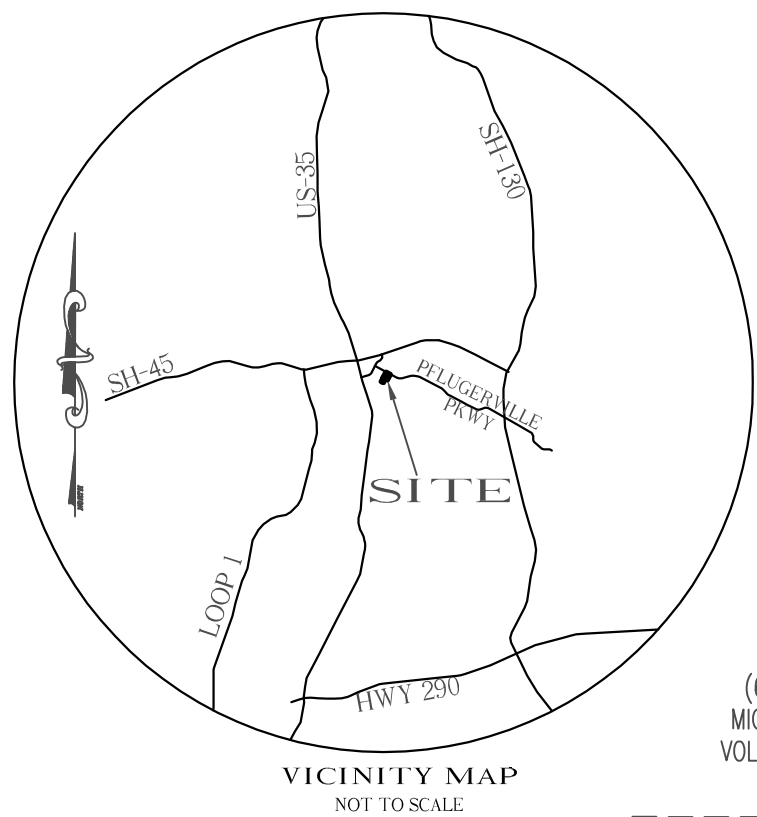
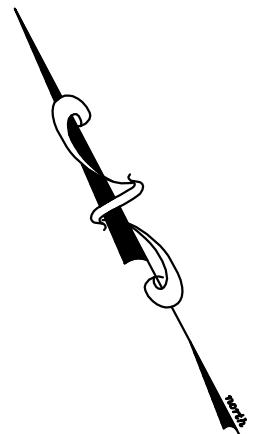


FINAL PLAT OF BRANSON CONDOMINIUMS



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

● 1/2" CAPPED IRON ROD FOUND
(UNLESS OTHERWISE NOTED)

▲ MAG NAIL FOUND

— SURVEY LINE

--- 100 YEAR FEMA FLOODPLAIN

R.O.W. RIGHT OF WAY

P.U.E. PUBLIC UTILITY EASEMENT

(68.794) ACRE
MICHAEL W. AYER
VOL.11868 PG. 121

F-VICTORIA, L.P.
TRACT 2
VOL. 11763 PG. 2331

27
MEADOWS AT
CAMBRIDGE HEIGHTS
PHASE 1
DOC. NO. 200200063

ZOLA LANE
(50' R.O.W.)

PFLUGERVILLE LOOP
VICTORIA STATION BLVD
(120' R.O.W.)

S62°07'05"E 855.76'

15' ELECTRIC SUPPLY
EASEMENT
VOL. 9394, PG. 470

10' P.U.E.

(21.548) ACRE
MICHAEL W. AYER
VOL.11868 PG. 121

SOCRATES DARLING SURVEY NO. 102,
ABSTRACT NO. 232

N27°45'35"E 1101.07'

JAMES CASNER SURVEY NO.
103, ABSTRACT NO. 2538

22.708
ACRES

DRAINAGE
EASEMENT
(TRACT 2)
DOC. NO.
2002019369

MEADOWS AT
CAMBRIDGE HEIGHTS
PHASE 1
DOC. NO. 200200063

ZOLA LANE
(50' R.O.W.)

DATE: APRIL 27, 2016

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

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

TOTAL ACREAGE: 22.708 ACRES
SURVEY: JAMES CASNER SURVEY NUMBER 103,
ABSTRACT NUMBER 2538
ELIAS McMILLAN SURVEY NUMBER 110,
ABSTRACT NUMBER 564

F.E.M.A. MAP NO. 48453C 0260J
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014

TOTAL OF LOTS : 1
NO. OF SINGLE FAMILY LOTS: 1

LEGAL DESCRIPTION:
22.708 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103,
ABSTRACT NO. 2538, AND OUT OF THE ELIAS McMILLAN SURVEY NO. 110,
ABSTRACT NO. 564, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMAINDER
OF A CALLED 55.603 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE
STAR, INC., IN DOCUMENT NO. XXXXXXXXXX, OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

FEMA 100 YR FLOODPLAIN

(32.537) ACRE
CITY OF AUSTIN
VOL.10570 PG. 764

N62°20'38"W
70.08'

1.824 ACRE
DRAINAGE
EASEMENT
VOL. 10446,
PG. 580

(23.788) ACRE
CITY OF AUSTIN
VOL.10570 PG. 759

S27°45'02"W 518.30'

APPROXIMATE SURVEY LINE

N27°45'57"E 474.89'

N61°46'44"W 692.76'

JAMES CASNER SURVEY NO.
103, ABSTRACT NO. 2538

ELIAS McMILLAN SURVEY NO. 110,
ABSTRACT NO. 564

MATCHLINE SEE SHEET 2

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	50.30	645.00	S29°27'42"W	50.28	25.16	4°28'04"
C2	173.01	550.00	N36°33'29"E	172.30	87.23	18°01'24"

SHEET NO. 1 OF 3



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering 5501 West William Cannon
Phone No. (512) 280-5160

Surveying Austin, Texas 78749
Fax No. (512) 280-5165

PATH-J:\4828\SURVEY\PLAT 22.708 ACRES BRANSON SOUTH.dwg

FINAL PLAT OF BRANSON CONDOMINIUMS

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) WAS DEDICATED ALONG VICTORIA STATION BOULEVARD PER PLAT.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
8. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
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 MANUAL.
10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
11. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
12. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
13. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
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.
15. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
16. THE PROPOSED SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE STANDARDS RELATED TO TREE CONSERVATION.
17. 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.

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

RODNEY BLACKBURN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:
KAREN THOMPSON, 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.

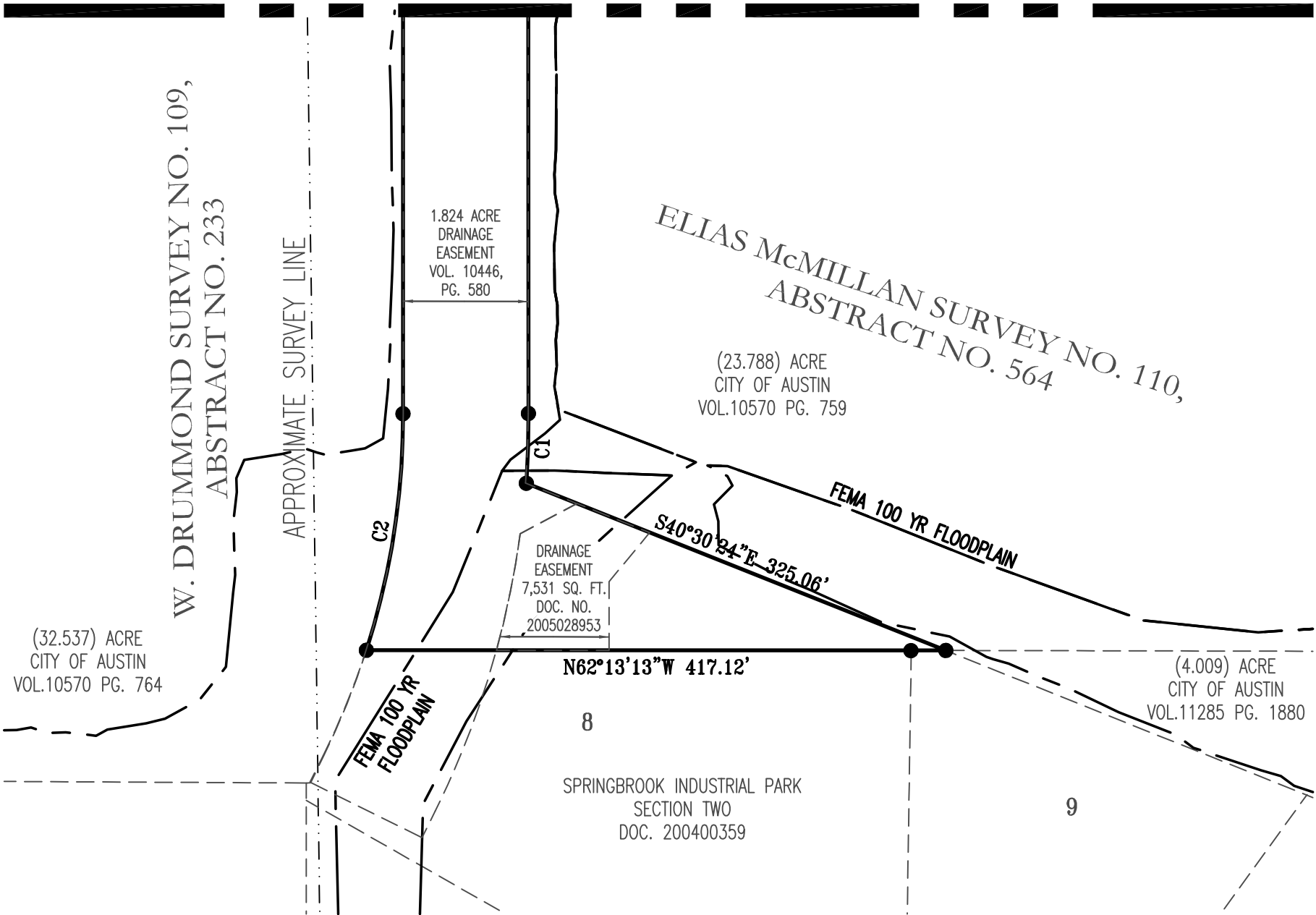
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT ____ O'CLOCK ____ M., THIS THE ____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

MATCHLINE SEE SHEET 1



LEGAL DESCRIPTION:
22.708 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103, ABSTRACT NO. 2538, AND OUT OF THE ELIAS McMILLAN SURVEY NO. 110, ABSTRACT NO. 564, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 55.603 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. XXXXXXXXXX, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO. 2 OF 3

		Carlson, Brigrance & Doering, Inc.	
FIRM ID #F3791		◆	REG. # 10024900
Civil Engineering	◆	Surveying	◆
5501 West William Cannon	◆	Austin, Texas 78749	◆
Phone No. (512) 280-5160	◆	Fax No. (512) 280-5165	◆

FINAL PLAT OF BRANSON
CONDOMINIUMS

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, ACTING HEREIN BY AND THROUGH KB HOME LONE STAR, INC., AUTHORIZED AGENT, BEING THE OWNER OF 22.708 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY No. 103, ABSTRACT No. 2538, AND OUT OF THE ELIAS McMILLAN SURVEY No. 110, ABSTRACT No. 564, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF REMAINDER OF CALLED 55.063 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC., DOCUMENT NUMBER XXXXXXXXXX, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.708 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS
"FINAL PLAT OF BRANSON CONDOMINIUMS"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE 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 TIMOTHY J. HOGAN, 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.

APPROVED THIS THE____ DAY OF _____, 20____BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

RODNEY BLACKBURN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, 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

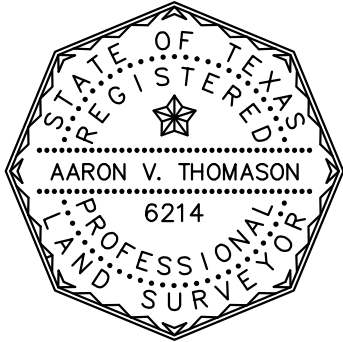
FILED FOR RECORD AT _____ O'CLOCK_____M., THIS THE____DAY OF _____, 20____A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, AARON V. THOMASON, 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.

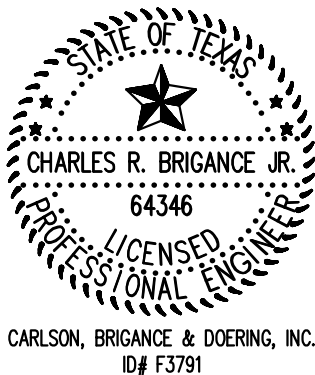
SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM



ENGINEER'S FLOOD PLAIN CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, Jr., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



LEGAL DESCRIPTION:

22.708 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103, ABSTRACT NO. 2538, AND OUT OF THE ELIAS McMILLAN SURVEY NO. 110, ABSTRACT NO. 564, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF A CALLED 55.603 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. XXXXXXXXXX, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO. 3 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791	REG. # 10024900
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160	Surveying Austin, Texas 78749 Fax No. (512) 280-5165



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

June 29, 2016

City of Pflugerville
Parks & Recreation Department
Attn: Mr. James Hemenes, Director
400 Immanuel Road
Pflugerville, Texas 78660

RE: Branson Condominiums South
CBD Job # 4828 / City of Pflugerville File # FP1605-02
Description of Parkland Dedication Requirements

Dear Mr. Jemenes,

On behalf of our client, Carlson, Brigrance & Doering, Inc. respectfully submits the following information detailing the satisfaction of parkland dedication requirements for the Branson Condominiums South:

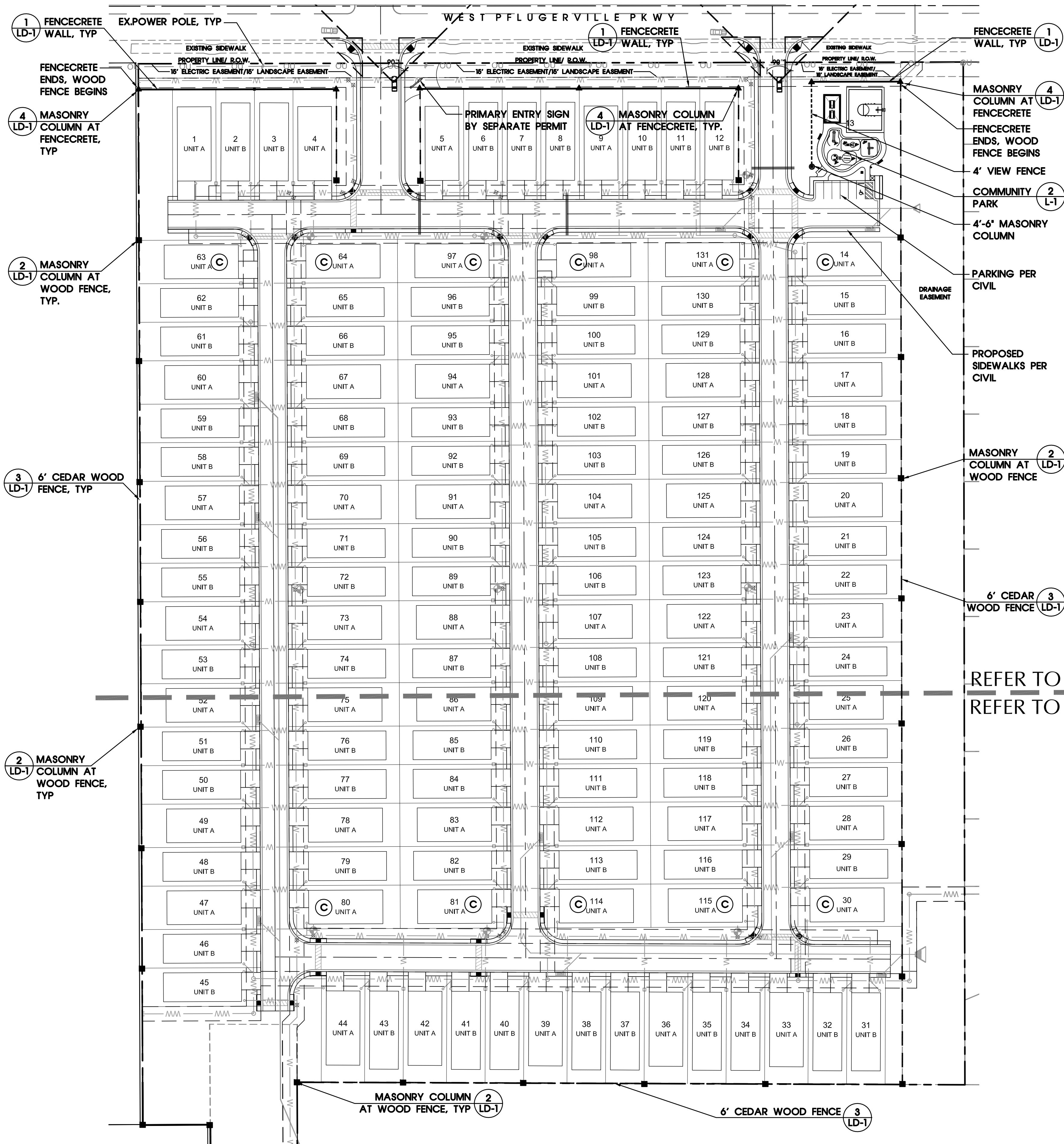
- A bond in the amount of \$210,106.00 will be posted at the City of Pflugerville as fulfillment of the final plat comments received from the Parks & Recreation Department.
 - The amount due was based on a fee-in-lieu amount \$113,256.00 (\$43,560/AC x 2.6 Acres required to be dedicated) plus a per unit fee of \$96,850.00 (\$745/Unit x 130 Units)
 - The bond will cover both public and private amenities to be constructed with the site plan and PICP projects currently under review
- Private amenities will include a playscape, shade structure, picnic tables, park benches, and to the Southeast a hike & bike trail (to be determined) to serve the residents of the condominium site plan.

An estimate of overall cost of construction of the specific amenities as well as an overall site plan exhibit will be provided once determined.

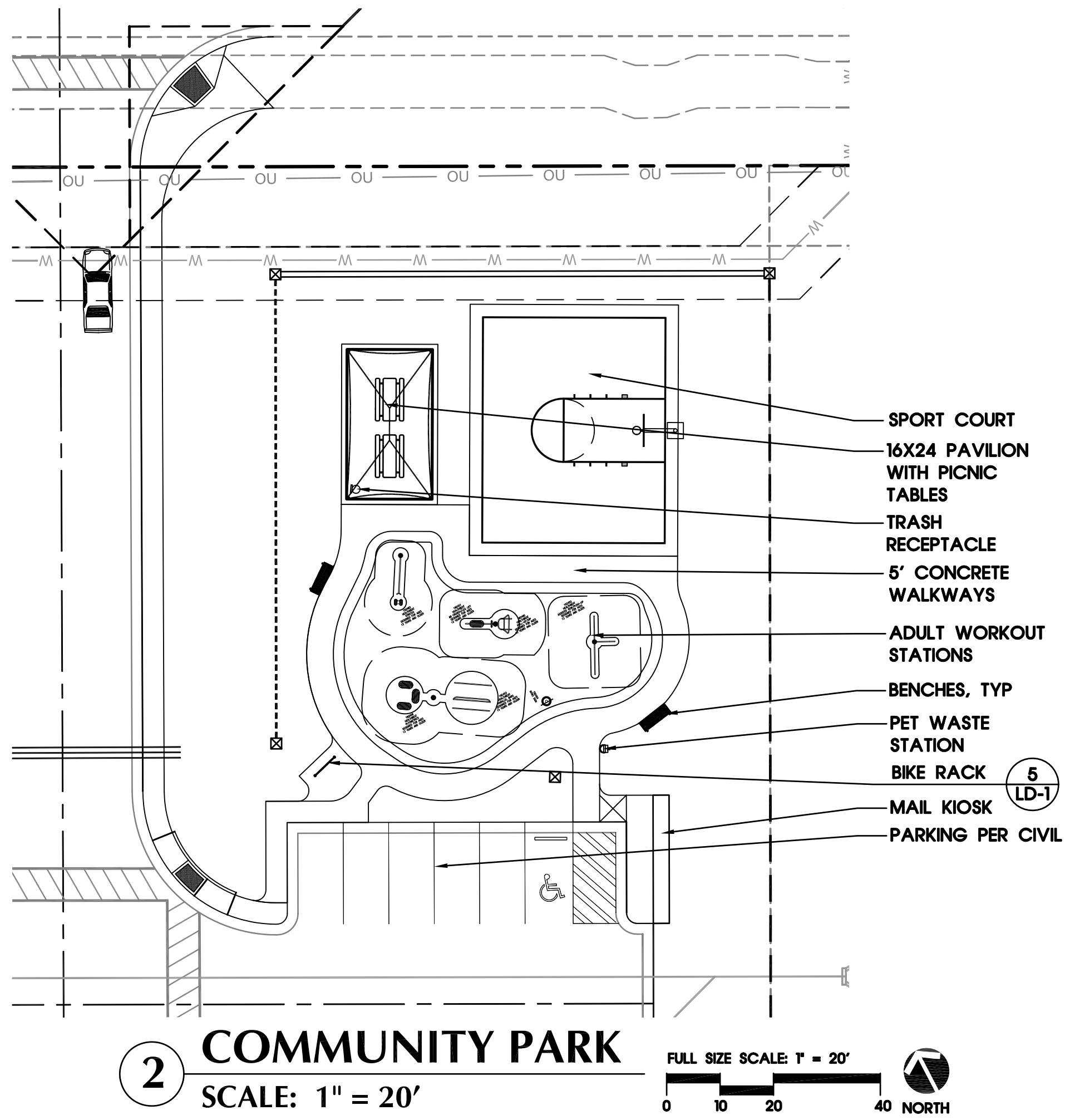
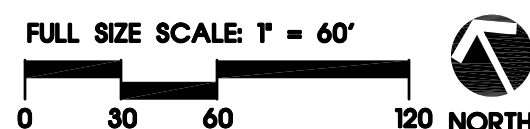
Thank you for your time and review of this application. Please let me know if you need additional information in order to process this request.

Respectfully,
Carlson, Brigrance & Doering, Inc.

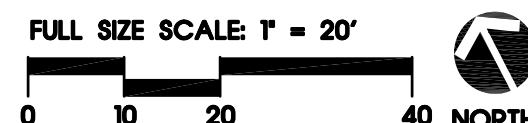
Josh Wenzel
Land Planner



1 OVERALL SITE PLAN/ FENCING PLAN
SCALE: 1" = 60'



2 COMMUNITY PARK
SCALE: 1" = 20'



LEGEND

- (C) CORNER LOTS (11 TOTAL)
- PROPERTY LINE
- EASEMENTS
- 6' WOOD FENCE (3,110 LF)
- 6' FENCECRETE (633 LF)
- 4' ORNAMENTAL FENCE (86 LF)
- 16"x16"x7' MASONRY COLUMNS (22 TOTAL)
- 24"x24"x7' MASONRY COLUMNS (11 TOTAL)
- 24"x24"x4'-6" HT MASONRY COLUMNS (1 TOTAL)

NOTES:

- ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SUBDIVISION IMPROVEMENT PERMIT, SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
- CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- MAINTAIN A 3' MINIMUM CLEAR SPACE AROUND ALL FIRE HYDRANTS.
- PLANTINGS TO BE OUTSIDE OF ALL UTILITIES AND ALL EASEMENTS.



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.

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Farmer Lane, Bldg A 220
Austin, TX 78727
T 512.246.7003
F 512.246.7703
www.secpplanning.com
Email: info@secpplanning.com

OWNER:
**KB HOME
LONE STAR INC.**
10800 Pecan Park Blvd. Ste. 200
Austin, TX 78750
T 512.451.0100
F 512.795.6181

REGISTERED LANDSCAPE ARCHITECT
BENEDICT P. DEBARTOLIS
STATE OF TEXAS
10/04/2016

LANDSCAPE COMPLIANCE PLANS
BRANSON SOUTH CONDOMINIUMS
PFLUGERVILLE PARKWAY
PFLUGERVILLE, TEXAS

Drawing File Name
B:\160035-KBCT\Caddies\LA\Sheets\Compliance
Plans\L-1.dwg
Issued:
1. City Submittal 06/08/2016
2. City Re-Submittal-1 08/15/2016
3. City Re-Submittal-2 10/04/2016

Revisions:
1.
2.
3.
4.
5.
Issue Date: 10/04/2016

Drawn By: MPP, JK
Reviewed By: BD

Project No.
160035-KBCT

Overall Hardscape
Plan

Sheet No.
L-1 (44)

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