

ORDINANCE NO. O-2020-0336

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN ZONING AND DEVELOPMENT CODE, CHAPTER 2, ARTICLE I, SECTION 2-2(b)(1), CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO REZONE 10.09 ACRES OF LAND, OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM PUD (PLANNED UNIT DEVELOPMENT) NO. 60 ZONING DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) NO. 124 ZONING DISTRICT; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to rezone 10.09 acres of land, out of the Ephraim Evans Survey, Abstract No. 212, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A" attached hereto, from PUD (Planned Unit Development) No. 60 zoning district to PUD (Planned Unit Development) No. 124 zoning district, and

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

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 6th day of October, 2020, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" be changed to PUD No. 124, and

WHEREAS, on the 12th day of November, 2020, after proper notification, the City Council held a public hearing on the requested amendment, and

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

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

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

I.

That the City Council has hereby determined the Planned Unit Development (PUD) No. 124 meets the following goals and objectives:

- (1) The development in PUD No. 124 is equal to or superior to development that would occur under the standard ordinance requirements.
- (2) P.U.D. No. 124 is in harmony with the general purposes, goals, objectives and standards of the General Plan.
- (3) P.U.D. No. 124 does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and general welfare.
- (4) P.U.D. No. 124 will be adequately provisioned by essential public facilities and services including streets, parking, drainage, water, wastewater facilities, and other necessary utilities.
- (5) P.U.D. No. 124 will be constructed, arranged and maintained so as not to dominate, by scale and massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

II.

That the Official Zoning Map adopted in Zoning and Development Code, Chapter 2, Article I, Section 2-2(b)(1), Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A", attached hereto and incorporated herein shall be, and is hereafter designated as, Planned Unit Development (PUD) No. 124, and that the Mayor is hereby authorized and directed to enter into the Development Plan for PUD No. 124 attached hereto as Exhibit "B", which agreement shall govern the development and use of said property.

III.

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

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

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

Alternative 1.


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

READ, PASSED, and ADOPTED on first reading this 12th day of NOVEMBER, 2020.

Alternative 2.

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

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



CRAIG MORGAN, Mayor
City of Round Rock, Texas

ATTEST:



SARA L. WHITE, City Clerk

EXHIBIT
"A"

DEVELOPMENT PLAN
OULET MALL APARTMENTS
PLANNED UNIT DEVELOPMENT NO. 124

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

WHEREAS, the Owner is the owner of certain real property consisting of 10.09 acres, as more particularly described in **Exhibit “A” (Legal Description)**, (herein after referred to as the “**Property**”) attached hereto and made a part hereof; and

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

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

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

WHEREAS, on October 6, 2020, the City’s Planning and Zoning Commission recommended approval of the Owner’s application for PUD zoning; and

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

NOW THEREFORE:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

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

2. CHANGES AND MODIFICATIONS

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

3. ZONING VIOLATION

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

4. MISCELLANEOUS PROVISIONS

4.1. Severability

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

4.2. Venue

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

4.3. Effective Date

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

II. DEVELOPMENT STANDARDS

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. PROPERTY

This Plan covers approximately 10.09 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**. The property is divided into Parcel 1-A and Parcel 1-B, more particularly described in **Exhibit “B”**.

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial – Limited)**, as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. Other Ordinances

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

5. PERMITTED USES

5.1. Parcel 1-A

- (1) All uses permitted in the **C-1a (General Commercial – Limited)** zoning district, with the exception of the following uses, which are prohibited:
 - (a) Auto Sales, Rental, or Leasing Facilities
 - (b) Auto Service Facilities
 - (c) Call Center
 - (d) Fuel Sales
 - (e) Funeral Home
 - (f) Parking, Commercial

- (g) Shooting and Archery Ranges
 - (h) All uses listed in Section 2-91 (ee)(2)(a) of the Code
- (2) Visitor Center

5.2. Parcel 1-B

- (1) All uses permitted in the **MF-3 (Multifamily – Urban)** zoning district; the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.
- (2) Mobile Food Establishments, subject to the regulations specified in the Code, unless otherwise specified by this Plan.

6. DEVELOPMENT STANDARDS

6.1. Parcel 1-A

- (1) As stated in Section 4.1 above, all development shall meet the applicable standards of the **C-1a (General Commercial – Limited)** zoning district, as amended.

6.2. Parcel 1-B

- (1) As stated in Section 4.1 above, all development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district, as amended.
- (2) A minimum of four of the following amenities shall be provided:
 - (a) Private fitness facility
 - (b) Picnic areas with outdoor grilling
 - (c) Swimming pool
 - (d) Business center
 - (e) Dog park
 - (f) Dog wash station
- (3) Private driveways and surface parking shall include a minimum of four of the following streetscape and landscape features:
 - (a) Benches
 - (b) Bike racks
 - (c) Public art
 - (d) Courtyards or plazas
 - (e) Decorative paving
 - (f) Water features such as fountains
 - (g) Decorative trash receptacles
 - (h) Street trees
- (4) Structures and Density
 - (a) Minimum density shall be 35 dwelling units per net acre;
 - (b) 5-story maximum building height; structured parking facility shall not exceed the height of the building it serves.

- (c) The parking structure will be directly attached to the residential structure
- (5) Setbacks
 - (a) The building setback from the N. Mays Street right-of-way shall be a minimum of 45'.
 - (b) The building setback from the remaining boundaries shall be a minimum of 10'.
- (6) Parking
 - (a) Parking shall be provided at a minimum ratio of one (1) parking space per bedroom. At least 75% of this required parking shall be provided within the structured parking garage. The remaining 25% may be surface parking.
 - (b) Additional parking for guests shall be provided in the amount of five percent (5%) of the total required by (a) above. This additional parking may be provided within the structured parking garage or may be surface parking located on any driveway.
 - (c) Ancillary uses (Leasing Office and Amenities) do not have a separate parking requirement.
- (7) Building Design
 - (a) The design elements of the buildings shall substantially comply with the depictions contained in **Exhibit "C"**, including, but not limited to elevation variation, roof pitch, orientation, and incorporating an urban style.
- (8) Visual Screening
 - (a) Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in Chapter 8, Article I of the Code. Wall or window mounted mechanical equipment shall not be permitted.
- (9) Site Lighting
 - (a) Site lighting standards shall comply with the requirements located in Chapter 8, Article I of the Code. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
- (10) Mobile Food Establishments:
 - (a) Mobile food establishments shall be a permitted use within the Plan area. Chapter 2, Article VIII of the Code, which applies to mobile food establishments as accessory uses, shall not apply to mobile food establishments within the Plan area.

- (b) Each mobile food establishment shall have valid current mobile food establishment approvals for fire safety and food handling/health safety.
- (11) Landscaping and Irrigation:
 - (a) Landscaping and irrigation shall comply with the requirements located in Chapter 8 Article II Landscaping.

7. CHANGES TO DEVELOPMENT PLAN

7.1. Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing by the Director of Planning and Development Services and the City Attorney.

7.2. Major Changes

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

LIST OF EXHIBITS

Exhibit "A" - Survey

Exhibit "B" - PUD Parcels

Exhibit "C" - Building Images

EXHIBIT 'A'

2.969 ACRE
ROUND ROCK PREMIUM OUTLETS
ZONING DESCRIPTION

FN. NO. 20-127(ABB)
AUGUST 18, 2020
JOB NO. 222012150

DESCRIPTION

A 2.969 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1A, BLOCK "A", REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1; A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007005697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1A BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CPG ROUND ROCK, LP AND SPG ROUND ROCK NS, LP BY DEEDS OF RECORD IN DOCUMENT NOS. 2005040171 AND 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.969 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found at the intersection of the southerly right-of-way line of Bass Pro Drive (100' R.O.W.) and the westerly right-of-way line of N. Mays Street (100' R.O.W.), being the northeasterly corner of said Lot 1A and hereof;

THENCE, leaving the southerly line of Bass Pro Drive, along the westerly line of N. Mays Street, being the easterly line of said Lot 1A and hereof, the following four (4) courses and distances:

- 1) S49°53'00"E, a distance of 36.19 feet to a 1/2-inch iron rod with "STANTEC" cap set to 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 1350.00 feet, a central angle of 1°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 a 1/2 inch iron rod with "BURY" cap found;
- 3) S08°40'03"E, a distance of 185.24 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the right;
- 4) Along said tangent curve to the right, having a radius of 2200.00 feet, a central angle of 5°15'01", an arc length of 201.60 feet, and a chord which bears, S06°02'33"E, a distance of 201.53 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner hereof;

THENCE, leaving the westerly line of N. Mays Street, over and across said Lot 1A, for the southerly and westerly lines hereof, the following two (2) courses and distances:


- 1) N86°42'39"W, a distance of 347.25 feet to a 1/2-inch iron rod with "STANTEC" cap set at the southwesterly corner hereof;
- 2) N07°12'09"E, a distance of 444.91 feet to a 1/2-inch iron rod with "STANTEC" cap set in the southerly line of Bass Pro Drive, being the curving northerly line of said Lot 1A, for the northwesterly corner hereof;

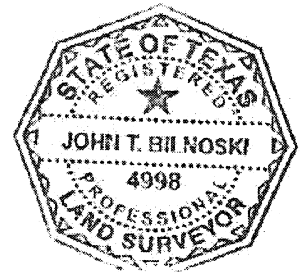
THENCE, along the southerly line of said Bass Pro Drive, along the northerly line of said Lot 1A and hereof, along a non-tangent curve to the left, having a radius of 1050.00 feet, a central angle of 11°23'20", an arc length of 208.71 feet, and a chord which bears, S87°08'27"E, a distance of 208.37 feet to the **POINT OF BEGINNING**, containing an area of 2.969 acre (129,335 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

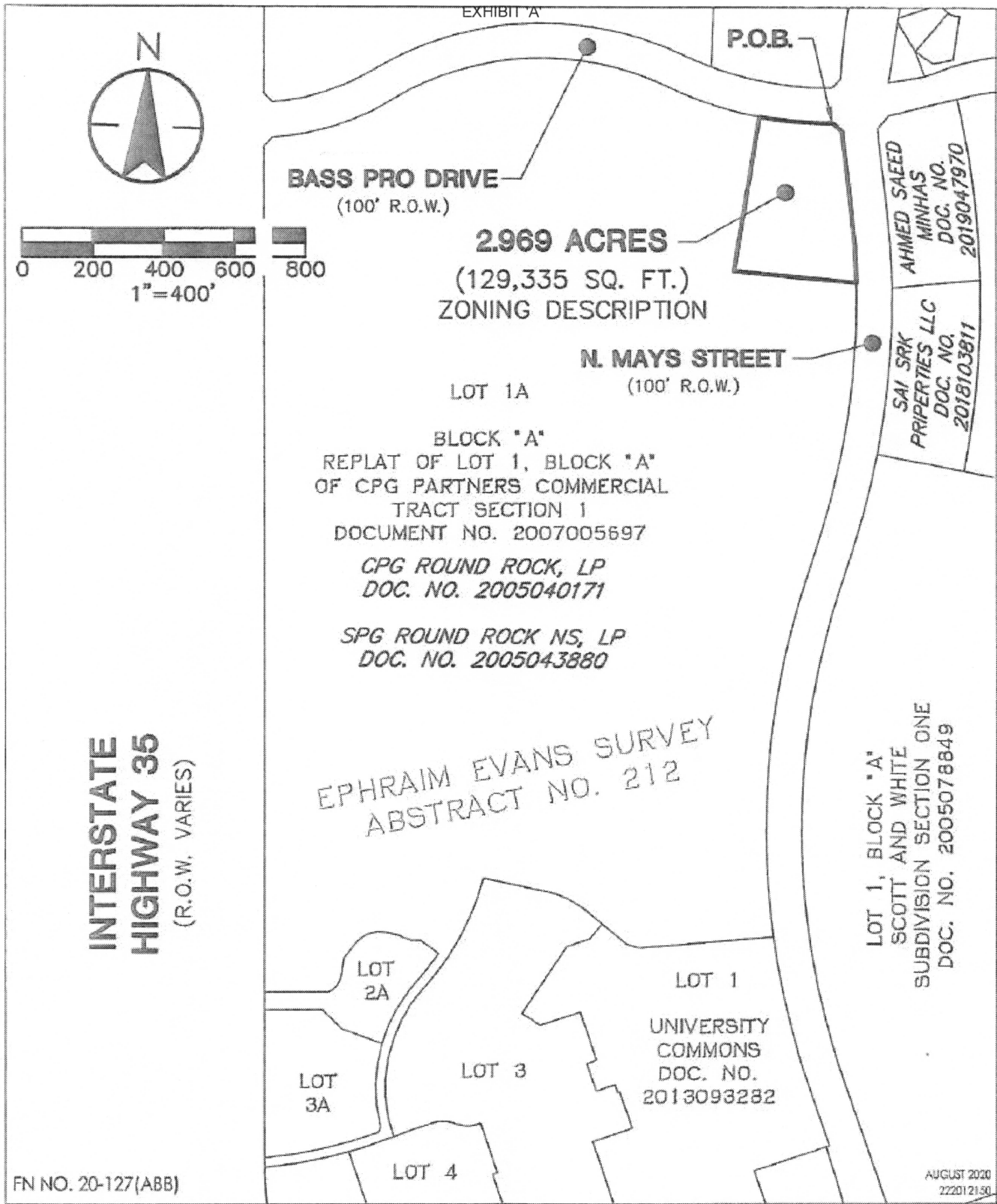
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

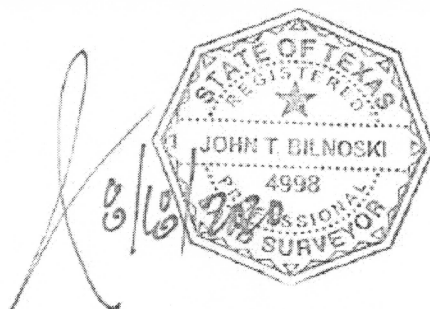

JOHN T. BILNOSKI Date
R.P./L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com



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TBPE # F-6324 TBPLS # 10194230
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**ROUND ROCK
PREMIUM OUTLETS**

Figure No.

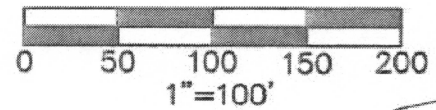
SHEET 1 OF 3

Title

ZONING DESCRIPTION

EXHIBIT 'A'

LOT 1A, BLOCK 'B'
CPG PARTNERS COMMERCIAL
TRACT SECTION 4
DOCUMENT NO. 2005095398



BASS PRO DRIVE
(100' R.O.W.)

LOT 1A

BLOCK 'A'
REPLAT OF LOT 1, BLOCK 'A'
OF CPG PARTNERS COMMERCIAL
TRACT SECTION 1
DOCUMENT NO. 2007005697

CPG ROUND ROCK, LP
DOC. NO. 2005040171

SPG ROUND ROCK NS, LP
DOC. NO. 2005043880

2.969 ACRES
(129,335 SQ. FT.)
ZONING DESCRIPTION

N07°12'09"E 444.91'

C3

P.O.B.

L1

C1

CAP

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N. MAYS STREET
(100' R.O.W.)

C2

N86°42'39"W 347.25'

EPHRAIM
EVANS SURVEY
ABSTRACT NO.
212

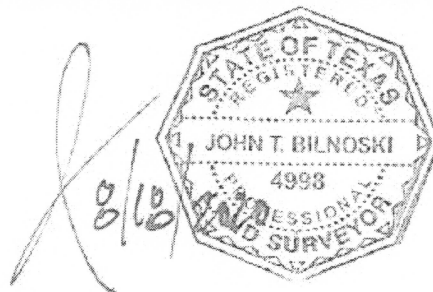
FN NO. 20-127(ABB)

AUGUST 2020
222012150

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ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 2 OF 3

Title

ZONING DESCRIPTION



VICINITY MAP

N.T.S.

LEGEND

● CAP 1/2" IRON ROD WITH "BURY" CAP FOUND

○ 1/2" IRON ROD WITH STANTEC CAP SET

P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053.

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S49°53'00"E | 36.19' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|---------------|--------------|
| NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 44.49' | 1350.00' | 1°53'17" | S07°43'25"E | 44.48' |
| C2 | 201.60' | 2200.00' | 5°15'01" | S06°02'33"E | 201.53' |
| C3 | 208.71' | 1050.00' | 11°23'20" | S87°08'27"E | 208.37' |

FN NO. 20-127(ABB)

AUGUST 2020
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ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 3 OF 3

Title

ZONING DESCRIPTION

7.125 ACRE
 ROUND ROCK PREMIUM OUTLETS
 ZONING DESCRIPTION
 FN. NO. 20-128(ABB)
 AUGUST 18, 2020
 JOB NO. 222012150

DESCRIPTION

A 7.125 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1A, BLOCK "A", REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1; A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007005697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1A BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CPG ROUND ROCK, LP AND SPG ROUND ROCK NS, LP BY DEEDS OF RECORD IN DOCUMENT NOS. 2005040171 AND 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 7.125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found at the intersection of the southerly right-of-way line of Bass Pro Drive (100' R.O.W.) and the westerly right-of-way line of N. Mays Street (100' R.O.W.), being the northeasterly corner of said Lot 1A;

THENCE, leaving the southerly line of Bass Pro Drive, along the westerly line of N. Mays Street, being the easterly line of said Lot 1A, the following four (4) courses and distances:

1) S49°53'00"E, a distance of 36.19 feet to a 1/2-inch iron rod with "STANTEC" cap set to 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 1350.00 feet, a central angle of 1°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 a 1/2 inch iron rod with "BURY" cap found;

3) S08°40'03"E, a distance of 185.24 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the right;

4) Along said tangent curve to the right, having a radius of 2200.00 feet, a central angle of 5°15'01", an arc length of 201.60 feet, and a chord which bears, S06°02'33"E, a distance of 201.53 feet to a 1/2 inch iron rod with "STANTEC" cap set for the **POINT OF BEGINNING** and the northeasterly corner hereof;

THENCE, continuing along the westerly line of N. Mays Street, being the easterly line of said Lot 1A and hereof, the following three (3) courses and distances:

- 1) Along a curve to the right, having a radius of 2200.00 feet, a central angle of $19^{\circ}07'50''$, an arc length of 734.56 feet, and a chord which bears, $S06^{\circ}08'53''W$, a distance of 731.15 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2) $S15^{\circ}42'48''W$, a distance of 138.11 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the left;
- 3) Along said tangent curve to the left, having a radius of 2300.00 feet, a central angle of $2^{\circ}44'39''$, an arc length of 110.16 feet, and a chord which bears, $S14^{\circ}20'28''W$, a distance of 110.15 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof;

THENCE, leaving the westerly line of N. Mays Street, over and across said Lot 1A, for the southerly, westerly and northerly lines hereof, the following twelve (12) courses and distances:


- 1) $N77^{\circ}31'41''W$, a distance of 45.73 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) $S13^{\circ}21'59''W$, a distance of 33.88 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 412.38 feet, a central angle of $7^{\circ}09'53''$, an arc length of 51.57 feet, and a chord which bears, $N83^{\circ}10'03''W$, a distance of 51.53 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a compound curve to the left;
- 4) Along said compound curve to the left, having a radius of 361.07 feet, a central angle of $5^{\circ}02'18''$, an arc length of 31.75 feet, and a chord which bears, $N89^{\circ}16'08''W$, a distance of 31.74 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a reverse curve to the right;
- 5) Along said reverse curve to the right, having a radius of 24.43 feet, a central angle of $71^{\circ}09'25''$, an arc length of 30.33 feet, and a chord which bears, $N49^{\circ}10'33''W$, a distance of 28.42 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner hereof;

- 6) N13°30'38"W, a distance of 280.25 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;
- 7) Along said non-tangent curve to the right, having a radius of 98.99 feet, a central angle of 11°40'10", an arc length of 20.16 feet, and a chord which bears, N06°51'35"W, a distance of 20.13 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 8) N00°04'45"E, a distance of 679.08 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;
- 9) Along said non-tangent curve to the right, having a radius of 2.63 feet, a central angle of 103°29'16", an arc length of 4.75 feet, and a chord which bears, N54°10'02"E, a distance of 4.13 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 10) S82°44'08"E, a distance of 15.35 feet to a 1/2-inch iron rod with "STANTEC" cap set
- 11) N07°12'09"E, a distance of 12.57 feet to a 1/2-inch iron rod with "STANTEC" cap set at the northwesterly corner hereof;
- 12) S86°42'39"E, a distance of 347.25 feet to the **POINT OF BEGINNING**, containing an area of 7.125 acre (310,393 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

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.

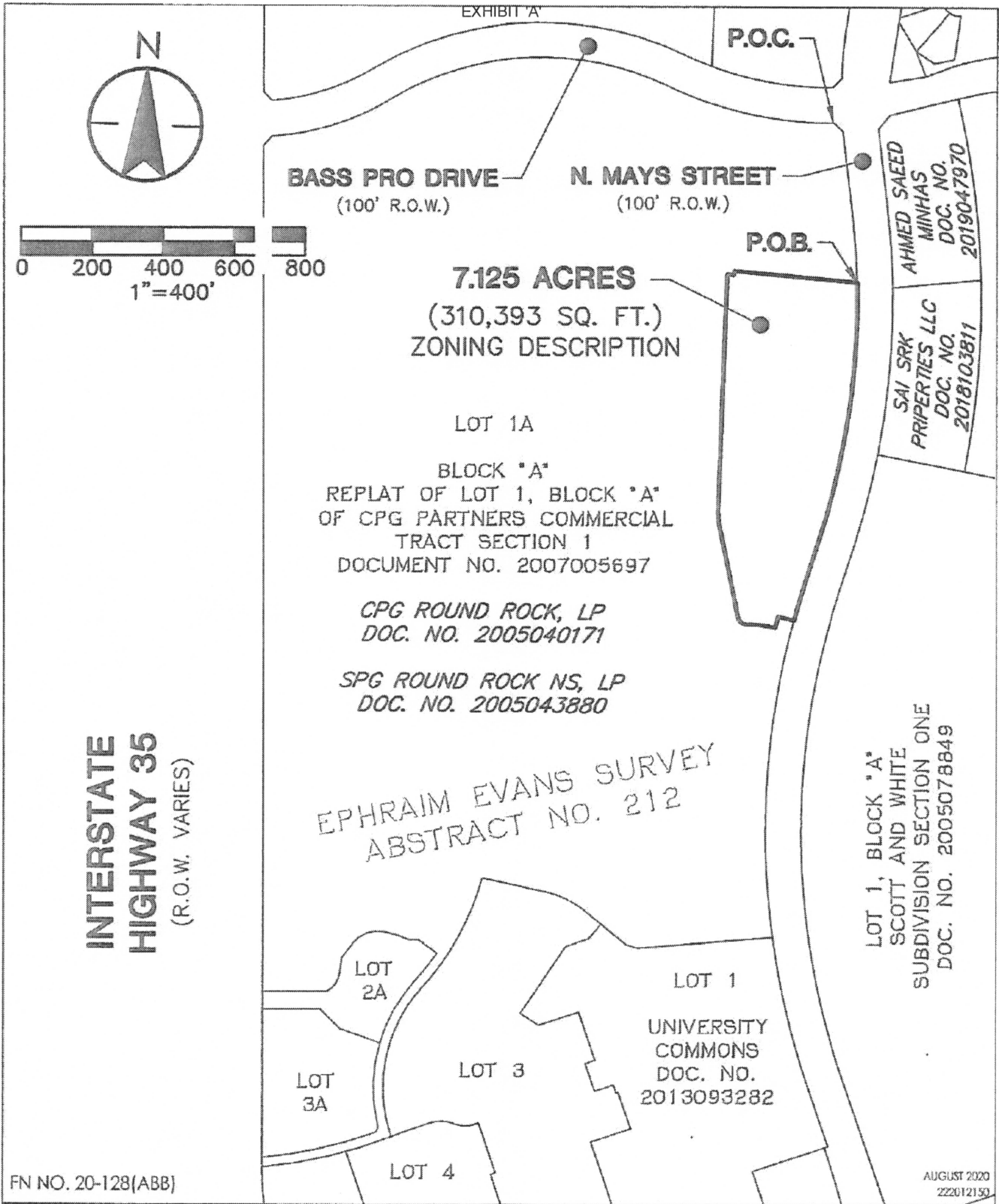
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


JOHN T. BILNOSKI Date
R.P./L.S. NO. 4998
STATE OF TEXAS
TBPLS # 10194230
john.bilnoski@stantec.com

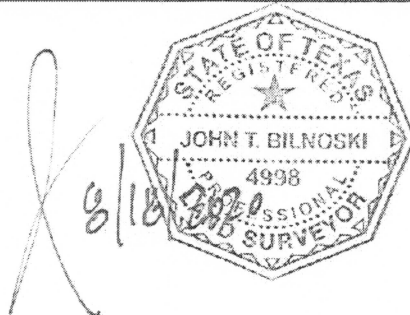
8/18/2020



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2020/08/18 3:50 PM By: Bilnoski, John



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com



Client/Project

ROUND ROCK
PREMIUM OUTLETS

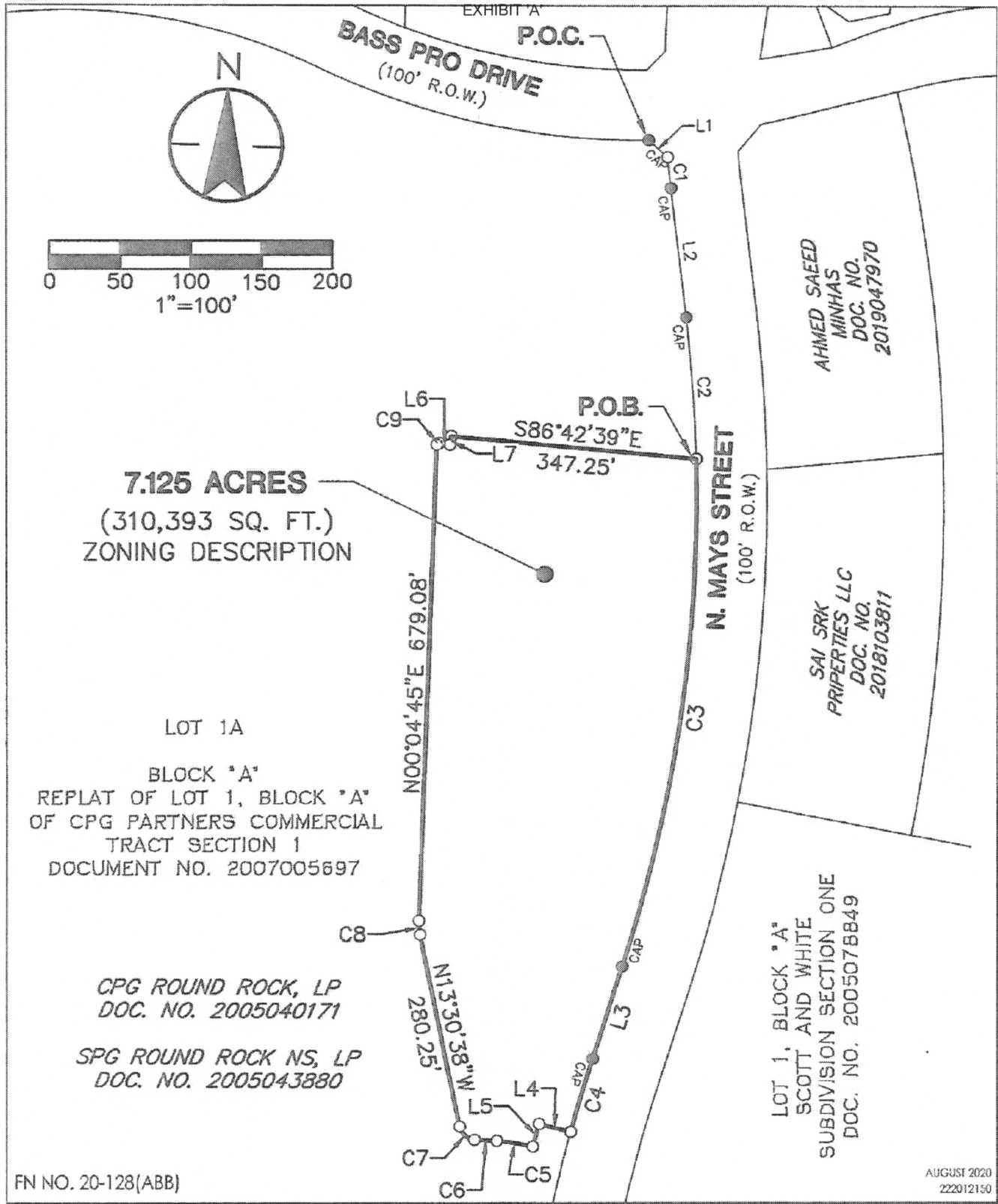
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SHEET 1 OF 3

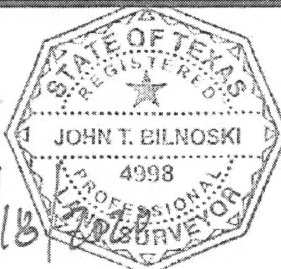
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ZONING DESCRIPTION

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2020/08/18 3:50 PM By: Bilnoski, John



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Client/Project

**ROUND ROCK
PREMIUM OUTLETS**

Figure No.

SHEET 2 OF 3

Title

ZONING DESCRIPTION



Client/Project
 ROUND ROCK
 PREMIUM OUTLETS
 Figure No.
 SHEET 3 OF 3
 ZONING DESCRIPTION

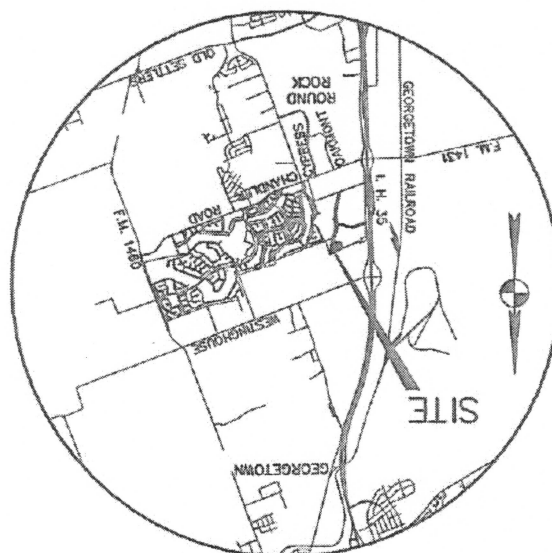
222012150
 AUGUST 2020

FN NO. 20-128(ABB)

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S49°53'00"E | 36.19' |
| L2 | S8°40'03"E | 185.24' |
| L3 | S15°42'48"W | 138.11' |
| L4 | N77°31'41"W | 45.73' |
| L5 | S13°21'59"W | 33.88' |
| L6 | S82°44'08"E | 15.35' |
| L7 | N71°2'09"E | 12.57' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|------------|---------------|--------------|
| NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 44.49' | 1350.00' | 1°53'17" | S07°43'25"E | 44.48' |
| C2 | 201.60' | 2200.00' | 5°15'01" | S06°02'33"E | 201.53' |
| C3 | 734.56' | 2200.00' | 19°07'50" | S06°08'53"W | 731.15' |
| C4 | 110.16' | 2300.00' | 2°44'39" | S14°20'28"W | 110.15' |
| C5 | 51.57' | 412.38' | 7°09'53" | N83°10'03"W | 51.53' |
| C6 | 31.75' | 361.07' | 5°02'18" | N89°16'08"W | 31.74' |
| C7 | 30.33' | 24.43' | 71°09'25" | N49°10'33"W | 28.42' |
| C8 | 20.16' | 98.99' | 11°40'10" | N06°51'35"W | 20.13' |
| C9 | 4.75' | 2.63' | 103°29'16" | N54°10'02"E | 4.13' |

VICINITY MAP

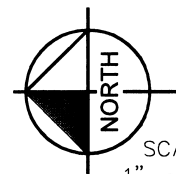
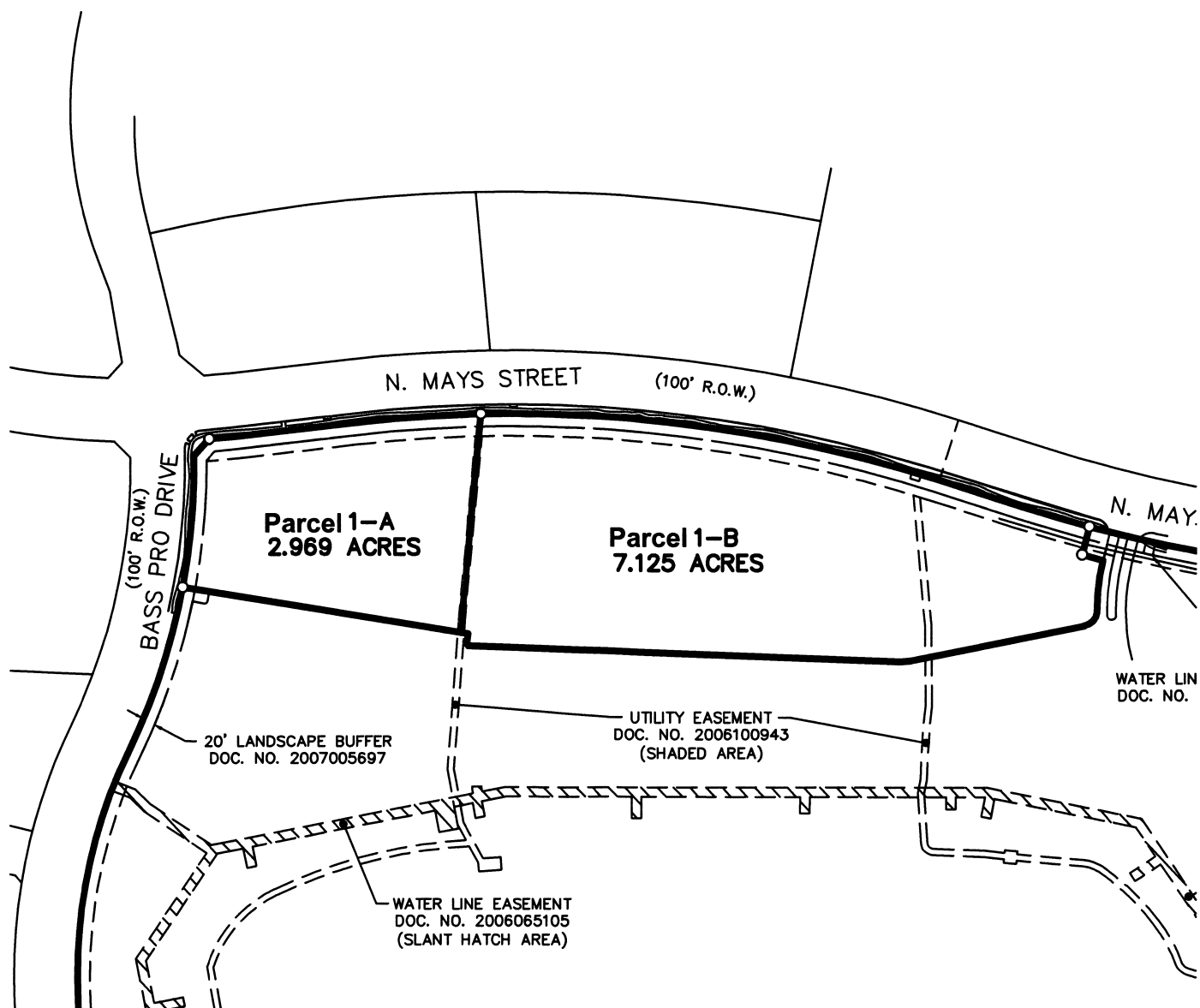


BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN
 HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM,
 CENTRAL ZONE, NAD83(2011), BY UTILIZING
 REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED
 BY RTK COOPERATIVE NETWORK, MANAGED BY
 ALLTERRA CENTRAL. SURFACE DISTANCES SHOWN
 HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING
 BY THE COMBINED SCALE FACTOR OF 0.999870053.

LEGEND

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- 1/2" IRON ROD WITH STANTEC CAP SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



Outlet Mall Apartments PUD No. 117

4600 N. Mays Street, Round Rock, Texas
September, 2020

EXHIBIT B

Kimley»Horn



JHP

Exhibit C
Concept Images
Outlet Mall Apartments PUD No. 117
09.21.20 - 2020002