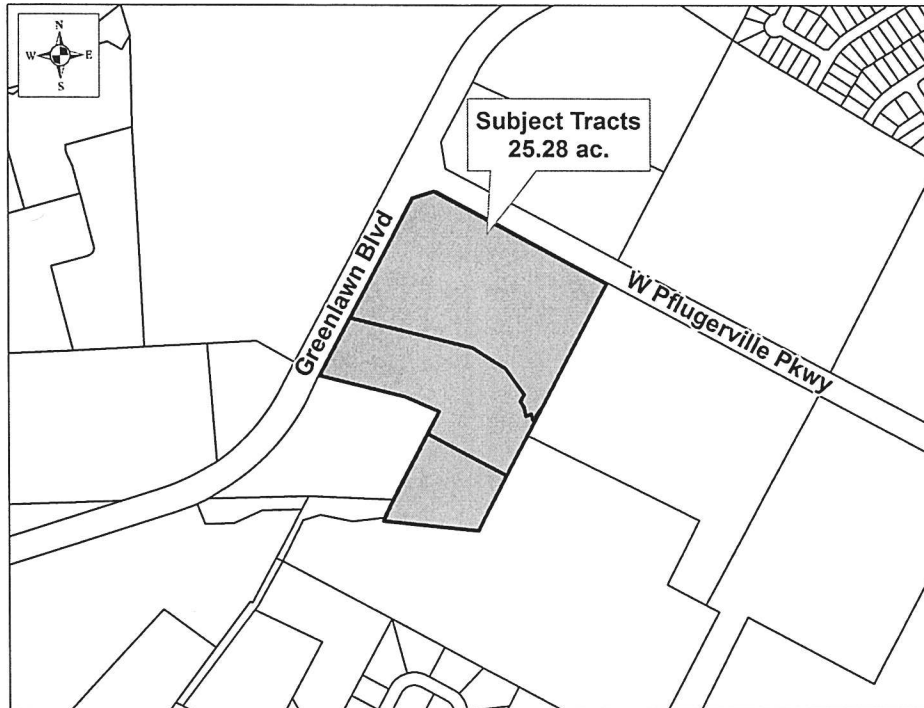


Hollybrook Ranch
PRELIM PLAT PP1510-002



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a preliminary plat for 25.28 acres

ZONING AT TIME OF APPLICATION: MF-2 (Multifamily - Medium Density)

DESCRIPTION: 25.28 acres out of the Socrates Darling Survey No. 102, Abstract No. 232

CURRENT USE OF PROPERTY: vacant

GENERAL PLAN LAND USE DESIGNATION: Dell - La Frontera Mixed Use

ADJACENT LAND USE:

North: Pflugerville Parkway and undeveloped ETJ
 South: ETJ - landscaping materials storage and golf driving range
 East: City of Pflugerville - undeveloped
 West: undeveloped - C-1 (General Commercial)

PROPOSED LAND USE: apartments

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	13.95
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	2	11.33
TOTALS:	3	25.28

Owner:
 Hollybrook Ranch, LLC
 201 N. Elm Street, Suite 201
 Greensboro, NC 27401

Agent
 Bury, Inc.
 Troy Moore
 221 W. Sixth Street, Suite 600
 Austin, TX 78701

Hollybrook Ranch
PRELIM PLAT PP1510-002

HISTORY: The Planning and Zoning Commission approved the Concept Plan for this property on April 1, 2015.

DATE OF REVIEW: December 2, 2015

LOCATION: Southeast corner of the intersection of Greenlawn Blvd. and W. Pflugerville Pkwy.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is designated as Dell/La Frontera Mixed Use in the general plan and it is zoned MF-2 (Multifamily – medium density). This district allows for apartments. Standards adopted in 2012 include enhancements such as amenities (playgrounds, swimming pools, social rooms, etc.), covered and garage enclosed parking, and concealed exterior stairways along public right-of-ways.

The Concept Plan proposes a three-lot subdivision. An approximate 13.9 acre tract for development and two special purpose lots for drainage and floodplain.

Traffic, Access and Roads: A traffic impact assessment (TIA) was conducted on the site and it has been reviewed and approved by the City.

Water and Wastewater Service: The City can provide water services to the property via a water line within Greenlawn Blvd. Wastewater service can be provided via a connection to an 24-inch line located west of Greenlawn Blvd. In order for the City to provide these services, the existing service area boundary on the property must be amended.

Drainage: The preliminary floodplain study indicates that the site drains from east to west, towards Gilleland Creek. Prior to permitting, staff will review a more detailed drainage plan.

Parkland: A fee in-lieu of parkland conveyance will be paid.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

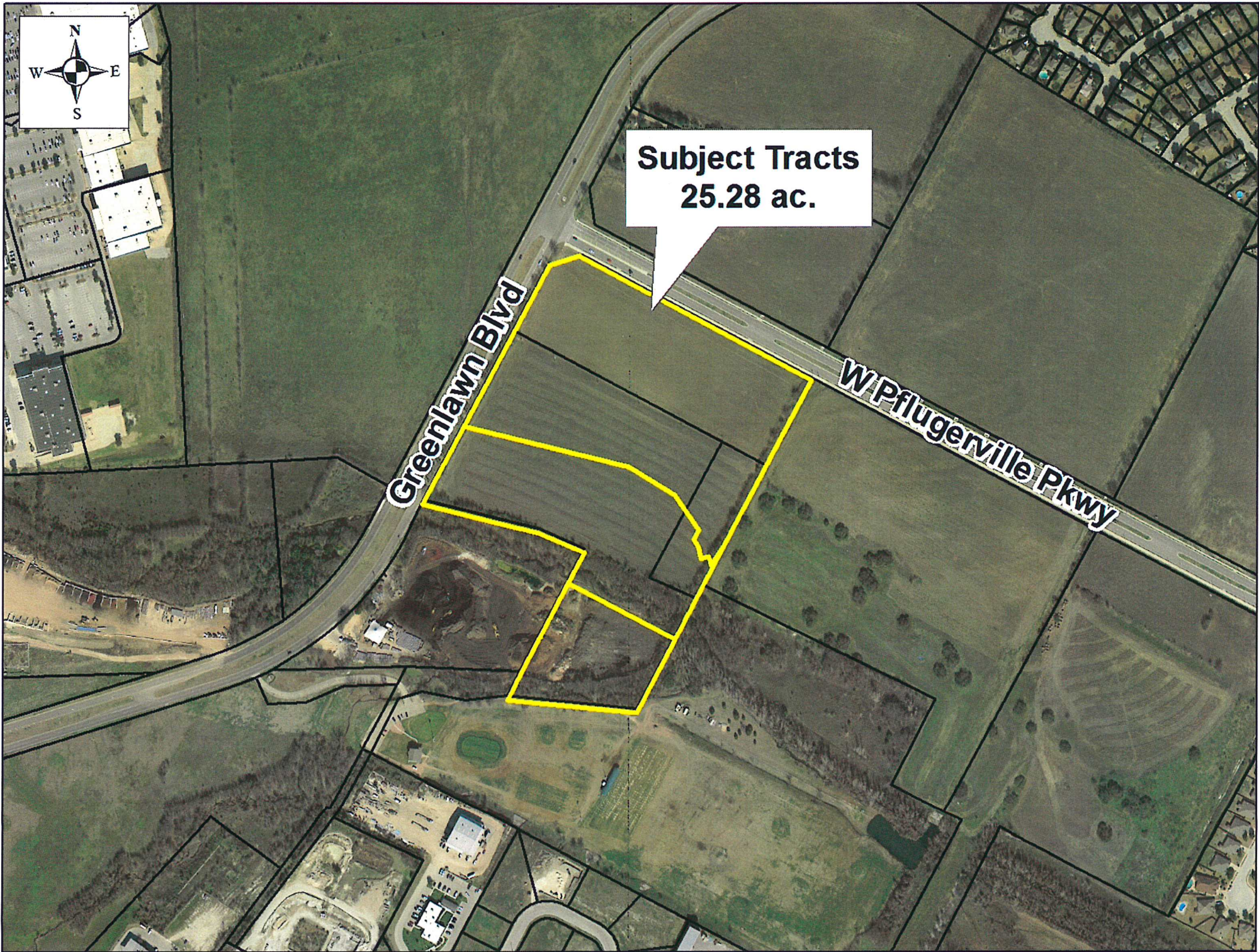
1. Remove depiction of the required 10' PUE and sidewalk easement along Greenlawn Blvd.
2. Amend note to state that the 10' PUE and sidewalk easement shall not conflict with the 15' electric utility easement and shall be located outside of the electric easement if necessary.
3. Provide topographic features with two foot (2') interval contour lines.
4. Offsite private wastewater easement must be depicted with a space for recording information.
5. Onsite private wastewater easement to serve Lot 1 must be depicted.



**Subject Tracts
25.28 ac.**

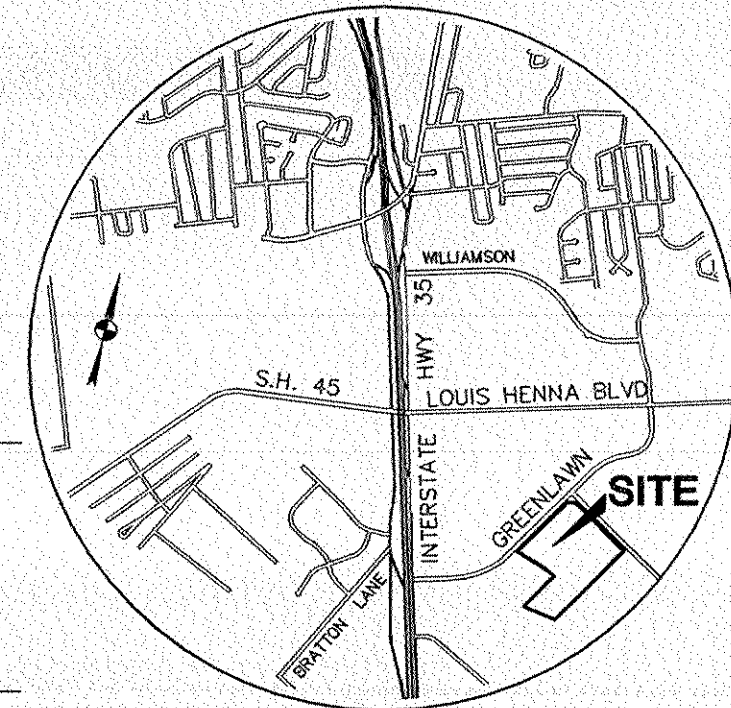
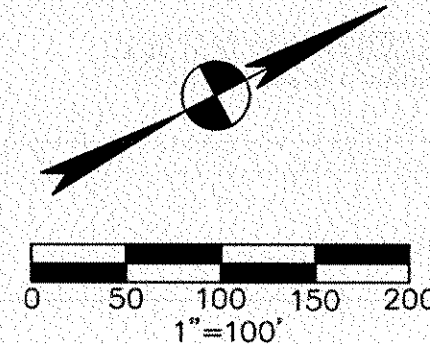
Greenlawn Blvd

W Pflugerville Pkwy



HOLLYBROOK RANCH PRELIMINARY PLAT

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
- SIDEWALK
- EASEMENT
- POB = POINT OF BEGINNING

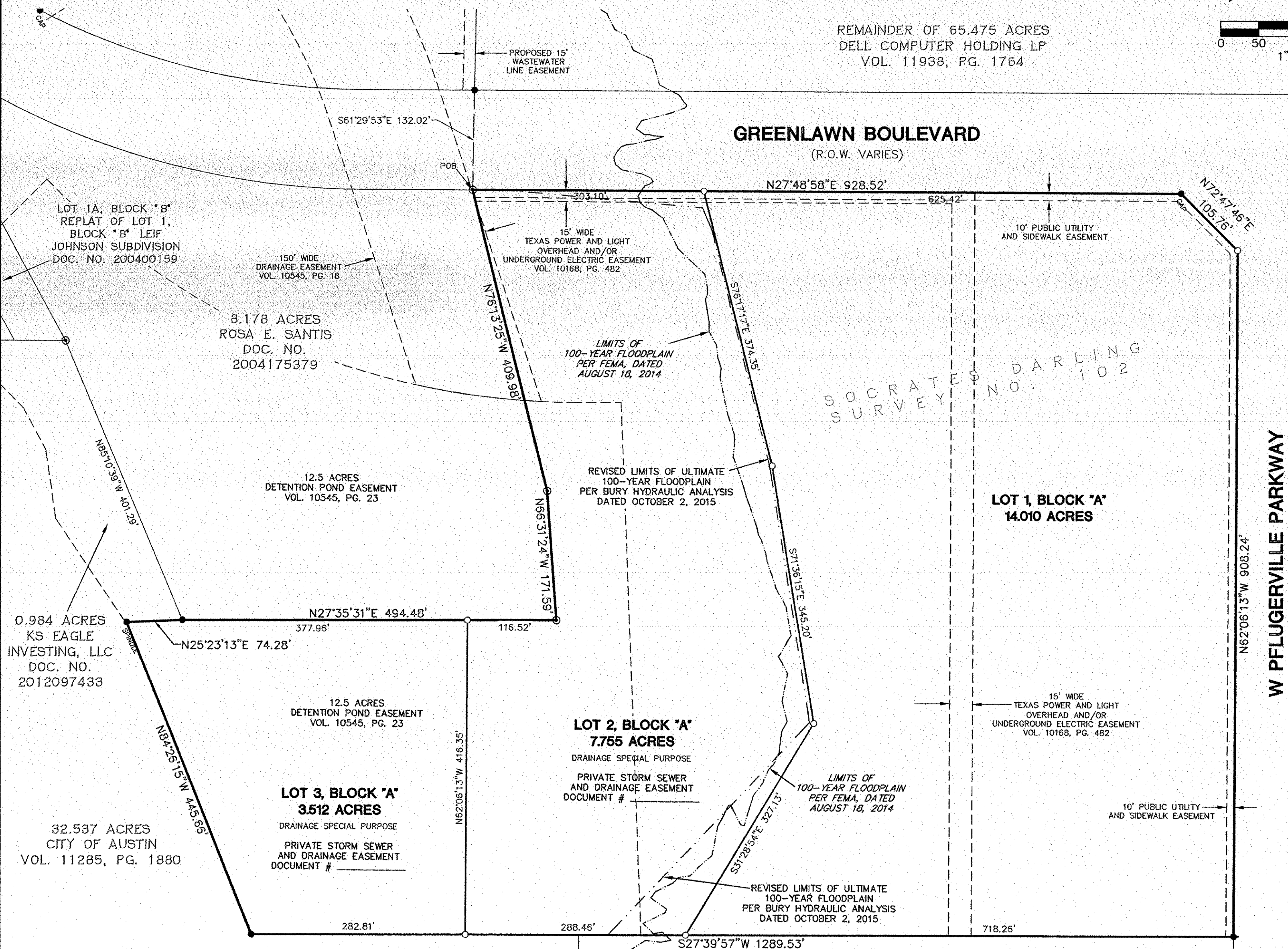
BEARING BASIS NOTE:

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)



GENERAL INFORMATION:

OWNERS.....JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL
OWNERS.....MICHAEL TRACT PARTNERS
OWNERS.....DAVID WILSON LEPPIN
TOTAL ACREAGE.....25.279 ACRES
SURVEY OF.....SOCRATES DARLING SURVEY NO. 102 (A-232)
DATE.....JUNE 17, 2015
TOTAL # OF LOTS.....1-DEVELOPMENT 2-SPECIAL PURPOSE
TOTAL # OF BLOCKS.....1
PLANNING AND ZONING.....
COMMISSION REVIEW.....NOVEMBER 18, 2015
SURVEYOR & ENGINEER.....BURY-AUS, INC.
SUBMITTAL DATE.....OCTOBER 20, 2015
LINEAR FEET OF NEW STREETS.....OFT

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

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

TRACT ONE
REMAINDER OF 16 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

HOLLYBROOK RANCH PRELIMINARY PLAT

DATE: OCTOBER 2015
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 © 2015

Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL2.dwg

SHEET

1

OF 2

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS

THAT JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL AND MICHAEL TRACT PARTNERS, ACTING HEREIN BY AND THROUGH JAMES P. MICHAEL, ITS AND DAVID WILSON LEPPIN, 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 THE REMAINING PORTION OF THAT CERTAIN 19.335 ACRE TRACT OF LAND CONVEYED TO JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL BY DEED OF RECORD IN VOLUME 11287, PAGE 386 AND ALL OF THAT CERTAIN 2.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL TRACT PARTNERS BY DEED OF RECORD IN VOLUME 10393, PAGE 353, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO INCLUDING THE REMAINING PORTION OF TRACT ONE (16 ACRES) AND TRACT TWO (4 ACRES) AS CONVEYED TO DAVID WILSON LEPPIN BY DEED OF RECORD IN VOLUME 7489, PAGE 534 OF THE DEED 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: JAMES P. MICHAEL DATE
ADDRESS
CITY, STATE
ZIP CODE

BY: MAJELLA S. MICHAEL DATE
ADDRESS
CITY, STATE
ZIP CODE

BY: DAVID WILSON LEPPIN DATE
ADDRESS
CITY, STATE
ZIP CODE

STATE OF TEXAS
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 2015.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

STATE OF TEXAS
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.

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NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF

§
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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 2015.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES

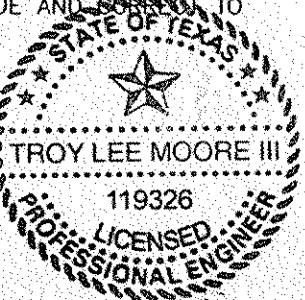
FLOOD PLAIN INFORMATION:

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, TROY L. MOORE, 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.

TROY L. MOORE
TEXAS REGISTRATION NO. 119326
BURY-AUS, INC.
221 WEST SIXTH STREET,
SUITE 600
AUSTIN, TEXAS 78701



HOLLYBROOK RANCH
PRELIMINARY PLAT

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 2.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL TRACT PARTNERS BY DEED OF RECORD IN VOLUME 10393, PAGE 353 AND THE REMAINING PORTION OF THAT CERTAIN 19.335 ACRE TRACT OF LAND CONVEYED TO JAMES P. MICHAEL AND WIFE, MAJELLA S. MICHAEL BY DEED OF RECORD IN VOLUME 11287, PAGE 386, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO INCLUDING THE REMAINING PORTION OF TRACT ONE (16 ACRES) AND TRACT TWO (4 ACRES) AS CONVEYED TO DAVID WILSON LEPPIN BY DEED OF RECORD IN VOLUME 7489, PAGE 534 OF THE DEED 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 THE REMAINING PORTION OF SAID 19.335 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 THE REMAINING PORTION OF SAID 19.335 ACRE TRACT AND THE REMAINING PORTIONS OF SAID 4 ACRE TRACT AND SAID 16 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 IN THE WESTERLY LINE OF THE REMAINING PORTION OF SAID 16 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF GREENLAWN BOULEVARD, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PFLUGERVILLE PARKWAY, 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) S82°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 AND BEING IN THE EASTERLY LINE OF THE REMAINING PORTION OF SAID 16 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 2.04 ACRE TRACT AND SAID 19.335 ACRE REMAINDER 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 THE REMAINING PORTION OF SAID 19.335 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, N84°26'15"W, ALONG THE IRREGULAR NORTHERLY LINE OF SAID 32.537 ACRE TRACT, BEING A PORTION OF THE IRREGULAR SOUTHERLY LINE OF SAID 19.335 ACRE REMAINDER 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 THE REMAINING PORTION OF SAID 19.335 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 A PORTION OF THE SOUTHERLY LINE OF THE REMAINING PORTION OF SAID 19.335 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) N86°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.

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 CONCEPT PLAN APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 1, 2015.
5. ALL BEARINGS REFERENCED HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD 83/93 DATUM EXPRESSED IN U.S. SURVEY FEET.
6. NO FENCES, STRUCTURES, OR STORAGE SHALL BE CONSTRUCTED IN THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
7. A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS AS SHOWN HEREON.
8. ALL EXISTING RECORDED EASEMENTS AND PLATS ARE FOUND IN THE DEED RECORDS, PLAT RECORDS OR THE OFFICIAL PUBLIC RECORDS ALL OF TRAVIS COUNTY, TEXAS.
9. 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.
10. 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.
11. SUBJECT TO THE REQUIREMENTS OF A TRAFFIC IMPACT ANALYSIS, A REVISION TO THIS PRELIMINARY PLAT MAY BE REQUIRED IN ORDER TO PROVIDE ADDITIONAL RIGHT-OF-WAY ON GREENLAWN BOULEVARD.

STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS;

APPROVED THIS DAY OF 201, 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.

DAVID PAVLLISKA, CHAIRMAN

APPROVED, ON THE DAY OF , 201.

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.

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

DATE



HOLLYBROOK RANCH
PRELIMINARY PLAT

DATE: OCTOBER 2015
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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