

**UNIVERSITY MARKETPLACE
PLANNED UNIT DEVELOPMENT NO. 142**

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 **CSTX USX ACCOMMODATION LLC** as its respective interests may appear in the respective portions of the hereinafter described property, and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 31.72 acres, as more particularly described in Exhibit “A” (Legal Description), (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 zone the Property as a Planned Unit Development (the “PUD”); and

WHEREAS, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, 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 October 5, 2022 the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; 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.____

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 II, section 1-9, 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 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, hereinafter referred to as "the Code."

2. PROPERTY

This Plan covers approximately 31.72 acres of land, located within the City of Round Rock ETJ, Texas, and more particularly described in Exhibit "A". The property is divided into Parcel 1-A, Parcel 1-B, Parcel 1-C, Parcel 2, and Parcel 3 more particularly described in Exhibit "B".

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 Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial -Limited)**, 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 applicable and 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. CONCEPT PLAN

Exhibit "B" shall serve as the Concept Plan for the project, in accordance with Section 10-26 of the Code.

6. COMPREHENSIVE PLAN

This development plan amends the Future Land Use Map of the Round Rock 2030 Comprehensive Plan to provide for mixed land use.

7. PERMITTED & PROHIBITED USES

7.1. Parcels 1-A & 1-C

- 1) All uses permitted in the **C-1a (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
 - a) Auto Sales, Rental, or Leasing Facilities
 - b) Auto Service Facilities
 - c) Fuel Sales
 - d) Call Center
 - e) Funeral Home

- f) Indoor Shooting and Archery Ranges
- g) Shooting and Archery Ranges

Parcel 1-B

All uses permitted in the **C-1a (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:

- a) Auto Sales, Rental, or Leasing Facilities
- b) Auto Service Facilities
- c) Call Center
- d) Funeral Home
- e) Indoor Shooting and Archery Ranges
- f) Shooting and Archery Ranges

7.2. Parcel 2

All uses permitted in the **MF-3 (Multifamily -Urban)** zoning district. The maximum number of residential units shall 1,550.

7.3. Parcel 3

- 1) All uses permitted in the **C-1a (General Commercial -Limited)** zoning district, except for the following uses, which are prohibited:
 - a) Auto Sales, Rental, or Leasing Facilities
 - b) Auto Service Facilities
 - c) Fuel Sales
 - d) Call Center
 - e) Funeral Home
 - f) Indoor Shooting and Archery Ranges
 - g) Shooting and Archery Ranges
- 2) The following use shall also be permitted:
 - a) Self-service storage consisting only of multi-story facilities with internal access to storage units

8. DEVELOPMENT STANDARDS

8.1. Parcels 1-A, 1-B, 1-C, & Parcel 3

As stated in **Section 4.1** above, all development shall meet the applicable standards of the **C-1a (General Commercial -Limited)** zoning district.

8.2. Parcel 2

As stated in **Section 4.1** above, all development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district, except for the following modifications:

- 1) *Amenities*: A minimum of five amenities from the following list shall be provided.
 - a) Playground equipment.
 - b) Fenced dog park, to measure no smaller than 1,000 square feet, with minimum depth 25 feet.
 - c) Private fitness facility*.
 - d) Picnic area, to contain no fewer than two tables and cooking grills.
 - e) Swimming pool.
 - f) Business center, to contain no less than one computer, printer, fax machine, copier, and scanner (printer, fax machine, copier, and scanner may be

integrated into a single device), available for resident use*.

- g) Tennis court.
- h) Basketball court.
- i) Volleyball court.
- j) Kitchen available for resident use*.
- k) Social room available for resident use*.
- l) Business office for residents.
- m) Club house.
- n) Lounge area*.
- o) Conference room*.
- p) Yoga room*.
- q) Movie theater for residents.
- r) Outdoor fitness facility.

* These amenities may be in the amenity center and each one qualifies toward the amenity requirement.

2) *Building Setbacks*

- a) The front yard setback shall be a minimum of 10 feet.
- b) The rear and side yard setbacks shall be a minimum of 10 feet.

3) *Building Height and Compatibility*

- a) Maximum building height, including the parking structure, shall be 6 stories, with the following exceptions:
 - 1) Maximum building height within 40 feet of the western property boundary shall be limited to 2 stories
 - 2) Maximum building height within 80 feet of the western property boundary shall be limited to 3 stories
 - 3) Maximum building height within 100 feet of the western property boundary shall be limited to 4 stories or greater not to exceed six stories.
- b) A masonry fence shall be required along the western property boundary.

4) *Parking*

- a) A minimum of 90% of the required parking shall be provided within the parking garage structure. Required residential parking shall be in accordance with:
 - i. Studio: 1 parking space
 - ii. 1-Bedroom: 1 parking space
 - iii. 2-Bedroom: 2 parking spaces
 - iv. 3-Bedroom: 2.5 parking spaces
 - v. Guests: 5% of the total number of required parking spaces

5) *Building Design*

Buildings shall contain design elements which substantially comply with the depictions contained in **Exhibit “C”**, including, but not limited to elevation variation, roof pitch and orientation.

8.3. Parcel 3

1) *Building Design for Self-Service Storage*

Self-service storage buildings shall contain design elements which substantially comply with the depiction contained in **Exhibit “D”**, including, but not limited to elevation

variation, roof pitch and orientation.

9. CHANGES TO DEVELOPMENT PLAN

9.1. Minor Changes

Minor changes to this Plan change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services.

9.2. Major Changes

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

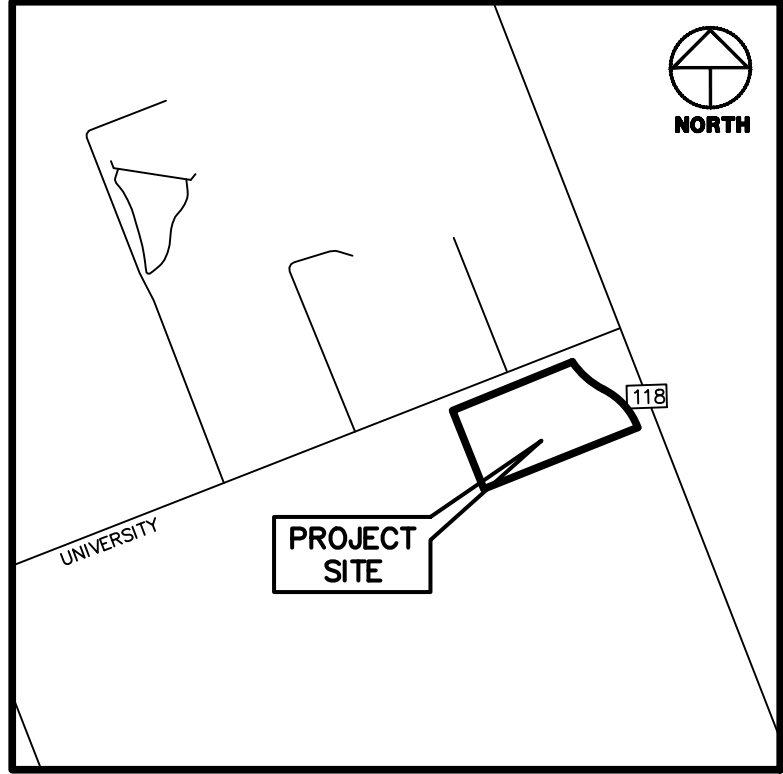
LIST OF EXHIBITS

Exhibit “A” – Legal Description

Exhibit “B” – Concept Plan

Exhibit “C” – Multifamily Building Elevation

Exhibit "D" – Self-Service Storage Building Elevation



WILLIAMSON COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

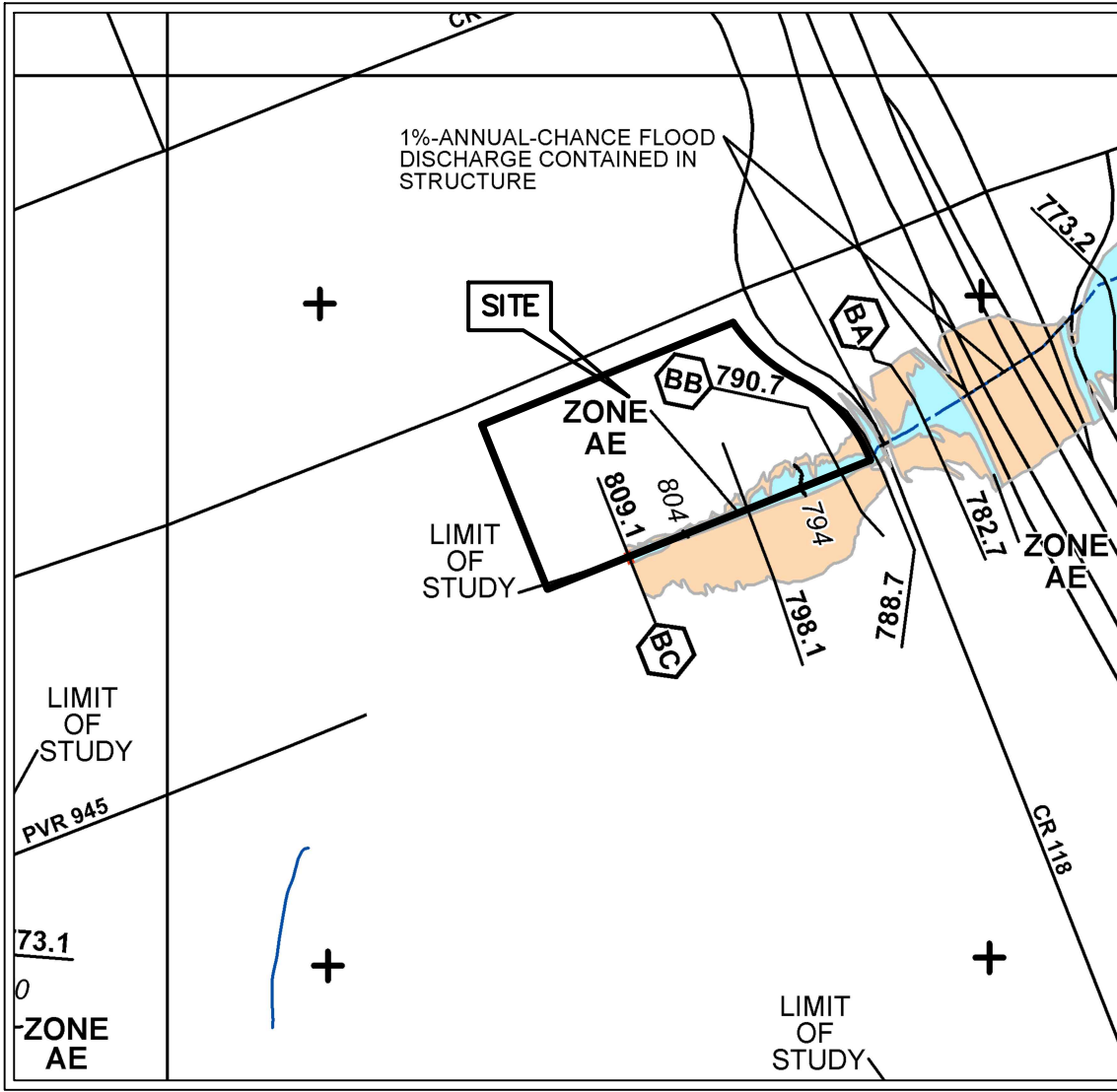
TEMPORARY BENCHMARK "A" ELEVATION — 826.43
TEMPORARY BENCHMARK "A" IS A BOX CUT SET ON CONCRETE ON THE SOUTH R.O.W. OF UNIVERSITY BOULEVARD, BEING APPROXIMATELY 1,275 FEET SOUTHWEST OF THE INTERSECTION OF UNIVERSITY BOULEVARD AND CO ROAD 118.

TEMPORARY BENCHMARK "B" ELEVATION — 786.90
TEMPORARY BENCHMARK "B" IS A BOX CUT SET ON A CONCRETE ON THE WEST R.O.W. OF CO ROAD 118, BEING APPROXIMATELY 1,000 FEET SOUTHEAST OF THE INTERSECTION OF CO ROAD 118 AND UNIVERSITY BOULEVARD.

SCHEDULE 'B' NOTES

- 10b. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN/UNDER VOLUME 634, PAGE 905 OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)
- 10c. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED IN/UNDER VOLUME 634, PAGE 906 OF THE DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT, UNABLE TO LOCATE)
- 10d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO JONAH WATER SPECIAL UTILITY DISTRICT, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NUMBER 9839792 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, UNABLE TO LOCATE)
- 10e. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT RECORDED IN/UNDER DOCUMENT NUMBER 2006050948 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)

**FLOOD INFORMATION
(NOT TO SCALE)**



WILLIAMSON COUNTY, TEXAS
and Incorporated Areas
PANEL 505 OF 750

Partial Contains:
COMMUNITY: GEORGETOWN, CITY OF
COUNTY: WILLIAMSON COUNTY

NUMBER: 48491C0505F
SUFFIX: 0505
F

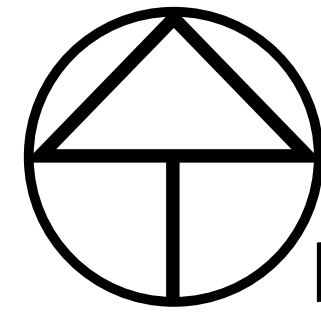
VERSION NUMBER: 2.3.3.3
MAP NUMBER: 48491C0505F
MAP REVISION: DECEMBER 20, 2019

FEMA
National Flood Insurance Program

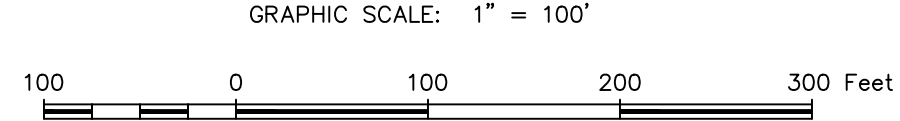
CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	850.00'	29°36'08"	439.16'	S 48°37'57" E	434.29'
C2	724.00'	43°10'11"	545.50'	S 41°50'55" E	532.69'

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO — BOLLARD
 - PP/T — POWER POLE
 - PP/LT — POWER POLE W/TRANSFORMER
 - PP/CT — POWER POLE W/LIGHT
 - PP/CT — POWER POLE W/CONDUIT
 - MP — METER POLE
 - SP — SERVICE POLE
 - GAC — GUY ANCHOR
 - P — OVERHEAD POWER LINE
 - W — BARBED WIRE FENCE
 - K — WROUGHT IRON FENCE
 - W — WOOD FENCE
 - C — CHAINLINK FENCE
 - GP — GATE POST
 - P — PER PLANS
 - TSB — TRAFFIC SIGNAL BOX
 - LP — LIGHT POLE
 - TL — TRAFFIC LIGHT POLE
 - GL — GROUND/SPOT LIGHT
 - PP — POWER POLE
 - PP/T — POWER POLE W/TRANSFORMER
 - PP/LT — POWER POLE W/LIGHT
 - PP/CT — POWER POLE W/CONDUIT
 - MP — METER POLE
 - SP — SERVICE POLE
 - GAC — GUY ANCHOR
 - P — OVERHEAD POWER LINE
 - W — BARBED WIRE FENCE
 - K — WROUGHT IRON FENCE
 - W — WOOD FENCE
 - C — CHAINLINK FENCE
 - GP — GATE POST
 - P — PER PLANS
 - TSB — TRAFFIC SIGNAL BOX
 - LP — LIGHT POLE
 - TL — TRAFFIC LIGHT POLE
 - GL — GROUND/SPOT LIGHT
 - U — UNDERGROUND CABLE SIGN
 - STL — CATHODIC TEST LEAD
 - MW — MONITORING WELL
 - P — PIN FLAG/PAINT MARK
 - TC — TOP OF CURB
 - G — GUTTER
 - TG — TOP OF GRATE
 - FL — FLOW LINE
 - HB — HIGHBANK
 - SAN — SANITARY SEWER
 - STM — STORM SEWER
 - OMP — CORRUGATED METAL PIPE
 - OPP — CORRUGATED PLASTIC PIPE
 - RCF — REINFORCED CONCRETE PIPE
 - TEL — TELEPHONE
 - SWBT — SOUTHWESTERN BELL TELEPHONE CO.
 - WTR — WATER
 - UG — UNDERGROUND
 - FOUND
 - W.C.C.F. — WILLIAMSON COUNTY CLERK FILE
 - W.C.D.R. — WILLIAMSON COUNTY DEED RECORDS
 - W.C.M.R. — WILLIAMSON COUNTY MAP RECORDS
 - IP — IRON PIPE
 - IR — IRON ROD
 - NO. — NUMBER
 - PG. — PAGE
 - R.O.W. — RIGHT-OF-WAY
 - SO. FT. — SQUARE FEET
 - VOL. — VOLUME
 - F.C. — FILM CODE
 - B.L. — BUILDING LINE
 - U.E. — UTILITY EASEMENT
 - TREE/SHRUB



NORTH



GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 1481457 OF STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE OF NOVEMBER 5, 2021, ISSUED DATE OF NOVEMBER 16, 2021, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999872350.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0505F REVISED/DATED DECEMBER 20, 2019, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", SHADED ZONE "X" AND "AE" FLOOD ZONE. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- UTILITIES WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTRESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTRESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, ACCORDING TO THE WILLIAMSON COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. RS11718) IS 3600 E UNIVERSITY AVE, GEORGETOWN, TX 786260.
- WITH REGARD TO ITEM 6 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, NO ZONING REPORT WAS PROVIDED AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 9 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 16 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 17 OF THE ALTA TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORRS STATIONS WERE USED: DG5763 TXBU BURNET CORRS APP, DG5761 TXBS BASTROP CORRS APP, DM4151 TXBT BELTON CORRS APP. THE NEAREST NGS PUBLISHED CONTROL POINT IS AH5786 ET GEORGE (NAVD88, COMPUTED USING GEOID18)

REVISIONS

DATE	REASON	BY

DESCRIPTION

A TRACT OR PARCEL CONTAINING 31.72 ACRES OR 1,381,821 SQUARE FEET OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 60 ACRES, DESCRIBED IN DEED TO AUDELL JAECKS PAYNE OR ROBERT E. PAYNE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST, DATED MARCH 05, 2019 AND ANY AMENDMENTS THERETO, AS RECORDED UNDER WILLIAMSON COUNTY CLERK'S FILE (W.C.C.F.) NO. 2019021683, WITH SAID 31.72 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF UNIVERSITY BOULEVARD/CHANDLER ROAD (200' WIDTH), AS RECORDED UNDER W.C.C.F. NO. 2005101100 AND THE SOUTHWEST R.O.W. LINE OF C.R. 118 (WIDTH VARIES), AS RECORDED UNDER W.C.C.F. NO. 2005011586 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE LEFT, WITH THE SOUTHWEST R.O.W. LINE OF SAID C.R. 118, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 29 DEG. 36 MIN. 08 SEC., AN ARC LENGTH OF 439.16 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEG. 37 MIN. 57 SEC. EAST — 434.29 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

THENCE, WITH A CURVE TO THE RIGHT, CONTINUING WITH THE SOUTHWEST R.O.W. LINE OF SAID C.R. 118, HAVING A RADIUS OF 724.00 FEET, A CENTRAL ANGLE OF 43 DEG. 10 MIN. 11 SEC., AN ARC LENGTH OF 545.50 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG. 50 MIN. 55 SEC. EAST, — 532.69 FEET TO A CAPPED 1/2 INCH IRON ROD STAMPED "TX" FOUND ON THE SOUTH LINE OF SAID 60 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 68 DEG. 13 MIN. 28 SEC. WEST, WITH THE SOUTH LINE OF SAID 60 ACRE TRACT, A DISTANCE OF 1,726.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21 DEG. 46 MIN. 55 SEC. WEST, WITH THE WEST LINE OF SAID 60 ACRE TRACT, A DISTANCE OF 878.64 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67 DEG. 50 MIN. 10 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID UNIVERSITY BOULEVARD/CHANDLER ROAD, A DISTANCE OF 1,347.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.72 ACRES OR 1,381,821 SQUARE FEET OF LAND, PREPARED BY WINDROSE LAND SERVICES.

**EXHIBIT
"A"**

SURVEYOR'S CERTIFICATION

TO: ENCLAVE PROPERTY MANAGEMENT LLC
AUDELL JAECKS PAYNE OR ROBERT E. PAYNE, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE AUDELL JAECKS PAYNE REVOCABLE LIVING TRUST, DATED MARCH 05, 2019 AND TOM E. PAYNE
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 13, 2021.

Lucas G. Davis
Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

1-3-2022
DATE

WINDROSE
LAND SURVEYING & PLATTING
11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713-458-2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE AND
TOPOGRAPHIC SURVEY OF
31.72 ACRES / 1,381,821 SQ. FT.
SITUATED IN THE
HENRY MILLARD SURVEY, ABSTRACT NO. 452
WILLIAMSON COUNTY, TEXAS

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FIELD BY: JT	CHECKED BY: CC	JOB NO. 57387-ALTA
DRAWN BY: CG	DATE: DECEMBER 2021	SHEET NO. 1 OF 1

PARCEL 1-A
±9.5 ACRES

PARCEL 1-B
LOT ±2.25 ACRES

PARCEL 1-C
±3.5 ACRES

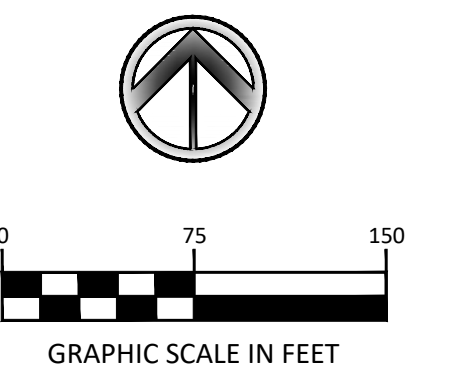
PARCEL 2
±15 ACRES

CR 118

PARCEL 3
±2.0 ACRES



5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)





I30 AND UNIVERSITY

5311 UNIVERSITY
ROUND ROCK ETJ, TX

sixthriver

1601 S. MOPAC EXPRESSWAY, BARTON SKYWAY TWO, SUITE 100-D
AUSTIN, TEXAS 78746 512.306.9928

pursuant to the requirements of the Texas board of architectural
examiners' rules and regulations section 1.103 (b), the
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PARTIAL ELEVATION

SCALE:

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Exhibit D – Self-Service Storage Building Elevation

