



# City of Round Rock

## Planning and Zoning Commission

### Meeting Agenda - Final

Chairman David Pavliska  
Vice Chair J. Hollis Bone  
Alternate Vice Chair Rob Wendt  
Commissioner Matt Baker  
Commissioner Stacie Bryan  
Commissioner Mike Doss  
Commissioner Jennifer Henderson  
Commissioner Greg Rabaey  
Commissioner Selicia Sanchez

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Wednesday, June 15, 2016

7:00 PM

City Council Chambers, 221 East Main St.

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**A. CALL TO ORDER - 7:00 P.M.**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES:**

- C.1 [2016-3566](#) Consider approval of the minutes for the June 1, 2016, Planning and Zoning Commission meeting.

**D. POSTPONED WITH PUBLIC HEARING:**

- D.1 [2016-3568](#) Consider public testimony concerning the request filed by Gray Engineering, Inc., on behalf of the owner, Continental Homes of Texas, LP., to Replat Lot 4, Block Q, Turtle Creek Village Phase 8. Generally located on the west side of S. A.W. Grimes at Logan Dr. Case No. FP1605-003

**E. PLATTING:**

- E.1 [2016-3567](#) Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002
- E.2 [2016-3569](#) Consider public testimony concerning the request filed by Thompson Architectural Group, Inc., on behalf of the owner, Cavender Investment Properties F, LTD., to Replat Lot 2, Block A, CPG Partners Commercial Tract. Generally located northeast of the intersection of N. IH 35 and Bass Pro Dr. Case No. FP1605-001

**F. STAFF REPORT:**

- F.1 [2016-3570](#) 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 this 9th day of June 2016 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 1, 2016 AT 7:00 PM**

**DRAFT - MEETING MINUTES**

**A. CALL TO ORDER**

The Round Rock Planning and Zoning Commission met in regular session on June 1, 2016, 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 7:00 p.m.

**B. ROLL CALL**

Present were Chairman David Pavliska, Vice Chair J. Hollis Bone, Commissioner Matthew Baker, Commissioner Michael Doss, Commissioner Jennifer Henderson, Commissioner Greg Rabaey, Commissioner Selicia Sanchez, and Commissioner Rob Wendt. Commissioner Stacie Bryan was absent.

Planning and Development Services Department staff included Brad Wiseman, David Fowler, Bradley Dushkin, Aniel Naik, and Veronica Chandler. Also present were Gerald Pohlmeier from the Transportation Department, Joe Brehm from the Administration Department, and Charlie Crossfield from the City attorney's office.

**C. APPROVAL OF MINUTES:**

**C1. Consider approval of the minutes for the May 18, 2016, Planning and Zoning Commission meeting.**

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

**Motion:** Motion by Commissioner Doss, second by Commissioner Baker to approve the May 18, 2016, meeting minutes.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**D. PLATTING:**

**D1. Consider approval of the Final Plat for Hollybrook Ranch. Generally located on the southwest corner of Greenlawn Blvd. and W. Pflugerville Pkwy. Case No. FP1604-002**

Mr. Fowler stated the applicant requested this item to be postponed for the June 15, 2016, Planning and Zoning meeting.

The owner's representative, Mr. Joe Vining, was available to answer questions.

**Motion:** Motion by Commissioner Henderson, second by Commissioner Rabaey to table the item for the June 15, 2016, Planning and Zoning meeting.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, and Commissioner Wendt. Vote to approve: 7 - 0. The motion carried unanimously.

**D2. Consider approval of the Vizcaya Revised Preliminary Plat. Generally located northeast of the intersection of University Blvd. and N. A.W. Grimes Blvd. Case No. PP1605-001**

Mr. Fowler gave a brief overview of the proposed application and explained that the purpose of the Revised Preliminary Plat was to reflect changes in recent phases that changed the number of lots and street geometry. Furthermore, he stated that the applicant proposed changes in the number of residential lots and the proportions of lot types. The proposed changes were in accordance with the Planned Unit Development (PUD) requirements.

Mr. Fowler explained that Staff recommended approval with the conditions listed in the staff report and added the following condition: "Rename Villagio View. Proposed name is too similar to Bellagio Terrace, located elsewhere in Vizcaya. Also, edit document graphics to remove conflicts of phase lines and other lines with the street name layer so the street names are clearly visible".

Following a discussion, a motion was offered.

**Motion:** Motion by Vice Chair Bone, second by Commissioner Doss to approve the Final Plat as conditioned.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**(Commissioner Sanchez arrived during this item.)**

**D3. Consider public testimony and a recommendation to approve the proposed amendments to the City of Round Rock Code of Ordinances (2010 Edition) regarding fence maintenance requirements and landscape screening requirements for dumpsters and trash receptacles.**

Mr. Dushkin stated that agenda item D3 contained 2 amendments: 1) Fence maintenance requirements and 2) Landscape screening requirements for dumpsters and trash receptacles.

He explained that the fence maintenance amendment will require maintenance and repair of residential fences in single family and two family zoning districts. He also stated that the Code Enforcement Division has received a great number of complaints regarding damaged fences; however, lack of ordinance prevented the City from requiring corrective action.

He also listed the proposed requirements and where they will apply. Mr. Dushkin briefly reviewed other cities' fence requirements stating that City of Round Rock was one of the only cities without a fence ordinance.

Mr. Dushkin continued by reviewing the landscape screening for dumpsters ordinance stating that the proposed amendment will remove two words "one or" from the Code to reflect the original intent of the ordinance. He explained that the code language allowed the developer a choice between a masonry wall around three sides with opaque gate on the 4<sup>th</sup> side or shrubs around three sides of dumpster pad; however, the intent was to require both a masonry wall and shrubs.

Staff recommended approval of both ordinances as follows: 1) Fence maintenance requirements: change time to come into compliance from 30 days to 45 days; 2) Landscape screening requirements for dumpsters: as proposed.

Chairman Pavliska opened the public hearing and asked for anyone wishing to speak for or against this item to come forward. The following Round Rock residents spoke during the public hearing: Richard Griffin, 606 Parkview Dr.; Mike Freeman, 1706 Oak Ridge; and James Buchanan, 3616 Meadow Park Dr. Seeing no additional speakers, Chairman Pavliska closed the public hearing.

In summary, Mr. Griffin did not support the ordinance explaining one of his concerns included the cost of enforcing the ordinance. Mr. Freeman and Mr. Buchanan conveyed support towards the fence ordinance stating that property values were affected by the condition of the neighborhood.

Following a discussion, a motion was offered.

**Motion:** Motion by Commissioner Baker, second by Commissioner Sanchez to recommend approval of the code amendments. The following two modifications were added to the fence maintenance ordinance: 1) Extend the timeframe from 45 days to 60 days to repair/remove

fence; 2) Update Sec. (b)(2) as follows: A fence shall not have any broken, loose, damaged or rotted components having a combined total area of twenty (20) square feet within any 50 linear feet of fence.

**Vote: AYES:** Chairman Pavliska, Vice Chair Bone, Commissioner Baker, Commissioner Doss, Commissioner Henderson, Commissioner Rabaey, Commissioner Sanchez, and Commissioner Wendt. Vote to approve: 8 - 0. The motion carried unanimously.

**E. STAFF REPORT:**

**E1. Consider a presentation and an update regarding the Development Services Office (DSO).**

Mr. Aneil Naik, Development Services Manager, reviewed the status of current site development projects.

**E2. Consider an update regarding Council actions related to Planning and Zoning items.**

Mr. Wiseman informed the Commission that City Council approved a 150-acre annexation development agreement in the northeast part of town. He stated that the purpose of the development agreement was to make sure development does not occur without regulatory oversight.

He continued by explaining that a development agreement was necessary because state law prohibits involuntary annexation to land that has an agricultural exemption; as long as the land continues to have an agricultural exemption, a development agreement must be offered.

**F. ADJOURNMENT**

There being no further discussion, the meeting adjourned at 8:28 p.m.

Respectfully Submitted,

Veronica Chandler, Planning Tech

**Turtle Creek Village Phase 8 - Replat  
FINAL PLAT    FP1605-003**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of the Replat for Turtle Creek Village Phase Eight

**ZONING AT TIME OF APPLICATION:** Turtle Creek Village PUD No. 47

**DESCRIPTION:** 10.93 acres out of the P.A. Holder Survey No. 9, Abstract No. 297

**CURRENT USE OF PROPERTY:** vacant

**GENERAL PLAN LAND USE DESIGNATION:** residential

**ADJACENT LAND USE:**

North: single family - Turtle Creek Village PUD No. 47

South: single family - Turtle Creek Village PUD No. 47

East: single family - Turtle Creek Village PUD No. 47

West: open space - Turtle Creek Village PUD No. 47

**PROPOSED LAND USE:** single family attached condominiums

<u>PROPOSED LAND USE TYPE</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	9.82
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	1.11
Parkland:	0	0.00
Other:	0	0.00

**TOTALS:** **2** **10.93**

**Owner:**  
Continental Homes of Texas, LP  
Kevin Pape  
10700 Pecan Park Blvd., Ste. 400  
Austin, TX 78750

**Agent**  
Gray Engineering, Inc.  
Steven J. Bertke, P.E.  
8834 N. Capital of TX Hwy., Ste. 140  
Austin, TX 78759

**Turtle Creek Village Phase 8 - Replat**  
**FINAL PLAT      FP1605-003**

**HISTORY:** The Planning and Zoning Commission approved the preliminary plat for Turtle Creek Village on August 11, 2004 and the final plat for Phase 8 on September 15, 2004. A portion of the final plat was amended in 2005.

**DATE OF REVIEW:** June 15, 2016

**LOCATION:** Westside of S. A.W. Grimes at Logan Dr.

**STAFF REVIEW AND ANALYSIS:**

This replat makes changes to Lot 4, Block Q of the final plat recorded on December 21, 2004. The changes include the addition of right-of-way for a future extension of Logan Drive, a hike and bike trail easement and the inclusion of adjacent property previously owned by the City. The City Council approved a resolution authorizing a contract to purchase right-of-way from Heritage Springs Homes for the future extension of Logan Drive on June 9, 2016. The inclusion of the Logan Drive right-of-way creates two lots, replacing the single lot previously platted. The purpose of this plat is to resubdivide all or part of a recorded plat, without the vacation of the preceding plat. A public hearing is required with the consideration of a replat.

General Plan and Zoning: The General Plan designates the property as residential and open space. It is zoned as PUD (Planned Unit Development) Map 47 - Turtle Creek Village. This portion of the property is designated for single family attached residential.

Traffic, Access and Roads: The inclusion of Logan Drive right-of-way is to accommodate a potential connection of Logan Drive to the west with the intersection of Logan Drive and A.W. Grimes Boulevard on the east side of the tract. In order to make this connection, a bridge will be required to cross the creek on the west side of the property.

Additional Considerations: An emergency access road is located on the City property to the west of the tract, providing gated access to Phase Four, Section B of Turtle Creek Village. The road connects Logan Drive in the Greenslope subdivision to Heritage Springs Trail in Turtle Creek Village. Its purpose is to provide a second point of access for the homes located in Turtle Creek Village. This emergency access road is not part of the replat and will not be affected by it.

**RECOMMENDED MOTION:**

The applicant has requested that action on this item be postponed until the July 20, 2016 meeting.

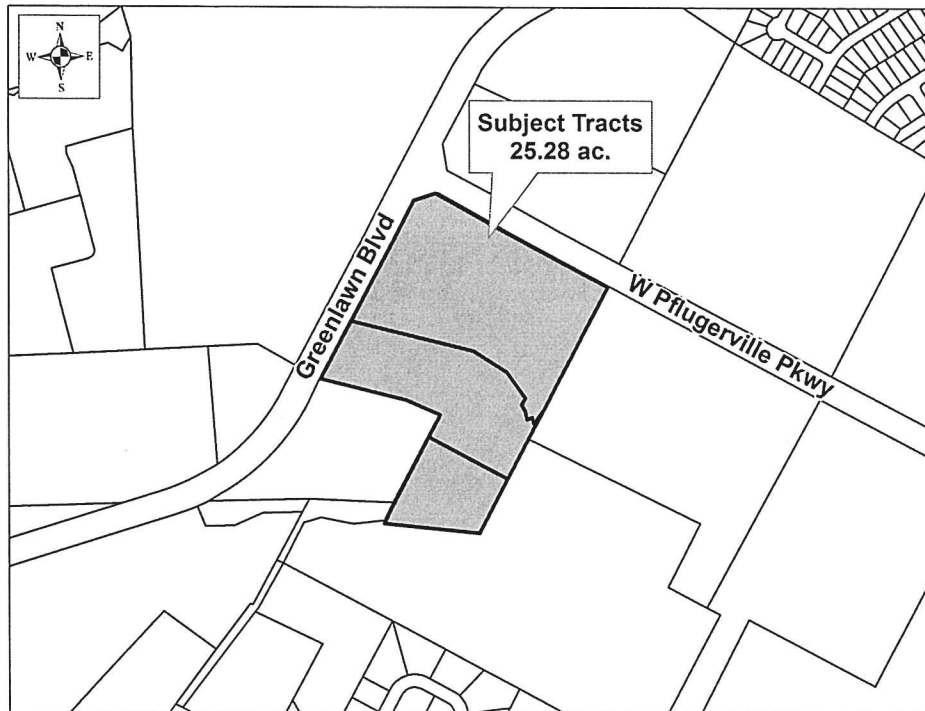


**Subject Tract**  
**10.93 ac.**

**Logan Dr**

**S AW Grimes Blvd**

**Hollybrook Ranch  
FINAL PLAT    FP1604-002**



**CASE PLANNER:** David Fowler

**REQUEST:** Approval of Final Plat

**ZONING AT TIME OF APPLICATION:** MF-2

**DESCRIPTION:** 25.28 acres out of the Socrates Darling Survey, Abstract No. 232

**CURRENT USE OF PROPERTY:** Vacant

**GENERAL PLAN LAND USE DESIGNATION:** Dell Mixed Use

**ADJACENT LAND USE:**

North: Agriculture (in ETJ)  
 South: Industrial (in ETJ)  
 East: Agricultural (In Pflugerville)  
 West: Vacant (Zoned C-1)

**PROPOSED LAND USE:** Multi-family

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	16.92
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	2	8.36
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
<b>TOTALS:</b>	<b>3</b>	<b>25.28</b>

**Owner:**  
 HOLLYBROOK RANCH LLC

201 N ELM ST STE 201  
 GREENSBORO, NC 27401-

**Agent**  
 Bury, Inc.  
 Katie Hammen  
 221 W. Sixth Street, Ste. 600  
 Austin, TX 78701

**Hollybrook Ranch  
FINAL PLAT      FP1604-002**

**HISTORY:** The Planning and Zoning Commission approved the Preliminary Plat on December 2, 2015. The concept plan was approved April 1, 2015.

**DATE OF REVIEW:** June 15, 2016. This item is a continuation from May 18, 2016.

**LOCATION:** Southeast corner of Greenlawn Boulevard and Pflugerville Parkway

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The site is zoned MF-2, multi-family. The General Plan designation is Dell Mixed Use. The MF-2 zone allows apartments and townhouses and accessory amenity centers, as well as parks and places of worship. Several other uses are permitted with conditions. The allowed density for apartments and townhouses is 20 units per acre, with a maximum of 40 percent of the lot covered by buildings. Buildings are allowed a maximum height of 4 stories. The MF-2 ordinance also requires a minimum number of amenities for multifamily developments, depending upon how many dwelling units are in the complex. The MF-2 zone also specifies minimum parking ratios and contains standards for building design and materials.

Compliance with the Concept Plan/Preliminary Plat: The proposed final plat is consistent with the preliminary plat approved December 2, 2015, and Concept Plan approved April 1, 2015.

Traffic, Access and Roads: The site is accessible from both Pflugerville Parkway and Greenlawn Boulevard. The Transportation Department has agreed that the existing Greenlawn Traffic Impact Analysis can stand for the proposed project, with the final extent of traffic improvements needed for the proposed apartment complex to be determined during the site plan review process.

Water and Wastewater Service: For water service, a city water line is in place across Greenlawn Boulevard, although the site is partially in the CCN areas for TP Invest and Manville WSC. For wastewater service, the site is currently in the CCN for Windermere. The applicant proposes release from the Windemere CCN in order to convey wastewater to the Brushy Creek Regional Wastewater Treatment Plant. A gravity system to a private lift station and a force main would be needed to be built in order to convey the wastewater to the treatment plant.

Drainage: Two of the three lots in the plat are designated as special purpose lots for drainage. Drainage from the developed area would be detained in an on-site detention pond before being released to enter a tributary of Gilliland Creek. Public drainage systems are in place for both Pflugerville Parkway and Greenlawn Boulevard.

Additional Considerations: The proposed use of the site is multifamily, consisting of 14 apartment buildings and a clubhouse. The area to the east and south of the site is City of Pflugerville and ETJ.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

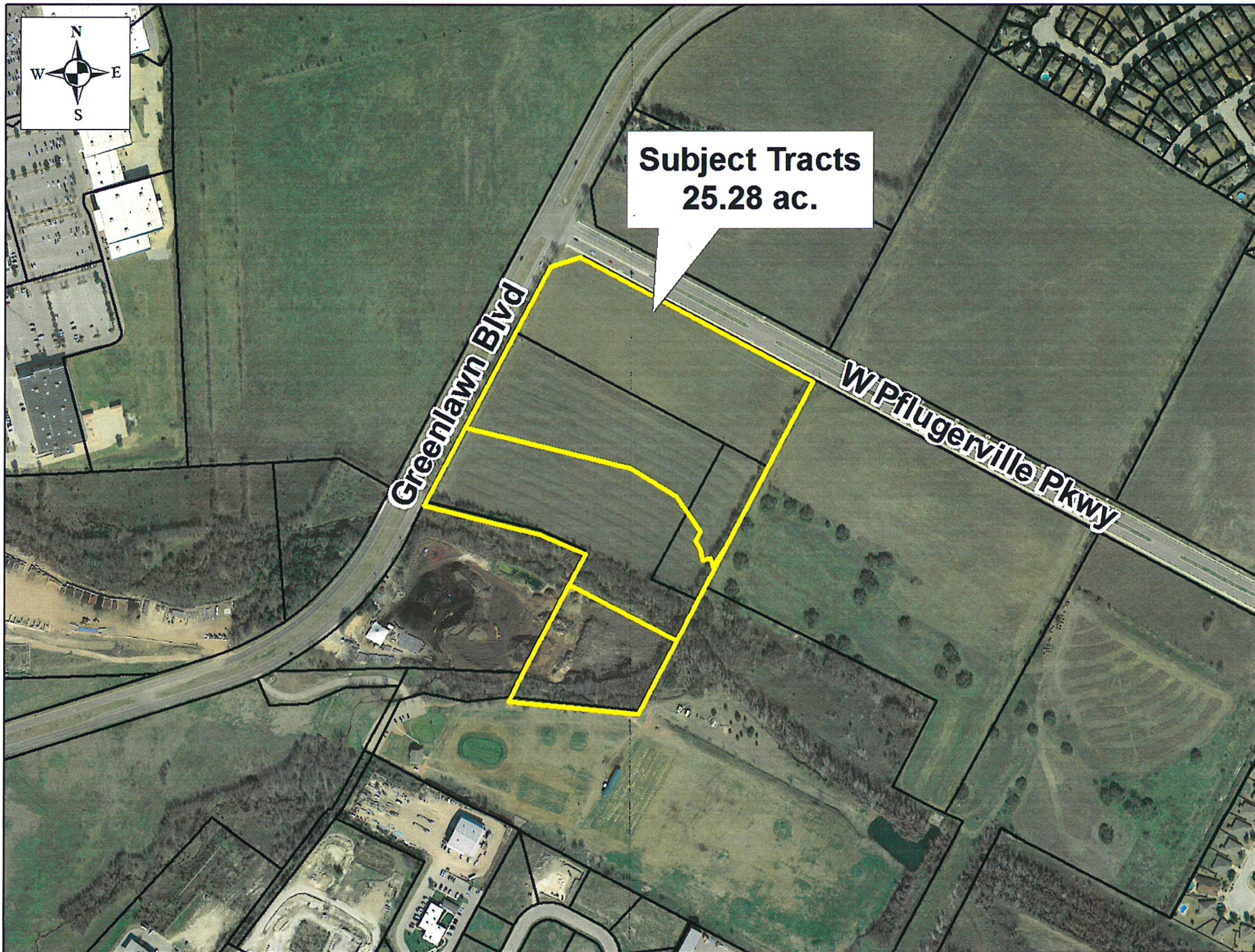
1. Provide water CCN release prior to Final Plat recordation.
2. Provide an onsite easement dedicated to "South West Water Utilities" (AKA Windermere) for water to the property boundary adjacent to Pflugerville Pkwy located on sheet 1.



**Subject Tracts  
25.28 ac.**

**Greenlawn Blvd**

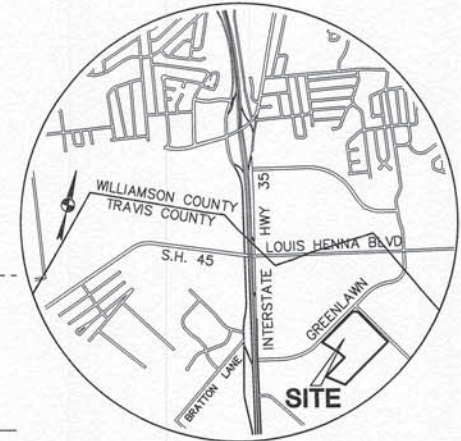
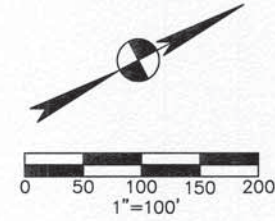
**W Pflugerville Pkwy**



# FINAL PLAT HOLLYBROOK RANCH

A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102,  
ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

REMAINDER OF 65.475 ACRES  
DELL COMPUTER HOLDING LP  
VOL. 11938, PG. 1764



VICINITY MAP  
N.T.S.

## LEGEND

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD WITH "BURY" CAP SET
- P.O.B. POINT OF BEGINNING
- OS/DE OPEN SPACE/DRAINAGE EASEMENT
- ADJACENT LOTS LINES AND RIGHTS-OF-WAY
- EASEMENT LINES
- PROPERTY/LOT LINES
- 100 YEAR FEMA FLOODPLAIN BOUNDARY
- 100 YEAR FEMA FLOODPLAIN (ZONE AE)
- 100YR 100 YEAR ULTIMATE FLOODPLAIN BOUNDARY

## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN  
HEREON IS TEXAS STATE PLANE COORDINATE  
SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING  
WESTERN DATA SYSTEMS CONTINUALLY OPERATING  
REFERENCE STATION (CORS) NETWORK.

## BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH  
AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING  
WESTERN DATA SYSTEMS CONTINUALLY OPERATING  
REFERENCE STATION (CORS) NETWORK AT THE TIME OF  
THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET NEAR NOSE OF THE  
WEST END OF CONCRETE MEDIAN ON THE EAST SIDE OF  
THE INTERSECTION OF PFLUGERVILLE PARKWAY AND  
GREENLAWN BOULEVARD.  
ELEVATION=811.87' (AS SHOWN)

## FINAL PLAT HOLLYBROOK RANCH

A 3 LOT SUBDIVISION  
CONSISTING OF 25.279 ACRES

DATE: APRIL 2016

PREPARED BY:

# BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
Copyright © 2016

## GREENLAWN BOULEVARD

(R.O.W. VARIES)

N27°48'58"E 928.52'

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

LIMITS OF 100-YEAR  
FLOODPLAIN PER FEMA,  
DATED AUGUST 18, 2014

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

LIMITS OF 100-YEAR  
FLOODPLAIN PER FEMA,  
DATED AUGUST 18, 2014

LIMITS OF ULTIMATE  
100-YEAR FLOODPLAIN  
PER BURY FLOOD STUDY  
DATED OCTOBER 2, 2015

## GENERAL INFORMATION:

OWNERS.....HOLLYBROOK RANCH, LLC  
TOTAL ACREAGE.....25.279 ACRES (16.922 DEVELOPMENT)(8.357 OS/DE)  
SURVEY OF.....SOCRATES DARLING SURVEY NO. 102 (A-232)  
TOTAL # OF LOTS.....3 (1 DEVELOPMENT, 2 OS/DE)  
TOTAL # OF BLOCKS.....1  
LINEAR FEET OF NEW STREETS.....0  
PLANNING AND ZONING  
COMMISSION REVIEW.....MAY 18, 2016  
SURVEYOR & ENGINEER.....BURY-AUS, INC.  
SUBMITTAL DATE.....APRIL 19, 2016

REMAINDER OF  
49.782 ACRES  
MICHAEL W. AYER  
VOL. 11868, PG. 121

32.537 ACRES  
CITY OF AUSTIN  
VOL. 11285, PG. 1880

LOT 1A, BLOCK "B"  
REPLAT OF LOT 1,  
BLOCK "B" LEIF  
JOHNSON SUBDIVISION  
DOC. NO. 200400159

8.178 ACRES  
ROSA E. SANTIS  
DOC. NO.  
2004175379

12.5 ACRES  
DETENTION POND EASEMENT  
VOL. 10545, PG. 23  
TRAVIS CO. RECORDS

0.984 ACRES  
KS EAGLE  
INVESTING, LLC  
DOC. NO.  
2012097433

32.537 ACRES  
CITY OF AUSTIN  
VOL. 11285, PG. 1880

LOT 3, BLOCK "A"  
3.514 ACRES  
OPEN SPACE/DRAINAGE

LOT 2, BLOCK "A"  
4.843 ACRES  
OPEN SPACE/  
DRAINAGE

12.5 ACRES  
DETENTION POND EASEMENT  
VOL. 10545, PG. 23  
TRAVIS CO. RECORDS

SHEET  
**1**  
OF 3

FINAL PLAT HOLLYBROOK RANCH  
A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102,  
ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

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

THAT HOLLYBROOK RANCH, LLC, ACTING HEREIN BY AND THROUGH ROY E. CARROLL, II, ITS MANAGER, BEING THE OWNERS OF THAT CERTAIN 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS; SAID 25.279 ACRES BEING ALL OF THAT CERTAIN TRACT 1, 15.5449 ACRES OF LAND AND TRACT 2, 2.0381 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015043271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN TRACT 1, 4.394 ACRES OF LAND AND TRACT 2, 3.322 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016020845 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 25.279 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "HOLLYBROOK RANCH", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROY E. CARROLL, II  
201 NORTH ELM STREET, SUITE 201  
GREENSBORO, NC 27401

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ § KNOW ALL MEN BY THESE PRESENTS

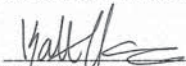
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
IN AND FOR THE STATE OF \_\_\_\_\_

FLOOD PLAIN INFORMATION:  
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0260J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.


ENGINEER'S CERTIFICATION:  
I, KATHLEEN E. HAMMEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

 5/12/16  
KATHLEEN E. HAMMEN  
TEXAS REGISTRATION NO. 122011  
BURY-AUS, INC.  
221 WEST SIXTH STREET,  
SUITE 600  
AUSTIN, TEXAS 78701



STATE OF TEXAS §  
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS;

THAT I, MARK J. JEZISEK, 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.

 5/9/16  
MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



FIELDNOTE DESCRIPTION:  
OF 25.279 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT 1, 15.5449 ACRES OF LAND AND TRACT 2, 2.0381 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015043271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN TRACT 1, 4.394 ACRES OF LAND AND TRACT 2, 3.322 ACRES OF LAND CONVEYED TO HOLLYBROOK RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016020845 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 25.279 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 8.178 ACRE TRACT OF LAND CONVEYED TO ROSA E. SANTIS BY DEED OF RECORD IN DOCUMENT NO. 2004175379 OF THE OFFICIAL PUBLIC RECORDS AND THE MOST WESTERLY SOUTHWEST CORNER OF SAID 15.5449 ACRE TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF;

THENCE, N27°48'58"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, BEING THE WESTERLY LINE OF SAID 15.514 ACRE TRACT, SAID 4.394 ACRE TRACT AND SAID 3.322 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, A DISTANCE OF 928.52 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND IN SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY (120' R.O.W.), BEING THE NORTHWESTERLY CORNER OF SAID 3.322 ACRE TRACT, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, BEING THE NORTHERLY LINE OF SAID 3.322 ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N72°47'46"E, A DISTANCE OF 105.76 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT;
- 2) S62°06'13"E, A DISTANCE OF 908.24 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY LINE OF THE REMAINING PORTION OF THAT CERTAIN 49.782 ACRE TRACT OF LAND CONVEYED TO MICHAEL W. AYER BY DEED OF RECORD IN VOLUME 11868, PAGE 121 OF SAID REAL PROPERTY RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID 3.322 ACRE TRACT, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S27°39'57"W, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, IN PART ALONG THE WESTERLY LINES OF THE REMAINING PORTION OF SAID 49.782 ACRE TRACT AND THAT CERTAIN 32.537 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD IN VOLUME 11285, PAGE 1880 OF SAID REAL PROPERTY RECORDS, AN IN PART ALONG THE EASTERLY LINES OF SAID 3.322 ACRE TRACT, SAID 2.049 ACRE TRACT AND SAID 15.514 ACRE TRACT, FOR THE EASTERLY LINE HEREOF, A DISTANCE OF 1289.53 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 15.514 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N84°26'15"W, ALONG THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 15.514 ACRE TRACT, A DISTANCE OF 445.66 FEET TO A COTTON SPINDLE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF THAT CERTAIN 0.984 ACRE TRACT OF LAND CONVEYED TO KS EAGLE INVESTING, LLC BY DEED OF RECORD IN DOCUMENT NO. 2012097433 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING AN ANGLE POINT IN THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 15.514 ACRE TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE, IN PART ALONG THE EASTERLY LINE OF SAID 0.984 ACRE TRACT AND IN PART ALONG THE EASTERLY AND NORTHERLY LINES OF SAID 8.178 ACRE TRACT, BEING THE SOUTHERLY LINE OF SAID 15.514 ACRE TRACT, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N25°23'13"E, A DISTANCE OF 74.28 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 0.984 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 8.178 ACRE TRACT, FOR AN ANGLE POINT HEREOF;
- 2) N27°35'31"E, A DISTANCE OF 494.48 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF SAID 8.178 ACRE TRACT, FOR AN ANGLE POINT HEREOF;
- 3) N66°31'24"W, A DISTANCE OF 171.59 FEET TO AN IRON PIPE FOUND FOR AN ANGLE POINT;
- 4) N76°13'25"W, A DISTANCE OF 409.98 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 25.279 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

PLANNING & ZONING SIGNATURE BLOCK:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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 TRAVIS COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

\_\_\_\_\_  
DAVID PAVLISKA, CHAIRMAN

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, A.D.  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 A.D.  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

FINAL PLAT  
HOLLYBROOK RANCH  
A 3 LOT SUBDIVISION  
CONSISTING OF 25.279 ACRES  
DATE: APRIL 2016  
PREPARED BY:

**BURY**

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL4.dwg

FINAL PLAT HOLLYBROOK RANCH  
A 25.279 ACRE TRACT OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102,  
ABSTRACT NO. 232, SITUATED IN THE CITY OF ROUND ROCK, TRAVIS COUNTY, TEXAS

EASEMENT NOTE:

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IF ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES SHALL CEASE AND REVERT TO GRANTORS IN THE EVENT UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (A) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (B) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (C) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEASE PRACTICABLE DAMAGE AND INCONVENIENCE TO GRANTOR; PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVEYED TO GRANTEE HEREIN;
- (D) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
- (E) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF THE GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
- (F) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:

- (A) GRANTEE SHALL NOT FENCE THE EASEMENT;
- (B) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTOR'S PRIVATE ROADS OR LANES ON THE LANDS;
- (C) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF THE GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTION OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

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. LOT 2, BLOCK A AND LOT 3, BLOCK A ARE DESIGNATED STORM SEWER AND DRAINAGE EASEMENTS. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
5. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 2, 2015.
6. A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS AS SHOWN HEREON. THIS EASEMENT SHALL NOT CONFLICT WITH THE ELECTRIC EASEMENT AND SHALL BE LOCATED OUTSIDE OF THE ELECTRIC EASEMENT IF NECESSARY.
7. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SHOWN HEREON.
8. THE MINIMUM FINISHED FLOOR ELEVATION (FFE) FOR ALL BUILDING SLABS ADJACENT TO THE FLOODPLAIN SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
9. WASTEWATER SERVICE TO THIS TRACT WILL BE VIA AN ON-SITE LIFT STATION AND AN OFF-SITE FORCE MAIN CONNECTING TO AN EXISTING PUBLIC WASTEWATER MANHOLE AND LINE. AN EASEMENT FOR THIS FORCE MAIN SHALL BE DEDICATED PRIOR TO ANY BUILDING CONSTRUCTION ON THIS TRACT.
10. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0260J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

FINAL PLAT  
HOLLYBROOK RANCH  
A 3 LOT SUBDIVISION  
CONSISTING OF 25.279 ACRES  
DATE: APRIL 2016  
PREPARED BY:

BURY

221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-1048 TBPLS # F-10107500  
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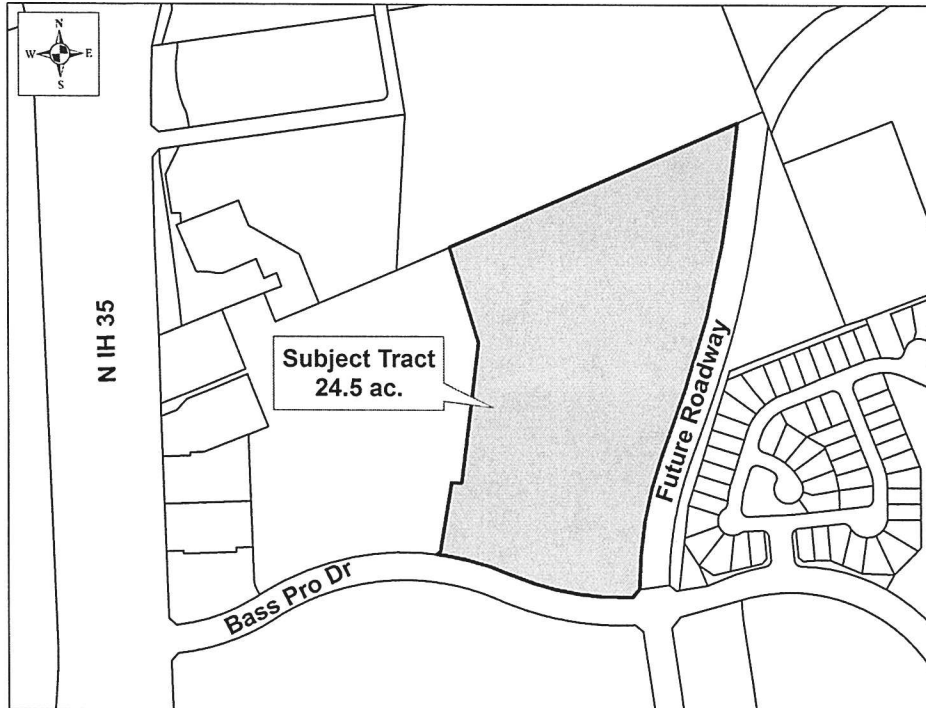
Approved by: MJJ Project No.: R0110849-10002.93 File:

SHEET

3

OF 3

**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
<b>TOTALS:</b>	<b>2</b>	<b>24.50</b>

**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.

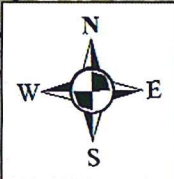
Drainage: Drainage will flow to the existing ponds on Lot 1, Block B and Lot 1 Block C, that serve Bass Pro Shop and other future uses in the Parcel 1 area.

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'

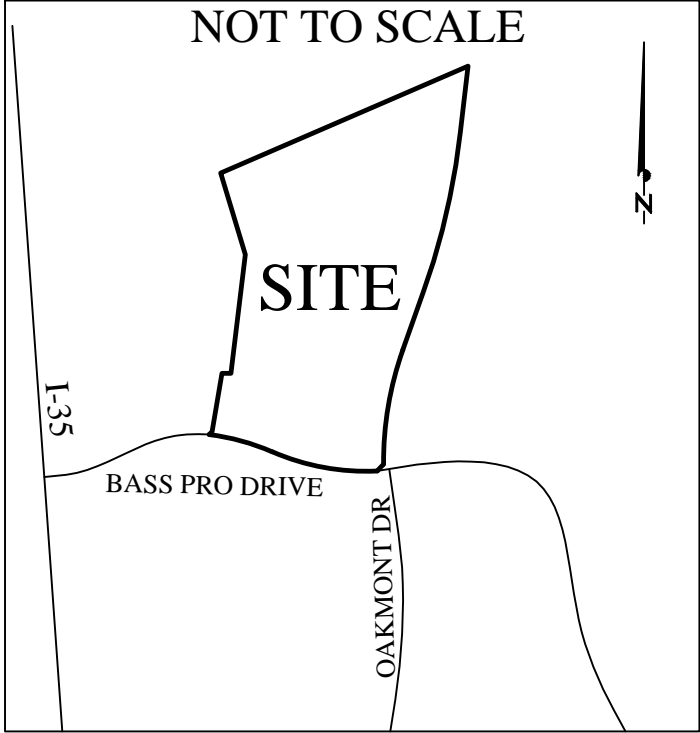
LEGEND

- 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

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  
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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