

EXHIBIT
“B”

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 34.50 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

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 **TH (Townhouse), C-1a (General Commercial – Limited), C-2 (Local Commercial)** districts, 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, 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. PROJECT OVERVIEW

5.1. Purpose of Plan

The purpose of the Plan is to provide a master planned commercial and residential development. **Exhibit “B” (Site Aerial and Location Map)** illustrates the location of the Plan area

5.2. Land Use Parcels

For the purpose of this Plan, the Gardens at Mayfield Ranch land uses have been divided into three parcels: COM (Commercial) Parcel 1, containing approximately 5 acres, COM (Commercial) Parcel 2, containing approximately 1.2 acres, and the RES (Residential) Parcel, containing approximately 28.3 acres, as shown in **Exhibit**

“C” (Concept Plan). Specific uses and conditions are defined within this Plan for each land use parcel.

5.3. Concept Plan

This Plan, as depicted in Exhibit “C”, shall serve as the Concept Plan required by Section 36-39 of the Code.

5.4. Residential Housing Type

The residential units on the RES Parcel will be single family detached units on a single lot. All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

6. PERMITTED USES

6.1. Land Use Table

The following table contains the uses allowed according to the parcel boundaries described in Exhibit “C”.

Land Use	RES Parcel	COM Parcel 1	COM Parcel 2	Allowed with Conditions (See Section 6.2 below)
Single family detached, common lot	X			1
Park, neighborhood	X		X	
Amenity center	X	X	X	
Day care		X	X	2, 3, 4
Utilities (Minor and Intermediate)	X	X	X	5
Community service		X		
Office		X	X	
Office, medical		X	X	6
Carwash		X		7
Eating establishments - no drive through lanes		X	X	8
Indoor entertainment		X		9
Retail sales and services		X	X	See Section 7
Convenience stores		X		
Fuel sales		X		10
Banks		X		
Senior group living		X		11

6.2. Uses Allowed with Conditions

- (1) A maximum of 130 units shall be allowed.
- (2) All day care facilities shall meet the minimum state requirements for such facilities.

- (3) All day care facilities districts shall meet following requirements as required for the size of the facility:
 - (a) All day care facilities regardless of size shall provide a 25-foot unencumbered landscape buffer along property lines that adjoin existing or planned single- or two-family homes. However, this increased buffer shall not be required if the outdoor play/instruction area is located adjacent to a principal building elevation that is the farthest away from the single- or two-family lots.
 - (b) All day care facilities less than 7,500 square feet shall provide a masonry fence at least six feet in height along property lines that adjoin existing or planned single- or two-family homes with a residential zoning designation.
 - (c) All day care facilities that exceed 7,500 square feet shall provide a masonry fence at least eight feet in height along property lines that adjoin existing or planned single- or two-family homes.
 - (d) All day care facilities that exceed 7,500 square feet shall submit a traffic impact analysis (TIA) for review and approval by the transportation division. The TIA shall address the projected traffic impacts to the surrounding neighborhood and how these impacts will be mitigated. This TIA is required regardless of whether or not the proposed facility generates at least 100 trips during the peak hour.
 - (e) All day care facilities 10,000 square feet and larger shall require special exception approval by the zoning board of adjustment (ZBA) and shall meet the aforementioned standards.
- (4) Daycare: Facilities may be integrated into an office complex or office building facility.
- (5) Utilities
 - (a) Minor utilities - Shall be treated as ground mounted mechanical equipment and shall comply with the district specific standards and any required landscaping standards in Section 46-195 of the Code.
 - (b) Intermediate and major utilities - Required to provide an eight foot high masonry fence (or alternate material approved in writing by the zoning administrator) with landscaping in compliance with Section 46-195 of the Code. The facility shall be secured.
- (6) Medical Office
 - (a) Emergency medical services are not permitted.
 - (b) With the exception of sleep clinics, regular service hours shall not begin before 7:00 a.m. and shall not extend past 9:00 p.m.
- (7) Car Wash
 - (a) Only full service car washes permitted.

- (8) Eating Establishments — Restaurant/Bar
 - (a) Freestanding eating establishments which include outdoor eating, drinking or entertainment areas, patios and associated facilities shall be located more than 100 feet from any residential property line.
 - (b) Eating establishments in a multi-tenant building: any outdoor eating, drinking or entertaining areas, patios and associated facilities with an eating establishment in a multi-tenant building shall be located more than 100 feet from any residential property line.

- (9) Indoor Entertainment
 - (a) A freestanding indoor entertainment activities facility, including the building footprint, outdoor eating, drinking and entertainment areas/patios, and associated facilities, trash dumpsters and receptacles, and loading/unloading facilities, shall not be permitted within 100 feet of a residential property line.
 - (b) An indoor entertainment activities facility within a multi-tenant building shall not be permitted within 50 feet of a residential property line. Outdoor eating, drinking and entertainment areas/patios and associated facilities shall not be permitted within ISO feet of a residential property line.

- (10) Fuel Sales
 - (a) Limited to a total of 8 gas pumps
 - (b) Masonry columns are required for fuel station canopies

- (11) Senior group living
 - (a) Shall comply with state licensing requirements and is limited to facilities that function as senior housing or senior assisted living.

7. PROHIBITED USES

The following uses are prohibited within the PUD. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended.

- (1) Auto Service facilities
- (2) Auto Body and Painting facilities
- (3) Business specializing in Bankruptcy or Liquidation Sales, or Fire-Damaged Sales
- (4) Auction House, Flea Market, Pawn Shop, Thrift Store, Used or Second-Hand Stores
- (5) Kennel or other business involving the outdoor boarding or care of animals
- (6) Automobile, Truck, Mobile Home, or Recreational Motor Vehicle Sales
- (7) Dance Hall (except professional Dance Instruction Studio), Discotheque, or Game Parlor
- (8) Sexually Oriented Business
- (9) Gambling Establishment or Betting Parlor
- (10) Mortuary, crematorium, or Funeral Home
- (11) Overnight accommodations

8. DEVELOPMENT STANDARDS

8.1. COM (Commercial) Parcel 1

All development within COM District 1 shall conform to the density, development, and special standards of the **C-1a (General commercial—limited)** zoning district, as described in the Code, in addition to the standards contained in Section 8.3 below.

8.2. COM (Commercial) Parcel 2

All development within COM District 2 shall conform to the density, development, and special standards of the **C-2 (Local commercial)** zoning district, as described in the Code, in addition to the standards contained in Section 8.3 below.

8.3. Special Design Standards – COM (Commercial) Parcels 1 and 2

The following shall apply to both Parcel 1 and Parcel 2 individually:

- (1) Building Height
 - (a) The height of all buildings shall be limited to two stories.
- (2) Access and Circulation
 - (a) Pedestrian and vehicular circulation shall be required to and from all buildings and sites. Pedestrian connectivity shall be achieved through the use of sidewalks, stamped concrete brick pavers and or stained/treated asphalt.
 - (b) Primary Site Entrances
 - i. Entrances to individual building sites shall be designated with defining landscape and/or architectural features, including but not limited to medians and/or special paving. A license agreement from the City will be required for all such features located within public right of way.
- (3) Exterior Wall Finish and Exterior Color
 - (a) The exterior finish of all buildings shall be masonry, except for doors, windows, trim and accent features.
 - (b) Masonry shall be defined as stone, simulated stone, brick, or 2-step hard coat stucco. No more than 30% of the building façade may be stucco. The use of materials such as wood shingles, horizontally installed cement based siding or wood siding shall be limited to accent features.
 - (c) Day-glo, luminescent, neon or similar types of color finishes are not permitted
 - (d) Building Articulation - All buildings shall meet a minimum of five of the following design treatments:
 - i. Canopies or porticos which are integrated with the building's massing styles.
 - ii. Overhangs proportional in size to the mass of the building.
 - iii. Arcades, with a minimum of eight-foot width.
 - iv. Pitched roof forms over substantial portions of the building's perimeter including gable and hip roofs.
 - v. Ornamental and structural architectural details.
 - vi. Decorative tower features.
 - vii. Exterior arched treatment on at least two sides of the building.
 - viii. Use natural stone and masonry materials on the lower portions of buildings.

- (4) Awnings and Canopies
 - (a) Awnings and canopies shall be placed so as to avoid obscuring details of the building façade.
 - (b) Fabric awnings for windows shall be a drop-front style, except at arched window openings, and shall relate to each window or bay.
 - (c) Awnings and canopies shall be placed so that there is a minimum clearance of eight (8) feet at its lowest point when over a sidewalk or other pedestrian walkway.
 - (d) Colors of awnings must be compatible with the buildings.
 - (e) Incorporate awnings along with any signage to provide a uniformly designed building façade.
 - (f) Signs on awnings are permitted on the drop front portion of the awning.
 - (g) Internally illuminated awnings are prohibited.

- (5) Windows
 - (a) Ground-floor street or courtyard facing facades shall have a minimum of forty (40) percent glazing.
 - (b) For unique security or display purposes, including but not limited to art galleries and jewelry stores, ground floor glazing requirements may be reduced by the Zoning Administrator.
 - (c) To assist with energy efficiency and solar gain the requirements in this subsection may be reduced by the Zoning Administrator to the extent that the required level or location of glazing conflicts with the standards of the Building Code or a recognized green building program.
 - (d) The requirements of this section shall not apply to senior housing or senior group living projects.

- (6) Glass
 - (a) Except for photovoltaic surfaces, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of buildings and structures.

- (7) Roofing Materials – Pitched Roof
 - (a) Pitched roofs shall be required for all one (1) story detached structures and shall have a pitch equal to or greater than a 4:12 pitch. Pitch may be 3:12 if the span is greater than sixty (60) feet. Pitched roofs shall not be required for one (1) story structures that share a common wall with another structure.
 - (b) Roofing materials for pitched roofs shall not consist of composition shingles. Tile (clay, cement, natural or manufactured stone), non-reflective pre-finished metal, copper or other similar materials are required.
 - (c) Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
 - (d) All rooftop equipment, including satellite dishes and antenna, must be fully screened from view and located below the highest vertical element of the building.

(8) Lighting

- (a) Exterior lighting shall be used to provide illumination for security and safety of entry drives, parking areas, service and loading areas and pathways and courtyards. All exterior light fixtures should be designed and coordinated as compatible fixtures which relate to the architectural character of the buildings on a site.
- (b) External lighting shall be arranged and controlled, through the use of shielding and other measures, so as to deflect light away from any residential areas.
- (c) Building Illumination
 - i. The design and materials of lighting fixtures shall be consistent with the character of the area. Fully recessed down-lights, gooseneck lights or other fixtures appropriate to the style of a building shall be used.
 - ii. Illumination of a façade to highlight architectural details is permitted. Fixtures shall be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for pedestrians and drivers. Flashing, scrolling or neon lighting shall be prohibited.
- (d) Site Lighting Design Requirements
 - i. Fixture (luminaire)

The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street or residential development.
 - ii. Light Source (lamp)

Incandescent, LED (light emitting diode), fluorescent, metal halide or color-corrected high-pressure sodium may be used. Other lamp types may be used, subject to the approval of the City. The same type of lamp shall be used for the same or similar types of lighting on any one site throughout a development.
 - iii. Mounting

Fixtures shall be mounted in such a manner that the cone of light does not cross any property line of the site.
 - iv. Height of Fixture

The height of a fixture shall not exceed twenty (20) feet.
 - v. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot is not permitted. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this Section, or if the standard could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 - vi. Lighting shall not be oriented so as to direct glare or excessive illumination onto the street in a manner that may distract or interfere with the vision of drivers on such streets.
 - vii. If the COM parcel is adjacent to a Residential District, foot candle readings at the property line adjacent to a residential use shall not exceed 1.0.

(9) Fencing

- (a) Fencing shall be constructed of the following materials: brick, stone, reinforced concrete, concrete panel, wrought iron, and other decorative masonry

materials. Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.

- (b) All fences adjacent to residential uses shall provide a finished face abutting the residential use, unless otherwise noted.
- (c) All fencing and walls on COM Commercial developments that are visible from the street shall be constructed of a material comparable to the masonry wall materials utilized within the RES Residential portions of the community.

8.4. (RES) Residential Parcel

All development within the RES district shall conform to the density, development, and special standards of the **TH (Townhouse)** zoning district, as described in the Code, with the exception of the following:

- (1) Exterior Finish
 - (a) The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
 - (b) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
 - (c) The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - (d) The front of all homes and drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
 - (e) Horizontally installed cement based siding may be used on rear and side elevations, except on two story homes that back up to Arterial H. These two story homes shall be 100% masonry on all sides, with no more than 75% consisting of 2-step hard coat stucco.
- (2) Garage Door Treatment
 - (a) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
 - (b) Upgraded garage doors shall not be required for swing in, side entry garages.
- (3) Fencing Design Standards – Single Family Units
 - (a) Fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- (4) Subdivision Walls & Open Space Fencing
 - (a) The locations of subdivision walls along the project boundary in the Plan are indicated on **Exhibit “D” (Fencing Exhibit)**.
 - (b) The subdivision walls indicated on **Exhibit “D”** shall be constructed of brick, stone, split-faced or decorative concrete masonry unit (CMU), except when they

are abutting open space or amenity areas as indicated on **Exhibit “D”**, in which case they shall be constructed of wrought iron or tubular steel with masonry columns.

(5) **Building Setbacks**

The setbacks for individual units shall be determined using **Exhibit “E”** which contains the typical setbacks for buildings in the RES (Residential) parcel. The building setback for the lot on which multiple residential units are located shall be twenty feet (20’).

9. TRANSPORTATION

9.1. Traffic Impact Analysis

A traffic impact analysis was reviewed and approved by the City, based on the anticipated uses within the Plan area. Further analysis may be required should the anticipated uses change.

9.2. Private Drive Aisles

Private drive aisles to serve the units shall be built in one or more of the configurations indicated on **Exhibit “F” (Typical Access Easement Sections)**. Each private drive aisle configuration includes a 4-foot wide sidewalk on one side of the drive. Private drive aisles are not built to public street standards and may therefore be gated, subject to the access requirements established by the Fire Marshal.

10. PARKLAND DEDICATION FEES

Fees for residential parkland in lieu of dedication shall be calculated as SF-2 (Single Family – Standard Lot) for the dwelling units within the Project.

11. LANDSCAPE AND ROADWAY DESIGN

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:

11.1. Drought Tolerant Turf Grasses

All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.

11.2. Native Adapted Plants

Plant material within the Gardens at Mayfield Ranch shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.

11.3. Residential Trees

Each single family dwelling unit shall be provided with six-inch (6”) caliper of large species trees whether through the preservation of existing trees or planting of three-inch (3”) caliper container-grown trees.

11.4. Maintenance

A private community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, and detention areas.

12. CHANGES TO DEVELOPMENT PLAN

12.1. 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.

12.2. 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"	Survey
Exhibit "B"	Site Aerial and Location Map
Exhibit "C"	Concept Plan
Exhibit "D"	Fencing Exhibit
Exhibit "E"	Typical Building Setbacks
Exhibit "F"	Typical Private Drive Aisle Sections

EXHIBIT

"A"



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " "

METES AND BOUNDS DESCRIPTION – TRACT 1

BEING 5.000 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.T.C.T.

THENCE crossing through said 38.51 acre tract and the north line of said Arterial H the following two (2) courses:

1. Along a curve to the right, having a radius of 1350.00 feet, a delta angle of 34°43'05", a length of 818.02 feet and a chord which bears South 51°36'32" West a distance of 805.57 feet to a 1/2" iron rod found with cap marked "RJ Surveying";
2. South 68°58'04" West a distance of 497.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the **POINT OF BEGINNING**;

THENCE South 68°58'04" West with the north line of said Arterial H a distance of 408.90 feet to a calculated point in the existing east right-of-way line of Sam Bass Road (County Road 175) (R.O.W. Varies), the west line of said 38.51 acre tract and the northwest corner of said 3.936 acre tract, from which a 1/2" iron rod found with cap marked "RJ Surveying" bears North 75°30'17" West a distance of 0.54 feet;

THENCE along the existing east right-of-way line of said Sam Bass Road and west line of said 38.51 acre tract the following two (2) courses:

1. Along a curve to the left, having a radius of 1107.91 feet, a delta angle of 17°36'13", a length of 340.40 feet and a chord which bears North 37°33'51" West a distance of 339.06 feet to a 1/2" iron rod found with cap marked "CCC 4835";

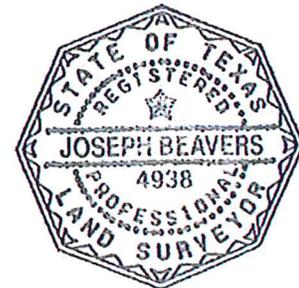
2. North $46^{\circ}18'04''$ West a distance of 152.85 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said 38.51 acre tract the following four (4) courses:

1. North $43^{\circ}10'03''$ East a distance of 206.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. Along a curve to the right, having a radius of 108.00 feet, a delta angle of $60^{\circ}57'41''$, a length of 114.91 feet and a chord which bears North $70^{\circ}18'49''$ East a distance of 109.57 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South $76^{\circ}45'23''$ East a distance of 202.17 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
4. South $34^{\circ}55'36''$ East a distance of 449.91 feet to the POINT OF BEGINNING.

This parcel contains 5.000 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

 20 Oct 14
Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938



Job Number: 355-14-01
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550101.dwg



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " "

METES AND BOUNDS DESCRIPTION – TRACT 2

BEING 28.260 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.T.C.T.

THENCE crossing through said 38.51 acre tract and the north line of said Arterial H the following two (2) courses:

1. Along a curve to the right, having a radius of 1350.00 feet, a delta angle of $34^{\circ}43'05''$, a length of 818.02 feet and a chord which bears South $51^{\circ}36'32''$ West a distance of 805.57 feet to a 1/2" iron rod found with cap marked "RJ Surveying";
2. South $68^{\circ}58'04''$ West a distance of 497.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the;

THENCE crossing through said 38.51 acre tract the following four (4) courses:

1. North $34^{\circ}55'36''$ West a distance of 449.91 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North $76^{\circ}45'23''$ West a distance of 202.17 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. Along a curve to the left, having a radius of 108.00 feet, a delta angle of $60^{\circ}57'41''$, a length of 114.91 feet and a chord which bears South $70^{\circ}18'49''$ West a distance of 109.57 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

4. South 43°10'03" West a distance of 206.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the existing east right-of-way line of Sam Bass Road (County Road 175) (R.O.W. Varies) and the west line of said 38.51 acre tract;

THENCE North 46°18'04" West along the existing east right-of-way line of said Sam Bass Road and the west line of said 38.51 acre tract a distance of 155.46 feet to a calculated point for the northwest corner of said 38.51 acre tract and in the west line of said 237.026 acre tract;

THENCE North 55°25'47" East with the north line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 20.30 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the northwest corner of a 0.037 acre tract recorded in Document No. 2003052999 of the O.P.R.W.C.T.;

THENCE South 46°21'24" East crossing through said 38.51 acre tract and with the west line of said 0.037 acre tract a distance of 40.86 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the southwest corner of said 0.037 acre tract;

THENCE North 55°24'56" East crossing through said 38.51 acre tract and the south line of said 0.037 acre tract a distance of 40.85 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the southeast corner of said 0.037 acre tract;

THENCE North 46°16'56" West crossing through said 38.51 acre tract and the east line of said 0.037 acre tract a distance of 40.83 feet to a 1/2" iron rod found with cap marked "SOLIS KANAK" for the northeast corner of said 0.037 acre tract, in the north line of said 38.51 acre tract and the west line of said 237.026 acre tract;

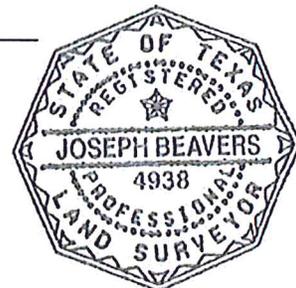
THENCE North 55°25'47" East with the north line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 1906.45 feet to a 1/2" iron rod found for the northeast corner of said 38.51 acre tract;

THENCE South 20°21'33" East with the east line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 824.17 feet to the POINT OF BEGINNING.

This parcel contains 28.260 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

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Joseph Beavers Date
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EXHIBIT " "

METES AND BOUNDS DESCRIPTION – TRACT 3

BEING 1.266 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, AND AND BEING A PORTION OF A 38.51 ACRE TRACT CONVEYED TO PALMER INVESTMENTS L.P., RECORDED IN DOCUMENT NUMBER 2004032263 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap marked "RJ Surveying" in the east line of said 38.51 acre tract, in the west line of a called 237.026 acre tract recorded in Document No. 2001040254 of the O.P.R.W.C.T. for the northeast corner of a called 3.936 acre tract described as Arterial H in Document No. 2006013003 of the O.P.R.W.C.T.

THENCE South 20°21'33" East with the east line of said 3.936 acre tract and the west line of said 237.026 acre tract a distance of 120.60 feet to a nail found for the **POINT OF BEGINNING**;

THENCE South 20°21'33" East with east line of said 38.51 acre tract and the west line of said 237.026 acre tract a distance of 224.99 feet to a fence post for the southeast corner of said 38.51 acre tract, the southwest corner of said 237.026 acre tract and in the north line of Lot 24A, Block A, Vista Oaks Section 5B, Phase 2 a subdivision of record in Document No. 200058131 of the O.P.R.W.C.T.;

THENCE along the south line of said 38.51 acre tract and the north line of said Block A, Vista Oaks, Section 5B, Phase 2 and the north line of Block A, Vista Oaks, Section 6C a subdivision of record in Document No. 2000027589 of the O.P.R.W.C.T. the following two (2) courses:

1. South 69°42'52" West a distance of 399.90 feet to a 1/2" iron rod found;
2. South 68°58'04" West a distance of 364.95 feet to a 1/2" iron rod found in the north line of Lot 37, Block A, Vista Oaks, Section 6C and in the south line of said 3.936 acre tract;

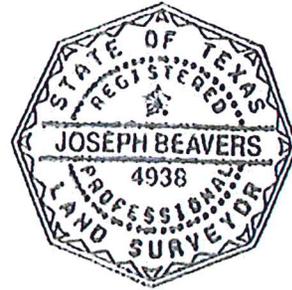
THENCE along a curve to the left, crossing through said 38.51 acre tract and with the south line of said 3.936 acre tract having a radius of 1450.00 feet, a delta angle of 31°57'25", a length of 808.84 feet and a chord which bears North 52°59'22" East a distance of 798.30 feet to the POINT OF BEGINNING.

This parcel contains 1.266 acres of land, out of the John D. Anderson Survey No. 16, in Williamson County, Texas. Description prepared from an on-the-ground survey made during October, 2014. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062

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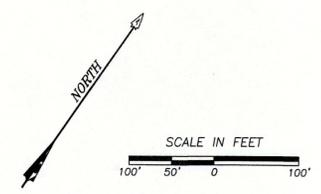
Joseph Beavers Date
Registered Professional Land Surveyor
State of Texas No. 4938

Job Number: 355-14-01
Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550101.dwg

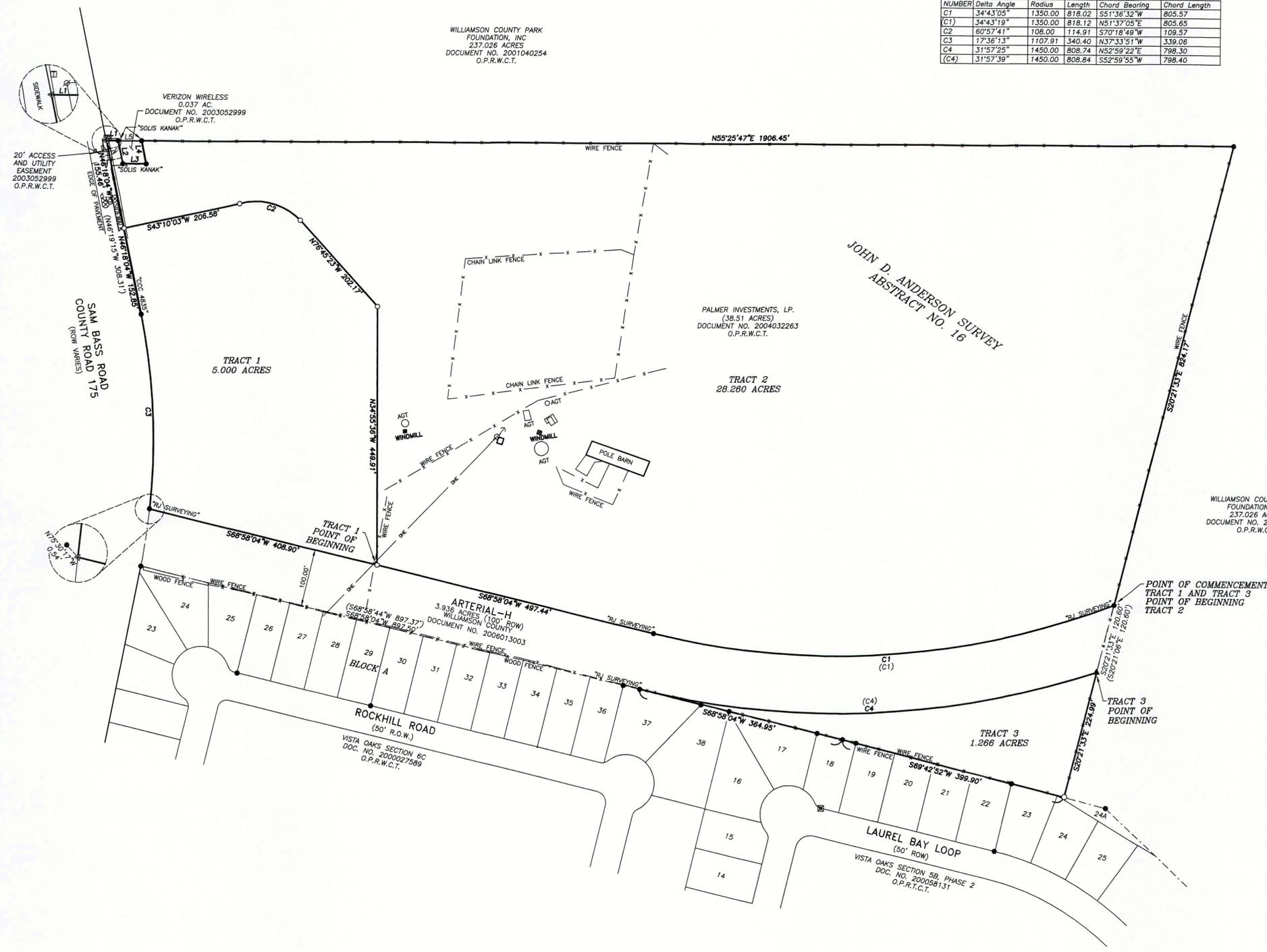


NUMBER	DIRECTION	DISTANCE
L1	N55°25'47"E	20.30'
L2	S46°21'24"E	40.86'
L3	N55°24'56"E	40.85'
L4	N46°16'56"W	40.83'
L5	N55°20'33"E	40.90'

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	34°43'05"	1350.00	818.02	S51°36'32"W	805.57
(C1)	34°43'19"	1350.00	818.12	N51°37'05"E	805.65
C2	60°57'41"	108.00	114.91	S70°18'49"W	109.57
C3	17°36'13"	1107.91	340.40	N37°33'51"W	339.06
C4	31°57'25"	1450.00	808.74	N52°59'22"E	798.30
(C4)	31°57'39"	1450.00	808.84	S52°59'55"W	798.40



- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
 - ▲ NAIL FOUND
 - FENCE CORNER POST
 - △ CALCULATED POINT
 - UTILITY POLE
 - ⊖ DOWN GUY
 - TELEPHONE JUNCTION BOX
 - ⊗ WATER VALVE
 - ROAD WAY SIGN
 - AGT ABOVE GROUND TANK
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS PROPERTY IS WITHIN ZONE X, ACCORDING TO MAP NO. 48491C0470E, EFFECTIVE SEPTEMBER 26, 2008, ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203 STATE PLANE GRID, DERIVED FROM VRS COORDINATES PROVIDED BY THE TEXAS COOPERATIVE NETWORK REFERENCE STATIONS. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND WERE SCALED FROM POINT NO. 1 UTILIZING A SCALE FACTOR OF 1.0001268062

THIS SURVEY REFLECTS EASEMENTS AND MATTERS OF RECORD SHOWN IN COMMITMENT FOR TITLE G.F. NO. AUT-57-675-AUT14004685DF, EFFECTIVE MAY 16, 2014 ISSUED BY ALAMO TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS DONE BY LANDESIGN SERVICES FOR THE PURPOSE OF THIS SURVEY.

NOTES:

SCHEDULE B NOTES:

10d. SUBJECT TO DOCUMENT NO. 200305299 OF THE O.P.R.W.C.T. (SHOWN).

10e. SUBJECT TO DOCUMENT NO. 200305299 OF THE O.P.R.W.C.T. (SHOWN).

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE PROPERTY SHOWN HEREON DURING OCTOBER 2014 UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND THAT THERE ARE NO APPARENT ENCROACHMENTS, OVERLAPPING IMPROVEMENTS, DISCREPANCIES, DEED LINE CONFLICTS, VISIBLE UTILITY LINES, SHORTAGES IN AREA, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY OR ACCESS EASEMENT AS SHOWN HEREON.

JOSEPH BEAVERS DATE 2009 14
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4938

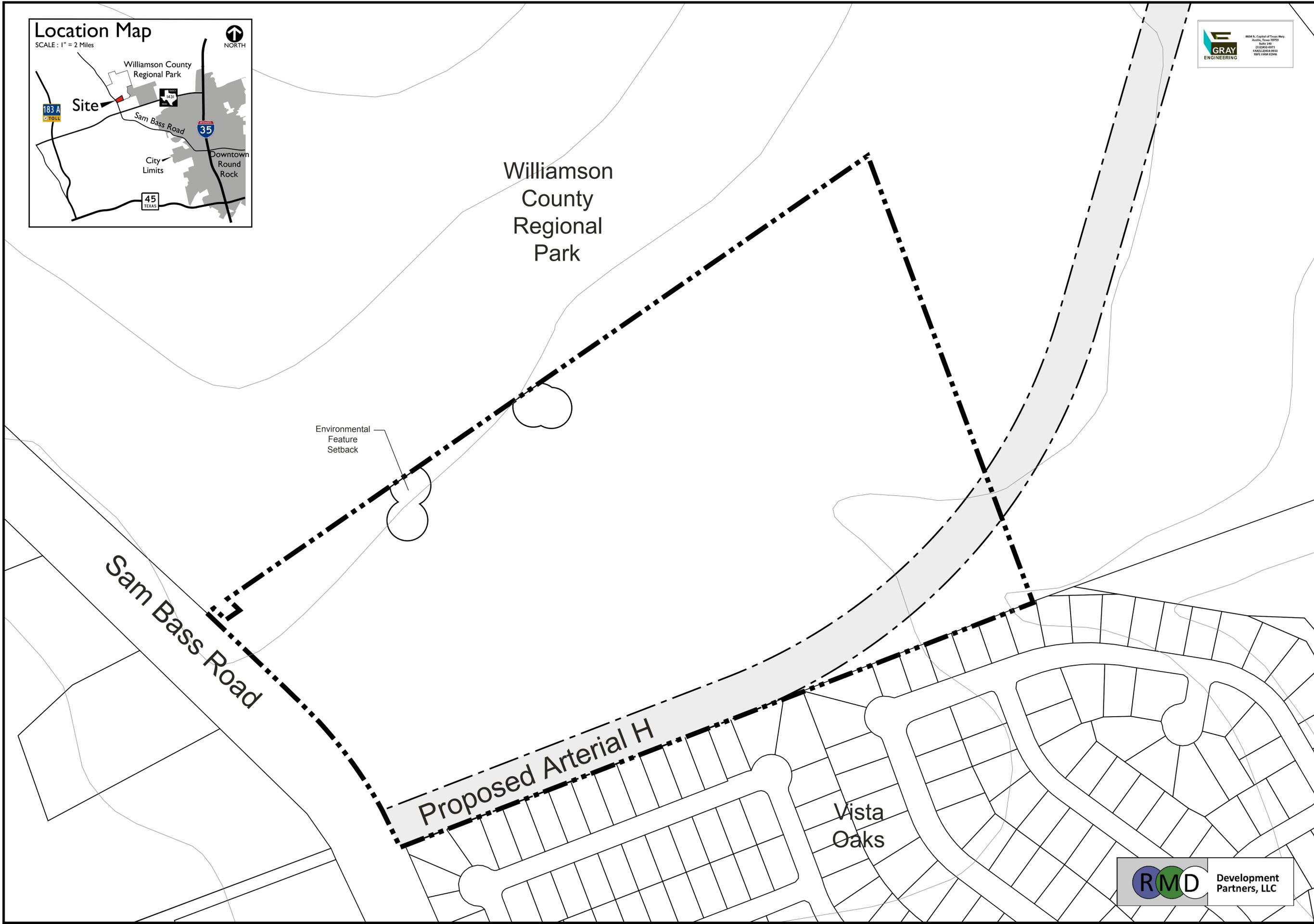
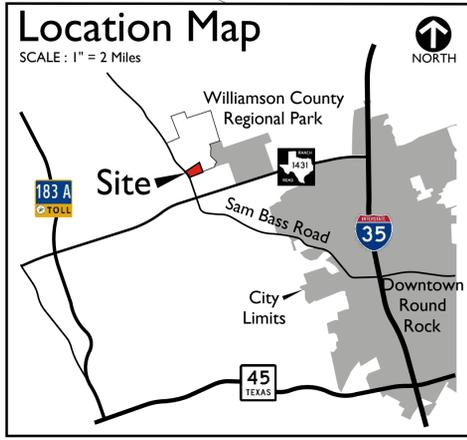
TITLE SURVEY OF TRACT 2 (25.262 ACRE) AND A BOUNDARY SURVEY OF TRACT 1 (5.000 ACRES) AND TRACT 3 (1.266 ACRES) ALL BEING OUT OF A CALLED 38.51 ACRE TRACT RECORDED IN DOCUMENT NO. 2004032263 OF THE O.P.R.W.C.T.

PROJECT NAME: 38 AC SAM BASS
 JOB NUMBER: 355-14-01
 DATE: 10/29/2014
 DRAWING FILE PATH: 355-14-01.DWG
 FILE NAME: 355-14-01.DWG
 L1: 38 AC SAM BASS
 RPLS: JB
 TECH: HAS
 PART: CHIEF/JA
 CHECKED: JB
 TEL: 800.345.2402.01

DRAWING NAME: 3550101.DWG

SHEET 1 of 1

LANDESIGN SERVICES, INC.
 415 S. 28th Street
 Suite 300
 Houston, Texas 77008
 PH: 281.468.8800
 FAX: 281.468.8801
 REG. SURVEYORS
 STATE OF TEXAS
 REG. NO. 4938



The Gardens at
Mayfield Ranch
Round Rock, Texas

EXHIBIT "B" - SITE & LOCATION MAP

SCALE: 1" = 100'
0' 50' 100' 200'
DATE: 12-16-2014

(10' Contour Interval)



712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

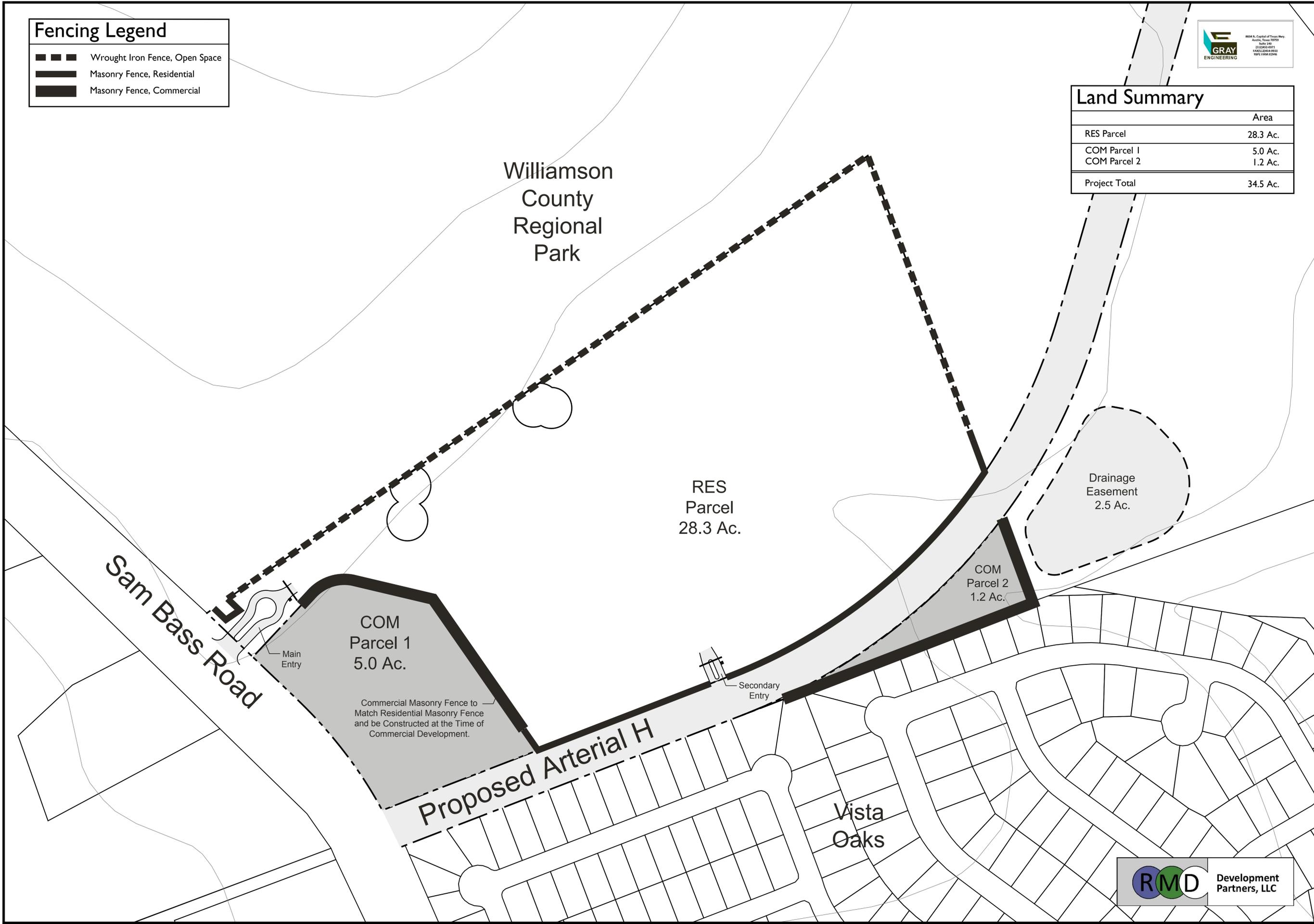


All information furnished regarding this project is from sources deemed reliable. However, RVPL does not make an independent investigation of these sources and no warranty or representation is made by RVPL as to the accuracy thereof and same is submitted subject to errors, omissions, and plan changes, or other conditions. This plan is conceptual in nature and is not intended to be used for construction. It is intended to provide a general overview of the project and to illustrate the proposed site plan. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Fencing Legend	
	Wrought Iron Fence, Open Space
	Masonry Fence, Residential
	Masonry Fence, Commercial



Land Summary	
	Area
RES Parcel	28.3 Ac.
COM Parcel 1	5.0 Ac.
COM Parcel 2	1.2 Ac.
Project Total	34.5 Ac.



COM Parcel 1
5.0 Ac.

RES Parcel
28.3 Ac.

COM Parcel 2
1.2 Ac.

Drainage Easement
2.5 Ac.

Commercial Masonry Fence to Match Residential Masonry Fence and be Constructed at the Time of Commercial Development.



The Gardens at
Mayfield Ranch
Round Rock, Texas

EXHIBIT "D" - FENCING EXHIBIT

SCALE: 1" = 100'
of 50 100 200
DATE: 12-30-2014



NORTH
(10' Contour Interval)

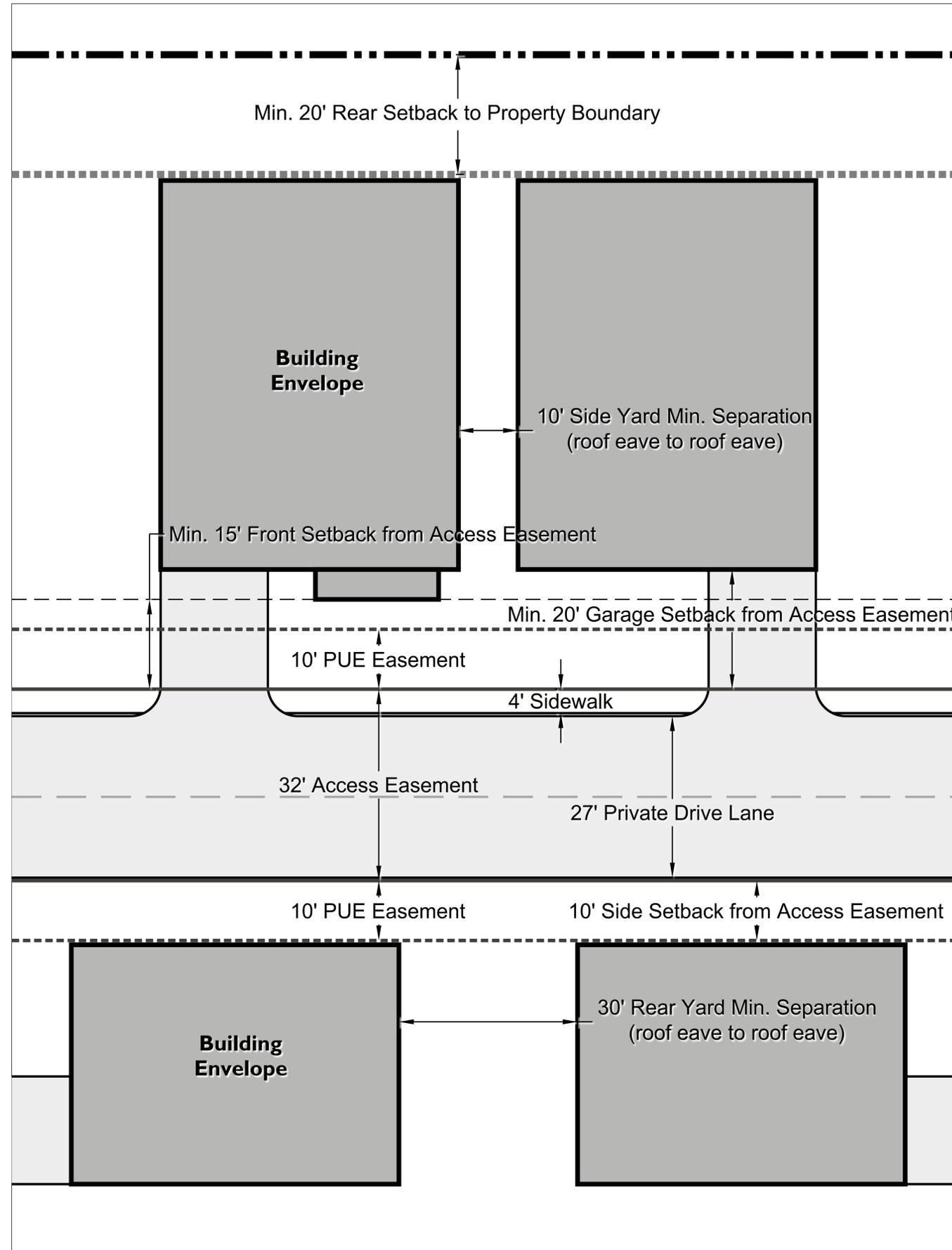
712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com



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Easement Legend

-  32' Access Easement
-  10' PUE Easement
-  20' Property Boundary Buffer
-  15' Front Setback Line



712 Congress Avenue, Suite 300
Austin, TX 78701
Tel: (512) 480-0032 Fax: (512) 480-0617
www.rvplanning.com

All information furnished regarding this property is from sources deemed reliable. However, RVL does not make an independent investigation of these sources and no warranty or representation is made by RVL as to the accuracy thereof and same is submitted subject to errors, omissions, and plan changes, or other conditions. This land plan is conceptual in nature and is not intended to be used for any other purpose. A note to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

EXHIBIT "E" - TYPICAL BUILDING SETBACKS

SCALE: 1" = 10'
0 5 10 20
DATE: 12-16-2014



The Gardens at
Mayfield Ranch
Round Rock, Texas

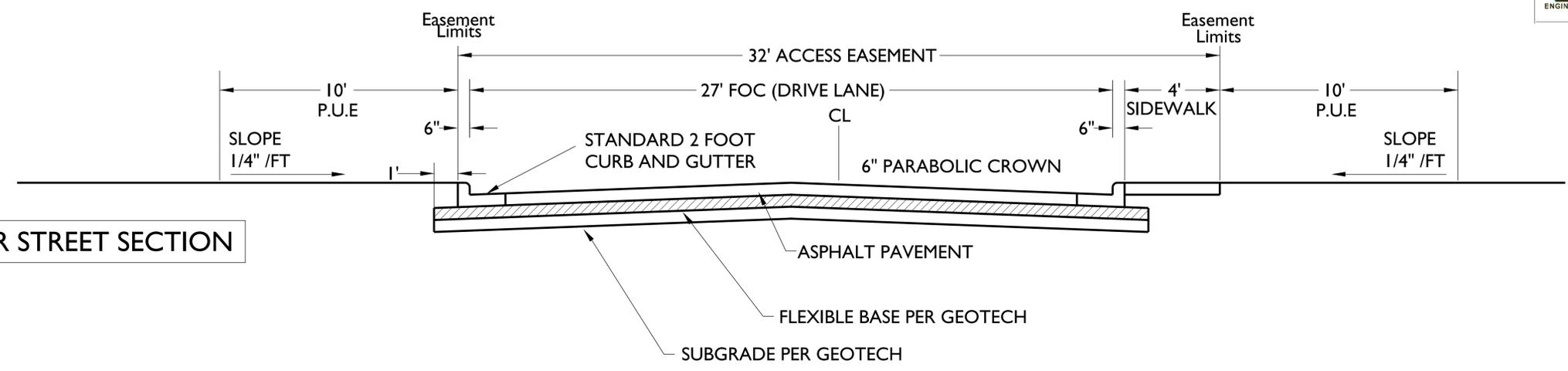


712 Congress Avenue, Suite 300
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Tel: (512) 480-0032 Fax: (512) 480-0617
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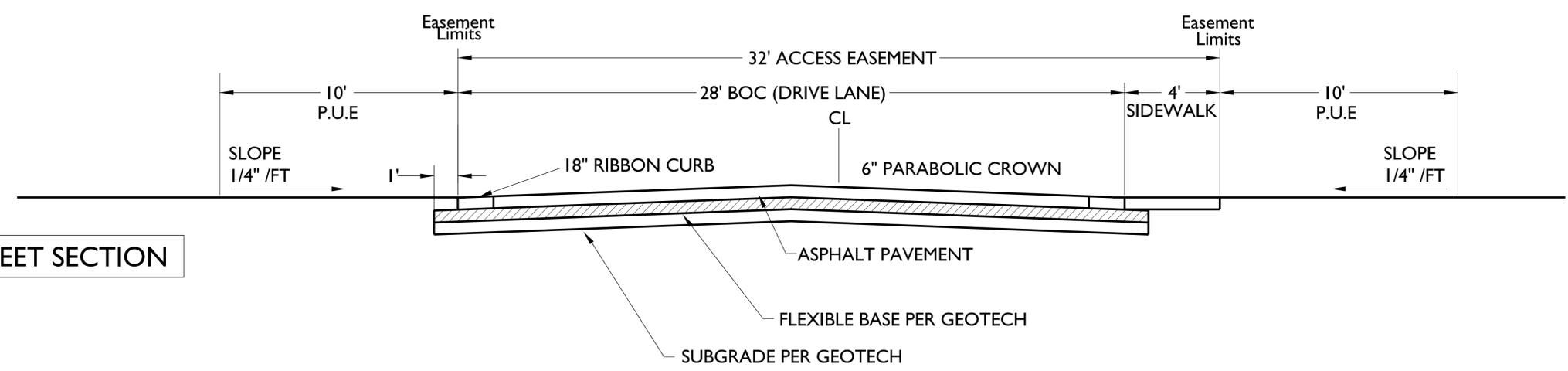
All information furnished regarding this project is from sources deemed reliable. However, RVL does not make an independent investigation of these sources and no warranty or representation is made by RVL as to the accuracy thereof and same is submitted subject to errors, omissions, and plan changes, or other conditions. This plan is conceptual in nature and is not intended to be used for construction. A note to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

File: L:\2014\144163\PU\PUJ-Base.dwg

1. CURB AND GUTTER STREET SECTION



2. RIBBON CURB STREET SECTION



3. RIBBON CURB INVERTED STREET SECTION

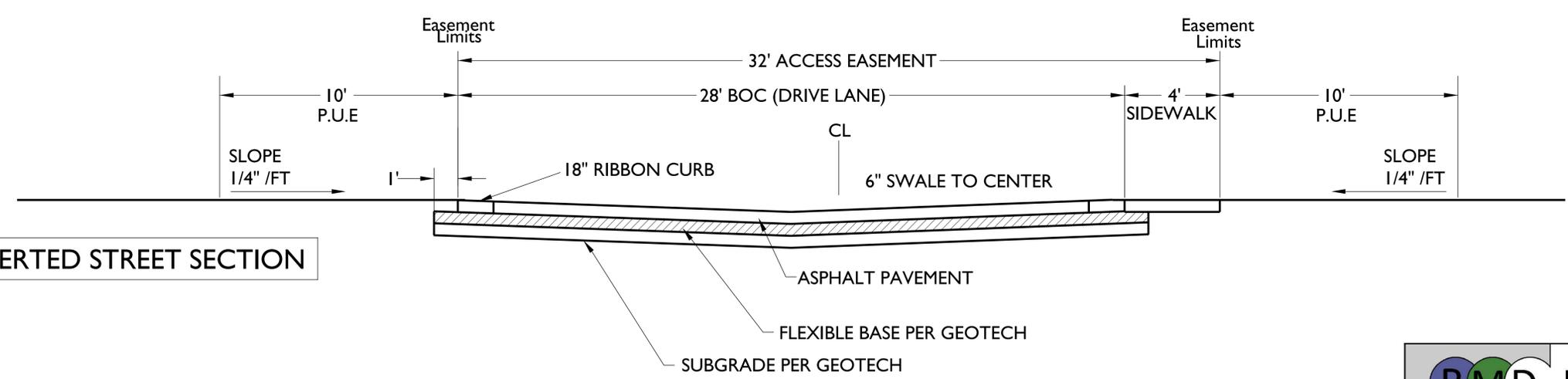


EXHIBIT "F" - TYPICAL ACCESS EASEMENT SECTIONS

SCALE: N.T.S.
DATE: 12-16-2014

The Gardens at
Mayfield Ranch
Round Rock, Texas