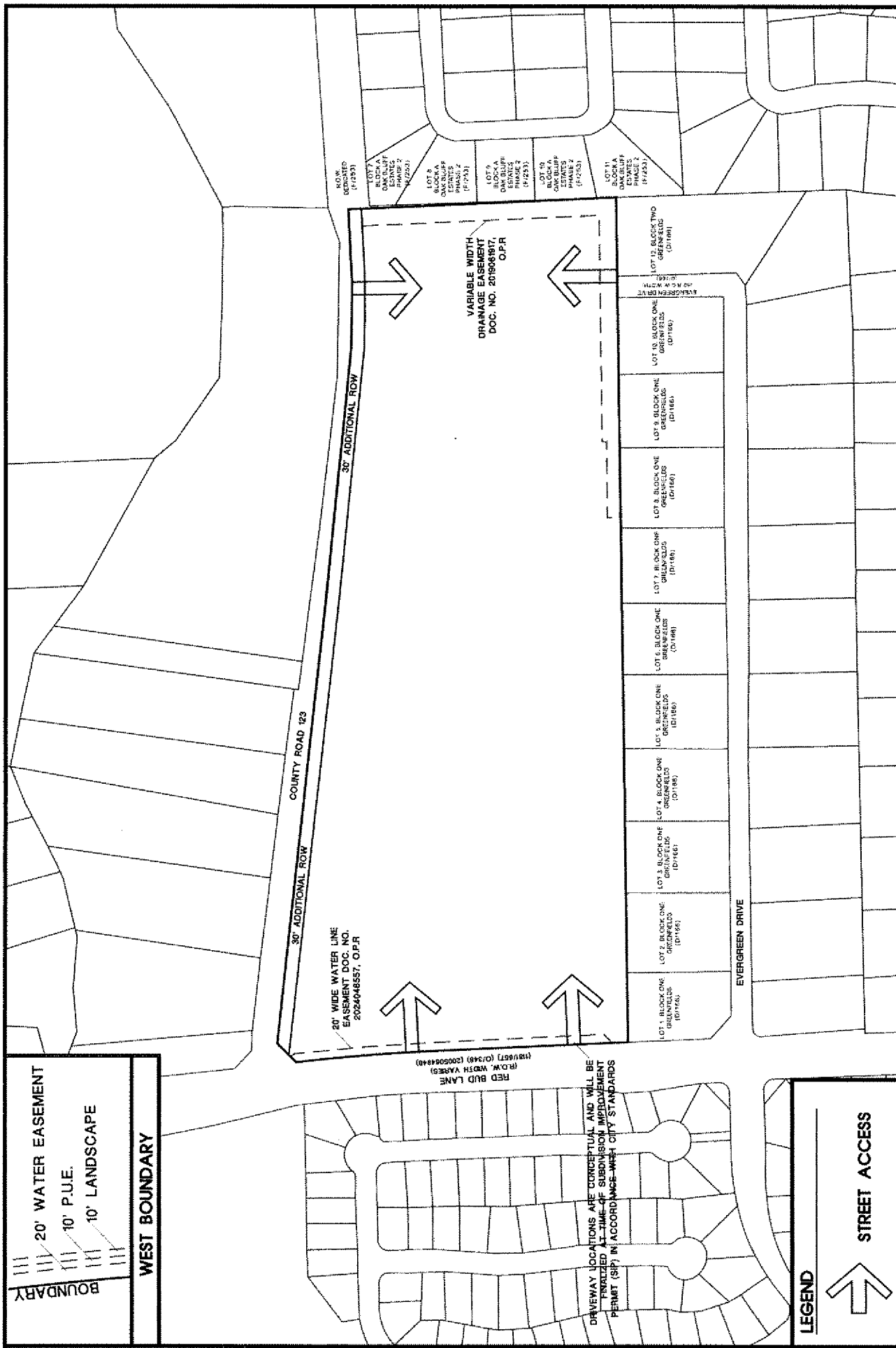


RECORDERS MEMORANDUM
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NOTES ON CONTRIBUTORS

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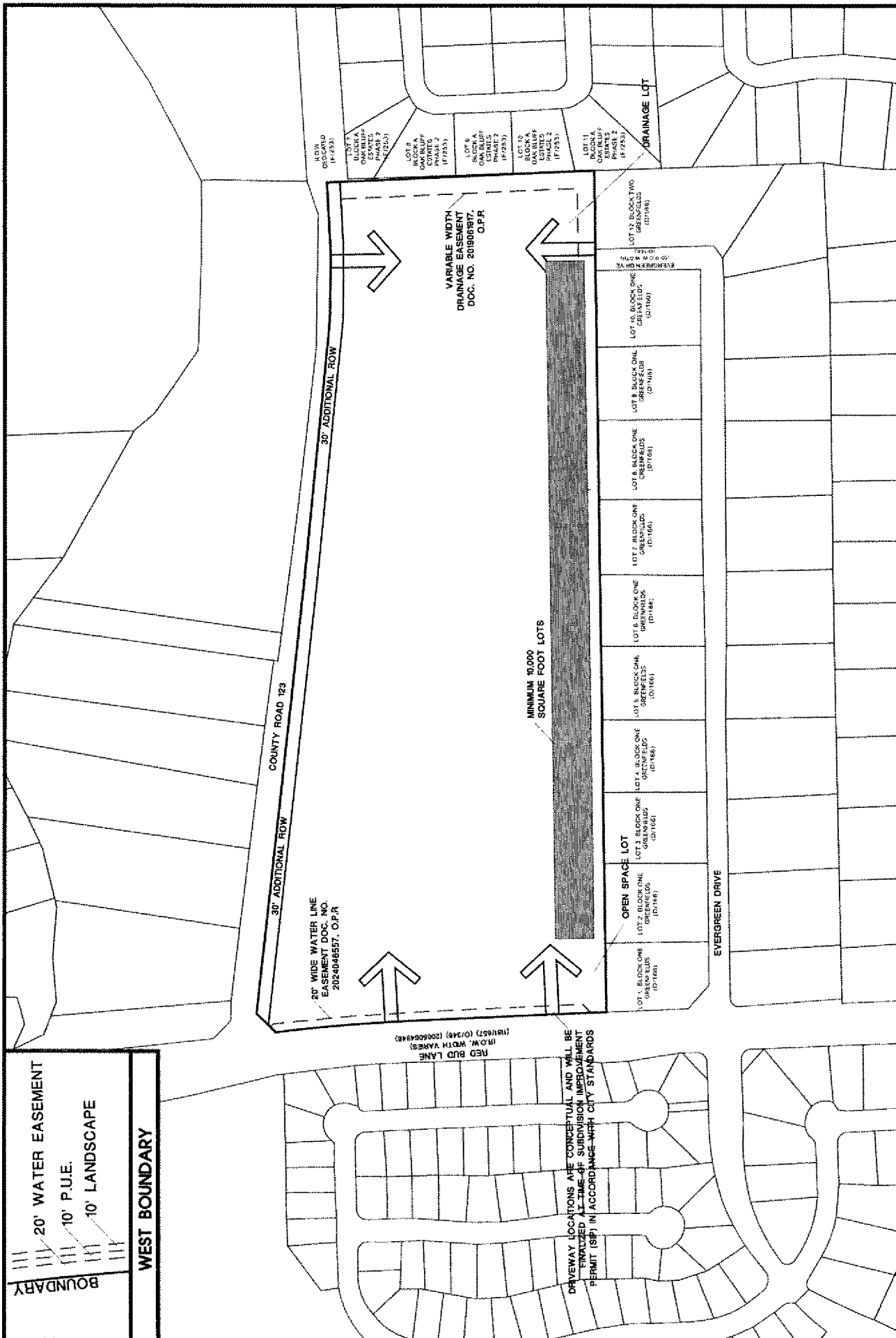


RECORDERS MEMORANDUM
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clearly legible for satisfactory recordation

EXHIBIT B
CONCEPT PLAN
PulteGroup, Inc.
WILLIAMSON COUNTY, TEXAS

SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
ALBUQUERQUE, TEXAS
www.secplanning.com • 505.261.1000

Base mappings compiled from best available information. All map data
should be considered as preliminary in need of verification, and
subject to change. This land plan is conceptual in nature and does not
represent any regulatory approval. Plan is subject to change.



RECORDERS MEMORANDUM

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EXHIBIT C
10,000 SQ. FT. MINIMUM LOTS

PulteGroup, Inc.
WILLIAMSON COUNTY, TEXAS

SEC Planning, LLC

Land Planner • Landscape Architecture • Community Planning
AUSTIN, TEXAS
www.secplanning.com • 512.444.1111

North

Scale: 1" = 300'
Date: October 17, 2025

Sheet 1 of 1: 10/25/2025 10:07:42 AM C:\Users\paul\OneDrive\Documents\2025085858.dwg
Base mapping compiled from best available information. All map data is for informational purposes only and is not intended to be used for any other purpose. This plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Pages: 10 Fee: \$57.00

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KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas