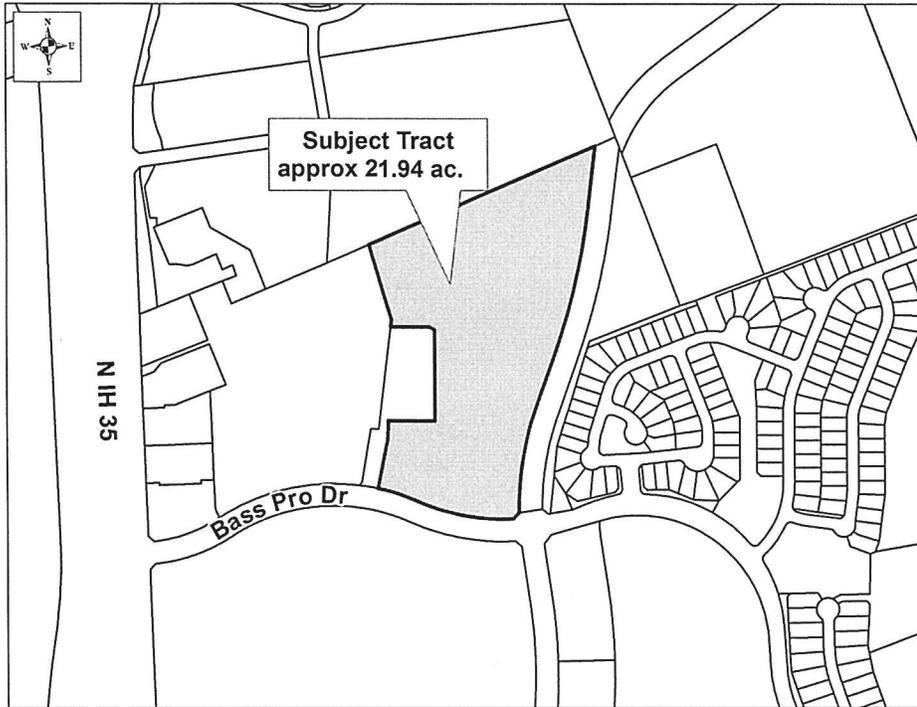


**Replat of Lot 2B - CPG Partners Commercial Tract  
FINAL PLAT FP1701-003**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Replat

**ZONING AT TIME OF APPLICATION:** PUD 61

**DESCRIPTION:** 21.94 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

- North: Vacant
- South: Commercial
- East: Residential
- West: Commercial

**PROPOSED LAND USE:** Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	21.94
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>2</b>	<b>21.94</b>

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**Owner:**  
SPG ROUND ROCK NS LP  
PO BOX 6120  
INDIANAPOLIS, IN 46206-6120

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**Agent**  
Jacob Engineering  
Jenilee Mead  
2705 Bee Cave Rd., Ste. 300  
Austin, TX 78746

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**Replat of Lot 2B - CPG Partners Commercial Tract  
FINAL PLAT FP1701-003**

**HISTORY:** City Council approved PUD 61, Simon North, on May 26, 2005, with amendments in 2013, 2015 and 2016. The Planning and Zoning Commission approved CPG Partners Commercial Tract Section 4 on June 1, 2005. The Planning and Zoning Commission CPG Partners Commercial Tract - A Replat on February 19, 2014. The Planning and Zoning commission approved CPG Partners Commercial Tract – Replat of Lots 1A and 5A, Block B, Section 4, Lot 2 on June 15, 2016.

**DATE OF REVIEW:** February 15, 2017

**LOCATION:** Northwest corner of Bass Pro Drive and North Mays Street.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designation is commercial and the zoning is PUD 61, Simon North. The subject lot is within the area identified as "Parcel 1" in the PUD. The PUD contains provisions detailing allowed and prohibited uses, landscaping and screening, streetscaping, signage, and design standards. The proposed retail store which would be located on Lot 1, Block B is permitted on Parcel 1.

Traffic, Access and Roads: The proposed plat site will be accessed via Bass Pro Drive and future North Mays Street, which is currently under construction. For the proposed retail site on Lot 2A, access would be via a driveway entrance from Bass Pro Drive. The City Transportation Department has approved the Traffic Impact Analysis for the site.

Water and Wastewater Service: The two lots will be served water from lines looped from Bass Pro Drive and the Bass Pro site. For wastewater service, the sites will connect to 8" stub-outs across Bass Pro Drive.

Drainage: Drainage will flow to the existing ponds on Lot 1, Block B and Lot 1 Block C, which serve Bass Pro Shop and other future uses in the Parcel 1 area.

Additional Considerations: The purpose of this replat is to subdivide a parcel for the location of a proposed restaurant use from the main acreage. The new lot created will be Lot 1, Block B. This lot will have access to both Bass Pro Drive and a shared access easement on Lot 2A, which was subdivided from the parent parcel in 2016.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove floodplain note from page 1.
2. Update Planning and Zoning Commission review date.

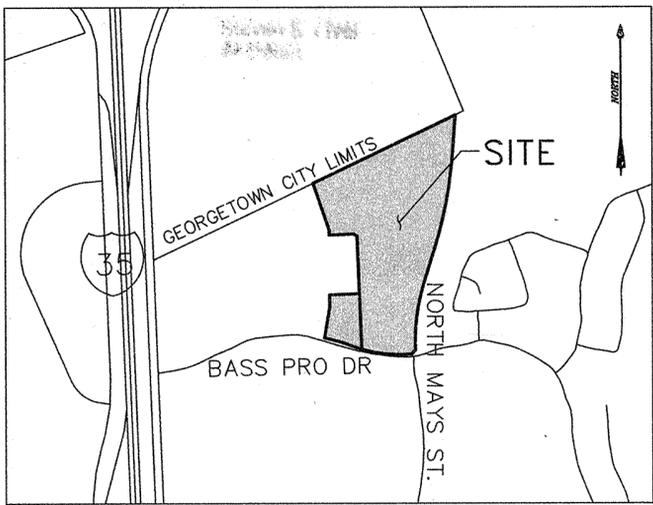


**Subject Tract  
approx 21.94 ac.**

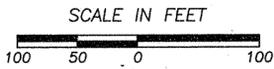
**NIH 35**

**Bass Pro Dr**





VICINITY MAP  
(NOT TO SCALE)



LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ⊙ COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- 1/2" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "LANDESIGN" SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- SUBDIVISION BOUNDARY
- ADJOINER BOUNDARY
- EASEMENT LINE

KDR EQUITIES, LLC  
(REMAINDER 19.4894 AC.)  
DOC. # 2012082150  
O.P.R.W.C.T.

(S66°36'31"W 1089.16')  
(N66°36'04"E 1089.07')

NOVAK WESTINGHOUSE, LP  
(REMAINDER 76.27156 AC.)  
DOC. # 201073967  
O.P.R.W.C.T.

CITY OF GEORGTOWN  
(0.077 AC.)  
DOC. # 2016102196  
O.P.R.W.C.T.

NOVAK WESTINGHOUSE, LP  
(REMAINDER 76.27156 AC.)  
DOC. # 201073967  
O.P.R.W.C.T.

EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

LOT 2  
BLOCK B  
DEVELOPMENT LOT  
20.179 ACRES

LOT 1  
BLOCK C  
THE FINAL PLAT OF  
CPG PARTNERS COMMERCIAL  
TRACT SECTION 5  
CAB. BB, SLIDE 60  
DOC. NO. 2005095432  
O.P.R.W.C.T.

LOT 1  
BLOCK "A"  
CPG PARTNERS COMMERCIAL  
TRACT - A REPLAT OF LOTS 1A  
AND 5A, BLOCK B, SECTION 4  
DOC. # 2014014737  
O.P.R.W.C.T.

CPG PARTNERS  
COMMERCIAL TRACT REPLAT  
DOC. NO. 2016070930  
O.P.R.W.C.T.

20' EASEMENT  
DOC. NO. 2012074837  
O.P.R.W.C.T.

20' LANDSCAPE EASEMENT  
DOC. NO. 200609777  
O.P.R.W.C.T.

20' BUILDING LINE  
DOC. NO. 2005040168  
O.P.R.W.C.T.

20' LANDSCAPE BUFFER  
DOC. NO. 2005095398  
O.P.R.W.C.T.

TERAVISTA SECTION 27  
DOC. NO. 2004093532  
O.P.R.W.C.T.

OWNERS LOT 1:  
TRES HABANEROS/SHEPHERD, LTD.  
10333 RICHMOND AVENUE  
SUITE 210  
HOUSTON, TX. 77042  
PHONE:

OWNERS LOT 2:  
SPG ROUND ROCK NS, L.P.  
225 W. WASHINGTON STREET  
INDIANAPOLIS, INDIANA 46204  
PHONE:

ACREAGE:  
SURVEY: 21.936 ACRES  
EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

NUMBER OF LOTS: 2  
PROPOSED USE: DEVELOPMENT  
COMBINED ACREAGE: 21.936

DATE: JANUARY 3, 2017  
DATE OF PLANNING  
AND ZONING COMMISSION REVIEW: FEBRUARY 1, 2017

SURVEYOR: LANDESIGN SERVICES, INC.  
1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TEXAS 78681  
PHONE: 512-238-7901

ENGINEER: JACOBS ENGINEERING  
2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TX 78746-5688  
PHONE: 512-314-3100

GENERAL NOTES:

NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0480E AND 48491C0485E BOTH, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID COORDINATES. VERTICAL DATUM IS BASED ON TERAVISTA SECTION 27 PLAT (DOCUMENT NO. 2004093532 O.P.R.W.C.T.) MONUMENT NO. 27-2, ELEVATION 800.23, NAVD 88.

BM-1: SQUARE CUT ON BACK OF CURB, ELEV. 807.96'  
BM-2: SQUARE CUT IN BACK OF CURB, ELEV. 810.46'

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	435.78'	950.00'	26°16'58"	N79°37'04"W	431.97'
C2	87.32'	950.00'	5°15'59"	N69°06'35"W	87.29'
C3	180.54'	920.00'	11°14'37"	N72°04'44"W	180.25'
C4	348.46'	950.00'	21°00'59"	S82°15'04"E	346.51'
C6	668.72'	2950.00'	12°59'17"	S13°04'27"W	667.29'
C7	471.32'	1350.00'	20°00'12"	S09°35'03"W	468.93'
C8	83.81'	920.00'	05°13'10"	S80°18'38"E	83.78'

LINE NO.	BEARING	DISTANCE
L1	N61°33'40"W	28.23'
L2	N07°01'13"E	31.53'
L3	S42°54'27"W	36.12'
L4	N02°51'36"E	54.85'
L5	N00°04'34"W	28.78'

PROJECT NAME: LUPE 1  
JOB NUMBER: 405-16-1  
DATE: 08/25/2016 SCALE: 1"=100'  
DRAWING FILE PATH: L:\Lupe 1\DWGS  
FIELDNOTE FILE PATH: L:\Lupe 1\Metes and Bounds  
RPLS: JB TECH: HAS PARTYCHIEF: PO  
CHECKED BY: JB FIELDBOOKS:

A REPLAT OF LOT 2B - CPG PARTNERS  
COMMERCIAL TRACT REPLAT



LANDESIGN SERVICES, INC.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THAT TRES HABANEROS/SHEPHERD, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY THROUGH JUDSON HOLT, PRESIDENT AS THE OWNER OF 1.757 ACRES AND SPG ROUND ROCK NS L.P., ACTING BY THROUGH STEVEN E. FIVEL, PRESIDENT AS THE OWNER OF 20.179 ACRES, OUT OF LOT 2B, BLOCK "B", CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE THE 21.936 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS:

"A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT"

TRES HABANEROS/SHEPHERD, LTD

DATE: 1.19.2017

[Signature]  
PRESIDENT  
10333 RICHMOND AVENUE  
SUITE 210  
HOUSTON, TEXAS 77042

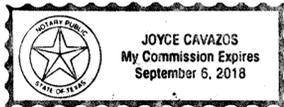
SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP  
BY: SPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [Signature]  
PRINTED: Steven E. Fivel  
TITLE: Secretary

§THE STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§  
§KNOW ALL MEN BY THESE PRESENTS§

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF JANUARY 2017 BY JUDSON HOLT, PRESIDENT OF TRES HABANEROS/SHEPHERD, LTD.,

[Signature]  
(SEAL) NOTARY PUBLIC SIGNATURE  
MY COMMISSION EXPIRES: SEPT 6, 2018



STATE OF INDIANA }  
                          } SS:  
COUNTY OF MARION }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Steven E. Fivel WHO IS PERSONALLY KNOWN TO ME AS THE Secretary OF SPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SPG ROUND ROCK NS, L.P., A DELAWARE LIMITED PARTNERSHIP, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25<sup>th</sup> DAY OF January, 2017.

[Signature]  
NOTARY PUBLIC



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
§KNOW ALL MEN BY THESE PRESENTS§

THAT I, JENILEE D. MEAD, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS

DATE: January 16, 2017

[Signature]  
JENILEE D. MEAD, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 118513  
JACOBS ENGINEERING  
2705 BEE CAVE ROAD, SUITE 300  
AUSTIN, TEXAS 78746-5688  
FIRM NO. F-2966



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, JOSEPH BEAVERS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

[Signature] 16 Jan 17  
DATE  
JOSEPH BEAVERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4938  
LANDESIGN SERVICES, INC.  
FIRM REGISTRATION NO. 10001800



GENERAL NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED AND PUD 61.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010, AS AMENDED, OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
3. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0480E AND 48491C0485E BOTH, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. THE STREET SIDE OF THE PROPERTY IS ENCUMBERED BY A TEN FOOT (10') SIDEWALK EASEMENT, AN OVERLAPPING TWENTY FOOT (20') LANDSCAPE EASEMENT, AND A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT ABUTTING THE LANDSCAPE EASEMENT AS PER CABINET BB, SLIDES 58-59, AND DOCUMENTS NUMBERED 2012071042, 2014014737, AND 2016070930, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
7. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
8. ANY UTILITY EASEMENTS REQUIRED BY THE SITE WILL BE DEDICATED PRIOR TO SITE DEVELOPMENT PERMIT ACCEPTANCE LETTER ISSUANCE.

METES AND BOUNDS

BEING 21.936 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 2B, BLOCK B, CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016070930 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:

COMMENCING AT A PK NAIL FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE (100' R.O.W.), THE SOUTHEAST CORNER OF LOT 1, BLOCK "A" CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014014737 OF THE O.P.R.W.C.T. AND THE SOUTHWEST CORNER OF SAID LOT 2A;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 920.00 FEET, A DELTA ANGLE OF 05°13'10", A LENGTH OF 83.81 FEET AND A CHORD WHICH BEARS SOUTH 80°18'38" EAST A DISTANCE OF 83.78 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY" FOR THE SOUTHWEST CORNER OF SAID LOT 2B AND THE POINT OF BEGINNING;

THENCE WITH THE EAST LINE OF SAID LOT 2A AND THE WEST LINE OF SAID LOT 2B THE FOLLOWING FIVE (5) COURSES:

1. NORTH 11°45'29" EAST A DISTANCE OF 217.61 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY";
2. NORTH 02°51'36" EAST A DISTANCE OF 54.85 FEET TO A "PK" NAIL FOUND;
3. NORTH 00°04'34" WEST A DISTANCE OF 28.78 FEET TO A "PK" NAIL FOUND;
4. SOUTH 89°59'40" EAST A DISTANCE OF 206.03 FEET TO A COTTON SPINDLE FOUND;
5. NORTH 00°00'08" EAST A DISTANCE OF 399.49 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "DELTA SURVEY" FOR THE NORTHEAST CORNER OF SAID LOT 2A;

THENCE WITH THE NORTH LINE OF SAID LOT 2A AND THE WEST LINE OF SAID LOT 2B THE FOLLOWING TWO (2) COURSES:

1. NORTH 61°33'40" WEST A DISTANCE OF 28.23 FEET TO A 1/2" IRON ROD WITH CAP MARKED "DELTA SURVEY" FOUND;
2. NORTH 89°59'52" WEST A DISTANCE OF 168.17 FEET TO A "PK" NAIL FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A, THE EAST LINE OF SAID LOT 1, BLOCK A AND IN THE WEST LINE OF SAID LOT 2B;

THENCE WITH THE WEST LINE OF SAID LOT 2B AND THE EAST LINE OF SAID LOT 1, BLOCK A THE FOLLOWING TWO (2) COURSES:

1. NORTH 07°01'13" EAST A DISTANCE OF 31.53 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. NORTH 16°58'32" WEST A DISTANCE OF 344.09 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2B, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A AND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT OF RECORD IN DOCUMENT NO. 20120821450 OF THE O.P.R.W.C.T.;

THENCE NORTH 66°36'04" EAST WITH THE NORTH LINE OF SAID LOT 2B AND THE SOUTH LINE OF SAID 19.4894 ACRE TRACT A DISTANCE OF 1089.07 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET (100' R.O.W. DOC. NO. 2014014196, O.P.R.W.C.T.), THE NORTHEAST CORNER OF SAID LOT 2B AND THE SOUTHWEST CORNER OF A CALLED 0.077 ACRE TRACT RECORDED IN DOCUMENT NO. 2016102196 OF THE O.P.R.W.C.T.;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET AND THE EAST LINE OF SAID LOT 2B THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 06°35'53" WEST A DISTANCE OF 268.65 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2950.00 FEET, A DELTA ANGLE OF 12°59'17", A LENGTH OF 668.72 FEET AND A CHORD WHICH BEARS SOUTH 13°04'27" WEST A DISTANCE OF 667.29 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LANDESIGN" SET;
3. SOUTH 19°38'33" WEST A DISTANCE OF 244.24 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 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" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BASS PRO DRIVE AND THE SOUTHEAST CORNER OF SAID LOT 2B;

THENCE WITH THE EXISTING NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE AND THE SOUTH LINE OF SAID LOT 2B THE FOLLOWING THREE (3) COURSES:

1. SOUTH 42°54'27" WEST A DISTANCE OF 36.12 FEET TO A 1/2" IRON ROD WITH CAP MARKED "BURY PARTNERS" FOUND;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 26°16'58", A LENGTH OF 435.78 FEET AND A CHORD WHICH BEARS NORTH 79°37'04" WEST A DISTANCE OF 431.97 FEET TO A 1/2" IRON ROD FOUND;
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 920.00 FEET, A DELTA ANGLE OF 11°14'37", A LENGTH OF 180.54 FEET AND A CHORD WHICH BEARS NORTH 72°04'44" WEST A DISTANCE OF 180.25 FEET TO THE POINT OF BEGINNING

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_  
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

2 of 2 SHEET

PROJECT NAME:	LUPE 1
JOB NUMBER:	405-16-1
DATE:	08/25/2016
SCALE:	1"=100'
DRAWING FILE PATH:	L:\Lupe 1\DWGS
FIELDNOTE FILE PATH:	L:\Lupe 1\Metes and Bounds
RPLS:	JB TECH: HAS PARTYCHIEF: PO
CHECKED BY:	JB FIELDBOOKS:

A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT

LANDESIGN SERVICES, INC.  
512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800