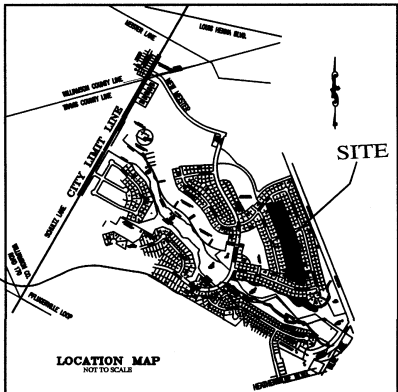


SPRING TRAILS PHASE 3 FINAL PLAT

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W. WASTEWATER EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- 1 LOT NUMBER
- Ⓜ BLOCK NUMBER
- ⋯ APPROX. (4' WIDE) SIDEWALK LOCATION
- B.L. BUILDING SETBACK LINE
- - - EASEMENT LINE



LINE	LENGTH	BEARING
L1	10.09	N68°30'14"E
L2	17.35	S75°35'45"W
L3	6.50	S68°30'14"W
L4	10.50	S21°29'46"E
L6	35.58	N75°35'45"E
L7	1.33	N21°29'46"W
L8	1.55	N21°29'46"W

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C8	15.00'	23.56'	21.21'	N23°30'14"E	15.00
C9	15.00'	23.56'	21.21'	S66°29'46"E	15.00
C10	15.00'	23.34'	21.06'	S23°55'34"W	14.78
C11	15.00'	23.56'	21.21'	N66°29'46"W	15.00
C12	475.00'	72.01'	71.94'	N17°09'11"W	36.08
C13	525.00'	79.59'	79.52'	N17°09'11"W	39.87
C14	525.00'	66.10'	66.06'	N17°53'21"W	33.10
C15	525.00'	13.49'	13.49'	N13°32'45"W	6.75
C16	75.00'	119.90'	107.53'	S68°36'25"E	77.12
C17	125.00'	199.83'	179.22'	S68°36'25"E	128.53
C18	125.00'	13.37'	13.36'	S15°52'23"E	6.69
C19	125.00'	52.76'	52.37'	S31°01'42"E	26.78
C20	125.00'	55.77'	55.31'	S55°54'07"E	28.36
C21	125.00'	51.61'	51.25'	S80°30'45"E	26.18
C22	125.00'	26.32'	26.27'	N81°37'39"E	13.21

DATE: DECEMBER 15, 2010

OWNER/SUBDIVIDER:
KB HOME LONE STAR, INC.
11911 BURNET ROAD
AUSTIN, TEXAS 78758
PHONE: (512) 833-8880
FAX: (512) 795-6181

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

TOTAL ACRES: 10.690 ACRES
JOHN VAN WINKLE SURVEY NO. 70 ABSTRACT 787

NO. OF SINGLE FAMILY LOTS: 39
NO. OF BLOCKS: 4

BENCHMARK NOTES

1) □ " SQUARE CUT ON TOP OF CURB
ELEVATION= 766.75
EAST SIDE, 150' FROM PENCIL CACTUS AND
STAR GAZER WAY INTERSECTION
N-10147593
E-3149156

2) □ " SQUARE CUT ON TOP OF CURB
NORTH SIDE, 150' FROM PENCIL CACTUS AND
LONESOME LILLY WAY INTERSECTION
ELEVATION=749.09
N-10146599
E-3149973

BLOCK	LOT	SQUARE FEET
J	9	11031
J	10	9360
J	11	9360
J	12	9360
J	13	9360
J	14	9360
J	15	9360
J	16	9360
K	22	9063
K	23	9294
K	24	11033
K	25	13988
K	26	10336
K	27	9100
K	28	9100
K	29	9100
K	30	9100

BLOCK	LOT	SQUARE FEET
K	31	9100
K	32	9100
K	33	9100
K	34	12758
L	1	12165
L	2	9279
L	3	9100
L	4	9100
L	5	9100
L	6	9100
L	7	9100
L	8	9100
L	9	9100
L	10	11281
O	3	9165
O	4	9165
O	5	9165

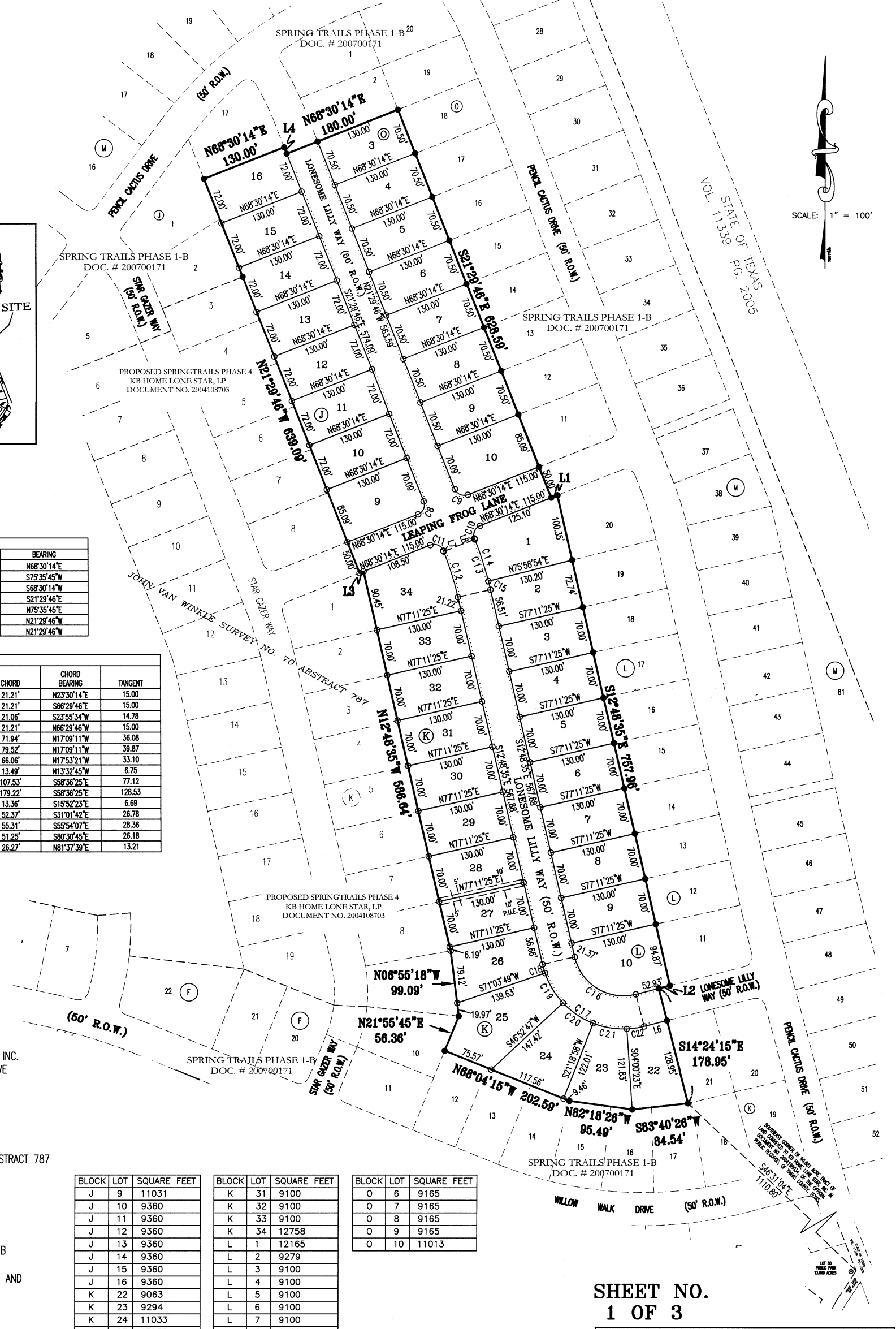
BLOCK	LOT	SQUARE FEET
O	6	9165
O	7	9165
O	8	9165
O	9	9165
O	10	11013

**SHEET NO.
1 OF 3**

Carlson, Brigance & Doering, Inc.

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

PATH:-- J: 4027\SURVEY\PLAT-PH 3.dwg



SPRING TRAILS PHASE 3 FINAL PLAT

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF PFLUGERVILLE FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
2. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF PFLUGERVILLE STANDARDS.
3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
4. NO HOUSE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL BOTH WATER AND WASTEWATER TAPS HAVE BEEN PURCHASED, INSTALLED AND INSPECTED BY REPRESENTATIVES OF THE CITY OF PFLUGERVILLE FOR CONNECTION TO THE WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.
5. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENTS.
6. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
7. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
8. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
9. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
10. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAYS.
11. PUBLIC SIDEWALKS BUILT TO THE CITY OF PFLUGERVILLE STANDARDS (4' IN WIDTH) ARE REQUIRED ON THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE PLAT: LONESOME LILLY WAY AND LEAPING FROG LANE. THIS SUBDIVISION IS IN THE CORPORATE LIMITS OF THE CITY OF PFLUGERVILLE.
12. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF PFLUGERVILLE.
13. STREETLIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH SUBCHAPTER 13 OF THE UNIFIED DEVELOPMENT CODE AND ANY OTHER PROVISIONS REQUIRED BY THE CITY OF PFLUGERVILLE. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
14. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE CONSERVATION, INCLUDING BUT NOT LIMITED TO THE CONSERVATION STANDARDS OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
15. THE ASSESSED IMPACT FEE RATE FOR THE CITY OF PFLUGERVILLE WASTEWATER SERVICE WITH AN 5/8 INCH METER SHALL BE \$2414 AND FOR WATER SHALL BE \$2403.

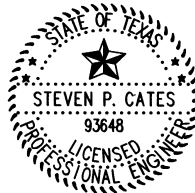
FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ON ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C-0260H, FOR TRAVIS COUNTY TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

ENGINEERING BY: *Steven P. Cates* DATE: 12/15/10

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

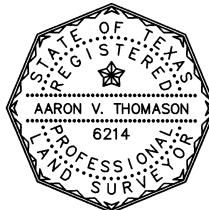


STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

SURVEYED BY: *Aaron V. Thomason* DATE: 15 DEC 2010

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT NUMBER 787, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 90.681 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 200498034 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 10.691 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the southwest corner of Lot 21, Block K, Spring Trails Phase 1-B, a subdivision recorded in Document Number 200700171 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), also being a point on the northern property line of Lot 17, Block K of said Spring Trails Phase 1-B for the southeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, continuing with the northern and eastern boundary line of said Spring Trails Phase 1-B, the following four (4) courses and distances numbered 1 through 4,

1. S83°40'26"W, a distance of 84.54 feet to an iron rod found,
2. N82°18'26"W, a distance of 95.49 feet to an iron rod found,
3. N68°04'15"W, a distance of 202.59 feet to an iron rod found at the northwest corner of Lot 12, Block K, of said Spring Trails Phase 1-B, for the southwest corner of the herein described tract, and
4. N21°55'45"E, a distance of 56.36 feet to an iron rod found at the northeast corner of Lot 10, Block K, of said Spring Trails, Phase 1-B,

THENCE, leaving said common boundary line and crossing said KB Home Lone Star, Inc. tract the following four (4) courses and distances, numbered 1 through 4,

1. N06°55'18"W, a distance of 99.09 feet to an iron rod set,
2. N12°48'35"W, a distance of 586.64 feet to an iron rod set,
3. S68°30'14"W, a distance of 6.50 feet to an iron rod set and
4. N21°29'46"W, a distance of 639.09 feet to an iron rod found at the southwest corner of Lot 17, Block J, of said Spring Trails, Phase 1-B, for the northwest corner of the herein described tract,

THENCE, with a southern and western boundary line of said Spring Trails, Phase 1-B, the following eight (8) courses and distances, numbered 1 through 8,

1. N68°30'14"E, a distance of 130.00 feet to an iron rod found,
2. S21°29'46"E, a distance of 10.50 feet to an iron rod found,
3. N68°30'14"E, a distance of 180.00 feet to an iron rod found at the common property corner of Lots 2 and 9, Block O, of said Spring Trails, Phase 1-B, for the northeast corner of the herein described tract,
4. S21°29'46"E, a distance of 628.59 feet to an iron rod found at the southern right-of-way line of Leaping Frog Lane, a 50.00 feet wide public roadway,
5. N68°30'14"E, a distance of 10.09 feet to an iron rod found,
6. S12°48'35"E, a distance of 757.96 feet to an iron rod found on the northern right-of-way line of Lonesome Lilly Way, a 50.00 feet wide public roadway,
7. S75°35'45"W, a distance of 17.35 feet to an iron rod found and
8. S14°24'15"E, a distance of 178.95 feet to the **POINT OF BEGINNING** and containing 10.691 acres of land.

REVISIONS	
10 DEC 2010	UPDATED AS PER CITY OF PFLUGERVILLE REVIEW COMMENTS
15 DEC 2010	ADDED FIELD NOTES TO PLAT, REMOVED BUILDING SETBACK LINES, & ADDED ASSESSED IMPACT FEE RATE AS PER CITY OF PFLUGERVILLE

SHEET NO. 2 OF 3

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

PATH:- J: 4027\SURVEY\PLAT-PH 3.dwg

SPRING TRAILS PHASE 3 FINAL PLAT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 90.681 ACRES OF LAND CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2004198034 OF THE OFFICIAL PUBLIC RECORDS, OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 10.690 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS:

"SPRING TRAILS PHASE 3",

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

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

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

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

CITY CERTIFICATION:

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

BY: _____
NAJI NORDER
CHAIRMAN

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

BY: _____
TREY FLETCHER
ACTING PLANNING DIRECTOR

ATTEST:

BY: _____
CITY SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE ___ DAY OF _____, 20____, A.D., AT ___ O'CLOCK __.M., AND DULY RECORDED ON THE ___ DAY OF _____, 20____, A.D., AT ___ O'CLOCK __.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

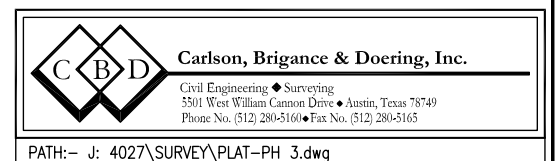
BY: DEPUTY

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

SHEET NO. 3 OF 3



PATH:- J: 4027\SURVEY\PLAT-PH 3.dwg