

**ORDINANCE NO. O-2018-5090**

**AN ORDINANCE AMENDING ORDINANCE NO. AZ-05-05-26-11D2, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MAY 26, 2005, BY AMENDING SECTIONS II.5, II.6, AND II.11, LIST OF EXHIBITS, AND ADDING EXHIBIT "C-4", TO THE DEVELOPMENT PLAN OF PUD NO. 61, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on May 26, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. AZ-05-05-26-11D2, which established PUD No. 61, and

**WHEREAS**, on November 14, 2013, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-13-11-14-G2 to amend Sections II.5 and II.6 of PUD No. 61, (Amendment No. 1), and

**WHEREAS**, the City and Stonemill Hospitality, LLC ("Owner") agreed to an Administrative Amendment (Amendment No. 2), as defined in Section 14.1 of PUD No. 61, such amendment filed as Document No. 2016029242 with the County Clerk of Williamson County, Texas, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.5, II.6, II.11, List of Exhibits, and to add Exhibit "C-4", of the Development Plan of PUD No. 61, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. AZ-05-05-26-11D2 on the 6<sup>th</sup> day of December, 2017, following lawful publication of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. AZ-05-05-26-11D2 be amended, and

**WHEREAS**, on the 11<sup>th</sup> day of January, 2018, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. AZ-05-05-26-11D2, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. AZ-05-05-26-11D2 promotes the health, safety, morals and general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Sections 46-92 and 46-106, Code of Ordinances, 2010 Edition, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

**I.**

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #61 meets the following goals and objectives:

- (1) The amendment to P.U.D. #61 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #61 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #61 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

## II.

That Section II.5 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2 and Ordinance No. Z-13-11-14-G2, is hereby amended to read as follows:

### 5. PERMITTED USES ON PARCEL 1 AND PARCEL 1-A

The following principal uses are permitted on the portion of the Property identified as Parcel 1 and Parcel 1-A on **PUD No. 61 Exhibit "C"** and further described by metes and bounds in **PUD No. 61 Exhibit "C-1" and Exhibit "C-4"**:

- Retail Sales, including the following uses as secondary uses:
  - Boat Sales and Service
  - Camper Sales and Service
  - All-Terrain Vehicle (ATV) Sales and Service
    - An all-terrain vehicle (ATV), also known as a quad, quad bike, three-wheeler, or four-wheeler, is a motorized vehicle designed to handle a wide variety of terrain. It travels on low-pressure tires, with a seat that is straddled by the operator, along with handlebars for steering control.
  - Indoor Shooting Ranges
- 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
- Theater/ Cinema
- 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
- Hotel
- Conference Center
- 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.
- Office

- Office, Medical
- Day Care, as an accessory use
- Fire or Police Station
- 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

### III.

That Section II.6 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2 and Ordinance No. Z-13-11-14-G2, is hereby amended to read as follows:

#### 6. **PROHIBITED USES ON PARCEL 1 AND PARCEL 1-A**

The following uses are prohibited:

- Gasoline & fuel sales
- Outdoor Entertainment
- 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
- Flea markets



- Portable building sales
- Manufactured home sales
- Boat sales (as a primary use)
- Camper sales (as a primary use)
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Outdoor 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, rental & leasing
- Wireless Transmission Facility, Self-Standing

#### **IV.**

That Section II.11 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2, is hereby amended to read as follows:

### **11. DESIGN STANDARDS AND SITE LAYOUT**

#### **11.1 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)

#### **11.2 Design Standards**

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. The Design Standards for a theater/cinema use shall generally be in accordance with the attached **Exhibit "E."**

### **11.3 Exception to Design Standards**

Retail buildings with a minimum of 250,000 square feet containing a single business may be exempt from the provisions of Section 11.2 and the Round Rock Code of Ordinances as they relate to site development requirements, including, but not limited to height, signage, lighting and building materials, through a Council-approved amendment to this PUD ordinance.

### **11.4 Building Height**

All buildings shall comply with the maximum building height established by the C-1 (General Commercial) zoning district, except that a hotel located on Parcel 1-A shall have a maximum building height of six (6) stories.

### **11.5 Off-Street Parking**

All uses shall comply with Section 46-196 of the Zoning Code regarding off-street parking requirements, except that a hotel located on Parcel 1-A shall, at a minimum, provide parking spaces at a ratio of 1.7 parking spaces for each hotel room.

## **V.**

That the "List of PUD No. 61 Exhibits" as approved in Ordinance No. AZ-05-05-26-11D2, is hereby deleted in its entirety and replaced with a new "List of PUD No. 61 Exhibits", attached hereto and incorporated herein.

## **VI.**

That Exhibit "C-4", as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 61.

**VII.**

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Alternative 2.

**READ and APPROVED** on first reading this the 11<sup>th</sup> day of January, 2018.

**READ, APPROVED and ADOPTED** on second reading this the 25<sup>th</sup> day of January, 2018.

  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

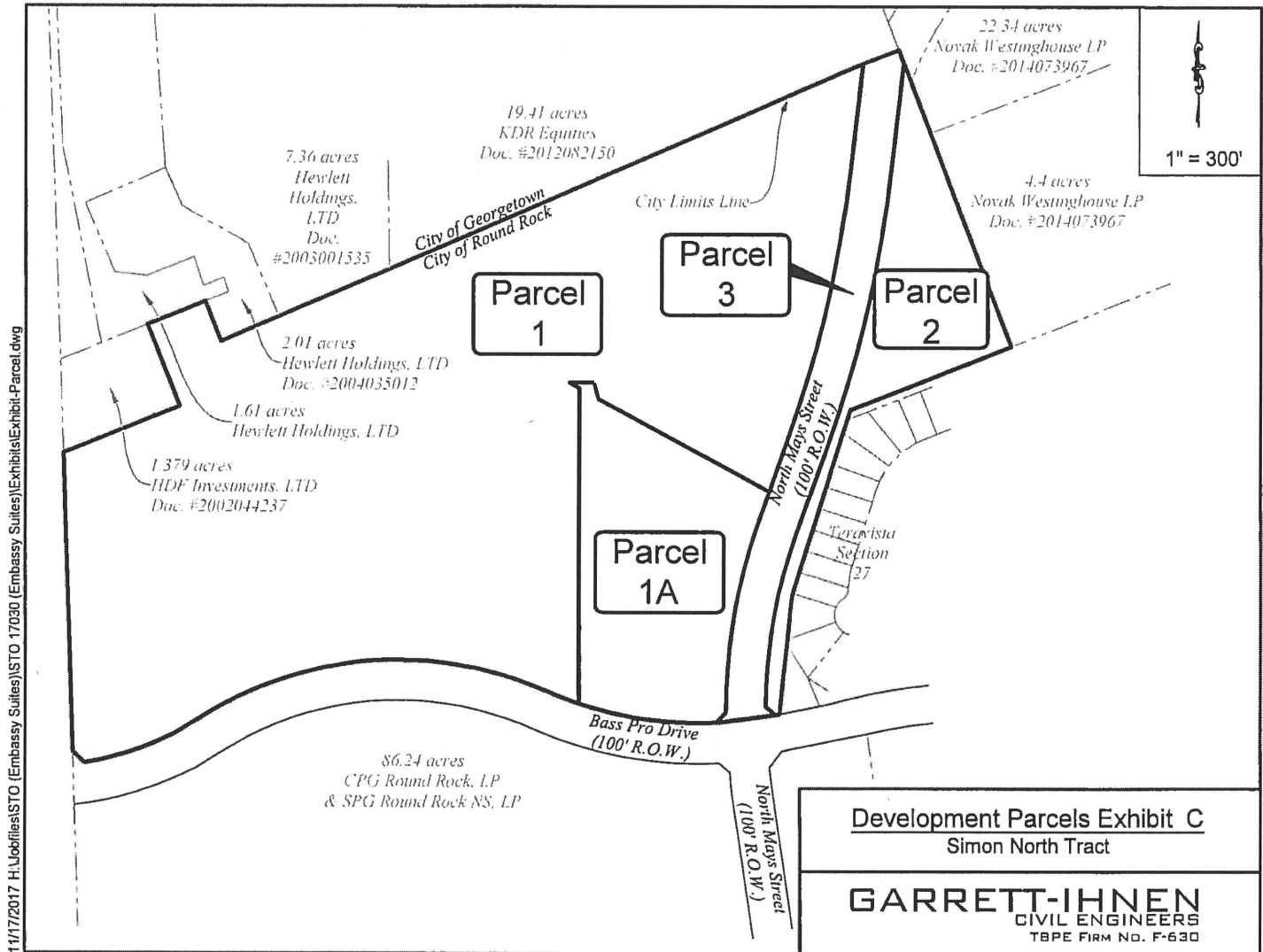
  
SARA L. WHITE, City Clerk

## LIST OF PUD No. 61 EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
PUD No. 61 Exhibit "A"	Metes and Bounds Description of Property
PUD No. 61 Exhibit "B"	Reserved
PUD No. 61 Exhibit "C"	Parcel Map
PUD No. 61 Exhibit "C-1"	Metes and Bounds Description of Parcel 1
PUD No. 61 Exhibit "C-2"	Metes and Bounds Description of Parcel 2
PUD No. 61 Exhibit "C-3"	Metes and Bounds Description of Oakmont Drive
PUD No. 61 Exhibit "C-4"	Metes and Bounds Description of Parcel 1-A
PUD No. 61 Exhibit "D-1"	Overall Landscape Concept Plan
PUD No. 61 Exhibit "D-2"	Teravista Parkway Streetscape Design – Plan
PUD No. 61 Exhibit "D-3"	Teravista Parkway Streetscape Design – Section
PUD No. 61 Exhibit "D-4"	Oakmont Drive Streetscape Design – Plan
PUD No. 61 Exhibit "D-5"	Oakmont Drive Streetscape Design – Section
PUD No. 61 Exhibit "E"	Theater/Cinema Design and Signage

# EXHIBIT

"C"



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;

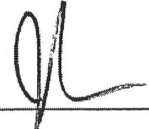


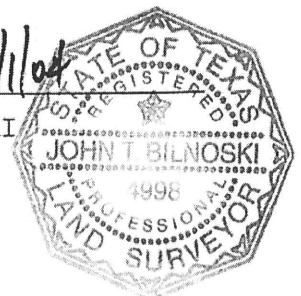
- 16) Along said compound curve to the left having a radius of 316.50 feet, a central angle of  $26^{\circ}55'14''$ , an arc length of 148.71 feet and a chord which bears  $N55^{\circ}25'50''W$ , a distance of 147.34 feet to the point of curvature of a reverse curve to the right;
- 17) Along said reverse 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

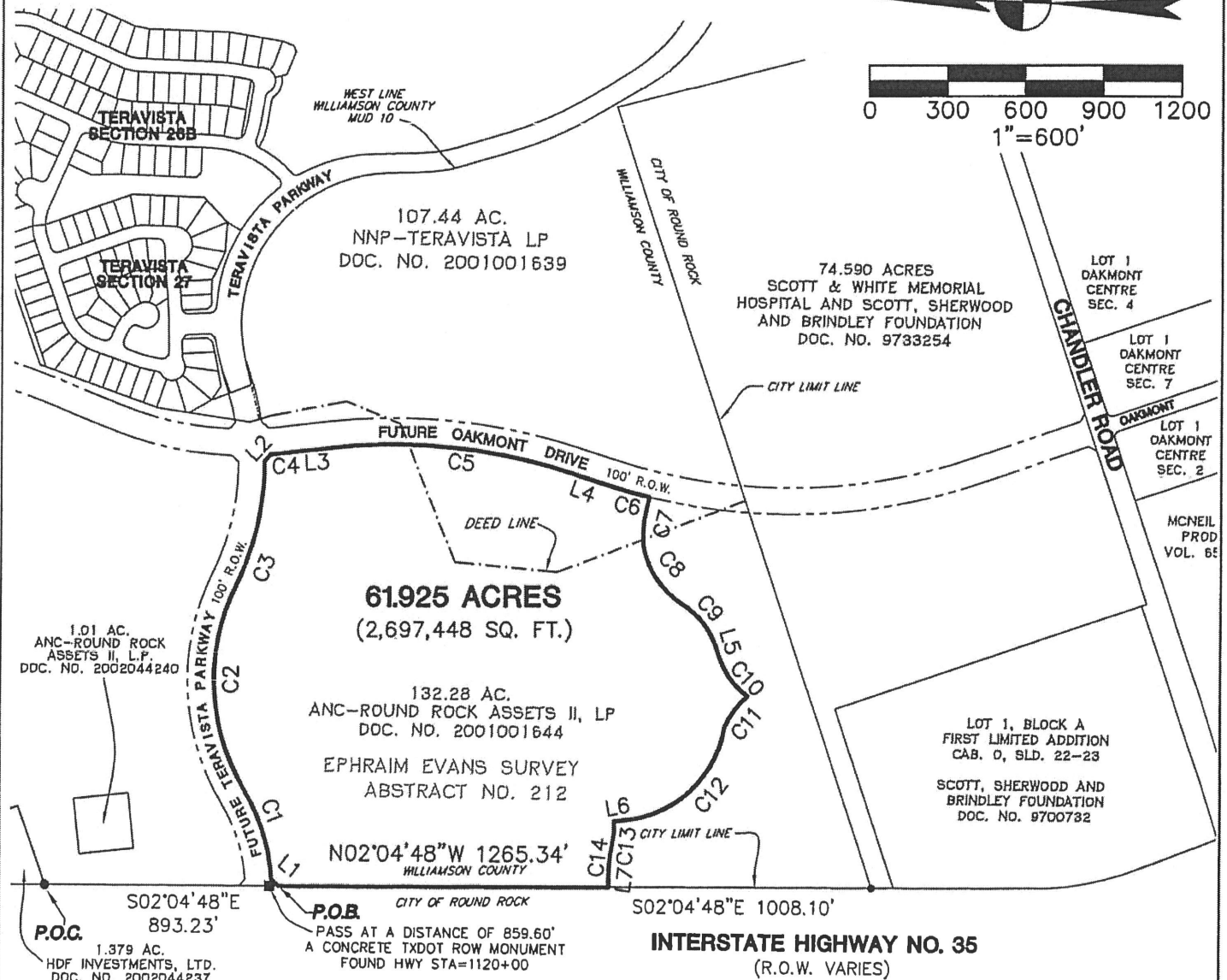
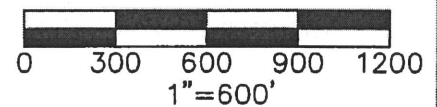
 12/1/04  
JOHN T. BILNOSKI  
R.P.L.S. #4998  
STATE OF TEXAS



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

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'

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



OF 61.925 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 312 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 232.00 ACRE TRACT DESCRIBED IN THE DEED TO ANIC-ROUND ROCK ASSETS LP, LP OF RECORD IN DOCUMENT NO. 201001644 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.

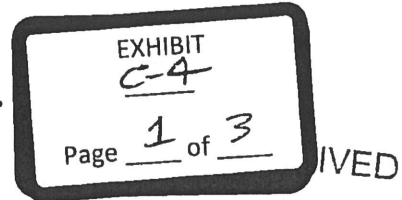
## ROUND ROCK PREMIUM OUTLOTS

DATE: 02/22/05	FILE: H:\1262\02\126202EX36.DWG	FN No.: FN05-124(CAG)	DRAWN BY: MTH/CAG	PROJ. No: 1262-02
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**Landesign Services, Inc.**

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax



NOV - 7 2017

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

EXHIBIT " "

**METES AND BOUNDS DESCRIPTION**

BEING 6.601 ACRES (287,548 SQ. FT.) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, RECORDED IN DOCUMENT NO. 2017023654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap marked "BURY PARTNERS" for the northwest intersection of Bass Pro Drive (100' R.O.W.) and North Mays Street (100' R.O.W.) and being the southeast corner of said Lot 2, Block B;

THENCE with the north right-of-way line of said Bass Pro Drive and the south line of said Lot 2, Block B, along a curve to the right, having a radius of 950.00 feet, a delta angle of 21°00'59", a length of 348.46 feet and a chord which bears North 82°15'04" West a distance of 346.51 feet to a 1/2" iron rod with cap marked "LANDESIGN" found for the southwest corner of said Lot 2, Block B and the southeast corner of Lot 1, Block B, A Replat of Lot 2B – CPG Partners Commercial Tract Replat;

THENCE North 00°00'08" East with the west line of said Lot 2, Block B and the east line of said Lot 1, Block B, at a distance of 383.18 feet passing a cotton spindle found for the northeast corner of said Lot 1, Block, the southeast corner of Lot 2A, A Replat of CPG Partners Commercial Tract, Replat of Lots 1A and 5A, Block B, Section 4, Lot 2, continuing for a total distance of 782.67 feet to a 1/2" iron rod found with cap marked "DELTA SURVEY 2051" for an exterior corner of said Lot 2A and Lot 2B;

THENCE North 61°33'40" West along the west line of said Lot 2, Block B and the east line of said Lot 2A a distance of 28.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the northeast corner of said Lot 2A;

THENCE crossing through said Lot 2, Block B the following three (3) courses:

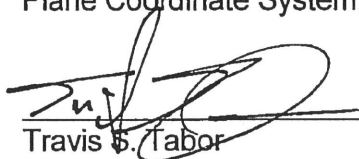
1. South 89°59'52" East a distance of 61.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

2. South 16°58'32" East a distance off 41.77 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 61°33'40" East a distance of 485.20 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west right-of-way line of said North Mays Street and the east line of said Lot 2, Block B;

THENCE along the west right-of-way line of said North Mays Street and the east line of said Lot 2, Block B the following three (3) courses:

1. South 19°38'33" West a distance of 88.11 feet to a 1/2" iron rod with cap marked "BURY PARTNERS";
2. Along a curve to the left, having a radius 1350.00 feet, a delta angle of 20°00'12", a length of 471.32 feet and a chord which bears South 09°35'03" West a distance of 468.93 feet to a 1/2" iron rod with cap marked "BURY PARTNERS";
3. South 42°54'27" West a distance of 36.12 feet to the POINT OF BEGINNING.

This parcel contains 6.601 acres (287,548 Sq. Ft.) of land, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Description prepared from an on-the-ground survey made during February 2017. All bearings are based on the Texas State Plane Coordinate System, Central Zone.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

11/02/2017  
Date



Job Number: 387-15-01

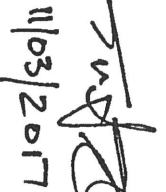
Attachments: Survey Drawing L:\Embassy 1\DWGS\3870103\_Title Survey.dwg



O.P.R.W.C.TX.

BEARING DATA: ALL BEARINGS ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE. CURV COORDINATES, VERTICAL CURVE IS BASED ON TERRASDA SECTION 27 PLAT (DOCUMENT NO. 20040035322 O.P.R.M.C.). MONUMENT NO. 27-2, ELEVATION 800.23. MONUMENT NO. 800.23. MONUMENT NO. 800.23.

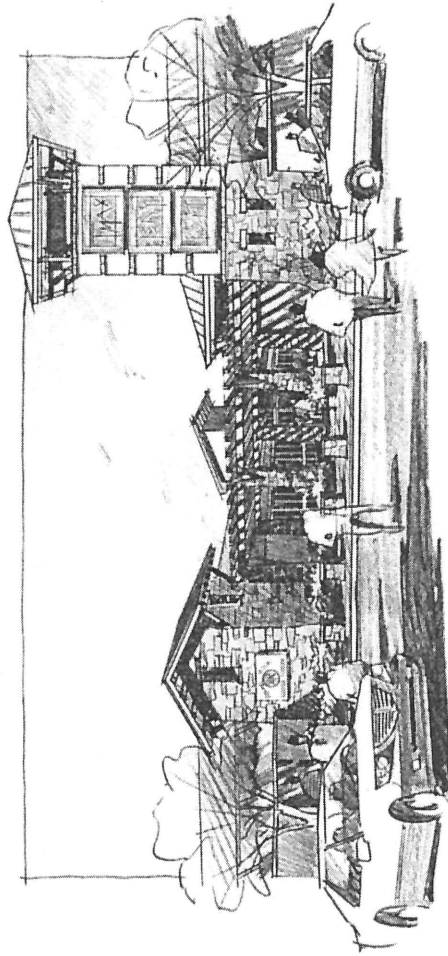
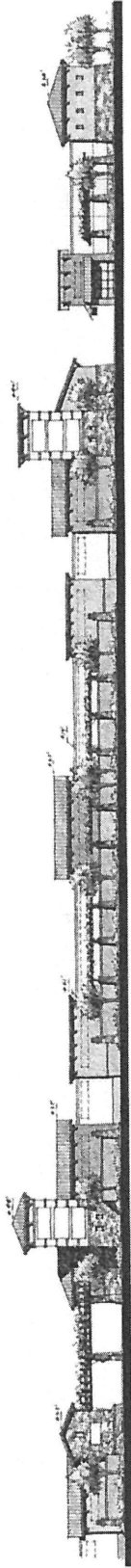
CURVE TABLE



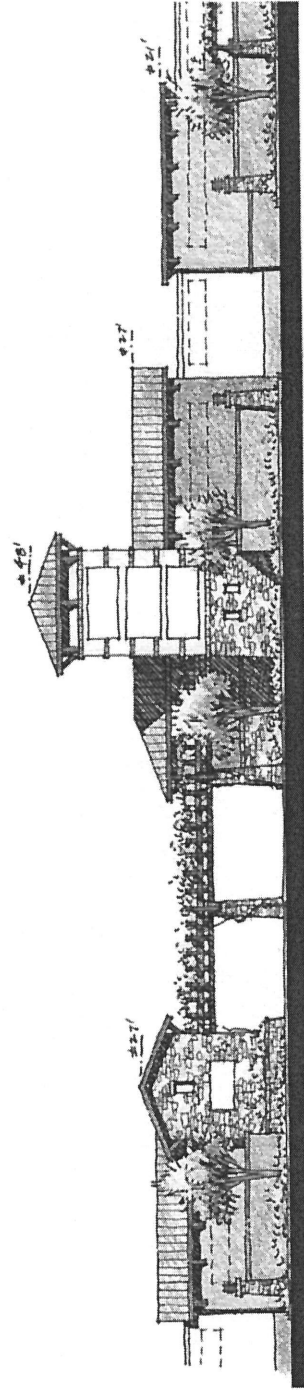
**LANDESIGN  
SERVICES, INC.**

512-234-7001  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78661  
FIRM REGISTRATION NO. 10001490

**SERVICES, INC.**  
512-294-7001  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK TEXAS 78681  
FIRM REGISTRATION NO. 10001(MH)



VIEW AT MAIN ENTRY



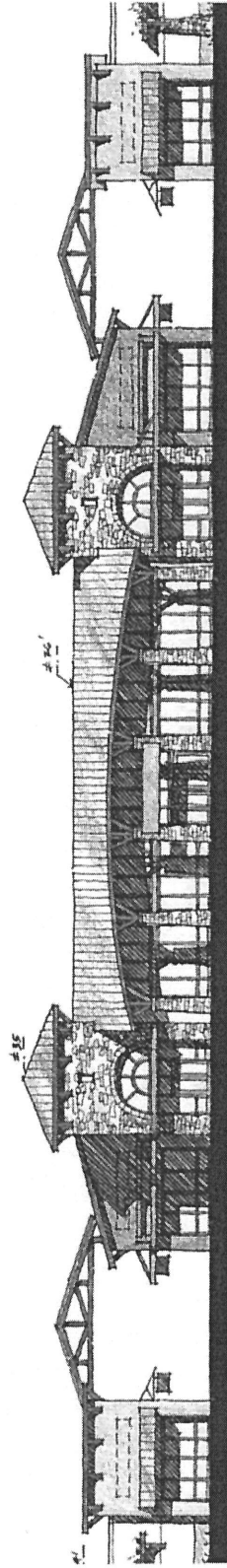
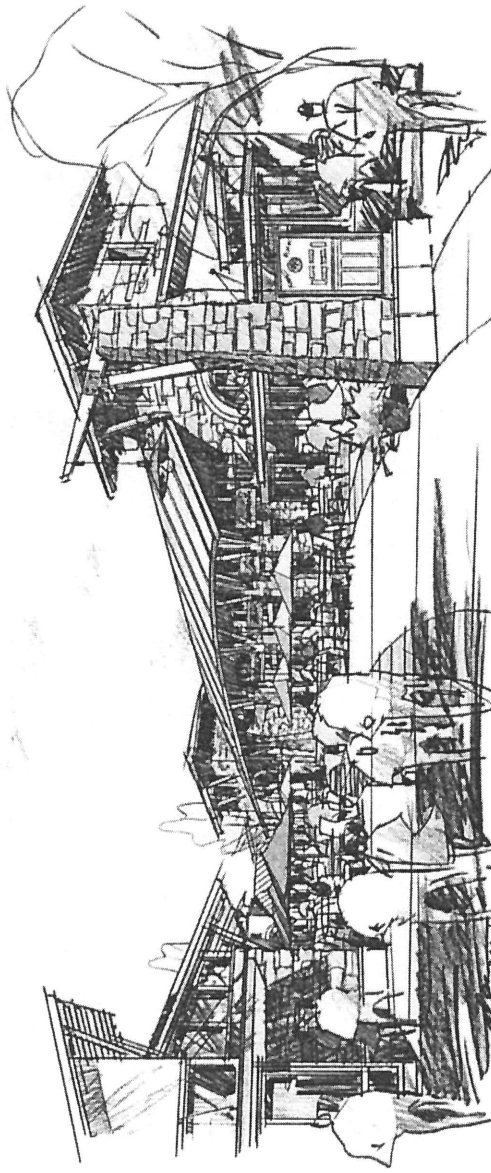
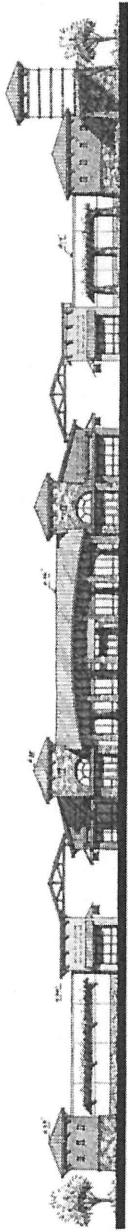
VIEW FROM PARKING & IH-35 NORTH

SIMON

• ROUND ROCK PREMIUM OUTLETS •







VIEW @ PUU LUORI & AVALZENI BUILDINGS

SIMON

• ROUND ROCK PREMIUM OUTLETS •



This architectural sketch is preliminary. It is not intended to represent a final design. It is subject to change without notice. It is not intended to represent a final design. It is subject to change without notice.

THE STATE OF TEXAS \*

COUNTY OF WILLIAMSON \*

CITY OF ROUND ROCK \*

I, SARA L. WHITE, City Clerk of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City of Round Rock and the attached is a true and correct copy of Ordinance No. O-2018-5090 which amends Planned Unit Development (PUD) No. 61 to amend the height requirement to allow six stories for a hotel on approximately 6.60 acres of the site. This ordinance was approved by the Round Rock City Council at a regular meeting held on 11<sup>th</sup> day of January 2018, adopted on the 25<sup>th</sup> day of January 2018 and recorded in the City Council Minute Book 62.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 31<sup>st</sup> day of January 2018.



---

SARA L. WHITE, TRMC, City Clerk





**ORDINANCE NO. O-2018-5090**

**AN ORDINANCE AMENDING ORDINANCE NO. AZ-05-05-26-11D2, ADOPTED BY THE CITY COUNCIL OF ROUND ROCK, TEXAS, ON MAY 26, 2005, BY AMENDING SECTIONS II.5, II.6, AND II.11, LIST OF EXHIBITS, AND ADDING EXHIBIT "C-4", TO THE DEVELOPMENT PLAN OF PUD NO. 61, APPROVED BY THE CITY COUNCIL IN SAID ORDINANCE; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**

**WHEREAS**, on May 26, 2005, the City Council of the City of Round Rock, Texas, adopted Ordinance No. AZ-05-05-26-11D2, which established PUD No. 61, and

**WHEREAS**, on November 14, 2013, the City Council of the City of Round Rock, Texas, adopted Ordinance No. Z-13-11-14-G2 to amend Sections II.5 and II.6 of PUD No. 61, (Amendment No. 1), and

**WHEREAS**, the City and Stonemill Hospitality, LLC ("Owner") agreed to an Administrative Amendment (Amendment No. 2), as defined in Section 14.1 of PUD No. 61, such amendment filed as Document No. 2016029242 with the County Clerk of Williamson County, Texas, and

**WHEREAS**, an application has been made to the City Council of the City of Round Rock, Texas, to amend Sections II.5, II.6, II.11, List of Exhibits, and to add Exhibit "C-4", of the Development Plan of PUD No. 61, and

**WHEREAS**, the Planning and Zoning Commission held a public hearing concerning the requested amendment to Ordinance No. AZ-05-05-26-11D2 on the 6<sup>th</sup> day of December, 2017, following lawful publication of said public hearing, and

**WHEREAS**, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that Ordinance No. AZ-05-05-26-11D2 be amended, and

**WHEREAS**, on the 11<sup>th</sup> day of January, 2018, after proper notification, the City Council held a public hearing on the requested amendment to Ordinance No. AZ-05-05-26-11D2, and

**WHEREAS**, the City Council determined that the requested amendment to Ordinance No. AZ-05-05-26-11D2 promotes the health, safety, morals and general welfare of the community, and

**WHEREAS**, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Sections 46-92 and 46-106, Code of Ordinances, 2010 Edition, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

**I.**

That the City Council hereby determines that the proposed amendment to Planned Unit Development (PUD) District #61 meets the following goals and objectives:

- (1) The amendment to P.U.D. #61 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) The amendment to P.U.D. #61 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) The amendment to P.U.D. #61 does not have an undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.

## II.

That Section II.5 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2 and Ordinance No. Z-13-11-14-G2, is hereby amended to read as follows:

### 5. PERMITTED USES ON PARCEL 1 AND PARCEL 1-A

The following principal uses are permitted on the portion of the Property identified as Parcel 1 and Parcel 1-A on **PUD No. 61 Exhibit "C"** and further described by metes and bounds in **PUD No. 61 Exhibit "C-1" and Exhibit "C-4"**:

- Retail Sales, including the following uses as secondary uses:
  - Boat Sales and Service
  - Camper Sales and Service
  - All-Terrain Vehicle (ATV) Sales and Service
    - An all-terrain vehicle (ATV), also known as a quad, quad bike, three-wheeler, or four-wheeler, is a motorized vehicle designed to handle a wide variety of terrain. It travels on low-pressure tires, with a seat that is straddled by the operator, along with handlebars for steering control.
  - Indoor Shooting Ranges
- 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
- Theater/ Cinema
- 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
- Hotel
- Conference Center
- 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.
- Office

- Office, Medical
- Day Care, as an accessory use
- Fire or Police Station
- 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

### III.

That Section II.6 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2 and Ordinance No. Z-13-11-14-G2, is hereby amended to read as follows:

#### 6. PROHIBITED USES ON PARCEL 1 AND PARCEL 1-A

The following uses are prohibited:

- Gasoline & fuel sales
- Outdoor Entertainment
- 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
- Flea markets

- Portable building sales
- Manufactured home sales
- Boat sales (as a primary use)
- Camper sales (as a primary use)
- Industrial building sales
- Amusement parks or carnivals
- Campgrounds
- Outdoor 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, rental & leasing
- Wireless Transmission Facility, Self-Standing

#### IV.

That Section II.11 of the Development Plan of PUD No. 61, as approved in Ordinance No. AZ-05-05-26-11D2, is hereby amended to read as follows:

### 11. DESIGN STANDARDS AND SITE LAYOUT

#### 11.1 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)

#### 11.2 Design Standards

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. The Design Standards for a theater/cinema use shall generally be in accordance with the attached **Exhibit “E.”**

### **11.3 Exception to Design Standards**

Retail buildings with a minimum of 250,000 square feet containing a single business may be exempt from the provisions of Section 11.2 and the Round Rock Code of Ordinances as they relate to site development requirements, including, but not limited to height, signage, lighting and building materials, through a Council-approved amendment to this PUD ordinance.

### **11.4 Building Height**

All buildings shall comply with the maximum building height established by the C-1 (General Commercial) zoning district, except that a hotel located on Parcel 1-A shall have a maximum building height of six (6) stories.

### **11.5 Off-Street Parking**

All uses shall comply with Section 46-196 of the Zoning Code regarding off-street parking requirements, except that a hotel located on Parcel 1-A shall, at a minimum, provide parking spaces at a ratio of 1.7 parking spaces for each hotel room.

## **V.**

That the “List of PUD No. 61 Exhibits” as approved in Ordinance No. AZ-05-05-26-11D2, is hereby deleted in its entirety and replaced with a new “List of PUD No. 61 Exhibits”, attached hereto and incorporated herein.

## **VI.**

That Exhibit “C-4”, as attached hereto and incorporated herein, is added to the Development Plan of PUD No. 61.

## VII.

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 \_\_\_\_ day of \_\_\_\_\_, 2018.


Alternative 2.

**READ and APPROVED** on first reading this the 11<sup>th</sup> day of January, 2018.

**READ, APPROVED and ADOPTED** on second reading this the 25<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
CRAIG MORGAN, Mayor  
City of Round Rock, Texas

ATTEST:

  
\_\_\_\_\_  
SARA L. WHITE, City Clerk

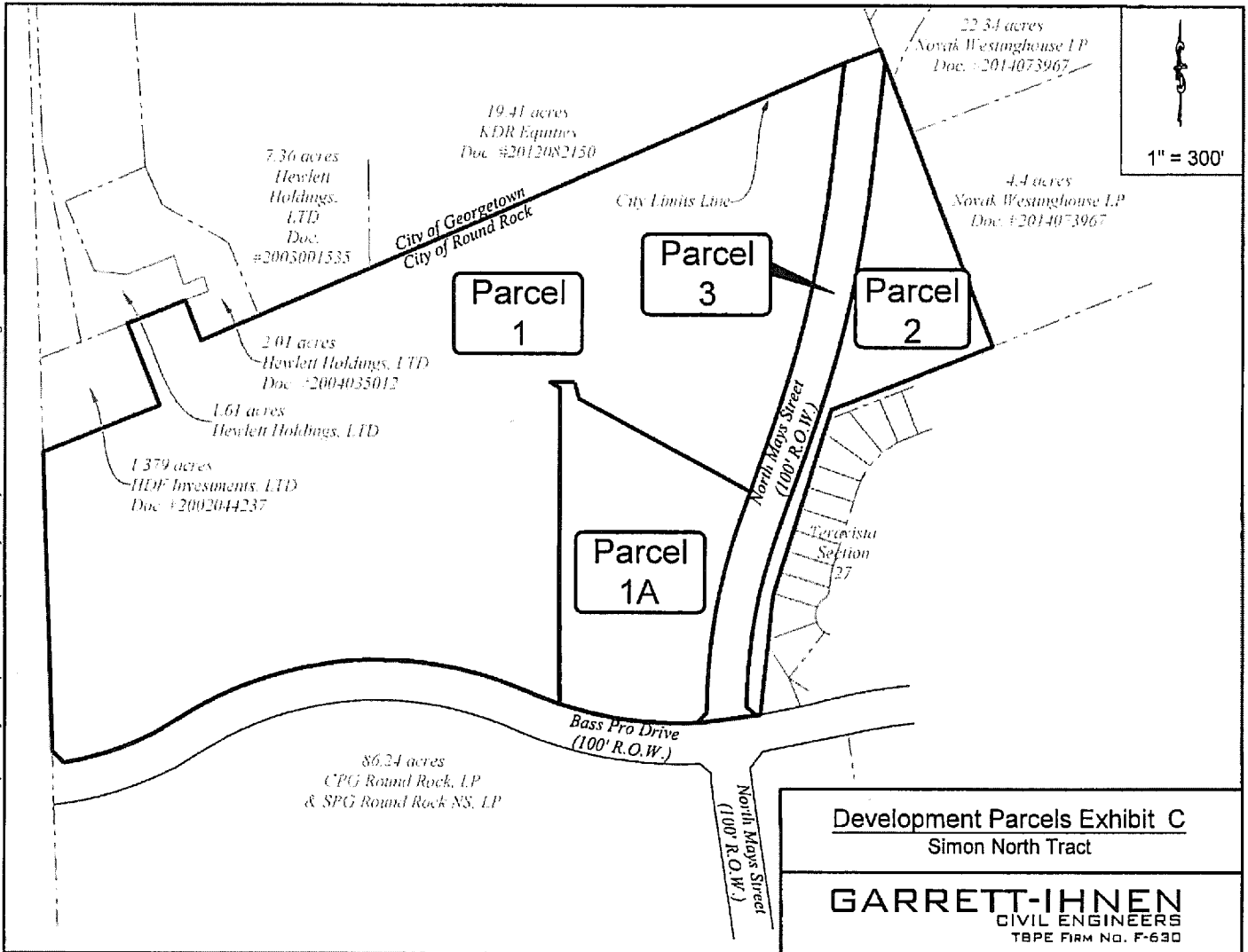


### LIST OF PUD No. 61 EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
PUD No. 61 Exhibit "A"	Metes and Bounds Description of Property
PUD No. 61 Exhibit "B"	Reserved
PUD No. 61 Exhibit "C"	Parcel Map
PUD No. 61 Exhibit "C-1"	Metes and Bounds Description of Parcel 1
PUD No. 61 Exhibit "C-2"	Metes and Bounds Description of Parcel 2
PUD No. 61 Exhibit "C-3"	Metes and Bounds Description of Oakmont Drive
PUD No. 61 Exhibit "C-4"	Metes and Bounds Description of Parcel 1-A
PUD No. 61 Exhibit "D-1"	Overall Landscape Concept Plan
PUD No. 61 Exhibit "D-2"	Teravista Parkway Streetscape Design – Plan
PUD No. 61 Exhibit "D-3"	Teravista Parkway Streetscape Design – Section
PUD No. 61 Exhibit "D-4"	Oakmont Drive Streetscape Design – Plan
PUD No. 61 Exhibit "D-5"	Oakmont Drive Streetscape Design – Section
PUD No. 61 Exhibit "E"	Theater/Cinema Design and Signage

**EXHIBIT**

**"C"**



11/17/2017 H:\jobfiles\STO (Embassy Suites)\STO 17030 (Embassy Suites)\Exhibits\Exhibit-Parcel.dwg

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;

FN NO. 05-124(CAG)  
DECEMBER 1, 2004  
PAGE 2 OF 3

- 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

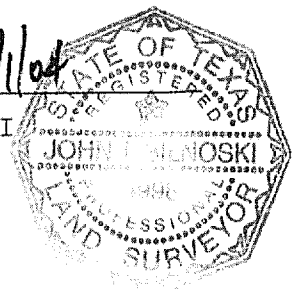
- 16) Along said compound curve to the left having a radius of 316.50 feet, a central angle of  $26^{\circ}55'14''$ , an arc length of 148.71 feet and a chord which bears  $N55^{\circ}25'50''W$ , a distance of 147.34 feet to the point of curvature of a reverse curve to the right;
- 17) Along said reverse 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

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



CURVE TABLE

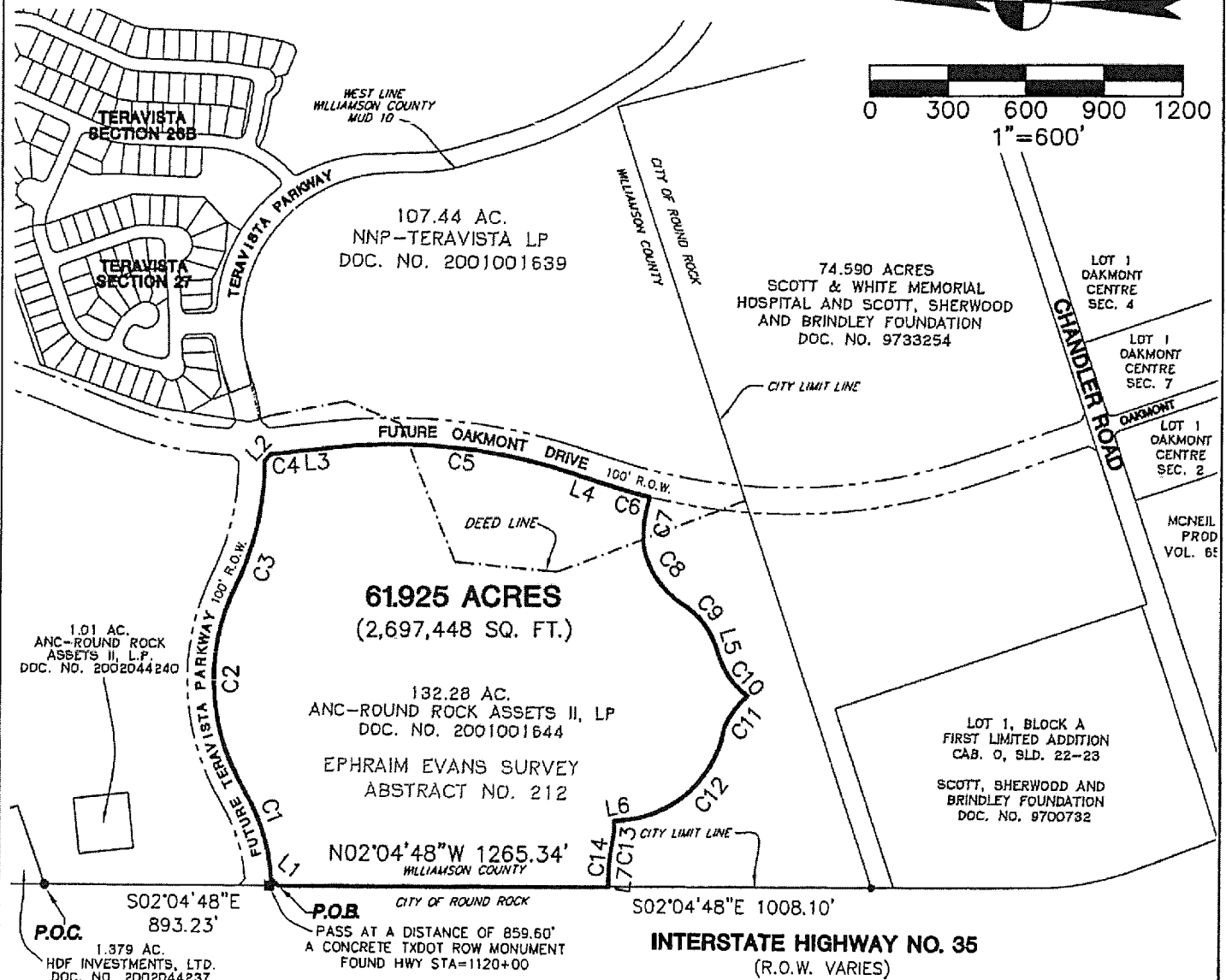
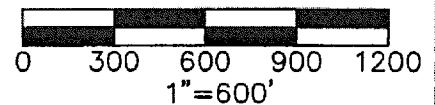
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	27°30'12"	740.00	355.22	351.82	N70°25'32"E
C2	56°51'30"	820.00	813.74	780.76	N85°06'11"E
C3	26°22'03"	1050.00	483.21	478.96	S79°39'06"E
C4	01°53'17"	1350.00	44.49	44.48	S07°43'25"E
C5	24°22'51"	2200.00	936.16	929.11	S03°31'22"W
C6	04°24'32"	2300.00	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 Caves Road, Suite 200  
Austin, Texas 78748  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2004

## SKETCH TO ACCOMPANY DESCRIPTION

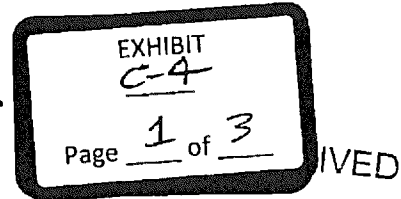
OF 61.925 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 132.28 ACRE TRACT OF LAND CONVEYED TO ANC-ROUND ROCK ASSETS II, LP OF RECORD IN DOCUMENT NO. 2001001644 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 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**



## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax



NOV - 7 2017

CITY OF ROUND ROCK  
PLANNING DEPARTMENT

EXHIBIT " "

### METES AND BOUNDS DESCRIPTION

BEING 6.601 ACRES (287,548 SQ. FT.) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, RECORDED IN DOCUMENT NO. 2017023654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap marked "BURY PARTNERS" for the northwest intersection of Bass Pro Drive (100' R.O.W.) and North Mays Street (100' R.O.W.) and being the southeast corner of said Lot 2, Block B;

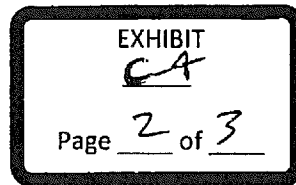
THENCE with the north right-of-way line of said Bass Pro Drive and the south line of said Lot 2, Block B, along a curve to the right, having a radius of 950.00 feet, a delta angle of 21°00'59", a length of 348.46 feet and a chord which bears North 82°15'04" West a distance of 346.51 feet to a 1/2" iron rod with cap marked "LANDESIGN" found for the southwest corner of said Lot 2, Block B and the southeast corner of Lot 1, Block B, A Replat of Lot 2B – CPG Partners Commercial Tract Replat;

THENCE North 00°00'08" East with the west line of said Lot 2, Block B and the east line of said Lot 1, Block B, at a distance of 383.18 feet passing a cotton spindle found for the northeast corner of said Lot 1, Block, the southeast corner of Lot 2A, A Replat of CPG Partners Commercial Tract, Replat of Lots 1A and 5A, Block B, Section 4, Lot 2, continuing for a total distance of 782.67 feet to a 1/2" iron rod found with cap marked "DELTA SURVEY 2051" for an exterior corner of said Lot 2A and Lot 2B;

THENCE North 61°33'40" West along the west line of said Lot 2, Block B and the east line of said Lot 2A a distance of 28.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set for the northeast corner of said Lot 2A;

THENCE crossing through said Lot 2, Block B the following three (3) courses:

1. South 89°59'52" East a distance of 61.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

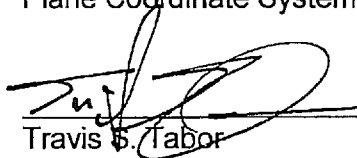


2. South 16°58'32" East a distance off 41.77 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 61°33'40" East a distance of 485.20 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the west right-of-way line of said North Mays Street and the east line of said Lot 2, Block B;

THENCE along the west right-of-way line of said North Mays Street and the east line of said Lot 2, Block B the following three (3) courses:

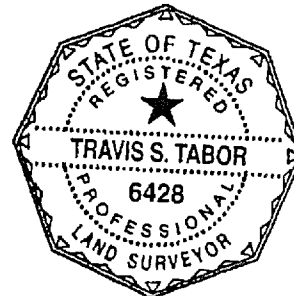
1. South 19°38'33" West a distance of 88.11 feet to a 1/2" iron rod with cap marked "BURY PARTNERS";
2. Along a curve to the left, having a radius 1350.00 feet, a delta angle of 20°00'12", a length of 471.32 feet and a chord which bears South 09°35'03" West a distance of 468.93 feet to a 1/2" iron rod with cap marked "BURY PARTNERS";
3. South 42°54'27" West a distance of 36.12 feet to the POINT OF BEGINNING.

This parcel contains 6.601 acres (287,548 Sq. Ft.) of land, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Description prepared from an on-the-ground survey made during February 2017. All bearings are based on the Texas State Plane Coordinate System, Central Zone.

  
Travis S. Tabor

Registered Professional Land Surveyor  
State of Texas No. 6428

11/02/2017  
Date



Job Number: 387-15-01

Attachments: Survey Drawing L:\Embassy 1\DWGS\3870103\_Title Survey.dwg



EXHIBIT

C-4  
Page 3 of 3

- SCALE IN FEET  
100 50 0 100
- NORTH
- LEGEND
- 1/2" IRON REBAR FOUND (unless noted otherwise)
  - COTTON SPRADE FOUND
  - 1/2" IRON REBAR W/CONCRETE PLASTIC CAP SHAPED "TANGLED" SET
  - UTILITY POLE
  - WATER MANHOLE
  - WATER METER
  - ELECTRIC TRANSFORMER
  - FINE HYDRAULIC
  - SON
  - OVERHEAD ELECTRIC LINE
- D.P.R.M.C.T. DEED RECORDS OF WILLAMSON COUNTY, TEXAS  
— D.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS  
— D.P.R.M.C.T. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

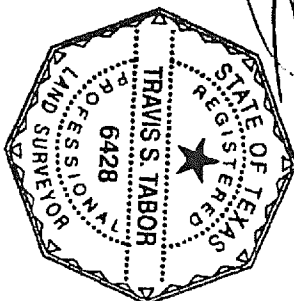
GENERAL NOTES:

THIS PROPERTY IS IN ZONE X - JENSE DISTRICTS TO BE DURING THE 2018 ANNUAL CHANCE LITIGATION. ACCORDING TO LAW NO. 449/2018, REMOVED SEPTEMBER 23, 2008, ISSUED BY TEXAS FOR WILLAMSON COUNTY, TEXAS.

BEARING DATA: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. COORDINATE DATA IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. COORDINATE DATA IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. COORDINATE DATA IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

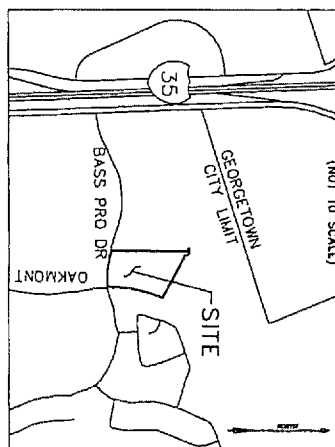
CURVE TABLE			
Curve No.	Length	Radius	Chord Direction
C1	471.32'	1350.00'	500°30'12" W 468.83'
C2	344.45'	920.00'	210°05'29" W 346.51'

LINE TABLE	
LINE NO.	BEARING DISTANCE
L1	S17°30'13"W 88.11'
L2	S47°24'27"W 36.12'
L3	N61°13'40"W 20.23'
L4	S60°29'52"E 61.50'
L5	S18°58'17"E 41.77'



11/03/2017

*[Signature]*

VICINITY MAP  
(NOT TO SCALE)

TITLE SURVEY OF 6.601 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 WILLAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK B, A REPLAT OF LOT 28 - CPG PARTNERS COMMERCIAL TRACT REPLAT RECORDED IN DOCUMENT NO. 2017023654 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS



LAND DESIGN SERVICES, INC.

515-234-7001  
1220 SUTHERLAND  
HOUSTON, TEXAS 77059  
PHYSICAL REGISTRATION NO. 100010404

LOT 1, BLOCK 28  
CPG PARTNERS COMMERCIAL TRACT  
A REPLAT OF LOT 1A AND 5A  
BLOCK 28, SECTION 4  
RANGE 30N, T12N, R12E  
DOC. NO. 2017023654  
D.P.R.M.C.T.

EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

LOT 1, BLOCK 28  
A REPLAT OF LOT 28 - CPG PARTNERS  
COMMERCIAL TRACT REPLAT  
RECORDED IN DOCUMENT NO. 2017023654  
D.P.R.M.C.T.

WATERLINE EXISTENCE  
TRACT 2  
DOC. NO. 2016113910

LOT 2A  
A REPLAT OF CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT OF LOT 1A  
AND 5A, BLOCK 28, SECTION  
4, LOT 2  
DOC. NO. 2016113910  
D.P.R.M.C.T.

ACCESS EASEMENT  
DOC. NO. 2016113910  
D.P.R.M.C.T.

LOT 1, BLOCK 28  
A REPLAT OF CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT OF LOT 1A  
AND 5A, BLOCK 28, SECTION  
4, LOT 2  
DOC. NO. 2016113910  
D.P.R.M.C.T.

LOT 1, BLOCK 28  
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TRACT REPLAT OF LOT 1A  
AND 5A, BLOCK 28, SECTION  
4, LOT 2  
DOC. NO. 2016113910  
D.P.R.M.C.T.

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4, LOT 2  
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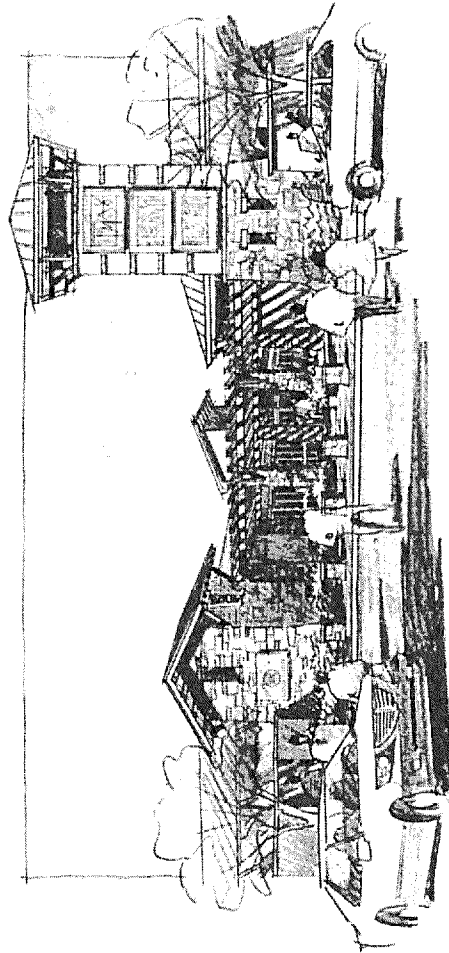
LOT 1, BLOCK 28  
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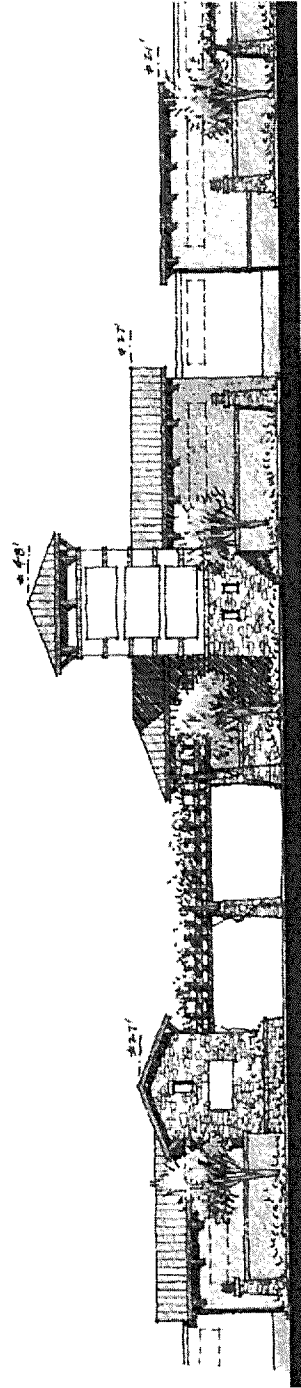
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VIEW AT MAIN ENTRY

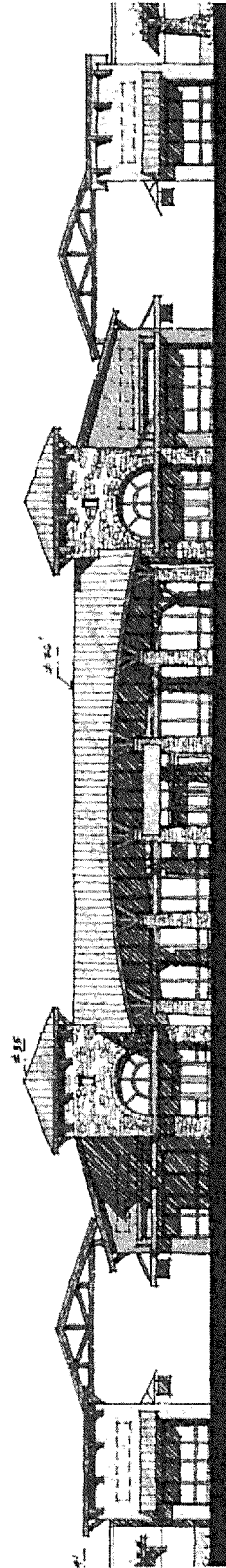
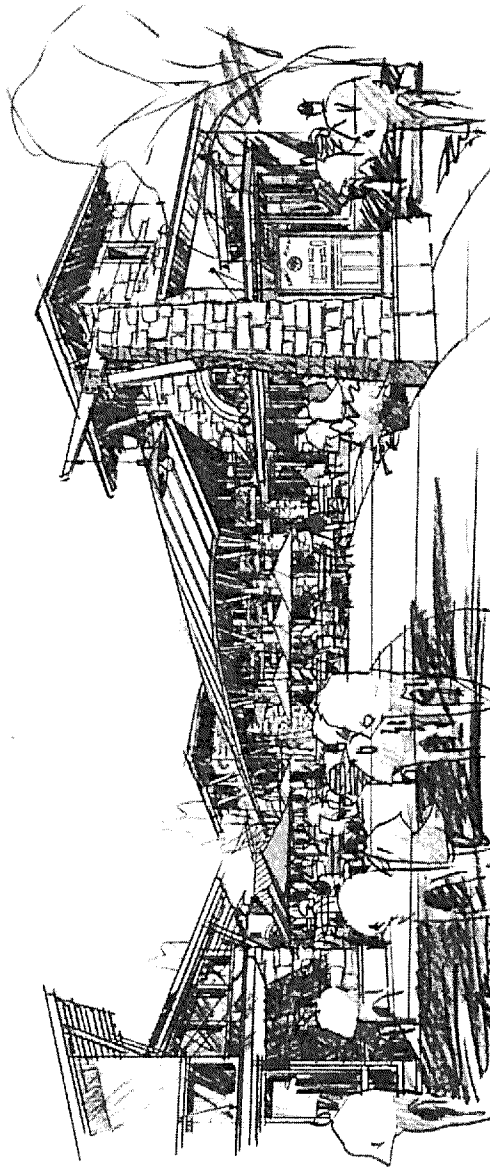


VIEW FROM PARKING & I/H-35 NORTH

SIMON

• ROUND ROCK PREMIUM OUTLETS •





VIEW @ FOUNTAIN COURT & ADJACENT BUILDINGS

SIMON

• ROUND ROCK PREMIUM OUTLETS •



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2018008396**

Pages: 21 Fee: \$97.00  
01/31/2018 11:48 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas