

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY DOCUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF ROUND ROCK AND THE CITY OF GEORGETOWN

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

This Interlocal Agreement by and between the City of Round Rock and the City of Georgetown (“**Agreement**”) is entered into as of this ____ day of _____, 2024 (the “**Effective Date**”) by and between the City of Round Rock, Texas, a Texas home-rule municipal corporation (“**Round Rock**”), and the City of Georgetown, a Texas home-rule municipal corporation (“**Georgetown**”).

BACKGROUND:

WHEREAS, Chapter 791 of the Texas Government Code, entitled the “Interlocal Cooperation Act”, allows local governments to contract with one another to perform governmental functions and services; and

WHEREAS, Round Rock is the holder of a water line easement recorded under Document Number 2023031557 of the Official Public Records of Williamson County, Texas (the “**Round Rock Water Line Easement**”) containing a water line and related facilities therein (the “**Round Rock Water Line Facilities**”), the terms of which Round Rock Water Line Easement provide, in pertinent part, that the grantor of such water line easement “will not convey any other easement or conflicting rights within the Easement Area covered by this grant following the execution of this easement without the express written consent of Grantee, which consent shall not be unreasonably withheld”; and

WHEREAS, the boundaries of the Round Rock Water Line Easement are further described and depicted on Exhibit “A” attached hereto (the “**Round Rock Water Line Easement Area**”); and

WHEREAS, Round Rock is also the holder of an exclusive storm sewer and drainage easement recorded under Document Number 2023060655 of the Official Public Records of Williamson County, Texas (the “**Round Rock Drainage Easement**”) containing sewer facilities and drainage facilities therein (the “**Round Rock Drainage Facilities**”); and

WHEREAS, the boundaries of the Round Rock Drainage Easement are further described and depicted on Exhibit “B” attached hereto (the “**Round Rock Drainage Easement Area**”); and

WHEREAS, Georgetown has requested Round Rock’s consent to cross the Round Rock Water Line Easement Area and the Round Rock Water Line Facilities, as well as the Round Rock Drainage Easement Area and the Round Rock Drainage Facilities, for Georgetown’s placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of electric utility and telecommunication lines and related facilities (the “**Georgetown Electric Facilities**”), and has correspondingly requested a grant of an electric easement (the “**Georgetown Electric Easement**”) from Round Rock Residential Partners II, L.P., a Delaware limited partnership; and

WHEREAS, the boundaries of the Georgetown Electric Easement are further described and depicted on Exhibit “C” attached hereto (the “**Georgetown Electric Easement Area**”); and

WHEREAS, Round Rock is willing to consent to (i) the Georgetown Electric Easement and Georgetown’s related rights to place, construct, operate, repair, maintain, replace, upgrade, rebuild, relocate and/or remove the Georgetown Electric Facilities therein, and (ii) the Georgetown Electric Easement and the Georgetown Electric Facilities crossing the Round Rock Water Line Easement Area and the Round Rock Water Line Facilities, as well as the Round Rock Drainage Easement Area and the Round Rock Drainage Facilities, as specifically described and shown on the attached drawings marked as Exhibit “D”, but in order to ensure that Round Rock can continue to safely and efficiently carry out the purposes of the Round Rock Water Line Easement and the Round Rock Drainage Easement, Round Rock has requested that Georgetown agree to the terms set forth herein; and

WHEREAS, Round Rock and Georgetown are agreeable to such terms.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Round Rock and Georgetown agree as follows:

1. Construction and Crossing of the Water Line Easement Area and the Drainage Easement Area. Round Rock agrees to allow Georgetown to place, construct, operate, repair, maintain, replace, upgrade, rebuild and/or remove the Georgetown Electric Facilities in the location described and shown on the attached drawings, marked as Exhibit “E”. As long as Georgetown places, constructs, operates, repairs, maintains, replaces, upgrades, rebuilds and/or removes the Georgetown Electric Facilities in such location, Round Rock shall not require, or otherwise force, Georgetown to move or relocate the Georgetown Electric Facilities from such location. Round Rock also consents to the grant of the Georgetown Electric Easement to Georgetown by Round Rock Residential Partners II, L.P., a Delaware limited partnership, in the

form attached hereto as Exhibit “F”, subject to, and in accordance with, the terms and provisions set forth herein.

2. Maintenance of the Georgetown Electric Facilities. Georgetown may not relocate, modify, redesign, or enlarge the Georgetown Electric Facilities within the Georgetown Electric Easement Area; provided, however that ordinary maintenance and repairs may be made to the Georgetown Electric Facilities without the consent of the Round Rock so long as such maintenance and repairs are performed in such a manner as to maintain the Georgetown Electric Facilities as shown on Exhibit “E” hereto (such ordinary maintenance or repairs which meet the foregoing conditions being “**Routine Maintenance**”). Georgetown shall at all times conduct all of its activities within the Georgetown Electric Easement Area in a manner that does not interfere with or prevent Round Rock’s use of the Round Rock Water Line Easement and the Round Rock Drainage Easement. If at any time Round Rock, in its sole, but reasonable, discretion, determines that the safety, operation or maintenance of the Round Rock Water Line Facilities and/or the Round Rock Drainage Facilities is adversely affected or impeded by the Georgetown Electric Facilities, Round Rock shall notify Georgetown, and Georgetown shall promptly take any and all necessary action to protect the Round Rock Water Line Facilities and/or the Round Rock Drainage Facilities, as applicable, from such adverse condition. If Georgetown causes damage to the Round Rock Water Line Facilities or the Round Rock Drainage Facilities, Georgetown shall be solely responsible for the costs of repair.

3. No Other Encroachments Permitted. Except as expressly permitted in the preceding paragraphs, no other encroachments shall be permitted within the Round Rock Water Line Easement Area or the Round Rock Drainage Easement Area.

4. Maintenance of Georgetown Electric Facilities. Georgetown, at Georgetown’s sole expense, shall maintain and operate the Georgetown Electric Facilities, and Round Rock will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Georgetown Electric Facilities.

5. Entire Agreement. This Agreement contains the entire agreement of the parties hereto regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter.

6. Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the parties hereto.

7. Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected, and this Agreement will be construed as if the invalid portion had never been contained herein.

8. Governing Law. The parties expressly agree that this Agreement is governed by and will be construed and enforced in accordance with Texas law without respect to Texas’ choice of law rules.

9. Notices. Any notices given under this Agreement will be effective if (i) forwarded to a party hereto by hand-delivery; (ii) transmitted to a party hereto by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the party indicated below:

Georgetown: City of Georgetown
Attn: City Manager
P.O. Box 409
Georgetown, Texas 78627
Phone: (512) 930-3723

Round Rock: City of Round Rock
Attn: City Manager
221 E. Main Street
Round Rock, Texas 78664
Phone: (____) ____ - _____

10. Cooperation. The parties hereto agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

11. Payments from Current Revenue. Any payments required to be made by a party under this Agreement will be paid from current revenues and or other funds lawfully available to the party for such purpose.

12. Independent Relationship. Each party hereto, in the performance of this Agreement, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose.

13. No Third Party Beneficiaries. This Agreement is entered into for the sole and exclusive benefit of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer or shall be construed as conferring any rights, benefits, remedies, or claims upon any other person or entity.

14. Paragraph Headings. The paragraph headings are inserted for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any section thereof.

15. Successors and Assigns. This Agreement shall bind and inure to the benefit the parties hereto and their respective successors and permitted assigns, as applicable.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

14. Counterparts. This Agreement may be executed in one or more counterparts, all of which together shall constitute the same instrument.

City of Round Rock, Texas,
a Texas home-rule municipal corporation

By: _____
Craig Morgan, Mayor

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20__, by Craig Morgan, Mayor of City of Round Rock, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

ATTEST:

Meagan Spinks, City Clerk

City of Georgetown,
a Texas home-rule municipal corporation

By: _____
David Morgan, City Manager

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by David Morgan, City Manager of City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

ATTEST:

Robyn Densmore, City Secretary

APPROVED AS TO FORM:

Skye Masson, City Attorney

EXHIBIT “A”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

Exhibit "A"

0.438 ACRE
 ROUND ROCK PREMIUM OUTLET
 WATERLINE EASEMENT

FN. NO. 22-238 (ABB)
 NOVEMBER 9, 2022
 JOB NO. 222012150

DESCRIPTION

A 0.438 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 5A, BLOCK "A" REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1 A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021121731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1A BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROUND ROCK PREMIUM OUTLET, LP AND SPG ROUND ROCK NS, LP BY DEEDS OF RECORD IN DOCUMENT NO. 2005040171 AND 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.438 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 0.379 ACRES

COMMENCING, at a PK nail with "STANTEC" washer set at the northwesterly corner of Lot 5A of said Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1, being the easterly line of said Lot 1A;

THENCE, S00°03'41"W, leaving the northwesterly corner of said Lot 5A, along the easterly line of said Lot 1A, being the westerly line of said Lot 5A, a distance of 50.78 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the easterly line of said Lot 1A, over and across said Lot 5A, for the northerly line hereof, the following seven (7) courses and distances:

- 1) N45°04'33"E, a distance of 20.23 feet to an angle point;
- 2) N84°56'35"E, a distance of 28.75 feet to an angle point;
- 3) N05°03'25"W, a distance of 17.71 feet to an angle point;
- 4) N84°56'35"E, a distance of 6.00 feet to an angle point;
- 5) S05°03'25"E, a distance of 17.71 feet to an angle point;
- 6) N84°56'35"E, a distance of 145.19 feet to an angle point;

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Exhibit "A"

- 7) S88°30'41"E, a distance of 174.39 feet to a point in the curving westerly right-of-way line of North Mays Street (100' R.O.W.), being the easterly line of said Lot 5A, for the northeasterly corner hereof;

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, for a portion of the easterly line hereof, along a non-tangent curve to the right, having a radius of 2200.00 feet, a central angle of 0°23'30", an arc length of 15.04 feet, and a chord which bears, S02°44'50"E, a distance of 15.04 feet to **REFERENCE POINT 1**;

THENCE, leaving the westerly line of North Mays Street, over and across said Lot 5A, for a portion of the easterly line hereof, the following twenty-eight (28) courses and distances:

- 1) N88°30'41"W, a distance of 40.14 feet to an angle point;
- 2) S01°29'19"W, a distance of 6.86 feet to an angle point;
- 3) N88°30'41"W, a distance of 6.00 feet to an angle point;
- 4) N01°29'19"E, a distance of 6.86 feet to an angle point;
- 5) N88°30'41"W, a distance of 128.50 feet to an angle point;
- 6) S84°56'35"W, a distance of 173.64 feet to an angle point;
- 7) S45°04'33"W, a distance of 15.67 feet to an angle point;
- 8) S00°05'04"W, a distance of 85.74 feet to an angle point;
- 9) N90°00'00"E, a distance of 2.57 feet to an angle point;
- 10) S00°00'00"E, a distance of 5.00 feet to an angle point;
- 11) N90°00'00"W, a distance of 2.58 feet to an angle point;
- 12) S00°05'04"W, a distance of 51.18 feet to an angle point;
- 13) S89°55'17"E, a distance of 2.19 feet to an angle point;
- 14) S00°04'43"W, a distance of 6.00 feet to an angle point;
- 15) N89°55'17"W, a distance of 2.19 feet to an angle point;
- 16) S00°05'04"W, a distance of 291.47 feet to an angle point;

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Exhibit "A"

- 17) S89°55'17"E, a distance of 2.22 feet to an angle point;
- 18) S00°05'22"E, a distance of 6.00 feet to an angle point;
- 19) N89°55'17"W, a distance of 2.24 feet to an angle point;
- 20) S00°05'04"W, a distance of 141.26 feet to an angle point;
- 21) S89°55'17"E, a distance of 6.69 feet to an angle point;
- 22) S00°14'48"W, a distance of 5.36 feet to an angle point;
- 23) N89°55'18"W, a distance of 6.68 feet to an angle point;
- 24) S00°05'04"W, a distance of 15.79 feet to an angle point;
- 25) N89°09'00"E, a distance of 31.75 feet to an angle point;
- 26) S80°57'30"E, a distance of 46.76 feet to an angle point;
- 27) N87°47'30"E, a distance of 165.87 feet to an angle point;
- 28) S78°39'03"E, a distance of 51.18 feet to a point in the curving westerly line of North Mays Street, being the easterly line of said Lot 5A;

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, for a portion of the easterly line hereof, along a non-tangent curve to the right, having a radius of 2200.00 feet, a central angle of 0°23'28", an arc length of 15.02 feet, and a chord which bears, S14°27'54"W, a distance of 15.02 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found in the westerly line of North Mays Street, being the easterly line of said Lot 5A bears along a chord which bears S15°11'13"W, a distance of 40.41 feet;

THENCE, leaving the westerly line of North Mays Street, over and across said Lot 5A, for the southerly line hereof, the following seven (7) courses and distances:

- 1) N78°39'03"W, a distance of 48.58 feet to an angle point;
- 2) S87°47'30"W, a distance of 165.56 feet to an angle point;
- 3) N80°57'30"W, a distance of 46.94 feet to an angle point;
- 4) S89°09'00"W, a distance of 30.70 feet to an angle point;

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Exhibit "A"

- 5) S00°05'04"W, a distance of 3.23 feet to an angle point;
- 6) S45°05'04"W, a distance of 10.61 feet to an angle point;
- 7) S00°11'15"W, a distance of 3.53 feet to a PK nail with "STANTEC" washer set in the curving easterly line of said Lot 1A, being the westerly line of said Lot 5A, being **REFERENCE POINT 2**;

THENCE, along the easterly line of said Lot 1A, being the westerly line of said Lot 5A and hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 99.06 feet, a central angle of 11°39'40", an arc length of 20.16 feet, and a chord which bears, N06°51'35"W, a distance of 20.13 feet to a PK nail with "STANTEC" washer set;
- 2) N00°05'00"E, a distance of 544.92 feet to an angle point;
- 3) N00°03'41"E, a distance of 83.39 feet to the **POINT OF BEGINNING**, containing an area of 0.379 acre (16,488 square feet) of land, more or less, within these metes and bounds.

PART 2 - 0.053 ACRES

COMMENCING, at aforementioned **REFERENCE POINT 2**;

THENCE, S13°30'38"E, along the easterly line of Lot 1A, being the westerly line of said Lot 5A a distance of 263.55 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, leaving the easterly line of said Lot 1A, over and across said Lot 5A, for the northerly line hereof, the following twelve (12) courses and distances:

- 1) N76°51'59"E, a distance of 14.95 feet to an angle point;
- 2) S13°08'01"E, a distance of 6.00 feet to an angle point;
- 3) S76°51'59"W, a distance of 4.94 feet to an angle point;
- 4) S13°08'01"E, a distance of 6.95 feet to an angle point;
- 5) S76°51'59"W, a distance of 8.93 feet to an angle point;
- 6) S13°30'38"E, a distance of 0.76 feet to an angle point;

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Exhibit "A"

- 7) S65°38'01"E, a distance of 13.99 feet to an angle point;
- 8) S88°08'01"E, a distance of 36.32 feet to an angle point;
- 9) S76°38'01"E, a distance of 47.35 feet to an angle point;
- 10) N13°21'59"E, a distance of 29.39 feet to an angle point;
- 11) N58°21'59"E, a distance of 10.35 feet to an angle point;
- 12) S76°49'02"E, a distance of 49.54 feet to a point in the curving westerly line of North Mays Street, being the easterly line of said Lot 5A for the northeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found in the westerly line of North Mays Street, being the easterly line of said Lot 5A bears along a curve whose chord bears N14°28'08"E, a distance of 99.90 feet;

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, and hereof, along a non-tangent curve to the left, having a radius of 2300.00 feet, a central angle of 0°15'20", an arc length of 10.26 feet, and a chord which bears, S13°05'48"W, a distance of 10.26 feet to a 1/2 inch iron rod with "STANTEC" cap set at the common corner of said Lots 1A and 5A, for the southeasterly corner hereof;

THENCE, leaving the westerly line of North Mays Street, along the easterly line of said Lot 1A, being the southerly line of said Lot 5A, for a portion of the southerly line hereof, the following four (4) courses and distances:

- 1) N77°31'41"W, a distance of 45.73 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 2) S13°21'59"W, a distance of 33.88 feet to a PK nail with "STANTEC" washer 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°09'53", an arc length of 51.57 feet, and a chord which bears, N83°10'03"W, a distance of 51.53 feet to a PK nail with "STANTEC" washer set for the point of curvature of a compound curve to the left;

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Exhibit "A"

- 4) Along said compound curve to the left, having a radius of 361.07 feet, a central angle of $2^{\circ}33'36''$, an arc length of 16.13 feet, and a chord which bears, $N88^{\circ}01'47''W$, a distance of 16.13 feet to the point of tangency of said curve;

THENCE, $N88^{\circ}08'01''W$, leaving the northerly line of said Lot 1A, over and across said Lot 5A, for a portion of the southerly line hereof, a distance of 19.97 feet to a point in the curving easterly line of said Lot 1A, being the southerly line of said Lot 5A for the southwesterly corner hereof;

THENCE, along the easterly line of said Lot 1, being the westerly line of said Lot 5A and hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 24.43 feet, a central angle of $60^{\circ}46'50''$, an arc length of 25.91 feet, and a chord which bears, $N43^{\circ}59'16''W$, a distance of 24.71 feet to a PK nail with "STANTEC" washer set;
- 2) $N 13^{\circ}30'38'' W$, a distance of 16.70 feet to the **POINT OF BEGINNING**, containing an area of 0.053 acre (2,320 square feet) of land, more or less, within these metes and bounds.

PART 3 - 0.002 ACRES

COMMENCING, at aforementioned **REFERENCE POINT 1**;

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, along a curve to the right, having a radius of 2200.00 feet, a central angle of $5^{\circ}57'11''$, an arc length of 228.58 feet, and a chord which bears, $S00^{\circ}25'31''W$, a distance of 228.48 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along the westerly line of North Mays Street, being the easterly line of said Lot 5A and hereof, along a curve to the right, having a radius of 2200.00 feet, a central angle of $0^{\circ}09'07''$, an arc length of 5.83 feet, and a chord which bears, $S03^{\circ}28'40''W$, a distance of 5.83 feet to **REFERENCE POINT 3**, for the southeasterly corner hereof;

THENCE, leaving the westerly line of North Mays Street, over and across said Lot 5A, for the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

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Exhibit "A"

- 1) N86°53'37"W, a distance of 12.74 feet to the southwesterly corner hereof;
- 2) N02°23'41"E, a distance of 5.83 feet to the northwesterly corner hereof;
- 3) S86°53'37"E, a distance of 12.85 feet to the **POINT OF BEGINNING**, containing an area of 0.002 acre (75 square feet) of land, more or less, within these metes and bounds.

PART 4 - 0.002 ACRES

COMMENCING, at aforementioned **REFERENCE POINT 3**;

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, along a curve to the right, having a radius of 2200.00 feet, a central angle of 1°15'21", an arc length of 48.22 feet, and a chord which bears, S04°10'53"W, a distance of 48.22 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along the westerly line of North Mays Street, being the easterly line of said Lot 5A and hereof, along a curve to the right, having a radius of 2200.00 feet, a central angle of 0°09'23", an arc length of 6.00 feet, and a chord which bears, S04°53'15"W, a distance of 6.00 feet to **REFERENCE POINT 4**, for the southeasterly corner hereof;

THENCE, leaving the westerly line of North Mays Street, over and across said Lot 5A, for the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) N86°10'55"W, a distance of 14.44 feet to the southwesterly corner hereof;
- 2) N03°49'05"E, a distance of 6.00 feet to the northwesterly corner hereof;
- 3) S86°10'55"E, a distance of 14.55 feet to the **POINT OF BEGINNING**, containing an area of 0.002 acre (87 square feet) of land, more or less, within these metes and bounds.

PART 5 - 0.002 ACRES

COMMENCING, at aforementioned **REFERENCE POINT 4**;

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Exhibit "A"

THENCE, along the westerly line of North Mays Street, being the easterly line of said Lot 5A, along a curve to the right, having a radius of 2200.00 feet, a central angle of $0^{\circ}01'34''$, an arc length of 1.00 feet, and a chord which bears, $S04^{\circ}58'43''W$, a distance of 1.00 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along the westerly line of North Mays Street, being the easterly line of said Lot 5A and hereof, along a curve to the right, having a radius of 2200.00 feet, a central angle of $0^{\circ}09'23''$, an arc length of 6.00 feet, and a chord which bears, $S05^{\circ}04'12''W$, a distance of 6.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found in the westerly line of North Mays Street, being the easterly line of said Lot 5A bears along a curve whose chord bears $S10^{\circ}25'50''W$, a distance of 405.67 feet;


THENCE, leaving the westerly line of North Mays Street, over and across said Lot 5A, for the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) $N86^{\circ}10'55''W$, a distance of 10.97 feet to the southwesterly corner hereof;
- 2) $N03^{\circ}49'05''E$, a distance of 6.00 feet to the northwesterly corner hereof;
- 3) $S86^{\circ}10'55''E$, a distance of 11.10 feet to the **POINT OF BEGINNING**, containing an area of 0.002 acre (66 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
 TBPELS # 10194230
 john.bilnoski@stantec.com

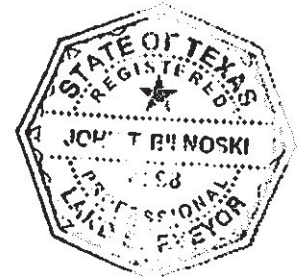
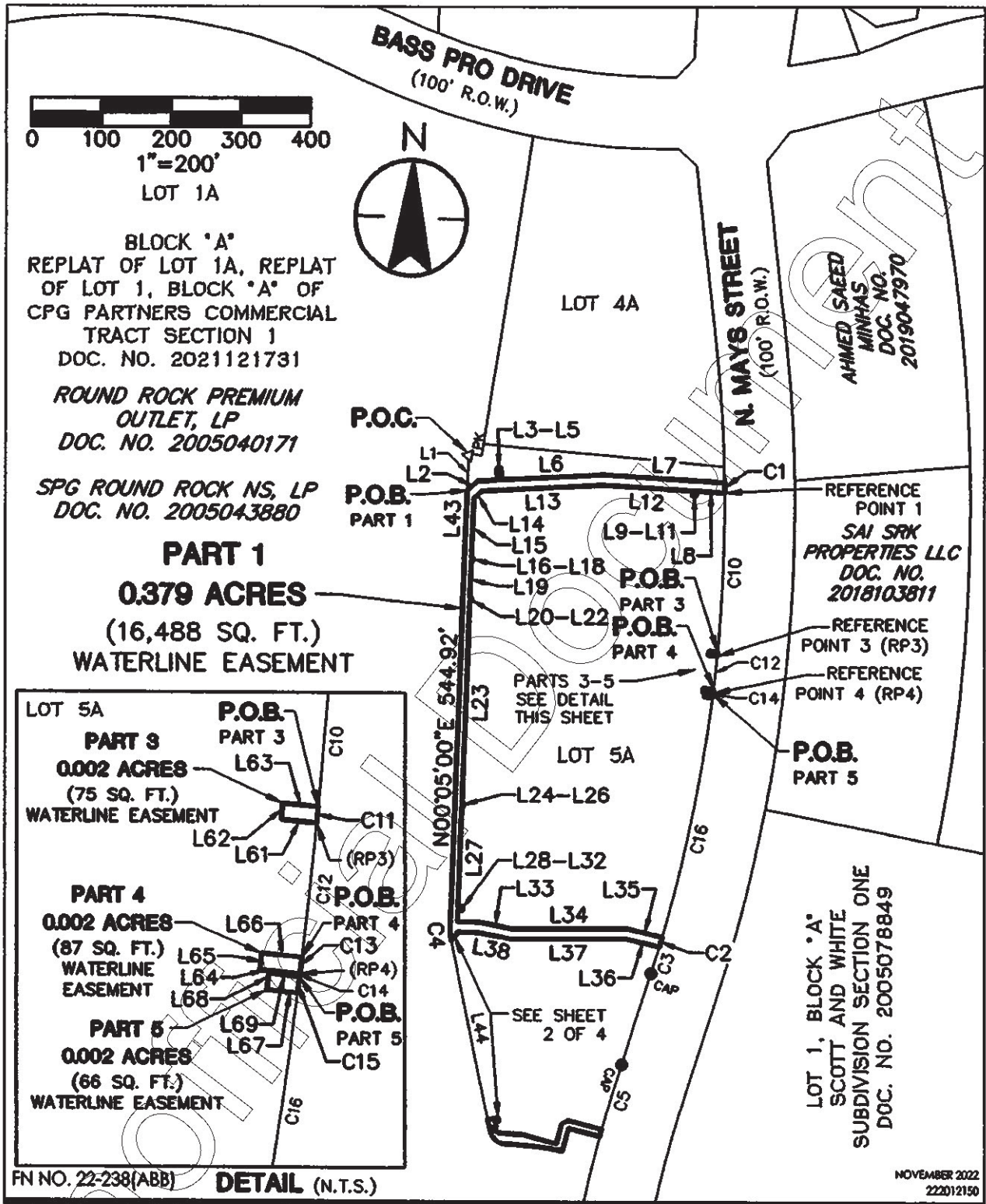


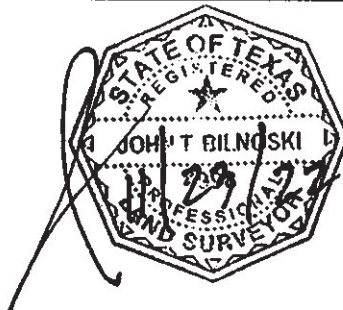
Exhibit "A"



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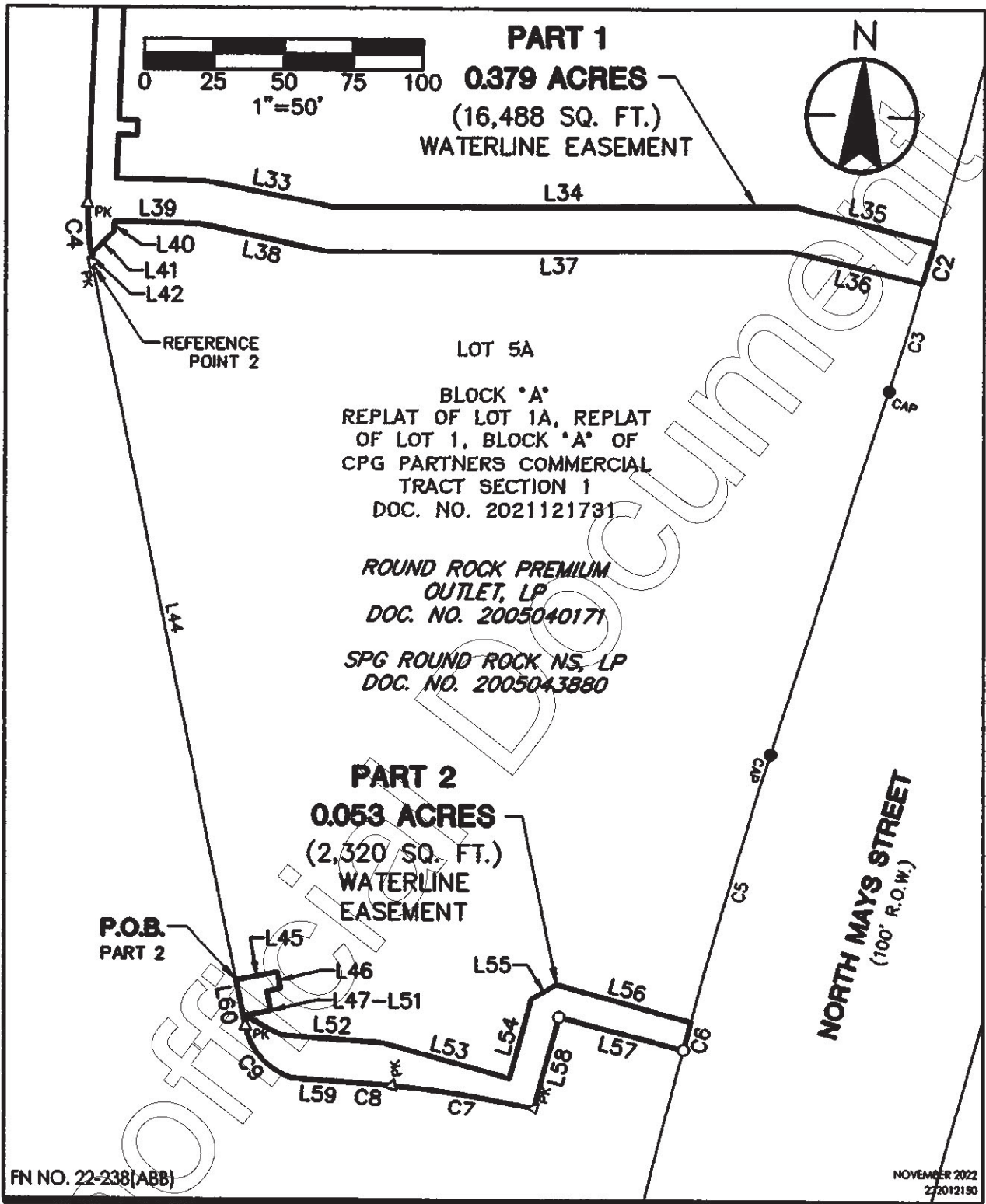


Client/Project
**ROUND ROCK
PREMIUM OUTLETS**

Figure No.
SHEET 1 OF 4

Title
WATERLINE EASEMENT

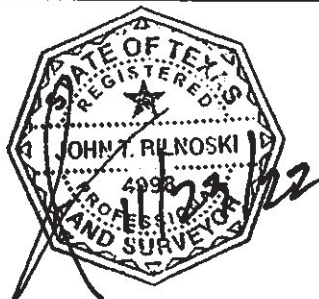
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Client/Project
**ROUND ROCK
PREMIUM OUTLETS**
Figure No.
SHEET 2 OF 4
Title
WATERLINE EASEMENT

Exhibit "A"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S0°03'41"W	50.78'
L2	N45°04'33"E	20.23'
L3	N84°56'35"E	28.75'
L4	N84°56'35"E	6.00'
L5	S5°03'25"E	17.71'
L6	N84°56'35"E	145.19'
L7	S88°30'41"E	174.39'
L8	N88°30'41"W	40.14'
L9	S1°29'19"W	6.86'
L10	N88°30'41"W	6.00'
L11	N1°29'19"E	6.86'
L12	N88°30'41"W	128.50'
L13	S84°56'35"W	173.64'
L14	S45°04'33"W	15.67'
L15	S0°05'04"W	85.74'
L16	N90°00'00"E	2.57'
L17	S0°00'00"E	5.00'
L18	N90°00'00"W	2.58'
L19	S0°05'04"W	51.18'
L20	S89°55'17"E	2.19'
L21	S0°04'43"W	6.00'
L22	N89°55'17"W	2.19'
L23	S0°05'04"W	291.47'

LINE TABLE		
NO.	BEARING	DISTANCE
L24	S89°55'17"E	2.22'
L25	S0°05'22"E	6.00'
L26	N89°55'17"W	2.24'
L27	S0°05'04"W	141.26'
L28	S89°55'17"E	6.69'
L29	S0°14'48"W	5.36'
L30	N89°55'18"W	6.68'
L31	S0°05'04"W	15.79'
L32	N89°09'00"E	31.75'
L33	S80°57'30"E	46.76'
L34	N87°47'30"E	165.87'
L35	S78°39'03"E	51.18'
L36	N78°39'03"W	48.58'
L37	S87°47'30"W	165.56'
L38	N80°57'30"W	46.94'
L39	S89°09'00"W	30.70'
L40	S0°05'04"W	3.23'
L41	S45°05'04"W	10.61'
L42	S0°11'15"W	3.53'
L43	N0°03'41"E	83.39'
L44	S13°30'38"E	263.55'
L45	N76°51'59"E	14.95'
L46	S13°08'01"E	6.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L47	S76°51'59"W	4.94'
L48	S13°08'01"E	6.95'
L49	S76°51'59"W	8.93'
L50	S13°30'38"E	0.76'
L51	S65°38'01"E	13.99'
L52	S88°08'01"E	36.32'
L53	S76°38'01"E	47.35'
L54	N13°21'59"E	29.39'
L55	N58°21'59"E	10.35'
L56	S76°49'02"E	49.54'
L57	N77°31'41"W	45.73'
L58	S13°21'59"W	33.88'
L59	N88°08'01"W	19.97'
L60	N13°30'38"W	16.70'
L61	N86°53'37"W	12.74'
L62	N2°23'41"E	5.83'
L63	S86°53'37"E	12.85'
L64	N86°10'55"W	14.44'
L65	N3°49'05"E	6.00'
L66	S86°10'55"E	14.55'
L67	N86°10'55"W	10.97'
L68	N3°49'05"E	6.00'
L69	S86°10'55"E	11.10'

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FN NO. 22-238(ABB)

NOVEMBER 2022
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Client/Project

ROUND ROCK
PREMIUM OUTLETS

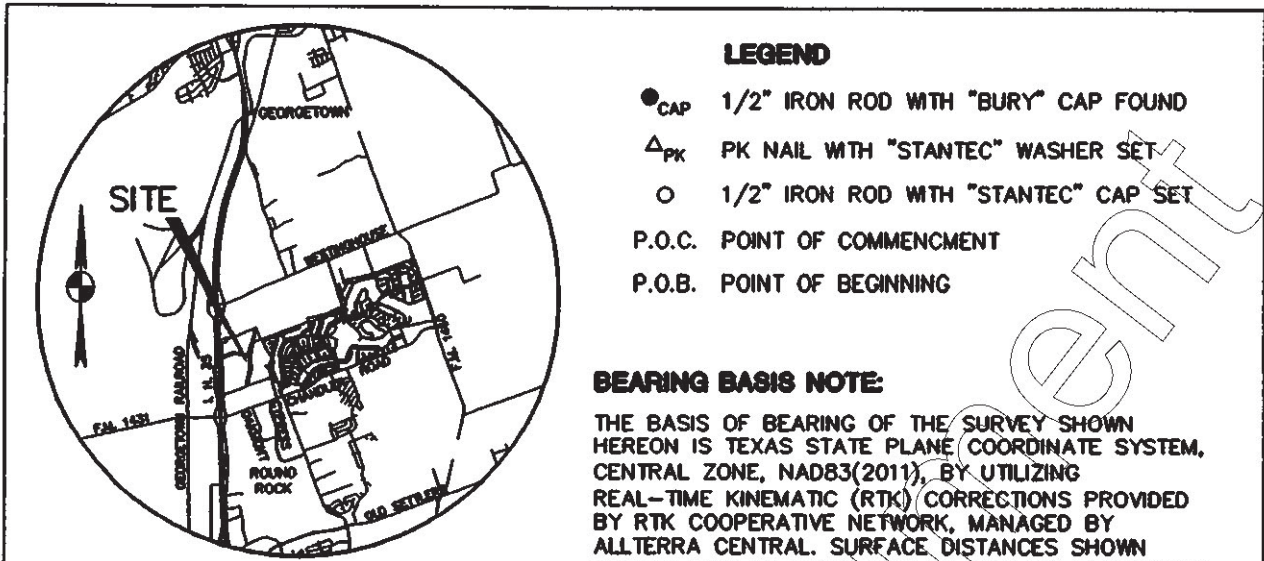
Figure No.

SHEET 3 OF 4

Title

WATERLINE EASEMENT

Exhibit "A"



LEGEND

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- △ PK PK NAIL WITH "STANTEC" WASHER SET
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- P.O.C. POINT OF COMMENCMENT
- 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.

VICINITY MAP
N.T.S.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.04'	2200.00'	0°23'30"	S02°44'50"E	15.04'
C2	15.02'	2200.00'	0°23'28"	S14°27'54"W	15.02'
C3	40.42'	2200.00'	1°03'09"	S15°11'13"W	40.41'
C4	20.16'	99.06'	11°39'40"	N06°51'35"W	20.13'
C5	99.91'	2300.00'	2°29'20"	N14°28'08"E	99.90'
C6	10.26'	2300.00'	0°15'20"	S13°05'48"W	10.26'
C7	51.57'	412.38'	7°09'53"	N83°10'03"W	51.53'
C8	16.13'	361.07'	2°33'36"	N88°01'47"W	16.13'
C9	25.91'	24.43'	60°46'50"	N43°59'16"W	24.71'
C10	228.58'	2200.00'	5°57'11"	S00°25'31"W	228.48'
C11	5.83'	2200.00'	0°09'07"	S03°28'40"W	5.83'
C12	48.22'	2200.00'	1°15'21"	S04°10'53"W	48.22'
C13	6.00'	2200.00'	0°09'23"	S04°53'15"W	6.00'
C14	1.00'	2200.00'	0°01'34"	S04°58'43"W	1.00'
C15	6.00'	2200.00'	0°09'23"	S05°04'12"W	6.00'
C16	405.67'	2200.00'	10°33'55"	S10°25'50"W	405.10'

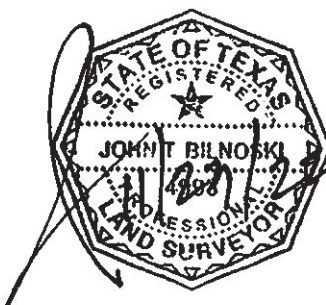
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Client/Project

ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 4 OF 4

Title

WATERLINE EASEMENT

EXHIBIT “B”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

Exhibit "A"

0.201 ACRE
 ROUND ROCK PREMIUM OUTLET
 EASEMENT

FN. NO. 23-054(ABB)
 APRIL 26, 2023
 JOB NO. 222012150

DESCRIPTION

A 0.201 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 5A, BLOCK "A" REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021121731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 5A CONVEYED TO ROUND ROCK RESIDENTIAL PARTNERS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2021129721 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.201 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "STANTEC" cap set in the curving westerly right-of-way line of N. Mays Street (100' R.O.W.), being the common easterly corner of Lot 4A of said Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1 and said Lot 5A;

THENCE, leaving said common corner, along the westerly line of N. Mays Street, being the easterly line of said Lot 5A, along a non-tangent curve to the right, having a radius of 2200.00 feet, a central angle of 11°50'27", an arc length of 454.66 feet, and a chord which bears, S02°22'14"W, a distance of 453.85 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along the westerly line of N. Mays Street, being the easterly line of said Lot 5A, for a portion of the easterly line hereof, along a non-radial curve to the right, having a radius of 2200.00 feet, a central angle of 00°23'26", an arc length of 15.00 feet, and a chord which bears, S08°29'10"W, a distance of 15.00 feet to the end of said curve;

THENCE, leaving the westerly line of N. Mays Street, over and across said Lot 5A, for a portion of the easterly line and the southerly line hereof, the following eight (8) courses and distances:

- 1) N81°24'10"W, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right;

FN NO. 23-054 (ABB)
 APRIL 26, 2023
 PAGE 2 OF 3

Exhibit "A"

- 2) Along said non-tangent curve to the right, having a radius of 2190.00 feet, a central angle of $05^{\circ}36'03''$, an arc length of 214.08 feet, and a chord which bears, $S11^{\circ}28'56''W$, a distance of 214.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod with "BURY" cap found in the westerly line of N. Mays Street, being the easterly line of said Lot 5A bears $S04^{\circ}33'09''W$, a distance of 55.66 feet;
- 3) $N78^{\circ}39'03''W$, a distance of 41.17 feet to an angle point;
- 4) $S87^{\circ}47'30''W$, a distance of 173.22 feet to an angle point;
- 5) $S33^{\circ}21'22''W$, a distance of 36.83 feet to an angle point;
- 6) $S76^{\circ}50'16''W$, a distance of 26.56 feet to an angle point;
- 7) $S13^{\circ}09'44''E$, a distance of 50.37 feet to an angle point;
- 8) $S69^{\circ}16'51''W$, a distance of 27.59 feet to a point in the easterly line of Lot 1A of said Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1, being the westerly line of said Lot 5A, for the southwesterly corner hereof;

THENCE, $N13^{\circ}30'38''W$, along the easterly line of said Lot 1A, being the westerly line of said Lot 5A, for a portion of the westerly line hereof, a distance of 15.12 feet to an angle point;

THENCE, leaving the easterly line of said Lot 1A, over and across said Lot 5A, for a portion of the westerly line and the northerly line hereof, the following eleven (11) courses and distances:

- 1) $N69^{\circ}16'51''E$, a distance of 12.55 feet to an angle point;
- 2) $N13^{\circ}09'44''W$, a distance of 52.22 feet to the northwesterly corner hereof;
- 3) $N76^{\circ}50'16''E$, a distance of 35.58 feet to an angle point;
- 4) $N33^{\circ}21'22''E$, a distance of 38.56 feet to an angle point;
- 5) $N87^{\circ}47'30''E$, a distance of 182.72 feet to an angle point;
- 6) $S78^{\circ}39'03''E$, a distance of 28.65 feet to the point of curvature of a non-tangent curve to the left;

FN NO. 23-054 (ABB)
APRIL 26, 2023
PAGE 3 OF 3

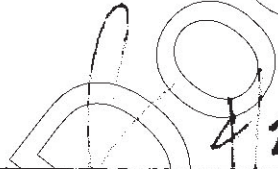
Exhibit "A"

- 7) Along said non-tangent curve to the left, having a radius of 2175.00 feet, a central angle of 5°37'12", an arc length of 213.35 feet, and a chord which bears, N11°05'51"E, a distance of 213.26 feet to the end of said curve;
- 8) S81°24'10"E, a distance of 25.00 feet to the **POINT OF BEGINNING**, containing an area of 0.201 acre (8,764 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.

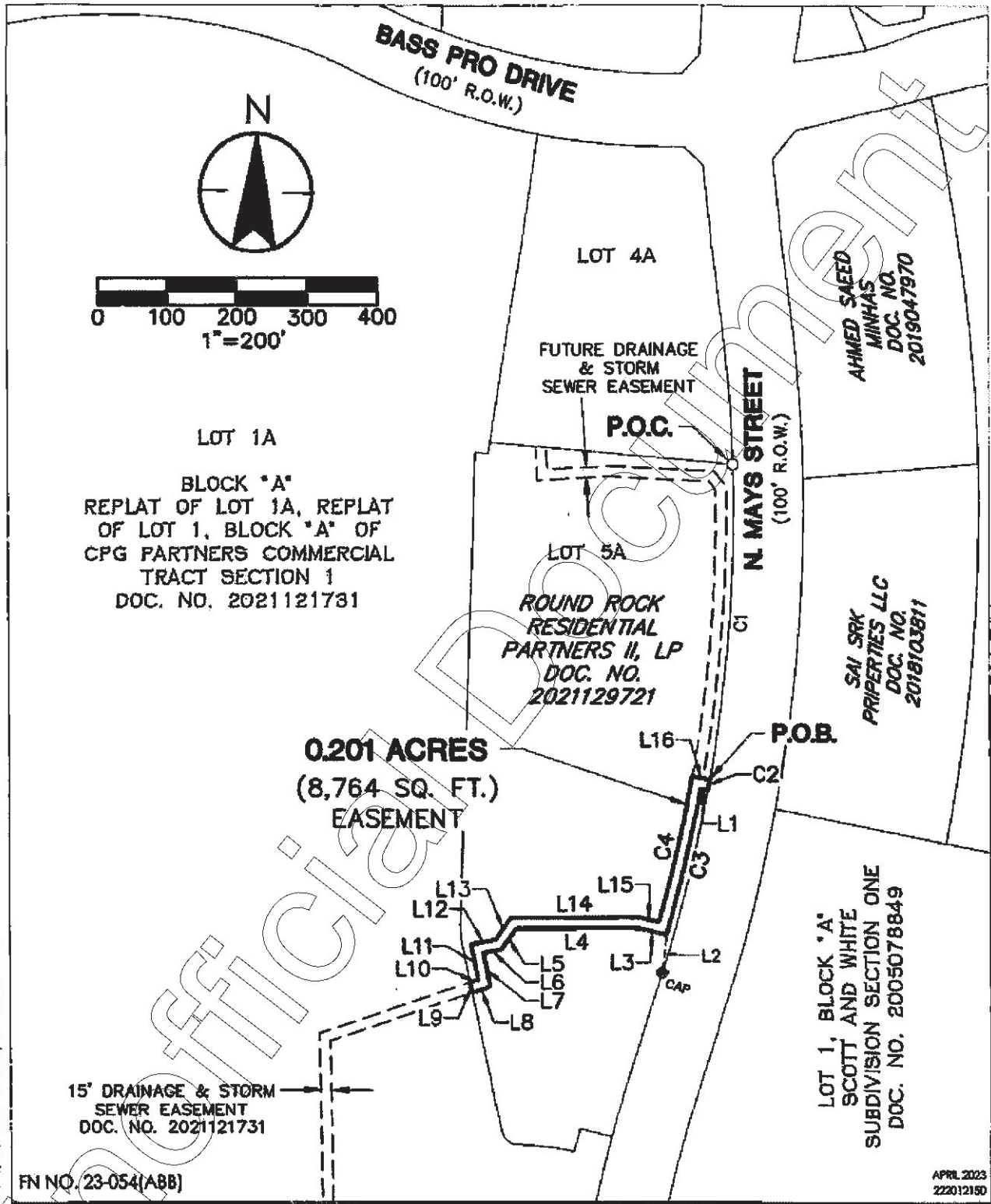
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


 JOHN T. BILNOSKI Date 4/27/23
 R.P.L.S. NO. 4998
 STATE OF TEXAS
 TPPELS # 10194230
 john.bilnoski@stantec.com



Unofficial

Exhibit "A"



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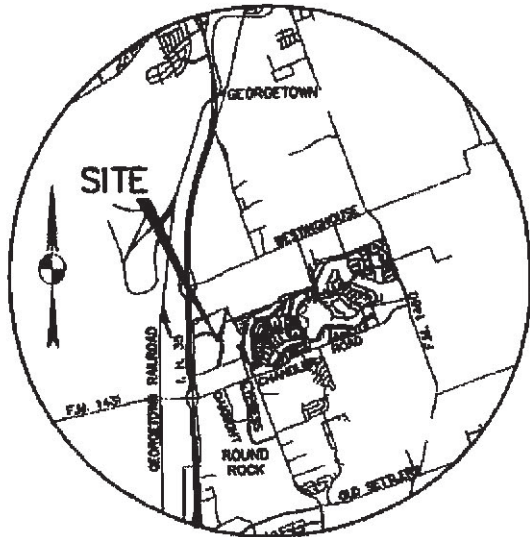


Client/Project
ROUND ROCK PREMIUM OUTLETS

Figure No.
SHEET 1 OF 2

Title
EASEMENT

Exhibit "A"



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.C. POINT OF COMMENCEMENT
- 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 ALLTERRA COOPERATIVE NETWORK, MANAGED BY HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	454.66'	2200.00'	11°50'27"	S02°22'14"W	453.85'
C2	15.00'	2200.00'	0°23'26"	S08°29'10"W	15.00'
C3	214.08'	2190.00'	5°36'03"	S11°28'56"W	214.00'
C4	213.35'	2175.00'	5°37'12"	N11°05'51"E	213.26'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N81°24'10"W	10.00'
L2	S4°33'09"W	55.66'
L3	N78°39'03"W	41.17'
L4	S87°47'30"W	173.22'
L5	S33°21'22"W	36.83'
L6	S76°50'16"W	26.56'

LINE TABLE

NO.	BEARING	DISTANCE
L7	S13°09'44"E	50.37'
L8	S69°16'51"W	27.59'
L9	N13°30'38"W	15.12'
L10	N69°16'51"E	12.55'
L11	N13°09'44"W	52.22'
L12	N76°50'16"E	35.58'

LINE TABLE

NO.	BEARING	DISTANCE
L13	N33°21'22"E	38.56'
L14	N87°47'30"E	182.72'
L15	S78°39'03"E	28.65'
L16	S81°24'10"E	25.00'

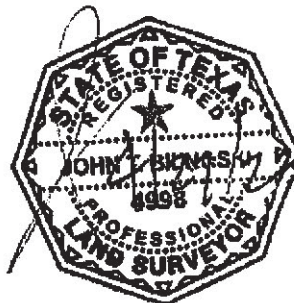
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FN NO. 23-054(ABB)

APRIL 2023
222012150



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Client/Project

ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 2 OF 2

Title

EASEMENT

EXHIBIT “C”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

0.076 ACRE
ROUND ROCK PREMIUM OUTLET
ELECTRIC EASEMENT

FN. NO. 23-141(ABB)
OCTOBER 10, 2023
JOB NO. 222012150

DESCRIPTION

A 0.076 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 5A, BLOCK "A" REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021121731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 5A CONVEYED TO ROUND ROCK RESIDENTIAL PARTNERS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2021129721 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.076 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "STANTEC" cap set in the curving westerly right-of-way line of N. Mays Street (100' R.O.W.), being the common easterly corner of Lot 4A of said Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1 and said Lot 5A;

THENCE, leaving said common corner, along the westerly line of N. Mays Street, being the easterly line of said Lot 5A, along a non-tangent curve to the right, having a radius of 2200.00 feet, a central angle of 17°12'48", an arc length of 660.94 feet, and a chord which bears, S05°03'24"W, a distance of 658.46 feet to a point;

THENCE, N76°20'12"W, leaving the westerly line of N. Mays Street, over and across said Lot 5A, a distance of 35.00 feet to a point in the curving westerly line of that certain 15' Public Utility Easement of record by deed of record in Document No. 2006100942 of said Official Public Records for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, along the westerly line of said 15' Public Utility Easement of record, continuing over and across said Lot 5A, for the easterly line hereof, along a non-tangent curve to the right, having a radius of 2165.00 feet, a central angle of 0°15'56", an arc length of 10.03 feet, and a chord which bears, S13°47'45"W, a distance of 10.03 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said 15' Public Utility Easement of record, continuing over and across said Lot 5A, for the southerly line hereof, the following four (4) courses and distances:

- 1) N80°34'44"W, a distance of 16.68 feet to an angle point;
- 2) S88°33'46"W, a distance of 233.13 feet to an angle point;
- 3) S76°26'05"W, a distance of 4.40 feet to an angle point;
- 4) S01°19'08"W, a distance of 68.42 feet to an angle point;
- 5) N90°00'00"W, a distance of 7.39 feet to a point in the easterly line of Lot 1A of said Block "A" Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1, being the westerly line of said Lot 5A, for the southwesterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Lot 5A bears S13°30'38"E, a distance of 246.57 feet;

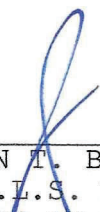
THENCE, N13°30'38"W, along the easterly line of said Lot 1A, being the westerly line of said Lot 5A, for a portion of the westerly line hereof, a distance of 10.22 feet to an angle point;

THENCE, leaving the easterly line of said Lot 1A, over and across said Lot 5A, for a portion of the westerly line and the northerly line hereof, the following four (4) courses and distances:

- 1) N01°19'08"E, a distance of 66.40 feet to the northwesterly corner hereof;
- 2) N76°26'05"E, a distance of 13.15 feet to an angle point;
- 3) N88°33'46"E, a distance of 235.15 feet to an angle point;
- 4) S80°34'44"E, a distance of 18.39 feet to the **POINT OF BEGINNING**, containing an area of 0.076 acre (3,315 square feet) of land, more or less, within these metes and bounds.

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.

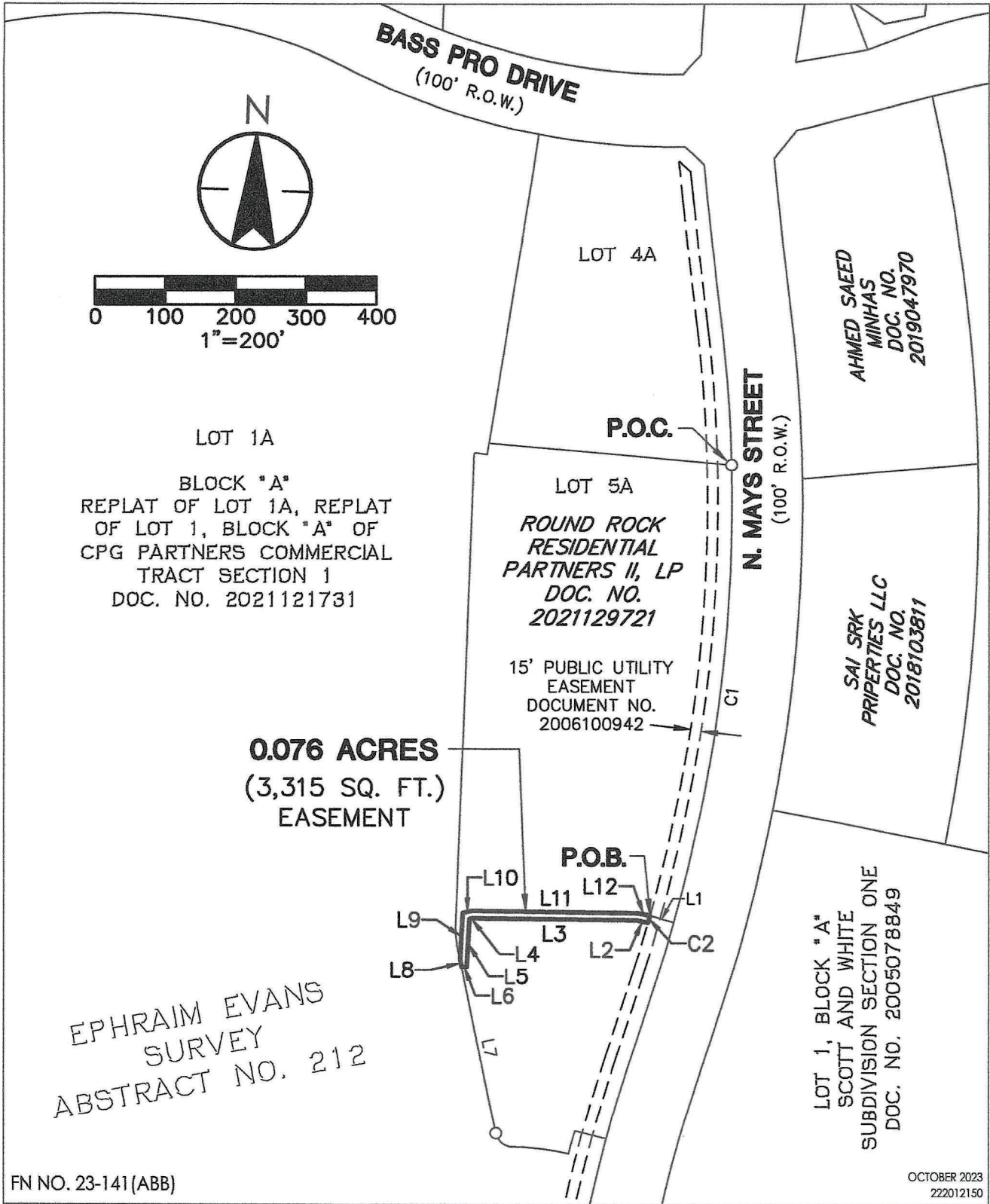
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


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

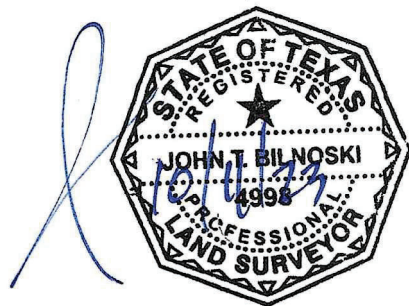
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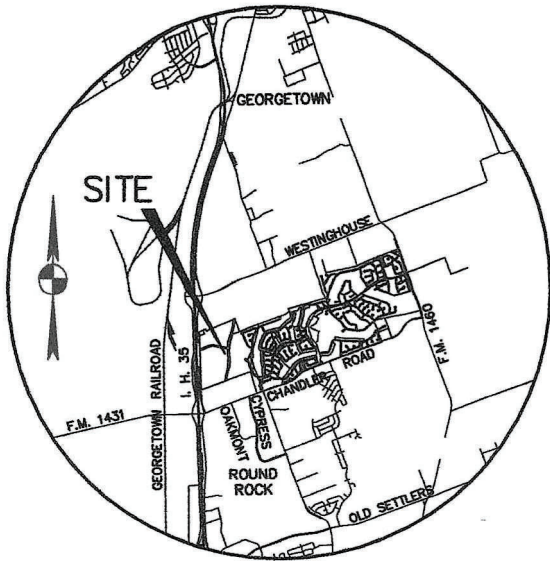
**ROUND ROCK
PREMIUM OUTLETS**

Figure No.

SHEET 1 OF 2

Title

ELECTRIC EASEMENT



VICINITY MAP
N.T.S.

LEGEND

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

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	660.94'	2200.00'	17°12'48"	S05°03'24"W	658.46'
C2	10.03'	2165.00'	0°15'56"	S13°47'45"W	10.03'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N76°20'12"W	35.00'
L2	N80°34'44"W	16.68'
L3	S88°33'46"W	233.13'
L4	S76°26'05"W	4.40'

LINE TABLE

NO.	BEARING	DISTANCE
L5	S1°19'08"W	68.42'
L6	N90°00'00"W	7.39'
L7	S13°30'38"E	246.57'
L8	N13°30'38"W	10.22'

LINE TABLE

NO.	BEARING	DISTANCE
L9	N1°19'08"E	66.40'
L10	N76°26'05"E	13.15'
L11	N88°33'46"E	235.15'
L12	S80°34'44"E	18.39'

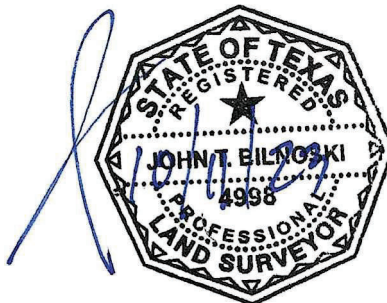
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FN NO. 23-141 (ABB)

OCTOBER 2023
222012150



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Client/Project

ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 2 OF 2

Title

ELECTRIC EASEMENT

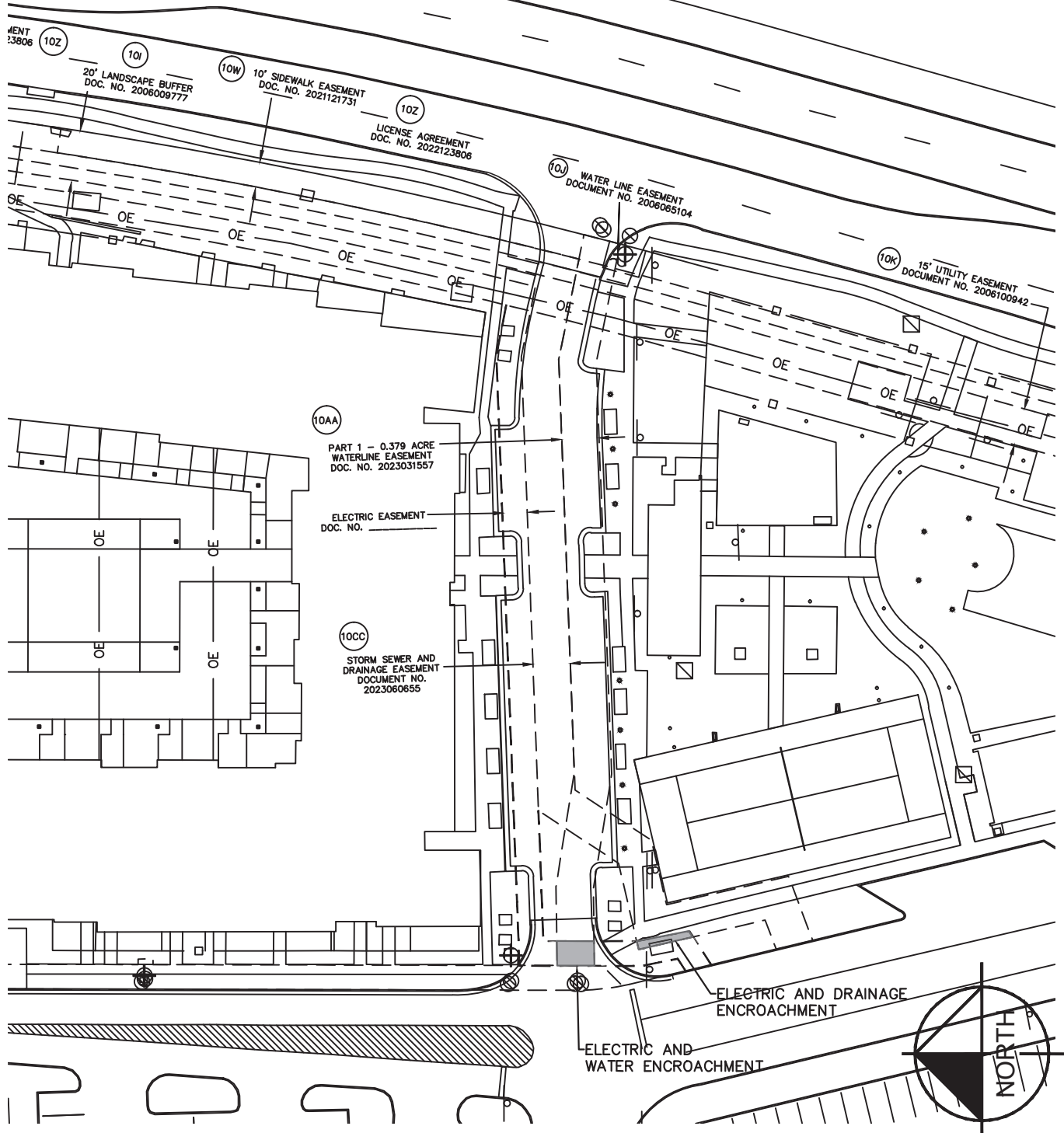
EXHIBIT “D”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

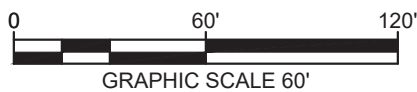
Exhibit D

SCOTT AND WHITE MEMORIAL HOSPITAL
 DOC. NO. 9733254
 DOC. NO. 2005043916



Round Rock Multifamily Ph 2

Exhibit D -
 4600 N. Mays Street, Round Rock, Texas 78664
 JULY 2024



Kimley»Horn

5301 Southwest Parkway
 Building 2, Suite 100
 Austin, TX 78735
 512-646-2237
 State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

EXHIBIT D - ROUND ROCK MULTIFAMILY PH 2, 4600 N. MAYS STREET, ROUND ROCK, TEXAS 78664. PREPARED BY KIMLEY-HORN FOR THE DEVELOPER. DATE: JULY 2024.

DATE PLOTTED: 7/15/24 10:14 AM

EXHIBIT “E”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

0.076 ACRE
ROUND ROCK PREMIUM OUTLET
ELECTRIC EASEMENT

FN. NO. 23-141(ABB)
OCTOBER 10, 2023
JOB NO. 222012150

DESCRIPTION

A 0.076 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 5A, BLOCK "A" REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021121731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 5A CONVEYED TO ROUND ROCK RESIDENTIAL PARTNERS II, LP BY DEED OF RECORD IN DOCUMENT NO. 2021129721 OF SAID OFFICIAL PUBLIC RECORDS; SAID 0.076 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "STANTEC" cap set in the curving westerly right-of-way line of N. Mays Street (100' R.O.W.), being the common easterly corner of Lot 4A of said Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1 and said Lot 5A;

THENCE, leaving said common corner, along the westerly line of N. Mays Street, being the easterly line of said Lot 5A, along a non-tangent curve to the right, having a radius of 2200.00 feet, a central angle of 17°12'48", an arc length of 660.94 feet, and a chord which bears, S05°03'24"W, a distance of 658.46 feet to a point;

THENCE, N76°20'12"W, leaving the westerly line of N. Mays Street, over and across said Lot 5A, a distance of 35.00 feet to a point in the curving westerly line of that certain 15' Public Utility Easement of record by deed of record in Document No. 2006100942 of said Official Public Records for the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, along the westerly line of said 15' Public Utility Easement of record, continuing over and across said Lot 5A, for the easterly line hereof, along a non-tangent curve to the right, having a radius of 2165.00 feet, a central angle of 0°15'56", an arc length of 10.03 feet, and a chord which bears, S13°47'45"W, a distance of 10.03 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said 15' Public Utility Easement of record, continuing over and across said Lot 5A, for the southerly line hereof, the following four (4) courses and distances:

- 1) N80°34'44"W, a distance of 16.68 feet to an angle point;
- 2) S88°33'46"W, a distance of 233.13 feet to an angle point;
- 3) S76°26'05"W, a distance of 4.40 feet to an angle point;
- 4) S01°19'08"W, a distance of 68.42 feet to an angle point;
- 5) N90°00'00"W, a distance of 7.39 feet to a point in the easterly line of Lot 1A of said Block "A" Replat of Lot 1A, Replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1, being the westerly line of said Lot 5A, for the southwesterly corner hereof, from which a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of said Lot 5A bears S13°30'38"E, a distance of 246.57 feet;

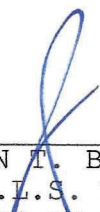
THENCE, N13°30'38"W, along the easterly line of said Lot 1A, being the westerly line of said Lot 5A, for a portion of the westerly line hereof, a distance of 10.22 feet to an angle point;

THENCE, leaving the easterly line of said Lot 1A, over and across said Lot 5A, for a portion of the westerly line and the northerly line hereof, the following four (4) courses and distances:

- 1) N01°19'08"E, a distance of 66.40 feet to the northwesterly corner hereof;
- 2) N76°26'05"E, a distance of 13.15 feet to an angle point;
- 3) N88°33'46"E, a distance of 235.15 feet to an angle point;
- 4) S80°34'44"E, a distance of 18.39 feet to the **POINT OF BEGINNING**, containing an area of 0.076 acre (3,315 square feet) of land, more or less, within these metes and bounds.

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.

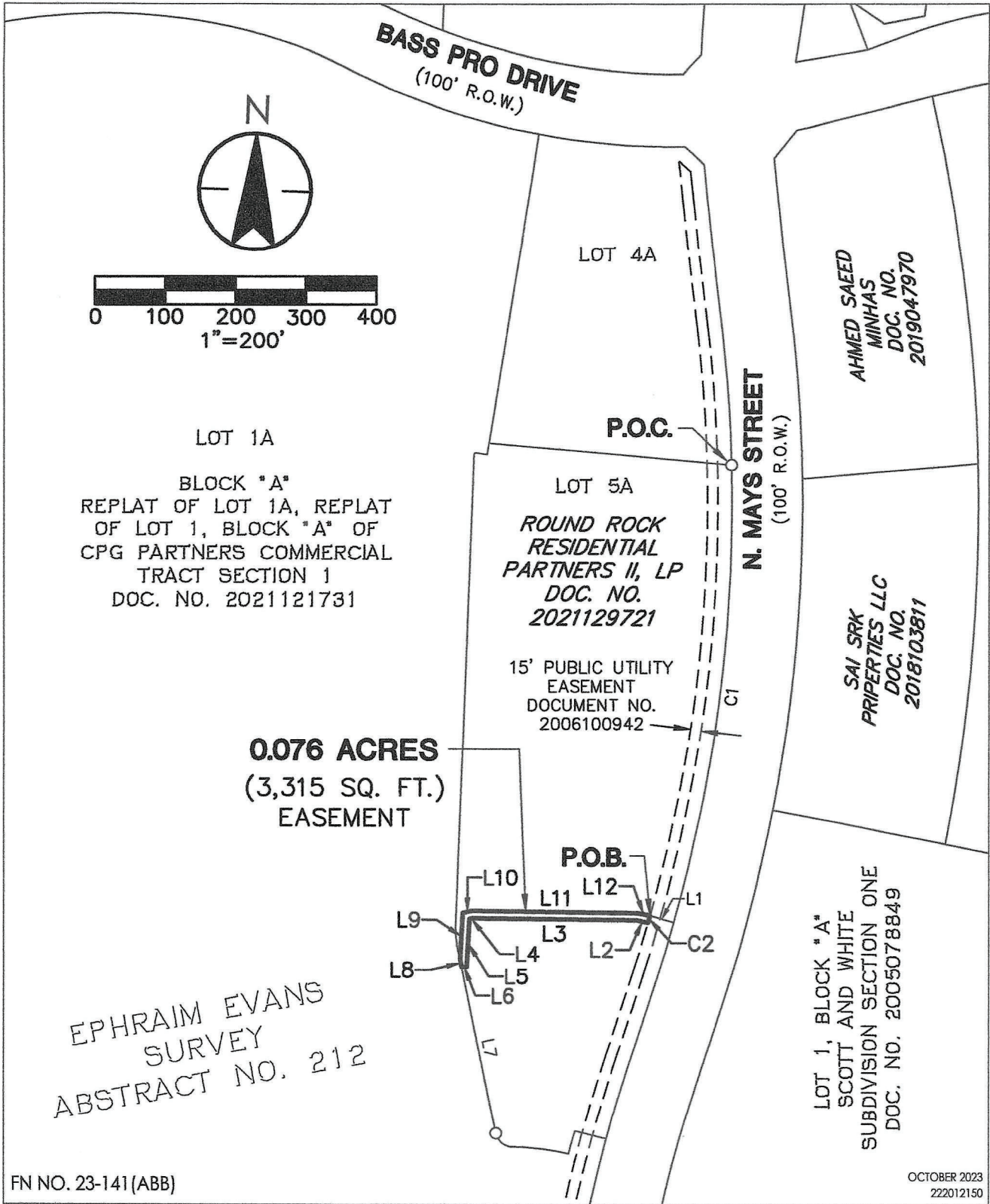
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


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

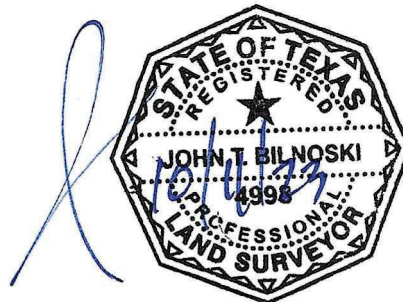
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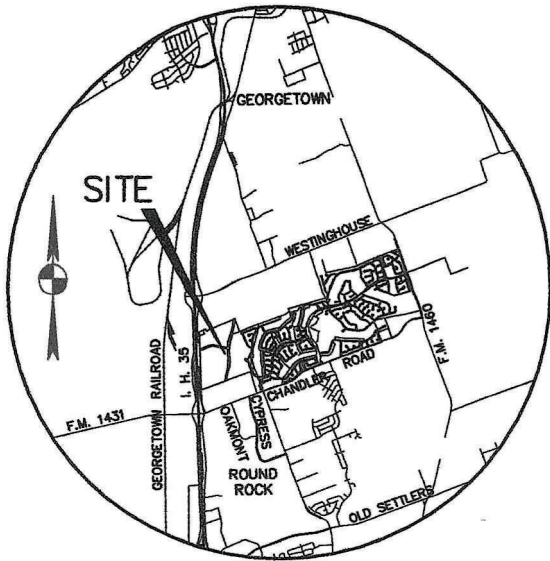
ROUND ROCK PREMIUM OUTLETS

Figure No.

SHEET 1 OF 2

Title

ELECTRIC EASEMENT



VICINITY MAP
N.T.S.

LEGEND

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

BEARING BASIS NOTE:

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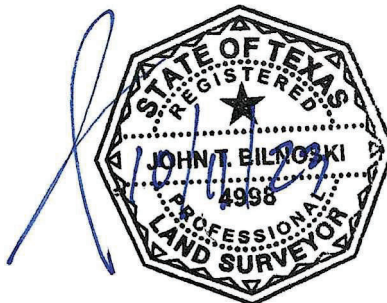
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2023/10/11 4:45 PM By: Bilnoski, John

FN NO. 23-141 (ABB)

OCTOBER 2023
222012150



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Austin, TX 78723
TBPELS # F-6324 & # 10194230
www.stantec.com



Client/Project

ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 2 OF 2

Title

ELECTRIC EASEMENT

EXHIBIT “F”

TO

INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF
ROUND ROCK AND THE CITY OF GEORGETOWN

ELECTRIC EASEMENT

STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

§

This Electric Easement Agreement (this “Agreement”) is made on the ____ day of _____, 202__, at Georgetown, Texas, between Round Rock Residential Partners II, L.P., a Delaware limited partnership, whose address is 8343 Douglas Avenue, Suite 360, Dallas, Texas 75225 (hereinafter referred to as "Grantor"), and the City of Georgetown, Texas, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as “Grantee”).

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the “Easement”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of electric utility and telecommunication lines and related facilities (collectively, the “Facilities”) on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and depicted by sketch in **Exhibit B**, each attached hereto and made a part hereof for all purposes (the “Easement Area”).

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Easement Area; and (3) the right to remove from the Easement Area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor’s heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee’s successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that neither Grantor nor any of Grantor's heirs, personal representatives, successors, or assigns shall convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

[Signatures on the following pages]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

GRANTOR:

Round Rock Residential Partners II, L.P., a Delaware limited partnership

By: Columbus Round Rock II GP, LLC, a Texas limited liability company, its General Partner

By: _____
Name: Robert Shaw
Title: Manager

By: _____
Name: Richard Reupke
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 202__, by Robert Shaw, Manager of Columbus Round Rock II GP, LLC, a Texas limited liability company, General Partner of Round Rock Residential Partners II, L.P., a Delaware limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 202__, by Richard Reupke, Manager of Columbus Round Rock II GP, LLC, a Texas limited liability company, General Partner of Round Rock Residential Partners II, L.P., a Delaware limited partnership, on behalf of said limited partnership.

Notary Public, State of Texas

GRANTEE:

City of Georgetown, a Texas home-rule municipal corporation

By: _____

David Morgan
City Manager

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ___ day of _____, 202__, by David Morgan, City Manager of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

Andrew Culpepper, Sr. Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627