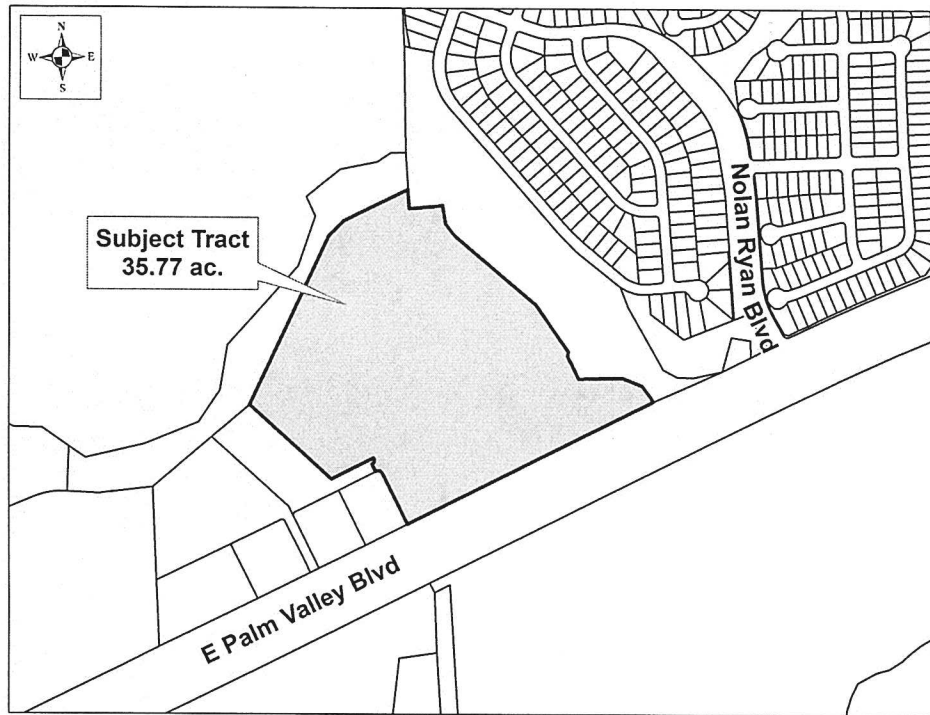


**Diamond Oaks PUD
ZONING ZON1507-003**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from the C-1 (General Commercial) and PV (Palm Valley Overlay) zoning districts to the PUD (Planned Unit Development) district.

ZONING AT TIME OF APPLICATION: C-1 (General Commercial) and PV (Palm Valley Overlay)

DESCRIPTION: 35.77 acres out of the P.A. Holder Survey, Abstract No. 297

CURRENT USE OF PROPERTY:

GENERAL PLAN LAND USE DESIGNATION: Commercial / Multifamily

ADJACENT LAND USE:

North: Old Settlers Park - OS (Open Space)

South: US 79 (E. Palm Valley Boulevard)

East: Ryan's Crossing - SF-2 (Single Family - Standard Lot)

West: restaurant, bank and parking lot - C-1 (General Commercial) and PV (Palm Valley Overlay)

PROPOSED LAND USE: single family and commercial

TOTAL ACREAGE: 35.77

Owner:
RRE Investors
3400 E. Palm Valley Blvd.
Round Rock, TX 78664

Agent
Hagood Engineering Associates
Terry Hagood
One Chisholm Trl., Ste. 5200
Round Rock, TX 78681

Diamond Oaks PUD
ZONING ZON1507-003

HISTORY: This property was part of an area annexed into the City in 1999. It is currently undeveloped.

DATE OF REVIEW: August 5, 2015

LOCATION: Northwest of the intersection of E. Palm Valley Blvd. and Nolan Ryan Blvd.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designates the property as commercial/multi-family. The property is zoned as C-1 (General Commercial) and PV (Palm Valley Overlay).

Proposed PUD standards: The PUD proposes three development parcels on the 35.77 acre tract: an approximately 25 acre residential tract and two commercial tracts of approximately 4 acres and 3 acres. When platted as lots, these parcels will be served by a non-residential private street. City code allows for this type of street when approved within a PUD. The private street must comply with City approved design and construction standards and provide perpetual public access for all lots within the development. No gating or other restrictions to access by the general public is allowed.

The residential parcel will be developed as a single family detached, common lot use. The development standards for these homes include exterior finish standards, garage door treatments and private drive aisles with parallel parking and a sidewalk on one side. The parkland requirement for this area has the potential to be met through the dedication of land within the 14+/- acre open space and drainage area to the east of the development parcel. Otherwise, the parkland requirement will be met through the payment of an in-lieu fee.

The commercial parcels will be limited in terms of uses allowed. No convenience stores, gas stations, auto service facilities or car washes will be allowed. In addition, the PUD prohibits vehicle sales, boat or recreational vehicle sales, self-service storage and other uses. The design standards require pedestrian access and circulation, landscaping or architectural features for primary site entrances and enhanced lighting standards to prevent commercial lighting having a negative impact on the residential area. The PUD addresses several elements of the PV (Palm Valley overlay) district, including these commercial design standards and a requirement that the exterior materials, colors, textures and ratios of materials used be compatible with the existing buildings on adjacent properties also in the PV district.

The subgrade requirements for the non-residential private streets are under review by the City and will be provided as an update to **Exhibit "G"** prior to the public hearing.

RECOMMENDED MOTION:

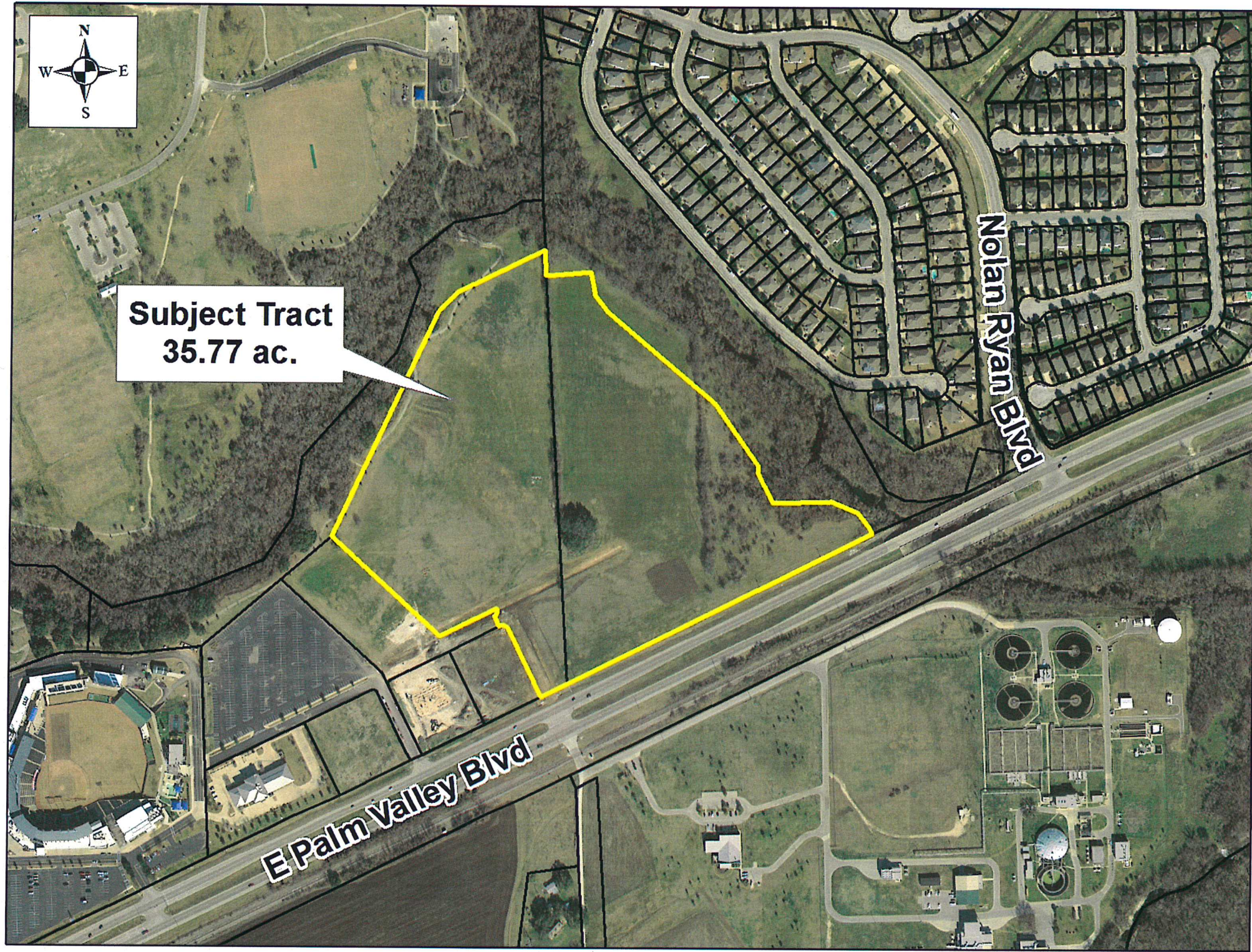
Staff recommends approval of the rezoning to PUD (Planned Unit Development).



**Subject Tract
35.77 ac.**

Nolan Ryan Blvd

E Palm Valley Blvd



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 35.77 acres of land, located within the City 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 Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse)**, **C-1 (General Commercial)** district, 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 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. PROJECT OVERVIEW

5.1. **Purpose of Plan**

The purpose of the Plan is to provide a master planned commercial and residential development. **Exhibit “B”** (Site and Location Map) illustrates the location of the Plan area.

5.2. **Land Use Parcels**

For the purpose of this Plan, the Diamond Oaks land uses have been divided into the following uses: approximately 7.6 acres of commercial area, approximately 25.1 acres of residential area, approximately 1.9 acres of access drive area, and approximately 1.2 acres of drainage area. As shown in **Exhibit “C”** (Concept Plan), *Parcel 1* contains the residential area and *Parcel 2* and *Parcel 3* contain the

commercial area. Specific uses and development standards are defined within this Plan for each land use parcel.

5.3. Concept Plan

This Plan, as depicted in **Exhibit “C”**, shall serve as the Concept Plan required by Section 36-39 of the Code.

5.4. Residential Housing Type

- (1) The residential units on *Parcel 1* will be single family detached units on a common lot, with each dwelling unit having a private external entrance, private parking, and a private yard area.
- (2) All dwelling units shall be established as condominium units, pursuant to the Texas Uniform Condominium Act, Section 82.001 et. seq., Texas Property Code.

6. PERMITTED USES

6.1. Parcel 1 – Residential

The following uses are allowed on this parcel:

- (1) Single family detached, common lot – a maximum of 130 units
- (2) Place of worship
- (3) Amenity center in accordance with Section 46-160(a)
- (4) Group home (six or fewer persons) in accordance with Section 46-160(m)
- (5) Day care (in home) for six or fewer children in accordance with Section 46-160(i)(1)
- (6) Park, community in accordance with Section 46-160(t)
- (7) Park, linear/linkage in accordance with Section 46-160(u)
- (8) Place of worship (with accessory uses not exceeding 2,500 square feet) in accordance with Section 46-160(w)
- (9) School, elementary in accordance with Section 46-160(bb)(1)
- (10) School, middle in accordance with Section 46-160(bb)(1)
- (11) Utilities, minor in accordance with Section 46-160(hh)(1)
- (12) Utilities, intermediate in accordance with Section 46-160(hh)(1)
- (13) Wireless transmission facilities, attached in accordance with Section 46-160(kk)
- (14) Wireless transmission facilities, stealth

6.2. Parcel 2 and Parcel 3 – Commercial

The following uses are allowed on these two parcels:

- (1) All uses allowed in the **C-1 (General Commercial)** zoning district, with the exception of:
 - (a) Convenience stores
 - (b) Gas stations
 - (c) Carwash
 - (d) Auto Service facilities
 - (e) Auto Body and Painting facilities
 - (f) Self-service storage
 - (g) Vehicle Sales, rental, or leasing facilities

- (h) Boat, Mobile Home, or Recreational Motor Vehicle Sales
- (i) Business specializing in Bankruptcy or Liquidation Sales, or Fire-Damaged Sales
- (j) Auction House, Flea Market, Pawn Shop, Thrift Store, Used or Second-Hand Stores
- (k) Kennel or other business involving the outdoor boarding or care of animals
- (l) Sexually Oriented Business
- (m) Mortuary, crematorium, or Funeral Home
- (n) Passenger terminals
- (o) Government facilities

7. **DEVELOPMENT STANDARDS**

7.1. **Parcel 1 - Residential**

All development within *Parcel 1* shall conform to the density and development standards of the **TH (Townhome)** zoning district, as described in the Code, with the following exceptions:

- (1) Exterior Finish
 - (a) The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim, and accents.
 - (b) Masonry shall be defined as stone, simulated stone, brick or 2-step hard coat stucco.
 - (c) The use of materials such as wood shingles or wood siding shall be limited to accent features.
 - (d) The front of all homes and street-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of 2-step hard coat stucco.
 - (e) Horizontally installed cement based siding may be used on rear and side elevations.
- (2) Garage Door Treatment
 - (a) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
 - (b) Upgraded garage doors shall not be required for swing in, side entry garages.
- (3) Fencing Design Standards - General
 - (a) Fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.
- (4) Perimeter Fencing
 - (a) The locations and types of perimeter fencing are indicated on **Exhibit "D"** (Fencing Exhibit).

- (b) Fencing shall be constructed of masonry, defined as brick, stone, concrete panel, split-faced or decorative concrete masonry unit (CMU), except when abutting open space or amenity areas, in which case they shall be constructed of wrought iron or tubular steel.
- (5) Site Fencing
 - (a) Fencing is prohibited within the Ultimate 1% Chance Annual Floodplain.
 - (b) Fencing shall be allowed to cross drainage easements where the storm water conveyance is through an underground pipe. Where a fence crosses a drainage easement, the fence shall be at an angle of no less than 80 degrees or no more than 100 degrees to the easement.
- (6) Building Setbacks
 - (a) **Exhibit "C"** contains the setbacks from the parcel boundary.
 - (b) **Exhibit "E"** (Typical Building Setbacks) contains the setbacks between structures.

7.2. Parcel 2 and Parcel 3 – Commercial

- (1) All development within *Parcel 2* and *Parcel 3* shall conform to the density and development standards of the **C-1 (General Commercial)** zoning district, as described in the Code.
- (2) The **PV (Palm Valley Overlay District)** standards shall be met by the following:
 - (a) The exterior of all buildings, including materials, colors, textures and ratios of materials used, shall be compatible and harmonious with the existing buildings located on the adjacent property to the west of *Parcel 2*.
- (3) Access and Circulation
 - (a) Pedestrian and vehicular circulation shall be required to and from all buildings and sites. Pedestrian connectivity shall be achieved through the use of sidewalks, stamped concrete brick pavers and or stained/treated asphalt.
 - (b) Entrances to individual building sites shall be designated with defining landscape and/or architectural features, including but not limited to medians and/or special paving. A license agreement from the City will be required for all such features located within public right of way.
 - (c) A sidewalk, at a minimum width of six feet (6'), shall be provided in close proximity to Drive 'B' in order to effectively serve pedestrian movement along it.
- (4) Lighting
 - (a) Fixture (luminaire): The light source shall be completely concealed (recessed) within an opaque housing and shall not be visible from any street right-of-way or residential district.
 - (b) All exterior light fixtures shall be designed and coordinated as compatible fixtures which relate to the architectural character of the buildings on a site.
 - (c) Height of Fixture - The height of a fixture shall not exceed twenty (20) feet.

- (d) The cone of light shall not exceed 0.5 foot candles at any residential property line.
- (e) Exterior shielding of light fixtures or other light mitigation measures shall be required if deemed necessary by staff during the site plan review process.
- (5) Fencing
 - (a) Fencing shall be constructed of the following materials: brick, stone, reinforced concrete, concrete panel, wrought iron, and other decorative masonry materials. Fence posts shall be constructed of rust resistant metal parts, concrete based masonry or concrete pillars of sound structural integrity.
 - (b) All fencing and walls that are visible from the street shall be constructed of a material that matches or complements the masonry wall materials utilized on *Parcel 1*.

8. TRANSPORTATION

8.1. Traffic Impact Analysis

A traffic impact analysis was reviewed and approved by the City, based on the anticipated uses within the Plan area. Further analysis may be required should the anticipated uses change.

8.2. Private Drive Aisles

Private drive aisles within *Parcel 1* shall be built in one or more of the configurations indicated on **Exhibit "G"** (Roadway Cross Sections), Page 3 of 3. Private drive aisles shall meet minimum City pavement design criteria, but are not required to follow standard cross-sections. Private Drive Aisles may be gated, subject to the access requirements established by the Fire Marshal.

8.3. Non Residential Private Streets

- (1) The roadways shown on **Exhibit "F"** (Access and Drive Lanes) and labeled as Drive 'A', Drive 'B' and Drive 'C', shall be non-residential private streets in accordance with Section 36-127 of the Code. These drives shall be designed and constructed according to **Exhibit "G"**, Page 1 of 3 and Page 2 of 3.
- (2) The private street system must comply with design standards in this Plan. All ordinances, rules, regulations, design standards and construction standards which govern public streets shall apply to nonresidential private street development, unless otherwise modified by this Plan. These design and construction standards include, but are not limited to, street and roadway width, paving, drainage, sidewalks, submission of plans, and street lighting requirements.
- (3) The private street system within a nonresidential private street development shall provide perpetual access for all lots within the development, for police and other emergency vehicles, public and private utility maintenance and service personnel, solid waste collection services, the U.S. Postal Service, and government employees in pursuit of their official duties.

8.4. Pedestrian Connection to the Western limit of Parcel 1

The required six foot (6') meandering sidewalk along the north side of Drive 'B', as shown on **Exhibit "G"**, Page 1 of 3, shall be extended to the western limit of *Parcel 1*.

9. PARKLAND DEDICATION

- 9.1. Chapter 36, Article III of the Code shall be used to determine the parkland requirement.
- 9.2. The requirement for *Parcel 1* shall be met using the TH (Townhouse) zoning district, in accordance with Section 36-74 of the Code.
- 9.3. Any dedication of parkland shall occur with the final plat of *Parcel 1*.

10. LANDSCAPE AND ROADWAY DESIGN

The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:

10.1. Drought Tolerant Turf Grasses

All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.

10.2. Native Adapted Plants

Plant material within the Diamond Oaks PUD boundary shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-Wish Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.

10.3. Residential Trees

Each single family dwelling unit shall be provided with six-inch (6") caliper of large species trees whether through the preservation of existing trees or planting of three-inch (3") caliper trees.

10.4. Maintenance

A private community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, and detention areas.

11. REUSE WATER

Reuse Water shall be used for common areas and non-residential irrigation. Reuse mains shall be extended with each developed property to its neighboring parcel(s).

12. CHANGES TO DEVELOPMENT PLAN

12.1. 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 Director of Planning and Development Services and the City Attorney.

12.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A"	Survey Field Notes
Exhibit "B"	Site Aerial and Location Map
Exhibit "C"	Concept Plan
Exhibit "D"	Fencing Exhibit
Exhibit "E"	Typical Building Setbacks
Exhibit "F"	Access and Drive Lane Plan
Exhibit "G"	Roadway Cross Sections

EXHIBIT "A"

FIELD NOTES

JOB NO. 13151

DATE: JULY 20, 2015

PAGE 1 OF 3

35.77 ACRES

35.77 ACRES OF LAND OUT OF THE P.A. HOLDER SURVEY ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 6C, BLOCK C, REPLAT OF LOT 6, BLOCK C, ROUND ROCK EXPRESS SUBDIVISION, SECTION THREE, RECORDED IN DOCUMENT NO. 2014075107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING ALL OF A CALLED TRACT 1 CONVEYED TO RRE INVESTORS, L.P., IN A DEED RECORDED UNDER DOCUMENT NO. 2007106141, OF SAID OFFICIAL PUBLIC RECORDS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with no cap found in the north right-of way line of U.S. Highway No.79 (A.K.A. East Palm Valley), recorded under Document No. 2000001729, of said Official Public Records, also being the southwest corner of said Tract 1, for an angle point in the south line of this tract;

THENCE S 63°30'54" W, with the north line of said right-of-way and the south line of said Lot 6C, 104.52 feet to a 60D nail in sidewalk found, marking the southeast corner of Lot 6E, Block C, of said re-plat of Round Rock Express Subdivision, for an angle point in the south line of said Lot 6C and this tract;

THENCE N 26°23'13" W, with the east line of said Lot 6E 266.56 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking an angle point in the east line of said Lot 6E, for an angle point in the south line of this tract,

THENCE 37.57 feet along a curve to the left (r=24.30', lc=N 71°24'09" W, 33.94 feet) at 26.35 feet pass a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking the northeast corner of said Lot 6E, and continuing inside of said Lot 6C to a calculated point, for an angle point in the west line of this tract,

THENCE continuing into and across said Lot 6C the following six (6) courses:

1. N 26°22'54" W, 37.58 feet to a calculated point, for an angle point in the west line of this tract,
2. N 63°37'06" E, 0.95 feet to a calculated point, for an angle point in the west line of this tract,
3. 28.28 feet along a curve to the left (r=18.00', lc=N 18°36'14" E, 25.46 feet) to a calculated point, for an angle point in the west line of this tract,
4. N 26°24'39" W, 4.41 feet to a calculated point, for an angle point in the west line of this tract,
5. S 63°35'33" W, 224.04 feet to a calculated point, for an angle point in the west line of this tract,
6. N 47°48'32" W, 520.67 feet to a 1/2 inch iron rod with orange cap stamped "BAKER and ALCKLEN" found, marking an angle point in the south line of Lot 4, Block A, Round Rock Express Subdivision, Section one, recorded under Cabinet S, Slides 156-160, Plat Records of Williamson County, Texas,

THENCE: continuing with the boundary of said Lot 6C the following four (4) courses:

1. N 25°02'26" E, continuing with the south line of said Lot 4, 880.00 feet to a 1/2 inch iron rod with orange cap stamped "BAKER AND ALCKLEN" found, marking an angle point in the south line of said Lot 4, for the northwest corner of said Lot 6C and this tract,
2. N 45°27'27" E, continuing with the south line of said Lot 4, 100.00 feet to a 1/2 inch iron rod with orange cap stamped "BAKER AND ALCKLEN" found, marking an angle point in the south line of said Lot 4, for an angle point in the north line of said Lot 6C and this tract,

EXHIBIT "A"

FIELD NOTES

JOB NO. 13151

DATE: JULY 20, 2015

PAGE 2 OF 3

3. N 63°56'43" E, continuing with the south line of said Lot 4, 338.14 feet to a 1/2 inch iron rod with orange cap stamped "BAKER AND ALCKLEN" found in the east line of that tract called Tract 2 in said deed to RRE Investors, L.P., marking an angle point in the south line of said Lot 4, and marking the northeast corner of said Lot 6C, for an angle point in the north line of this tract,
4. S 03°54'36" E, with the east line of said Lot 6C, 90.58 feet to a 1/2 inch iron rod with yellow cap stamped "RJ SURVEYING RPLS 4291" found, marking an angle point in the east line of said Lot 6C, and marking the northwest corner of said Tract 1, for an angle point in the north line of this tract,

THENCE N 84°57'25" E, with the north line of said Tract 1 and the west line of said Tract 2, 158.82 feet to a 1/2 inch iron rod found, for the northeast corner of said Tract 1 and this tract;

THENCE: with the west line of said Tract 2 and the east line of said Tract 1 the following ten (10) courses:

1. S 09°45'58" E, 85.05 feet to a 1/2 inch iron rod with yellow illegible cap found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
2. S 37°34'30" E, 72.45 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
3. S 49°59'54" E, 502.00 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
4. S 35°00'43" E, 270.72 feet to a 1/2 inch iron rod found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
5. S 07°46'22" W, 21.04 feet to a 1/2 inch iron rod with yellow cap stamped "RPLS 3941" found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
6. S 26°57'18" E, 118.01 feet to a 1/2 inch iron rod found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
7. N 89°00'45" E, 208.95 feet to a 1/2 inch iron rod with yellow cap stamped "RJ SURVEYING" found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
8. S 67°53'39" E, 100.00 feet to a 1/2 inch iron rod with illegible yellow cap found, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
9. S 37°55'39" E, 66.77 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking an angle point in the west line of said Tract 2, for an angle point in the east line of said Tract 1 and this tract,
10. S 26°48'20" E, 25.17 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set in the north line of said Highway No. 79, marking the southwest corner of said Tract 2, for the southeast corner of said Tract 1 and this tract,

EXHIBIT "A"

FIELD NOTES

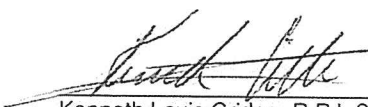
JOB NO. 13151

DATE: JULY 20, 2015

PAGE 3 OF 3

THENCE S 63°34'55" W, with the north line of said right-of-way and the south line of said Tract 1, 1200.00 feet to the point of beginning.

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

 7-20-15
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

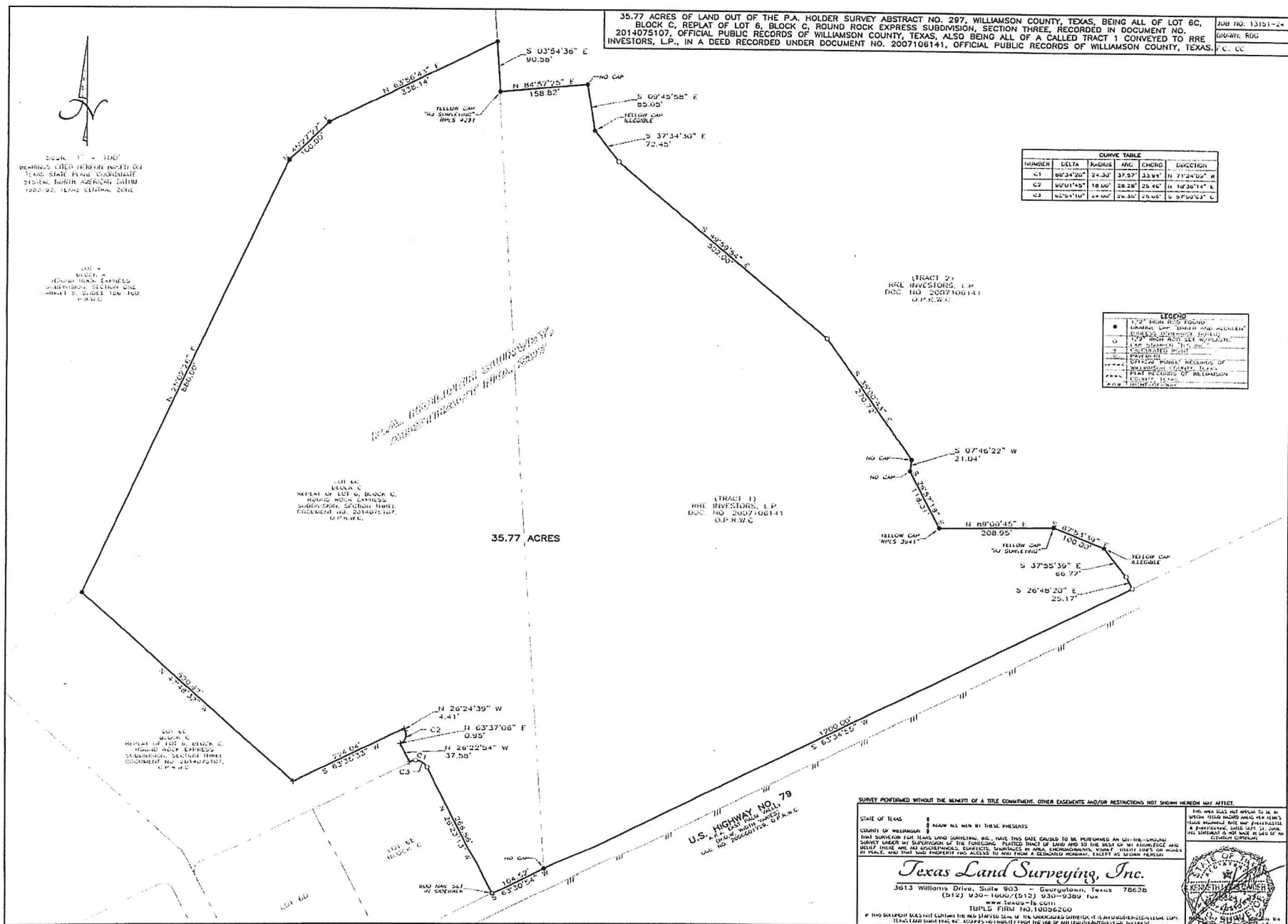


Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628

(512) 930-1600 www.texas-ls.com

TBPLS FIRM No. 10056200



SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. OTHER EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON MAY AFFECT

STATE OF TEXAS §
COUNTY OF WILLAMETTE §

NAMU ALL MEN BY THESE PRESENTS

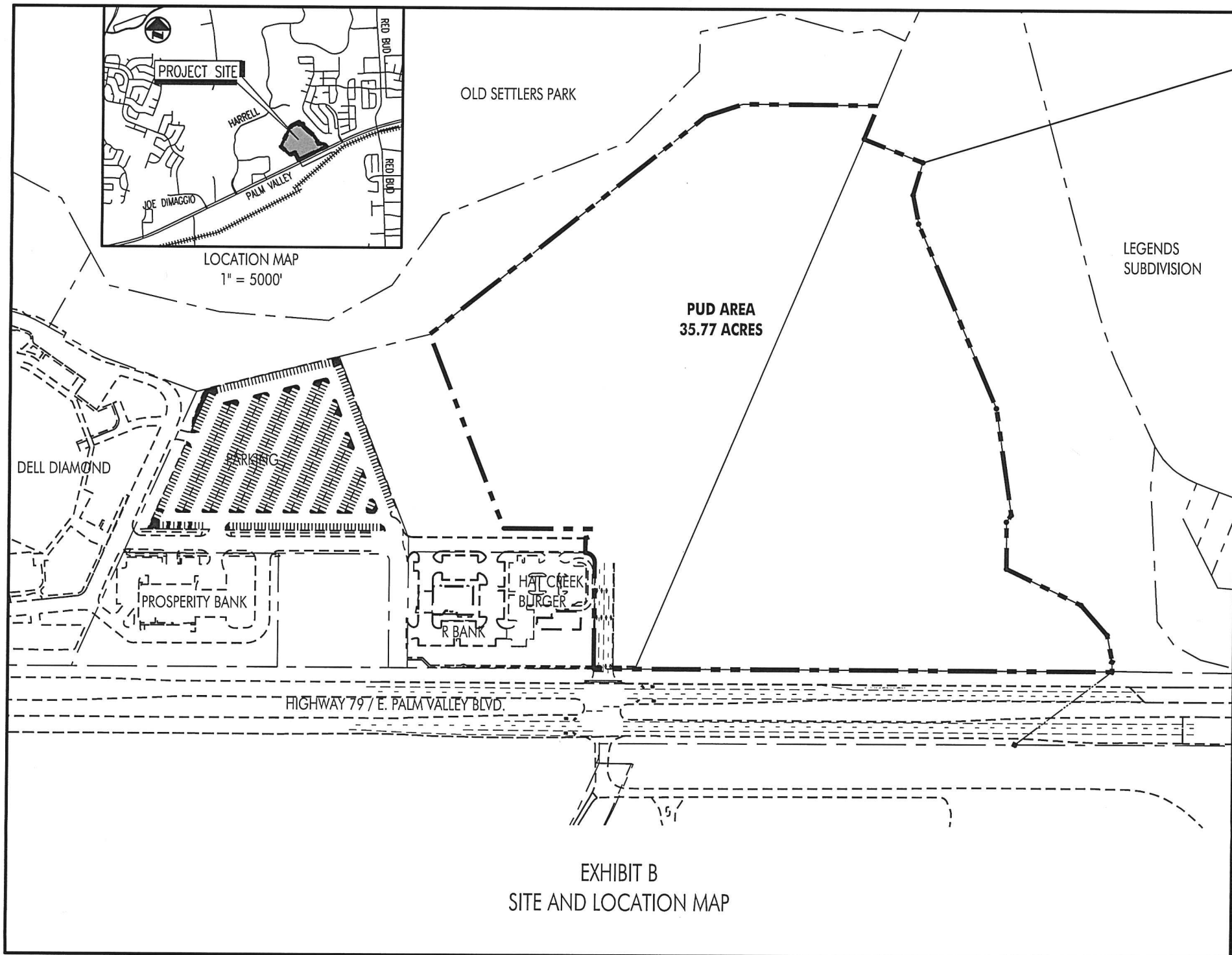
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, DEFECTS, SHORTAGES IN AREA, ENCROACHMENTS, JOINTLY TITLED LOTS OR PARTIAL EASEMENTS, NEAR ANY SUCH ENCROACHMENTS OR DEFECTS.

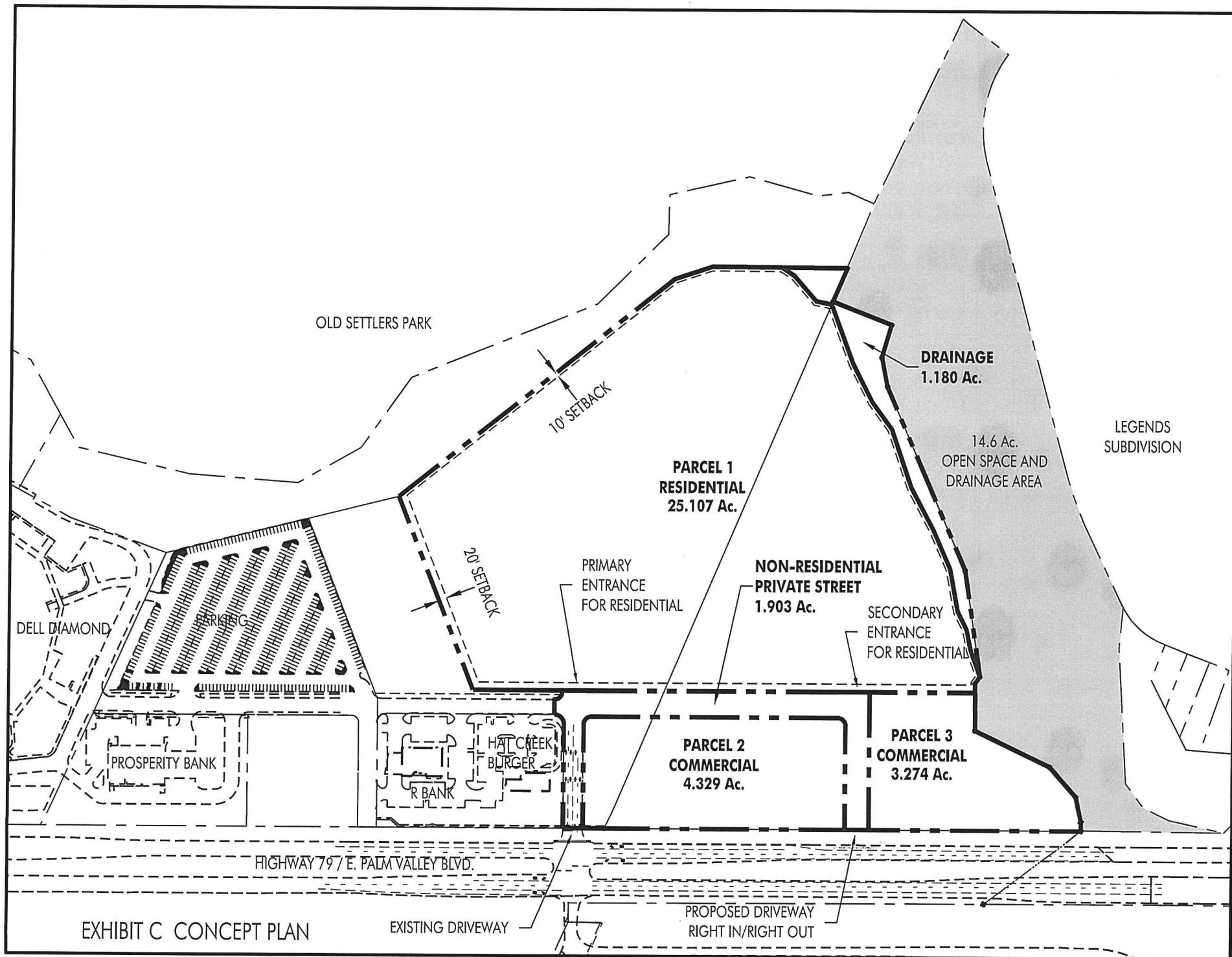
Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78626
(512) 930-1600/(512) 930-9389 fax

www.tadp-us.com
 TPLS FIRM NO.10056200
 IF THIS DOCUMENT DOES NOT CONTAIN THE REG STATED SEAL OF THE UNDERGOING SURRENDER, IT IS AN UNOFFICIAL DOCUMENT.
 IT IS THE PROPERTY OF THE U.S. ARMY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.

© Copyright JRS at Texas Land Surveyors, Inc. This survey prepared solely for the use of the landowner parties and no reliance shall be made hereon, hereafter, or to copy the survey except as necessary in connection with the original transaction, which shall take place within 90 days of the completion of the survey.





FENCING LEGEND

- WROUGHT IRON FENCE
- MASONRY FENCE

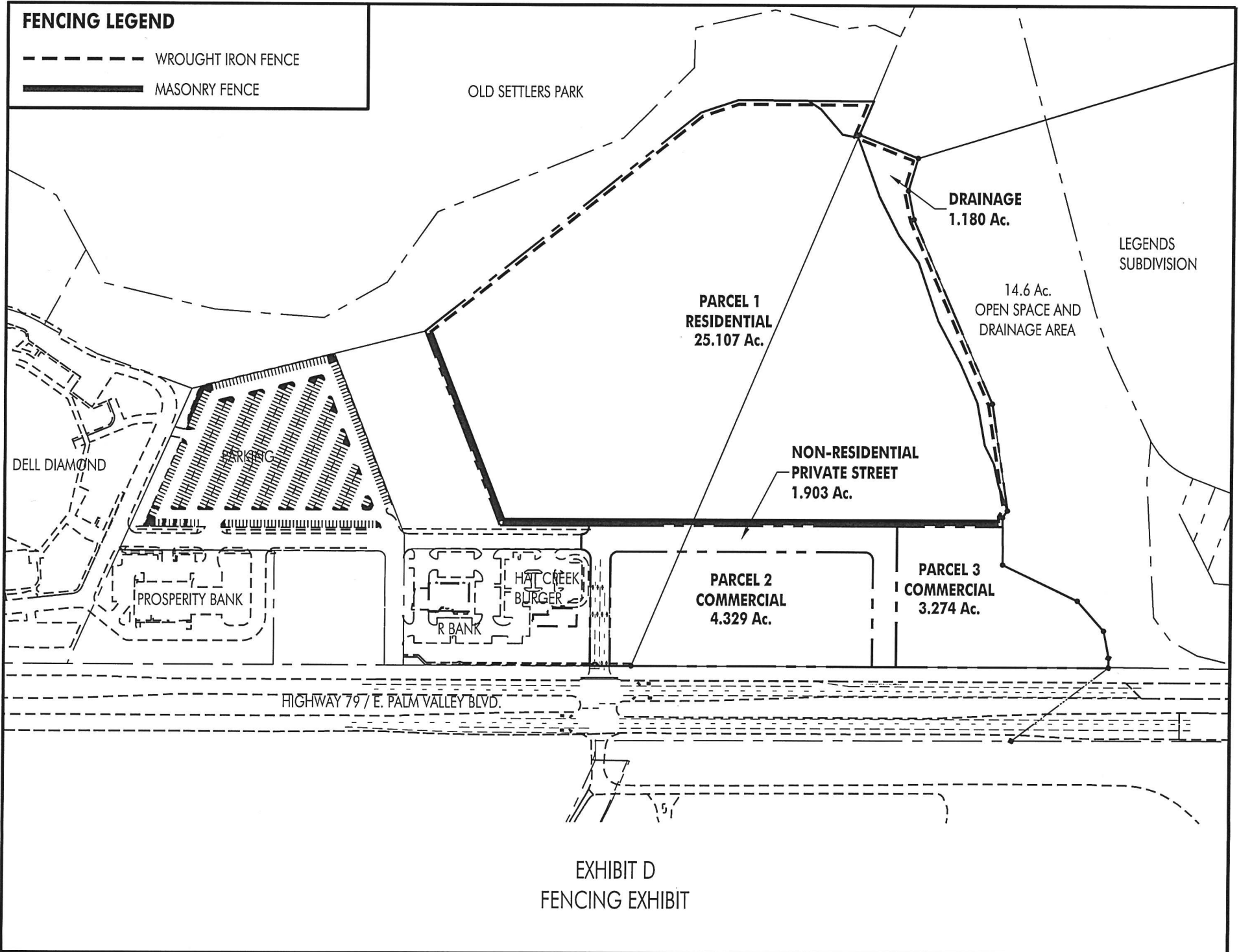
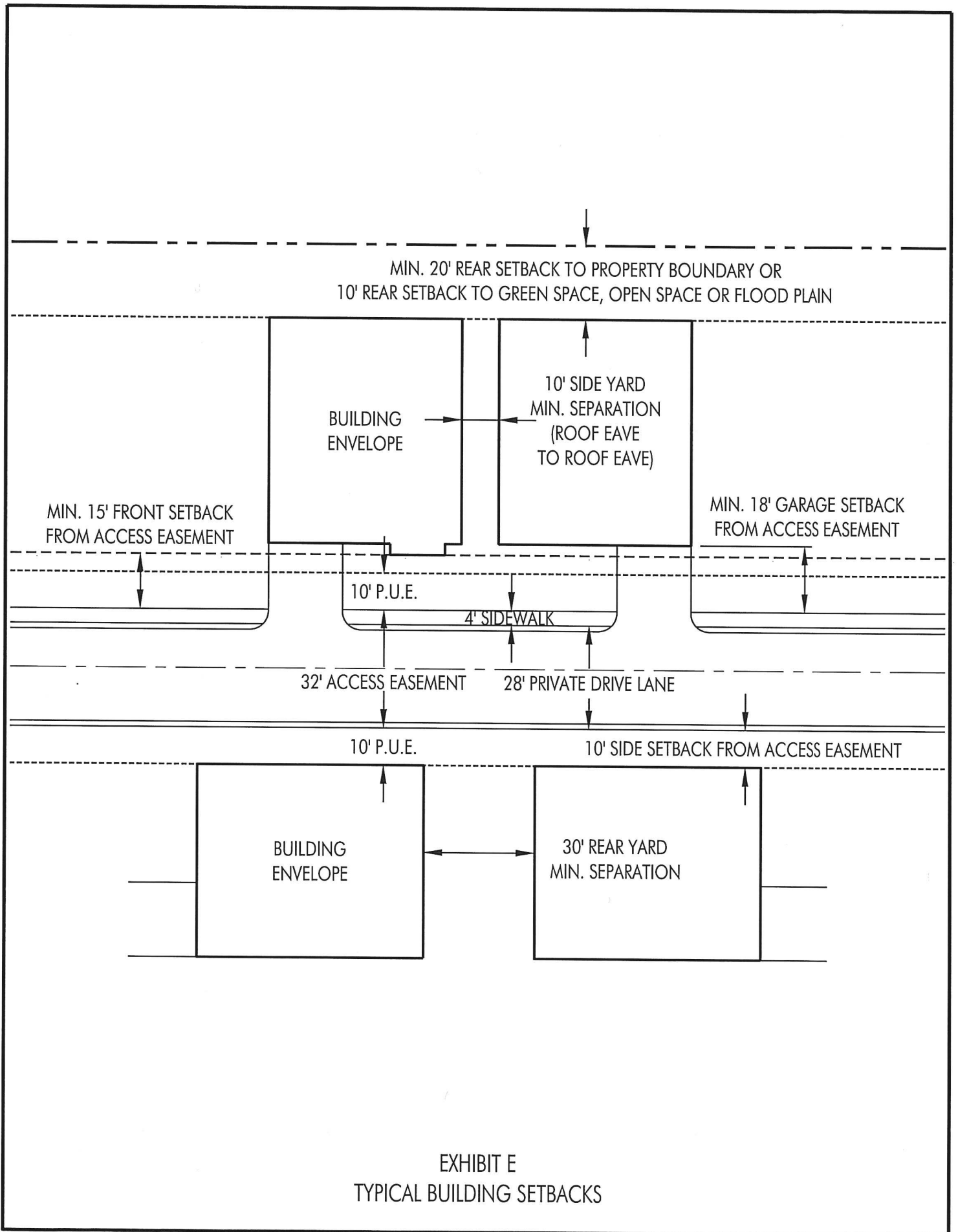
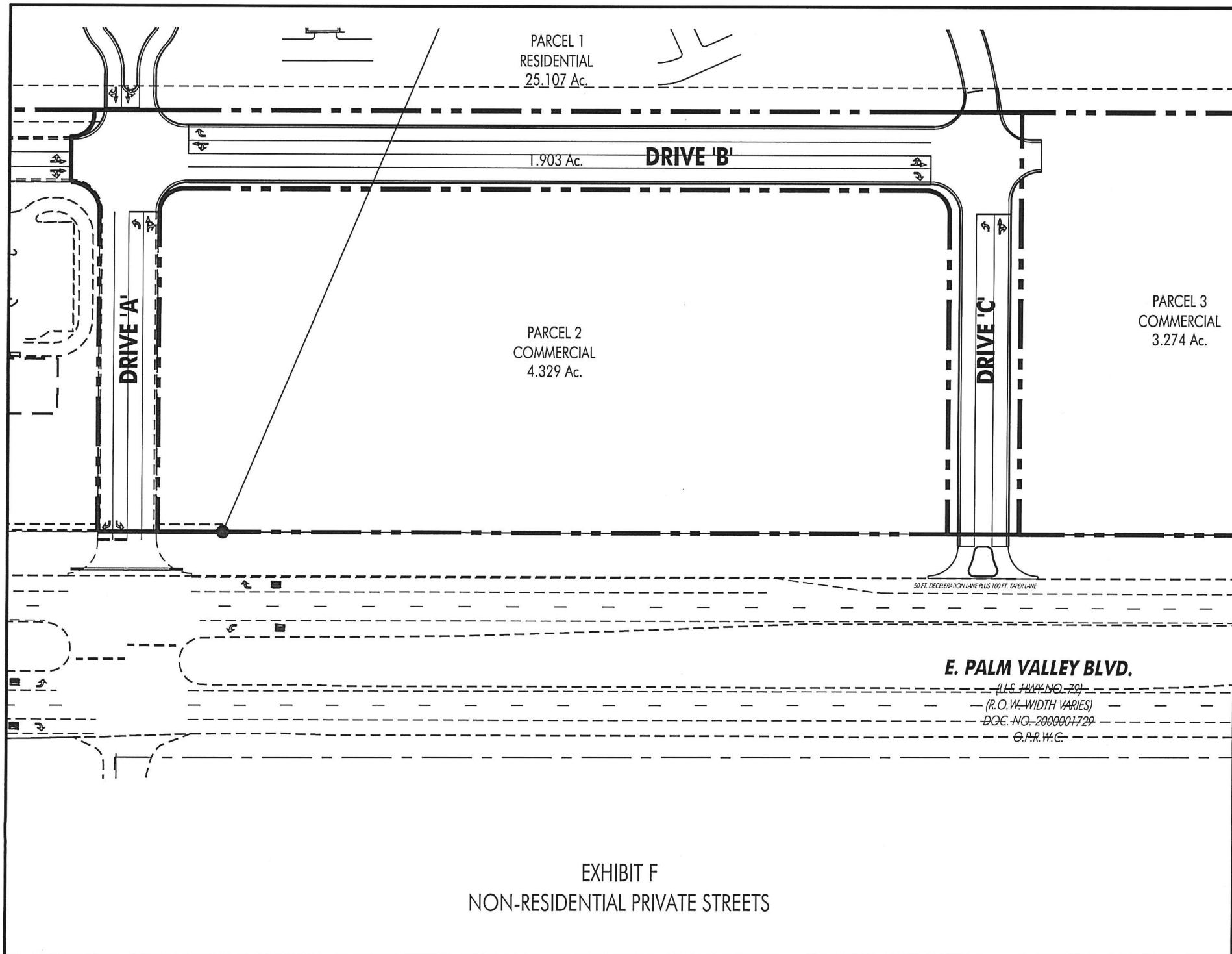
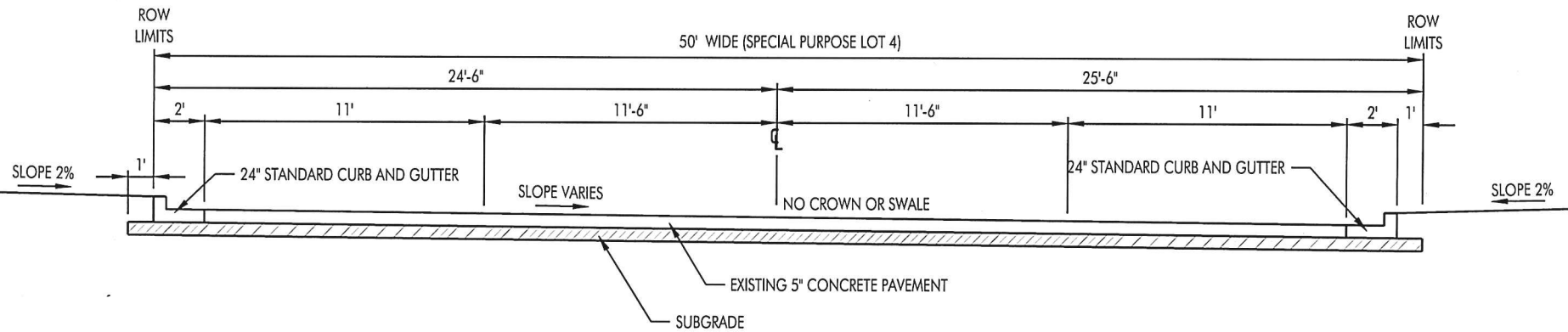


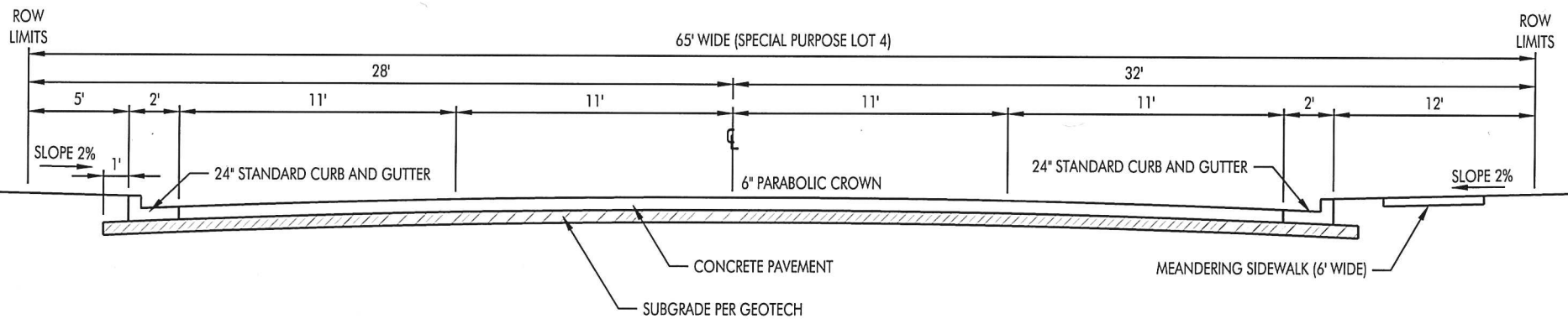
EXHIBIT D
FENCING EXHIBIT





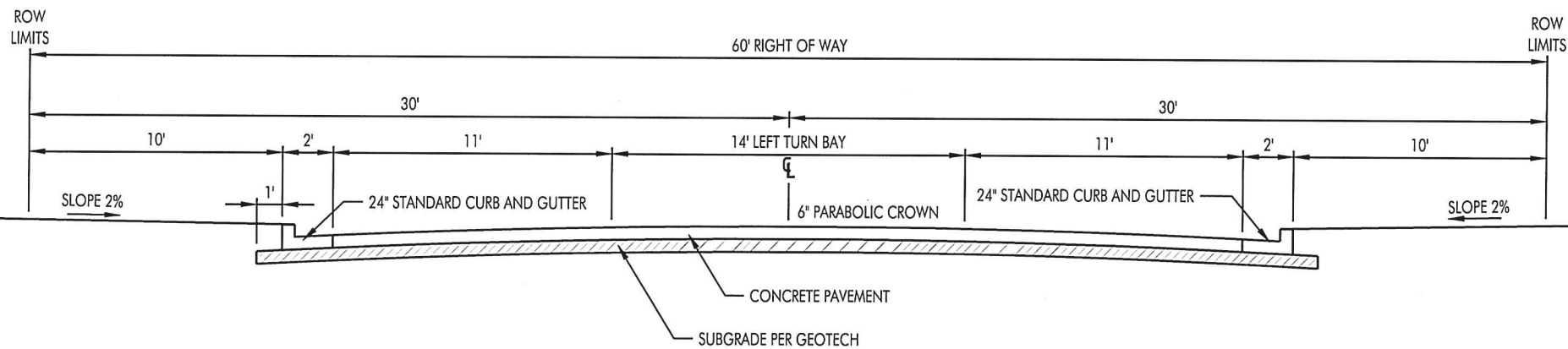


EXISTING DRIVE 'A'
NON-RESIDENTIAL PRIVATE STREET

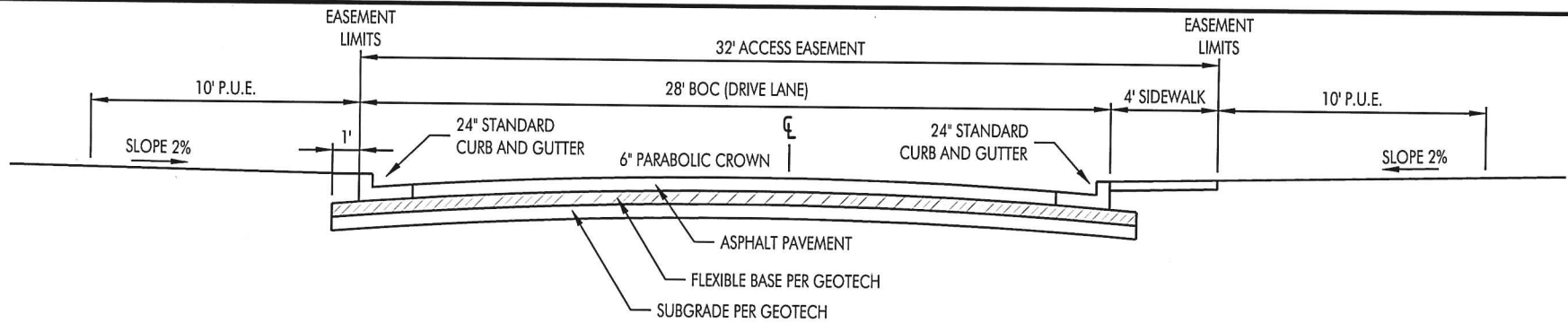


PROPOSED DRIVE 'B'
NON-RESIDENTIAL PRIVATE STREET

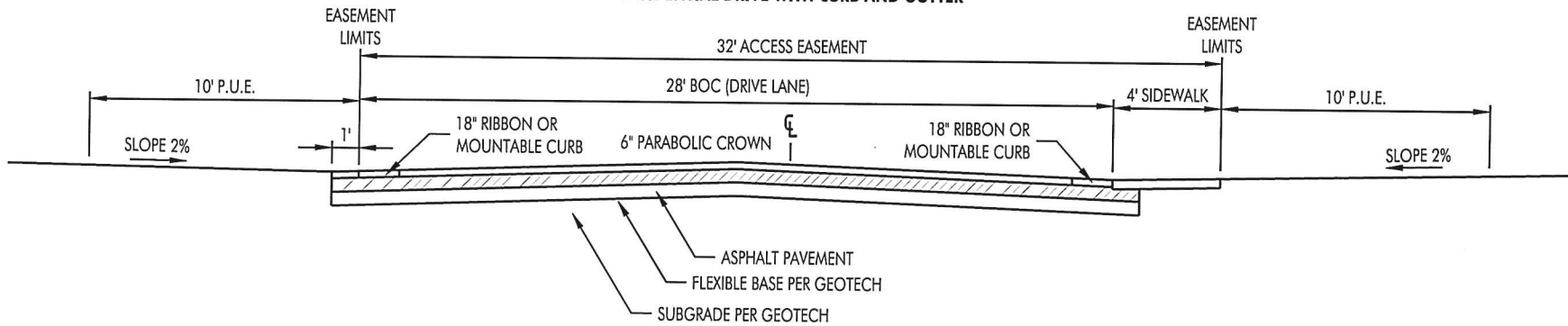
DRAFT



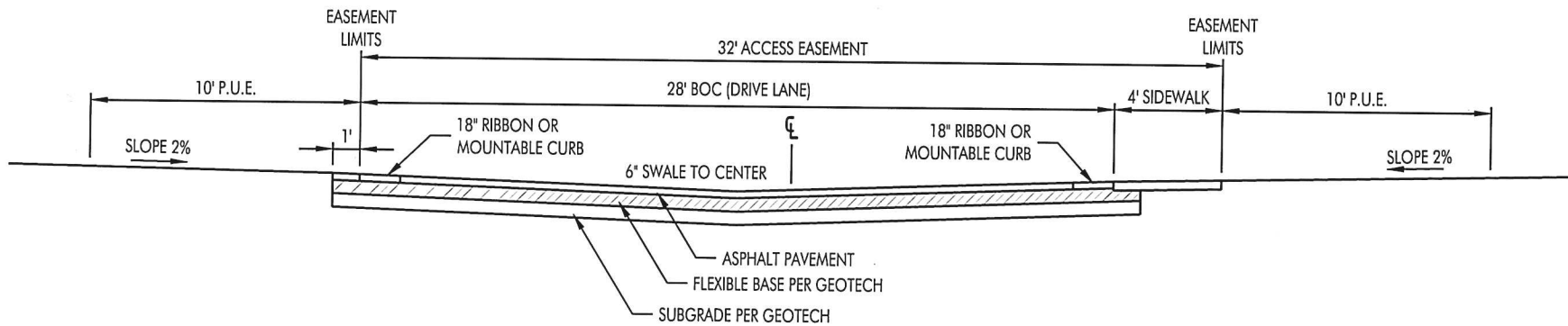
DRAFT



RESIDENTIAL DRIVE WITH CURB AND GUTTER



RESIDENTIAL DRIVE WITH RIBBON CURB



RESIDENTIAL DRIVE WITH INVERTED STREET SECTION