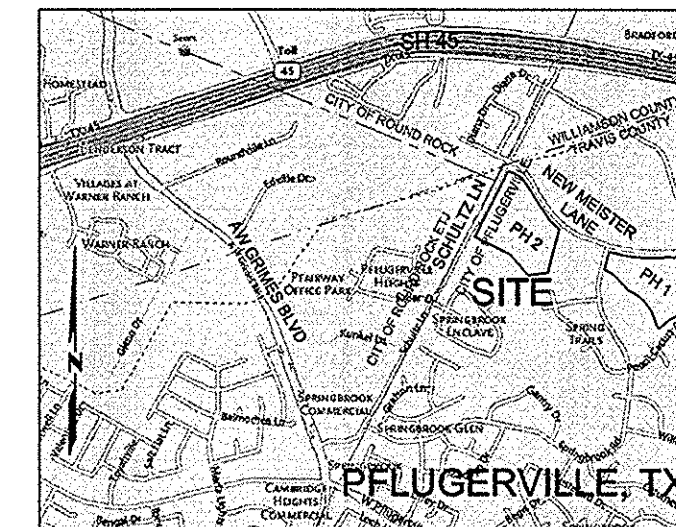


SPRINGBROOK APARTMENTS PHASE 2 FINAL PLAT



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.

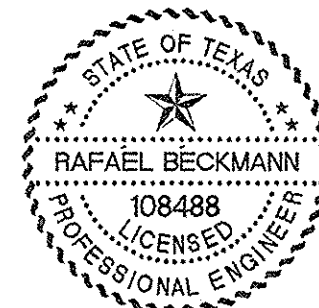
PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
CUNNINGHAM-ALLEN, INC.

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.

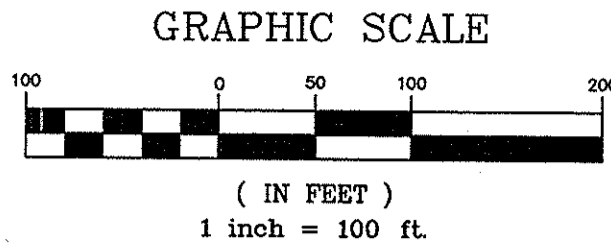
NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY _____

 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 DRAWN BY: tpw	PROJECT NO.: 579.0102 SHEET 1 OF 3

SPRINGBROOK APARTMENTS PHASE 2

FINAL PLAT



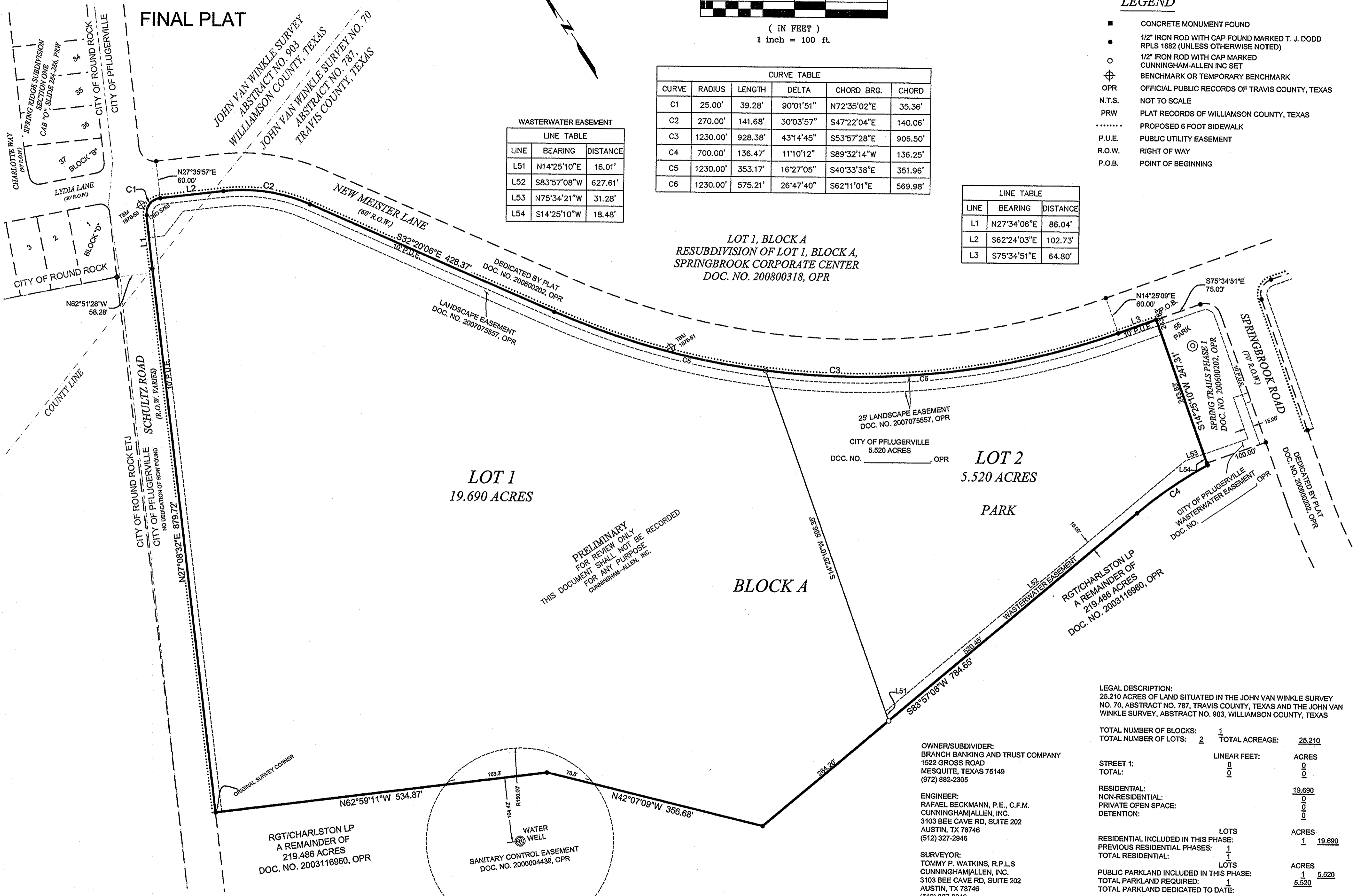
LEGEND

- 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 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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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

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 DRAWN BY: tpw	PROJECT NO.: 579.0102 SHEET 3 OF 3