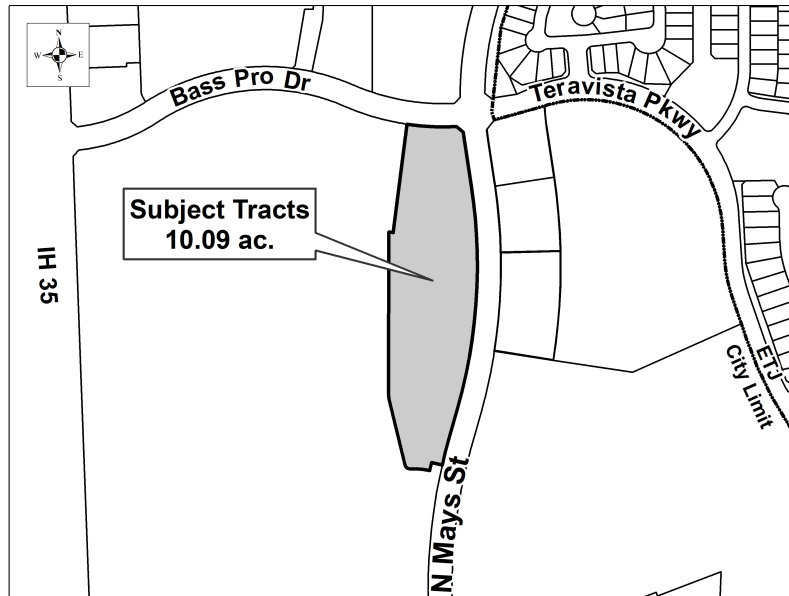


**Outlet Mall Apts. PUD
ZONING ZON2009-001**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a PUD for commercial and urban style multi-family development

ZONING AT TIME OF APPLICATION: PUD No. 61 - Round Rock Premium Outlets

DESCRIPTION: 10.09 acres out of the Ephraim Evans Survey Abstract No. 212

CURRENT USE OF PROPERTY: vacant

COMPREHENSIVE PLAN LAND USE DESIGNATION: Regional Attraction

ADJACENT LAND USE:

North: hotel - PUD No. 61

South: parking lot - PUD No. 60

East: vacant - C-1 (General Commercial) & hospital - PF-3 (Public Facilities - high intensity)

West: parking lot for outlet mall - PUD No. 60

PROPOSED LAND USE: commercial and urban multi-family

TOTAL ACREAGE: 10.09

Owner:

CPG Round Rock LP & SPG Round Rock NS
LP
Brian McDade, CFO
P.O. Box 6120
Indianapolis, IN 46206

Applicant:

Armbrust & Brown, PLLC
Richard Suttle
100 Congress Ave., Ste. 1300
Austin, TX 78701-2744

Agent:

Armbrust & Brown, PLLC
Jewels Cain
100 Congress Ave., Ste. 1300
Austin, TX 78701-2744

Outlet Mall Apts. PUD ZON 2009-001

HISTORY: PUD (Planned Unit Development) No. 60, approximately 87.19 acres, was approved by the City Council in May of 2005. The PUD provides for the Premium Outlet Mall, a movie theater, retail, and restaurant uses. It was amended twice in 2006, once to adopt revised design standards for the movie theater and once to revise the entry sign plan. PUD No. 61, which borders PUD No. 60 to the north, contains the Bass Pro Shop and other retail uses. It was amended twice in 2018, once to change the height requirement to allow six stories for a hotel at the northwest corner of Bass Pro Dr. and N. Mays St. and again to provide for an urban multi-family development to the north of the hotel site.

DATE OF REVIEW: October 6, 2020

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

STAFF REVIEW AND ANALYSIS:

Comprehensive Plan: The Comprehensive Plan designates the site as Regional Attraction.

Proposed PUD: The rezoning request is to create a new PUD on a 10.09 acre portion of the property currently zoned as PUD No. 60. The new PUD proposes urban-style multifamily on 7.12 acres and commercial uses on 2.97 acres, as depicted on **Exhibit 'B'**.

The C-1a (General Commercial – limited) zoning district will regulate the uses and development standards for the 2.97 acre Tract 1-A, located at the northwest corner of Bass Pro Dr. and N. Mays St. A visitor center is an additional use permitted. In addition, the following uses are prohibited: Auto Sales, Rental, or Leasing Facilities; Auto Service Facilities; Call Center; Fuel Sales; Funeral Home; Commercial Parking; and Shooting and Archery Ranges.

The MF-3 (Multi-Family – Urban) zoning district will regulate the uses and development standards for the 7.12 acre Tract 1-B, located on the west side of N. Mays St. The minimum overall density will be 35 dwelling units per acre. The units will be in buildings of a maximum of 5-stories with an attached structured parking garage. At least four amenities will be provided for the residents. At least 75% of the required parking will be in the structure and the remainder can be provided on surface parking lots. Guest parking will be provided, at a rate of 5% of the total amount of required parking.

All of the uses and development standards will conform to the MF-3 (Multifamily – urban) zoning district, unless otherwise specified by the PUD. These requirements include:

1. All required residential parking shall be provided within a parking structure that is directly attached to the residential structure.
2. No less than 25% of all dwelling units shall have a balcony.
3. All stairways shall be located internal to the residential structure.
4. Amenities accessible to all residents shall be provided, with the number of amenities depending upon the number of units.
5. A landscaped open space adjacent to or across from each residential building.
6. A minimum of 4 streetscape and landscape features.

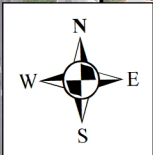
Building Elevations: All building elevations will substantially comply with the depictions contained in **Exhibit 'C'**.

Mobile Food Establishments: The site will be designed to accommodate mobile food establishments to provide service to the residents and their guests.

RECOMMENDED MOTION:

**Outlet Mall Apts. PUD
ZON 2009-001**

Staff recommends approval of the rezoning from the PUD (Planned Unit Development) No. 60 zoning district to a PUD zoning district allowing for urban style multi-family and limited commercial uses.



Bass Pro Dr

Teravista Pkwy

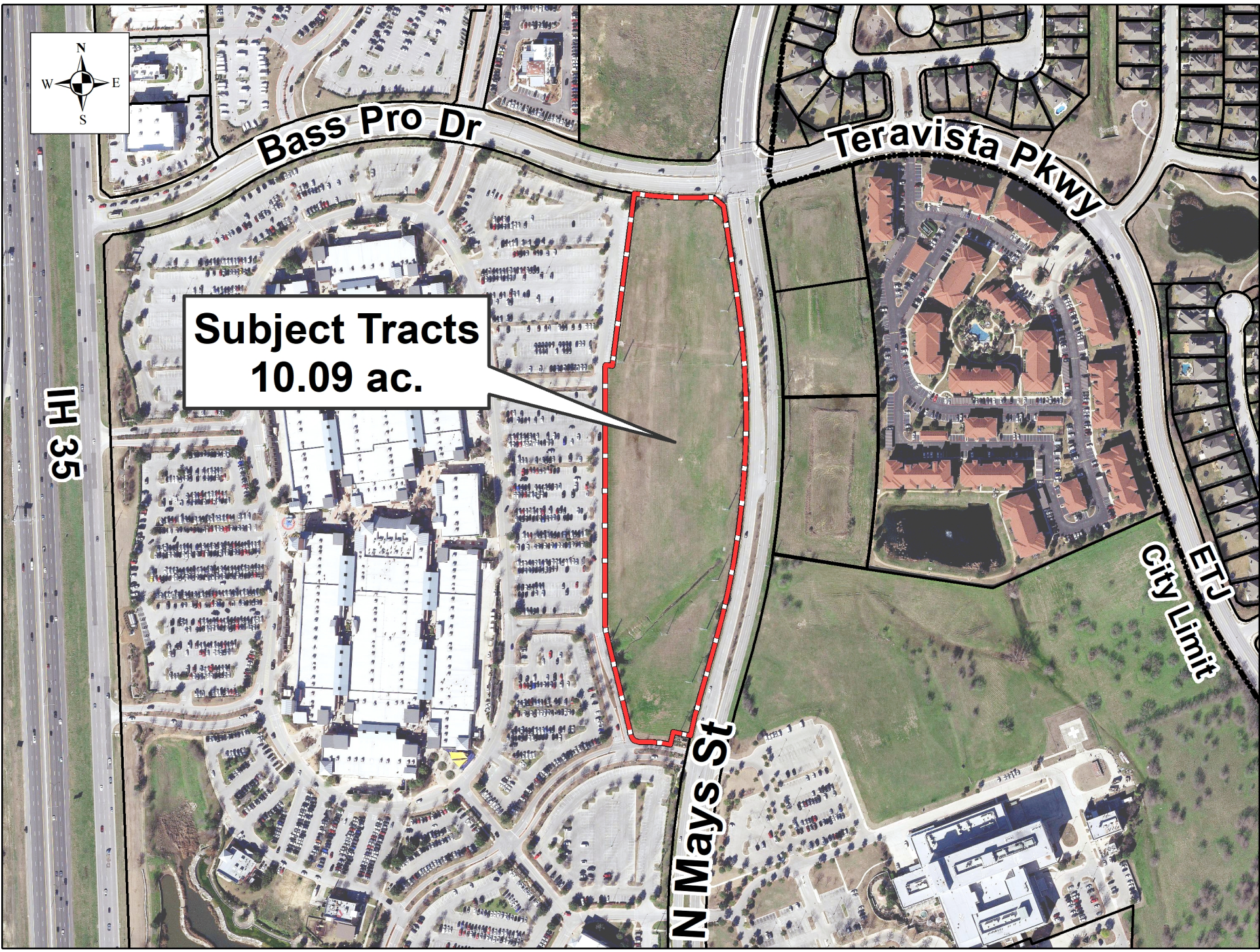
Subject Tracts
10.09 ac.

IH 35

N Mays St

City Limit

ETJ



II. 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 10.09 acres of land, located within the City of Round Rock, Texas, and more particularly described in **Exhibit “A”**. The property is divided into Parcel 1-A and Parcel 1-B, more particularly described in **Exhibit “B”**.

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 Ordinance

All aspects not specifically covered by this Plan shall be regulated by the **MF-3 (Multi-Family Urban)** and the **C-1a (General Commercial – Limited)**, 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 applicable and 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.

5. PERMITTED USES

5.1. Parcel 1-A

- (1) All uses permitted in the **C-1a (General Commercial – Limited)** zoning district, with the exception of the following uses, which are prohibited:
 - (a) Auto Sales, Rental, or Leasing Facilities
 - (b) Auto Service Facilities
 - (c) Call Center
 - (d) Fuel Sales
 - (e) Funeral Home
 - (f) Parking, Commercial

- (g) Shooting and Archery Ranges
- (h) All uses listed in Section 2-91 (ee)(2)(a) of the Code
- (2) Visitor Center

5.2. Parcel 1-B

- (1) All uses permitted in the **MF-3 (Multifamily – Urban)** zoning district; the multifamily development shall conform with the requirements of the district, unless otherwise specified by this Plan.
- (2) Mobile Food Establishments, subject to the regulations specified in the Code, unless otherwise specified by this Plan.

6. DEVELOPMENT STANDARDS

6.1. Parcel 1-A

- (1) As stated in Section 4.1 above, all development shall meet the applicable standards of the **C-1a (General Commercial – Limited)** zoning district, as amended.

6.2. Parcel 1-B

- (1) As stated in Section 4.1 above, all development shall meet the applicable standards of the **MF-3 (Multifamily - Urban)** zoning district, as amended.
- (2) A minimum of four of the following amenities shall be provided:
 - (a) Private fitness facility
 - (b) Picnic areas with outdoor grilling
 - (c) Swimming pool
 - (d) Business center
 - (e) Dog park
 - (f) Dog wash station
- (3) Private driveways and surface parking shall include a minimum of four of the following streetscape and landscape features:
 - (a) Benches
 - (b) Bike racks
 - (c) Public art
 - (d) Courtyards or plazas
 - (e) Decorative paving
 - (f) Water features such as fountains
 - (g) Decorative trash receptacles
 - (h) Street trees
- (4) Structures and Density
 - (a) Minimum density shall be 35 dwelling units per net acre;
 - (b) 5-story maximum building height; structured parking facility shall not exceed the height of the building it serves.

- (c) The parking structure will be directly attached to the residential structure
- (5) Setbacks
 - (a) The building setback from the N. Mays Street right-of-way shall be a minimum of 45’.
 - (b) The building setback from the remaining boundaries shall be a minimum of 10’.
- (6) Parking
 - (a) Parking shall be provided at a minimum ratio of one (1) parking space per bedroom. At least 75% of this required parking shall be provided within the structured parking garage. The remaining 25% may be surface parking.
 - (b) Additional parking for guests shall be provided in the amount of five percent (5%) of the total required by (a) above. This additional parking may be provided within the structured parking garage or may be surface parking located on any driveway.
 - (c) Ancillary uses (Leasing Office and Amenities) do not have a separate parking requirement.
- (7) Building Design
 - (a) The design elements of the buildings shall substantially comply with the depictions contained in **Exhibit "C"**, including, but not limited to elevation variation, roof pitch, orientation, and incorporating an urban style.
- (8) Visual Screening
 - (a) Screening standards for detention/water quality ponds; dumpsters, trash receptacles, outdoor storage; ground-mounted equipment; and other similar structures shall comply with the requirements located in Chapter 8, Article I of the Code. Wall or window mounted mechanical equipment shall not be permitted.
- (9) Site Lighting
 - (a) Site lighting standards shall comply with the requirements located in Chapter 8, Article I of the Code. The height of a fixture shall not exceed 20 feet in parking areas and 12 feet in pedestrian areas.
- (10) Mobile Food Establishments:
 - (a) Mobile food establishments shall be a permitted use within the Plan area. Chapter 2, Article VIII of the Code, which applies to mobile food establishments as accessory uses, shall not apply to mobile food establishments within the Plan area.

- (b) Each mobile food establishment shall have valid current mobile food establishment approvals for fire safety and food handling/health safety.
- (11) Landscaping and Irrigation:
 - (a) Landscaping and irrigation shall comply with the requirements located in Chapter 8 Article II Landscaping.

7. CHANGES TO DEVELOPMENT PLAN

7.1. 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.

7.2. 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" - Survey

Exhibit "B" - PUD Parcels

Exhibit "C" - Building Images

2.969 ACRE
ROUND ROCK PREMIUM OUTLETS
ZONING DESCRIPTION

FN. NO. 20-127(ABB)
AUGUST 18, 2020
JOB NO. 222012150

DESCRIPTION

A 2.969 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1A, BLOCK "A", REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1; A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007005697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1A BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CPG ROUND ROCK, LP AND SPG ROUND ROCK NS, LP BY DEEDS OF RECORD IN DOCUMENT NOS. 2005040171 AND 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 2.969 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found at the intersection of the southerly right-of-way line of Bass Pro Drive (100' R.O.W.) and the westerly right-of-way line of N. Mays Street (100' R.O.W.), being the northeasterly corner of said Lot 1A and hereof;

THENCE, leaving the southerly line of Bass Pro Drive, along the westerly line of N. Mays Street, being the easterly line of said Lot 1A and hereof, the following four (4) courses and distances:

- 1) S49°53'00"E, a distance of 36.19 feet to a 1/2-inch iron rod with "STANTEC" cap set to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 1350.00 feet, a central angle of 1°53'17", an arc length of 44.49 feet, and a chord which bears, S07°43'25"E, a distance of 44.48 feet to a 1/2 inch iron rod with "BURY" cap found;
- 3) S08°40'03"E, a distance of 185.24 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the right;
- 4) Along said tangent curve to the right, having a radius of 2200.00 feet, a central angle of 5°15'01", an arc length of 201.60 feet, and a chord which bears, S06°02'33"E, a distance of 201.53 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner hereof;

THENCE, leaving the westerly line of N. Mays Street, over and across said Lot 1A, for the southerly and westerly lines hereof, the following two (2) courses and distances:


- 1) N86°42'39"W, a distance of 347.25 feet to a 1/2-inch iron rod with "STANTEC" cap set at the southwesterly corner hereof;
- 2) N07°12'09"E, a distance of 444.91 feet to a 1/2-inch iron rod with "STANTEC" cap set in the southerly line of Bass Pro Drive, being the curving northerly line of said Lot 1A, for the northwesterly corner hereof;

THENCE, along the southerly line of said Bass Pro Drive, along the northerly line of said Lot 1A and hereof, along a non-tangent curve to the left, having a radius of 1050.00 feet, a central angle of 11°23'20", an arc length of 208.71 feet, and a chord which bears, S87°08'27"E, a distance of 208.37 feet to the **POINT OF BEGINNING**, containing an area of 2.969 acre (129,335 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

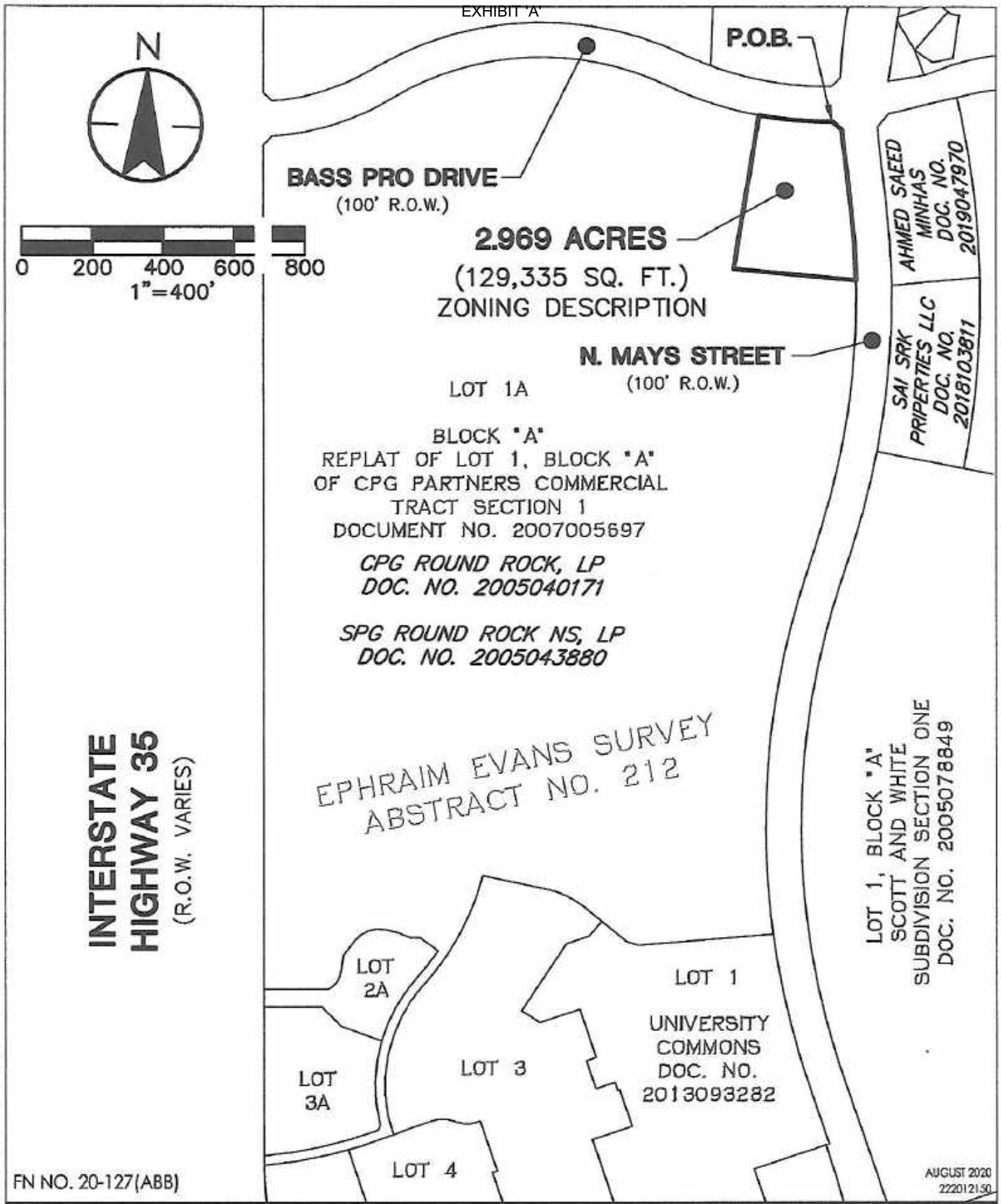
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


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

8/18/2020



V:\2220\active\2220\2150\survey\drawings\2220\2150\01_ex01.dwg
2020/08/18 4:01 PM By: Blinoski, John



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com



Client/Project

ROUND ROCK
PREMIUM OUTLETS

Figure No.

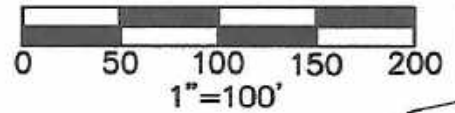
SHEET 1 OF 3

Title

ZONING DESCRIPTION

EXHIBIT "A"

LOT 1A, BLOCK "B"
CPG PARTNERS COMMERCIAL
TRACT SECTION 4
DOCUMENT NO. 2005095398



BASS PRO DRIVE
(100' R.O.W.)

LOT 1A

BLOCK "A"
REPLAT OF LOT 1, BLOCK "A"
OF CPG PARTNERS COMMERCIAL
TRACT SECTION 1
DOCUMENT NO. 2007005697

CPG ROUND ROCK, LP
DOC. NO. 2005040171

SPG ROUND ROCK NS, LP
DOC. NO. 2005043880

2.969 ACRES
(129,335 SQ. FT.)
ZONING DESCRIPTION

N07°12'09"E 444.91'

C3

P.O.B.

L1

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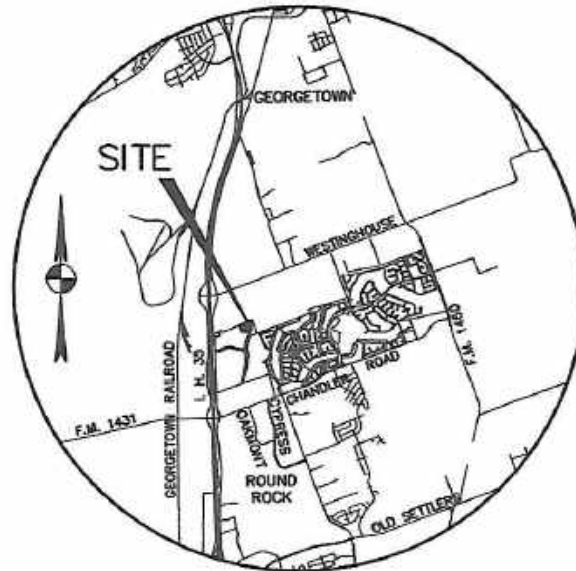
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N. MAYS STREET
(100' R.O.W.)



VICINITY MAP
N.T.S.

LEGEND

- _{CAP} 1/2" IRON ROD WITH "BURY" CAP FOUND
 ○ 1/2" IRON ROD WITH STANTEC CAP SET
 P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053.

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S49°53'00"E | 36.19' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|---------------|--------------|
| NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 44.49' | 1350.00' | 1°53'17" | S07°43'25"E | 44.48' |
| C2 | 201.60' | 2200.00' | 5°15'01" | S06°02'33"E | 201.53' |
| C3 | 208.71' | 1050.00' | 11°23'20" | S87°08'27"E | 208.37' |

FN NO. 20-127(ABB)

AUGUST 2020
222012150



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
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Client/Project

**ROUND ROCK
PREMIUM OUTLETS**

Figure No.

SHEET 3 OF 3

Title

ZONING DESCRIPTION

7.125 ACRE
 ROUND ROCK PREMIUM OUTLETS
 ZONING DESCRIPTION

FN. NO. 20-128(ABB)
 AUGUST 18, 2020
 JOB NO. 222012150

DESCRIPTION

A 7.125 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF LOT 1A, BLOCK "A", REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1; A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007005697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 1A BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO CPG ROUND ROCK, LP AND SPG ROUND ROCK NS, LP BY DEEDS OF RECORD IN DOCUMENT NOS. 2005040171 AND 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 7.125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found at the intersection of the southerly right-of-way line of Bass Pro Drive (100' R.O.W.) and the westerly right-of-way line of N. Mays Street (100' R.O.W.), being the northeasterly corner of said Lot 1A;

THENCE, leaving the southerly line of Bass Pro Drive, along the westerly line of N. Mays Street, being the easterly line of said Lot 1A, the following four (4) courses and distances:

- 1) S49°53'00"E, a distance of 36.19 feet to a 1/2-inch iron rod with "STANTEC" cap set to the point of curvature of a non-tangent curve to the left;
- 2) Along said non-tangent curve to the left, having a radius of 1350.00 feet, a central angle of 1°53'17", an arc length of 44.49 feet, and a chord which bears, S07°43'25"E, a distance of 44.48 feet to a 1/2 inch iron rod with "BURY" cap found;
- 3) S08°40'03"E, a distance of 185.24 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the right;
- 4) Along said tangent curve to the right, having a radius of 2200.00 feet, a central angle of 5°15'01", an arc length of 201.60 feet, and a chord which bears, S06°02'33"E, a distance of 201.53 feet to a 1/2 inch iron rod with "STANTEC" cap set for the **POINT OF BEGINNING** and the northeasterly corner hereof;

THENCE, continuing along the westerly line of N. Mays Street, being the easterly line of said Lot 1A and hereof, the following three (3) courses and distances:

- 1) Along a curve to the right, having a radius of 2200.00 feet, a central angle of $19^{\circ}07'50''$, an arc length of 734.56 feet, and a chord which bears, $S06^{\circ}08'53''W$, a distance of 731.15 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2) $S15^{\circ}42'48''W$, a distance of 138.11 feet to a 1/2-inch iron rod with "BURY" cap found, for the point of curvature of a tangent curve to the left;
- 3) Along said tangent curve to the left, having a radius of 2300.00 feet, a central angle of $2^{\circ}44'39''$, an arc length of 110.16 feet, and a chord which bears, $S14^{\circ}20'28''W$, a distance of 110.15 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof;

THENCE, leaving the westerly line of N. Mays Street, over and across said Lot 1A, for the southerly, westerly and northerly lines hereof, the following twelve (12) courses and distances:

- 1) $N77^{\circ}31'41''W$, a distance of 45.73 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) $S13^{\circ}21'59''W$, a distance of 33.88 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 412.38 feet, a central angle of $7^{\circ}09'53''$, an arc length of 51.57 feet, and a chord which bears, $N83^{\circ}10'03''W$, a distance of 51.53 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a compound curve to the left;
- 4) Along said compound curve to the left, having a radius of 361.07 feet, a central angle of $5^{\circ}02'18''$, an arc length of 31.75 feet, and a chord which bears, $N89^{\circ}16'08''W$, a distance of 31.74 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a reverse curve to the right;
- 5) Along said reverse curve to the right, having a radius of 24.43 feet, a central angle of $71^{\circ}09'25''$, an arc length of 30.33 feet, and a chord which bears, $N49^{\circ}10'33''W$, a distance of 28.42 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner hereof;

- 6) N13°30'38"W, a distance of 280.25 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;
- 7) Along said non-tangent curve to the right, having a radius of 98.99 feet, a central angle of 11°40'10", an arc length of 20.16 feet, and a chord which bears, N06°51'35"W, a distance of 20.13 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 8) N00°04'45"E, a distance of 679.08 feet to a 1/2-inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;
- 9) Along said non-tangent curve to the right, having a radius of 2.63 feet, a central angle of 103°29'16", an arc length of 4.75 feet, and a chord which bears, N54°10'02"E, a distance of 4.13 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 10) S82°44'08"E, a distance of 15.35 feet to a 1/2-inch iron rod with "STANTEC" cap set
- 11) N07°12'09"E, a distance of 12.57 feet to a 1/2-inch iron rod with "STANTEC" cap set at the northwesterly corner hereof;
- 12) S86°42'39"E, a distance of 347.25 feet to the **POINT OF BEGINNING**, containing an area of 7.125 acre (310,393 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

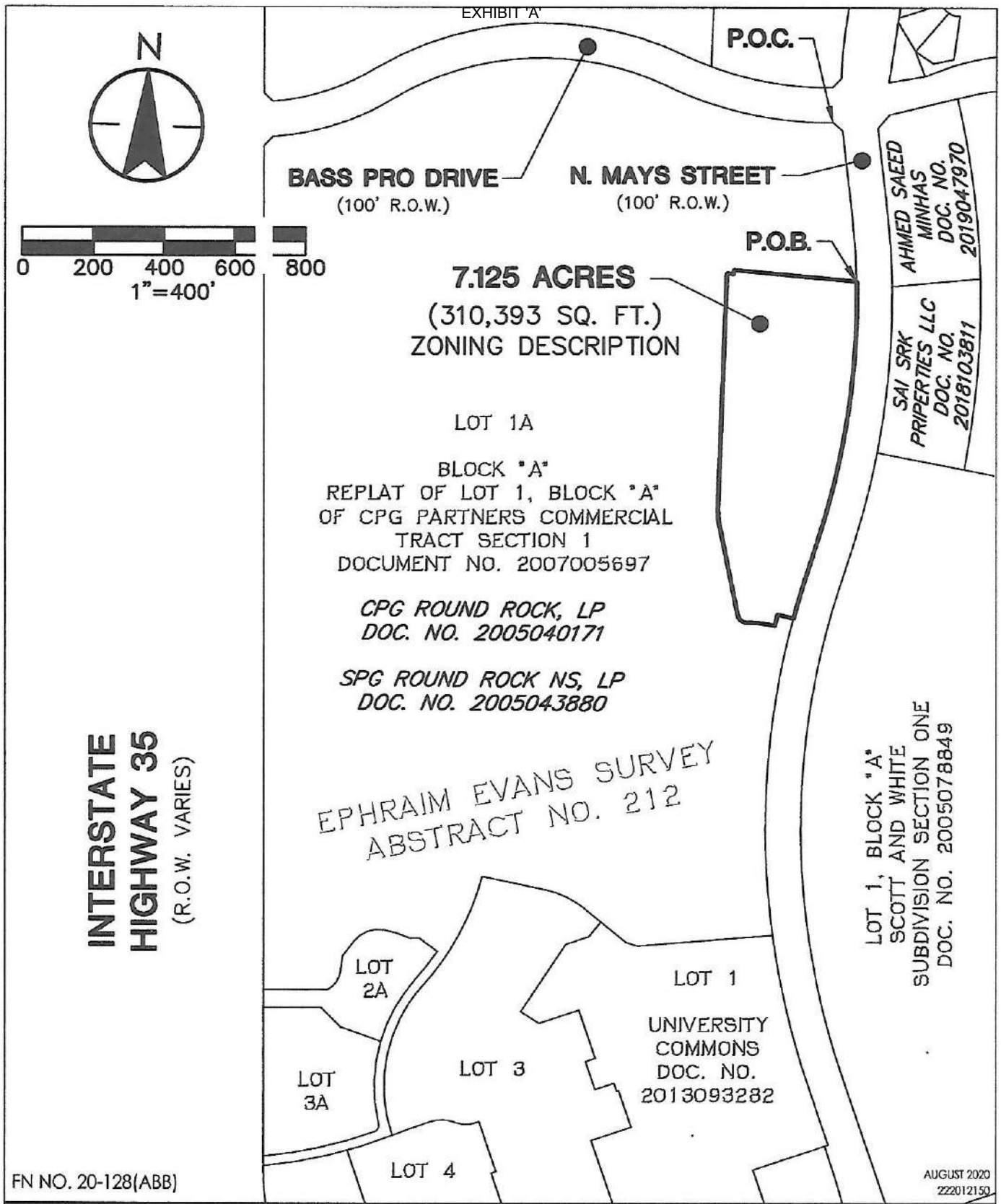
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723


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

8/18/2020



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2020/08/18 3:50 PM By: Bilnoski, John



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
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Client/Project

**ROUND ROCK
PREMIUM OUTLETS**

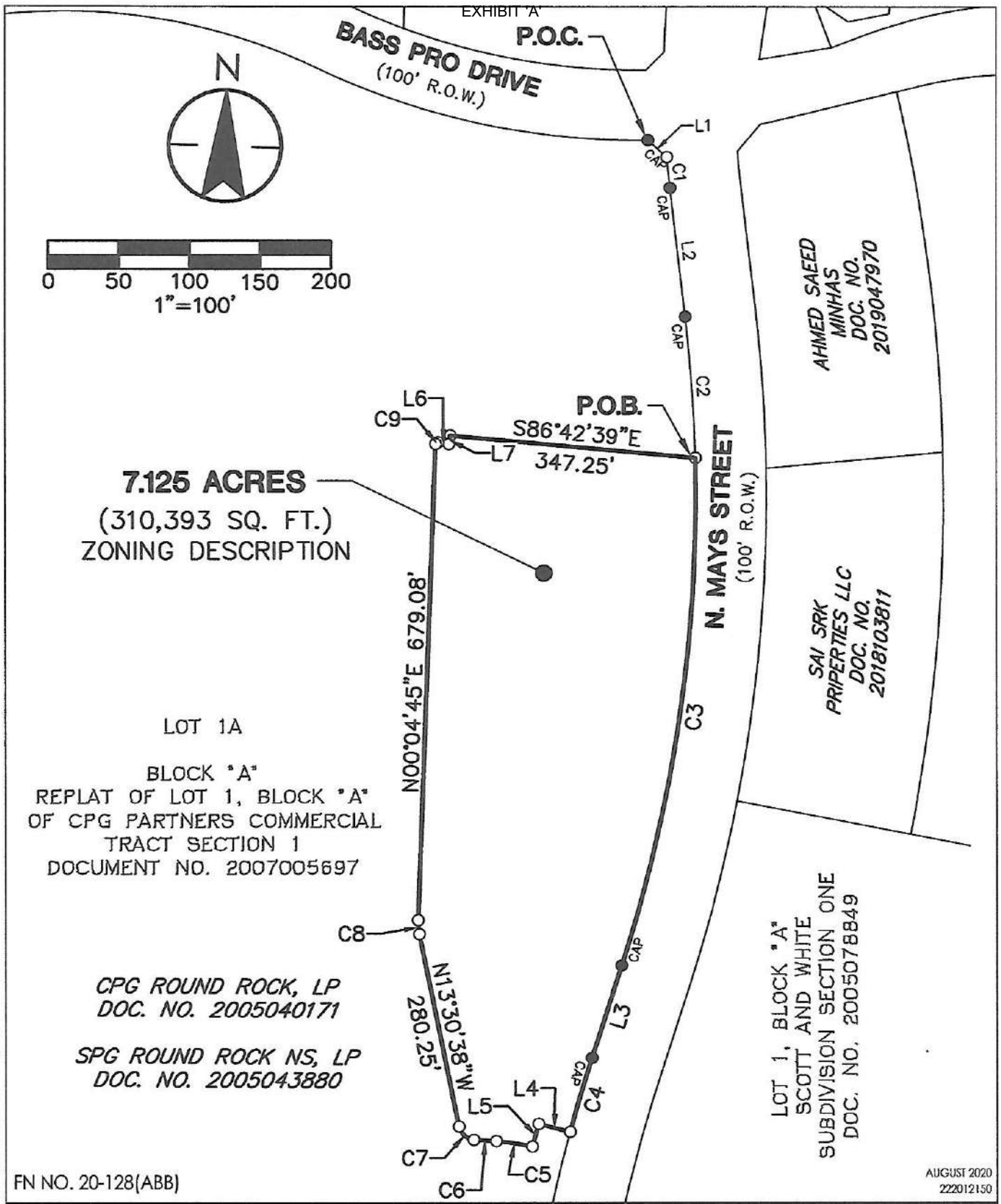
Figure No.

SHEET 1 OF 3

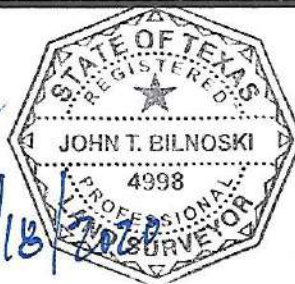
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ZONING DESCRIPTION

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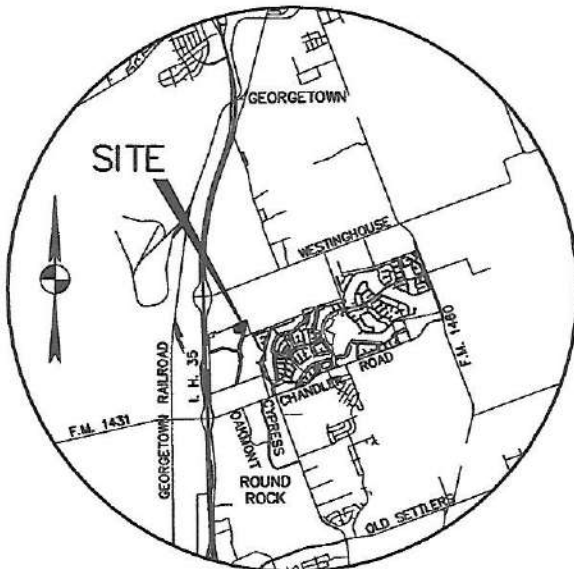
**ROUND ROCK
PREMIUM OUTLETS**

Figure No.

SHEET 2 OF 3

Title

ZONING DESCRIPTION



VICINITY MAP
N.T.S.

LEGEND

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

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053.

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | S49°53'00"E | 36.19' |
| L2 | S8°40'03"E | 185.24' |
| L3 | S15°42'48"W | 138.11' |
| L4 | N77°31'41"W | 45.73' |
| L5 | S13°21'59"W | 33.88' |
| L6 | S82°44'08"E | 15.35' |
| L7 | N7°12'09"E | 12.57' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|------------|---------------|--------------|
| NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 44.49' | 1350.00' | 1°53'17" | S07°43'25"E | 44.48' |
| C2 | 201.60' | 2200.00' | 5°15'01" | S06°02'33"E | 201.53' |
| C3 | 734.56' | 2200.00' | 19°07'50" | S06°08'53"W | 731.15' |
| C4 | 110.16' | 2300.00' | 2°44'39" | S14°20'28"W | 110.15' |
| C5 | 51.57' | 412.38' | 7°09'53" | N83°10'03"W | 51.53' |
| C6 | 31.75' | 361.07' | 5°02'18" | N89°16'08"W | 31.74' |
| C7 | 30.33' | 24.43' | 71°09'25" | N49°10'33"W | 28.42' |
| C8 | 20.16' | 98.99' | 11°40'10" | N06°51'35"W | 20.13' |
| C9 | 4.75' | 2.63' | 103°29'16" | N54°10'02"E | 4.13' |

FN NO. 20-128(ABB)

AUGUST 2020
222012150

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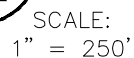
ROUND ROCK
PREMIUM OUTLETS

Figure No.

SHEET 3 OF 3

Title

ZONING DESCRIPTION



Kimley»Horn

2600 Via Fortuna
Suite 300
Austin, Texas 78746
512-646-2237
State of Texas Registration No. F-928

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

EXHIBIT B

**PLOTTED BY
DWG NAME
LAST SAVED**

