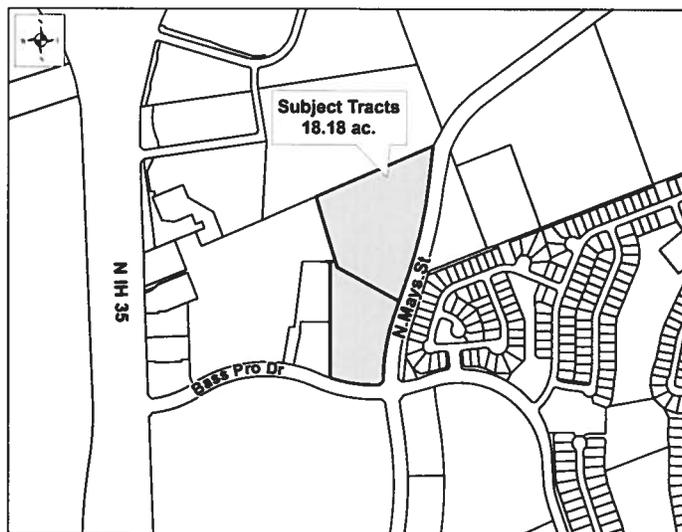


**CPG Partners-A Replat of the Amended Plat of Lot 2, Block B  
FINAL PLAT FP1804-002**



**CASE PLANNER:** JUAN ENRIQUEZ

**REQUEST:** Replat to create two lots

**ZONING AT TIME OF APPLICATION:** PUD No. 61

**DESCRIPTION:** 18.18 acres out of the Ephraim Evans Survey, Abstract No. 212

**CURRENT USE OF PROPERTY:** Vacant and Undeveloped (Zoned PUD 61)

**GENERAL PLAN LAND USE DESIGNATION:** Commercial

**ADJACENT LAND USE:**

North: Vacant and Undeveloped (City of Georgetown - C-3 General Commercial)

South: Premium Outlets (Zoned PUD 60)

East: N Mays Street ROW/Unzoned - ETJ Residential

West: Commercial (Zoned PUD 61)

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.58
Office:	0	0
Commercial:	1	6.6
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>2</b>	<b>18.18</b>

**Owner:**  
SPG ROUND ROCK NS LP  
Trent Garrett  
225 West Washington St.  
Indianapolis, IN 46204

**Agent:**  
Garrett-Ihnen Civil Engineers  
Jason Rodgers  
12007 Technology Blvd., Ste. 150  
Austin, TX 78727

**CPG Partners-A Replat of the Amended Plat of Lot 2, Block B  
FINAL PLAT FP1804-002**

**HISTORY:** PUD (Planned Unit Development) No. 61, approximately 55 acres, was approved by the City Council in May of 2005. It allows commercial uses, including retail, office, hotel, restaurants, conference centers, and theaters. It was amended in November of 2013 for elements of the Bass Pro Shop development and an administrative amendment was approved in April of 2016 to clarify sign regulations for several businesses. Most recently, it was amended on January 25, 2018 to change the height requirement to allow six stories for a hotel at the northwest corner of Bass Pro Dr. and N. Mays Street and on April 12, 2018, to allow for high density Multifamily uses in the northern part of the subject tract.

**DATE OF REVIEW:** July 18, 2018

**LOCATION:** North of the intersection of Bass Pro Dr. and N. Mays St.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the site for commercial purposes and the property is zoned as PUD No. 61, which allows for a variety of commercial uses such as retail sales, hotels, eating establishments, theater/cinema, convention centers, banks, offices medical offices and indoor entertainment activities. PUD No. 61 allows Multifamily residential as well.

Compliance with the Concept Plan: As shown, this final plat is in compliance with the Concept Plan within PUD No. 61.

Traffic, Access and Roads: This replat application will not require a Traffic Impact Analysis since the applicant has agreed to pay \$18,000 toward traffic signal improvements at the intersection of N. Mays Street and Bass Pro Drive prior to the approval of the Site Development Permit application for the hotel.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water service will be by a 16-inch water line located within Bass Pro Drive right-of-way. Water service will also loop to the Tracker Marine water line extension to the northwest. Wastewater service will be provided by the 8-inch wastewater line located within the Bass Pro Drive right-of-way, which will be extended north to serve the new Lot1B.

Drainage: There are no drainage concerns for this phase. Storm water will be captured by curb inlets and conveyed appropriately to an existing pond east of North Mays Street. Staff will review a more detailed drainage plan prior to permitting.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise OWNER LOT 1 to read "OWNER LOT 1A"; also revise LOT 2 to read "LOT 1B".
2. Revise NUMBER OF COMMERCIAL LOTS to read "NUMBER OF LOTS BY TYPE: DEVELOPMENT – 2."
3. Revise COMMERCIAL LOT ACREAGE to read "ACREAGE BY LOT TYPE: DEVELOPMENT - 18.18"
4. Revise LINEAR FEET OF NEW STREETS to read "0" instead of NO NEW STREETS
5. Fill in date of Planning & Zoning Commission Review to read "July 18, 2018"
6. Add all visible line types to legend. Ensure adjacent property lines are a distinct line type from easement lines.
7. Provide beneficiary for all easements depicted on plat, e.g. "20' easement Doc. No. 2012074837, Reserved Utility Easement Doc. No. 2017032503" and all others.
8. Provide detailed description for location of each benchmark depicted, add information to legend and provide elevation for "BM-1" depicted near north right of way of Bass Pro Drive.
9. Provide dimension, identify all easements and depict with leaders within boundary parallel to North Mays Street and all interior easements parallel to Bass Pro Drive.
10. Remove "20' Building Line notation at northern east near curve segment "C1" designation.
11. Provide a proposed wastewater easement for future wastewater pipeline which clearly depicts how the 11.58 Acres Lot 1B will be served, per information provided in the Utility Schematic.
12. Provide depiction of existing water easement from west boundary that is needed to serve the 11.58 Acres Lot 1B, per information provided in the Utility Schematic.

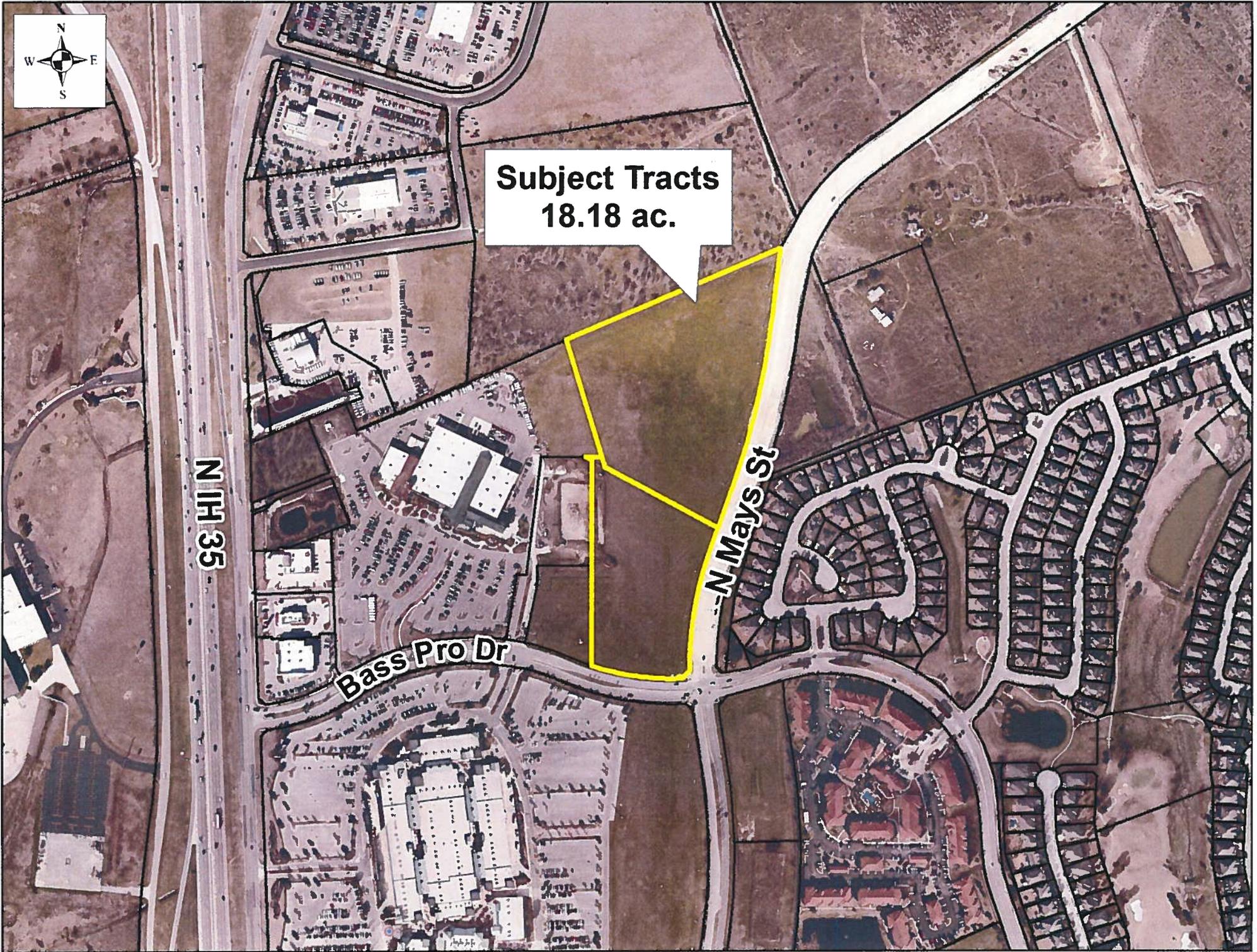


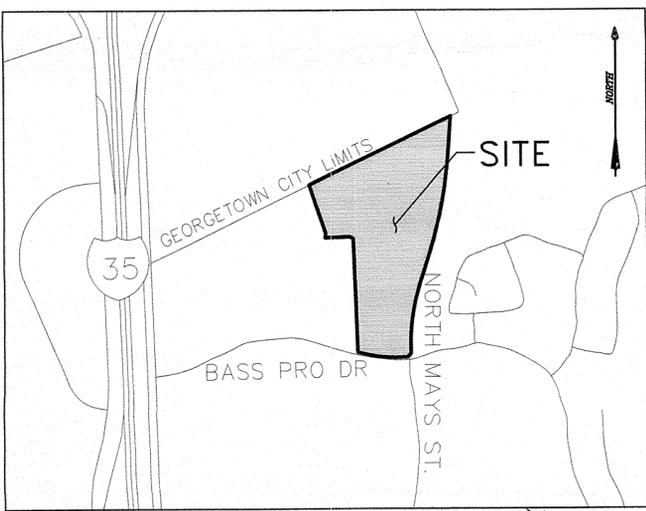
**Subject Tracts  
18.18 ac.**

**N IH 35**

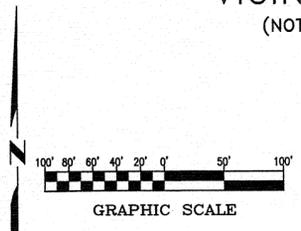
**Bass Pro Dr**

**N Mays St**





VICINITY MAP  
(NOT TO SCALE)



- LEGEND**
- IRON REBAR WITH CAP FOUND (1/2", STAMPED AS NOTED)
  - IRON REBAR FOUND (1/2", OR AS NOTED)
  - ▲ NAIL FOUND (PK, OR AS NOTED)
  - IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
  - O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - P.U.E. PUBLIC UTILITY EASEMENT
  - B.L. BUILDING LINE

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

CITY OF GEORGETOWN  
DOC. # 2016102196  
O.P.R.W.C.T.

KDR EQUITIES, LLC  
(REMAINDER 19.4894 AC.)  
DOC. # 2012082150  
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 1  
BLOCK "A"  
AMENDED PLAT OF LOT 1, BLOCK "A"  
CPG PARTNERS COMMERCIAL TRACT,  
REPLAT OF LOTS 1A AND 5A, BLOCK B,  
SECTION 4, LOT 2 AND LOT 2, BLOCK B,  
A REPLAT OF LOT 2B - CPG PARTNERS  
COMMERCIAL TRACT REPLAT  
DOC. # 2017042486  
O.P.R.W.C.T.

LOT 1B  
BLOCK B  
11.58 ACRES

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

20' LANDSCAPE EASEMENT  
DOC. NO. 2006009777  
O.P.R.W.C.T.X.

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

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

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.

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

OWNER LOT 1: STONEMILL HOSPITALITY, LLC  
ADDRESS: P.O. BOX 2249  
SOUTH PADRE ISLAND, TX. 78597

OWNER LOT 2: SPG ROUND ROCK NS, LP.  
ADDRESS: 225 W. WASHINGTON ST.  
INDIANAPOLIS, IN. 46204  
PHONE: 317-263-7104

ACREAGE: 18.18 ACRES  
SURVEY: EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

NUMBER OF COMMERCIAL LOTS: 2  
NUMBER OF BLOCKS: 1  
COMMERCIAL LOT ACREAGE: 18.18 ACRES  
LINEAR FEET OF NEW STREETS: NO NEW STREETS

SUBMITTAL DATE: APRIL 17, 2018  
DATE OF PLANNING AND ZONING  
COMMISSION REVIEW: , 2018

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

ENGINEER: GARRETT-IHNN CIVIL ENGINEERS  
12007 TECHNOLOGY, SUITE 150  
AUSTIN, TX 78727  
PHONE: 512-454-2400

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 1.0001247.

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, APPROXIMATELY 678 FEET WEST OF THE INTERSECTION OF BASS PRO DRIVE AND NORTH MAYS STREET AND APPROXIMATELY 14 FEET NORTH OF BASS PRO DRIVE. ELEV. 807.96'

BM-2: SQUARE CUT IN BACK OF CURB, APPROXIMATELY 678 FEET WEST OF THE INTERSECTION OF BASS PRO DRIVE AND NORTH MAYS STREET AND APPROXIMATELY 626 FEET NORTH OF BASS PRO DRIVE. ELEV. 810.46'

FP1804-002

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2950.00'	668.72'	12°59'17"	S13° 04' 27"W	667.29'
C2	1350.00'	471.32'	20°00'12"	S09° 35' 03"W	468.93'
C3	950.00'	348.46'	21°00'59"	N82° 15' 04"W	346.51'
C4	950.00'	87.32'	5°15'59"	N69° 06' 35"W	87.29'

Line Table		
Line #	Direction	Length
L1	N61° 33' 40"W	28.23'
L2	S89° 59' 52"E	61.58'
L3	S42° 54' 27"W	36.12'
L4	S16° 58' 32"E	41.77'

**REPLAT OF AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT**

PROJECT NAME: EMBASSY 1  
JOB NUMBER: 387-15-1  
DATE: 06/30/17 SCALE: 100'  
DRAWING FILE PATH:  
L:\Embassy 1\DWGS  
FIELDNOTE FILE PATH:  
L:\Embassy 1\Metes and Bounds\Embassy  
RPLS: TST TECH: HAS PARTYCHIEF:  
CHECKED BY: TST FIELDBOOK:



**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 STONEMILL HOSPITALITY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH Rajnikant Patel, member AS THE OWNER OF 6.601 ACRES OF RECORD IN DOCUMENT NO. 2017032501, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND SPG ROUND ROCK NS, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THROUGH John Rulli, Vice-President AS THE OWNER OF PART OF LOT 2, BLOCK B, AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017042540, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DO HEREBY SUBDIVIDE THE 18.18 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:

REPLAT OF AMENDED PLAT OF LOT 2, BLOCK B,  
A REPLAT OF LOT 2B- CPG PARTNERS COMMERCIAL TRACT

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

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 NAME: John Rulli

TITLE: Vice-President

STONEMILL HOSPITALITY, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]

PRINTED NAME: Rajnikant Patel

TITLE: member

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED AND PUD 61.
- 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.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNATED 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.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
- 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.

METES AND BOUNDS

BEING 18.18 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK B, AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT PLAT AS RECORDED IN DOCUMENT NO. 2017042540, 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-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK B AND IN THE NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE (100' R.O.W.), FROM WHICH A 1/2-INCH REBAR FOUND IN THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID BASS PRO DRIVE, BEARS ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 87.32 FEET, A DELTA ANGLE OF 05°15'59", AND A CHORD WHICH BEARS NORTH 69°06'35" WEST A DISTANCE OF 87.29 FEET;

THENCE NORTH 00°00'08"EAST WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, AT A DISTANCE OF 383.18 FEET PASSING A 1/2-INCH REBAR WITH CAP MARKED "DELTA SURVEY" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2A, CPG PARTNERS COMMERCIAL TRACT REPLAT AS RECORDED IN DOCUMENT NO. 2016070930 OF THE O.P.R.W.C.T. AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 2A FOR A TOTAL DISTANCE OF 782.67 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET;

THENCE NORTH 61°33'40" WEST CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 2A, A DISTANCE OF 28.23 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR A NORTHEAST CORNER OF SAID LOT 2A AND IN THE SOUTH LINE OF LOT 1, BLOCK A, AMENDED PLAT OF LOT 1, BLOCK "A" CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 AND LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT AS RECORDED IN DOCUMENT NO. 2017042486 OF THE O.P.R.W.C.T. AND AN EXTERIOR CORNER OF SAID LOT 2;

THENCE SOUTH 89°59'52"EAST WITH THE COMMON LINE OF SAID LOT 1, BLOCK "A", AND SAID LOT 2, A DISTANCE OF 61.58 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "DELTA SURVEY" FOUND FOR AN INTERIOR CORNER OF SAID LOT 2 AND AN EASTERN CORNER OF SAID LOT 1, BLOCK "A";

THENCE NORTH 16°58'32" WEST CONTINUING WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1, BLOCK "A", A DISTANCE OF 463.32 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, THE NORTHEAST CORNER OF SAID LOT 1, BLOCK "A", AND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT OF LAND CONVEYED TO KDR EQUITIES, LLC RECORDED IN DOCUMENT NO. 2012082150 OF THE O.P.R.W.C.T., FROM WHICH A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND IN THE NORTH LINE OF SAID LOT 1, BLOCK "A", AND IN THE SOUTH LINE OF SAID 19.4894 ACRE TRACT, BEARS SOUTH 66°36'04" WEST, A DISTANCE OF 208.22 FEET;

THENCE NORTH 66°36'04"EAST WITH THE COMMON LINE OF SAID LOT 2 AND SAID 19.4894 ACRE TRACT, A DISTANCE OF 880.87 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET FOR THE NORTHEAST CORNER OF SAID LOT 2, AN EXTERIOR CORNER OF SAID 19.4894 ACRE TRACT AND IN THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET (100' R.O.W.);

THENCE WITH THE COMMON LINE OF SAID LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF NORTH MAYS STREET THE FOLLOWING FIVE (5) COURSES:

- SOUTH 06°35'53" WEST A DISTANCE OF 268.71 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET;
- ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2950.00 FEET, AN ARC LENGTH OF 668.72 FEET, A DELTA ANGLE OF 12°59'17", AND A CHORD WHICH BEARS SOUTH 13°04'27" WEST A DISTANCE OF 667.29 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET;
- SOUTH 19°38'33" WEST A DISTANCE OF 244.24 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET;
- ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1350.00 FEET, AN ARC LENGTH OF 471.32 FEET, A DELTA ANGLE OF 20°00'12", AND A CHORD WHICH BEARS SOUTH 09°35'03" WEST A DISTANCE OF 468.93 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" SET; AND
- SOUTH 42°54'27" WEST A DISTANCE OF 36.12 FEET TO A 1/2-INCH REBAR WITH CAP MARKED "BURY & PARTNERS" FOUND FOR A SOUTHEAST CORNER OF SAID LOT 2 AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BASS PRO DRIVE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 348.46 FEET, A DELTA ANGLE OF 21°00'59", AND A CHORD WHICH BEARS NORTH 82°15'04" WEST A DISTANCE OF 346.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.18 ACRES OF LAND, MORE OR LESS.

STATE OF INDIANA }  
COUNTY OF MARION } SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John Rulli WHO IS PERSONALLY KNOWN TO ME AS THE Vice-President 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 28th DAY OF June, 2018

[Signature]  
NOTARY PUBLIC  
Stephanie Ratliff, Notary Public  
My Commission Expires 8-23-2023  
Resident of Johnson County

STATE OF TEXAS }  
COUNTY OF HIDALGO } SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Rajnikant Patel WHO IS PERSONALLY KNOWN TO ME AS THE Member OF STONEMILL HOSPITALITY LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 21st DAY OF June, 2018

[Signature]  
NOTARY PUBLIC  
BLANCA GARCIA  
Notary ID #123995000  
My Commission Expires  
November 29, 2021

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§

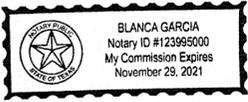
THAT LONE STAR NATIONAL BANK, THE LIEN HOLDER OF THAT CERTAIN 6.601 ACRES OF RECORD IN DOCUMENT NO. 2017032501, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 6.601 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

(NAME OF LIEN HOLDER)  
BY: Luis A. Moreno, ITS Senior Vice President  
(TYPED NAME)

§STATE OF TEXAS§  
§COUNTY OF WILLIAMSON§

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF June, 2018, BY, Luis A. Moreno Senior Vice President

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:



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

THAT I, JASON RODGERS, 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: 6-20-18  
JASON RODGERS, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 87881  
GARRETT-IHNNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, SUITE 150  
AUSTIN, TEXAS 78727  
FIRM NO. F-630



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, TRAVIS S. TABOR, 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] 06/20/2018  
DATE  
TRAVIS S. TABOR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6428  
LANDESIGN SERVICES, INC.  
FIRM REGISTRATION NO. 10001800



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF ROUND ROCK.

DAVID PAVLJKA, 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., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ 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

FP1804-002

PROJECT NAME: EMBASSY 1	SCALE: 100'
JOB NUMBER: 387-15-1	
DATE: 06/30/17	
DRAWING FILE PATH: L:\Embassy 1\DWGS	
FIELDNOTE FILE PATH: L:\Embassy 1\Metes and Bounds\Embassy	
RPLS: TST	TECH: HAS
CHECKED BY: TST	FIELDBOOK:

REPLAT OF AMENDED PLAT OF LOT  
2, BLOCK B, A REPLAT OF LOT 2B-  
CPG PARTNERS COMMERCIAL TRACT



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