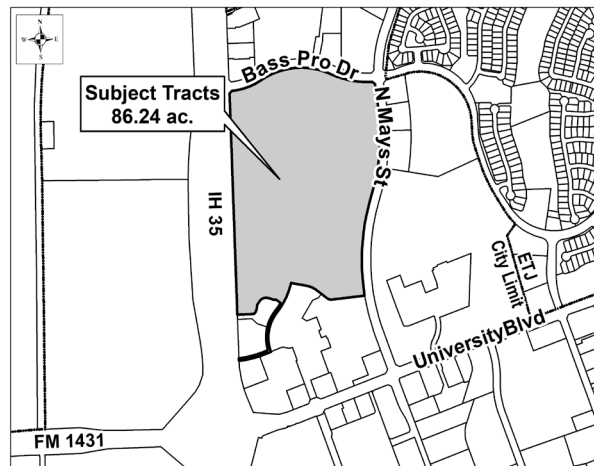


Replat of the CPG Partners Comm. Tract Sec. 1

Replat FP2104-001



CASE PLANNER: CAITLYN REEVES

REQUEST: The request is to Replat one development lot into three development lots.

ZONING AT TIME OF APPLICATION: PUD 59, 60, and 124.

DESCRIPTION: 86.24 acres out of the Ephraim Evan Survey, Abstract No. 12

CURRENT USE OF PROPERTY: Regional attraction zoned PUD 59, 60 and 124

COMPREHENSIVE PLAN LAND USE DESIGNATION: Regional attraction, commercial and residential

ADJACENT LAND USE:

North: Teravista Parkway right of way, unzoned

South: Retail sales and eating establishments zoned PUD 59

East: IH-35 right of way, unzoned

West: North Mays Street right of way, unzoned

PROPOSED LAND USE: Commercial and urban multifamily.

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	7.17
Office:	0	0
Commercial:	1	2.93
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	1	76.14
TOTALS:	3	86.24

Owner:

Simon Propety Group
CPG Round Rock, LP & SPG Round Rock
NS, LP
225 West Washington St.
Indianapoli, IN 46204

Agent:

Kimley-Horn
Dwayne Shoppa
2600 Via Fortuna, Bldg. 1,
Ste. 300
Austin, TX 78746

Replat of the CPG Partners Comm. Tract Sec. 1
Replat FP2104-001

HISTORY: The Planning and Zoning Commission approved the “Final Plat of CPG Partners Commercial Tract Section 1” Final Plat on June 1, 2005 for one development lot. This Replat request will create three separate development lots.

DATE OF REVIEW: May 5, 2021

LOCATION: Generally located southwest of the intersection of Bass Pro Dr and North Mays St.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The Future Land Use Map designates the site as regional attraction, commercial and residential. The subject tract is zoned PUD 59, 60 and 124. PUD 59 and 60 were adopted by City Council on May 26, 2005 and PUD 124 was adopted by City Council on November 12, 2020. PUD 59 and 60 permit the uses of retail sales and services, eating establishments, and indoor and outdoor entertainment. PUD 124 permits commercial uses such as retail sales and services, eating establishments, and urban style multifamily apartments.

Traffic, Access and Roads: The subject tract has existing access points along IH-35, Teravista Parkway, and North Mays Street. Additionally, a Traffic Impact Analysis (TIA) update was not required as the original TIA anticipated a larger number of peak hour trips than the proposed development would generate. Therefore, the existing TIA was deemed sufficient.

Water and Wastewater Service: Water and wastewater will be provided by the City of Round Rock. Water will be obtained by connecting to an existing 12" waterline and wastewater will be obtained by connecting to an existing 6" wastewater line.

Drainage: A flood study was not required. The applicant intends to provide onsite detention. The location and capacities will be finalized at the site development review stage.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove second notary for owner signature block
2. Revise note 6 to remove “SH45”



Subject Tracts
86.24 ac.

Bass Pro Dr

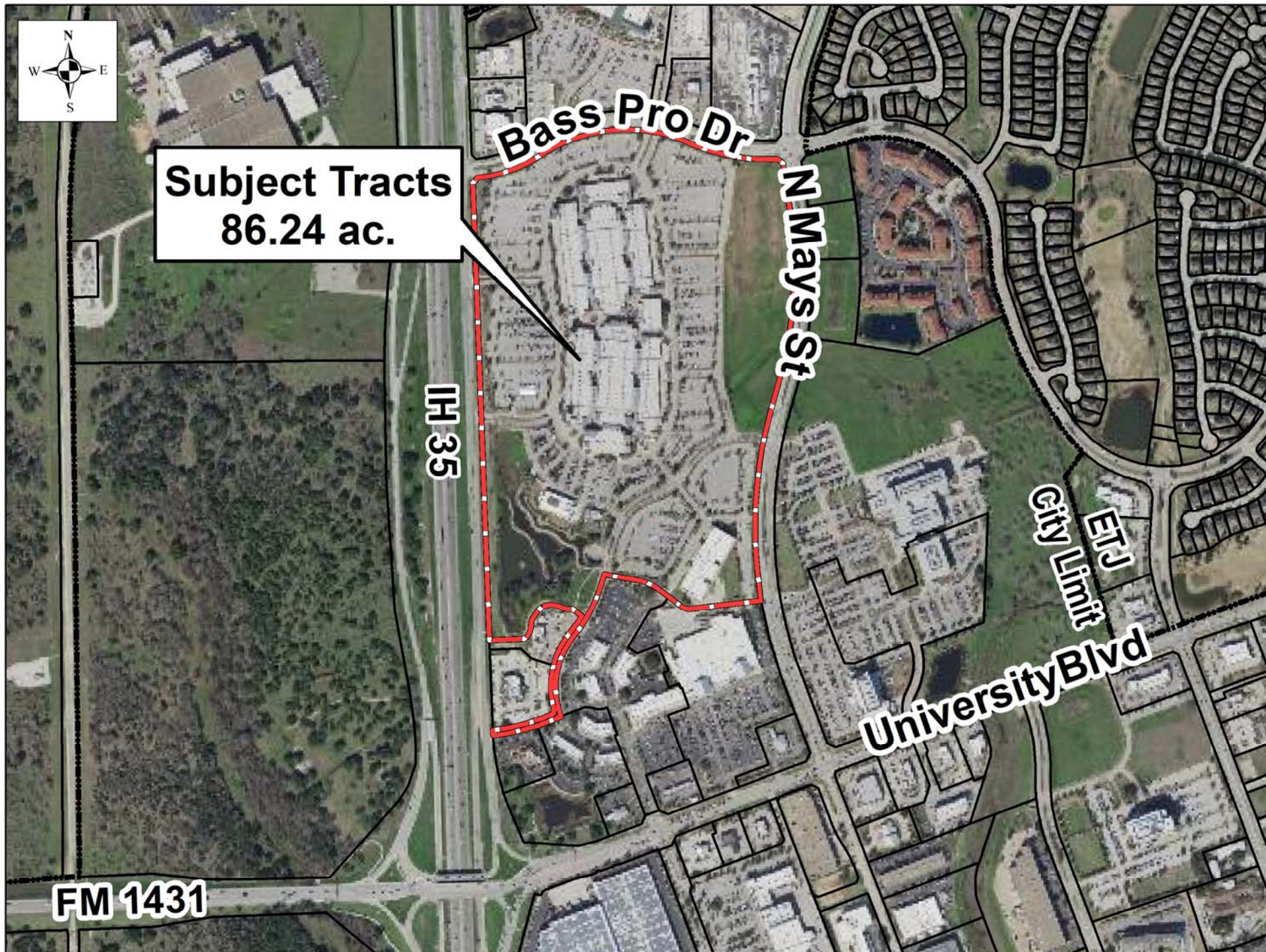
N Mays St

IH 35

City Limit

University Blvd

FM 1431

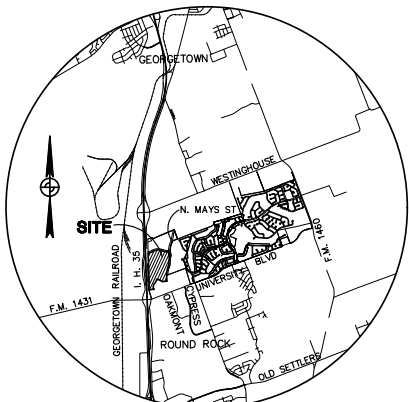
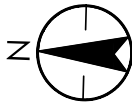


REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK 'A' OF CPG PARTNERS COMMERCIAL TRACT SECTION 1

BEING AN 86.237 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

LOT 1, BLOCK 'A'
SCOTT AND WHITE SUBDIVISION
SECTION ONE
CABINET AA, SLIDES 328-329

BEARING BASIS NOTE:
ALL BEARINGS REFERENCED HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD 83/93 DATUM EXPRESSED IN US SURVEY SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053. THIS BASIS OF BEARING IS BASED UPON THE SAME SURVEY CONTROL FOR THE TERAVISTA SUBDIVISION DEVELOPMENT.

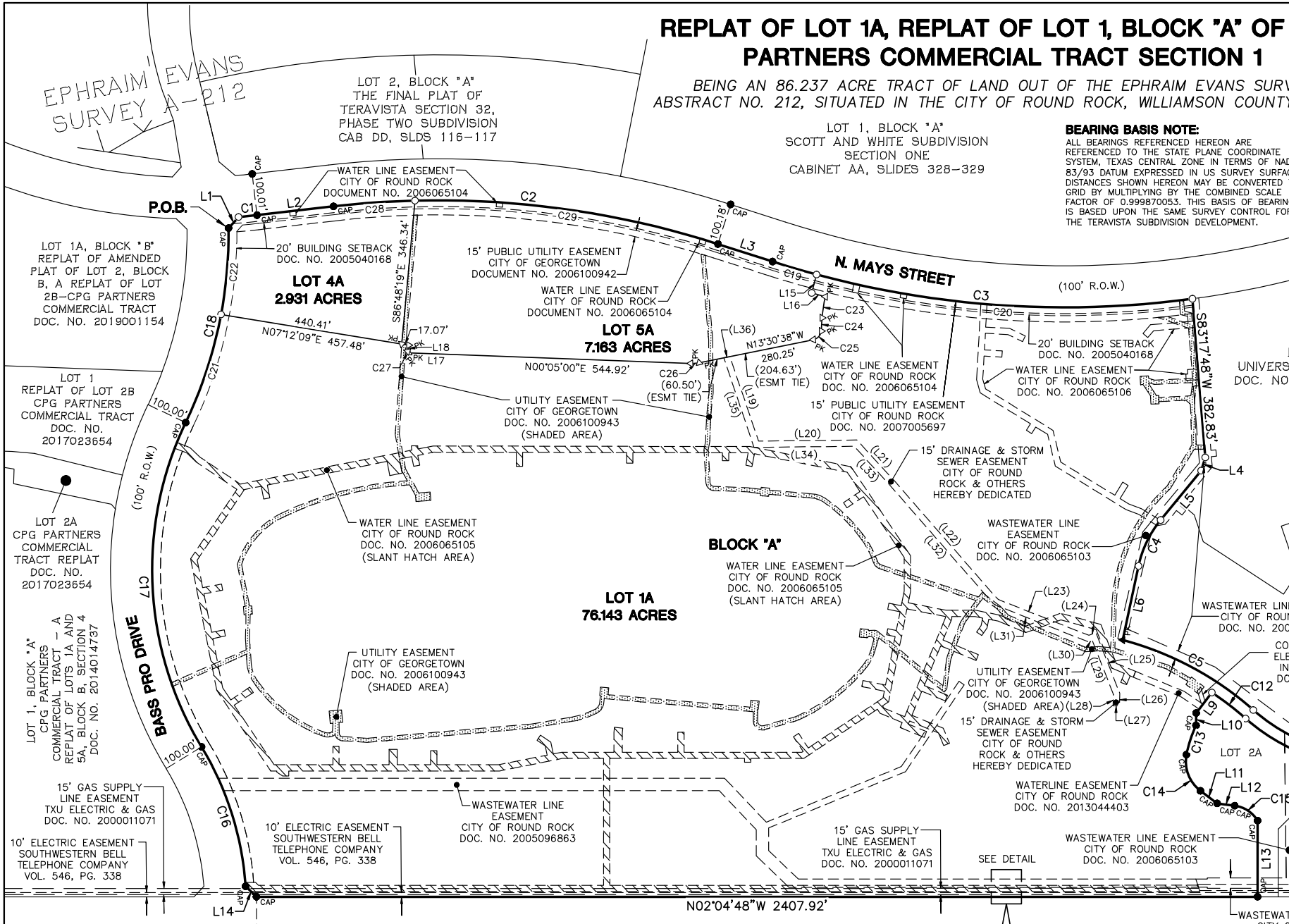


VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED OTHERWISE)
- PK NAIL FOUND
- "X" FOUND
- "X" CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING

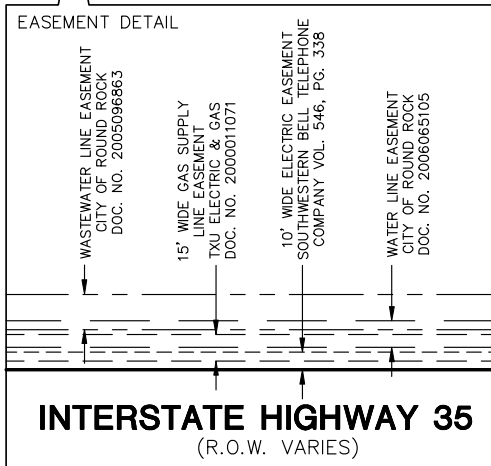
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S49°53'00"E	36.19'
L2	S8°40'03"E	185.24'
L3	S15°42'48"W	138.11'
L4	N74°43'22"W	33.11'
L5	N52°44'31"W	153.59'
L6	N80°00'18"W	182.14'
L7	N20°43'21"W	2.86'
L8	S2°04'48"E	16.97'
L9	N54°38'28"W	62.21'
L10	S88°21'51"W	30.00'
L11	S34°47'18"W	50.36'
L12	S5°24'23"W	42.54'
L13	S87°55'44"W	183.04'
L14	S41°31'46"W	36.18'
L15	N77°31'41"W	45.73'
L16	S13°21'59"W	33.88'
L17	N0°03'41"E	134.17'
L18	S82°44'08"E	15.35'



INTERSTATE HIGHWAY 35 (R.O.W. VARIES)

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	936.16'	2200.00'	24°22'51"	S03°31'22"W	929.11'
C3	1021.99'	2300.00'	25°27'33"	S02°59'01"W	1013.61'
C4	123.83'	260.25'	27°15'46"	N66°22'25"W	122.67'
C5	359.61'	770.00'	26°45'31"	N26°07'22"E	356.35'
C6	451.98'	430.00'	60°13'28"	S09°23'23"W	431.46'
C7	375.99'	1274.94'	16°53'49"	N74°20'15"E	374.62'
C8	10.64'	1095.90'	0°33'23"	S02°19'58"E	10.64'
C9	321.94'	1247.44'	14°47'14"	N75°16'52"E	321.05'
C10	29.14'	20.00'	83°28'14"	N26°09'08"E	26.63'
C11	439.85'	457.50'	55°05'07"	S11°57'34"W	423.10'
C12	102.76'	742.50'	7°55'48"	N35°32'13"E	102.68'
C13	73.93'	300.00'	14°07'13"	N73°58'46"W	73.75'
C14	98.36'	87.82'	64°10'20"	S66°52'28"W	93.30'
C15	67.88'	75.98'	51°11'11"	N30°59'59"E	65.65'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	355.22'	740.00'	27°30'12"	N70°25'32"E	351.82'
C17	813.74'	820.00'	56°51'30"	S85°06'11"W	780.76'
C18	483.21'	1050.00'	26°22'03"	S79°39'06"E	478.96'
C19	110.16'	2300.00'	2°44'39"	S14°20'28"W	110.15'
C20	911.83'	2300.00'	22°42'53"	S01°36'42"W	905.87'
C21	274.50'	1050.00'	14°58'43"	S73°57'26"E	273.72'
C22	208.71'	1050.00'	11°23'20"	S87°08'27"E	208.37'
C23	51.57'	412.38'	7°09'53"	N83°10'03"W	51.53'
C24	31.75'	361.07'	5°02'18"	N89°16'08"W	31.74'
C25	30.33'	24.43'	71°09'25"	N49°10'33"W	28.42'
C26	20.16'	98.99'	11°40'10"	N06°51'35"W	20.13'
C27	4.75'	2.63'	103°29'16"	N54°10'02"E	4.13'
C28	196.50'	2200.00'	5°07'03"	N06°06'32"W	196.44'
C29	739.66'	2200.00'	19°15'48"	N06°04'54"E	736.18'



REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK 'A' OF CPG PARTNERS COMMERCIAL TRACT SECTION 1

OWNER: ROUND ROCK PREMIUM OUTLETS, L.P. AND SPG ROUND ROCK NS, L.P.
ACREAGE: 86.237
ACREAGE BY LOT TYPE: DEVELOPMENT - 86.237
SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212
NO. OF BLOCKS: 1
NO. OF LOTS: 3
NO. OF LOTS BY TYPE: DEVELOPMENT - 3
NEW STREETS: NONE
SUBMITTAL DATE: APRIL 6, 2021
SURVEYOR: STANTEC CONSULTING SERVICES
ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MAY 5, 2021
BENCHMARK: CITY OF ROUND ROCK BRASS DISK ELEVATION: CALLED: 806.17' FOUND: 805.84'
NAD 83(93)/GEOID G12



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Austin, Texas 78723
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SHEET
1
OF 3

REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK 'A' OF CPG PARTNERS COMMERCIAL TRACT SECTION 1

BEING AN 86.237 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

EASEMENT NOTES:

- 1) 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").
- 2) 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 WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.
- 3) 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 THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.
- 4) 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.
- 5) 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 LEAST 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 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;
- 6) 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 GRANTORS 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.
- 7) IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.
- 8) GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.
- 9) 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 CONSTRUCTING 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.

FIELDNOTE DESCRIPTION:

A 86.236 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY A-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 86.236 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;

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 SIX (6) 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 AT 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 24°22'51", AN ARC LENGTH OF 936.16 FEET, AND A CHORD WHICH BEARS, S03°31'22"W, A DISTANCE OF 929.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND
- 5) S15°42'48"W, A DISTANCE OF 138.11 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 6) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00 FEET, A CENTRAL ANGLE OF 25°27'32.76", AN ARC LENGTH OF 1021.99 FEET, AND A CHORD WHICH BEARS, S 02°59'01" W, A DISTANCE OF 1013.61 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE COMMON EASTERLY CORNER OF LOT 1, UNIVERSITY COMMONS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2013093282 OF SAID OFFICIAL PUBLIC RECORDS AND SAID LOT 1A;

THENCE, LEAVING THE WESTERLY LINE OF N. MAYS STREET, IN PART ALONG THE NORTHERLY LINE OF LOTS 1, 3 AND 4 OF SAID UNIVERSITY COMMONS, IN PART ALONG THE NORTHERLY LINE OF SAID LOT 1A, BLOCK "A", REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION, SECTION 1. A SUBDIVISION OF RECORD IN DOCUMENT NO. 2007028499 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE SOUTHERLY LINE OF SAID LOT 1A AND HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S83°17'48"W, A DISTANCE OF 382.83 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) N74°43'22"W, A DISTANCE OF 33.11 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 3) N52°44'31"W, A DISTANCE OF 153.59 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET, FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 4) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 260.25 FEET, A CENTRAL ANGLE OF 27°15'46", AN ARC LENGTH OF 123.83 FEET, AND A CHORD WHICH BEARS, N66°22'25"W, A DISTANCE OF 122.67 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 5) N80°00'18"W, A DISTANCE OF 182.14 FEET TO A PK NAIL FOUND THE NORTHWESTERLY CORNER OF SAID LOT 3, FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 6) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 26°45'31", AN ARC LENGTH OF 359.61 FEET, AND A CHORD WHICH BEARS, S26°07'22"W, A DISTANCE OF 356.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- 7) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 60°13'28", AN ARC LENGTH OF 451.98 FEET, AND A CHORD WHICH BEARS, S09°23'23"W, A DISTANCE OF 431.46 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET
- 8) S20°43'21"E, A DISTANCE OF 2.86 FEET TO A PK NAIL FOUND IN THE NORTHERLY LINE OF SAID LOT 4, 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 1274.94 FEET, A CENTRAL ANGLE OF 16°53'49", AN ARC LENGTH OF 375.99 FEET, AND A CHORD WHICH BEARS, S74°20'15"W, A DISTANCE OF 374.62 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE CURVING EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES), BEING THE COMMON WESTERLY CORNER OF SAID LOT 1A, REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION, SECTION 1 AND SAID LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1;

THENCE, ALONG THE CURVING EASTERLY LINE OF INTERSTATE HIGHWAY 35, BEING THE WESTERLY LINE OF SAID LOT 1A, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1095.90 FEET, A CENTRAL ANGLE OF 0°33'23", AN ARC LENGTH OF 10.64 FEET, AND A CHORD WHICH BEARS, N02°19'58"W, A DISTANCE OF 10.64 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;

- 2) N02°04'48"W, A DISTANCE OF 16.97 FEET TO A "X" CUT IN CONCRETE FOUND AT THE COMMON WESTERLY CORNER OF SAID LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1 AND LOT 3A OF SAID REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1;

THENCE, LEAVING THE EASTERLY LINE OF INTERSTATE HIGHWAY 35, IN PART ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 3A, IN PART ALONG THE EASTERLY AND NORTHERLY LINES OF LOT 2A OF SAID REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1, BEING THE WESTERLY LINE OF SAID LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT, SECTION 1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1247.44 FEET, A CENTRAL ANGLE OF 14°47'14", AN ARC LENGTH OF 321.94 FEET, AND A CHORD WHICH BEARS, N75°16'52"E, A DISTANCE OF 321.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT;
- 2) ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 83°28'14", AN ARC LENGTH OF 29.14 FEET, AND A CHORD WHICH BEARS, N26°09'08"E, A DISTANCE OF 26.63 FEET TO A "X" CUT IN CONCRETE FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT;
- 3) ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 457.50 FEET, A CENTRAL ANGLE OF 55°05'07", AN ARC LENGTH OF 439.85 FEET, AND A CHORD WHICH BEARS, N11°57'34"E, A DISTANCE OF 423.10 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- 4) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 742.50 FEET, A CENTRAL ANGLE OF 7°55'48", AN ARC LENGTH OF 102.76 FEET, AND A CHORD WHICH BEARS, N35°32'13"E, A DISTANCE OF 102.68 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 2A;
- 5) N54°38'28"W, A DISTANCE OF 62.21 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 6) S88°21'51"W, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 7) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 14°07'13", AN ARC LENGTH OF 73.93 FEET, AND A CHORD WHICH BEARS, N73°58'46"W, A DISTANCE OF 73.75 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 8) ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 87.82 FEET, A CENTRAL ANGLE OF 64°10'20", AN ARC LENGTH OF 98.36 FEET, AND A CHORD WHICH BEARS, S66°52'28"W, A DISTANCE OF 93.30 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 9) S34°47'18"W, A DISTANCE OF 50.36 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 10) S05°24'23"W, A DISTANCE OF 42.54 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 11) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 75.98 FEET, A CENTRAL ANGLE OF 51°11'11", AN ARC LENGTH OF 67.88 FEET, AND A CHORD WHICH BEARS, S30°59'59"W, A DISTANCE OF 65.65 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND;
- 12) S87°55'44"W, A DISTANCE OF 183.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND IN THE EASTERLY LINE OF INTERSTATE HIGHWAY 35, BEING THE COMMON WESTERLY CORNER OF SAID LOT 2A AND SAID LOT 1A;

THENCE, N02°04'48"W, ALONG THE EASTERLY LINE OF INTERSTATE HIGHWAY 35, BEING THE WESTERLY LINE OF SAID LOT 1A, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 2407.92 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE INTERSECTION OF THE EASTERLY LINE OF INTERSTATE HIGHWAY 35 AND THE SOUTHERLY LINE OF BASS PRO DRIVE, BEING THE NORTHWESTERLY CORNER OF SAID LOT 1A;

THENCE, LEAVING THE EASTERLY LINE OF INTERSTATE HIGHWAY 35, ALONG THE SOUTHERLY LINE OF BASS PRO DRIVE, BEING THE NORTHERLY LINE OF SAID LOT 1A AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N41°31'46"E, A DISTANCE OF 36.18 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR 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 740.00 FEET, A CENTRAL ANGLE OF 27°30'12", AN ARC LENGTH OF 355.22 FEET, AND A CHORD WHICH BEARS, N70°25'32"E, A DISTANCE OF 351.82 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT;
- 3) ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 56°51'30", AN ARC LENGTH OF 813.74 FEET, AND A CHORD WHICH BEARS, N85°06'11"E, A DISTANCE OF 780.76 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND, FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- 4) ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 26°22'03", AN ARC LENGTH OF 483.21 FEET, AND A CHORD WHICH BEARS, S79°39'06"E, A DISTANCE OF 478.96 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 86.236 ACRES (3,756,477 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



Stantec

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Austin, Texas 78723
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TBPELS # F-6324 & # 10194230
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SHEET

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REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK 'A' OF CPG
PARTNERS COMMERCIAL TRACT SECTION 1

BEING AN 86.237 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY,
ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS)(

COUNTY OF WILLIAMSON)(

KNOW ALL MEN BY THESE PRESENTS)(

THAT ROUND ROCK PREMIUM OUTLETS, L.P. (F/K/A CPG ROUND ROCK, L.P.), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SPG TEXAS FINANCE I, LLC, (F/K/A CPG TEXAS FINANCE I, LLC), A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH MARK J. SILVESTRI, ITS EXECUTIVE VICE PRESIDENT – CHIEF OPERATING OFFICER, AND SPG ROUND ROCK NS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SPG TEXAS FINANCE I, LLC, GENERAL PARTNER, ACTING BY AND THROUGH DAVID SIMON, CHIEF EXECUTIVE OFFICER, OWNER OF THE CERTAIN 86.237 ACRE TRACT OF LAND SHOWN HEREON, BEING A PORTION OF THAT CERTAIN 87.193 ACRE TRACT OF LAND CONVEYED TO CPG ROUND ROCK, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2005040171 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 13.001 ACRE TRACT OF LAND CONVEYED TO SPG ROUND ROCK NS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 2005043880 OF SAID OFFICIAL PUBLIC RECORDS; SAID 86.237 ACRES ALSO BEING LOT 1A, BLOCK "A" OF THE 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, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOT 1A, REPLAT OF LOT 1, BLOCK "A" OF CPG PARTNERS COMMERCIAL TRACT SECTION 1".

ROUND ROCK PREMIUM OUTLETS, L.P.

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

BY:

MARK J. SILVESTRI, EXECUTIVE VICE PRESIDENT – CHIEF OPERATING OFFICER DATE
105 EISENHOWER PARKWAY
ROSELAND, NEW JERSEY 07068

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

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

BY:

MARK J. SILVESTRI, EXECUTIVE VICE PRESIDENT – CHIEF OPERATING OFFICER DATE
225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204

FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

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) PANEL NUMBER 48491C0480F AND 48491C0485F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS. ALL PORTIONS OF THIS PLAT LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

THE STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

THAT I, DWAYNE M. SHOPPA P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS REPLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT, CODE OF ORDINANCES, CITY OF ROUND ROCK 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

DWAYNE M. SHOPPA, P.E.
TEXAS REGISTRATION NO. 96599
KIMLEY-HORN AND ASSOCIATES, INC
TBPELS FIRM NO. 928
2600 VIA FORTUNA
TERRACE I, SUITE 300
AUSTIN, TX 78746

4-22-2021

DATE



STATE OF TEXAS)(
COUNTY OF WILLIAMSON)(

THAT I, JOHN T. BILNOSKI, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

JOHN T. BILNOSKI
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4998

4/22/21

DATE



STATE OF NEW JERSEY)(

COUNTY OF ESSEX)(

KNOW ALL MEN BY THESE PRESENTS)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY MARK J. SILVESTRI, EXECUTIVE VICE PRESIDENT OF SPG TEXAS FINANCE I, LLC, GENERAL PARTNER OF ROUND ROCK PREMIUM OUTLETS, L.P.

NOTARY PUBLIC, STATE OF NEW JERSEY

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF INDIANA)(

COUNTY OF MARION)(

KNOW ALL MEN BY THESE PRESENTS)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY MARK J. SILVESTRI, EXECUTIVE VICE PRESIDENT – CHIEF OPERATING OFFICER OF SPG TEXAS FINANCE I, LLC, GENERAL PARTNER OF SPG ROUND ROCK NS, L.P.

NOTARY PUBLIC, STATE OF INDIANA

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED AND PUDS 59, 60 AND 124.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6–26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED OR AS APPROVED BY THE PUD AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- DRAINAGE EASEMENT DEDICATED BY PLAT SHALL ENSURE DRAINAGE CONVEYANCE OF RUNOFF FLOWS FROM CITY OF ROUND ROCK RIGHT-OF-WAY, LOT 4A AND LOT 5A. MAINTENANCE OF THE DRAINAGE FACILITIES LOCATED IN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1A.
- WITH THE EXCEPTION OF PROPERTIES LOCATED WITHIN THE MU–1 AND MU–2 ZONING DISTRICTS, A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35 OR SH45.

CITY OF ROUND ROCK CERTIFICATIONS:

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 THE CITY OF ROUND ROCK.

JENNIFER HENDERSON, CHAIRMAN
CITY OF ROUND ROCK PLANNING & ZONING
COMMISSION

COUNTY CLERK CERTIFICATION

THE 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, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____

DEPUTY

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
(L19)	S69°16'51"W	214.53'
(L20)	S2°42'58"E	236.63'
(L21)	S45°20'39"W	137.64'
(L22)	S46°51'37"W	360.73'
(L23)	S19°32'07"W	234.31'
(L24)	S23°10'55"E	18.24'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
(L25)	S66°26'45"W	157.33'
(L26)	N90°00'00"W	30.06'
(L27)	N0°00'00"E	15.00'
(L28)	S90°00'00"E	26.94'
(L29)	N66°26'45"E	139.30'
(L30)	N23°10'55"W	9.20'

EASEMENT LINE TABLE		
NO.	BEARING	DISTANCE
(L31)	N19°32'07"E	243.37'
(L32)	N46°51'37"E	360.97'
(L33)	N45°20'39"E	130.76'
(L34)	N2°42'58"W	240.84'
(L35)	N69°16'51"E	227.33'
(L36)	S13°30'38"E	15.12'

SHEET

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OF 3

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