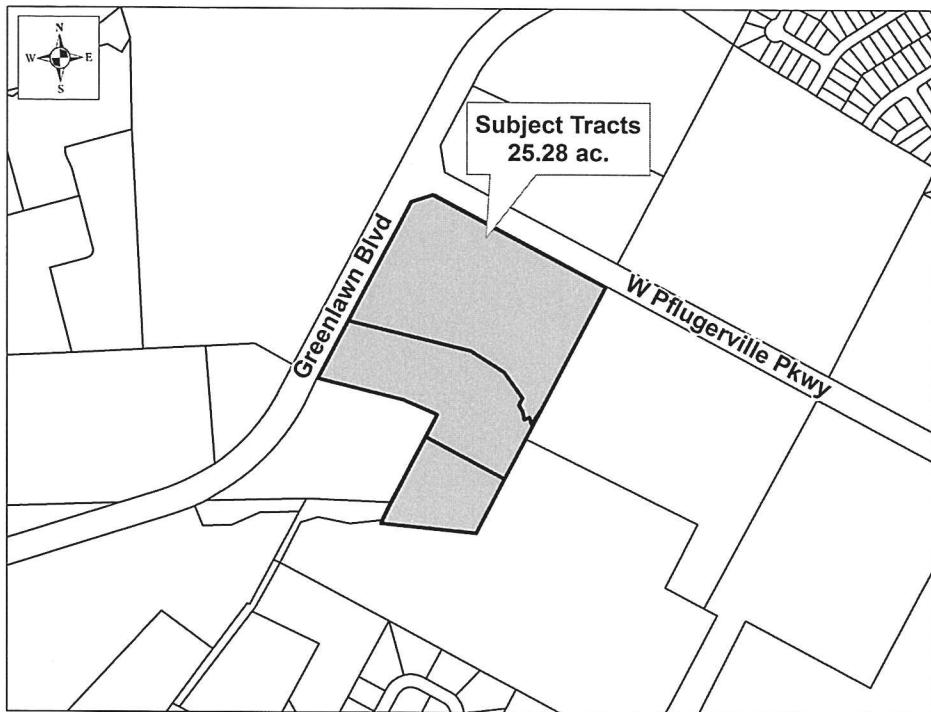


**Hollybrook Ranch**  
**FINAL PLAT** FP1604-002



**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 Hammam**  
**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 1, 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. For wastewater service, the site is currently in the CCN for Windermere. The applicant proposes release from the Windermere 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.

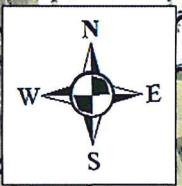
**Drainage:** Two of the three lots in the plat are designated as special purpose lots for drainage. Drainage from the developed area would be detained in an on-site detention pond before being released to enter a tributary of Gilliland Creek. Public drainage systems are in place for both Pflugerville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

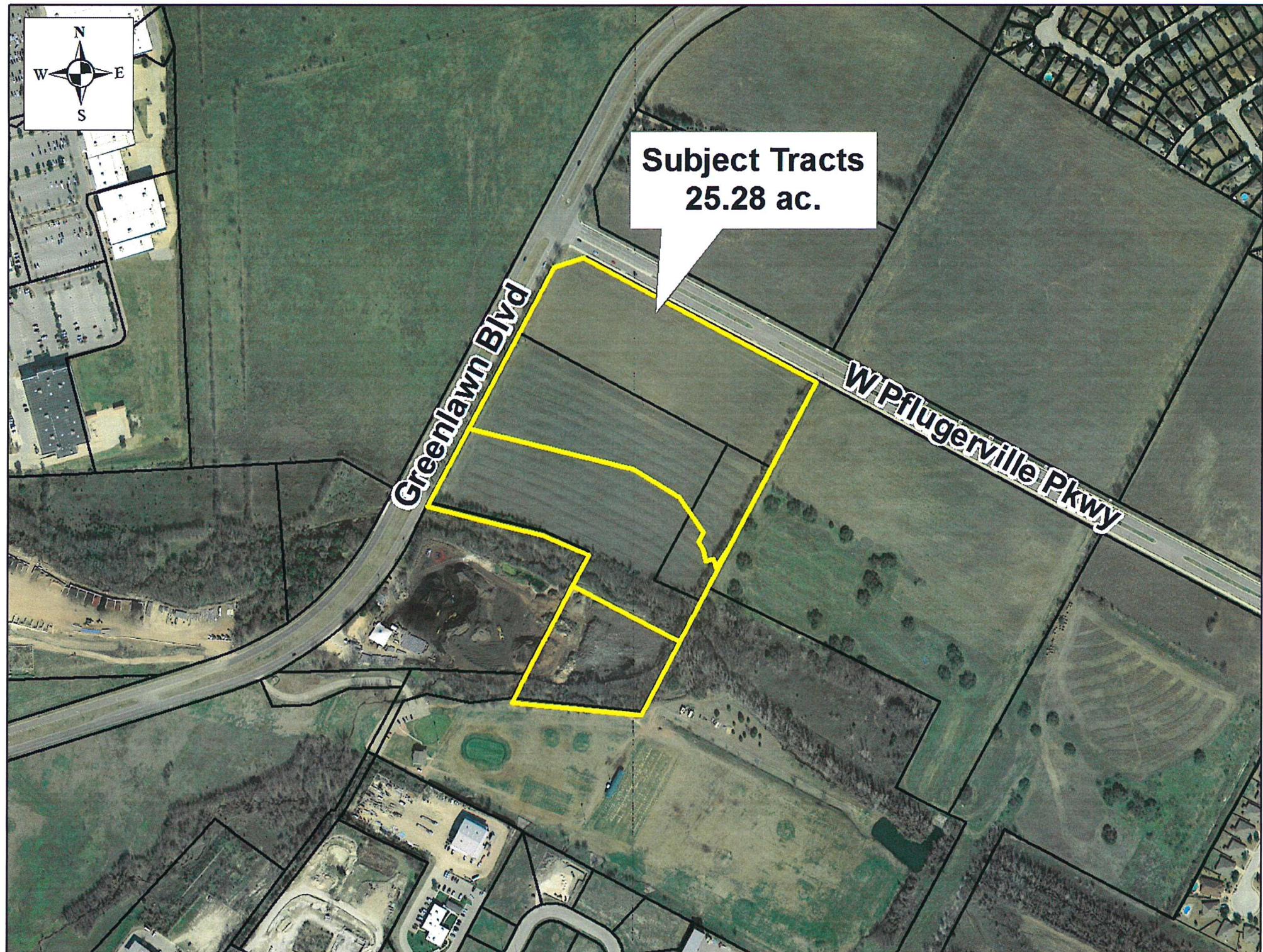
1. Provide water CCN release prior to Final Plat recordation
2. Provide an onsite easement dedicated to "South West Water Utilities" (AKA Windermere) for wastewater to the property boundary adjacent to Pflugerville Pkwy located on sheet 1



**Subject Tracts  
25.28 ac.**

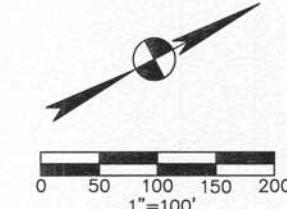
**Greenlawn Blvd**

**W Plugerville Pkwy**

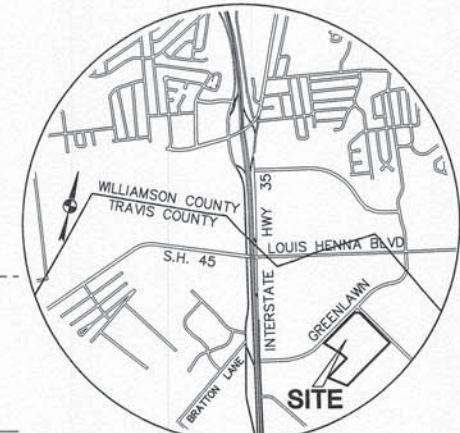


# FINAL PLAT HOLLYBROOK RANCH

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



0 50 100 150 200  
1"=100'



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

## W PFLUGERVILLE PARKWAY (120' R.O.W.)

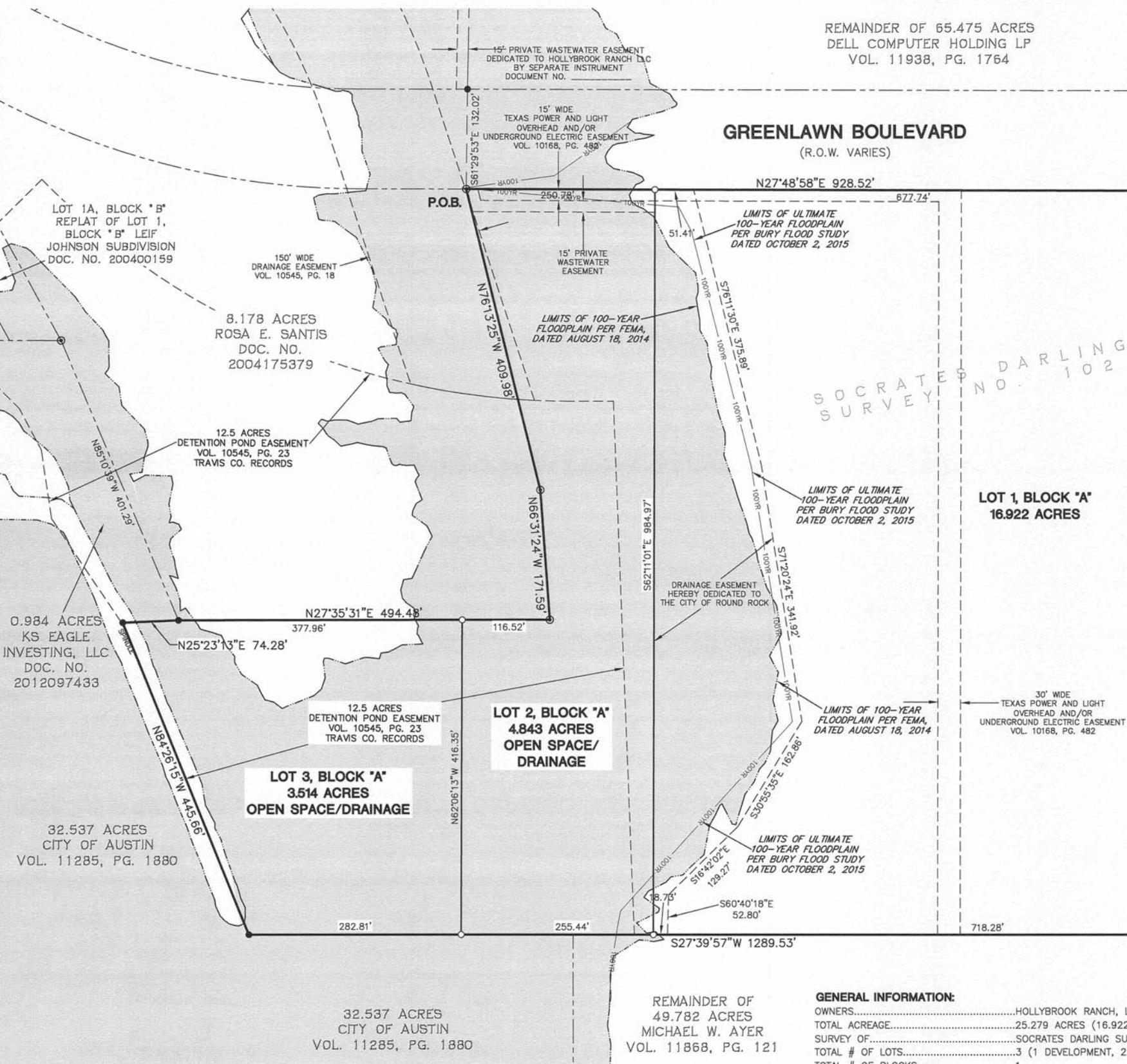
TRACT ONE  
REMAINDER OF 16 ACRES  
DAVID WILSON LEPPIN  
VOL. 7489, PG. 534

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

## 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

Drawn by: MJJ Approved by: MJJ Project No.: R0110849-10002.93 File: H:\110849\002\110849002PL4.dwg



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; SAID 25.279 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## 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

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

STATE 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  
IN AND FOR THE STATE OF \_\_\_\_\_

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:

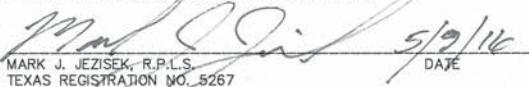
I, KATHLEEN E. HAMMEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



STATE OF TEXAS § 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



SHEET  
2  
OF 3

## 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

# 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  
Copyright © 2016

Approved by: MJJ Project No.: R0110849-10002.93 File:

SHEET

**3**

OF 3