

ORDINANCE NO. AZ-05-05-26-11D2

AN ORDINANCE ANNEXING AND ZONING ADJACENT AND CONTIGUOUS TERRITORY OF APPROXIMATELY 141.681 ACRES TO THE CITY OF ROUND ROCK, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, the City of Round Rock, Texas ("City") is a duly constituted Home Rule City pursuant to Chapter 9, Local Government Code, as amended, and

WHEREAS, pursuant to Section 43.028, Local Government Code, the owners of approximately 141.681 acres of land consisting of two tracts of land, one containing 131.348 acres, more fully described in **Exhibit Ord.-A**, and one containing 10.333 acres, more fully described in **Exhibit Ord.-B**, (herein collectively referred to as the "Property") have petitioned the City Council in writing to annex the Property, and

WHEREAS, the Property is (1) one-half mile or less in width; (2) contiguous to the City; and (3) vacant and without residents, and

WHEREAS, the petition was filed more than five (5) days and less than thirty (30) days before the City Council heard the petition and the arguments for and against the annexation, and

WHEREAS, the City Council has determined that all requirements of Section 43.028, Local Government Code have been complied with and hereby consider it appropriate to grant the petition for annexation, and

WHEREAS, an application has been made to the City to amend the Official Zoning Map to adopt original zoning on the Property as follows:

(i) Planned Unit Development No. 60 ("PUD No. 60") on 87.193 acres of land described in **Exhibit Ord.-D.2** and

(ii) Planned Unit Development No. 61 ("PUD No. 61") on 54.492 acres of land described in **Exhibit Ord.-E.2**, and

WHEREAS, the requested changes in the Official Zoning Map were submitted to the Round Rock Planning and Zoning Commission ("Commission") for its recommendation and report, and

WHEREAS, the Commission held a public hearing concerning the requested changes on the 16th day of March, 2005, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in **Exhibit Ord.-D.2** be classified as PUD No. 60 and that the zoning classification of the property described in **Exhibit Ord.-E.2** be classified as PUD No. 61, and

WHEREAS, on the 12 day of May, 2005, after proper notification, the City Council held a public hearing on the requested original zoning, 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 Section 11.300,

Code of Ordinances (1995 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 COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

II.

That the City Council has heard the arguments for and against the annexation and has determined that it is in the best interest of the City and the owners of the Property to grant the petition for annexation.

III.

That the Property described in **Exhibit Ord.-A** and **Exhibit Ord.-B**, be and is hereby annexed and brought within the corporate limits of the City of Round Rock, Williamson County, Texas, and same is hereby made an integral part hereof.

IV.

That the owners and future inhabitants of the area herein annexed be entitled to all of the rights and privileges of other citizens and property owners of said City and are hereby bound by all acts, ordinances and all other legal action now in full force and effect and all those which may be hereafter adopted.

## V.

That the official map and boundaries of the City, heretofore adopted and amended be and is hereby amended so as to include the aforementioned territory as part of the City of Round Rock, Texas.

## VI.

That the Service Plan providing for extension of municipal services to the area proposed to be annexed, attached hereto and incorporated herein as **Exhibit Ord.-C**, is hereby approved.

## VII.

That the City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to modify the official map of the City to add the territory hereby annexed as required by law.

## VIII.

That the City Council has hereby determined that PUD No. 60 and PUD No. 61 meet the following goals and objectives:

- (1) The development in PUD No. 60 and PUD No. 61 is equal to or superior to development that would occur under the standard ordinance requirements;
- (2) PUD No. 60 and PUD No. 61 are in harmony with the general purposes, goals, objectives and standards of the General Plan;
- (3) PUD No. 60 and PUD No. 61 do 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) PUD No. 60 and PUD No. 61 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities; and
- (5) PUD No. 60 and PUD No. 61 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.

#### IX.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that:

- (i) the zoning classification of the property described in **Exhibit Ord.-D.2**, is hereafter designated as Planned Unit Development No. 60, and the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 60 attached hereto as **Exhibit Ord.-D.1**, which agreement shall govern the development and use of said property; and
- (ii) the zoning classification of the property described in **Exhibit Ord.-E.2**, is hereafter designated as Planned Unit Development (PUD) No. 61, and the Mayor is hereby authorized and directed to enter into the Agreement and Development Plan for PUD No. 61 attached hereto as **Exhibit Ord.-E.1**, which agreement shall govern the development and use of said property.

#### X.

That this Ordinance shall become effective after its passage.

#### XI.

That the City Secretary is hereby directed and authorized to file a certified copy of this Ordinance in the Office of the County Clerk of Williamson County, Texas.

#### XII.

If any section, subsection, sentence, phrase, or word of this Ordinance be found to be illegal, invalid or unconstitutional or if any portion of said property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, sentence,

phrase, word, paragraph or provision of any other Ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid property without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

XIII.

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 Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance 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 26<sup>th</sup> day of May, 2005.

**Alternative 2.**

READ and APPROVED on first reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

READ, APPROVED and ADOPTED on second reading this the

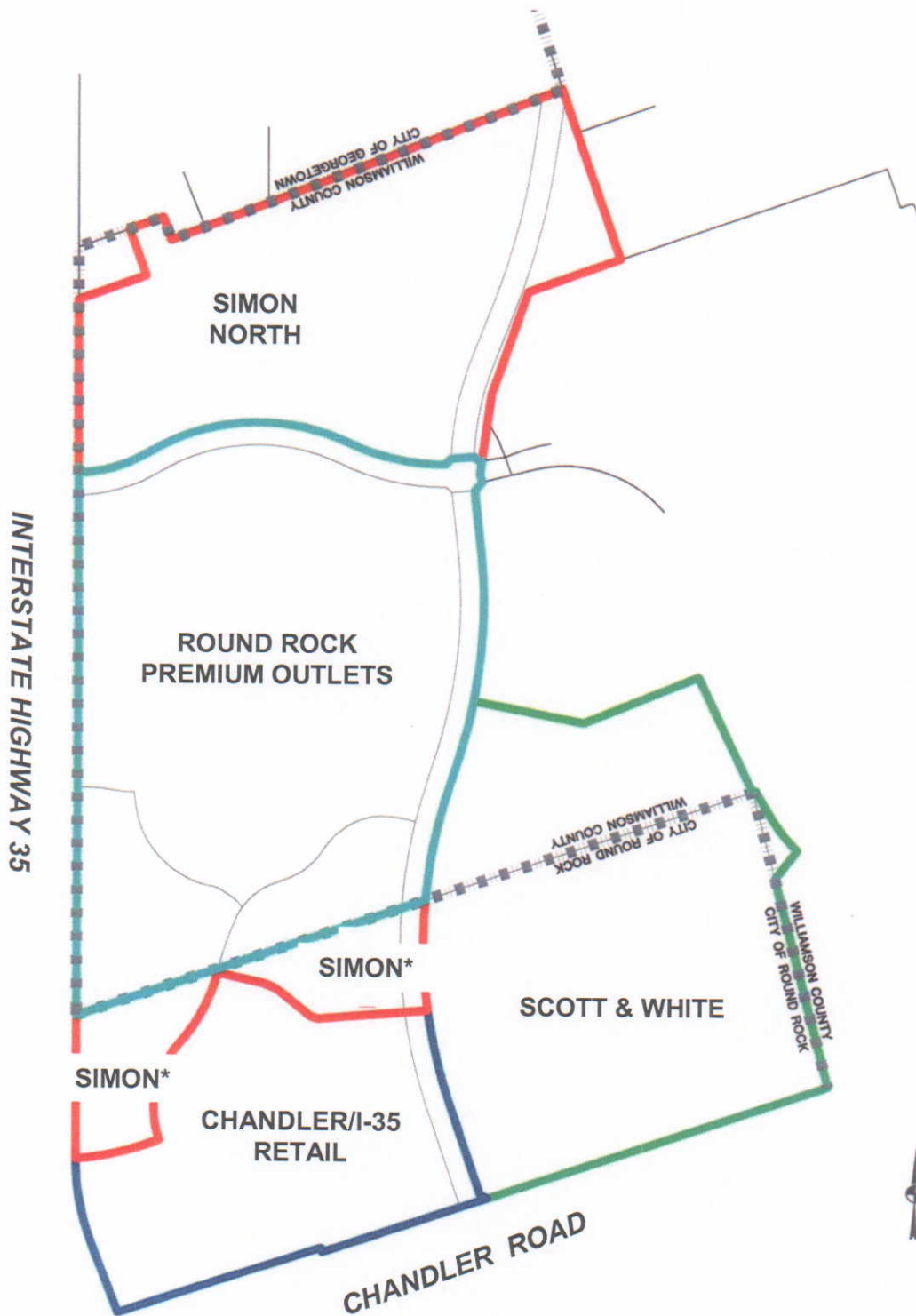
\_\_\_\_\_ day of \_\_\_\_\_, 2005.

  
\_\_\_\_\_  
NYLE MAXWELL, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
CHRISTINE R. MARTINEZ, City Secretary

# Proposed Developments



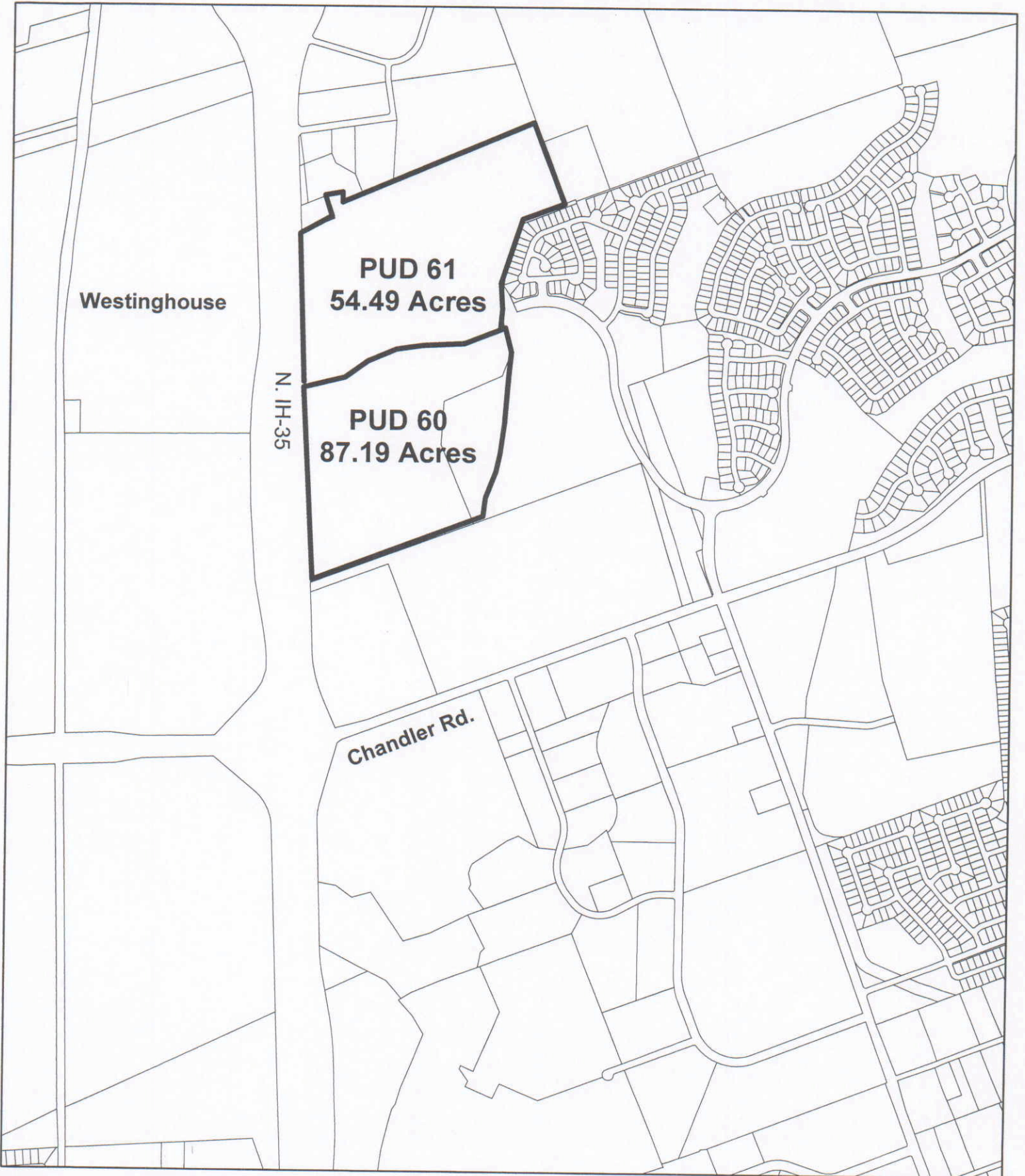
\* SIMON IS CONSIDERING PURCHASING 13 ACRES FROM CHANDLER/I-35 RETAIL TO INCORPORATE INTO THE PREMIUM OUTLETS DEVELOPMENT. THAT DECISION HAS YET TO BE DETERMINED.





# Annexation and Original Zoning - Simon Tract

**PUD No. 60 - 87.19 acres**  
**PUD No. 61 - 54.49 acres**



**AGREEMENT AND DEVELOPMENT PLAN  
ROUND ROCK PREMIUM OUTLETS PUD  
PLANNED UNIT DEVELOPMENT No. 60**

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

**THIS AGREEMENT AND DEVELOPMENT PLAN** (this "Agreement") is made and entered by and between the CITY OF ROUND ROCK, TEXAS, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and Simon Property Group (Texas), L.P., its successors and assigns, having their offices at 115 West Washington Street, Indianapolis, Indiana 46204, and CPG Round Rock, L.P., its successors and assigns, having their offices at 103 Eisenhower Parkway, Roseland, New Jersey 07068 ("Owner"). For purposes of this Agreement, the term Owner shall mean Simon Property Group (Texas), L.P., and CPG Round Rock, L.P., its respective successors and assigns; provided, however, upon any sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to that portion of the property affected, shall be assumed by the new owner, and the Owner shall have no further liability or obligations relating to the property sold, transferred or conveyed.

**WHEREAS**, Owner is the owner of certain real property consisting of 87.193 acres, as more particularly described in **PUD No. 60 Exhibit "A"** ("Property").

**WHEREAS**, Owner has submitted a request to the City to rezone the Property as a Planned Unit Development (the "PUD").

**WHEREAS**, pursuant to Chapter 11, Section 11.314, Code of Ordinances (1995 Edition), City of Round Rock, Texas, Owner has submitted a Development Plan setting forth the development conditions and requirements within the PUD, which Development Plan is contained in Section II of this Agreement; 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 March 16, 2005, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD; and

**WHEREAS**, the City Council has reviewed the proposed Development 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 BY THIS AGREEMENT WITNESSETH** that, in consideration of the covenants and conditions set forth, the City and Owner agree as follows:

I.

**GENERAL PROVISIONS**

1. **CONFORMITY WITH DEVELOPMENT PLAN**

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

2. **CHANGES AND MODIFICATIONS**

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Section II.15 below are followed.

3. **ZONING VIOLATION**

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. **LIEN HOLDER CONSENT**

There are no lien holders of record.

5. **MISCELLANEOUS PROVISIONS**

5.1 **Assignment**

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent Owner from selling or leasing the Property or portions of the Property, together

with all development rights and obligations contained in this Agreement and Development Plan. No consent shall be required in connection with such sale of the Property, provided the purchaser assumes Owner's obligations in writing as to such portions of the Property, at which the Owner shall be released from any further obligations.

## **5.2 Necessary Documents and Actions**

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are, or may become, necessary or convenient to effectuate the purposes and intent of this Agreement.

## **5.3 Severability**

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

## **5.4 Entire Agreement**

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter.

## **5.5 Applicable Law**

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

## **5.6 Venue**

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

## **5.7 No Third Party Beneficiaries**

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this

Agreement.

**5.8 Duplicate Originals**

This Agreement may be executed in duplicate original, each of equal dignity.

**5.9 Notices**

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

CITY OF ROUND ROCK

Simon Property Group (Texas), L.P.  
115 West Washington Street  
Indianapolis, Indiana 46204  
Attn: Kathy Shields

City of Round Rock, Texas  
301 West Bagdad, Suite 210  
Round Rock, Texas 78664  
Attn: Director of Planning

CPG Round Rock, L.P.  
103 Eisenhower Parkway  
Roseland, New Jersey 07068  
Attn: Mark Silvestri

with copy to:  
David B. Armbrust  
100 Congress Ave., Suite 1300  
Austin, Texas 78701

**5.10 Effective Date**

This Agreement shall be effective from and after the date of due execution hereof by all parties.

**5.11 Appeal of Administrative Decisions**

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within ninety (90) days following receipt by Owner of the written confirmation of the decision to be appealed.

## **5.12 Binding Effect**

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

## **II.**

### **DEVELOPMENT PLAN**

#### **1. DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition) as amended, City of Round Rock, Texas, hereinafter referred to as "the Code."

#### **2. PROPERTY**

This Development Plan ("Plan") covers approximately 87.193 acres of land, located within the city limits of Round Rock, Texas, and more particularly described by metes and bounds in **PUD No. 60 Exhibit "A"**.

#### **3. PHASING**

The development of the Property may be phased in accordance with **PUD No. 60 Exhibit "B"**.

#### **4. DEVELOPMENT PARCELS**

For the purpose of assigning land use and development standards, the Property has been divided into development parcels, as shown in **PUD No. 60 Exhibit "C"**.

#### **5. PURPOSE**

The purpose of this Plan is to ensure a PUD that 1) is equal to or superior to development that 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 in

accordance with any existing zoning district.

## **6. APPLICABILITY OF CITY ORDINANCES**

### **6.1 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 applicable sections of the Code. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code.

### **6.2 Other Ordinances**

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

## **7. PERMITTED USES**

The Property shall be used and developed for the uses as shown in **PUD No. 60 Exhibits "D-1", "D-2" and "D-3"**.

## **8. OUTDOOR SALES, DISPLAYS AND ENTERTAINMENT USES**

Outdoor sales, displays and entertainment uses, which shall include vending machines and child amusement rides, shall be limited to the interior space of the mall in Parcel 1, as identified on the Parcel Map attached to this ordinance as **PUD No. 60 Exhibit "C"**, and shall not be visible from the parking areas.

## **9. DEVELOPMENT STANDARDS**

The Property shall be developed in accordance with the development standards set forth in **PUD No. 60 Exhibits "D-1", "D-2" and "D-3"**, attached hereto, as applicable to each parcel and its designated use.

## **10. EXTERIOR LIGHTING**

Exterior light fixtures shall be generally in accordance with the site plan and design standards shown on **PUD No. 60 Exhibit "E"**. References to specific manufacturers in **PUD No. 60 Exhibit "E"** are for reference purposes only.

## **11. SERVICE AND LOADING AREAS**

### **11.1 Screening Required**

No dock high loading area is permitted unless such area is visually screened from public streets. Loading areas in Parcel 1 shall be screened in accordance with **PUD No. 60 Exhibit "G-3"**.

A temporary screening fence may be constructed in accordance with **PUD No. 60 Exhibit "F"** on the eastern boundary of Phase 1, as the phases are identified in **PUD No. 60 Exhibit "B"**. The condition of the temporary screening fence shall be assessed two (2) years after it is constructed, and shall be repaired or replaced at the Owner's expense, if the Planning Director determines that the condition of the fence warrants such repair or replacement.

### **11.2 Delivery Vehicles**

All delivery and utility vehicles parked on-site (other than when being actively loaded or unloaded) shall be parked within an area visually screened from public streets. Acceptable methods of screening shall include walled entrances, evergreen landscaping and depressed service areas.

### **11.3 Service Areas**

Service areas shall be visually screened from all public rights-of-way. Acceptable methods of screening include walled entrances, evergreen landscaping and depressed service areas. Service areas in Parcel 1 shall be screened in accordance with **PUD No. 60 Exhibit "G-3"**.

### **11.4 Loading Areas**

All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as not to prohibit on-site vehicular circulation when occupied. Loading spaces shall be located directly in front of or adjacent to a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty (50) feet from a public street. This provision does not prevent the location of doors that provide common entry to a building from being used for minor deliveries and courier service by vehicles with six (6) or less wheels.



## **12. LANDSCAPING AND BUFFERING**

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following landscaping and buffering standards shall apply to the Property instead of otherwise applicable Code sections, City regulations or City policies. Landscaping and buffering standards not specifically addressed in this Section shall be required per the Round Rock Zoning Ordinance.

### **12.1 General Requirements**

As an alternative to the street yard requirements established in the Round Rock Zoning Ordinance, the Property shall offer the following landscape amenities:

- Enhanced entry features.
- Enhanced landscaping along the perimeter of property, including berms, particularly along the IH-35 frontage road.
- Additional islands and medians in and along drives and in the parking areas.
- Grouping of plant materials.
- Additional screening of loading dock areas.
- Site amenities, such as public plazas, ponds and fountains.
- Pedestrian promenades with trellises.
- Pedestrian gateways entering the mall area.
- Streetscape improvements for Teravista Parkway & Oakmont Drive.

Street yard requirements established in the Round Rock Zoning Ordinance shall not apply to the Property; provided, however, the Property shall be landscaped in accordance with **PUD No. 60 Exhibits "G-1" through "G-7"** and the specifications described below.

Trees shall be planted to avoid interference with streetlights, signage and other fixtures.

Trees shall be kept out of street intersection sight triangles at a minimum of thirty-five (35) feet by thirty-five (35) feet as measured from the face of curb.

Trees shall be planted no less than five (5) linear feet whether horizontal or on an angle from underground utilities and fifteen (15) feet from overhead lines.

Trees shall be planted no less than five (5) linear feet whether horizontal or on an

angle from fire hydrants.

Caliper size, height, measurement and other specifications referenced in this Agreement shall be as specified in the Round Rock Zoning Ordinance, the Round Rock Tree Standards Technical Manual and the Overall Landscape Plant Palette, attached hereto as **PUD No. 60 Exhibit "G-7"**.

## **12.2 Entry Feature Landscaping**

A landscaped median island a total of fourteen (14) feet in width, as measured from back of curb to back of curb, shall be provided down the centerline of all primary entrance drives, in accordance with **PUD No. 60 Exhibits "G-1" and "G-2"**.

A landscaped planting area a total of fourteen (14) feet in width, as measured from back of curb to back of curb, shall be provided along each side of all primary entrance drives, in accordance with **PUD No. 60 Exhibits "G-1" and "G-2"**.

Landscaping in the entry median islands and the entry planting area, as they are identified in **PUD No. 60 Exhibit "G-2"**, shall consist of an average of one (1) large or medium tree per forty (40) linear feet of planting area and an average of one (1) small tree per twenty (20) linear feet of median island.

The planting areas around the wall signs at the main entrance drives off of the IH-35 frontage road shall be generally landscaped in accordance with **PUD No. 60 Exhibit "G-2"**.

## **12.3 Perimeter Landscaping**

Parking areas shall be screened visually from all roadways by a continuous shrub or ornamental grass row between thirty (30) and forty (40) inches high measured from the final grade of parking nearest the road. These shrubs and grasses shall be spaced on average four (4) to six (6) feet on center (depending on mature growth habit of plant) utilizing clustering and grouping to provide periodic open views to architectural elements, signs and additional landscape elements. Berms, not to exceed a four to one (4:1) slope, shall also be strategically located to provide maximum screening of parking fields while providing open views to architectural elements, signs and additional landscape elements.

#### **12.4 Parking Area Landscaping**

Landscaped median islands in the parking areas shall be a minimum of eight (8) feet wide, provided that the average area of all parking islands is no less than three hundred forty-five (345) square feet. Minor deviations due to topographic and other site constraints may be approved by the Development Review Committee during site plan review.

Landscaped median islands shall be spaced at least every eight (8) parking bays.

Each median island shall have large or medium trees spaced on average a minimum of fifty (50) feet on center. Per **PUD No. 60 Exhibits "G-1" and "G-2"**, each end island shall have a minimum of one (1) large tree.

#### **12.5 Screening Wall Landscaping**

Landscaping in front of the screening walls shall be in accordance with **PUD No. 60 Exhibit "G-3"**, and shall include, on average, one (1) large tree spaced a minimum of sixty (60) feet on center and one (1) small tree spaced a minimum of twenty-five (25) feet on center. Groupings of shrubs, grasses and groundcover shall be planted at the base of the wall. In addition, vines shall be planted on the trellis features.

#### **12.6 Temporary Screening Fence Landscaping**

Landscaping in front of the temporary screening fence shall be in accordance with **PUD No. 60 Exhibit "G-4"**.

#### **12.7 Water Features**

The water feature area shall be landscaped in accordance with **PUD No. 60 Exhibit "G-5"**.

The perimeter of the water feature area abutting the IH-35 frontage road and the primary entrance drive shall have, on average, large trees spaced a minimum of fifty (50) feet on center and one (1) small tree spaced a minimum of thirty (30) feet on center, as conceptually depicted in **PUD No. 60 Exhibit "G-5"**.

The design of the water features shall preserve and accommodate existing trees in the pond area.

## **12.8 Community Plaza**

The community plaza shall be landscaped in accordance with **PUD No. 60 Exhibit "G-6"**.

## **12.9 Pedestrian Link**

The Pedestrian Link will serve to connect pedestrian traffic from the shopping center to the community plaza. Trellises and landscape plantings shall be incorporated along the path to direct traffic between these destinations and to provide for focal connections.

## **12.10 Streetscapes**

A license agreement from the City is required prior to any improvements in the public right-of-way.

Streetscapes shall be landscaped in accordance with **PUD No. 60 Exhibits "H-1" and "H-2"**. Street medians and streetside planting areas shall have a minimum of two (2) large trees and three (3) small trees for every one hundred (100) linear feet.

Street trees shall be irrigated by a permanent automatic irrigation system constructed to City standards by the Owner.

Streetscape improvements for the median and the south side of Teravista Parkway and the median and the west side of Oakmont Drive shall be completed in conjunction with the construction of each road.

Streetscape improvements for the east side of Oakmont Drive shall be in accordance with the following specifications, provided that a landscape easement is provided by the property owner east of Oakmont Drive to accommodate the required improvements. If construction of streetscape improvements on the east side of Oakmont Drive is commenced within two (2) years after the completion of the construction of Oakmont Drive, tree caliper sizes for required streetscape trees shall be as specified in **PUD No. 60 Exhibits "H-1" and "H-2."** However, if construction of streetscape improvements on the east side of Oakmont Drive is commenced between two (2) and five (5) years after the completion of the construction of Oakmont Drive, tree caliper sizes for required streetscape trees shall be increased to reflect the growth of the trees originally planted in conjunction with the construction of Oakmont Drive. These

matching sizes shall ensure comparable tree sizes along both sides of Oakmont Drive. Notwithstanding the foregoing, all streetscape improvements shall be installed within five (5) years after the completion of construction of Oakmont Drive.

Streetscape improvements for the north side of Teravista Parkway shall be phased as follows:

The area between the intersection of Teravista Parkway and the frontage road of IH-35 to a point one hundred (100) feet east of that intersection shall have streetscape improvements completed in conjunction with the construction of Teravista Parkway.

The area between the intersection of Teravista Parkway and Oakmont Drive to a point one hundred (100) feet west of that intersection shall have streetscape improvements completed in conjunction with the construction of Teravista Parkway.

The remaining area of Teravista Parkway may remain without streetscape improvements on the north side of the road until the property north of Teravista Parkway is developed. Streetscape improvements for this area of Teravista Parkway shall be constructed in conjunction with the issuance of the first Site Development Permit for improvements on the property north of Teravista Parkway.

If construction of streetscape improvements on the north side of Teravista Parkway is commenced within two (2) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be as specified in **PUD No. 60 Exhibits "H-1" and "H-2."** However, if construction of streetscape improvements on the north side of Teravista Parkway is commenced between two (2) and five (5) years after the completion of the construction of Teravista Parkway, tree caliper sizes for required streetscape trees shall be increased to reflect the growth of the trees originally planted in conjunction with the construction of Teravista Parkway. These matching sizes shall ensure comparable tree sizes along the entire section of Teravista Parkway from the IH-35 frontage road to its intersection with Oakmont Drive. Notwithstanding the foregoing, all streetscape improvements shall be installed within five (5) years after the completion of construction of Teravista Parkway.

### **12.11 Open Space**

All parcels for: (i) which a building permit and a Certificate of Occupancy have been issued, and (ii) which do not contain buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted and landscaped in accordance with this Section. All such landscaped areas not planted in groundcover or shrub beds shall be planted in grasses. Over seeding in fall with cool season native grasses is allowed.

Utility easements shall be landscaped consistent with other landscape areas, to the extent allowed by the respective utility company.

### **12.12 General Landscape Buffer and Screening Requirements**

Landscape buffer and screening requirements established in the Round Rock Zoning Ordinance for ground mounted equipment, dumpsters, trash receptacles, refuse storage containers, loading docks, substations, large utility cabinets, and similar structures located behind the screen wall shall not apply to the Property. However, the above-referenced structures must be adequately screened from view from the public right-of-way and the parking lot, and such screening shall be approved by the Director of Planning pursuant to this PUD Ordinance. Notwithstanding the foregoing, any and all screening requirements for the detention and/or water quality ponds on the Property need not comply with the terms of Section 11.501(4)(b)(i) or other applicable provision of the Round Rock Zoning Ordinance.

## **13. SIGNS**

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following signage standards shall apply to the Property instead of otherwise applicable Code sections, City regulations, or City policies.

### **13.1 Location**

All signs on the Property shall be located and spaced in accordance with **PUD No. 60 Exhibit "I-1"**. Any and all setback requirements of Table 3.1403 of the Code shall be deemed satisfied if signage is located in accordance with this Agreement.

Unless expressly authorized by the City, signs are prohibited in public utility easements.

Signs shall be located so as not to, in the reasonable opinion of the City Traffic Engineer, adversely restrict the vision of drivers entering or leaving the Property.

No sign may be placed in any street or road right-of-way without a license agreement executed by the City.

### **13.2 Primary Project Identification Sign**

For the purpose of identifying the Property as “Round Rock Premium Outlets” (or other development name) in a manner visible from IH-35, one (1) pylon sign (Primary Project Identification Sign) may be installed and maintained by Owner along the western property line of the Property.

The Primary Project Identification Sign shall not exceed forty-five (45) feet in height. Additional height may be granted by the Director of Planning if the Owner can demonstrate that the sign cannot be seen from any main lane of IH-35 from a location more than one thousand (1,000) feet prior to the nearest northbound exit that provides access to the Property. The point from which the one thousand (1,000) feet is measured shall be the point of tangency between the main lanes of IH-35 and the exit ramp. Under no circumstances shall the sign exceed sixty-five (65) feet in height.

The face or sign area of the Primary Project Identification Sign shall not exceed three hundred twenty (320) square feet. The project logo/icon may extend beyond the face of the sign, provided it does not cause the total sign area to exceed three hundred twenty (320) square feet.

The Primary Project Identification Sign shall contain only the project name and project logo/icon and shall not identify any specific occupants of the Property.

The Primary Project Identification Sign shall be illuminated by individual internally-illuminated letters with reverse channel, halo, plex face or routed panel with push through letters.

The Primary Project Identification Sign shall be supported by a minimum of two (2) poles. Supporting poles shall not be round.

The Primary Project Identification Sign shall incorporate materials and colors

that are complimentary to the signage on the mall structure.

### **13.3 Project Identification Monuments**

For the purpose of identifying the Property as “Round Rock Premium Outlets” (or other development name) at each vehicular entrance to the Property, one (1) monument sign (Project Identification Monument) may be installed and maintained by Owner at each of the four (4) vehicular entrances to the Property.

Project Identification Monuments shall not exceed twelve (12) feet in height.

The face or sign area of each Project Identification Monument shall not exceed one hundred twenty (120) square feet.

Project Identification Monuments shall contain only the project name and may not identify any specific occupants of the Property.

Project Identification Monuments shall be illuminated either by: (i) ground-mounted fixtures, or (ii) with internally illuminated channel letters with reverse channel, plex face or routed panel with push-through letters. Only the tenant symbol/logo may be plex face.

### **13.4 Specialty Project Identification Signage**

For the purpose of identifying the Property as “Round Rock Premium Outlets” (or other development name) in a decorative manner, individual letters (Specialty Project Identification Signage) may be installed and maintained by Owner at the face of the waterfall on the Property.

Each letter of the Specialty Project Identification Signage shall not exceed five (5) feet in height.

The Specialty Project Identification Signage shall contain only the project name.

The Specialty Project Identification Signage shall be illuminated by ground-mounted fixtures.

The design of the Specialty Project Identification Signage shall be of a similar quality to those signs displayed in the attached **PUD No. 60 Exhibit “I-2”**.



### **13.5 Pad Tenant Identification Monument**

For the purpose of identifying the pad sites on the Property, one (1) monument sign (Pad Tenant Identification Monument) may be installed and maintained by Owner at each of the three (3) pad sites on the Property, as generally shown on **PUD No. 60 Exhibit "I-1"**.

Pad Tenant Identification Monuments shall not exceed five (5) feet in height.

The face or sign area of each Pad Tenant Identification Monument shall not exceed one hundred (100) square feet.

Pad Tenant Identification Monuments shall be illuminated either by: (i) ground-mounted fixtures, or (ii) with internally illuminated channel letters with reverse channel, halo, plex face or routed panel with push-through letters. Only the tenant symbol/logo may be plex face.

### **13.6 Tenant Identification Berm Wall Signs**

For the purpose of identifying the primary tenants on the Property in a manner visible from IH-35, a maximum of four (4) berm wall signs (Tenant Identification Berm Wall Signs) may be installed and maintained by Owner along the western property line of the Property generally in accordance with **PUD No. 60 Exhibit "I-1"**. Cumulatively, these signs may include up to eighteen (18) tenant names.

Tenant Identification Berm Wall Signs shall not exceed six (6) feet in height. The lettering on the signs shall not exceed two (2) feet in height.

Tenant Identification Berm Wall Signs shall be illuminated either by: (i) ground-mounted fixtures, (ii) with internally illuminated reverse channel letters, or (iii) routed panel with push through letters.

The design of the Tenant Identification Berm Wall Signs shall be in accordance with **PUD No. 60 Exhibit "I-3"**.

### **13.7 Project Identification Building Signs**

For the purpose of identifying the Property as "Round Rock Premium Outlets" (or other development name), a maximum of six (6) Project Identification Building Signs may be installed and maintained by Owner on the towers or other architectural features of the buildings, as generally depicted in **PUD No. 60**

**Exhibit "I-1".**

The height of the Project Identification Building Signs shall not exceed the height of the tower or architectural feature upon which it is located.

The face or sign area of each Project Identification Building Sign shall not exceed two hundred fifty (250) square feet.

Project Identification Building Signs shall be illuminated by individual internally-illuminated letters, reverse channel with shallow return and clear lexan backs. The face of the sign shall be opaque. The project symbol/logo may be internally-illuminated channel letter with a plex face.

**13.8 Auto Directional Signs**

For the purpose of facilitating circulation and parking on the Property, a maximum of twenty (20) Auto Directional Signs may be installed and maintained by Owner at key intersections on the Property.

Auto Directional Signs shall not exceed five (5) feet in height.

The face or sign area of each Auto Directional Sign shall not exceed seven (7) square feet.

The letters on the Auto Directional Signs shall not exceed four (4) inches in height.

Auto Directional Signs shall be non-illuminated. The letters shall consist of reflective vinyl, or similar material.

**13.9 Parking Area/Aisle Identification Signs**

For the purpose of differentiating parking areas and aisles on the Property, a maximum of thirty (30) Parking Area/ Aisle Identification Signs may be installed and maintained by Owner on certain parking lot light poles or fixtures.

Parking Area/Aisle Identification Signs shall not exceed fifteen (15) feet in height.

The face or sign area of each Parking Area/Aisle Identification Sign shall not exceed six (6) square feet.

Parking Area/ Aisle Identification Signs shall be non-illuminated other than that provided by the parking lot lighting.

### **13.10 Project Directory Signs**

For the purpose of identifying the location of businesses on the Property, a maximum of eight (8) Project Directory Signs may be installed and maintained by Owner within the pedestrian areas on the Property. A maximum of six (6) Project Directory Signs may be installed in Phase 1, and a maximum of two (2) Project Directory Signs may be installed in Phase 2, as identified in **PUD No. 60 Exhibit "B"**.

Project Directory Signs shall not exceed nine (9) feet in height.

The face or sign area of each Project Directory Sign shall not exceed forty-five (45) square feet.

Project Directory Signs shall be internally illuminated with concealed lamps at the perimeter of the cabinet holding the map and tenant names.

### **13.11 Project Pathfinder/Gallery Zone Identifiers**

For the purpose of assisting shoppers locate retailers and shopping area zones, a maximum of twelve (12) signs (Project Pathfinder/Gallery Zone Identifiers) may be installed and maintained by Owner in courtyard areas on the Property.

Project Pathfinder/Gallery Zone Identifiers shall not exceed nine (9) feet in height.

The face or sign area of each Project Pathfinder/Gallery Zone Identifier shall not exceed twenty-five (25) square feet.

Project Pathfinder/Gallery Zone Identifiers shall be non-illuminated. The sign shall consist of silk-screened graphics on an aluminum panel with a reflective vinyl copy.

### **13.12 Gallery Zone Identifiers**

For the purpose of identifying shopping area zones, a maximum of eight (8) signs (Gallery Zone Identifiers) may be installed and maintained by Owner at the

entrance to each shopping area zone on the Property. A maximum of six (6) Gallery Zone Identifiers may be installed on Phase 1, and a maximum of two (2) Gallery Zone Identifiers may be installed on Phase 2.

Gallery Zone Identifiers shall be building-mounted at a height compatible with the surrounding architectural motif.

The face or sign area of each Gallery Zone Identifier shall not exceed ten (10) square feet.

### **13.13 Tenant Peripheral Rear Building Signage**

For the purpose of identifying the tenants on the Property, building signs (Tenant Peripheral Rear Building Signage) may be installed and maintained by Owner, in Owner's sole discretion, either on the rear façade of the peripheral buildings or on the screening walls on the Property, and in accordance with **PUD No. 60 Exhibit "I-4"**.

Owner may grant more than one (1) sign per tenant, in Owner's sole discretion.

The total sign area for the Tenant Peripheral Rear Building Signage shall not exceed the total linear feet of the peripheral buildings.

In accordance with **PUD No. 60 Exhibit "I-4"**, Tenant Peripheral Rear Building Signage shall not exceed forty-eight (48) inches in height on the westernmost building elevation and thirty-six (36) inches in height on the northern, southern and eastern building elevations. The height of the Tenant Peripheral Rear Building Signage on Unit #12, as such is referenced in the exhibits to this ordinance, shall not exceed thirty-two (32) inches in height at the completion of Phase 1, as shown on **PUD No. 60 Exhibit "I-4"**. Except as provided below, the tenant symbol/logo may exceed these height limitations by a maximum of twelve (12) inches.

Sign areas identified as "B" and "C" in **PUD No. 60 Exhibit "I-4"** may be used for large logos not to exceed eight (8) feet in height. Sign area "A", as identified in **PUD No. 60 Exhibit "I-4"**, may be used for large logos not to exceed twelve (12) feet in height.

Tenant Peripheral Rear Building Signage shall be illuminated by internally-illuminated letters, reverse channel with a shallow return. The face of the sign shall be opaque.

The tenant symbol/logo may be internally illuminated letters, reverse channel with a shallow return, and may be halo or plex face lit. Box type sign is only permitted if the tenant's signage letters and logo are merged.

Tenant Peripheral Rear Building Signage shall be black or polished metal. Tenant symbols/logos may vary in color, in Owner's sole discretion.

#### **13.14 Pad Tenant Wall Signage**

Pad Tenant Wall Signage shall comply with the City of Round Rock sign regulations specified in Section 11.409(4)(f) of the City of Round Rock Code of Ordinances. Pad Tenant Wall Signage shall be illuminated by internally-illuminated letters, reverse channel with a shallow return. The face of the sign shall be opaque. The tenant symbol/logo may be internally illuminated channel letter with a plex face. Pad Tenant Wall Signage may not be painted directly on the wall of the building.

#### **13.15 Construction Phase Signs**

For the purpose of identifying the name of a particular construction project, the opening date, and the contractors, engineers and/or architects working on the project, Construction Phase Signs may be temporarily installed. One (1) sign may be installed for each individual project in Parcels 2 and 3, as identified on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and two (2) signs may be installed for each individual project on Parcel 1, as identified on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**.

Construction Phase Signs shall be a minimum of twenty (20) feet from the property line.

Construction Phase Signs shall not exceed twenty (20) feet in height.

The face or sign area of each Construction Phase Sign shall not exceed one hundred thirty (130) square feet.

Construction Phase Signs shall be not be illuminated.

Construction Phase Signs shall be removed prior to the issuance of a Certificate of Occupancy for the associated project.

Banner signs advertising the opening of a business shall be permitted for a

period of sixty (60) days following the issuance of a certificate of occupancy for the associated project.

**13.16 Signage on Parcel 2**

Signage for a theater/cinema use on Parcel 2 shall generally be in accordance with the attached **PUD No. 60 Exhibit "K."** Freestanding pylon signage associated with a theater/cinema use shall not be permitted on Parcel 2.

**13.17 Teravista Area Identification Sign**

One (1) sign, designed and constructed in accordance with **PUD No. 60 Exhibit "I-5"**, shall be permitted in the approximate location identified on **PUD No. 60 Exhibits "I-1"** and **"I-5"** in accordance with a license agreement approved by the City of Round Rock.

**14. UNDERGROUND UTILITY SERVICE**

Except where approved in writing by the Chief of Public Works Operations, all electrical, telephone and cablevision distribution and service lines, other than overhead lines that are three phase or larger, shall be placed underground. All transformers shall be visually screened.

**15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

**15.1 Minor Changes**

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Chief of Public Works Operations, the Director of Planning, and the City Attorney.

**15.2 Major Changes**

All changes not permitted under Section 15.1 above shall be resubmitted following the same procedure required by the original PUD application.

**16. CONCEPT PLAN APPROVED**

Approval of this Agreement constitutes Concept Plan approval under the City Subdivision Ordinance.

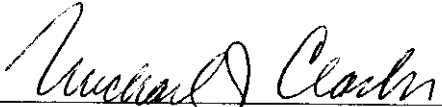
17. GENERAL PLAN 2000

This Agreement amends the Round Rock General Plan 2000, which was adopted on June 10, 1999.

CPG ROUND ROCK, L.P.,  
a Texas limited partnership

By: CPG TEXAS FINANCE I, LLC, a Delaware  
limited liability company, General Partner

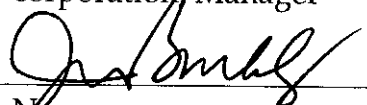
By: VIRGINIA PROPERTIES, INC., an Illinois  
corporation, Manager

By:   
Name: Michael J. Clarke  
Title: Authorized Signatory

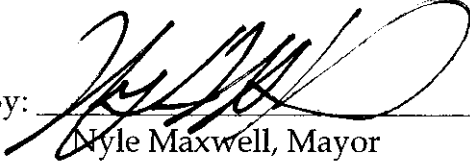
SPG ROUND ROCK NS, L.P.,  
a Delaware limited partnership

By: VPI LANDCO, L.L.C., an Illinois limited  
liability company, General Partner

By: VIRGINIA PROPERTIES, INC., an Illinois  
corporation, Manager

By:   
Name: James M. Barkley  
Title: General Counsel

CITY OF ROUND ROCK, TEXAS

By:  \_\_\_\_\_  
Nyle Maxwell, Mayor

ATTEST:

By:  \_\_\_\_\_  
Christine Martinez, City Secretary



## **LIST OF EXHIBITS**

<b><u>EXHIBIT</u></b>	<b><u>DESCRIPTION</u></b>
PUD No. 60 Exhibit "A"	Metes and Bounds Description of Property
PUD No. 60 Exhibit "B"	Phasing
PUD No. 60 Exhibit "C"	Development Parcels
PUD No. 60 Exhibit "C-1"	Metes and Bounds Description of Parcel 1
PUD No. 60 Exhibit "C-2"	Metes and Bounds Description of Parcel 2
PUD No. 60 Exhibit "C-3"	Metes and Bounds Description of Parcel 3
PUD No. 60 Exhibit "C-4"	Metes and Bounds Description of Teravista Parkway
PUD No. 60 Exhibit "C-5"	Metes and Bounds Description of Oakmont Drive
PUD No. 60 Exhibit "D-1"	Uses and Development Standards for Parcel 1
PUD No. 60 Exhibit "D-2"	Uses and Development Standards for Parcel 2
PUD No. 60 Exhibit "D-3"	Uses and Development Standards for Parcel 3
PUD No. 60 Exhibit "E"	Lighting
PUD No. 60 Exhibit "F"	Screen Walls
PUD No. 60 Exhibit "G-1"	Overall Landscape Concept Plan
PUD No. 60 Exhibit "G-2"	Entry Feature Landscaping
PUD No. 60 Exhibit "G-3"	Screening Wall Landscaping
PUD No. 60 Exhibit "G-4"	Temporary Fence Landscaping
PUD No. 60 Exhibit "G-5"	Water Features
PUD No. 60 Exhibit "G-6"	Community Plaza
PUD No. 60 Exhibit "G-7"	Overall Landscape Plant Palette
PUD No. 60 Exhibit "H-1"	Streetscape (Plan View)
PUD No. 60 Exhibit "H-2"	Streetscape (Profile View)
PUD No. 60 Exhibit "I-1"	Overall Signage Location Plan
PUD No. 60 Exhibit "I-2"	Specialty Project Identification Signage
PUD No. 60 Exhibit "I-3"	Tenant Identification Berm Wall Signs
PUD No. 60 Exhibit "I-4"	Tenant Peripheral Rear Building Signage
PUD No. 60 Exhibit "I-5"	Teravista Area Identification Sign
PUD No. 60 Exhibit "J"	Wall Enhancements
PUD No. 60 Exhibit "K"	Theater/Cinema Design and Signage

**PUD No. 60 EXHIBIT A**

**METES AND BOUNDS DESCRIPTION OF PROPERTY**

87.193 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS

FN NO. 05-020 (CAG)  
FEBRUARY 22, 2005  
BPI JOB NO. 1262-02

**DESCRIPTION**

OF 87.193 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT CONVEYED TO NNP-TERAVISTA LP BY DEED OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS; SAID 87.193 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the northwesterly corner of that certain 74.590 acre tract of land conveyed to Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation by deed of record in Document No. 9733254 of said Official Records of Williamson County, Texas, same being the southwesterly corner of said 132.28 acre tract and hereof;

**THENCE**, N02°04'48"W, along the easterly right-of-way line of Interstate Highway No. 35, being a portion of the westerly line of said 132.28 acre tract for the westerly line hereof, passing at a distance of 2307.08 feet, a concrete monument found at Highway Station 1120+00, and continuing for a total distance of 2423.43 feet to a 1/2 inch iron rod with cap set for the northwesterly corner hereof;

**THENCE**, leaving the easterly right-of-way line of Interstate Highway No. 35, over and across said 132.28 acre, for the northerly line hereof, the following eight (8) courses and distances:

- 1) N48°42'48"E, along the northerly right-of-way line of Future Teravista Parkway (100' R.O.W.) a distance of 34.29 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to left;
- 2) Along said non-tangent curve to the left having a radius of 640.00 feet, a central angle of 26°55'11", an arc length of 300.69 feet and a chord which bears N70°08'01"E, a distance of 297.94 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the right;

- 3) Along said reverse curve to the right having a radius of 920.00 feet, a central angle of  $56^{\circ}51'30''$ , an arc length of 912.98 feet and a chord which bears  $N85^{\circ}06'11''E$ , a distance of 875.97 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve to the left having a radius of 950.00 feet, a central angle of  $26^{\circ}17'15''$ , an arc length of 435.86 feet and a chord which bears  $S79^{\circ}36'42''E$ , a distance of 432.05 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 5)  $N42^{\circ}46'27''E$ , a distance of 36.14 feet to a 1/2 inch iron rod with cap set in the westerly right-of-way line of future Oakmont Drive (100' R.O.W.) for an angle point;
- 6)  $N82^{\circ}43'03''E$ , over and across future Oakmont Drive, a distance of 100.78 feet to a 1/2 inch iron rod with cap set in the easterly right-of-way line of future Oakmont Drive for an angle point;
- 7)  $S50^{\circ}45'31''E$ , a distance of 31.92 feet to a 1/2 inch iron rod with cap set for an angle point;
- 8)  $N78^{\circ}33'21''E$ , a distance of 10.32 feet to a 1/2 inch iron rod with cap set in the common line of said 132.28 acre tract and said 107.44 acre tract for the northeasterly corner hereof;

**THENCE**, along the common line of said 132.28 acre tract and said 107.44 acre tract, being a portion of the easterly line hereof, the following two (2) courses and distances:

- 1)  $S06^{\circ}14'24''W$ , a distance of 59.27 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2)  $S19^{\circ}01'28''E$ , a distance of 35.64 feet to a 1/2 inch iron rod with cap set for an angle point;

**THENCE**, leaving said common line, over and across said 132.28 acre tract and said 107.44 acre tract, for the easterly line hereof, the following six (6) courses and distances:


- 1)  $S38^{\circ}18'53''W$ , a distance of 50.49 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the left;

- 2) Along said non-tangent curve to the left having a radius of 1250.00 feet, a central angle of  $01^{\circ}54'00''$ , an arc length of 41.45 feet and a chord which bears  $S07^{\circ}43'03''E$ , a distance of 41.45 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 3)  $S08^{\circ}40'03''E$ , a distance of 185.24 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 2300.00 feet, a central angle of  $24^{\circ}22'51''$ , an arc length of 978.71 feet and a chord which bears  $S03^{\circ}31'22''W$ , a distance of 971.34 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 5)  $S15^{\circ}42'48''W$ , a distance of 138.11 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the left;
- 6) Along said curve to the left having a radius of 2200.00 feet, a central angle of  $12^{\circ}56'48''$ , an arc length of 497.11 feet and a chord which bears  $S09^{\circ}14'24''W$ , a distance of 496.05 feet to a 1/2 inch iron rod with cap set for the end of said curve, being in the southerly line of said 132.28 acre tract, being the northerly line of said 74.590 acre tract for the southeasterly corner hereof;

**THENCE**,  $S69^{\circ}15'57''W$ , along the northerly line of said 74.590 acre tract, being in part the westerly line of said 107.44 acre tract, and in part a portion of the southerly line of said 132.28 acre tract for the southerly line hereof, passing at a distance of 61.11 feet a 1/2 inch iron rod found, being the southeasterly corner of said 132.28 acre tract, same being an angle point in the westerly line of said 107.44 acre tract, and continuing for a total distance of 1609.98 feet to the **POINT OF BEGINNING**, containing an area of 87.193 acres (3,798,135 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

 *2/22/05*  
JOHN T. BILNOSKI DATE  
R.P.L.S #4998  
STATE OF TEXAS



**CURVE TABLE**

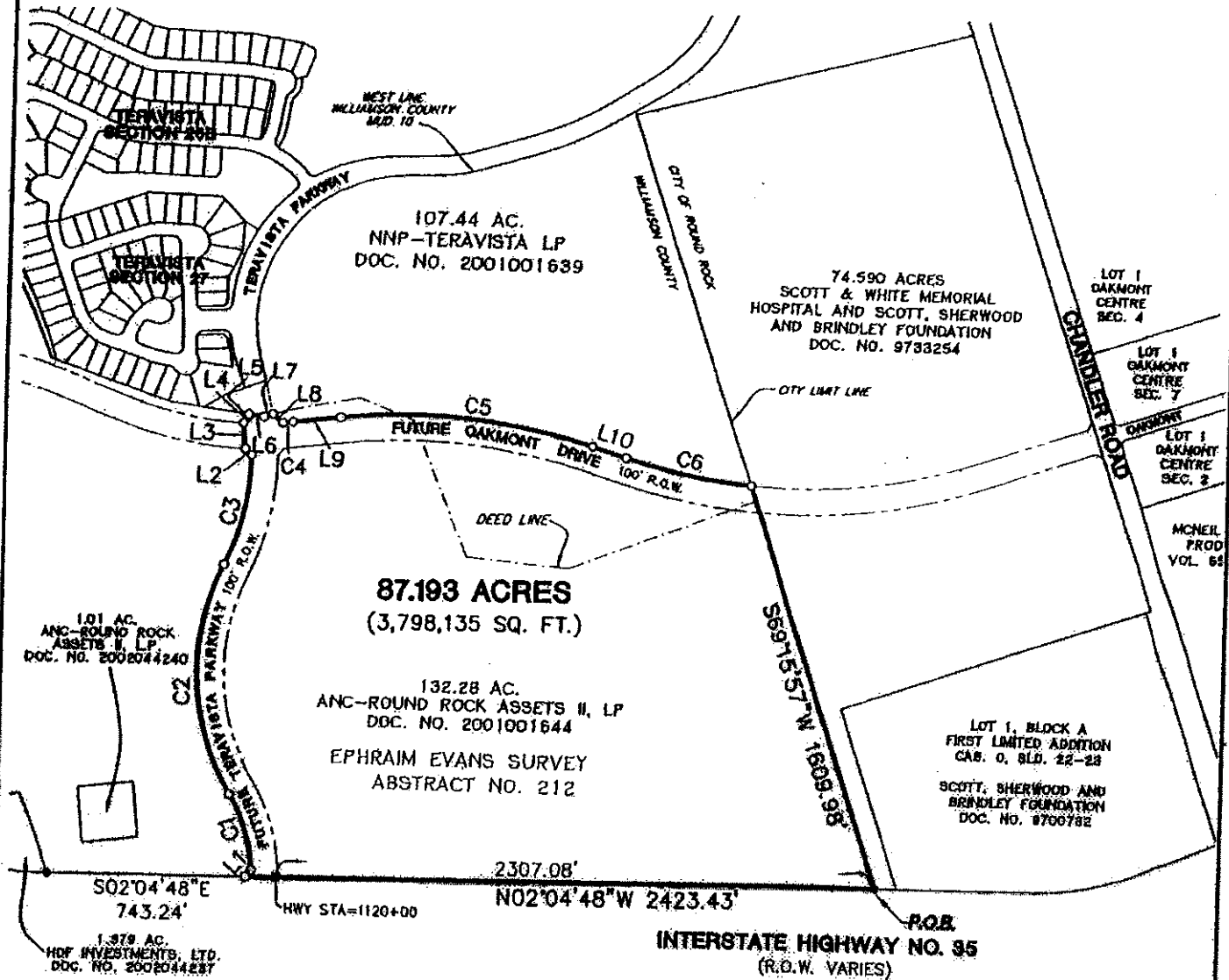
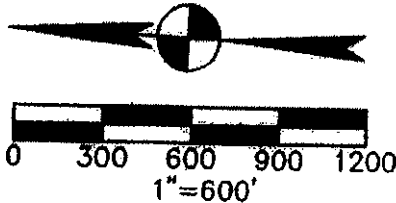
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	26°55'11"	640.00	300.69	297.94	N70°08'01"E
C2	56°51'30"	920.00	912.98	875.97	N85°06'11"E
C3	26°17'15"	950.00	435.86	432.05	S79°36'42"E
C4	01°54'00"	1250.00	41.45	41.45	S07°43'03"E
C5	24°22'51"	2300.00	978.71	971.34	S03°31'22"W
C6	12°56'48"	2200.00	497.11	496.05	S09°14'24"W

**LINE TABLE**

No.	Bearing	Distance
L1	S48°42'48"E	34.29'
L2	N42°46'27"E	36.14'
L3	N82°43'03"E	100.78'
L4	S50°45'31"E	31.92'
L5	N78°33'21"E	10.32'
L6	S06°14'24"W	59.27'
L7	S19°01'28"E	35.64'
L8	S38°18'53"W	50.49'
L9	S08°40'03"E	185.24'
L10	S15°42'48"W	138.11'

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH CAP
- HIGHWAY MONUMENT FOUND
- P.O.B. POINT OF BEGINNING



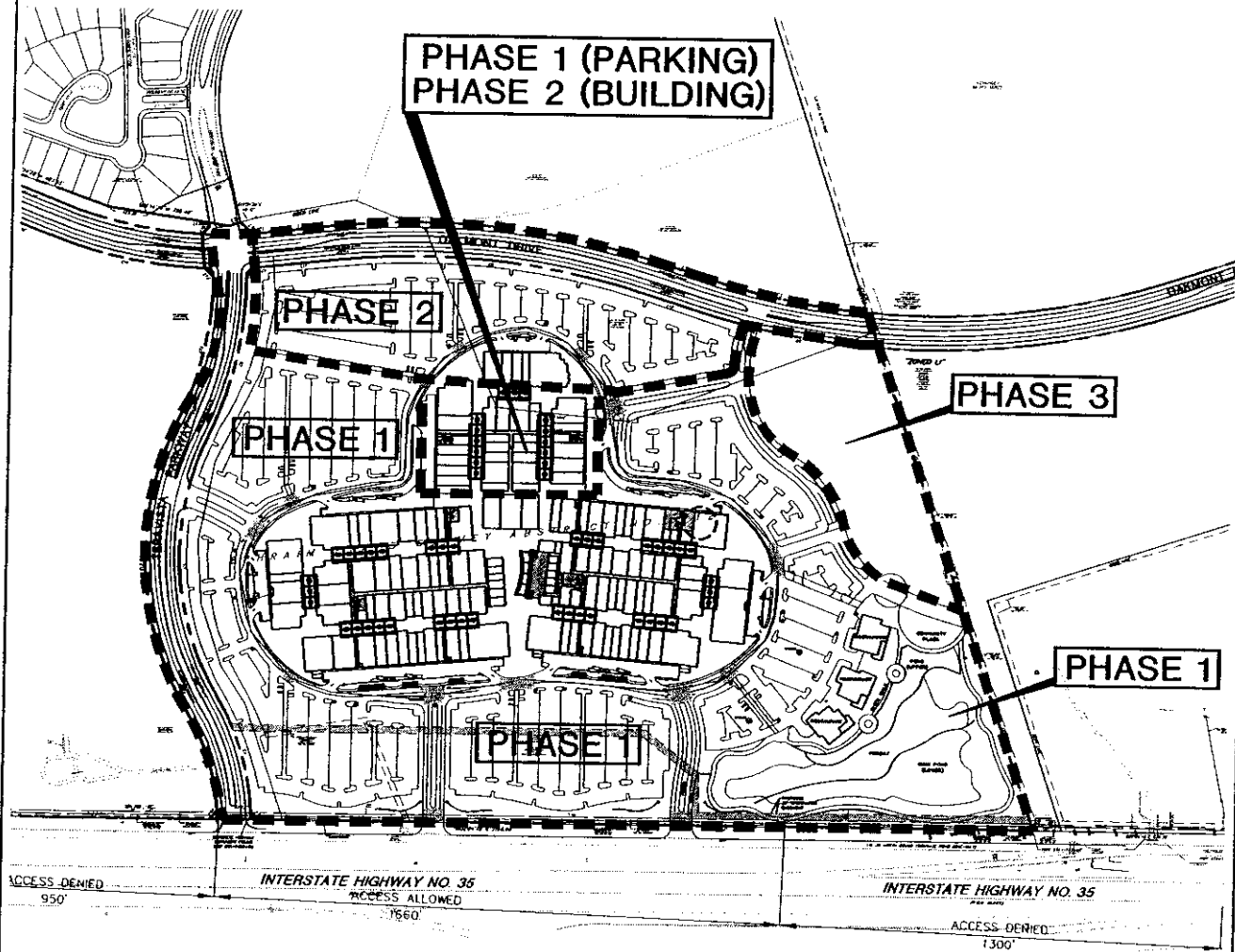
**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 5245 Ben Carter Road, Suite 200  
 Austin, Texas 78748  
 Tel. (512) 226-0011 Fax (512) 226-0025  
 Bury+Partners, Inc. © Copyright 2004

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF 87.193 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS I, LP OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT DESCRIBED IN THE DEED TO NNP-TERAVISTA LP OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS.

**ROUND ROCK  
 PREMIUM  
 OUTLOTS**

**PUD No. 60 EXHIBIT B**

**PHASING**



**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2005

**ROUND ROCK PREMIUM OUTLETS**  
4401 N. IH-35, ROUND ROCK, TEXAS

**CPG PARTNERS ROUND ROCK, LP.**

**PHASING**  
**EXHIBIT "B"**

DATE: 02/23/05 SCALE: 1"=500'

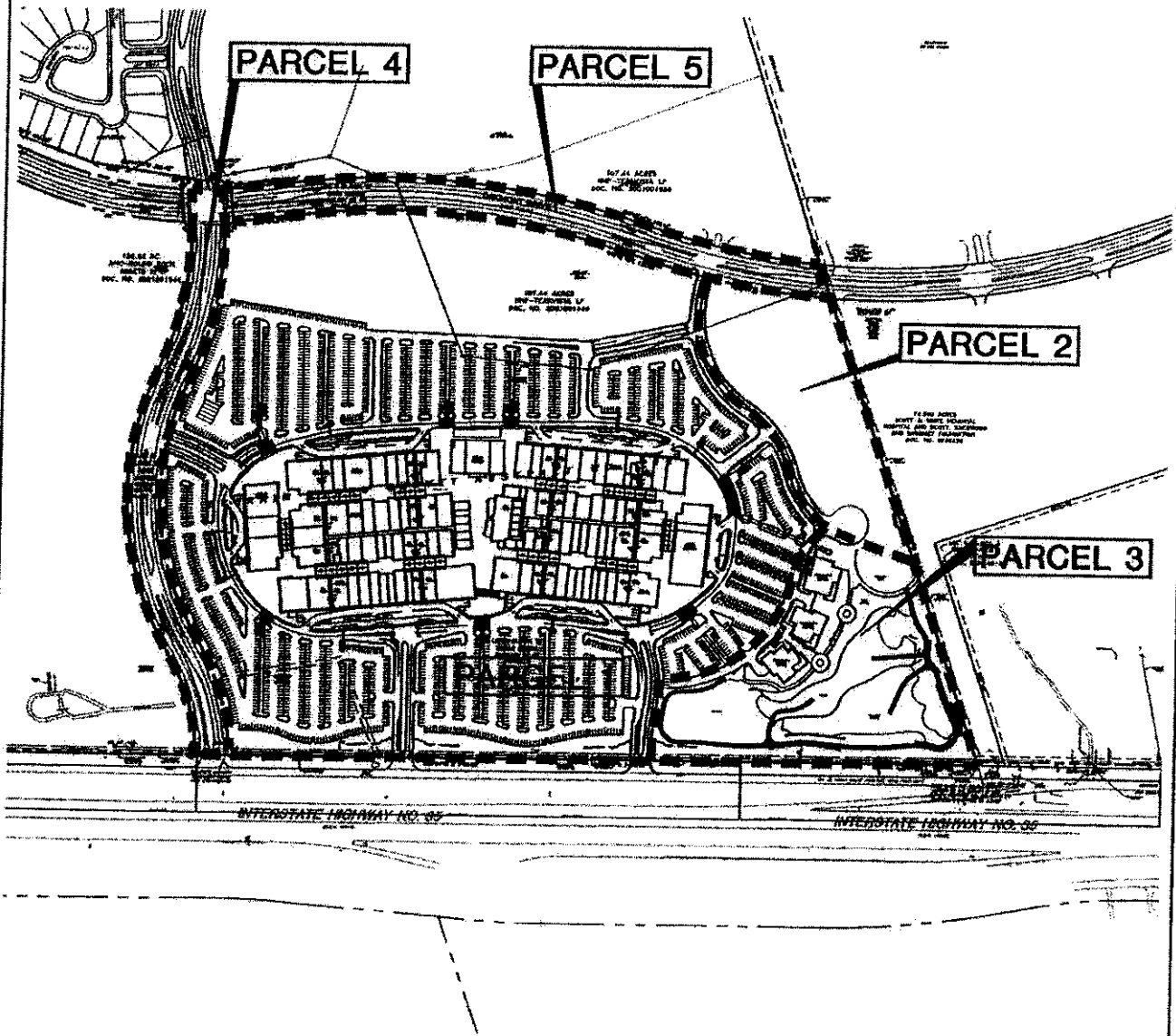
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PROJECT No.: 1262-02.00



**PUD No. 60 EXHIBIT C**

**PARCEL MAP**



**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2004

**ROUND ROCK PREMIUM OUTLETS**  
4401 N. IH-35, ROUND ROCK, TEXAS

**CHELSEA PROPERTY GROUP**

**DEVELOPMENT  
PARCELS  
EXHIBIT "C"**

DATE: 02/23/05

SCALE: 1"=500'

DRAWN BY: LKC

FILE: G:\1262\02\EXH\ZONING-PUD\  
126202EXH01.DWG

PROJECT No.: 1262-02.00

**PUD No. 60 EXHIBIT C-1**

**METES AND BOUNDS DESCRIPTION OF PARCEL 1**

61.925 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS

FN NO. 05-124(CAG)  
DECEMBER 1, 2004  
JOB NO.1515-01.07

**DESCRIPTION**

OF 61.925 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT DESCRIBED IN THE DEED TO NNP-TERAVISTA LP OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS; SAID 61.925 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the southwesterly corner of that certain 1.379 acre tract of land conveyed to HDF Investments, Ltd. by deed of record in Document No. 2002044237 of said Official Public Records, same being the northwesterly corner of said 132.28 acre tract;

**THENCE**, S02°04'48"E, along the easterly right-of-way line of Interstate Highway No. 35, being a portion of the westerly line of said 132.28 acre tract, a distance of 893.23 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

**THENCE**, leaving the easterly right-of-way line of Interstate Highway No. 35, over and across said 132.28 acre tract and said 107.44 acre tract, for the northerly, easterly and southerly lines hereof, the following twenty-one (21) courses and distances:

- 1) N41°31'46"E, a distance of 36.18 feet to the point of curvature of a non-tangent curve to left;
- 2) Along said non-tangent curve to the left having a radius of 740.00 feet, a central angle of 27°30'12", an arc length of 355.22 feet and a chord which bears N70°25'32"E, a distance of 351.82 feet to the point of curvature of a reverse curve to the right;
- 3) Along said reverse curve to the right having a radius of 820.00 feet, a central angle of 56°51'30", an arc length of 813.74 feet and a chord which bears N85°06'11"E, a distance of 780.76 feet to the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve to the left having a radius of 1050.00 feet, a central angle of 26°22'03", an arc length of 483.21 feet, and a chord which bears S79°39'06"E, a distance of 478.96 feet to the end of said curve for the northeasterly corner hereof;

- 5) S49°53'00"E, a distance of 36.19 feet to the point of curvature of a non-tangent curve to the left;
- 6) Along said non-tangent curve to the left having a radius of 1350.00 feet, a central angle of 01°53'17", an arc length of 44.49 feet and a chord which bears S07°43'25"E, a distance of 44.48 feet to the point of tangency;
- 7) S08°40'03"E, a distance of 185.24 feet to the point of curvature of a curve to the right;
- 8) Along said curve to the right having a radius of 2200.00 feet, a central angle of 24°22'51", an arc length of 936.16 feet and a chord which bears S03°31'22"W, a distance of 929.11 feet to the point of tangency;
- 9) S15°42'48"W, a distance of 138.11 feet to the point of curvature of a curve to the left;
- 10) Along said curve to the left having a radius of 2300.00 feet, a central angle of 04°24'32", an arc length of 176.98 feet and a chord which bears S13°30'32"W, a distance of 176.94 feet to the end of said curve for the southeasterly corner hereof;
- 11) Along a non-tangent curve to the left having a radius of 491.00 feet, a central angle of 21°40'21", an arc length of 185.72 feet and a chord which bears N84°45'13"W, a distance of 184.62 feet to the point of curvature of a compound curve to the left;
- 12) Along said compound curve to the left having a radius of 337.50 feet, a central angle of 45°30'24", an arc length of 268.06 feet and a chord which bears S54°05'48"W, a distance of 261.07 feet to the point of curvature of a reverse curve to the right;
- 13) Along said reverse curve to the right having a radius of 314.00 feet, a central angle of 41°58'11", an arc length of 230.01 feet and a chord which bears S49°26'57"W, a distance of 224.90 feet to the end of said curve;
- 14) S69°18'39"W, a distance of 33.91 feet to the point of curvature of a curve to the left;
- 15) Along said curve to the left having a radius of 299.70 feet, a central angle of 35°40'50", an arc length of 186.62 feet, and a chord which bears S51°12'09"W, a distance of 183.62 feet to the point of curvature of a compound curve to the left;

FN NO. 05-124(CAG)

DECEMBER 1, 2004

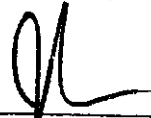
PAGE 3 OF 3

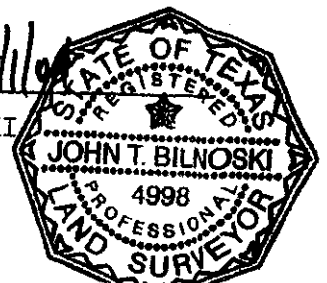
- 16) Along said compound curve to the left having a radius of 316.50 feet, a central angle of  $26^{\circ}55'14''$ , an arc length of 148.71 feet and a chord which bears  $N55^{\circ}25'50''W$ , a distance of 147.34 feet to the point of curvature of a reverse curve to the right;
- 17) Along said reverse curve to the right having a radius of 417.50 feet, a central angle of  $72^{\circ}05'23''$ , an arc length of 525.30 feet and a chord which bears  $N47^{\circ}12'11''W$ , a distance of 491.33 feet to the end of said curve;
- 18)  $N09^{\circ}00'59''W$ , a distance of 74.63 feet to the point of curvature of a non-tangent curve to the right;
- 19) Along said non-tangent curve to the right having a radius of 340.00 feet, a central angle of  $14^{\circ}09'41''$ , an arc length of 84.04 feet and a chord which bears  $N87^{\circ}39'59''W$ , a distance of 83.82 feet to the point of curvature of a reverse curve to the left;
- 20) Along said reverse curve to the left having a radius of 685.00 feet, a central angle of  $11^{\circ}30'01''$ , an arc length of 137.49 feet and a chord which bears  $N86^{\circ}20'10''W$ , a distance of 137.26 feet to the end of said curve;
- 21)  $S87^{\circ}54'50''W$ , a distance of 29.07 feet to the southwesterly corner hereof, being in the easterly right-of-way line of Interstate Highway No. 35, same being in the westerly line of said 132.28 acre tract, from which a 1/2 inch iron rod found for the common westerly corner of said 132.28 acre tract and that certain 74.590 acre tract of land conveyed to Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation by deed of record in Document No. 9733254 of the Official Records of Williamson County, Texas bears  $S02^{\circ}04'48''E$ , a distance of 1008.10 feet;

**THENCE**,  $N02^{\circ}04'48''W$ , along the easterly right-of-way line of Interstate Highway No. 35, being a portion of the westerly line of said 132.28 acre tract, for the westerly line hereof, a distance of 1265.34 feet to the **POINT OF BEGINNING**, containing an area of 61.925 acres (2,697,448 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
12/1/04  
JOHN T. BILNOSKI  
R.P.T.S #4998  
STATE OF TEXAS



**CURVE TABLE**

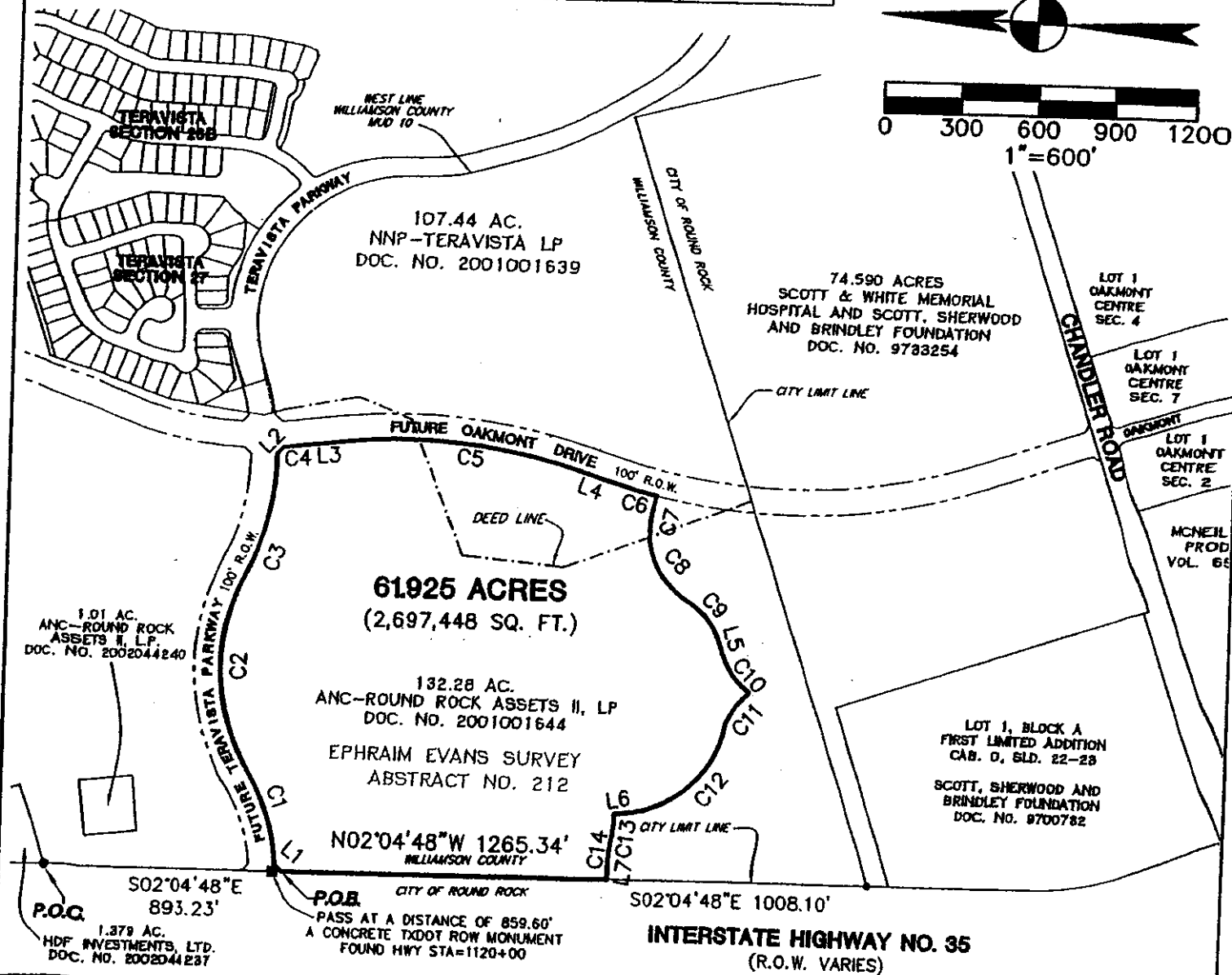
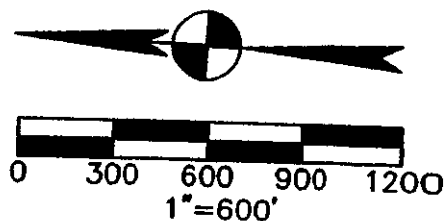
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°30'12"	740.00	355.22	351.82	N70°25'32"E
C2	56°51'30"	820.00	813.74	780.76	N85°06'11"E
C3	26°22'03"	1050.00	483.21	478.96	S79°39'06"E
C4	01°53'17"	1350.00	44.49	44.48	S07°43'25"E
C5	24°22'51"	2200.00	936.16	929.11	S03°31'22"W
C6	04°24'32"	2300.00	176.98	176.94	S13°30'32"W
C7	21°40'21"	491.00	185.72	184.62	N84°45'13"W
C8	45°30'24"	337.50	268.06	261.07	S54°05'48"W
C9	41°58'11"	314.00	230.01	224.90	S49°26'57"W
C10	35°40'39"	299.70	186.62	183.62	S51°12'09"W
C11	26°55'14"	316.50	148.71	147.34	N55°25'50"W
C12	72°05'23"	417.50	525.30	491.33	N47°12'11"W
C13	14°09'40"	340.00	84.03	83.82	N87°39'59"W
C14	11°30'01"	685.00	137.49	137.26	N86°20'10"W

**LINE TABLE**

No.	Bearing	Distance
L1	N41°31'46"E	36.18'
L2	S49°53'00"E	36.19'
L3	S08°40'03"E	185.24'
L4	S15°42'48"W	138.11'
L5	S69°18'39"W	33.91'
L6	N09°00'59"W	74.63'
L7	S87°54'50"W	29.07'

**LEGEND**

- 1/2" IRON ROD FOUND
- HIGHWAY MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 3345 Bee Cave Road, Suite 200  
 Austin, Texas 78746  
 Tel. (512)328-0011 Fax (512)328-0325  
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**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF 61.925 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT DESCRIBED IN THE DEED TO NNP-TERAVISTA LP OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS.

**ROUND ROCK  
 PREMIUM  
 OUTLOTS**

**PUD No. 60 EXHIBIT C-2**

**METES AND BOUNDS DESCRIPTION OF PARCEL 2**



6.353 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS

FN NO. 05-122(CAG)  
FEBRUARY 22, 2005  
JOB NO.1515-01.07

**DESCRIPTION**

OF 6.353 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT DESCRIBED IN THE DEED TO NNP-TERAVISTA LP OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS; SAID 6.353 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the common westerly corner of said 132.28 acre tract and that certain 74.590 acre tract of land described in the deed to Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation of record in Document No. 9733254 of the Official Records of Williamson County, Texas;

**THENCE**, N69°15'57"E, leaving the easterly right-of-way line of Interstate Highway No. 35, along the common line of said 132.28 acre tract and said 74.590 acre tract, a distance of 657.06 feet to the **POINT OF BEGINNING**, and the southwesterly corner hereof;

**THENCE**, leaving the northerly line of said 74.590 acre tract, over and across said 132.28 acre tract and said 107.44 acre tract, for the northerly and easterly line hereof, the following six (6) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1094.02 feet, a central angle of 12°02'06", an arc length of 229.80 feet and a chord which bears N16°22'51"E, a distance of 229.38 feet to the point of compound curvature;
- 2) Along said compound curve to the right having a radius of 299.70 feet, a central angle of 47°01'54", an arc length of 246.01 feet and a chord which bears N45°31'32"E, a distance of 239.16 feet to the end of said curve;
- 3) N69°18'39"E, a distance of 33.91 feet to a point of curvature of a non-tangent curve to the left;
- 4) Along said non-tangent curve to the left having a radius of 314.00 feet, a central angle of 41°58'11", an arc length of 230.01 feet and a chord which bears N49°26'57"E, a distance of 224.90 feet to the point of reverse curvature;

FN NO. 05-122 (CAG)

FEBRUARY 22, 2005

PAGE 2 OF 2

- 5) Along said reverse curve to the right having a radius of 337.50 feet, a central angle of  $45^{\circ}30'24''$ , an arc length of 268.06 feet and a chord which bears  $N54^{\circ}05'48''E$ , a distance of 261.07 feet to the point of compound curvature;
- 6) Along said compound curve having a radius of 491.00 feet, a central angle of  $21^{\circ}40'21''$ , an arc length of 185.72 feet and a chord which bears  $S84^{\circ}45'13''E$ , a distance of 184.62 feet to end of said curve, being in the curving westerly right-of-way line of future Oakmont Drive (100' R.O.W.) for the northeasterly corner hereof;

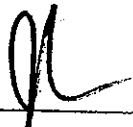
**THENCE**, along a non-tangent curve to the left having a radius of 2300.00 feet, a central angle of  $09^{\circ}37'00''$ , an arc length of 386.04 feet and a chord which bears  $S06^{\circ}29'46''W$ , a distance of 385.58 feet to the end of said curve, being in the common line of said 132.28 acre tract and said 74.590 acre tract for the southeasterly corner hereof from which a 1/2 inch iron rod found, being the southeasterly corner of said 132.28 acre tract, same being an angle point in the westerly line of said 107.44 acre tract bears  $N69^{\circ}15'57''E$ , a distance of 47.49 feet;

**THENCE**,  $S69^{\circ}15'57''W$ , along the common line of said 132.28 acre tract and said 74.590 acre tract, for the southerly line hereof, a distance of 844.33 feet to the **POINT OF BEGINNING**, containing an area of 6.353 acres (276,754 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

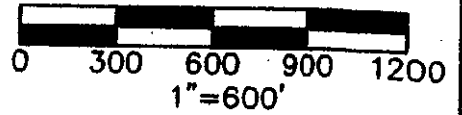
BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
2/22/05  
JOHN T. BILNOSKI  
R.P.L.S #4998  
STATE OF TEXAS



**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	12°02'06"	1094.02	229.80	229.38	N16°22'51"E
C2	47°01'54"	299.70	246.01	239.16	N45°31'32"E
C3	41°58'11"	314.00	230.01	224.90	N49°26'57"E
C4	45°30'24"	337.50	268.06	261.07	N54°05'48"E
C5	21°40'21"	491.00	185.72	184.62	S84°45'13"E
C6	09°37'00"	2300.00	386.04	385.58	S06°29'46"W

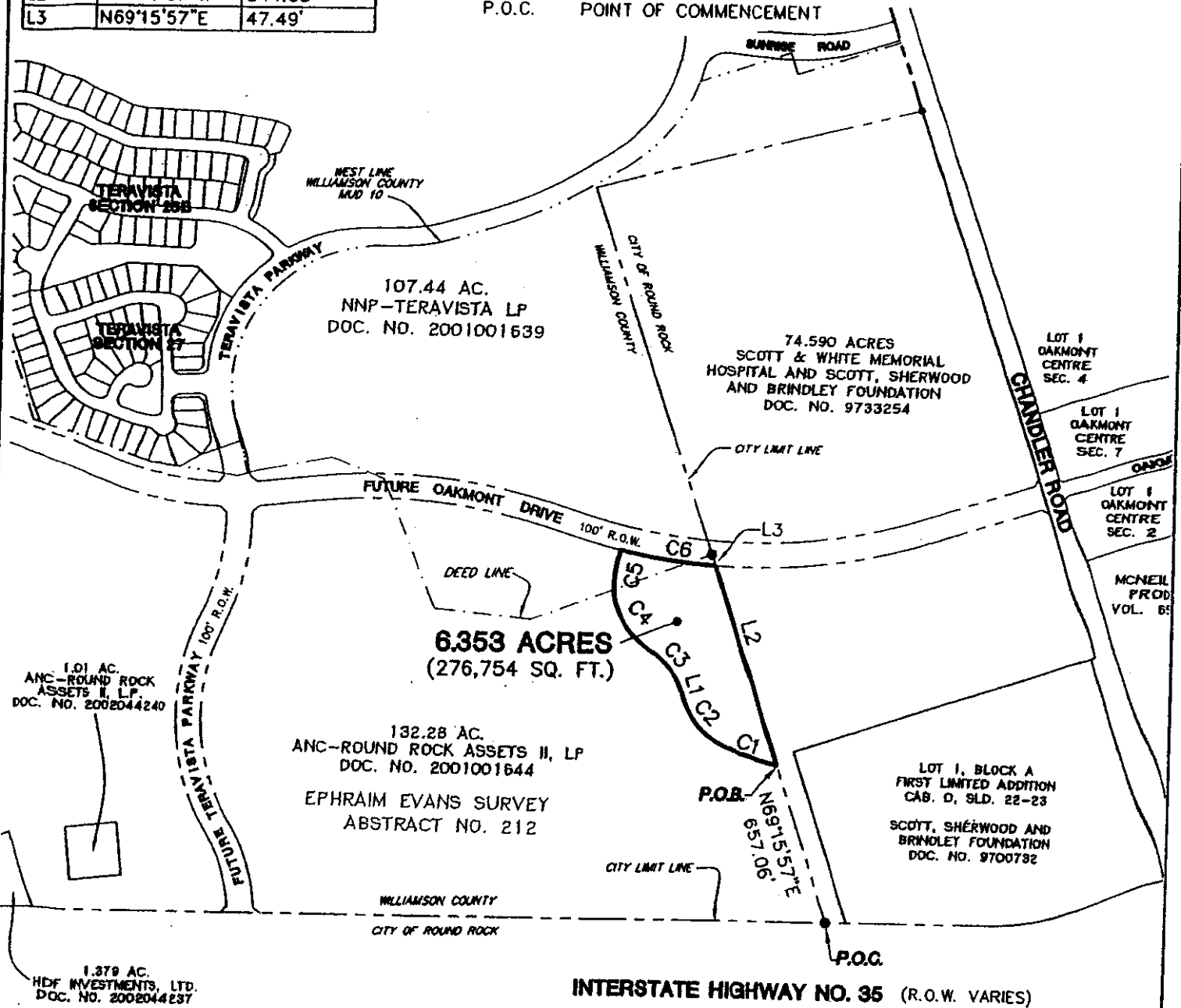


**LINE TABLE**

No.	Bearing	Distance
L1	N69°18'39"E	33.91'
L2	S69°15'57"W	844.33'
L3	N69°15'57"E	47.49'

**LEGEND**

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**INTERSTATE HIGHWAY NO. 35 (R.O.W. VARIES)**

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 3345 Bee Caves Road, Suite 200  
 Austin, Texas 78746  
 Tel. (512)326-4011 Fax (512)326-0525  
 Bury+Partners, Inc. ©Copyright 2004

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF 6.353 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 107.44 ACRE TRACT DESCRIBED IN THE DEED TO NNP-TERAVISTA LP OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS.

**ROUND ROCK  
 PREMIUM  
 OUTLOTS**

**PUD No. 60 EXHIBIT C-3**

**METES AND BOUNDS DESCRIPTION OF PARCEL 3**

10.296 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS

FN NO. 05-123(CAG)  
FEBRUARY 22, 2005  
JOB NO.1262-02

**DESCRIPTION**

OF 10.296 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.296 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the northwesterly corner of that certain 74.590 acre tract of land described in the deed to Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation of record in Document No. 9733254 of said Official Public Records, same being the southwesterly corner of said 132.28 acre tract and hereof;

**THENCE**, N02°04'48"W, along the easterly right-of-way line of Interstate Highway No. 35, being a portion of the westerly line of said 132.28 acre tract for the westerly line hereof, a distance of 1008.10 feet to the northwesterly corner hereof from which a concrete monument found in the easterly right-of-way line of Interstate Highway 35 at Highway Station 1120+00 bears N02°04'48"W, a distance of 1298.97 feet;

**THENCE**, leaving the easterly right-of-way line of Interstate Highway No. 35, over and across said 132.28 acre tract, for the northerly and easterly lines hereof, the following eight (8) courses and distances:

- 1) N87°54'50"E, a distance of 29.07 feet to the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right having a radius of 685.00 feet, a central angle of 11°30'01", an arc length of 137.49 feet and a chord which bears S86°20'10"E, a distance of 137.26 feet to the point of curvature of a reverse curve to the left;
- 3) Along said reverse curve to the left having a radius of 340.00 feet, a central angle of 14°09'40", an arc length of 84.03 feet and a chord which bears S87°39'59"E, a distance of 83.82 feet to the end of said curve;
- 4) S09°00'59"E, a distance of 74.63 feet to the point of curvature of a non-tangent curve to the left;


- 5) Along said non-tangent curve to the left having a radius of 417.50 feet, a central angle of  $72^{\circ}05'23''$ , an arc length of 525.30 feet and a chord which bears  $S47^{\circ}12'11''E$ , a distance of 491.33 feet to the point of curvature of a reverse curve to the right;
- 6) Along said reverse curve to the right having a radius of 316.50 feet, a central angle of  $26^{\circ}55'14''$ , an arc length of 148.71 feet and a chord which bears  $S55^{\circ}25'50''E$ , a distance of 147.34 feet to the point of curvature of a non-tangent curve to the left;
- 7) Along said non-tangent curve to the left having a radius of 299.70 feet, a central angle of  $11^{\circ}21'14''$ , an arc length of 59.39 feet and a chord which bears  $S27^{\circ}41'12''W$ , a distance of 59.29 feet to the point of curvature of a compound curve to the left;
- 8) Along said compound curve to the left having a radius of 1094.02 feet, a central angle of  $12^{\circ}02'06''$ , an arc length of 229.80 feet and a chord which bears  $S16^{\circ}22'51''W$ , a distance of 229.38 feet to the end of said curve, being in the southerly line of said 132.28 acre tract, same being the northerly line of said 74.590 acre tract for the southeasterly corner hereof, from which a 1/2 inch iron rod found in the northerly line of said 74.590, being the southeasterly corner of said 132.28 acre tract bears  $N69^{\circ}15'57''E$ , a distance of 891.82 feet;

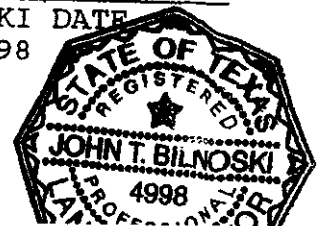
**THENCE**,  $S69^{\circ}15'57''W$ , along a portion of the northerly line of said 74.590 acre tract, being a portion of the southerly line of said 132.28 acre tract, for the southerly line hereof, a distance of 657.06 feet to the **POINT OF BEGINNING**, containing an area of 10.296 acres (448,503 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
2/22/05  
JOHN T. BILNOSKI DATE  
R.P.L.S. NO. 4998  
STATE OF TEXAS



**CURVE TABLE**

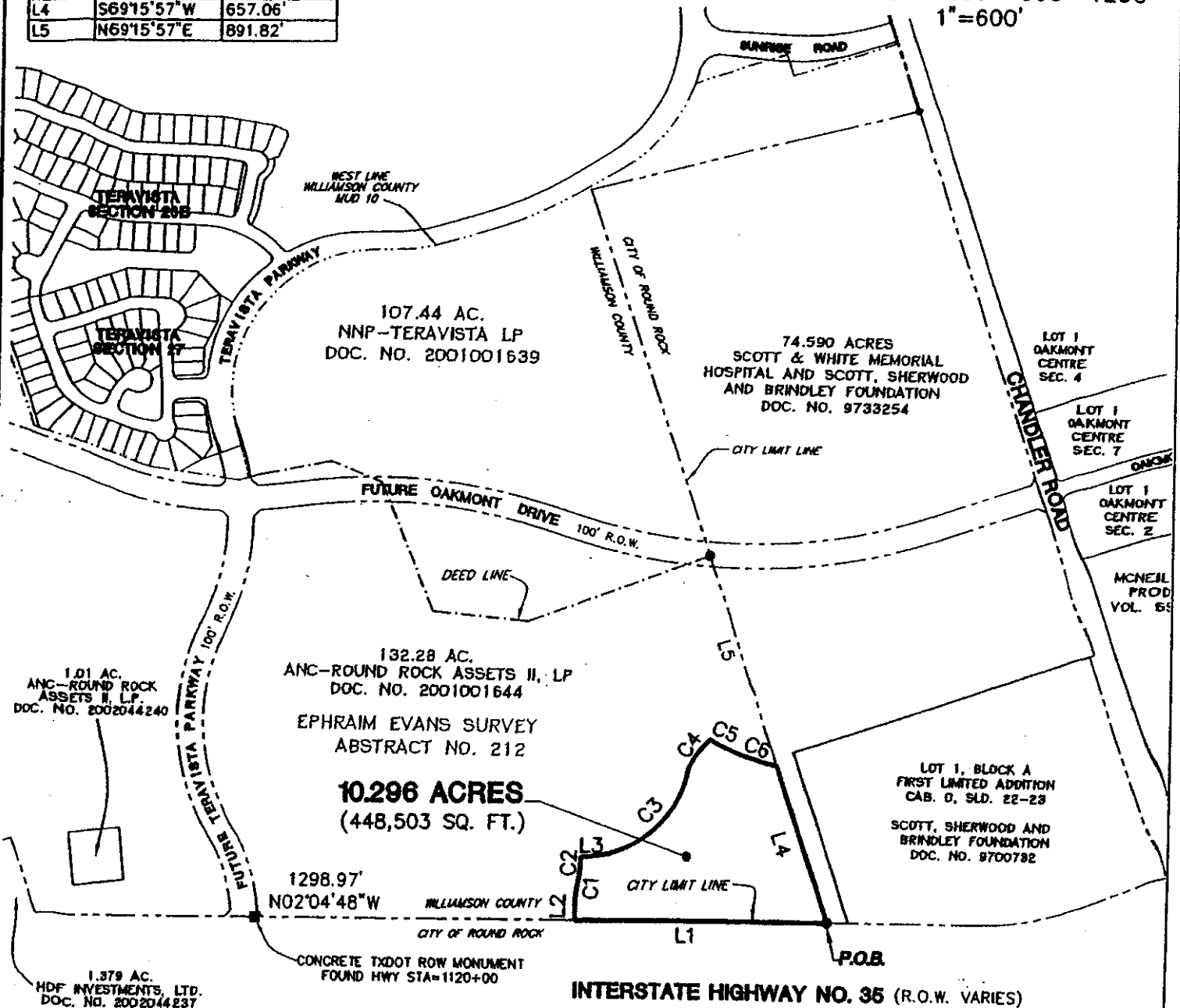
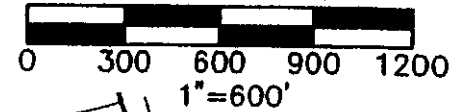
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	11°30'01"	685.00	137.49	137.26	S86°20'10"E
C2	14°09'41"	340.00	84.04	83.82	S87°39'59"E
C3	72°05'23"	417.50	525.30	491.33	S47°12'11"E
C4	26°55'14"	316.50	148.71	147.34	S55°25'50"E
C5	11°21'15"	299.70	59.39	59.29	S27°41'12"W
C6	12°02'06"	1094.02	229.80	229.38	S16°22'51"W

**LINE TABLE**

No.	Bearing	Distance
L1	N02°04'48"W	1008.10'
L2	N87°54'50"E	29.07'
L3	S09°00'59"E	74.63'
L4	S69°15'57"W	657.06'
L5	N69°15'57"E	891.82'

**LEGEND**

- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING



**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 3345 Bee Caves Road, Suite 200  
 Austin, Texas 78746  
 Tel. (512)328-0411 Fax (512)328-0325  
 Bury+Partners, Inc. ©Copyright 2004

**SKETCH TO ACCOMPANY DESCRIPTION**  
 OF 10.296 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**ROUND ROCK PREMIUM OUTLOTS**

**PUD No. 60 EXHIBIT C-4**

**METES AND BOUNDS DESCRIPTION OF TERAVISTA PARKWAY**



4.363 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS  
LOT 3, BLOCK A

FN NO. 05-066(CAG)  
FEBRUARY 1, 2005  
JOB NO.1262-02.10

#### DESCRIPTION

OF 4.363 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 4.363 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the southwesterly corner of that certain 1.379 acre tract of land conveyed to HDF Investments, Ltd. by deed of record in Document No. 2002044237 of said Official Public Records, same being the northwesterly corner of said 132.28 acre tract;

**THENCE**, S02°04'48"E, along the easterly right-of-way line of Interstate Highway No. 35, being a portion of the westerly line of said 132.28 acre tract, a distance of 743.24 feet to a 1/2 inch iron rod with cap set for the **POINT OF BEGINNING**, and the northwesterly corner hereof;

**THENCE**, leaving the easterly right-of-way line of Interstate Highway No. 35, over and across said 132.28 acre tract, for the northerly line hereof, the following eight (8) courses and distances:

- 1) S48°42'48"E, a distance of 34.29 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left having a radius of 640.00 feet, a central angle of 26°55'11", an arc length of 300.69 feet and a chord which bears N70°08'01"E, a distance of 297.94 feet to a 1/2 inch iron rod with cap set for the the point of curvature of a reverse curve to the right;
- 3) Along said reverse curve to the right having a radius of 920.00 feet, a central angle of 56°51'30", an arc length of 912.98 feet and a chord which bears N85°06'11"E, a distance of 875.97 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the left;
- 4) Along said reverse curve to the left having a radius of 950.00 feet, a central angle of 26°17'15", an arc length of 435.86 feet and a chord which bears S79°36'42"E, a distance of 432.05 feet to the a 1/2 inch iron rod with cap set for the end of said curve;

FN NO. 05-066(CAG)

FEBRUARY 1, 2005

PAGE 2 OF 3

- 5) N42°46'27"E, a distance of 36.14 feet to a 1/2 inch iron rod with cap set for an angle point, being in the westerly right-of-way line of future Oakmont Drive (100' R.O.W.);
- 6) N82°43'03"E, leaving the westerly right-of-way line of future Oakmont Drive, a distance of 100.78 feet to a 1/2 inch iron rod with cap set for an angle point, being in the easterly right-of-way line of future Oakmont Drive;
- 7) S50°45'31"E, leaving the easterly right-of-way line of future Oakmont Drive, a distance of 31.92 feet to a 1/2 inch iron rod with cap set for an angle point;
- 8) N78°33'21"E, a distance of 10.32 feet to a 1/2 inch iron rod with cap set in the easterly line of said 132.28 acre tract, same being the westerly line of that certain 107.44 acre tract of land conveyed to NNP-Teravista LP by deed of record in Document No. 2001001639 of said Official Public Records for the northeasterly corner hereof;

**THENCE**, along the common line of said 107.44 acre tract and said 132.28 acre tract, for the easterly line hereof, the following two (2) courses and distances:

- 1) S06°14'24"W, a distance of 59.27 feet to a 1/2 inch iron rod found for an angle point;
- 2) S19°01'28"E, a distance of 35.64 feet to a 1/2 inch iron rod with cap set for the southeasterly corner hereof, from which a 1/2 inch iron rod found for an angle point in said common line bears S19°01'28"E, a distance of 49.12 feet;

**THENCE**, leaving the westerly line of said 107.44 acre tract, over and across said 132.28 acre tract, for the southerly line hereof, the following seven (7) courses and distances:

- 1) S38°18'53"W, a distance of 50.49 feet to a 1/2 inch iron rod with cap set for an angle point, being in the easterly right-of-way line of future Oakmont Drive;
- 2) S83°04'13"W, leaving the easterly right-of-way line of future Oakmont Drive, a distance of 100.00 feet to a 1/2 inch iron rod with cap set for an angle point, being in the westerly right-of-way line of future Oakmont Drive;
- 3) N49°53'00"W, a distance of 36.19 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the right;

FN NO. 05-066(CAG)

FEBRUARY 1, 2005

PAGE 3 OF 3

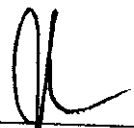
- 4) Along said non-tangent curve to the right having a radius of 1050.00 feet, a central angle of  $26^{\circ}22'03''$ , an arc length of 483.21 feet and a chord which bears  $N79^{\circ}39'06''W$ , a distance of 478.96 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the left;
- 5) Along said reverse curve to the left having a radius of 820.00 feet, a central angle of  $56^{\circ}51'30''$ , an arc length of 813.74 feet and a chord which bears  $S85^{\circ}06'11''W$ , a distance of 780.76 feet to a 1/2 inch iron rod with cap set for the point of curvature of a reverse curve to the right;
- 6) Along said reverse curve to the right having a radius of 740.00, a central angle of  $27^{\circ}30'12''$ , an arc length of 355.22 feet and a chord which bears  $S70^{\circ}25'32''W$ , a distance of 351.82 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 7)  $S41^{\circ}31'46''W$ , a distance of 36.18 feet to a 1/2 inch iron rod with cap set for the southwesterly corner hereof, being in the easterly right-of-way line of Interstate Highway No. 35, same being in the westerly line of said 132.28 acre tract, from which a 1/2 inch iron rod found in the easterly right-of-way line, being the southwesterly corner of said 132.28 acre tract, same being the northwesterly corner of that certain 74.590 acre tract of land conveyed to Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation by deed of record in Document No. 9733254 of the Official Records of Williamson County, Texas bears  $S02^{\circ}04'48''E$ , a distance of 2273.45 feet;

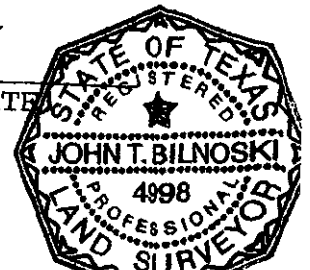
**THENCE**,  $N02^{\circ}04'48''W$ , along the easterly right-of-way line of Interstate Highway No. 35, passing at a distance of 33.63 feet a concrete monument found at Highway Station 1120+00 and continuing for a total distance of 149.99 feet to the **POINT OF BEGINNING**, containing an area of 4.363 acres (190,045 sq. ft.) of land, more or less, within these metes and bounds.

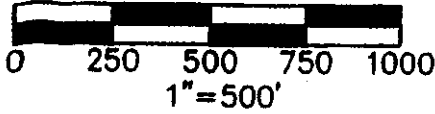
**BEARING BASIS:** REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

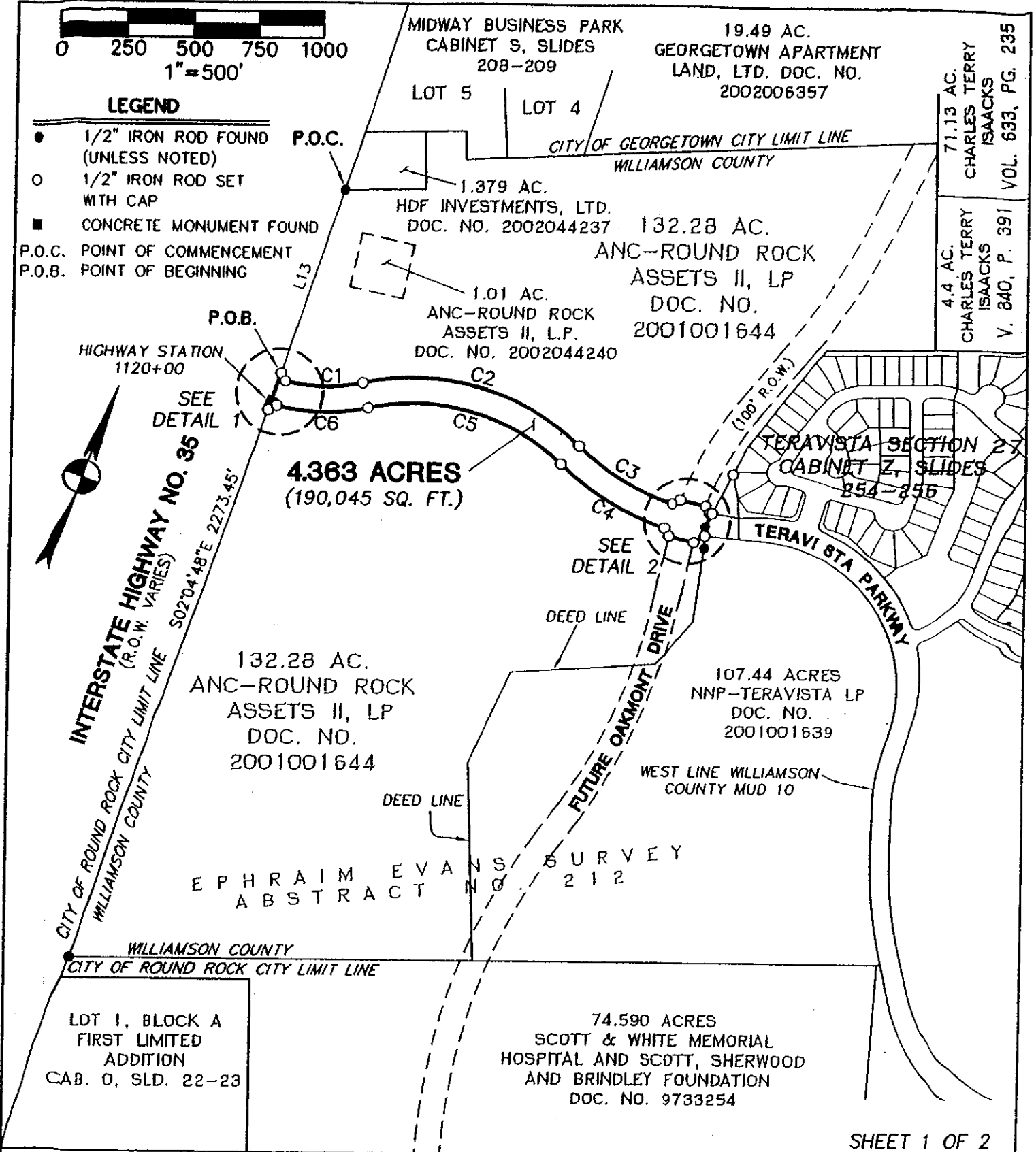
 2/1/05  
JOHN T. BILNOSKI DATE  
R.P.L.S NO. 4998  
STATE OF TEXAS





**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP
- CONCRETE MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



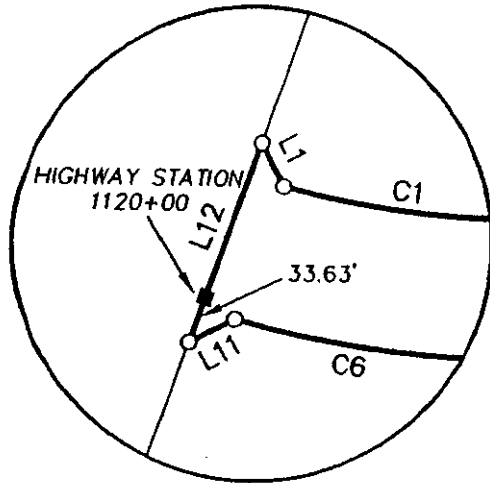
71.13 AC.  
 CHARLES TERRY ISAACKS  
 V. 640, P. 391 VOL. 633, PG. 235  
 4.4 AC.  
 CHARLES TERRY ISAACKS  
 V. 640, P. 391 VOL. 633, PG. 235

SHEET 1 OF 2

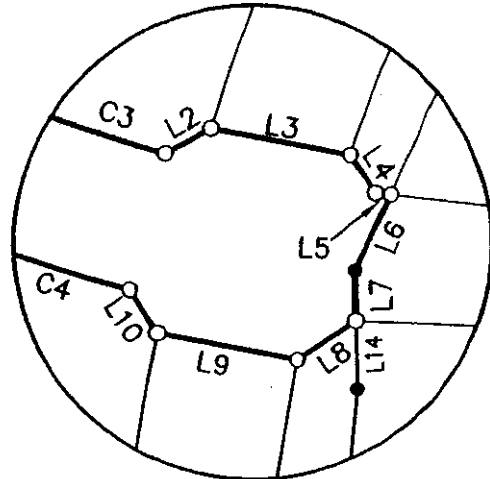
<p><b>Bury+Partners</b>          ENGINEERING SOLUTIONS          3345 Bee Caves Road, Suite 200          Austin, Texas 78746          Tel. (512)926-0011 Fax (512)926-0325          Bury+Partners, Inc. ©Copyright 2004</p>	<p><b>SKETCH TO ACCOMPANY DESCRIPTION</b></p> <p>OF 4.363 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS</p>	<p><b>ROUND ROCK          PREMIUM          OUTLETS</b></p> <p><b>LOT 3          BLOCK A</b></p>
--	--	---

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP
- CONCRETE MONUMENT FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



DETAIL 1  
NOT TO SCALE



DETAIL 2  
NOT TO SCALE

**LINE TABLE**

No.	Bearing	Distance
L1	S48°42'48"E	34.29'
L2	N42°46'27"E	36.14'
L3	N82°43'03"E	100.78'
L4	S50°45'31"E	31.92'
L5	N78°33'21"E	10.32'
L6	S06°14'24"W	59.27'
L7	S19°01'28"E	35.64'

**LINE TABLE**

No.	Bearing	Distance
L8	S38°18'53"W	50.49'
L9	S83°04'13"W	100.00'
L10	N49°53'00"W	36.19'
L11	S41°31'46"W	36.18'
L12	N02°04'48"W	149.99'
L13	S02°04'48"E	743.24'
L14	S19°01'28"E	49.12'

**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	26°55'11"	640.00	300.69	297.94	N70°08'01"E
C2	56°51'30"	920.00	912.98	875.97	N85°06'11"E
C3	26°17'15"	950.00	435.86	432.05	S79°36'42"E
C4	26°22'03"	1050.00	483.21	478.96	N79°39'06"W
C5	56°51'30"	820.00	813.74	780.76	S85°06'11"W
C6	27°30'12"	740.00	355.22	351.82	S70°25'32"W

**Bury+Partners**

ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78748  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2004

**SKETCH TO ACCOMPANY DESCRIPTION**

OF 4.363 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

**ROUND ROCK  
PREMIUM  
OUTLETS**

**LOT 3  
BLOCK A**

**PUD No. 60 EXHIBIT C-5**

**METES AND BOUNDS DESCRIPTION OF OAKMONT DRIVE**

4.256 ACRE TRACT  
ROUND ROCK PREMIUM OUTLETS  
LOT 2, BLOCK A

FN NO. 05-100(CAG)  
FEBRUARY 9, 2005  
JOB NO.1262-02.10

**DESCRIPTION**

OF 4.256 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FOLLOWING TWO (2) TRACTS OF LAND: THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THAT CERTAIN 107.44 ACRE TRACT OF LAND CONVEYED TO NNP-TERAVISTA BY DEED OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS; SAID 4.256 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the easterly right-of-way line of Interstate Highway No. 35 (R.O.W. Varies), being the common easterly corner of said 132.28 acre tract that certain 74.590 acre tract of land conveyed to Scott and White Memorial Hospital and Scott, Sherwood and Brindley Foundation by deed of record in Document No. 9733254 of the Official Records of Williamson County, Texas;

**THENCE**, N69°15'57"E, leaving the easterly right-of-way line of Interstate Highway No. 35, along the common line of said 132.28 acre tract and said 74.590 acre tract, a distance of 1501.38 feet to a 1/2 inch iron rod with cap set for the **POINT OF BEGINNING**, being the point of curvature of a non-tangent curve to the right and the southwesterly corner hereof;

**THENCE**, leaving the northerly line of said 74.590 acre tract, over and across said 132.28 acre tract, and over and across said 107.44 acre tract for the westerly, northerly, and easterly lines hereof, the following eleven (11) courses and distances:

- 1) Along said non-tangent curve to the right having a radius of 2300.00 feet, a central angle of 14°01'31", an arc length of 563.02 feet and a chord which bears N08°42'02"E, a distance of 561.61 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 2) N15°42'48"E, a distance of 138.11 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the left;
- 3) Along said curve to the left having a radius of 2200.00, a central angle of 24°22'51", an arc length of 936.16 feet and a chord which bears N03°31'22"E, a distance of 929.11 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 4) N08°40'03"W, a distance of 185.24 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;

FN NO. 05-100(CAG)

FEBRUARY 9, 2005

PAGE 2 OF 3

- 5) Along said curve to the right having a radius of 1350.00 feet, a central angle of  $01^{\circ}53'17''$ , an arc length of 44.49 feet and a chord which bears  $N07^{\circ}43'25''W$ , a distance of 44.48 feet to a 1/2 inch iron rod with cap set for the end of said curve, being the northwesterly corner hereof;
- 6)  $N83^{\circ}04'13''E$ , a distance of 100.00 feet to a 1/2 inch iron rod with cap set for the point of curvature of a non-tangent curve to the left and the northeasterly corner hereof, from which a 1/2 inch iron rod found in the easterly line of said 132.28 acre tract, being the westerly line of said 107.44 acre tract bears  $N38^{\circ}18'53''E$ , a distance of 50.49 feet and  $N19^{\circ}01'28''W$ , a distance of 35.64 feet;
- 7) Along said non-tangent curve to the left having a radius of 1250.00 feet, a central angle of  $01^{\circ}54'00''$ , an arc length of 41.45 feet and a chord which bears  $S07^{\circ}43'04''E$ , a distance of 41.45 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 8)  $S08^{\circ}40'03''E$ , a distance of 185.24 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;
- 9) Along said curve to the right having a radius of 2300.00 feet, a central angle of  $24^{\circ}22'51''$ , an arc length of 978.71 feet and a chord which bears  $S03^{\circ}31'22''W$ , a distance of 971.34 feet to a 1/2 inch iron rod with cap set for the point of tangency;
- 10)  $S15^{\circ}42'48''W$ , a distance of 138.11 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the left;
- 11) Along said curve to the left having a radius of 2200.00 feet, a central angle of  $12^{\circ}56'48''$ , an arc length of 497.11 feet and a chord which bears  $S09^{\circ}14'24''W$ , a distance of 496.05 feet to a 1/2 inch iron rod with cap set for the end of said curve, being the southeasterly corner hereof, same being in the northerly line of said 74.590 acre tract;




FN NO. 05-100(CAG)  
FEBRUARY 9. 2005  
PAGE 3 OF 3

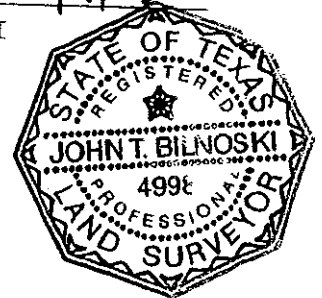
THENCE, S69°15'57"W, along a portion of the northerly line of said 74.590 acre tract, being in part a portion of the westerly line of said 107.44 acre tract, and in part a portion of the southerly line of said 132.28 acre tract for the southerly line hereof, passing at a distance of 61.11 feet, a 1/2 inch iron rod found, being the southeasterly corner of said 132.28 acre tract, same being an angle point in the westerly line of said 107.44 acre tract, and continuing for a total distance of 108.60 feet to the POINT OF BEGINNING, containing an area of 4.256 acres (185,385 sq. ft.) of land, more or less, within these metes and bounds.

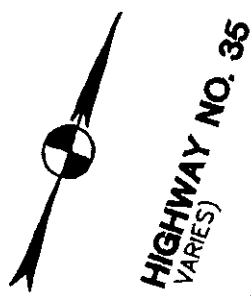
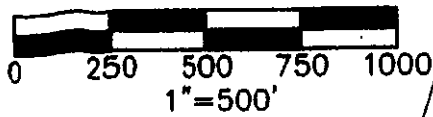
BEARING BASIS: REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE BASED ON PUBLISHED NAD 83/93 HARN VALUES FOR THE CITY OF GEORGETOWN MONUMENTATION NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS AND SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
\_\_\_\_\_  
JOHN T. BILNOSKI  
R.P.L.S #4998  
STATE OF TEXAS





**INTERSTATE HIGHWAY NO. 35**  
(R.O.W. VARIES)

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH CAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

132.28 AC.  
ANC-ROUND ROCK  
ASSETS II, LP  
DOC. NO. 2001001644

EPHRAIM EVANS  
SURVEY  
ABSTRACT  
NO. 212

107.44 ACRES  
NNP-TERAVISTA  
LP  
DOC. NO.  
2001001639

WEST LINE  
WILLIAMSON  
COUNTY MUD 10

**4.256 ACRES**  
(185,385 SQ. FT.)

P.O.C.

N69°15'57"E 1501.38'

P.O.B.

WILLIAMSON COUNTY  
CITY OF ROUND ROCK CITY LIMIT LINE

LOT 1, BLOCK A  
FIRST LIMITED ADDITION  
CAB. O, SLD. 22-23

74.590 ACRES  
SCOTT & WHITE  
MEMORIAL  
HOSPITAL AND  
SCOTT, SHERWOOD  
AND BRINDLEY  
FOUNDATION  
DOC. NO. 9733254

**LINE TABLE**

No.	Bearing	Distance
L1	N15°42'48"E	138.11'
L2	N08°40'03"W	185.24'
L3	N83°04'13"E	100.00'
L4	S08°40'03"E	185.24'
L5	S15°42'48"W	138.11'
L6	S69°15'57"W	108.60'
L7	N38°18'53"E	50.49'
L8	N19°01'28"W	35.64'

**CURVE TABLE**

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	14°01'31"	2300.00	563.02	561.61	N08°42'02"E
C2	24°22'51"	2200.00	936.16	929.11	N03°31'22"E
C3	01°53'17"	1350.00	44.49	44.48	N07°43'25"W
C4	01°54'00"	1250.00	41.45	41.45	S07°43'03"E
C5	24°22'51"	2300.00	978.71	971.34	S03°31'22"W
C6	12°56'48"	2200.00	497.11	496.05	S09°14'24"W

**CHANDLER ROAD**

MCNEIL CONSUMER  
PRODUCTS CO.  
VOL. 657, PG. 659

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 4.256 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FOLLOWING TWO (2) TRACTS OF LAND: THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THAT CERTAIN 107.44 ACRE TRACT OF LAND CONVEYED TO NNP-TERAVISTA BY DEED OF RECORD IN DOCUMENT NO. 2001001639 OF SAID OFFICIAL PUBLIC RECORDS

**ROUND ROCK  
PREMIUM  
OUTLETS**

**LOT 2  
BLOCK A**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746  
Tel. (512)328-9011 Fax (512)328-9325  
Bury+Partners, Inc. ©Copyright 2004

## PUD No. 60 EXHIBIT D-1

### USES AND DEVELOPMENT STANDARDS FOR PARCEL 1

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 1 on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and further described by metes and bounds in **PUD No. 60 Exhibit "C-1"**. Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances.

#### 1. PERMITTED USES

Parcel 1 shall be developed as a shopping mall with a minimum area of 400,000 square feet as generally shown on **PUD No. 60 Exhibit "C"**. The mall shall consist of any of the following uses:

- Retail Sales and Services
- Indoor Entertainment Activities
- Eating Establishments
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- Bank or Financial Services, which is the use of a site for the provision of financial and banking services. This includes banks, stocks and bonds brokers, loan and lending activities, off-site cash machines, and other similar services.
- Day Care
- Outdoor Entertainment, which shall include the use of children's amusement rides.
- Pack and Ship Service, which is the use of a site for the packaging and shipping of goods, and related packaging, shipping and postal uses.
- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Wireless Transmission Facility, Stealth
- Wireless Transmission Facility, Attached
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

## 2. PROHIBITED USES

The following uses are prohibited:

- Grocery stores
- Gasoline & fuel sales
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Mini warehouses
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales
- Camper sales
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges
- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales
- Wireless Transmission Facility, Self-Standing

### 3. REMAINING USES

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 15 of this Agreement.

### 4. DESIGN STANDARDS

#### 4.1 Permitted and Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

Texture or finish-painted tilt-up concrete wall panels are permitted.

#### 4.2 Requirements

Exterior wall finish, exterior color, orientation, building articulation and architectural offsets shall be generally in accordance with **PUD No. 60 Exhibit "J"**.

### 5. ROOF MOUNTED MECHANICAL EQUIPMENT

Roof mounted mechanical equipment shall be of consistent color and shall be similar to or match the roof color and shall be located in a uniform alignment. Screening is not required.

### 6. OFF-STREET PARKING

Except as noted below, parking shall be in accordance with the City of Round Rock Code of Ordinances.

No parking is required for any Community Park use on Parcel 1.

One (1) parking space is required per two hundred fifty (250) feet of Gross Floor Area

for any Eating Establishment or Bar/Pub/Tavern use on Parcel 1.

**7. ACCESS DRIVES**

**7.1 Emergency Access Drives**

Emergency access drives shall be at least twenty (20) feet in width from face of curb to face of curb.

**7.2 Width of Access**

Not including the landscaped center median, individual driveway width shall be no greater than forty-eight (48) feet from back of curb to back of curb.

**8. DRIVEWAY THROAT LENGTH**

Throat length shall be measured from the property line immediately adjacent to the street right-of-way. No parking spaces or internal access drives shall intersect with access driveways within this throat length.

Driveways from Oakmont Drive shall provide a minimum throat length of one hundred fifty (150) feet.

Driveways from Teravista Parkway shall provide a minimum throat length of one hundred (100) feet.

Right-turn-only driveways from the frontage road of IH-35 shall provide a minimum throat length of one hundred (100) feet. All other driveways from the frontage of IH-35 shall provide a minimum throat length of two hundred fifty (250) feet.

## PUD No. 60 EXHIBIT D-2

### USES AND DEVELOPMENT STANDARDS FOR PARCEL 2

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 2 on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and further described by metes and bounds in **PUD No. 60 Exhibit "C-2"**. Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances.

#### 1. PERMITTED USES

The following principal uses are permitted:

- Theater/Cinema
- Retail Sales
- Retail Services, which shall be limited to the following:
  - Florist
  - Cleaners (drop-off and pick-up only)
  - Hair Salon
  - Alteration Shop (Tailor)
  - Copy Business Center
  - Athletic or health club
- Eating Establishments
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- Drive through services
- Bank or Financial Services, which is the use of a site for the provision of financial and banking services. This includes banks, stocks and bonds brokers, loan and lending activities, off-site cash machines, and other similar services.
- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

## 2. **PROHIBITED USES**

The following uses are prohibited:

- Grocery stores
- Gasoline & fuel sales
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Mini warehouses
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales
- Camper sales
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges
- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales
- Wireless Transmission Facility, Self-Standing



### 3. REMAINING USES

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 15 of this Agreement.

### 4. DESIGN STANDARDS

#### 4.1 Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

#### 4.2 Requirements

Except as modified by this ordinance, the project shall comply with the Design Standards specified in Section 11.409(4) of the Round Rock Zoning Ordinance. Buildings and structures in Parcel 2 other than a theater/cinema shall incorporate similar and compatible architectural styles with buildings and structures in Parcel 1, utilizing similar building materials, colors and designs. Emphasis shall also be placed on human scale design and pedestrian connectivity between buildings, utilizing shaded pedestrian walkways, public plazas, landscaping and other public amenities.

The Design Standards for a theater/cinema use shall generally be in accordance with the attached **PUD No. 60 Exhibit "K."**

Building elevations demonstrating compliance with the requirements of this section shall be submitted with the Preliminary Site Plan for City review and approval. These elevations shall be reviewed and approved by Owner prior to submittal and shall include a signature block indicating such review and approval.

## **PUD No. 60 EXHIBIT D-3**

### **USES AND DEVELOPMENT STANDARDS FOR PARCEL 3**

In accordance with Section 11.314 of the Round Rock Zoning Ordinance, the following use regulations, design standards and development standards shall apply to all development on the portion of the Property identified as Parcel 3 on the Parcel Map, attached to this ordinance as **PUD No. 60 Exhibit "C"**, and further described by metes and bounds in **PUD No. 60 Exhibit "C-3"**. Unless otherwise defined, all terms used shall correspond to the definitions in the City of Round Rock Code of Ordinances.

#### **1. PERMITTED USES**

Parcel 3 shall be developed as pad sites consisting of any the following uses:

- Eating Establishments without drive-through services
- Bars/Pubs/Taverns, which is the use of a site for the retail sale of alcoholic beverages for consumption on premises
- Retail Sales
- Retail Services, which shall be limited to the following:
  - Florist
  - Cleaners (drop-off and pick-up only)
  - Hair Salon
  - Alteration Shop (Tailor)
  - Copy Business Center
  - Athletic or health club
- Off-site cash machines
- Outdoor Entertainment limited to functions utilizing the community plaza identified in **PUD No. 60 Exhibit "G-6"**
- Visitor Center, which is the use of a site for the provision of information to the public regarding a development, project, or the surrounding community, as well as related activities, events, programs and tourist locations.
- Park, Private
- Park, Linear/Linkage
- Park, Community
- Park, Neighborhood
- Park, Regional/Metropolitan

## 2. PROHIBITED USES

The following uses are prohibited:

- Grocery stores
- Gasoline & fuel sales
- Automotive & machinery repair
- Automotive & machinery services
- Automotive parts
- Automotive sales
- Automotive rental
- Automotive & machinery washes
- Wrecking yards
- Sale of used goods
- Sexually oriented businesses
- Trucking terminals
- Truck service or repair
- Truck stops
- Bulk distribution centers
- Mini warehouses
- Flea markets
- Portable building sales
- Manufactured home sales
- Boat sales
- Camper sales
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Shooting ranges
- Kennels
- Video arcades (as a primary use)
- Billiard parlors & pool halls (as a primary use)
- Tattoo parlors
- Donation centers
- Recycling centers
- Wholesale nurseries
- Recreational vehicle parks
- Pawn shops
- Heavy equipment sales
- Wireless Transmission Facility, Self-Standing

### 3. REMAINING USES

All other uses that are not specifically addressed in this ordinance will require an amendment in accordance with Section 15 of this Agreement.

### 4. DESIGN STANDARDS

#### 4.1 Prohibited Materials

The following materials are prohibited on the exterior walls and roofs of all buildings and structures.

- Asbestos
- Mirrored Glass (reflectivity of 20% or more)
- Corrugated metal (except for trim or minor decorative features approved by the Director of Planning)
- Unfinished sheet metal (except for trim or minor decorative features approved by the Director of Planning)

#### 4.2 Requirements

Except as modified by this ordinance, the project shall comply with the Design Standards specified in Section 11.409(4) of the Round Rock Zoning Ordinance. Buildings and structures in Parcel 3 shall incorporate similar and compatible architectural styles with buildings and structures in Parcel 1, utilizing similar building materials, colors and designs. Emphasis shall also be placed on human scale design and pedestrian connectivity between buildings, utilizing shaded pedestrian walkways, public plazas, landscaping and other public amenities.

Building elevations demonstrating compliance with the requirements of this section shall be submitted with the Preliminary Site Plan for City review and approval. These elevations shall be reviewed and approved by Owner prior to submittal and shall include a signature block indicating such review and approval.

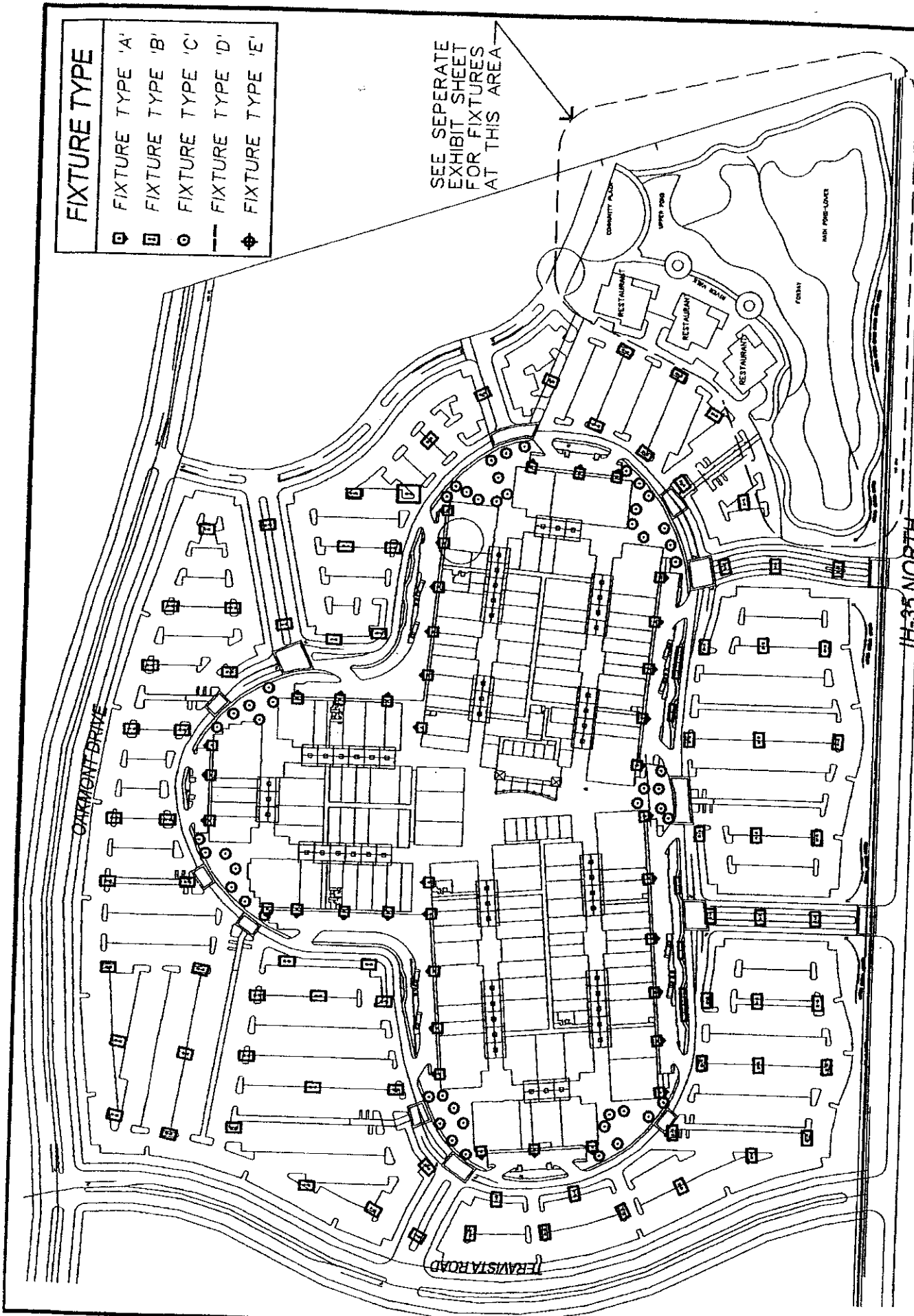
**PUD No. 60 EXHIBIT E**

**LIGHTING**

**FIXTURE TYPE**

- FIXTURE TYPE 'A'
- ▣ FIXTURE TYPE 'B'
- FIXTURE TYPE 'C'
- FIXTURE TYPE 'D'
- ⊕ FIXTURE TYPE 'E'

SEE SEPERATE EXHIBIT SHEET FOR FIXTURES AT THIS AREA



**ROUND ROCK PREMIUM OUTLETS**

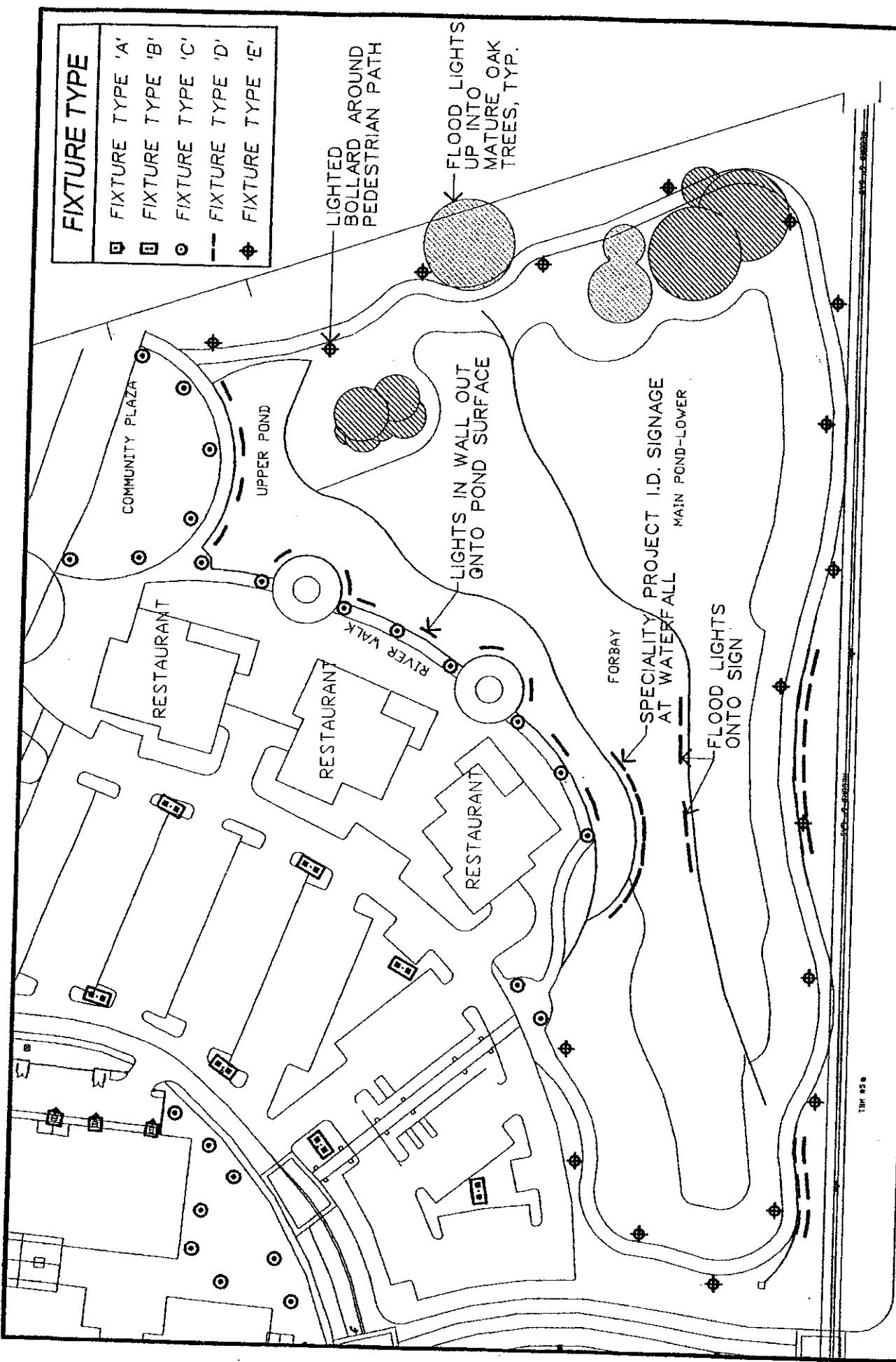
**SITE LIGHTING EXHIBIT**

DNK 10/25/04  
REV. 1/27/05



P.U.D. EXHIBITE

FIXTURE TYPE	
	FIXTURE TYPE 'A'
	FIXTURE TYPE 'B'
	FIXTURE TYPE 'C'
	FIXTURE TYPE 'D'
	FIXTURE TYPE 'E'

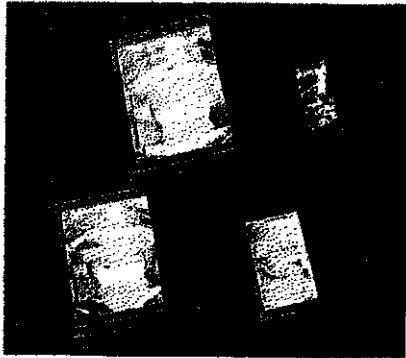


**ROUND ROCK PREMIUM OUTLETS  
SITE LIGHTING EXHIBIT**

DATE: 10/25/04  
REV: 1/27/05

# Fixture Types Legend

- Fixture Type 'A' - Wall mounted service area light. Mounted at 14'-0" AFF. Kim AFL 20 series, metal halide 400 watt, directional flood light. Finish - natural brushed aluminum.



## AFL 20

### Ordering Information



Model Name  
AFL 20  
Part No. 2000000000

Order No.	Line No.	Part No.	Description	Quantity	Unit	Notes
1	1	AFL 20 / 400W/BE77 / WH-P / A-33	400W Metal Halide Flood Light, Wall Mount, Brushed Aluminum	1	EA	
2	2	2000000000	Electrical Module	1	EA	
3	3	2000000000	Primer	1	EA	
4	4	2000000000	Optional Photocell	1	EA	

Order No.	Line No.	Part No.	Description	Quantity	Unit	Notes
1	1	AFL 20 / 400W/BE77 / WH-P / A-33	400W Metal Halide Flood Light, Wall Mount, Brushed Aluminum	1	EA	
2	2	2000000000	Electrical Module	1	EA	
3	3	2000000000	Primer	1	EA	
4	4	2000000000	Optional Photocell	1	EA	



ROUND ROCK PREMIUM OUTLETS

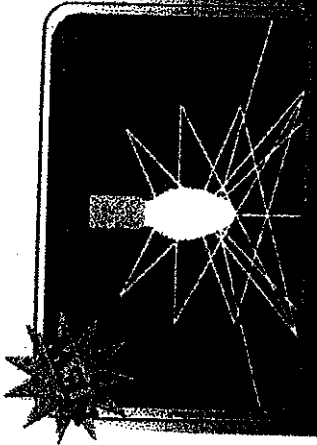
Date: 1.21.05

SITE LIGHTING EXHIBIT

P.U.D. EXHIBIT E



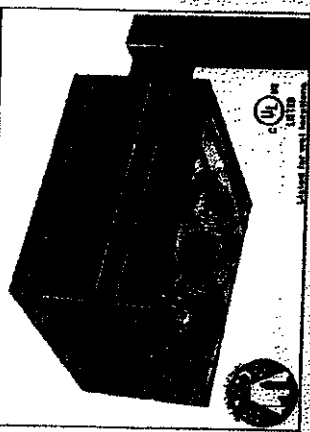
- Fixture Type 'B' - Parking lot pole light. Total height 32'-0", 29'-6" high pole on a 2'-6" high x 24" diameter concrete base. Fixture all model AL-14, 1000 watt halide. Two fixtures per pole. Fixture and poles clear anodized aluminum finish. Poles along inner loop drive to have dual flood lights mounted on cross pole at 25'-0" AFF. Fixture Kim ALF 30 series similar to Type 'A' above.



**FLAT LENS VERTICAL LAMP**

- The revolutionary design of the American Series Flat Lens Reflector System<sup>SM</sup> about Premium magnifies and intensifies the arc-tube generating unequalled light output for maximum uniformity.
- Working from the simple principles of the law of reflection, the lamp is housed entirely within the reflector allowing total reflection of all light from the arc-tube. This configuration provides complete directional control with minimized light loss and the elimination of hot spots from down light.

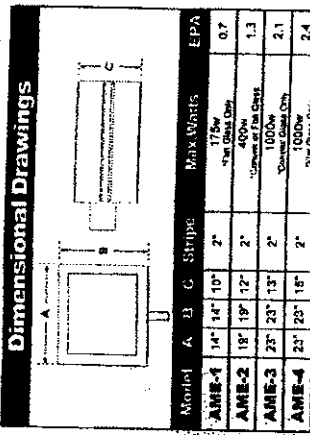
# American Visionaire Lighting



**Dimensional Drawings**

Model	A	B	C	Stripes	Max Strips	EPA
AME-1	14"	14"	10"	2"	175w	0.7
AME-2	19"	19"	12"	2"	400w	1.3
AME-3	23"	23"	13"	2"	1000w	2.1
AME-4	23"	23"	18"	2"	1000w	2.4

**Dimensional Drawings**



The American Series is one of our "Dark Sky Family of Products"™, full cutoff, flat lensed, vertical lamped luminaires, that provide maximum uniformity for Area and Site Lighting. From 1000 to 1000 watts, the American Series eliminates the need to use the traditional 30 year old design of flat lensed, horizontal lamped "Shoe Box" fixtures, in order to meet the new stringent light trespass community standards being set around the country. Customization is available for retail applications where light trespass restrictions do not apply. A Modern Dark Sky Solution!

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
<b>AME</b>							
<b>AME-1</b>	Type II (T2)	100 (1000) 150 (1500) 175 (1750)	PS, HPS MH, PS, HPS (M), (P), (S)	120 (1) 208 (2)	Box On Arm (BOA) Spacer Mount (SM)	Brance (BZ) Black (BK) White (WH) Green (GH) Grey (GY) Silver Metallic (SL) Custom (CC)	Photo Coat (PC208) Photo Coat (PC240) Photo Reflectors With Shocking Cap (PER) Etching *Single In-Line Fuse (SIF120) (SIF277) *Double In-Line Fuse (DF208) (DF240) Light Shield (LS) Clear Glass Lens *Options Available on AME2 Only (VLCG) *Options Available on AME3 Only (VLFCE) *Options Available on AME4 Only (VLFCE)
<b>AME-2</b>	Type III (T3)	200 (2000) 250 (2500) 300 (3000) 400 (4000)	PS, HPS MH, PS, HPS (M), (P), (S)	208 (2) 240 (3)	Spacer Mount (SM)	Brance (BZ) Black (BK) White (WH) Green (GH) Grey (GY) Silver Metallic (SL) Custom (CC)	Photo Coat (PC208) Photo Coat (PC240) Photo Reflectors With Shocking Cap (PER) Etching *Single In-Line Fuse (SIF120) (SIF277) *Double In-Line Fuse (DF208) (DF240) Light Shield (LS) Clear Glass Lens *Options Available on AME2 Only (VLCG) *Options Available on AME3 Only (VLFCE) *Options Available on AME4 Only (VLFCE)
<b>AME-3</b>	Type IV-A "Autonative" (T4A) Type IV (T4)	400 (4000) 450 (4500) 750 (7500) 1000 (10000) *Reduce Wattage Lamp on 1000w	MH, PS, HPS PS MH, PS (M), (P), (S)	277 (4) 480 (5)	Wall Mount (WM)	Brance (BZ) Black (BK) White (WH) Green (GH) Grey (GY) Silver Metallic (SL) Custom (CC)	Photo Coat (PC208) Photo Coat (PC240) Photo Reflectors With Shocking Cap (PER) Etching *Single In-Line Fuse (SIF120) (SIF277) *Double In-Line Fuse (DF208) (DF240) Light Shield (LS) Clear Glass Lens *Options Available on AME2 Only (VLCG) *Options Available on AME3 Only (VLFCE) *Options Available on AME4 Only (VLFCE)
<b>AME-4</b>	Type V (T5)	750 (7500) 1000 (10000) *Reduced Wattage Lamp on 1000w	PS MH, PS (M), (P)	480 (5) N.Tap (6)	Wall Mount (WM)	Brance (BZ) Black (BK) White (WH) Green (GH) Grey (GY) Silver Metallic (SL) Custom (CC)	Photo Coat (PC208) Photo Coat (PC240) Photo Reflectors With Shocking Cap (PER) Etching *Single In-Line Fuse (SIF120) (SIF277) *Double In-Line Fuse (DF208) (DF240) Light Shield (LS) Clear Glass Lens *Options Available on AME2 Only (VLCG) *Options Available on AME3 Only (VLFCE) *Options Available on AME4 Only (VLFCE)

ROUND ROCK PREMIUM OUTLETS

REVISED 2.24.05

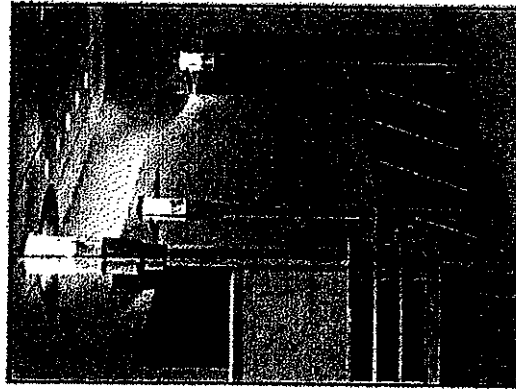
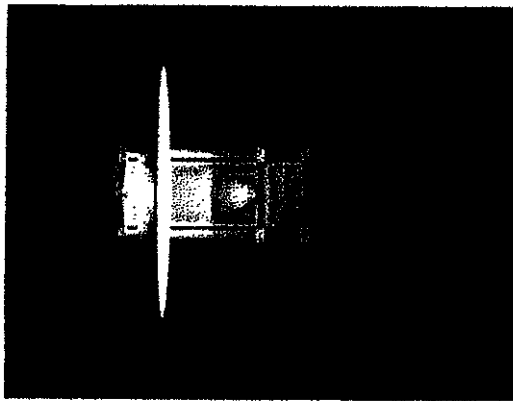
Date



SITE LIGHTING EXHIBIT

P.U.D. EXHIBIT E

- Fixture Type 'C' - Decorative pedestrian pole light. Architectural Area Lighting, Spectra Series, Model SP1 with Single straight hood style, glass refractor type GR5 lens, 150 watt metal halide lamp. Fixture and pole finish clear anodized aluminum, shade finish brushed copper. Overall fixture height 14'-0"



Hood Material	Hood Selection	Optics
<p>PAINTED TO MATCH BODY</p>	<p>ANG ANGLE HOOD</p>	<p>GLA GLASS LENS REFRACTOR</p>
<p>COP BRUSHED COPPER</p>	<p>STR STRAIGHT HOOD</p>	<p>GR3 GLASS LENS REFRACTOR TYPE 3</p>
<p>STS BRUSHED STAINLESS</p>	<p>FLR FLARE HOOD</p>	<p>GR5 GLASS LENS REFRACTOR TYPE 5</p>
	<p>DBL DOUBLE HOOD</p>	<p>LDL LUMINOUS DIFFUSER</p>



ROUND ROCK PREMIUM OUTLETS

Date 1.21.05

SITE LIGHTING EXHIBIT

P.U.D. EXHIBIT E

- Fixture Type 'D' - Signage wall flood lights. Ground mounted. Fixtures placed at 8'-0" OC, ground mounted. Kim CFL series, metal halide 70 watt, directional flood light. Finish -- natural brushed aluminum.

**CFL**

**Ordering Information**

Ordering Example:	Part No.	Finish	Mounting	Notes
1	CEFL / SIGNAGE / WHIP	2	3	SHAWNEE / WHIP
2	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
3	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
4	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
5	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
6	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
7	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP
8	CEFL / SIGNAGE / WHIP	3	3	SHAWNEE / WHIP



**ROUND ROCK PREMIUM OUTLETS**

Date: 1.21.05

**SITE LIGHTING EXHIBIT**

**P.U.D. EXHIBIT E**

- Fixture Type 'E' -- Pedestrian Pathway bollard. Gardco, BRM 824, Metal halide 70 watt lamp, with louver lens. Finish -- natural brushed aluminum.



## BEVEL TOP BOLLARD

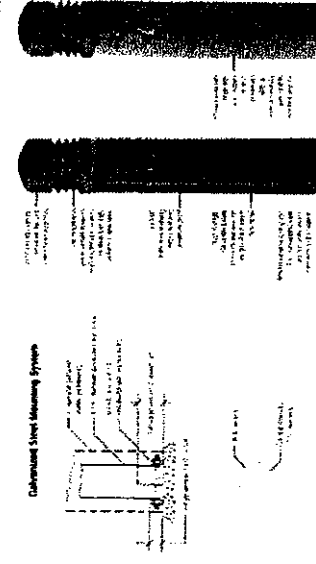
**GENERAL DESCRIPTION:** This bollard is a heavy duty pedestrian bollard. It is made of aluminum and has a louvered lens. It is designed to be used in pedestrian pathways and to provide a barrier between the path and the surrounding area. It is available in various finishes and colors.

**FINISHES:** Natural brushed aluminum, powder coated aluminum, stainless steel.

FINISH	HEIGHT	WEIGHT	VOLTAGE	WATTAGE	OTHER	OPTIONS
BRM 824	42"	70 LBS	120V	70 WATT	70 WATT	SHD
BRM 824	42"	70 LBS	120V	70 WATT	70 WATT	SHD
BRM 824	42"	70 LBS	120V	70 WATT	70 WATT	SHD
BRM 824	42"	70 LBS	120V	70 WATT	70 WATT	SHD

**NOTES:** 1. This bollard is a heavy duty pedestrian bollard. It is made of aluminum and has a louvered lens. It is designed to be used in pedestrian pathways and to provide a barrier between the path and the surrounding area. It is available in various finishes and colors.

## DIMENSIONS



ROUND ROCK PREMIUM OUTLETS

Date:

1.21.05

SITE LIGHTING EXHIBIT

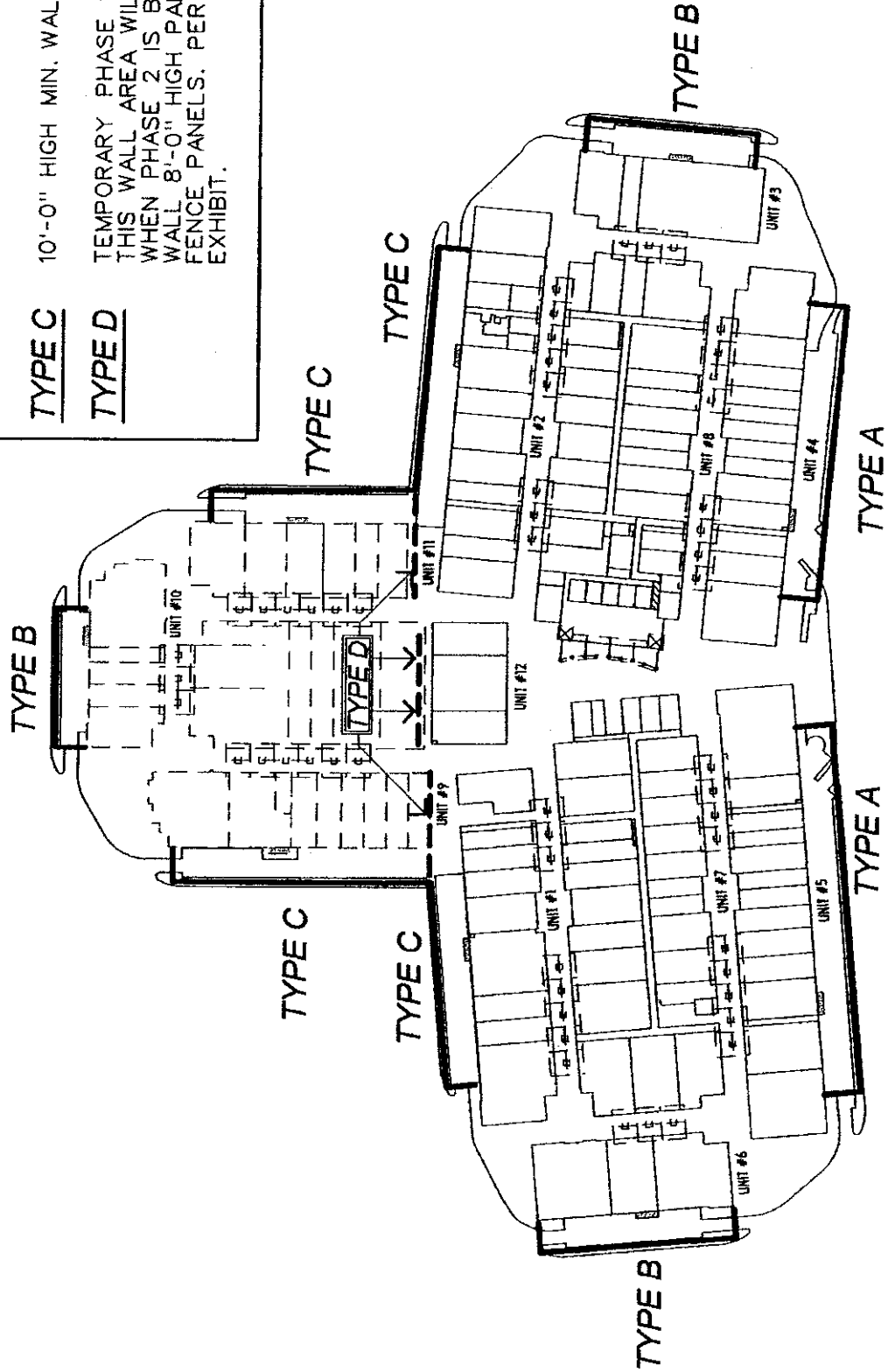
P.U.D. EXHIBIT E



**PUD No. 60 EXHIBIT F**

**SCREEN WALLS**

SCREEN WALLS	
<u>TYPE A</u>	18'-0" HIGH MIN. WALL
<u>TYPE B</u>	12'-0" HIGH MIN. WALL
<u>TYPE C</u>	10'-0" HIGH MIN. WALL
<u>TYPE D</u>	TEMPORARY PHASE 1 SCREEN WALL. THIS WALL AREA WILL BE REMOVED WHEN PHASE 2 IS BUILT. SCREEN WALL 8'-0" HIGH PAINTED WOOD FENCE PANELS. PER SEPERATE EXHIBIT.



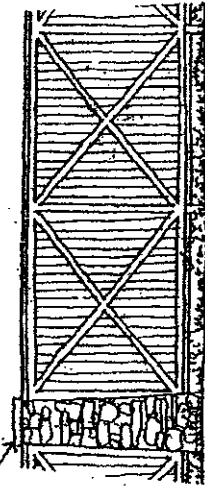
**ROUND ROCK PREMIUM OUTLETS**

Date: 10/25/04  
REV. 7/21/05

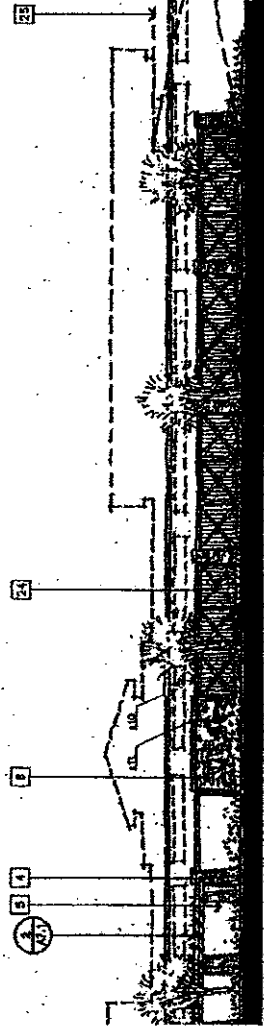
**SCREEN WALLS EXHIBITS**

P.U.D. EXHIBIT F

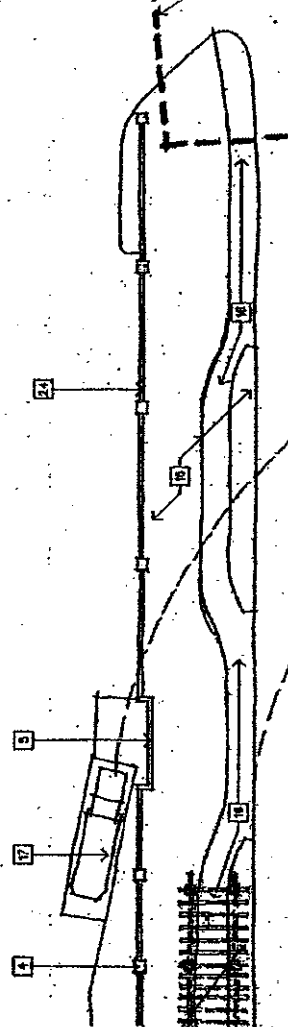
EXISTING STONE VENEER  
ATTACHED TO BLOCK



TEMPORARY SCREEN WALL



UNIT #2 TERTIARY EXPANSION WITH SCREEN WALL  
UNITS 1, 9, AND 11 (MIL-PT)



ROUND ROCK PREMIUM OUTLETS

DWG: 01/21/06

SCREEN WALLS EXHIBIT

P.U.D. EXHIBIT # F

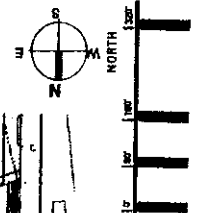
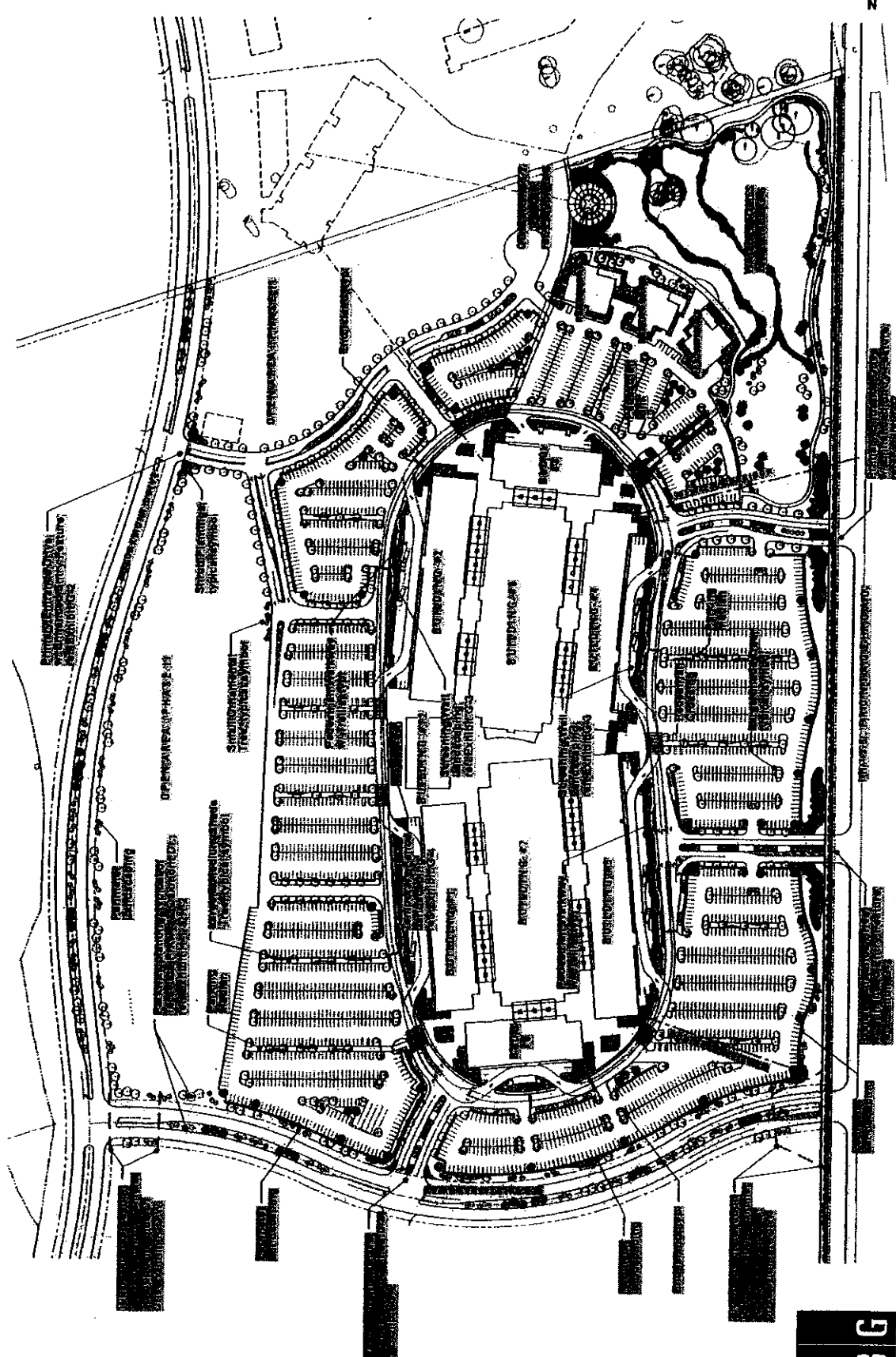




## **PUD No. 60 EXHIBIT G**

### **LANDSCAPING**

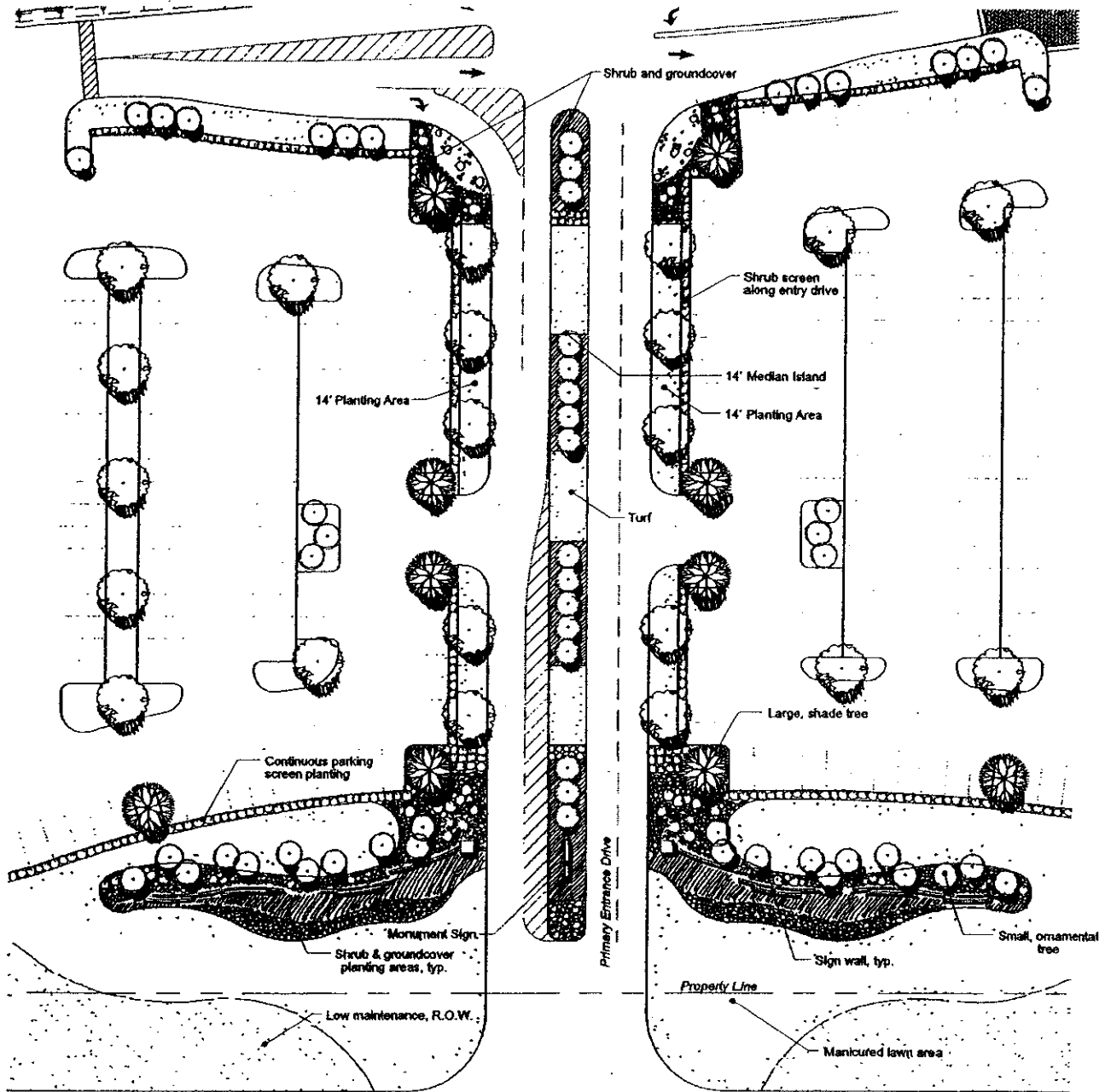
- G-1: Overall Landscape Concept Plan
- G-2: Entry Feature Landscaping
- G-3: Screening Wall Landscaping
- G-4: Temporary Fence Landscaping
- G-5: Water Features
- G-6: Community Plaza
- G-7: Overall Landscape Plant Palette



**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-1**  
**Overall Landscape Concept Plan**

**TBGG**  
**PARTNERS**  
 201 South Moore, Building 2,  
 Suite 201, Austin, Texas 78748  
 TELEPHONE: 512.452.2222  
 FAX: 512.452.2222  
 WWW.TBGG.COM

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
**FEBRUARY 24, 2009**



IH-35 Frontage Road



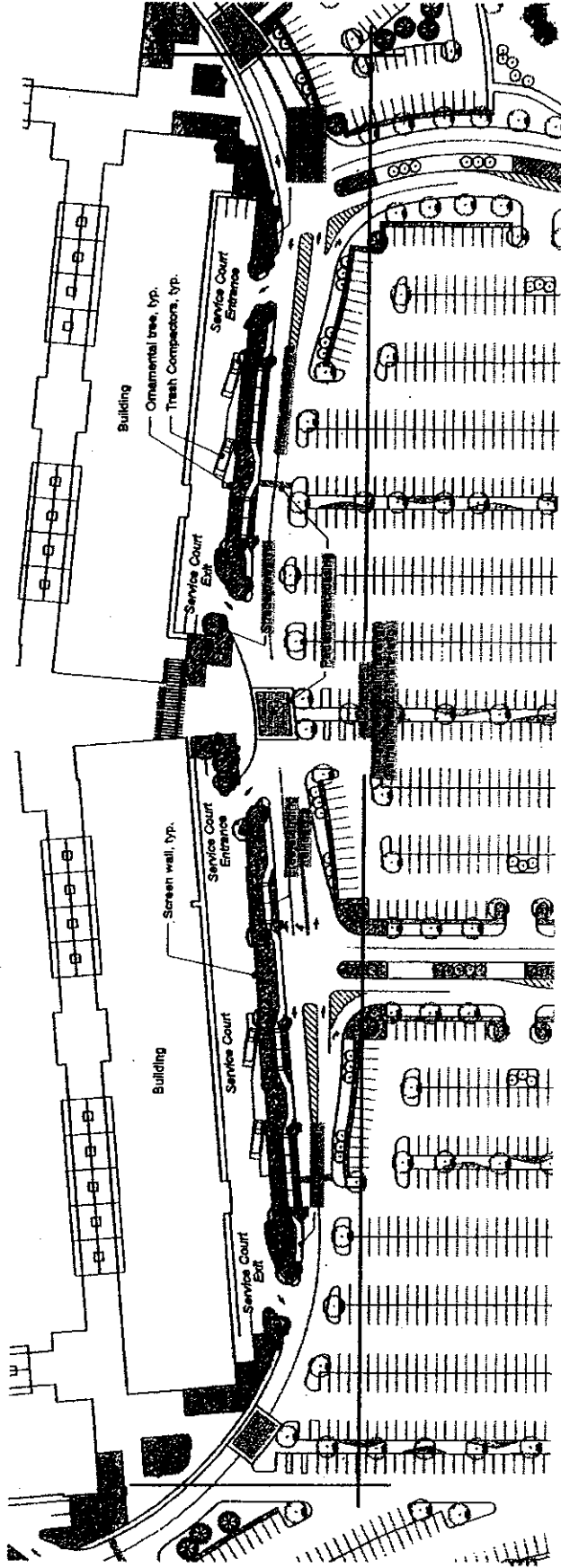
**PARTNERS**  
 601 South Meagan, Building 2,  
 Suite 200, Arvada, Texas 76710  
 TEL: 817.227.0011 FAX: 817.227.0008  
**LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING**

**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-2**  
**Entry Feature Landscaping**



FEBRUARY 24, 2005

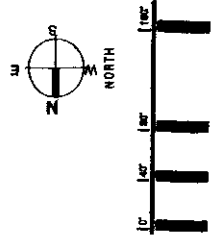
The information shown is based on data that is available and is subject to change without notice.



**T B G**

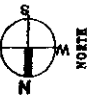
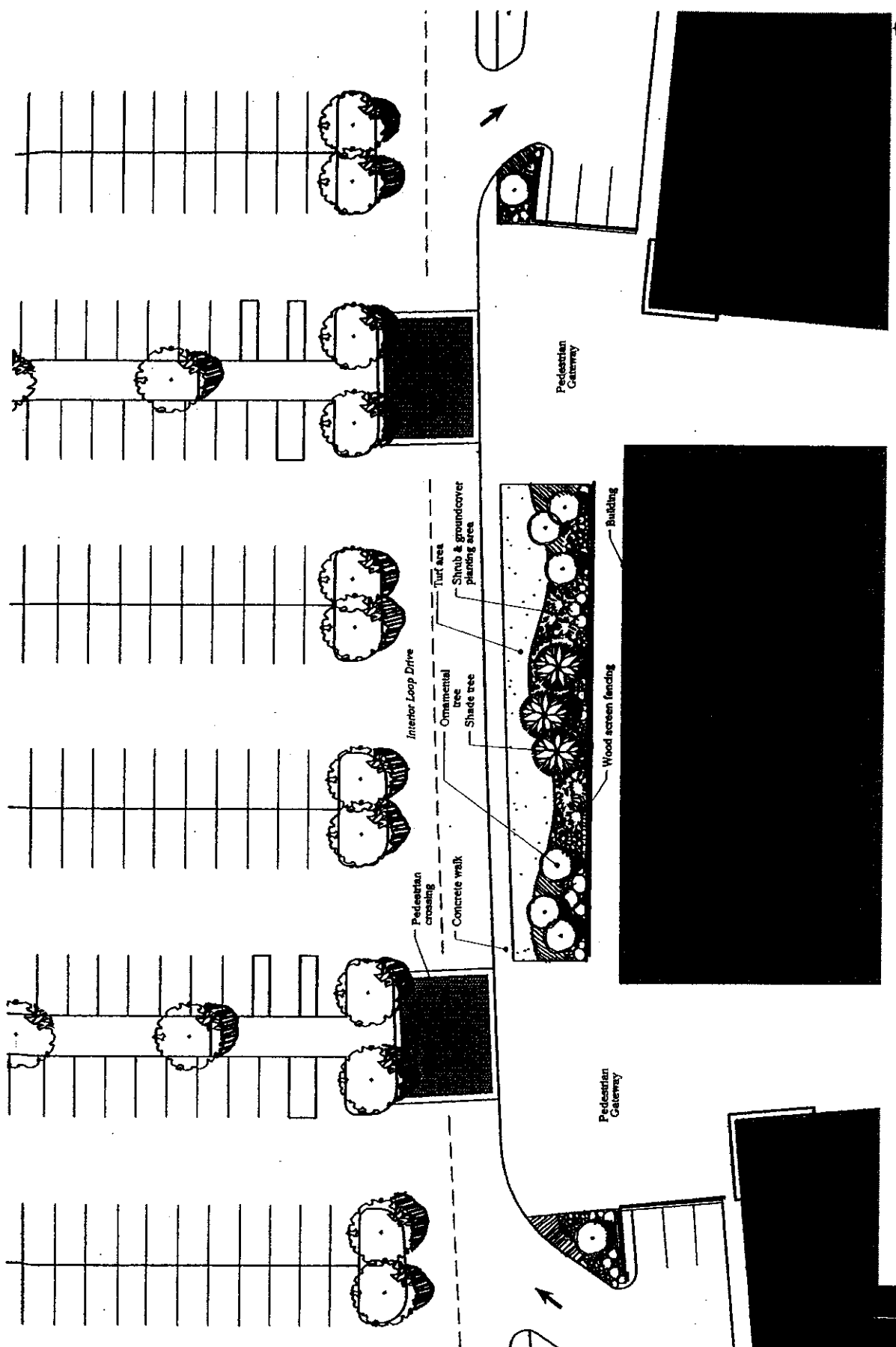
**PARTNERS**  
 851 South Hempstead, Building 2,  
 Suite 250, Austin, Texas 78716  
 TEL: 512.227.0111 FAX: 512.227.0486  
**LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING**

**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-3**  
 Screening Wall Landscaping



FEbruary 26, 2008

The drawings shown are based on the best information available and is subject to change without notice.

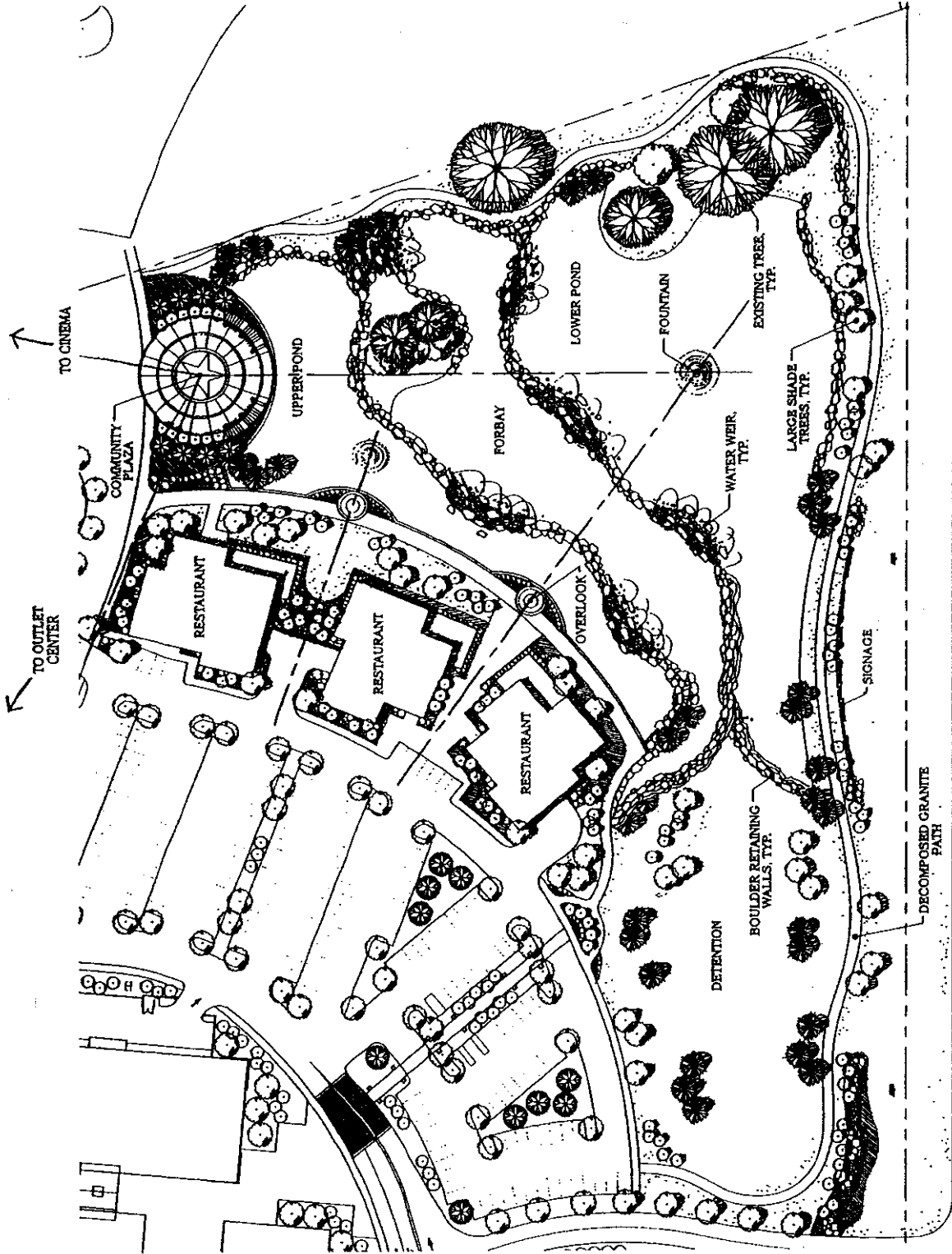


**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-4**  
 Temporary Fence  
 Landscaping

The information shown is based on the best information available and is subject to change without notice.  
 JANUARY 24, 2005

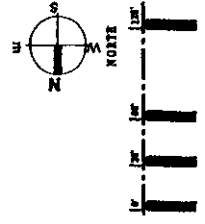


**PARTNERS**  
 401 West Alamo, Suite 200  
 San Antonio, Texas 78205  
 TEL: 214.222.1111  
 WWW.TBGPARTNERS.COM

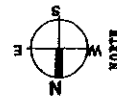
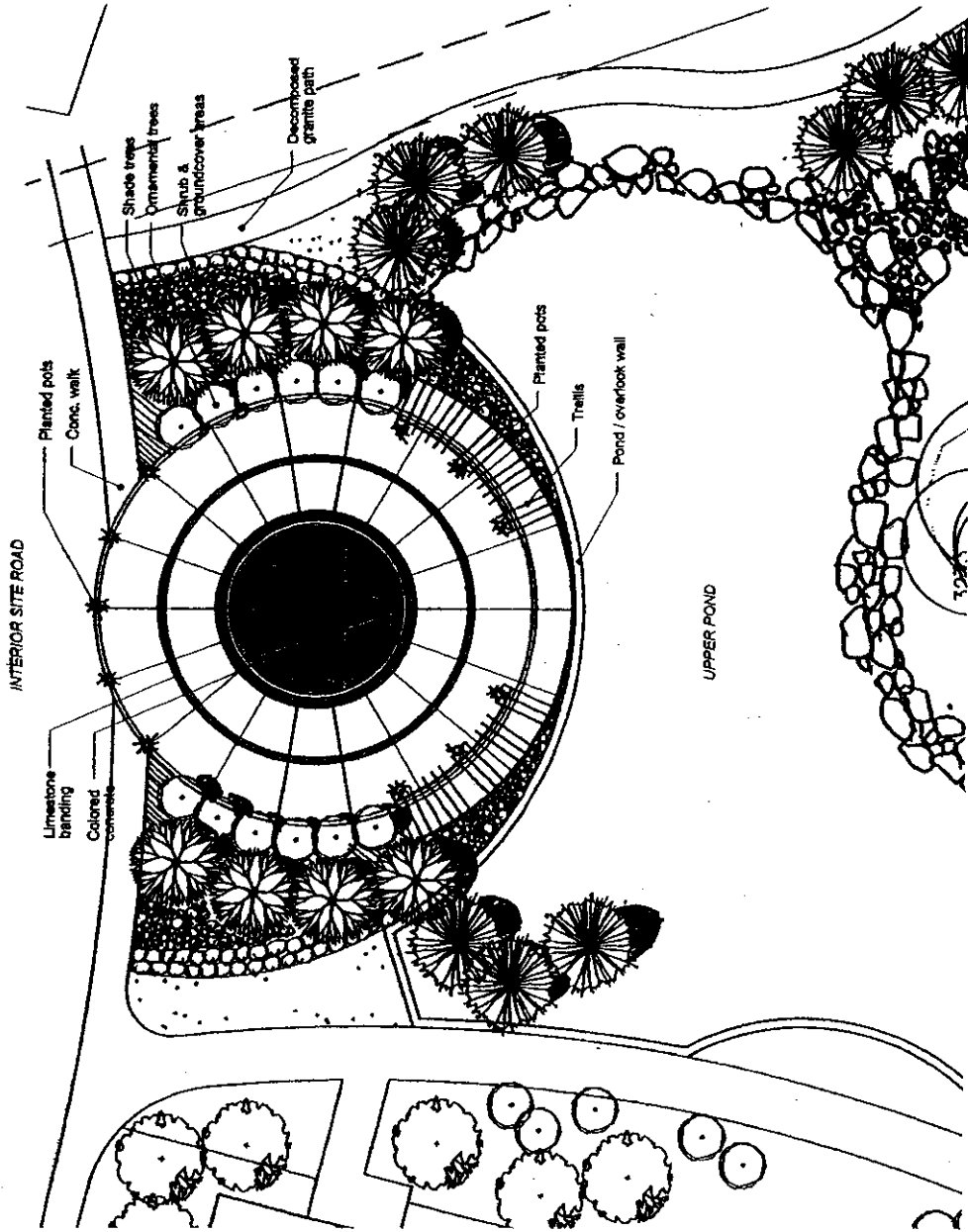


**TB G**  
**PARTNERS**  
 311 South Moore, Building 2,  
 Suite 200, Austin, Texas 78704  
 TEL: 512.476.1234 FAX: 512.476.1235  
 ARCHITECTURE  
 AND PLANNING

**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-5**  
 Water Features



The information shown is based on the best information available and is subject to change without notice.  
 JANUARY 28, 2005



**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT G-6**  
 Community Plaza

The information shown is based on the best information available and is subject to change without notice.  
**FEBRUARY 18, 2009**

**T B G**  
 PARTNERS  
 401 South Morgan, Building 2,  
 Suite 300, Austin, Texas 78746  
 TEL: 512.321.0001 FAX: 512.321.0002  
 WWW.TBGPARTNERS.COM

REPRESENTATIVE  
PLANT PALETTE

Trees- Shade

Live Oak  
*Quercus virginiana*  
 Monterrey Oak  
*Quercus polymorpha*  
 Shumard Oak  
*Quercus shumardii*  
 Bald Cypress  
*Taxodium distichum*  
 Cedar Elm  
*Ulmus crassifolia*  
 Chinquapin Oak  
*Quercus muehlenbergii*  
 Bur Oak  
*Quercus macrocarpa*

Trees- Ornamental

Yaupon Holly  
*Ilex vomitoria*  
 Tree Wax Myrtle  
*Myrica cerifera*  
 Crapemyrtle  
*Lagerstroemia indica*  
 Texas Mountain Laurel  
*Sophora secundiflora*  
 Texas Redbud  
*Cercis canadensis 'Texensis'*

Ornamental Grasses

Maiden Grass  
*Miscanthus sinensis 'Gracillimus'*  
 Muhly Grass  
*Muhlenbergia lindheimeri*  
 Gulf Muhly Grass  
*Muhlenbergia capillaris*  
 Butterfly Iris  
*Diets, spp.*  
 Pampas Grass  
*Cortaderia selloana*  
 Mexican Feather Grass  
*Stipa tenuissima*

Shrubs

Primrose Jasmine  
*Jasminum mesnyi*  
 Texas Sage  
*Leucophyllum frutescens*  
 Red Yucca  
*Hesperaloe parviflora*  
 Pineapple Guava  
*Feijoa sellowiana*  
 Rosemary  
*Rosmarinus officinalis*  
 Soft Leaf Yucca  
*Yucca recurvifolia*

Perennials

New Gold Lantana  
*Lantana camara 'New Gold'*  
 Cherry Sage  
*Salvia greggii*  
 Mexican Heather  
*Cuphea hyssopifolia*  
 Mexican Bush Sage  
*Salvia leucantha*  
 Purple Trailing Lantana  
*Lantana montevidensis*  
 Mealy Blue Sage  
*Salvia farinacea*

Vines and Groundcovers

Asian Jasmine  
*Trachelospermum asiaticum*  
 'Big Blue' Liriope  
*Liriope muscari 'Big Blue'*  
 Giant Liriope  
*Liriope gigantea*  
 Climbing Fig  
*Ficus pumila*  
 Carolina Jessamine  
*Gelsemium sempervirens*  
 Monkey Grass  
*Ophiopogon japonica*  
 Star Jasmine  
*Trachelospermum jasminoides*  
 Creeping Rosemary  
*Rosmarinus prostratus*  
 Crossvine  
*Bignonia capreolata*  
 Coral Honeysuckle  
*Lonicera sempervirens*  
 Trumpet Vine  
*Campsis radicans*

NOTE:  
 ALL PLANTS TO BE CONSISTANT WITH CITY OF ROUND  
 ROCK APPROVED PLANT LIST.



PARTNERS  
 401 South Main, Building 2,  
 Suite 304, Austin, Texas 78704  
 TEL: 512.477.2661 FAX: 512.477.2662

LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING

ROUND ROCK PREMIUM OUTLETS

EXHIBIT G-7

Overall Landscape Plant Palette

JANUARY 24, 2005

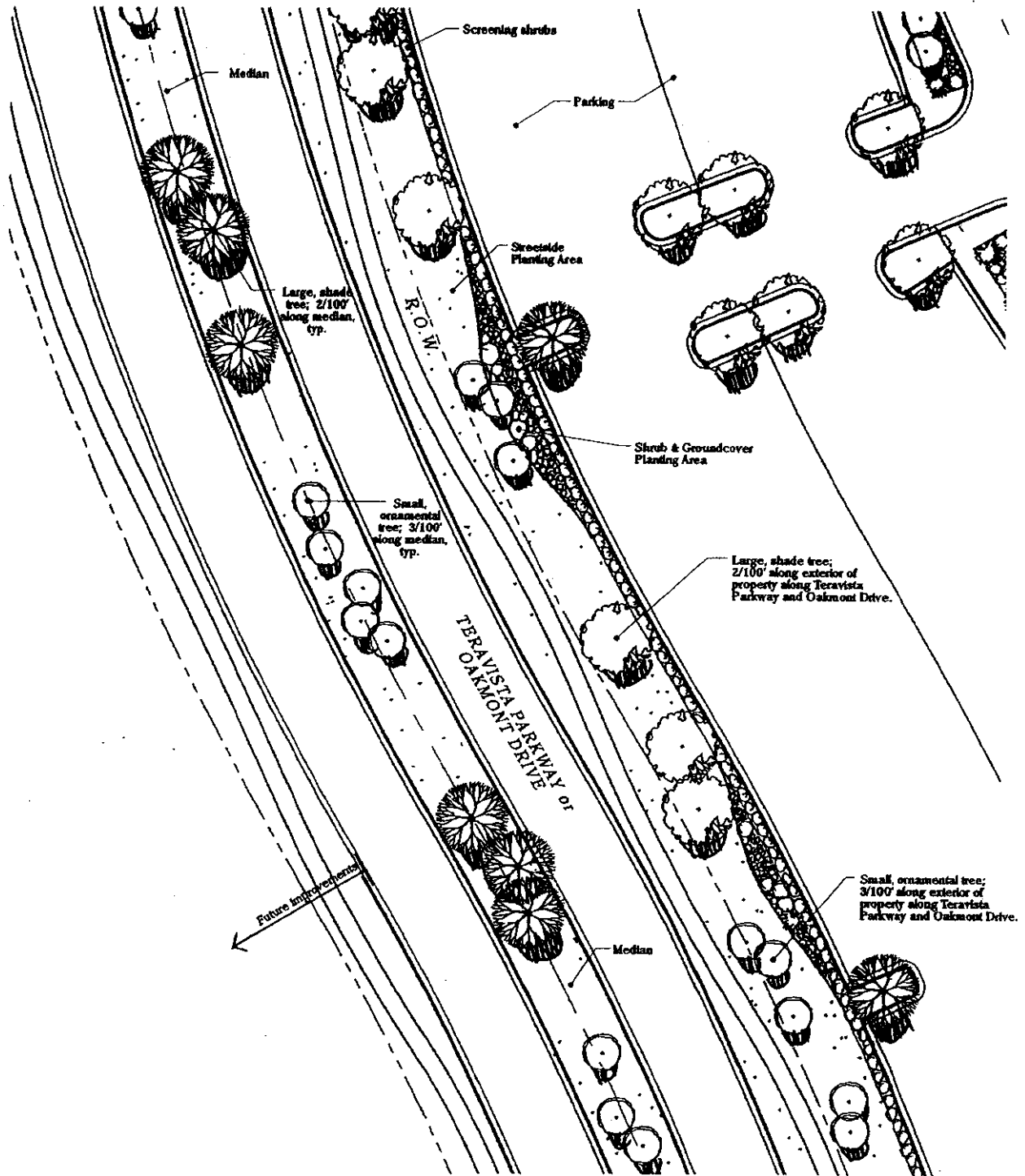


## **PUD No. 60 EXHIBIT H**

### **STREETSCAPES**

H-1: Streetscape (Plan View)

H-2: Streetscape (Profile View)



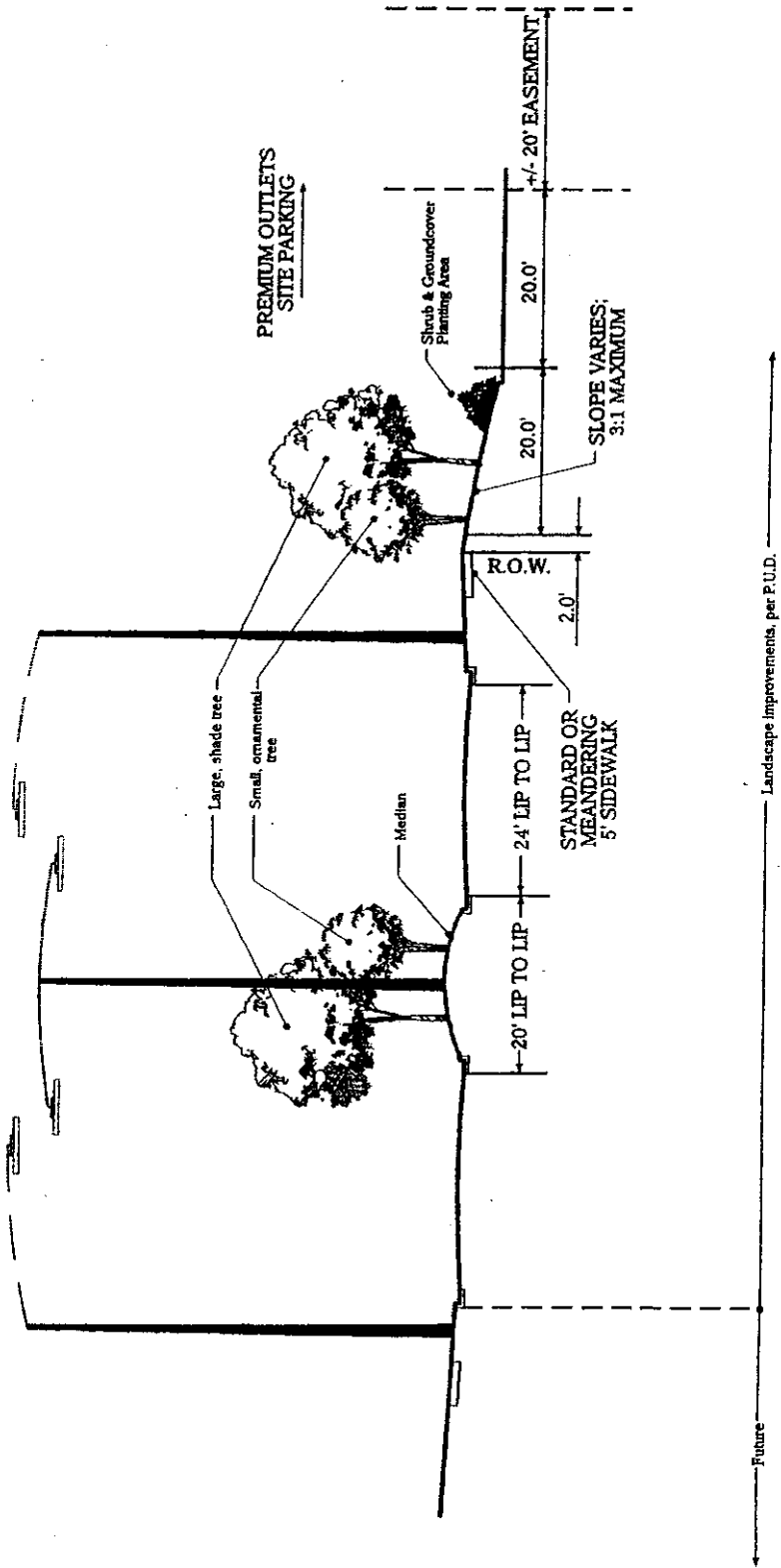
**T B G**  
 PARTNERS  
 601 South Maple, Building 2,  
 Suite 200, Austin, Texas 78748  
 512.452.2000 FAX 512.452.2001  
 LANDSCAPE  
 ARCHITECTURE  
 AND PLANNING

**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT H-1**  
**Streetscape (Plan View)**



JANUARY 28, 2005

The information shown is based on the best information available and is subject to change without notice.



**ROUND ROCK PREMIUM OUTLETS**  
**EXHIBIT H-2**  
**Streetscape (Profile View)**

**T B G**  
**PARTNERS**  
 601 South Congress, Suite 100  
 Austin, Texas 78704  
 TEL: 512.476.2200 FAX: 512.476.2201  
**LANDSCAPE ARCHITECTURE & PLANNING**



The information shown is based on the best information available and is subject to change without notice.  
 JANUARY 23, 2005

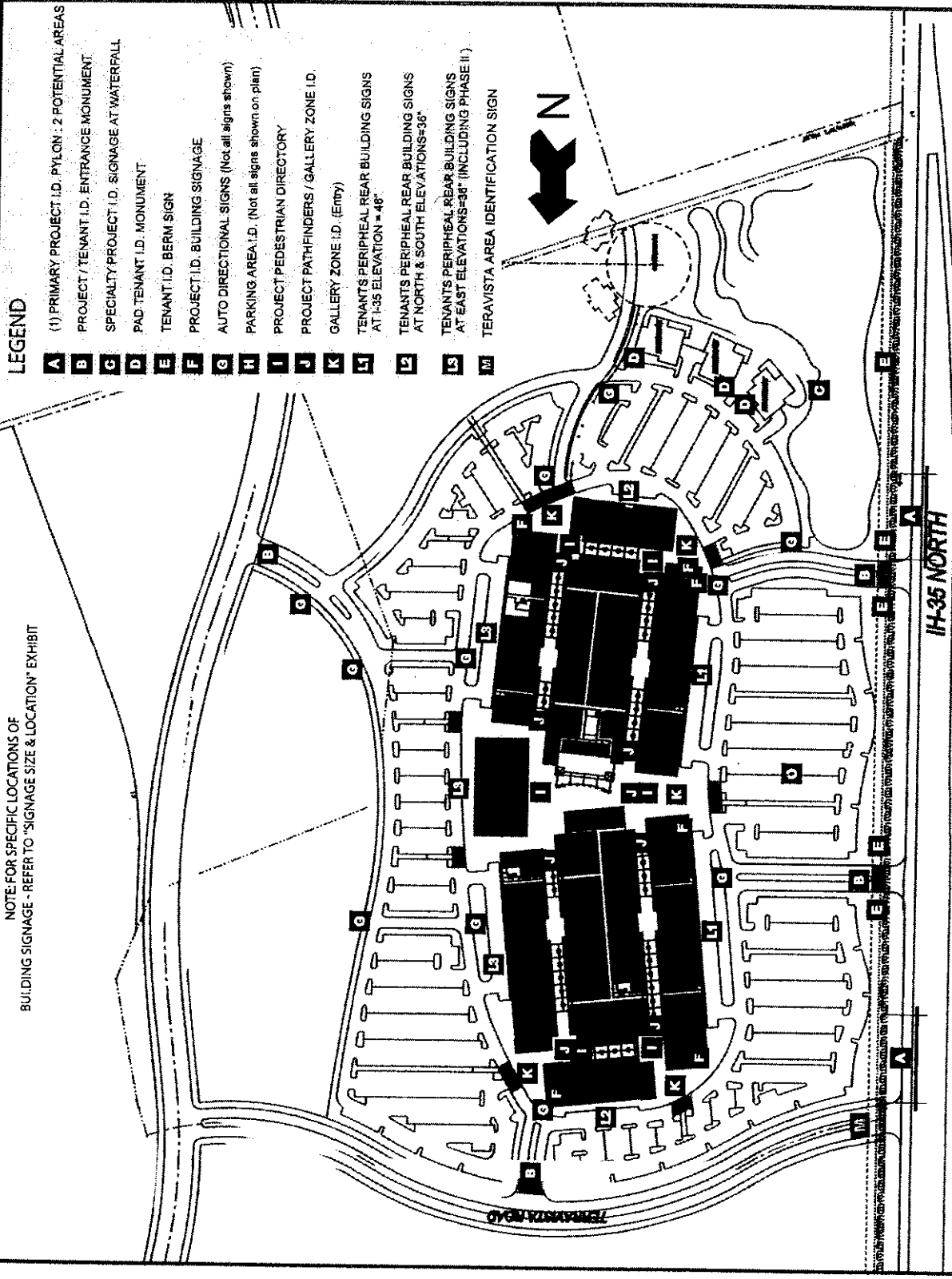
## **PUD No. 60 EXHIBIT I**

### **SIGNAGE**

- I-1: Overall Signage Location Map
- I-2: Specialty Project Identification Signage
- I-3: Tenant Identification Berm Wall Signs
- I-4: Tenant Peripheral Rear Building Signage
- I-5: Teravista Area Identification Sign

# EXHIBIT I-1 OVERALL SIGNAGE LOCATION PLAN

NOTE: FOR SPECIFIC LOCATIONS OF BUILDING SIGNAGE - REFER TO "SIGNAGE SIZE & LOCATION" EXHIBIT

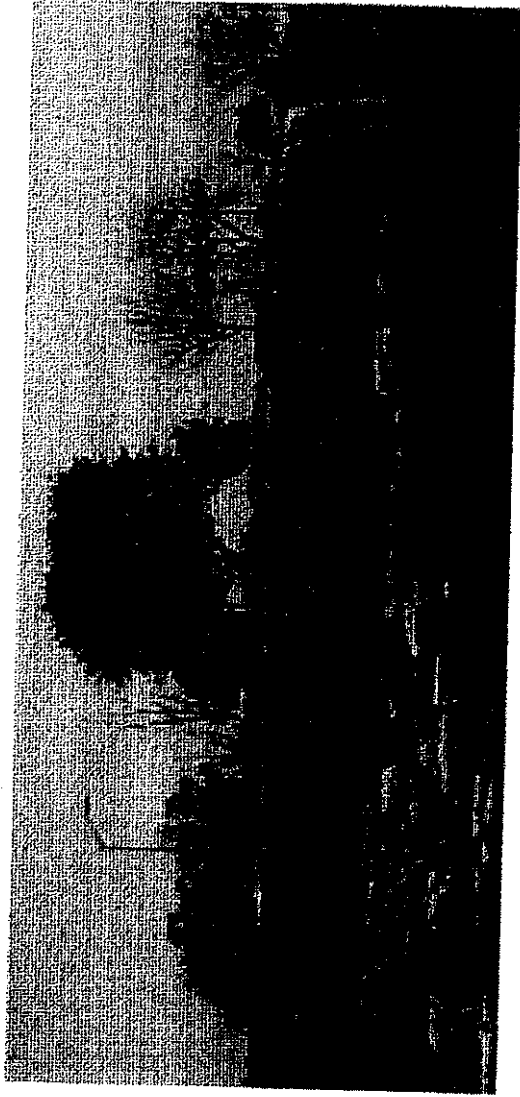


## LEGEND

- A** (1) PRIMARY PROJECT I.D. PYLON : 2 POTENTIAL AREAS
- B** PROJECT / TENANT I.D. ENTRANCE MONUMENT
- C** SPECIALTY PROJECT I.D. SIGNAGE AT WATERFALL
- D** PAD TENANT I.D. MONUMENT
- E** TENANT I.D. BERM SIGN
- F** PROJECT I.D. BUILDING SIGNAGE
- G** AUTO DIRECTIONAL SIGNS (Not all signs shown)
- H** PARKING AREA I.D. (Not all signs shown on plan)
- I** PROJECT PEDESTRIAN DIRECTORY
- J** PROJECT PATHFINDERS / GALLERY ZONE I.D.
- K** GALLERY ZONE I.D. (Empty)
- L1** TENANT'S PERIPHERAL REAR BUILDING SIGNS AT ELEVATION = 46"
- L2** TENANT'S PERIPHERAL REAR BUILDING SIGNS AT NORTH & SOUTH ELEVATIONS=38"
- L3** TENANT'S PERIPHERAL REAR BUILDING SIGNS AT EAST ELEVATIONS=38" (INCLUDING PHASE II)
- M** TERRAVISTA AREA IDENTIFICATION SIGN

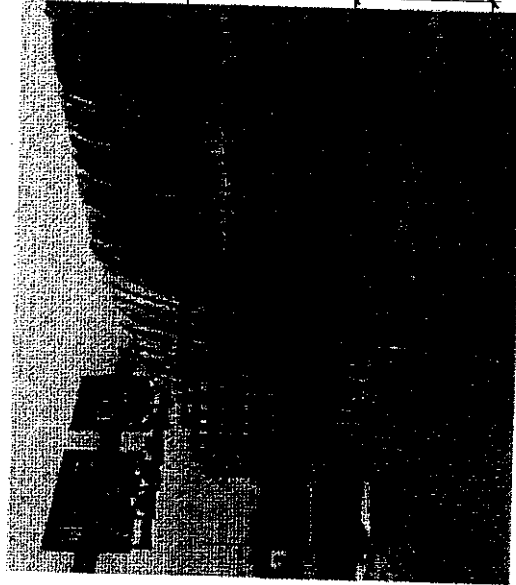
NOTE: TYPE A SIGNAGE IS INDICATED AS 1 SIGN TOTAL. THERE ARE 2 POTENTIAL AREAS TO BE DETERMINED DEPENDING ON SITE CONDITIONS.

2/25/05



EXAMPLE PHOTOGRAPHS OF  
SIMILIAR SIGN AT AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT.

PATINA FINISH STEEL LETTERS PINNED  
OFF OF THE ROCK WATER FALL FACE.



5'-0" HIGH  
MAXIMUM

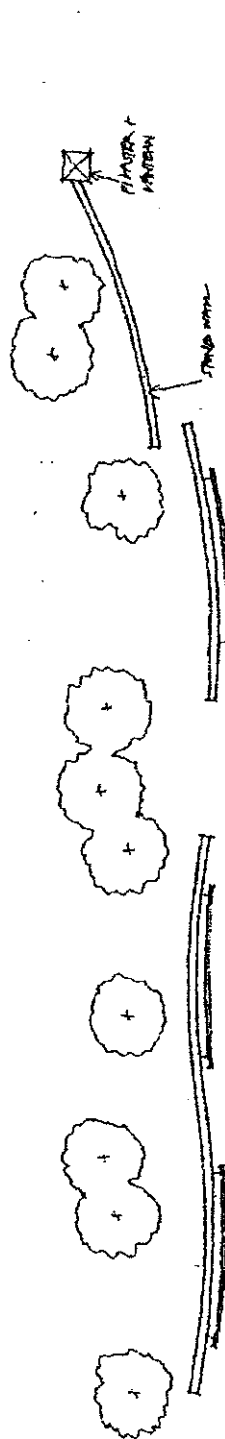


ROUND ROCK PREMIUM OUTLETS

Date: 01/21/05

SPECIALTY PROJECT IDENTIFICATION SIGNAGE

P.U.D. EXHIBIT # I-2



LANDSCAPE - TREES - PLANTER BOX

PLAN 1/8" = 1'-0"

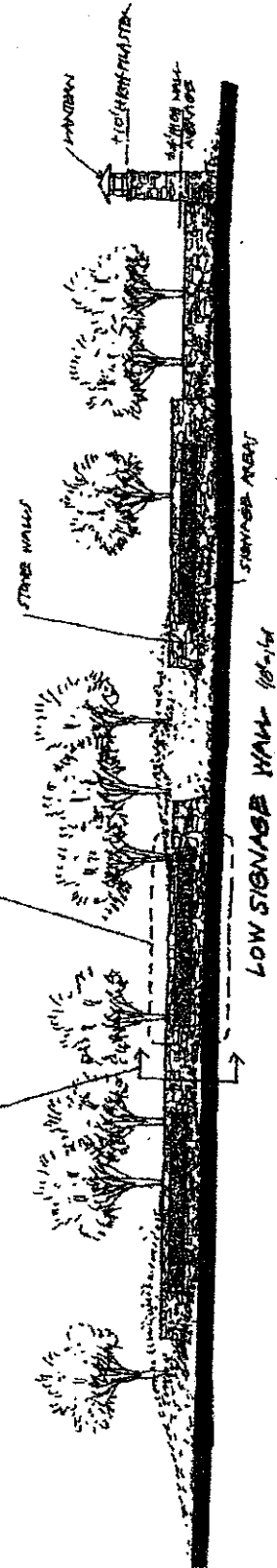
GROUP ISLANDS IN THE DISTANCE FOR ACCENTING THE STONE WALL



ENHANCED SIGNATURE WALL 1/4" = 1'-0"



SECTION THROUGH SIGNATURE WALL



LOW SIGNATURE WALL 1/8" = 1'-0"

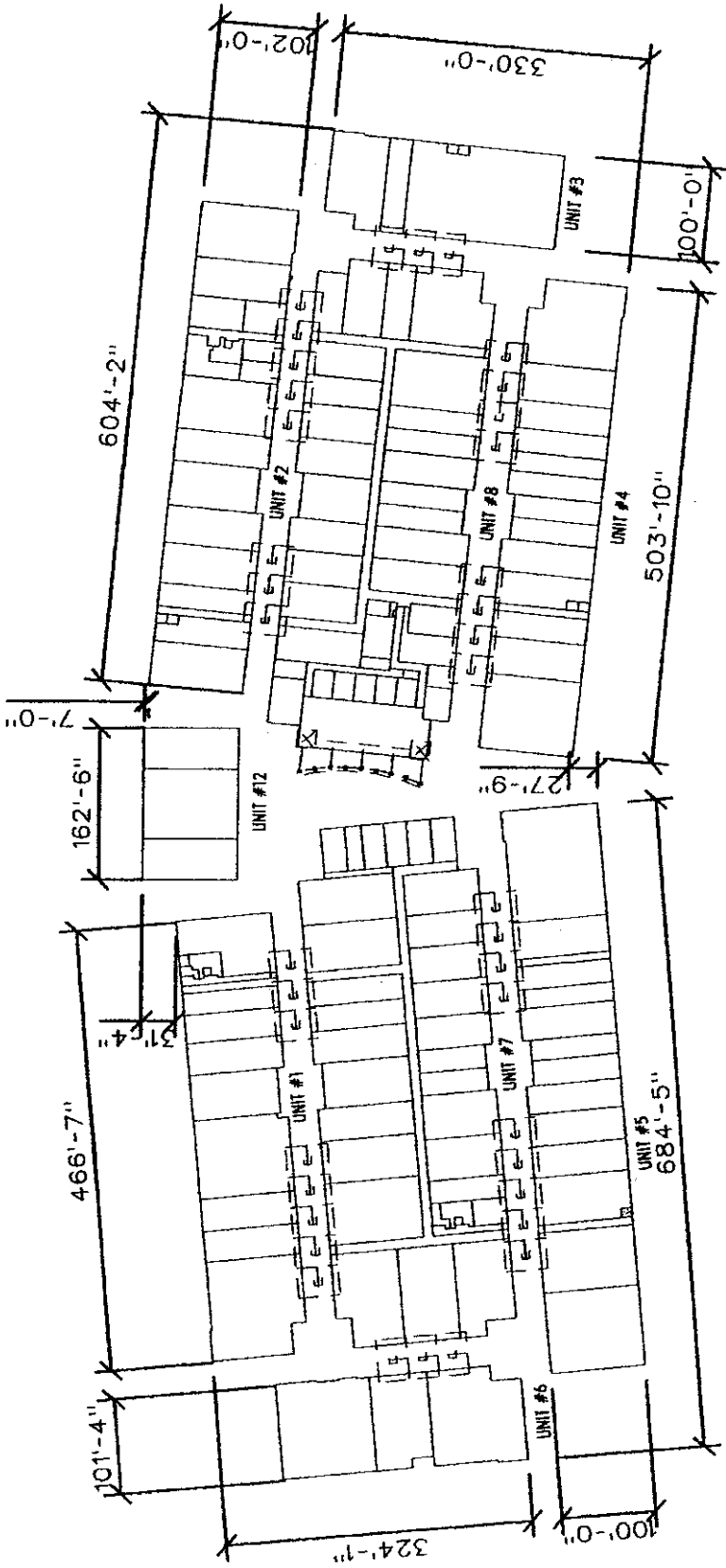


ROUND ROCK PREMIUM OUTLETS

DATE: 01/21/05  
02/25/06

TENANT IDENTIFICATION BERM WALL SIGNS

P.U.D. EXHIBIT # 1-3



TOTAL BUILDING PERIMETER PHASE I - 3543'-0" LF  
 MAX. TENANT SIGN AREA PHASE I - 3543 SQUARE FEET  
 SIGNAGE RATIO 1 LF = 1 SF

ROUND ROCK PREMIUM OUTLETS



Date: 10/25/04  
 REV. 2/25/05

AREA OF TENANT SIGNAGE ALLOWED - PHASE I P.U.D. EXHIBIT # 14



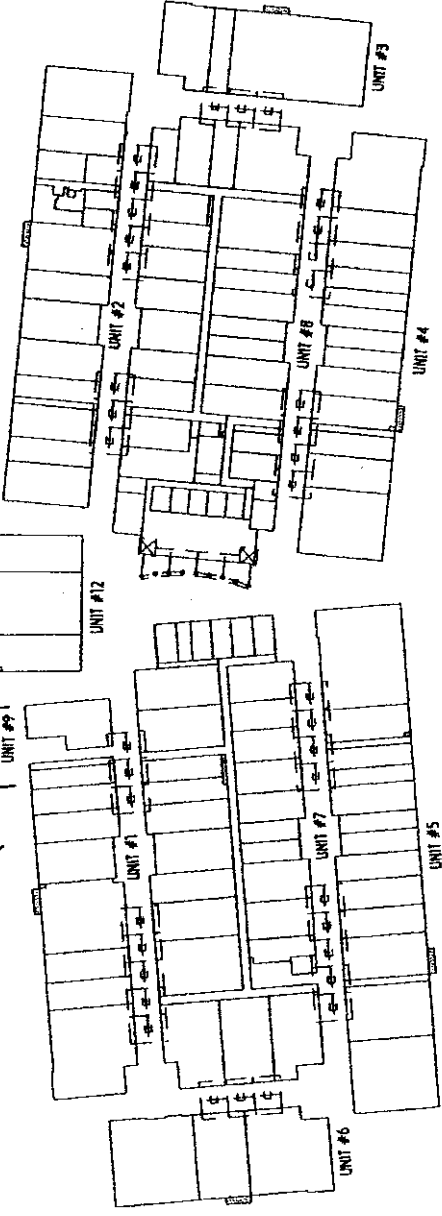
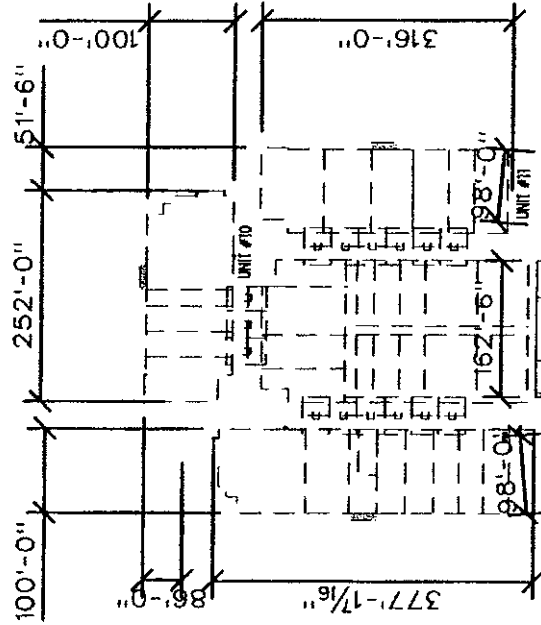
**TENANT SIGN AREA  
SUMMARY @ FULL BUILD-OUT**

TOTAL PHASE I - 3543'-0" LF  
TOTAL PHASE II - 1271'-0" LF

SUB-TOTAL - 4814'-0" LF  
OVERLAP - -358'-6" LF

GRAND TOTAL - 4455'-6" LF

TENANT SIGN AREA  
GRAND TOTAL - 4455.5 SF



TOTAL BUILDING PERIMETER PHASE II - 1271'-0"      MAX. TENANT SIGN AREA PHASE II- 1271 SQUARE FEET  
SIGNAGE RATIO 1 LF = 1 SF

**ROUND ROCK PREMIUM OUTLETS**

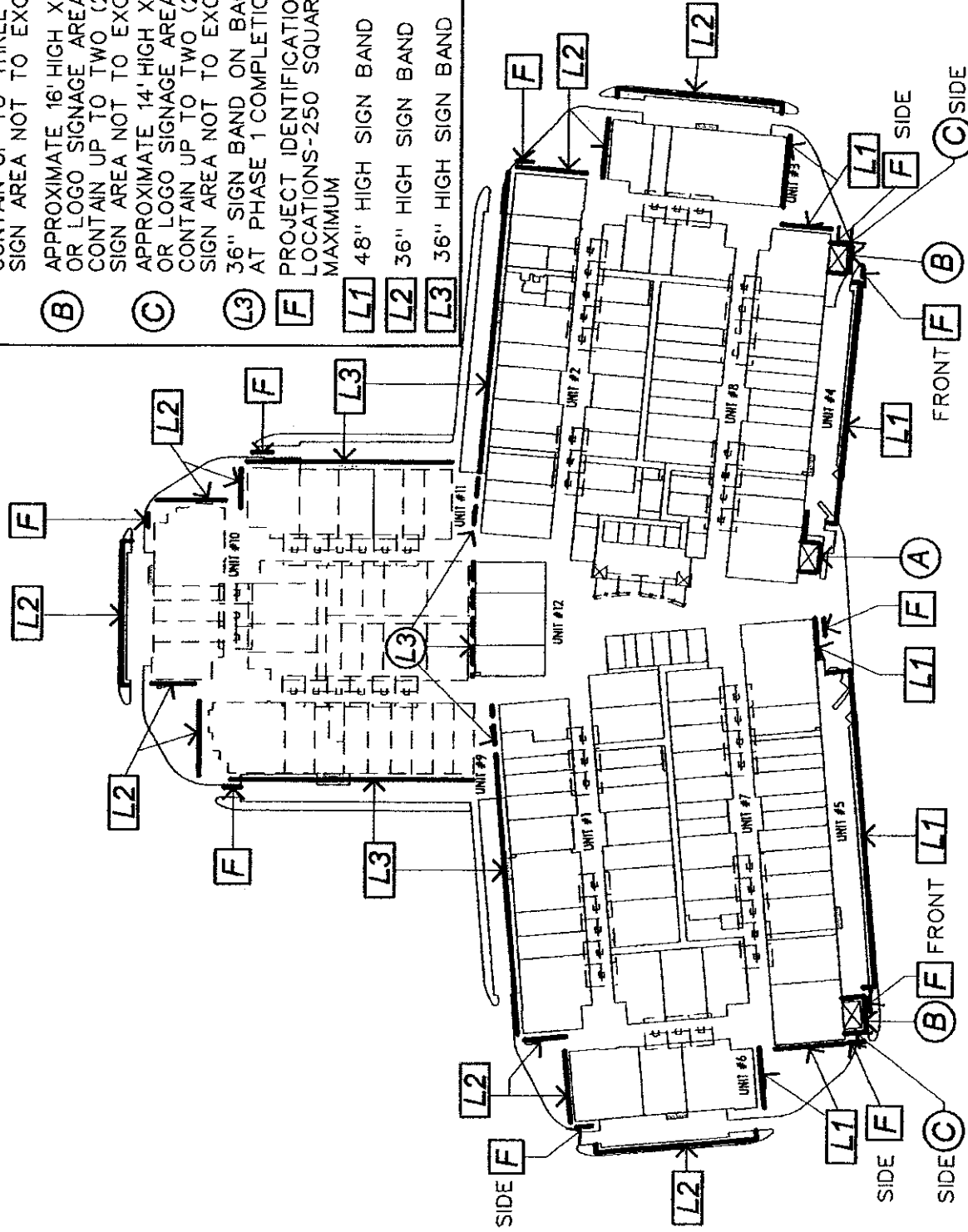


DATE: 10/25/04  
REV: 2/25/05

AREA OF TENANT SIGNAGE ALLOWED - PHASE II / FINAL BUILD OUT P.U.D. EXHIBIT # 14

# SIGNAGE SIZES

- (A)** APPROXIMATE 24' HIGH X 20' WIDE MAJOR TENANT OR LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO THREE (3) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 450sf.
- (B)** APPROXIMATE 16' HIGH X 20' WIDE MAJOR TENANT OR LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO TWO (2) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 300sf.
- (C)** APPROXIMATE 14' HIGH X 18' WIDE MAJOR TENANT OR LOGO SIGNAGE AREA. THIS AREA MAY CONTAIN UP TO TWO (2) SIGNS. TOTAL SIGN AREA NOT TO EXCEED 250sf.
- (L3)** 36" SIGN BAND ON BACK OF UNIT 12 AT PHASE 1 COMPLETION
- (F)** PROJECT IDENTIFICATION SIGN POTENTIAL LOCATIONS - 250 SQUARE FOOT AREA MAXIMUM
- (L1)** 48" HIGH SIGN BAND
- (L2)** 36" HIGH SIGN BAND
- (L3)** 36" HIGH SIGN BAND



## ROUND ROCK PREMIUM OUTLETS



Date: 10/25/04  
REV: 2/25/05

### BUILDING SIGNAGE SIZES AND LOCATION EXHIBIT

P.U.D. EXHIBIT # 14

**L1** TYPICAL  
 POTENTIAL LOCATIONS OF  
 PRIMARY EXPOSURE TENANT  
 SIGN 48" HIGH X 24" LONG +/-  
 SIGN AREA, TYPICAL.

**A** THREE TENANT SIGNS AND LOGO  
 TYPES MAY OCCUR WITHIN THIS AREA.

**F** THIS SIGN AREA DESIGNATED  
 FOR PROJECT I.D. SIGN 250 S.F.  
 MAXIMUM AREA.

NOTE: TOTAL MAXIMUM TENANT SIGNAGE  
 AREA PER PHASE SHALL BE AS CALCULATED  
 PER PRECEDING SIGNAGE AREA EXHIBITS.

SECTION A

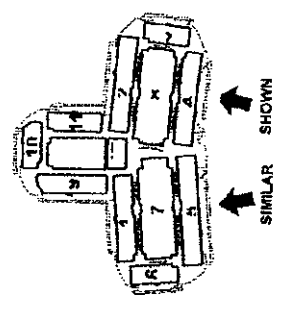
**B** TWO TENANT SIGNS AND LOGO  
 TYPES MAY OCCUR WITHIN THIS  
 AREA.

SECTION B

**F** THIS SIGN AREA DESIGNATED  
 FOR PROJECT I.D. SIGN 260 S.F.  
 MAXIMUM AREA.

SECTION C

OVERALL ELEVATION - EXAMPLE PRIMARY EXPOSURES - (UNIT 4 SHOW)



ROUND ROCK PREMIUM OUTLETS

DATE: 01/21/05  
 02/25/05

TENANT SIGNAGE ELEVATION EXHIBIT- PRIMARY EXPOSURES

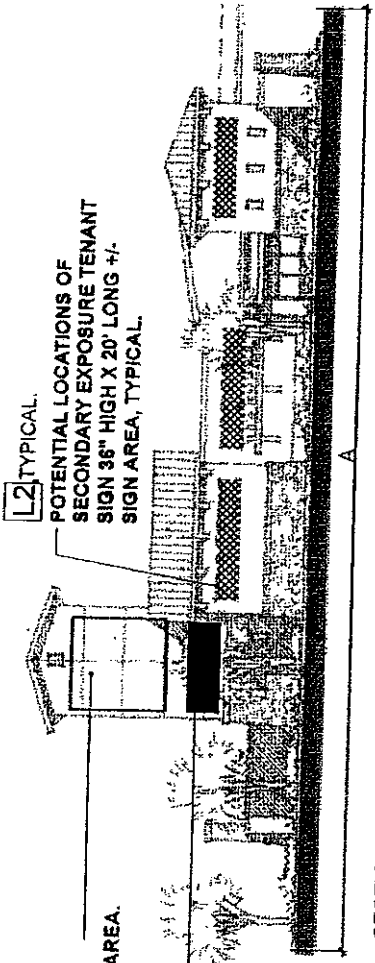
P.U.D. EXHIBIT # I-4

(C)

TWO TENANT SIGNS AND LOGO TYPES MAY OCCUR WITHIN THIS AREA.

L2 TYPICAL

POTENTIAL LOCATIONS OF SECONDARY EXPOSURE TENANT SIGN 36" HIGH X 20' LONG +/- SIGN AREA, TYPICAL.



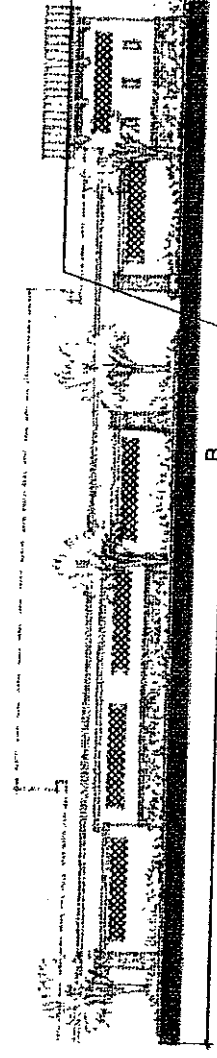
SECTION A

(F)

THIS SIGN AREA DESIGNATED FOR PROJECT I.D. SIGN 250 S.F. MAXIMUM AREA.

(F)

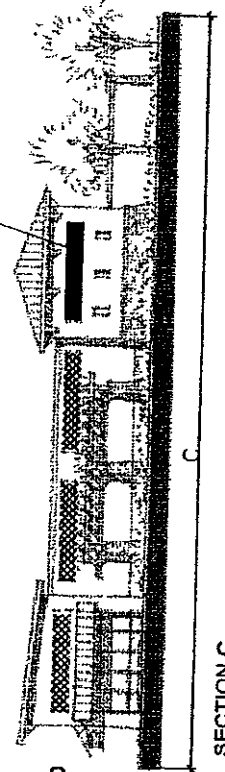
THIS SIGN AREA DESIGNATED FOR PROJECT I.D. SIGN 280 S.F. MAXIMUM AREA.



SECTION B

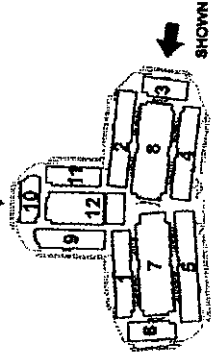
NOTE: TOTAL MAXIMUM TENANT SIGNAGE AREA PER PHASE SHALL BE AS CALCULATED PER PRECEDING SIGNAGE AREA EXHIBITS.

SIMILAR



SECTION C

SIMILAR



SHOWN

OVERALL ELEVATION- EXAMPLE SECONDARY EXPOSURES- (UNIT- 3 SHOWN)

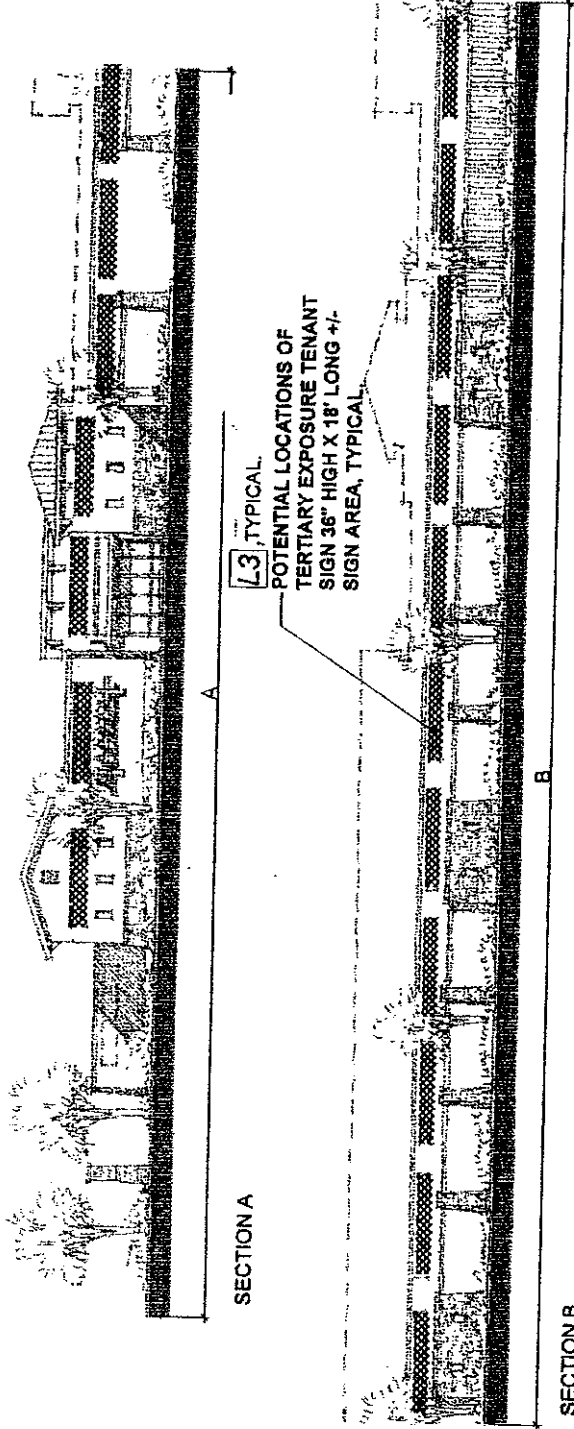


ROUND ROCK PREMIUM OUTLETS

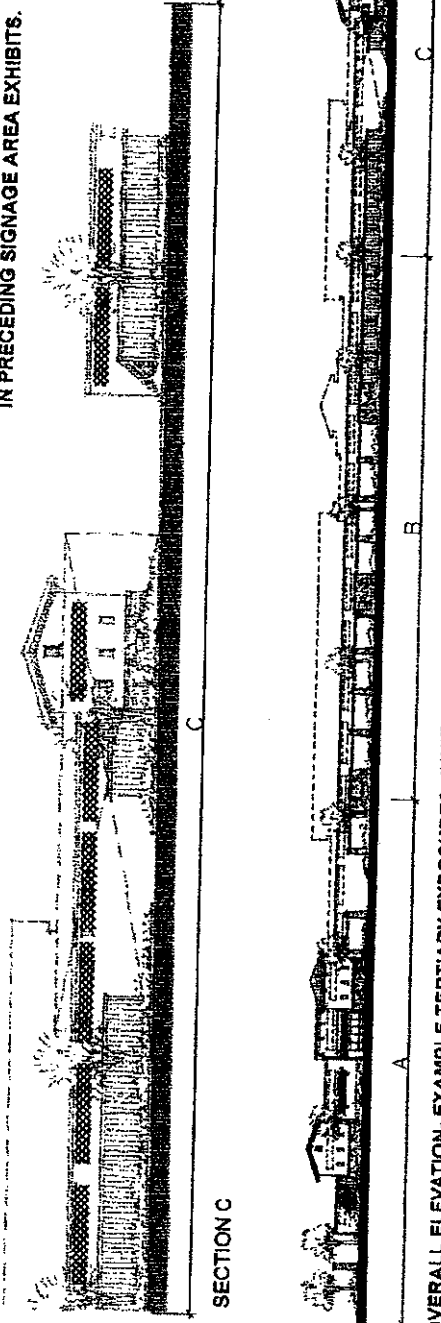
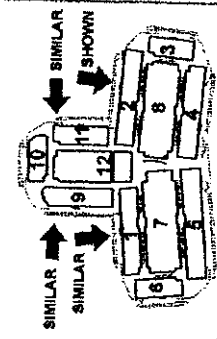
DATE: 01/21/05  
DATE: 02/26/05

TENANT SIGNAGE ELEVATION EXHIBIT- SECONDARY EXPOSURES

P.U.D. EXHIBIT # 1-4



NOTE: TOTAL MAXIMUM TENANT SIGNAGE AREA PER PHASE SHALL BE AS CALCULATED IN PRECEDING SIGNAGE AREA EXHIBITS.



OVERALL ELEVATION - EXAMPLE TERTIARY EXPOSURES - (UNIT 2 SHOWN)

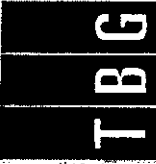


ROUND ROCK PREMIUM OUTLETS

DWG 01/21/06 0225/06

TENANT SIGNAGE ELEVATION EXHIBIT- TERTIARY EXPOSURES

P.U.D. EXHIBIT # I-4



PARTNERS

Landscape Architects - Planners  
401 South Maple  
Building 2, Suite 200  
North, Texas 75042  
Tel: (972) 412-1111 Fax: (972) 412-7485  
Austin Dallas Houston Oklahoma

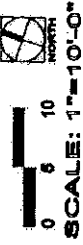
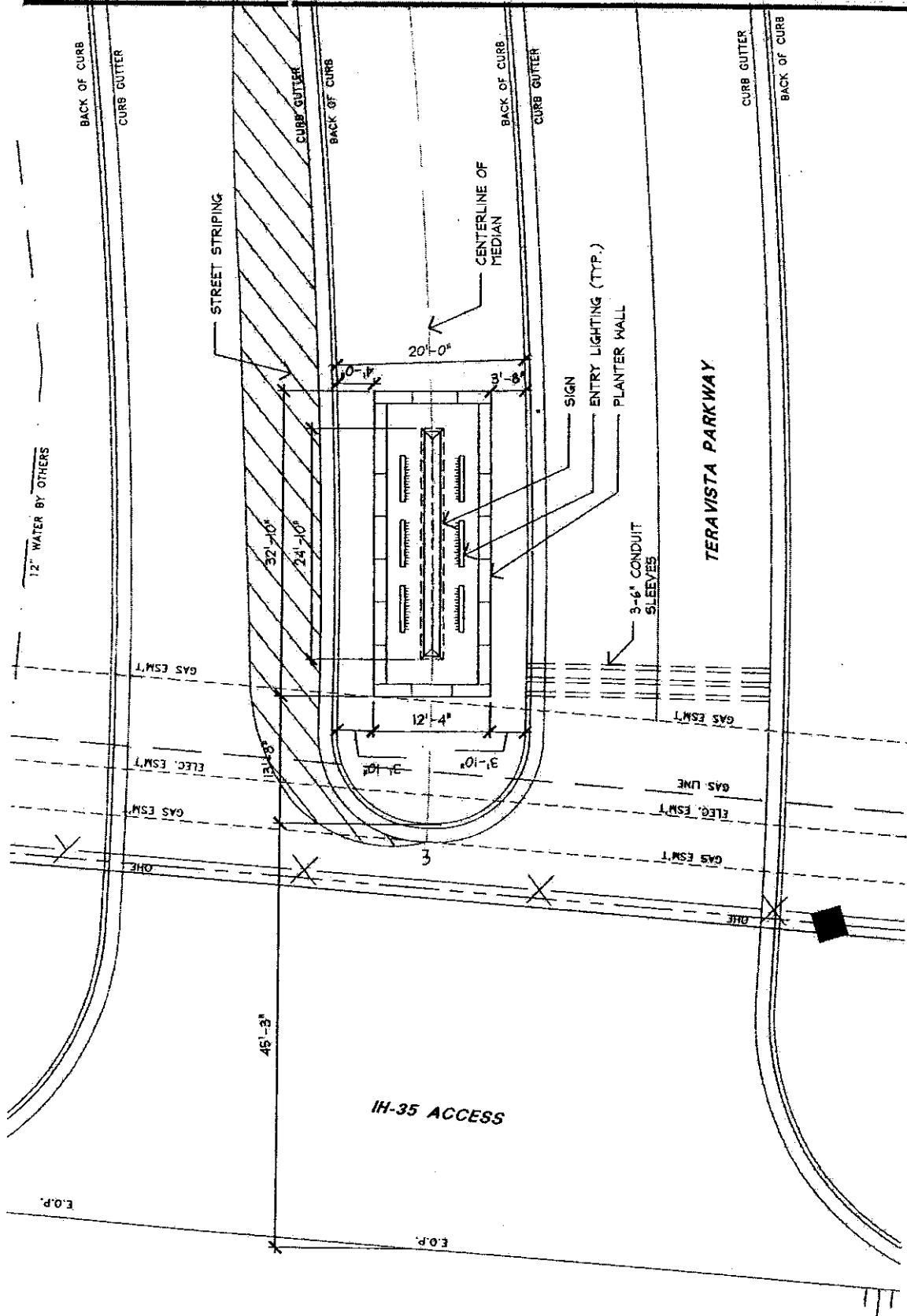
Project  
NEWLAND  
COMMUNITIES

TERAVISTA  
OUTLET  
SIGN

ROUND ROCK, TEXAS  
Project Number:

Designed: T.A.  
Drawn: A.L.S.  
Reviewed: T.A.  
Date Issued:  
Project:

Sheet Title  
OUTLET  
SIGN LAYOUT  
PLAN  
Sheet Number  
LS. 01





PARTNERS

Leadership Architecture • Planning  
301 South Main Street  
Austin, Texas 78701  
512/522-1000 Fax 512/522-0444  
Austin • Dallas • Houston • New York

Project  
**NEWLAND COMMUNITIES**

TERAVISTA  
OUTLET  
SIGN

ROUND ROCK, TEXAS  
Project Number:

Designer: T.A.

Drawn: R.L.A.

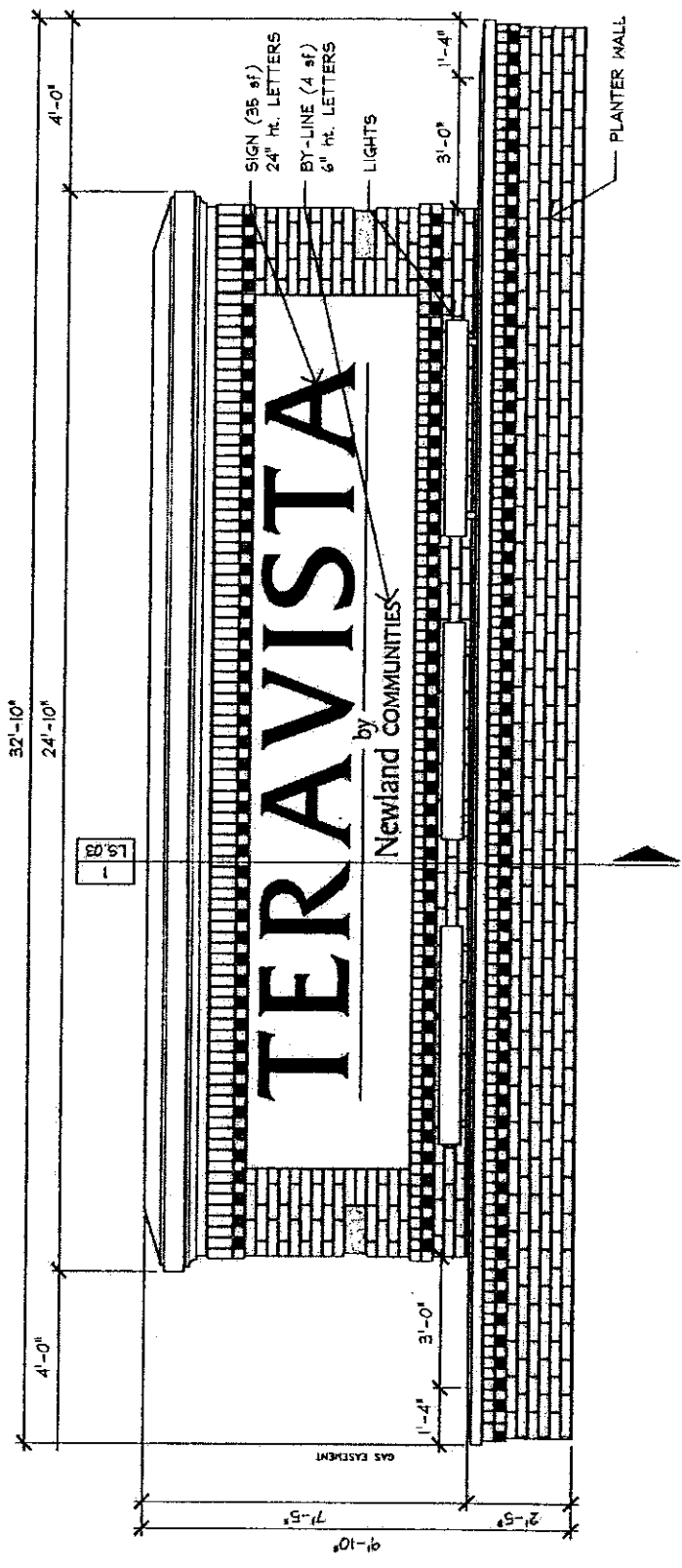
Reviewed: T.A.

Date Issued:  
3-10-08

Revised:

Sheet Title  
**OUTLET  
SIGN LAYOUT  
ALT-1**

Sheet Number:  
**LS. 02**



SCALE: 3/8" = 1'-0"



PARTNERS

Landscape Architecture - Planning  
971 South Main  
Arlington, TX 76010  
817/251-0911 Fax 817/251-2448  
www.tbgs.com

Project:  
**NEWLAND COMMUNITIES**

**TERAVIETA  
OUTLET  
SIGN**

**ROUND ROCK, TEXAS**

Project Number:

Designed: T.A.

Drawn: S.L.S.

Reviewed: T.A.

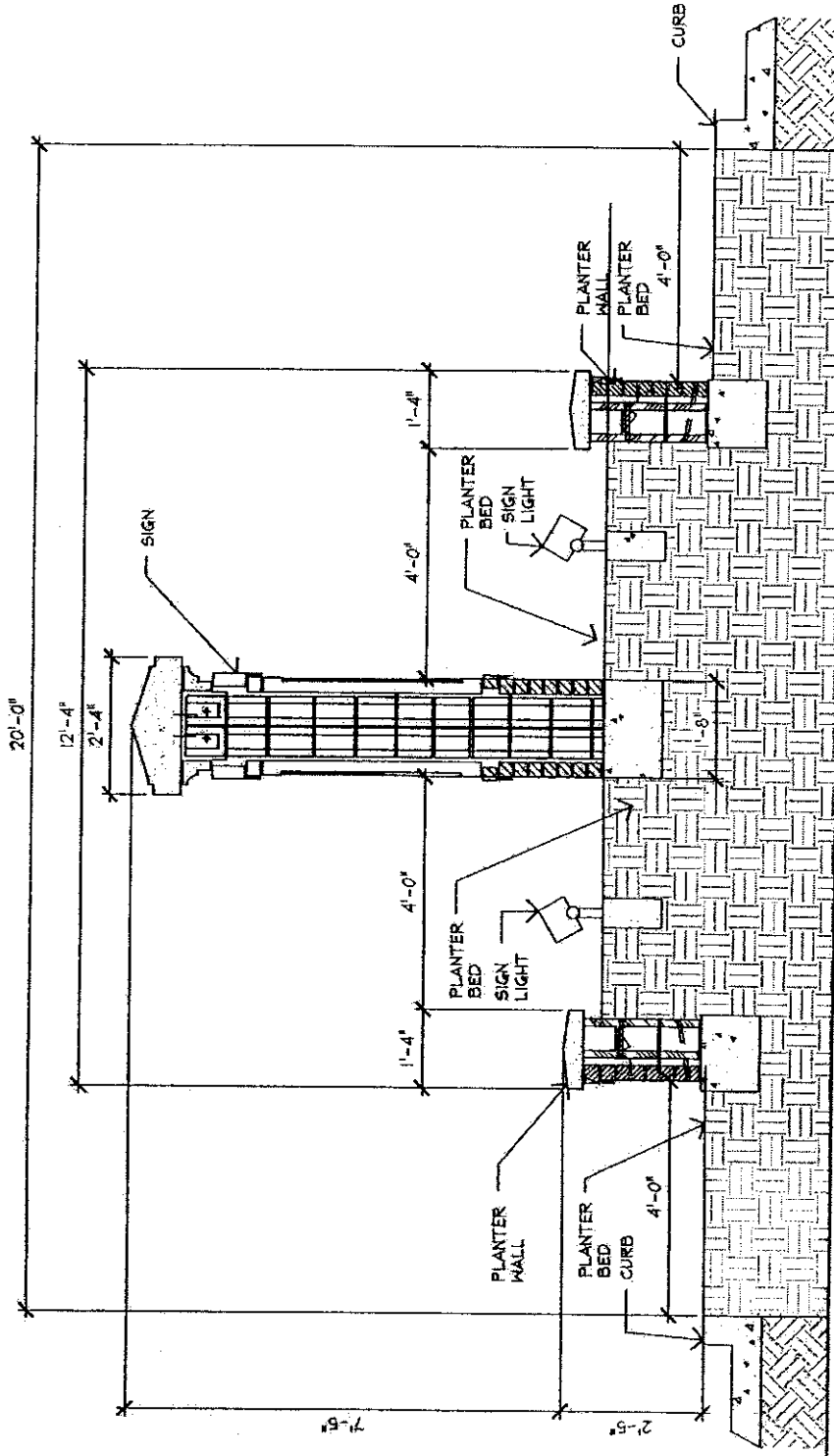
Date Issued:  
3-18-08

Revisions:

Sheet Title:  
**OUTLET  
SIGN LAYOUT  
SECTION**

Sheet Number:

**LS. 03**



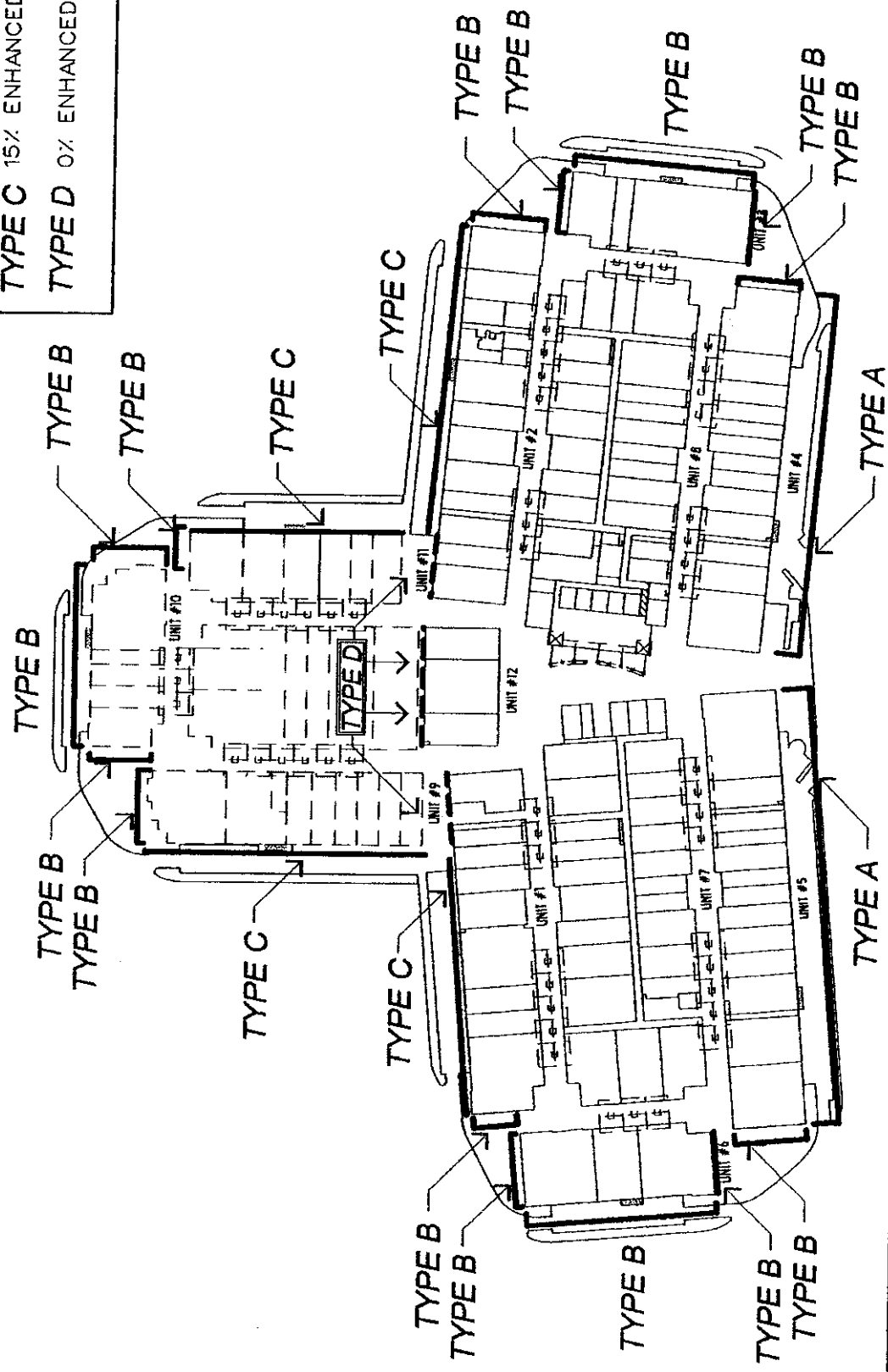
SCALE: 1/2" = 1'-0"



**PUD No. 60 EXHIBIT J**

**WALL ENHANCEMENTS**

ENHANCED WALL AREAS	
TYPE A	20% ENHANCED WALL AREA
TYPE B	15% ENHANCED WALL AREA
TYPE C	15% ENHANCED WALL AREA
TYPE D	0% ENHANCED WALL AREA



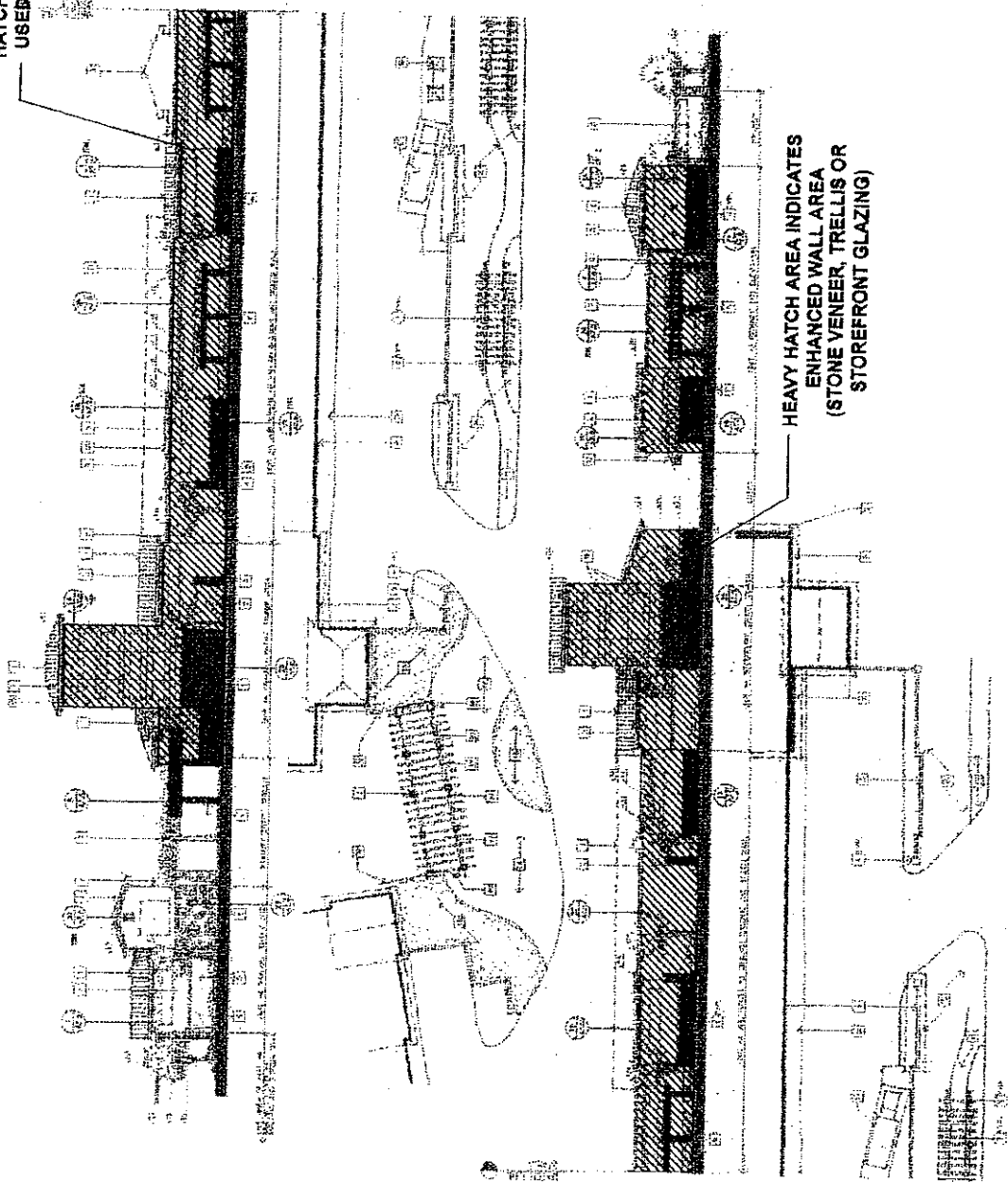
ROUND ROCK PREMIUM OUTLETS



Date: 10/25/04  
REV. 1/27/06

ENHANCED WALL EXHIBIT

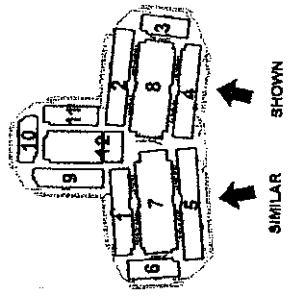
HATCH AREA INDICATES BASE WALL AREA USED FOR ENHANCEMENT PERCENTAGE



**WALL ENHANCEMENT.**  
 PRIMARY WALLS MINIMUM 20% OF TOTAL WALL SURFACE.

**ELEMENTS CONTRIBUTING TO ENHANCED WALL AREAS INCLUDE:**

- A. STONE OR BRICK VENEER.
- B. GLASS STOREFRONT OR WINDOWS.
- C. WOOD TRELLIS OR EYEBROW ELEMENTS IN FRONT OF OR ON BUILDING FACE.



OVERALL ELEVATION- EXAMPLE PRIMARY WALLS ( UNIT 4 SHOWN)

TOTAL WALL S.F. = 15,196 S.F.  
 TOTAL STONE VENEER S.F. = 3,337 S.F. (21.9% OF WALL)



ROUND ROCK PREMIUM OUTLETS

07/21/05

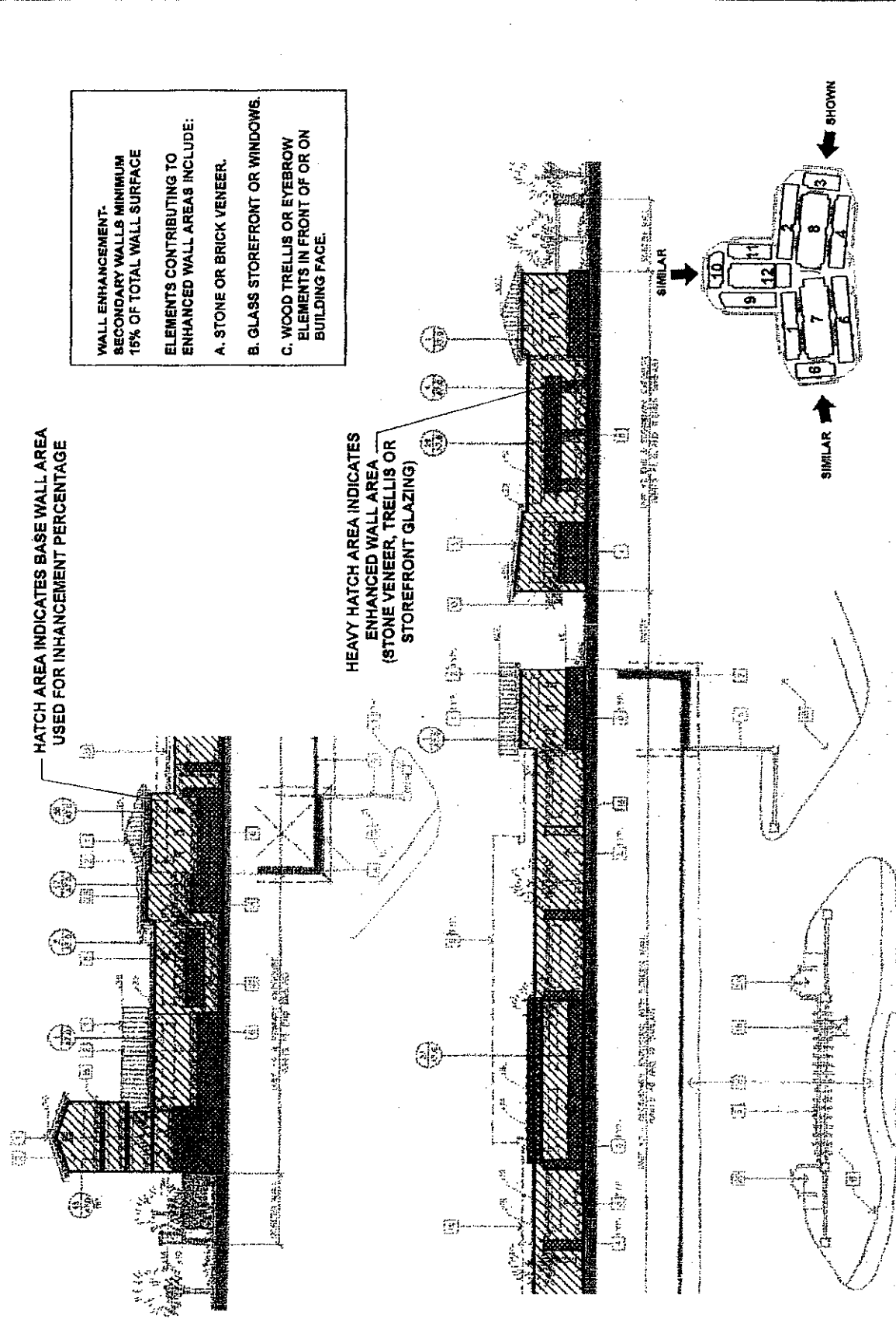
WALL ENHANCEMENT ELEVATION- PRIMARY WALLS

P.U.D. EXHIBIT # J

HATCH AREA INDICATES BASE WALL AREA  
USED FOR ENHANCEMENT PERCENTAGE

- WALL ENHANCEMENT-  
SECONDARY WALLS MINIMUM  
15% OF TOTAL WALL SURFACE**
- ELEMENTS CONTRIBUTING TO  
ENHANCED WALL AREAS INCLUDE:**
- A. STONE OR BRICK VENEER.
  - B. GLASS STOREFRONT OR WINDOWS.
  - C. WOOD TRELLIS OR EYEBROW  
ELEMENTS IN FRONT OF OR ON  
BUILDING FACE.

HEAVY HATCH AREA INDICATES  
ENHANCED WALL AREA  
(STONE VENEER, TRELLIS OR  
STOREFRONT GLAZING)



OVERALL ELEVATION- EXAMPLE SECONDARY WALLS- (UNIT 3 SHOWN)

TOTAL WALL S.F. = 8,488 S.F.  
TOTAL STONE VENEER S.F. = 2,466 S.F. (29% OF WALL)



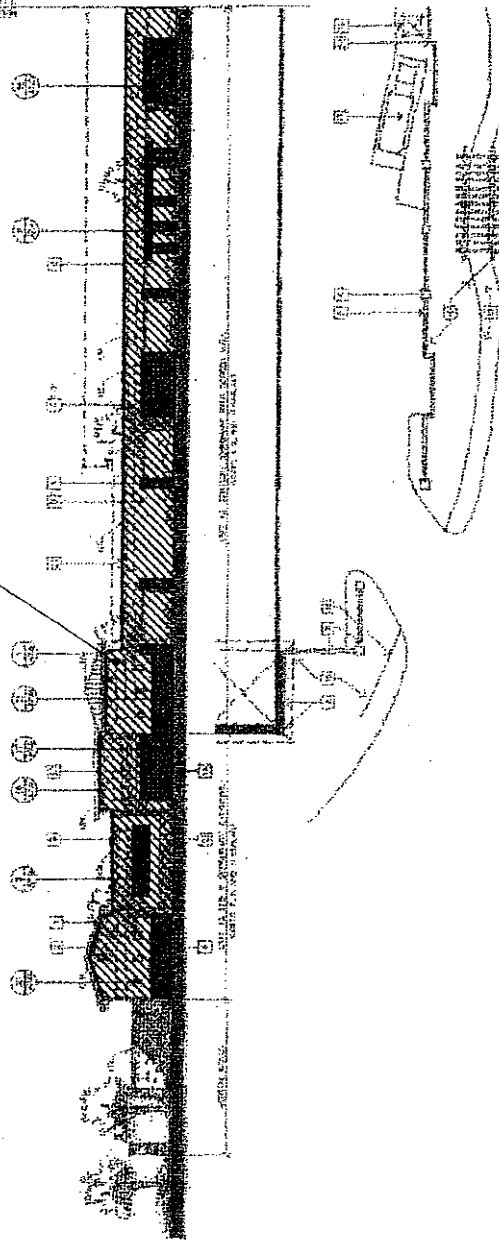
**ROUND ROCK PREMIUM OUTLETS**

DWG: 02/2/05

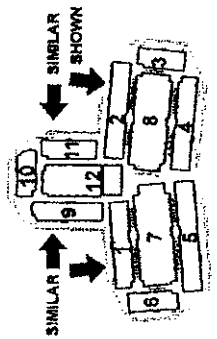
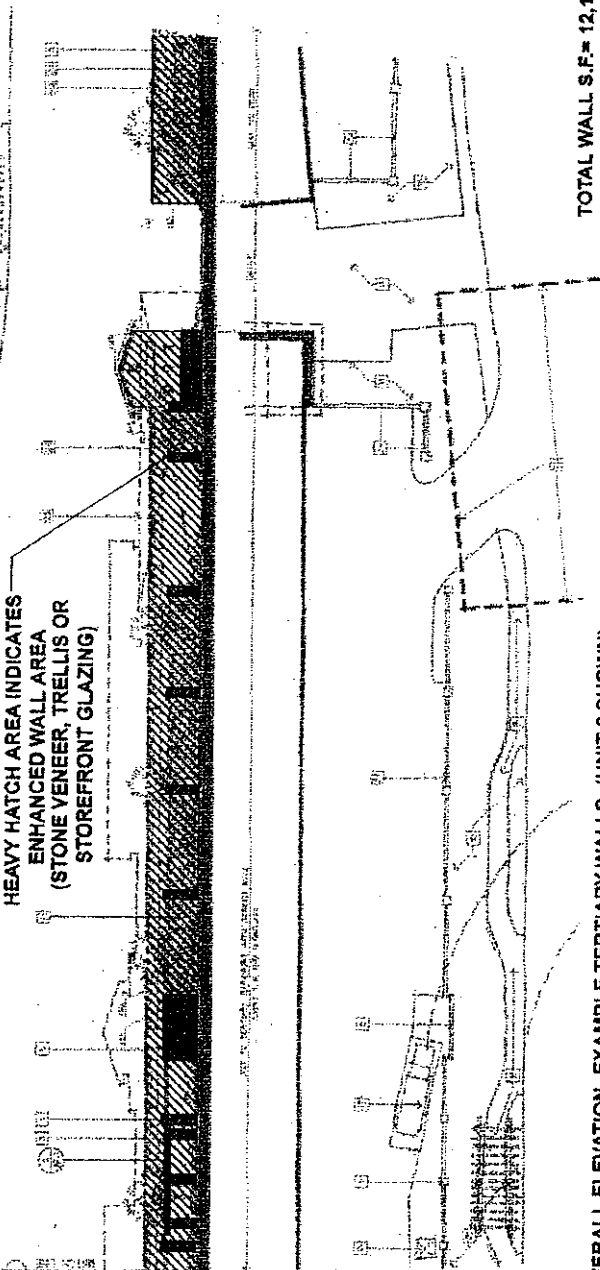
**WALL ENHANCEMENT ELEVATION- SECONDARY WALLS**

P.U.D. EXHIBIT # J

HATCH AREA INDICATES BASE WALL AREA USED FOR ENHANCEMENT PERCENTAGE



HEAVY HATCH AREA INDICATES ENHANCED WALL AREA (STONE VENEER, TRELIS OR STOREFRONT GLAZING)



WALL ENHANCEMENT- TERTIARY WALLS MINIMUM 16% OF TOTAL WALL SURFACE

ELEMENTS CONTRIBUTING TO ENHANCED WALL AREAS INCLUDE:

- A. STONE OR BRICK VENEER.
- B. GLASS STOREFRONT OR WINDOWS.
- C. WOOD TRELIS OR EYEBROW ELEMENTS IN FRONT OF OR ON BUILDING FACE.

TOTAL WALL S.F. = 12,126 S.F.  
 TOTAL STONE VENEER S.F. = 2,187 S.F. (18% OF WALL)

OVERALL ELEVATION- EXAMPLE TERTIARY WALLS- (UNIT 2 SHOWN)



**ROUND ROCK PREMIUM OUTLETS**

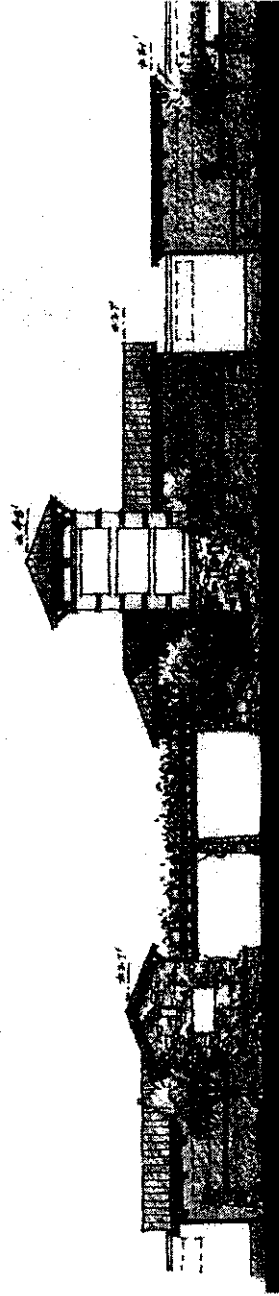
DATE: 01/21/05

WALL ENHANCEMENT ELEVATION- TERTIARY WALLS

P.U.D. EXHIBIT # J



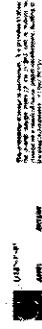
VIEW AT MAIN ENTRY

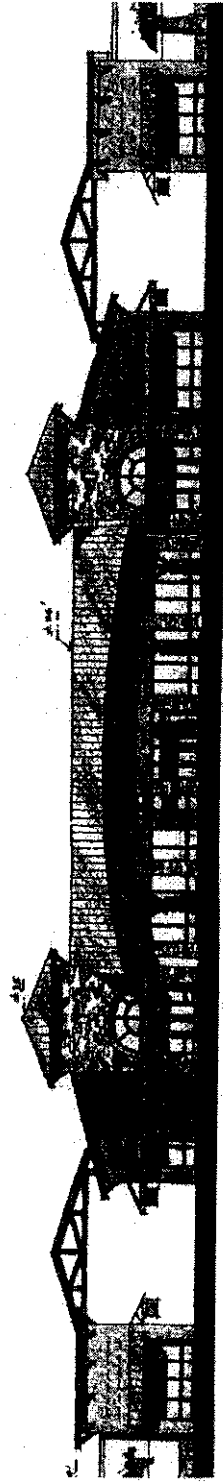
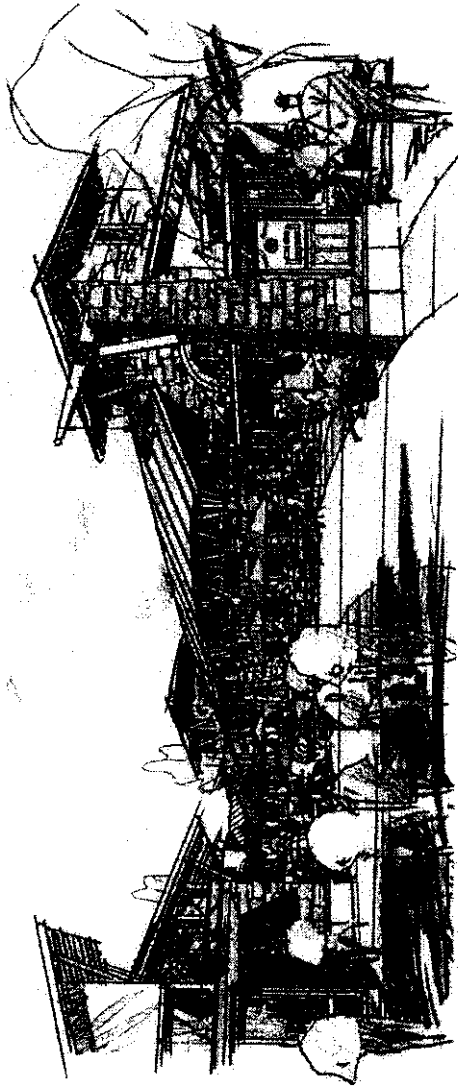


VIEW FROM PARKING & JH-35 NORTH

SIMON

• ROUND ROCK PREMIUM OUTLETS •

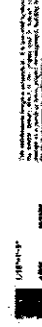




WEST WOOD COURT & ADJACENT BUILDINGS

SIMON

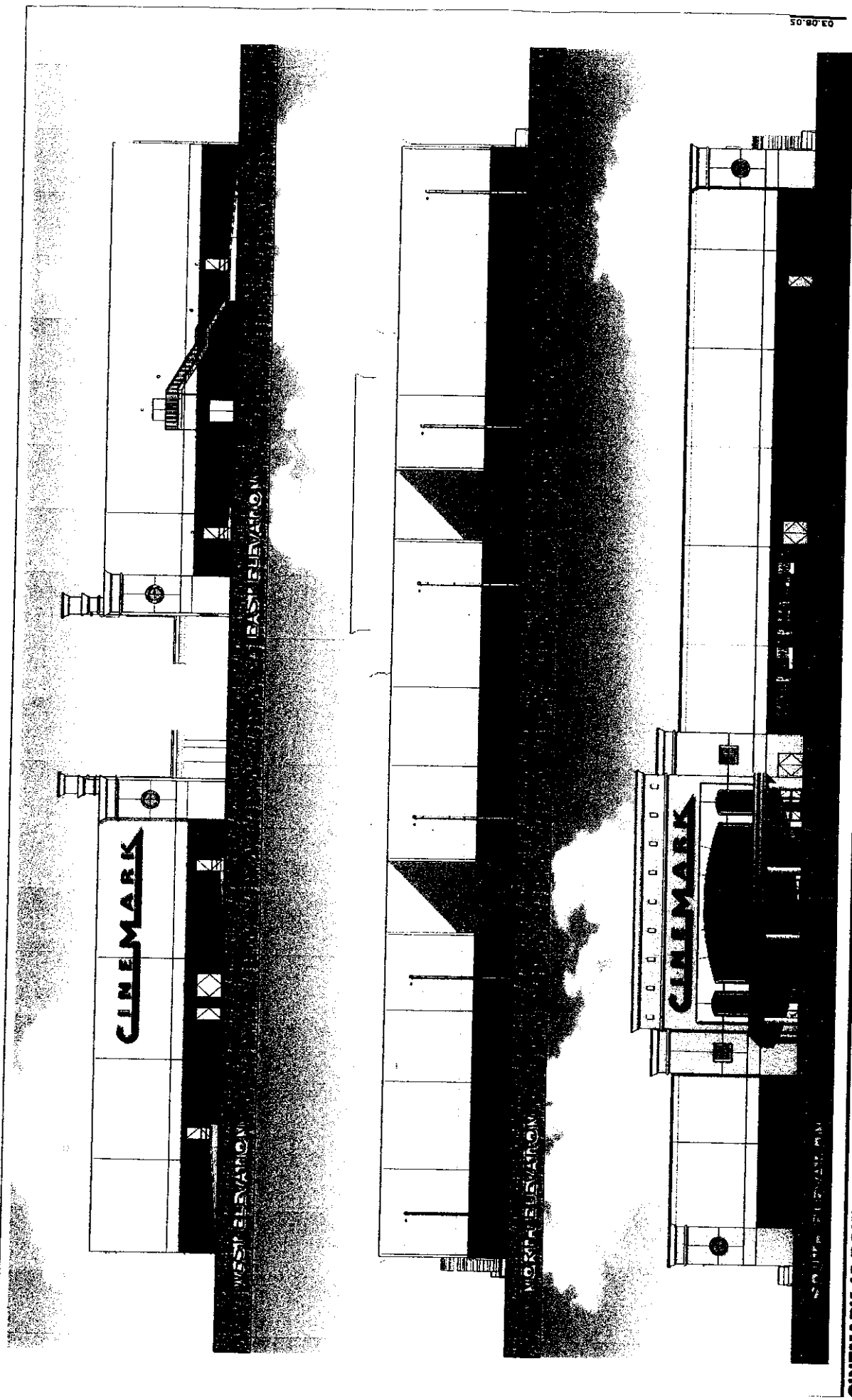
• ROUND ROCK PREMIUM OUTLETS •



**PUD No. 60 EXHIBIT K**

**THEATER/CINEMA DESIGN AND SIGNAGE**





03.08.05

REF: C

CINEMARK 12 ROUNDROCK, TEXAS

ELEVATIONS

PUD 60 EXHIBIT K: THEATER/CINEMA DESIGN AND SIGNAGE