

**EXHIBIT
"A"**

**DEVELOPMENT PLAN
FREEMAN TRACT
PLANNED UNIT DEVELOPMENT NO. ***

**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 _____, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 158.006 acres, as more particularly described in **Exhibit "A"**, (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 rezone the Property as a Planned Unit Development (the "Plan"); and

WHEREAS, pursuant to the Code of Ordinances of the City of Round Rock (the "Code"), Section 46-106, the Owner has submitted Development Standards setting forth the development conditions and requirements within the Plan, 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 _____, the City's Planning and Zoning Commission recommended approval of the Owner's application for a Plan; 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 15 below are followed.

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 the Code, 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, City of Round Rock, Texas, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 158.006 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to 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 and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **SF-2 (Single Family - Standard Lot)** zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supercede the specific conflicting provisions of the Code.

4.2. **Other Ordinances**

All other Ordinances within the Code, 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. PERMITTED USES

Single Family Detached Residential. All aspects not specifically covered by this Plan shall be regulated by the SF-2 (Single Family – Standard Lot) zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supercede the specific conflicting provisions of the Code.

Accessory uses not specifically covered by this Plan shall be regulated by the SF-2 (Single Family – Standard Lot) zoning district except that above ground pools are prohibited.

6. DEVELOPMENT STANDARDS

6.1. Single-family Lot Types

Single-family lots located within the Plan shall consist of two different types, as listed below and in accordance with the configuration and acreages depicted on **Exhibit “B”**:

Single-family Lot Type A ⁽¹⁾:

Minimum lot area:	18,000 SF
Minimum Lot Width:	110’
Minimum setback from street (ROW):	30 ft. /15 ft. ⁽²⁾
Minimum garage door setback from street (ROW):	35 ft. /25 ft. ⁽³⁾
Minimum rear setback:	30 ft.
Minimum side setback from the eave:	5 ft.
Minimum setback for accessory building:	20 ft. ⁽⁵⁾
Maximum height of principal building:	2.5 stories
Maximum height of accessory structure:	15 ft. ⁽⁸⁾
Maximum lot coverage:	40 percent
Maximum height of fence within front street yard:	3 ft. ⁽⁶⁾
Maximum height of fence outside front street yard:	8 ft. ⁽⁶⁾ ⁽⁷⁾

Single-family Lot Type B ⁽¹⁾:

Minimum lot size:	8,450 SF
Minimum Lot Width:	65’
Minimum setback from street (ROW):	20 ft. /10 ft. ⁽²⁾
Minimum garage door setback from street (ROW):	25 ft. /15 ft. ⁽⁴⁾
Minimum rear setback:	20 ft.
Minimum side setback from the eave:	5 ft.
Minimum setback for accessory building:	5 ft. ⁽⁵⁾
Maximum height of principal building:	2.5 stories
Maximum height of accessory structure:	15 ft. ⁽⁸⁾
Maximum lot coverage:	40 percent
Maximum height of fence within front street yard:	3 ft. ⁽⁶⁾
Maximum height of fence outside front street yard:	8 ft. ⁽⁶⁾ ⁽⁷⁾

¹⁾ Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements.

⁽²⁾ Side setbacks for corner lots shall be one half (1/2) of the front yard setback.

⁽³⁾ Side-entry garages may have a 25 ft. setback from street (ROW).

⁽⁴⁾ Side-entry garages may have a 15 ft. setback from street (ROW).

- (5) Accessory buildings or structures are not permitted in any front street yard. Lot Type A requires all vertical accessory structures and pools to be setback a minimum of 20 feet.
- (6) All fences shall provide a finished face to abutting streets.
- (7) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.
- (8) Storage buildings are limited to 7 feet (7') in height for all lots along the southern and eastern perimeter of the Property. Storage buildings on all other lots may be up to eight feet in (8') in height.

6.2. Perimeter Lots

All lots located adjacent to existing residential neighborhoods, as depicted on Exhibit "B", shall be Lot Type A.

6.3. Perimeter tree buffer

- a. A twenty-foot (20') tree buffer shall be provided at the southern and eastern perimeter of the Property, as shown in Exhibit "C". The following shall apply within the tree buffer during development of the Property, prior to the issuance of a Certificate of Occupancy:
 - i. All existing trees within the tree buffer shall be preserved.
 - ii. No clearing of trees shall occur without prior written approval from the Planning and Development Services Department.
 - iii. On all lots which do not contain existing trees, the following shall be planted: One 3" caliper shade trees in the rear yards, at a spacing of 35' on center with each home site constructed.
- b. Following the issuance of a Certificate of Occupancy, only the requirements of Chapter 43 of the Code shall apply to any trees within the tree buffer on the Property.

6.4. Single-family Landscaping

- a. All single-family lots shall contain the following landscaping, located outside of the easements along the right-of-way:
 - i. Two (2) - 3" caliper shade trees;
 - ii. Six (6) - 5 gallon shrubs;
 - iii. Ten (10) - 1 gallon shrubs;
- b. All corner lots shall contain, in addition to the requirements of Section (a.) above:
 - i. Two (2) 3" caliper shade trees adjacent to the street side
- c. Residential lots abutting the Brushy Creek trail system and Freeman Memorial Public Park, as depicted on Exhibit "B" shall contain:
 - i. One (1) rear yard 3" caliper shade tree
- d. All single-family lots shall contain Drought Tolerant Turf Grasses on the front, side, and rear yards, as defined in the Code.

6.5. Tree and Planting Criteria

a. Shade Trees

For the purposes of this Plan, shade trees shall be defined by this section. Shade trees shall be container grown with a minimum caliper size of three inches (3").

Shade Trees:

Bald Cypress	Live Oak
Burr Oak	Monterey Oak
Cedar Elm	Pecan
Cinaquapin Oak	Shumard Oak
Chinese (Lacebark) Elm	Texas Ash
Chinese Pistache	Texas Red Oak

b. Planting Criteria

- i. Planting shall remain at least five feet (5') from edge of driveways.
- ii. Planting shall be at least five feet (5') from underground utilities and twenty-five feet (25') from overhead lines.
- iii. Planting shall be at least five feet (5') from fire hydrants.

6.6. Monarch Trees

Based on the attached tree survey (Exhibit "C") and Chapter 43 of the Code, there are approximately twenty-nine (29) Monarch Trees within the limits of the Plan area. A schematic for all proposed lots containing Monarch Trees shall be required with the Preliminary Plat submittal. The schematic shall indicate the location of the Critical Root Zone of the Monarch Tree, as defined in Chapter 43 of the Code, and graphically depict the building area for each home.

6.7. Tree Mitigation

Tree mitigation, as defined in Chapter 43 of the Code, shall apply to all areas within the Plan area. Where feasible, replacement trees shall be placed in common areas and along rights-of-way to provide additional screening for abutting properties.

6.8. Phasing

Phasing of the Plan area will be approved with the Preliminary Plat and may be amended by a revised Preliminary Plat approved by the City Planning and Zoning Commission.

6.9. Single-Family Architectural and Building Standards

a. Minimum Square Footage Requirements

The living area of the primary residential structure, exclusive of porches and garages, located on any lot with the Plan area shall adhere to the following standards:

- i. The minimum square footage of the living area for lots along the southern and eastern perimeter of the Property shall be no less than two thousand four hundred (2,400) square feet;

- ii. The minimum square footage of the living area on all other lots within the Plan area shall be no less than two thousand (2,000) square feet for a single-story structure or two thousand two hundred (2,200) square feet for a two-story structure.

b. Masonry Façade Requirements.

The exterior finish of all homes shall be masonry, except for non-load bearing elements such as doors, windows, trim, and accents. Masonry shall be defined as stone, brick, or 3-step hard coat stucco. No more than thirty percent (30%) of the building façade may be 3-step hard-coat stucco. Façade requirements are further regulated as follows:

- i. The front and side facades of all homes shall consist of 100% masonry materials as defined above. Up to 100% of the rear facade may be horizontally installed cement based siding.
- ii. The following homes shall be constructed with four (4) sided, 100% masonry materials as defined above:
 - a. all homes adjacent to the southern and eastern perimeter of the Plan;
 - b. all homes on corner lots; and
 - c. all homes with a rear façade abutting Forest Ridge Boulevard.
- iii. An alternative home finish design consisting of 100% 3-step hard-coat stucco may be permitted only in conjunction with a tile roof. This design may be used for any lot in the Plan.
- iv. The use of materials such as wood shingles or wood siding shall be limited to accent features.

c. Building Elevations.

Exterior elevations shall vary so that no three adjacent lots shall have the same elevation. Building elevations on lots directly across from one another must also differ.

d. Roofing Materials.

Roofs shall have a minimum roof pitch of 6:12 and shall be constructed of a thirty (30) year architectural dimensional shingles. Lot type "A" shall have a minimum shingle weight of 280. Lot Type "B" shall have a minimum shingle weight of 240. Colors shall be either brown or gray.

e. Front Door Specification.

Front doors shall be a variety of six (6) panel Mahogany wood as shown on Exhibit "F".

f. Garage Door Specification.

Garage doors shall be constructed using a faux wood finish as shown on Exhibit "I".

g. Fence Styles.

Any fence constructed on a single-family lot shall adhere to the following standards:

- i. A six (6') foot typical cedar privacy fence with metal post, treated rails with a picket size of 1" x 6", and a top cap shall be installed for all fences along the eastern and southern perimeter as shown on Exhibit "C". The finished side of the fence shall face the abutting property along the eastern and southern perimeter of the Property as shown on Exhibit "C".
- ii. A six (6') foot typical cedar privacy fence with metal post, treated rails with a picket size of 1" x 6" shall be installed for all interior residential lots as shown on Exhibit "C".
- iii. Residential lots abutting the Brushy Creek trail system and Freeman Memorial Public Park shall provide a six (6') foot metal open fence style painted black with masonry columns as permitted as part of the Plan shown on Exhibit "C".
- iv. Removal of any vegetation during fence construction shall have prior City approval.

h. Screening of Foundations.

All foundations visible from the street shall be screened with landscaping. No more than eighteen (18") inches of vertical surface shall be exposed. All shrubs or ornamental grass shall be evergreen, shall be planted no further than thirty-six (36") inches on center and shall be designed to create a solid screen within one growing season.

7. TRANSPORTATION

7.1 Roadways

All roadways shall adhere to Code standards for block length, ROW width and general design and construction or any other applicable standards contained herein.

a. Forest Ridge Boulevard

- i. Forest Ridge Boulevard shall be extended through this development as a 65-foot R.O.W. residential collector with the first phase of development.
- ii. A four way stop sign shall be installed at an intersection along Forest Ridge Blvd. as approved by the Transportation Director during subdivision permit review.
- iii. A ten foot (10') Landscape Lot shall be provided along the extent of Forest Ridge Blvd. unless otherwise indicated on Exhibit "B".
- iv. The landscaping within the Landscape Lot for Forest Ridge Blvd shall comply with the City Code for Landscaping, Section 46-195(g)1.b.1 & (g)1.b.2, Parking lot landscaping, along public streets, as amended, and as shown as Exhibit "H".
- v. The landscaping improvements shall be maintained by the Freeman Tract Homeowners Association.

b. Forest Ridge Boulevard Subdivision Wall and Entry Signage

The subdivision walls adjacent to the Forest Ridge Blvd. right-of-way within the landscape lot shall be a minimum of six (6) feet tall and be constructed of a natural sandstone/limestone blend and in accordance with the design shown on Exhibit "H". The portion of the wall required adjacent to the Forest Bluff Subdivision shall be a minimum of eight (8) feet tall as shown on Exhibit "C". The wall shall be laid out to provide a meandering appearance as shown on Exhibit "H". The Homeowners Association shall maintain the required wall and signage along Forest Ridge Blvd. within the boundary of the property. All subdivision signage shall match the signage as shown on Exhibit "H".

c. Traffic Impact Analysis

A Traffic Impact Analysis ("TIA") has been approved by the Transportation Department.

7.2 Sidewalks

All sidewalks within the Plan shall adhere to the Design and Construction Standards Section 4, and the following design criteria:

- a. Sidewalks located along Forest Ridge Blvd. shall be minimum five foot (5') in width, consist of a meandering design, and shall be constructed within the ROW, Public Utility Easement and Landscape Lot as approved with the Subdivision Improvement Plans.
- b. Sidewalks located along local streets shall be a minimum four feet (4') in width.
- c. All sidewalks shall be installed at least three (3) feet off the back of curb.

7.3 Street Lights

The developer may, with City approval, incorporate alternative lighting standards with the following conditions:

- a. Lighting standards will be determined by a three party agreement between the City, the Owner, and the electric utility provider.
- b. All street lights provide the required level of lighting, as approved by the Transportation Director.

8 GENERAL PLAN 2020

This Development Plan amends the Round Rock General Plan 2020, which was adopted on July 22, 2010.

9 PARKLAND

9.1 The permitted uses and limitations for all parkland shall conform to the standards of the Code. All parkland dedicated shall conform to Exhibit B. The Plan provides for +/- 40.84 acres of parkland to be dedicated to the City of Round Rock.

For purposes of this Plan the parkland is subject to the approval of the City of Round Rocks Parks Department.

The developer shall provide the improvements listed below prior to dedication of the parkland area to the City of Round Rock. All improvements shall be constructed using City of Round Rock specifications and Plans shall be approved by the Parks and Recreation Department prior to construction. All parkland proposed to be dedicated to the City of Round Rock shall be dedicated by separate instrument prior to the first Final Plat recordation. The developer shall provide the following improvements prior to dedication of the parkland area to the City of Round Rock:

a. Park Pavilion/Freeman Lodge

The Freeman Pavilion shall be an open air pavilion approximately 24'x36' in size with masonry wrapped columns, metal clad roof, and two (2) standard and two (2) ADA picnic areas in order to be consistent with existing City of Round Rock Public Park Improvements. Masonry shall be a natural "sandstone mix" approved by City of Round Rock Parks Department. All improvements shall be as depicted on Exhibit "E".

b. Parking

A minimum of 17 parking spaces and required landscaping shall be provided as shown on Exhibit "D".

c. A Freeman Family Memorial Marker and Tree

A memorial marker shall be placed as approved by the City of Round Rock Parks Department in memory of Joe Freeman and the Freeman Family with one 6" caliper signature hardwood tree. The design of the marker is described on Exhibit "D". The marker language shall be reviewed and approved by the City of Round Rock Parks Department.

d. Trail Head/Connections

Two trail head connections shall be installed and incorporated into the existing trail system as approved in advance by the City of Round Rock Parks Department. The design of the trail head markers are shown on Exhibit "D" and the approximate locations of the Trail Heads are shown on Exhibit "C".

e. Freeman Park Sign

A double sided monument sign naming the park as the "Joseph Freeman Memorial Park" shall be provided. The design of the sign is shown on Exhibit "D". The masonry and branding of the sign shall be consistent with other City of Round Rock Public Park Improvements. The naming of the park is subject to the policies and approval by the City of Round Rock Parks Department.

f. Picnic Areas

Two additional picnic areas consistent with the existing picnic areas shall be added along with the trail connection as shown on Exhibit "D". The locations are approximate only; precise locations shall be approved by the City of Round Rock Parks Department.

g. General Landscaping

The improved park area shall be irrigated and hydro-mulched per the City of Round Rock Parks Department standards. The area is described on Exhibit "D".

h. Parkland Grooming

The developer shall confer with the City of Round Rock Parks Department prior to the removal of any underbrush or dead trees within approximately 100-feet of the rear boundary of the lots adjacent to the parkland.

9.2 Parkland Maintenance

Maintenance of the unimproved parkland shall be conducted by the City of Round Rock Parks Department on a semi-annual basis to ensure the area is left in a natural undisturbed state. Regular mowing shall not be conducted in this area unless determined by the City of Round Rock Parks Department. The improved park area that is approximately 3.17 acres that is described on Exhibit "D" shall be maintained on a seasonal schedule as determined by the City of Round Rock Parks Department to present a manicured park appearance.

10 PRIVATE PARKLAND

A Private Park of approximately 1.31 acres as shown on Exhibit "B" shall be dedicated to the Homeowners Association for maintenance. The proposed private improvements are shown on Exhibit "G".

11 STORM WATER DETENTION AND FLOODPLAIN

Storm Water Detention for the Property shall be addressed per City Code, as amended. All floodplain requirements shall be met in accordance with City Code, as amended.

12 DRAINAGE AND STORM SEWER EASEMENTS

The drainage and storm sewer areas receive public drainage from the adjacent community and shall be dedicated to the City of Round Rock for maintenance as determined appropriate prior to Final Plat recordation. The areas are shown on Exhibit "B".

12.1 Drainage Area Maintenance

Maintenance of the drainage areas shall be conducted by the City of Round Rock on a semi-annual basis to ensure drainage functionality, not aesthetics. The area is intended to be left in a natural undisturbed state. Regular mowing shall not be conducted in this area unless determined necessary by the City of Round Rock

Utilities and Environmental Services Department. If desired, the Homeowner's Association may enter into an agreement with the City of Round Rock to provide supplemental maintenance as approved by the Utilities and Environmental Services Department.

13 UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground.

14 CONCEPT PLAN

This Plan serves as the Concept Plan required by Section 36-39 of the Code.

15 CHANGES TO DEVELOPMENT PLAN

15.1 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 City Engineer, the Director of Planning and Community Development, and the City Attorney.

15.2 Major Changes

All changes not permitted under section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
Exhibit "A"	Legal Description of Property
Exhibit "B"	Concept Plan
Exhibit "C"	Landscape and Fencing Framework Plan
Exhibit "D"	Freeman Memorial Park Plan
Exhibit "E"	Pavilion
Exhibit "F"	Front Doors
Exhibit "G"	Proposed Private Park
Exhibit "H"	Forest Ridge Blvd Landscape Treatment Plan
Exhibit "I"	Garage Doors
Exhibit "J"	Forest Ridge Blvd. Cross Section

EXHIBIT - A

158.006 ACRES
JOSEPH MARSHALL SURVEY, ABSTRACT 409
WILLIAMSON COUNTY, TEXAS
TITLE

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE JOSEPH MARSHALL SURVEY, ABSTRACT 409, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF THAT 317.966 ACRE TRACT OF LAND CONVEYED TO THE FREEMAN FAMILY TRUST AND MARVIN H. FREEMAN ESTATE IN VOLUME 2453, PAGE 437, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, IN ALL A TOTAL OF 158.006 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at the southwestern corner of Red Bud Acres, a subdivision recorded in Cabinet C, Slide 71 of the Plat Records of Williamson County, Texas (P.R.W.C.TX), common to a point in the northeastern line of Forest Ridge, Phase V, a subdivision recorded in Cabinet O, Slides 151-152, (P.R.W.C.TX), also being an eastern corner and **POINT OF BEGINNING** of the herein described tract

THENCE, with the northern boundary line of said Forest Ridge, Phase V, and Forest Ridge, Phase II, a subdivision recorded in Cabinet L, Slides 378-381, (P.R.W.C.TX), N76°20'26"W, a distance of 2508.56 feet to a point at a northwestern corner of said Forest Ridge, Phase II, common to an eastern corner of Revised Lake Forest III, Phase III, a subdivision recorded in Cabinet Z, Slides 276-278, (P.R.W.C.TX),

THENCE, with an eastern boundary line of said Revised Lake Forest III, Phase III, the following three (3) courses and distances, numbered 1 through 3,

1. N00°48'49"W, a distance of 412.58 feet to a point
2. N03°44'58"E, a distance of 395.34 feet to a point, and
3. N03°08'01"E, a distance of 501.00 feet to an northeastern corner of said Revised Lake Forest III, Phase III, tract common to a southeastern corner of a 21.191 acre tract conveyed to Gregory Stephen Carter in Document No. 2010072268, of the Official Public Records of Williamson County, Texas, (O.P.R.W.C.TX),

1. **THENCE**, with a southeastern boundary line of said 21.191 acre tract and of Lot 1, Block A, (95.511 acres), of Brushy Creek Regional Wastewater Treatment Plant, a subdivision recorded in Cabinet DD, Slides 272-273, (P.R.W.C.TX), the following three (3) courses, numbered 1 through 3,

1. N28°00'00"W, a distance of 90.00 feet to a point,
2. N41°56'28"E, a distance of 336.63 feet to a point, and
3. N33°45'41"E, a distance of 1074.14 feet to a point in a southern line of said Lot 1, Block A, (95.511 acres), of Brushy Creek Regional Wastewater Treatment Plant.

THENCE, with the southeastern boundary line said Brushy Creek Regional Wastewater Treatment Plant, the following seven (7) courses and distances, numbered 1 through 7,

1. N72°07'08"E, a distance of 545.97 feet to a point,
2. N63°42'53"E, a distance of 317.37 feet to a point,
3. N59°00'04"E, a distance of 58.65 feet to a point,
4. N25°43'40"E, a distance of 191.78 feet to a point,
5. N05°17'43"E, a distance of 148.50 feet to a point,
6. N31°27'17"E, a distance of 253.39 feet to a point, and
7. N61°28'26"E, a distance of 449.45 feet to a point in the western line of Forest Bluff, Section 1C, a subdivision recorded in Cabinet O, Slides 346-348, (P.R.W.C.TX), common to an eastern corner of said Brushy Creek Regional Wastewater Treatment Plant, also being the northernmost corner of the herein described tract.

THENCE, with the western boundary line of said Forest Bluff, Section 1C and a 2.426 acre tract conveyed to the City of Round Rock in Document No. 2004056071, (O.P.R.W.C.TX), S01°39'27"E, a distance of 531.18 feet to a point in the western boundary line of said 2.426 acre tract,

THENCE, with the western boundary line of said 2.426 acre tract and Forest Bluff, Section 1B, a subdivision recorded in Cabinet N, Slides 379-380, (P.R.W.C.TX), S02°46'39"E, a distance of 452.63 feet to a point at the southwestern corner of said Forest Bluff, Section 1B, common to the northwestern corner of Old Oak Estates, a subdivision recorded in Cabinet D, Slides 49-50, (P.R.W.C.TX),

THENCE, with the western boundary line of said Old Oak Estates, the following eleven (11) courses and distances, numbered 1 through 11,

1. S02°29'03"E, a distance of 144.27 feet to a point,
2. S03°05'31"W, a distance of 26.00 feet to a point,
3. S03°05'31"W, a distance of 54.70 feet to a point,
4. S00°10'31"W, a distance of 23.57 feet to a point,
5. S00°23'59"E, a distance of 105.45 feet to a point,
6. S02°01'29"E, a distance of 144.68 feet to a point,
7. S02°45'29"E, a distance of 122.98 feet to a point,
8. S03°12'31"W, a distance of 35.00 feet to a point,
9. S05°12'31"W, a distance of 93.25 feet to a point,
10. S03°30'01"W, a distance of 18.34 feet to a point, and
11. S01°24'01"W, a distance of 231.17 feet to a point for the southwestern corner of said Old Oak Estates common to the northwestern corner of a 2.930 acre tract conveyed to Tim and Juanita Rico in Document No. 9734617, Official Records of Williamson County, Texas (O.R.W.C.TX),

THENCE, with the western boundary line of said 2.930 acre tract, S00°19'13"E, a distance of 241.86 feet to the southwestern corner of said 2.930 acre tract, common to the northwestern corner of Woodhollow Subdivision, a subdivision recorded in Cabinet D, Slides 328-329, (P.R.W.C.TX),

THENCE, with the western boundary line of said Woodhollow Subdivision, S00°56'10"E, a distance of 478.58 feet to the southwestern corner of said Woodhollow Subdivision, common to the northwestern corner of a 1.35 acre tract conveyed to Bruce H. Jackson in Document No. 9634736, (O.R.W.C.TX),

THENCE, with the western boundary line of said 1.35 acre tract, S02°01'00"W, a distance of 224.49 feet to a point for the southwestern corner of said 1.35 acre tract, common to the northwestern corner of said Red Bud Acres,

THENCE, with the western boundary line of said Red Bud Acres, the following two (2) courses and distances, numbered 1 and 2,

1. S00°08'14"E, a distance of 162.57 feet to a point, and
2. S00°08'23"W, a distance of 47.06 feet to the POINT OF BEGINNING and containing 158.006 acres of land.

These field notes are prepared based on record information found in Volume 2453, Page 437, Public Records of Williamson County, Texas. No actual on-the-ground survey was performed.

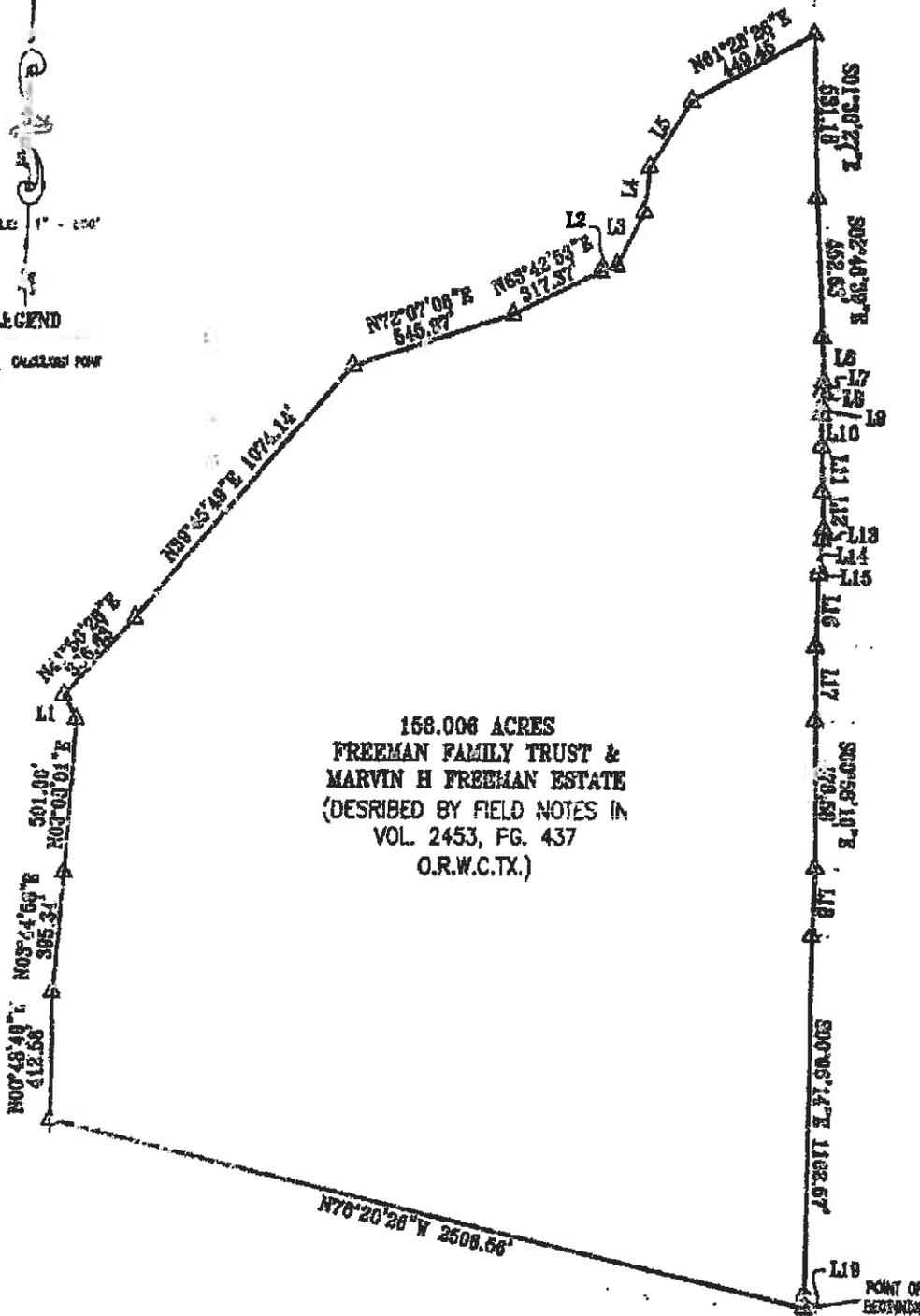
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BEARING BASIS: VOLUME 2453, PAGE 437, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

\\1137-FREEMAN FOUND ROCK\SURVEY\FIELD NOTES\FN-FREEMAN TRACT

SKETCH TO ACCOMPANY FIELD NOTES



158.006 ACRES
 FREEMAN FAMILY TRUST &
 MARVIN H FREEMAN ESTATE
 (DESCRIBED BY FIELD NOTES IN
 VOL. 2453, PG. 437
 O.R.W.C.TX.)

SHEET 1 OF 2

BEARING BASIS: VOL. 2453, PG. 437, O.R.W.C.TX.

Carlson, Brignace & Doering, Inc.
 Civil Engineering & Surveying
 2201 West 11th Street - Dallas, Texas 75201
 Phone No. 214-341-8120 • Fax No. 214-341-8125

PATH: - J: 4137-FREEMAN ROUND ROCK\DWG\FN-FREEMAN

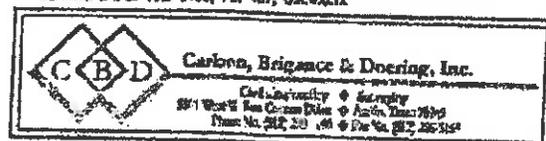
SKETCH TO ACCOMPANY FIELD NOTES



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.00	N28°00'00"W
L2	58.65	N69°00'04"E
L3	191.78	N25°42'40"E
L4	148.50	N05°57'43"E
L5	253.39	N31°27'17"E
L6	144.27	S02°29'09"E
L7	26.00	S03°05'31"W
L8	54.70	S03°05'31"W
L9	23.57	S00°10'31"W
L10	105.45	S00°23'59"E
L11	144.68	S02°01'29"E
L12	122.98	S02°45'29"E
L13	35.00	S05°12'31"W
L14	93.25	S05°12'31"W
L15	18.34	S03°20'01"W
L16	231.17	S01°24'01"W
L17	241.86	S00°19'13"E
L18	224.49	S02°01'00"W
L19	47.06	S00°08'23"W

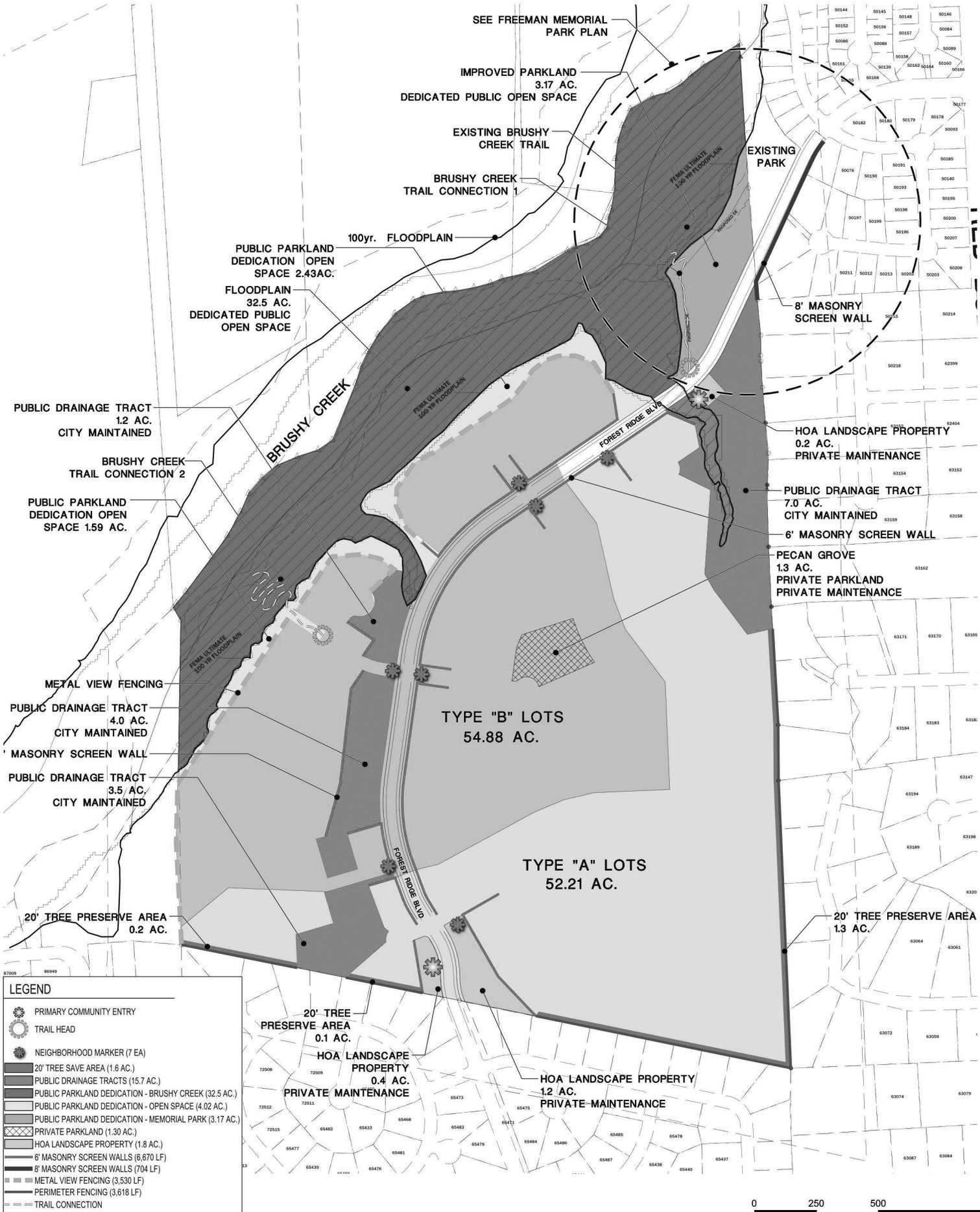
SHEET 2 OF 2

LANDS BASE: VOL. 2453, PG. 437, OR.W.A.T.R.



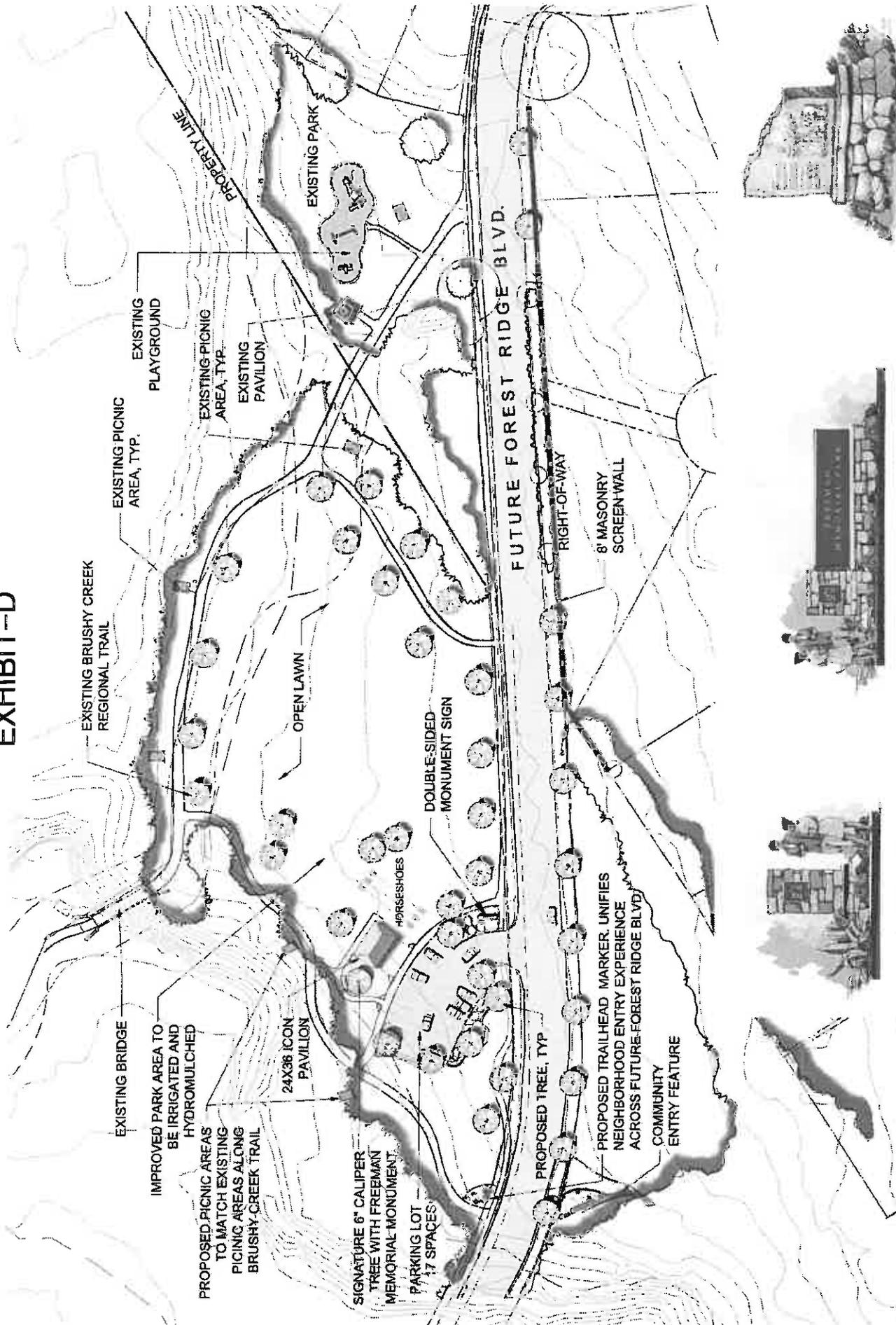
PATH- J: 4137-FREEMAN ROUND ROCK\DWG\FR-FREEMAN

EXHIBIT - B



CONCEPT PLAN

EXHIBIT-D

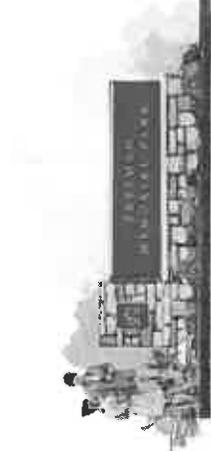
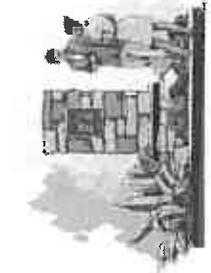


NOTE: PROPOSED TREES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. FINAL TREE PLANTINGS TO BE CREDITED TOWARDS NECESSARY TREE MITIGATION WITH PROJECT.



TRAILHEAD MARKER

MEMORIAL PARK MONUMENT SIGN



FREEMAN MEMORIAL CONCEPT



North Date: April 8, 2013

FREEMAN MEMORIAL PARK PLAN

THE PRESERVE

AT FOREST RIDGE

KB Home is proud to partner with The Preserve at Forest Ridge to create a community that offers a lifestyle of outdoor living. The Preserve at Forest Ridge is a master-planned community featuring a variety of amenities, including a park, playground, and walking trails. For more information, visit www.kbhome.com/forestridge.

EXHIBIT - E

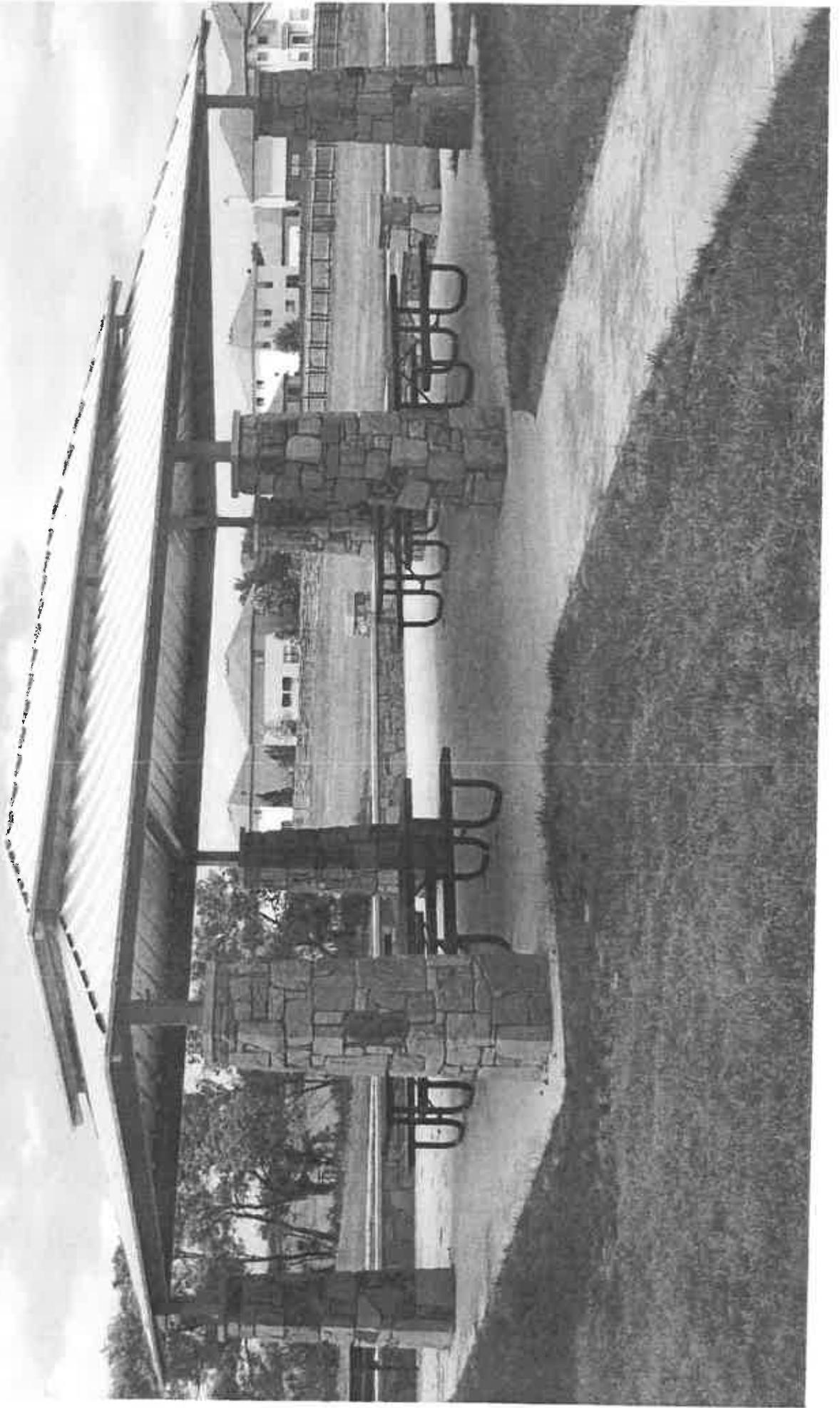
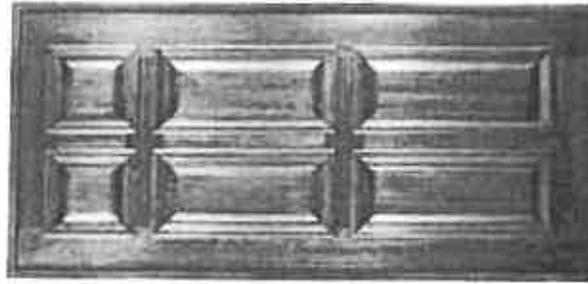


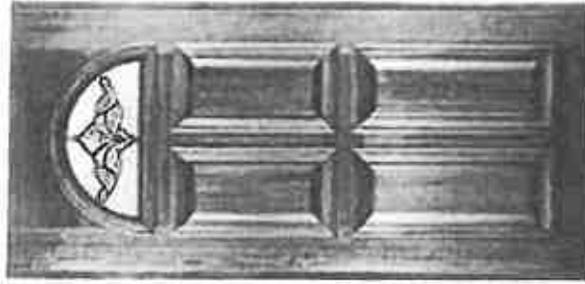
EXHIBIT - F

6'8" Bevel King Mahogany Front Doors

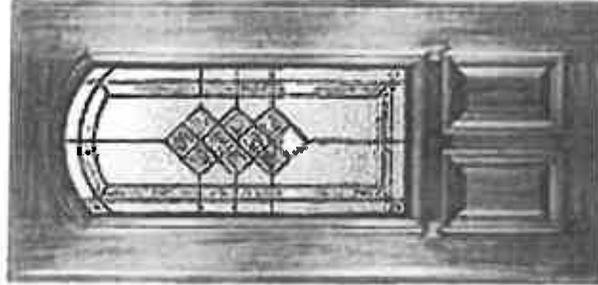
6 Panel Mahogany



Scottsdale



Ruidoso RIRJ1



Oval Cambridge w/GC
BGOC1

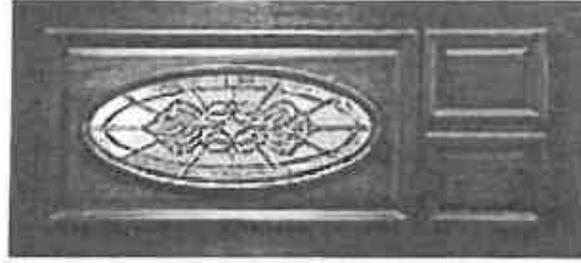
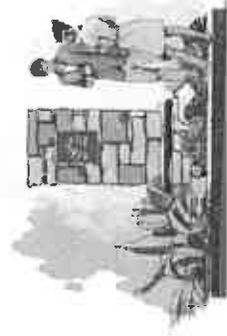


EXHIBIT-G



TRAILHEAD MARKER ELEVATION



North Date: February 5, 2013

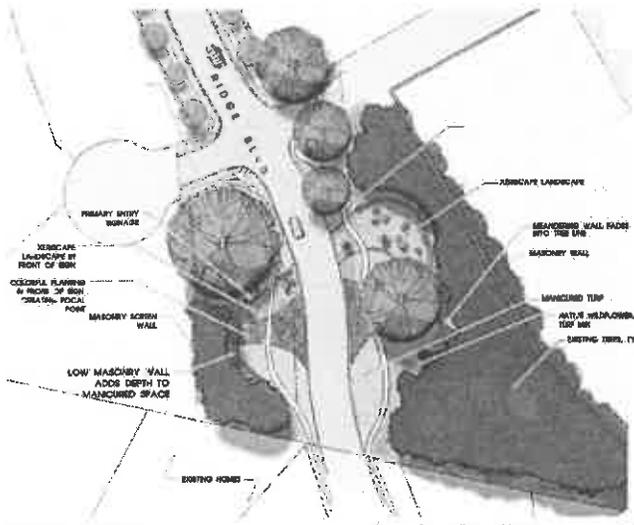
PECAN GROVE PARK PLAN

THE PRESERVE AT FOREST RIDGE



SLC Planning, LLC
 10000 West 10th Avenue, Suite 100, Greenwood Village, CO 80111
 303.751.1000
 www.slcplanning.com

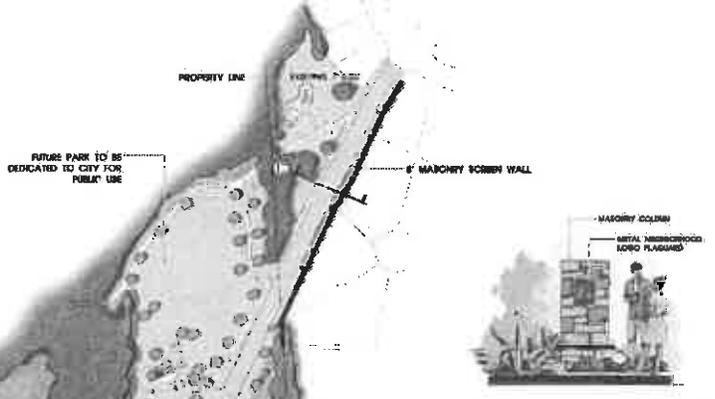
EXHIBIT-H



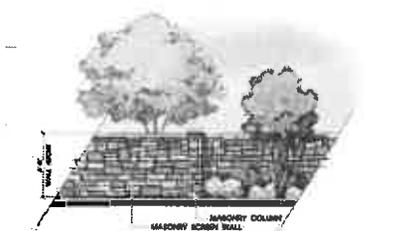
SOUTH ENTRY PLAN



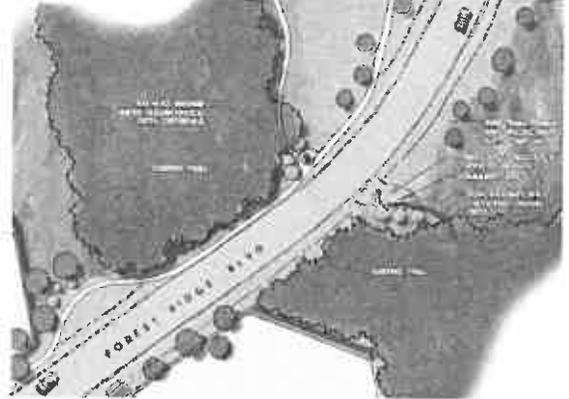
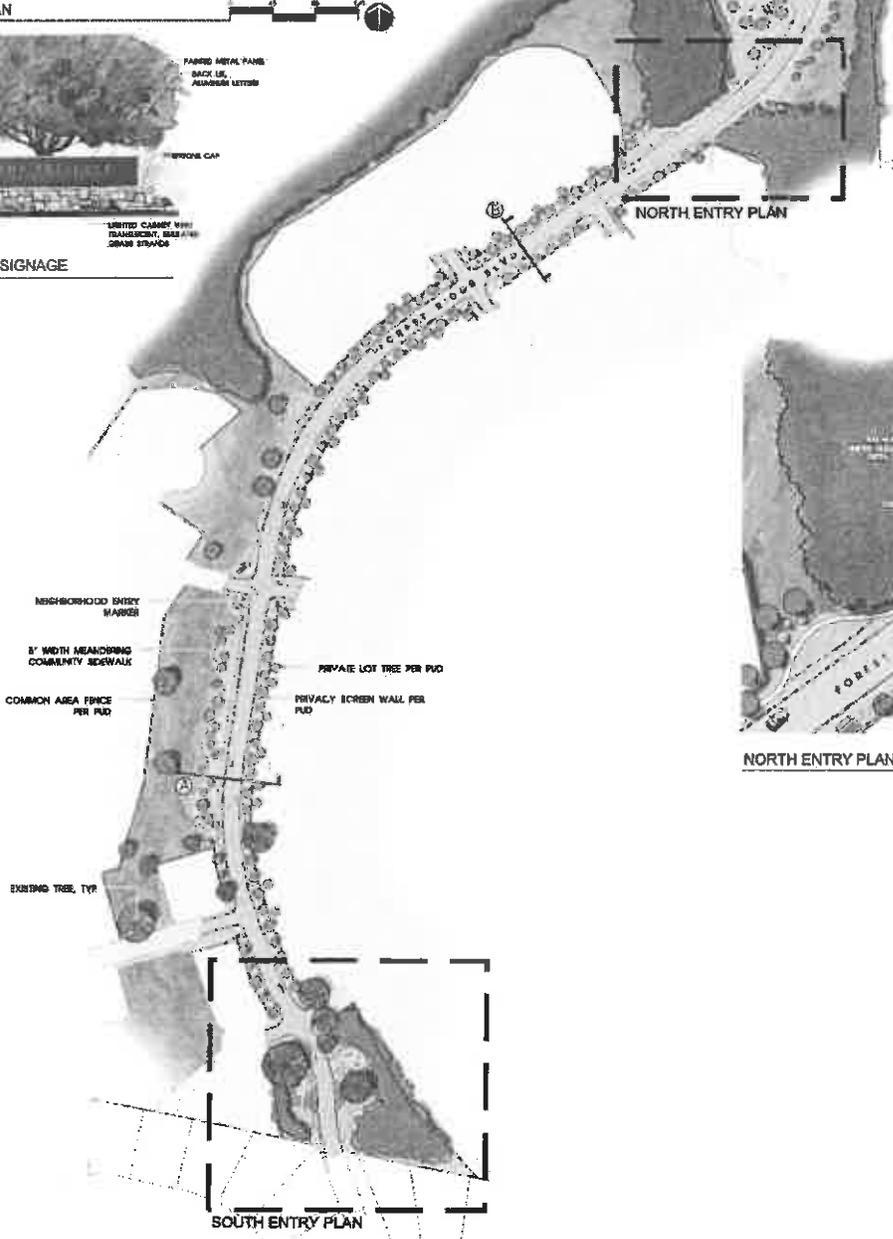
PRIMARY ENTRY SIGNAGE



NEIGHBORHOOD ENTRY MARKER



PROTOTYPICAL MASONRY SCREEN WALL



NORTH ENTRY PLAN

LANDSCAPE TREATMENT PLAN



EXHIBIT-I

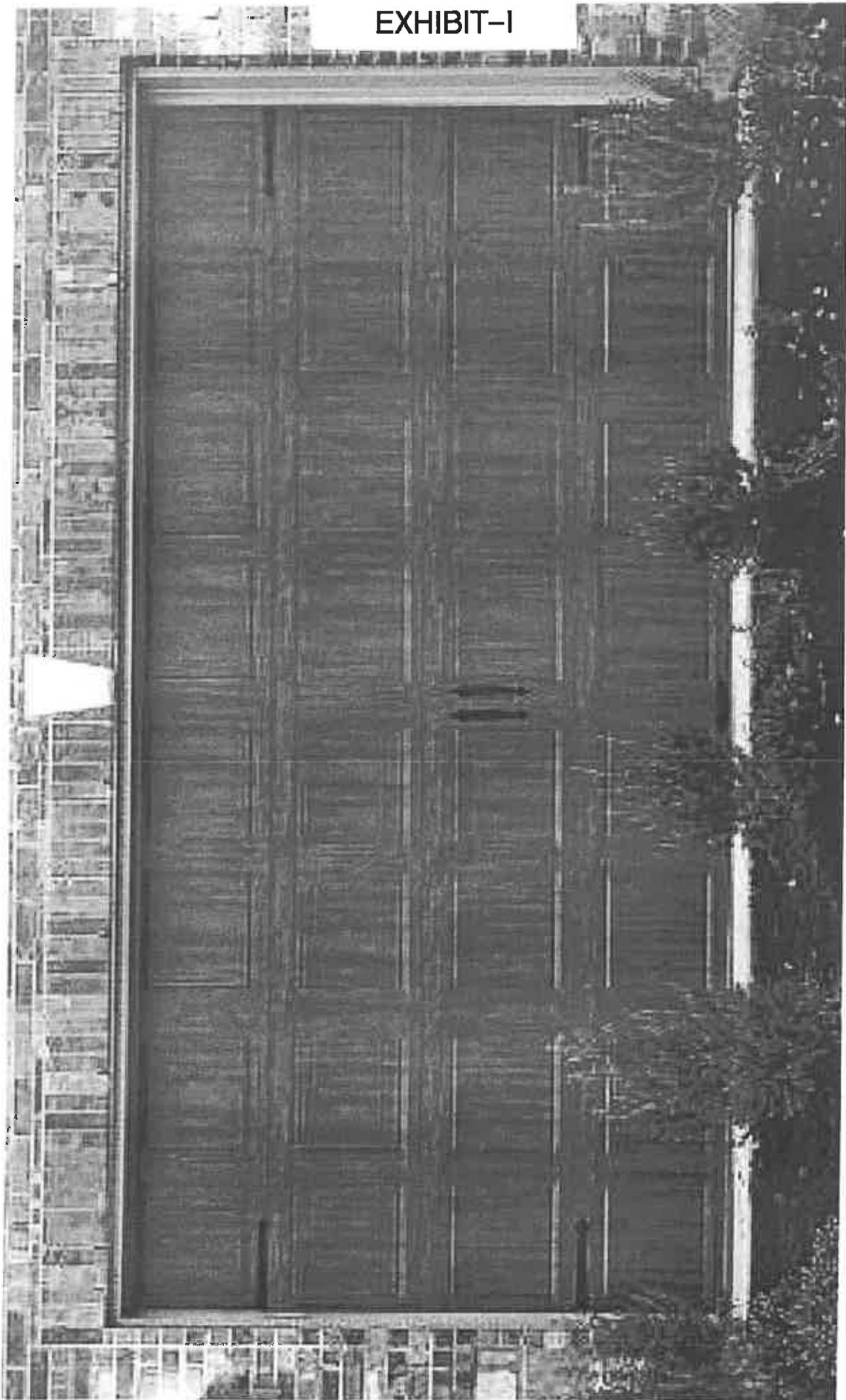
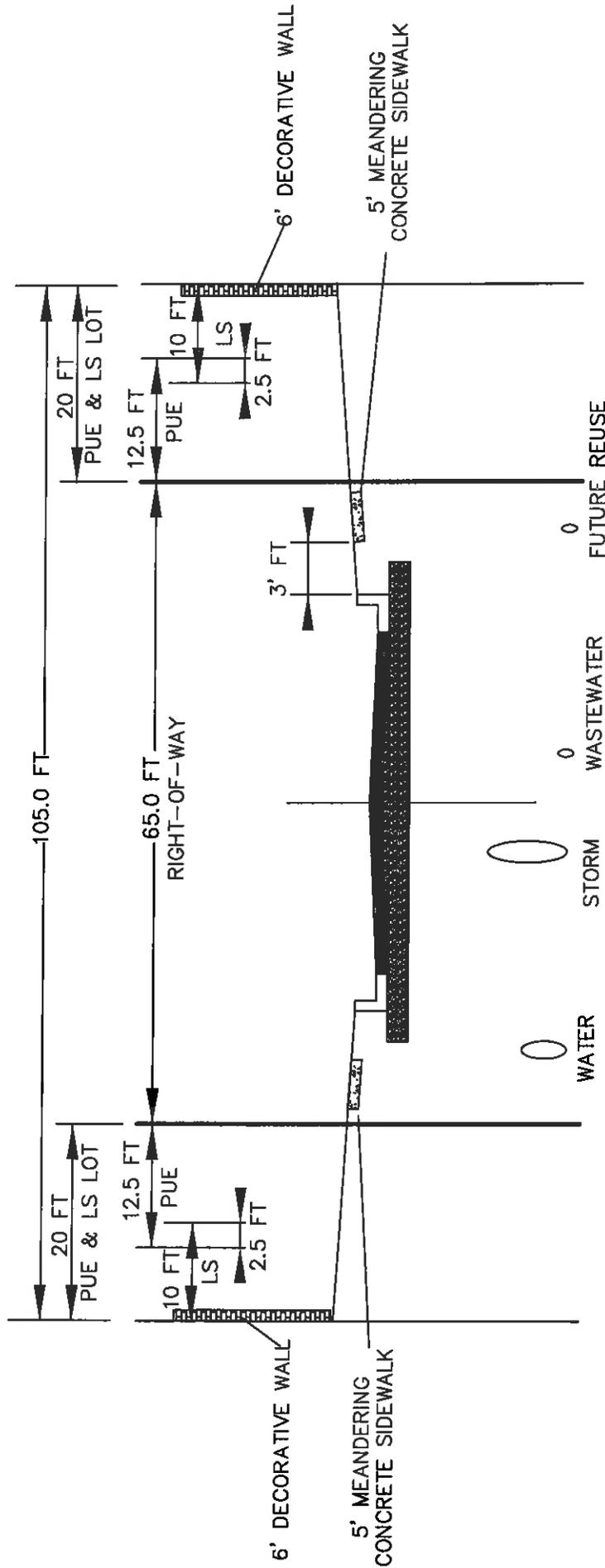
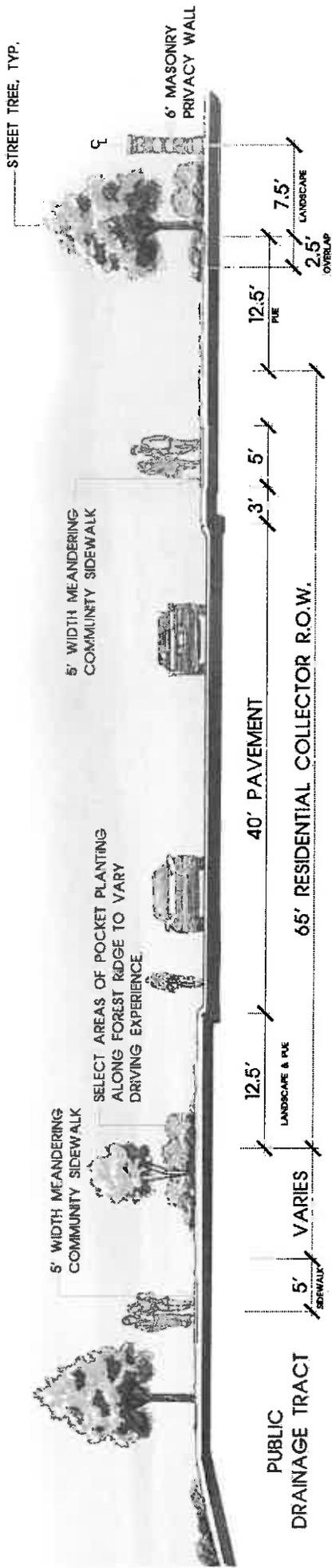


EXHIBIT-J

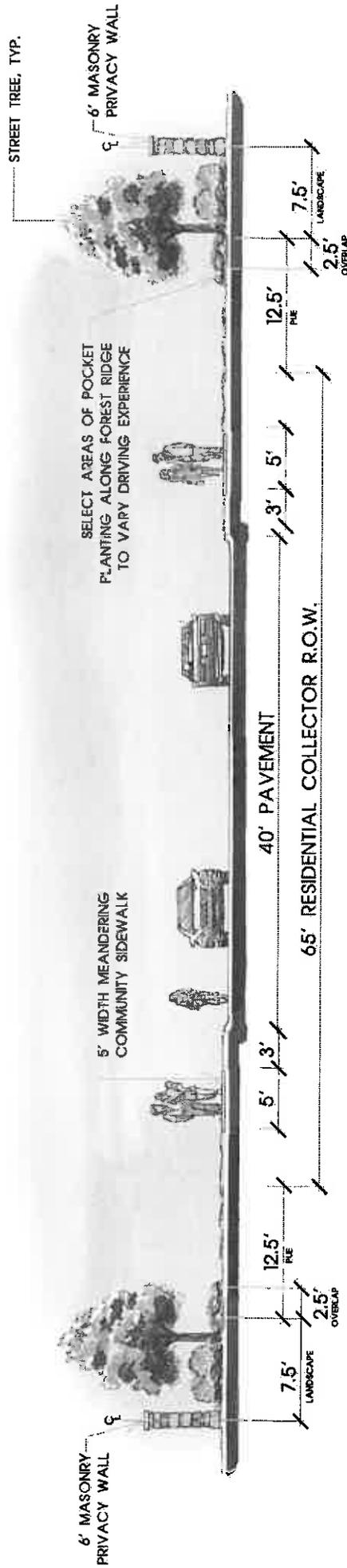


FOREST RIDGE BOULEVARD
 TYPICAL CROSS SECTION
 NTS
 FREEMAN TRACT

LS = LANDSCAPING
 PUE = PUBLIC UTILITY EASEMENT



(A) FOREST RIDGE BLVD. OPEN SPACE SECTION



(B) FOREST RIDGE BLVD. PROTOTYPICAL SECTION

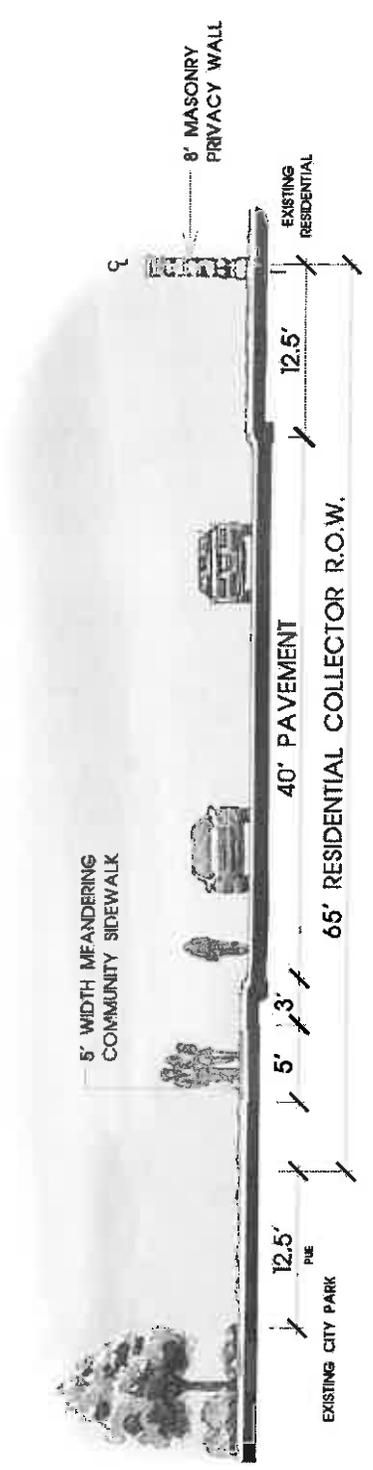


FOREST RIDGE BOULEVARD CROSS SECTION

THE PRESERVE
AT FOREST RIDGE

Date: April 10, 2013

507 Phoenix, LLC
Site Plan
This drawing is a site plan for a residential development. It is not a contract. It is subject to change without notice. It is not to be used for any other purpose. It is not to be construed as a warranty of any kind. It is not to be used for any other purpose. It is not to be construed as a warranty of any kind.



© FOREST RIDGE BLVD. AT EXISTING PARK PROTOTYPICAL SECTION



FOREST RIDGE BOULEVARD CROSS SECTION



THE PRESERVE
AT FOREST RIDGE

Date: April 9, 2013
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