

EXHIBIT

"A"

**AMENDED AND RESTATED
DEVELOPMENT PLAN
ROCKING J BUSINESS PARK & EVENTS CENTER
PLANNED UNIT DEVELOPMENT NO. 87**

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

THIS AMENDED AND RESTATED 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 Rocking J Partners, LLC, 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 6.22 acres, as more particularly described in **Exhibit "A"**, (herein after referred to as the "Property") attached hereto and made a part hereof; and

WHEREAS, PUD (Planned Unit Development) No. 87 (the "PUD") was approved by the City as Ordinance No. Z-11-01-13-9B1 on January 13, 2011; and

WHEREAS, the Owner has submitted a request to the City to amend the Development Plan within the PUD; and

WHEREAS, pursuant to Section 10-22 of the Zoning and Development Code of the City of Round Rock, 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 July 17, 2019, the City's Planning and Zoning Commission recommended approval of the Owner's application to amend the Development Plan for the 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:

II.

DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Zoning and Development Code of the City of Round Rock, as amended.

2. PROPERTY

This Plan covers approximately 6.22 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 Development Code

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 **Light Industrial (LI)** or the **Business Park (BP)** zoning district, as applicable and other sections of the Development Code of the City of Round Rock, as amended and as applicable, hereinafter referred to as “the Code.” 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 this Plan shall control.

6. **PERMITTED USES**

The following uses are permitted, as referenced on **Exhibit “B”**. Unless otherwise indicated, the definitions of all terms used to describe uses in this document shall be those found in the Code.

6.1. **Parcel A (1.90 acres)**

- (1) All uses allowed in the **LI (Light Industrial)** district.

6.2. **Parcel B-1 (~1.06 acres)**

- (1) *Entertainment-oriented services*: **private special events venue** with typical uses including, but not limited to: weddings, private parties, family reunions, school and church events, place of worship, farmers market); Prohibited uses: pool halls, dance halls and flea markets;
- (2) Offices;
- (3) Accessory uses.

6.3. **Parcel B-2 (~3.26 acres)**

- (1) All uses allowed in the **BP (Business Park)** district.

7. **DEVELOPMENT STANDARDS**

7.1. **Parcel A (1.90 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **LI (Light Industrial)** district.

7.2. **Parcel B-1 (~1.06 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan, and all enlargements of, additions to, changes in and relocations of existing structures and uses occurring after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district.
- (2) Maximum height of principal building: 2 stories.

7.3. **Parcel B-2 (~3.26 acres)**

- (1) All structures and land uses constructed or commenced after the effective date of this Plan shall be subject to the provisions of the **BP (Business Park)** district, except for the existing buildings located adjacent to the northern property boundary, as indicated on **Exhibit “B”**. Any enlargements of or additions to these buildings, shall not be subject to

the building setback requirements of the BP (Business Park) district.

(2) Maximum height of principal building: 2 stories.

8. TRANSPORTATION

8.1. The Transportation Department has waived the requirement for a Traffic Impact Assessment (TIA).

9. GENERAL PLAN

This Development Plan amends the Round Rock General Plan 2020.

10. CHANGES TO DEVELOPMENT PLAN

10.1. 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 Planning and Development Services Director and the City Attorney.

10.2. Major Changes

All changes not permitted under section 10.1 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”	Legal Description of Property
Exhibit “B”	PUD Parcels

FINAL PLAT ROCKING J BUSINESS PARK

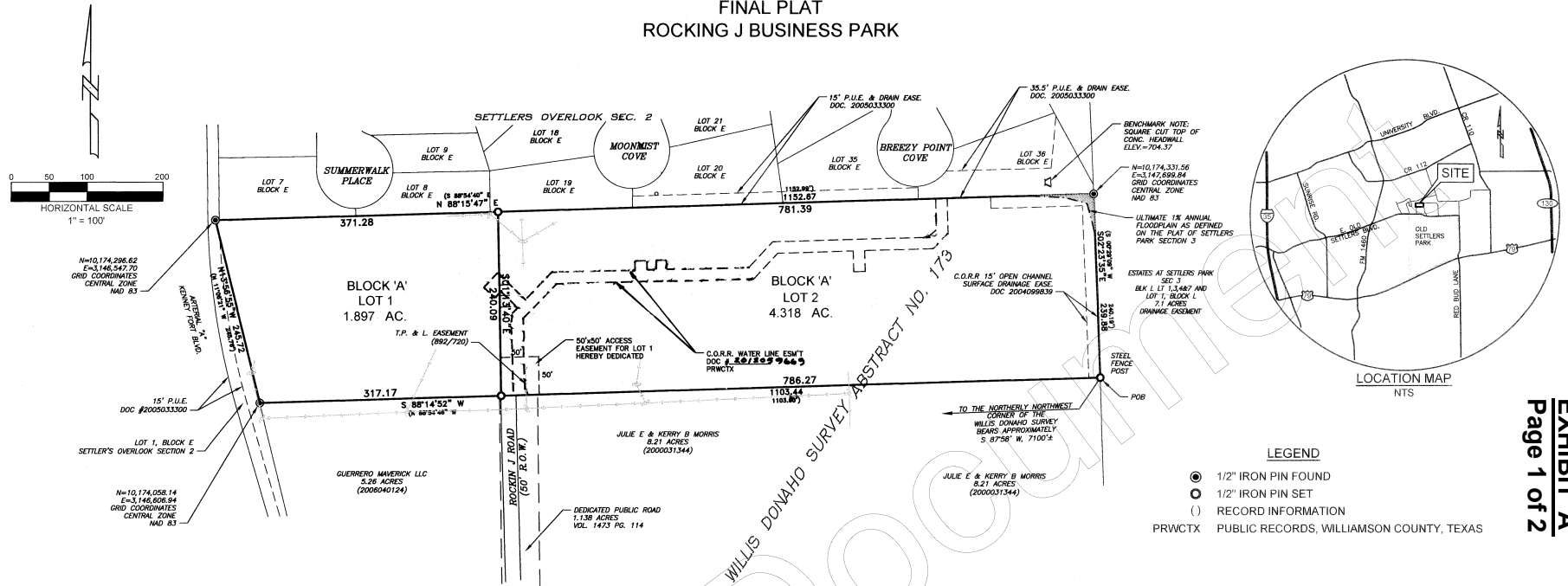


EXHIBIT 'A'
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FINAL PLAT ROCKING J BUSINESS PARK

OWNERS: TOM PITT FAMILY INVESTMENTS L.P.
3580 ROCKIN J ROAD
ROUND ROCK, TX 78665

ACREAGE: 6.215 AC.
PATENT SURVEY: WILLIS DONAHO SURVEY ABSTRACT NO. 173
NUMBER OF BLOCKS: 1
ACREAGE BY LOT TYPE: LOT 1 (1.90 AC.) LIGHT INDUSTRIAL
LOT 2 (4.32 AC.) OUTDOOR ENTERTAINMENT (P.U.D. #87)
NUMBER OF LOTS BY TYPE: LIGHT INDUSTRIAL - 1
OUTDOOR ENTERTAINMENT (P.U.D. #87) - 1

SURVEYOR: CRICHTON AND ASSOCIATES, INC.
ENGINEER: WAELTZ & PRETE, INC., FIRM TX. REG. #F-10308
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: MARCH 15, 2011
DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 13, 2011
BENCHMARK: SQUARE CUT TOP OF CONCRETE HEADWALL APPROXIMATELY 67'
NORTHWEST OF NORTHEAST PROPERTY CORNER.
ELEV. = 704.37'

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

That Tom Pitt Family Investments acting by and through Tom Pitt, being the owner of 6.2156 acres in the Willis Donaho Survey as recorded in Document No. 2001029443 of the Williamson County Official, do hereby subdivide said land in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as Rocking J Business Park, and do hereby dedicate to the Public the use of the Streets and Easements as shown hereon.

Witness my hand this the 29 day of March, 2011, A.D.

Tom Pitt
Tom Pitt
3580 Rockin J Road
Round Rock, Texas 78665

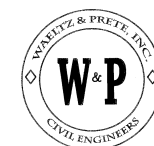
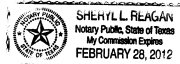
STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Tom Pitt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 29 day of March, 2011, A.D.

Sheryl L. Reagan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Sheryl L. Reagan 2/20/12
Printed Name of Notary / Expires



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

FINAL PLAT ROCKING J BUSINESS PARK

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, HERMAN CRICHTON, 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 SUPERVISION, IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AS AMENDED, AND I FURTHER CERTIFY THAT THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY SECTION 663.13 - 663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000+0.010 FEET PRECISION FOR MONUMENTATION FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN TEXAS.

Herman Crichton 3/30/11
HERMAN CRICHTON, RPLS NO. 4046 DATE
CRICHTON AND ASSOCIATES
6448 E. HIGHWAY 290, SUITE B-105
AUSTIN, TEXAS 78723
(512) 244-3395



ENGINEER'S CERTIFICATE:

A. WILLIAM WAELTZ, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

William Waeltz 3-29-11
A. WILLIAM WAELTZ, P.E.
WAELTZ & PRETE, INC.
3000 JOE DIMAGGIO BLVD. #72
ROUND ROCK, TEXAS 78665
(512) 505-8953



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CITY OF ROUND ROCK CERTIFICATE:

APPROVED THIS 13TH DAY OF April, 2011, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Sandy Arnold for *Al Kosik*
SANDY ARNOLD, VICE CHAIR AL KOSIK, CHAIRMAN

APPROVED, ON THE 13TH DAY OF April, 2011.

ATTEST:

Alan McGraw
ALAN MCGRAW, MAYOR
CITY OF ROUND ROCK, TEXAS

Sara L. White
SARA L. WHITE, CITY SECRETARY
CITY OF ROUND, ROCK, TEXAS

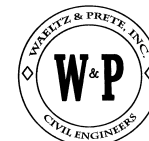
COUNTY OF WILLAMSON (X)

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 23RD DAY OF OCTOBER A.D. 2012 AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON THE 23RD DAY OF OCTOBER A.D. 2012 AT 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER 2012087986.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLAMSON COUNTY, TEXAS

William Wexling
DEPUTY WILLIAM WEXLING



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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

FIELD NOTES FOR A 6.2159 ACRES TRACT OUT OF THE WILLIS DONAHO SURVEY ABSTRACT NO.173 IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED IN DOCUMENT NO. 2001029443, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" pin found on the West line of Lot 1, Block L of the Amending Plat of Lots 1, 3, 4, & 7, Block L, Estates at Settlers Park Section 3 Records of Williamson County, Texas also being the Northeast corner of an 8.21 acre tract conveyed to Julie and Kerry B. Morris in Document No. 2000031344, Official Public Records of Williamson County, Texas for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S 88° 14' 52" W with the North line of said 8.21 acre tract also being the South line of this tract passing the Northern terminus of Rockin J Road, as dedicated in Vol. 1473, Pg. 114, Official Records of Williamson County, Texas, and continuing with the North line of a 5.26 acre tract conveyed to Guerrero Maverick LLC, in Document No. 2006040124, Official Public Records, Williamson County, Texas, for a total distance of 1103.44 feet to a 1/2" pin found on the East line of Lot 1, Block E, of Settlers Overlook Section 2, a subdivision of record in Cab. AA, Si. 122, Plat Records, Williamson County, Texas. Said iron pin being the Northwest corner of the said Guerrero Maverick LLC tract and the Southwest corner of this tract.

THENCE N 13° 56' 55" W with the East line of said Lot 1, Block E, also being the West line of this tract 245.72 feet to a 1/2" pin found for the Northwest corner of this tract.

THENCE N 88° 15' 47" E with the South line of said Settlers Overlook Section 2, also being the North line of this tract 1152.67 feet to a 1/2" pin found on the West line of said Lot 1, Block L, of the Amending Plat of Lots 1, 3, 4, & 7, Block L, Estates at Settlers Park Section 3, for the Northeast corner of this tract and the Southeast corner of Lot 36, Block E of said Settlers Overlook Section 2.

THENCE S 02° 23' 35" W with the West line of said Lot 1, Block L, also being the East line of this tract 239.88 feet to the POINT OF BEGINNING and containing 6.215 acres more or less.

PLAT NOTES:

1. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849IC0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED IN P.U.D. #87.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
5. ACCESS TO THESE PROPERTIES WILL BE FROM ROCKIN J ROAD ONLY.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
7. BUILDINGS SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 706.00'
8. ACCESS FOR FIRE DEPARTMENT SHALL CONFORM TO 2006 I.F.C., SECTION D103.3.
9. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 2, 2011.
10. SUBDIVISION IMPROVEMENTS FOR WATER, WASTEWATER, AND DRAINAGE ARE REQUIRED TO BE APPROVED PRIOR TO RECORDATION OF FINAL PLAT.
11. VERTICAL DATUM IS REFERENCED TO THE CITY OF ROUND ROCK'S GPS CONTROL NETWORK, MONUMENT NUMBER 01-014, ELEV. = 743.73, AND MONUMENT NUMBER 01-040, ELEV. = 766.75, NAVD 88.
12. CERTAIN BUILDINGS ARE CURRENTLY IN NON-COMPLIANCE AND MUST BE BROUGHT INTO COMPLIANCE EITHER THROUGH CITY ORDINANCE (ZONING, SUBDIVISIONS, ETC.) OR AS DIRECTED BY THE PUD, WHICHEVER TAKES PRECEDENCE.

(S02°23'35"E
502'23'14"E

(239.88')
240.11'

PARCEL 'B'
4.32 acres

PARCEL 'B-2'
APPROX.
3.26ac.
BUSINESS
PARK

LOT 1
BLOCK A
4.3216 ACRES
188,250 SQ. FT.

PARCEL 'B-1'
APPROX.
1.06ac.
PRIVATE
SPECIAL
EVENTS
VENUE

N01°14'10"W
(N01°13'40"W

240.14'
240.09')

PARCEL 'A'
1.90 acres

0 50 100

ORIGINAL SCALE
1" = 100'

ROCKIN J ROAD

EXHIBIT "B"



203 E. MAIN STREET, STE. 204
ROUND ROCK, TEXAS 78664
P: 512-344-9664
TBPE FIRM #F-19351