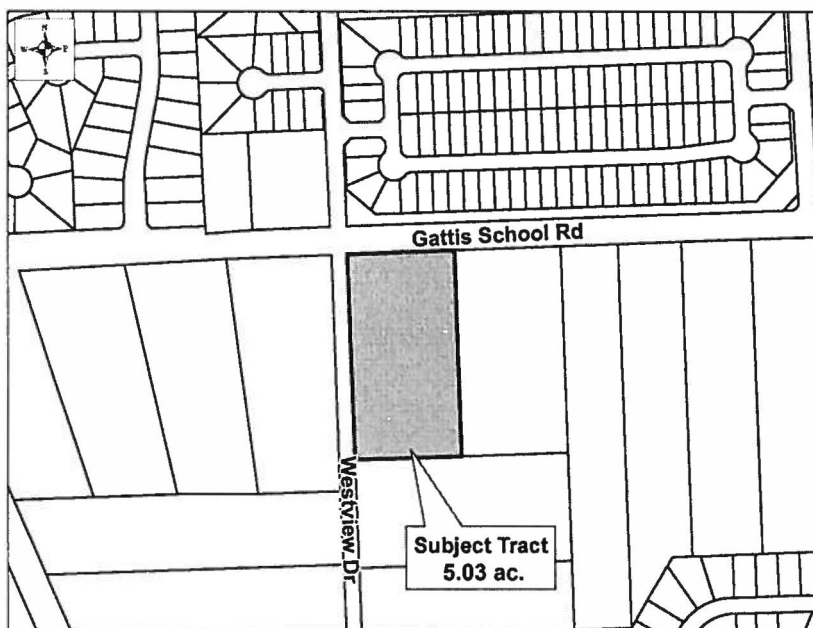


**3415 Gattis School Rd. - Rezoning from PF3 to PUD No. 111  
ZONING ZON1911-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a rezoning from PF-3 (Public Facilities - high intensity) to PUD (Planned Unit Development) No. 111

**ZONING AT TIME OF APPLICATION:** PF-3 (Public Facilities - high intensity)

**DESCRIPTION:** 5.03 acres out of the ASA Thomas Survey, Abstract No. 609

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: Single family & office - SF-2 (Single Family - standard lot) and OF-1 (General Office)

South: ETJ - large lot single family

East: large lot single family - PUD No. 111

West: place of worship - PF-3 (Public Facilities - high intensity)

**PROPOSED LAND USE:** PUD No. 111

**TOTAL ACREAGE:** 5.03

---

**Owner:**  
The Fellowship at Forest Creek

3379 Gattis School Rd.  
Round Rock, TX 78664

---

**Agent:**  
Waeltz & Prete, Inc.  
Antonio Prete  
211 N. A.W Grimes Blvd.  
Round Rock, TX 78665

---

**3415 Gattis School Rd. - Rezoning from PF3 to PUD No. 111**  
**ZONING ZON1911-001**

**HISTORY:** The City established PUD (Planned Unit Development) No. 111 on October 3, 2017. The PUD contains approximately 21.18 acres and provides for a variety of land uses, including: low density multi-family (apartments, townhouses and multi-family houses); senior apartments, townhouses and group living; single family homes on a mixture of lot sizes; single family homes on a common lot; office buildings; and places of worship. The property contains several single family homes, but has not otherwise been developed.

**DATE OF REVIEW:** December 4, 2019

**LOCATION:** Southeast corner of Gattis School Rd. and Westview Dr.

**STAFF REVIEW AND ANALYSIS:**

Property: The 5.03 acre subject property was annexed in 2012 and zoned as PF-3 (Public Facilities – high intensity) for use as a place of worship but has remained undeveloped. The eastern boundary of the property is contiguous to PUD No. 111. The proposed rezoning would effectively extend the boundary of PUD No. 111 to include the property.

Rezoning Request: The owner plans to combine the 5.03 acre subject property with the adjoining 5.34 acre property to the east, providing an approximately 10-acre development site.

Proposed Use: The owner is currently proposing to build townhouses, with a density of 16 units per acre, as specified in Section 5.1 of PUD No. 111. Other uses allowed in PUD No. 111 include:

- SR (Senior), with a maximum building height of 3 stories
- SF-3 (Single Family – Mixed Lot)
- Single Family – Common Lot
- OF (Office), with a maximum building height of 3 stories
- Schools (elementary, middle, high; public, private or charter)
- Place of worship

General Plan and Zoning: The General Plan designates the subject property as residential. The PUD zoning would amend the General Plan to make it consistent with the uses allowed in the PUD.

Traffic, Access and Roads: The traffic impact of the project will be determined when there is more specific information about the planned development. At that point, a decision will be made about how to address any impacts anticipated.

**RECOMMENDED MOTION:**

Staff recommends approval of the amendment to PUD (Planned Unit Development) No. 111, to include 5.03 acres at the southeast corner of Gattis School Road and Westview Drive.





**Gattis School Rd**

**Westview Dr**

**Subject Tract  
5.03 ac.**



## 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 26.21 acres of land located within the City of Round Rock, Texas, and more particularly as 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 Subdivision Ordinances

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 **MF-1 (Multifamily – low density)**, **SR (Senior)**, **SF-3 (Single Family -Mixed Lot)**, **OF (Office)** or **C-1a (General Commercial – limited)** 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, 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. PERMITTED USES AND DEVELOPMENT STANDARDS**

### **5.1 MF-1 (Multifamily – low density)**

In accordance with Section 46-140, as amended, with the following additions:

- (1) Townhouse has a maximum of 16 units per acre.

### **5.2 SR (Senior)**

- (1) In accordance with Section 46-152, as amended, for one-story and two-story buildings.
- (2) Maximum height of principal building is three (3) stories.
- (3) Three-story buildings shall be in accordance with Section 46-152, as amended, with the following addition:
  - a) Minimum side and rear setbacks for a three-story building when abutting SF (Single-family) zoned property is 75 feet.
- (4) Attached independent living shall provide one parking space per dwelling unit;
- (5) Attached independent living units shall provide covered or garage parking for a minimum of 25% of the required parking spaces.
- (6) All uses which abut SF (Single-family) zoned property shall be required to install and maintain a compatibility buffer, which meets the requirements of Section 46-200 of the Code, along every property line which abuts said uses.

### **5.3 SF-3 (Single Family – Mixed Lot)**

In accordance with Section 46-136.2, as amended.

### **5.4 Single Family – Common Lot**

In accordance with the development standards contained in the attached **Exhibit “B”**, hereby incorporated.

### **5.5 OF (Office)**

In accordance with Section 46-144, as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;

- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.
- (4) Colleges and universities are permitted by right;
- (5) Community service is permitted by right;
- (6) Schools: business or trade is permitted by right;
- (7) Eating establishment is permitted only when incorporated into the ground floor of an office building which is greater than two (2) stories in height; the eating establishment shall not be in a building which contains no other uses;
- (8) Retail sales and services are permitted only when incorporated into the ground floor of an office building greater than two (2) stories in height; retail sales and services may not be located in a building with no other uses.
- (9) The following uses are prohibited: animal boarding, art and craft studios with welding or heavy machinery, auto parts sales, auto sales, rental, and leasing facilities, boat sales, camper sales, donation centers, flea markets, fortune tellers/psychic readers, heavy equipment sales, machinery repair and services, manufactured home sales, mortuaries, pawn shops, portable building sales, sexually oriented businesses, shooting/archery ranges, tattoo/piercing shops, taxidermists, and title loan or payday loan services.

#### **5.6 Schools (elementary, middle, high; public, private or charter)**

In accordance with Section 46-142 (C-1a – General Commercial – limited) and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure

shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

### **5.7 Place of Worship**

In accordance with Section 46-142 (C-1a – General Commercial – limited), and as amended, with the following additions:

- (1) Maximum height of principal building is three (3) stories;
- (2) Minimum side and rear setbacks when abutting SF (Single-family) zoned property is 50 feet when a pre-cast concrete panel fence option is used and 40 feet when a masonry fence option is used.
- (3) Structures in excess of 20 ft. in height, and which also abut SF (Single-family) zoned property, shall be required to meet the additional setback requirements set forth herein. For each one foot of height in excess of 20 ft., the structure shall be set back from said abutting property line one extra foot in addition to the minimums set forth above.

## **6. ACCESS EASEMENT AND DRIVEWAYS**

**6.1** A Reciprocal Access Easement, in which the Owners grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access on their respective properties is attached as **Exhibit “C”**. This easement shall be recorded with the County Clerk upon approval of the PUD.

**6.2** The site shall be allowed a maximum of three (3) driveways to Gattis School Road, as generally indicated on **Exhibit “D”**. All driveway locations must meet the approval of the City, based upon established standards for separation and safety.

## **7. CHANGES TO DEVELOPMENT PLAN**

### **7.1 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.

### **7.2 Major Changes**

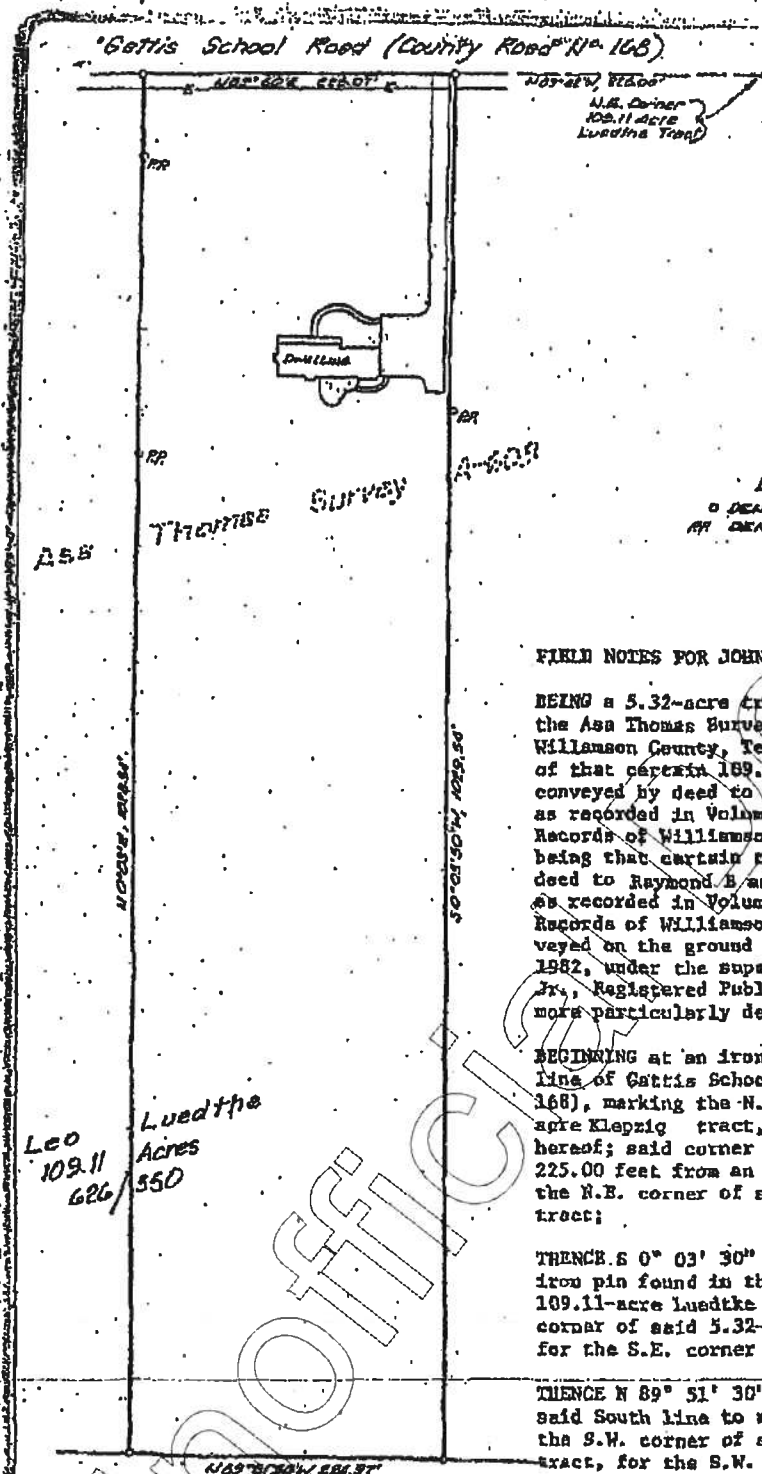
All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

## **LIST OF EXHIBITS**

Exhibit "A"	Survey Field Notes
Exhibit "B"	Single Family Detached, Common Lot Development Standards
Exhibit "C"	Reciprocal Access Easement
Exhibit "D"	Driveway Access Locations



EXHIBIT  
'A'  
①



LEGEND  
O DENOTES IRON PIN FOUND  
PP DENOTES POWER POLE

FIELD NOTES FOR JOHN P. WARREN:

BEING a 5.32-acre tract of land situated in the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, and being a part of that certain 109.11-acre tract of land conveyed by deed to Leo and Dorothy Luedtke, as recorded in Volume 626, Page 350, Deed Records of Williamson County, Texas; also being that certain tract of land conveyed by deed to Raymond E. and Myra E. Klepzig, as recorded in Volume 668, Page 647, Deed Records of Williamson County, Texas. Surveyed on the ground in the month of June, 1982, under the supervision of R. T. Hagness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of Gettis School Road (County Road No. 168), marking the N.E. corner of said 5.32-acre Klepzig tract, for the N.E. corner hereof; said corner also being N 89° 42' W, 225.00 feet from an iron pin found marking the N.E. corner of said 109.11-acre Luedtke tract;

THENCE S 0° 03' 30" W, 1029.54 feet to an iron pin found in the South line of said 109.11-acre Luedtke tract, marking the S.E. corner of said 5.32-acre Klepzig tract, for the S.E. corner hereof;

THENCE N 89° 51' 30" W, 224.97 feet, with said South line to an iron pin found marking the S.W. corner of said 5.32-acre Klepzig tract, for the S.W. corner hereof;

THENCE N 0° 03' E, 1028.34 feet to an iron pin found in said South line of County Road No. 168, marking the N.W. corner of said 5.32-acre Klepzig tract, for the N.W. corner hereof;



Steger & Biggell, Inc.  
CONSULTING ENGINEERS - SURVEYORS  
P. O. BOX 250 - GEORGETOWN, TX 75858

EXHIBIT 'A'

## FIELD NOTES FOR JOHN F. WARREN, Cont.

THENCE N 89° 30' E, 225.07 feet with said South line of County Road No. 168 to the place of BEGINNING and containing 5.32 acres of land.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that the above-described tract of land was surveyed on the ground under my personal supervision during the month of June, 1982, and that said description is true and correct to the best of my knowledge and belief. The improvements on this tract are as shown on the attached plat. The residence thereon is situated such that water drains away from all sides of same and is not located within any established floodplain. I do not detect any encroachments except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas; this the 7th day of June, 1982, A.D.

*R. T. Magness, Jr.*  
R. T. Magness, Jr.  
Registered Public Surveyor, No. 1433  
State of Texas



Stager &amp; Higgott, Inc.

CONSULTING ENGINEERS - SURVEYORS  
P. O. BOX 144 • GEORGETOWN, TX 75855

Page 2 of 2  
Job No. 87247  
Revised 6-8-82

Vol 1554 PAGE 885

EXHIBIT "A"

FIELD NOTES FOR DOUGLAS E. AND MARTHA J. MARTIN:

BEING a 5.30-acre tract of land situated in the Asa Thomas Survey, Abstract No. 609, Williamson County, Texas, and being that certain tract conveyed by deed to Douglas E. Martin and wife, Martha J. Martin, as recorded in Volume 821, Page 258, Deed Records, Williamson County, Texas. Surveyed on the ground in the month of April, 1986, under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the South line of the Gattis School Road (County Road No. 168) on or near the East line of said Asa Thomas Survey, marking the Northeast corner of said Martin tract for the Northeast corner hereof;

THENCE N 89° 50' W, 224.77 feet with the said South line of Gattis School Road to an iron pin found, marking the Northwest corner hereof;

THENCE S 0° 01' 30" E, 1029.15 feet to an iron pin found in the South line of said Martin tract for the Southwest corner hereof;

THENCE S 89° 57' E, 224.41 feet with the said South line to an iron pin found, marking the Southeast corner of said Martin tract for the Southeast corner hereof, said corner being on or near the said East line of Asa Thomas Survey;

THENCE with the East line of said Martin tract, on or near the said East line of Asa Thomas Survey, N 00° 01' W, 1002.37 feet to an iron pin found; and N 00° 15' E, 26.33 feet to the place of BEGINNING and containing 5.30 acres of land.

STATE OF TEXAS - COUNTY OF WILLIAMSON  
I hereby certify that this Instrument was FILED  
on the date and at the time stamped hereon  
by me; and was duly RECORDED, in the Volume  
and Page of the named RECORDS of Williamson  
County, Texas, as stamped hereon by me, on

JUL 15 1987



*James H. Bofetta*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD  
JUL 14 AM 8 34  
CLERK OF COUNTY

Loan No.: 0002391426

**EXHIBIT "A"**

BEING 5.20 ACRES OF LAND OUT OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO ART MEAKIN AND WIFE, VERA MEAKIN, RECORDED IN VOLUME 1950 AT PAGE 189, OFFICIAL RECORDS OF WILLIAMSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.20 ACRE TRACT IN THE SOUTH LINE OF GATTIS SCHOOL ROAD, SAID IRON ROD BEING THE NORTHWEST CORNER HEREOF, AND FROM WHICH THE INTERSECTION OF THE SOUTH LINE OF SAID GATTIS SCHOOL ROAD AND THE EAST LINE OF WESTVIEW DRIVE BEARS S 80 DEGREES 60' 05" W A DISTANCE OF 873.70 FEET;

THENCE N 80 DEGREES 60' 05" E A DISTANCE OF 204.04 FEET WITH THE NORTH LINE OF SAID 5.20 ACRE TRACT AND THE SOUTH LINE OF GATTIS SCHOOL ROAD TO AN IRON ROD FOUND AT THE NORTHEAST CORNER HEREOF;

THENCE S 0 DEGREES 00' 00" W A DISTANCE OF 1028.18 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER HEREOF;

THENCE N 89 DEGREES 57' 48" W A DISTANCE OF 64.21 FEET TO AN IRON ROD FOUND AT AN ANGLE POINT IN THE SOUTH LINE HEREOF;

THENCE S 32 DEGREES 13' 30" W A DISTANCE OF 204.78 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER HEREOF;

THENCE N 88 DEGREES 01' 33" E A DISTANCE OF 1252.04 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.20 ACRES OF LAND, SUBJECT TO EASEMENTS, CONDITIONS OR RESTRICTIONS OF RECORD, IF ANY.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

02-05-2001 01:38 PM 2001008012  
JACKIE \$17.00  
NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS



EXHIBIT A  
METES AND BOUNDS DESCRIPTION

VOL. 2522 PAGE 0649

BEING PART OF THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO ROBERT J. LEDBETTER, AND NORMA JAN LEDBETTER, RECORDED IN VOLUME 1505, PAGE 69 OF THE WILLIAMSON COUNTY OFFICIAL RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" rebar found in the south line of Gattis School Road at the northeast corner of the above described Ledbetter tract of land, also the northwest corner of the De Keratry Inc. tract as described in Volume 1392, Page 613 of the Williamson County Official Records, for the northeast corner and PLACE OF BEGINNING hereof, from which point another 1/2" rebar found in the south line of Gattis School Road, bears S 89° 44' 35" E, 185.34 feet;

THENCE, with the common line between Ledbetter and De Keratry, S 00° 10' 20" W, 677.47 feet to a 1/2" rebar found at Ledbetter's southeast corner, also the northeast corner of the Curtis and Patricia Young tract of land, as described in Volume 999, Page 623 of the Williamson County Official Records, for the southeast corner hereof;

THENCE, with the common line between Ledbetter and Young, N 89° 50' 50" W, 343.90 feet to a 1/2" rebar found at Ledbetter's southwest corner, also the southeast corner of the Richard W. Berkley tract of land, as described in Volume 675, Page 774, of the Williamson County Official Records, for the southwest corner hereof;

THENCE, with the common line between Ledbetter and Berkley, N 00° 09' 03" E, 674.60 feet to a 1/2" rebar found in the south line of Gattis School Road at the common northerly corner between Ledbetter and Berkley for the northwest corner hereof;

THENCE, with the south line of Gattis School, N 89° 40' 30" E, 344.16 feet to the PLACE OF BEGINNING and containing 5.339 acres of land, more or less.

AS SURVEYED BY:

RALPH HARRIS SURVEYOR

1406 HETHER

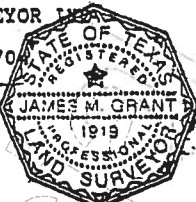
AUSTIN, TEXAS 78701

*James M. Grant*  
JAMES M. GRANT

R.P.L.S. NO. 1919

APRIL 21, 1994

PB:B:5:22231MB



NOTE: See Survey map prepared April 21, 1994 to accompany this metes and bounds.

METES AND BOUNDS DESCRIPTION

FOR A 5.031 ACRE TRACT OF LAND, SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 5.32 ACRE TRACT OF LAND CONVEYED TO THE FELLOWSHIP AT FOREST CREEK, RECORDED IN DOCUMENT NO. 2005011271, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.031 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the southeast corner of said called 5.32 acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southwest corner of the remnant portion of the called 5.339 acre tract of land conveyed to EVEN ROCK, LLC, recorded in Document No. 2018071636, Official Public Records of Williamson County, Texas, same being on a point in the northerly boundary line of the called 5.524 acre tract of land conveyed to FRED ROBERT ANDERS, JR. and AMANDA ANDERS, HUSBAND and WIFE, recorded in Document No. 2019050712, Official Public Records of Williamson County, Texas, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE **S 88°00'29' W**, with the southerly boundary line of said called 5.32 acre THE FELLOWSHIP AT FOREST CREEK tract, same being with said northerly boundary line of the called 5.524-acre ANDERS tract, for a distance of **344.10 feet** to the calculated unmonumented southwest corner of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the calculated unmonumented northwest corner of said 5.524-acre ANDERS tract, same being on an angle point in the easterly right-of-way line of WESTVIEW DRIVE (50' right-of-way width), for the southwest corner hereof, from which a 1/2" iron rod found on the southwest corner of said 5.524-acre ANDERS tract bears S 01°57'45' E for a distance of 349.78 feet;

THENCE **N 02°03'07' W**, with the westerly boundary line of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being with said easterly right-of-way line of said WESTVIEW DRIVE, for a distance of **637.69 feet** to an iron rod found with aluminum cap marked "ROW 4933" on the northwest corner of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southeast intersection of said easterly right-of-way line of WESTVIEW DRIVE and the southerly right-of-way line of GATTIS SCHOOL ROAD (right-of-way width varies), same being on the southwest corner of the called 0.301 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2019017219, Official Public Records of Williamson County, Texas, for the northwest corner hereof;


THENCE, with the northerly boundary line of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being with the southerly boundary line of said 0.301-acre CITY OF ROUND ROCK, TEXAS tract recorded in said Document No. 2019017219, same being with said southerly right-of-way line of GATTIS SCHOOL ROAD the following two (2) courses and distances:

1. **N 88°54'54" E** for a distance of **113.00 feet** to an iron rod found with aluminum cap marked "ROW 4933", for an angle point hereof
2. **N 87°46'47" E** for a distance of **231.52 feet** to an iron rod found with aluminum cap marked "ROW 4933" on the northeast corner of said remnant portion of the called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract, same being on the southeast corner of said 0.301-acre CITY OF ROUND ROCK, TEXAS tract, recorded in said Document No. 2019017219, same being on the southwest corner of a called 0.301 acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2019018799, Official Public Records of Williamson County, Texas, same being on a point in said southerly right-of-way line of GATTIS SCHOOL ROAD, same being on the northwest corner of aforementioned remnant portion of the called 5.339-acre EVEN ROCK, LLC tract, for the northeast corner hereof

THENCE **S 02°00'56" E**, with the common boundary line of said called 5.32-acre THE FELLOWSHIP AT FOREST CREEK tract and said 5.339-acre EVEN ROCK, LLC tract, for a distance of **636.83 feet** to the **POINT OF BEGINNING** hereof and containing 5.031 acres of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00011.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



November 11, 2019

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z: WAELTZ & PRETE GATTIS SCHOOL ROAD PROJECT 2 -3415 & 3467 GATTIS SCHOOL RD - ATLIN VILLAGE TOWNHOMES 11-11-2019 3415 GATTIS SCHOOL ROAD REZONE TRACT M&B.doc

# DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

EXHIBIT 'A'  
Page 8 of 8



FOR A 5.031 ACRE TRACT OF LAND, SITUATED IN THE ASA THOMAS SURVEY,  
ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE  
REMNANT PORTION OF THE CALLED 5.32 ACRE TRACT OF LAND CONVEYED TO  
THE FELLOWSHIP AT FOREST CREEK, RECORDED IN DOCUMENT NO. 2005011271,  
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS: 3415 GATTIS SCHOLL ROAD, ROUND ROCK, TEXAS 78664

GATTIS SCHOOL ROAD SCALE: 1" = 100'  
R.O.W. WIDTH VARIES

ALUM. CAP "ROW 4933" N 88°54'54" E 113.00' DOC. NO. 2019017219, O.P.R.W.C.T.  
ALUM. CAP "ROW 4933" N 87°46'47" E 231.52' DOC. NO. 2019018799, O.P.R.W.C.T.

SURFACE VALUES  
N: 10155741.11  
E: 3149128.26  
GRID COORDINATES  
N: 10154624.11  
E: 3148781.89

## LEGEND

- = 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- Δ = CALCULATED POINT
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- ALUM. = ALUMINUM
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

SUBJECT TRACT  
5.031 ACRE

THE FELLOWSHIP AT  
FOREST CREEK  
REMNANT PORTION OF  
CALLED 5.32 AC.  
DOC. NO. 2005011271  
O.P.R.W.C.T.

EVEN ROCK, LLC  
REMNANT PORTION OF  
CALLED 5.339 AC  
DOC. NO. 2018071636  
O.P.R.W.C.T.

### GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL  
(4203), STATE PLANE SYSTEM. DISTANCES  
SHOWN HEREON ARE SURFACE DISTANCES  
BASED ON A COMBINED SURFACE  
ADJUSTMENT FACTOR OF 1.00011.
- 2) THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT AND  
DOES NOT SHOW ANY EASEMENTS THAT MAY  
AFFECT THE SUBJECT TRACT SHOWN HEREON.  
THIS SURVEY IS NOT INTENDED TO BE USED  
AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE  
RECORDED IN THE OFFICE OF THE COUNTY  
CLERK OF WILLIAMSON COUNTY, TEXAS.

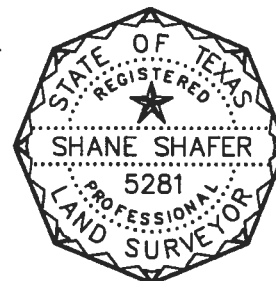
SURFACE VALUES  
N: 10155104.67  
E: 3149150.66  
GRID COORDINATES  
N: 10153987.73  
E: 3148804.29

P.O.B.

S 88°00'29" W  
344.10'

FRED ROBERT ANDERS JR. AND  
AMANDA ANDERS,  
HUSBAND AND WIFE  
CALLED 5.524 AC.  
DOC. NO. 2019050712  
O.P.R.W.C.T.

TO: CITY OF ROUND ROCK, TEXAS EXCLUSIVELY



SHEET 1 OF 1

WESTVIEW DRIVE  
50' R.O.W. WIDTH

N 02°03'07" W  
637.69'

S 02°00'56" E  
636.83'

SOUTHWEST CORNER  
DOC. NO. 2019050712

S 01°57'45" E  
349.78'

*Shane Shafer*  
Shane Shafer, R.P.L.S. NO. 5281

NOVEMBER 11, 2019  
DATE

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900



# **EXHIBIT “B”**

## **DEVELOPMENT STANDARDS Single Family Detached, Common Lot**

1. The Property shall be regulated for purposes of zoning and subdivision by the standards contained in this Exhibit. All aspects not specifically covered by this Exhibit shall be regulated by the **TH (Townhouse)** zoning district.
2. **Density** - Maximum of 12 units per acre.
3. **Setbacks** – The minimum building setback from the private drive aisle shall be 15 feet. Setbacks between structures shall be measured from eave to eave.
4. **Exterior Finish** - The exterior finish of all homes shall be a minimum of 75% masonry, excluding elements such as doors, windows, trim and accent features.
  - a. Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
  - b. The use of materials such as wood shingles or wood siding shall be limited to accent features.
  - c. The front of all homes and the drive aisle-facing side of all corner units shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
  - d. Horizontally installed cement based siding may be used on rear and side elevations. On two story homes with a rear side facing Gattis School Road, however, the following shall be required on the second-floor elevation:
    - i. One window enhancement from the following list:
      1. Shutters
      2. Awnings or shed roofs
      3. Window trim
      4. Arch windows
    - ii. One design feature from the following list:
      1. Board and batten siding
      2. Stucco
      3. Balcony
      4. Building offset
      5. Box window
5. **Garage Door Treatment** - 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. Upgraded garage doors shall not be required for swing in, side entry garages.

## **EXHIBIT “B”**

### **6. Fencing Design Standards**

- a. Single family unit 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.
- b. Perimeter fencing shall be constructed of brick, stone, split-faced or decorative concrete masonry unit (CMU), except when they are abutting open space or amenity areas, in which case they shall be constructed of wrought iron or tubular steel with masonry columns.

### **7. Landscaping**

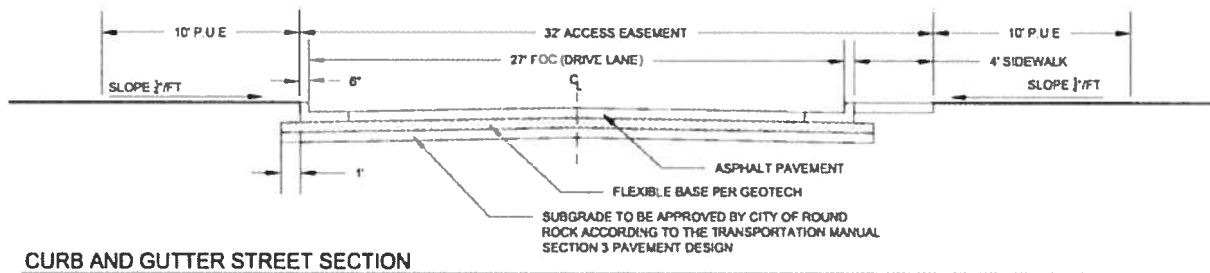
- a. The landscape development standards outlined in Section 46-195, Landscaping, shall apply, with the following modifications:
  - i. All development areas, including residential, which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
  - ii. Plant material shall be 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 Lady Bird Johnson Wildflower Center.
  - iii. 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 container-grown trees.
  - iv. A private home owners association will be established for the maintenance of landscape and irrigation areas located between the private drive lanes and town houses as well as for all community signage, walls, medians, common open spaces and detention areas.

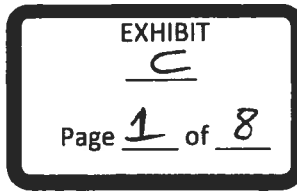
### **8. Parking**

- a. A total of 4 parking spaces per unit are required:
  - i. Two (2) garage enclosed parking spaces.
  - ii. Two (2) parking spaces located in front of the garage and outside of the private access drive.
- b. Guest parking shall be provided by one of the following:
  - i. Providing for parallel parking on one side of the drive aisle. This requires a drive aisle width equivalent to 30-feet measured ‘face of curb to face of curb’; or

## EXHIBIT "B"

- ii. A minimum of one (1) guest parking space must be provided for every three (3) residential units. These spaces shall be located outside of the private drive aisle and the maximum distance from any residential unit to a guest parking space shall be three hundred feet (300'), measured along the drive lanes.
9. **Private Drive Aisles** - Private drive aisles to serve the units shall be built, at a minimum, in the 'curb and gutter street section' configuration indicated below.
- a. Each private drive aisle configuration includes a four foot (4') wide sidewalk on one side of the drive.
  - b. Private drive aisles are not built to public street standards and may therefore be gated, subject to the access requirements established by the Fire Marshal.
  - c. In order for private drive aisles to accommodate parallel parking on one side, the width must measure 30-feet from 'face of curb to face of curb'.





**RECIPROCAL ACCESS EASEMENT**

**STATE OF TEXAS**

**COUNTY OF WILLIAMSON**

HOWARD LEE PARHAM III & JANIS NEWBY PARHAM ("**Parham**"), whose mailing address is 112 Diamond Trail, Georgetown, Texas 78633, STUART B. MCCURDY & DIANA M. MCCURDY ("**McCurdy**"), whose mailing address is 3509 Gattis School Road, Round Rock, Texas 78664, RAMSWAROOP BODDU & RAMSI SURENDRAN BODDU ("**Boddu**"), whose mailing address is 3517 Gattis School Road, Round Rock, Texas 78664, and DOUGLAS E. MARTIN ("**Martin**"), whose mailing address is 3525 Gattis School Road, Round Rock, Texas 78664, convey reciprocal easements to each other, on the basis of the following facts and understandings.

**RECITALS**

1. Parham owns certain property ("Property A") located in Round Rock, Texas, and described as:

Being approximately 5.339 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Howard Lee Parham III and Janis Newby Parham, recorded in Document Number 1994022691 of the Williamson County Official Public Records.

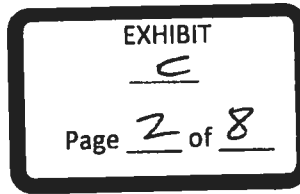
2. McCurdy owns certain other property ("Property B") located in Round Rock, Texas. Property B is described as:

Being approximately 5.20 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Stuart B. McCurdy and wife, Diana M. McCurdy, recorded in Document Number 1992024746 of the Williamson County Official Public Records.

3. Boddu owns certain other property ("Property C") located in Round Rock, Texas. Property C is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Ramswaroop R. Boddu and Resmi Surdendran, husband and wife, recorded in Document Number 2013003409 of the Williamson County Official Public Records.





4. Martin owns certain other property ("Property D"). Property D is described as:

Being approximately 5.32 acres out of the Asa Thomas Survey, Abstract No. 609, in Williamson County, Texas, and being that same tract of land described in a deed to Douglas E. Martin and wife, Martha J. Martin, of record in Volume 821, Page 258, Deed Records, Williamson County, Texas.
5. Parham, McCurdy, Boddu, and Martin are hereinafter collectively referred to as the "Parties".
6. Property A, Property B, Property C, and Property D are hereinafter collectively referred to as the "Properties".
7. The Properties are all located adjacent to and have access to Gattis School Road
8. The City of Round Rock has plans to further develop and widen Gattis School Road, which may impact the Properties' access to Gattis School Road.
9. The Parties wish to grant sixteen-foot (16') wide reciprocal access easements parallel and adjacent to the Gattis School Road right-of-way, over, under, and across those portions of the Properties directly to the south of the Gattis School Road right-of-way (the "Easement Area").
10. The Parties desire to have the mutual and reciprocal right to use the entire surface of the Road for purposes of ingress and egress.

THE PARTIES THEREFORE AGREE, in consideration of the mutual and reciprocal grants and agreements made here, as follows:

## CONVEYANCE

### **Grant of Reciprocal Access Easements**

1. The Parties hereby grant to each other a permanent, non-exclusive easement for vehicular and pedestrian access within the Easement Area located from time to time on their respective property (the "Reciprocal Easements"). Except to abate an emergency, no trees, permanent buildings, structures, fences or other barriers shall be placed in the Easement Area or shall be allowed to prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, and from the Easement Area, and no change of grade elevation or excavation shall be made upon the Easement Area, without the prior approval of

each Property Owner, which approval shall not be unreasonably withheld or delayed.

**Purpose of Easement**

2. This access easement, with its rights and privileges, shall be used only for the purpose of providing pedestrian and vehicular ingress and egress over and across said properties.

**Duration of Easement**

3. This easement shall be perpetual.

**Warranty of Title**

4. Each Party's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument to the other Party's heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of the interest in the Property.

**Nonexclusivity of Easement**

5. The easement, rights, and privileges granted by this conveyance are nonexclusive, and each Party reserves and retains the right to convey similar rights and easements to such other persons as each Party may deem proper.

**Indemnity**

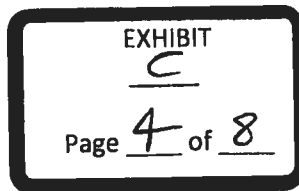
6. Each Party shall hold harmless, defend, and indemnify the other Party against any suits, liabilities, claims, demands or damages, including but not limited to personal injuries and attorneys' fees, arising from any Party's exercise of easement rights granted by this instrument.

**Maintenance**

7. Each Property Owner shall pay the expense of maintaining and repairing the Easement Area on their respective property, including the payment of all real estate taxes and assessments.

**Rights Reserved**

8. Each Party retains, reserves, and shall continue to enjoy the use of the surface of the easement area described in Paragraph 4 of this Agreement for any and all purposes that do not interfere with and prevent other Party's use of the easement. This includes, without limitation, the right to build and use the surface of the



easement area for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and to dedicate all or any part of the easement area to any city for use as a public street, road, or alley.

#### **Covenants Running with Land**

9. The rights contained within this Reciprocal Access Easement shall run with the land and inure to and be for the benefit of each Property Owner, their successors and assigns, and the tenants, agents, employees, sub-tenants, licensees, concessionaires, mortgagees in possession, customers and business invitees of such persons. The rights conferred hereby shall be enforceable by injunction in the appropriate court in the event of their breach.

#### **Entire Agreement**

10. This Reciprocal Access Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by the Parties.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

*(signature pages follow)*

By: Howard Lee Parham, III  
HOWARD LEE PARHAM, III

Date: 06-21-2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 21<sup>st</sup> day of June, 2017 by HOWARD LEE PARHAM, III, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Janis Newby Parham  
JANIS NEWBY PARHAM  
Date: 6-21-2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 21<sup>st</sup> day of June, 2017 by JANIS NEWBY PARHAM, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas



By: Stuart B. McCurdy  
STUART B. MCCURDY  
Date: 16 Jun 2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2017 by STUART B. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucz Benson  
Notary Public, State of Texas

By: Diana M. McCurdy  
DIANA M. MCCURDY  
Date: June 16, 2017

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

This instrument was acknowledged before me on this the 16<sup>th</sup> day of June, 2017 by DIANA M. MCCURDY, in the capacity and for the purposes and consideration recited therein.



Kay Bucz Benson  
Notary Public, State of Texas

By: B. Ramswaroop Boddu  
RAMSWAROOP BODDU

Date: 06/26/2017

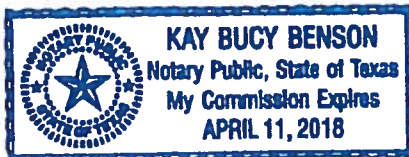
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 26<sup>th</sup> day of June, 2017 by RAMSWAROOP BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Ramsi Surendran Boddu  
RAMSI SURENDRAN BODDU

Date: 6-26-17

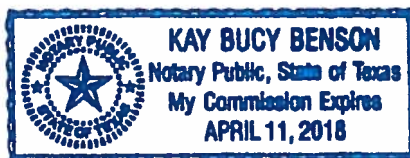
**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 26<sup>th</sup> day of June, 2017 by RAMSI SURENDRAN BODDU, in the capacity and for the purposes and consideration recited therein.



Kay Bucy Benson  
Notary Public, State of Texas

By: Douglas E. Martin  
DOUGLAS E. MARTIN  
Date: 6/27/2017

**ACKNOWLEDGMENT**

STATE OF TEXAS

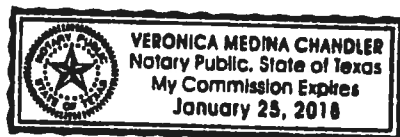
§

COUNTY OF Williamson

§

§

This instrument was acknowledged before me on this the 27th day of June, 2017 by Martin, Douglas E, in the capacity and for the purposes and consideration recited therein.



Veronica M. Chandler  
Notary Public, State of Texas

