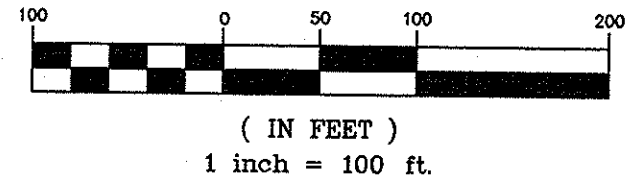


SPRINGBROOK APARTMENTS PHASE I

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	S75°34'51"E	44.61'
L2	N69°16'44"W	44.01'
L3	N18°35'49"W	133.98'
L4	N23°29'00"W	89.43'
L5	N32°04'49"W	91.08'
L6	N40°51'59"W	91.13'
L7	N49°14'35"W	91.07'
L8	N58°04'27"W	91.07'
L9	N66°47'38"W	63.91'
L10	N50°45'26"W	104.92'
L11	N60°31'43"W	58.29'
L12	N73°09'00"W	30.72'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	2030.00'	586.18'	16°32'41"	S83°51'11"E	584.15'
C2	700.00'	323.25'	26°27'32"	S54°02'57"W	320.39'
C3	25.00'	39.27'	89°59'59"	S59°25'10"W	35.36'

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

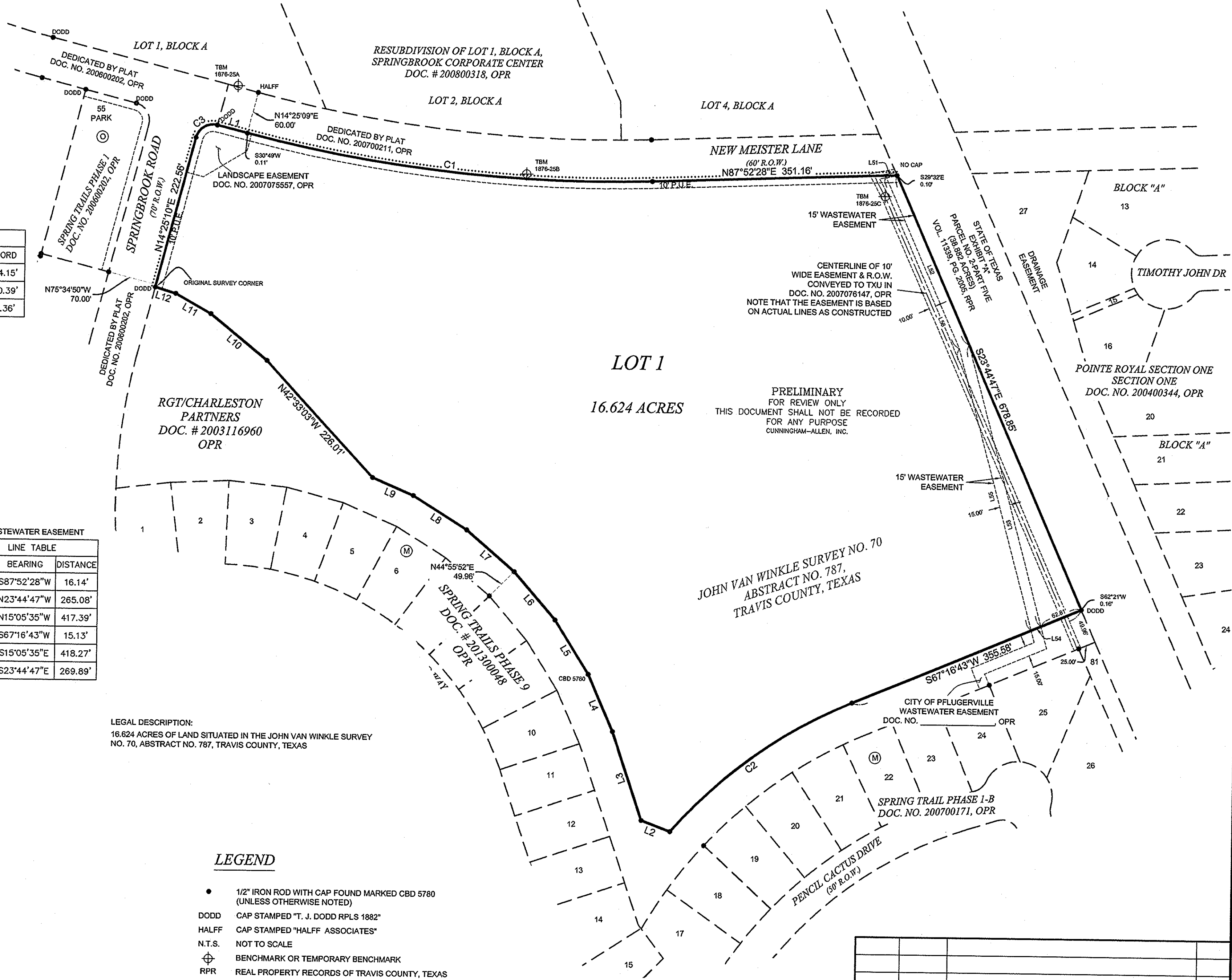
LINE	BEARING	DISTANCE
L51	S87°52'28"W	16.14'
L52	N23°44'47"W	265.08'
L53	N15°05'35"W	417.39'
L54	S67°16'43"W	15.13'
L55	S15°05'35"E	418.27'
L56	S23°44'47"E	269.89'

TOTAL NUMBER OF BLOCKS:	1	TOTAL ACREAGE:	16.624
TOTAL NUMBER OF LOTS:	1	TOTAL ACREAGE:	16.624
LINEAR FEET:			
STREET 1:	0	ACRES:	0
TOTAL:	0	ACRES:	0
RESIDENTIAL:			
NON-RESIDENTIAL:	0	ACRES:	16.624
PRIVATE OPEN SPACE:	0	ACRES:	0
DETENTION:	0	ACRES:	0
RESIDENTIAL INCLUDED IN THIS PHASE:			
PREVIOUS RESIDENTIAL PHASES:	N/A	ACRES:	1
TOTAL RESIDENTIAL:	1	ACRES:	16.624
PUBLIC PARKLAND INCLUDED IN THIS PHASE:			
TOTAL PARKLAND REQUIRED:	0	ACRES:	0
TOTAL PARKLAND DEDICATED TO DATE:	0	ACRES:	0

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

LEGEND

- 1/2" IRON ROD WITH CAP FOUND MARKED CBD 5780 (UNLESS OTHERWISE NOTED)
- DODD CAP STAMPED "T. J. DODD RPLS 1882"
- HALFF CAP STAMPED "HALFF ASSOCIATES"
- N.T.S. NOT TO SCALE
- ⊕ BENCHMARK OR TEMPORARY BENCHMARK
- RPR REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED 6 FOOT SIDEWALK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY



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

REV. #	DATE	DESCRIPTION	DRAWN

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
TBPB REG. NO. F-284

DATE: MAY 2013	PROJECT NO.: 579.0101
DRAWN BY: tpw	SHEET 2 OF 2

SPRINGBROOK APARTMENTS PHASE I FINAL PLAT

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 48453C0280H, 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 1878-25 A: SQUARE CUT ON THE SE CORNER OF AN ELECTRIC TRANSFORMER PAD, 30' N OF THE CENTER OF MEISTER LANE AND 70' EAST OF THE INTERSECTION OF MEISTER LANE AND SPRINGBROOK RD
EL. = 778.23'
N= 10149125
E= 3148437

TBM 1878-25 B: SQUARE CUT ON THE SE CORNER OF STORM SEWER INLET, 23' S OF THE CENTER OF MEISTER LANE AND 500' EAST OF THE INTERSECTION OF MEISTER LANE AND SPRINGBROOK RD
EL. = 773.67'
N= 10149004
E= 3148851

TBM 1878-28 C: RR SPIKE IN N FACE OF UTILITY POLE, 60' S OF THE CENTER OF MEISTER LANE AND 1,025' EAST OF THE INTERSECTION OF MEISTER LANE AND SPRINGBROOK RD
EL. = 766.22'
N= 10148977
E= 3149386

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 16.624 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787 IN TRAVIS 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 16.624 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS SPRINGBROOK APARTMENTS PHASE I, 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
P - 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 _____, 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.

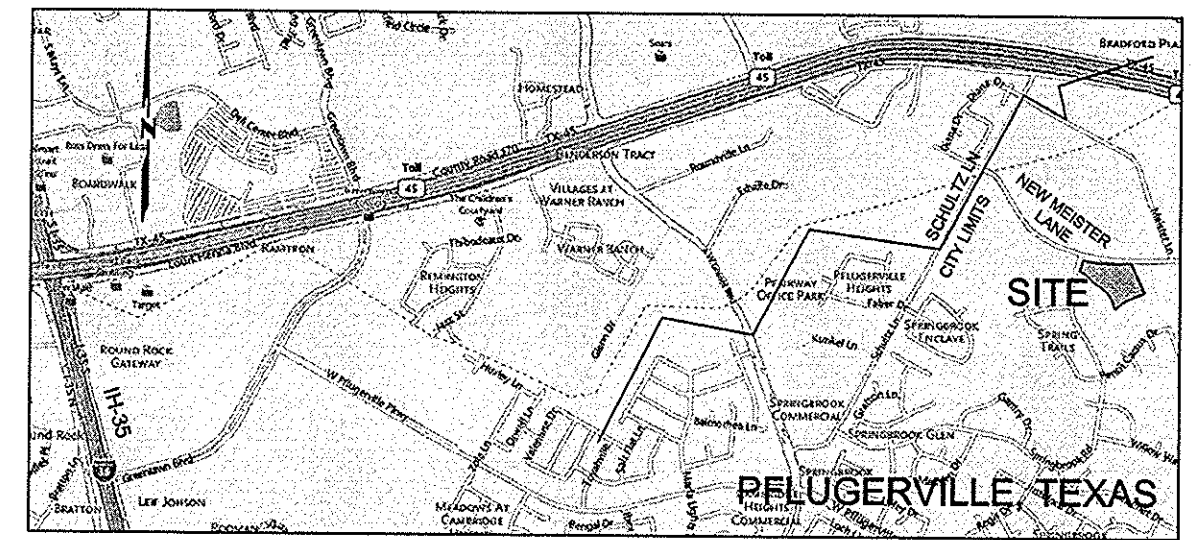
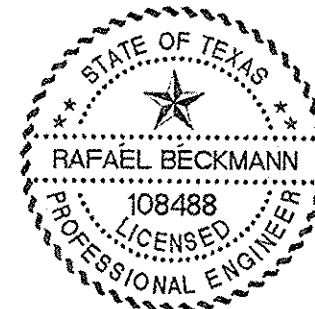
PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
CUNNINGHAM-ALLEN, INC.

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 48453C0280H, DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

Rafael Beckmann 5.3.13 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



LOCATION MAP
(N.T.S.)

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

REV. #	DATE	DESCRIPTION	DRAWN

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: May 2013	PROJECT NO.: 579.0101
DRAWN BY: tpw	SHEET 1 OF 2