

association and their successors and assigns) shall have all rights necessary for the full use of the Encroachment granted herein in perpetuity including the installation of necessary appurtenances, constructing, improving, reconstructing, upgrading, repairing, maintaining, inspecting, and patrolling, said Facilities on Permitter's Easement. None of the aforementioned Permittee rights shall materially conflict or interfere with Permitter's easement rights. Ingress and egress to Permitter's Easement and movement within Permitter's Easement is limited to the route of the Facilities erected hereunder. Notwithstanding anything herein to the contrary, upon the dedication and/or acceptance of all or any portion of the Encroachment or Facilities to the applicable governing authority, utility provider, owner's association or other entity, Permittee's responsibilities and obligations under this Agreement as to such portion of the Encroachment shall terminate after the expiration of twenty four months after the date of such dedication and acceptance, provided, however, that the Encroachment shall remain in full force and effect.

3. Permitter may use the easement for any and all purposes set forth in the Permitter's Easement and not inconsistent with this Agreement including without limitation the installation, operation, maintenance and removal of the water line under the Permitter's Easement; provided, however, Permitter shall use reasonable efforts to minimize any damage and interference with Permittee's exercise of the rights granted herein and in no event shall Permitter have any right to block or interrupt any roadway or other Facilities.
4. Nothing in this Agreement shall be construed as a grant or assignment of any of Permitter's rights in Permitter's Easement, or a conveyance of any property, specified above and except as expressly set forth herein this Agreement shall in no way limit or impair said rights.
5. Permittee shall give Permitter at least seven (7) business days' advance written notice before commencing any construction, maintenance, removal, or replacement of Permittee's Facilities in order that Permitter shall have an opportunity to have an inspector or representative present during the time such activities are carried out so that Permitter's pipeline(s) and related facilities can be located both vertically and horizontally and staked to minimize the possibility of damage. The reasonable costs of such staking and locating shall be at the cost of Permittee. Notice is to be given to Permitter as follows and to Permittee to the address set forth above for each Permittee (which can be changed with prior notice to the other parties hereto):

City of Pflugerville
Attn: _____

Pflugerville, Texas _____
(512) 990-_____
Email: _____

6. Any changes in the nature or location of the Encroachment shall require the prior written approval of Permitter, except for changes required by the applicable governing authority or utility provider, provided Permittee provide notice to Permitter of the same.
7. Permittee shall adequately mark its underground Facilities with permanent line markers and ground placards to promote public safety if and as required by law and shall comply with applicable governmental regulations.
8. Except for changes required by the applicable governing authority or utility provider as set forth in Section 6 above, any other encroachments on, disturbances of, or excavations within Permitter's Easement that are not part of the Encroachment contemplated under this Agreement, including any material field changes or design modifications, are forbidden unless permitted by a separate fully executed agreement, and, without waiving

Permitter's rights hereunder or otherwise, if such forbidden encroachments, disturbances, or excavations are initiated by Permittee, without or prior to the execution of a new encroachment agreement or an amendment to this Agreement, such actions by Permittee shall be governed by this Agreement until the parties enter into a separate encroachment agreement or an amendment to this Agreement. Permittee will not excavate, nor permit others to excavate, on Permitter's Easement for subgrade preparations or for any other purposes, except as contemplated by this Agreement for the Facilities. After completion of the Facilities, Permittee shall at all times maintain the Encroachment in a condition which will not materially interfere with or endanger Permitter's pipeline and related facilities.

9. Permittee agrees that it is in compliance with and shall continue to comply with all applicable laws and regulations relating to its activities hereunder.

10. During the term of this Agreement, for such time before the Encroachment (or portion(s) thereof) is dedicated or accepted by the applicable governing authority, utility provider or owner's association, Permittee shall carry a minimum of (a) comprehensive general public liability insurance coverage of at least \$1,000,000 per occurrence, such insurance to provide coverage for premises operations, explosion and collapse hazard, underground hazard, products/completed operations hazard, contractual insurance, broad form property damage, independent contractors and personal injury coverage including coverage for construction, operation and maintenance of Permittee's Encroachment, including but not limited to, loss or injury resulting from Hydrogen Sulfide Gas (H₂S or "Sour Gas") if applicable and (b) Umbrella Liability Policy of at least \$5,000,000 which coverage and exclusions shall be identical to the insurance policies required under (a) above. Permitter shall be furnished proof of such coverage before commencement of operations hereunder. To the extent allowed by law, Permitter shall be named an additional insured under all such insurance policies, which policies shall include specific endorsements providing Waiver of Subrogation in favor of Permitter.

11. PERMITTEE SHALL PROTECT RELEASE, INDEMNIFY, DEFEND AND HOLD PERMITTOR, ITS PARENTS, SUBSIDIARIES, AFFILIATES, CONTRACTORS AND SUBCONTRACTORS, THEIR SUCCESSORS AND ASSIGNS, AND EACH OF THEIR RESPECTIVE DIRECTORS, OFFICERS, EMPLOYEES, AGENTS AND REPRESENTATIVES (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES"), HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, FINES, PENALTIES, DAMAGES, DEMANDS, SUITS, CAUSES OF ACTION, JUDGMENTS, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES, COSTS OF LITIGATION AND/OR INVESTIGATION AND OTHER COSTS ASSOCIATED THEREWITH), AND LIABILITIES, OF EVERY KIND, (COLLECTIVELY REFERRED TO HEREAFTER AS "CLAIMS"), INCLUDING WITHOUT LIMITATION THOSE RELATING TO LOSS OF OR DAMAGE TO ANY PROPERTY (INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL DAMAGES, POLLUTION OR CONTAMINATION), AND INJURY TO OR DEATH OF ANY PERSONS, IN ANY WAY ARISING OUT OF, CONNECTED WITH, RELATING TO, OR RESULTING FROM THE EXERCISE OF ANY OF THE RIGHTS IN THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, THE CONSTRUCTION, PRESENCE, MAINTENANCE, USE, REPAIR OR REMOVAL OF THE ENCROACHMENT, OR ANY BREACH OF THIS AGREEMENT BY PERMITTEE OR BY ANYONE ACTING ON BEHALF OF PERMITTEE, REGARDLESS OF THE CAUSE OR CAUSES THEREOF, INCLUDING WITHOUT LIMITATION ANY CLAIMS CAUSED SOLELY BY OR CONTRIBUTED TO, IN PART, BY THE INDEMNIFIED PARTIES' SOLE, JOINT OR CONCURRENT NEGLIGENCE OR FAULT (WHETHER IMPOSED BY STATUTE, RULE, REGULATION OR OTHERWISE, INCLUDING THE STRICT LIABILITY OF THE INDEMNIFIED PARTIES), EXCEPT TO THE EXTENT ANY SUCH CLAIMS ARE CAUSED BY THE INDEMNIFIED PARTIES' WILLFUL MISCONDUCT.

12. This Agreement shall be a covenant running with the land in which the Encroachment lies.
13. Permittee may not assign its rights hereunder without prior written notice to and consent of Permitter of such assignment (such consent shall not be unreasonably withheld), except for assignments made to either: (i) an entity affiliated with Permittee, (ii) an entity that takes all or a portion of the fee title to the Permitter Easement or property adjacent to the Permitter Easement, or (iii) an owner's association formed by Permittee. Notwithstanding anything in this Agreement to the contrary, upon the dedication and/or acceptance or of all or any portion of the Encroachment or Facilities to the applicable governing authority, utility provider, owner's association, or other entity, such dedication/acceptance of such portion shall be deemed a permitted assignment hereunder by the Permittee party with no further action required by the parties hereto. The provisions hereof shall extend to, be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns; provided, however, in no event shall any homeowners who are not in the business of constructing single-family residences for resale to third-parties have any liability under this Agreement.
14. This Agreement shall be construed and applied under, and in accordance with, the laws of the State of Texas. Venue of any suit to construe and/or enforce this Agreement shall be in the County(s) in which the lands described in this Agreement are located or in the federal court with jurisdiction over such county if the suit involved federal laws.
15. Permittee accepts the property "AS IS" and "WITH ALL FAULTS" and Permitter specifically disclaims any and all warranties, express or implied, including but not limited to any warranty of fitness of the property for any purpose.
16. Permittee is prohibited from storing Hazardous Substances in or on the property. For purposes of this Agreement, the phrase "Hazardous Substances" carries the same meaning as in Section 26.263 of the Texas Water Code.
17. Permitter and Permittee each acknowledge that there are no representations, agreements, arrangements, or understandings, oral or written, concerning the subject matter of this Agreement that are not fully expressed herein.
18. This Agreement may be executed in multiple counterparts, each of which shall be considered an original and all of which, when taken together, shall constitute one and the same instrument. Signature pages from each counterpart may be combined to avoid duplication of pages.

EXECUTED on the dates set forth in the acknowledgments, but effective for all purposes as of the
____ day of _____, 2026.

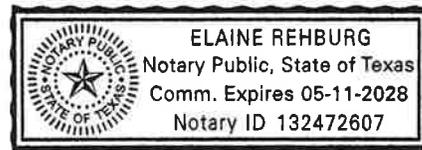
PERMITTOR

By: _____
Printed: _____
Title: _____

PERMITTEE

Century: _____
By:  _____
Printed: Paul Kwiatkowski
Title: Authorized Signatory

GRBK:
By:  _____
Printed: Austin Evetts
Title: Authorized Signer



(Acknowledgements on next page)

Permitter:

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, a Notary Public in and for said County and State, on this day personally appeared, _____, the _____ of _____, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

Given under my hand and seal of office this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

Permittee:

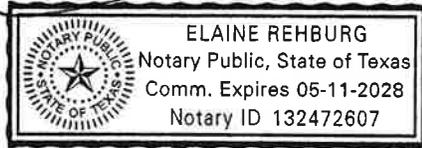
STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, a Notary Public in and for said County and State, on this day personally appeared, Paul Kwiatkowski, the Authorized Signatory of Century Land Holdings II, LLC, a Colorado limited liability company and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said company.

Given under my hand and seal of office this 5 day of February, 2026.

[Signature]
Notary Public

My Commission Expires: 5/11/28



Permittee:

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, a Notary Public in and for said County and State, on this day personally appeared, Austin Evetts, the Authorized Signer of GRBK Edgewood LLC, a Texas limited liability company and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said company.

Given under my hand and seal of office this 5 day of February, 2026.

[Signature]
Notary Public

My Commission Expires: 5/11/28

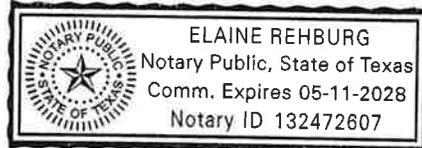


EXHIBIT "A"

(Location of Facilities and Encroachment)

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.196 ACRE (8,558 SQUARE FEET) TRACT OF LAND IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A OF BRAKER VALLEY PHASE 1 A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 202400033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO CENTURY LAND HOLDINGS II, LLC AND GRBK EDGEWOOD LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023113020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.196 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set at the west corner of Lot 2, Block A, and the north corner of Lot 19, Block A both of said BRAKER VALLEY PHASE 1, on the southeast line of the above described Lot 1, Block A; Thence, coincident with the southeast line of said Lot 1, Block A and the northwest line of said Lot 19, Block A, S 42°40'06" W, a distance of 79.49 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing coincident with the southeast line of said Lot 1, Block A and the northwest line of said Lot 19, Block A, S 42°40'06" W, a distance of 391.31 feet to a calculated point for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "BGE INC" set at the most northerly west corner of Lot 22, Block A and the north corner of Lot 42, Block A, both of said BRAKER VALLEY PHASE 1, bears S 42°40'06" W, a distance of 108.61 feet;

THENCE, over and across said Lot 1, Block A and a Waterline and Access Easement recorded in Document Number 2004024076 of the Official Public Records of Travis County, Texas, N 30°12'35" E, a distance of 185.41 feet to a calculated point on the southeast right-of-way line of Cameron Road (Variable Width R.O.W.) no reference found, and the northwest line of said Lot 1, Block A, for a west corner of the herein described tract;

THENCE, coincident with the southeast right-of-way line of said Cameron Road, and the northwest line of said Lot 1, Block A, N 42°40'06" E, a distance of 36.61 feet to a calculated point for the west corner of the herein described tract;

THENCE, departing the southeast right-of-way line of said Cameron Road, over and across said Lot 1, Block A and said Waterline and Access Easement, N 55°38'24" E, a distance of 178.20 feet to the **POINT OF BEGINNING** and containing 0.196 acre (8,558 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. on August 9, 2019 and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. A sketch with like job number and date was prepared under the direction of the undersigned in conjunction with this metes and bounds description.



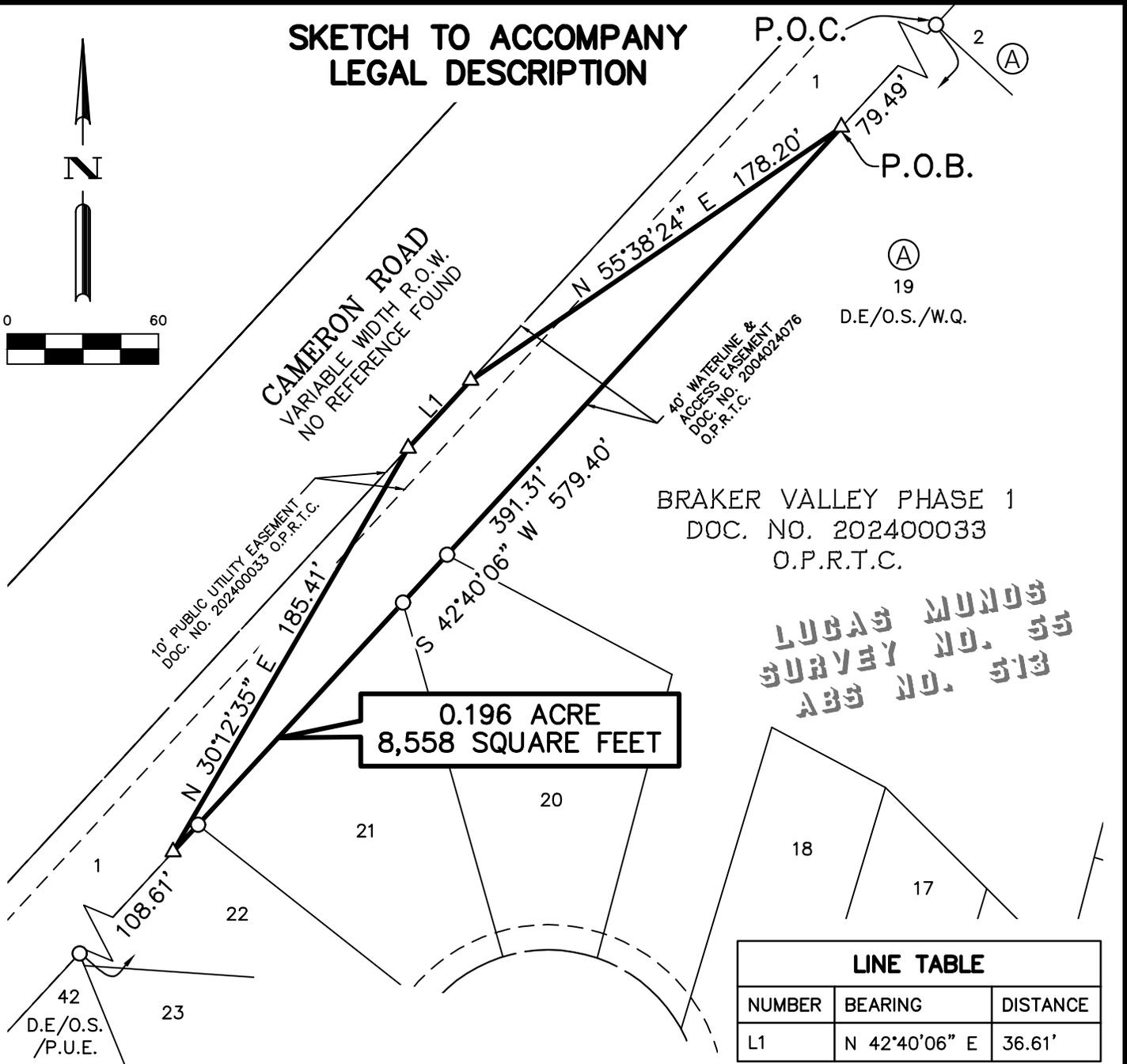
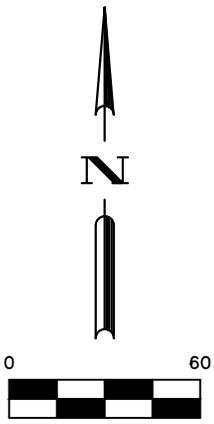
Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, Texas 78216
Telephone: (210) 581-3600
TBPLS Licensed Surveying Firm No. 10106500



1/29/2026
Date

Date: January 29, 2026
Project Number: 12271-01
TCAD Property ID: 236613
City of Austin Grid: P29

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**0.196 ACRE
8,558 SQUARE FEET**

BRAKER VALLEY PHASE 1
DOC. NO. 202400033
O.P.R.T.C.

**LUCAS MUNOS
SURVEY NO. 55
ABS NO. 513**

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 42°40'06" E	36.61'

LEGEND

BEARING BASIS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203.

- | | |
|------------|--|
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ○ | SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC" |
| △ | CALCULATED POINT |



BGE, Inc.
7330 San Pedro Ave., Suite 301, San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=60'

SHEET **3**

OF 3

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.168 ACRE (7,299 SQUARE FEET) TRACT OF LAND IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A, ALL OF LOT 107, BLOCK B, AND A PORTION OF THE RIGHT-OF-WAY OF NATIVE PEARL LANE (VARIABLE WIDTH ROW-50' MIN), ALL OF BRAKER VALLEY PHASE 1 A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 202400033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO CENTURY LAND HOLDINGS II, LLC AND GRBK EDGEWOOD LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023113020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.168 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod with cap stamped "CBD" found on the southeast right-of-way line of Cameron Road (Variable Width R.O.W.) no reference found, at the north corner of the above described Lot 107, Block B, and at the west corner of Tract 1, a called 2.5 acre tract of land in the Melvin L. Kirk Subdivision recorded in Volume 29, Page 20 of the Plat Records of Travis County, Texas, for the north corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with the northeast line of said Lot 107, Block B, and the southwest line of said Tract 1, S 47°29'01" E, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the east corner of said Lot 107, Block B, and at the north corner of Lot 106, Block B, of said BRAKER VALLEY PHASE 1, for the east corner of the herein described tract;

THENCE, coincident with the southeast line of said Lot 107, Block B, and the northwest line of said Lot 106, Block B, over and across the aforementioned right-of-way of Native Pearl Lane S 42°40'06" W, a distance of 170.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the southwest right-of-way line of said Native Pearl Lane, at the east corner of Lot 1, Block A, and at the north corner of Lot 2, Block A, both of said BRAKER VALLEY PHASE 1, for the south corner of the herein described tract;

THENCE, over and across said Lot 1, Block A, and a 40' Waterline and Access Easement recorded in Document Number 2004024076 of the Official Public Records of Travis County, Texas, N 79°22'41" W, a distance of 47.19 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the aforementioned southeast right-of-way line of Cameron Road, and at the north corner of said Lot 1, Block A, for the west corner of the herein described tract;

THENCE, coincident with the southeast right-of-way line of said Cameron Road, the northwest line of said Native Pearl Lane, and the northwest line of said Lot 107, Block B, N 42°40'06" E, a distance of 194.93 feet to the **POINT OF BEGINNING** and containing 0.168 acre (7,299 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. on August 9, 2019 and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. A sketch with like job number and date was prepared under the direction of the undersigned in conjunction with this metes and bounds description.



Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, Texas 78216
Telephone: (210) 581-3600
TBPLS Licensed Surveying Firm No. 10106500



1/29/2026
Date

Date: January 29, 2026
Project Number: 12271-01
TCAD Property ID: 236613
City of Austin Grid: P29

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TRACT 1
CALLED 2.5 ACRES
MELVIN L. KIRK SUBDIVISION
VOL. 29, PG. 20
P.R.T.C.

**LUGAS MUNOS
SURVEY NO. 55
ABS NO. 513**

BRAKER VALLEY PHASE 1
DOC. NO. 202400033
O.P.R.T.C.

**NATIVE PEARL
LANE 50' R.O.W.
DOC. NO. 202400033
O.P.R.T.C.**

**0.168 ACRE
7,299 SQUARE FEET**

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 47°29'01" E	40.00'
L2	N 79°22'41" W	47.19'

LEGEND

BEARING BASIS

BEARING ORIENTATION IS BASED
ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD-83,
CENTRAL ZONE 4203.

DOC. NO.	DOCUMENT NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "CBD"
○	SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
△	CALCULATED POINT

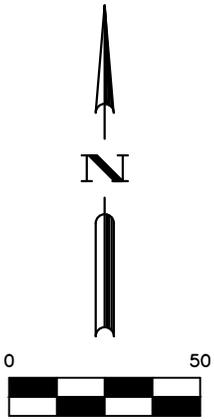


BGE, Inc.
7330 San Pedro Ave., Suite 301, San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=50'

SHEET **3**

OF 3



40' WATERLINE &
ACCESS EASEMENT
DOC. NO. 2004024076
O.P.R.T.C.

25' PUBLIC UTILITY
EASEMENT
DOC. NO. 202400033
O.P.R.T.C.

10' PUBLIC UTILITY EASEMENT
DOC. NO. 202400033 O.P.R.T.C.

10' PUBLIC UTILITY EASEMENT
DOC. NO. 202400033 O.P.R.T.C.

19
D.E./O.S./W.Q.

CAMERON ROAD
VARIABLE WIDTH R.O.W.
NO REFERENCE FOUND

P.O.B.

(A)

(B)

2

3

4

5

105

104

103

102

107

106

N 42°40'06" E 194.93'
94.93'
100.00' N 42°40'06" E
50.00' S 42°40'06" W 120.00'
170.00'

L2

WATERLINE AND
ACCESS ESMT.

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.386 ACRE (16,818 SQUARE FEET) TRACT OF LAND IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK L, A PORTION OF LOT 31, BLOCK E, AND A PORTION OF THE RIGHT-OF-WAY OF REALITOS BEND (VARIABLE WIDTH ROW-50' MIN), ALL OF BRAKER VALLEY PHASE 2 A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 202500071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL CONVEYED TO CENTURY LAND HOLDINGS II, LLC AND GRBK EDGEWOOD LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023113020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.386 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod with cap stamped "CBD" found on the southeast right-of-way line of Cameron Road (Variable Width R.O.W.) no reference found, at the west corner of the above described Lot 1, Block L, on the north corner of a called 5.00 acre tract of land as conveyed unto Brooks Clark Properties, LTD by Special Warranty Deed recorded in Document Number 2003278239 of the Official Public Records of Travis County, Texas, for the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, coincident with the aforementioned southeast right-of-way line of Cameron Road, and the northwest line of said Lot 1, Block L, continuing with the aforementioned northwest terminus of Realitos Bend and the above described Lot 31, Block E, N 42°40'06" E, a distance of 410.91 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the north corner of the herein described tract;

THENCE, leaving the southeast right-of-way line of said Cameron Road, over and across said Lot 31, Block E and a 40' Waterline and Access Easement recorded in Document Number 2004021592 of the Official Public Records of Travis County, Texas, Block E, S 72°38'48" E, a distance of 44.25 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the north corner of Lot 5, Block E and the west corner of Lot 6, Block E, both of said Braker Valley Phase 2, for the east corner of the herein described tract;

THENCE, coincident with the southeast line of said Lot 31, Block E and Lots 1-5, Block E all of said Braker Valley Phase 2, and continuing over and across the aforementioned right-of-way of Realitos Bend and coincident with the southeast line of said Lot 1, Block L and the northwest line of said Lot 2, Block L, S 42°40'06" W, a distance of 430.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the south corner of said Lot 1, Block L and the west corner of Lot 2, Block L, of said BRAKER VALLEY PHASE 2, on the northeast line of said Brooks Clark Tract, for the south corner of the herein described tract;

THENCE, coincident with the southwest line of said Lot 1, Block L, and the northeast line of said Brooks Clark Tract, N 47°04'39" W, a distance of 40.00 feet to the **POINT OF BEGINNING** and containing 0.386 acre (16,818 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. on August 9, 2019 and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. A sketch with like job number and date was prepared under the direction of the undersigned in conjunction with this metes and bounds description.



Dion P. Albertson RPLS No. 4963
BGE, Inc.
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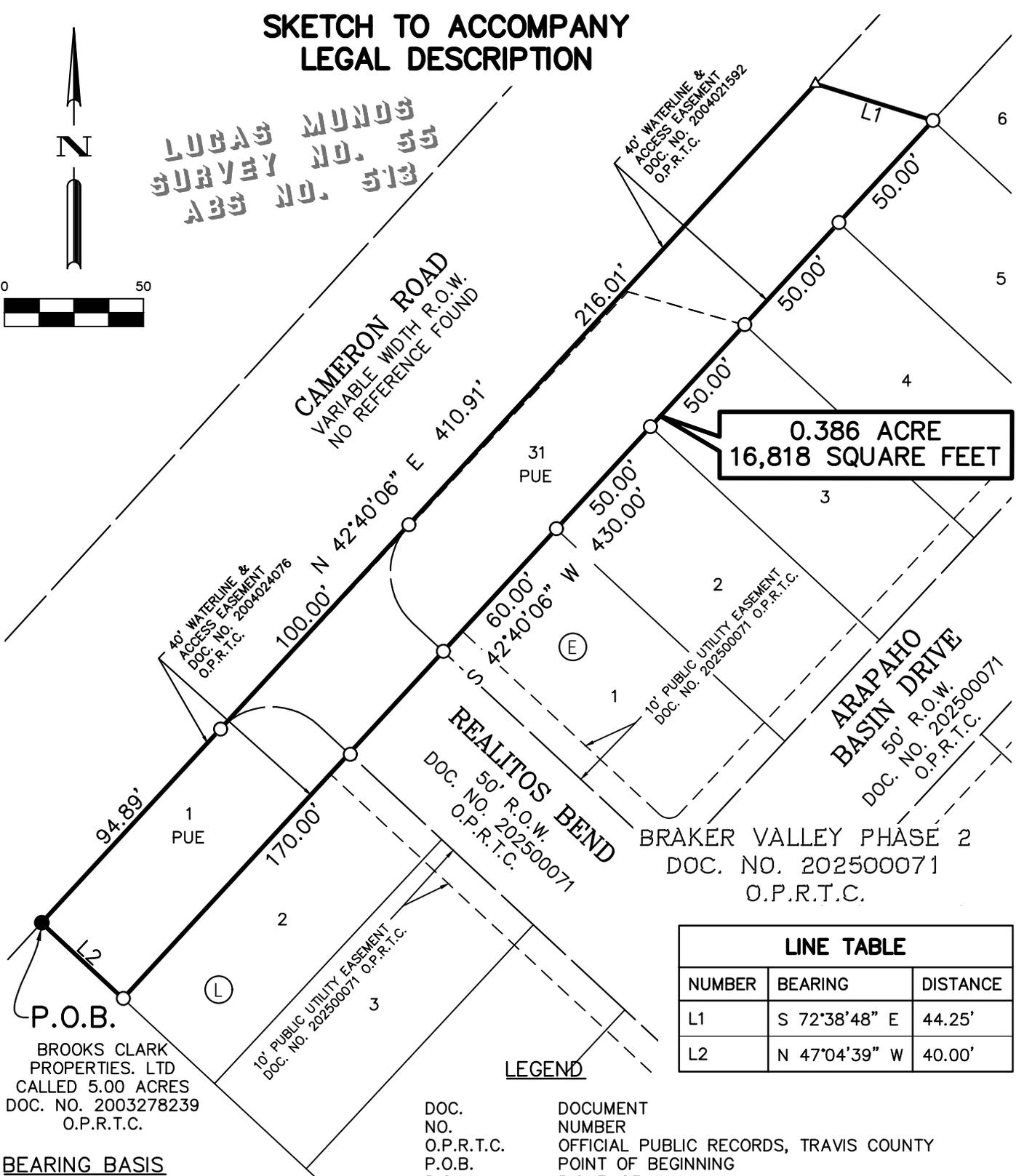


1/29/2026
Date

Date: January 29, 2026
Project Number: 12271-01
TCAD Property ID: 236613
City of Austin Grid: P29

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LUCAS MUNOZ
SURVEY NO. 55
ABS NO. 513



**0.386 ACRE
16,818 SQUARE FEET**

P.O.B.
BROOKS CLARK
PROPERTIES, LTD
CALLED 5.00 ACRES
DOC. NO. 2003278239
O.P.R.T.C.

BRAKER VALLEY PHASE 2
DOC. NO. 202500071
O.P.R.T.C.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 72°38'48" E	44.25'
L2	N 47°04'39" W	40.00'

LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- FOUND 1/2" IRON ROD WITH CAP STAMPED "CBD"
- SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
- △ CALCULATED POINT

BEARING BASIS
BEARING ORIENTATION IS BASED
ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD-83,
CENTRAL ZONE 4203.



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Tel: 210-581-3600 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=50'
SHEET **3**
OF 3

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.191 ACRE (8,326 SQUARE FEET) TRACT OF LAND IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 31, BLOCK E, OF BRAKER VALLEY PHASE 2 A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 202500071 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THE RIGHT-OF-WAY OF E BRAKER LANE (VARIABLE WIDTH ROW-120' MIN), OF BRAKER VALLEY PHASE 1 A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 202400033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A REMAINDER OF A CALLED 164.962 ACRE TRACT OF LAND ALL CONVEYED TO CENTURY LAND HOLDINGS II, LLC AND GRBK EDGEWOOD LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023113020 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.191 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set at the north corner of Lot 24, Block E, of said BRAKER VALLEY PHASE 2, at an interior corner of the above described Lot 31, Block E; Thence, with the southeast line a 40' Waterline and Access Easement recorded in Document Number 2004021592 of the Official Public Records of Travis County, Texas, over and across said Lot 31, Block E, N 42°48'07" E, a distance of 23.33 feet to a calculated point for the south corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, over and across said Lot 31, Block E, and said 40' Waterline and Access Easement, N 47°11'53" W, a distance of 40.00 feet to a calculated point on the southeast right-of-way line of Cameron Road (Variable Width R.O.W.) no reference found, and the northwest line of said Lot 31, Block E, for the west corner of the herein described tract;

THENCE, coincident with the northwest line of said Lot 31, Block E, and the aforementioned southeast right-of-way line of Cameron Road, N 42°48'07" E, pass a distance of 43.15 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the north corner of said Lot 31, Block E, and continuing with the aforementioned northwest terminus of East Braker Lane, a total distance of 208.14 feet to a calculated point for the north corner of the herein described tract;

THENCE, leaving the southeast right-of-way line of said Cameron Road, over and across the aforementioned 164.962 acre remainder tract, and said 40' Waterline and Access Easement, S 47°11'53" E, a distance of 40.00 feet to a calculated point on the southeast line of said 40' Waterline and Access Easement, for the east corner of the herein described tract;

THENCE, with the southeast line of said 40' Waterline and Access Easement, over and across said 164.962 acre remainder tract, the aforementioned right-of-way of East Braker Lane, and the aforementioned Lot 31, Block E, S 42°48'07" W, a distance of 208.14 feet to the **POINT OF BEGINNING** and containing 0.191 acre (8,326 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by employees BGE Inc. on August 9, 2019 and are true and correct to the best of my knowledge. The basis of bearing recited herein is the Texas State Plane Coordinate System, Central Zone, NAD-83. A sketch with like job number and date was prepared under the direction of the undersigned in conjunction with this metes and bounds description.



Dion P. Albertson RPLS No. 4963
BGE, Inc.
7330 San Pedro Ave., Suite 301
San Antonio, Texas 78216
Telephone: (210) 581-3600
TBPLS Licensed Surveying Firm No. 10106500



1/29/2026
Date

Date: January 29, 2026
Project Number: 12271-01
TCAD Property ID: 236613
City of Austin Grid: P29

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



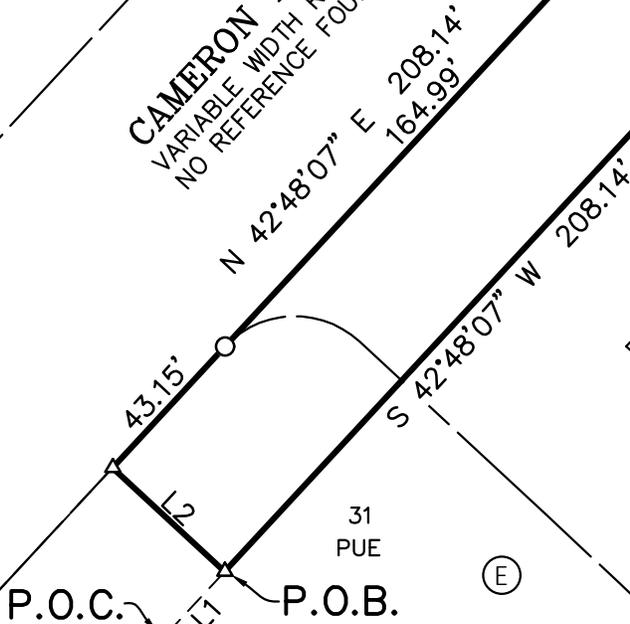
**LUCAS MUNOS
SURVEY NO. 55
ABB NO. 513**

CAMERON ROAD
VARIABLE WIDTH R.O.W.
NO REFERENCE FOUND

40' WATERLINE &
ACCESS EASEMENT
DOC. NO. 2004021592
O.P.R.T.C.

CENTURY LAND HOLDINGS II, LLC
& GRBK EDGEWOOD LLC
REMAINDER OF A CALLED 164.962 ACRES
DOC. NO. 2023113020
O.P.R.T.C.

**0.191 ACRE
8,326 SQUARE FEET**



E BRAKER LANE
120' R.O.W.
DOC. NO. 202400033
O.P.R.T.C.

BRAKER VALLEY PHASE 2
DOC. NO. 202500071
O.P.R.T.C.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 42°48'07" E	23.33'
L2	N 47°11'53" W	40.00'
L3	S 47°11'53" E	40.00'

LEGEND

- | | |
|------------|--|
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R.O.W. | RIGHT-OF-WAY |
| ○ | SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC" |
| △ | CALCULATED POINT |

BEARING BASIS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203.



BGE, Inc.
7330 San Pedro Ave., Suite 301, San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

SCALE: 1"=50'

SHEET **3**

OF 3

H:\PROJECTS\1628 CENTURY COMMUNITIES\1797 BRAKER VALLEY PHASE I\CAD\EXHIBITS\BRAKER VALLEY PLEIGERVILLE ENCROACHMENT KEY MAP.DWG DATE: 11/13/2028 8:02:11 AM BY: LRYAN



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Austin, Texas 78759
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GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY

ENCROACHMENT KEY MAP

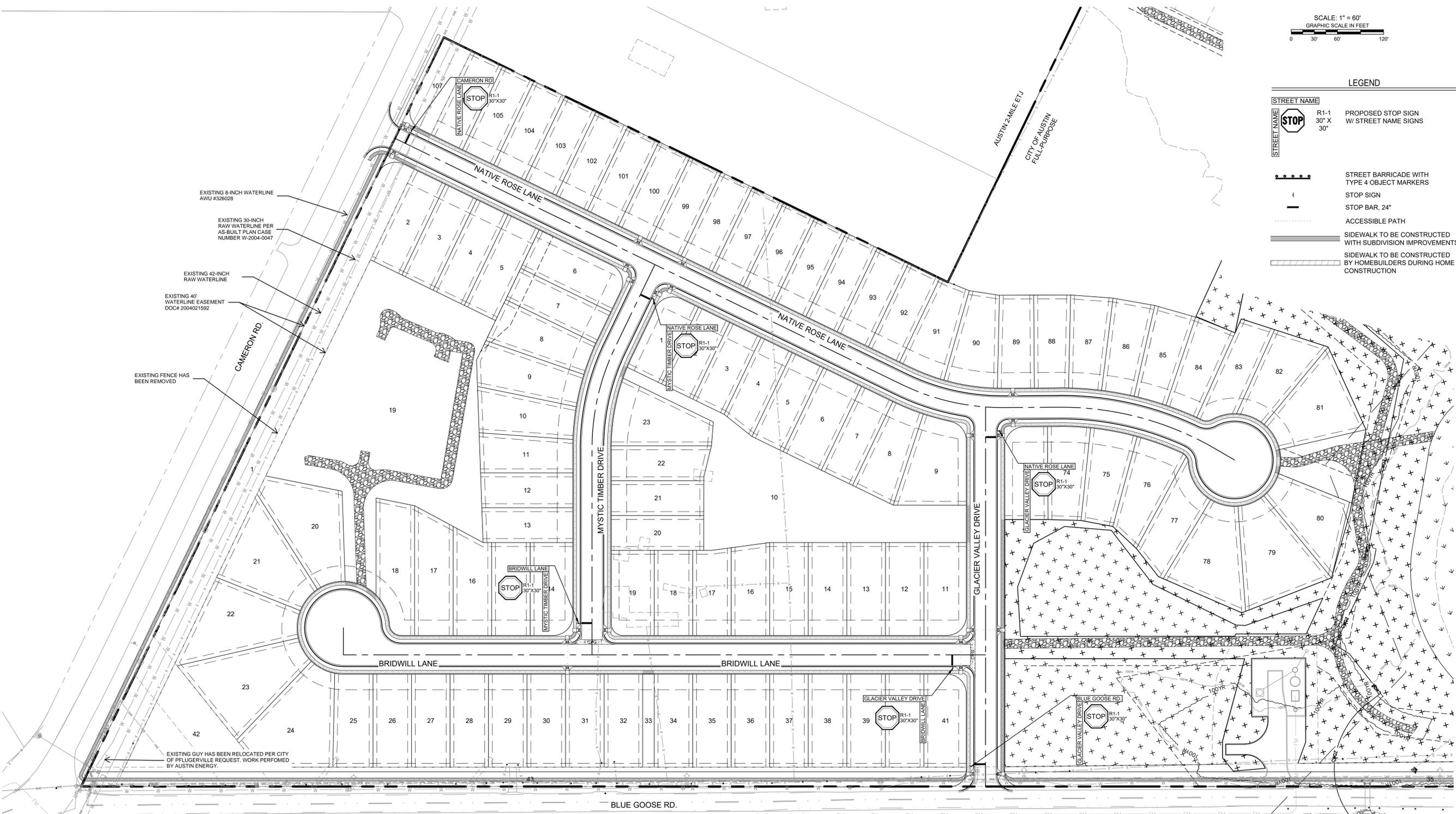
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PRACTICE ACT.



SCALE: 1" = 60'
GRAPHIC SCALE IN FEET

LEGEND	
	R1-1 PROPOSED STOP SIGN 30" X 30"
	W/ STREET NAME SIGNS
	STREET BARRICADE WITH TYPE 4 OBJECT MARKERS
	STOP SIGN
	STOP BAR, 24"
	ACCESSIBLE PATH
	SIDEWALK TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
	SIDEWALK TO BE CONSTRUCTED BY HOMEBUILDERS DURING HOME CONSTRUCTION



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BRAKER VALLEY PHASE 1 "PAVING, DRAINAGE, WATER, WASTEWATER IMPROVEMENTS"

SIGNAGE AND STRIPING PLAN (1 OF 2)

PROJECT NO: C8-2020-0112.1E

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

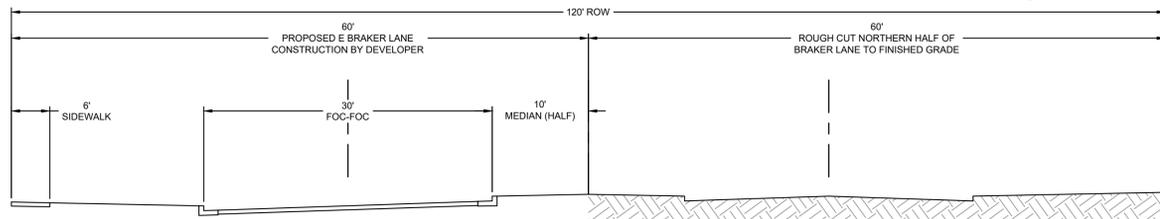
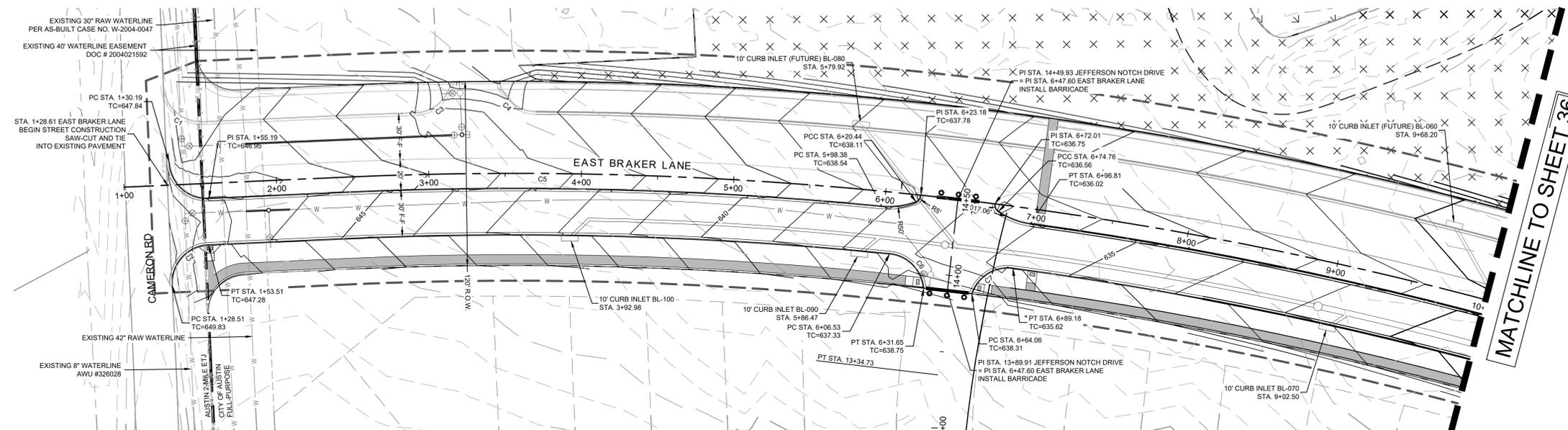
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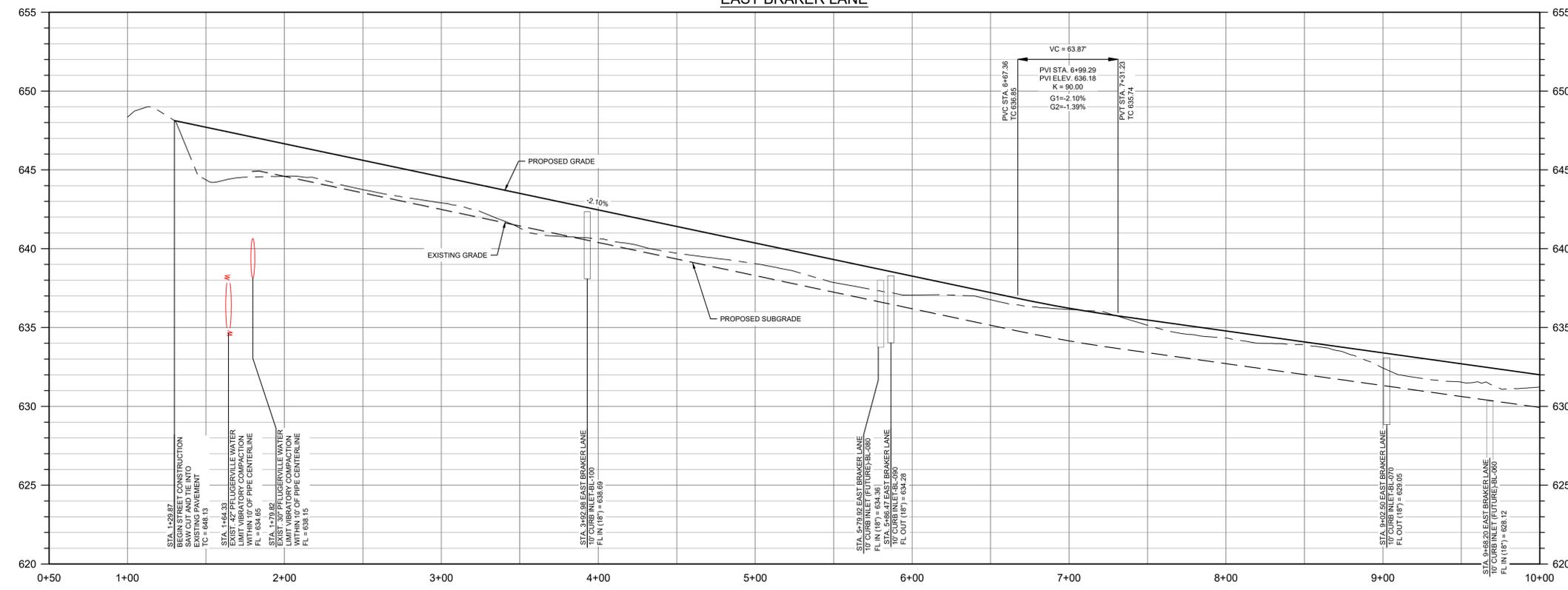


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



TYPICAL SECTION FOR E. BRAKER LANES
NTS

EAST BRAKER LANE



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EZH
- CWQZ_COA
- LOT NUMBER
- ROAD CENTERLINE
- RIBBON CURB
- CURB AND GUTTER
- DIRECTION OF FLOW
- CURB INLET
- WATERLINE
- WASTEWATER LINE
- SIDEWALK TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
- SIDEWALK TO BE CONSTRUCTED BY HOMEBUILDERS DURING HOME CONSTRUCTION
- ADA RAMP WITH DETECTABLE WARNINGS
- CONCRETE VALLEY GUTTER
- ASPHALT VALLEY GUTTER

NOTES:

- ALL CURB RETURN RADII TO BE 25' UNLESS OTHERWISE NOTED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTORS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- SIDEWALKS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH EACH SINGLE FAMILY HOUSE.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL BE PER THE CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.); PART III MARKINGS". ALL STRIPING TO BE THERMOPLASTIC.

PROFILE LEGEND

- PROPOSED GRADE
- PROPOSED SUBGRADE
- EXISTING GRADE
- PROPOSED CURB INLET

Curve Table			
Curve #	Length	Radius	Delta
C1	39.400	25.000	90.2974
C2	39.373	25.000	90.2356
C3	33.670	25.000	77.1666
C4	33.680	25.000	77.1885
C5	855.420	2500.000	19.6048
C6	34.845	25.000	79.8588
C7	34.842	25.000	79.8512



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(512) 452-0371
FAX (512) 454-9933
TBPILLS FIRM #2946

GRAY ENGINEERING

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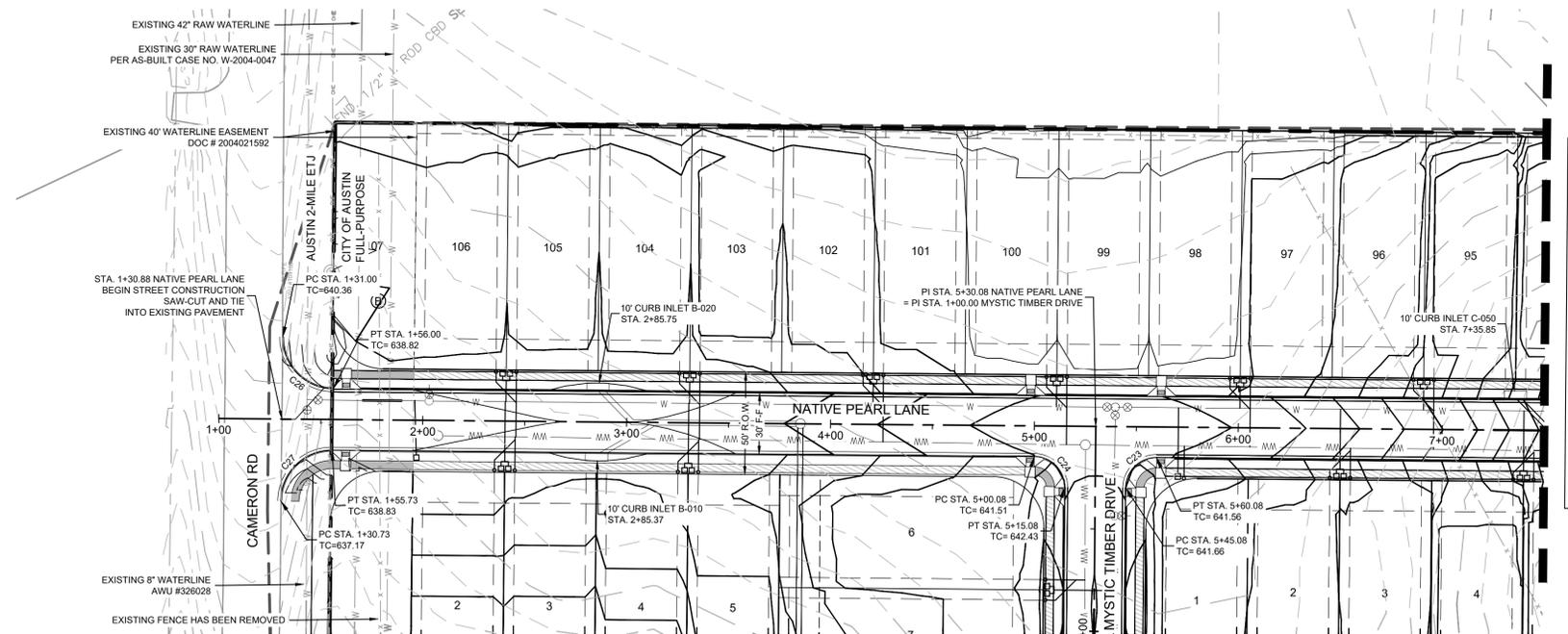
BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

EAST BRAKER LANE
(1+00-10+00) - PHASE 1B

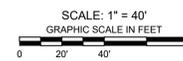
PROJECT NO: C8-2020-0112.1B
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DRAWN BY: XXX
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MATCHLINE TO SHEET 27

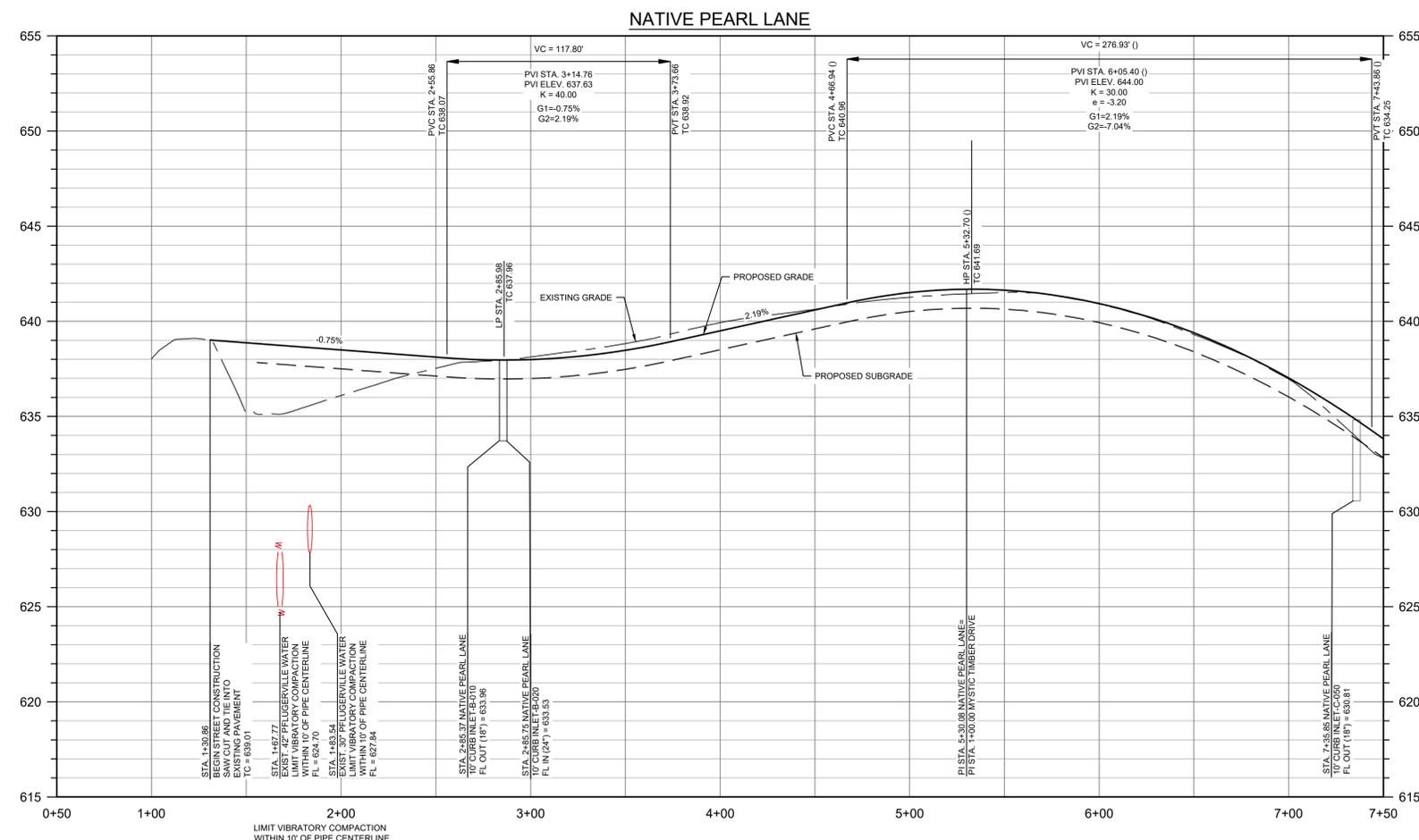


LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EHZ
- CWQZ_COA
- 28 LOT NUMBER
- ROAD CENTERLINE
- RIBBON CURB
- CURB AND GUTTER
- DIRECTION OF FLOW
- CURB INLET
- WASTEWATER LINE
- WATERLINE
- SIDEWALK TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
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- ADA RAMP WITH DETECTABLE WARNINGS
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NOTES:

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- ALL PAVEMENT MARKINGS SHALL BE PER THE CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) - PART III MARKINGS". ALL STRIPING TO BE THERMOPLASTIC.



PROFILE LEGEND

- PROPOSED GRADE
- PROPOSED SUBGRADE
- EXISTING GRADE
- PROPOSED CURB INLET

Curve Table			
Curve #	Length	Radius	Delta
C23	23.562	15,000	90.0000
C24	23.562	15,000	90.0000
C26	39.352	25,000	90.1880
C27	39.188	25,000	89.8120



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NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

NATIVE ROSE LANE
(1+00-7+50) - PHASE 1A

PROJECT NO: C8-2020-0112.1E

DESIGNED BY: XXX

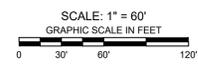
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- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WALL
- FLOW ARROW
- TREES TO BE REMOVED
- TREES TO BE PRESERVED

1. ALL ACCESSIBLE ROUTES SHALL BE INSPECTED AND CERTIFIED BY A TDLR REGISTERED ACCESSIBILITY SPECIALIST (RAS).



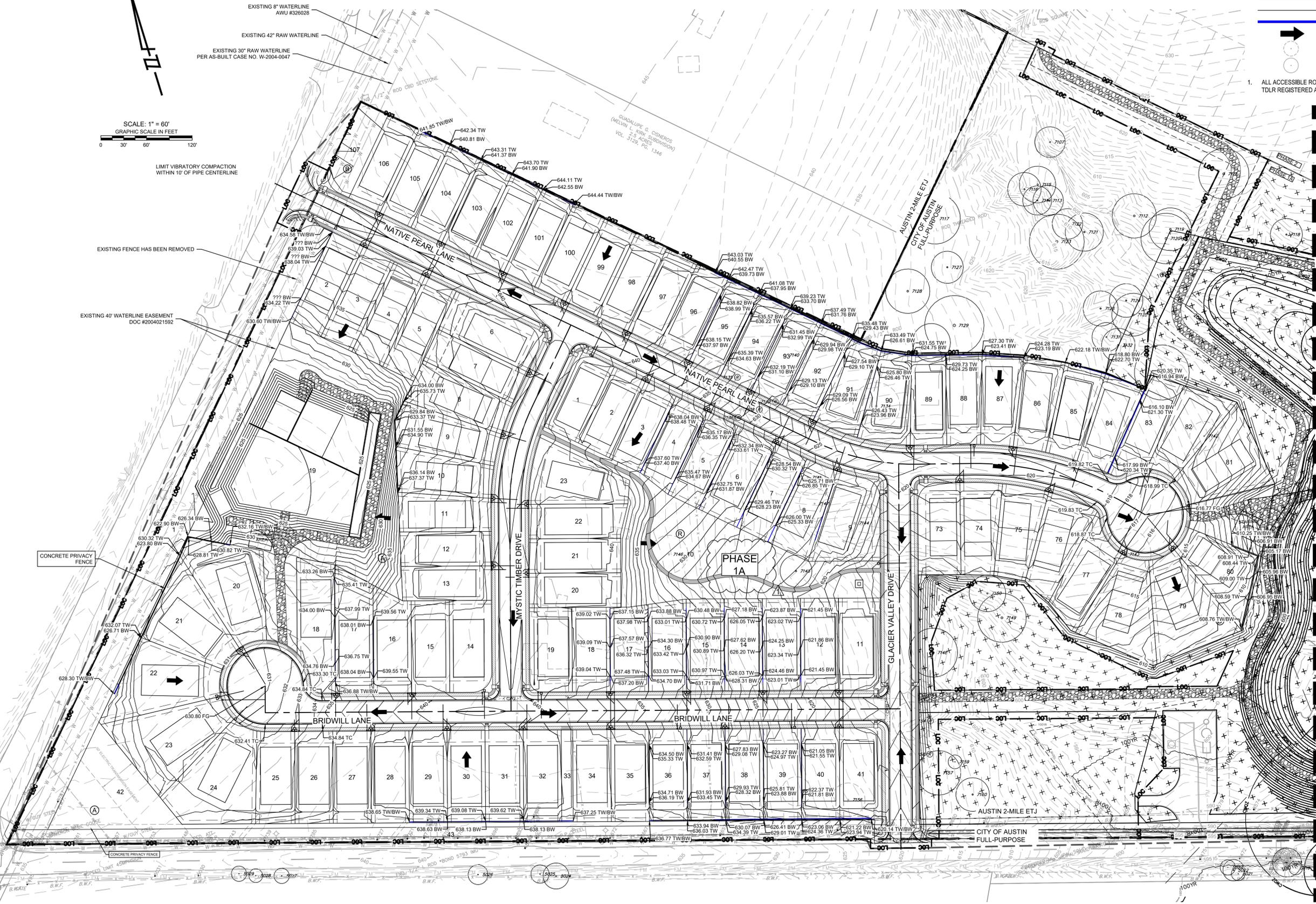
LIMIT VIBRATORY COMPACTION WITHIN 10' OF PIPE CENTERLINE

EXISTING FENCE HAS BEEN REMOVED

EXISTING 40" WATERLINE EASEMENT DOC #2004021592

CONCRETE PRIVACY FENCE

HIPROJECTS\1626-CENTURY COMMUNITIES\1797 BRAKER VALLEY PHASE 1\A4\SHS\1797-C-GRADING.DWG DATE: 1/28/2025 8:32:14 AM BY: LRYAN



MATCHLINE TO SHEET 39



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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NO.	BY	DATE	REVISION DESCRIPTION
1			CONSTRUCTION PHASING

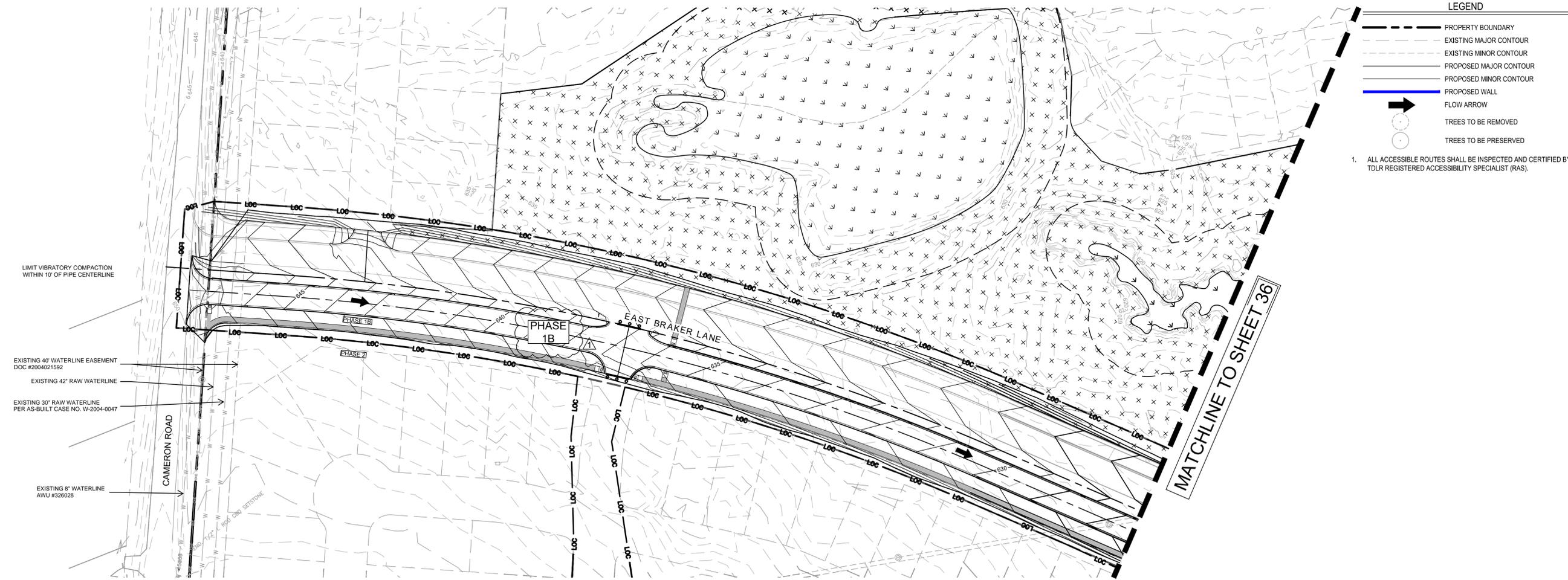
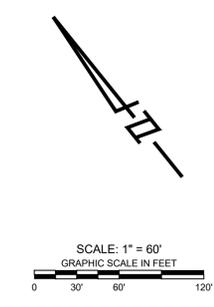
BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

GRADING PLAN (1 OF 4)

PROJECT NO: C8-2020-0112.1E

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

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LIMIT VIBRATORY COMPACTION
WITHIN 10' OF PIPE CENTERLINE

EXISTING 40" WATERLINE EASEMENT
DOC #2004021592

EXISTING 42" RAW WATERLINE

EXISTING 30" RAW WATERLINE
PER AS-BUILT CASE NO. W-2004-0047

EXISTING 8" WATERLINE
AWU #326028

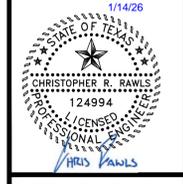
NO.	BY	DATE	REVISION DESCRIPTION
1			CONSTRUCTION PHASING

**BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"**

GRADING PLAN (4 OF 4)

PROJECT NO: C8-2020-0112.1B
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

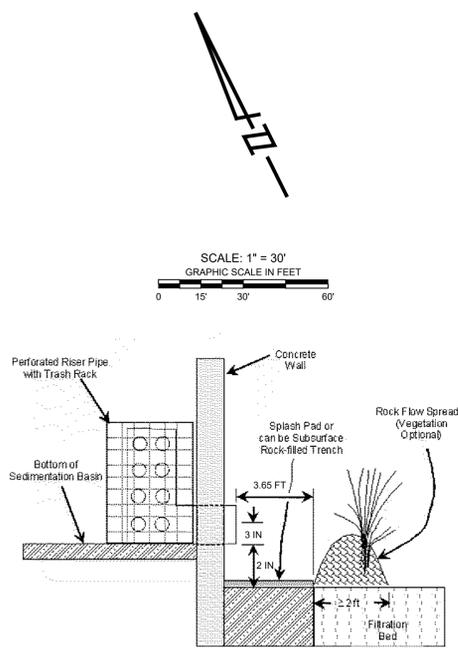
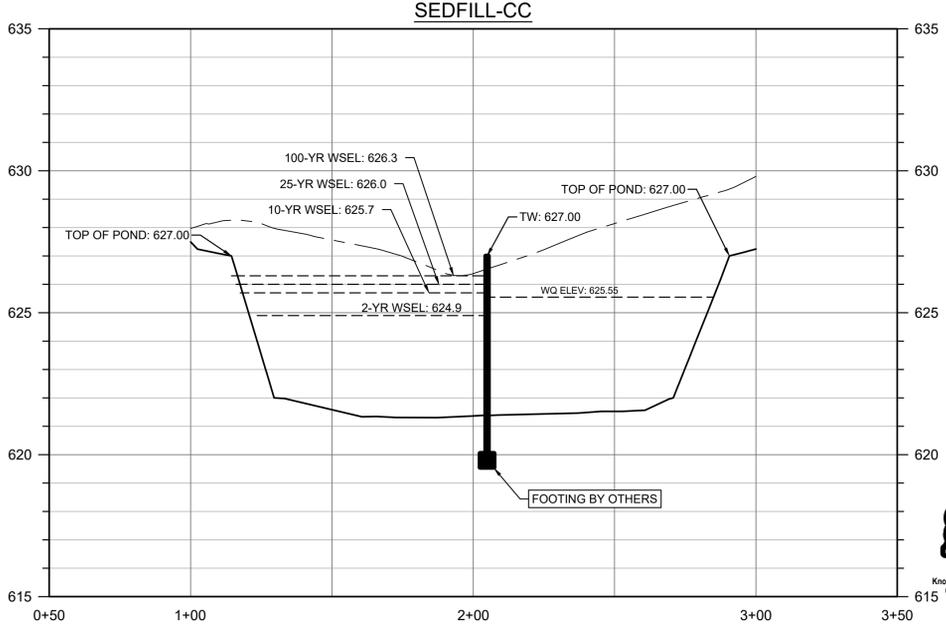
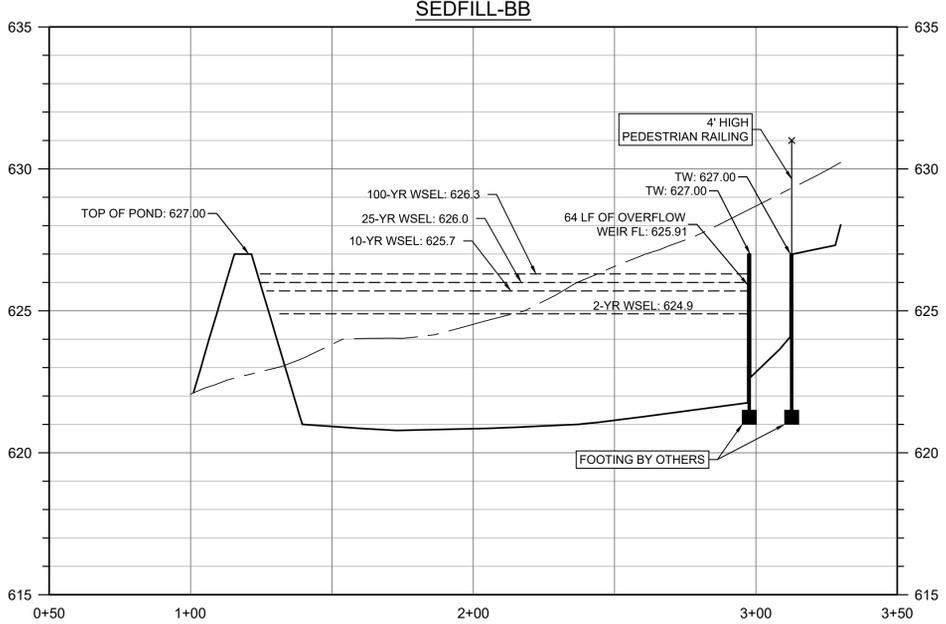
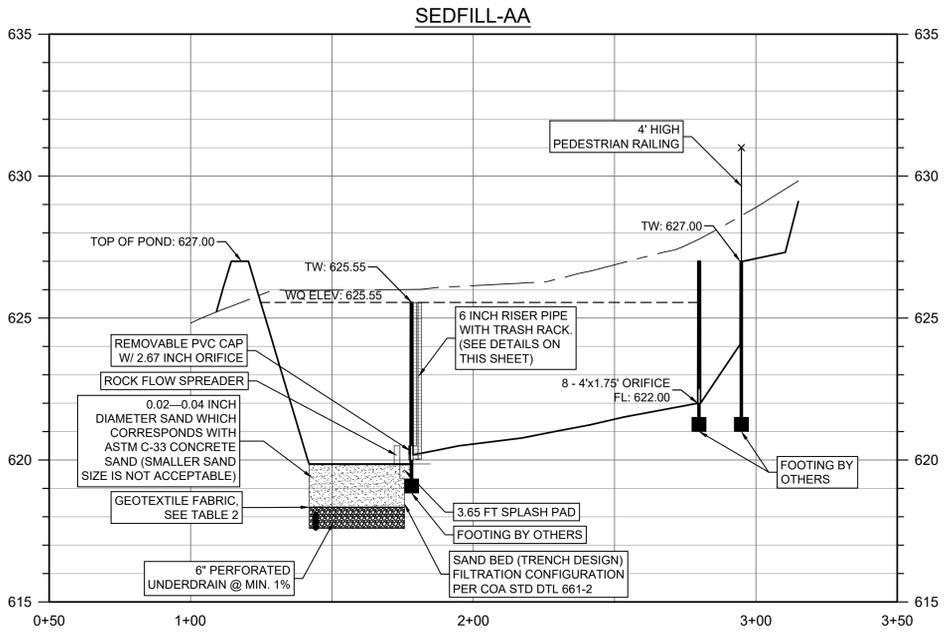
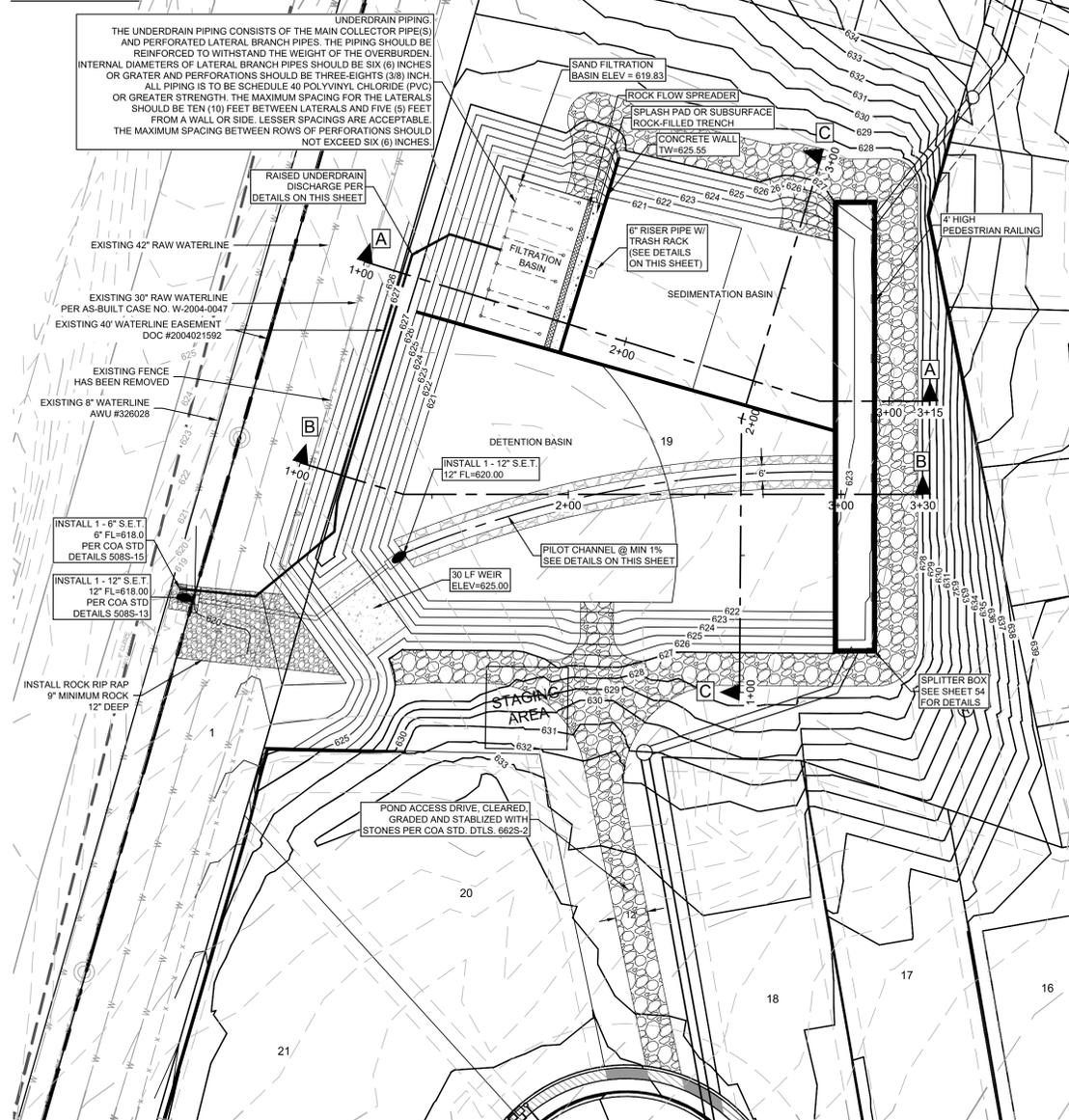
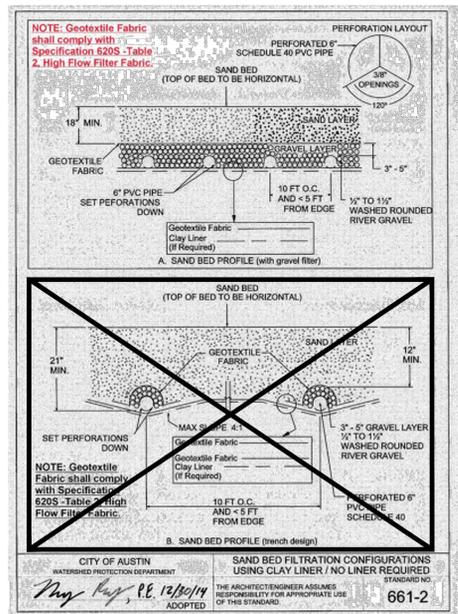
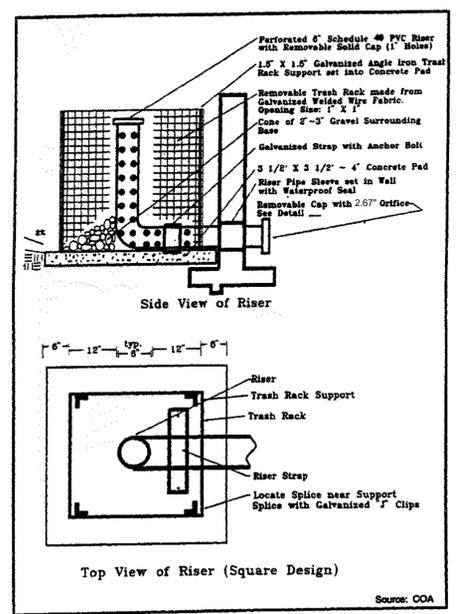
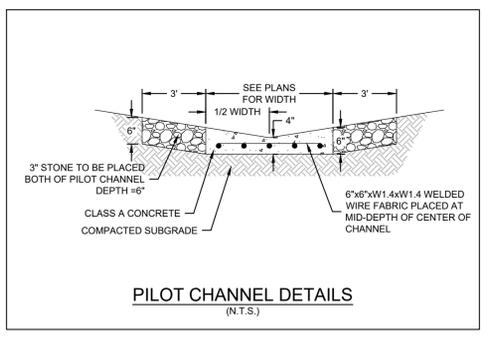
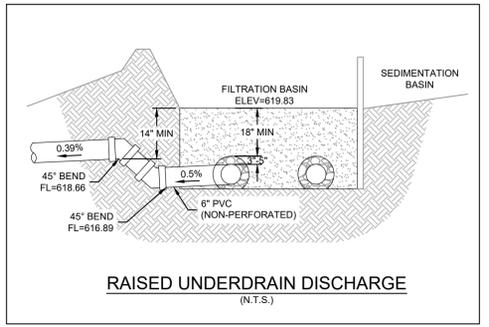


TABLE 2: HIGH FLOW FILTER (GEOTEXTILE) FABRIC REQUIREMENTS

Property	Test Method	Requirements
Fabric Weight	>D 3776	3.0 ounces/square yard minimum
Ultraviolet (UV) Radiation Stability	D 4355	70% strength retained minimum, After 500 hours in xenon arc device
Mullen Burst Strength	D 3786	120 pound per square inch minimum
Water Flow Rate	D 4491	275 gallons/minute/square feet minimum

- NOTE:
- UNDERDRAIN PIPING: THE UNDERDRAIN PIPING CONSISTS OF THE MAIN COLLECTOR PIPE(S) AND PERFORATED LATERAL BRANCH PIPES. THE PIPING SHOULD BE REINFORCED TO WITHSTAND THE WEIGHT OF THE OVERBURDEN. INTERNAL DIAMETERS OF LATERAL BRANCH PIPES SHOULD BE SIX (6) INCHES OR GREATER AND PERFORATIONS SHOULD BE THREE-EIGHTHS (3/8) INCH. ALL PIPING IS TO BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR GREATER STRENGTH. THE MAXIMUM SPACING FOR THE LATERALS SHOULD BE TEN (10) FEET BETWEEN LATERALS AND FIVE (5) FEET FROM A WALL OR SIDE. LESSER SPACINGS ARE ACCEPTABLE. THE MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES.
 - SAND REQUIREMENTS: 0.02-0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE)
 - THE TOPS OF ALL CLEANOUTS IN FILTRATION BASIN (OTHER THAN THE ACCESSIBLE CLEANOUT) MUST BE FLUSH WITH THE TOP OF THE SAND BED. (ECM 1.6.5.A.4)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

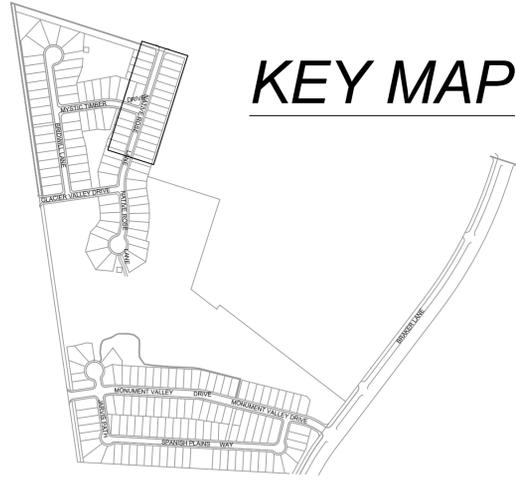
NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

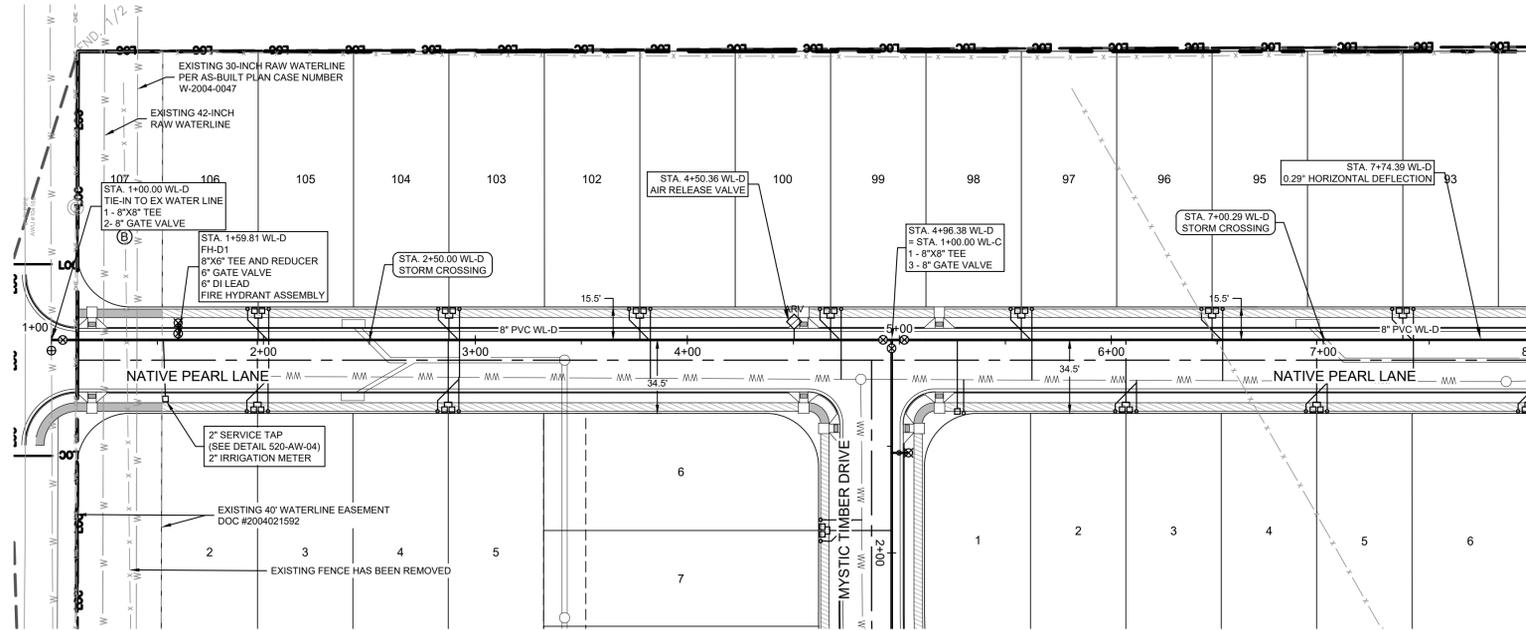
FULL SEDIMENTATION &
FILTRATION POND PLAN (1 OF 2)

PROJECT NO: C8-2020-0112.1E
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.



KEY MAP



MATCHLINE TO SHEET 86

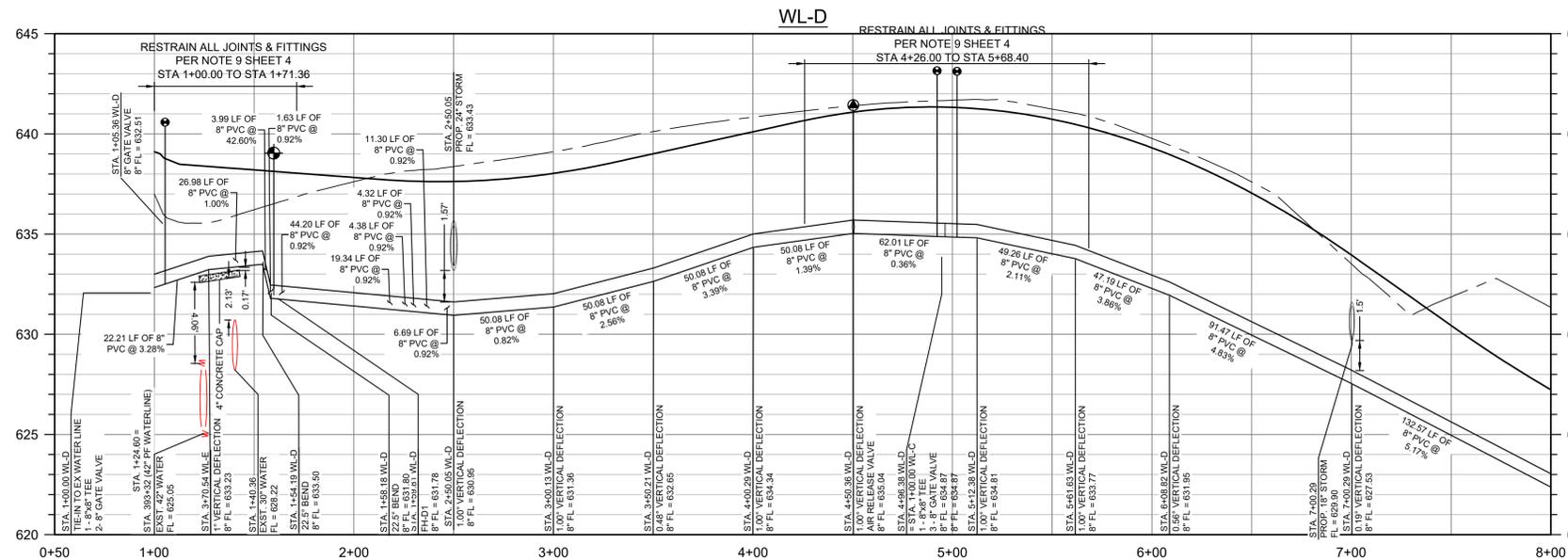
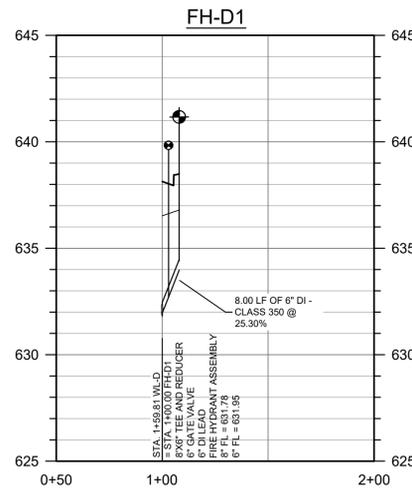


- LEGEND**
- PROPERTY BOUNDARY
 - - - PROPOSED RIGHT OF WAY
 - - - PHASE LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - PROPOSED WATER LINE
 - ⊗ GATE VALVE
 - [] PLUG
 - ⊙ AIR RELEASE VALVE
 - ⊙ WATER METER
 - ⊙ FLUSHING VALVE
 - ⊙ DOUBLE WATER SERVICE
 - ⊙ SINGLE WATER SERVICE
 - ENGINEER CALCULATED FLOODPLAIN
 - DOUBLE WASTEWATER SERVICE
 - SINGLE WASTEWATER SERVICE

* ALL WATER SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES.

- PROFILE LEGEND**
- FINISHED GRADE
 - EXISTING GRADE
 - PROPOSED WATER LINE
 - ⊙ FIRE HYDRANT ASSEMBLY
 - [] GATE VALVE
 - ⊙ PLUG
 - ⊙ AIR RELEASE VALVE
 - ⊙ WATER METER
 - ⊙ FLUSHING VALVE

- NOTES:**
- ALL GATE VALVES AT INTERSECTIONS TO BE BOLTED TO TEE OR CROSS.
 - LOCATION OF DRY UTILITY LINES (TO INCLUDE CENTERPOINT ENERGY, AUSTIN ENERGY, TWC, AT&T) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE DRY UTILITY LOCATIONS SHOWN. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS FOR FINAL APPROVED DRY UTILITY LAYOUTS AND DESIGNS.
 - LOTS WITH 65 PSI OR GREATER REQUIRE A PRV TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE DOMESTIC WATER METER.



H:\PROJECTS\1626\CENTURY COMMUNITIES\1797 BRAKER VALLEY PHASE 1\CAD\DWG\1797-C-WATER.DWG DATE: 1/28/2020 10:30:29 AM BY: LRYAN



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Suite 140
Austin, Texas 78759
(512) 452-0371
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NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

WL-D (1+00-7+50) -
PHASE 1A

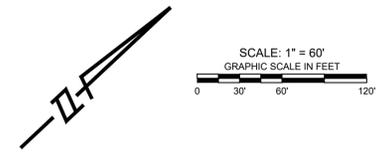
PROJECT NO: C8-2020-0112.1B

DESIGNED BY: XXX

DRAWN BY: XXX

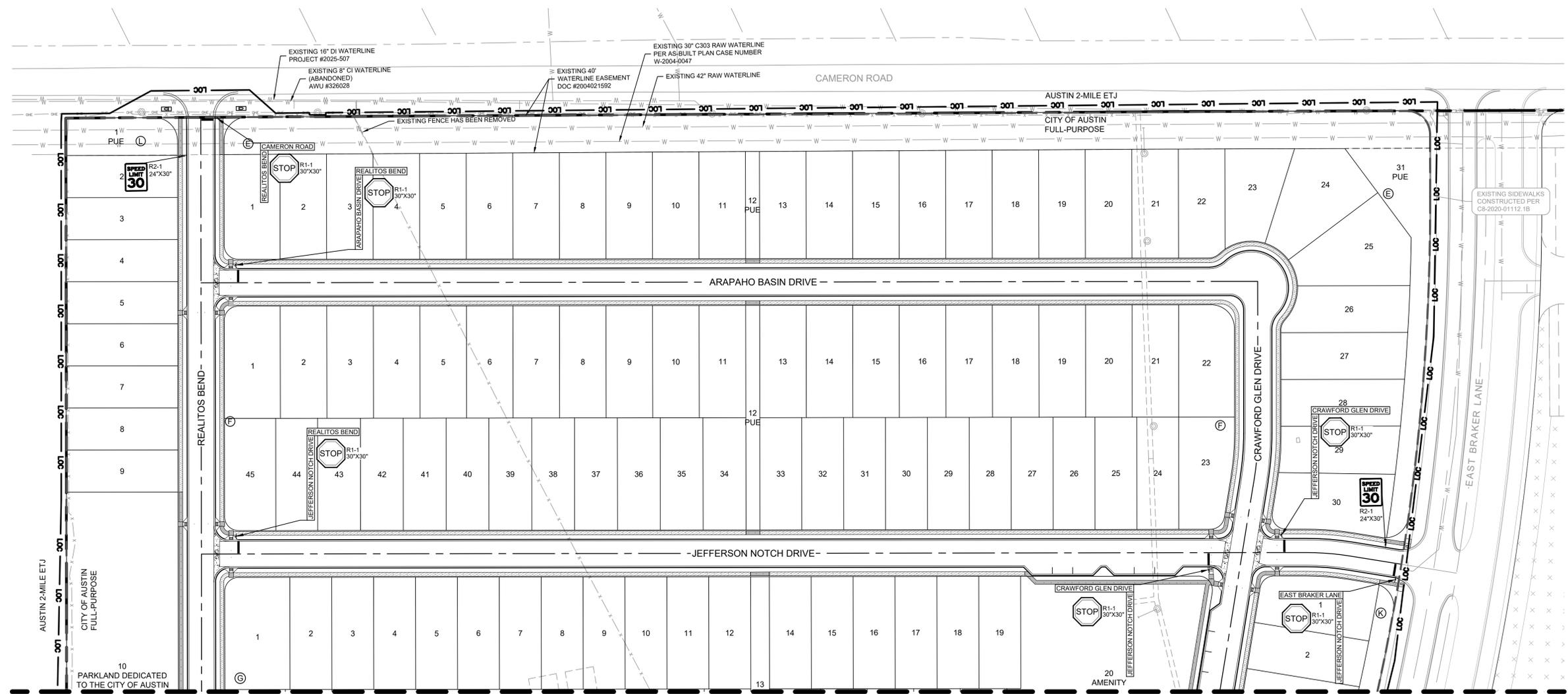
CHECKED BY: XXX

NOTICE:
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NOTIFICATION TO THE
RESPONSIBLE ENGINEER
IS A VIOLATION OF THE
TEXAS ENGINEERING
PRACTICE ACT.



LEGEND

- R1-1 30' X 30' PROPOSED STOP SIGN W/ STREET NAME SIGNS
- STREET BARRICADE WITH TYPE 4 OBJECT MARKERS
- STOP SIGN
- STOP BAR, 24"
- ACCESSIBLE PATH
- SIDEWALK TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
- SIDEWALK TO BE CONSTRUCTED BY HOMEBUILDERS DURING HOME CONSTRUCTION



MATCHLINE TO SHEET 18

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NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY
 PHASE 2
 "PAVING, DRAINAGE,
 WATER, WASTEWATER
 IMPROVEMENTS"

SIGNAGE AND STRIPING PLAN (1 OF 2)

PROJECT NO: C8-2020-0112.2B
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX

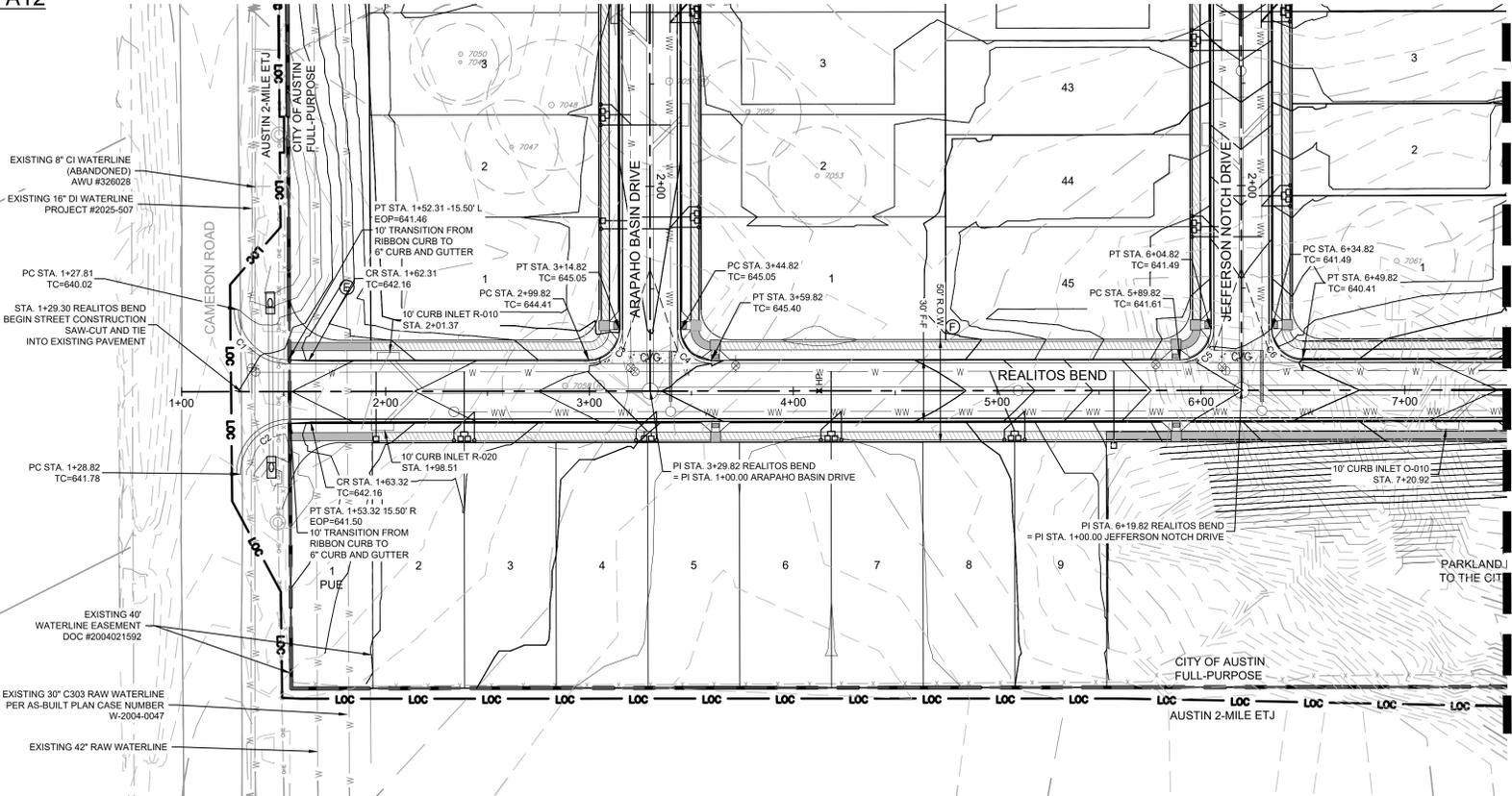
NOTICE:
 ALTERATION OF A
 SEALED DRAWING
 WITHOUT PROPER
 NOTIFICATION TO THE
 RESPONSIBLE ENGINEER
 IS A VIOLATION OF THE
 TEXAS ENGINEERING
 PRACTICE ACT.

H:\PROJECTS\1628 CENTURY COMMUNITIES\1798 BRAKER VALLEY PHASE 2\ASBUILT SHEETS\1798-C-SIGNAGE.DWG DATE: 1/28/2025 8:55:04 AM BY: LRYAN

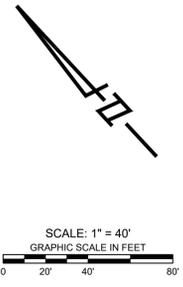


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CASE NO: C8-2020-0112.2B



MATCHLINE TO SHEET 20



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EHZ
- CWQZ_COA
- 28 LOT NUMBER
- ROAD CENTERLINE
- RIBBON CURB
- CURB AND GUTTER
- DIRECTION OF FLOW
- CURB INLET
- WW WASTEWATER LINE
- W WATERLINE
- SIDEWALK TO BE CONSTRUCTED WITH SUBDIVISION IMPROVEMENTS
- SIDEWALK TO BE CONSTRUCTED BY HOMEBUILDERS DURING HOME CONSTRUCTION
- ADA RAMP WITH DETECTABLE WARNINGS
- CONCRETE VALLEY GUTTER
- AVG ASPHALT VALLEY GUTTER

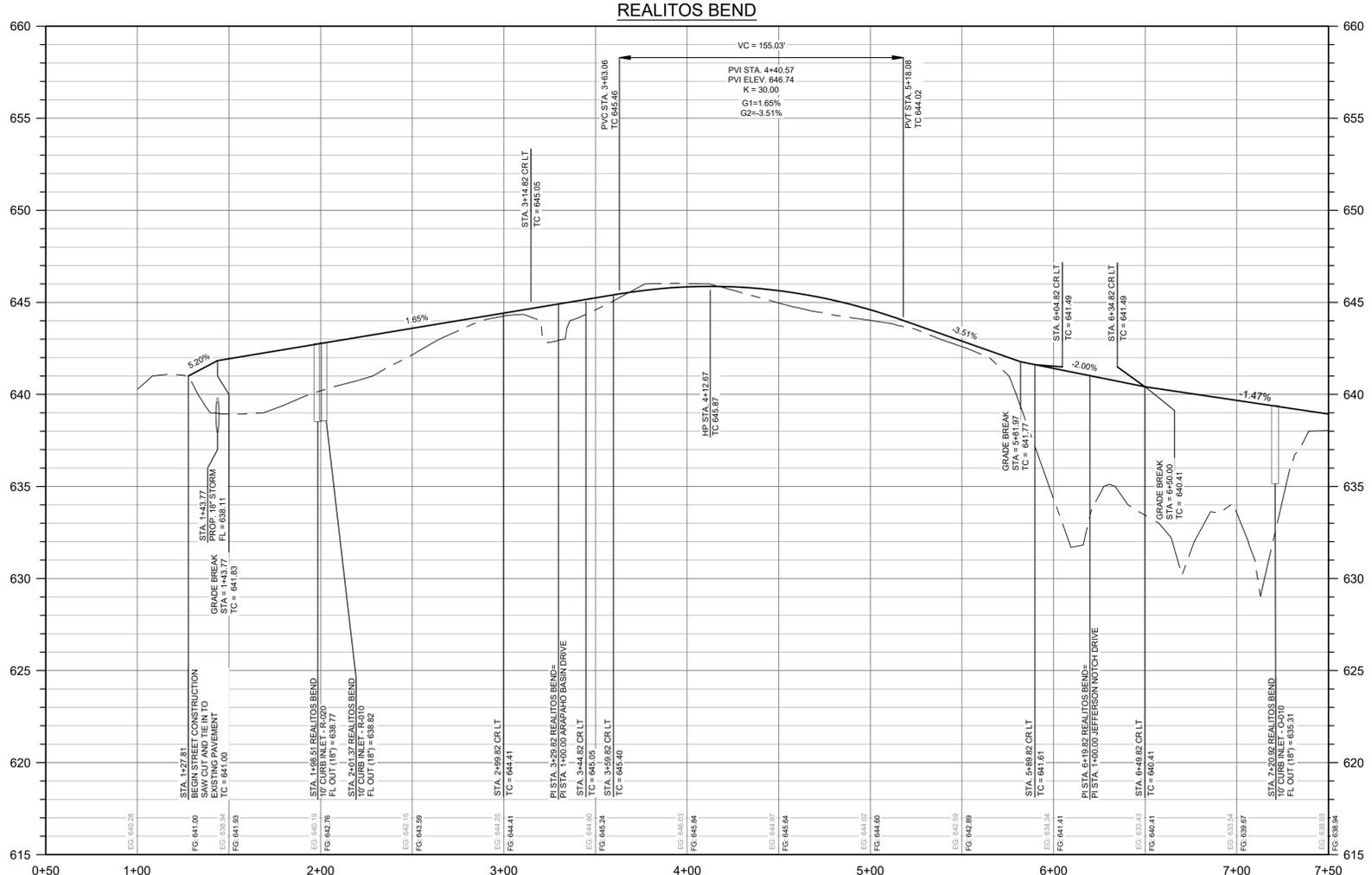
NOTES:

1. ALL CURB RETURN RADII TO BE 25' UNLESS OTHERWISE NOTED.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE CONTRACTORS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. SIDEWALKS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH EACH SINGLE FAMILY HOUSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS SHALL BE PER THE CURRENT TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PART III MARKINGS". ALL STRIPING TO BE THERMOPLASTIC.

PROFILE LEGEND

- PROPOSED GRADE
- PROPOSED SUBGRADE
- EXISTING GRADE
- PROPOSED CURB INLET

CURVE TABLE					
CURVER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	38.48'	24.50'	90°00'03"	S2° 04' 38.0372"E	34.65'
C2	38.73'	24.50'	90°34'58"	N87° 37' 51.6315"E	34.82'
C3	23.56'	15.00'	90°00'00"	N87° 55' 20.6064"E	21.21'
C4	23.56'	15.00'	90°00'00"	S2° 04' 39.3937"E	21.21'
C5	23.56'	15.00'	90°00'00"	N87° 55' 20.6063"E	21.21'
C6	23.56'	15.00'	90°00'00"	S2° 04' 39.3937"E	21.21'



LIMIT VIBRATORY COMPACTION WITHIN 10' OF PIPE CENTERLINE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

H:\PROJECTS\1628-CENTURY COMMUNITIES\1798 BRAKER VALLEY PHASE 2\AS-BUILT\1798-C-ROAD.DWG DATE: 1/28/2020 8:43:55 AM BY: LRYAN

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TBP ELS FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY PHASE 2 "PAVING, DRAINAGE, WATER, WASTEWATER IMPROVEMENTS"

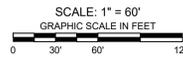
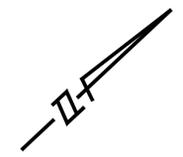
REALITOS BEND (STA 1+00 TO 7+50)

PROJECT NO: C8-2020-0112.2B

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

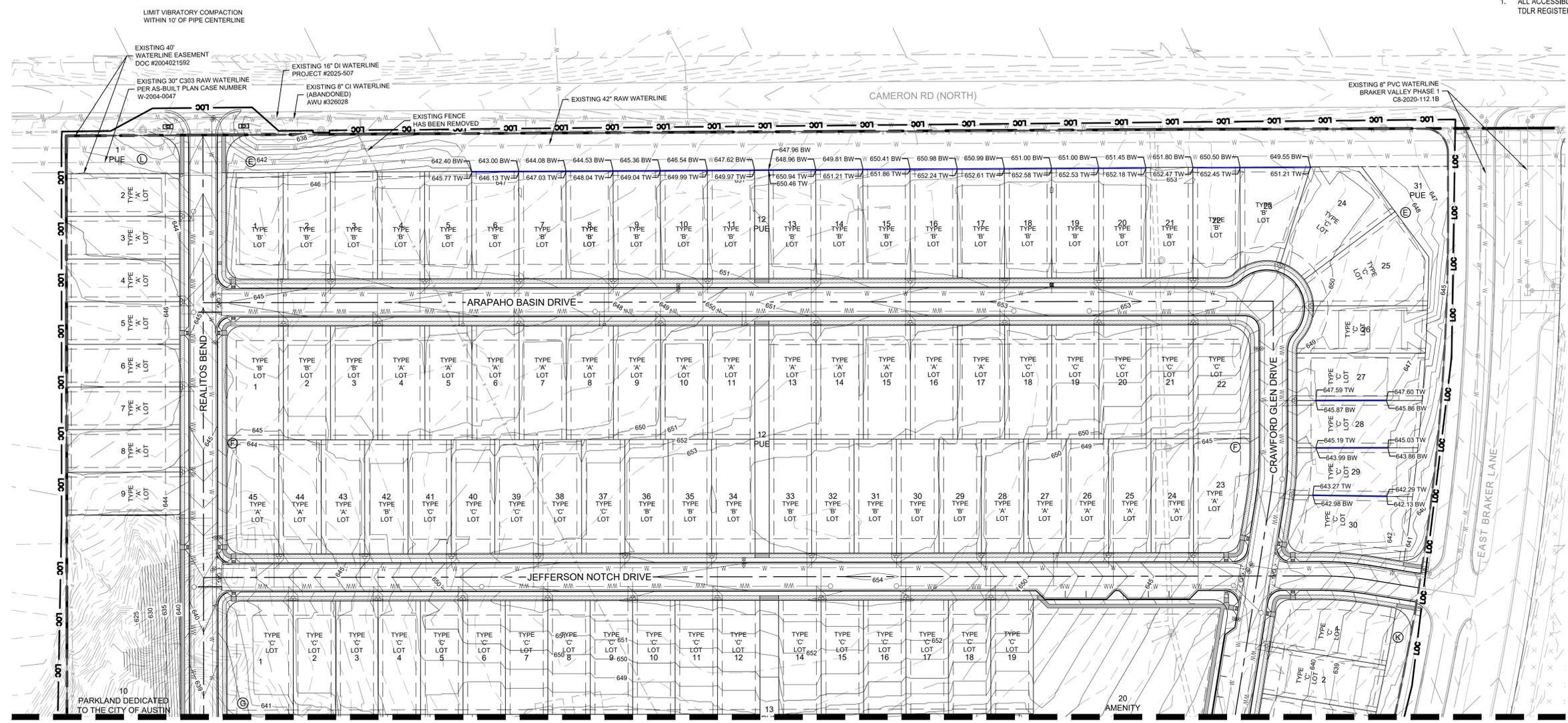
CASE NO: C8-2020-0112.2B



LEGEND

	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED WALL
	FLOW ARROW
	TREES TO BE REMOVED
	TREES TO BE PRESERVED

1. ALL ACCESSIBLE ROUTES SHALL BE INSPECTED AND CERTIFIED BY A TDLR REGISTERED ACCESSIBILITY SPECIALIST (RAS).



MATCHLINE TO SHEET 35

NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY PHASE 2 "PAVING, DRAINAGE, WATER, WASTEWATER IMPROVEMENTS"

GRADING PLAN (1 OF 2)

PROJECT NO: C8-2020-0112.2B

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

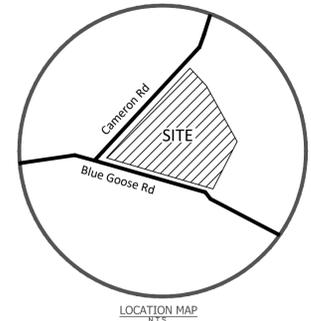
NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.



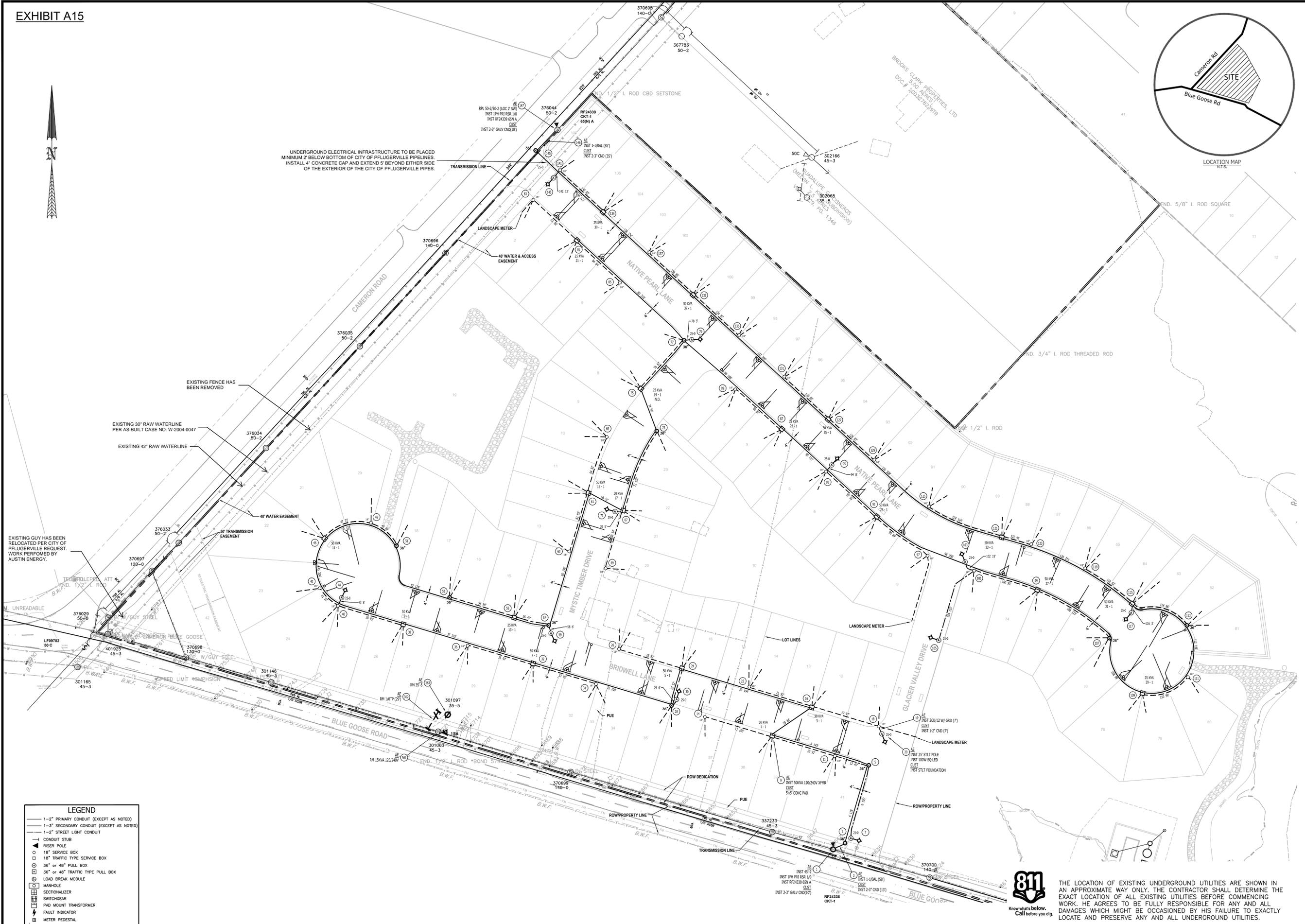
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

H:\PROJECTS\1626 CENTURY COMMUNITIES\1796 BRAKER VALLEY PHASE 2\1796-C-GRADING DWG DATE: 1/28/2020 8:51:55 AM BY: LRYAN

CASE NO: C8-2020-0112.2B



UNDERGROUND ELECTRICAL INFRASTRUCTURE TO BE PLACED MINIMUM 2' BELOW BOTTOM OF CITY OF PFLUGERVILLE PIPELINES. INSTALL 4" CONCRETE CAP AND EXTEND 5' BEYOND EITHER SIDE OF THE EXTERIOR OF THE CITY OF PFLUGERVILLE PIPES.



PROJECTS/1626 CENTURY COMMUNITIES/1797 BRAKER VALLEY PHASE I/CAD/EXHIBITS/BRAKER VALLEY P1 PFLUGERVILLE ENCROACHMENT - ELECTRICAL DWG. DATE: 11/20/20 8:50:01 AM BY: LRYAN

LEGEND

- 1-2" PRIMARY CONDUIT (EXCEPT AS NOTED)
- 1-3" SECONDARY CONDUIT (EXCEPT AS NOTED)
- 1-2" STREET LIGHT CONDUIT
- CONDUIT STUB
- ▲ RISER POLE
- 18" SERVICE BOX
- 18" TRAFFIC TYPE SERVICE BOX
- 36" or 48" PULL BOX
- 36" or 48" TRAFFIC TYPE PULL BOX
- LOAD BREAK MODULE
- MANHOLE
- SECTIONALIZER
- SWITCHGEAR
- PAD MOUNT TRANSFORMER
- ▲ FAULT INDICATOR
- METER PEDESTAL
- ▲ STREET LIGHT



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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Suite 140
Austin, Texas 78759
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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

**BRAKER VALLEY
PHASE 1
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"**

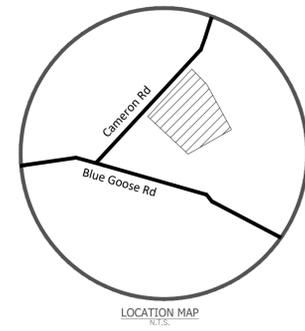
PHASE 1 ELECTRICAL LAYOUT

PROJECT NO: C8-2020-0112.1E

DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE:
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EXHIBIT A16



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FAX: (512) 454-9933
TBPELS FRM #2946

GRAY ENGINEERING

UNDERGROUND ELECTRICAL INFRASTRUCTURE TO BE PLACED MINIMUM 2' BELOW BOTTOM OF CITY OF PFLUGERVILLE PIPELINES. INSTALL 4" CONCRETE CAP AND EXTEND 5' BEYOND EITHER SIDE OF THE EXTERIOR OF THE CITY OF PFLUGERVILLE PIPES.

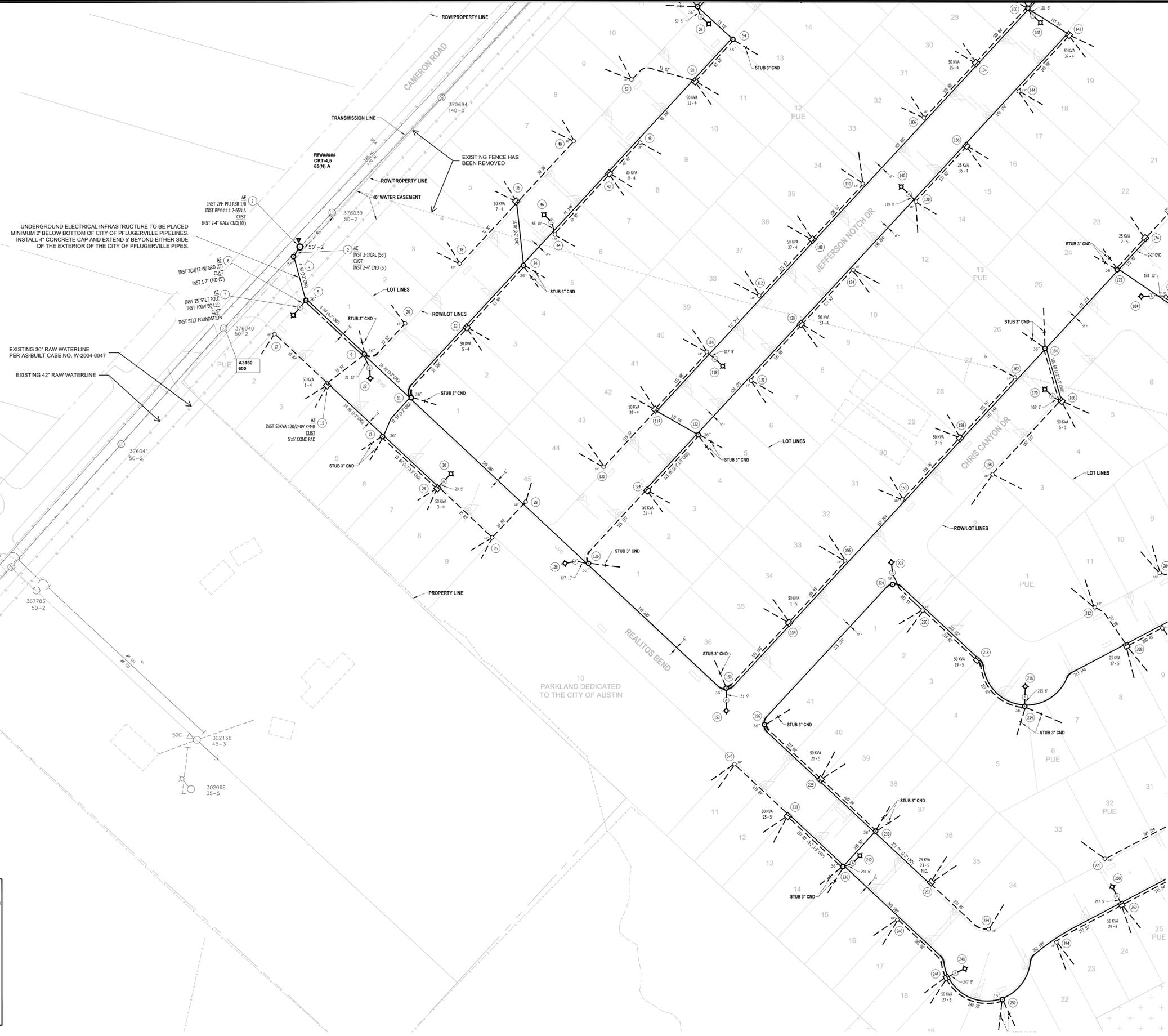
EXISTING 30" RAW WATERLINE PER AS-BUILT CASE NO. W-2004-0047

EXISTING 42" RAW WATERLINE

- NOTES:**
- THE CUSTOMER SHOULD ALLOW AUSTIN ENERGY A MINIMUM OF TWENTY (20) WORKING DAYS TO START CONSTRUCTION AND A MINIMUM OF TWENTY (20) WORKING DAYS (WEATHER PERMITTING) FOR THE AUSTIN ENERGY FACILITIES TO BE INSTALLED AND READY FOR SERVICE AFTER ALL EASEMENTS ARE SIGNED. ALL PERMITS ARE APPROVED, MONIES HAVE BEEN PAID AND THE AUSTIN ENERGY INSPECTOR HAS ACCEPTED THE CONDUIT, PULL BOXES AND CONCRETE TRANSFORMER PADS.
 - ALL PULLBOXES, TRANSFORMER PADS, TRENCH, PRIMARY, SECONDARY AND SERVICE CONDUIT BY CONTRACTOR.
 - ALL CONDUIT ENTERING PULLBOXES SHALL DRAIN INTO PULLBOXES AND THE CONDUIT BETWEEN TRANSFORMER SHALL NOT SAG OR DIP. THE CUSTOMER SHALL BE REQUIRED TO INSTALL ADDITIONAL PULLBOXES SHOULD THE CONDUIT NOT DRAIN CORRECTLY.
 - ALL CONDUIT SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY STRUCTURE, FOUNDATION OR CARPORT. ALL TRANSFORMER PADS SHALL BE LOCATED A MINIMUM TWELVE (12) FEET FROM ANY DOOR OR WINDOW.
 - AUSTIN ENERGY REQUIRES TEN (10) FEET OF CLEARANCE FROM THE DOORS ON THE TRANSFORMERS. OBSTRUCTIONS SUCH AS SHRUBS, FENCES, BUILDINGS, ETC. WILL NOT BE PERMITTED.
 - THE DEVELOPER IS RESPONSIBLE FOR DESIGN, APPROVAL, INSTALLATION AND MAINTENANCE OF THE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL FOR ALL OF THIS INSTALLATION.
 - DEVELOPER TO FURNISH ALL SURVEY STAKING FOR TRENCHING ROUTE AND ELECTRICAL FACILITIES.
 - FOR PROJECTS LOCATED OUTSIDE CITY LIMITS DEVELOPER TO STUB ALL STREETLIGHT CONDUIT.
 - TRANSFORMER INSTALLATION REQUIREMENTS: CUSTOMER TO PROVIDE 44"x55" CONCRETE PADS (BOLLARDS AS REQUIRED) 4"x3" SECONDARY CONDUITS (STUB SPARES MIN 5' PAST PAD) AUSTIN ENERGY TO PROVIDE 38-50KVA & 6-250VA TRANSFORMERS.
 - AUSTIN ENERGY TO PROVIDE/INSTALL PRIMARY AND SECONDARY CABLE AS FOLLOWS:
A. PRIMARY 4/0 AL ULD (1541) - 6.41'
B. SECONDARY 4/0 CU W/GRD - 34'
C. SECONDARY 4/0 AL UG TRIPLEX - 7.451'
 - THIS PRINT IS SOLELY FOR THE PURPOSE OF INSTRUCTING THE CUSTOMER ON THE INSTALLATION OF THE AUSTIN ENERGY INFRASTRUCTURE UP TO AND INCLUDING THE POINT OF SERVICE AND DOES NOT INCLUDE APPROVAL OF ANY INSTALLATIONS INTERNAL TO THE BUILDING. IN ADDITION TO THIS PRINT, THE CUSTOMER IS RESPONSIBLE FOR ALL REQUIREMENTS STATED ON THE QUOTE LETTER AND, WHERE CIVIL WORK IS REQUIRED BY THE CUSTOMER, SHALL ADHERE TO ALL AE CIVIL REQUIREMENTS AS INDICATED ON THE SEPARATE CUSTOMER CIVIL DOCUMENTS, WHICH MAY BE REFERRED TO IN PART OR IN WHOLE ON THIS PRINT.
 - CUSTOMER IS RESPONSIBLE FOR ADHERING TO ALL REQUIREMENTS IN THE LATEST VERSION OF THE AUSTIN ENERGY DESIGN CRITERIA MANUAL.
 - THIS DRAWING IS NOT TO SCALE AND THE LOCATION OF INSTALLATION OF THE INFRASTRUCTURE ON THIS PRINT SHOULD ADHERE TO ALL CLEARANCES IN THE AUSTIN ENERGY DESIGN CRITERIA MANUAL AND, WHERE CIVIL IS REQUIRED, THE CIVIL REQUIREMENTS, UNLESS SPECIFICALLY STATED OTHERWISE ON THIS PRINT.
 - METER AND DISCONNECT LOCATIONS AND SPECIFICATIONS ARE NOT INCLUDED IN THIS DESIGN. CUSTOMERS SHOULD REFER TO THE LATEST AUSTIN ENERGY DESIGN CRITERIA MANUAL FOR THIS INFORMATION IN THE PLANNING STAGES PRIOR TO INSTALLATION TO AVOID COSTLY CORRECTIONS. FOR INFORMATION CONCERNING METERING AND DISCONNECTS, PLEASE CONTACT THE METERING REPRESENTATIVE AT aed67@bommetermg@austinenergy.com
 - FOR CT INFORMATION AND EQUIPMENT SIZING, CONTACT aed67@bommetermg@austinenergy.com
 - FOR CT INSPECTIONS, CONTACT aedmodspatch@austinenergy.com
 - FOR A COMPLETE SET OF INSTRUCTIONS FOR THE DEVELOPMENT, REFER TO THE CIVIL LETTER AND SPECIFICATION SHEETS.

LEGEND

—	1"-2" PRIMARY CONDUIT (EXCEPT AS NOTED)
---	1"-3" SECONDARY CONDUIT (EXCEPT AS NOTED)
---	1"-2" STREET LIGHT CONDUIT
—	CONDUIT STUB
▲	RISER POLE
○	18" SERVICE BOX
□	18" TRAFFIC TYPE SERVICE BOX
○	36" or 48" PULL BOX
□	36" or 48" TRAFFIC TYPE PULL BOX
○	LOAD BREAK MODULE
○	MANHOLE
□	SECTIONALIZER
□	SWITCHGEAR
□	PAD MOUNT TRANSFORMER
▲	FAULT INDICATOR
○	METER PRECASTAL
○	STREET LIGHT



NO.	BY	DATE	REVISION DESCRIPTION

BRAKER VALLEY
PHASE 2
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"

PHASE 2 ELECTRICAL LAYOUT
(1 OF 2)

PROJECT NO: C8-2020-0112.2B
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE:
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HIPROJECTS1628 CENTURY COMMUNITIES1798 BRAKER VALLEY PHASE 2 EXHIBIT BRAKER VALLEY P2 PFLUGERVILLE ENCROACHMENT - ELECTRICAL DWG DATE: 11/29/2020 9:02:43 AM BY: LRYAN

CASE NO: C8-2020-0112.2B

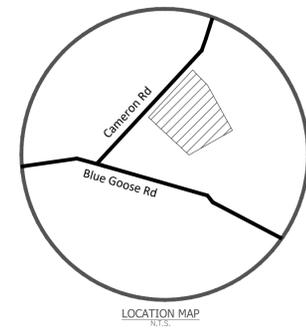
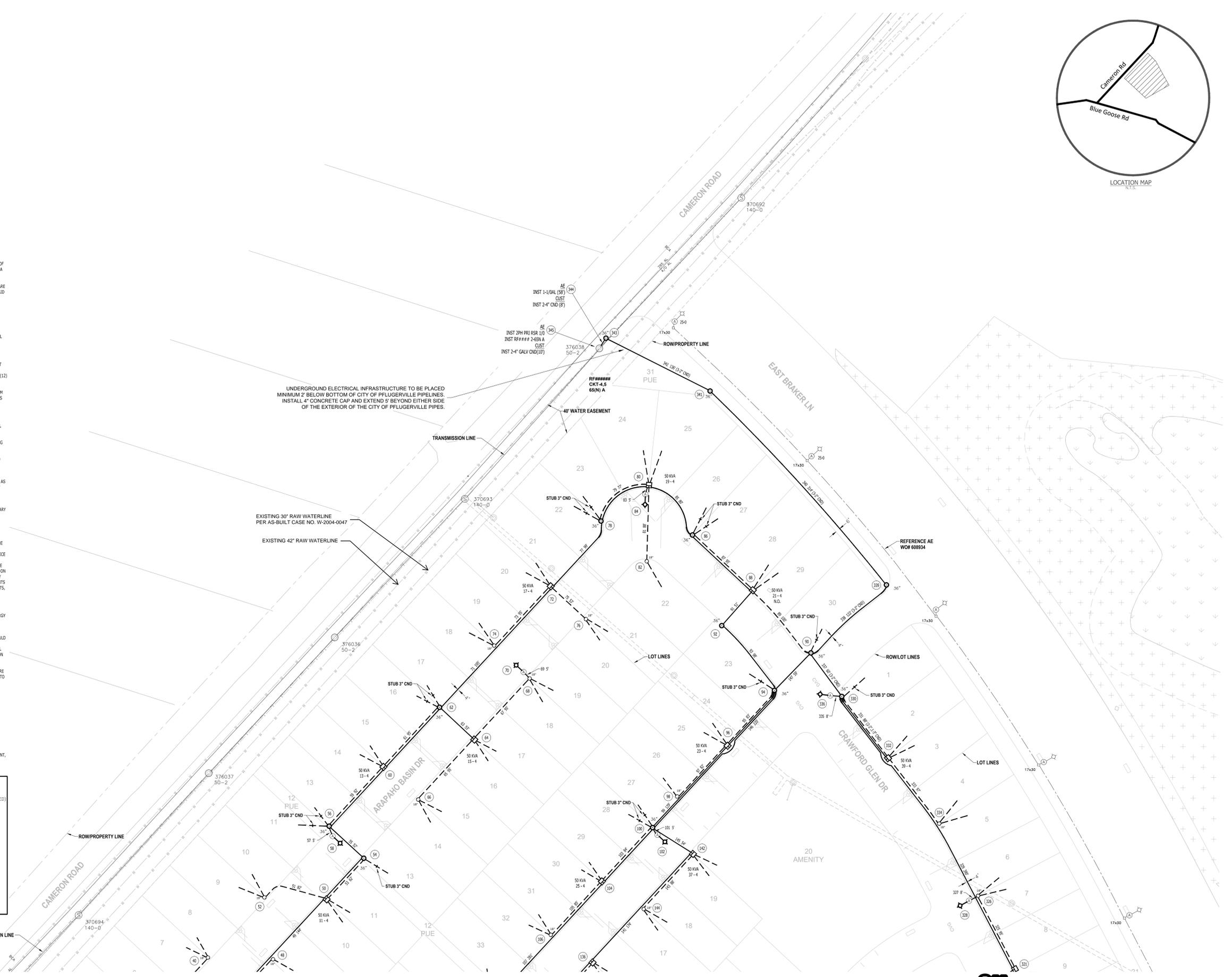


NOTES:

1. THE CUSTOMER SHOULD ALLOW AUSTIN ENERGY A MINIMUM OF TWENTY (20) WORKING DAYS TO START CONSTRUCTION AND A MINIMUM OF TWENTY (20) WORKING DAYS (WEATHER PERMITTING) FOR THE AUSTIN ENERGY FACILITIES TO BE INSTALLED AND READY FOR SERVICE AFTER ALL EASEMENTS ARE SIGNED, ALL PERMITS ARE APPROVED, MONIES HAVE BEEN PAID AND THE AUSTIN ENERGY INSPECTOR HAS ACCEPTED THE CONDUIT, PULL BOXES AND CONCRETE TRANSFORMER PADS.
2. ALL PULLBOXES, TRANSFORMER PADS, TRENCH, PRIMARY, SECONDARY AND SERVICE CONDUIT BY CONTRACTOR.
3. ALL CONDUIT ENTERING PULLBOXES SHALL DRAIN INTO PULLBOXES AND THE CONDUIT BETWEEN TRANSFORMER SHALL NOT SAG OR DIP. THE CUSTOMER SHALL BE REQUIRED TO INSTALL ADDITIONAL PULLBOXES SHOULD THE CONDUIT NOT DRAIN CORRECTLY.
4. ALL CONDUIT SHALL BE LOCATED A MINIMUM OF FIVE (5) FEET FROM ANY STRUCTURE, FOUNDATION OR CARPORT. ALL TRANSFORMER PADS SHALL BE LOCATED A MINIMUM TWELVE (12) FEET FROM ANY DOOR OR WINDOW.
5. AUSTIN ENERGY REQUIRES TEN (10) FEET OF CLEARANCE FROM THE DOORS ON THE TRANSFORMERS. OBSTRUCTIONS SUCH AS SHRUBS, FENCES, BUILDINGS, ETC. WILL NOT BE PERMITTED.
6. THE DEVELOPER IS RESPONSIBLE FOR DESIGN, APPROVAL, INSTALLATION AND MAINTENANCE OF THE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL FOR ALL OF THIS INSTALLATION.
7. DEVELOPER TO FURNISH ALL SURVEY STAKING FOR TRENCHING ROUTE AND ELECTRICAL FACILITIES.
8. FOR PROJECTS LOCATED OUTSIDE CITY LIMITS DEVELOPER TO STUB ALL STREETLIGHT CONDUIT.
9. TRANSFORMER INSTALLATION REQUIREMENTS: CUSTOMER TO PROVIDE 44-54" CONCRETE PADS (BOLLARDS AS REQUIRED) 4-3" SECONDARY CONDUITS (STUB SPARES MIN 5' PAST PAD) AUSTIN ENERGY TO PROVIDE 38-50KVA & 25KVA TRANSFORMERS.
10. AUSTIN ENERGY TO PROVIDE/INSTALL PRIMARY AND SECONDARY CABLE AS FOLLOWS:
A. PRIMARY 2/0 AL URD (15KV) - 6,416'
B. SECONDARY #12 CU UC W/RO - 248'
C. SECONDARY 4/0 AL UG TRIPLEX - 7,451'
11. THIS PRINT IS SOLELY FOR THE PURPOSE OF INSTRUCTING THE CUSTOMER ON THE INSTALLATION OF THE AUSTIN ENERGY INFRASTRUCTURE UP TO AND INCLUDING THE POINT OF SERVICE AND DOES NOT INCLUDE APPROVAL OF ANY INSTALLATIONS INTERNAL TO THE BUILDING. IN ADDITION TO THIS PRINT, THE CUSTOMER IS RESPONSIBLE FOR ALL REQUIREMENTS STATED ON THE QUOTE LETTER AND, WHERE CIVIL WORK IS REQUIRED BY THE CUSTOMER, SHALL ADHERE TO ALL AE CIVIL REQUIREMENTS AS INDICATED ON THE SEPARATE CUSTOMER CIVIL DOCUMENTS, WHICH MAY BE REFERRED TO IN PART OR IN WHOLE ON THIS PRINT.
12. CUSTOMER IS RESPONSIBLE FOR ADHERING TO ALL REQUIREMENTS IN THE LATEST VERSION OF THE AUSTIN ENERGY DESIGN CRITERIA MANUAL.
13. THIS DRAWING IS NOT TO SCALE AND THE LOCATION OF INSTALLATION OF THE INFRASTRUCTURE ON THIS PRINT SHOULD ADHERE TO ALL CLEARANCES IN THE AUSTIN ENERGY DESIGN CRITERIA MANUAL AND, WHERE CIVIL IS REQUIRED, THE CIVIL REQUIREMENTS, UNLESS SPECIFICALLY STATED OTHERWISE ON THIS PRINT.
14. METER AND DISCONNECT LOCATIONS AND SPECIFICATIONS ARE NOT INCLUDED IN THIS DESIGN. CUSTOMERS SHOULD REFER TO THE LATEST AUSTIN ENERGY DESIGN CRITERIA MANUAL FOR THIS INFORMATION IN THE PLANNING STAGES PRIOR TO INSTALLATION TO AVOID COSTLY CORRECTIONS. FOR INFORMATION CONCERNING METERING AND DISCONNECTS, PLEASE CONTACT THE METERING REPRESENTATIVE AT aeutilitymetering@austinenergy.com
15. FOR CT INFORMATION AND EQUIPMENT SIZING, CONTACT aeutilitymetering@austinenergy.com
16. FOR CT INSPECTIONS, CONTACT aeutilitymetering@austinenergy.com
17. FOR A COMPLETE SET OF INSTRUCTIONS FOR THE DEVELOPMENT, REFER TO THE CIVIL LETTER AND SPECIFICATION SHEETS.

LEGEND

- 1-2" PRIMARY CONDUIT (EXCEPT AS NOTED)
- 1-3" SECONDARY CONDUIT (EXCEPT AS NOTED)
- 1-2" STREET LIGHT CONDUIT
- CONDUIT STUB
- ▲ RISER POLE
- 18" SERVICE BOX
- 18" TRAFFIC TYPE SERVICE BOX
- 36" or 48" PULL BOX
- 36" or 48" TRAFFIC TYPE PULL BOX
- LOAD BREAK MODULE
- MANHOLE
- SECTIONALIZER
- SWITCHGEAR
- PAD MOUNT TRANSFORMER
- ⚡ FAULT INDICATOR
- ⊞ METER PEDESTAL
- ⊞ STREET LIGHT



8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

**BRAKER VALLEY
PHASE 2
"PAVING, DRAINAGE,
WATER, WASTEWATER
IMPROVEMENTS"**

**PHASE 2 ELECTRICAL LAYOUT
(2 OF 2)**

PROJECT NO: C8-2020-0112.2B
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

SHEET 2 OF 2



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

H:\PROJECTS\1628 CENTURY COMMUNITIES\1798 BRAKER VALLEY PHASE 2\EXHIBITS\BRAKER VALLEY P2 PFLUGERVILLE ENCROACHMENT - ELECTRICAL.DWG DATE: 11/20/2020 8:59:47 AM BY: LRYAN

CASE NO: C8-2020-0112.2B