



City of Round Rock

Planning and Zoning Commission

Meeting Agenda - Final

Chairman David Pavliska
Vice Chair Rob Wendt
Alternate Vice Chair Jennifer Henderson
Commissioner Stacie Bryan
Commissioner Casey Clawson
Commissioner Greg Rabaey
Commissioner Selicia Sanchez-Adame
Commissioner Jennifer Sellers

Wednesday, July 18, 2018

6:00 PM

City Council Chambers, 221 East Main St.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

- D.1 [PZ-2018-072](#) Consider approval of the minutes for the June 20, 2018 Planning and Zoning Commission meeting.

E. PLATTING AND ZONING:

- E.1 [PZ-2018-073](#) Consider public testimony and a recommendation concerning the request filed by D.R. Horton, on behalf of the property owner, Continental Homes of Texas, for Amendment No. 3 to PUD (Planned Unit Development) No. 47 to allow for OF (Office) uses on a 1.35-acre tract of land, generally located northwest of the intersection of S. A.W. Grimes Blvd. and Logan Dr. Case No. ZON1806-001
- E.2 [PZ-2018-074](#) Consider public testimony and a recommendation concerning the request filed by Dietz & Jarrard, PC, on behalf of the property owners, Robert and Olga Levin, for the rezoning of 1.8 acres of land from MU-L (Mixed-use limited) district to Planned Unit Development (PUD) to be known as The Woodbine Mansion Event Center PUD, located at 405 E. Main St. Case No. ZON1805-001

E.3 [PZ-2018-075](#) Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owners Robert and Olga Levin, to Replat Lots 1 through 12, Block 12, Round Rock Original Plat, located at 405 E. Main St. Case No. FP1806-002

E.4 [PZ-2018-076](#) Consider public testimony and action concerning the request filed by Garrett-Ihnen Civil Engineers, on behalf of the property owner, SPG Round Rock, NS, LP., to approve the Replat of the Amended Plat of Lot 2, Block B, generally located north of the intersection of Bass Pro Dr. and N. Mays St. Case No. FP1804-002

F. STAFF REPORT:

F.1 [PZ-2018-077](#) Consider a presentation and update regarding development projects.

F.2 [PZ-2018-078](#) Consider an update regarding Council actions related to Planning and Zoning items.

G. ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Round Rock reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code for the following purposes:

§551.071 Consultation with Attorney

§551.072 Deliberations regarding Real Property

§551.073 Deliberations regarding Gifts and Donations

§551.074 Personnel Matters

§551.076 Deliberations regarding Security Devices

§551.087 Deliberations regarding Economic Development Negotiations

POSTING CERTIFICATION

I certify that this notice of the Planning and Zoning Commission Meeting was posted on the 12th day of July 2018 at 5:00 p.m. as required by law in accordance with Section 551.043 of the Texas Government Code.

/ORIGINAL SIGNED/

Sara L. White, TRMC, City Clerk

**PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 20, 2018 AT 6:00 PM**

DRAFT - MEETING MINUTES

A. CALL TO ORDER

The Round Rock Planning and Zoning Commission met in regular session on June 20, 2018, in the Round Rock City Council Chambers located at 221 East Main Street. With a quorum present, Chairman David Pavliska called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present were Chairman David Pavliska, Commissioner Stacie Bryan, Commissioner Casey Clawson, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Jennifer Sellers. Vice Chair Rob Wendt was absent.

Planning and Development Services Department staff included Brad Wiseman, Clyde von Rosenberg, Erin Smith, Juan Enriquez, Laton Carr, Susan Brennan, and Veronica Chandler. Also present were Kamie Fitzgerald from the Transportation Department, Katie Baker from PARD, and Charlie Crossfield from the City attorney's office.

C. PLEDGES OF ALLEGIANCE

D. APPROVAL OF MINUTES:

D1. Consider approval of the minutes for the June 6, 2018 Planning and Zoning Commission meeting.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Henderson, second by Commissioner Bryan to approve Agenda Item D1 as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E. PLATTING & ZONING:

E1. Consider public testimony and action concerning the request filed by Jones|Carter, Inc., on behalf the property owner Hickerson Round Rock Land, LP, for Amendment No. 11 to Planned Unit Development No. 56 (Randall's Town Centre PUD) to allow for local commercial uses on a portion of parcel No. 1, generally located southeast of the intersection of S. A.W. Grimes Blvd. and Gattis School Rd. Case No. ZON1805-002

Mr. von Rosenberg reviewed the application explaining that the purpose of the PUD (Planned Unit Development) amendment was to rezone a 1.64-acre portion of the 9.06-acre Parcel 1 of the PUD. The 1.64 acres will be designated as Parcel 1-C and all C-2 (Local Commercial) uses will be allowed, except for fuel sales. He noted that the remainder of the 9.06-acre parcel will remain for office uses.

He continued to explain the retail sales & services allowed in the C-2 zoning district and noted that the development standards for Parcel 1-C would be those currently required by the C-2 zoning district, replacing the standards contained in the PUD. Staff recommended approval of the PUD amendment to allow for C-2 uses, except for fuel sales.

The owner's representative, Ms. Gemsong Ryan with Jones|Carter Engineering, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered to recommend for City Council approval with the following condition: Correct Exhibit "D", Section 4.2 (2)(c) to read: Planted no less than five feet (5') from underground utilities and fifteen feet (15') from overhead lines;

Motion: Motion by Commissioner Bryan, second by Commissioner Henderson to recommend for City Council approval as conditioned.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E2. Consider public testimony and action concerning the request filed by the property owner Marco Antonio Castillo, for the rezoning of 1.44 acres of land from MF-2 (Multifamily-medium density) district to TF (Two-family) district, generally located southeast of Cushing Dr. and School Days Ln. Case No. ZON1805-003

Mr. von Rosenberg gave a brief overview of the application explaining that the request was to change the zoning to TF (Two-family) zoning district for four lots. He noted that TF zoning district allows both single family attached units (duplexes) and single family detached units. Mr. von Rosenberg explained that two of the lots contained single family homes and the other two lots were vacant and could accommodate single family home or duplexes. Staff recommended approval of the rezoning from MF-2 to TF.

The property owner, Mr. Marco Castillo, was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Sanchez, second by Commissioner Bryan to recommend for City Council approval.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E3. Consider public testimony and action concerning the request filed by Stantec Consulting Services Inc., on behalf of the property owners RERK SPE/EAT LLC and Bartz Properties Limited Partnership, to replat Lot 1, Block B, Oakmont Crossing Sec. 1, generally located southeast of the intersection of Sunrise Rd. and University Blvd. Case No. FP1803-001

Mr. Enriquez stated that the applicant requested this application be postponed for a later meeting date.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

Motion: Motion by Commissioner Clawson, second by Commissioner Henderson to postpone for a later meeting date.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

E4. Consider public testimony and action concerning the request filed by Hagood Engineering Associates, Inc., on behalf of the property owners RRE Investors LP, to replat Lot 1B, Block A, Round Rock Express Subdivision Sec. 3, generally located northeast of Telander Dr. and E. Palm Valley Blvd. Case No. FP1805-002

Commissioner Henderson recused herself from the discussion and voting on item E4 and left the Council Chamber.

Mr. Enriquez briefly reviewed the Final Plat application stating the purpose of the application was to divide one lot into two lots and noted that the plat was in compliance with the Concept Plan in PUD No. 102. Staff recommended approval of the replat request.

The owner's representative, Ms. Raquel Ramirez, with Hagood Engineering Associates, Inc., was available to answer questions.

Chairman Pavliska opened the public hearing and asked anyone wishing to speak for or against this item to come forward. Seeing no speakers, Chairman Pavliska closed the public hearing.

With there being no questions or comments, a motion was offered.

Motion: Motion by Commissioner Sellers, second by Commissioner Sanchez to approved as presented.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 6 - 0. The motion carried unanimously.

Commissioner Henderson returned to the Council Chamber following the vote.

E5. Consider approval of the Madsen Ranch Subdivision Ph. 4 Final Plat, generally located southeast of the intersection of N. Red Bud Ln. and CR 117. Case No. FP1805-001

Mr. Enriquez gave a brief overview of the application and stated that the purpose of the application was to create 66 single-family lots. He noted that phase 4 is the final phase for the Madsen Ranch Subdivision and stated that the final plat was in compliance with the approved revised preliminary plat. Mr. Enriquez also explained that during phase 4, the developer will create 7.32-acres of open space/trails to be owned and maintained by the HOA and dedicate a public access easement for trails as stated in the PUD (Planned Unit Development) agreement. Staff recommended approval of the final plat as conditioned.

The owner's representative, Mr. Jason Aist, with Halff Associates, Inc., was available to answer questions.

Following a brief discussion, a motion was offered.

Motion: Motion by Commissioner Rabaey, second by Commissioner Sellers to approve as conditioned.

Vote: AYES: Chairman Pavliska, Commissioner Bryan, Commissioner Clawson, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Sellers. Vote to approve: 7 - 0. The motion carried unanimously.

F. STAFF REPORT:

F1. Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Wiseman informed the Commission that City Council had not taken action on any Commission related items since the last Commission meeting.

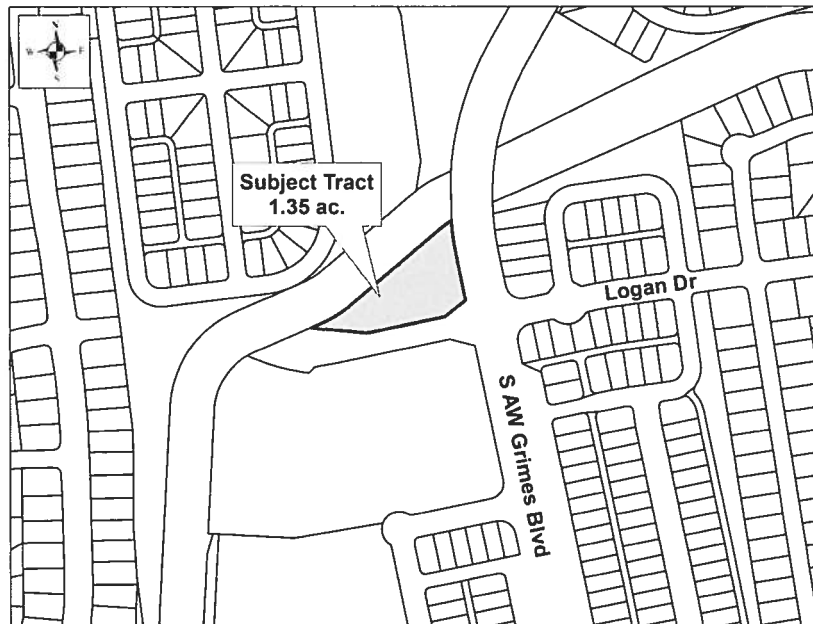
G. ADJOURNMENT

There being no further discussion, the meeting adjourned at 6:27 p.m.

Respectfully Submitted

Veronica Chandler, Planning Tech

**Turtle Creek Village Ph. 8, Lot 1 PUD 47 Amend. No. 3
ZONING ZON1806-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: An amendment to PUD No. 47 to allow office uses on a 1.35 acre tract.

ZONING AT TIME OF APPLICATION: single family attached - PUD No. 47

DESCRIPTION: 1.35 acres out of the P.A. Holder Survey. Abstract No. 297

CURRENT USE OF PROPERTY: undeveloped; PUD No. 47 - single family attached

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: (across creek) PUD No. 47 - single family detached and attached

South: (across Logan St. right-of-way) undeveloped; PUD No. 47 - single family attached

East: (across S. A.W. Grimes Blvd.) single family detached - PUD No. 47

West: (across creek) single family detached & open space - PUD No. 47

PROPOSED LAND USE: single family attached

TOTAL ACREAGE: 1.35

Owner: Continental Homes of Texas Ian Cude 10700 Pecan Park Blvd., Fourth Floor #400 Austin, TX 78750-1227	Agent: D.R. Horton Jacy Warwick 10700 Pecan Park Blvd., Fourth Floor #400 Austin, TX 78750-1227
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Turtle Creek Village Ph. 8, Lot 1 – PUD 47 Amend. No. 3
ZONING ZON1806-001

HISTORY: The Turtle Creek PUD (Planned Unit Development), containing nearly 180 acres, was approved in July of 2001. It contains single family attached and detached housing with unique street layouts, setbacks and design features.

DATE OF REVIEW: July 18, 2018

LOCATION: Northwest of the intersection of S. A.W. Grimes Blvd. and Logan Dr.

STAFF REVIEW AND ANALYSIS:

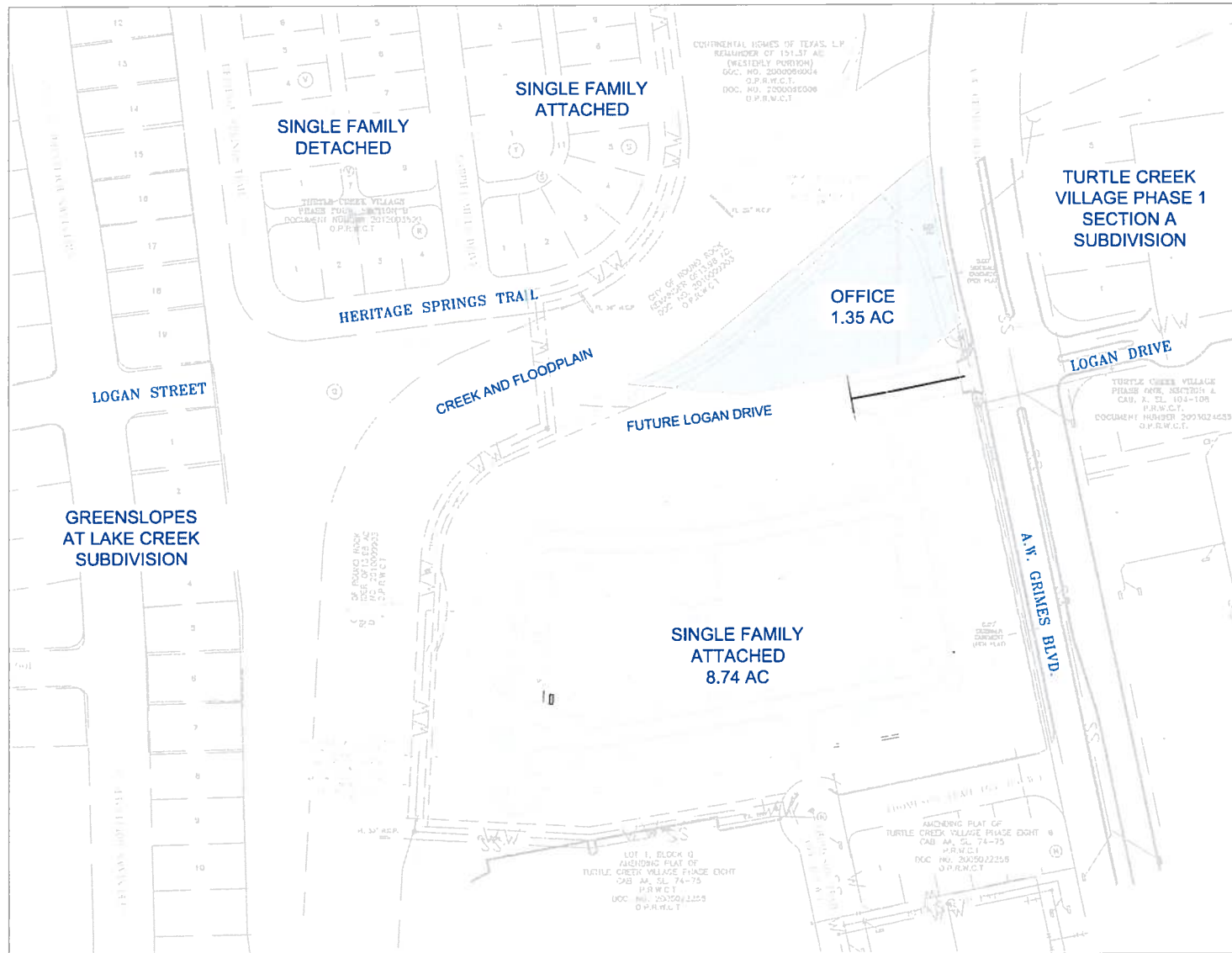
General Plan and Zoning: The general plan designates the area as residential and it is zoned as PUD (Planned Unit Development) No. 47. The general plan specifies that office uses are appropriate in a residential land use category.

PUD Amendment: The 1.35 acre site was created when the City acquired right-of-way for an extension of Logan Drive across a tract designated for single family attached units. The size and orientation of the parcel make it unsuitable for residential development. The OF (Office) zoning district allows for office, medical office and day care uses, which are compatible with the neighboring residences.

RECOMMENDED MOTION:

Staff recommends approval of the amendment to PUD No. 47 to allow office uses on a 1.35 acre site.

PUD NO. 47 AMENDMENT TURTLE CREEK

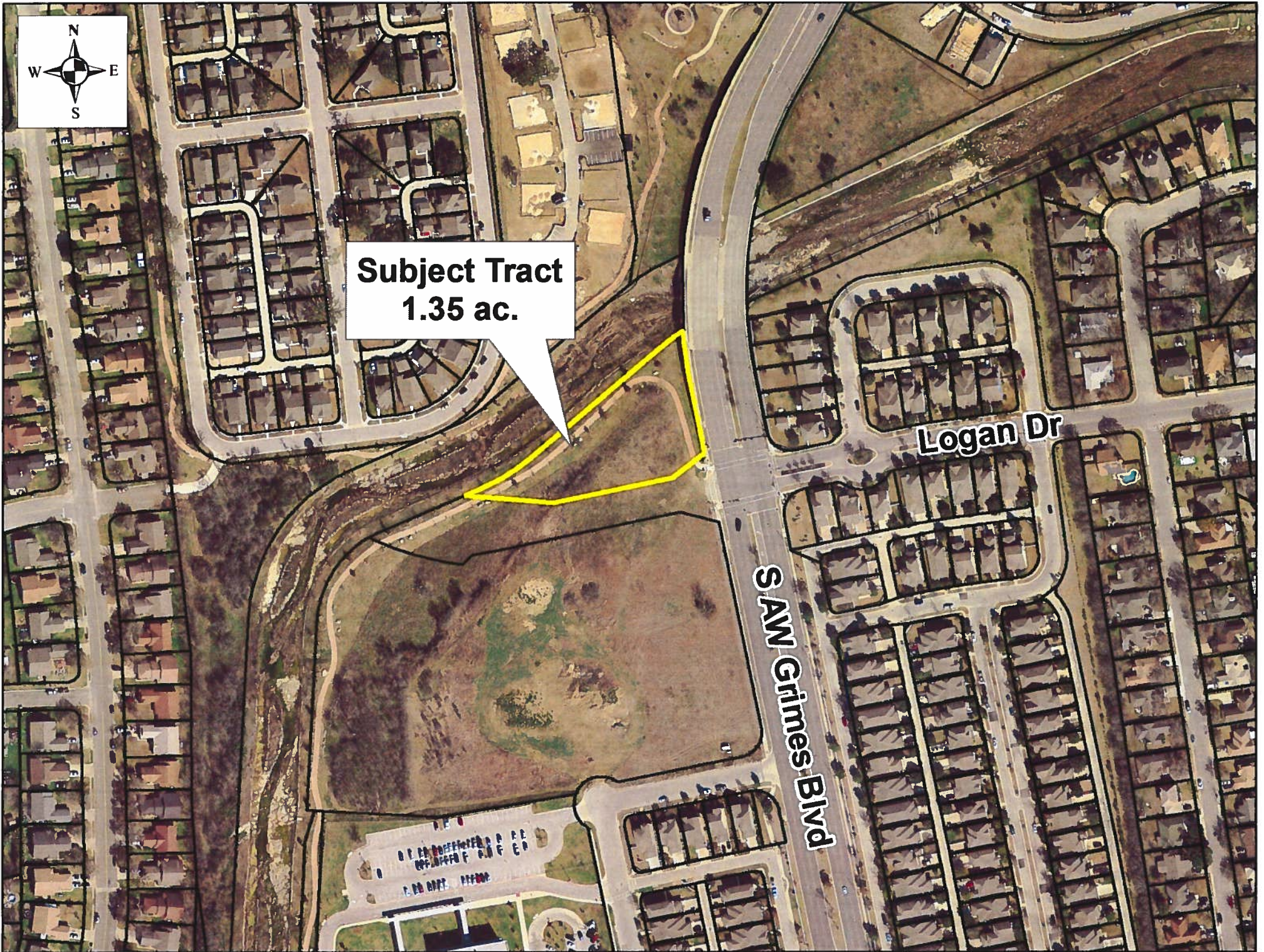




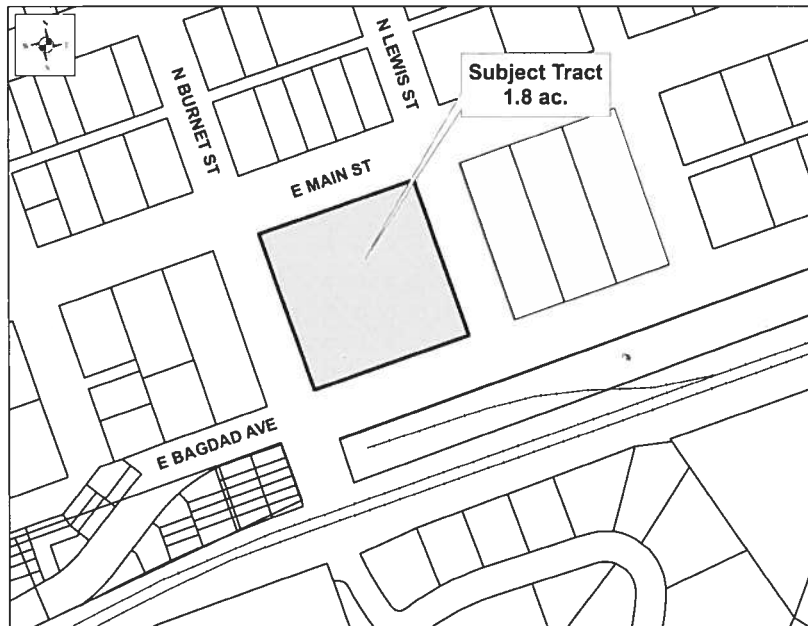
**Subject Tract
1.35 ac.**

Logan Dr

S AW Grimes Blvd



**Woodbine Event Center PUD
ZONING ZON1805-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a PUD (Planned Unit Development) to allow for an event center use.

ZONING AT TIME OF APPLICATION: MU-L (Mixed-use limited) and H (Historic overlay)

DESCRIPTION: 1.8 acres out of the Wiley Harris Survey, Abstract No. 298

CURRENT USE OF PROPERTY: single family - MU-L (Mixed Use - limited) and H (Historic overlay)

GENERAL PLAN LAND USE DESIGNATION: Downtown mixed-use

ADJACENT LAND USE:

North: (across E. Main St.) single family; MU-2 (Mixed-use - downtown medium density)

South: street right-of-way and railroad; LI (Light Industrial)

East: (across S. Lewis St. right-of-way) office; MU-L (Mixed-use - limited)

West: (across S. Burnett St.) office; MU-1 (Mixed-use - historic commercial core)

PROPOSED LAND USE: event center

TOTAL ACREAGE: 1.8

Owner:
405 E. Main Street, LLC
Robert and Olga Levin
4009 Sinclair Avenue
Austin, TX 78756

Agent:
Dietz & Jarrard, PC
R. Mark Dietz
106 Fanning Avenue
Round Rock, TX 78664

The Woodbine Event Center
ZONING ZON1805-001

HISTORY: The Nelson-Crier House was constructed between 1895 and 1900. Three generations of the Nelson family lived in it. It was significantly remodeled in 1931. In 1960, Eugene N. and Jean Crier Goodrich bought and renovated the mansion and named it Woodbine. It has been a single family home since its construction.

DATE OF REVIEW: July 18, 2018

LOCATION: 405 E. Main Street

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The general plan designates the property as downtown mixed-use. It is zoned as MU-L (Mixed-use – limited) and H (Historic overlay). Uses allowed in the MU-L district include single-family and limited commercial uses in structures that are single-family residential in style. Specific uses include bed and breakfast, office, live/work units, and very limited retail uses. The purpose of the H district is to preserve structures, sites or areas that have outstanding historical and cultural significance. This requires that a certificate of appropriateness be received from the historic preservation commission prior to the start of any development.

There are three mixed use zoning districts in the downtown area. The MU-1 (Mixed-use historic commercial core) district allows a variety of complementary commercial uses, such as retail, office, restaurant and entertainment uses, in the same building, on the same site, or in the same block. The MU-2 (Mixed-use downtown medium density) district, which is mostly located to the north and west of the historic commercial core, allows for more limited complementary residential and commercial development. An event center is an allowed use in MU-1 and allowed with the approval of a special exception in MU-2, but it is not a use allowed in the MU-L district. The purpose of the proposed PUD (Planned Unit Development) zoning district is to include an event center as an allowed use on the property.

Event Center: The zoning code defines an event center as a facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social gatherings such as weddings, parties, receptions and dances.

Proposed Use: The property is to be converted from a single family residence to an event center. Events will be held both on the grounds and in the house itself. Any on-site parking spaces must be located behind the house. Additional parking will include nearby on-street public spaces and private parking lots made available through agreements with the property owners. For events with 200 guests or more, a shuttle will be provided to private parking areas farther from the site. Any noise from events will be subject to the City's noise ordinance, which limits noise levels in residential zoning districts, including MU-L, both at night, from 9:00 p.m. to 7:00 a.m. the following day, and during the day, from 7:00 a.m. to 9:00 p.m. the same day. The event center operating hours will be limited to 7:00 am to 1:00 am for access to the public and no outdoor activities shall occur after 11:00 pm.

RECOMMENDED MOTION:

Staff recommends approval of the PUD (Planned Unit Development) zoning district for the Woodbine Event Center.



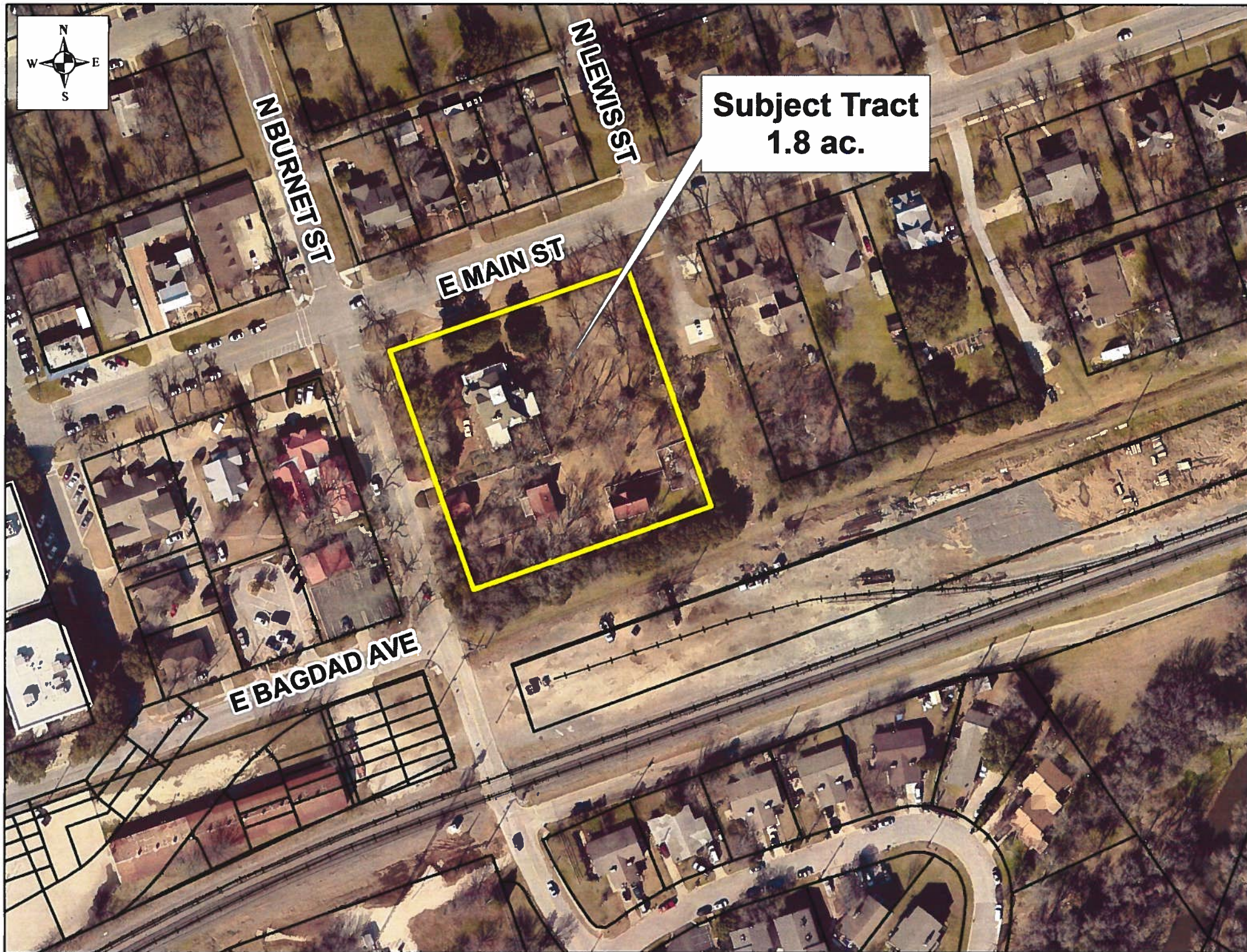
N BURNET ST

N LEMIS ST

E MAIN ST

E BAGDAD AVE

**Subject Tract
1.8 ac.**



I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT STANDARDS

That all uses and development within the Property shall conform to the Development Standards included in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Plan unless all provisions pertaining to changes or modifications as stated in Section II. 8.

3. ZONING VIOLATION

Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in Section 1-9, Code of Ordinances, City of Round Rock, Texas, as amended.

4. MISCELLANEOUS PROVISIONS

4.1. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4.2 Venue

All obligations of the Plan are performable in Williamson County, Texas, and venue for any action shall be in Williamson County.

4.2. Effective Date

This Plan shall be effective from and after the date of approval by the City Council.

II.

THE WOODBINE MANSION PLANNED UNIT DEVELOPMENT DEVELOPMENT STANDARDS

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code.”

2. **PROPERTY**

This Plan covers approximately 1.80 acres of land located within the City of Round Rock, Texas, and more particularly as described in **Exhibit “A”**.

3. **PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1 **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **MU-L (Mixed-use limited)** and the **H (Historic overlay)** zoning districts and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2 **Other Ordinances**

All other Ordinances within the Code, as amended, shall apply to the Property except as clearly modified by this Plan. In the event of a conflict the terms of this Plan shall control.

4.3 Traffic Impact Analysis

No traffic impact analysis (TIA) is required.

5. PERMITTED USES

5.1 All uses permitted in the **MU-L (Mixed-use limited)** district; and

5.2 **Event Center:** A facility consisting of multi-purpose rooms, outdoor courtyards, or recreational facilities used for hosting social and corporate gatherings such as weddings, parties, receptions, and dances.

6. DEVELOPMENT STANDARDS

6.1 **Event Center Site Layout:** The site layout of the property is depicted in **Exhibit "B"**.

6.2 **Event Center Parking Plan:** The following shall be the required parking for the event center use:

- (1) Any on-site parking areas shall be located within the McNeil Road/Bagdad Avenue street yard of the primary building, as depicted in **Exhibit "B"**.
- (2) Off-site parking agreements providing a minimum of 50 spaces on private property shall be in place within one (1) block of the Property; and
- (3) Events with an anticipated attendance of 200 guests or more shall provide a parking shuttle service to a location(s) with an off-site parking agreement providing a minimum of 75 spaces; and
- (4) Patrons of the event center shall be directed to use the following public parking locations, as indicated on **Exhibit "C"**:
 - a) E. Main Street, between Sheppard Ave. and Lewis Street;
 - b) Burnet Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - c) Lewis Street, between McNeil Rd./Bagdad Ave. and Liberty Ave.;
 - and
 - d) the City-owned parking lot at 304 E. Bagdad Ave.
- (5) Patrons shall not be directed to the city-owned parking garage adjacent to city hall.

6.3 **Amendments to Parking Plan:** In recognition that parking needs and industry standards may change, modifications to the parking plan outlined in Sec. 6.2 above may be approved by the Zoning Administrator.

7. **EVENT CENTER USE**

- 7.1 **Noise:** The event center shall be subject to Chapter 14, Article VIII – Noise. As an area zoned PUD (Planned Unit Development) with mixed-use land development characteristics, it is classified as a commercial district and is therefore subject to the general noise prohibitions and sound level limitations for commercial uses.
- 7.2 **Operating Hours:** The event center operating hours shall be limited to 7:00 am to 1:00 am for access to the public. The event center shall not conduct outdoor activities after 11:00 pm.

8. **SITE AND BUILDING FEATURES**

- 8.1 **Fencing:** As depicted on **Exhibit “B”**, the existing wood picket fencing is permitted to remain, and maintenance and replacement with like materials shall be permitted. Fencing of a style other than the existing wood picket fence shall comply with the MU-L district.
- 8.2 **Lighting:** Free-standing light fixtures shall not exceed ten feet (10') from grade.
- 8.3 **Height:** The maximum height of buildings shall not exceed three (3) stories above grade.
- 8.4 **Driveways:** New driveways shall not exceed 26 feet in width.
- 8.5 **Accessibility:** Where ramps or other accessibility-related structures are installed such that they are visible from East Main Street, they shall be integrated into the building design by facing the structure with the same exterior materials as the building, using the same stone material that was used in the landscape if applicable, or screening structures behind planters and other landscape features.

9. **CHANGES TO DEVELOPMENT PLAN**

9.1 **Minor Changes**

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively if approved in writing by the Director of Planning and Development Services and the City Attorney.

9.2 **Major Changes**

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Property Description
Exhibit “B”	Site Layout
Exhibit “C”	Designated Public Parking Locations

EXHIBIT "A"

Lots 1-12, Block 12, CITY OF ROUND ROCK, in Williamson County, Texas, according to the map or plat recorded in Volume 25, Page 314, Deed Records of Williamson County, Texas transcribed into Cabinet A, Slide 190, Plat Records, Williamson County, Texas.



EXHIBIT "B"

WOODBINE MANSION, EVENT CENTER SITE LAYOUT

405 East Main Street - Round Rock, Texas

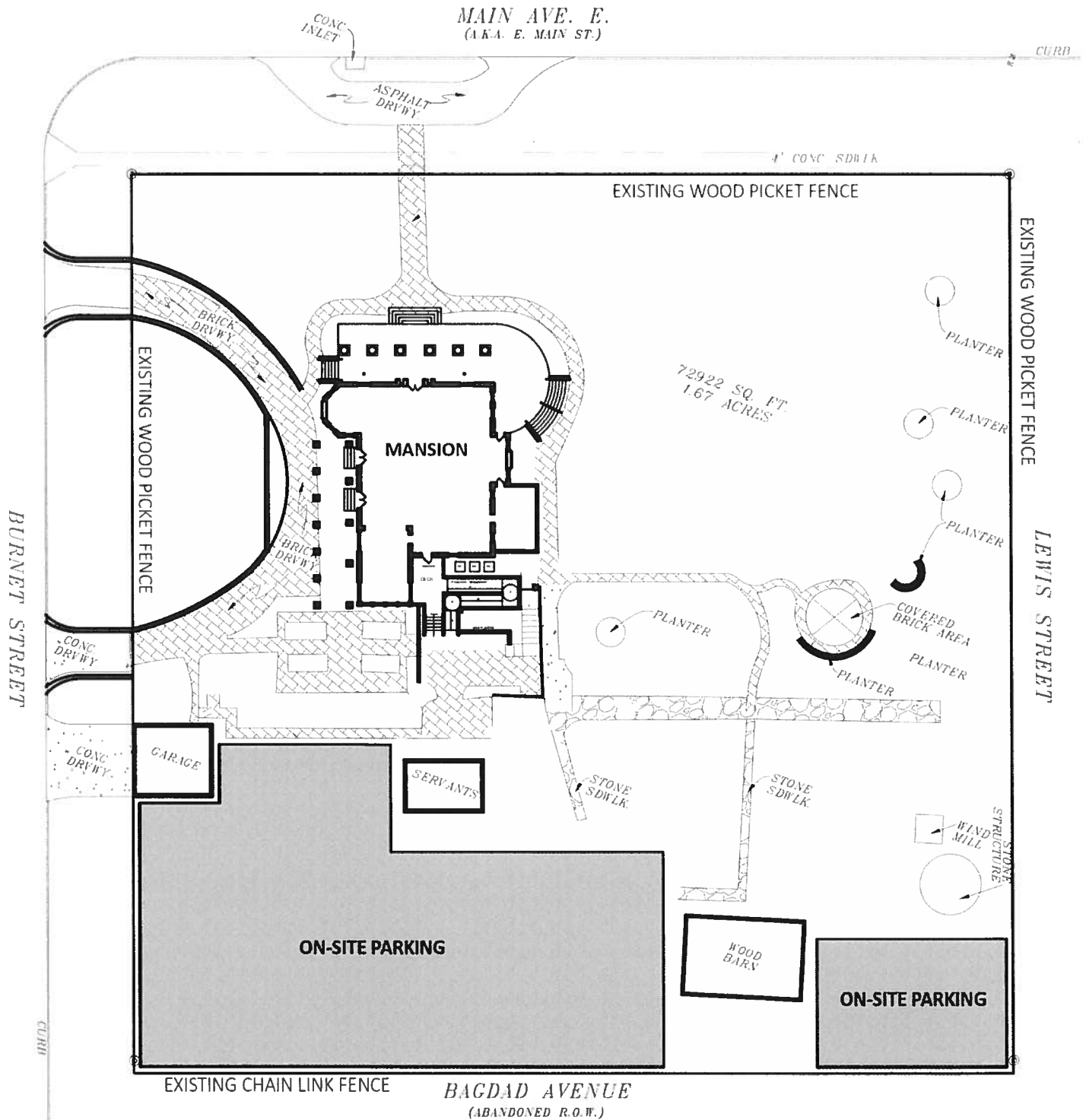


EXHIBIT "C"

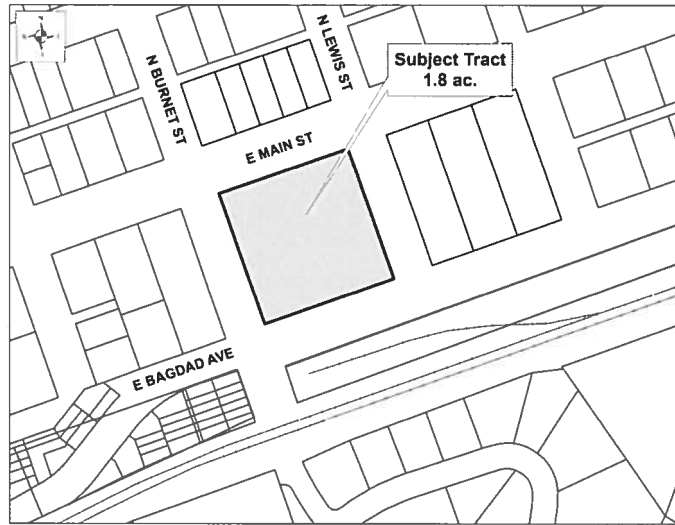
WOODBINE MANSION Public PARKING



Location

- A. Public Lot on Bagdad Avenue
- B. North Burnet parallel parking, Main St. to Liberty St.
- C. East Main Street parallel parking, Sheppard St. to Lewis St.
- D. Lewis Street, McNeil to Main

**Woodbine Mansion
FINAL PLAT FP1806-002**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a final plat.

ZONING AT TIME OF APPLICATION: MU-L (Mixed-use limited) and H (Historic overlay)

DESCRIPTION: 1.68 acres out of the City of Round Rock, Block 12, Lot 1-12

CURRENT USE OF PROPERTY: single family

GENERAL PLAN LAND USE DESIGNATION: Downtown mixed-use

ADJACENT LAND USE:

North: (across E. Main St.) single family; MU-2 (Mixed-use - downtown medium density)

South: street right-of-way and railroad; LI (Light Industrial)

East: (across S. Lewis Street right-of-way) office; MU-L (Mixed-use - limited)

West: (across S. Burnett Street) office; MU-1 (Mixed-use - historic commercial core)

PROPOSED LAND USE:

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	1	1.68
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
TOTALS:	1	1.68

Owner:
405 E. Main, LLC
Robert & Olga Levin
4009 Sinclair Ave.
Austin, TX 78759

Agent:
Hagood Engineering Associates, Inc.
Raquel Ramirez
900 E. Main St.
Round Rock, TX 78664

**Woodbine Mansion
FINAL PLAT FP1806-002**

HISTORY: The property is part of the City of Round Rock subdivision.

DATE OF REVIEW: July 18, 2018

LOCATION: 405 E. Main St.

STAFF REVIEW AND ANALYSIS:

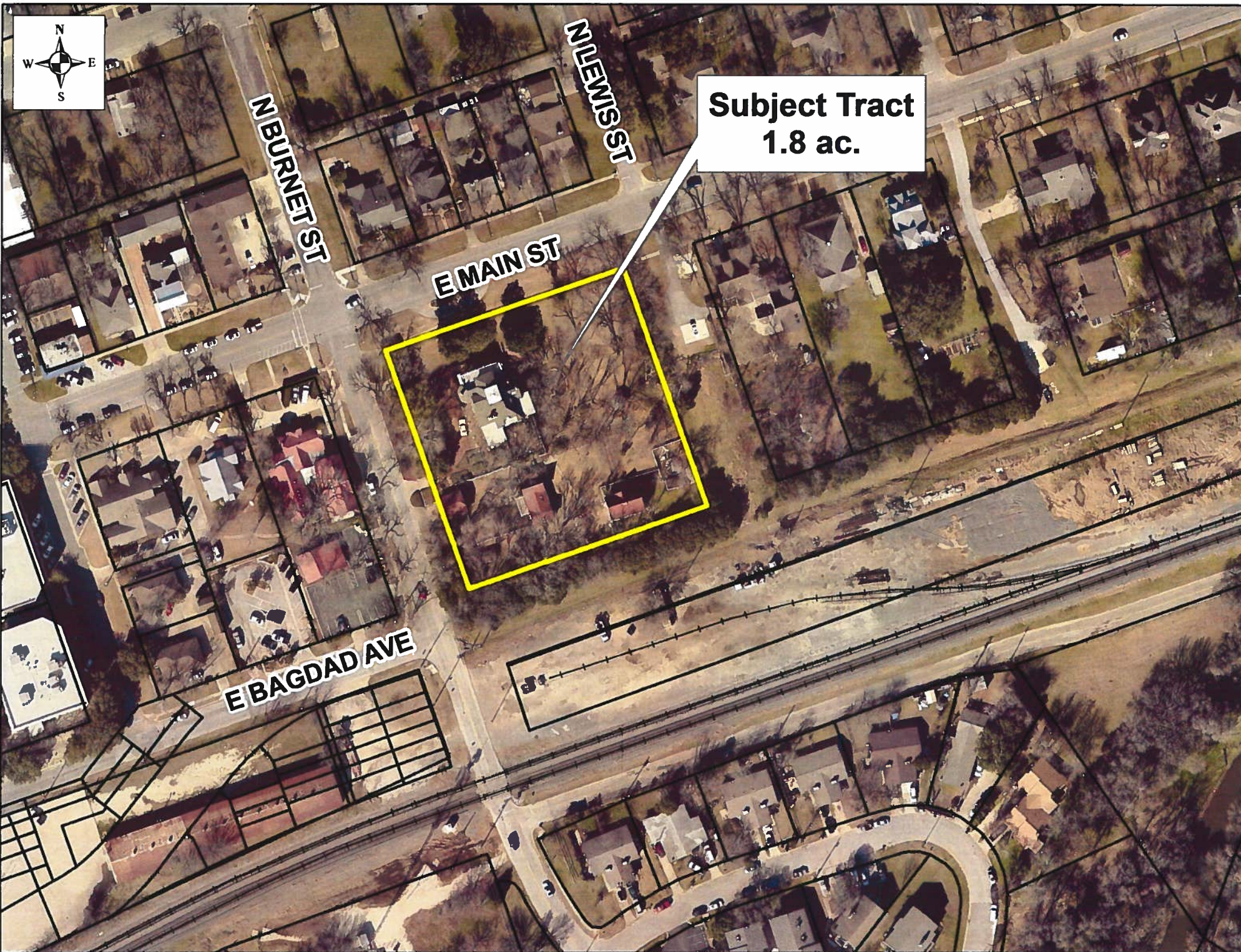
General Plan and Zoning: The general plan designates the property as downtown mixed-use. It is zoned as MU-L (Mixed-use – limited) and H (Historic overlay).

Additional Considerations: The property, currently identified as Lots 1-12, Block 12, is being replatted as one lot, to be known as the Woodbine Mansion subdivision, Lot 1, Block A. All 12 lots making up this property have always been under single ownership. A 20' alley right-of-way crossing the property was vacated by the City Council on Thursday, July 12.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Edit lot number on schematic to read "LOT 1".
2. Remove alley from schematic.
3. Fill in PUD number upon its adoption by City Council.
4. Obtain the necessary signatures and seals.



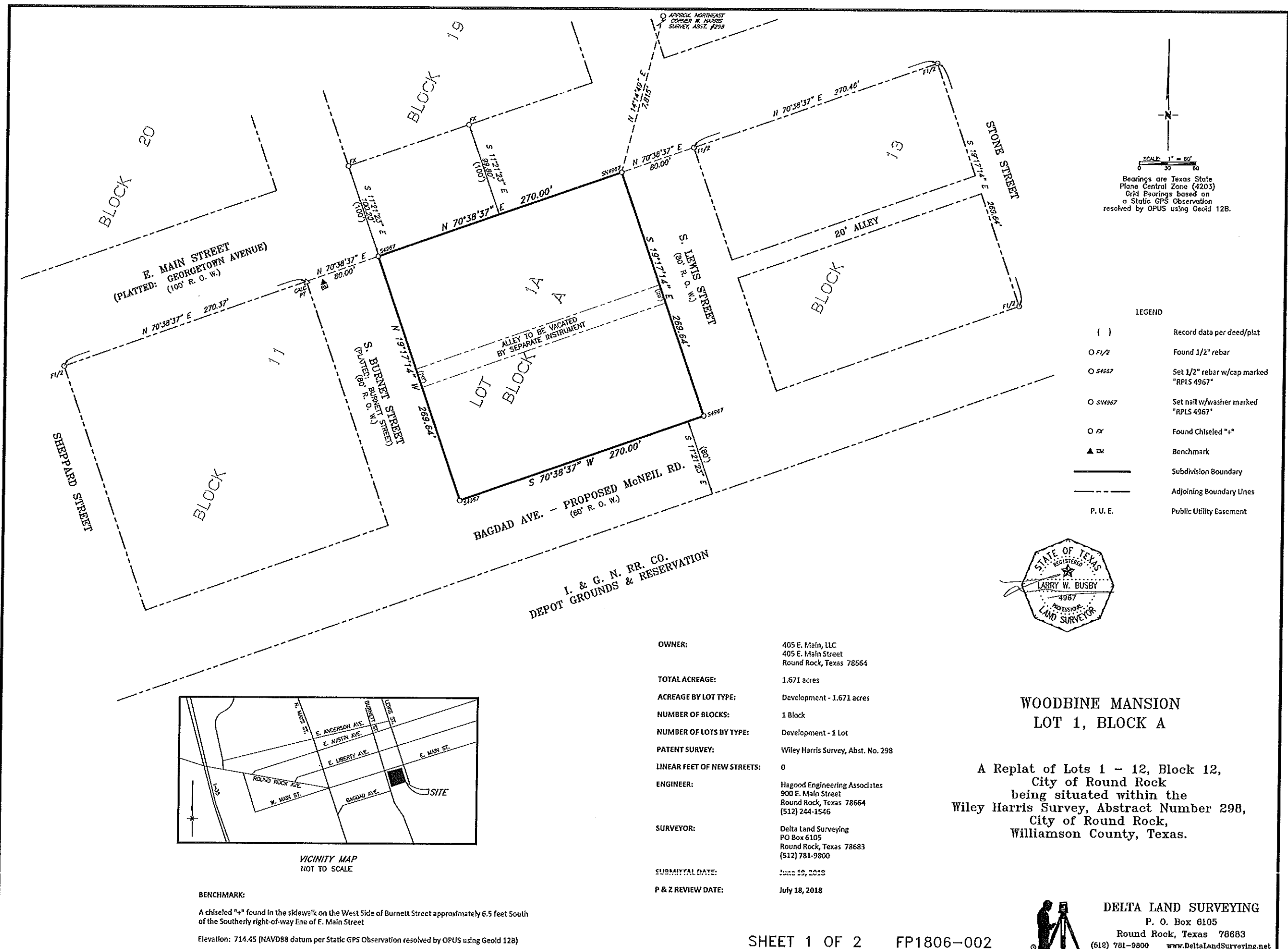
**Subject Tract
1.8 ac.**

N BURNET ST

N LEWIS ST

E MAIN ST

E BAGDAD AVE



OWNER: 405 E. Main, LLC
405 E. Main Street
Round Rock, Texas 78664

TOTAL ACREAGE: 1.671 acres

ACREAGE BY LOT TYPE: Development - 1.671 acres

NUMBER OF BLOCKS: 1 Block

NUMBER OF LOTS BY TYPE: Development - 1 Lot

PATENT SURVEY: Wiley Harris Survey, Abst. No. 298

LINEAR FEET OF NEW STREETS: 0

ENGINEER: Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546

SURVEYOR: Delta Land Surveying
PO Box 6105
Round Rock, Texas 78683
(512) 781-9800

SUBMITTAL DATE: June 10, 2018

P & Z REVIEW DATE: July 18, 2018

**WOODBINE MANSION
LOT 1, BLOCK A**

A Replat of Lots 1 - 12, Block 12,
City of Round Rock
being situated within the
Wiley Harris Survey, Abstract Number 298,
City of Round Rock,
Williamson County, Texas.

VICINITY MAP
NOT TO SCALE

BENCHMARK:
A chiseled "x" found in the sidewalk on the West Side of Burnett Street approximately 6.5 feet South of the Southerly right-of-way line of E. Main Street
Elevation: 714.45 (NAVD88 datum per Static GPS Observation resolved by OPUS using GeoId 128)

OWNER'S CERTIFICATE

State of Texas §
County of Williamson §

That 405 E. Main LLC, as owner of that certain Lots 1 through 12, inclusive, in Block 12 of the City of Round Rock according to the map or plat thereof filed for record in Cabinet A at Slides 190 - 191 of the Plat Records of Williamson County, Texas do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as "Replat of Lots 1 - 12, Block 12 City of Round Rock".

405 E. Main, LLC

Rob Levin
President

ACKNOWLEDGEMENT

State of Texas §
County of §

This foregoing instrument was acknowledged before me on this _____ day of _____, 2018, A. D., by Rob Levin, as President of 405 E. Main, LLC.

Notary Public

My commission expires

ENGINEER'S CERTIFICATE

State of Texas §
County of Williamson §

I, the undersigned, a Registered Professional Engineer in the State of Texas, 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.

Terry R. Hagood, P. E.
Texas Registered Professional Engineer #52960

Date

GENERAL NOTES:

1. 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 48453C0495E, Effective Date 9/26/08, for Williamson County, Texas.
2. A ten foot (10') P. U. E. and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon.
3. Building setbacks shall be in accordance with PUD No. _____ and Chapter 46, Zoning, City of Round Rock Code of Ordinances, 2010 Edition, as amended.
4. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.
5. Sidewalks shall be constructed in accordance with Chapter 36, Subdivision, City of Round Rock Code of Ordinances, 2010 Edition, as amended, and with the Design and Construction Standards.

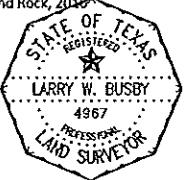
SURVEYOR'S CERTIFICATE

State of Texas §
County of Williamson §

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey made under my direct supervision on the ground and that the corner monuments shown hereon were found or properly set under my personal supervision, in accordance with Chapter 36, Subdivisions, Code of Ordinances, City of Round Rock, 2010 Edition as amended.

Larry W. Busby
Texas R. P. L. S. No. 4967

7-2-18
Date



CITY OF ROUND ROCK APPROVAL CERTIFICATE

Approved this _____ day of _____, 2018, A. D., by the City Planning and Zoning Commission of the City of Round Rock, Texas and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this Plat is within the City Limits of the City of Round Rock.

David Pavliska, Chairman
City of Round Rock Planning & Zoning Commission

COUNTY CLERK'S CERTIFICATE

State of Texas §
County of Williamson §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2018, A. D., at _____ o'clock _____ M. in the Plat Records of Williamson County, Texas under Document Number _____.

WITNESS MY HAND and seal of the County Court of Williamson County, Texas, at office in Georgetown, Texas, the last date written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

By: Deputy

WOODBINE MANSION
LOT 1, BLOCK A

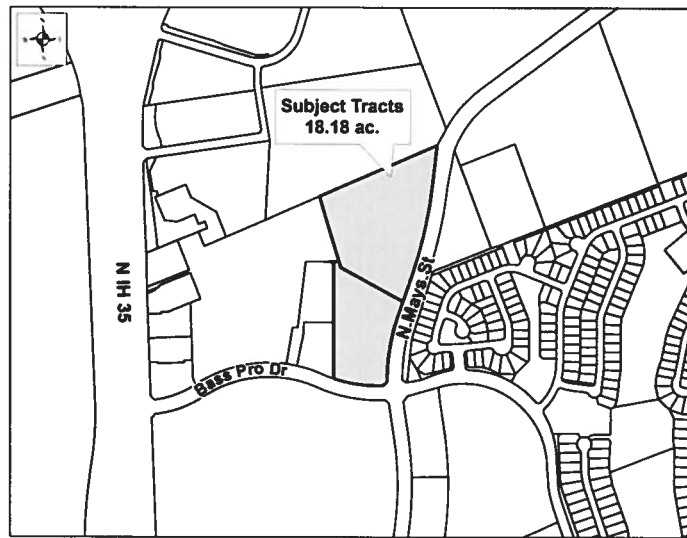
A Replat of Lots 1 - 12, Block 12,
City of Round Rock
being situated within the
Wiley Harris Survey, Abstract Number 298,
City of Round Rock,
Williamson County, Texas.



DELTA LAND SURVEYING

P. O. Box 6105
Round Rock, Texas 78683
(512) 781-9800 www.DeltaLandSurveying.net

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



CASE PLANNER: JUAN ENRIQUEZ

REQUEST: Replat to create two lots

ZONING AT TIME OF APPLICATION: PUD No. 61

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

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

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

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

South: Premium Outlets (Zoned PUD 60)

East: N Mays Street ROW/Unzoned - ETJ Residential

West: Commercial (Zoned PUD 61)

PROPOSED LAND USE:

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

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

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

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

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

DATE OF REVIEW: July 18, 2018

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

STAFF REVIEW AND ANALYSIS:

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

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

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

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water service will be by a 16-inch water line located within Bass Pro Drive right-of-way. Water service will also loop to the Tracker Marine water line extension to the northwest. Wastewater service will be provided by the 8-inch wastewater line located within the Bass Pro Drive right-of-way, which will be extended north to serve the new Lot 1B.

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

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

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

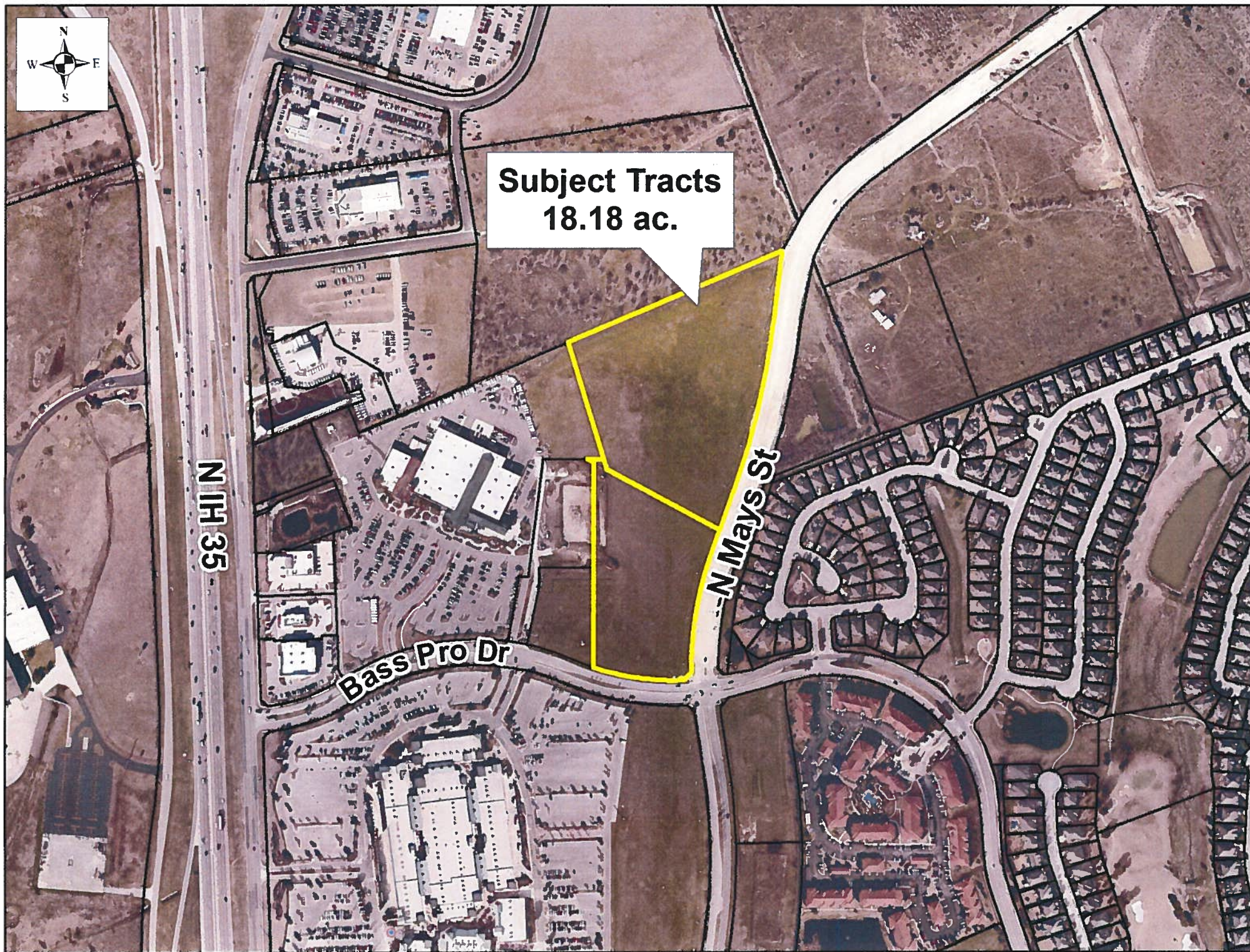


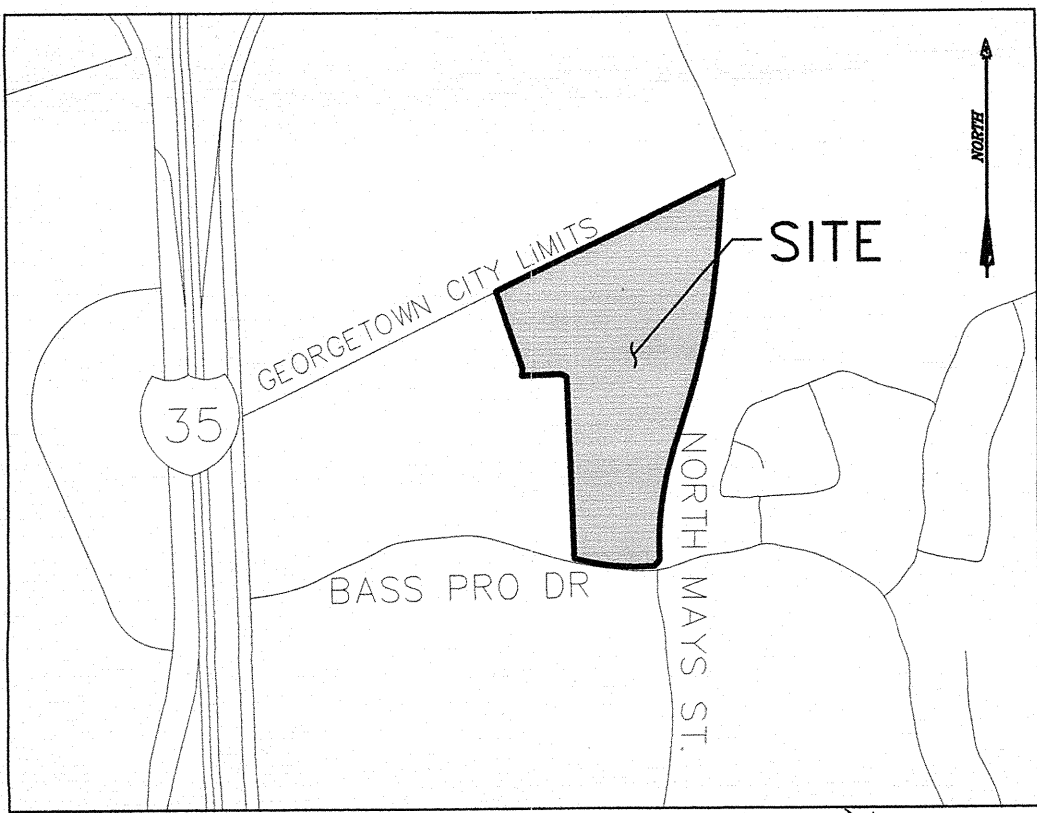
Subject Tracts
18.18 ac.

NIH 35

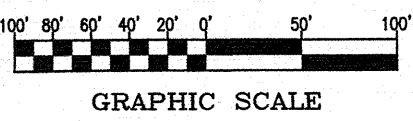
Bass Pro Dr

N Mays St





VICINITY MAP
(NOT TO SCALE)



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

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

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

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

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

EPHRAIM EVANS SURVEY
ABSTRACT NO. 212

LOT 1
BLOCK "A"
AMENDED PLAT OF LOT 1, BLOCK "A"
CPG PARTNERS COMMERCIAL TRACT,
REPLAT OF LOTS 1A AND 5A, BLOCK B,
SECTION 4, LOT 2 AND LOT 2, BLOCK B,
A REPLAT OF LOT 2B - CPG PARTNERS
COMMERCIAL TRACT REPLAT
DOC. # 2017042486
O.P.R.W.C.T.

LOT 1B
BLOCK B
11.58 ACRES

20' EASEMENT
DOC. NO. 2012074837
O.P.R.W.C.T.X.
20' LANDSCAPE EASEMENT
DOC. NO. 2006009777
O.P.R.W.C.T.X.
20' BUILDING LINE
DOC. NO. 2005040168
O.P.R.W.C.T.X.
20' LANDSCAPE BUFFER
DOC. NO. 2005095398
O.P.R.W.C.T.X.

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

DELTA WASH
N67°36'30"E 209.86'
N67°36'30"E 209.86'
N67°36'30"E 209.86'

LOT 2A
CPG PARTNERS
COMMERCIAL TRACT
REPLAT DOC. NO.
2016070930
O.P.R.W.C.T.

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

SPG ROUND ROCK NS, L.P.
RESERVED GENERAL
EASEMENT AGREEMENT
DOC. NO. 2017032504
O.P.R.W.C.T.X.

ATMOS ENERGY CORPORATION
EASEMENT AND RIGHT OF WAY
DOC. NO. 2017032500
O.P.R.W.C.T.X.

CAVENDER INVESTMENT
PROPERTIES F, LTD.
ACCESS EASEMENT
DOC. NO. 2016118630
O.P.R.W.C.T.X.

30' ACCESS &
DRAINAGE EASEMENT
DOC. NO. 2016015692
O.P.R.W.C.T.X.

15' RESERVED
UTILITY EASEMENT
DOC. NO. 2016075717
O.P.R.W.C.T.X.

SPG ROUND ROCK NS, L.P.
RESERVED UTILITY EASEMENT
DOC. NO. 2017032503
O.P.R.W.C.T.X.

LOT 1, BLOCK B,
A REPLAT OF LOT 2B - CPG
PARTNERS COMMERCIAL
TRACT REPLAT
DOC. NO. 2017023654
O.P.R.W.C.T.X.

LOT 1A
BLOCK B
6.60 ACRES

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

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

TERAVISTA COMMUNITY
ASSOCIATION, INC.
DOC. NO. 2016001978
O.P.R.W.C.T.

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

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

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

ACREAGE: 18.18 ACRES
SURVEY: EPHRAIM EVANS SURVEY
ABSTRACT NO. 212
NUMBER OF COMMERCIAL LOTS: 2
NUMBER OF BLOCKS: 1
COMMERCIAL LOT ACREAGE: 18.18 ACRES
LINEAR FEET OF NEW STREETS: NO NEW STREETS

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

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

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

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

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

VERTICAL DATUM IS BASED ON TERAVISTA SECTION 27 PLAT (DOCUMENT NO. 2004093532
O.P.R.W.C.T.) MONUMENT NO. 27-2, ELEVATION 800.23, NAVD 88.

BM-1: SQUARE CUT ON BACK OF CURB, APPROXIMATELY 678 FEET WEST OF THE
INTERSECTION OF BASS PRO DRIVE AND NORTH MAYS STREET AND APPROXIMATELY 14
FEET NORTH OF BASS PRO DRIVE. ELEV. 807.96'

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

FP1804-002

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

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

01 of 02

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

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



LANDESIGN
SERVICES, INC.

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

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

THAT STONEMILL HOSPITALITY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH Rajnikant Patel, member AS THE OWNER OF 6.601 ACRES OF RECORD IN DOCUMENT NO. 2017032501, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND SPG ROUND ROCK NS, LP, A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH CPG TEXAS FINANCE I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THROUGH John Rulli, Vice-President AS THE OWNER OF PART OF LOT 2, BLOCK B, AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT REPLAT, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017042540, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DO HEREBY SUBDIVIDE THE 18.18 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THIS SUBDIVISION IS TO BE KNOWN AS:

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

SPG ROUND ROCK NS, L.P. A DELAWARE LIMITED PARTNERSHIP

BY SPG TEXAS FINANCE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SPG ROUND ROCK NS, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY SPG TEXAS FINANCE I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: John Rulli

PRINTED NAME: John Rulli

TITLE: Vice-President

STONEMILL HOSPITALITY, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: Rajnikant Patel

PRINTED NAME: Rajnikant Patel

TITLE: member

GENERAL NOTES:

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

METES AND BOUNDS

BEING 18.18 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK B, AMENDED PLAT OF LOT 2, BLOCK B, A REPLAT OF LOT 2B - CPG PARTNERS COMMERCIAL TRACT PLAT AS RECORDED IN DOCUMENT NO. 2017042540, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP MARKED "LANDESIGN" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK B AND IN THE NORTH RIGHT-OF-WAY LINE OF BASS PRO DRIVE (100' R.O.W.), FROM WHICH A 1/2-INCH REBAR FOUND IN THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID BASS PRO DRIVE, BEARS ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 87.32 FEET, A DELTA ANGLE OF 05°15'59", AND A CHORD WHICH BEARS NORTH 69°06'35" WEST A DISTANCE OF 87.29 FEET;

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

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

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

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

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

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

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

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

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF June, 2018.

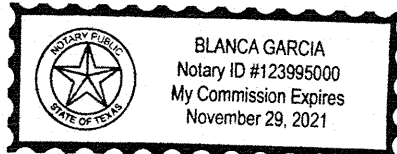
NOTARY PUBLIC
Stephanie Ratliff
Stephanie Ratliff, Notary Public
My Commission Expires 8-23-2023
Resident of Johnson County

STATE OF TEXAS }
COUNTY OF Hidalgo } SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Rajnikant Patel WHO IS PERSONALLY KNOWN TO ME AS THE Member OF STONEMILL HOSPITALITY LLC, A TEXAS LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIS EXECUTION OF THE FOREGOING INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF June, 2018.

NOTARY PUBLIC



§STATE OF TEXAS§
§COUNTY OF WILLIAMSON§

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

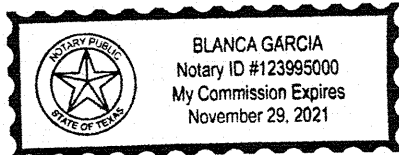
(NAME OF LIEN HOLDER)

BY: Luis A. Moreno ITS Senior Vice President
(TYPED NAME)

§STATE OF TEXAS§
§COUNTY OF WILLIAMSON§

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

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

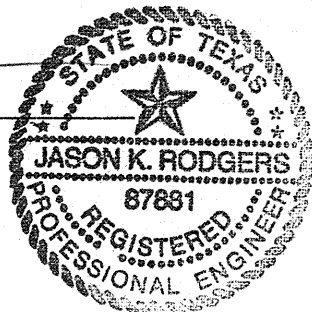


STATE OF TEXAS §
COUNTY OF WILLIAMSON §
§KNOW ALL MEN BY THESE PRESENTS§

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

DATE: 6-20-18

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



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
LANDESIGN SERVICES, INC.
FIRM REGISTRATION NO. 10001800



APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF ROUND ROCK.

DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FP1804-002

02 of 02

SHEET

DRAWING NAME:

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

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



LANDESIGN
SERVICES, INC.

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