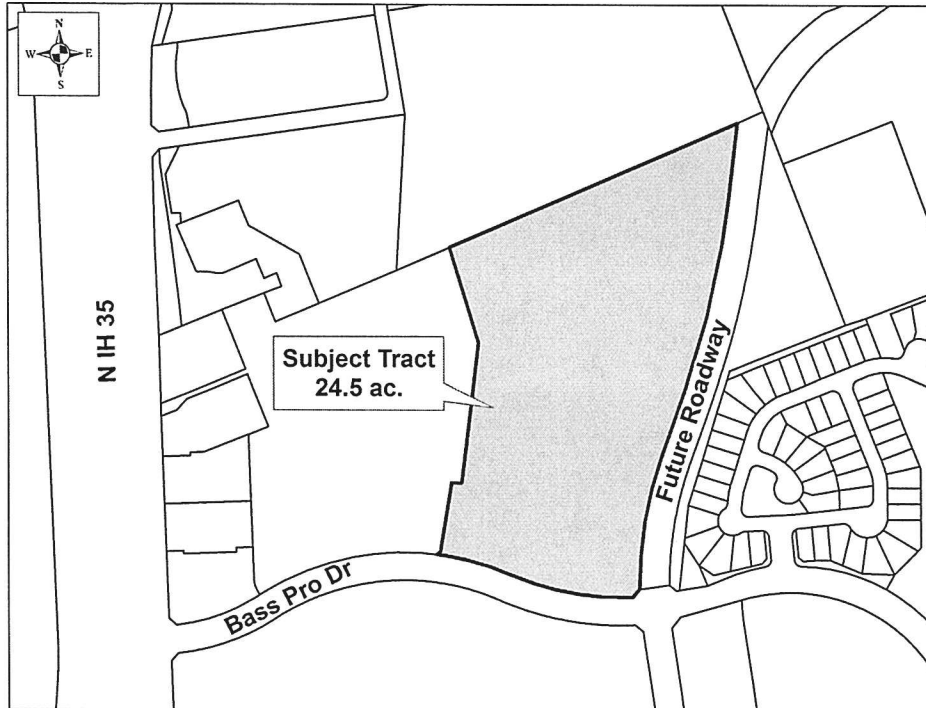


CPG Partners Commercial - Replat (Cavender's Boot City)
FINAL PLAT FP1605-001



CASE PLANNER: David Fowler

REQUEST: Approval of Replat

ZONING AT TIME OF APPLICATION: PUD 61

DESCRIPTION: 24.50 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: Retail
 East: Residential
 West: Retail

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	24.50
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	24.50

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

Agent
 Thompson Architectural Group, Inc.
 Perry Thompson
 P.O. Box 8113
 Austin, TX 78711

CPG Partners Commercial - Replat (Cavender's Boot City)
FINAL PLAT FP1605-001

HISTORY: City Council approved PUD 61, Simon North, on May 26, 2005, with amendments in 2013, 2015 and 2016. CPG Partners Commercial Tract Section 4 was approved June 1, 2005. CPG Partners Commercial Tract - A Replat was approved February 19, 2014.

DATE OF REVIEW: June 15, 2016

LOCATION: Bass Pro Drive, East of I-35 and West of Future Oakmont Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation is commercial and the zoning is PUD 61, Simon North. The subject lot is within the area identified as "Parcel 1" in the PUD. The PUD contains provisions detailing allowed and prohibited uses, landscaping and screening, streetscaping, signage, and design standards. The proposed retail store that would be located on Lot 2A is allowed on Parcel 1.

Traffic, Access and Roads: Entrance to the site would be via Bass Pro Drive and future Oakmont Parkway. For the proposed retail site on Lot 2A, access would be via a driveway entrance from Bass Pro Drive. The City Transportation Department has approved the Traffic Impact Analysis for the site.

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

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

Additional Considerations: The applicant intends to address the conditions listed below on a corrected mylar prior to the meeting date. If these conditions are not met prior to the meeting, they will be presented as part of a recommended motion for approval with conditions:

1. On sheet 1, provide location and description of survey control data C.O.A. Monument E344. Provide City of Round Rock benchmark information.
2. Remove "PRELIMINARY - NOT FOR RECORDATION" on surveyor's signature block on sheet 3.

RECOMMENDED MOTION:

Staff recommends approval.



NIH 35

**Subject Tract
24.5 ac.**

Bass Pro Dr

Future Roadway

EPHRAIM EVANS SURVEY, ABSTRACT NO. 212,
CITY OF ROUND ROCK,
WILLIAMSON COUNTY, TEXAS
APRIL 2016

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	920.00'	180.54'	180.25'	N72°04'44"W	11°14'37"
C2	920.00'	83.81'	83.78'	N80°18'38"W	5°13'10"



GRAPHIC SCALE
1" = 100'

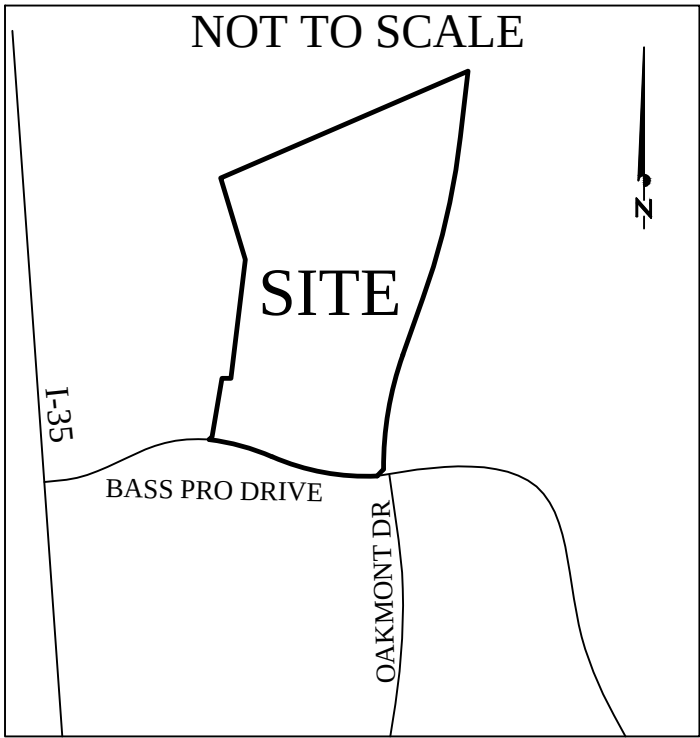
LEGEND

- 1/2 INCH IRON ROD FOUND
- IRON ROD WITH "BURY" CAP FOUND
- 'MAG' NAIL WITH "DELTA SURVEY" WASHER FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 'MAG' NAIL WITH "BURY" WASHER FOUND
- BENCHMARK
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

19.4894 ACRES
KDR EQUITIES, LLC
DOC. NO. 2012082150
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



SITE

BASS PRO DRIVE
OAKMONT DR

CITY OF ROUND ROCK
WATERLINE EASEMENT
DOC. NO. 2015046559
O.P.R.W.C.TX.

SPG ROUND ROCK NS, L.P.
STORM WATER EASEMENT
DOC. NO. 2014025057
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.

15' PUBLIC UTILITY EASEMENT
DOC. NO. 2005095398
O.P.R.W.C.TX.

ATMOS ENERGY
CORPORATION
GAS EASEMENT
DOC. NO. 2014023149
O.P.R.W.C.TX.

BASS PRO DRIVE
(100' ROW)

SURVEY CONTROL DATA
C.O.A. MONUMENT E344: BRASS DISK MONUMENT +/- 100' NORTHEAST OF THE
INTERSECTION OF JONES ROAD AND LONE OAK TRAIL.
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

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

PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

BENCHMARK LIST

BM-1: 'SQUARE' CUT IN BACK OF CURB
ELEV. = 808.74'

BM-2: 'SQUARE' CUT IN BACK OF CURB
ELEV. = 811.25'

NOTE: NO RECORDING INFORMATION FOUND FOR A PROPOSED ACCESS EASEMENT ALONG THE EAST PROPERTY LINE OF LOT 2A

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.

20' EASEMENT
DOC. NO. 2012074837
O.P.R.W.C.TX.
20' LANDSCAPE EASEMENT
DOC. NO. 2006009777
O.P.R.W.C.TX.
20' BUILDING LINE
DOC. NO. 2005040168
O.P.R.W.C.TX.
20' LANDSCAPE BUFFER
DOC. NO. 2005095398
O.P.R.W.C.TX.

LOT 2B
21.94 ACRES

10' SIDEWALK EASEMENT
DOC. NO. 2014014737
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.

OWNER LOT 2A: CAVENDER INVESTMENT PROPERTIES F, LTD.
ADDRESS: 7820 S. BROADWAY
TYLER, TX. 75703
PHONE: 903-509-9509 FAX: 903-509-9020

OWNER LOT 2B: SPG ROUND ROCK NS, LP.
ADDRESS: 225 W. WASHINGTON ST.
INDIANAPOLIS IN. 46204
PHONE: 317-263-7104 FAX: 317-685-7255

ACREAGE: 24.50 ACRES
SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

NUMBER OF LOTS AND PROPOSED USE: 2, DEVELOPMENT

DATE: MAY 18, 2016
DATE OF PLANNING AND ZONING COMMISSION REVIEW:
JUNE 01, 2016

SURVEYOR: DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102, AUSTIN, TEXAS 78745
PHONE: 512-282-5200 FAX: 512-282-5230

ENGINEER: VASQUEZ ENGINEERING, LLC
1919 S. SHILOH RD. STE. 440, GARLAND TX 75042
PHONE: 972-278-2948 FAX: 972-271-1383



8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
FIRM No. 10004700

A REPLAT OF CPG PARTNERS
COMMERCIAL TRACT, REPLAT
OF LOTS 1A AND 5A, BLOCK B,
SECTION 4, LOT 2

SHEET
1
OF
3

CASE No. _____

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. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 16, 2005.
5. 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.
6. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% CHANCE FLOODPLAIN.
7. A TEN FOOT (10') SIDEWALK EASEMENT AND PUBLIC UTILITY ACCESS EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LINES AS SHOWN HEREON.

DESCRIPTION OF A 2.56 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN JANUARY 2016, LOCATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK “A”, CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK “B” SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014014737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 2.56 ACRE TRACT AS SHOWN ON FACE OF PLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A “MAG” NAIL WITH “BURY” WASHER FOUND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF TERAVISTA PARKWAY (100' ROW), FOR THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING A SOUTHEAST CORNER OF LOT 1, BLOCK “A”, OF SAID CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK “B” SECTION 4, FOR THE **POINT OF BEGINNING**;

THENCE WITH THE COMMON LINE OF SAID LOT 2 AND LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N48°40'09”E, A DISTANCE OF 15.53 FEET TO AN IRON ROD WITH “BURY” CAP FOUND,
2. N09°43'01”E, A DISTANCE OF 240.38 FEET TO AN IRON ROD WITH “BURY” CAP FOUND,
3. N89°59'38”E, A DISTANCE OF 35.25 FEET TO A “MAG” NAIL WITH “BURY” WASHER FOUND, AND
4. N07°01'13”E, A DISTANCE OF 451.57 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET, FROM WHICH AN IRON ROD WITH “BURY” CAP FOUND FOR AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 2 AND LOT 1, BEARS N07°01'13”E, A DISTANCE OF 31.58 FEET;

THENCE LEAVING THE EAST LINE OF SAID LOT 1, AND CROSSING SAID LOT 2, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S89°59'52”E, A DISTANCE OF 168.16 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
2. S61°33'40”E, A DISTANCE OF 28.25 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
3. S00°00'08”W, A DISTANCE OF 399.43 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
4. N89°59'40”W, A DISTANCE OF 206.03 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET,
5. S00°04'34”E, A DISTANCE OF 28.78 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET,
6. S02°51'36”W, A DISTANCE OF 54.85 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET, AND
7. S11°45'29”W, A DISTANCE OF 217.61 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET IN THE NORTH ROW LINE OF SAID TERAVISTA PARKWAY, SAME BEING THE SOUTH LINE OF SAID LOT 2;

THENCE WITH THE NORTH ROW LINE OF SAID TERAVISTA PARKWAY, SAME BEING THE SOUTH LINE OF SAID LOT 2, WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 83.81 FEET, THROUGH A CENTRAL ANGLE OF 05°13'10”, HAVING A RADIUS OF 920.00 FEET, AND WHOSE CHORD BEARS N80°18'38”W, A DISTANCE OF 83.78 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.56 ACRES OF LAND, MORE OR LESS.

DESCRIPTION OF A 21.94 ACRE TRACT PREPARED BY DELTA SURVEY GROUP INC., IN MAY 2016, LOCATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK “A”, CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK “B” SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014014737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 21.94 ACRE TRACT AS SHOWN ON FACE OF PLAT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A “MAG” NAIL WITH “BURY” WASHER FOUND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF BASS PRO DRIVE (100' ROW), FOR THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING A SOUTHEAST CORNER OF LOT 1, BLOCK “A”, OF SAID CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK “B” SECTION 4, FOR THE **POINT OF COMMENCEMENT**;

THENCE WITH THE COMMON LINE OF SAID LOT 2 AND LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N48°40'09”E, A DISTANCE OF 15.53 FEET TO AN IRON ROD WITH “BURY” CAP FOUND,
2. N09°43'01”E, A DISTANCE OF 240.38 FEET TO AN IRON ROD WITH “BURY” CAP FOUND,
3. N89°59'38”E, A DISTANCE OF 35.25 FEET TO A “MAG” NAIL WITH “BURY” WASHER FOUND, AND
4. N07°01'13”E, A DISTANCE OF 451.57 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET FOR THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH SAID COMMON LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N07°01'13”E A DISTANCE OF 31.58 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND, AND
2. N16°58'32”W A DISTANCE OF 344.09 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE SOUTH LINE OF A CALLED 19.4894 ACRE TRACT CONVEYED TO KDR EQUITIES, LLC., AND DESCRIBED IN DOCUMENT NUMBER 2012082150, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2 AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WITH THE NORTH LINE OF SAID LOT 2, SAME BEING THE SOUTH LINE OF SAID 19.4894 ACRE TRACT, N66°36'04”E A DISTANCE OF 1089.07 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE WEST ROW LINE OF OAKMONT DRIVE (ROW 100'), SAME BEING THE NORTHEAST CORNER OF SAID LOT 2;

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

1. S06°35'53”W A DISTANCE OF 268.65 FEET TO A ½ 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 ½ INCH IRON ROD FOUND,
3. S19°38'33”W A DISTANCE OF 244.24 FEET TO A ½ 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 ½ INCH IRON ROD WITH “BURY” CAP FOUND, AND
5. S42°54'27”W A DISTANCE OF 36.12 FEET TO A ½ INCH IRON ROD WITH “BURY” CAP FOUND IN THE NORTH ROW LINE OF SAID BASS PRO DRIVE, SAME BEING A SOUTHEAST CORNER OF SAID LOT 2;

THENCE WITH THE NORTH ROW LINE OF SAID BASS PRO DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 435.78 FEET, THROUGH A CENTRAL ANGLE OF 26°16'58”, HAVING A RADIUS OF 950.00 FEET, AND WHOSE CHORD BEARS N79°37'04”W , A DISTANCE OF 431.97 FEET TO A ½ INCH IRON ROD FOUND, AND
2. WITH THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 180.54 FEET, THROUGH A CENTRAL ANGLE OF 11°14'37”, HAVING A RADIUS OF 920.00 FEET, AND WHOSE CHORD BEARS N72°04'44”W , A DISTANCE OF 180.25 FEET TO A ½ INCH IRON ROD WITH DELTA SURVEY CAP SET IN SAID COMMON LINE;

THENCE LEAVING SAID COMMON LINE AND CROSSING SAID LOT 2 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. N11°45'29”E A DISTANCE OF 217.61 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
2. N02°51'36”E A DISTANCE OF 54.85 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET,
3. N00°04'34”W A DISTANCE OF 28.78 FEET TO A “MAG” NAIL WITH “DELTA SURVEY” WASHER SET,
4. S89°59'40”E A DISTANCE OF 206.03 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
5. N00°00'08”E A DISTANCE OF 399.43 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET,
6. N61°33'40”W A DISTANCE OF 28.25 FEET TO A ½ INCH IRON ROD WITH “DELTA SURVEY” CAP SET, AND
7. N89°59'52”W A DISTANCE OF 168.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 21.94 ACRES OF LAND, MORE OR LESS.

§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 RICHARD S. SOKOLOV, VICE PRESIDENT AS THE OWNER OF LOT 2, BLOCK "A", CPG PARTNERS COMMERCIAL TRACT - A REPLAT OF LOT 1A AND 5A, BLOCK "B" SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014014737, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; AND THAT CAVENDER INVESTMENT PROPERTIES F, LTD, ACTING BY AND THROUGH MIKE A. CAVENDER, ITS PRESIDENT, BEING THE OWNERS OF A 2.56 ACRE PORTION OF SAID LOT 2 AND CONVEYED TO THEM IN DOCUMENT NUMBER 2016015690, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE THE 24.50 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 HEREONE. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS

"A REPLAT OF CPG PARTNERS COMMERCIAL TRACT, REPLAT OF LOTS 1A AND 5A, BLOCK B, SECTION 4, LOT 2 "

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

DATE:_____

RICHARD S. SOKOLOV, VICE PRESIDENT
225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204

§THE STATE OF INDIANA§
§COUNTY OF MARION§
§KNOW ALL MEN BY THESE PRESENTS§

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____
BY RICHARD S. SOKOLOV, VICE PRESIDENT OF CPG FINANCE I LLC., ON BEHALF OF SAID CORPORATION.

(SEAL) NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

CAVENDER INVESTMENT PROPERTIES F, LTD
BY: MIKE A. CAVENDER
ITS PRESIDENT
DATE:_____

MIKE A. CAVENDER, PRESIDENT
7820 S. BROADWAY
TYLER, TX 75703

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20____
BY MIKE A. CAVENDER, PRESIDENT OF CAVENDER INVESTMENT PROPERTIES F, LTD.

(SEAL) NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: _____

§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:_____

PRELIMINARY - NOT FOR RECORDATION

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057: STATE OF TEXAS
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
FIRM NO. 10004700

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

THAT I, JUAN J. VASQUEZ, 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:_____

JUAN J. VASQUEZ
PROFESSIONAL ENGINEER
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH RD. STE 440
GARLAND TX 75042
FIRM NO. F-12266

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