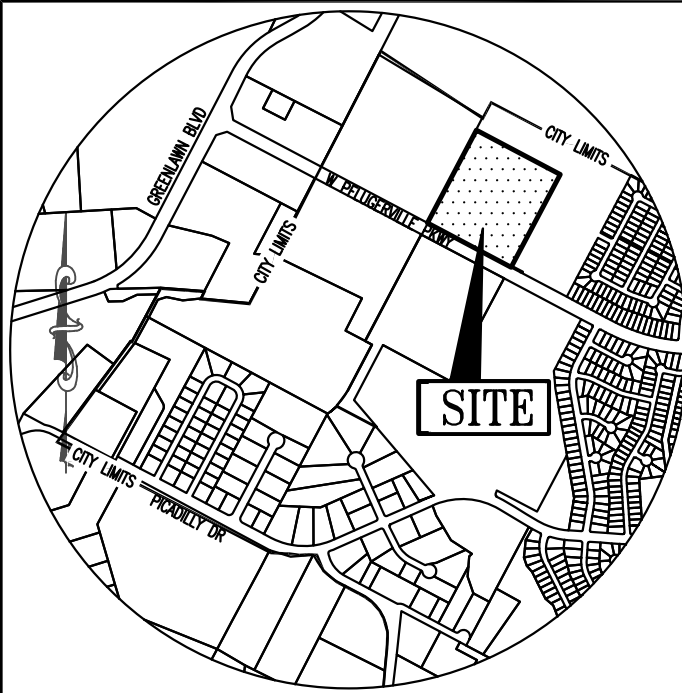


# FINAL PLAT OF BRANSON NORTH

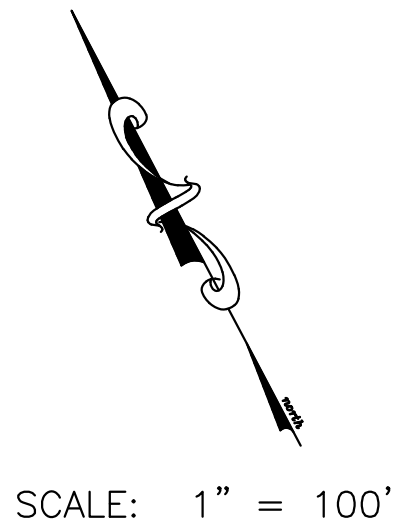
GRAPHIC SCALE



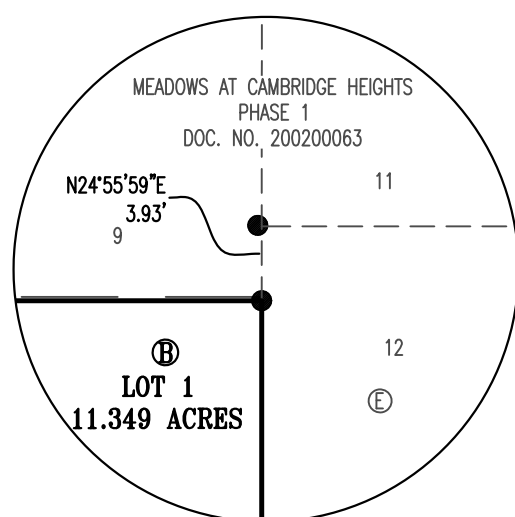
( IN FEET )  
1 inch = 100 ft.



VICINITY MAP  
NOT TO SCALE



SCALE: 1" = 100'



DETAIL  
1"=10'

DATE: OCTOBER 23, 2018

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: 19.108 ACRES  
SURVEY: JAMES CASNER SURVEY NUMBER 103,  
ABSTRACT NUMBER 2538

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

TOTAL OF LOTS : 3  
NO. OF MULTI FAMILY LOTS: 2  
NO. OF PARK LOTS: 1

## RIGHT-OF-WAY LINEAR FOOTAGE

TREEHORN RANCH ROAD 60' ROW 1.351 ACRES 978'

## PARKLAND TABLES

PARKLAND REQUIRED 1.27 ACRES  
PARKLAND PROVIDED (PRIVATE) 1.901 ACRES  
PARKLAND FEE IN-LIEU \$55,321.20  
PARKLAND DEVELOPMENT FEE REQUIRED \$71,520.00  
PARKLAND DEVELOPMENT FEE PROVIDED \$71,520.00

## LEGAL DESCRIPTION:

19.108 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103,  
ABSTRACT NO. 2538, BEING ALL OF THE REMAINDER OF A CALLED 19.111  
ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN  
DOCUMENT NO. 2016063754, OF THE OFFICIAL PUBLIC RECORDS OF  
TRAVIS COUNTY, TEXAS.

SOCRATES DARLING SURVEY NO. 102,  
ABSTRACT NO. 232

APPROXIMATE SURVEY LINE

N27°46'48"E 960.47'

APPROXIMATE SURVEY LINE

119.83'

JAMES CASNER SURVEY NO. 103,  
ABSTRACT NO. 2538

LOT 1  
6.408 ACRES

LOT 1  
11.349 ACRES

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	31.43	20.00	N17°06'17"W	28.29	20.01	90°02'14"
C2	163.89	470.00	N37°54'13"E	163.06	82.79	19°58'46"
C3	187.93	530.00	N37°44'07"E	186.94	94.96	20°18'57"
C4	166.65	470.00	S37°44'07"W	165.78	84.21	20°18'57"
C5	184.81	530.00	S37°54'13"W	183.88	93.36	19°58'46"
C6	31.40	20.00	S72°53'43"W	28.28	19.99	89°57'46"

Line Table		
Line #	Length	Direction
L1	92.09	N27°54'50"E
L2	92.15	S27°54'50"W

## SHEET NO. 1 OF 2

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: \AC3D\4984\SURVEY\PLAT BRANSON NORTH.dwg

# FINAL PLAT OF BRANSON NORTH

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 19.108 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY No. 103, ABSTRACT No. 2538, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF REMAINDER OF CALLED 19.111 ACRE TRACT CONVEYED TO KB HOME LONE STAR, INC., DOCUMENT NUMBER 2016063754, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.108 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

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 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

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.

\_\_\_\_\_  
DANIEL FLORES, CHAIRPERSON  
PLANNING AND ZONING COMMISSION

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

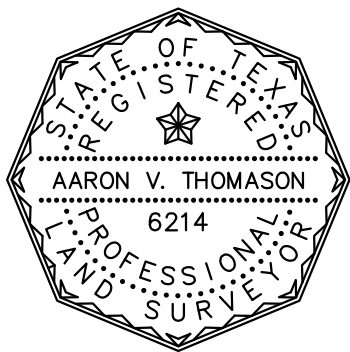
\_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST: \_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS:  
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.

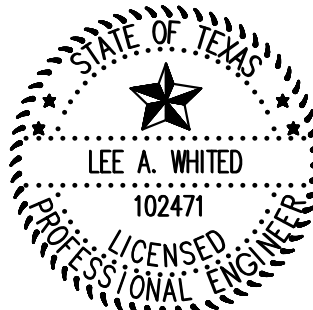
SURVEYED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
AARON V. THOMASON, RPLS # 6214  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
AARON@CBDENG.COM



ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
LEE A. WHITED, P.E. NO. 102471  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

LEGAL DESCRIPTION:  
19.108 ACRES OF LAND OUT OF THE JAMES CASNER SURVEY NO. 103, ABSTRACT NO. 2538, BEING ALL OF THE REMAINDER OF A CALLED 19.111 ACRE TRACT OF LAND CONVEYED TO KB HOME LONE STAR, INC., IN DOCUMENT NO. 2016063754, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## "FINAL PLAT OF BRANSON NORTH"

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SOUTHWEST WATER CORPORATION. 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.) IS HEREBY DEDICATED ALONG BOTH SIDES OF WEST PFLUGERVILLE PARKWAY AND TREEHORN RANCH DRIVE.
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 OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
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. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF TREEHORN RANCH DRIVE.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. 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.
10. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE HAVE BEEN PAID FOR 96 UNITS FOR A TOTAL FEE AMOUNT OF \$126,841.20. IF MORE THAN 96 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO WINDERMERE. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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, AS AMENDED.
14. 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.
15. 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.
16. 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.
17. 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.
18. THIS PROJECT HAS BEEN APPROVED TO PARTICIPATE IN THE CITY OF AUSTIN'S GILLELAND CREEK WATERSHED REGIONAL STORMWATER MANAGEMENT PROGRAM IN AN APPLICATION IDENTIFIED BY THE CITY OF AUSTIN AS GIL RS-2018-0033R. A FEE IN THE AMOUNT OF \$9,554.00 HAS BEEN PAID TO THE CITY OF AUSTIN IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FOUND IN VOLUME 10853, PAGE 834 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

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

## SHEET NO. 2 OF 2



PATH-J: \AC3D\4984\SURVEY\PLAT BRANSON NORTH.dwg