

KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

That I, Cole Survey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision, with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.



Cole Survey
Registered Professional Surveyor
No. 6731 State of Texas



EXHIBIT

"A"

Being 2.970 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called 3 acres property, described in a Deed, recorded in Volume 471, Page 450, Deed Records, Williamson County, Texas, said 2.970 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the North corner of the Elisabeth V. Hoffner, et al, 3/4 acre (Volume 23, Page 595), same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the POINT OF COMMENCEMENT;

THENCE along the lines common to said Hoffner 3/4 acre and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet, to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 13.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 306.63 feet to a 1/2 inch iron rod found for the northwest corner of this 2.970 acres, same being the southwest corner of said Lot 1 and on the East boundary line of the Marsha Farris, et al, 1 acre (Volume 43, Page 409) and the POINT OF BEGINNING;

THENCE along the lines common to this 2.970 acres and said Lot 1 the following courses and distances:

North 85 degrees 06 minutes 09 seconds East (North 87 degrees 30 minutes East), a distance of 666.99 feet to a Mag nail set near an existing concrete wall for the northeast corner of this 2.970 acres;

South 21 degrees 23 minutes 52 seconds East (called South 19 degrees East), a distance of 194.84 feet to a point for the southeast corner of this 2.970 acres, from which a 60d nail found bears South 57 degrees 44 minutes 58 seconds East, a distance of 43.67 feet, also a 1/2 inch iron rod found bears North 50 degrees 26 minutes 48 seconds East, a distance of 178.11 feet, said point being a South corner of said Lot 1 and the North corner of Lot 8, Block A, Chisolm Valley, Sec.-1 (Cabinet B, Slide 301);

THENCE along the lines common to this 2.970 acres and said Block A the following courses and distances:

South 84 degrees 02 minutes 59 seconds West, at a distance of 188.98 feet pass a 1/2 inch iron rod found for the northwest corner of Lot 10, same being the northeast corner of Lot 11, and continuing for a total distance of 254.06 feet to a 1/2 inch iron rod found for an angle corner;

South 85 degrees 49 minutes 21 seconds West, a distance of 22.95 feet to a 1/2 inch iron rod found for an angle corner;

South 80 degrees 53 minutes 07 seconds West, a distance of 42.63 feet to a 1/2 inch iron rod found for an angle corner;

South 81 degrees 26 minutes 27 seconds West, a distance of 64.83 feet to a 1/2 inch iron rod found for an angle corner;

South 83 degrees 19 minutes 05 seconds West, a distance of 18.57 feet to an X scribed in concrete for an angle corner;

South 85 degrees 29 minutes 59 seconds West, at a distance of 111.33 feet pass a 1/2 inch iron rod found for the northwest corner of Lot 15, same being the northeast corner of Lot 16, and continuing for a total distance of 261.20 feet to a point for the southwest corner

of this 2.970 acres, same being on the North line of Lot 18 of said Block A and the southeast corner of said Farris 1 acre;

THENCE along the line common to this 2.970 acres and said Farris 1 acre, North 21 degrees 23 minutes 11 seconds West (called North 19 degrees West), at a distance of 25.00 feet pass a 1/2 inch iron rod capped WALS set for witness, and continuing for a total distance of 205.69 feet to the POINT OF BEGINNING, and containing 2.970 acres of land, more or less.

Unofficial Document

EXHIBIT

"A"

Being 0.784 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called three quarters of an acre property, described in a Deed, recorded in Volume 23, Page 595, Deed Records, Williamson County, Texas; said 0.784 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 0.784 acres, same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 0.784 acres and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 134.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 222.32 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.784 acres, same being the northeast corner of the Martha Farris, et al 1 acre (Volume 43, Page 409);

THENCE along the line common to this 0.784 acres and said Farris 1 acre, South 87 degrees 54 minutes 09 seconds West, a distance of 188.54 feet (called 150 feet) to a point for the southwest corner of this 0.784 acres, from which a 1/2 inch iron rod found bears South 13 degrees 45 minutes 13 seconds East, a distance of 290.00 feet, said point being the northwest corner of said Farris 1 acre and on the East line of the 721 Bellview Avenue, LLC. 2.46 acres (Document Number 2018015113);

THENCE along the line common to this 0.784 acres and said Bellview 2.46 acres, North 13 degrees 45 minutes 13 seconds West, a distance of 135.41 feet (called 145 feet) to a railroad spike found for the northwest corner of this 0.784 acres, same being the northeast corner of said Bellview 2.46 acres and on the southeast Right-of-Way line of said Union Pacific Railroad;

THENCE along the southeast Right-of-Way line of said Union Pacific Railroad, North 41 degrees 32 minutes 11 seconds East, a distance of 168.67 feet (called 150 feet) to the **POINT OF BEGINNING**, and containing 0.784 acres of land, more or less.

EXHIBIT

"A"

Being 1.335 acres of land, more or less, out of the Jacob M. Harrell Survey, Abstract 284, Williamson County, Texas, and being that same called 1 acre property, described in a Warranty Deed, recorded in Volume 43, Page 409, Deed Records, Williamson County, Texas, said 1.335 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the North corner of the Elisabeth V. Hoffner, et al, 3/4 acre (Volume 23, Page 595), same being the West corner of Lot 1, Block A, C-A Round Rock Holdings (Document Number 2021071414) and on the southeast Right-of-Way line of the Union Pacific Railroad, same also being the **POINT OF COMMENCEMENT**;

THENCE along the lines common to said Hoffner 3/4 acre and said Lot 1 the following courses and distances:

South 19 degrees 15 minutes 30 seconds East, a distance of 57.18 feet, to a 1/2 inch iron rod found for an angle corner;

North 41 degrees 08 minutes 32 seconds East, a distance of 13.42 feet to a 1/2 inch iron rod found for an angle corner;

South 21 degrees 23 minutes 11 seconds East, a distance of 222.32 feet to a 1/2 inch iron rod capped WALS set for the northeast corner of this 1.335 acres, same being the southeast corner of said Hoffner 3/4 acre and the **POINT OF BEGINNING**;

THENCE along the lines common to this 1.335 acres and said Lot 1, South 21 degrees 23 minutes 11 seconds East, at a distance of 84.31 feet pass a 1/2 inch iron rod found for the southwest corner of said Lot 1, same being the northwest corner of the Cecilio B. Gonzales, et ux 3 acres (Volume 471, Page 450), at a distance of 265.00 feet pass a 1/2 inch iron rod capped WALS set for witness, and continuing for a total distance of 290.00 feet to a point for the southeast corner of this 1.335 acres, same being the southwest corner of said Gonzales 3 acres and on the North line of Lot 18, Block A, Chisolm Valley, Sec.-1 (Cabinet B, Slide 301);

THENCE along the lines common to this 1.335 acres and said Block A the following courses and distances:

South 85 degrees 29 minutes 59 seconds West, a distance of 30.17 feet to a point for an angle corner;

South 85 degrees 15 minutes 30 seconds West, a distance of 195.81 feet to a 1/2 inch iron rod found for the southwest corner of this 1.335 acres, same being the southeast corner of the 721 Bellview Avenue, LLC. 2.46 acres (Document Number 2018015113) and on the North boundary line of Lot 21, of said Block A;

THENCE along the line common to this 1.335 acres and said Bellview 2.46 acres, North 13 degrees 45 minutes 13 seconds West, a distance of 290.00 feet to a point for the northwest corner of this 1.335 acres, from which a railroad spike found for the northeast corner of said Bellview 2.46 acres bears North 13 degrees 45 minutes 13 seconds West, a distance of 135.41 feet, said point being the southwest corner of said Hoffner 3/4 acres;

THENCE along the line common to this 1.335 acres and said Hoffner 3/4 acres, North 87 degrees 54 minutes 09 seconds East, a distance of 188.54 feet (called 150 feet) to the **POINT OF BEGINNING**, and containing 1.335 acres of land, more or less.

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.8.

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 Part III, Article II, Code Of Ordinances, City of Round Rock, Texas, 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 PLAN

1. DEFINITIONS

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

2. PROPERTY

This Plan covers approximately 23.43 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A", (the "Property").

3. PURPOSE

The purpose of this Plan is to ensure a Planned Unit Development ("PUD") that: (1) is equal to or superior to development that would occur under the standard ordinance requirements,

(2) is in harmony with the General Plan of the City of Round Rock, Texas, (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 to not 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 the purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the LI (Light Industrial) 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 shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of the Plan shall control.

4.3 Comprehensive Plan

Approval of this development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan from the Residential, Commercial, and Employment Center land use designations to the Industrial land use designation.

5. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, according to Section 10-26 of the Code.

6. Prohibited Uses

- a) The following uses are prohibited:
 1. Auto Body and Paint Shops
 2. Monopole
 3. Public Safety Facility
 4. Self-enclosed monopole
 5. Car wash
 6. Outdoor and indoor shooting and archery ranges
 7. Commercial parking
 8. Retail Sales and Services consisting of predominantly outdoor storage or consumer loading areas
 9. Self Service Storage
 10. Veterinary clinic, livestock
 11. Waste-related services

7. DEVELOPMENT STANDARDS FOR RESIDENTIAL COMPATIBILITY

7.1 Building Setbacks

Along the southern property line adjacent to the single family residential zoned lots as shown on Exhibit "C", either an eighty (80') foot or one hundred (100') foot building setback shall be established depending on the compatibility wall height selected.

- a) Where a six-foot (6') tall masonry wall is provided, a minimum building setback of one hundred feet (100') shall be required.
- b) Where an eight-foot (8') tall masonry wall is provided, a minimum building setback of eighty feet (80') shall be permitted.

7.2 Compatibility Buffer

A 25-foot-wide landscape buffer along the southern property line as shown on Exhibit "C" shall be provided which includes the following:

- a) A compatibility fence/wall shall be constructed of brick, natural stone, or architectural concrete masonry units ("CMU") and have a decorative finish. Compatibility fence/wall may be located at the northern boundary of the 25-foot landscape buffer.
- b) A minimum of two (2) rows of evergreen tree plantings in accordance with Section 8-2, Compatibility Buffers shall be required.
- c) The 25-foot-wide landscape buffer shall exclude any other uses including stormwater, detention, and drainage infrastructure.

7.3 Loading docks shall be prohibited along the southern property line where facing the single-family residential zoning or residential use.

7.4 Parking for passenger vehicles shall be permitted within the required setback along the southern property line adjacent to single-family residential zoning or use, except within the twenty-five-foot (25') compatibility buffer. Passenger vehicle is defined as a car, light truck, SUV, or van carrying 15 or fewer people (including the driver) for personal transport.

7.5 Freestanding lighting in accordance with Section 8-1, General Compatibility Standards shall be required.

- a) Freestanding lighting shall not exceed thirty (30) feet, however if a light fixture is within one hundred (100') feet of a residential lot line, it shall not exceed twenty (20') feet in height.

8. CHANGES TO DEVELOPMENT PLAN

8.1 Minor Changes

- a) 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.

- b) Minor amendments shall not include:

- A. Changes in land use;

2. Increases in density, building height, or coverage of the site;
3. Decreases in setbacks abutting residential land uses and zoning districts;
4. Decreases in parkland or open space;
5. 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.

8.2 Major Changes.

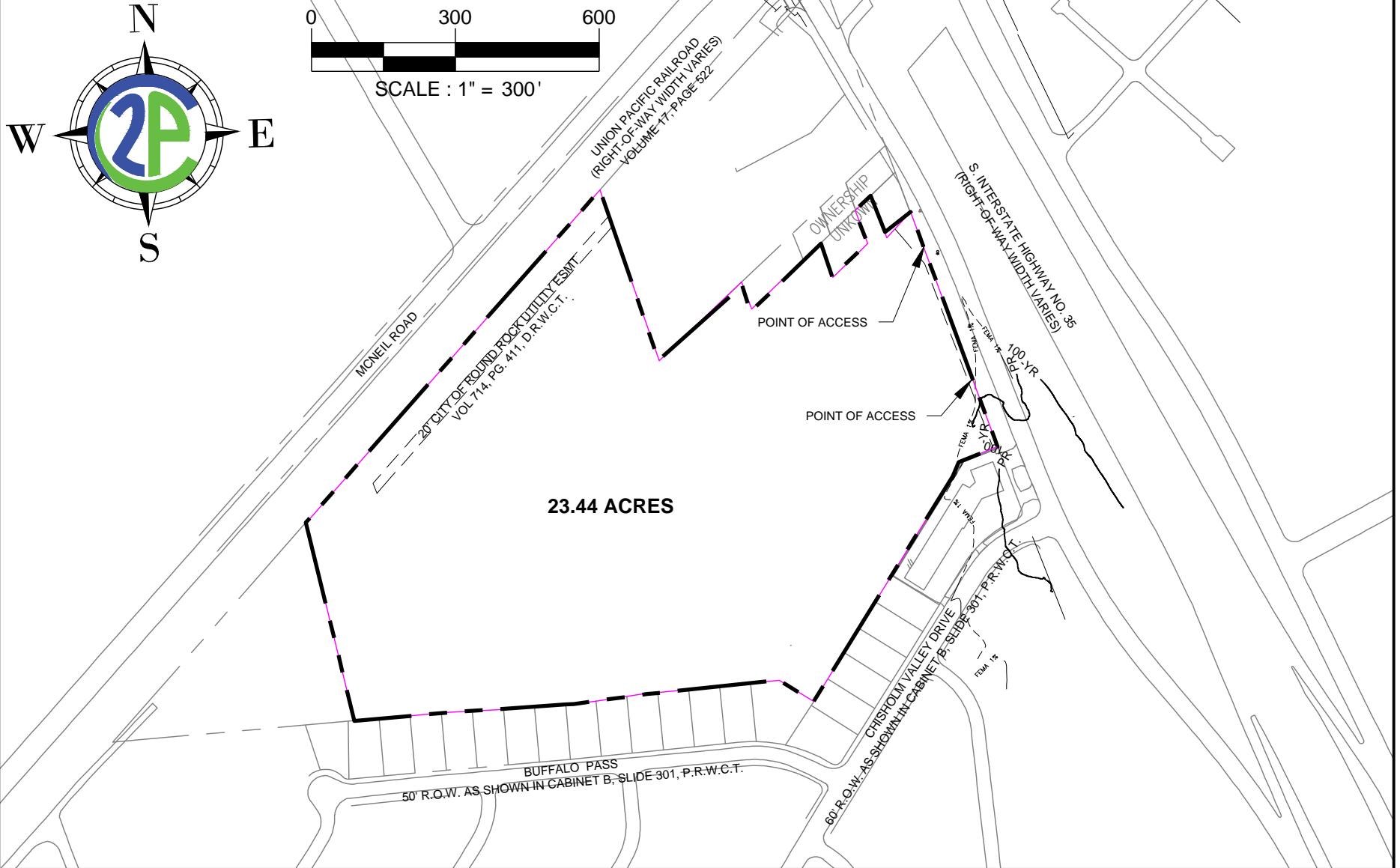
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

9. LIST OF EXHIBITS

Exhibit "A" Legal Description

Exhibit "B" Concept Plan

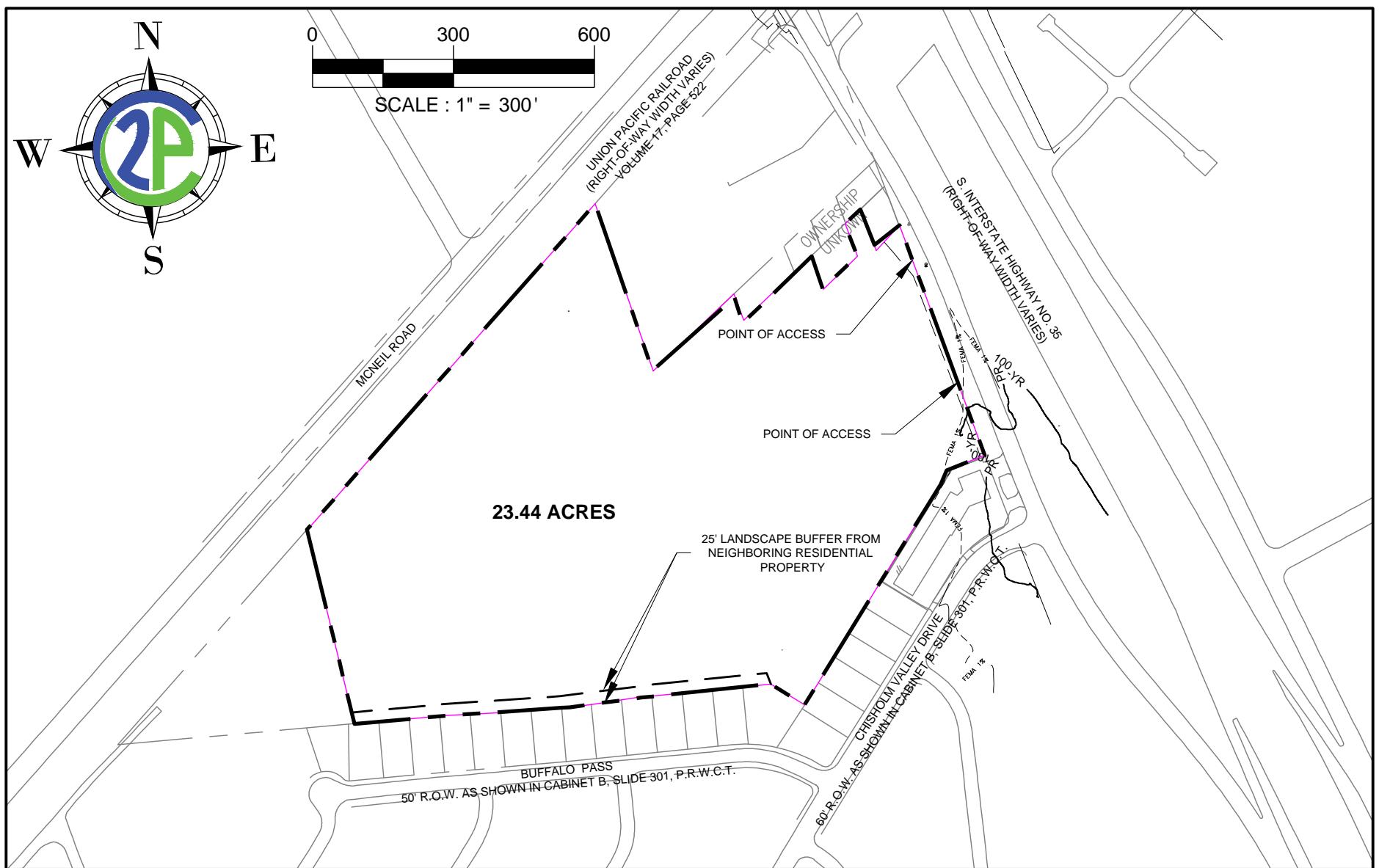
Exhibit "C" Compatibility Buffer



2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

EXHIBIT B: CONCEPT PLAN

AIRCO MECHANICAL PHASE 3



2P CONSULTANTS, LLC
 203 E. MAIN STREET, SUITE 204
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351

EXHIBIT C: LANDSCAPE BUFFER
 AIRCO MECHANICAL PHASE 3