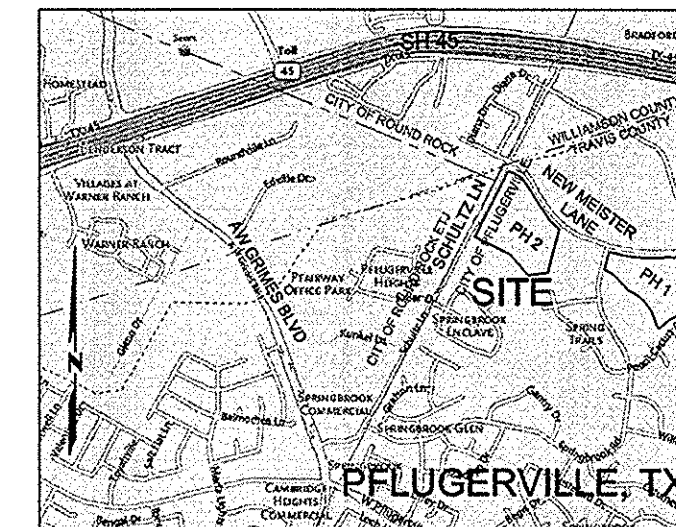


# SPRINGBROOK APARTMENTS PHASE 2 FINAL PLAT



LOCATION MAP  
(N.T.S.)

**NOTES:**

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. THE COMMUNITY IMPACT FEE APPLICABLE FOR THIS MULTIFAMILY LOT WILL BE BASED ON THE METER SIZE AS PART OF THE IMPACT FEES EFFECTIVE JULY 1, 2007 OF THE CONSOLIDATED FEE SCHEDULE.
6. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
7. OFF-SITE DETENTION IS PROVIDED FOR THIS SUBDIVISION. THE SUBDIVISION IS A PORTION OF SPRING TRAILS PHASE 2 POND AS DEFINED IN THE SPRING TRAILS PHASE 2 REGIONAL DETENTION POND PLANS PREPARED BY CARLSON, BRIGANCE & DOERING, INC.
8. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
9. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.
10. A 10-FT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
12. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED AS INDICATED BY THE DOTTED LINE ON THE FACE OF THIS PLAT.
13. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0270H AND 48453C0260H, THAT BEARS AN EFFECTIVE/REVISED DATE OF SEPTEMBER 26, 2008. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

**BEARING REFERENCE:**

TEXAS COORDINATE SYSTEM OF 1983 (NAD\_83 (COORS 96)), CENTRAL ZONE, GRID NORTH  
ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0001112142. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

**ELEVATION REFERENCE:**

BM #1 - NOTED ON THE FINAL PLAT OF SPRINGS TRAILS PHASE 1-B, DOCUMENT NO. 200700171, OPR.  
SQUARE CUT ON TOP OF CURB ON SOUTHEAST END ± 200' FROM SPRINGBROOK ROAD AND PENCIL CACTUS DRIVE INTERSECTION.  
EL. = 770.89' (DATUM UNKNOWN)

**TBM 1878-50:** "X" CUT ON TOP OF CONC, NORTH END OF CULVERT, 23' E OF CENTER OF SCHULTZ LANE AND 37' S OF THE CENTER OF NEW MEISTER LN

EL.= 809.45'  
N= 10150179  
E= 3146968

**TBM 1878-51:** SQUARE CUT ON THE SE CORNER OF STORM SEWER INLET, 23' S OF THE CENTER OF MEISTER LANE AND 900' WEST OF THE INTERSECTION OF MEISTER LANE AND SPRINGBROOK RD

EL.= 795.65'  
N= 10149514  
E= 3147546

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF \_\_\_\_\_

THAT BRANCH BANKING AND TRUST COMPANY, ACTING BY AND THROUGH RANDALL JENKINS, VICE PRESIDENT, COMMERCIAL CREDIT ADMINISTRATION, PROBLEM LOAN ADMINISTRATION, BEING THE OWNER OF 25.210 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787, IN TRAVIS COUNTY, AND THE JOHN VAN WINKLE SURVEY, ABSTRACT NO. 903, IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2010003839, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.210 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS SPRINGBROOK APARTMENTS PHASE 2, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, AD.

BRANCH BANKING AND TRUST COMPANY  
RANDALL JENKINS  
VICE PRESIDENT  
COMMERCIAL CREDIT ADMINISTRATION  
PROBLEM LOAN ADMINISTRATION  
1522 GROSS ROAD  
MESQUITE, TEXAS 75149  
(972) 882-2305

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL JENKINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

NOTARY SIGNATURE AND DATE

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:

THAT I, TOMMY P. WATKINS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

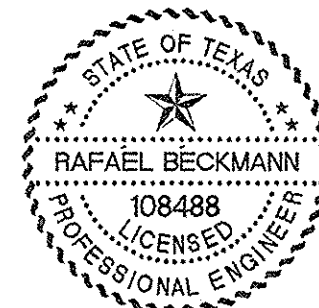
PRELIMINARY  
FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE  
CUNNINGHAM-ALLEN, INC.

TOMMY P. WATKINS, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
TEXAS REG. NO. 4549  
3103 BEE CAVE ROAD, STE. 202  
AUSTIN, TX  
PHONE: 512-327-2946

**ENGINEER'S FLOOD PLAIN CERTIFICATION**

NO 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 FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0270H AND 48453C0260H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

*Rafael Beckmann* 5/13/13 /DATE  
RAFAEL BECKMANN, P.E., C.F.M.  
CUNNINGHAM-ALLEN, INC.  
3103 BEE CAVE ROAD, SUITE 202  
AUSTIN, TX. 78746  
PHONE: 512-327-2946  
TBPE REG# F-284



APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

PLANNING DIRECTOR \_\_\_\_\_

ATTEST:

CITY SECRETARY \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT O'CLOCK, .M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

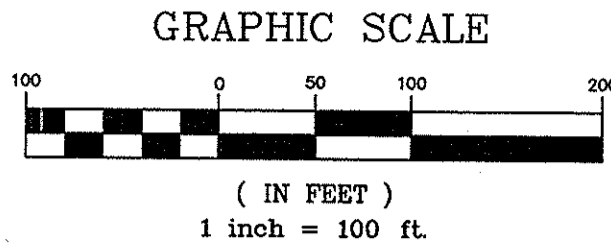
NANCY E. RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY \_\_\_\_\_

|                           |   |                                       |
|---------------------------|---|---------------------------------------|
| <br>Engineers - Surveyors | 3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946<br>Austin, Texas 78746-6819 Fax: (512) 327-2973<br>www.cunningham-allen.com<br>TBPE REG. NO. F-284 |                                       |
|                           | DATE: APRIL 2013<br>DRAWN BY: tpw   | PROJECT NO.: 579.0102<br>SHEET 1 OF 3 |

# SPRINGBROOK APARTMENTS PHASE 2

FINAL PLAT



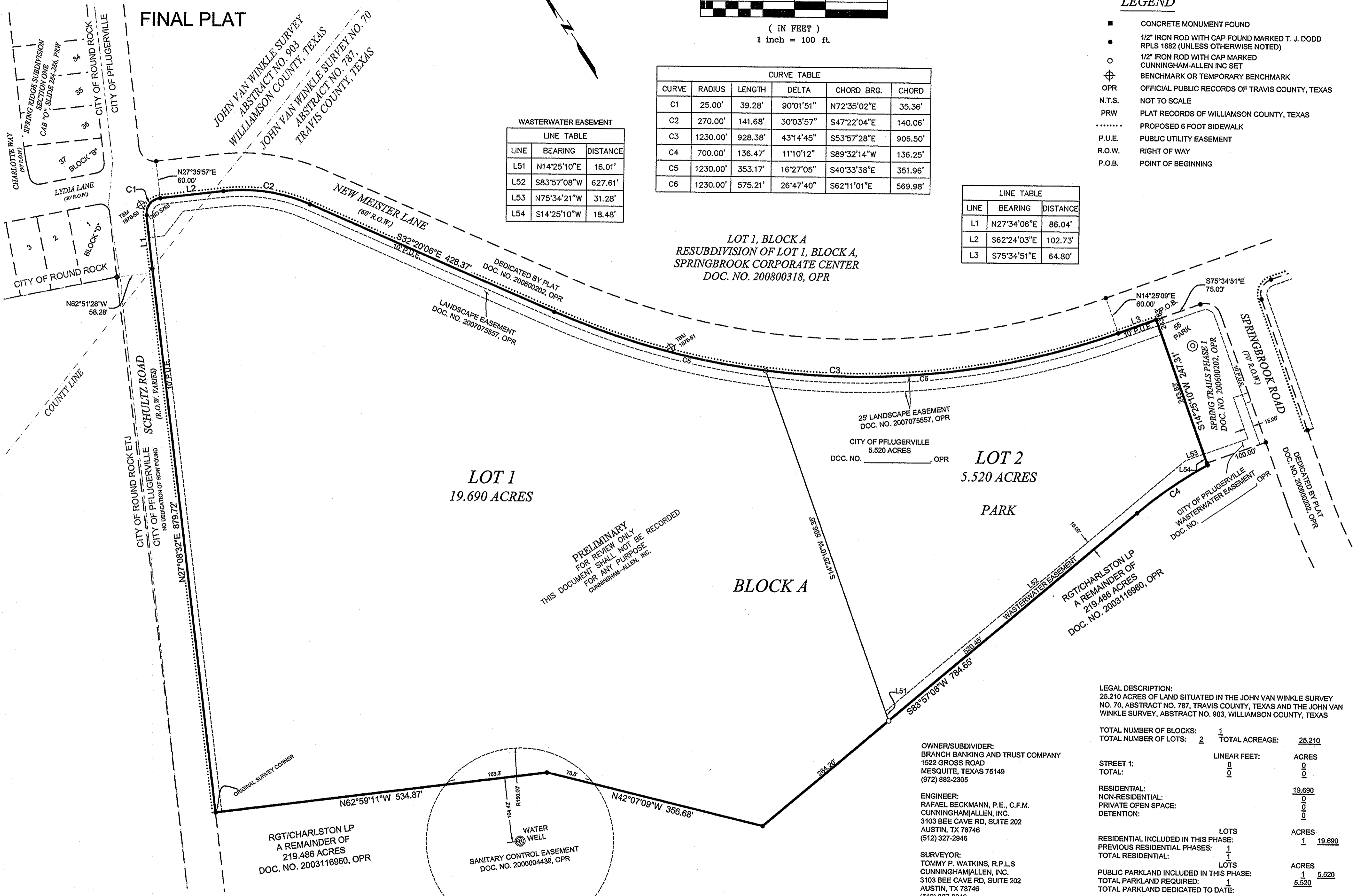
### LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD WITH CAP FOUND MARKED T. J. DODD RPLS 1882 (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP MARKED CUNNINGHAM-ALLEN INC SET
- ⊕ BENCHMARK OR TEMPORARY BENCHMARK
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- N.T.S. NOT TO SCALE
- PRW PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ..... PROPOSED 6 FOOT SIDEWALK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

| CURVE TABLE |          |         |           |             |         |
|-------------|----------|---------|-----------|-------------|---------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | CHORD BRG.  | CHORD   |
| C1          | 25.00'   | 39.28'  | 90°01'51" | N72°35'02"E | 35.36'  |
| C2          | 270.00'  | 141.68' | 30°03'57" | S47°22'04"E | 140.06' |
| C3          | 1230.00' | 928.38' | 43°14'45" | S53°57'28"E | 906.50' |
| C4          | 700.00'  | 136.47' | 11°10'12" | S89°32'14"W | 136.25' |
| C5          | 1230.00' | 353.17' | 16°27'05" | S40°33'38"E | 351.96' |
| C6          | 1230.00' | 575.21' | 26°47'40" | S62°11'01"E | 569.98' |

| WATERWATER EASEMENT<br>LINE TABLE |             |          |
|-----------------------------------|-------------|----------|
| LINE                              | BEARING     | DISTANCE |
| L51                               | N14°25'10"E | 16.01'   |
| L52                               | S83°57'08"W | 627.61'  |
| L53                               | N75°34'21"W | 31.28'   |
| L54                               | S14°25'10"W | 18.48'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N27°34'06"E | 86.04'   |
| L2         | S62°24'03"E | 102.73'  |
| L3         | S75°34'51"E | 64.80'   |



PRELIMINARY  
FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE  
CUNNINGHAM-ALLEN, INC.

OWNER/SUBDIVIDER:  
BRANCH BANKING AND TRUST COMPANY  
1522 GROSS ROAD  
MESQUITE, TEXAS 75149  
(972) 882-2305

ENGINEER:  
RAFAEL BECKMANN, P.E., C.F.M.  
CUNNINGHAM|ALLEN, INC.  
3103 BEE CAVE RD, SUITE 202  
AUSTIN, TX 78746  
(512) 327-2946

SURVEYOR:  
TOMMY P. WATKINS, R.P.L.S.  
CUNNINGHAM|ALLEN, INC.  
3103 BEE CAVE RD, SUITE 202  
AUSTIN, TX 78746  
(512) 327-2946

LEGAL DESCRIPTION:  
25.210 ACRES OF LAND SITUATED IN THE JOHN VAN WINKLE SURVEY  
NO. 70, ABSTRACT NO. 787, TRAVIS COUNTY, TEXAS AND THE JOHN VAN  
WINKLE SURVEY, ABSTRACT NO. 903, WILLIAMSON COUNTY, TEXAS

|                         |   |                |        |
|-------------------------|---|----------------|--------|
| TOTAL NUMBER OF BLOCKS: | 1 | TOTAL ACREAGE: | 25.210 |
| TOTAL NUMBER OF LOTS:   | 2 |                |        |

|                     |              |       |
|---------------------|--------------|-------|
| STREET 1:           | LINEAR FEET: | ACRES |
| TOTAL:              | 0            | 0     |
| RESIDENTIAL:        | 19.690       |       |
| NON-RESIDENTIAL:    | 0            |       |
| PRIVATE OPEN SPACE: | 0            |       |
| DETENTION:          | 0            |       |

|                                     |      |        |
|-------------------------------------|------|--------|
| RESIDENTIAL INCLUDED IN THIS PHASE: | LOTS | ACRES  |
| PREVIOUS RESIDENTIAL PHASES:        | 1    | 19.690 |
| TOTAL RESIDENTIAL:                  | 1    |        |

|   |      |       |
|---|------|-------|
| PUBLIC PARKLAND INCLUDED IN THIS PHASE: | LOTS | ACRES |
| TOTAL PARKLAND REQUIRED:                | 1    | 5.520 |
| TOTAL PARKLAND DEDICATED TO DATE:       | 1    | 5.520 |

Drawing Path: S:\5790102 Springbrook PH2 Drawings\5790102\_FINAL PLAT\_SPRINGBROOK\_PH2.dwg Plotted By: Tom Watkins Date: 5/10/2013 4:05:59 PM Layout: SHT2

| REV.# | DATE | DESCRIPTION | DRAWN |
|-------|------|-------------|-------|
|       |      |             |       |

SUBMITTAL DATE: / /2013  
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Cunningham|Allen  
Engineers - Surveyors

3103 Bee Cave Road, Suite 202 Tel.: (512) 327-2946  
Austin, Texas 78746-6819 Fax: (512) 327-2973  
www.cunningham-allen.com  
TBPE REG. NO. F-284

DATE: APRIL 2013 PROJECT NO.: 579.0102  
DRAWN BY: tpw SHEET 2 OF 3

# SPRINGBROOK APARTMENTS

## PHASE 2

### FINAL PLAT

#### DESCRIPTION

BEING A 25.210 ACRE TRACT OF LAND LOCATED IN THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787, TRAVIS COUNTY, TEXAS, AND IN THE JOHN VAN WINKLE SURVEY, ABSTRACT NO. 903, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 219.486 ACRE TRACT OF LAND CONVEYED TO RGT/CHARLESTON PARTNERS, LTD IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003116960, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF TRACT 1 (25.21 ACRES), AS DESCRIBED IN A TRUSTEE'S SUBSTITUTE DEED RECORDED IN DOCUMENT NO. 2010003839, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 25.210 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found in the south right-of-way line of New Meister Lane (60' right-of-way), dedicated by the Final Plat of SPRING TRAILS PHASE 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600202, of the Official Public Records of Travis County, Texas, for the northwest corner of Lot 55, Block O, of said SPRING TRAILS PHASE 1, and northeast corner of said Tract 1;

THENCE, South 14°25'10" West, with the common lines of said Lot 55 and said Tract 1, passing a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found for the southwest corner of said Lot 55 at a distance of 243.83 feet, and continuing for a total distance of 247.31 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found for the southeast corner of said Tract 1, and the beginning of a non-tangent curve to the left;

THENCE, with the southerly line of said Tract 1, the following four (4) courses and distances:

1. with said non-tangent curve to the left, having a radius of 700.00 feet, an arc length of 136.47 feet, a delta angle of 11°10'12", and a chord which bears South 89°32'14" West, a distance of 136.25 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found at the end of said curve;
2. South 83°57'08" West, a distance of 784.65 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found;
3. North 42°07'09" West, a distance of 356.68 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found;
4. North 62°59'11" West, a distance of 534.87 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found in the east right-of-way line of Schultz Road (no dedication to right-of-way found, ROW varies), for the southwest corner of said Tract 1;

THENCE, with said east right-of-way line and westerly line of said Tract 1, the following two courses and distances:

1. North 27°08'32" East, a distance of 879.72 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found;
2. North 27°34'06" East, a distance of 86.04 feet, to a 1/2 inch iron rod with cap stamped "CBD 5780" found at the intersection of said east right-of-way line and the south right-of-way line of said New Meister Lane and at the beginning of a curve to the right;

THENCE, with said south right-of-way line and the northerly line of said Tract 1, the following six courses (6) and distances:


1. With said curve to the right, having a radius of 25.00 feet, an arc length of 39.28 feet, a delta angle of 90°01'51", and a chord which bears North 72°35'02" East, a distance of 35.36 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found;
2. South 62°24'03" East, a distance of 102.73 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found at the beginning of a curve to the right;
3. with said curve to the right, having a radius of 270.00 feet, an arc length of 141.68 feet, a delta angle of 30°03'57", and a chord which bears South 47°22'04" East, a distance of 140.06 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found at the point of tangency;
4. South 32°20'06" East, a distance of 428.37 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found at the beginning of a curve to the left;
5. with said curve to the left, having a radius of 1230.00 feet, an arc length of 928.38 feet, a delta angle of 43°14'45", and a chord which bears South 53°57'28" East, a distance of 906.50 feet, to a 1/2 inch iron rod with cap stamped "TJ DOOD RPLS 1882" found at the point of tangency;
6. South 75°34'51" East, a distance of 64.80 feet, to the POINT OF BEGINNING containing 25.210 acres of land within these metes and bounds.

Drawing Path: S:\9790102\_Springbrook PH2\_Drawings\9790102\_FINAL PLAT\_SPRINGBROOK\_PH2.dwg Plotted By: Tom Watkins Date: 5/10/2013 4:07:45 PM Layout: SHT3

| REV.# | DATE | DESCRIPTION | DRAWN |
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|       |      |             |       |

SUBMITTAL DATE: / / 2013

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|   | DATE: APRIL 2013<br>DRAWN BY: tpw   | PROJECT NO.: 579.0102<br>SHEET 3 OF 3 |