

**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 Extraterritorial Jurisdiction 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**

Open space amenities may be included.

**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**

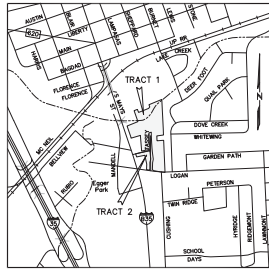
|            |  |
|------------|--|
| Exhibit“A” | Legal Description and Sketch of 11.25-acre tract |
| Exhibit“B” | Concept Plan                                     |
| Exhibit“C” | Building Elevations                              |



## EXHIBIT 'A' Page 1

ALTA/NSPS LAND TITLE SURVEY

FOR TWO TRACTS OF LAND SITUATED IN THE WILLIE HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS. (TRACT ONE) BEING A 10 ACOT 4007 ACRE TRACT OF LAND (45,322.30 SQ. FT.) AND (TRACT 2) BEING ALL OF LOT 1, BLOCK A, B&M ADDITION SECTION 2-A REPLAT OF LOTS 6, 7, 8, 9, AND 14 OF B&M ADDITION AND 0.135 ACRES OUT OF THE WILLIE HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION, RECORDED IN CABINET GGS, SLIDES 16, 17 AND 18 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT ONE) 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. 2020047889 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 (2,680.50 SQ. FT.) OF LAND NO RECORD, BEING A SUBDIVISION RECORDED IN DOCUMENT NO. 2019105491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 2) BEING ALL OF LOT 1 OF BLOCK A, OF B&M ADDITION SECTION 1-A—A REPLAT OF LOTS 6-9 B&M ADDITION, LOT 4 OF B&M ADDITION, BEING 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. 2020047889 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 2) BEING ALL OF THE CALLED 0.024 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 0.83 ACRE TRACT OF LAND DESCRIBED IN VOLUME 609, 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 584 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 599 S MAYMS LLC, RECORDED IN DOCUMENT NO. 2020047889 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 1) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN VOLUME 988, PAGE 584 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 2) BEING ALL OF THE CALLED 0.134 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2020158900 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. (TRACT 5) BEING A PORTION OF A TRACT CONVEYED TO 599 S MAYMS LLC, RECORDED IN DOCUMENT NO. 2020047889 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



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 | R5090110 | 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  | R356769 | 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 |

LEGEND

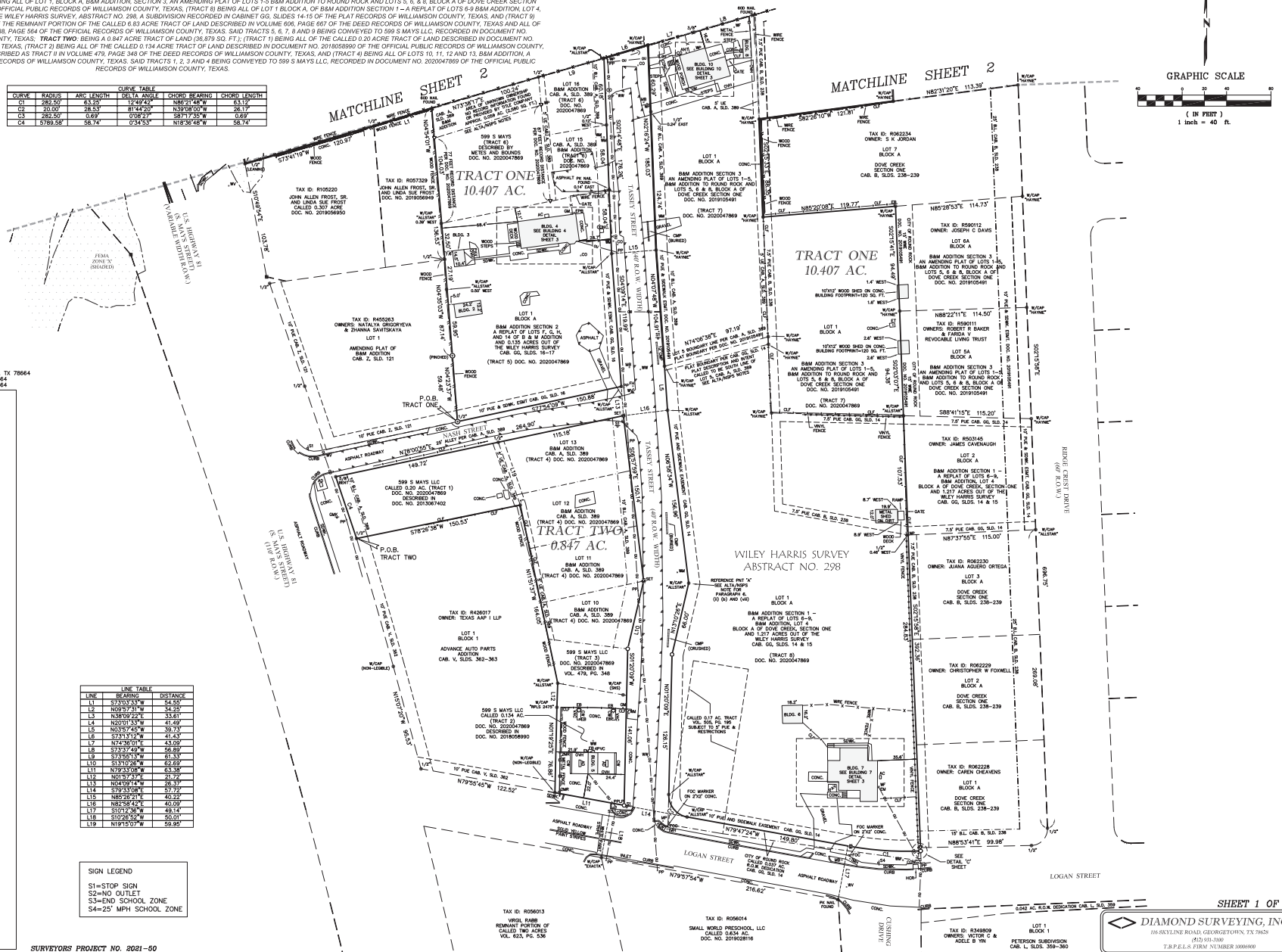
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- ▲ NAIL FOUND
- IRON ROD SET WITH CAP
- "HARD SURVEYING"
- COTTON GIN SPINDLE SET
- CALCULATED POINT
- ▽ WATER FAUCET
- ▽ WATER VALVE
- ▽ FIRE HYDRANT
- ▽ IRRIGATION CONTROL VALVE
- ▽ UNDERGROUND FIRE OPTIC CABLE
- ▽ TELEPHONE MANHOLE
- 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
- NAIL BOX
- 2" METAL RISER
- 4" PVC PIPE
- 6" WATER

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S73°03'33"W | 54.55    |
| L2         | N09°57'31"W | 34.25    |
| L3         | N38°09'22"E | 33.61    |
| L4         | N20°01'33"W | 41.49    |
| 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 | 56.89    |
| L9         | S73°56'13"W | 61.33    |
| L10        | S13°10'26"W | 62.69    |
| L11        | N79°33°08"W | 63.38    |
| L12        | N01°15'21"E | 27.72    |
| L13        | N40°09'34"E | 26.37    |
| L14        | S73°39°08"E | 57.72    |
| L15        | N85°26'21"E | 40.22    |
| L16        | N82°58'42"E | 40.09    |
| L17        | S10°12'36"W | 49.14    |
| L18        | S10°26'52"W | 50.01    |
| L19        | N19°15°07"W | 59.95    |

**SIGN LEGEND**

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

**SURVEYORS PROJECT NO. 2021-50**



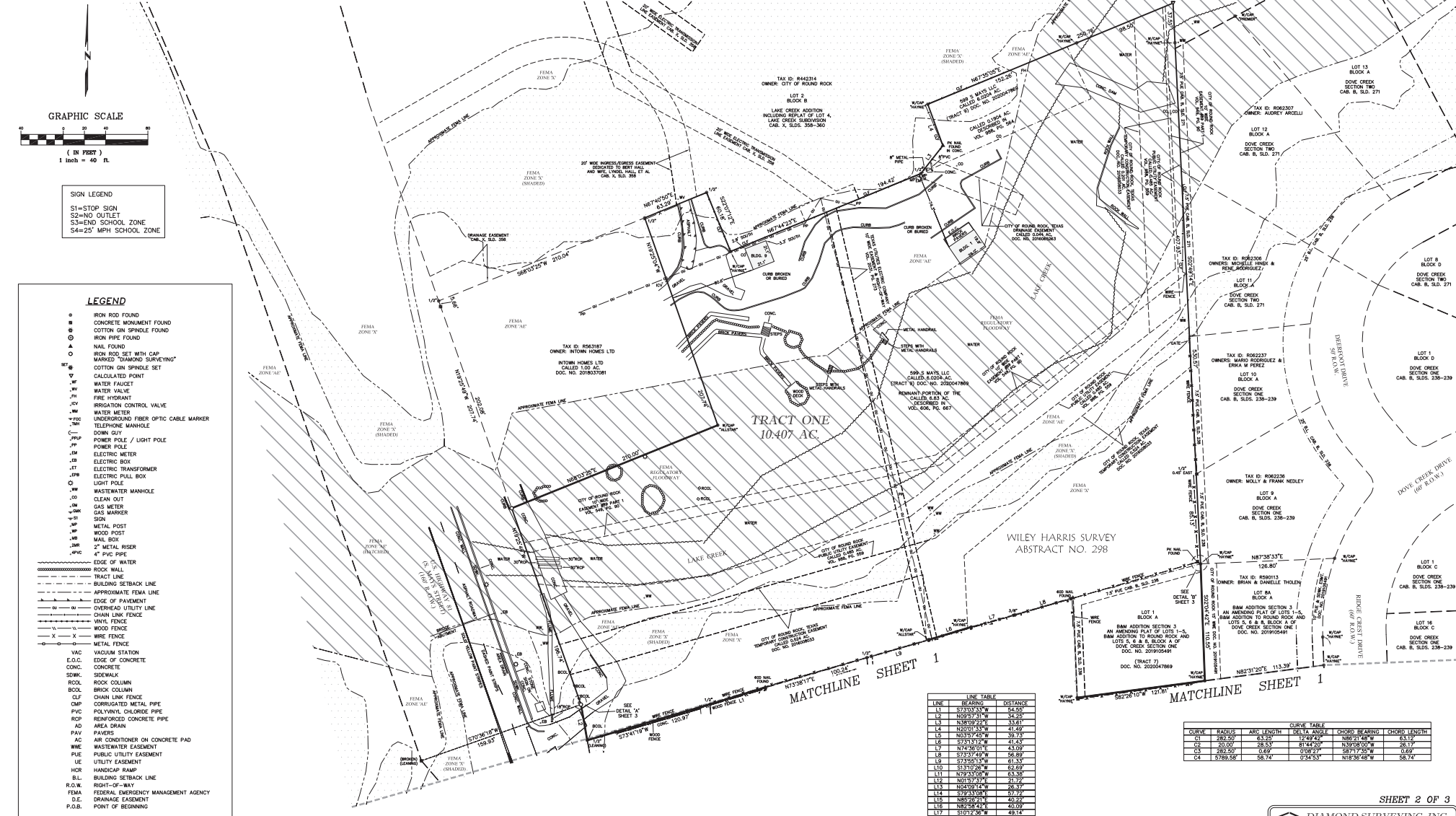
SHEET 1 OF 3



**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TX 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NUMBER 10006900

EXHIBIT 'A' Page 2

ALTAIRPS 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 A, SLIDES 388-390 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 388-390 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. 202004789 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 (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 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 LOT 10 OF THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, A SUBDIVISION RECORDED IN CABINET A, SLIDES 14-15 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; AND (TRACT 9) BEING ALL OF THE CALLED 0.004 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 0.83 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 364 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS 5, 6, 7, 8 AND 9 BEING CONVEYED TO 589 S MAYS LLC, RECORDED IN DOCUMENT NO. 202004789 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 0.26 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2013007462 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. 2018058900 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 3) BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS (TRACT 1) 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 388-390 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACTS 1, 2, 3 AND 4 BEING CONVEYED TO 589 S MAYS LLC, RECORDED IN DOCUMENT NO. 202004789 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SURVEYORS PROJECT NO. 2021-50

2024-10-10 10:00:00 AM 10/10/2024 10:00:00 AM 10/10/2024 10:00:00 AM 10/10/2024 10:00:00 AM

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 1-8 B&M ADDITION TO ROUND ROCK AND LOTS 5, 6, 8 & 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 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 0.0204 ACRE TRACT OF LAND, COMPRISED OF THE REMNANT PORTION OF THE CALLED 0.63 ACRE TRACT OF LAND DESCRIBED IN VOLUME 608, PAGE 667 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 0.104 ACRE TRACT OF LAND DESCRIBED IN VOLUME 888, 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 0.041 ACRE TRACT OF LAND (0,879 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. 201808989 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (TRACT 3) 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. 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 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 herein, 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 herein.

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 herein.

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 herein.

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 herein. (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 herein.

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 herein. 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 herein.

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 herein.

6o. Temporary Construction Easement granted to the City of Round Rock, recorded under Document No. 201808033, Official Records, Williamson County, Texas. Are a part of Tract One- Tract 9 as shown herein, 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. 201608263, Official Records, Williamson County, Texas. Is a part of Tract One- Tract 9 as shown herein.

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 and NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 12 and 14 of Table A thereof. The Return was completed on MAY 10, 2021.

Date of Plat or Map: MAY 17, 2021

SHANE SHAFER, RPLS: ND 5281  
State of Texas  
T&E L.S. NO. 100690  
shore@diamondsurveying.com



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 1.00001.

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 "A", AREAS WITH 5% 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 TIES 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 359-360, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. PRESENTLY OWNED BY THE CITY OF ROUND ROCK PER TAX ID #442314, BY A WIDE INGRESS/EGRESS EASEMENT, DEDICATED TO BERT HALL AND WIFE LYNDEL HALL, ET AL AS SHOWN ON THE PLAT RECORDED IN CABINET X, SLIDES 359-360 AND AS SHOWN HEREON.

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

(i) 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 LINE 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 MASH 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.

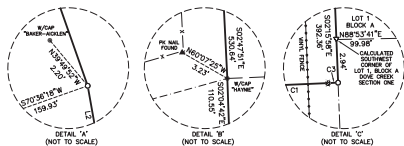
TRACT ONE SHOWN HEREON INCLUDES AN APPROXIMATE 0.059 ACRE (2,580 SQ. FT.) TRACT OF LAND SHOWN HEREON AS BEING AN UNKNOWN STRIP OF LAND SHOWN ON THE B&M ADDITION TO ROUND ROCK, TEX. RECORDED IN CABINET A, SLIDE 389, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (POSSIBLE 25' WIDE ALLEY). SAID TRACT OF LAND BEING SHOWN AS 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 AFORESAIDED 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 FOLLOWS BY EXTENSIVE AMOUNTS OF MONUMENTATION FOUND BY THE SURVEY CREW AND AS THE INTENT OF 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  
BLOCK FLOOR (OLAPATED)  
BUILDING FOOTPRINT=577 SQ. FT.

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

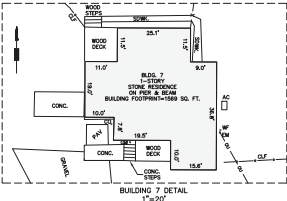
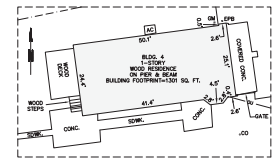
BLDG. 3  
10.4' X 14.5'  
WOOD SHED ON CONCRETE AND DIRT  
BUILDING FOOTPRINT=151 SQ. FT.

BLDG. 5  
19.1' X 8.7' CONCRETE BUILDING  
ON CONCRETE (COVERED CAR WASH)  
BUILDING FOOTPRINT=168 SQ. FT.

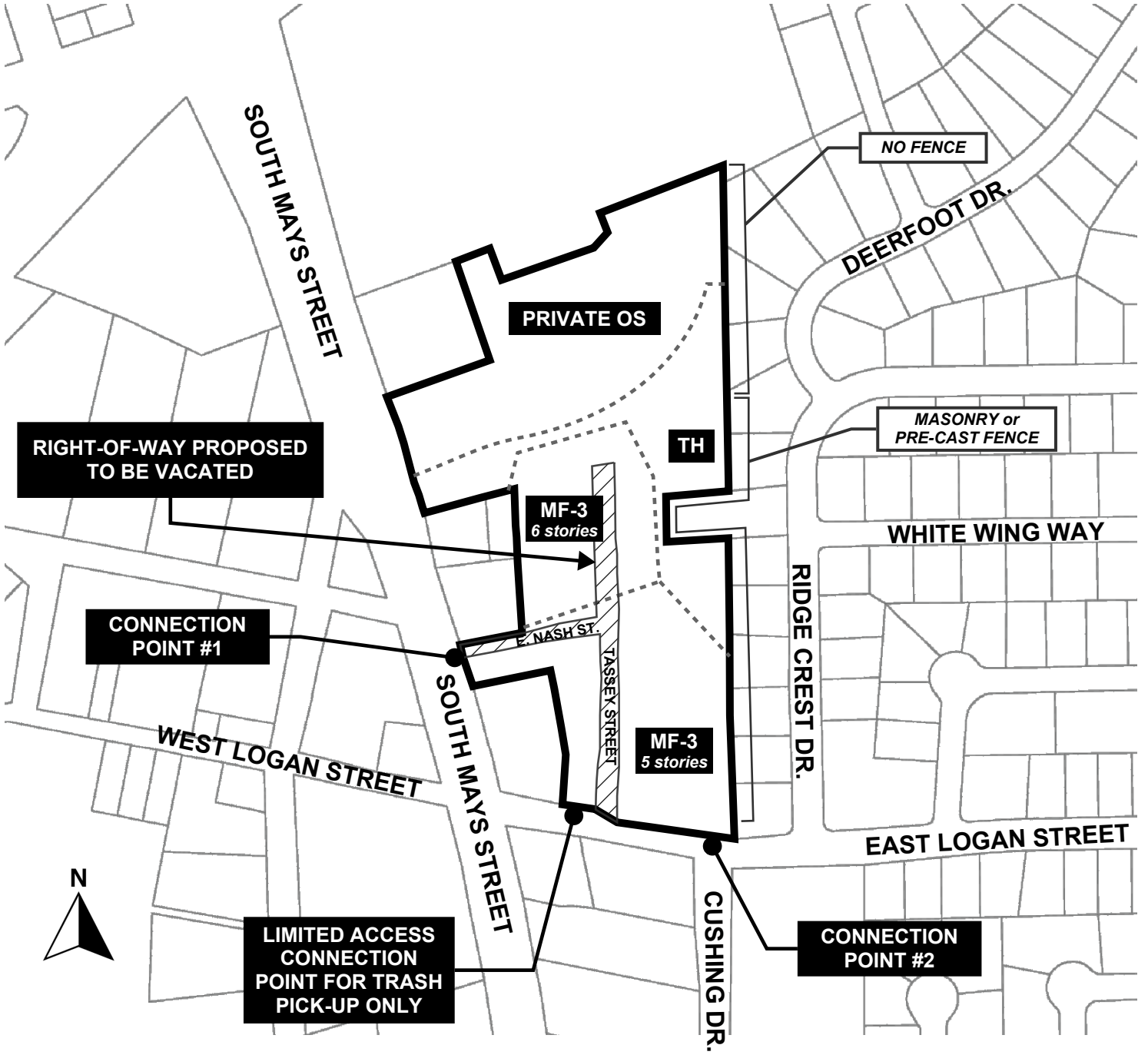
BLDG. 6  
18.2' X 16.2' METAL SHED ON DIRT  
BUILDING FOOTPRINT=295 SQ. FT.

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

BLDG. 9  
21.1' X 21.1' WOOD - CONC. BLOCK  
ON CONCRETE (OLAPATED)  
BUILDING FOOTPRINT=443.21 SQ. FT.







NO FENCE

PRIVATE OS

TH

MASONRY or  
PRE-CAST FENCE

RIGHT-OF-WAY PROPOSED  
TO BE VACATED

MF-3  
6 stories

MF-3  
5 stories

CONNECTION  
POINT #1

RIDGE CREST DR.

WHITE WING WAY

WEST LOGAN STREET

SOUTH MAYS STREET

EAST LOGAN STREET

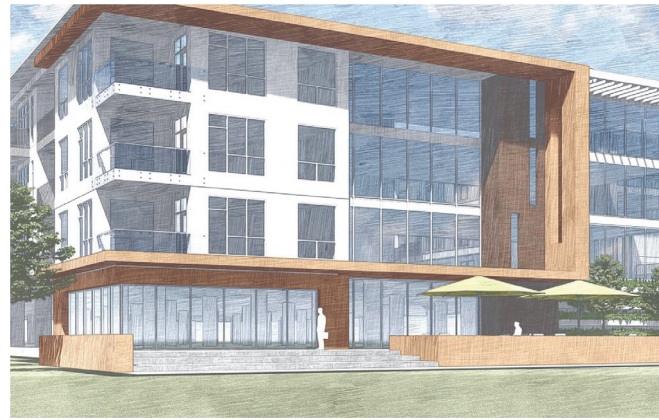
CUSHING DR.

CONNECTION  
POINT #2

LIMITED ACCESS  
CONNECTION  
POINT FOR TRASH  
PICK-UP ONLY







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