

Bartz Tract PUD No. 90 Amendment No. 2
ZONING ZON1711-001

HISTORY: PUD (Planned Unit Development) No. 90 was approved by the City Council in January of 2012. It contains 41.23 acres and has three development areas: two areas for multi-family development on 36 acres and one area for townhome and senior uses on 5 acres. Amendment No. 1 to the PUD provided for modified design features for the second phase of multi-family development. It was approved administratively in 2015. The multi-family areas have been constructed and the remaining undeveloped 5-acre area is the subject of this application.

DATE OF REVIEW: December 20, 2017

LOCATION: Southeast of the intersection of University Blvd. and Sunrise Rd.

STAFF REVIEW AND ANALYSIS:

PUD No. 90 – Phase Three:

The 5-acre portion of PUD No. 90 currently allows for townhome and senior residential uses. The purpose of this amendment is to include a multi-story self-service storage facility with only internal access to storage units as a permitted use, with accompanying design standards, and to establish some of the development standards for the townhomes and senior housing.

Site Layout

The proposed site layout (see **Exhibit “E”** of the PUD) has the storage building located on the northern part of the site on approximately two acres facing University Boulevard, and the townhome and senior residential uses on the southern portion of the site, on approximately three acres.

Self-service storage

Access will be from the existing driveway connection to University Boulevard. The building will be a maximum of three stories in height. The exterior building material standards will exceed those of the C-1 (General Commercial) zoning district with respect to the percentage of masonry on the exterior finish and the percentage of windows and doors on the building elevation facing University Boulevard. In addition, while the C-1 district permits split-face and stone-face concrete masonry units, the PUD will prohibit them.

Townhomes & Parking Requirements

Access will be from the Arrington Ridge Apartments to the west, which also shares the existing driveway connection to University Boulevard. The townhomes will meet the development standards of the TH (Townhome) zoning district, except for the parking space requirement. The TH district requires four spaces for each unit: two in the garage and two on the driveway outside of the garage. The proposal is for each unit to provide three parking spaces for each unit: one in the garage, one in the driveway outside of the garage, and one covered surface parking space. Staff finds that this standard is justified for two reasons: (1) a townhouse project was approved in Amendment No. 3 to PUD No. 35 with similar requirements in 2013; and (2) other cities have adopted similar requirements. The PUD No. 35 townhome parking requirements are: 2 spaces per unit, with one of those in a garage for units with 1-2 bedrooms and 2 spaces per unit, both in a garage for units with 3 or more bedrooms. In both cases, an additional 10% of the total number of required spaces are also required for guests. The City of Cedar Park requires 1 ½ spaces per unit for a one bedroom townhouse and 2 spaces per unit for larger units. The City of Georgetown requires 2 spaces per unit. The City of Pflugerville requires 2 spaces per unit, with additional spaces equaling 20% of the total number of units. A survey by the American Planning Association of cities nationwide indicate that requirements vary from 1 space per unit to 2 ½ spaces per unit, with most requiring 1 or 2 spaces per unit.

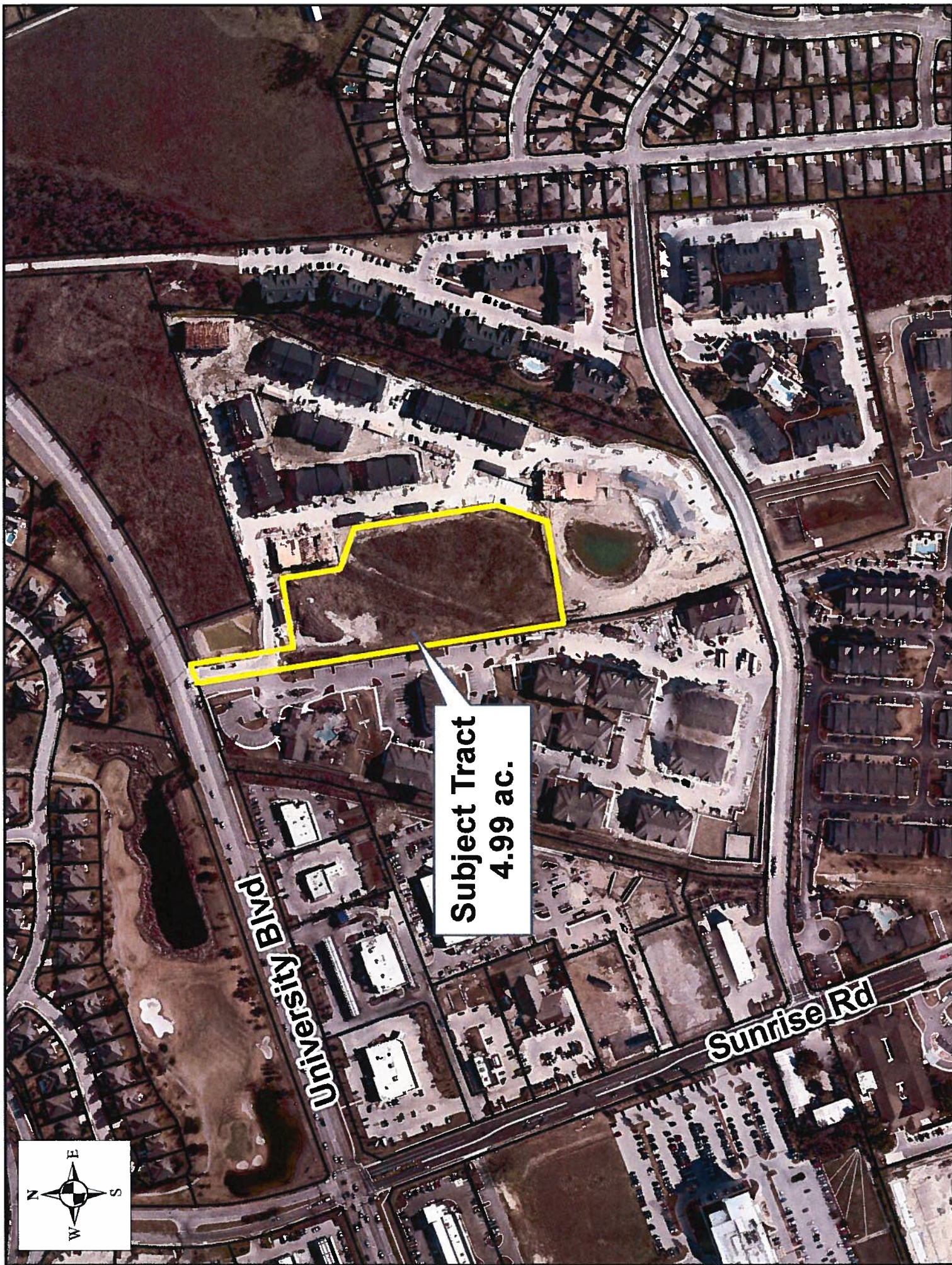
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Senior Apartments

Senior housing will be in the form of apartment units and a maximum of 52 units are proposed. These apartments will meet the current design requirements of the SR (Senior) zoning district. The proposed amendment allows for the buildings to be four stories if the first floor consists of garage-enclosed parking spaces. The parking ratio is established at 1.25 parking spaces per unit, with an additional number of spaces equal to 5% of the total number of required spaces. This ratio is the same as several recently approved senior apartment projects

RECOMMENDED MOTION:

Staff recommends approval of Amendment No. 2 to PUD No. 90.



**Subject Tract
4.99 ac.**

University Blvd

Sunrise Rd



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II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Round Rock City Code, as amended, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 41.234 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 **MF (Multifamily), TH (Townhouse), and SR (Senior), and the C-1 (General Commercial)** zoning districts 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 supersede 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.

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5. TOTAL NUMBER OF RESIDENTIAL UNITS

The maximum number of residential units on the Property shall not exceed 720.

6. DEVELOPMENT STANDARDS FOR MULTIFAMILY RESIDENTIAL (MF) DISTRICT AREA - PHASE 1 AND PHASE 2

6.1. A Multifamily Residential (MF) District Area is created and indicated on **Exhibit "B"**. Within the MF District Area, the MF District zoning regulations will govern unless as otherwise provided in this Plan.

6.2. Permitted Uses.

- a) All uses contained in the **MF (Multifamily) zoning district**, as described in Section 46-140 of the Code, as amended, shall be permitted.
- b) All uses contained in the **TH (Townhouse) zoning district**, as described in Section 46-139 of the Code, as amended, shall be permitted.
- c) A TH (Townhouse) use shall be governed by the TH (Townhouse) district regulations, as contained in Section 46-139 of the Code, as amended, except that the density limit shall be 20 units per acre and the maximum height shall be three (3) stories, except as otherwise provided in Section 5 of this Plan. To the extent of conflict with the Code, this Plan controls.

6.3. The maximum number of multifamily residential units, including townhouses at a density of greater than 12 units per acre, shall not exceed 600.

6.4. The maximum number of multifamily residential units per building shall not exceed twenty-eight (28).

6.5. Compatibility - Multifamily uses

Compatibility regulations in the Code between uses in the MF District Area and the SR/TH/self-service storage District Area within the Property shall not be applicable.

6.6. Garage Parking - Multifamily uses

No less than 50% of the multifamily residential units shall be required to have parking within covered parking areas or garages. Detached garages shall be constructed of the same exterior materials and include a similar roof pitch to the primary residential structures.

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6.7. Amenity Centers – Multifamily uses

An Amenity Center and a swimming pool shall be provided for each of the two (2) phases of the multifamily residential development.

6.8. Building Exterior Finish and Design Features – Multifamily uses

- a) The required masonry exterior finish on the first floor of all multifamily residential buildings shall consist of seventy-five (75) percent brick or natural stone, not to include simulated stone.
- b) The following special design features shall be incorporated in the design of each building, as generally depicted on the attached **Exhibit "C"** for Phase One and on the attached **Exhibit "C-1"** for Phase Two:
 - i) Shutters;
 - ii) Arched entry, balcony or breezeway entrance;
 - iii) Stone or brick accent wall;
 - iv) Veranda, terrace, porch or balcony;
 - v) Projected wall or dormer, and
 - vi) Variation of roof lines on the building.
 - vii) Decorative brick band;
 - viii) Metal screen at stairs;
 - ix) Decorative vent;
 - x) Brick accent wall;
 - xi) Standing seam awnings;

6.9. Setbacks and Balconies – Multifamily and Townhouse uses

- a) All multifamily and townhouse residential buildings shall be set back eighty (80) feet from the eastern boundary of the Property when adjacent to single family zoned property. No storage buildings, electrical/mechanical equipment rooms or garbage collection areas shall be allowed within the eighty (80) foot setback.
- b) On the east side of all multifamily and townhouse residential buildings located within one-hundred fifty (150) feet of the eastern boundary of the Property when

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adjacent to single family zoned property, balconies on the third story shall be prohibited.

6.10. Building Height – Multifamily and Townhouse uses

- a) Multifamily and townhouse residential buildings shall be a maximum of three stories in height, unless the first level includes a walk out basement as generally depicted on **Exhibit "C"**, in which case the building height shall be a maximum of four stories.
- b) Multifamily and townhouse residential buildings which include a walk out basement as described above shall be set back a minimum of 225 feet from the eastern boundary of the Property. The walk out basement façade shall not face the eastern boundary of the Property.

6.11. Landscaping and Screening – Multifamily and Townhouse uses

- a) The landscape buffer in the additional setback required in the MF (Multi-Family) zoning district, Section 46-140 (c)(2), shall contain the following minimum quantity of landscaping, based on the linear footage that exists along the length of the southern and western property lines, except where the property line abuts a public street:
 - i) One large species tree per fifty (50) linear feet; and
 - ii) One medium species tree per thirty (30) linear feet; and
 - iii) One small species tree per fifteen (15) linear feet;
 - iv) Seventy-five percent (75%) of all tree species shall be of an evergreen species.
- b) Attached garage doors for multifamily and townhouse residential buildings may face Hidden Valley Drive however in no case shall more than six (6) garage doors be located adjacent to one another.
- c) Facing Hidden Valley Drive, there shall be no more than twenty (20) consecutive parking spaces in the street yard without an interrupting island containing a large species tree. Tree islands shall have a minimum width of nine feet (9') from face of curb to face of curb.

6.12. Compatibility Buffer and Fencing – Multifamily and Townhouse uses

- a) The required compatibility buffer fence shall be a eight-foot (8') masonry wall installed along the eastern Property boundary along adjacent residentially zoned

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property. Required trees adjacent to residentially zoned property shall be a minimum of six (6) feet in height at time of planting. Provisions shall be made for "tie in" to existing perpendicular fencing of single family lots to maintain continuous fenced yard conditions.

- b) The required compatibility masonry wall shall not be installed along the boundary with Lot 10, Block E of the Laurel Ridge Section 6 Subdivision. The masonry wall shall turn westward into the Property before turning southward to terminate at the southern Property boundary line.
- c) All trees shall be planted in a pervious area no less than four feet (4') wide in any direction measured from the center of the tree, unless otherwise stated herein.
- d) The pervious area around all required trees in landscape buffers, tree islands, perimeter parking lot landscape areas and compatibility buffers shall not include sod or turf grass and shall consist of no more than fifty percent (50%) decorative ground cover material, including decomposed granite, crushed granite gravel, river rock, pea gravel, tumbled glass, and bark mulch, unless approved by the Zoning Administrator. The remainder of the pervious area around the tree as described in Section 5.10(c) must consist of live plant material with a low and spreading growth habit that can easily be maintained at a height of 6" to 12" and is intended to completely cover the ground surface when fully grown.
- e) At least 80% of the required shrubs shall be native or adapted species, as approved by the Zoning Administrator. Up to 20% of the shrubs may be of a non-preferred variety as long as they are grouped together in a suitable area and can be irrigated.
- f) Drip irrigation for groundcovers, shrubs and trees shall be utilized in the irrigation plan, unless otherwise approved by the Zoning Administrator. Turf grass areas are not required to be irrigated with drip irrigation.
- g) In areas where turf is used, a drought tolerant species will be used, subject to the approval of the Zoning Administrator. No St. Augustine grass shall be allowed.

6.13. Existing Trees – Multifamily and Townhouse

- a) The existing trees indicated on **Exhibit "D"** shall be retained as a part of the site landscaping plan.
- b) Developer shall use commercially reasonable efforts to preserve any healthy existing trees along the eastern boundary line adjacent to the single family zoned property unless construction of the masonry wall as described in Section 5.10(a) prevents preservation. Should any such healthy existing trees in this area not be preserved, an evergreen tree of a type considered to be fast growing to provide

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shade and screening that is at least ten (10) feet in height at time of planting shall be planted to replace the tree removed.

7. DEVELOPMENT STANDARDS FOR SENIOR HOUSING (SR) / TOWNHOUSE (TH) / SELF-SERVICE STORAGE DISTRICT AREA - PHASE 3

7.1. A Senior Housing (SR)/Townhouse (TH)/Self-service storage District Area is created and indicated on **Exhibit "B"**. Within the SR/TH/Self-service storage District Area, the SR, TH or C-1 (General commercial) zoning district regulations will govern unless as otherwise provided in this Plan. The parcel map for Phase Three is contained on Exhibit "E".

7.2. Permitted Uses.

- a) All uses contained in the **SR (Senior Housing)** zoning district, as described in Section 46-152 of the Code, as amended, shall be permitted.
- b) A Group Living (Senior) use shall be permitted as follows:
 - i) A residential facility providing 24-hour care in a protective living arrangement for residents 62 years of age or older and supervisory personnel. Typical uses include assisted living facilities, congregate living facilities, independent living and nursing homes.
 - ii) The facility must comply with the State of Texas licensing requirements and are limited to facilities that function as senior housing.
- c) All uses contained in the **TH (Townhouse)** zoning district, as described in Section 46-139 of the Code, as amended, shall be permitted.
- d) A TH (Townhouse) use shall be governed by the TH (Townhouse) district regulations, as described in Section 46-139 of the Code, as amended, except that the maximum height shall be three (3) stories
- e) A Group Living (Senior) use shall be governed by the PF-3 (Public facilities-high intensity) district regulations, as described in Section 46-151 of the Code, as amended.
- f) Apartments (Senior) ~~and Townhouses (Senior)~~ uses, as described in Section 46-152 of the Code, as amended, are allowed three (3) stories in height. If the first level consists of garage parking, the apartment (Senior) buildings may be a maximum of four (4) stories in height. A maximum of two (2) apartments (Senior) buildings are allowed, with a maximum of 26 units per building.
- g) A multi-story self-service storage facility with internal access to storage units, and no exterior roll-up doors providing access to individual units is a permitted

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use. The facility shall have a maximum height of three-stories. This use shall be regulated by the C-1 (General Commercial) zoning district, as applicable and as amended, unless otherwise specified by this Plan.

7.3. Compatibility.

Compatibility regulations in the Code between uses in the MF District Area and the SR/TH/self-service storage District Area within the Property shall not be applicable.

7.4. Landscaping and Screening.

- a) All trees shall be planted in a pervious area no less than four feet (4') wide in any direction measured from the center of the tree, unless otherwise stated herein.
- b) The pervious area around all required trees in landscape buffers, tree islands, perimeter parking lot landscape areas and compatibility buffers shall not include sod or turf grass and shall consist of no more than fifty percent (50%) decorative ground cover material, including decomposed granite, crushed granite gravel, river rock, pea gravel, tumbled glass, and bark mulch, unless approved by the Zoning Administrator. The remainder of the pervious area around the tree as described in Section 6.6(a) must consist of live plant material with a low and spreading growth habit that can easily be maintained at a height of 6" to 12" and is intended to completely cover the ground surface when fully grown.
- c) At least 80% of the required shrubs shall be native or adapted species, as approved by the Zoning Administrator. Up to 20% of the shrubs may be of a non-preferred variety as long as they are grouped together in a suitable area and can be irrigated.
- d) Drip irrigation for groundcovers, shrubs and trees shall be utilized in the irrigation plan, unless otherwise approved by the Zoning Administrator. Turf grass areas are not required to be irrigated with drip irrigation.
- e) In areas where turf is used, a drought tolerant species will be used, subject to the approval of the Zoning Administrator. No St. Augustine grass shall be allowed.

7.5. Existing Trees

- a) The existing trees indicated on **Exhibit "D"** shall be retained as a part of the site landscaping plan.
- b) Developer shall use commercially reasonable efforts to preserve any healthy existing trees along the eastern boundary line adjacent to the single family zoned property unless construction of the masonry wall as described in Section 5.10(a)

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prevents preservation. Should any such healthy existing trees in this area not be preserved, an evergreen tree of a type considered to be fast growing to provide shade and screening that is at least ten (10) feet in height at time of planting shall be planted to replace the tree removed.

7.6. Off-street parking – Townhouses

The following off-street parking shall be provided:

- a) One (1) garage-enclosed space for each living unit; and
- b) One (1) driveway parking space, a minimum length of 18 feet, located immediately outside of the garage-enclosed space, for each living unit; and
- c) One (1) covered surface parking space per unit.

7.7. Off-street parking – Senior Apartments

The following off-street parking shall be provided:

- a) Each building shall provide a minimum of 1.25 garage-enclosed spaces per unit, plus an additional number of spaces equal to five percent (5%) of the total number of required spaces.

7.8. Building Exterior Finish and Design Features – Senior Apartments

The following design standards apply to all buildings:

- a) *Building elevation variation.* Any wall in excess of 60 feet in length shall include offsets of at least two feet, to preclude a box design. There shall be no less than one offset for every 40 feet of horizontal length.
- b) *Exterior wall color finishes.* Day-Glo, luminescent, iridescent, neon or similar types of color finishes are not permitted.
- c) *Exterior wall finish.* The exterior finish of all buildings shall be masonry, except for door, windows and trim. Masonry shall mean stone, simulated stone, brick, stucco, or horizontally installed cement-based siding. Horizontally installed cement-based siding or stucco shall not comprise more than 50 percent of the exterior finish (breezeways and patio or balcony insets are not included in this calculation), except that 100 percent stucco may be permitted in conjunction with tile roofs.
- d) *Glass.* Mirrored glass with a reflectivity of 20 percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

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- e) Orientation requirements. Building elevations that face a public street shall have at least 15 percent of the wall facing the street consist of windows and/or entrance areas.
- f) Windows. Windows shall be provided with trim. Windows shall not be flush with exterior wall treatment. Windows shall be provided with an architectural surround at the jamb, header and sill.
- g) Roofing materials. Roofing materials shall consist of 25-year architectural dimensional shingles, tile (clay, cement, natural or manufactured stone), nonreflective prefinished metal, or reflective metal such as copper or other similar metals as approved by the zoning administrator. Portions of the roof screened by pitched roof sections shall be permitted to be flat to provide for mechanical equipment wells or roof decks provided all pitched sections of the roof meet the roofing material requirements.
- h) Special design features. All buildings, other than garages, shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. The following list contains a partial list of features that may be used as part of an integrated, comprehensive design:
 - i) Bow window.
 - ii) Bay window.
 - iii) Arched window.
 - iv) Gable window.
 - v) Oval or round windows.
 - vi) Shutters.
 - vii) Arched entry, balcony or breezeway entrance.
 - viii) Stone or brick accent wall.
 - ix) Decorative stone or brick band.
 - x) Decorative tile.
 - xi) Veranda, terrace, porch or balcony.
 - xii) Projected wall or dormer.

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- xiii) Variation of roof lines on the building.
- xiv) Decorative caps on chimneys.

7.9. Building Exterior Finish and Design Features – Self-Service Storage

The exterior wall finish requirements shall be those contained in the C-1 (General Commercial) zoning district, with the following exceptions:

- a) At least 80 percent of the total exterior wall finish, except for doors, windows, and trim, shall be natural stone, simulated stone, or brick.
- b) Building elevations that face University Boulevard shall have at least 25 percent of the wall facing the street consist of windows and/or pedestrian entrance areas.
- c) All buildings shall be designed to include varied relief to provide interest and variety and to avoid monotony. This shall include details that create shade and cast shadows to provide visual relief to the buildings. Horizontal and vertical elements of exterior walls should vary in height, design and projection to provide substantial architectural interest and style. The following special design features shall be incorporated in the design of the self-service storage building:
 - i) Decorative cornices;
 - ii) Variation of roof lines;
 - iii) Recessed entryway;
 - iv) Stone or brick accent wall;
 - v) Decorative stone or brick band, and
 - vi) Awning.

5.3 Landscape Buffering – Self-Service Storage use

- a) The following landscape buffer shall be required between the self-service storage use and the Senior/Townhome use:
 - i) An 8-foot wide landscape buffer per Section 46-200(e), and;
 - ii) A 6-foot tall decorative metal fence
- b) Any other fencing placed around the self-service storage site shall be decorative metal or similar materials. Chain link fencing shall not be allowed.

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8. SIGNAGE

The Property may have two (2) monument signs at the entrance on University Boulevard and one (1) monument sign at the entrance on Hidden Valley Drive. Each sign shall be no larger than fifty (50) square feet and no higher than five (5) feet. Signs may be no higher than seven (7) feet in order to be visible above landscape plantings, upon approval of the Zoning Administrator.

9. TRANSPORTATION

9.1. The City Transportation Services Department has approved a Traffic Impact Analysis including any amendments or addendums, the ("TIA") for the Plan. Compliance with the requirements of the TIA is required. Any changes in the proposed land uses or their intensity shall require that a revision to the TIA be submitted for review and approval by the City.

9.2. Hidden Valley Drive shall be connected from east to west, as described in a Development Agreement to be approved by the Owner and the City.

10. GENERAL PLAN 2010

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

11. DEVELOPMENT PROCESS

This Plan serves as the Concept Plan required by the Code and approval of this Plan substitutes as a Concept Plan approval. Utility, drainage and other infrastructure information required by the Code are not approved with the approval of this Plan. Subsequent review and approval by the City of this infrastructure information shall be necessary. As required by City Code, the Owner shall be required to complete the remaining steps in the City's development process. This may include subdivision platting and site plan review. The subdivision platting process includes a Preliminary Plat and a Final Plat. A site development plan must be approved. No site development plan approval on the Property shall be granted until a Final Plat is recorded. No building permit on the Property shall be issued until the site development plan is approved by the Development Services Office.

12. UNDERGROUND UTILITY SERVICE

Except where approved in writing by the Director of Public Works, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. This requirement shall not apply to existing overhead lines.

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13. CHANGES TO DEVELOPMENT PLAN

13.1. 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.

13.2. Major Changes

All changes not permitted under section 13.1 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"	Land Use District Areas
Exhibit "C"	Building Height and Design Features
Exhibit "D"	Existing Trees
<u>Exhibit "E"</u>	<u>Phase 3 Land Use</u>
<u>Exhibit "F"</u>	<u>Phase 3 Buffering</u>

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EXHIBIT "A"

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718

2105 JUSTIN LANE #103
(512) 454-6605

Accompaniment for plat 1752-1

FIELD NOTES FOR 41.234 ACRES

All that certain tract or parcel of land situated in the N.B. Anderson Survey, A-29, in Williamson County, Texas and being a part of a 101.37 acre tract and a 19.44 acre tract of land described in Document #2006016210 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron pin found in the intersection of the Southeast right-of-way line of University Boulevard (County Road #114) and the East line of the above mentioned 101.37 acre tract, in the Northwest corner of a tract of land called 21.81 acres conveyed to CAAP, L.P. in Document No. 2008011241 of the above mentioned Official Records for the Northeast corner of this tract..

THENCE S 03°43'27" E with the east line of the said 101.37 acre tract 738.67 feet to an iron pin found for an angle point of this tract.

THENCE S 03°49'23" E with the East line of the said 101.37 acre tract 460.97 feet to an iron pin found in the Southwest corner of the above mentioned 21.81 acre tract and the Northwest corner of Laurel Ridge Section Two recorded as Document No. 9747663 in the said Official Records for an angle point of this tract.

THENCE S 04°10'40" E with the East line of the said 101.37 acre tract 516.75 feet to an iron pin found in the Southwest corner of the above mentioned Laurel Ridge Section Two and the Northwest corner of Laurel Ridge Section One as recorded in Document No. 9907224 of the said Official Records for an angle point of this tract.

THENCE S 04°08'56" E with the East line of the said 101.37 acre tract 283.49 feet to an iron pin found for an angle point of this tract.

THENCE S 04°08'03" E with the East line of the said 101.37 acre tract at approximately 188.5 feet pass the Southeast corner of the said 101.37 acre tract and the North corner of the 19.44 acre tract and continue for a total of 367.90 feet to an iron pin found in the most Northeast corner of Lot 1 in Block A of Chandler Sunrise Subdivision as recorded in Cabinet DD, Slide 118 of the Plat Records of Williamson County, Texas for the Southeast corner of this tract.

THENCE S 77°57'06" W 848.53 feet to an iron pin found in an interior corner of the above mentioned Lot 1 Block A for the Southwest corner of this tract.

THENCE N 17°39'28" W at 419.83 feet pass an iron pin found in the East corner of Lot 1 in Block B of Oakmont Crossing Section One as recorded in Cabinet H, Slide 312 of the Plat Records of Williamson County, Texas and continue for a total of 704.25 feet to an iron pin found in an angle point of the above mentioned Lot 12 Block B for an angle point of this tract.

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41.234 ACRES

EXHIBIT "A"

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THENCE N 09°14'12" W 1166.18 feet to an iron pin set in the intersection of the East line of the said Lot 1 Block B and the curving Southeast right-of-way line of University Boulevard (County Road #114) for the Northwest corner of this tract.

THENCE with the Southeast line of University Boulevard with the arc of a curve to the left 147.63 feet, said curve having a radius of 2112.42 feet, a central angle of 04°00'15", and a sub-chord which bears N 68°28'52" E 147.60 to an iron pin set on the west line of a 7.4 acre tract of land described in Document No. 2008069340 of the said Official Records for a reentrant corner of this tract.

THENCE S 19°10'13" E 208.06 feet to an iron pin found in the South corner of the above mentioned 7.4 acre tract for an angle point of this tract.

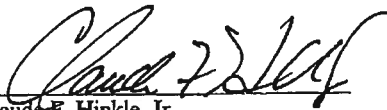
THENCE N 72°20'16" E 891.88 feet to an iron pin found in the Southeast corner of the said 7.4 acre tract for an angle point of this tract.

THENCE N 03°33'51" W 558.40 feet to an iron pin set in the intersection of the curving Southeast right-of-way line of University Boulevard (County Road #114) and the East line of the said 7.4 acre tract for an angle point of this tract.

THENCE with the Southeast line of University Boulevard with the arc of a curve to the right 56.20 feet, said curve having a radius of 1955.00 feet, a central angle of 01°38'50", and a sub-chord which bears N 55°49'22" E 56.20 feet to the POINT OF BEGINNING containing 41.234 acres of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from an on-the-ground survey made under my supervision during June of 2011 and are correct to the best of my knowledge and belief. These field notes were prepared for a transfer of title to Duke, Inc. Any use of this description by any person for any other purpose is expressly prohibited.




Claude F. Hinkle, Jr.
R.P.L.S. No. 4629

JUL 20 2011

Date

1752.doc

EXHIBIT "B"

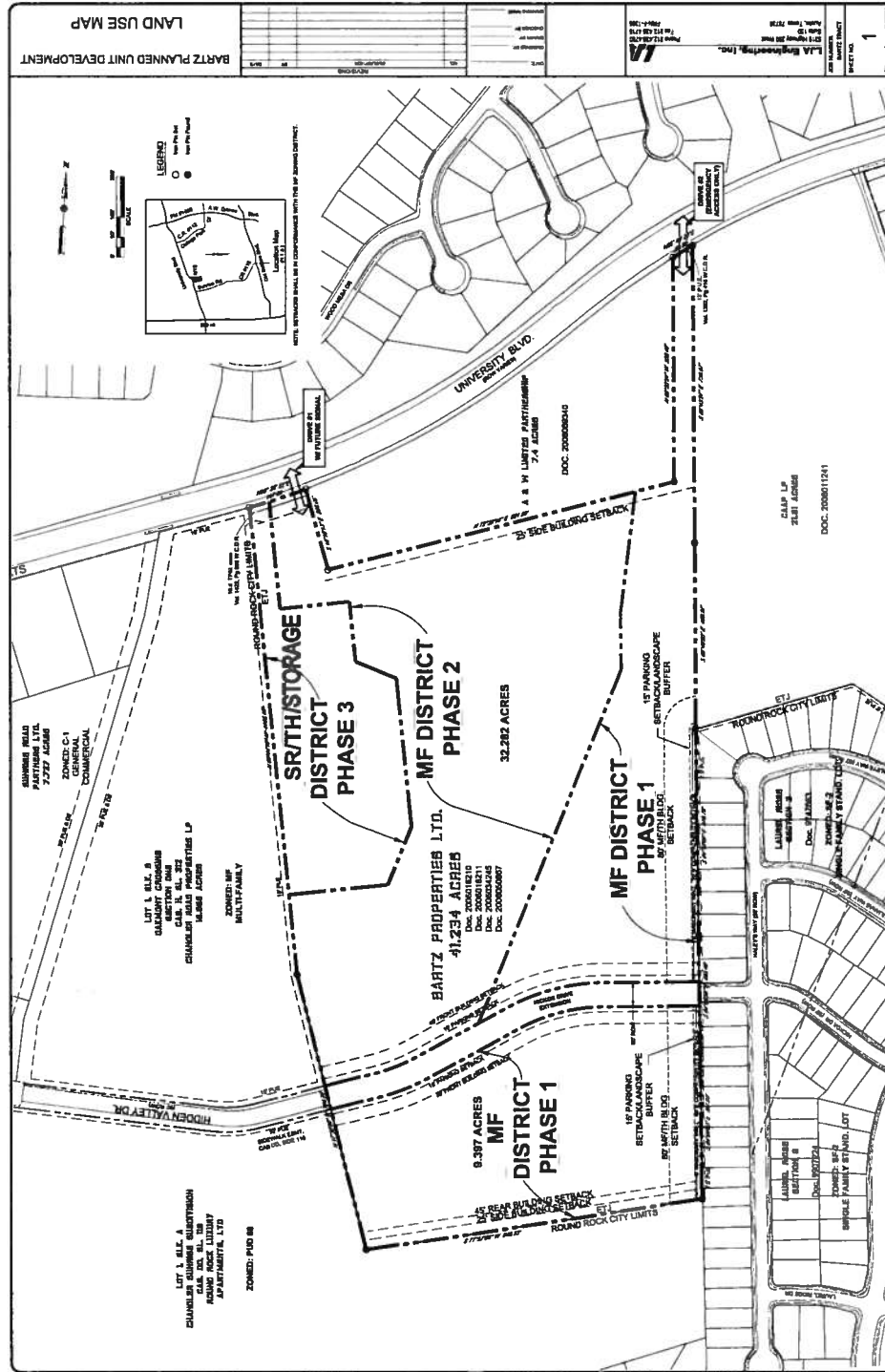


EXHIBIT "C"

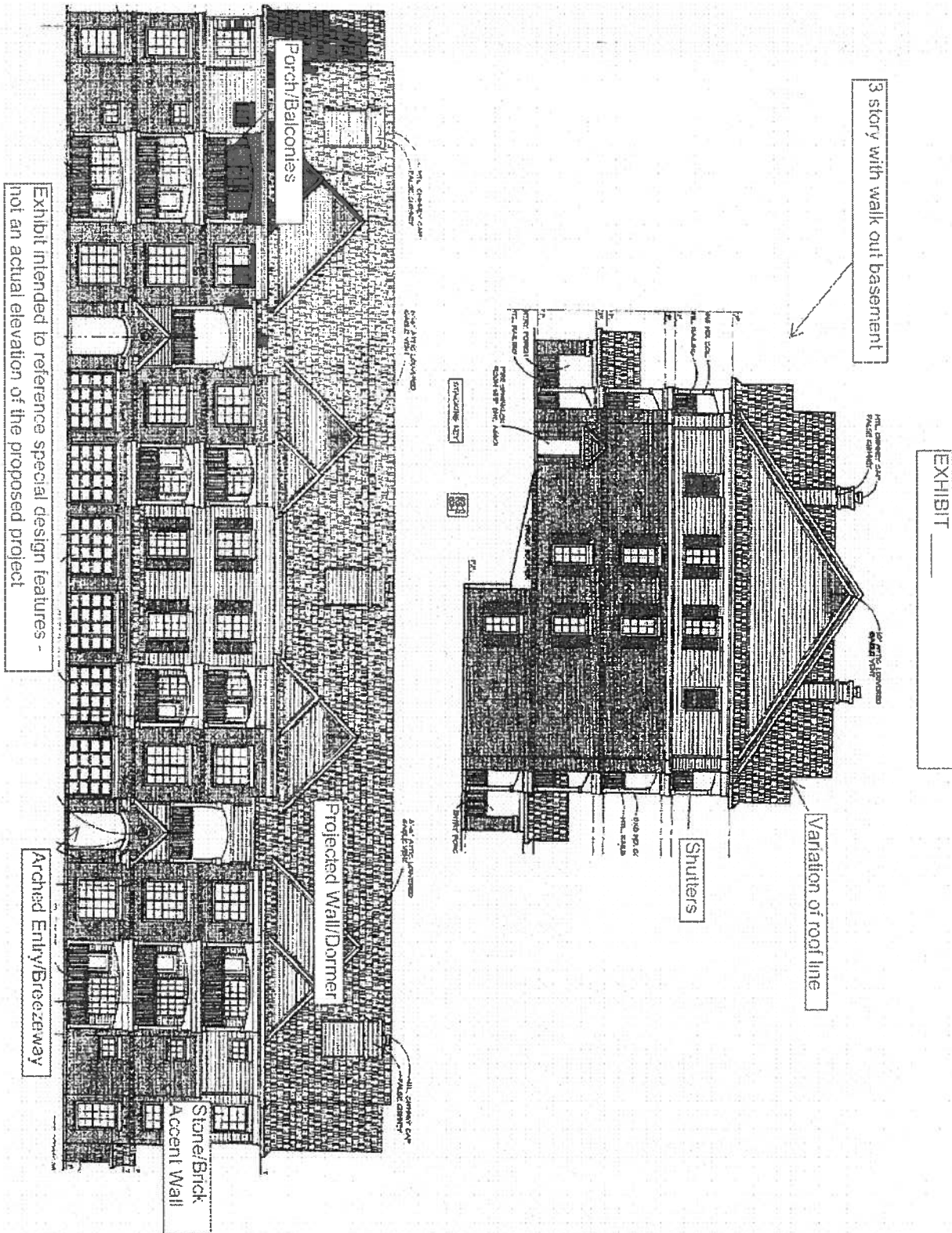


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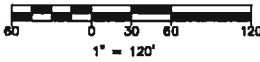


EXHIBIT "E"

UNIVERSITY BOULEVARD

SELF-SERVICE
STORAGE

SENIOR/TOWNHOME



12/6/17
222010991

V:\2220\ACTIVE\222010991\CIVIL\DRAWING\EXHIBITS\PUD_Exhibit E_Land Use Map
DEC. 6, 2017

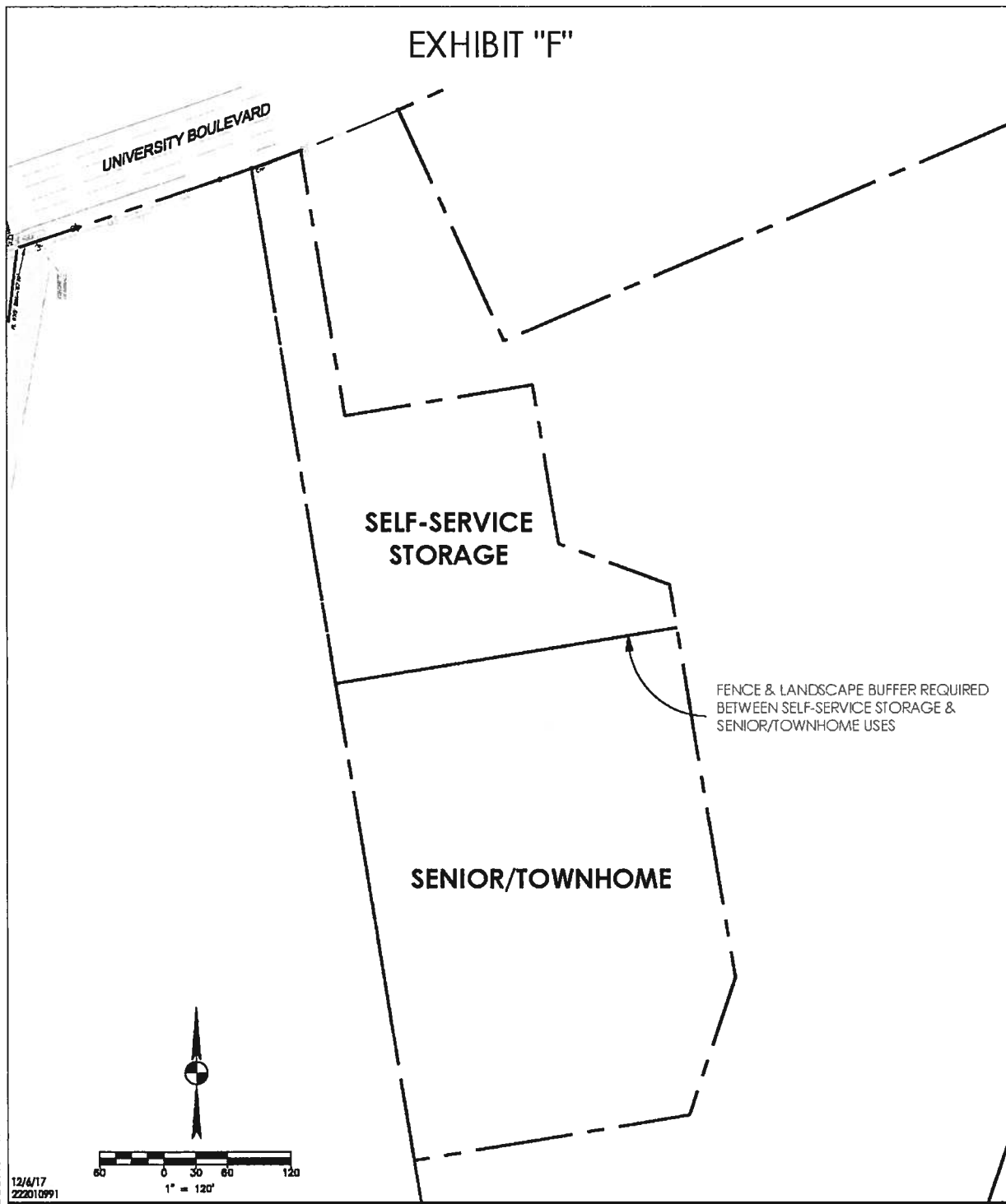


Stantec

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PHASE 3 - LAND USE MAP

V:\2220\ACTIVE\222010991\CIVIL\DRAWING\EXHIBITS\PUID_Exhibit F_Buffering
DEC. 6, 2017



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PHASE 3 - BUFFERING