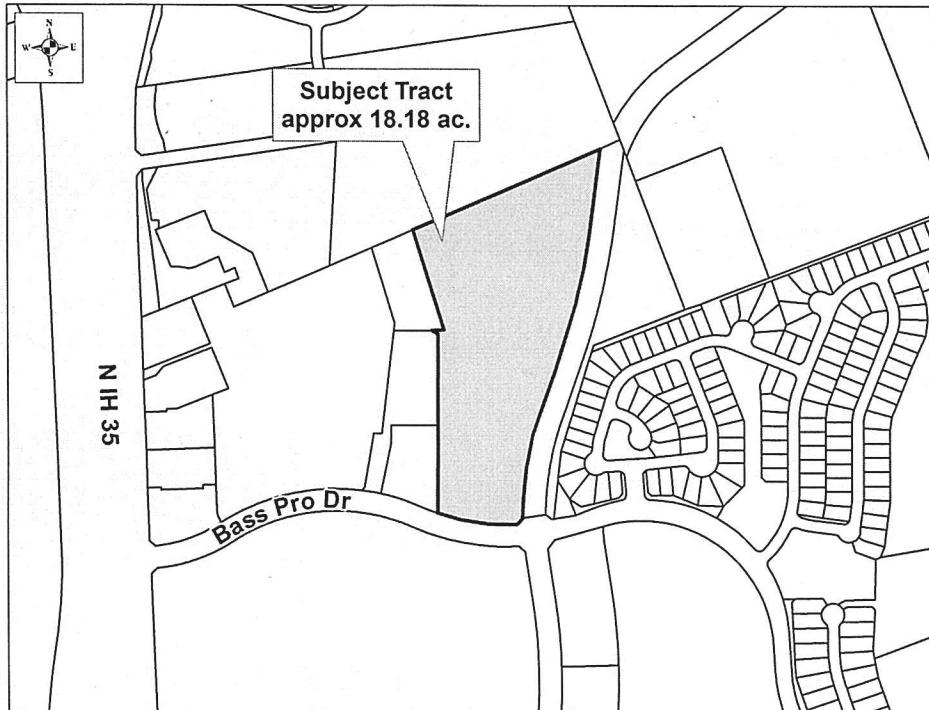


**Amended Plat of Lot 2B - Replat of CPG Partners Commercial Tract Lots 1A and 5A**  
**FINAL PLAT**    **FP1701-008**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Amending Plat

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

**DESCRIPTION:** 18.18 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:	1	18.18
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>1</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

**Amended Plat of Lot 2B - Replat of CPG Partners Commercial Tract Lots 1A and 5A  
FINAL PLAT FP1701-008**

**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 approved 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.

Traffic, Access and Roads: Entrance to the site will be via Bass Pro Drive and North Mays Street, which is currently under construction. The City Transportation Department has approved the Traffic Impact Analysis for the Parcel 1 area.

Water and Wastewater Service: The remaining portion of Lot 2, Block B will be served water from lines looped from Bass Pro Drive and the Bass Pro site. For wastewater service, the site 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: This amending plat reduces the size of the existing Lot 2, Block B from 20.179 acres to 18.18 Acres. The area removed from this lot will be added into Lot 1, Block A, which is the Bass Pro Shop site. The Bass Pro Shop lot has an accompanying amending plat for the purpose of absorbing the land lost through this amending plat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Remove both Lot 2, Block B lot labels with document blanks.
2. Relabel Lot 1 Block B (18.18 Acres) as Lot 2, Block B.
3. This plat must be recorded in tandem with FP1701-007, and subsequent to the recordation of the FP1701-003 replat.



**Subject Tract**  
approx 18.18 ac.

**N IH 35**

**Bass Pro Dr.**



EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,  
CITY OF ROUND ROCK,  
WILLIAMSON COUNTY, TEXAS  
JANUARY 2017

0' 100' 200' 300'

GRAPHIC SCALE  
1" = 100'

LEGEND

- 1/2 INCH IRON ROD FOUND
- ⊕ IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED OTHERWISE)
- ▲ 'MAG' NAIL WITH "DELTA SURVEY" WASHER FOUND
- △ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ◆ 'MAG' NAIL WITH "BURY" WASHER FOUND
- ◆ BENCHMARK
- ◆ OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- ◆ P.O.B. POINT OF BEGINNING

19.4894 ACRES  
KDR EQUITIES, LLC  
DOC. NO. 2012082150  
O.P.R.W.C.TX.

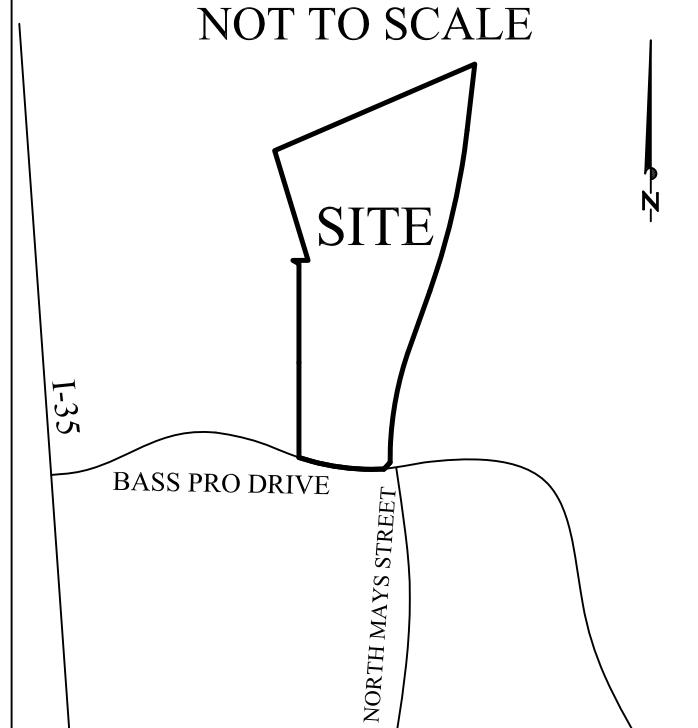
N66°36'04"E 880.88'

SEE NOTE 6

0.77 ACRES  
CITY OF GEORGETOWN, TEXAS  
DOC. NO. 2016102196  
O.P.R.W.C.TX.

LOT 4  
MIDWAY BUSINESS PARK  
DOC. NO. 2000023084  
O.P.R.W.C.TX.

LOCATION MAP  
NOT TO SCALE



LOT 2, BLOCK B  
A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT  
DOC. NO. 2017  
O.P.R.W.C.TX

LOT 2, BLOCK B  
A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT  
DOC. NO. 2017  
O.P.R.W.C.TX

FINAL PLAT OF CPG PARTNERS  
COMMERCIAL TRACT SECTION 5  
DOC. NO. 2005095432  
O.P.R.W.C.TX.

LOT 1, BLOCK "A",  
CPG PARTNERS COMMERCIAL TRACT -  
A REPLAT OF LOT 1A AND 5A,  
BLOCK "B" SECTION 4  
DOC. NO. 2014014737  
O.P.R.W.C.TX.

ACCESS EASEMENT  
DOC. NO. 2014025056  
O.P.R.W.C.TX.

30' ACCESS & DRAINAGE  
EASEMENT  
DOC. NO. 2016015692

CITY OF ROUND ROCK  
WATERLINE EASEMENT  
DOC. NO. 2016113910  
O.P.R.W.C.TX.

LOT 1  
BLOCK B  
18.18 ACRES

LOT 1, BLOCK B  
A REPLAT OF LOT 2B - CPG  
PARTNERS COMMERCIAL  
TRACT REPLAT  
DOC. NO. 2017  
O.P.R.W.C.TX

CITY OF ROUND ROCK  
WATERLINE EASEMENT  
DOC. NO. 2006065108  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
DOC. NO. 2006065109  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WATERLINE EASEMENT  
DOC. NO. 2006065108  
O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WASTEWATER EASEMENT  
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CITY OF ROUND ROCK  
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O.P.R.W.C.TX.

CITY OF ROUND ROCK  
WATERLINE EASEMENT  
DOC. NO. 2006065108  
O.P.R.W.C.TX.

LOT 1A, BLOCK "A",  
REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS  
COMMERCIAL TRACT SECTION 1  
DOC. NO. 2007005697  
O.P.R.W.C.TX.

R=950.00'  
D=21°00'53"  
A=348.44'  
B=N82°15'07"W  
C=346.49'

S 42°54'27" W  
36.12'  
S 100.00' E  
NORTH MAYS STREET  
(100' ROW)  
O.P.R.W.C.TX.  
DOC. NO. 2014014737

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S

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

THAT 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 PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS; DO HEREBY SUBDIVIDE SAID LOT 2B 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

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

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: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF INDIANA )  
COUNTY OF MARION )  
SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN 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 PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

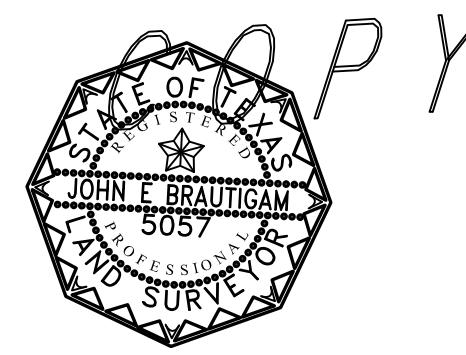
NOTARY PUBLIC

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

I, JOHN E BRAUTIGAM, 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.

DATE: 1-30-17

JOHN E BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.O. 5057: STATION 0 TEXAS  
213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
FIRM NO. 100470



P Y

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: \_\_\_\_\_

JASON RODGERS  
PROFESSIONAL ENGINEER NO. 87881  
STATE OF TEXAS  
GARRETT-HNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, STE. 150  
AUSTIN, TEXAS 78727  
TBPE FIRM #F-630

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDES \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY:  
NANCY E. RISTER  
CLERK, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

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 ENCROACHED 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, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
6. THE SIDE STREET OF THE PROPERTY IS ENCUMBERED BY A TEN FOOT (10') SIDEWALK EASEMENT, AN OVERLAPPING TWENTY FOOT (20') LANDSCAPE EASEMENT AND A FIFTEEN FOOT (15') 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, TEXAS.

DESCRIPTION OF A 18.18 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN JANUARY 2017, LOCATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017\_\_\_\_\_, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 18.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH "LANDDESIGN" CAP FOUND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF BASS PRO DRIVE (ROW 100'), SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK B OF SAID REPLAT OF LOT 2B FOR THE POINT OF BEGINNING;

THENCE LEAVING THE NORTH ROW LINE OF BASS PRO DRIVE, WITH THE COMMON LINE OF SAID LOTS 1 AND 2, N00°00'07"W, A DISTANCE OF 383.19 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING A WEST CORNER OF SAID LOT 2, AND BEING THE SOUTHEAST CORNER OF LOT 2A OF A REPLAT OF CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016070930, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

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

1. N00°00'08"E, A DISTANCE OF 399.43 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND, AND,
2. N61°33'40"W, A DISTANCE OF 28.25 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A, SAME BEING A CORNER OF SAID LOT 2, BLOCK B;

THENCE LEAVING SAID COMMON LINE AND CROSSING SAID LOT 2, BLOCK B THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S89°59'52"E, A DISTANCE OF 61.58 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND, AND
2. N16°58'32"W, A DISTANCE OF 463.32 FEET TO A 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT CONVEYED TO KDR EQUITIES, LLC., DESCRIBED IN DOCUMENT NUMBER 2012082150, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTH LINE OF SAID LOT 2, BLOCK B;

THENCE WITH SAID COMMON LINE, N66°36'04"E, A DISTANCE OF 880.88 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK B, SAME BEING THE NORTHWEST TERMINUS OF OAKMONT DRIVE (ROW 100'), ALSO BEING THE SOUTHEAST CORNER OF SAID 19.4894 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.77 ACRE TRACT CONVEYED TO CITY OF GEORGETOWN, TEXAS, DESCRIBED IN DOCUMENT NUMBER 2016102196, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID LOT 2, BLOCK B, SAME BEING THE WEST ROW LINE OF SAID OAKMONT DRIVE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S06°35'53"W, A DISTANCE OF 268.65 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND,
2. WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 668.72 FEET, THROUGH A CENTRAL ANGLE OF 12°59'17", HAVING A RADIUS OF 2950.00 FEET, AND WHOSE CHORD BEARS S13°04'27"W, A DISTANCE OF 667.29 FEET TO A 1/2 INCH IRON ROD FOUND,
3. S19°38'33"W, A DISTANCE OF 244.24 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND,
4. WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 471.32 FEET, THROUGH A CENTRAL ANGLE OF 20°00'12", HAVING A RADIUS OF 1350.00 FEET, AND WHOSE CHORD BEARS S09°35'03"W, A DISTANCE OF 468.93 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, AND
5. S42°54'27"W, A DISTANCE OF 36.12 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND IN THE NORTH ROW LINE OF SAID BASS PRO DRIVE, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK B;

THENCE WITH THE SOUTH LINE OF SAID LOT 2, BLOCK B, SAME BEING THE NORTH ROW LINE OF SAID BASS PRO DRIVE, WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 348.44 FEET, THROUGH A CENTRAL ANGLE OF 21°00'53", HAVING A RADIUS OF 950.00 FEET, AND WHOSE CHORD BEARS N82°15'07"W, A DISTANCE OF 346.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.18 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS