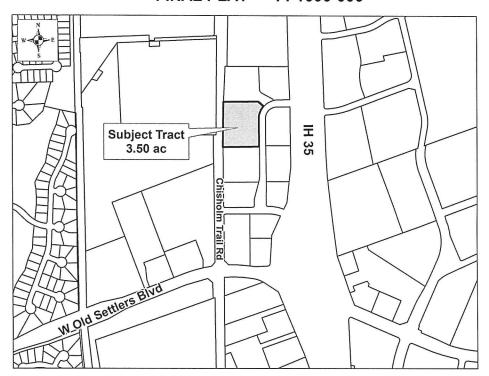
Replat of Encino Plaza (Hoppe Trail) FINAL PLAT FP1606-006



CASE PLANNER: David Fowler **REQUEST:** Approval of Replat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 3.50 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Hotel South: Hotel East: Restaurant West: Public Park

PROPOSED LAND USE: Hotel, restaurant

| PROPOSED LOTS BY TYPE: | NUMBER OF LOTS | <u>ACREAGE</u> |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------|
| Residential - Single Unit: Residential - Multi Unit: Office: Commercial: Industrial: Open/Common Space: ROW: Parkland: Other: | 0 0 0 2 0 0 0 0 | 0.00 0.00 0.00 3.50 0.00 0.00 0.00 0.00 |
| TOTALS: | 2 | 3.50 |

Owner: SAR WESTERN CENTER PLAZA LP 6467 SOUTHWEST BLVD FORT WORTH, TX 76132-2777 Agent

Hagood Engineering Associates, Inc. Terry Hagood 900 E. Main St.

Round Rock, TX 78664

Replat of Encino Plaza (Hoppe Trail) FINAL PLAT FP1606-006

HISTORY: The Planning and Zoning Commission approved the Holiday Inn Plaza Preliminary Plat on September 20, 1995, the Encino Plaza (Formerly Holiday Inn) Final Plat on March 13, 1996, and the Amended Plat of Encino Plaza, Lots 3A-1 and 3A-2 Block "B" on July 5, 2000.

DATE OF REVIEW: July 20, 2016

LOCATION: Hoppe Trail, west of the intersection with the I-35 Access Road and east of Chisolm Trail Road.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for the parcel is commercial, and the zoning is C-1 (General Commercial). The C-1 district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and proposed commercial use conform to the General Plan.

<u>Traffic, Access and Roads:</u> The site has frontage on both Hoppe Trail and Chisholm Trail Road. A traffic impact analysis has been deferred until the tenants have identified for both of the lots proposed to be created through this replat.

<u>Water and Wastewater Service:</u> 12" water mains are located in the rights-of-way of Chisholm Trail and Hoppe Trail. An 8" wastewater main is located in the property.

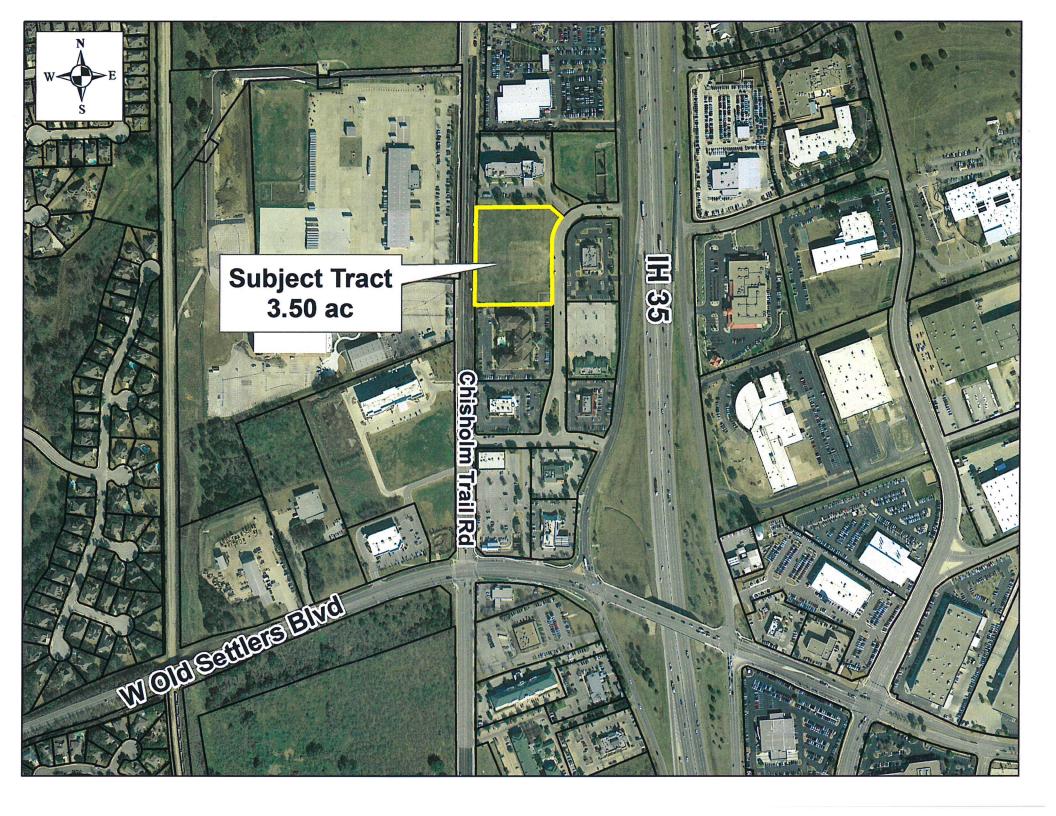
<u>Drainage:</u> The site will connect via storm sewer to an existing detention pond at the northeast corner of Encino Plaza.

Additional Considerations: The tentative use for at least one of the proposed new lots is hotel.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

- 1. Update note 5 to read, "Along Chisholm Trail in addition to the 10' PUE dedicated by plat note 4, the remainder of the 15' PUE dedicated by plat (Doc. No. 2013066840) exists as a variable width PUE".
- 2. Depict the variable width PUE with line work or provide the note stated above with the corrected language along Chisholm Trail.



3.50 ACRES, BEING LOT 3-8, BLOCK '8", OF FLAT AMENDMENT OF LOTS 3-AT AND 3-A2 BLOCK 'B' ENCOND FLAZA, A SUBDANKSON BY WILLIAMSON COURTY TEXAS, ACCORDING TO THE HAP OR PLAT, OF RECORD IN CARRIET T, SLIDES 272-273, OF THE PLAT RECORDS OF WILLIAMSON COURTY, TEXAS, SAYE AND EXCEPT THAT CALLED 0.051 OF AN ACRE PORTION OF SAID TRACT THAT WAS CONNEYED TO THE CITY OF ROUND ROCK, TEXAS IN THAT DEED RECORDED UNDER DOCUMENT NO. 2013066840, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND EOUNDS AS FOLLOWS:

BEGANNING AT A 1/2" IRON ROD WITH ORANGE CAP STANPED "WALLACE GROUP" FOUND IN THE SOUTH LINE OF LOT 3-AS OF THE REPLAT OF LOT 3-A
BLOCK "5", ENCINO FLAZA, A SUBVISION RECORDED IN CARNET Q. SLIDES 184-185 OF SAID FLAT RECORDS, MARKING THE MORTHEAST CORNER OF SAID 0.051 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE SOUTH LINE OF SAID LOT 3-A3 AND THE NORTH LINE OF SAID LOT 3-B THE FOLLOWING TWO (2) COURSES, FOR THE NORTH LINE

- N 89"23"14" E, 333.34 FEET TO A 1/2" IRON ROD FOUND, FOR AN EXTERNAL ANGLE FORM IN THE NORTH LINE OF SAID LOT 3-B AND THIS
- \$ 48°27'37" E, 70.38 FEET TO A 1/2" RON ROD WITH BLEG/BLE YELLOW CAP FOUND IN THE WEST LINE OF HOFFE TRA'L (60' BIGHT-OF-WAY). MARKENG THE SOUTHEAST CORNER OF SAID LOT 3-A3, FOR THE NORTHEAST CORNER OF SAID LOT 3-B AND THIS TRACT.

THENCE WITH THE WEST LINE OF SAID HOPPE TRAIL AND THE EAST LINE OF SAID LOT 3-8 THE FOLLOWING TWO (2) COURSES, FOR THE EAST LINE HEREOF:

- 132.84 FEET ALONG A CURVE TO THE LEFT (DELTA=42*17'04", R=180.00", LC=\$ 20°29'49" W, 129.85 FEETJ TO A 1/2" RON ROD WITH YELLOW CAP STAMPED "HAYING CONSULTAITS" FOUND, FOR AN ANGLE POINT IN THE EAST LINE OF SAID LOT 3-8 AND THIS TRACT;
- S COP34'09" E, 266.86 FEET TO A 1/2" IRON ROD FOUND, WARRING THE NORTHEAST CORNER OF LOT 2-A OF THE REPLAT OF LOTS 1, 2, 8 3 SLOCK "B", ENCINO PLAZA, A SUBVISSON RECORDED EN CABINET O, SLIDES 336-337 OF SAID PLAT RECORDS, FOR THE SOUTHEAST CORNER OF SAID LOT 3-B AND THIS TRACT;

THENCE'S 89°23'10" W, 349.26 FEET WITH THE NORTH LINE OF SAID LOT 2-A AND THE SOUTH LINE OF SAID LOT 3-B TO A 1/2" BON ROD WITH BINK CAP STAMPED "TLS BYC." SET, MARKING THE SOUTHEAST CORNER OF SAID 0:051
ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE EAST LINE OF CHISHOLA TRAIL BEARS S 89°23'10" W, 0.82 FEET, MARKING THE SOUTHWEST CORNER OF SWD 0.051 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 3-8;

THENCE N 00°47'48' E, 435.36 FEET WITH THE EAST LINE OF SAID 0.051 ACRE TRACT TO THE FORM OF BEGINNING, CONTAINING 3.50 ACRES OF LAND,

ALL BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE MANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/93).

STATE OF TEXAS § COUNTY OF VALUATION 8

THAT SAR WESTERN CENTER PLAZA, LP., A TEXAS LIMITED PARTNERSHY, AS THE OWNER OF THAT CRETAS! 3.50 ACRE TRACT OF LAND RECORDED IN CASHET I, SUDE 272-273, OF THE FURIC RECORDS OF WALKANSON COUNTY, TEXAS DO HEFEBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PLEATE CALIFY THAT THE AREA TO CHART TO SEATTH AND ALL OTHER LANDS INTENDED FOR FURLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS LOT 3-B, BLOCK B, PLAT AMENDMENT OF LOTS 3-A1 AND 3-A2 BLOCK '8'

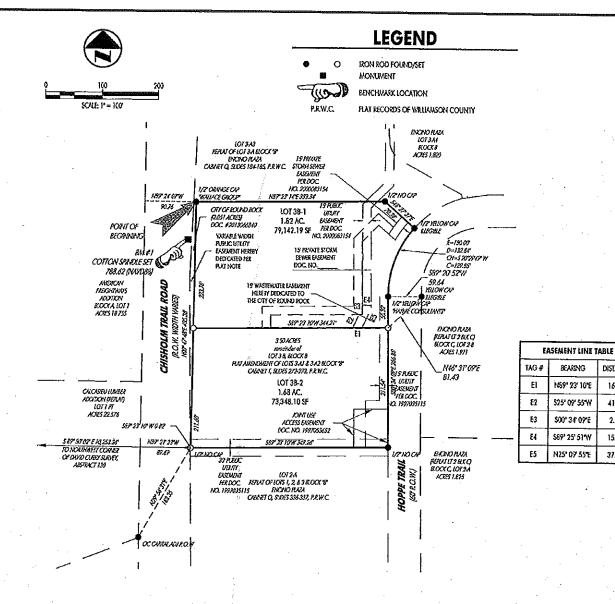
SAR WESTERN CENTER PLAZA, LP.

[NAVE OF AUTHORIZED OFFICER] TITLE OF OFFICER

THE STATE OF TEXAS §
COUNTY OF WILLAMSON § THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF, 20 , BY, DWAYE OF AUTHORIZED OFFICER, AS ITTILE OF OFFICER OF PANEE OF CORPORATE ENTITY), A (STATE OF FORMATION) [TYPE OF CONFORMTE ENTITY), ON BEHALF OF SAID PLAME OF CORPORATE ENTITY.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME:

MY COMMISSION DOISES



THE STATE OF TEXAS § COUNTY OF WALLANSON 5
THAT I, KENNETH LOUIS ORDER, DO HEREBY CERTIFY THAT I FREFARED THIS PLAT
FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROFERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUEDWISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010

SIGNATURE AND SPAL OF LICENSED SURVEYOR

7-6-16 DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON § THAT I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE RIFORMATION CONTAINED ON THIS PLAT COMPUTES WITH CHAPTER 34, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROLAND ROCK, 2010 EDITION AS A WEIGHD, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF

762016



會 .

KENNETH LOUIS CROER

5624

APPROVED THES _______DAY OF ______, 201_, BY THE CITY PLANNING AND ZONENG CONWISSION OF THE CITY OF ROUND ROCK, TDIAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON APPROVED THIS _DAY OF

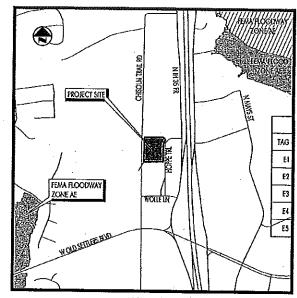
DAVID PAYLISKA, CHARMAN

THE STATE OF TEXAS § COUNTY OF WILLIAMSON &

THAT I, NANCY ASTER, CLEAK OF THE COUNTY COURT OF SAID COURTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR SECOND IN MY OFFICE ON THE DAY OF _____, AD., 201_, AT _OTCLOCK_M, AND DULY RECORDED ON THE ____DAY OF ____, AD., 201_, AT _OTCLOCK_M. IN THE REAT RECORDS OF SAD COUNTY, IN DOCUMENT NO.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ASOVE WRITT

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS



YICINITY MAP

OWNERS: SAR WESTERN CENTER PLAZA, LP 2625 81H AVENUE

ACREAGE: 3.5 ACRES

ACREAGE BY LOT TYPE: DEVELOPMENT

SURVEYOR: TEXAS LAND SURVEYING, INC. 3613 WILLIAMS DRIVE, SUITE 903 GEORGETOWN, TEXAS 78628 PHONE (512) 930-1600

FAX (512) 930-9389 KENDETH LOUIS CODER, R.P.L.S.

NUMBER OF BLOCKS: 1

DISTANCE

16.66

41.38

2.90

15,00

NUMBER OF LOTS: DEVELOPMENT LINEAR FEET OF NEW STREETS: 0

SURMITTAL DATE: 6/21/2016

DATE OF PLANENING AND 7/20/2016 ZONENG COMMISSION REVIEW

BENCHWARKS: COTTON SPINDLE SET

ELEV=788.62 (NAYD88)

PATENT SURVEY: DAVID CURRY SURVEY

ABSTRACT NO. 130

ENGINEER: HAGOOD ENGINEERING, INC. 900 E. MAIN STREET ROUND ROCK, TEXAS 78464 FHONE (512) 244-1546 FAX (512) 244-1010

TERRY R. HAGOOD, P.E.

REPLAT

LOT 3-B, BLOCK B, PLAT AMENDMENT OF LOTS 3-A1 & 3-A2 BLOCK "B", **ENCINO PLAZA**



SHEET

900 E Maio Street Round Rock, TX 78664 Phana (512) 244-1545 Fex (5) 21 244-1010

01 OF 02

JOHNO, 12-005 @ 2016 HZA, Inc.

NOTES

- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS ENUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL ENERGENCY INVAGENCY AGENCY BOUNDARY MAP (FLOOD ENSURANCE RATE MAP) COMMUNITY PANELS NUMBER 4849 (CO490 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WHILLIASON CONTINCY TEXAS
- 2. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1/2 ANNUAL CHANCE FLOODPIAN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A TEN FOOT (10) P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREOXY.
- ALONG CHISHOUM TRAIL IN ADDITION TO THE 10' P.U.E. DEDICATED BY PLAT NOTE 4, THE REMAINDER OF THE 15' P.U.E. DEDICATED BY PLAT (DOC. NO. 2013066340) IS HEREBY DEDICATED AS A VANIBALE WIDTH P.U.E.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF DISDNANCES, 2010 EDITION, AS AVENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- 8. THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USED FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OFFRATION, ENLARGEMENT, MAINTENANCE, ALTERATION, REPAIR, RESULDING, REMOYAL, AND PATROL OF UTILITIES AND ASSOCIATED FACILITIES INCLUDING BUT NOT LIMITED TO: PRES, WAYES, YAULTS, MANHOLES, CHAINNES, INJETS, STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURITMANCES, AND ANY INCESSARY ACCESSORES THERETO (COLLECTIVELY THE FACILITIEST).

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS, IN ANY RELATING TO THE HERBINASOVE DESCRISED PROPERTY TO THE EXTENT, AND ONLY TO THE BUTENT, THAT THE SAME MAY STILL BE IN FORCE AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEVAS OR TRAMS, COUNTY TEVAS.

EDPECT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIMITEGES HEREIN GRANTED SHALL BE PERFETUAL, PROVIDED HOWEVER THAT SAUD EASEMENT, RIGHTS, AND PRIMITEGES SHALL CEASE AND REVERT TO THE GRANTOKS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF HIM (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS, AND PRIMEGES GRANTED HEREIN ARE EXCLUSIVE, AND GRANTOR COVERWATS NOT THE CONNYE AND OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN THE PREMISES COVERED BY THIS GRANT, WITHIN THE PERMISES COVERED BY THIS GRANT, WITHIN THE EXPRESS WHITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHINED, GRANTEE SHALL HAVE THE RIGHT TO REVIEW ANY PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIES CONTEMPLATED HEREIN, PROS TO GRANTING ITS CONSENT FOR OTHER EASEMENTS, GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE PRITEGRITY OF THE FACILITIES THEREON.

GRANTOR FUTHER GRANTS TO GRANTEE:

- (a) THE PIGHT 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 FROM THE EASEMENT OVER AND ACROSS GRANTORS PROPERTY BY MEANS OF ROADS AND LAVES THEREON, IF SUCH BOST; OTHERMISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONFINENCE TO GRANTOR; PROVIDED THAT SUCH BIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF THE GRANTOR'S PROPERTY WHICH IS BOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW ACROSSING OR REGETTE CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYES OF GRANTEE TO DESSEMBLE, REMOYE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICABE, OR OTHER STRUCTURES WHICH OBSTRUCTS, PROYERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOYE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOUND AS IS REASONABLY FRASIBLE, REPLACE AND RESTORE GRANTORS PROPERTY TO AS SUMUR A CONDITION AS REASONABLY FRACTICABLE AS DISTED INMEDIATELY PROR TO GRANTEES ACTIONS PUBLIANT TO THIS PROVISION, UNITESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS DISTED INMEDIATELY PROR TO GRANTEES ACTIONS PUBLIANT TO THIS PROVISION, UNITESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE AS DISTED INMEDIATELY PROR TO GRANTEES ACTIONS PUBLIANT TO THIS PROVISION, UNITESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONNEYED TO THE GRANTEE REPERLY.

(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 PROVIDE ACCESS TO TROFFEN ADJACENT TO THE FASSMENT.

- (e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TRESS AND BRUSH NOW OR HEREATER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TRESS ON EITHER SIDE OF THE FASEMENT WHICH NOW OR HEREATTER IN THE OFFNION OF GRAINTEE MAY BE HAZARD TO ANY PRELINE; VALVES, APPLIANCES, FITTINGS, OR OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INSTITUTION THEREIN, OR WHICH MAY OTHER MISE INTERETEE WITH THE DEFOCKSE OF GRANTEES RIGHTS HEREINDER; PROVIDED HOWEVER, THAT ALL TRESS WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMEER OR HERWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL LONS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BUSNEO OR REMOVED BY GRANTEE;
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKEPS SET IN THE GROUND, PROVIDED THAT SUCH MARKEPS 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 GRANTORS PRIVATE ROADS OR LANES ON THE LANDS.
- (4) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHECH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF HAY RESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OWISSION OF GRANTEES AGENTS OR EMPLOYES 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 GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

THE HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTIO GRANTEE AND ITS SUCCESSORS AND ASSIGNS, FOREYRE, TOGETHER WITH ALL AND SINGULAR ALL USUAL AND CUSTOMARY RIGHTS THERETO IN ANYWASE BELONGING, AND TOGETHER WITH THE RIGHT AND PRIMEIGE AT ANY AND ALL TRUES TO ENTER SAID PRIMESS, OR ANY PART THEREOF, FOR THE RURFOSE OF CONSTRUCTING OR MANITARENG SAID UTILITIES AND FOR MAKING CONNECTIONS THEREWITH, AND GRANTOR DOES HEREBY BIND FISELF, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREYRE DEFEND, ALL AND SINGUAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROLIND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREYRE DEFEND, ALL AND SINGUAR, THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROLIND ROCK, TEXAS, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAUMING OR TO CLAUM THE SAME OR ANY PART THEREOF.

PEPLAT

OF

LOT 3-B, BLOCK B, PLAT AMENDMENT

OF LOTS 3-A1 & 3-A2 BLOCK "B",

ENCINO PLAZA



SHEET

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Found Rock, TX 78864 Flore (512) 244-1545 Fox (512) 244-1010 Wrow heaveng pro TREE Registration No. F-12709

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