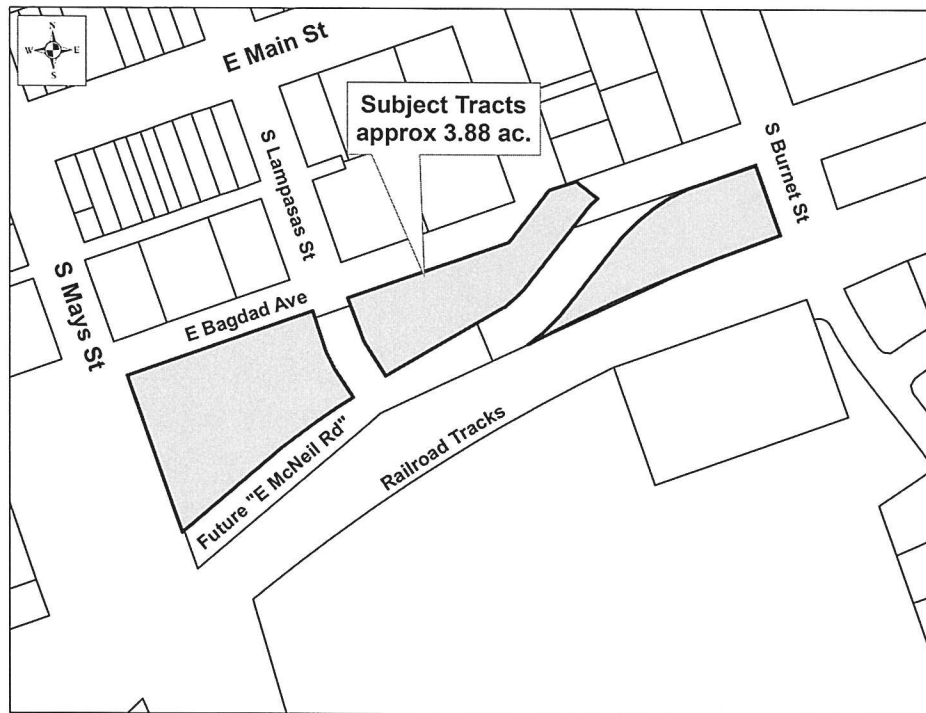


The Depot Townhomes

ZONING ZON1703-002



CASE PLANNER: Brad Dushkin

REQUEST: Rezone from MU-1 (Mixed Use Historic Commercial Core) to Planned Unit Development #110 (The Depot Townhomes)

ZONING AT TIME OF APPLICATION: MU-1 (Mixed Use Historic Commercial Core)

DESCRIPTION: 3.88 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: Vacant, formerly industrial

GENERAL PLAN LAND USE DESIGNATION: Downtown Mixed Use

ADJACENT LAND USE:

North: City hall, city parking garage, and office - zoned MU-1 (Mixed Use Historic Commercial Core)

South: Union Pacific Railroad right-of-way and city property across - zoned LI (Light Industrial)

East: South Burnet Street right-of-way, East Bagdad Avenue right-of-way, and a narrow strip of Union Pacific property - zoned LI

West: South Mays Street right-of-way (Immortal X Bridge)

PROPOSED LAND USE: Mixed-use residential - single-family townhomes with potential commercial/office uses on the ground floor

TOTAL ACREAGE: 3.88

Owner:
City of Round Rock
221 E Main St
Round Rock, TX 78664

Applicant
Urban Intown Homes
David Foor
1520 Olive St.
Houston, TX 77007

Agent
Waeltz & Prete
Antonio Prete
3000 Joe DiMaggio Blvd. #72
Round Rock, TX 78665

The Depot Townhomes ZONING ZON1703-002

HISTORY: This property was formerly the home of Builders Gypsum Supply, a light industrial use. City Council assisted the company's move from the site to another within the city to make this land available for a more appropriate use for downtown Round Rock. Council entered into a memorandum of understanding with Urban InTown Homes in June 2016 to develop approximately 82 townhomes on the site in an effort to bring more residents to the downtown area.

DATE OF REVIEW: April 5, 2017

LOCATION: East of S. Mays St., south of E. Bagdad Ave., and west of S. Burnet St.

STAFF REVIEW AND ANALYSIS:

Request: Rezone the property from MU-1 (Mixed Use Historic Commercial Core) to Planned Unit Development #110, to be known as The Depot Townhomes.

General Plan and Zoning: The General Plan Future Land Use Map designates the land as "Downtown Mixed Use" which permits a wide variety of commercial and residential uses on the same block, lot, or in the same building. The proposed use of townhomes with the potential for commercial/office uses mixed in is consistent with the General Plan. The current zoning of MU-1 does not permit townhomes and has a height limit of 3 stories, which are the primary reasons why PUD zoning is sought. The PUD development plan creates other standards which supplant base MU-1 zoning requirements.

Proposed PUD Standards: The standards contained within the PUD accommodate a type of project that will be new to Round Rock but which is consistent with high density residential development in an urban core. Some highlights include:

- Minimum lot width: 15 feet
- Maximum height: 4 stories
- Parking: 2 garage spaces per unit
- Access via private alleys
- Building design: primarily brick and/or natural stone, cantilevered balconies, large front windows, rooftop patios, decorative cornices

Interior units which do not have public street frontage will be addressed off the alley, and the front door for those units will face a common courtyard. To mitigate the noise created by trains traversing the adjacent railroad tracks, all windows will be double-paned and walls facing the tracks will be framed with 2"x6" lumber (as opposed to 2"x4") to allow for increased insulation.

Live/work units and upper story residential are permitted uses, allowing owners to convert the bottom floor (or bottom two floors) into commercial or office space. The nonresidential portion of these uses shall be regulated by the standards in the MU-L (Mixed Use Limited) zoning district, with the intent to permit small offices, artisanal workshops, studios, and boutique retail and food sales. Uses such as bars and concert venues are not permitted.

Most units will be attached in a row house form, but a few will be standalone or only be connected to one or two other units. Due to the unique nature of the site, city roadwork that will be ongoing, and other factors, safeguards are built in to the PUD to allow slight variations to the development standards without having to go through the PUD amendment process.

RECOMMENDED MOTION:

Staff recommends approval of Planned Unit Development #110 – The Depot Townhomes.



E Main St

Subject Tracts
approx 3.88 ac.

S Lampasas St

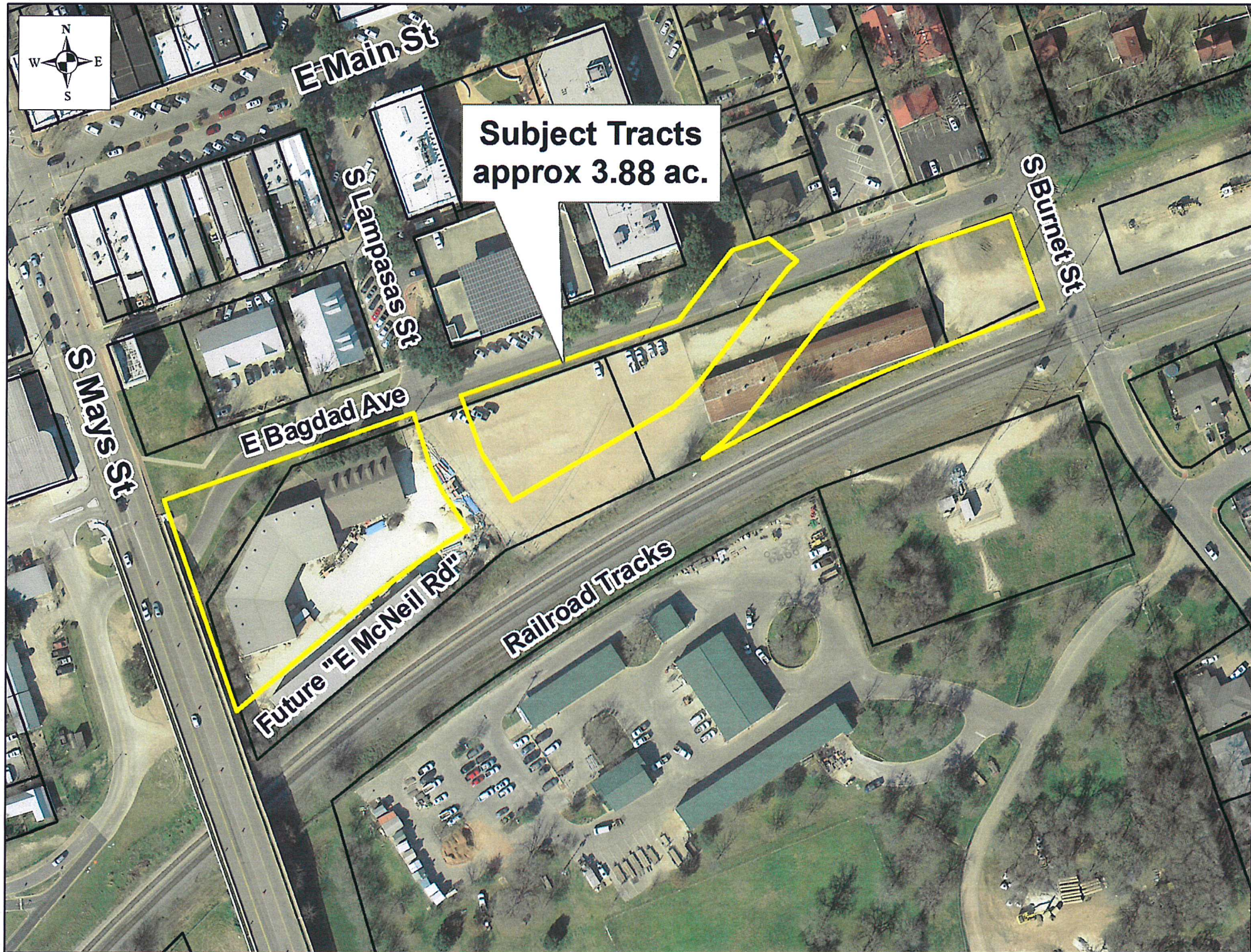
S Burnet St

S Mays St

E Bagdad Ave

Future "E McNeil Rd"

Railroad Tracks



**DEVELOPMENT PLAN
THE DEPOT
PLANNED UNIT DEVELOPMENT NO. 110**

**THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §**

THIS DEVELOPMENT PLAN (this "Plan") is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the "City"). For purposes of this Plan, the term Owner shall mean Urban InTown Homes, their respective successors and assigns; provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of 3.88 acres, more or less, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD"); and

WHEREAS, pursuant to the Code of Ordinances of the City of Round Rock (the "Code"), Section 46-106, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on the 5th day of April, 2017, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II. 14. below are followed.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2. Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 3.88 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 **MU-1 (Mixed-Use Historic Commercial Core) zoning district** and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall 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.

5. PERMITTED USES

The following uses are permitted. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Zoning Code of the City of Round Rock, as amended. All uses not listed below are prohibited.

5.1 Single-family.

- A minimum of 70 single-family dwelling units are required.
- Dwelling units may be attached or detached.

5.2 Live/work and upper story residential.

- Live/work is permitted on any lot.
- Upper story residential is permitted only for lots with frontage on a public street.
- Any unit may have nonresident employees.
- The uses permitted in the nonresidential portion of any unit shall be restricted to the nonresidential uses permitted in the MU-L (Mixed Use – Limited) zoning district, with the following additional permitted uses: fitness studios and small animal grooming facilities (not to include small animal day care or boarding facilities).
- The nonresidential portion shall be confined to the ground floor and second floor.
- All units shall be constructed as a single-family dwelling unit. It shall be the responsibility of the owner of the unit to obtain the proper permits to convert residential space to nonresidential space.

6. DEVELOPMENT STANDARDS

6.1. Lots.

- Minimum lot width: 15 feet
- Lots may be platted and built without frontage on a public street. Such lots shall have access to a private alley.
- Public utility easements are not required along public streets adjacent to any lot.
- Lots are not required to be individually metered for water and wastewater service. Master meters shall be maintained by the homeowners association.

6.2. Setbacks.

- Minimum setback from street right-of-way: 0 feet
- Minimum setback from private alley: 0 feet
- Minimum side and rear setback: 0 feet
- Architectural features, including but not limited to chimneys, balconies, and cantilevers, may not project into the right-of-way more than 50% of the distance between the property line and the outside of the curb of the adjacent street. Any architectural feature projecting into the right-of-way shall be noted in a license agreement.
- The MU-1 frontage occupancy requirement shall not apply to any lot.

6.3. Height.

- No structure may exceed four stories in height.
- Chimneys, rooftop decks, and similar architectural features may exceed the maximum building height.

6.4. Building design and exterior materials.

- Building design and exterior materials shall generally conform to the renderings in Exhibit “C”, which depict natural stone and/or brick as the primary material with or without metal accents. Other materials shall be approved by the zoning administrator.
- Unfinished corrugated metal and exterior insulation finishing systems (EIFS) are prohibited.
- A minimum of one key architectural feature, such as but not limited to balconies, canopies/awnings, patios, or porches, shall be incorporated on all units fronting a public street.
- Side walls facing a public street are not required to meet the MU-1 orientation, articulation, or window standards, but are required to incorporate glazing and other architectural features to provide visual interest. No blank wall shall face a public street.
- Slight modifications to this section may be permitted by the zoning administrator to accommodate unique site constraints.

6.5. Parking.

- Each unit shall contain a two-car garage for resident parking. Garages may accommodate tandem parking.
- Garages shall not face a public street except for a maximum of two units near the southeast corner of the intersection of South Sheppard Street and East Bagdad Avenue.

- Guest parking and parking for patrons of non-residential uses may be accommodated by on-street parking where available. On-street parking spaces are prohibited from being reserved for private use.

6.6. Courtyards.

- Courtyards shall be incorporated throughout the site in any quantity and size. Courtyards are not required to be fenced.

6.7. Fire Code.

- All units shall contain a fully operational NFPA 13R sprinkler system in living areas, attics, and garages.
- The fire protection system shall be monitored by a third party and inspected annually.
- Two-hour fire walls shall be constructed between each unit.
- Aerial access requirements shall apply only for units along McNeil Road.
- Fire lanes shall maintain a minimum clearance of 13 feet and 6 inches.
- Spacing between fire hydrants shall not exceed 300 feet.
- Spacing between fire hydrants and fire department connections shall not exceed 100 feet.

6.8. Fencing.

- On-site fencing along any right-of-way shall be wrought-iron or similar decorative view fencing.

6.9. Mail delivery.

- Lots shall be served by neighborhood box units (NBU) for mail delivery. A minimum of one NBU shall be required for each block.

6.10. Noise mitigation.

- All walls facing the Union Pacific Railroad tracks to the south of the site shall be framed with 2-inch by 6-inch dimensional lumber to provide extra insulation for noise mitigation. All other walls may be framed with 2-inch by 4-inch lumber.
- All windows shall be double-paned.

6.11. Interior features.

- All units shall be constructed with upgraded finishes, such as but not limited to the

following: stainless steel or stone countertops, soft-close cabinetry, natural or engineered wood flooring, smart home automation, tankless water heaters, low-e windows, radiant barrier in attics, and mold and moisture resistant drywall that reduces VOCs to improve indoor air quality.

7. TRANSPORTATION

- 7.1. A traffic impact analysis is not required.
- 7.2. Private alleys shall serve each unit except for those units whose garages face a public street as noted in subsection 6.5.
- 7.3. Private alleys shall be a minimum of 26 feet wide, except for those serving three or fewer units, which may be a minimum of 20 feet wide.
- 7.4. Private alleys shall be named to allow for unique addressing of internal lots which do not have frontage on a public street. Alley names shall be approved by the city prior to recordation of the corresponding final plat.
- 7.5. No residential driveway shall access McNeil Road.

8. LANDSCAPING/SCREENING/SITE FURNITURE

- 8.1. Streetscape improvements shall match the downtown streetscape improvements installed by the city as part of the Southwest Downtown improvement project. Alternate materials or designs shall be approved by the transportation director.
- 8.2. Foundation treatment landscaping shall not be required for any unit.
- 8.3. Trash receptacles for each unit shall not be visible from any right-of-way.
- 8.4. Roof-mounted equipment shall be screened from public view by parapet walls or other screening mechanisms.
- 8.5. On-site and off-site retaining walls constructed by the developer shall have a decorative finish such as a limestone veneer and/or ornamental landscaping such as a living wall. All retaining walls and associated landscaping shall be maintained by the homeowners association and noted in a license agreement.
- 8.6. Site furniture, landscape planters, and similar decorative features may be placed in the right-of-way when part of an approved license agreement.
- 8.7. All sidewalks shall maintain a minimum width of 36" along accessible routes in accordance with the Americans with Disabilities Act.

9. SIGNS

- 9.1. Signs for the nonresidential portion of any unit shall be attached to the building and shall

not exceed 12 square feet. Other regulations shall be in accordance with Chapter 30 of the Code.

10. HOMEOWNERS ASSOCIATION AND COMMON AREA AGREEMENTS

- 10.1.** A private homeowners association shall be established for the maintenance of improvements constructed by the Owner, including but not limited to private alleys and driveways, retaining walls, sidewalks, private utilities, and fences.
- 10.2.** A common area agreement governing courtyards, alleys, and other common areas shall be recorded for each block prior to the recordation of the final plat for each block.

11. GENERAL PLAN 2020

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

12. CONCEPT PLAN

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

13. UNDERGROUND UTILITY SERVICE

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

14. CHANGES TO DEVELOPMENT PLAN

14.1. 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 zoning administrator and the city attorney.

14.2. Major Changes

All changes not permitted under section 14.1 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"	Property Description
Exhibit "B"	Concept Plan
Exhibit "C"	Building Design

DRAFT

METES AND BOUNDS DESCRIPTION

EXHIBIT 'A'

FOR A 3.887 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), ALL OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. XXXXXXXX, (O.P.R.W.C.T.), AND BEING 0.540 ACRE TRACT OF LAND WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.887 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of a called 0.169 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with an arc of a **curve to the left** having a delta angle of **2°03'44"**, an arc length of **110.21 feet**, a radius of **3062.12 feet**, a chord which bears **S69°08'20"W** for a distance of **110.20 feet**, to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve hereof;

THENCE with the common boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said UNION PACIFIC RAILROAD (right-of-way) the following two (2) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **7°28'17"**, an arc length of **352.09 feet**, a radius of **2700.08 feet**, a chord which bears **S64°30'34"W** for a distance of **351.84 feet**, to an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;
2. **N20°03'10"W** for a distance of **9.01 feet** to an "X" CUT FOUND in concrete, on the southeast corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE with the southerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with the northerly right-of-way line of said UNION PACIFIC RAILROAD the following three (3) courses and distances:

1. with an arc of a **curve to the left** having a delta angle of **6°58'38"**, an arc length of **329.86 feet**, a radius of **2708.78 feet**, a chord which bears **S57°20'36"W** for a distance of **329.66 feet**, to a calculated point, for an angle point hereof;
2. **S35°28'17"E** for a distance of **10.00 feet** to an iron rod found, monumenting an angle point hereof;
3. with an arc of a **curve to the left** having a delta angle of **4°18'59"**, an arc length of **203.31 feet**, a radius of **2698.78 feet**, a chord which bears **S51°42'34"W** for a distance of **203.26 feet**, to an iron rod found on the southwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of MAYS STREET (80' right-of-way width), monumenting the southwest corner hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of MAYS STREET, for a distance of **201.10 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on the southerly corner of said 0.065 acre CITY OF ROUND ROCK tract, monumenting a point in the westerly boundary line hereof;

THENCE **N19°21'15"W** with the westerly boundary line of said 0.065-acre CITY OF ROUND ROCK tract, continuing with said easterly right-of-way line of MAYS STREET, for a distance of **75.13 feet** to a calculated point, on the northwest corner of said 0.065-acre CITY OF ROUND ROCK tract, same being on a point in the existing southerly right-of-way line of said E. BAGDAD AVENUE, for a point in the westerly boundary line hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°21'15"W** for a distance of **25.53 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;
2. **N70°34'59"E** for a distance of **286.85 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **S19°25'01"E** for a distance of **26.20 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

SHEET 1 OF 2

THENCE **N70°42'59"E** with said northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **56.00 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **N19°25'01"W** for a distance of **26.33 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. **N70°34'59"E** for a distance of **248.39 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
3. **N38°10'16"E** for a distance of **98.69 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in southerly terminus line of SHEPPARD STREET (80' right-of-way width) as recorded in said Cabinet A, Slide 190, for an angle point hereof;

THENCE **N70°42'59"E** with said southerly terminus line of SHEPPARD STREET, for a distance of **25.36 feet** to an iron rod set with cap marked "Diamond Surveying", on southeast corner of said SHEPPARD STREET right-of-way line, same being on a point in the northerly right-of-way line of said E. BAGDAD AVENUE, same being on the southwest corner of LOT 10, BLOCK 11 of said Cabinet A, Slide 190, monumenting a point in the northerly boundary line hereof;

THENCE **N70°42'59"E** with said northerly right-of-way line of E. BAGDAD AVENUE, same being with the southerly boundary line of said LOT 10, for a distance of **13.99 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. **S51°49'44"E** for a distance of **40.64 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;
2. with an arc of a **curve to the left** having a delta angle of **5°53'43"**, an arc length of **34.16 feet**, a radius of **332.00 feet**, a chord which bears **S41°06'04"W** for a distance of **34.14 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
3. **S38°09'12"W** for a distance of **53.64 feet** to an iron rod set with cap marked "Diamond Surveying", on a point in the northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being on a point in said existing southerly right-of-way line of E. BAGDAD AVENUE, monumenting an angle point hereof;

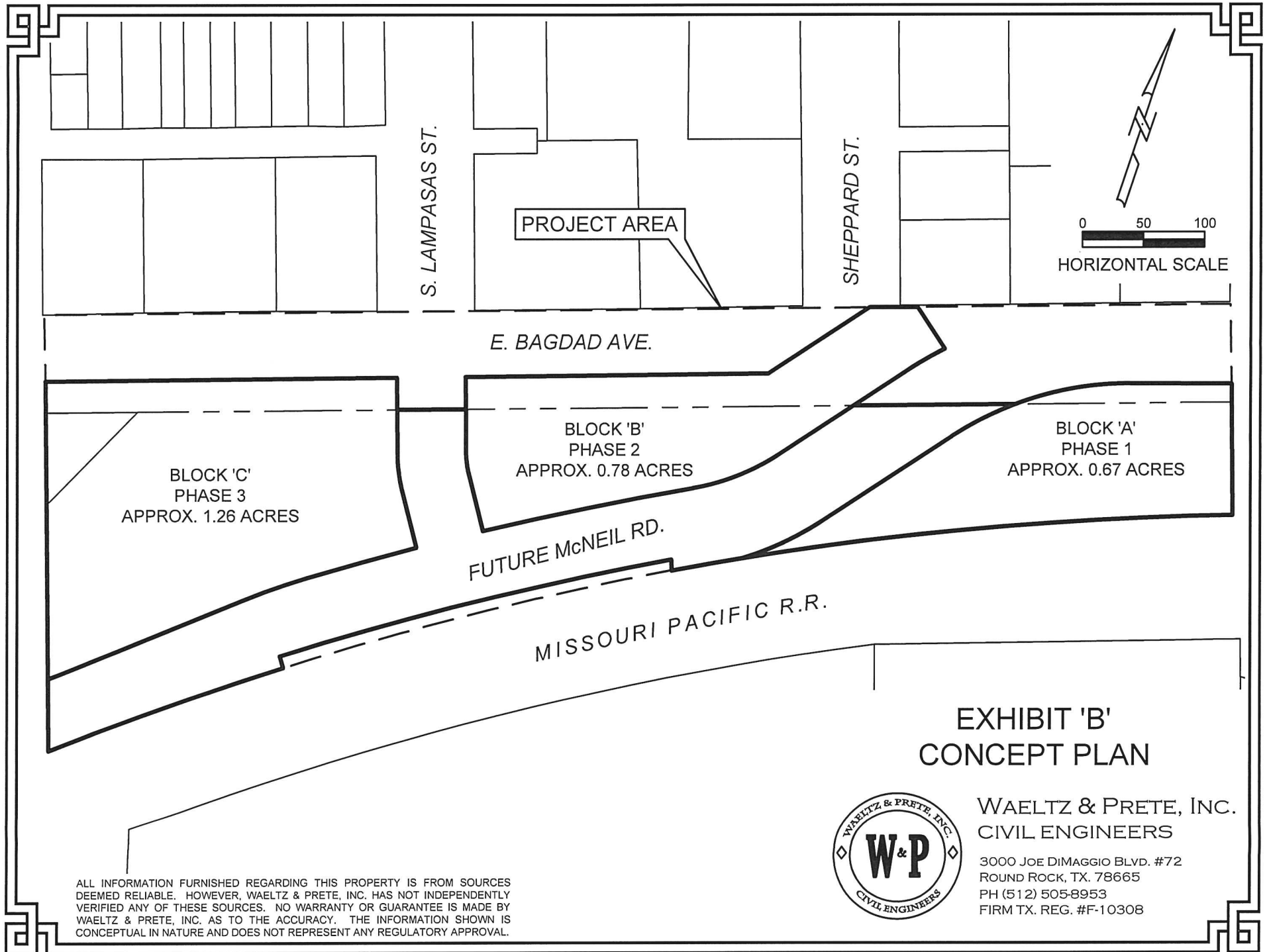
THENCE **N70°42'59"E** with said northerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract, same being with said existing southerly right-of-way line of E. BAGDAD AVENUE, for a distance of **132.69 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting an angle point hereof;

THENCE through the interior of said E. BAGDAD AVENUE the following three (3) courses and distances:

1. with an arc of a **curve to the right** having a delta angle of **20°38'57"**, an arc length of **96.23 feet**, a radius of **267.00 feet**, a chord which bears **N61°04'04"E** for a distance of **95.71 feet**, to an iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve hereof;
2. **N71°23'33"E** for a distance of **82.49 feet** to an iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S19°25'28"E** for a distance of **15.07 feet** to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE **S19°25'28"E** with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance **92.11 feet** to the **POINT OF BEGINNING** hereof and containing 3.887 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.



ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.

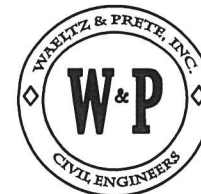


EXHIBIT 'B' CONCEPT PLAN

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

"C"



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER
THE AUTHORITY OF
ANTONIO A. PRETE,
P.E. # 93759 ON 7-26-17
IT IS NOT TO BE USED
FOR PERMITTING, BIDDING,
OR CONSTRUCTION.
(TEXAS STATE BOARD
OF REGISTRATION FOR
PROFESSIONAL ENGINEERS,
RULE 131.166(i))

PROJECT:

THE DEPOT
TOWNHOMES

CLIENT:

URBAN INTOWN HOMES

DESIGNED: AAP APPROVED: AAP
DRAWN: DAS DATE: 3/7/2017

[illegible]

SHEET TITLE:

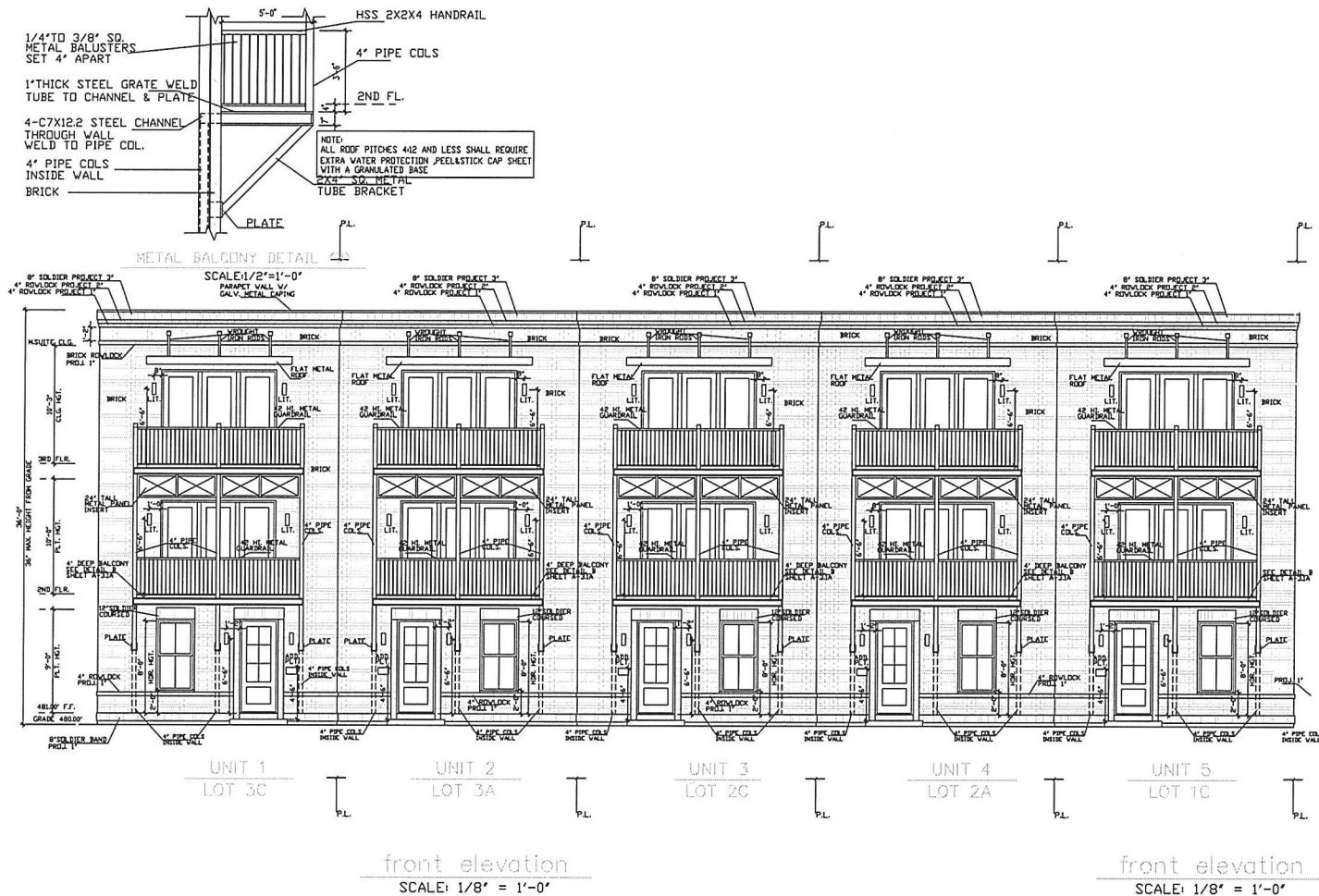
ARCHITECTURAL
ELEVATIONS (1 OF 3)

WP PROJECT NO.: 088-001

CORR PROJECT NO.:
SDPXXX-XXXX

SHEET NO.:

C-11



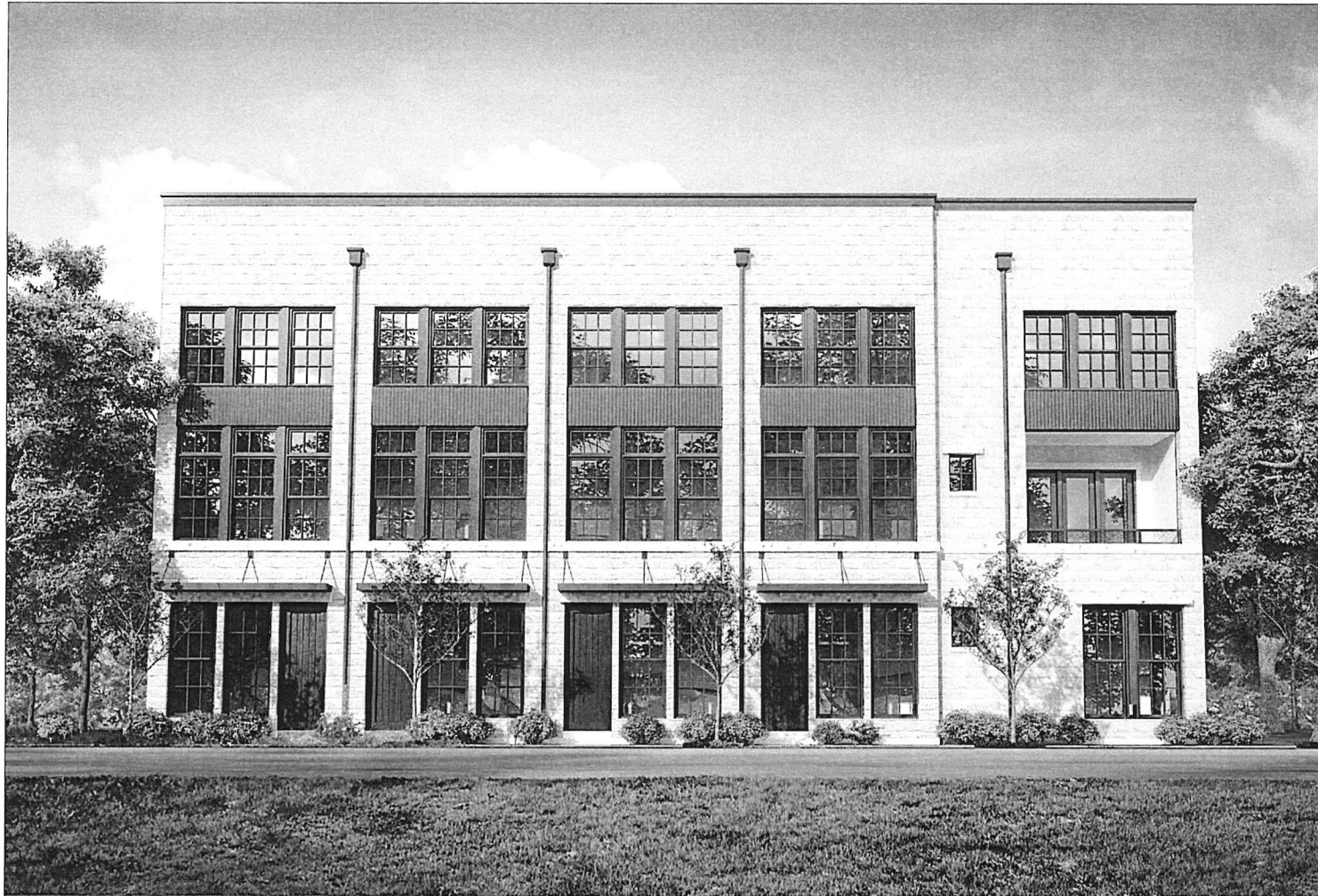
TEXAS INTOWN HOMES

FRONT ELEVATION

PLAN NO.'S	
UNIT 1	22511 2
UNIT 2	2257 3
UNIT 3	2289
UNIT 4	2257 4
UNIT 5	2289 1
UNIT 6	2518 2
SHEET NO.	
A-3.1A	

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"C"



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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PH (512) 505-8953
FIRM TX. REG. #F-10308

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[illegible]

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS (3 OF 3)

WP PROJECT NO.: 088-001

CORR PROJECT NO.:
SDPXXXX-XXXX

SHEET NO.:

C-13