

ORDINANCE NO. O-2020-0240

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 47.54 ACRES OF LAND, OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM SF-R (SINGLE-FAMILY - RURAL) ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 121 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 47.54 acres of land, out of the George W. Glasscock Survey, Abstract No. 267, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from SF-R (Single-Family - Rural) zoning district to Planned Unit Development (PUD) No. 121 zoning district, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 5th day of August, 2020, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No. 121, and

WHEREAS, on the 10th day of September, 2020, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Zoning and Development Code, Chapter 2, Article I, Section 2-2 and Chapter 10, Article I, Section 10-2 and, Code of Ordinances (2018 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 121 meets the following goals and objectives:

- (1) The development in PUD No. 121 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 121 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 121 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 general welfare.
- (4) P.U.D. No. 121 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 121 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 121, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 121 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

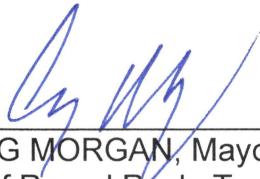
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 10th day of SEPTEMBER, 2020.

Alternative 2.

READ and **APPROVED** on first reading this the _____ day of _____, 2020.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 2020.



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT

“A”

**DEVELOPMENT PLAN
URBANA AT MEADOW LAKE
PLANNED UNIT DEVELOPMENT NO. 121**

**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 the Martin Family Trust and their designees; as their respective interests may appear in the respective portions of the hereinafter described property; and their 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 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 approximately 47.54 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 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 as 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 August 5, 2020 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

All uses and development within the Property as described herein shall conform the Development Standards described below in Section II.

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, Part 8 are satisfied.

3. ZONING VIOLATION

Owner understands that any person, form, corporation or other entity violating any condition or term of the Plan shall be subject to any and all penalties for breach of any zoning ordinance provisions as stated in Part III, Chapter 1, Article II of the Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1 Severability

In case one or more of the provisions contained in this Plan are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision 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 the 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**

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 47.54 acres of land, more particularly described in **Exhibit “A” – Property Description**.

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 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 neighborhood properties or interfere with their development or use.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 **Zoning Ordinance**

All aspects not specifically covered by this Plan shall be regulated by the **TH (Townhouse) zoning district**, 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 applicable and 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. **PROJECT OVERVIEW**

5.1 **Concept Plan**

The Concept Plan required by Chapter 10, Article V, Section 10-26 of the Code is contained in **Exhibit “B” – Concept Plan**. The Concept Plan contains the parent tract of 51.54 acres.

5.2 Permitted Uses

- 1) Single family detached or single family attached dwelling units, on a common lot.
- 2) A maximum of 280 dwelling units.
- 3) A maximum of 60% of the total number of units may consist of single family attached units.
- 4) A commercial leasing and/or management center.
- 5) Drive aisles, garages and parking areas, both covered and uncovered.
- 6) Amenities, as described in Section 6.6.
- 7) The layout of the development shall substantially conform with **Exhibit “C” - Typical Layout**.

5.3 Transportation

College Park Drive and Bluffs Landing Way shall be extended through the property, as indicated on **Exhibit ‘B’ – Concept Plan**. The approval of a Traffic Impact Assessment (TIA) or the waiver of the TIA will be required prior to the submittal of the application for a preliminary plat for the property.

6. DEVELOPMENT STANDARDS

6.1 Exterior Design Elements

- 1) The following design elements shall be exhibited across the development:
 - a) No more than three building types shall be repeated in a row with the same orientation.
 - b) No more than two adjacent buildings shall share the same color scheme.
- 2) One of the following design elements will be implemented on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Shutters
 - b) Awning or shed roofs
 - c) Box windows
- 3) One design feature from the following list shall be required on the upper floor elevations of multi-story units facing any public or private drive on the property:
 - a) Two unique roof eave lines
 - b) Dormer
 - c) Two unique wall planes
 - d) Two unique material patterns or colors

6.2 Fencing

- 1) *Yards*. Any dwelling unit fencing shall be constructed of any of the following materials, individually or in combination; brick, stone, reinforced concrete,

decorative masonry, wrought iron, tubular steel, redwood or cedar with a picket size of 1" x 6" (nominal) with metal posts and treated rails, or other equivalent material approved by the Zoning Administrator. The typical use and location of yard fencing is depicted on **Exhibit "C" – Typical Layout**.

- 2) *Pools*. Swimming pool fencing shall be view fencing of 4-feet in height, with masonry columns at every 100 linear feet on center. The typical use and location of pool view fencing is depicted on **Exhibit "C" – Typical Layout**.
- 3) *Perimeter*. The location and types of required perimeter fencing are indicated on **Exhibit "D" – Perimeter Fencing**. The types of fencing are:
 - a) 6-foot masonry wall, in compliance Section 4-30 – Subdivision Walls of the Code.
 - b) 6-foot view fencing, with masonry columns at every 100 linear feet on center.

6.3 Building Setbacks & Height Limits

- 1) The setbacks for primary buildings for any lot on which multiple residential units are located shall be:
 - a) 10' from public open space or parkland
 - b) 15' from any unit abutting any property with a residential zoning designation
 - c) 10' minimum between buildings
 - d) All required setbacks shall be free from any encroachments, including but not limited to, eaves, roof overhangs, bay windows, and fireplaces. Air conditioning units and other similar ground-mounted equipment are exempt from this requirement.
- 2) All primary buildings shall be limited to a height of not greater than two (2) stories.

6.4 Parking

- 1) Parking requirements shall be:
 - a) 1.5 per 1-bedroom unit;
 - b) 2 per 2-bedroom unit;
 - c) 2.5 per 3+ bedroom unit; and
 - d) Additional 5 percent of total number of required spaces
- 2) No less than 50 percent of the required residential parking shall be covered or in garages, and no less than 25 percent of all required residential parking shall be in garages
- 3) No parking shall be permitted in any street yard.
- 4) If a flat roof is installed as a canopy for covered parking it shall have a minimum six-inch wide decorative banding.

- 5) Detached garages shall not be placed in conflict with pedestrian access to adjacent drive aisles from the front of any residence, as shown on **Exhibit “C”**.

6.5 Sidewalks

- 1) Internal walkways consisting of 38” wide sidewalks shall provide access from the front door of each unit to the parking described in Section 6.5, as depicted on **Exhibit “C”**.
- 2) Sidewalks along public roadways are depicted on **Exhibit “E”**:
 - a) College Park Drive:
 - i. 8-foot wide sidewalk along any ultimate southbound lanes constructed, along the western edge
 - ii. 6-foot wide sidewalk along any ultimate northbound lanes constructed along the eastern edge
 - b) Bluff’s Landing Way
 - i. 4-foot wide sidewalk along both sides of the roadway

6.6 Amenities

- 1) A minimum of eight (8) total amenities from the list below shall be included on the property and made available to residents.
 - a) Playground equipment;
 - b) Programmed dog park, to measure no smaller than 2,500 square feet, with minimum depth 25 feet; and
 - c) Dog wash station;
 - d) Private fitness facility*;
 - e) Hike and bike trails;
 - f) Bike rack and repair station;
 - g) Picnic area, to contain no fewer than two tables and two cooking grills;
 - h) Swimming pool;
 - i) 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*;
 - j) Lending library*;
 - k) Tennis court;
 - l) Basketball court;
 - m) Volleyball court;
 - n) Kitchen available for resident use*;
 - o) Social room available for resident use*;

*These amenities may be within the amenity center and each one qualifies toward the amenity requirement.

- 2) Repetition of any amenity listed in Section (1) above shall be considered and counted as a separate inclusion for the purpose of the meeting the numerical requirements of this plan.
- 3) Distribution of amenities shall be balanced across the property and shall comply with the following provisions:
 - a) A dog park satisfying the criteria of Section (1)(b) shall be located on each side of College Park Boulevard; and
 - b) At least two (2) additional amenities listed in Section (1) shall be placed on either side of College Park Boulevard.

6.7 Landscaping and Screening

- 1) All applicable requirements for landscaping found in Section 8-10 of the Code shall apply, with the following exception:
 - a) Section 8-10 (h) – Foundation treatment by zoning district is replaced with:
 - i. *Landscape Planting.* The area used for plantings shall include the entirety of the unpaved areas surrounding and between the buildings, except that only Ornamental Trees may be planted within an enclosed private rear yard intended for the resident’s sole use. A minimum number of landscape planting points (LPP) must be provided based on the site layout and the specifications set forth below.
 - ii. Notwithstanding the requirements of the Tree Technical Manual, large species trees used to meet the landscape planting requirements may be planted closer than 30 feet to a building, but in no event closer than 12 from a building.
 - iii. Landscape planting points (LPP) shall be calculated as measured by the linear footage of the unpaved area(s) surrounding the exterior facades of the buildings, excluding any facades within an enclosed private rear yard intended for the resident’s sole use. Calculate the LPP by multiplying the linear footage by two (2). For example, a 50 linear foot façade will require 100 LPP.
 - iv. Landscape planting point credits shall be achieved by providing a combination of no less than two (2) of the following elements:

Planting Element	Landscape Planting Points (LPP)
Large Species Tree (including Shade Trees)	30 points per tree measuring between 3 and 6 caliper inches; 60 points per tree measuring in excess of 6 caliper inches
Preserved in Place Trees	100 points per tree
Ornamental Tree	15 points
Large Species Shrub	5 points

Small Species Shrub	3 points
Groundcover planting	2 points per square foot
Decorative groundcover	1 point per square foot
Perennials and annuals	0.5 points per square foot

- 2) All applicable requirements for screening from public view in Section 8-40 of the Code shall apply, with the following exceptions:
 - a) Ground mounted air conditioning units for individual living units are exempt from screening;
 - b) Except for the side which contains the service door, ground mounted electric transformers shall be screened with Large Species Shrubs (3-gallon or 5-gallon size) in a 3-foot wide bed (minimum), mulch, irrigation and edging. When feasible, screening of the service door side at a distance of 6 feet is required. Minor modifications of this screening requirement may be made if the utility provider disapproves for safety reasons.
- 3) All development areas which include turf shall utilize drought tolerant species of permanent grasses as defined by the Code.
- 4) Plant species utilized through the Property shall be of a native or adapted species.
- 5) A private association or management company for the property will be established or retained for the maintenance of any landscape and irrigation of common areas and private yards, as well as for all community signage, walls, fencing, medians, and common open spaces.

7. **PARKLAND DEDICATION**

The parkland dedication requirement contained in Part III, Chapter 4, Article V, Section 4 of the Code shall be met by the dedication to the City of the portion of the property containing 100-year floodplain, as indicated on **Exhibit “B” – Concept Plan**.

8. **CHANGES TO DEVELOPMENT PLAN**

8.1 **Minor Changes**

Minor changes to the 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.

8.2 **Major Changes**

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

LIST OF EXHIBITS

Exhibit "A" Property Description

Exhibit "B" Concept Plan

Exhibit "C" Typical Layout

Exhibit "D" Perimeter Fencing

Exhibit "E" Sidewalk Plan

EXHIBIT
"A"

County: Williamson
Project: Meadow Lake
Half AVO: 42256.001

Page 1 of 5
August 27, 2020

A METES AND BOUNDS DESCRIPTION OF 47.548 ACRE TRACT OF LAND (APPROX. 2,071,169 SQ. FT.) OUT OF THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 93.74 ACRE TRACT CONVEYED TO ARDALIA E. MARTIN IN VOLUME 2574, PAGE 709, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING A PORTION OF THE CALLED 63.65 ACRE FIRST TRACT AND A PORTION OF THE CALLED 32.67 ACRE SECOND TRACT, DESCRIBED IN VOLUME 533, PAGE 639 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 47.548 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at an angle point in the southwest right-of-way line of Bluffs Landing Way (R.O.W. width varies), at a corner of the remainder of the said Martin tract, being the most southerly corner of the remainder of the said 32.67 acre Second Tract, being an angle point in the northeast line of a called 26.102 acre tract of land conveyed to Quick Ranch Development, Inc. in Document No. 2019106436, O.P.R.W.C.T.;

THENCE North 19°59'47" West, leaving the southwest right-of-way line of Bluffs Landing Way (right-of-way width varies), with the southwest line of the remainder of the said Martin tract, being the west line of the remainder of said 32.67 acre Second Tract, and northeast line of the said 26.102 acre Quick Ranch Development, Inc. tract, a distance of 26.77 feet to a 5/8-inch iron rod with "BGE" cap found at the most northerly corner of the said 26.102 acre Quick Ranch Development, Inc. tract, being an angle point in the remainder of the said Martin tract;

THENCE South 68°47'39" West, with the southwest line of the remainder of said Martin tract, being the northwest line of the said 26.102 acre Quick Ranch Development, Inc. tract, a distance of 892.90 feet to a calculated point for a corner, from which a 1-inch iron pipe found at an angle point in the northwest line of the said 26.102 acre Quick Ranch Development, Inc. tract, being the most southerly corner of the remainder of the said Ardalina Martin tract, being the most easterly corner of the remainder of a called 85.645 acre tract of land conveyed to Alice E. Quick, LLC. in Document No. 2019088826, O.P.R.W.C.T. bears South 68°47'39" West, a distance of 426.33 feet;

THENCE over and across the remainder of the said Martin tract, the following six (6) courses and distances:

1. North 21°12'21" West , a distance of 50.00 feet to a calculated point;
2. North 70°12'21" West , a distance of 22.86 feet to a calculated point;
3. South 68°47'39" West, a distance of 58.95 feet to a calculated point;
4. North 44°36'40" West, a distance of 125.31 feet to a calculated point;
5. North 21°12'21" West, a distance of 73.94 feet to a calculated point;
6. South 68°47'39" West, a distance of 299.86 feet to a calculated point in the southwest line of the remainder of said Martin tract, being the northeast line of the said 86.645 Alice E. Quick, LLC.

EXHIBIT**"A"**

County: Williamson
Project: Meadow Lake
Half AVO: 42256.001

Page 2 of 5
August 27, 2020

tract, same being North 21°05'40" West, a distance of 253.94 feet from the aforementioned 1-inch iron pipe found ;

THENCE North 21°05'40" West, with the common line of the remainder of the said Martin tract and said 86.645 acre Alice E. Quick, LLC. tract, a distance of 817.21 feet to a calculated point in the remains of old fence post in the southeast line of a called 43.524 acre City of Round Rock, Texas tract, being the most northerly common corner of the remainder of the said Martin Tract and remainder of the said 86.645 acre Alice E. Quick, LLC. tract, for the most westerly corner of the herein described tract of land, from which a 5/8-inch iron rod found bears North 09°41'05" West, a distance of 0.34 feet;

THENCE North 68°28'02" East, with the northwest line of the said Martin tract, being the southeast line of the said 43.524 acre City of Round Rock tract, a distance of 443.10 feet to a 4-inch wood fence post found for the most southerly common corner of the said 43.524 acre City of Round Rock tract and the remainder of a called 685.060 acre tract of land described in a deed to Avery Centre Devco, Inc. in Document No. 2008083894, O.P.R.W.C.T. ,

THENCE North 68°43'47" East, continuing with the northwest line of the said Martin tract, being the southwest line of the said Aveery Centre Devco tract, a distance of 1513.87 feet to a calculated point for the most northerly corner of the herein described tract of land, same being South 68°43'47" West, a distance of 264.30 feet from a found 4-inch x 4-inch square concrete monument found at the most northerly corner of the said Martin tract, being a common corner with a called 1.30 acre tract of land conveyed to James Franzetti, described in Volume 678, Page 340, D.R.W.C.T. ;

THENCE over and across the remainder of the said Martin tract, the following four (4) courses and distances:

1. With a curve to the right, having a radius of 1205.13 feet, a delta angle of 10°43'20", an arc length of 225.52 feet and a chord which bears South 01°47'09" West, a distance of 225.19 feet to a calculated point;
2. South 82°51'11" East, a distance of 195.59 feet to a calculated point;
3. South 41°31'00" East, a distance of 75.21 feet to a calculated point;
4. South 87°46'30" East, a distance of 48.08 feet to a calculated point in the west line of Lot 1, Block A of Meadow Lake Apartments in Document No. 2004099090, O.P.R.W.C.T., from which a 1/2-inch iron rod found at the northwest corner of Lot 1, Block A of said Meadow Lake Apartments, being a common corner with the remainder of the said Martin Tract bears North 18°35'49" West, a distance of 79.46 feet ;

EXHIBIT

"A"

County: Williamson
Project: Meadow Lake
Half AVO: 42256.001

Page 3 of 5
August 27, 2020

THENCE with the common line of said Lot 1, Block A and the said Martin tract, the following four (4) courses and distances:

1. South 18°35'49" East, a distance of 50.64 feet to a Mag nail with "Early Boundary" washer found;
2. South 36°34'26" West, a distance of 99.88 feet to a 1/2-inch iron rod found;
3. South 21°46'33" East, a distance of 536.92 feet a 1/2-inch iron rod with "Allpoints" cap found for angle point hereof;
4. South 21°54'20" East, a distance of 44.41 feet to a calculated point in stone column for the most easterly corner of the remainder of the said Martin tract, being the most northerly corner of Lot 1, Block A of Bluffs Landing Senior Village in Document No. 2006055559, O.P.R.W.C.T.

THENCE South 68°48'43" West, with the southeast line of the remainder of the said Martin tract, being the northwest line of Lot 1, Block A of said Bluffs Landing Senior Village, at a distance of 0.34 feet passing a 1/2-inch iron rod with "Allpoints" plastic cap found, at an additional distance of 648.41 feet passing another 1/2-inch iron rod with "Allpoints" plastic cap found in the northeast right-of-way line of Bluffs Landing Way, in all, a distance of distance of 704.87 feet to a 1/2-inch iron rod found at a corner in the northerly termination of Bluffs Landing Way, being a corner of said Martin tract, being also in the common line of said 63.65 acre First Tract and said 32.67 acre Second Tract;

THENCE South 02°59'05" East, with the northerly termination of Bluffs Landing Way, being a common line with the remainder of said Martin tract, a distance of 28.72 feet to the **POINT OF BEGINNING** and containing 47.548 acres of land, more or less, within these metes and bounds.

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0,0. Units: U.S. Survey Feet. Date of Field Survey: August 21, 2020.

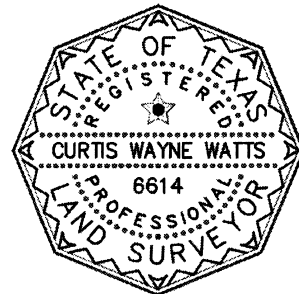
I, Curtis W. Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

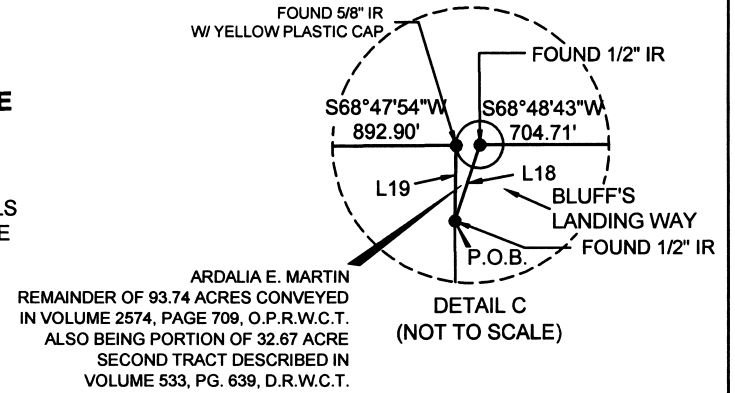
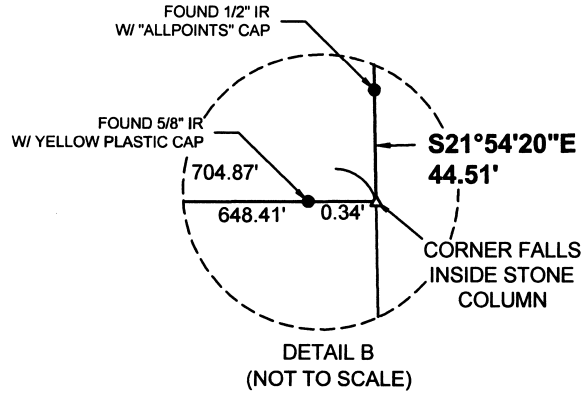
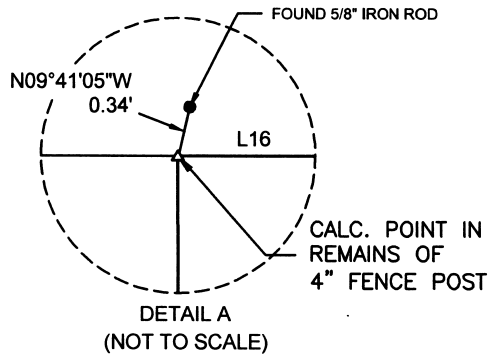


08/27/20

Date

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Half Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglenn Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600





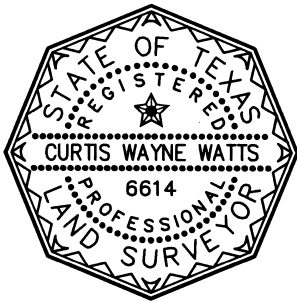
ARDALIA E. MARTIN
REMAINDER OF 93.74 ACRES CONVEYED
IN VOLUME 2574, PAGE 709, O.P.R.W.C.T.
ALSO BEING PORTION OF 32.67 ACRE
SECOND TRACT DESCRIBED IN
VOLUME 533, PG. 639, D.R.W.C.T.

LINE DATA		
LINE #	BEARING	DISTANCE
L2	N 21°12'21" W	50.00'
L3	N 70°12'21" W	22.86'
L4	S 68°47'39" W	58.95'
L5	N 44°36'40" W	125.31'
L6	N 21°12'21" W	73.94'
L7	S 68°47'39" W	299.86'

LINE DATA		
LINE #	BEARING	DISTANCE
L9	S 82°51'11" E	195.59'
L10	S 41°31'00" E	75.21'
L11	S 87°46'30" E	48.08'
L12	N 18°35'49" W	79.46'
L13	N 71°09'24" E	63.67'
L14	N 13°26'59" W	316.27'

LINE DATA		
LINE #	BEARING	DISTANCE
L15	S 68°43'47" W	264.30'
L16	N 68°28'02" E	443.10'
L17	S 18°35'49" E	50.64'
L18	S 02°59'05" E	28.72'
L19	N 19°59'47" W	26.77'
L20	S 36°34'26" W	99.88'

(RECORD)		
(L13)	(S71°03'54"W)	(63.66')
(L16)	(S70°41'08"W)	(442.79')
(L17)	(S18°35'34"E)	(130.12')
(L18)	(S03°56'25"E)	(28.19')
(L19)	(N21°07'03"W)	(27.04')
(L20)	(S36°39'01"W)	(99.92')



08/27/2020

C. Watts

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	225.52'	1205.13'	10°43'20"	225.19'	S 01°47'09" W



9600 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TSPELS SURVEYING FIRM #10029607
TEL (512) 777-4600
FAX (512) 252-8141

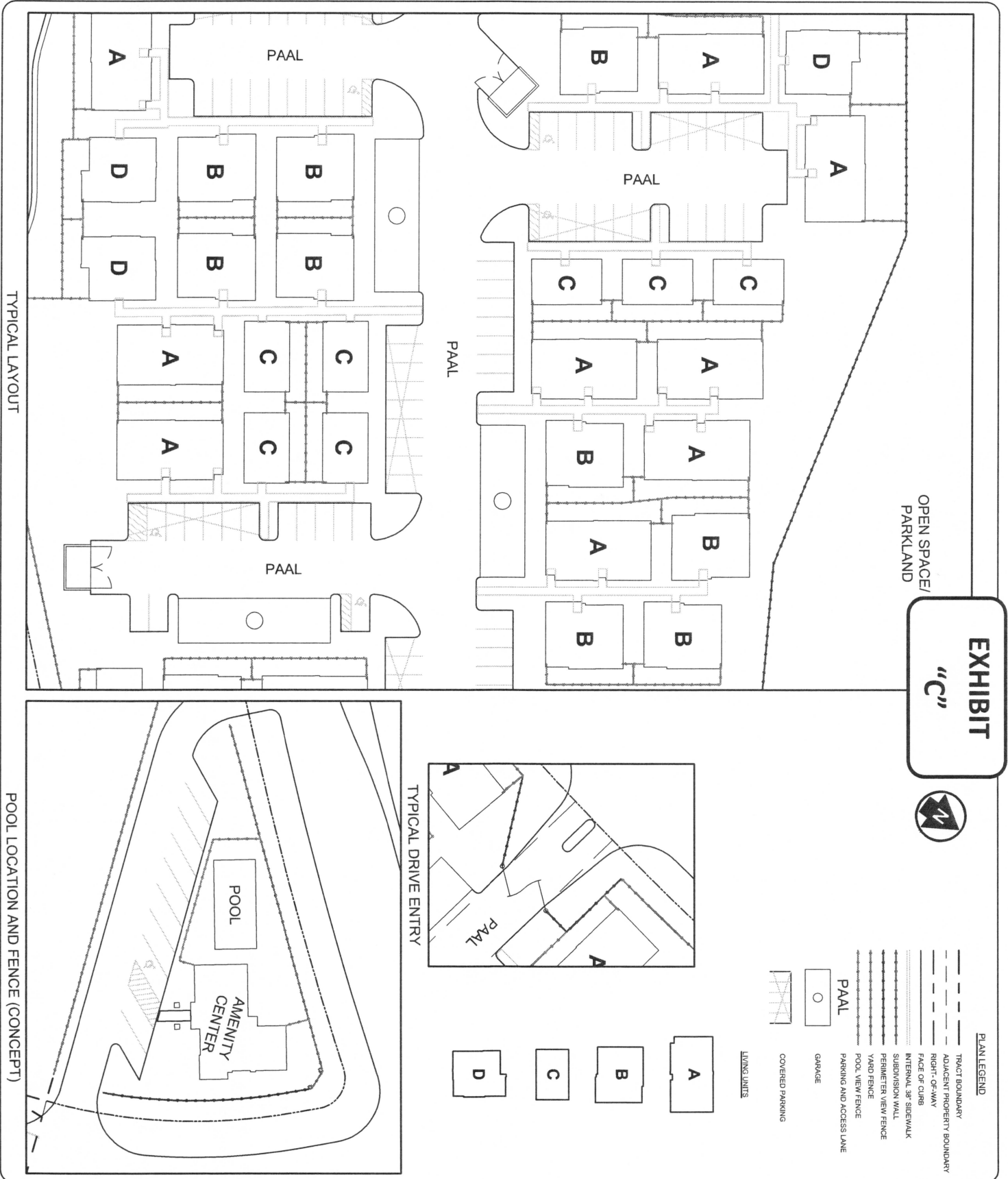
47.548 ACRES
GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 267
WILLIAMSON COUNTY, TEXAS

Project No.: 42256.001

Issued: 08/27/2020

42256.001 ZONING

02 of 02

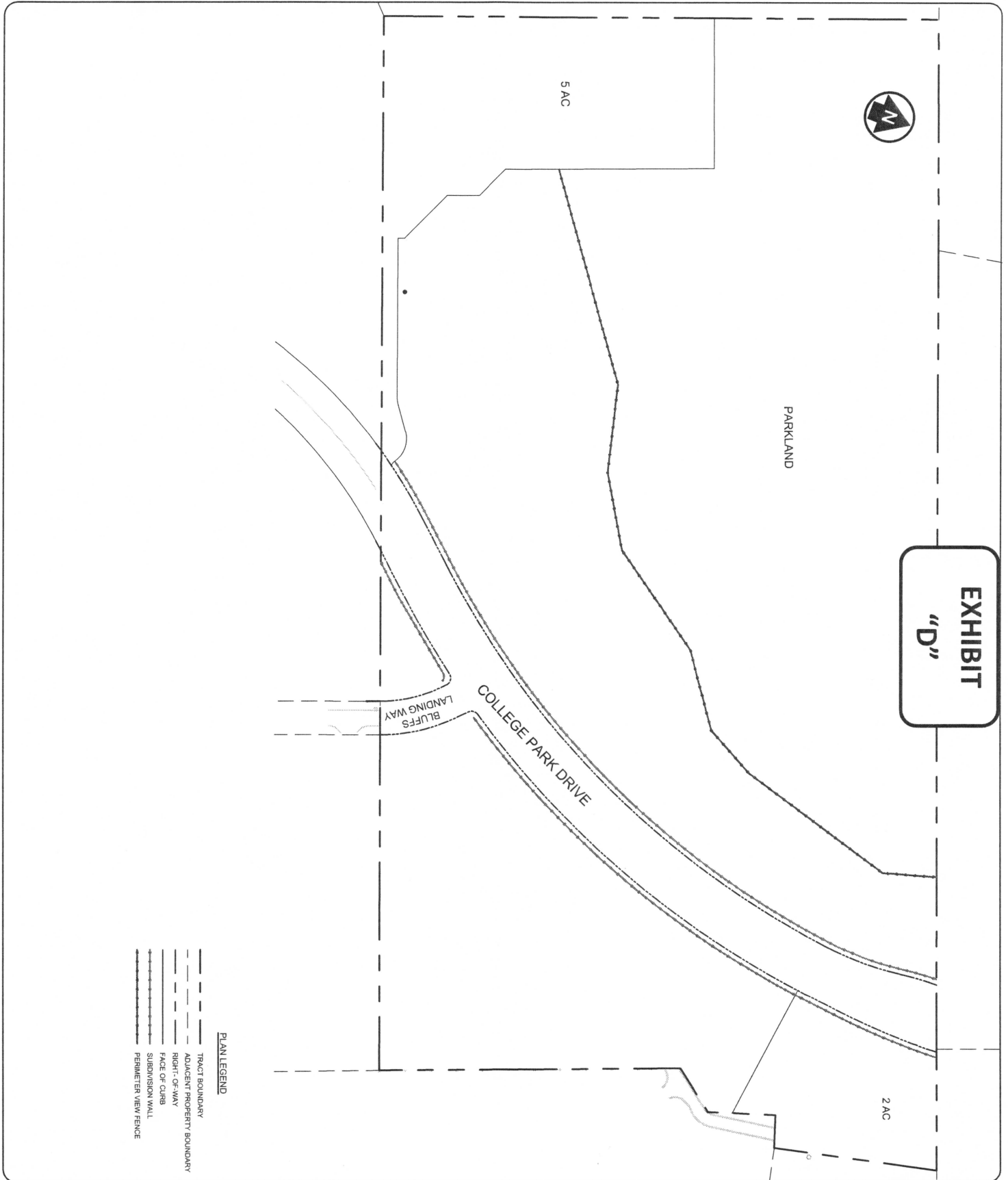


KICIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
 TBPE FIRM NO. F-18129

ATLANTIC URBANA HOLDINGS, LLC
 345 E CONGRESS ST., #201
 TUSCON, AZ 85701

TYPICAL LAYOUT
MEADOW LAKE
 ROUND ROCK, WILLIAMSON COUNTY,
 TEXAS

EXH C

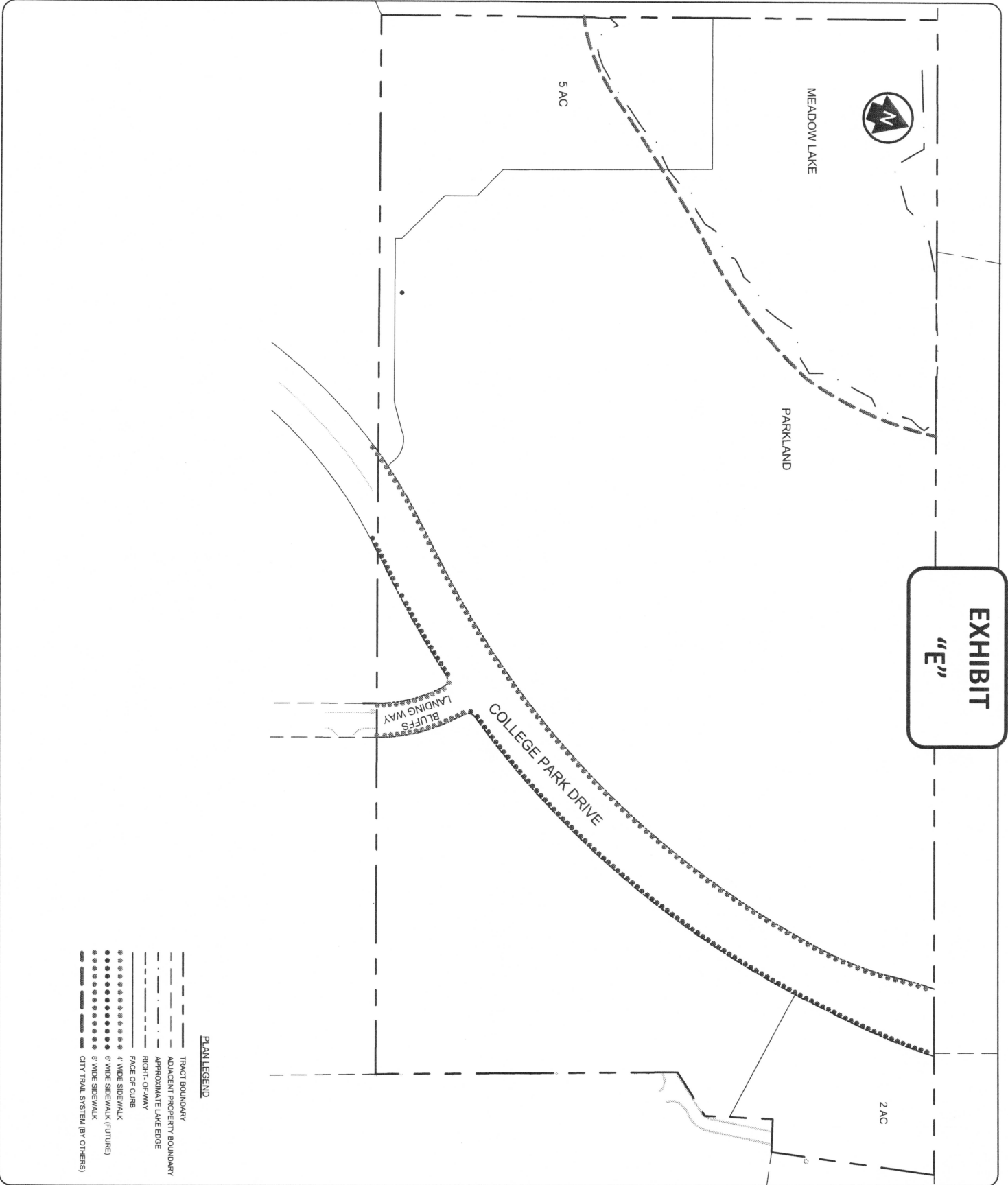


KICIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
 TBPE FIRM NO. F-18129

ATLANTIC URBANA HOLDINGS, LLC
 345 E CONGRESS ST., #201
 TUSCON, AZ 85701

PERIMETER FENCING
MEADOW LAKE
 ROUND ROCK, WILLIAMSON COUNTY,
 TEXAS

EXH D



KICIVIL
 6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
 AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
 TBPE FIRM NO. F-18129

ATLANTIC URBANA HOLDINGS, LLC
 345 E CONGRESS ST., #201
 TUSCON, AZ 85701

SIDEWALK PLAN
MEADOW LAKE
 ROUND ROCK, WILLIAMSON COUNTY,
 TEXAS

EXH E