

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

- 1.1.** 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.”
- 1.2.** Disc Golf Course: A designated outdoor area, typically with 9 or 18 “holes” where players throw discs (frisbees) from tee areas toward a target, generally a metal basket with chains, mimicking traditional golf.
- 1.3.** Farmers Market: a temporary outdoor or semi-outdoor market event at which vendors primarily offer fresh agricultural products, including but not limited to fruits, vegetables, herbs, flowers, plants, eggs, honey, dairy products, and meats. Products may also include but are not limited to jams, pickled foods, baked goods, and prepared food and beverage items.
- 1.4.** Makers Market/Artisan Market: a temporary outdoor or semi-outdoor market event at which vendors primarily offer handcrafted, homemade, upcycled, or independently designed goods, including but not limited to jewelry, clothing, ceramics, woodworking, candles, soaps, artwork, prints, textiles, leather goods, and similar handcrafted products. Vendor products may also include but are not limited to prepared food and beverage items.
- 1.5.** Multifamily Common Lot Cottage: Residential housing product that includes detached and attached single family units. A maximum of two (2) units may be attached in the same building. The units are arranged around a common parking area, alley or private drive and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents.
- 1.6.** Night Market: a temporary outdoor or semi-outdoor market event that operates primarily during evening hours, which may include a combination of retail vendors, artisan and handcrafted goods vendors, prepared and packaged food and beverage vendors, live entertainment, cultural programming, and community gathering activities.
- 1.7.** Pitch and Putt Course: A small-scale outdoor course which provides a simplified version of golf, typically with holes under 100 yards, focusing on short shots (pitches) and putting.
- 1.8.** Seasonal and Holiday Market: a temporary outdoor or semi-outdoor market event tied to a specific season, holiday, or cultural observance. Seasonal or holiday markets may include a combination of retail vendors, artisan and handcrafted goods vendors, prepared and packaged food and beverage vendors, seasonal decor and gift vendors, live entertainment, and community programming.
- 1.9.** Maker Space: A facility which provides for small to large-scale artisan manufacturing or fabrication including but not limited to catering, food and bakery products; printmaking; leather products; jewelry and clothing/apparel; metal work; woodwork; furniture; and glass or ceramic production.

- 1.10. The following terms shall apply to all types of roadways, private or public, as identified in this Plan:
- (1) Street yard
 - (2) Off-street
 - (3) Setback from street

2. **PROPERTY**

This Plan covers approximately 110.54 acres of land, located within the City of Round Rock, Texas, (“City”) 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 PUD shall be regulated by the **C-1a (General Commercial - Limited)**, **MF-3 (Multifamily - Urban)**, **TH (Townhouse)**, **SF-2 (Single Family Standard Lot)**, and **OS (Open Space)** zoning districts, respectively Sections 2-33, 2-24, 2-20, 2-15, and 2-59 of the Code. If there is a conflict between this PUD and the Code, this PUD shall supersede the specific conflicting provisions of the Code.

4.2. **Lot Access**

(1) Lots may be platted and built without frontage on a dedicated Public Street. Such lots shall have frontage on a private roadway.

4.3. **Phasing**

Construction of commercial uses for any parcels allowing C-1a base zoning district shall occur prior to issuance of permits for more than 850 residential units. Issuance of permits shall be limited to 1,000 residential units until Paseo construction is underway on Parcels 1 or 2.

4.4. **Other Ordinances**

All other Ordinances within the Code, as applicable and as amended, shall apply to the Property, except as clearly modified by this PUD. In the event of a conflict, the terms of this PUD shall control.

5. **CONCEPT PLAN**

The site layout contained in **Exhibit “B”** shall serve as the Concept Plan required by Section 10-26 of the Code.

6. **LAND USES**

6.1. **Permitted Uses**

Uses are permitted according to the parcel allocation identified on the Concept Plan **Exhibit “B”** and further described below.

- (1) **C-1a (General Commercial Limited)**

- (a) In addition to the permitted uses specified in the **C-1a (General Commercial Limited)** zoning district in Section 2-33, the following uses are permitted by this Plan in areas where C-1a development is proposed:
 - i. Mobile Food Establishment
 - ii. Mobile Food Establishment Park
 - iii. Maker Space
 - iv. Microbrewery (with annual production up to 20,000 barrels)
 - v. Office/Warehouse, in accordance with Section 6.2 of this Plan
 - vi. Outdoor Entertainment, no special exception required.
 - vii. Restaurants with Outdoor Cooking Areas
 - viii. Restaurants with drive-through service, in accordance with Section 6.2 of this Plan.
 - ix. Retail Sales and Services, in accordance with Section 6.2 of this Plan.
 - x. Retail with drive-through service, in accordance with Section 6.2 of this Plan.
- (b) The following uses are prohibited in parcel areas that utilize C-1a as the base zoning district:
 - i. Carwash
 - ii. Self-service Storage
 - iii. Auto Body and Painting Shops
 - iv. Auto Service Facilities
 - v. Auto Sales, Rental, or Leasing
 - vi. Call Center
 - vii. Fuel Sales

(2) Multifamily – Urban (MF-3)

The following uses are permitted in areas of the PUD that permit MF-3 development.

- (a) Amenity Center
- (b) Apartment
- (c) Mobile Food Establishment
- (d) Mobile Food Establishment Park
- (e) Farmers Markets, Night Markets, Makers Markets
- (f) Live/Work Units
- (g) Mixed Use building with the following uses permitted on the ground floor:
 - i. Apartment
 - ii. Cosmetic Services
 - iii. Day Care
 - iv. Brewpub
 - v. Microbrewery
 - vi. Office
 - vii. Office/Medical
 - viii. Retail Sales and Services
 - ix. Restaurants/Bars
 - x. Restaurants with Outdoor Cooking Areas
 - xi. Senior Living
 - xii. Small-Scale Alcohol Production
 - xiii. Sports Training Facilities/Specialty Gyms

- xiv. Urgent Care Facility
- xv. Veterinary Clinics, Small Animals

(3) Low Density Residential Development (“LDR”)

- (a) The following residential uses are permitted in areas of the PUD which permit low density residential development:
- i. Accessory Dwelling Units
 - ii. Single-Family, Zero Lot Line
 - iii. Single-Family, Village Residential
 - iv. Single-Family Detached - Small Lot
 - v. Townhouse, both individual lot (fee simple) and common lot, development shall be in accordance with the TH (Townhouse) zoning district (Section 2-20), and in accordance with Section 6.2 of this Plan.
 - vi. Multifamily Common Lot Cottage, development shall be in accordance with the TH (Townhouse) zoning district (Section 2-20) and in accordance with Section 6.2 of this Plan.
 - vii. Senior living

(4) Open Space

In addition to the permitted uses permitted in the **OS (Open Space)** zoning district (Section 2-33) the following uses are permitted by this Plan:

- (a) Uses permitted within the floodplain area:
- i. Pitch-and-Putt Course
 - ii. Disc Golf Course
 - iii. Trails and linear parks
- (b) Uses permitted outside the floodplain area:
- i. All uses permitted in the floodplain listed in Section (a) above
 - ii. Structures associated with private recreational uses, such as a clubhouse
 - iii. Mobile Food Establishment
 - iv. Mobile Food Establishment Park
 - v. Farmers Markets, Night Markets, Makers Markets
 - vi. Stormwater detention and retention ponds

6.2. Supplementary Use Standards

The supplementary use standards of Section 2-91 shall apply with the following additions:

(1) Retail with drive-through service

- (a) Permitted only on lots within two-hundred fifty feet (250’) of Kenney Fort Boulevard in compliance with the following standards:
- i. Only one (1) business on a block shall have a drive-through.
 - ii. Off-street vehicle stacking spaces are prohibited in any front street yard and shall otherwise meet the standards in the Code for vehicle stacking areas.
 - iii. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City of Round Rock Design and Construction Standards.

- (2) Restaurant with drive-through service
 - (a) Permitted only on lots within two-hundred fifty feet (250) of Kenney Fort Boulevard in compliance with the following standards
 - i. May not occupy more than fifty percent (50%) of the gross floor area of a single-story building. For multi-story buildings, the principal use may occupy the entire first floor.
 - ii. Drive-throughs shall be part of a building containing two (2) or more occupants or uses.
 - iii. Only one (1) business on a block shall have a drive-through.
 - iv. Off-street vehicle stacking spaces are prohibited in any front street yard and shall otherwise meet the standards in the Code for vehicle stacking areas.
 - v. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City of Round Rock Design and Construction Standards.
- (3) Office/Warehouse
 - (a) Office/Warehouse may include light industrial service, manufacturing and assembly uses.
 - (b) Office/Warehouse use(s) are limited to Parcels 6a and 6b as depicted on the Concept Plan **Exhibit “B”**.
 - (c) Office/Warehouse shall be limited to a per building maximum of twenty thousand (20,000) square feet.
 - (d) General freight storage, storage and parking of fleet vehicles, and outdoor storage areas are prohibited within the PUD.
 - (e) Loading areas and loading docks shall not face any residential structures and shall be screened in accordance with Section 8-40 Screening.
 - (f) The following light industrial service, manufacturing and assembly uses are prohibited in the PUD:
 - i. Welding machine, and tool repair shops;
 - ii. Exterminators;
 - iii. Vehicle and equipment maintenance facilities;
 - iv. Fuel oil distributors;
 - v. Production or fabrication of metals or metal products including enameling and galvanizing; and
 - vi. Large-scale catering establishments.
- (4) Farmers Market, Night Market, Makers Market/Artisan Market, Seasonal and Holiday Market
 - (a) The Zoning Administrator shall have authority to determine that a proposed market event type is substantially similar in character to the uses listed above and is therefore permitted under this Section, without the need for a PUD amendment.
 - (b) Temporary market events shall comply with the following standards:
 - i. No single market event shall exceed five (5) hours in duration per day.
 - ii. The total number of market events held on the property shall not exceed sixty (60) events per calendar year.

7. TRAIL ORIENTED DESIGN (“TrOD”)

To facilitate connectivity and interaction between users of Brushy Creek Trail and the mixed-use development for benefit of residents and visitors and preservation of natural beauty along Brushy Creek. **Exhibit “B”** depicts the approximate relocation of a segment of the Brushy Creek Trail (“relocated Brushy Creek Trail”) within the Property plus conceptual privately maintained trail and activity connections.

Below are general TrOD development standards followed by development standards that apply to specific areas of the site:

7.1. General TrOD Development Standards:

(1) Activity Areas:

- (a) Relocated Brushy Creek Trail – As generally depicted on **Exhibit “B”**, the relocated Brushy Creek Trail is intended to provide safe interaction of pedestrian and bicycle connectivity. Portions of the Trail that engage with buildings will project a sense of security, observing shade, seating, and landscaping. The Trail is designed to encourage activity during all seasons of the year.
- (b) Open Space Recreation Area - Private development area activity spaces intended to create an adventurous sense of neighborhood destination. Activities will include but are not limited to Pitch-and-Putt, Disc Golf Course, pond detention areas and their associated paths, and other uses as permitted in the Open Space section above.
- (c) Water’s Edge – As generally depicted on **Exhibit “B”**, the Water’s Edge is intended to create an activity area that is in close proximity to Brushy Creek. Any land disturbance or development other than public recreation/uses shall be authorized by the City of Round Rock Parks and Recreation Department.
- (d) Paseo - As generally depicted on **Exhibit “B”**, the Paseo is designed to synergize various uses, activities, and building elements that encourage more urban, walkable activities. Uses including retail shopping, plazas, and cafés will seamlessly transition to other Activity Areas, which will then interact with common areas and gathering spaces.

(2) Each TrOD activity area shall responsibly address safety and mobility with the following components:

- (a) Access points to trails.
- (b) Wayfinding.
- (c) A mix of paving materials is permitted, including concrete, stamped concrete, decorative pavers, and decomposed granite. All materials shall be ADA-compliant. The applicability of these materials is specified in the development standards for each activity area.

(3) Each TrOD activity area may incorporate amenities including but not limited to the following:

- (a) Landscaping.
- (b) Gathering spaces (patios, etc.).
- (c) Public art.
- (d) Lighting.
- (e) Seating and other permanently installed furniture.
- (f) Passive space.
- (g) Shade/weather protection.

7.2. Relocated Brushy Creek Trail:

- (1) Developer will relocate, at their expense, the Brushy Creek Trail to the approximate location of the line labeled as “relocated Brushy Creek Trail” shown on **Exhibit “B”**.
- (2) Relocation of the Brushy Creek Trail shall be completed and open to the public prior to removal of the existing Brushy Creek Trail.
- (3) The relocated Brushy Creek Trail shall be owned and maintained by City of Round Rock.
- (4) No public roadway shall be abutting or adjacent the relocated Brushy Creek Trail. Fire lanes or accessible routes, if required for life-safety or accessibility requirements, shall overlap the relocated Brushy Creek Trail and scope must be included in either a Subdivision

- Improvement Permit or Site Development Permit. Access to any fire lane shall be gated or other similar mechanism as approved by City of Round Rock Fire and Parks and Recreation Departments to prevent vehicular access on the trail.
- (5) Special design standards for residential multifamily structures located in Parcel 4 that are adjacent to the relocated Brushy Creek Trail are located in Section 12.9 of this Plan.
 - (6) Construction standards for the relocated Brushy Creek Trail are as follows:
 - (a) All portions of the relocated Brushy Creek Trail shall be constructed to support, at minimum, the weight of an ambulatory vehicle.
 - (b) Where the relocated Brushy Creek Trail serves as fire lane access for the adjacent multifamily (MF-3) residential structures, it shall be designed to accommodate fire apparatus and shall be reviewed and approved by the City of Round Rock Fire Department.
 - (c) Subgrade shall be minimum of six inches (6”) thick.
 - (d) Flexible base shall be minimum four inches (4”) thick.
 - (e) Flexible base shall extend beyond edges of Trail by one foot (1’) on each side of Trail.
 - (f) Trail material shall be concrete and minimum of five inches (5”) thick.
 - (g) Design changes that vary from the above will require the approval of the Parks & Recreation Director.

7.3. Open Space Recreation Area

- (1) A mix of paving materials is permitted, including concrete, stamped concrete, decorative pavers, and decomposed granite are permitted. However, no decomposed granite is permitted in floodplain areas.

7.4. Water’s Edge:

- (1) A fifty-foot (50’) wide linear tract, extending north from the southern property boundary line, shall be dedicated to the City of Round Rock to allow for public access to Brushy Creek.
- (2) Private development, including but not limited to land disturbance and tree removal, Pitch and Putt Course, and Disc Golf Course are not permitted within any dedicated land except as authorized by the City of Round Rock.
- (3) Trail surfacing shall be approved by City of Round Rock Parks and Recreation Department.

7.5. Paseo:

- (1) Developer will create a pedestrian-friendly corridor (“Paseo”) in the approximate location of the line labeled as “Paseo” shown on **Exhibit “B”**, which provides pedestrian connectivity from the relocated Brushy Creek Trail through Parcels 1, 2, and 3.
- (2) The Paseo will be designed for pedestrians only and will not include bicycle facilities. A north/south bicycle lane will be provided parallel to the private street as depicted on **Exhibit “C”**.
- (3) Private sidewalks are permitted to connect to the Paseo.
- (4) The Paseo shall be owned, operated, and maintained by the owner and/or manager of the Property. An easement shall be granted to allow public access.
- (5) Exact location of Paseo through each development shall be determined with each Site Development Permit. Paseo location as shown on **Exhibit “B”** is conceptual. Each site development permit for property in Parcels 1, 2, or 3 shall include construction of the Paseo for that segment.
- (6) The first site development permit for each parcel shall establish the general configuration, design, and materials for the Paseo section within that block. Subsequent site development permits for that block shall be reviewed to ensure consistency along the Paseo.

- (7) Mid-block crossings are prohibited along a public or private street. All pedestrian crossings shall be designed to occur at designated roadway-to-roadway or roadway-to-driveway intersections, unless otherwise approved by the Public Works Department.
- (8) Minimize Vehicular Crossings: Limit and consolidate vehicular access points across the trail to reduce conflicts and maintain a continuous, pedestrian-priority experience. Where crossings are necessary, design them to clearly signal trail user priority and slow vehicle speeds.
- (9) Provide Clear Connections: Create frequent, visible pedestrian and bike connections between the trail and internal streets, plazas, and building entrances.
- (10) Minimum width for the Paseo shall be thirty feet (30') inclusive of pedestrian walkway, landscaping, and site amenities as permitted in (11) below. Variations in Paseo width may be approved by the Zoning Administrator at time of Site Development Permit. The pedestrian walkway shall be a minimum width of ten feet (10') within the Paseo area.
- (11) Minimum building setbacks from the Paseo shall be zero feet (0'). Outdoor dining and/or seating areas, plazas, shade structures, fountains, public art, landscaping, raised irrigated planters, and other uses to be permitted by the Zoning Administrator are permitted within the Paseo.
- (12) Parking shall not front the Paseo unless approved by the Zoning Administrator. Where permitted by the Zoning Administrator, on-site parking areas fronting the Paseo shall be screened by a building or wall, hedge, or other landscape screen that is at least three feet (3') in height.
- (13) Paseo design shall substantially conform to the renderings in **Exhibit "I"**.
- (14) Paseo surface materials may include concrete, stamped concrete, decorative pavers with or without integrated color, and decomposed granite.
- (15) Where the Paseo connects to the relocated Brushy Creek Trail, the first fifteen feet (15') of the Paseo adjacent to the trail shall be comprised of concrete, which may include stamped concrete with or without integrated color.

7.6. Design of proposed stormwater detention facilities in proximity to the relocated Brushy Creek Trail

- (1) Proposed stormwater detention facility locations are generally depicted on the concept plan.
 - (a) Pond A, as depicted on **Exhibit "B"**, shall be a wet pond, open to the public, and shall be designed to include amenity items such as trails, site furnishings and other features to ensure that the pond serves as a site amenity.
 - (b) Pond B, as depicted on **Exhibit "B"**, shall be designed as a dry pond and the design shall substantially comply with aspects of the various dry pond images included in **Exhibit "H"** to create a usable and attractive space.
- (2) Screening of detention ponds A and B in accordance with Section 8-40 is not required.

8. PARKLAND DEDICATION

The following items shall serve to satisfy the City's parkland dedication requirement:

- (1) Land equivalent to a minimum of 50% of the floodplain area within the property, including the 50-foot Water's Edge Dedication along Brushy Creek, shall be dedicated to the City of Round Rock unless otherwise approved by the City of Round Rock Parks and Recreation Director. This shall include contiguous area within Parcel 8; however, shall exclude private development areas including but not limited to: Pond "B" (Dry Pond), pitch and putt, and disc golf course.
- (2) Dedication of the relocated Brushy Creek Trail and the Water's Edge linear tract will be counted toward the parkland dedication requirement in subsection (1) above
- (3) Developer shall be responsible for all expenses required to relocate the segment of the Brushy Creek Trail shown on **Exhibit "B"** "Concept Plan".

- (4) Final design and location of the relocated Brushy Creek Trail, Pitch-and-Putt, and Disc Golf courses to be approved by the City of Round Rock Parks and Recreation Department prior to issuance of Site Development Permit or Subdivision Improvement Permit.
- (5) Plans for Relocation of the Brushy Creek Trail shall be included with, or submitted prior to, the first site development permit for the Pitch and Putt and/or Disc Golf Course. Acceptance of permit for Pitch and Putt and/or Disc Golf shall not occur until the relocated trail has been constructed and approved by the City of Round Rock Parks and Recreation Department.
- (6) Amenitized wet ponds can be credited for Parkland Dedication but must be on private property and privately maintained. A public access easement shall be provided for amenities associated with the wet pond.
- (7) Area comprised of Dry Ponds shall not be counted toward Parkland Dedication Acreage totals.

9. TRAFFIC IMPACT AND TRANSPORTATION

Internal Public Street and intersection improvements identified in the Traffic Impact Analysis (TIA) will be completed according to the phasing plan identified in the approved Traffic Impact Analysis. Pro-rata for any external intersection improvements will also be provided during the Subdivision Improvement and Site Development process. Public Street design will be consistent with the approved standards in Section 10.1 of this Plan and the most recent edition of the Transportation Criteria Manual Design and Construction Standards (DACs).

10. GENERAL DEVELOPMENT STANDARDS

10.1. Public and Private Street Standards

- (1) Sections for public and private streets proposed for the Plan are identified in **Exhibit “C”**.

10.2. Construction Standards for Private Roadways

- (1) Subgrade, flex base, and pavement shall be in accordance with the City Transportation DACs (Design and Construction Standards) for pavement design of local streets.

10.3. Parking & Parking Lot Screening

(1) Off-street Parking Locations

- (a) Kenney Fort Boulevard: Parking may be located in the front street yard if set back at least five feet (5') from the property line and screened by the landscaping requirements of 10.2(2).
- (b) Internal Public and Private Drives: Parking may be located in the front street yard if set back at least five feet (5') from the property and screened by the landscaping requirements of 10.2(2).

(2) Screening for Off-street Parking

On-site parking areas adjacent to the frontage of a roadway shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height (at maturity) and meets one of the following four specifications for design and installation:

- (a) Landscape Strip with Shrubs. A minimum 10-foot-wide landscape strip planted with 3-foot-high (at maturity) continuous row of shrubs and one large species 4" caliper tree per 40 linear feet (street trees may count towards the tree requirement).
- (b) Landscape Strip with Berm. A berm a minimum of 3 feet higher than the finished elevation of the parking area, one large species 4" caliper tree per 40 linear feet, or fraction thereof (street trees may count towards the tree requirement); and one small shrub, perennial ground cover or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, perennials, and ornamental grasses is acceptable.

- (c) Landscape Strip with Fence or Wall. A minimum 4-foot-wide landscape strip with a 3-foot-high fence or wall, one small shrub, perennial ground cover or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, perennials, and ornamental grasses is acceptable.
- (d) Landscape Strip with Grade Change. A 6-foot landscape strip with a minimum 3-foot grade change from the public street to the parking area planted with a continuous row of shrubs.

(3) On-street Parking

- (a) Parking contained within public or private roadways shall count towards the minimum parking requirements of the immediately adjacent Commercial (C-1a), Mixed Residential (LDR), or the Urban Style Multifamily (MF-3) Land Use.

10.4. Compatibility

- (1) Compatibility buffers, as specified in Section 8-2 of the Code, are not required between adjacent uses within the PUD.

10.5. Screening of Roof-mounted Mechanical Equipment:

- (1) All roof-mounted mechanical equipment shall be screened from public view by parapets or other opaque screening materials to not be visible from the ground level within the development and abutting streets and properties. The parapet or screen shall utilize the same or similar materials as the principal structure, customary screening material, or other as approved by the Zoning Administrator.

10.6. Area Identification and Entry Feature Signs

- (1) Three Area Identification and Entry Feature Signs shall be permitted in the general locations identified on **Exhibit “B”**. If located within public right-of-way, a license agreement must be obtained from the City. All applicable regulations shall apply to the location of any sign in the right-of-way.
- (2) The sign size shall be:
 - (a) Maximum Square Feet of Sign Display Area: two hundred (200) square feet
 - (b) Maximum Height: ten (10) feet.

10.7. Declaration of Restrictions and Easements

- (1) A private property maintenance association shall be established for the maintenance of private improvements constructed in the PUD, including but not limited to private alleys and driveways, retaining walls, ponds, sidewalks, private utilities, landscaping, irrigation, and fences.

10.8. Public Utilities

Public utilities shall be permitted within private roadway corridors or other Private roadways, assuming such utilities are placed within dedicated public utility easements. The typical utility assignment(s) must receive approval from the City and other franchise utility providers prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP). All public utility alignments and appurtenances shall be subject to review and approval by the City and the appropriate franchise utility company prior to the issuance of an SIP or SDP.

11. C-1A (GENERAL COMMERCIAL LIMITED) DEVELOPMENT STANDARDS

All development shall be in accordance with the C-1a (General Commercial Limited) zoning district and other applicable sections of the Code, as amended, with the following modifications:

11.1. Setbacks and Dimensional Standards

Minimum setbacks shall be zero feet (0') from public and private streets.

Minimum setback from the Paseo shall be zero feet (0').

11.2. Building Design Standards

- (1) Building design for commercial structures shall be in accordance with C-1a (General Commercial Limited) zoning district except as amended below:
- (2) Building Design Standards for commercial buildings facing/oriented toward the Paseo or the relocated Brushy Creek Trail:
 - (a) Commercial building elevations shall substantially conform to the renderings in **Exhibit "F"**.
 - (a) Commercial buildings should activate the public space by orienting buildings and entrances toward the Paseo and the relocated Brushy Creek Trail.
 - (b) Awnings and canopies over the trail shall maintain a minimum clearance of ten feet (10') at their lowest point.
- (3) Building design for Maker Space and office/warehouse uses shall substantially conform to the renderings in **Exhibit "E"**.

11.3. Parking

- (1) Parking for commercial uses shall be in accordance with **Chapter 8, Article IV Off-Street Parking and Loading**, as amended, except as modified below:
 - (a) A fifteen percent (15%) reduction in the required amount of parking shall be permitted for restaurant and retail uses. Such reduction shall be applied per each site development permit, rather than tracked site wide.

11.4. Landscaping

- (1) Landscaping for commercial uses shall be in accordance with **Chapter 8, Article II, Landscaping**, as amended, except as modified below:
 - (a) Landscaping for the Paseo shall be substantially compliant with **Exhibit "I"**.

12. MF-3 (MULTIFAMILY URBAN) DEVELOPMENT STANDARDS

All development shall be in accordance with Section 2-24 MF-3 (Multifamily Urban) and other applicable sections of the Code, as amended, with the following modifications:

12.1. Setbacks and Dimensional Standards

- (1) Minimum setback from public and private street ROW is ten feet (10').
- (2) Minimum side and rear setbacks shall be ten feet (10').
- (3) Maximum building height is seven (7) stories.

12.2. Building Design Standards

- (1) Building design for Multifamily Urban (MF-3) development shall substantially comply with the depictions of **Exhibit "D1"**.
- (2) MF-3 (Multifamily Urban) shall be limited to the upper stories of mixed-use buildings in Parcel Areas 1, 2, and 3.

12.3. Parking

- (1) The following standards shall apply for parking requirements in the MF-3 base districts for all permitted uses not addressed in (c) and (d) below:
 - (a) Parking spaces shall be provided based on the following ratios:
 - i. One (1) bedroom unit – One (1) parking space
 - ii. Two (2) bedroom unit – Two (2) parking spaces
 - (b) Guest parking will be accommodated through shared parking and on-street parking that will be generated during the project.
 - (c) Ancillary uses do not have a separate parking requirement (including, but not limited to leasing office and amenities).
 - (d) Where ground level commercial is proposed, parking shall be provided in accordance with Chapter 8, Article VI – Off-street Parking and Loading, as amended.
 - (e) Section 2-24, (d) (1) is amended such that:
 - i. No less than 40% of the required parking for Urban Style Multifamily development shall be covered or in garages, and no less than 20% of the required parking shall be in garages.
 - ii. Garages include an attached or detached, shared common structured parking garage or an attached, detached, and tuck-under garage associated with a unit.
 - iii. Garage spaces will be credited on a project-wide basis and tracked with each approved site development permit. In no case shall a single multifamily development have less than 10% garage spaces.
 - (f) Detached Garage Design Standards:
 - i. Detached garages shall be constructed of the same exterior materials and include similar roof pitch to the residential structures.
 - ii. Detached garages shall not consist of more than six (6) garage doors, with the exception of double-sided garages that have doors on opposite sides of the structure with a dividing wall in the middle, for a maximum total of 12 garage doors on a single structure.

12.4. Landscaping

- (1) Landscaping shall be in accordance with **Chapter 8, Article II, Landscaping** with the following modifications:
 - (a) Foundation treatment shall be provided for multifamily structures facing public streets, private drives, the relocated Brushy Creek Trail, and the Paseo in accordance with Category 3 standards of Chapter 8, Article II, Section 8-10 (h) Foundation Treatment.
 - (b) Ground level utilities, HVAC units, and other mechanical equipment shall be screened in accordance with the standards of Section 8-40.

12.5. Amenities

- (1) Amenities shall be provided in accordance with the standards of the **MF-3 (Multifamily Urban)** zoning district with the following modifications:
 - (a) In addition to the list of allowable amenities provided in Section 2-24 the following amenities are also permitted:
 - i. Pickleball Court
 - ii. Yoga Lawn Area

12.6. Open Space

The **MF-3 (Multifamily Urban)** Open Space Requirement of Section 2-24(d) shall be satisfied by the TrOD provisions included in Section 7 of this Plan.

12.7. Special Streetscape and Landscape Features

- (1) A minimum of four (4) of the following landscape features shall be installed along the public right-of-way:
 - (a) Benches
 - (b) Bicycle racks
 - (c) Public art
 - (d) Courtyards or plazas
 - (e) Decorative paving
 - (f) Water features such as fountains
 - (g) Other feature as approved by the Zoning Administrator.

12.8. Farmers Markets, Makers Markets/Artisan Markets, Night Markets, and Seasonal and Holiday Markets

- (a) Shall not be located within required parking areas.
- (b) Amplified music and other outdoor entertainment performances shall:
 - i. Cease operation no later than 10:00 PM CST.
 - ii. Comply with the City's Noise Ordinance standards.

12.9. Additional TrOD Design Standards Applicable to (MF-3) Development on Parcel 4

- (1) Multifamily residential structures shall be located adjacent to the relocated Brushy Creek Trail and shall activate the public space by orienting buildings and entrances toward the Trail.
- (2) Multifamily residential structures facing the relocated Brushy Creek Trail shall substantially conform to the renderings in **Exhibit "J"**.
- (3) The maximum setback for buildings adjacent to the Brushy Creek Trail shall be thirty feet (30') feet from edge of trail as depicted on **Exhibit "G"**.
- (4) A minimum of 25% of residential units facing the relocated Brushy Creek Trail shall provide usable balconies.
- (5) Awnings and canopies over the relocated Brushy Creek Trail shall maintain a minimum clearance of ten (10) feet at their lowest point.
- (6) Fencing for multifamily structures adjacent to the relocated Brushy Creek Trail:
 - (a) Where fencing is provided for residential buildings, view fencing is required.
 - (b) Maximum height of fencing shall be four (4) feet.
 - (c) Fencing shall be composed of ornamental wrought iron or ornamental aluminum picket. Picket with narrow openings, often referred to as "Puppy Picket", is recommended where multifamily units will have private yards to prevent small dogs from escaping through the fence and into the trail and open space area.
 - (d) Ground level residential units shall not provide direct access to the trail via individual fenced yards or individual sidewalk connections.
- (7) Multifamily residential development shall provide sidewalk connections to the relocated Brushy Creek Trail that are centrally located between residential structures and accessible for all tenants.
- (8) Ground level utilities, HVAC units, and other mechanical equipment shall be screened in accordance with the standards of Section 8-40, except that when shrubs are utilized for

screening, they shall be installed at a minimum height of three (3) feet tall at time of planting where the item(s) to be screened are visible from the relocated Brushy Creek Trail.

- (9) A minimum of four (4) of the following landscape features shall be installed along the property in vicinity of the relocated Brushy Creek Trail:
- (a) Benches
 - (b) Bicycle racks
 - (c) Public art
 - (d) Courtyards or plazas
 - (e) Decorative paving
 - (f) Water features such as fountains
 - (g) Other feature as approved by the Zoning Administrator.

13. (OS) OPEN SPACE DEVELOPMENT STANDARDS

- (1) The Parks and Recreation Department Director shall review and approve any proposed site development for compliance with TrOD standards prior to issuance of site development permits.
- (2) All development shall be in accordance with Section 2-59 OS (Open Space) and other applicable sections of the Code, as amended, with the following modifications:
- (a) Development Standards for Pitch-and-Putt Course:
 - i. A single Pitch-and-Putt Course is permitted.
 - ii. A maximum of eighteen (18) holes are allowed for the pitch and putt course.
 - iii. A maximum of one hundred (100) yards distance is allowed per hole.
 - iv. Trails that abut or traverse a Pitch-and-Putt Course use shall be privately maintained but publicly accessible.
 - v. A Pitch-and-Putt Course shall not cross the Brushy Creek Trail, however a clubhouse or accessory area for a Pitch-and-Putt Course may be located adjacent to but on the opposite side of the relocated Brushy Creek Trail.
 - vi. Any tee box aimed away from the trail shall be located a minimum of twenty-five feet (25') from the trail as measured from the trail edge to the rear of the tee box.
 - vii. Any hole that runs generally parallel to the trail shall be located a minimum of fifty feet (50') from the trail as measured from the trail edge to the edge of the fairway.
 - viii. Any hole that is aimed generally toward the trail shall be located a minimum of seventy-five feet (75') from the trail as measured from the trail edge to the outside edge of the fairway or green. Additionally, shade trees and other landscape material shall be installed in the 75' buffer to provide a protective screen between the hole and the trail. Existing shade trees above 4" caliper may be utilized as part of the landscape buffer.
 - (b) Mobile Food Establishments are permitted for accessory food and beverage sales and/or beer gardens. Such uses may not be located within the floodplain. Consumption of alcohol is allowed throughout these areas.
 - (c) Amplified music and other outdoor entertainment performances shall:
 - i. Locate on the north side of the open space area outside of the floodplain area
 - ii. Cease operation no later than 10:00 PM CST
 - iii. Comply with the City's Noise Ordinance standards.

14. LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

All development shall be in accordance with the base zoning districts referenced for each use type in Section 6.1(3) of this plan and other applicable sections of the Code, as amended, with the following modifications:

14.1. Access

- (1) Single-Family and Townhouse uses shall not be front-loaded and will obtain access from the rear or side of the lot via alley or private street.

14.2. Density, Setbacks, and Dimensional Standards

- (1) Townhouse development up to twenty-five (25) dwelling units per acre shall be permitted. Density exceeding twelve (12) units per acre shall be subject to the design standard incentive standards of Section 2-20 (g).
- (2) The following dimensional standards apply to low density residential uses:

	Zero Lot Line	Village Residential	Small Lot	Townhouse – single-lot (fee simple units)	Mixed Residential (Townhouse – Common Lot; Senior Living; and Multifamily – Cottage)
Minimum Lot Area (square feet)	4,000	4,000	3,500	2,500	--
Minimum Lot Width (feet)	40	40	35	25	--
Minimum Width of Principal Building	--	--	--	--	--
Minimum Setback from Street (feet)	10	10	10	10	--
Maximum Setback from Street (feet)	--	--	--	--	15
Minimum Rear Setback (feet)	5	5	5	5	--
Minimum Side Setback (feet)	0 / 10	5	5	0	--
Maximum Height (Stories) (a)	2.5	2.5	2.5	3	5

- (a) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement.

14.3. Building Design Standards

- (1) Building Design Standards shall be in compliance with the base zoning districts for each proposed low density residential use.

14.4. Parking

- (1) Townhouse Common Lot, Multifamily Common Lot Cottage, and Senior Living:
 - (a) 1 bedroom: 1 space, covered (garage or carport)
 - (b) 2 bedrooms or more: 2 spaces, covered (garage or carport)
 - (a) Tandem parking shall be permitted for units only in front of a garage which is attached to a dwelling unit and associated with that dwelling unit. Tandem parking spaces shall not block fire lanes, public streets, private streets, or sidewalks.
 - (b) Ancillary uses to Multifamily - Cottage, Senior Living, or Townhome – Common Lot buildings (Leasing Office and Amenities) do not have a separate parking requirement.
- (2) Single-Family (all types), Accessory Dwelling Units, and Townhouse:
 - (a) 1 bedroom: 1 space, covered (garage or carport)
 - (b) 2 bedrooms or more: 2 spaces, covered (garage or carport)
 - (c) Tandem parking shall be permitted in front of a garage which is on the same lot as a dwelling unit and associated with that dwelling unit. Tandem parking spaces shall not block fire lanes, public streets, private streets, or sidewalks.
 - (d) Tandem parking shall be permitted for Townhouse garages.

14.5. Landscaping

- (1) Landscaping shall be in accordance with Chapter 8, Article II, Landscaping, although alterations to the tree planting requirements may be approved by the Zoning Administrator to account for site, building, and utility constraints.

15. CHANGES TO DEVELOPMENT PLAN

15.1. Minor Changes

- (1) The Planning and Development Services Director shall have the authority to administratively approve a minor change to a development plan of up to ten percent (10%) of any numerical standard contained within the plan. Minor changes may include, but not be limited to, adjustments to lot lines, parking and loading areas, driveways, parking counts, building configurations and orientations, architectural design, building and landscaping materials, tree retention, street alignments, sidewalks, drainage facilities, project phasing, lighting, and site layout. The Planning and Development Services Director shall also have the authority to administratively approve a change in the development plan to the maximum height of a free-standing sign or a change to the maximum allowable display area of any signage.
 - (a) Minor amendments shall not include:
 - i. Changes in land use;
 - ii. Increases in density, building height, or coverage of the site;
 - iii. Decreases in setbacks abutting residential land uses and zoning districts;
 - iv. Decreases in parkland or open space;
 - v. Any proposed modification that reduces the quality of the PUD, as determined by the Planning and Development Services Director; or any proposed modification that seeks to alter a condition, standard, or requirement that was incorporated into the development plan as a result of public testimony during a Planning & Zoning Commission or a City Council hearing.

15.2. 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”: Concept Plan

Exhibit “C”: Street and Access Standards

Exhibit “D1”: Multifamily (MF-3) Exterior Building Design Illustrations

Exhibit “D2”: Low Density Residential (LDR) Exterior Building Illustrations

Exhibit “E”: Maker Space/Office Warehouse (C-1a) Exterior Building Design Illustrations

Exhibit “F”: Commercial (C-1a) Exterior Building Design Illustrations

Exhibit “G”: Multifamily/relocated Brushy Creek Trail Interface Section

Exhibit “H”: Pond B (Dry Pond) Concept Illustrations

Exhibit “I”: Paseo Concept Illustrations

Exhibit “J”: Multifamily (MF-3) Elevation Adjacent to relocated Brushy Creek Trail

EXHIBIT
"A"

FIELD NOTES

BEING A 110.540 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL IN VOLUME 2372, PAGE 112, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 5.998 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE CALLED 0.387 ACRE TRACT (EXHIBIT A) AND CALLED 1.677 ACRE TRACT OF LAND (EXHIBIT B), BEING PORTIONS OF SAID 107.17 ACRE TRACT, CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 110.540 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 107.17 acre tract of land, being in the east line of a called 65.71 acre tract of land conveyed to Charles and Francis Dumas in Document Number 1999072826, Official Public Records of Williamson County, Texas, and described in Volume 324, Page 20, Deed Records of Williamson County, Texas, same being in the southeast line of The Union Pacific Railroad (100' R.O.W.), for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land, and from which a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, known as Palm Valley Boulevard (R.O.W. Varies), bears N49°54'18"E, a distance of 420.77 feet,

THENCE, N63°37'27"E, with the southeast line of said Union Pacific Railroad, the northwest line of said 107.17 acre tract, and the north line of said 5.998 acre tract, passing at a distance of 890.93 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the westernmost corner of said 5.998 acre tract, passing at a distance of 1516.8 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northernmost corner of said 5.998 acre tract, and continuing for a total distance of 2042.75 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the northwest line of said 107.17 acre tract of land, being in the southeast line of said Union Pacific Railroad, same being at the westernmost corner of said 1.677 acre save and except tract, also being at a corner in the southwest right-of-way line of Kenny Fort Boulevard (R.O.W. Varies), for the northeast corner of the herein described tract of land, and from which a 1/2 inch iron rod found at a corner in the northeast line of said Kenny Fort Boulevard, being at the northwest corner of Lot 1, Final Plat of Kalahari Resort and Replat of Bertil Telander Subdivision, recorded in Document Number 2018035349, Official Public Records of Williamson County, Texas, bears N63°37'27"E, a distance of 322.64 feet, and from said 1/2 inch iron rod found a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, Palm Valley Boulevard (R.O.W. Varies), bears N53°45'50"E, a distance of 583.85 feet,

THENCE, over and across said 107.17 acre tract, with the southwest line of said 1.677 acre save and except tract and the southwest line of said Kenny Fort Boulevard, the following two (2) courses and distances, numbered 1 and 2,

- 1) S30°11'53"E, a distance of 224.88 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 2) S28°43'11"E, a distance of 380.91 feet to a 1/2 inch iron rod found at the southernmost corner of said 1.677 acre save and except tract, being at the northernmost corner of a called 0.037 acre tract of land (Tract 2) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, same being in the southwest line of said Kenny Fort Boulevard, also being in the east line of said 107.17 acre tract of land, for a northeastern corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the easternmost corner of said 0.037 acre tract of land, being in the southwest line of said Kenny Fort Boulevard, bears S28°39'31"E, a distance of 59.02 feet,

THENCE, S02°18'24"E, with the east line of said 107.17 acre tract of land, passing at a distance of 158.93 feet a concrete monument found with brass disk, passing at a distance of 195.99 feet a 1/2 inch iron rod found at the northwest corner of a called 4.609 acre tract of land (Tract 3) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, passing at a distance of 1045.52 feet the southernmost corner of said 4.609 acre tract, from which a 1/2 inch iron rod found 1.20 feet right of line, passing at a distance of 1133.11 feet, the northwest corner of a called 9.796 acre tract of land (Tract 4) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 1.37 feet right of line, and continuing for a total distance of 1501.90 feet to a 1/2 inch iron rod found at a southwestern corner of said 9.796 acre tract of land, being at the northwest corner of a called 4.42 acre tract of land conveyed to Christel Elrod in Document Number 2018035934, Official Public Records of Williamson County, Texas, for an eastern corner of the herein described tract of land,

THENCE, S01°26'24"E, continuing with the east line of said 107.17 acre tract of land, passing at a distance of 600.12 feet, the southwest corner of said 4.42 acre tract of land, being at a northwestern corner of a called 12.1 acre tract of land conveyed to The City of Round Rock in Document Number 2013049009, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 4.19 feet left of line, passing at a distance of 612.07 feet an "X" set for reference in a concrete pathway, and continuing for a total distance of 1451.68 feet to calculated point in the approximate centerline of Brushy Creek (as located September 29, 2020), being at the southwest corner of said 12.1 acre tract of land, same being in the north line of Lot 1, Kenny Crossing, Phase 1, a subdivision recorded in Document Number 2015039988, Official Public Records of Williamson County, Texas, also being at the southeast corner of said 107.17 acre tract of land, for the southeast corner of the herein described tract of land,

THENCE, with the southern line of said 107.17 acre tract, the approximate centerline of said Brushy Creek (as located September 29, 2020), the northern line of said Kenny Crossing, Phase 1, the northern line of Lot 51, Block G, Kenny Fort, Section 1, a subdivision recorded in Document Number 2015110788, Official Public Records of Williamson County, Texas, the northern line of Lot 29, Block G, Kenny Fort, Section 2, a subdivision recorded in Document Number 2017048752, Official Public Records of Williamson County, Texas, and the northern line of Lot 1, Block F, South Creek, Section 12, a subdivision recorded in Volume L, Slide 262, Plat Records of Williamson County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

- 1) N76°53'59"W, a distance of 44.03 feet to a calculated point for corner,
- 2) N58°08'26"W, a distance of 214.18 feet to a calculated point for corner,
- 3) N42°39'10"W, a distance of 328.25 feet to a calculated point for corner,
- 4) N51°02'05"W, a distance of 172.86 feet to a calculated point for corner,
- 5) N55°22'37"W, a distance of 162.22 feet to a calculated point for corner,
- 6) N25°10'03"W, a distance of 277.88 feet to a calculated point for corner,
- 7) N39°50'56"W, a distance of 224.64 feet to a calculated point for corner,
- 8) N62°45'23"W, a distance of 193.22 feet to a calculated point for corner,
- 9) N77°05'21"W, a distance of 191.14 feet to a calculated point for corner,
- 10) N87°03'22"W, a distance of 520.27 feet to a calculated point for corner,
- 11) N81°25'16"W, a distance of 302.20 feet to a calculated point for corner, and
- 12) S80°53'43"W, a distance of 27.06 feet to a calculated point at the southwest corner of said 107.17 acre tract of land, being in the north line of said Lot 1, Block F, for the southwest corner of the herein described tract of land,

THENCE, N01°46'05"W, with the west line of said 107.17 acre tract of land, the east line of said Lot 1, Block F, the east line of a called 0.864 acre tract of land (Part 1) conveyed to The City of Round Rock in Document Number 2014015278, Official Public Records of Williamson County, Texas, and the east line of said 65.71 acre tract of land, passing at a distance of 201.31 feet, a 1/2 inch iron rod found for reference, passing at a distance of 256.90 feet an "X" set for reference in concrete pathway, and continuing for a total distance of 1385.50 feet to the **POINT OF BEGINNING** and containing 110.540 acres of land.

Surveyed by:

 21 Oct 2020

AARON V. THOMASON, RPLS NO. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160
AARON@cbdeng.com

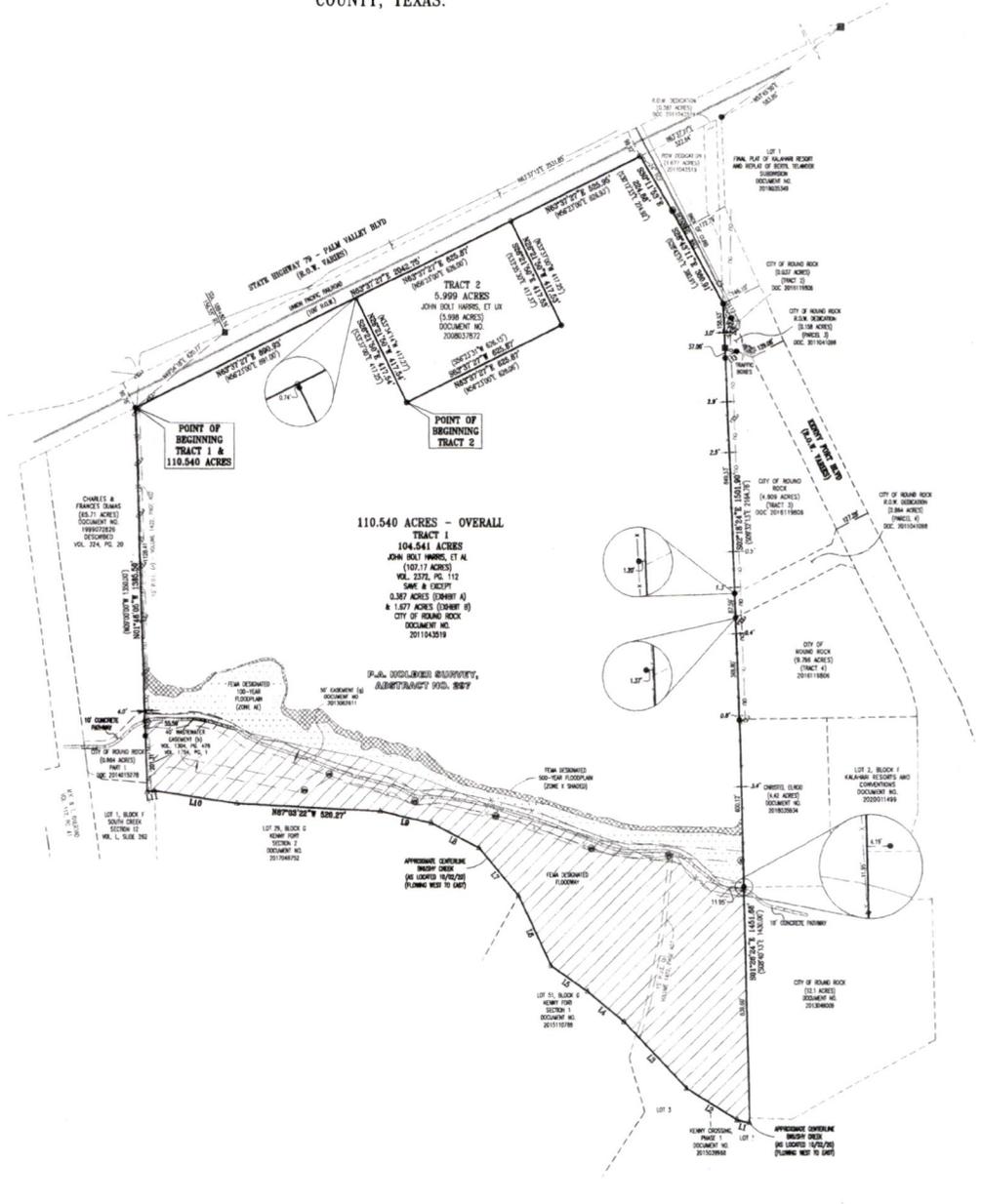


BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ALTA SURVEY OF: 110.540 ACRES OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF TRACT 1 - A 104.541 ACRE TRACT OF LAND, BEING ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL, IN VOLUME 2325, PAGE 245, CORRECTED IN VOLUME 2372, PAGE 112, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.387 ACRE TRACT (EXHIBIT A) & A CALLED 1.677 ACRE TRACT (EXHIBIT B), CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2 - A 5.999 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND**
- CONCRETE MARKER FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" COPPED IRON ROD SET
 - ▲ "X" SET IN CONCRETE
 - ▲ CALCULATED POINT
 - GUY POLE
 - GUY POLE
 - SON
 - WATER VALVE
 - FIVE POINT
 - LIGHT POLE
 - WASTEWATER MANHOLE
 - STORMWATER MANHOLE
 - WATER MANHOLE
 - PRESSURE RELEASE VALVE
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE
 - WELDING TRACKS
 - ▨ FIRM FLOORING
 - ▨ FIRM 100-YEAR FLOORPLAN
 - ▨ FIRM 500-YEAR FLOORPLAN



ACCORDING TO TITLE COMMITMENT, OF NO. 201900780
EFFECTIVE DATE OCTOBER 13, 2020

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD AS REPEATED BELOW:
DOCUMENT NO. 2008037872 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (TRACT 2)
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
PUBLIC UTILITY, WATER AND SEWER LINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT DATED DECEMBER 12, 1995, RECORDED IN VOLUME 1354, PAGE 479 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SHAD EASEMENT COMMITTED TO BUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT DATED FEBRUARY 14, 1980, RECORDED IN VOLUME 1754, PAGE 1 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 1) (SHOWN HEREON)
- THE TERMS, CONDITIONS AND SPECIFICATIONS OF THIS CERTAIN POSSESSION AND USE AGREEMENT DATED JUNE 13, 2013, RECORDED UNDER DOCUMENT NO. 2013062811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; (TRACT 1) (SHOWN HEREON)
- PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1986, RECORDED IN VOLUME 1422, PAGE 402 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; (SHOWN HEREON)
- PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1984, RECORDED IN VOLUME 1422, PAGE 407 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; (SHOWN HEREON)

TO: TO: MILWAUKEE PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGURES 1, 2, 3, 4, 5, 6(A), 8, 11, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2ND, 2020.

DATE OF DRAWING: OCTOBER 21, 2020

Carroll S. Brigrance
CARROLL S. BRIGRANCE, INC.
3501 W. MILWAUKEE CANYON DRIVE
AUSTIN, TX 78749
512-280-5100
MARBOR3000@GMAIL.COM

ITEM #	REASON	DATE
1	TITLE OBJECTIONS	11/17/20

Line Table

Line #	Length	Bearing
L1	44.82	N89°12'30"W
L2	214.18	N89°02'30"W
L3	208.25	N89°01'30"W
L4	172.86	N89°02'30"W
L5	162.22	N89°02'30"W
L6	277.08	N89°02'30"W
L7	224.84	N89°02'30"W
L8	162.22	N89°02'30"W
L9	121.14	N89°02'30"W
L10	202.52	N89°02'30"W
L11	22.96	N89°02'30"W
L12	58.02	N89°02'30"W
L13	46.40	N89°02'30"W

ASSURING NOTE:
THE ASSURED ADDRESS OF THE PROPERTY FOR THE WRITTEN MINUTES OF A PRE-SUBMITTAL MEETING OF DECEMBER 3, 2019 ISSUED BY THE CITY OF ROUND ROCK IS: 2701 E PALM VALLEY BLVD.

FEMA NOTE:
A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 4846122486E, FOR TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 1980. (AS SHOWN HEREON)

ZONING NOTE:
THE SUBJECT TRACT IS CURRENTLY ZONED BUSINESS PARK (ZP). ZONING INFORMATION PROVIDED IN EMAIL FROM CURRENT OWNER OF PROPERTY.

TOPOG. NOTE:
TOPOG. METEOROLOGICAL SURVEY SHOWN ON SHEET 2 IS PROVIDED BY ROUND ROCK GIS DEPARTMENT, AND IS NOT BASED ON AN ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY CARLSON, BRIGRANCE AND DOERING.

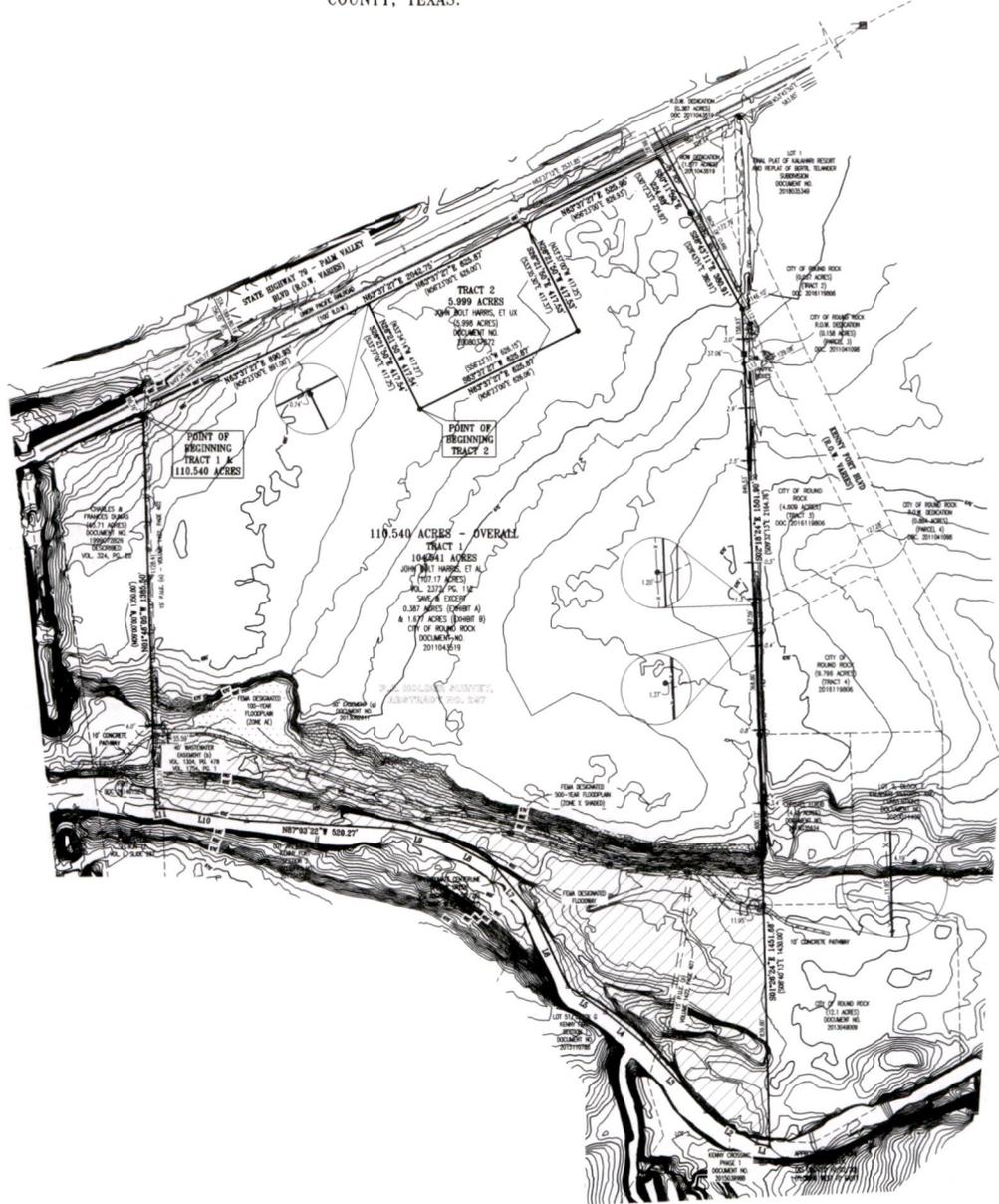
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigrance & Doering, Inc.
 PRRM ID #09791 REG # 1028900
 Civil Engineering Surveying
 3501 West Milwaukie Canyon Austin, Texas 78749
 Phone No. (512) 280-5100 Fax No. (512) 280-5100

ALTA SURVEY OF: 110.540 ACRES OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF TRACT 1 - A 104.541 ACRE TRACT OF LAND, BEING ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL, IN VOLUME 2325, PAGE 245, CORRECTED IN VOLUME 2372, PAGE 112, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.387 ACRE TRACT (EXHIBIT A) & A CALLED 1.677 ACRE TRACT (EXHIBIT B), CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2 - A 5.999 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" CARVED IRON ROD SET
 - 1" SET IN CONCRETE
 - CALCULATED POINT
 - UTILITY POLE
 - POWER POLE
 - SEWER
 - WATER VALVE
 - FIRE HYDRANT
 - LIGHT POLE
 - INSTALLED MANHOLE
 - STRONGER MANHOLE
 - WATER MANHOLE
 - PRESSURE RELEASE VALVE
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE
 - RAILROAD TRACKS
 - TEAM FLOODPLAIN
 - TEAM 100-YEAR FLOODPLAIN
 - TEAM 500-YEAR FLOODPLAIN



Line #	Length	Bearing
L1	44.02	N75°23'29"W
L2	274.18	N08°02'29"W
L3	238.25	N42°51'19"W
L4	172.88	N05°02'19"W
L5	162.22	N02°22'37"W
L6	277.88	N25°18'19"W
L7	224.64	N30°32'34"W
L8	162.22	N02°42'37"W
L9	391.14	N77°02'32"W
L10	382.25	N07°21'19"W
L11	27.00	S08°51'43"W
L12	58.02	S28°30'34"W
L13	44.42	N63°47'43"W

TEAM NOTE:
A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48833C048E, FOR TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 2019. (AS SHOWN HEREIN).

ZONING NOTE:
THE SUBJECT TRACT IS CURRENTLY ZONED BUSINESS PARK (B9). ZONING INFORMATION PROVIDED IN EMAIL FROM CURRENT OWNER OF PROPERTY.

TEAM NOTE: TOPOGRAPHICAL SURVEY SHOWN ON SHEET 1 IS PROVIDED BY ROUND ROCK GSE DEPARTMENT, AND IS NOT BASED ON AN ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY CARLSON, BRIGANCE AND DOERING.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

CITY OF ROUND ROCK
LIDAR TOPOGRAPHICAL SURVEY
SHEET 2 OF 2

Carlson, Brigrance & Doering, Inc.
 PERM ID #P3721 • REG. # 1022490
 Civil Engineering • Surveying
 1501 West Wilson, Carrollton • Austin, Texas 78740
 Phone No. (512) 280-5148 • Fax No. (512) 280-5145

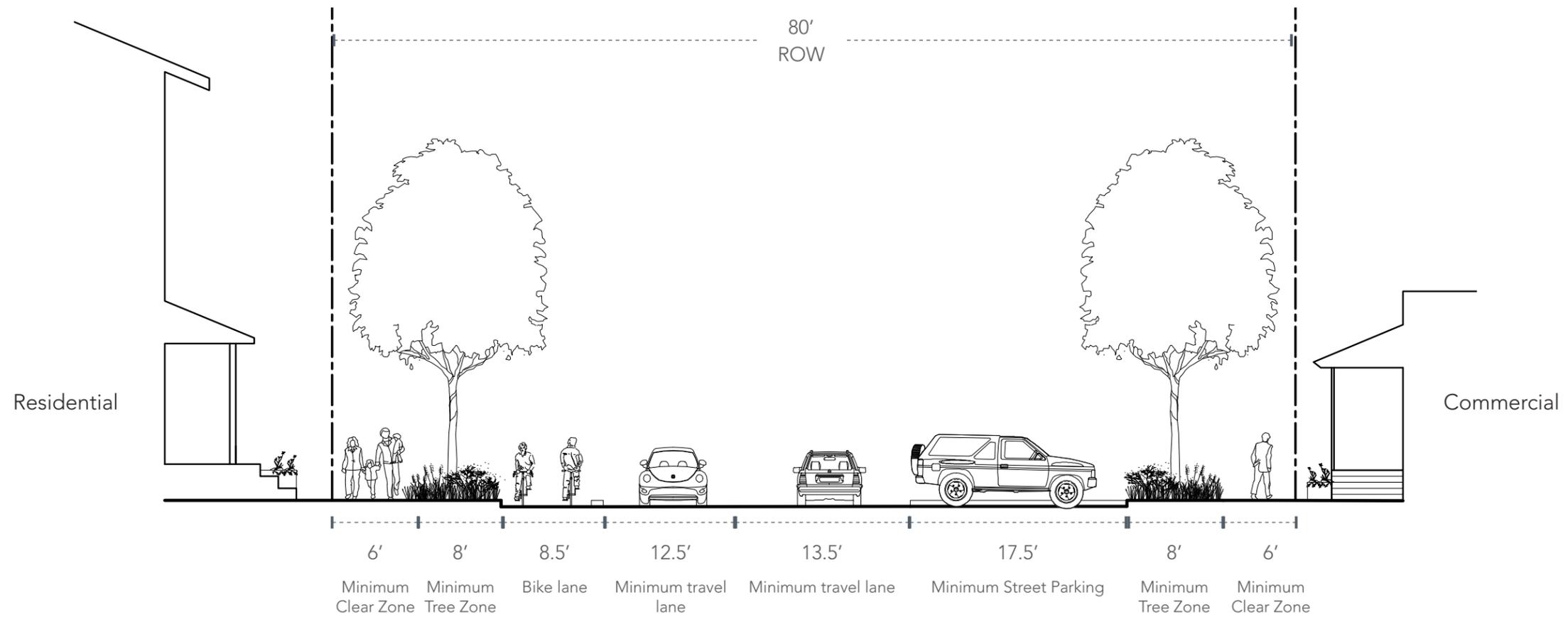
PUD DEVELOPMENT PLAN



Notes
Drive-throughs are permitted within 250' of Kenney Fort ROW and in accordance with Sec. 6.2 of the PUD Development Standards
Area Identification and Entryway Feature Signs are permitted in accordance with Sec.10.5 of the PUD Development Standards.
This PUD Development Plan will serve as the Concept Plan as required by the City of Round Rock subdivision code.
This Exhibit depicts the general location of roads and development areas. Final locations will be determined by platting and site plan approval.
Exact location of the Paseo shall be determined with each Site Development Permit. The Paseo location as shown on this exhibit is conceptual.

Notes:

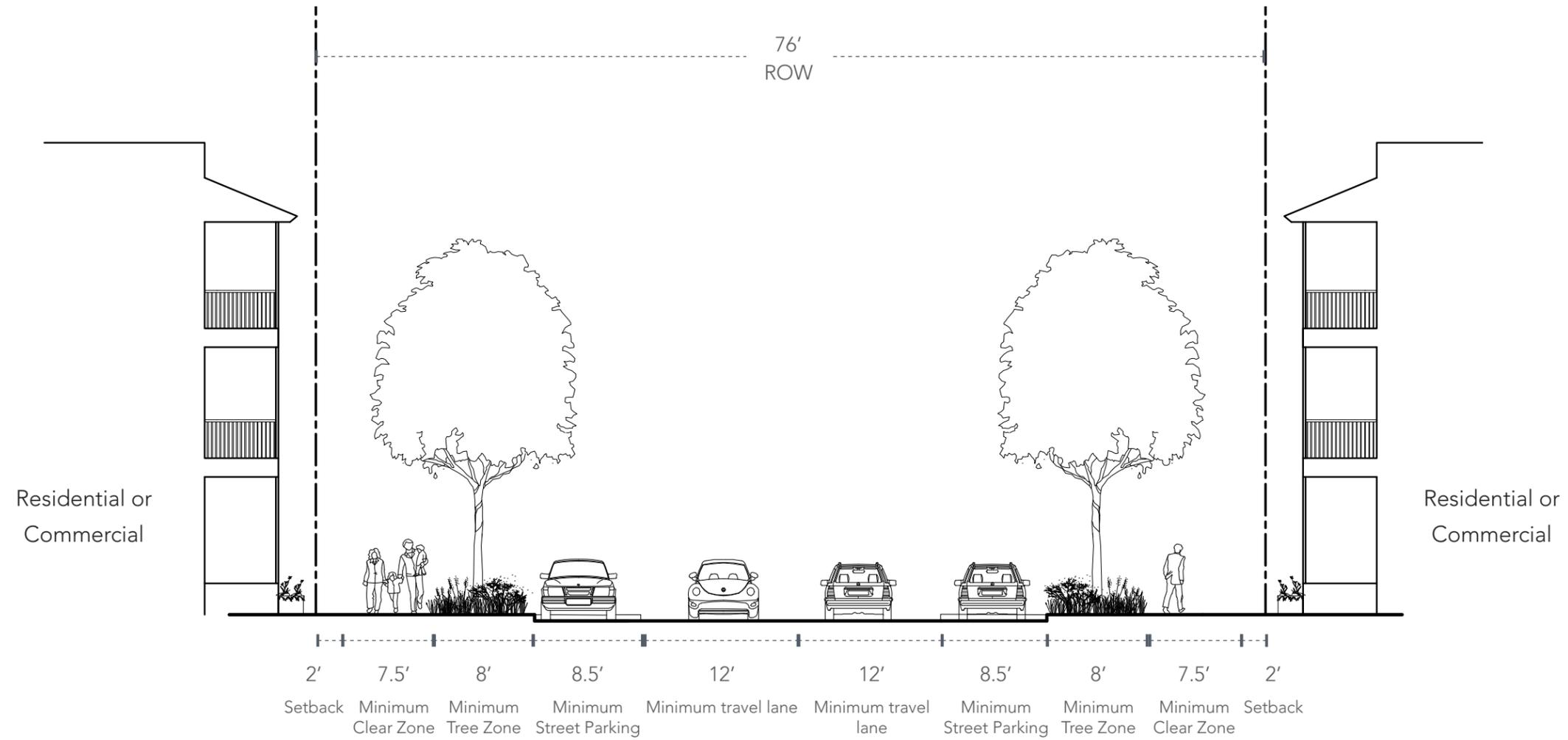
1. Angled parking is permitted along the Private Street to enhance access to adjacent land uses and activate the streetscape. Angled parking configurations shall follow City standards and shall not conflict with required pedestrian zones, street trees, or curb ramps.
2. Developer to maintain all back of curb improvements.



Private Street

Notes:

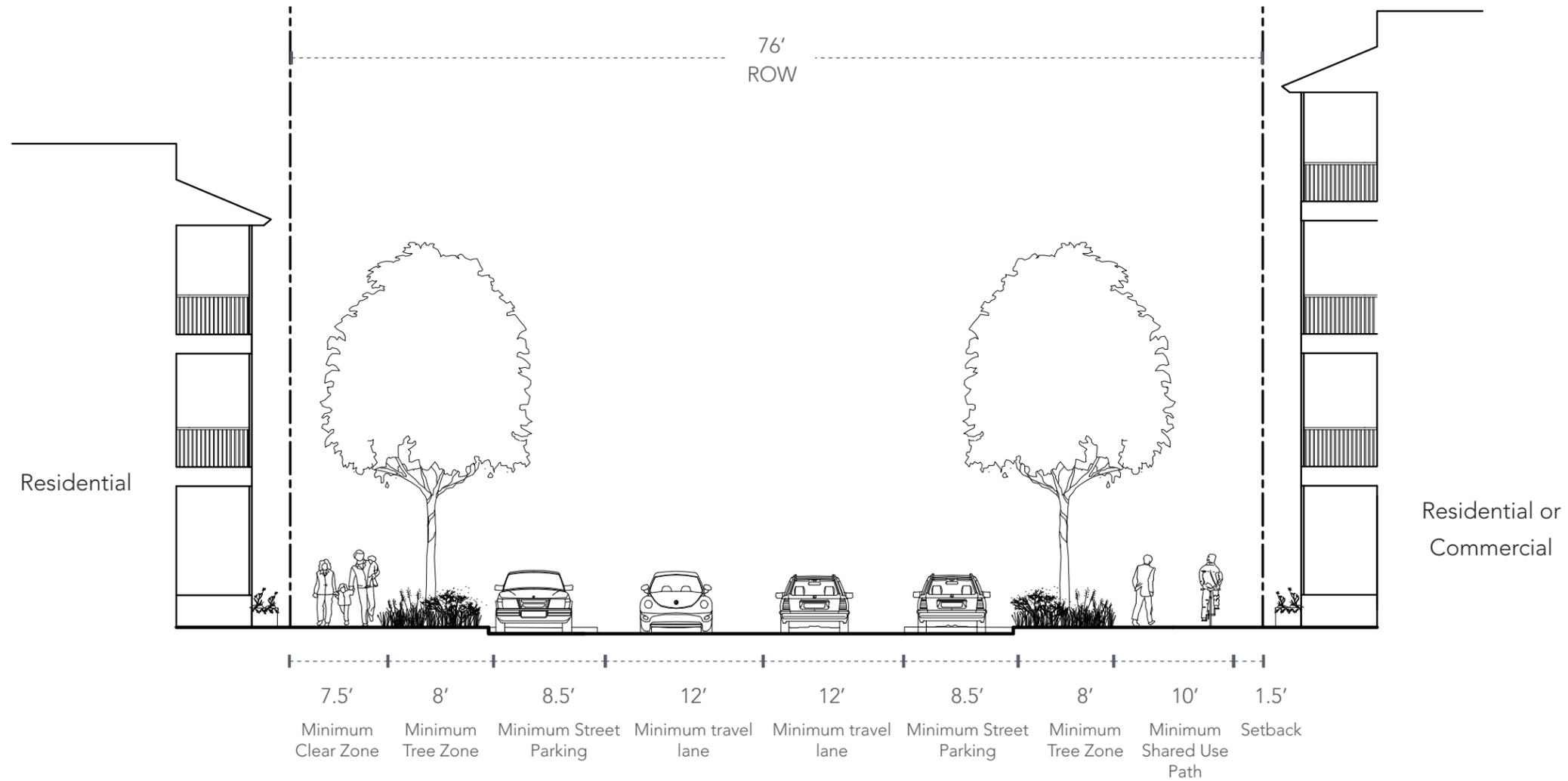
1. This is a typical section, intersection design, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. If section is adjacent to residential uses a 6' sidewalk may be allowed.



Fortside Drive

Notes:

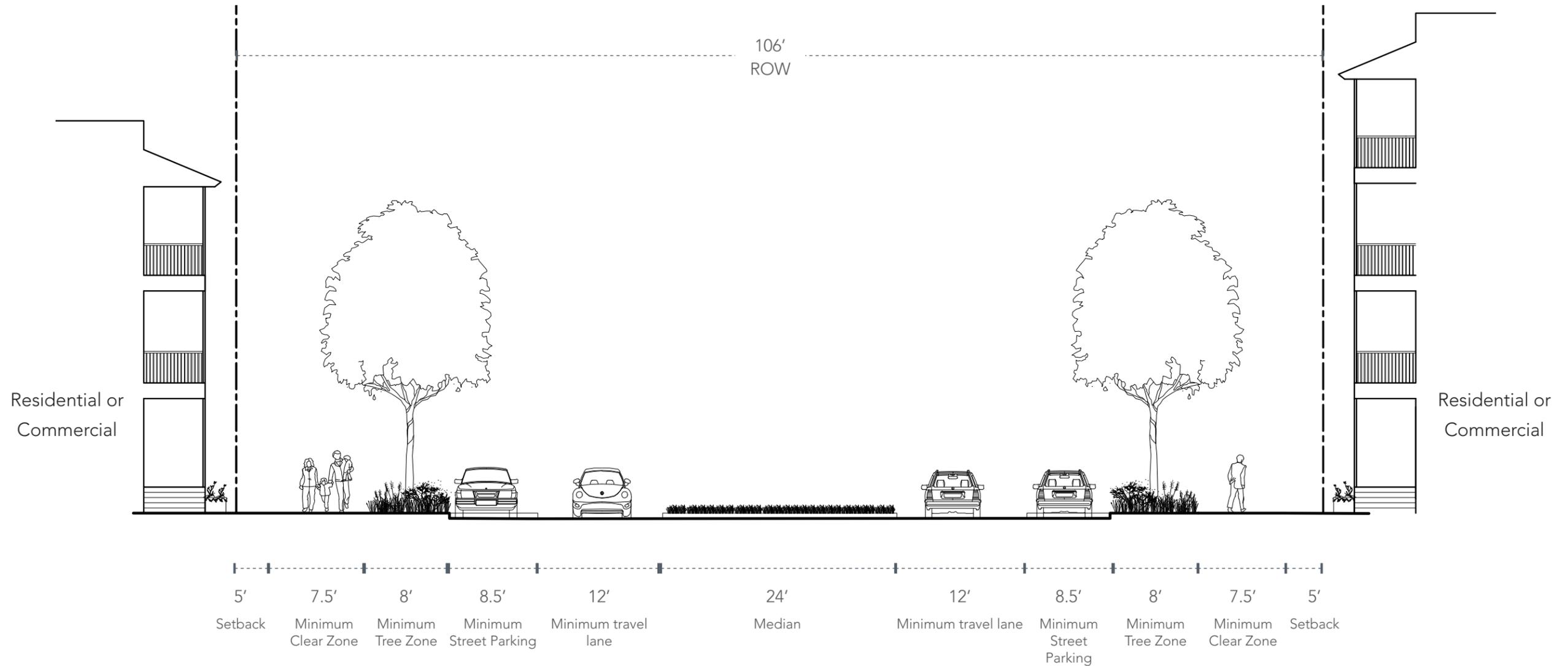
1. This is a typical section, intersection design, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. If section is adjacent to residential uses a 6' sidewalk may be allowed.



Wellpost Lane

Notes:

1. This is a typical section, intersection design, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. Total ROW for this section will be 106' in anticipation of the potential to expand to a 4-lane section in the future.
4. When a shared-use path is required, the minimum clear zone may encroach up to 2.5 feet into the setback to accommodate necessary clearance.



Wellpost Lane (North-South)









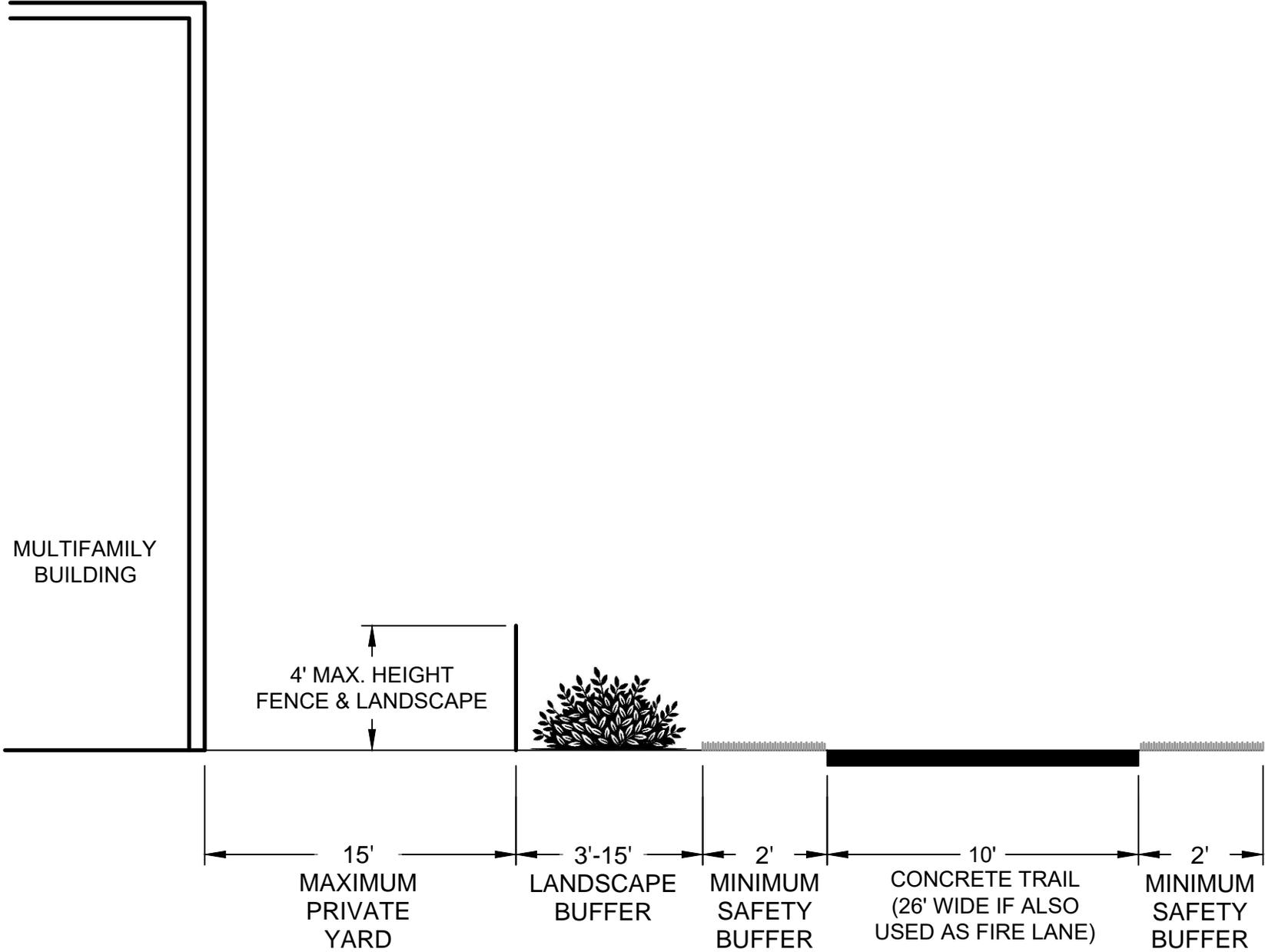


EXHIBIT G: MULTIFAMILY/ RELOCATED BRUSHY CREEK TRAIL INTERFACE SECTION





