DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT NO. ___

I.
GENERAL PROVISIONS

1.01 CONFORMITY WITH DEVELOPMENT STANDARDS

All uses and development within the Property, as defined herein, shall conform to the Development Standards included herein.

1.02 ZONING VIOLATION

Any person, firm, corporation or other entity violating any conditions or terms of this Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

II.
DEVELOPMENT STANDARDS

2.01 DEFINITIONS

Except to the extent in conflict with this Plan, words and terms used herein shall have their commonly understood meaning, or as defined in the applicable provisions of the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as "the Code."

2.02 PROPERTY

This Plan covers the tract of land described as follows:

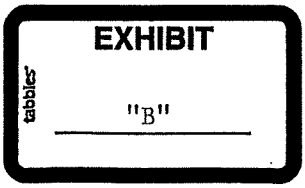
> 9.796 acres of land known as Parcel 4 of the Bison Tract, as more fully described in Exhibit "B-1", attached hereto.

The foregoing tract of land is referred to herein as the "Property".

2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial – Limited)** zoning district and other sections of the Code, as applicable and as amended. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.



B. 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.

2.04 PERMITTED USES

All uses applicable to the C-1a (General Commercial – Limited) zoning district are permitted by right. In addition, the following use is permitted by right:

> Employee housing. "Employee housing" shall mean dormitory or multifamily style housing buildings primarily for housing employees of businesses located in zoning district PUD No. ____. Employee housing may include daycare facilities for employees.

2.08 PARKING

A. No parking is required for employee housing.

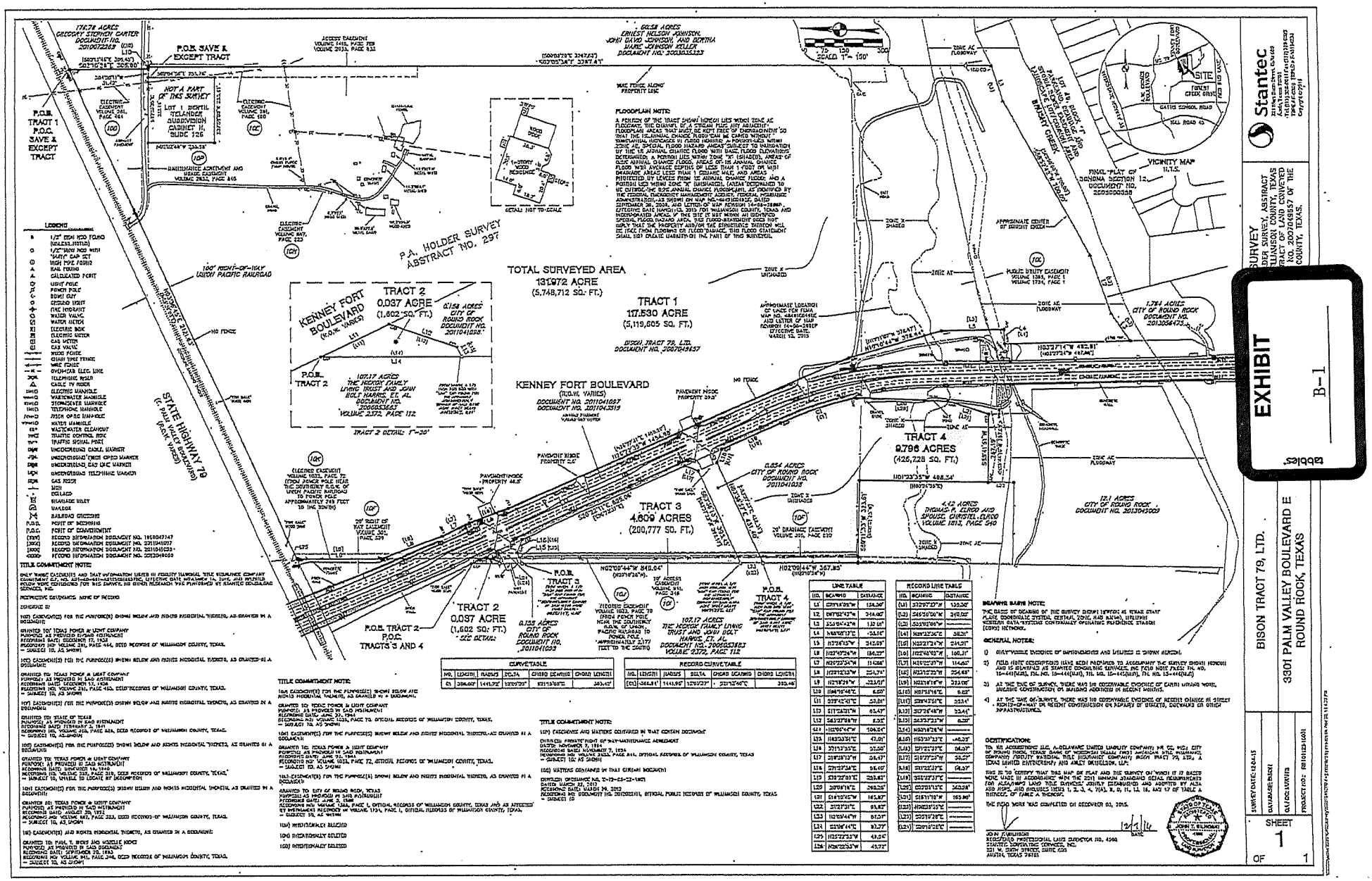
III.
CHANGES TO DEVELOPMENT PLAN

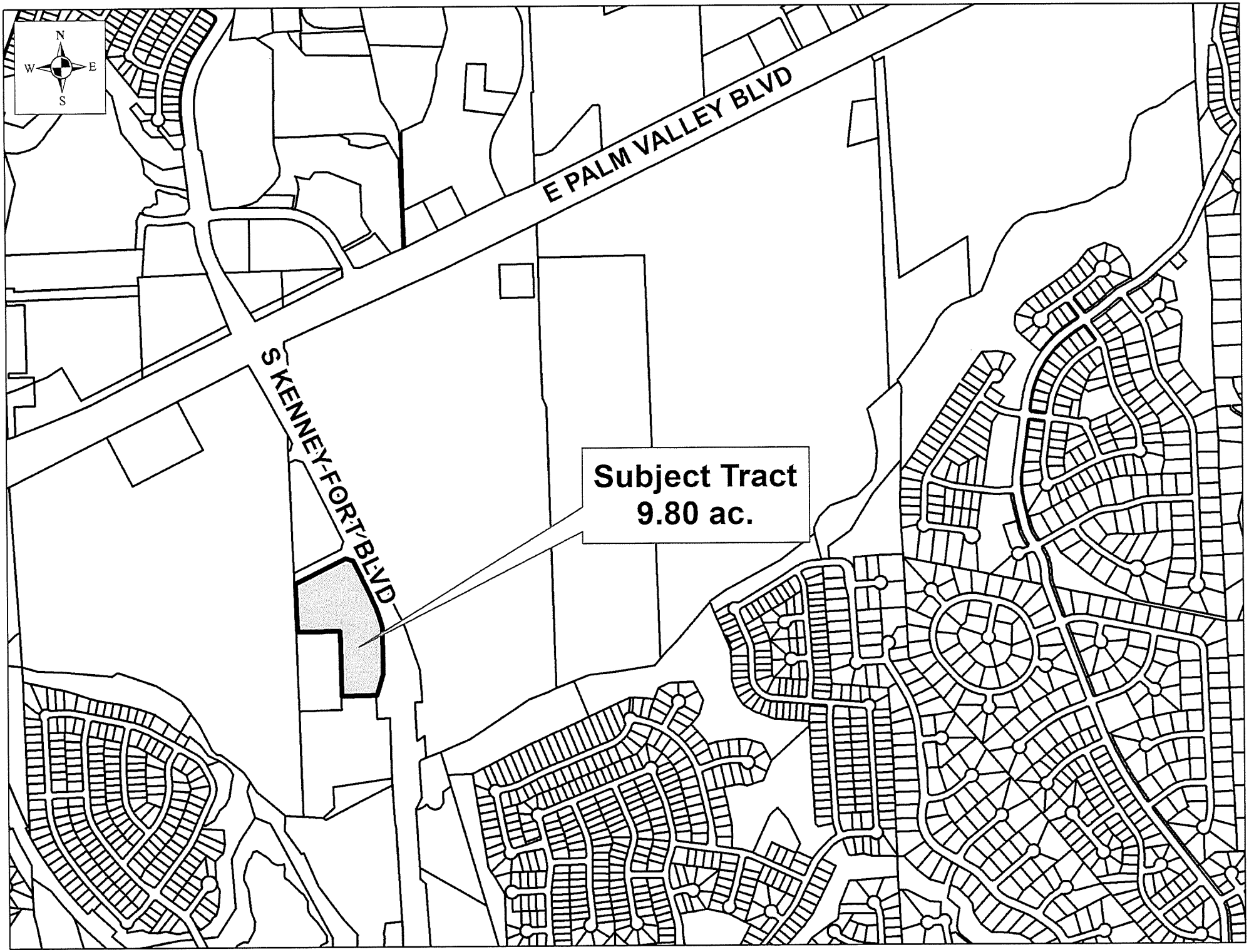
3.01 MINOR CHANGES

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. If the Code is amended on or after January 1, 2018, changes to this Plan that incorporate prior Code provisions (if approved in writing by the Director of Planning and Development Services and the City Attorney) shall be considered minor changes subject to the prior sentence.

3.02 MAJOR CHANGES

All changes not permitted above shall be resubmitted following the procedure required by the Code, as amended.


TOTAL SURVEYED AREA
131.972 ACRE
(5,748,712 SQ. FT.)
TRACT 1
117.530 ACRE
(5,119,605 SQ. FT.)
TRACT 2
0.037 ACRE
(1,602 SQ. FT.)
TRACT 3
4.609 ACRES
(200,777 SQ. FT.)
TRACT 4
9.796 ACRES
(426,728 SQ. FT.)
KENNEY FORT BOULEVARD
(R.O.W. VARIES)
STATE HIGHWAY 79
(R.O.W. VARIES)
P.A. HOLDER SURVEY
ABSTRACT NO. 297
100' RIGHT-OF-WAY
LAIDON PACIFIC RAILROAD
BISON TRACT 79, LTD.
DOCUMENT NO. 2007049157
107.17 ACRES
THE HENRY FAMILY
LIVING TRUST AND JOHN
HOLT HARRIS, ET. AL.
DOCUMENT NO. 2006053667
VOLUME 2372, PAGE 112
0.155 ACRES
CITY OF
ROUND ROCK
DOCUMENT NO.
2011041033
0.854 ACRES
CITY OF ROUND ROCK
DOCUMENT NO.
2011041035
1.784 ACRES
CITY OF ROUND ROCK
DOCUMENT NO.
2013054475
19.1 ACRES
CITY OF ROUND ROCK
DOCUMENT NO. 2013045009
4.12 ACRES
THOMAS P. ELROD AND
SPOUSE, CHRISTEL ELROD
VOLUME 1813, PAGE 540
P.O.B. SAVE & EXCEPT TRACT
P.O.B. TRACT 1 P.O.C. SAVE & EXCEPT TRACT
P.O.B. TRACT 2
P.O.B. TRACT 3
P.O.B. TRACT 4
P.O.C. TRACTS 3 AND 4
NOT A PART OF THIS SURVEY
LOT 1 DENTIL TELANDER SUBDIVISION CABINET H, SLIDE 126
174.78 ACRES
GREGORY STEPHEN CARTER
DOCUMENT NO.
2010072269
60.58 ACRES
ERNEST NELSON JOHNSON,
JOHN DAVID JOHNSON, AND BERTHA
MARIE JOHNSON KELLER
DOCUMENT NO. 2003053525
FINAL PLAT OF SANDRA SECTION 12
DOCUMENT NO.
2003000358
BRUSHY CREEK
FLOODPLAIN NOTE:
A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE AE (FLOODWAY, THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1%-ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), A PORTION LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION OF THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED, A PORTION LIES WITHIN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND A PORTION LIES WITHIN ZONE "X" (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEPICTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP NO. 48491C0215J, DATED SEPTEMBER 26, 2008, AND LETTER OF MAP REVISION 14-06-2586P, EFFECTIVE DATE MARCH 12, 2015 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
VICINITY MAP
N.T.S.
SITE
FOREST CREEK DRIVE
CATTLE SCHOOL ROAD
HILL ROAD 43
LEGEND
1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD WITH "SANTEC CAP SET
HIGH TYPE MONUMENT FOUND
NAIL FOUND
CALCULATED POINT
LIGHT POLE
POWER POLE
SIGN
GROUND LIGHT
FIRE HYDRANT
WATER VALVE
WATER METER
ELECTRIC BOX
ELECTRIC METER
GAS METER
GAS VALVE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
OVERHEAD ELEC. LINE
TELEPHONE RISER
CABLE TV RISER
ELECTRIC MANHOLE
WATER/GAS MANHOLE
STORMWATER MANHOLE
TELEPHONE MANHOLE
FIBER OPTIC MANHOLE
WATER MANHOLE
WASTEWATER CLEANOUT
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
UNDERGROUND CABLE CATV MARKER
UNDERGROUND GAS LINE MARKER
UNDERGROUND TELEPHONE MARKER
GAS RISER
SIGN
BOLLARD
DRAINAGE INLET
MANHOLE
RAILROAD CROSSING
POINT OF BEGINNING
POINT OF COMMENCEMENT
RECORD INFORMATION DOCUMENT NO. 1982047347
RECORD INFORMATION DOCUMENT NO. 2011041027
RECORD INFORMATION DOCUMENT NO. 2011041028
RECORD INFORMATION DOCUMENT NO. 2012049609
TITLE COMMITMENT NOTE:
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT G.F. NO. 1201-00-641-A01156(SS&T)(G), EFFECTIVE DATE NOVEMBER 14, 2012, AND REVISED FOLLOW NOTE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED BY SANTEC CONSULTING SERVICES, INC.
RESTRICTIVE COVENANTS: NONE OF RECORD
ZONING: ES
10(B) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: DECEMBER 17, 1926
RECORDING NO: VOLUME 241, PAGE 444, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(C) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: DECEMBER 17, 1926
RECORDING NO: VOLUME 241, PAGE 440, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(D) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JANUARY 18, 1946
RECORDING NO: VOLUME 337, PAGE 319, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, UNABLE TO LOCATE BY DESCRIPTION
10(E) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: AUGUST 29, 1972
RECORDING NO: VOLUME 847, PAGE 223, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(F) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PAUL T. BOOT AND MISSILE HOPE
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: SEPTEMBER 20, 1983
RECORDING NO: VOLUME 841, PAGE 244, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(G) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 22, 1964
RECORDING NO: VOLUME 1034, PAGE 72, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(H) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 22, 1964
RECORDING NO: VOLUME 1034, PAGE 76, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(I) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF ROUND ROCK, TEXAS
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 21, 1988
RECORDING NO: VOLUME 1348, PAGE 1, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME 1734, PAGE 1, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(J) INTENTIONALLY DELETED
10(K) INTENTIONALLY DELETED
10(L) INTENTIONALLY DELETED
TITLE COMMITMENT NOTE:
10(M) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW ARE RIGHTS INCIDENTAL THERETO, AS EXHIBITED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JUNE 22, 1964
RECORDING NO: VOLUME 1034, PAGE 76, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(N) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: JANUARY 18, 1946
RECORDING NO: VOLUME 337, PAGE 319, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, UNABLE TO LOCATE BY DESCRIPTION
10(O) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID INSTRUMENT
RECORDING DATE: AUGUST 29, 1972
RECORDING NO: VOLUME 847, PAGE 223, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- SUBJECT TO, AS SHOWN
10(P) INTENTIONALLY DELETED
10(Q) INTENTIONALLY DELETED
10(R) INTENTIONALLY DELETED
TITLE COMMITMENT NOTE:
10(S) EASEMENTS AND MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
DIVISION PRIVATE RIGHT OF WAY MAINTENANCE AGREEMENT
DATED: NOVEMBER 7, 1984
RECORDING DATE: NOVEMBER 7, 1984
RECORDING NO: VOLUME 2334, PAGE 844, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- SUBJECT TO, AS SHOWN
10(T) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
DIVISION ORDINANCE NO. Z-19-05-23-1967
DATED: MARCH 23, 2013
RECORDING DATE: MARCH 26, 2013
RECORDING NO: DOCUMENT NO. 2013018511, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- SUBJECT TO
CURVE TABLE
NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH
C1 | 386.00' | 1441.92' | 15°20'25" | S31°13'58"E | 385.42'
RECORD CURVE TABLE
NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH
(C1) | 346.41' | 1441.92' | 13°45'27" | S31°52'40"E | 345.58'
LINE TABLE
NO. | BEARING | DISTANCE
L1 | S30°16'26"W | 134.39'
L2 | S67°02'47"W | 214.46'
L3 | S53°09'41"W | 132.01'
L4 | N89°58'17"E | 53.16'
L5 | N27°16'57"W | 241.03'
L6 | N27°16'57"W | 184.27'
L7 | N62°02'54"E | 11.00'
L8 | N27°16'57"W | 254.74'
L9 | N27°42'41"E | 53.01'
L10 | S17°24'31"W | 63.47'
L11 | S62°35'29"E | 8.33'
L12 | S62°35'29"E | 104.26'
L13 | N62°35'29"W | 47.01'
L14 | S71°12'55"E | 20.20'
L15 | S18°38'13"W | 24.47'
L16 | S71°21'34"E | 96.40'
L17 | S26°27'09"E | 258.82'
L18 | S09°08'16"E | 268.26'
L19 | S16°10'46"W | 165.87'
L20 | S17°21'21"E | 91.82'
L21 | S62°35'29"E | 97.07'
L22 | S71°24'44"E | 97.77'
L23 | N25°52'33"W | 49.24'
L24 | N36°26'53"W | 43.72'
RECORD LINE TABLE
NO. | BEARING | DISTANCE
(L1) | S72°07'37"W | 135.36'
(L2) | S66°30'06"W | 210.00'
(L3) | S53°09'00"W | ---
(L4) | N89°33'56"E | 53.20'
(L5) | N27°21'41"W | 241.01'
(L6) | N27°16'57"W | 185.11'
(L7) | N62°02'54"E | 11.00'
(L8) | N27°16'57"W | 254.69'
(L9) | N27°16'57"W | 253.99'
(L10) | N27°16'57"W | 8.02'
(L11) | S62°35'29"E | 8.33'
(L12) | S62°35'29"E | 104.25'
(L13) | N62°35'29"W | 47.00'
(L14) | S71°12'55"E | 20.20'
(L15) | S18°38'13"W | 24.47'
(L16) | S71°21'34"E | 96.40'
(L17) | S26°27'09"E | 258.82'
(L18) | S09°08'16"E | 268.26'
(L19) | S16°10'46"W | 165.87'
(L20) | S17°21'21"E | 91.82'
(L21) | S62°35'29"E | 97.07'
(L22) | S71°24'44"E | 97.77'
(L23) | S25°52'33"W | 49.24'
(L24) | N36°26'53"W | 43.72'
BEARING BASIS NOTE:
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
GENERAL NOTES:
1) GRAPHICAL EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
2) FIELD NOTE DESCRIPTIONS HAVE BEEN PREPARED TO ACCOMPANY THE SURVEY SHOWN HEREON AND IS SIGNATURE AS SANTEC CONSULTING SERVICES, INC FIELD NOTE FILES 74, 40, 15-441(SAN), FIL NO. 15-441(SAN), FIL NO. 13-442(SAN).
3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.
4) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CHANGE IN STREET RIGHTS-OF-WAY OR RECENT CONSTRUCTION OR REPAIRS OF STREETS, DRIVEWAYS OR OTHER IMPROVEMENTS.
CERTIFICATION:
TO: NH ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY; NH CO WIC; CITY OF ROUND ROCK, TEXAS; BANK OF MONTREAL; WELLS FARGO BANK, NATIONAL ASSOCIATION; FIDELITY NATIONAL TITLE INSURANCE COMPANY; BISON TRACT 79, LTD., A TEXAS LIMITED PARTNERSHIP; AND KAUFF MCGUIRE, LLP.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 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, 7(A), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 03, 2015.
12/7/15
DATE
JOHN T. BILNOSKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4998
STANTEC CONSULTING SERVICES, INC.
221 W. SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
STATE OF TEXAS
JOHN T. BILNOSKI
4998
REGISTERED PROFESSIONAL LAND SURVEYOR
Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701-3411
Tel (512) 328-0011 Fax (512) 328-0325
TBPE Firm Registration #F-2113
TBPLS Firm Registration #10194150
Copyright ©
SURVEY
DER SURVEY, ABSTRACT
ILLIAMSON COUNTY, TEXAS
RACT OF LAND CONVEYED
LOT 1 OF THE
COUNTY, TEXAS.
EXHIBIT
B-1
tabbies
BISON TRACT 79, LTD.
3301 PALM VALLEY BOULEVARD E
ROUND ROCK, TEXAS
SURVEY DATE: 12-03-15
DATABASE: BASIN
CAD DRAWING:
PROJECT NO: 2161012601
SHEET
1
OF
1


N
W
E
S
E PALM VALLEY BLVD
S KENNEY-FORT BLVD
Subject Tract
9.80 ac.