

**EXHIBIT
"B"**

**KENNEY FORT NORTH
PLANNED UNIT DEVELOPMENT NO. 132**

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 John & Susan Harris and the Hickox Family Living Trust; 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 110.54 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.10.

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 STANDARDS

1. DEFINITIONS

1.1. 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.”

1.2. The following terms shall apply to all types of roadways, private or public, as identified in Section 7.3:

- (1) Street yard
- (2) Off-street
- (3) Setback from street

2. PROPERTY

This Plan covers approximately 110.54 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. PURPOSE

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this PUD shall be regulated by the **MU-G (Mixed Use – Greenfield)** zoning district, Section 2-75 of the Code. If there is a conflict between this PUD and the Code of Ordinances, this PUD shall supersede the specific conflicting provisions of the Code of Ordinances.

4.2. Other Ordinances

All other Ordinances within the Code of Ordinances, as applicable and as amended, shall apply to the Property, except as clearly modified by this PUD. In the event of a conflict, the terms of this PUD shall control.

5. CONCEPT PLAN

The site layout contained in **Exhibit “B”** shall serve as the Concept Plan required by Section 10-26 of the Code.

6. LAND USES

6.1. Permitted Uses

Uses are permitted according to the allocation identified in **Exhibit “B”** and further described below.

- (1) Retail/Office/Hotel:
 - (a) Place of Worship
 - (b) Day Care
 - (c) Park, Community
 - (d) Park, Linear/Linkage

- (e) Park, Neighborhood
 - (f) Bed and Breakfast
 - (g) Cosmetic Services
 - (h) Event Center
 - (i) Hotel/ Motel/ Lodging
 - (j) Indoor Entertainment Activities
 - (k) Microbrewery (with annual production not exceeding 6,000 barrels)
 - (l) Microbrewery (with annual production between 6,000 – 15,000 barrels)
 - (m) Office
 - (n) Office, Medical
 - (o) Maker Space, defined as a facility which provides for small-scale artisan manufacturing or fabrication including but not limited to food and bakery products; printmaking; leather products; jewelry and clothing/apparel; metal work; woodwork; furniture; and glass or ceramic production.
 - (p) Outdoor Entertainment, no Special Exception required
 - (q) Restaurant/Bar
 - (r) Restaurants with Outdoor Cooking Areas
 - (s) Restaurant with drive through service, in accordance with Section 6.2 of this Plan.
 - (t) Retail Sales and Services
 - (u) Retail with drive through service, in accordance with Section 6.2 of this Plan.
 - (v) Sports Training Facilities/Specialty Gyms
 - (w) Veterinary Clinics, small animals
 - (x) Food Trucks / Market
- (2) Urban Style Multifamily:
- (a) Amenity Center
 - (b) Apartment
 - (c) Mixed Use building with the following uses permitted on the ground floor:
 - i. Apartment
 - ii. Retail Sales and Services
 - iii. Restaurant/ Bar
 - iv. Restaurants with Outdoor Cooking Areas
 - v. Office
 - vi. Office/ Medical
 - vii. Cosmetic Services
 - (d) Live/Work Units
- (3) Mixed Residential:
- (a) Townhouse – Common Lot
 - (b) Multifamily Common Lot Cottage: Residential housing product that includes detached and attached single family units. A maximum of two units may be attached in the same building. The units are arranged around a common parking area, alley or private drive and walkways similar to an apartment complex. Amenity features and common maintenance are provided for residents.

- (c) Senior Living
- (4) Single-Family and Townhouse:
 - (a) Accessory Dwelling Units
 - (b) Single-Family, Zero Lot Line – driveway access from alley or side Private roadway
 - (c) Single-Family, Village Residential - driveway access from alley or side Private roadway
 - (d) Single-Family Detached – Small Lot - driveway access from alley or side Private roadway
 - (e) Townhouse – Single-lot (fee simple units) - driveway access from alley or side Private roadway

6.2. Supplementary Use Standards

- (1) Retail with drive through service
 - (a) Permitted only on lots within 250 feet of Kenney Fort Boulevard including compliance with:
 - i. Only one (1) business on a block shall have a drive-through.
 - ii. Off-street vehicle stacking spaces are prohibited in any front street yard and shall otherwise meet the standards in the Code for vehicle stacking areas.
 - iii. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City of Round Rock Design and Construction Standards.
- (2) Restaurant with drive through service
 - (a) Permitted only on lots within 250 feet of Kenney Fort Boulevard, including compliance with:
 - i. May not occupy more than 50 percent of the gross floor area of a single-story building. For multi-story buildings, the principal use may occupy the entire first floor.
 - ii. Drive-throughs shall be part of a building containing two (2) or more occupants or uses.
 - iii. Only one (1) business on a block shall have a drive-through.
 - iv. Off-street vehicle stacking spaces are prohibited in any front street yard and shall otherwise meet the standards in the Code for vehicle stacking areas.
 - v. Vehicular entrances and exits shall be no wider than the minimum required for one (1) vehicle and shall be in accordance with the City of Round Rock Design and Construction Standards

7. DEVELOPMENT STANDARDS

7.1. Building Design Standards

- (1) Retail/Office/Hotel, Urban Style Multifamily and Mixed Residential
 - (a) The baseline design standards, referenced in the MU-G district, Section 2-75 (g) are required except as indicated below.
 - (b) Building design shall substantially conform to the renderings in **Exhibit “D”** and **Exhibit “E”**.
 - (c) Buildings shall comply with the Baseline Design Standards in Section 2-75 (g) of the Code except that:
 - i. Section (g)(1), Exterior Wall Finish, shall not apply.

- ii. Section (g)(3)(a.), Building Elevation Variation, shall not apply.
- (2) Retail/Office/Hotel Urban Style Multifamily & Mixed Residential - within one block of the Main Street
 - (a) Building design shall substantially conform to the renderings in **Exhibit “D”** and **Exhibit “E”**.
 - (b) Buildings shall comply with the MU-G district design standards for buildings within one (1) block of the Main Street, Section 2-75 (h), except for the following regarding Section (2)(a.):
 - i. The ground floor of the primary façade shall have a minimum of 35 percent glazing. All glazing on the primary façade of the ground floor shall have a light transmittance of 70 percent.
 - ii. Windows: Glazing is not required for wall areas on any side or rear elevation facing a park or plaza.
 - (3) Buildings with frontage on the Internal Drive are exempt from the building design standards of Section 2-75 (g), Baseline Design Standards, of the Code.
 - (4) Apartment buildings shall comply with the following:
 - (a) No less than 25 percent of all dwelling units shall have a balcony.
 - (b) All stairways shall be located completely within the residential structure.
 - (5) Single-Family and Townhouse
 - (a) Buildings within the Single Family and Townhouse Land Use are exempt from the Building Design Standards in Section 2-75 (g) of the Code of Ordinances.

7.2. Main Street Standards

- (1) The minimum block size for blocks adjacent to Main Street is 4 acres.
- (2) Block size and block length are measured along property lines and defined by the area or distance between Public Streets, internal Private roadways, or pedestrian access ways. Minimum standards for Internal Drives and pedestrian accessways are included in *Exhibit C: Street and Access Standards*.
- (3) Movable site furniture, landscape planters, and similar decorative features may be placed in public right-of-way when part of an approved license agreement.
- (4) Minimum driveway spacing is 100 feet, unless otherwise approved in the Traffic Impact Analysis.

7.3. Roadways

- (1) The road types included in the Plan are identified in **Exhibit “C”**. These are:
 - (a) Private roadways:
 - i. Main Street
 - ii. Private roadway
 - iii. Internal Drive
 - iv. Park Street
 - (b) Public Roadways

i. Public Street

7.4. Construction Standards for Private Roadways

- (1) Subgrade, flex base, and pavement to be in accordance with the City Transportation DACS (Design and Construction Standards) for pavement design of local streets. Design to be in accordance with the City Transportation DACS.

7.5. Lots

- (1) Lots within the Urban Style Multifamily and Retail/ Office/ Hotel Land Use categories maybe platted and built without frontage on a dedicated Public Street. Such lots shall have frontage on a private roadway.
- (2) Lots within the Single-Family and Townhouse Land Use category may be platted and built without frontage on a dedicated public street. Such lots shall have frontage on:
- (a) a private roadway, or
 - (b) a rear alley measuring a minimum of 20 feet wide with frontage on a common green space.

7.6. Lot and Building Dimensional Standards

- (1)

Single-Family and Townhouse						
	Zero Lot Line (b)	Village Residential (b)	Small Lot (b)	Townhouse – single-lot (fee simple units) (b)	Mixed Residential (Townhouse – Common Lot; Senior Living; and Multifamily – Cottage)	Urban Style Multifamily (Apartment; Live/Work; and Mixed-Use Building)
Minimum Lot Area(square feet)	4,000	4,000	3,500	2,500	--	--
Minimum Lot Width (feet)	40	40	35	25	--	--
Minimum Width of Principal Building	--	--	--	--	--	--
Minimum Setback from Street (feet)	10	10	10	10	--	--
Maximum Setback from Street (feet)					15	15
Minimum Rear Setback (feet)	5	5	5	5	--	--
Minimum Side Setback (feet)	0 / 10	5	5	0	--	--
Maximum Height (Stories) (a)	2.5	2.5	2.5	3	5	7

- (a) Number of stories includes mezzanines or other occupiable levels. Rooftop decks and patios shall not be included in the number of stories, but structures placed on rooftop decks and patios shall qualify towards the height requirement.
 - (b) All lots within the Single-Family and Townhouse Land Use category will obtain access from an alley at the rear of the lot or from a private roadway at the side of the lot.
- (2) Lot area and setback standards for the Retail/ Office/ Hotel Land Use category:
- (a) Lot and dimensional standards for lots fronting on internal Private roadways shall comply with the standards contained in the MU-G zoning district, Sec. 2-78 of the Code for internal streets.
 - (b) Lot area and dimensional standards for lots fronting on Kenney Fort shall comply with the standards contained in the MU-G zoning district, Sec. 2-78 of the Code for arterial streets.
- (3) Compatibility buffers, contained in Section 8-2 of the Code, do not apply for any adjacent uses within the Property.

7.7. On-Site Parking Requirements

- (1) The parking generation study for on-site parking, referenced in the MU-G district, Section 2-75 (f) is not required. On-site parking shall be provided in accordance with:
- (a) Retail/Office/Hotel
 - i. Sec 8-46 of the Code
 - (b) Urban Style Multifamily
 - i. 1 bedroom: 1 space
 - ii. 2 bedrooms or more: 2 spaces
 - iii. Guest Parking: Guest parking will be accommodated through the shared parking and on-street parking that will be generated during the project.
 - iv. Ancillary uses do not have a separate parking requirement (including, but not limited to leasing office and amenities)
 - v. No less than 40% of the required parking for Urban Style Multifamily development shall be covered or in garages, and no less than 20% of the required parking shall be in garages.
 - 1. Garages include an attached or detached, shared common structured parking garage or an attached, detached, and tuck-under garage associated with a unit.
 - 2. Garage spaces will be credited on a site-wide basis and tracked with each approved site plan.
 - (c) Mixed Residential Land Use
 - i. 1 bedroom: 1 space
 - ii. 2 bedrooms or more: 2 spaces
 - iii. Tandem parking shall be permitted for units only in front of a garage which is attached to a dwelling unit and associated with that dwelling unit.
 - iv. Ancillary uses to Multifamily – Cottage, Senior Living, or Townhome – Common Lot buildings (Leasing Office and Amenities) do not have a separate parking requirement.

- (d) Single-Family and Townhouse
 - i. 1 bedroom: 1 space, covered (garage or carport)
 - ii. 2 bedrooms or more: 2 spaces, covered (garage or carport)
 - iii. Tandem parking shall be permitted in front of a garage which is on the same lot as a dwelling unit and associated with that dwelling unit.

7.8. Parking Areas & Screening

(1) On-site – Main Street

- (a) All parking will be located to the rear of buildings and shall not be in the street yard.

(2) On-Site – Other Roadways

- (a) On-site parking located adjacent to the roadway shall be in compliance with Section 2-75 (f)(1.b) of the Code, with the following exceptions:

- i. Kenney Fort Boulevard: Parking may be located in the front street yard if setback at least 5-feet from the property line and screened by the landscaping requirements contained in (b) below.
- ii. Internal Drive: Parking may be located in the front street yard if setback at least 5-feet from the property line and screened by the landscaping requirements contained in (b) below.

- (b) On-site parking areas adjacent to the frontage of a roadway shall be screened by a building or wall, hedge or other landscaping screen that is at least three (3) feet in height (at full growth) and meets one of the following four specifications for design and installation:

- i. Landscape Strip with Shrubs. A minimum 10-foot-wide landscape strip planted with 3-foot-high (at full growth) continuous row of shrubs and one large species 4" caliper tree per 40 linear feet (street trees may count towards the tree requirement).
- ii. Landscape Strip with Berm. A berm a minimum of 3 feet higher than the finished elevation of the parking area, one large species 4" caliper tree per 40 linear feet, or fraction thereof (street trees may count towards the tree requirement); and one small shrub, perennial ground cover or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, perennials, and ornamental grasses is acceptable.
- iii. Landscape Strip with Fence or Wall. A minimum 4-foot-wide landscape strip with a 3-foot-high fence or wall, one small shrub, perennial ground cover or ornamental grass per four (4) linear feet, or fraction thereof. Any combination of large shrubs, small shrubs, perennials, and ornamental grasses is acceptable. Landscape Strip with Grade Change. A 6-foot landscape strip with a minimum 3-foot grade change from the public street to the parking area planted with a continuous row of shrubs.

(3) On-street

- (a) Parking contained within public or private roadways shall count towards the minimum parking requirements of the adjacent Retail/ Office/ Hotel, Mixed Residential, or the Urban Style Multifamily Land Use.

- (4) Compact Spaces
 - (a) Compact parking spaces measuring a minimum of 7.5 feet in width and 15 feet in depth are permitted when spaces are provided in excess of the minimum parking requirements.

7.9. Design of proposed stormwater detention facilities

- (1) Proposed stormwater detention facilities will be designed as wet ponds (or similar facilities with environmental features) and will be open to the public.
- (2) Screening of detention and wet ponds is not required.

7.10. Area Identification and Entry Feature Signs

- (1) Three Area Identification and Entry Feature Signs shall be permitted in the general locations identified on **Exhibit “B”**. If located within public right-of-way, a license agreement must be received from the City. All applicable regulations shall apply to the location of any sign in the right-of-way.
- (2) The sign size shall be:
 - (a) Maximum Square Feet of Sign Display Area: 200 square feet
 - (b) Maximum Height: 10 feet

7.11. Homeowners Association/ Condominium Association and Common Area Agreements

- (1) A private homeowners association, or condominium association, shall be established for the maintenance of improvements constructed in the PUD, including but not limited to private alleys and driveways, retaining walls, sidewalks, private utilities, and fences.
- (2) An agreement governing courtyards, alleys, and other common areas shall be recorded for each block prior to the recordation of the final plat for each block.

7.12. Public Utilities

- (1) Public utilities shall be permitted within private roadway corridors or other Private roadways, assuming such utilities are placed within dedicated public utility easements. The typical utility assignment(s) must receive approval from the City of Round Rock and other franchise utility providers prior to the submittal of an application for a Subdivision Improvement Permit (SIP) or a Site Development Permit (SDP). All public utility alignments and appurtenances shall be subject to review and approval by the City and the appropriate franchise utility company prior to the issuance of an SIP or SDP.

8. TRAFFIC IMPACT AND TRANSPORTATION

Internal Public Street and intersection improvements identified in the Traffic Impact Analysis (TIA) will be completed according to the phasing plan identified in the approved Traffic Impact Analysis. Pro-rata for any external intersection improvements will also be provided during the Subdivision Improvement and Site Development process. Public Street design will be consistent with the approved standards in Section 7.3 of this Plan and the most recent edition of the Transportation Criteria Manual Design and Construction Standards (DACS).

9. DEVELOPMENT PHASING

Completion of construction of buildings directly adjacent to and oriented towards the Main Street will be completed prior to the beginning of construction of any units over 1,000.

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 Director of Planning and Development Services and the City Attorney.

10.2.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

Exhibit B: Concept Plan

Exhibit D: Exterior Building Design Illustrations

Exhibit E: Maker Space Example Illustrations

Exhibit F: Street and Access Standards

EXHIBIT 'A'

110.540 ACRES
P.A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS

FIELD NOTES

BEING A 110.540 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NUMBER 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL IN VOLUME 2372, PAGE 112, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 5.998 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE CALLED 0.387 ACRE TRACT (EXHIBIT A) AND CALLED 1.677 ACRE TRACT OF LAND (EXHIBIT B), BEING PORTIONS OF SAID 107.17 ACRE TRACT, CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 110.540 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said 107.17 acre tract of land, being in the east line of a called 65.71 acre tract of land conveyed to Charles and Francis Dumas in Document Number 1999072826, Official Public Records of Williamson County, Texas, and described in Volume 324, Page 20, Deed Records of Williamson County, Texas, same being in the southeast line of The Union Pacific Railroad (100' R.O.W.), for the northwest corner and **POINT OF BEGINNING** of the herein described tract of land, and from which a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, known as Palm Valley Boulevard (R.O.W. Varies), bears N49°54'18"E, a distance of 420.77 feet,

THENCE, N63°37'27"E, with the southeast line of said Union Pacific Railroad, the northwest line of said 107.17 acre tract, and the north line of said 5.998 acre tract, passing at a distance of 890.93 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the westernmost corner of said 5.998 acre tract, passing at a distance of 1516.8 feet a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the northernmost corner of said 5.998 acre tract, and continuing for a total distance of 2042.75 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" in the northwest line of said 107.17 acre tract of land, being in the southeast line of said Union Pacific Railroad, same being at the westernmost corner of said 1.677 acre save and except tract, also being at a corner in the southwest right-of-way line of Kenny Fort Boulevard (R.O.W. Varies), for the northeast corner of the herein described tract of land, and from which a 1/2 inch iron rod found at a corner in the northeast line of said Kenny Fort Boulevard, being at the northwest corner of Lot 1, Final Plat of Kalahari Resort and Replat of Bertil Telander Subdivision, recorded in Document Number 2018035349, Official Public Records of Williamson County, Texas, bears N63°37'27"E, a distance of 322.64 feet, and from said 1/2 inch iron rod found a TXDOT Concrete Monument with brass disk found in the northwest line of said Union Pacific Railroad, being in the southeast right-of-way line of State Highway 79, Palm Valley Boulevard (R.O.W. Varies), bears N53°45'50"E, a distance of 583.85 feet,

THENCE, over and across said 107.17 acre tract, with the southwest line of said 1.677 acre save and except tract and the southwest line of said Kenny Fort Boulevard, the following two (2) courses and distances, numbered 1 and 2,

- 1) S30°11'53"E, a distance of 224.88 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" for corner, and
- 2) S28°43'11"E, a distance of 380.91 feet to a 1/2 inch iron rod found at the southernmost corner of said 1.677 acre save and except tract, being at the northernmost corner of a called 0.037 acre tract of land (Tract 2) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, same being in the southwest line of said Kenny Fort Boulevard, also being in the east line of said 107.17 acre tract of land, for a northeastern corner of the herein described tract of land, and from which a 1/2 inch iron rod found at the easternmost corner of said 0.037 acre tract of land, being in the southwest line of said Kenny Fort Boulevard, bears S28°39'31"E, a distance of 59.02 feet,

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THENCE, S02°18'24"E, with the east line of said 107.17 acre tract of land, passing at a distance of 158.93 feet a concrete monument found with brass disk, passing at a distance of 195.99 feet a 1/2 inch iron rod found at the northwest corner of a called 4.609 acre tract of land (Tract 3) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, passing at a distance of 1045.52 feet the southernmost corner of said 4.609 acre tract, from which a 1/2 inch iron rod found 1.20 feet right of line, passing at a distance of 1133.11 feet, the northwest corner of a called 9.796 acre tract of land (Tract 4) conveyed to The City of Round Rock in Document Number 2016119806, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 1.37 feet right of line, and continuing for a total distance of 1501.90 feet to a 1/2 inch iron rod found at a southwestern corner of said 9.796 acre tract of land, being at the northwest corner of a called 4.42 acre tract of land conveyed to Christel Elrod in Document Number 2018035934, Official Public Records of Williamson County, Texas, for an eastern corner of the herein described tract of land,

THENCE, S01°26'24"E, continuing with the east line of said 107.17 acre tract of land, passing at a distance of 600.12 feet, the southwest corner of said 4.42 acre tract of land, being at a northwestern corner of a called 12.1 acre tract of land conveyed to The City of Round Rock in Document Number 2013049009, Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found 4.19 feet left of line, passing at a distance of 612.07 feet an "X" set for reference in a concrete pathway, and continuing for a total distance of 1451.68 feet to calculated point in the approximate centerline of Brushy Creek (as located September 29, 2020), being at the southwest corner of said 12.1 acre tract of land, same being in the north line of Lot 1, Kenny Crossing, Phase 1, a subdivision recorded in Document Number 2015039988, Official Public Records of Williamson County, Texas, also being at the southeast corner of said 107.17 acre tract of land, for the southeast corner of the herein described tract of land,

THENCE, with the southern line of said 107.17 acre tract, the approximate centerline of said Brushy Creek (as located September 29, 2020), the northern line of said Kenny Crossing, Phase 1, the northern line of Lot 51, Block G, Kenny Fort, Section 1, a subdivision recorded in Document Number 2015110788, Official Public Records of Williamson County, Texas, the northern line of Lot 29, Block G, Kenny Fort, Section 2, a subdivision recorded in Document Number 2017048752, Official Public Records of Williamson County, Texas, and the northern line of Lot 1, Block F, South Creek, Section 12, a subdivision recorded in Volume L, Slide 262, Plat Records of Williamson County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

- 1) N76°53'59"W, a distance of 44.03 feet to a calculated point for corner,
- 2) N58°08'26"W, a distance of 214.18 feet to a calculated point for corner,
- 3) N42°39'10"W, a distance of 328.25 feet to a calculated point for corner,
- 4) N51°02'05"W, a distance of 172.86 feet to a calculated point for corner,
- 5) N55°22'37"W, a distance of 162.22 feet to a calculated point for corner,
- 6) N25°10'03"W, a distance of 277.88 feet to a calculated point for corner,
- 7) N39°50'56"W, a distance of 224.64 feet to a calculated point for corner,
- 8) N62°45'23"W, a distance of 193.22 feet to a calculated point for corner,
- 9) N77°05'21"W, a distance of 191.14 feet to a calculated point for corner,
- 10) N87°03'22"W, a distance of 520.27 feet to a calculated point for corner,
- 11) N81°25'16"W, a distance of 302.20 feet to a calculated point for corner, and
- 12) S80°53'43"W, a distance of 27.06 feet to a calculated point at the southwest corner of said 107.17 acre tract of land, being in the north line of said Lot 1, Block F, for the southwest corner of the herein described tract of land,

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P.A. HOLDER SURVEY, ABSTRACT NO. 297
WILLIAMSON COUNTY, TEXAS

THENCE, N01°46'05"W, with the west line of said 107.17 acre tract of land, the east line of said Lot 1, Block F, the east line of a called 0.864 acre tract of land (Part 1) conveyed to The City of Round Rock in Document Number 2014015278, Official Public Records of Williamson County, Texas, and the east line of said 65.71 acre tract of land, passing at a distance of 201.31 feet, a 1/2 inch iron rod found for reference, passing at a distance of 256.90 feet an "X" set for reference in concrete pathway, and continuing for a total distance of 1385.50 feet to the **POINT OF BEGINNING** and containing 110.540 acres of land.

Surveyed by:

 21 Oct 2020

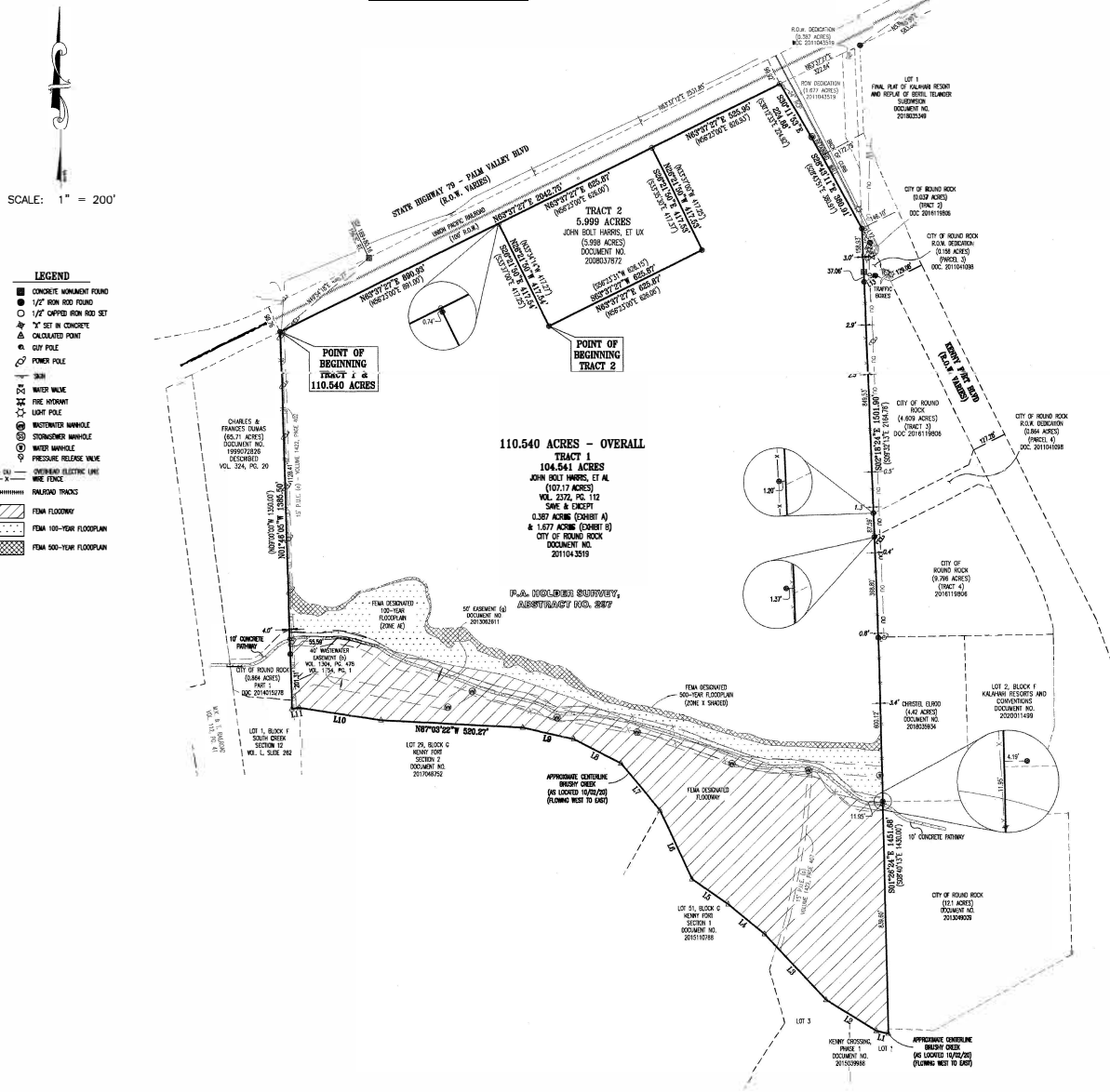
AARON V. THOMASON, RPLS NO. 6214
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160
AARON@cbdeng.com



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ALTA SURVEY OF: 110.540 ACRES OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF TRACT 1 - A 104.541 ACRE TRACT OF LAND, BEING ALL OF A CALLED 107.17 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET AL, IN VOLUME 2325, PAGE 245, CORRECTED IN VOLUME 2372, PAGE 112, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.387 ACRE TRACT (EXHIBIT A) & A CALLED 1.677 ACRE TRACT (EXHIBIT B), CONVEYED TO THE CITY OF ROUND ROCK IN DOCUMENT NUMBER 2011043519, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND TRACT 2 - A 5.999 ACRE TRACT OF LAND CONVEYED TO JOHN BOLT HARRIS, ET UX, IN DOCUMENT NUMBER 2008037872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

EXHIBIT 'A'



ACCORDING TO TITLE COMMITMENT, OF NO. 20190760
EFFECTIVE DATE OCTOBER 13, 2020:

THIS TRACT IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED BELOW:

DOCUMENT NO. 2008037872 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 2)

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS

b. PUBLIC UTILITY, WATER AND SEWER LINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK BY INSTRUMENT DATED DECEMBER 12, 1985, RECORDED IN VOLUME 1304, PAGE 478 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID EASEMENT CONVEYED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT DATED FEBRUARY 14, 1988, RECORDED IN VOLUME 1754, PAGE 1 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 1) (SHOWN HEREON)

c. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT DATED JUNE 13, 2013, RECORDED UNDER DOCUMENT NO. 2013052811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (TRACT 1) (SHOWN HEREON)

a. PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1986, RECORDED IN VOLUME 1422, PAGE 402 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (SHOWN HEREON)

p. PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF ROUND ROCK, BY INSTRUMENT DATED AUGUST 1, 1986, RECORDED IN VOLUME 1422, PAGE 407 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (SHOWN HEREON)

TO: TO: MUIHUS PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEYS (LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 11, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 20, 2020.

DATE OF DRAWING: OCTOBER 21, 2020

ARON V. THOMAS, 1915 0214
CARLSON, BRIGANCE & DOERING, INC.
5501 West William Cannon Drive
AUSTIN, TX 78749
512-280-5180
ARON@CARLSONBRIGANCE.COM

ITEM #	REASON	DATE
1	TITLE OBJECTIONS	11/17/20

Line #	Length	Direction
1	44.82	N00°52'50"W
2	21.71	N00°52'50"W
3	128.18	N00°52'50"W
4	17.35	N00°52'50"W
5	140.22	N00°52'50"W
6	222.88	N01°15'17"W
7	224.84	N00°52'50"W
8	11.82	N00°52'50"W
9	1.91	N00°52'50"W
10	202.20	N01°21'19"W
11	27.26	N00°52'50"W
12	88.00	N00°52'50"W
13	48.40	N00°52'50"W

ADDRESSING NOTE:
THE ASSIGNED ADDRESS OF THE PROPERTY PER THE WRITTEN MINUTES OF A PRE-SUBMITTAL MEETING OF DECEMBER 3, 2019 ISSUED BY THE CITY OF ROUND ROCK IS: 2701 E PALM VALLEY BLVD.

FLOOD NOTE:
A PORTION OF THE LEGALLY DESCRIBED PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD SOURCE MAP NUMBER 45454C0404E, FOR TRAVIS COUNTY, TEXAS, DATED DECEMBER 20, 2019. (AS SHOWN HEREON)

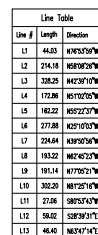
ZONING NOTE:
THE SUBJECT TRACT IS CURRENTLY ZONED BUSINESS PARK (BP). ZONING INFORMATION PROVIDED IN EMAIL FROM CURRENT OWNER OF PROPERTY.

TITLE NOTE:
TOPOGRAPHICAL SURVEY SHOWN ON SHEET 2 IS PROVIDED BY ROUND ROCK DISTRICT, AND IS NOT BASED ON AN ON THE GROUND TOPOGRAPHICAL SURVEY PERFORMED BY CARLSON, BRIGANCE AND DOERING.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

Carlson, Brigance & Doering, Inc.
PROFESSIONAL ENGINEER
5501 West William Cannon Drive
AUSTIN, TEXAS 78749
Phone No. 512.280.5180 • Fax No. 512.280.5160

EXHIBIT 'A'



Carlson, Brigrace & Doering, Inc.
 FIRMED #E3791 ♦ REG. # 10024900
 Civil Engineering ♦ Surveying
 5501 West William Cannon ♦ Austin, Texas 78749
 Phone No. (512) 290-5160 ♦ Fax No. (512) 290-5165

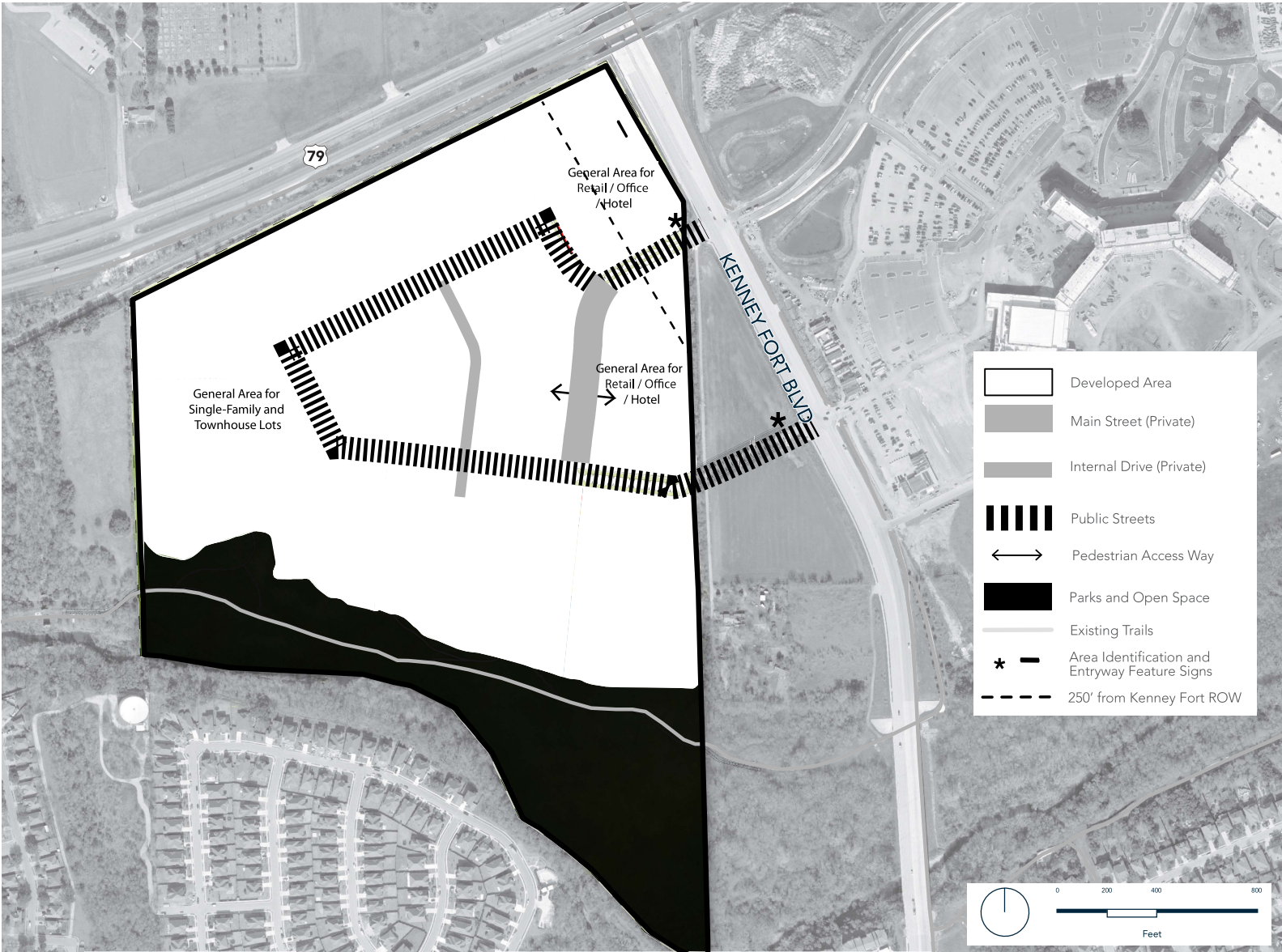
PUD DEVELOPMENT PLAN

Site Totals		
	Area	%
Parks & Open Space	25 ac.	23%
Total Site	110 ac.	100%

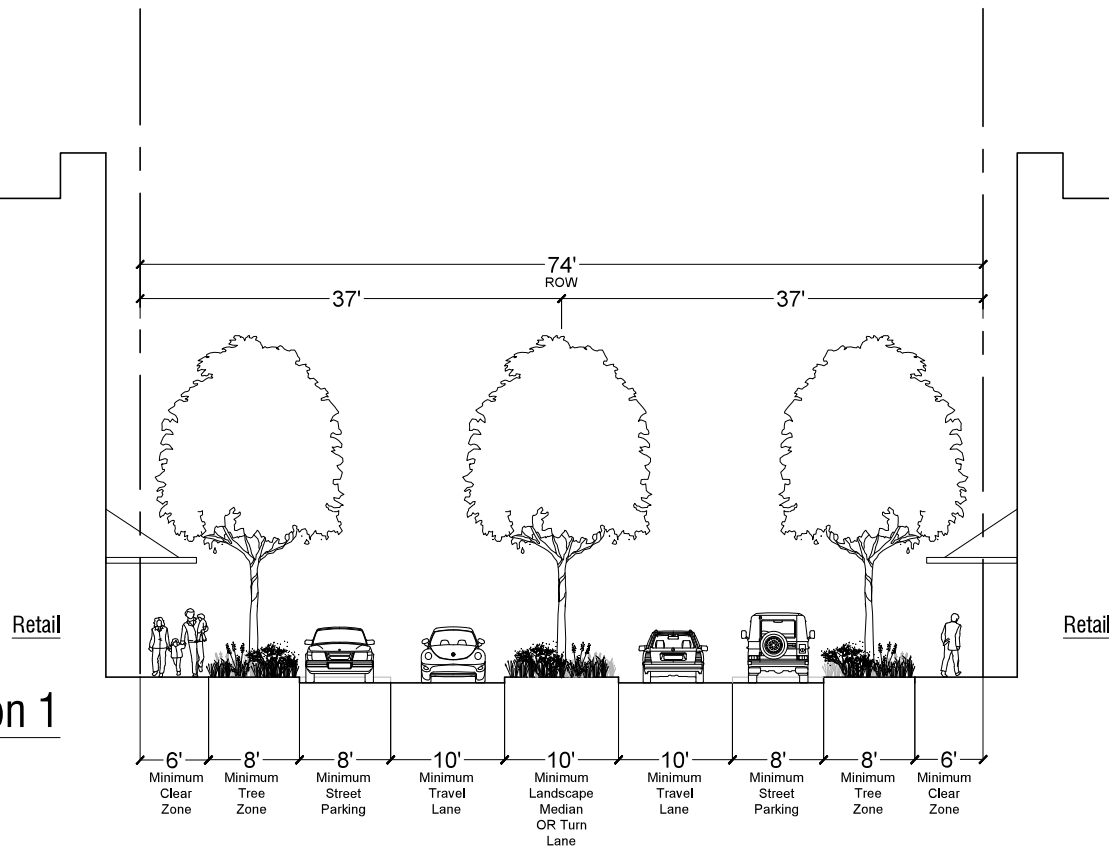
Land Use Allocation	
	% Developed Area
Retail / Office / Hotel	10% - 50%
Urban Style Multifamily	20% - 60%
Mixed Residential	0% - 30%
Single-Family and Townhouse Lots	20% - 40%.

The general location of Land Use Areas are indicated on the PUD Development Plan but a mixture of land uses is permitted anywhere on the site as long as the percentage allocation is met.

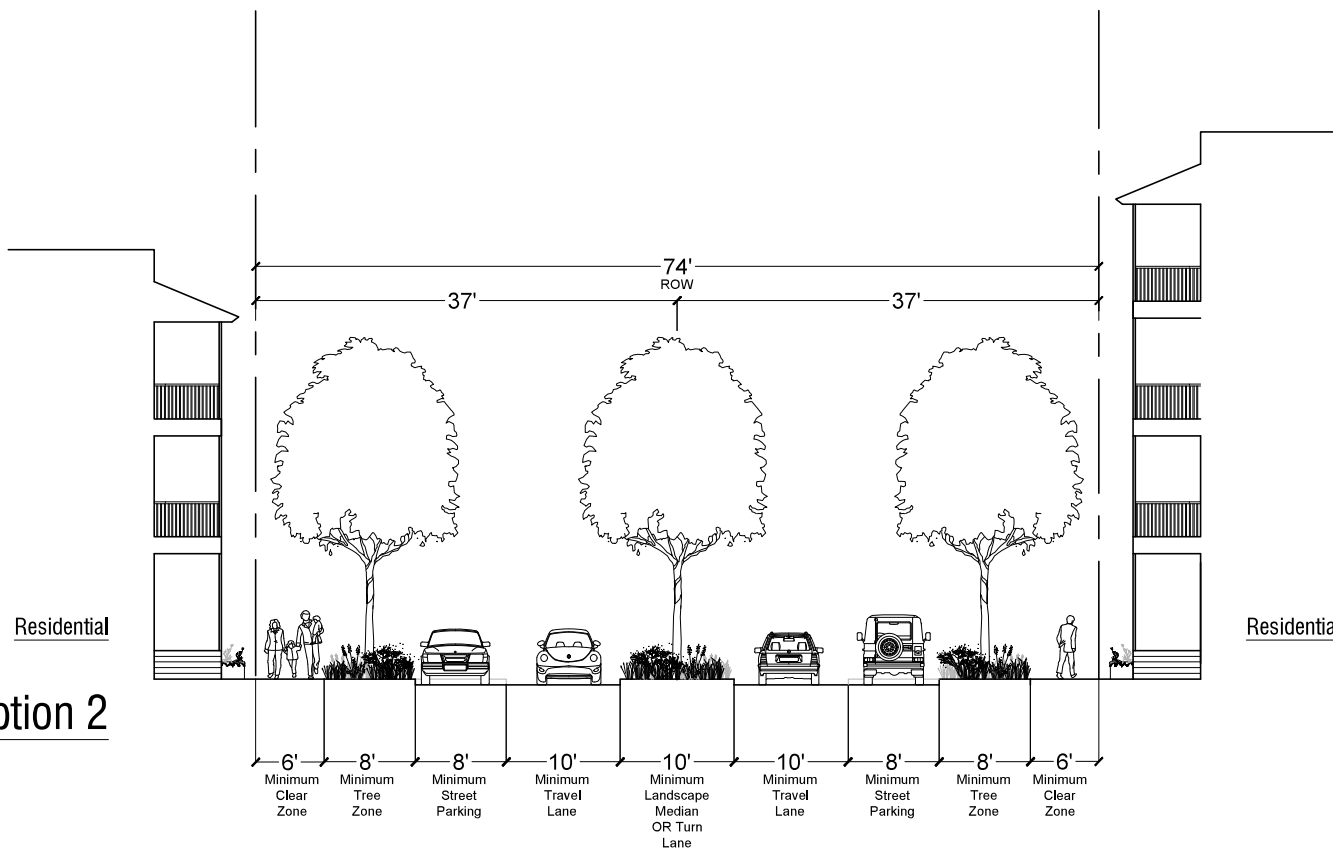
Notes
Drive-throughs are permitted within 250' of Kenney Fort ROW and in accordance with Sec. 5.1 f. of the PUD Development Standards
Area Identification and Entryway Feature Signs are permitted in accordance with Sec. 8 of the PUD Development Standards.
This PUD Development Plan will serve as the Concept Plan as required by the City of Round Rock subdivision code.
This Exhibit depicts the general location of roads and development areas. Final locations will be determined by platting and site plan approval.



Main Street Option 1 (Private)



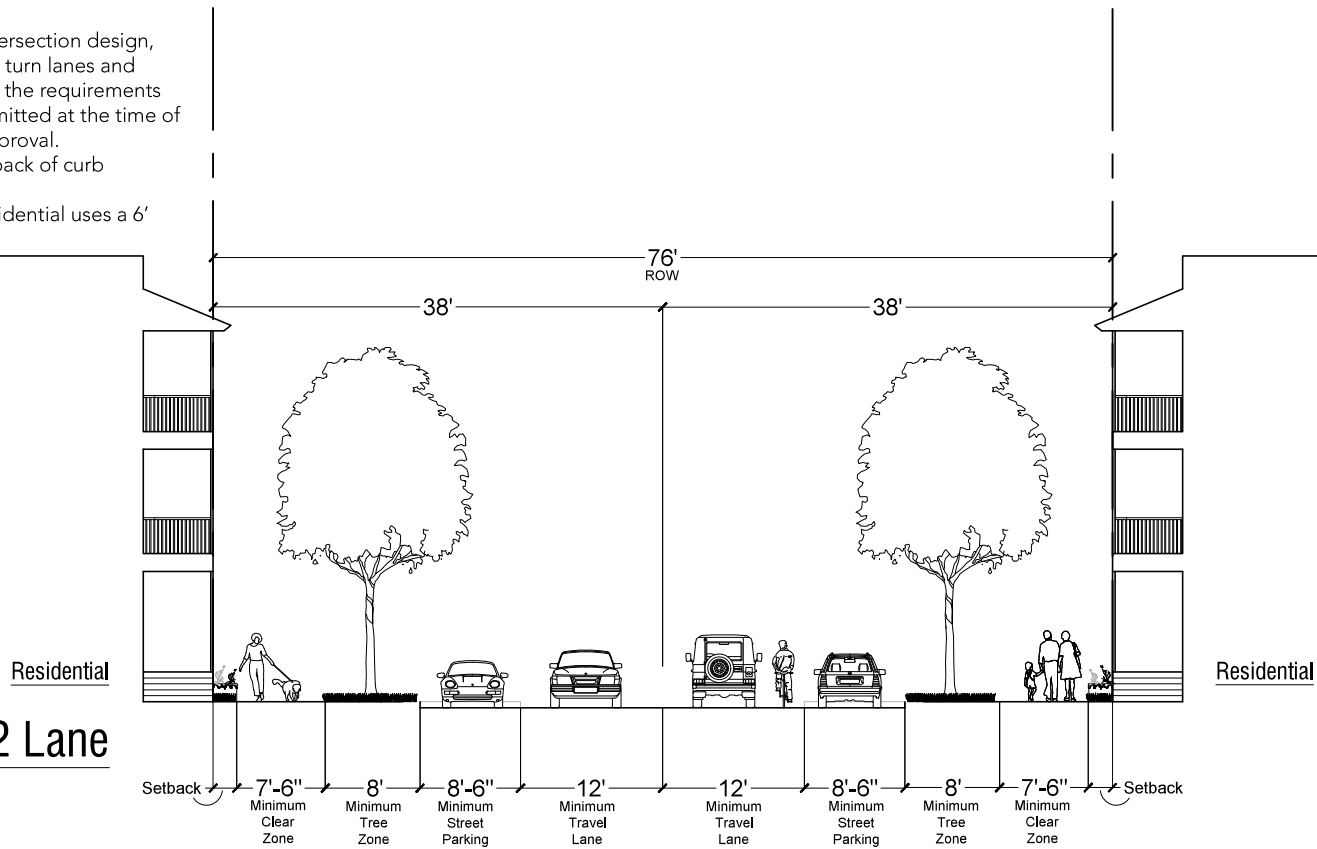
Main Street Option 2 (Private)



Notes:

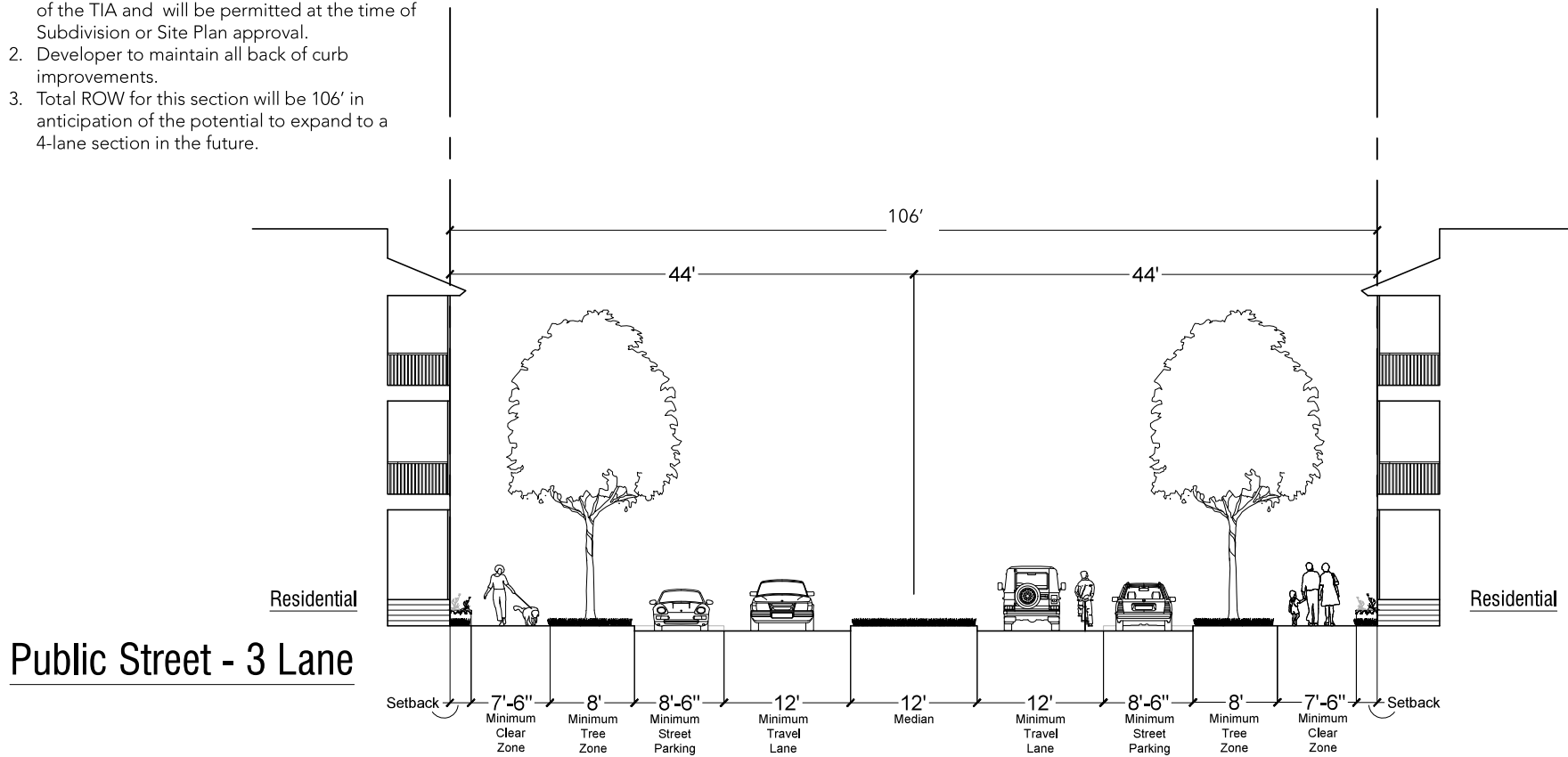
1. This is a typical section, intersection design, driveway spacing, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. If section is adjacent to residential uses a 6' sidewalk may be allowed.

Public Street - 2 Lane



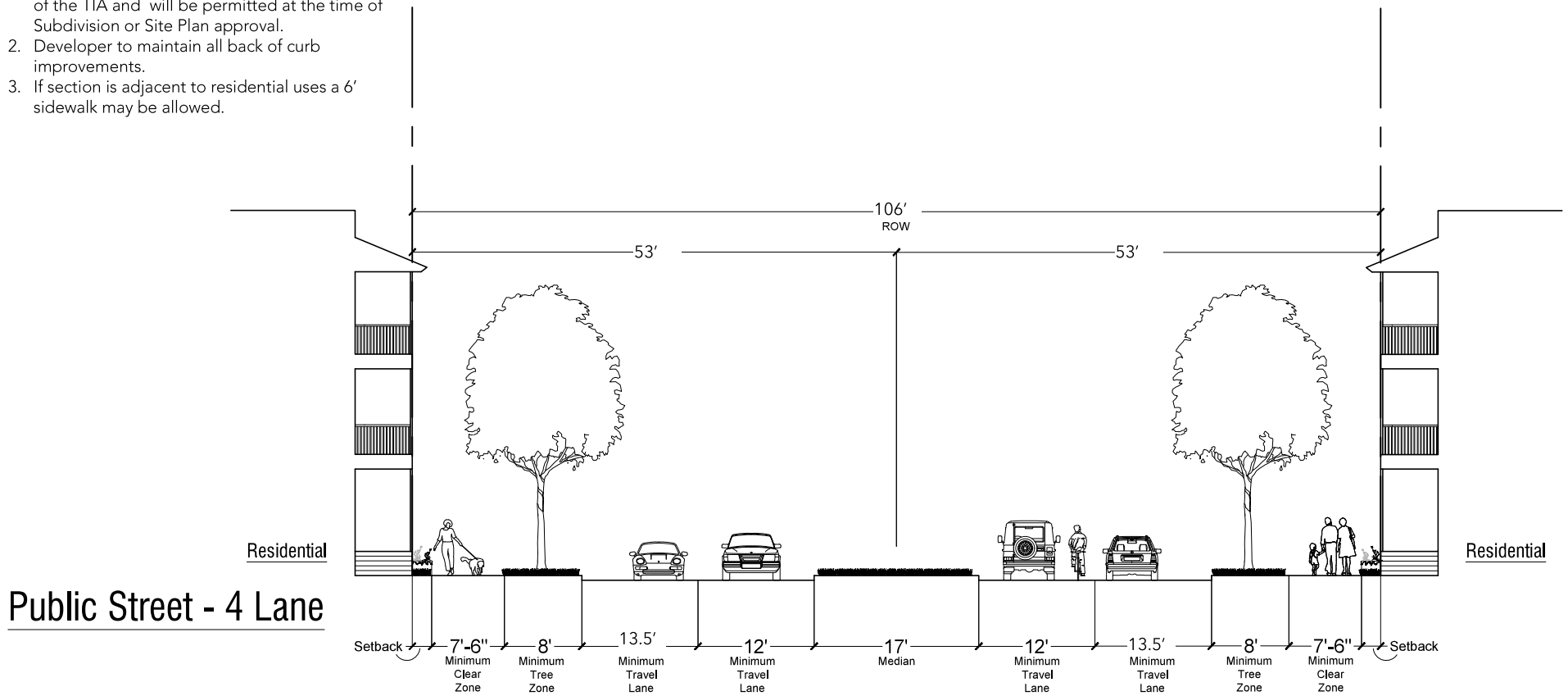
Notes:

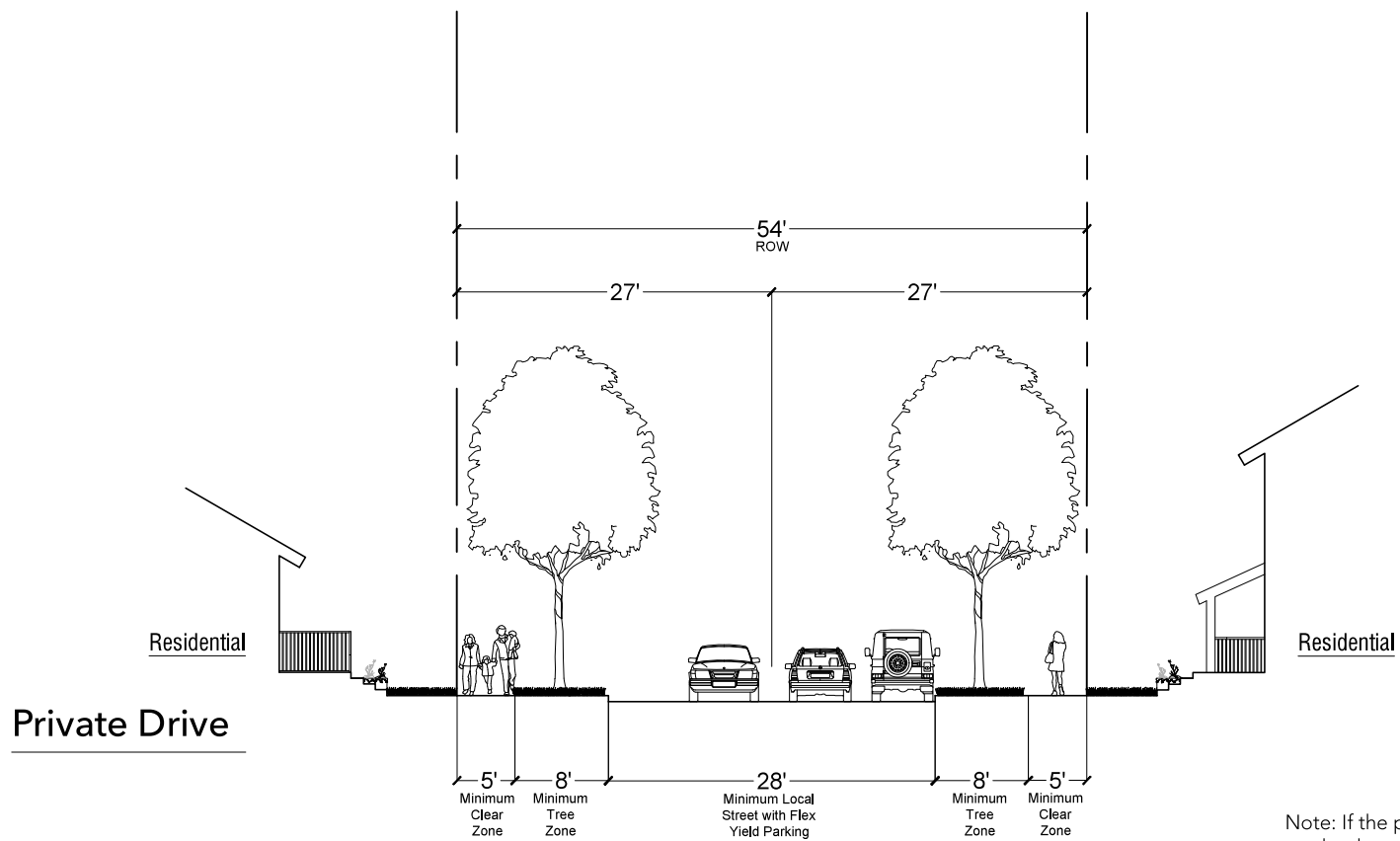
1. This is a typical section, intersection design, driveway spacing, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. Total ROW for this section will be 106' in anticipation of the potential to expand to a 4-lane section in the future.



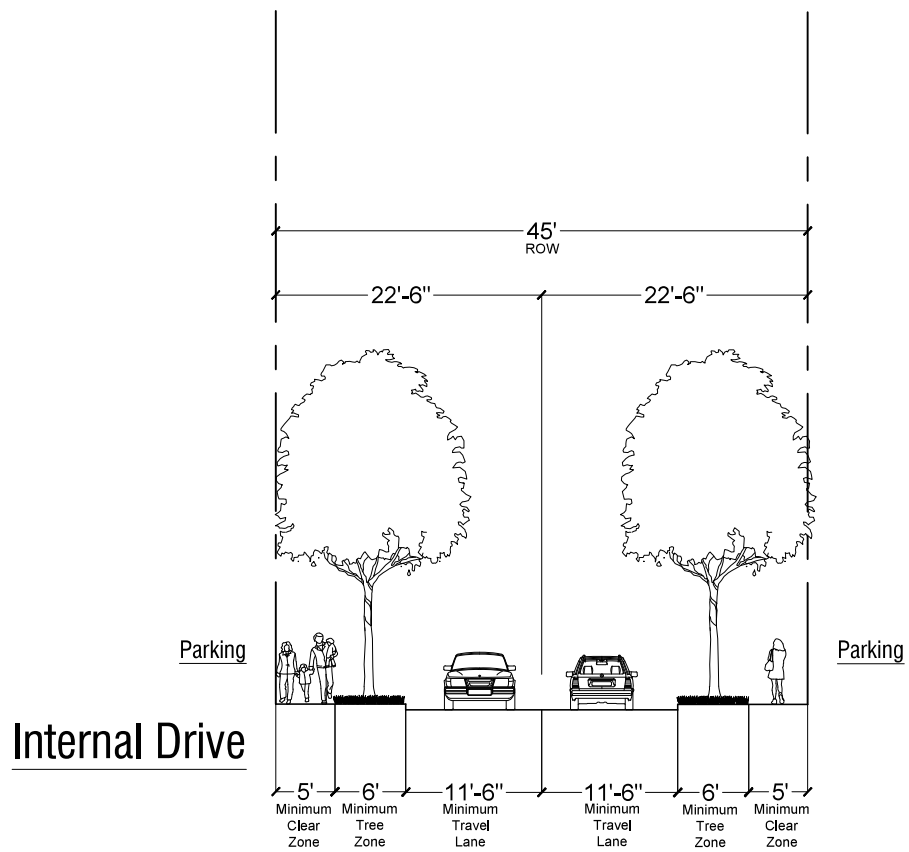
Notes:

1. This is a typical section, intersection design, driveway spacing, required turn lanes and driveway spacing will meet the requirements of the TIA and will be permitted at the time of Subdivision or Site Plan approval.
2. Developer to maintain all back of curb improvements.
3. If section is adjacent to residential uses a 6' sidewalk may be allowed.



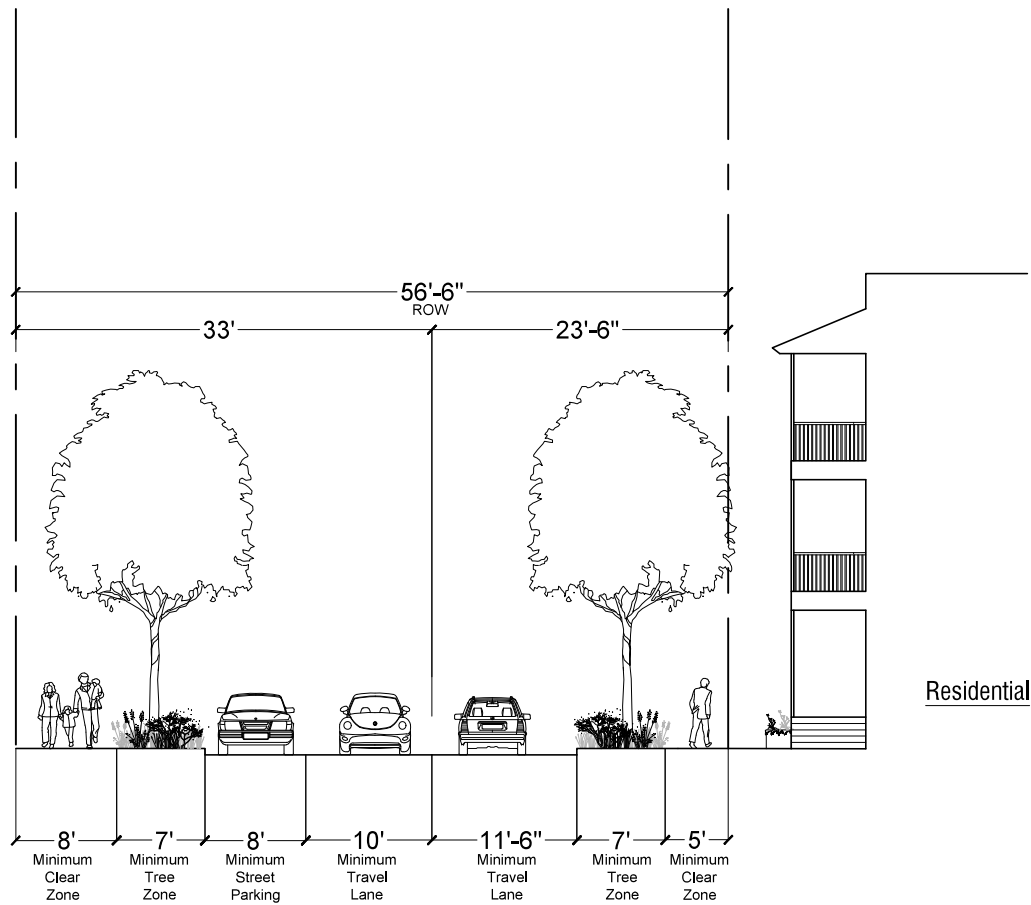


Note: If the private street is utilized adjacent to any land use with the exception of single family or townhouse lots the minimum clear zone is 6'.



Park Street

Park



Residential

Pedestrian Access Way

