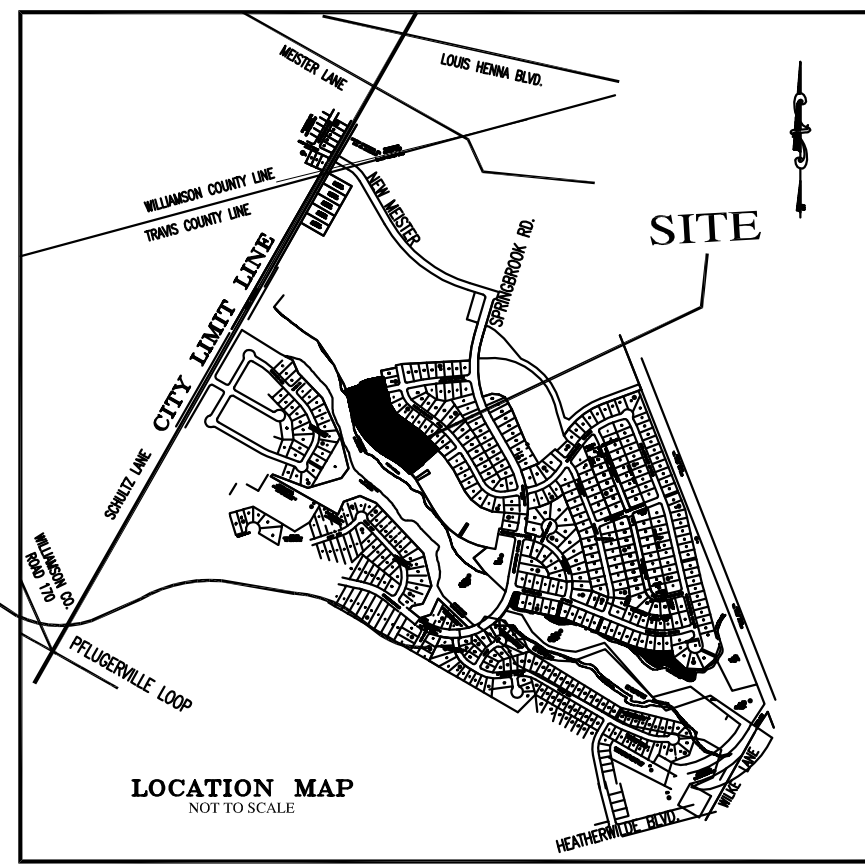
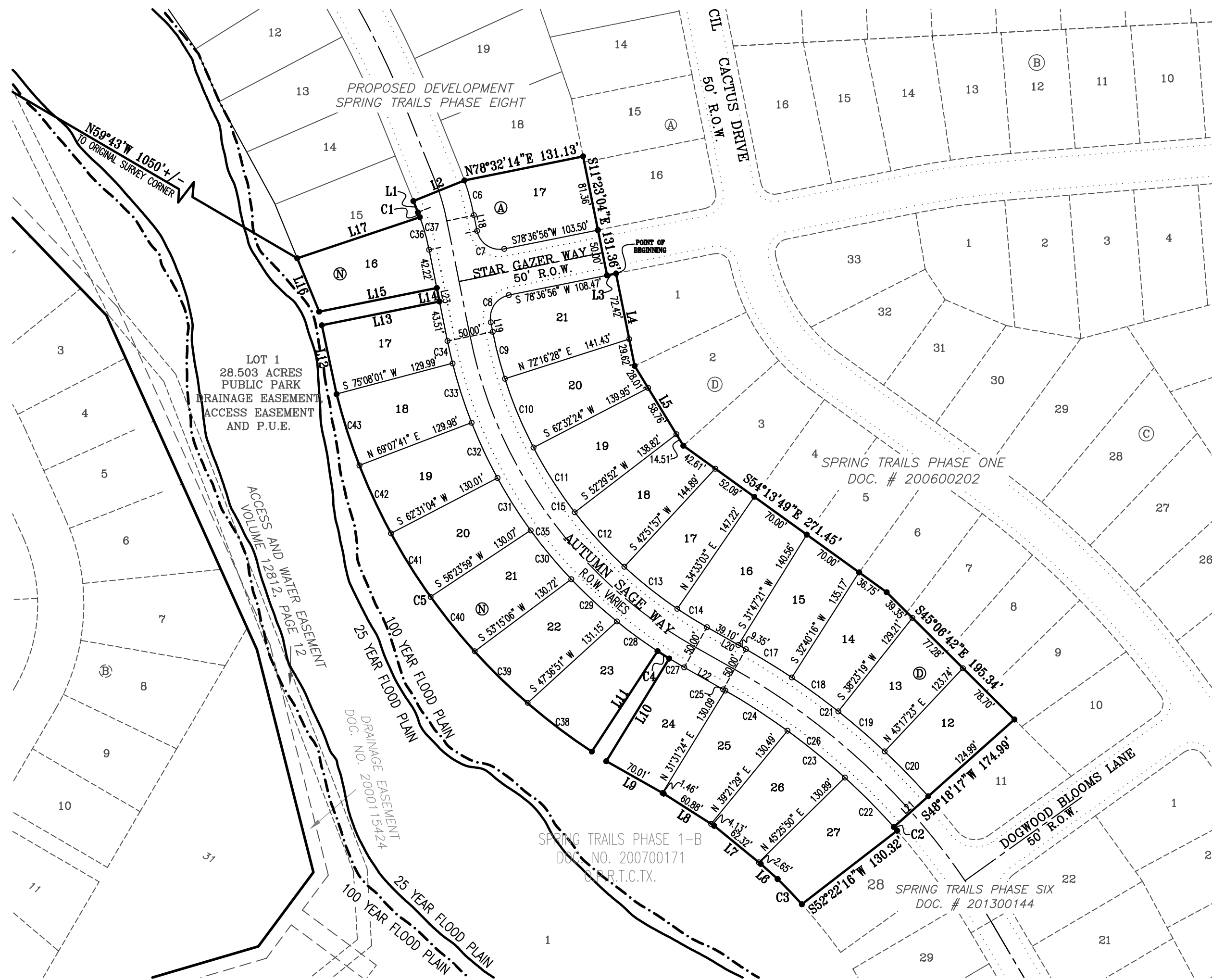


SPRING TRAILS PHASE SEVEN FINAL PLAT



- LEGEND**
- IRON ROD SET
 - IRON ROD FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING LINE
 - 1 LOT NUMBER
 - Ⓐ BLOCK NUMBER
 - APPROXIMATE SIDEWALK LOCATION (4' WIDE)

SCALE: 1" = 100'



BENCHMARK NOTES:
 HORIZONTAL LOCATION— NAD83, CENTRAL ZONE (4203)
 1) □ " SQUARE CUT ON TOP OF CURB
 EAST SIDE, 150' FROM PENCIL CACTUS AND
 STAR GAZER WAY INTERSECTION
 ELEVATION= 766.72
 N-10147587.5'
 E-3149156.6'
 2) □ " SQUARE CUT ON TOP OF CURB
 NORTH SIDE, 150' FROM PENCIL CACTUS AND
 LONESOME LILLY WAY INTERSECTION
 ELEVATION=749.09
 N-10146591.9'
 E-3149971.7'

DATE: JUNE 05, 2013

OWNER:
 KB HOME LONE STAR, L.P.
 10800 PECAN PARK BLVD., STE. 200
 AUSTIN, TEXAS 78750
 (512) 651-8100 phone
 (512) 795-6181 fax

ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 (512) 280-5160 phone
 (512) 280-5165 fax

TOTAL ACREAGE: 6.258 ACRES
 SURVEY: JOHN VAN WINKLE, SURVEY NO. 70, ABSTRACT NO. 787

F.E.M.A. MAP NO. 48453C 0260H
 TRAVIS COUNTY, CITY OF PFLUGERVILLE
 DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS:	23
NO. OF SINGLE FAMILY LOTS:	23
NO. OF BLOCKS	3

STREET NAMES	LINEAR FOOTAGE
AUTUMN SAGE WAY	886'
STAR GAZER WAY	131'

SHEET NO. 1 OF 3

CBD Carlson, Brigance & Doering, Inc.
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J: 4555\SURVEY\PLAT PH 7

SPRING TRAILS PHASE SEVEN FINAL PLAT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT 787, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 26.930 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, L.P. IN DOCUMENT NUMBER 2007226228, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.TX), SAID 6.258 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" capped iron rod found at the northwest corner of Lot 1, Block D, Spring Trails, Phase One, a subdivision recorded in Document Number 200600202, (O.P.R.T.C.TX), also being in the southern right-of-way of Stargazer Way (50' R.O.W.), for the **POINT OF BEGINNING** of the herein described tract,

THENCE, leaving said Stargazer Way, and with the western boundary line of said Spring Trails Phase One, the following four (4) courses and distances, numbered 1 through 4,

1. S11°23'04"E, a distance of 102.04 feet to a 1/2" capped iron rod found,
2. S31°24'01"E, a distance of 101.28 feet to a 1/2" capped iron rod found,
3. S54°13'49"E, a distance of 271.45 feet to a 1/2" capped iron rod found, and
4. S45°06'42"E, a distance of 195.34 feet to a 1/2" capped iron rod found at the northern corner of Lot 11, Block D, Spring Trails, Phase Six, a subdivision recorded in Document Number _____, (O.P.R.T.C.TX.) also being on the southwestern boundary line of Lot 9, Block D, of said Spring Trails, Phase One, for the most eastern corner of the herein described tract,

THENCE, with the northern boundary line of said Spring Trails, Phase Six, the following three (3) bearings and distances, numbered 1 through 3,

1. S48°18'17"W, a distance of 124.99 feet to a 1/2" capped iron rod found at the western corner of said Lot 11, Block D, also being in the northeastern right-of-way of Autumn Sage Way, (R.O.W. varies), and continuing for a total distance of 174.99 feet to a 1/2" capped iron rod found in the southeastern right-of-way line of said Autumn Sage Way, same being a northern corner of said Spring Trails Phase Six, at a point of curvature to the right,
2. With said curve to the right having a radius of 725.00 feet, an arc length of 5.43 feet, and whose chord bears S41°28'53"E, a distance of 5.43 feet to a 1/2" capped iron rod found, for a southern corner of the herein described tract, and
3. S52°22'16"W, a distance of 130.32 feet to a 1/2" capped iron rod found on the eastern boundary line of Spring Trails Phase 1-B, a subdivision recorded in Document number 200700171 (O.P.R.T.C.TX.), same being the most northwestern corner of said Spring Trails, Phase Six, and also the most southern corner of the herein described tract, at a point of curvature to the left,

THENCE, with the eastern boundary line of said Spring Trails, Phase 1-B, the following fourteen (14) courses and distances, numbered 1 through 14,

1. With said curve to the left having a radius of 595.00 feet, an arc length of 37.85 feet, and whose chord bears N43°53'06"W, a distance of 37.85 feet to a 1/2" capped iron rod found,
2. N48°09'57"W, a distance of 24.59 feet to a 1/2" capped iron rod found,
3. N50°44'13"W, a distance of 64.98 feet to a 1/2" capped iron rod found,
4. N57°28'14"W, a distance of 65.01 feet to a 1/2" capped iron rod found,
5. N60°33'04"W, a distance of 71.47 feet to a 1/2" capped iron rod found,
6. N31°31'28"E, a distance of 130.43 feet to a 1/2" capped iron rod found at a point of curvature to the right,
7. With said curve to the right having a radius of 525.00 feet, an arc length of 15.00 feet, and whose chord bears N57°39'26"W, a distance of 15.00 feet to a 1/2" capped iron rod found,
8. S33°09'41"W, a distance of 129.99 feet to a 1/2" capped iron rod found at a point of curvature to the right,
9. With said curve to the right having a radius of 655.00 feet, an arc length of 486.78 feet, and whose chord bears N35°32'55"W, a distance of 475.65 feet to a 1/2" capped iron rod found,
10. N12°04'01"W, a distance of 76.38 feet to a 1/2" capped iron rod found,
11. N78°36'56"E, a distance of 130.06 feet to a 1/2" capped iron rod found,
12. N11°25'07"W, a distance of 15.00 feet to a 1/2" capped iron rod found,
13. S78°36'56"W, a distance of 129.97 feet to a 1/2" capped iron rod found, and
14. N22°19'02"W, a distance of 62.49 feet to a 1/2" capped iron rod found for the most northwestern corner of the herein described tract,

THENCE, leaving the boundary line of said Spring Trails Phase 1-B, and crossing said 26.930 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N71°26'47"E, a distance of 140.01 feet to a 1/2" capped iron rod found, at a point of curvature to the left,
2. With said curve to the left having a radius of 230.00 feet, an arc length of 5.53 feet, and whose chord bears N21°13'51"W, a distance of 5.53 feet to a 1/2" capped iron rod found,
3. N21°55'10"W, a distance of 13.30 feet to a 1/2" capped iron rod found in the western right of way of said Autumn Sage Way,

THENCE, crossing said Autumn Sage Way, N68°06'18"E, a distance of 59.65 feet to a 1/2" capped iron rod found in the eastern right-of-way of said Autumn Sage Way, same being a northern corner of the herein described tract,

THENCE, crossing said 26.930 acre tract, N78°32'14"E, a distance of 131.13 feet to a 1/2" capped iron rod found in the western boundary line of Lot 15, Block A, of said Spring Trails Phase One, same being the most northeastern corner of the herein described tract,

THENCE, with the western boundary line of said Spring Trails Phase One, the following two (2) courses and distances, numbered 1 and 2,

1. S11°23'04"E, a distance of 131.36 feet to a 1/2" capped iron rod found in the southern right-of-way of said Star Gazer Way, and
2. N78°36'56"E, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 6.258 acres of land.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	230.00'	5.53'	5.53'	N21°13'51"W	2.77
C2	725.00'	5.43'	5.43'	S41°28'53"E	2.71
C3	595.00'	37.85'	37.85'	N43°53'06"W	18.93
C4	525.00'	15.00'	15.00'	N57°39'26"W	7.50
C5	655.00'	486.78'	475.65'	N35°32'55"W	255.25
C6	290.00'	38.85'	38.82'	N15°15'23"W	19.45
C7	25.00'	39.25'	35.34'	S56°24'05"E	24.99
C8	25.00'	39.27'	35.36'	S33°36'56"W	25.00
C9	475.00'	52.60'	52.58'	S14°33'25"E	26.33
C10	475.00'	80.71'	80.61'	S22°35'50"E	40.45
C11	475.00'	83.26'	83.15'	S32°29'10"E	41.74
C12	475.00'	79.85'	79.76'	S42°19'25"E	40.02
C13	475.00'	73.27'	73.20'	S51°33'31"E	36.71
C14	475.00'	37.87'	37.86'	S58°15'41"E	18.94
C15	475.00'	407.56'	395.17'	S35°57'53"E	217.28
C17	775.00'	58.42'	58.41'	N58°23'08"W	29.23
C18	775.00'	62.41'	62.39'	N53°55'08"W	31.22
C19	775.00'	66.29'	66.27'	N49°09'41"W	33.17
C20	775.00'	67.83'	67.81'	N44°12'12"W	33.94
C21	775.00'	254.96'	253.81'	N51°07'14"W	128.64
C22	725.00'	80.81'	80.77'	N44°27'37"W	40.45
C23	725.00'	80.31'	80.27'	N50°49'36"W	40.20
C24	725.00'	80.18'	80.13'	N57°10'06"W	40.13
C25	725.00'	2.64'	2.64'	N60°26'27"W	1.32
C26	725.00'	238.51'	237.44'	N51°07'14"W	120.34
C27	525.00'	18.91'	18.91'	S59°30'48"E	9.46
C28	525.00'	54.50'	54.48'	S53°52'13"E	27.28
C29	525.00'	67.41'	67.36'	S47°13'04"E	33.75
C30	525.00'	68.80'	68.75'	S39°47'07"E	34.45
C31	525.00'	67.27'	67.22'	S32°21'36"E	33.68
C32	525.00'	66.15'	66.11'	S25°04'47"E	33.12
C33	525.00'	67.41'	67.36'	S17°47'30"E	33.75
C34	525.00'	25.01'	25.00'	S12°44'56"E	12.51
C35	525.00'	450.46'	436.77'	S35°57'53"E	240.15
C36	230.00'	36.76'	36.72'	N15°57'47"W	18.42
C37	230.00'	42.29'	42.23'	N16°39'07"W	21.21
C38	655.00'	87.40'	87.33'	S53°01'00"E	43.76
C39	655.00'	80.15'	80.10'	S45°41'19"E	40.12
C40	655.00'	75.89'	75.85'	S38°51'50"E	37.99
C41	655.00'	81.15'	81.09'	S31°59'44"E	40.63
C42	655.00'	81.15'	81.09'	S24°53'50"E	40.63
C43	655.00'	81.05'	81.00'	S17°48'12"E	40.58

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.30	N21°55'10"W
L2	59.65	N68°06'18"E
L3	10.00	N78°36'56"E
L4	102.04	S11°23'04"E
L5	101.28	S31°24'01"E
L6	24.59	N48°09'57"W
L7	64.98	N50°44'13"W
L8	65.01	N57°28'14"W
L9	71.47	N60°33'04"W
L10	130.43	N31°31'28"E
L11	129.99	S33°09'41"W
L12	76.38	N12°04'01"W
L13	130.06	N78°36'56"E
L14	15.00	N11°25'07"W
L15	129.97	S78°36'56"W
L16	62.49	N22°19'02"W
L17	140.01	N71°26'47"E
L18	17.47	N11°25'07"W
L19	10.54	N11°23'04"W
L20	48.45	N60°32'43"W
L21	50.00	N48°18'17"E
L22	48.45	N60°32'43"W
L23	100.72	N11°23'04"W

AREA TABLE	
LOT-BLK	AREA (SF)
17-A	10,344
12-D	9,067
13-D	9,026
14-D	9,195
15-D	9,454
16-D	10,597
17-D	9,189
18-D	9,561
19-D	9,953
20-D	9,393
21-D	11,297
16-N	9,532
17-N	9,403
18-N	9,648
19-N	9,437
20-N	9,510
21-N	9,292
22-N	9,459
23-N	9,054
24-N	9,104
25-N	9,306
26-N	9,600
27-N	9,491

SHEET NO. 2 OF 3



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SPRING TRAILS PHASE SEVEN FINAL PLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, K B HOME LONE STAR, L.P., A TEXAS LIMITED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT AND BEING OWNERS OF THAT CERTAIN 26.930 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY, NO. 70, ABSTRACT NO. 787, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO KB HOME LONE STAR, L.P. BY DEED RECORDED IN DOCUMENT NO. 2007226228, OF THE OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY DOES HEREBY SUBDIVIDE 6.258 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

SPRING TRAILS PHASE SEVEN FINAL PLAT

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, L.P.
10800 PECAN PARK, SUITE 200
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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 TRAVIS COUNTY, TEXAS

CITY NOTIFICATION

APPROVED THIS THE ____ DAY OF _____, 20____A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
THOMAS ANKER
CHAIRPERSON

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: _____
EMILY M. BARRON
PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, 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., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____M., THIS THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PFLUGERVILLE.
2. PRIOR TO CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF PFLUGERVILLE FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF PFLUGERVILLE STANDARDS.
4. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
5. NO HOUSE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL BOTH WATER AND WASTEWATER TAPS HAVE BEEN PURCHASED, INSTALLED AND INSPECTED BY REPRESENTATIVES OF THE CITY OF PFLUGERVILLE FOR CONNECTION TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.
6. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENTS.
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF PFLUGERVILLE.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAY.
10. PUBLIC SIDEWALKS BUILT TO THE CITY OF PFLUGERVILLE STANDARDS ARE REQUIRED ON THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE PLAT: AUTUMN SAGE WAY AND DOGWOOD BLOOMS LANE
11. 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.
12. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
16. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
17. 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.
18. COMMUNITY IMPACT FEES FOR EACH LOT SHALL BE PAID AT TIME OF BUILDING PERMIT AND AT THE ASSESSED RATE ESTABLISHED IN ORDINANCE NO. 891-07-06-26. WATER IMPACT FEES SHALL BE SUBJECT TO AGREEMENTS ESTABLISHED WITH THE TRAVIS COUNTY MUD NO. 5, AS MAY BE APPLICABLE.

PARKLAND NOTE:

PARKLAND REQUIREMENTS FOR THIS PHASE HAVE BEEN MET BY THE DEDICATION MADE IN SPRING TRAILS PHASE 1-B (DOC. #200700171) (14.13 ACRES CREDIBLE/8.10 ACRES REQUIRED.)

FLOOD PLAIN NOTE:

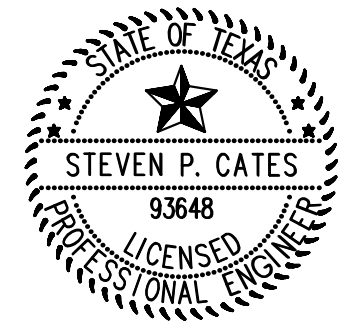
THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ON ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C-0260H, FOR TRAVIS COUNTY TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, STEVEN P. CATES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF PFLUGERVILLE.

ENGINEERING BY: _____ DATE: _____

STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON
AUSTIN, TEXAS 78749

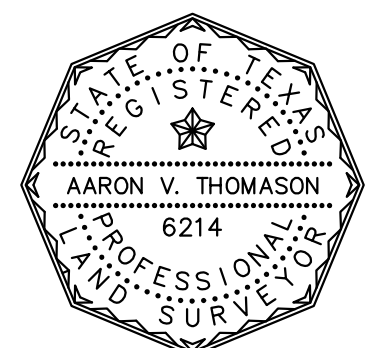


STATE OF TEXAS:
COUNTY OF TRAVIS:

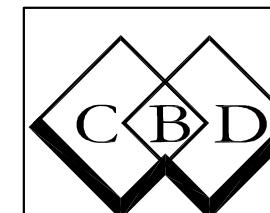
THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

SURVEYED BY: _____ DATE: _____

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbden.com



SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J: 4555\SURVEY\PLAT PH 7