

EXHIBIT
"B"

BELL YARD

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS DEVELOPMENT PLAN (this “**Plan**”) is adopted and approved by the CITY OF ROUND ROCK, TEXAS (hereinafter referred to as the “**City**”). For purposes of this Plan, the term **Owner** shall mean Edward D. Quick, Trustee; as its respective interests may appear in the respective portions of the hereinafter described property; and its respective successors and designated assigns. Upon sale, transfer or conveyance of portions of the hereinafter described property by a respective Owner to a designated third party owner/developer, the duties and obligations of the respective Owner, as it relates to the respective property being sold, shall be assigned to and assumed by the new owner/developer, and upon such sale and assignments of the duties and obligations hereunder, the respective Owner shall have no further liability relating to the respective property so sold and conveyed.

WHEREAS, the Owner is the owner of certain real property consisting of 18.92 acres, as more particularly described in **Exhibit “A” (Legal Description)**, (herein after referred to as the **“Property”**) attached hereto and made a part hereof; and

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Unit Development (the “**PUD**”); and

WHEREAS, pursuant to Part III, Section 10-22 of the Code of Ordinances of the City of Round Rock, Texas, the Owner has submitted Development Standards setting forth the development conditions and requirements within the PUD, which Development Standards are contained in Section II of this Plan; and

WHEREAS, the City has held two public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on June 16, 2021, the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; and

WHEREAS, the City Council has reviewed the proposed Plan and determined that it promotes the health, safety, and general welfare of the citizens of Round Rock and that it complies with the intent of the Planned Unit Development Ordinance of the City;

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II.8.

3. ZONING VIOLATION

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

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2. Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.3. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code.

2. PROPERTY

This Plan includes approximately 18.92-acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit "A"**, hereinafter referred to as "the Property."

3. THE PLAN

The Plan includes: this document with its the attached Exhibits, plus the Project Application and cover letter, and the Planned Unit Development ("PUD") Application (collectively "Plan").

4. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior to 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.

5. APPLICABILITY OF CITY ORDINANCES

5.1. 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 **TH (Townhouse)** 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.

5.2. 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.

- 5.3.** The Code is defined herein as the City of Round Rock, Texas, Code of Ordinances (“Code”).

5.4. Concept Plan

This Plan, as depicted in Exhibit “B”, shall serve as the Concept Plan required by Part III, Chapter 10, Article V, Section 10.26 of the Code, as amended.

6. LAND USE AND PERMITTED USES

6.1. Land Use

- (1) The purpose of the Plan is to provide an attached and detached single family residential development on the Property as identified on **Exhibit B**.

6.2. Permitted Uses

- (1) Single family detached residential units on a common lot, with each dwelling unit having a private external entrance and a private yard area.
- (2) Single family attached townhome residential units (with a maximum of 5 attached units per building) on a common lot, with each dwelling unit having a private external entrance and a private yard area “Townhome”.
- (3) Single family attached duplex residential units (with a maximum of 2 attached units per building) on a common lot, with each dwelling unit having a private external entrance and a private yard area “Duplex”.
- (4) A maximum of twelve (12) dwelling units per acre shall be allowed.
- (5) A maximum of 210 total dwelling units shall be allowed.
- (6) A maximum of 70% of all the units may be attached.
- (7) A leasing and/or management center for the Property shall be a permitted use.

7. DEVELOPMENT STANDARDS

7.1. Building Setbacks, Separation & Height

- (1) The setbacks for primary buildings for any lot on which multiple residential units are located shall comply with Exhibit B and the following:
 - (a) Ten (10) foot minimum setback shall be required from the back of curb of the private drive
 - (b) Twenty (20) foot minimum setback shall be required from any common property line associated with an abutting residential or commercial zoned property and/or use
 - (c) Ten (10) foot minimum setback shall be required from any common property line associated with an abutting public open space or parkland use
 - (d) For attached garages, a twenty (20) foot minimum setback shall be required from the back of curb to the front facade of the garage facing the private drive.
- (2) The separation requirements between buildings shall be as follows:
 - (a) Ten (10) feet minimum separation shall be required between buildings, however a side setback of zero feet shall be allowed for internal attached units that share a common wall.
 - (b) Building separation shall be a minimum of ten (10) feet, measured from roof eave to roof eave, or a minimum of five (5) feet, measured from the assumed lot line to the roof eave, unless the eaves are one (1) hour fire-rated, and the decking is fire retardant for the length of the roof or as otherwise approved by the Building Official.
- (3) Height
 - (a) The maximum height shall be three (3) stories.

7.2. Fencing

- (1) Perimeter Fencing and Subdivision Wall
 - (a) Subdivision walls shall be provided in accordance with the requirements established in the Code, Part III, Chapter 4, Article II, Section 4-30, as shown on Exhibit B.

(2) Fencing for Private Yards and Amenities

- (a) All fences shall provide a finished face to abutting drive aisles and/ or public rights-of-way.
- (b) Fences shall not conflict with sight visibility triangles at drive aisle intersections or obstruct views from adjacent driveways.
- (c) Fence posts for all new fences shall be constructed of rust-resistant metal parts, concrete based masonry, or concrete pillars of sound structural integrity or other type of post approved by the Director of Planning.
- (d) Fence posts and fence panels for non-wood fences shall be capped or have an integral finished top
- (e) Maximum fence height: six (6) feet.

7.3. Park Land Requirement

- (1) Parkland requirements for the Property have been satisfied by the previous land conveyances to the City of Round Rock, Texas, under the Quick Farm Development Agreement (Resolution # R-2020-0047).

7.4. Landscaping

- (1) The landscape development standards outlined in the Code, Part III, Chapter 8, Article II, Section 8-10 shall apply, with the following modifications:
 - (a) All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined by the Code.
 - (b) Plant Material shall be of the 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 as revised or replaced.
 - (c) Large species trees shall be planted at an average of forty (40) feet on center along Old Settlers Blvd between the subdivision wall and the Old Settlers Boulevard right-of-way. Trees shall be container grown and a minimum size of three (3) inches in caliper at time of planting.

- (d) Each single family detached dwelling unit shall provide one (1) large species tree whether through the preservation of existing trees on the site or the planting of one (1) three-inch (3") caliper container-grown tree.
- (e) Each Duplex building (2 units) shall provide one (1) large species tree whether through the preservation of existing trees on the site or the planting of one (1) three-inch (3") caliper container-grown tree.
- (f) Each Townhome end unit shall provide one (1) large species tree, whether through the preservation of existing trees on the site or the planting of one (1) three-inch (3") caliper container-grown tree. Where two buildings abut, one tree shall satisfy the requirement for both end units.
- (g) Each Townhome interior unit shall provide one (1) ornamental tree, whether through the preservation of existing trees on the site or the planting of a one-inch (1") caliper container-grown tree.
- (h) Amenity structures shall provide foundation treatment in accordance with the Code, Part II, Chapter 8, Article II, Section 8-10.
- (i) Foundation Planting Requirements. Each unit shall be landscaped with a minimum of the following foundation plantings:
 - a. Front Facades: A minimum of 75% of the length of the front façade shall be comprised of landscape shrub plantings.
 - b. Side Facades facing drive or common area: A minimum of 50% of the length of the side façade shall be comprised of landscape shrub plantings.
 - c. Side Façade not visible from drive or common area: A minimum of 25% of the length of the side façade shall be comprised of landscape shrub plantings.

7.5. Architectural Standards

- (1) The following design elements shall be exhibited across the development:
 - (a) No more than two (2) buildings shall be repeated in a row with the same elevation.
 - (b) No more than two (2) adjacent buildings shall share the same color scheme.
 - (c) Residential dwelling units facing any public drive or parking lot shall incorporate one (1) of the following design features:
 - a. Roof gable
 - b. Two (2) unique wall planes
 - c. Two (2) unique wall material patterns or colors
 - d. Two (2) unique wall materials
 - (d) Multi-story residential dwelling units facing any public or private drive shall also incorporate one (1) of the following design features on the upper story elevations:
 - a. Two unique roof eave lines
 - b. Dormer
 - c. Two unique wall planes
 - d. Two unique material patterns or colors
 - (e) Residential dwelling units facing any public or private drive shall incorporate one (1) of the following building articulation elements:
 - a. Awnings
 - b. Ornamental brackets
 - c. Gable brackets or beams
 - d. Gable accent trim
- (2) In addition to the items listed in Section 7.5.1 above, the following shall be required for second and third floor elevations of units that back up to Old Settlers Boulevard:
 - (a) One (1) window including one (1) enhancement from the following list:
 - a. Shutters
 - b. Awnings
 - c. Window trim
 - d. Arch window

- (b) Any windows provided above the required minimum stated above shall also include one enhancement from Section 7.5(2)(a).
- (c) One design feature from the following list:
 - a. Board and batten siding
 - b. Stucco
 - c. Balcony
 - d. Building and/or unit offset
 - e. Box window

7.6. Parking

- (1) Minimum parking requirements shall be:
 - (a) 1.5 parking spaces per one (1) bedroom unit;
 - (b) 2 parking spaces per two (2) bedroom unit; and
 - (c) 2.5 parking spaces per three (3) or more bedroom unit.
- (2) Minimum parking requirements for single family detached & duplex residential units may be satisfied by using on-street parking along the private drive aisle.
- (3) Each single family attached townhome residential unit shall provide a two (2) car parking garage and two (2) driveway parking spaces.
- (4) No less than fifty (50) percent of the required parking for the duplexes and detached units shall be covered or in garages, and no less than twenty five (25) percent of all the required residential parking for the duplexes and detached units shall be in garages.
- (5) Visitor Parking:
 - (a) A minimum of one (1) visitor parking space for every ten (10) residential dwelling units shall be provided, as either:
 - a. Parallel along the drive aisles; or
 - b. 90-degree spaces adjacent to the drive aisles and in accordance with City Transportation DACS

(Design and Construction Standards)

- (6) Detached garages shall consist of no more than six (6) garage doors on any single facade.
- (7) Where a detached garage is placed adjacent to a residential building, a landscaped area no less than five (5) feet wide shall be installed between the garage and the building.
- (8) Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence.
- (9) If a flat roof is installed as a canopy for covered parking, it shall have a minimum six inch wide decorative banding along the edge of the canopy roof.

7.7. Sidewalk Standards

- (1) Internal walkways with a minimum width of forty eight (48) inches wide shall provide access from the front door of each unit to the parking spaces provided in the parking lot. Final internal sidewalk configurations will be determined at the site plan stage.
- (2) Internal walkways shall provide access from all units to the amenities on the site.

7.8. Amenities

- (1) Amenities will be provided within the development and shall include at least 8 of the following amenities:
 - (a) Social room available for resident use
 - (b) Play scape
 - (c) Exercise stations
 - (d) Sport Courts
 - (e) Swimming pool
 - (f) Programmed dog park
 - (g) Private fitness facility
 - (h) Secured gate access to Meadow Lake Park
 - (i) Outdoor BBQ facility
 - (j) Bike rack and repair station
 - (k) Business center, to contain no less than one computer,

printer, fax machine, copier, and scanner (printer, fax machine, copier and scanner may be integrated into a single device) available for resident use.

7.9. Maintenance

- (1) The Property, including all common areas, will be maintained by the property owner.

8. CHANGES TO DEVELOPMENT PLAN

8.1. 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. Minor changes include, but are not limited to street realignment, and small Plan deviations (defined as a no more than 10% deviation from a numerical development standard of the Plan).

8.2. Major Changes

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

LIST OF EXHIBITS

Exhibit A - Property Description

Exhibit B - Concept Plan

METES AND BOUNDS DESCRIPTION:

TRACT 1 - 18.922 ACRES

BEING A 18.922 ACRE (824,229 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 86.645 ACRE TRACT OF LAND DESCRIBED TO ALICE E. QUICK, LLC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019088826 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF EAST OLD SETTLERS BOULEVARD (VARIABLE R.O.W. WIDTH), AT THE SOUTHEAST CORNER OF THE SETTLEMENT SECTION THREE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME H, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE **POINT OF BEGINNING**, THE SOUTHWEST CORNER OF SAID 86.645 ACRE TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 21°10'42" WEST, DEPARTING SAID EAST OLD SETTLERS BOULEVARD, ALONG THE EAST LINE OF SAID SETTLEMENT SECTION THREE SUBDIVISION AND THE WEST LINE OF SAID 86.645 ACRE TRACT, A DISTANCE OF 148.90 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 5.85 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF ROUND ROCK AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020024792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 5.85 ACRE TRACT AND THIS TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. NORTH 43°17'00" EAST, A DISTANCE OF 679.74 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 46°00'05" EAST, A DISTANCE OF 18.09 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 33°26'04" EAST, A DISTANCE OF 13.34 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 21°29'44" EAST, A DISTANCE OF 22.99 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 20°16'40" EAST, A DISTANCE OF 33.73 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
6. NORTH 07°11'45" EAST, A DISTANCE OF 20.32 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
7. NORTH 23°53'55" EAST, A DISTANCE OF 36.77 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHEAST CORNER OF SAID 5.85 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
8. NORTH 39°40'20" WEST, A DISTANCE OF 119.37 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.155 ACRE TRACT OF LAND DESCRIBED TO THE CITY OF ROUND ROCK AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2020024792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 1.155 ACRE TRACT AND THIS TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 40°44'38" EAST, A DISTANCE OF 91.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. NORTH 40°58'05" EAST, A DISTANCE OF 119.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 35°17'16" EAST, A DISTANCE OF 151.93 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 31°36'42" EAST, A DISTANCE OF 172.59 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 38°36'14" EAST, A DISTANCE OF 216.56 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
6. NORTH 50°04'55" EAST, A DISTANCE OF 68.42 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;

(CONTINUED ON PAGE 2)

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A"
LEGAL DESCRIPTION OF
TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
CALLED 86.645 ACRE TRACT OUT OF THE
GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759

Tel. No. (512) 418-1771
www.kimley-horn.com

FIRM # 10194624

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJM	ZKP	5/17/2021	069241810	1 OF 4

METES AND BOUNDS DESCRIPTION (CONTINUED):

TRACT 1 - 18.922 ACRES

7. NORTH 62°47'53" EAST, A DISTANCE OF 89.18 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
8. NORTH 56°10'12" EAST, A DISTANCE OF 43.19 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
9. NORTH 26°47'27" EAST, A DISTANCE OF 40.64 FEET TO A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE WEST BOUNDARY LINE OF A CALLED 93.74 ACRE TRACT OF LAND DESCRIBED TO ARDALIA E. MARTIN AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2571, PAGE 709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND IN THE NORTHERLY EAST BOUNDARY LINE OF SAID 86.645 ACRE TRACT, FOR THE NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 21°58'29" EAST, ALONG THE NORTHERLY EAST BOUNDARY LINE OF SAID 86.645 ACRE TRACT AND THE WEST LINE OF SAID 93.74 ACRE TRACT, AT 29.21 FEET PASSING 1.50 FEET LEFT OF A 1/2" IRON ROD FOUND FOR A LINE MARKER, THEN CONTINUING FOR A TOTAL DISTANCE OF 129.86 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE CORNER OF A CALLED 26.102 ACRE TRACT OF LAND, DESCRIBED TO QUICK RANCH DEVELOPMENT INC. AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2019106436 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SOUTH CORNER OF SAID 93.74 ACRE TRACT, AND AN INTERIOR CORNER OF SAID 86.645 ACRE TRACT, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, ACROSS SAID 86.645 ACRE TRACT, ALONG THE COMMON BOUNDARY LINE OF SAID 26.102 ACRE TRACT AND THIS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 44°02'16" WEST, A DISTANCE OF 623.65 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 26.102 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 21°25'49" EAST, A DISTANCE OF 357.70 FEET TO A 1/2" IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 26.102 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;
3. NORTH 69°02'20" EAST, A DISTANCE OF 991.55 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE AT AN INTERIOR CORNER OF SAID 26.102 ACRE TRACT, FOR THE SOUTHERLY NORTHEAST CORNER OF THIS TRACT;
4. IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 02°49'41", A RADIUS OF 990.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 13°01'17" EAST, 48.86 FEET, AND A TOTAL ARC LENGTH OF 48.86 FEET TO A 1/2" IRON ROD WITH A PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE REMAINDER OF SAID 86.645 ACRE TRACT AND THIS TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 69°02'19" WEST, A DISTANCE OF 156.41 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 20°57'24" EAST, A DISTANCE OF 286.50 FEET TO A POINT FOR A SOUTHEAST CORNER OF THIS TRACT;
3. SOUTH 69°02'35" WEST, A DISTANCE OF 114.00 FEET TO A POINT FOR AN INTERIOR CORNER OF THIS TRACT;
4. SOUTH 20°57'25" EAST, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST OLD SETTLERS BOULEVARD AND THE SOUTH BOUNDARY LINE OF SAID 86.645 ACRE TRACT, FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 69°02'35" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST OLD SETTLERS BOULEVARD AND THE SOUTH BOUNDARY LINE OF SAID 86.645 ACRE TRACT, A DISTANCE OF 1690.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 18.922 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



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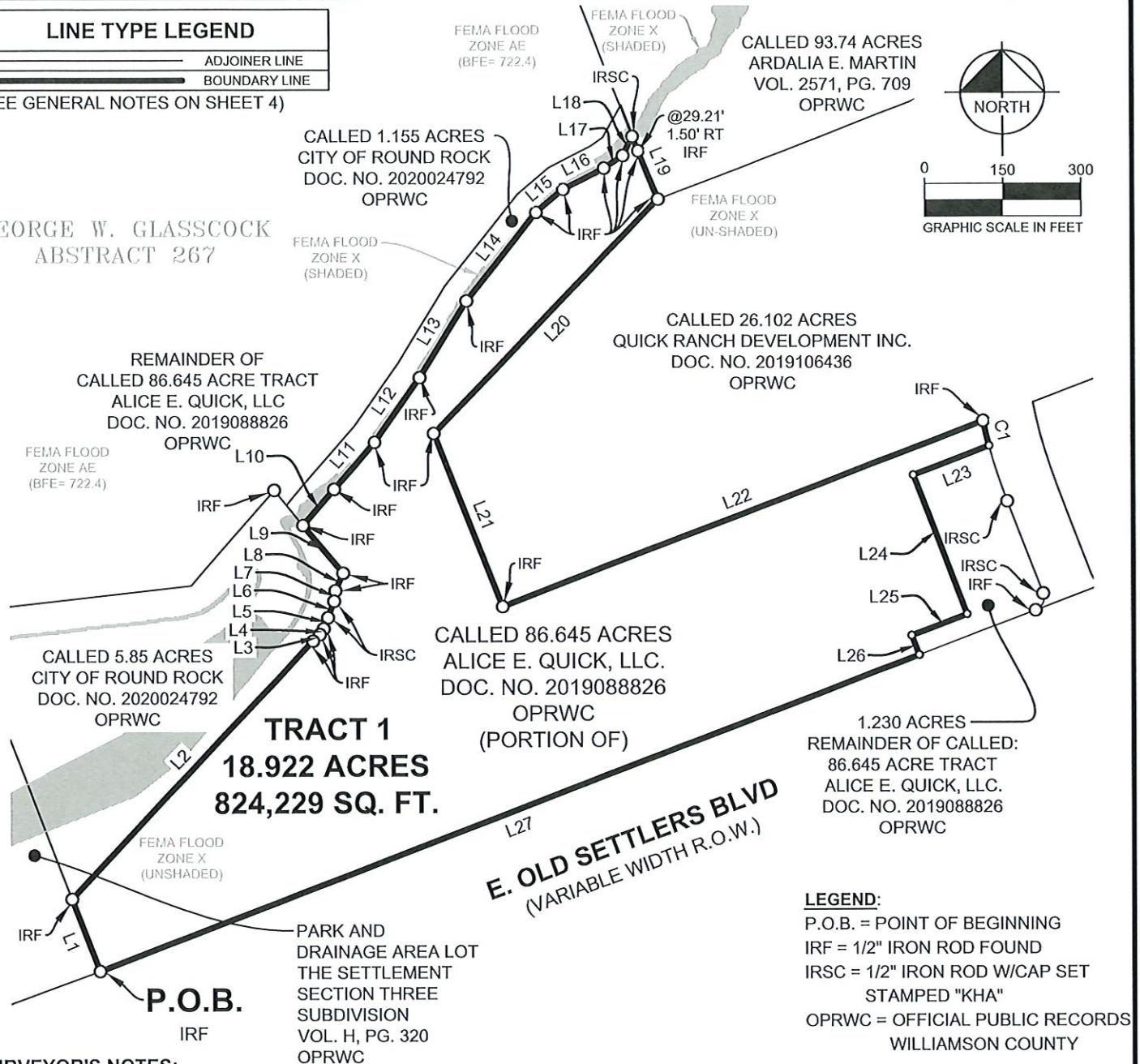
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJM	ZKP	5/17/2021	069241810	2 OF 4

LINE TYPE LEGEND

ADJOINER LINE
BOUNDARY LINE

(SEE GENERAL NOTES ON SHEET 4)

GEORGE W. GLASSCOCK
ABSTRACT 267



SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS BOUNDARY EXHIBIT.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS BOUNDARY EXHIBIT OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRF = 1/2" IRON ROD FOUND
IRSC = 1/2" IRON ROD W/CAP SET
STAMPED "KHA"
OPRWC = OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY

Zachary K. Petrus
ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A" BOUNDARY EXHIBIT OF TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
CALLED 86.645 ACRE TRACT OUT OF THE
GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MJM	ZKP	5/17/2021	069241810	3 OF 4

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N21°10'42"W	148.90'	L10	N40°44'38"E	91.41'	L19	S21°58'29"E	129.86'
L2	N43°17'00"E	679.74'	L11	N40°58'05"E	119.41'	L20	S44°02'16"W	623.65'
L3	N46°00'05"E	18.09'	L12	N35°17'16"E	151.93'	L21	S21°25'49"E	357.70'
L4	N33°26'04"E	13.34'	L13	N31°36'42"E	172.59'	L22	N69°02'20"E	991.55'
L5	N21°29'44"E	22.99'	L14	N38°36'14"E	216.56'	L23	S69°02'19"W	156.41'
L6	N20°16'40"E	33.73'	L15	N50°04'55"E	68.42'	L24	S20°57'24"E	286.50'
L7	N07°11'45"E	20.32'	L16	N62°47'53"E	89.18'	L25	S69°02'35"W	114.00'
L8	N23°53'55"E	36.77'	L17	N56°10'12"E	43.19'	L26	S20°57'25"E	40.00'
L9	N39°40'20"W	119.37'	L18	N26°47'27"E	40.64'	L27	S69°02'35"W	1690.01'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°49'41"	990.00'	48.86'	S13°01'17"E	48.86'


GENERAL NOTES:

1. ACCORDING TO COMMUNITY PANEL NO. 4810790491F, MAP NO. 48491C0491F, EFFECTIVE DATE: DECEMBER 20, 2019, AND COMMUNITY PANEL NO. 4810790492F, MAP NO. 48491C0492F, EFFECTIVE DATE: DECEMBER 20, 2019 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED", A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (SHADED) WHICH IS DEFINED BY FEMA AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". THE REMAINDER OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE.
2. THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE B, CHAPTER 232 - COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A - SUBDIVISION PLATTING REQUIREMENTS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
3. HIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND DOES NOT REFLECT THE LOCATION OF ANY EXISTING EASEMENTS. THIS IS NOT A LAND TITLE SURVEY.
4. HE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND BOUNDARY EXHIBIT OF EVEN SURVEY DATE WAS CREATED IN CONJUNCTION WITH THIS LINE & CURVE TABLE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFIES THAT THIS LINE & CURVE TABLE OF SURVEY
ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.

EXHIBIT "A" LINE & CURVE TABLE OF TRACT 1 - 18.922 ACRES

BEING A PORTION OF A
CALLED 86.645 ACRE TRACT OUT OF THE
GEORGE W. GLASSCOCK SURVEY, ABSTRACT 267
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PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

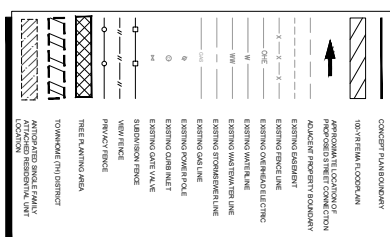
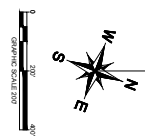
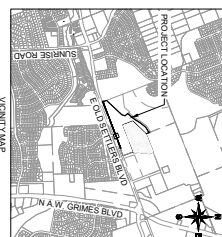
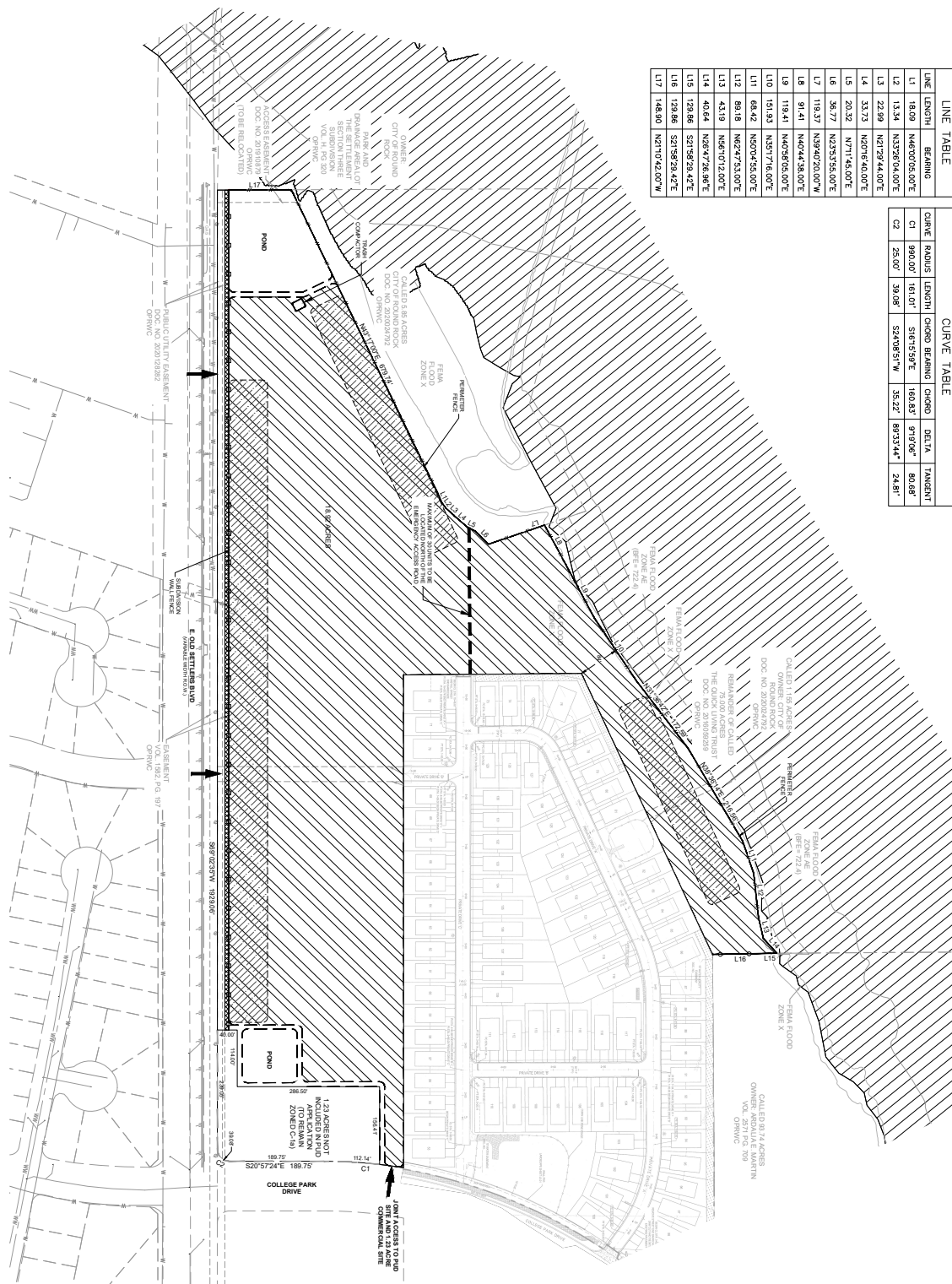
FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJM	ZKP	5/17/2021	069241810	4 OF 4

LINE	LINE	BEARING
LENGTH	TABLE	
L1	18.09	N46°00'05.00"E
L2	13.34	N33°26'40.00"E
L3	22.89	N21°29'44.00"E
L4	33.32	N20°16'40.00"E
L5	20.32	N27°14'45.00"E
L6	36.77	N33°55'55.00"E
L7	119.47	N39°40'20.00"W
L8	91.41	N30°44'28.00"E
L9	119.41	N35°00'00.00"E
L10	69.42	N35°17'16.00"E
L11	68.93	N50°04'55.00"E
L12	89.18	N62°47'53.00"E
L13	43.19	N66°10'12.00"E
L14	40.64	N28°47'28.98"E
L15	129.66	N21°38'29.42"E
L16	129.66	S21°38'29.42"E
L17	148.90	N21°0'42.00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	990.00'	161.01'	S16°15'59"E	160.83'	91°9'06"	80.68'
C2	25.00'	39.08'	S24°08'51"W	35.22'	89°53'44"	24.81'



1. PROPOSED PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
2. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 20 DWELLING UNITS.
3. LINE AND CURVE TABLE SHOWN ON THIS SHEET DETERMINES THE BOUNDARY OF THE EXISTING 20.15 ACRE TRACT.