



**CENTURY**  
COMMUNITIES

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**LOT 10D HOUSE FILE**

**1732 FOUNTAIN BRIDGE DR.**

CRYSTAL SPRINGS - THE COVES

SAN JACINTO | ELEVATION C

3 BEDS | 2.5 BATHS | 2-BAY GARAGE

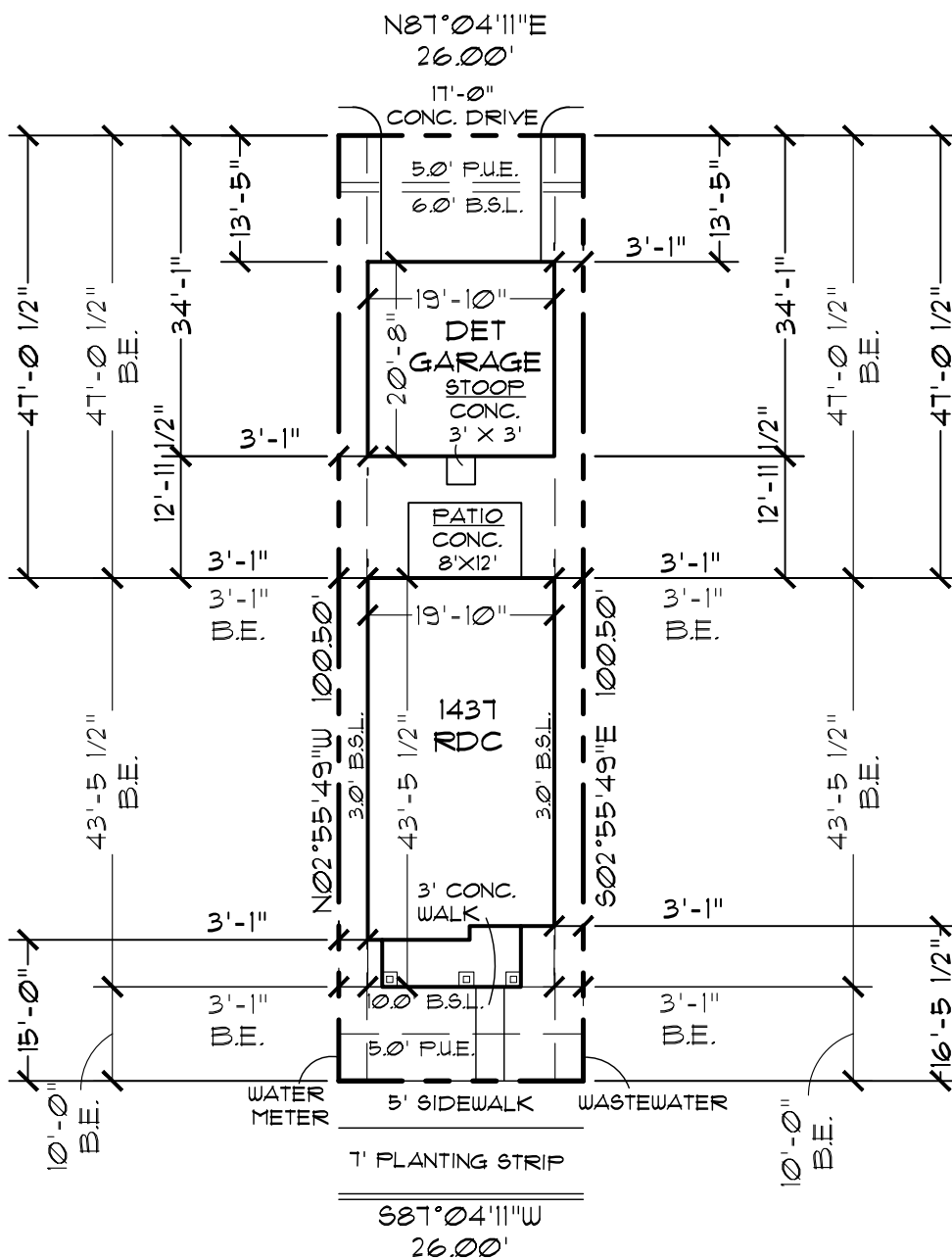
APPROX 1,433 SQ. FT.



SURVEYORS TO VERIFY ALL LOT DATA.



SCALE: 1" = 20'



Impervious Chart:	Soft.
Front/Sides Sod:	357.26
Rear Sod:	416.18
City Walk:	130.00
Drive Approach:	54.86
Total Flatwork*:	564.00
House Pad:	831.34
Detached Garage:	409.89
Patio:	96.00
Drive:	228.14
Stoop:	9.00
Conc. Walk:	30.00
A/C Pad:	16.00
Total:	1620.37
Imper. Cover:	62.01%

\*Total Flatwork Includes City Walk, Drive, Conc Walk, A/C Pad, and Patio

SITE PLAN SHEET 1 OF 2

1732 FOUNTAIN BRIDGE DRIVE  
REV. 4-29-21: MOVED GARAGE,  
FINALIZED PLOT

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT AREA: 2613.00 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

**KIPP FLORES ARCHITECTS**  
(512) 335-5477 fax (512) 335-5852  
11776 Jollyville Rd. Suite 100  
Austin, Texas 78759

04/29/21

ADDRESS 1732 FOUNTAIN BRIDGE DRIVE		
LOT 10	BLK D	CITY, STATE LEANDER, TX
SUBDIVISION CRYSTAL SPRINGS PH.3, SEC.1		
BUILDER CENTURY COMMUNITIES	DATE 3/4/2021	

SURVEYORS TO VERIFY ALL LOT DATA.



SCALE: 1" = 20'

LANDSCAPING/TREE NOTES:

-ONE (1) TWO (2") CALIPER INCH STREET TREE SHALL BE PLANTED AT A SPACING NOT TO EXCEED THIRTY (30') FEET ALONG THE NEIGHBORHOOD STREETS WITHIN SINGLE FAMILY NEIGHBORHOODS.

-STREET TREE LOCATION SHALL MATCH TREE LOCATION AND SPECIES ON OPPOSITE SIDE OF NEIGHBORHOOD STREETS.

-TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT EIGHTEEN (18") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.

-ALL PLANTS AND TREES WILL BE SELECTED FROM THE LEANDER APPROVED LIST.

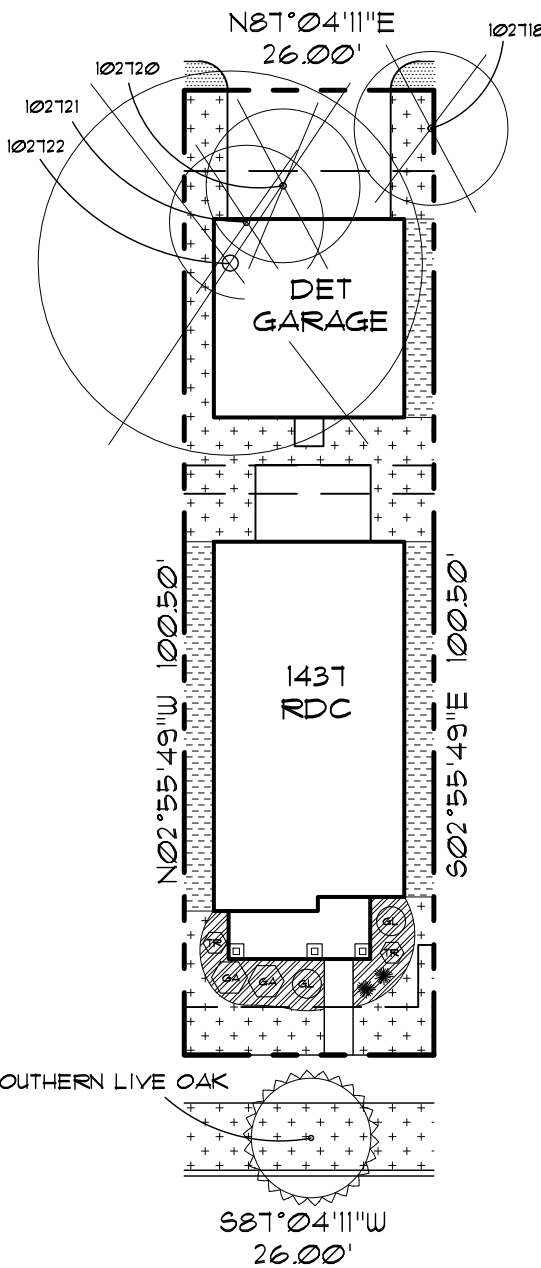
-ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF 6" OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS 6" MIN. SOIL DEPTH WILL CONSIST OF 75% SOIL BLENDED WITH 25% COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP 2" OF THE NATIVE SOIL. THE 6" DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXIST. TREES, SHRUB BEDS OR WILDSCAPE AREAS. AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION, PROVIDED THAT THE NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.

-ALL DISTURBED OR COMPACTED AREAS AND ROW SHALL BE RE-VEGETATED BY THE DEVELOPER. (MULCH IS NOT AN ACCEPTED MATERIAL FOR RE-VEGETATION OF THESE AREAS.

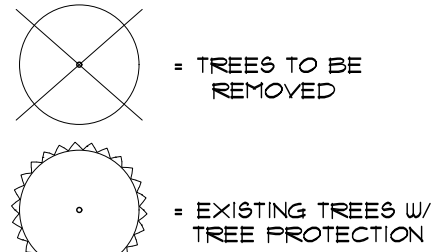
-NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.

-NO MORE THAN 50% OF THE LOT MAY CONSIST OF NON-PLANT MATERIAL IN THE YARD AREA.

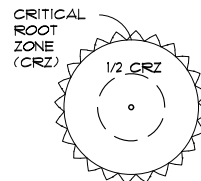
-A DISTURBANCE AREA NO LESS THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.



TREE TABLE		
TAG #:	SIZE	SPECIES
102718	8"	LIVE OAK
102720	8"	LIVE OAK
102721	8"	LIVE OAK
102722	20"	LIVE OAK

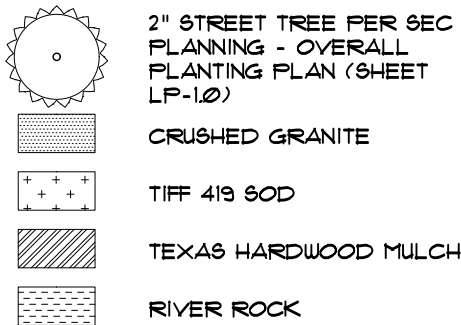


TREE DIAGRAM



Landscape Calculations	Sq. Ft.
Front Sod:	175.26
Rear Sod:	416.18
Total Sod:	591.44
Lot Area Minus Impervious Cover:	992.63
Sod Percent:	59.58%
River Rock Area:	296.39
Mulch Bed Area:	104.80
Non-Plant Material Percent:	40.42%

SPECIES	COUNT	SIZE
SOUTHERN LIVE OAK	1	4"
GLOSSY ABELIA	2	5 gal
GOLD LANTANA	2	5 gal
GULF MUHLY	2	1 gal
TRAILING ROSEMARY	2	1 gal



GA	GLOSSY ABELIA (5 GAL.)
GL	GOLD LANTANA (5 GAL.)
TR	TRAILING ROSEMARY (1 GAL.)
*	GULF MUHLY (1 GAL.)

LANDSCAPE PLAN SHEET 2 OF 2

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LOT 10	BLK D	CITY, STATE LEANDER, TX
SUBDIVISION CRYSTAL SPRINGS PH.3, SEC.1		
BUILDER CENTURY COMMUNITIES	DATE 3/4/2021	

# CRYSTAL SPRINGS THE COVES

SAN JACINTO | PLAN 1433

APPROX. 1433 SQ. FT. | 2-STORY | 3 BEDROOMS | 2.5 BATHROOMS | DINING AREA | 2-BAY DETACHED GARAGE  
OPTIONS FOR DUAL SINKS AT OWNER'S BATH, BALCONY, COVERED PATIO



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



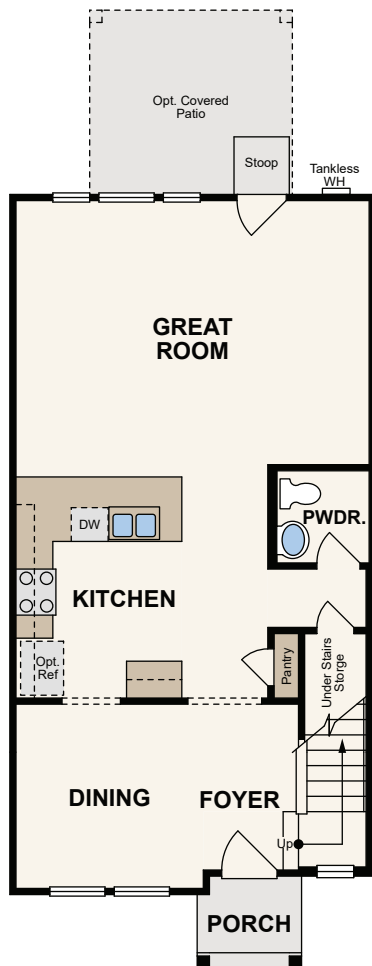
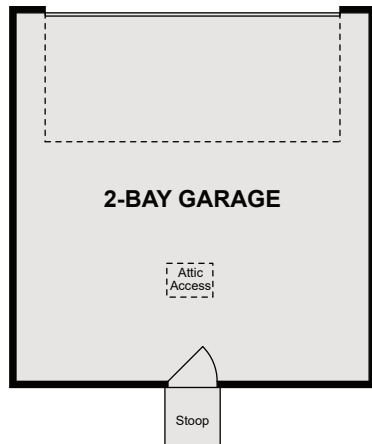
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# Floor Plans

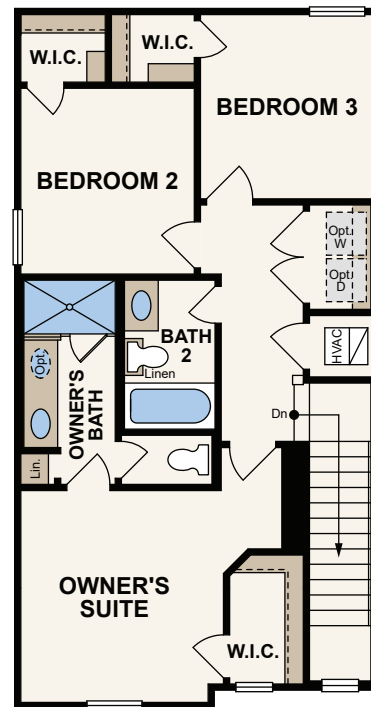
## SAN JACINTO | PLAN 1433

APPROX. 1433 SQ. FT. | 2-STORY | 3 BEDROOMS | 2.5 BATHROOMS | DINING AREA | 2-BAY DETACHED GARAGE

OPTIONS FOR DUAL SINKS AT OWNER'S BATH, BALCONY, COVERED PATIO



**FIRST FLOOR**



**SECOND FLOOR**



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# Crystal Springs 26s

## Spec Options

<b>Lot/Address:</b> 10D3	1732 Fountain Bridge Drive	<b>Type:</b> SPEC	<b>Base House:</b>	\$324,990.00
<b>Phase:</b>		<b>Release Date:</b> 15-Oct-2020	<b>Base Lot:</b>	
<b>Model/Elev:</b> San Jacint () - San Jacinto 1433		<b>Const. Start Date:</b> 26-Apr-2021	<b>Lot Premium:</b>	\$7,000.00
<b>Swing:</b> Right		<b>Permit Date:</b>	<b>Options:</b>	\$23,900.00
		<b>Permit No:</b>	<b>Total:</b>	<b>\$355,890.00</b>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	28-Jan-2021	Yes	Yes	Standard Specs and Elevation	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	STD	HOMEAUTO.CHC	Century Home Connect: includes (1) Front Door Deadbolt, (2) switches, (1) Nexia WiFi/Z-wave thermostat, and a Structured Wiring Panel. If buyer Opts In, this also includes (1) Google Home Hub delivered after closing, and an in-home consulting appointment by Best Buy after internet is set up.	1.00 / Each	
2/[2]	STD	XCENCOMP	Century Complete Package - Includes 42" upper cabinets; 36" tall bathroom vanities; L1 solid surface at Kitchen counters; Stainless Steel Appliances; Subway tile at Kitchen backsplash; Standard floor tile at Kitchen/Entry/Wet areas; Level 1 Carpet	1.00 / Each	
3/[3]	STD	XCSFCRSPRING	Crystal Springs Community Specific Features Interior Scheme: Cascade Package III, Exterior Scheme: McKinney Scheme	1.00 / Each	
4/[4]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$15,500.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	28-Jan-2021	Yes	Yes	Structural Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,200.00
2/[2]	OPT	XPATIOPAD	Patio Pad - 10'x10' Uncovered	1.00 / Each	\$900.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	28-Jan-2021	Yes	Yes	Deco Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XDE2868FT1/2	Change 2868 Flush Textured Patio Door to 1/2 Lite	1.00 / Each	\$150.00
2/[2]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Living/Family Room	1.00 / Each	\$600.00

# Crystal Springs 26s

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<b>Model/Elev:</b> San Jacint () - San Jacinto 1433		<b>Const. Start Date:</b> 26-Apr-2021	<b>Lot Premium:</b> \$7,000.00
<b>Swing:</b> Right		<b>Permit Date:</b>	<b>Options:</b> \$23,900.00
		<b>Permit No:</b>	<b>Total:</b> <u>\$355,890.00</u>

3/[3]	UPG	XGDO1/2	Garage Door Opener - 1/2 HP	1.00 / Each	\$550.00
4/[4]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$600.00
5/[5]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet)	1.00 / Each	\$4,400.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	01-May-2021	Yes	Yes	CO1 REV Patio Pad	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	CUS	XCHNGORDS	Change Orders 4-30-2021 Patio Revised to 8'x12' per Rene and Gerret ilo 10x10 per City Request. No Charge. KC	1.00 / Each	

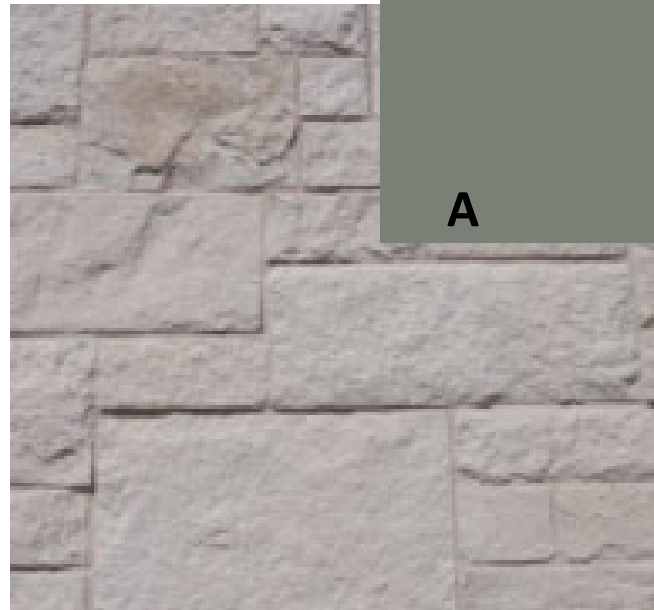


# McKinney Exterior Scheme

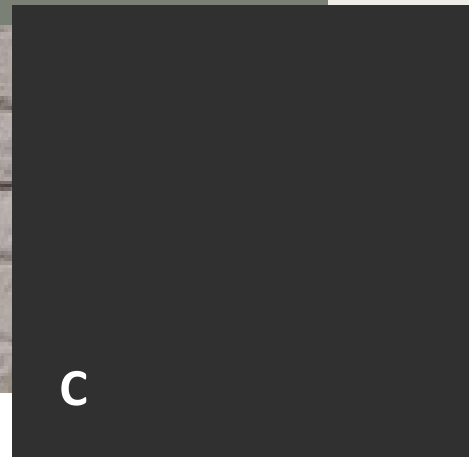
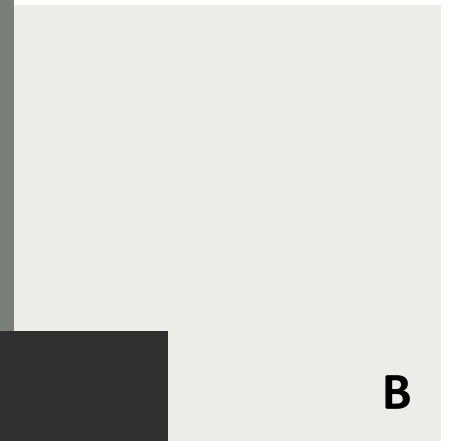
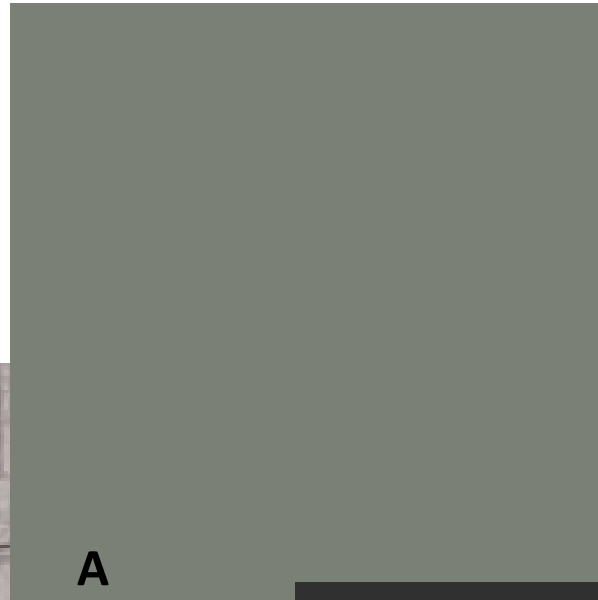
A: Retreat SW6207 (Exterior Siding)

B: Pure White SW7005 (Trim)


C: Caviar SW6990 (Front Door)



Stone: White 4,6,8 with White Mortar





	Date: 1/29/2021
	ADDRESS: 1732 Fountain Bridge
	SUBDIVISION: Crystal Springs
	HOMEOWNER: Spec
	PLAN/ELEVATION: San Jancinto/C
	SALES COUNSELOR: Grant

## MCKINNEY EXTERIOR - COLOR & FINISH SELECTIONS

### MASONRY

STONE	Exterior	Cobra Stone:	White 4,6,8	*Stone selection for Elevation C only - Elevations A & B do not have stone
STONE MORTAR	Exterior	White		

### PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Pure White SW7005	Low Sheen
SOFFIT:	Sherwin Williams:	Pure White SW7005	Low Sheen
STUCCO:	Sherwin Williams:	N/A	
SIDING:	Sherwin Williams:	Retreat SW6207	
GARAGE DOOR:	Sherwin Williams:	Pure White SW7005	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Pure White SW7005	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Pure White SW7005	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Pure White SW7005	Low Sheen
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	Sherwin Williams:	Pure White SW7005	Low Sheen
FRONT DOOR PAINT (Fiberglass only):	Sherwin Williams:	Caviar SW6990	Semi Gloss
FRONT DOOR STAIN (Wood only):	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL:	Sherwin Williams:	Harbor Mist SW3541	Semi Gloss

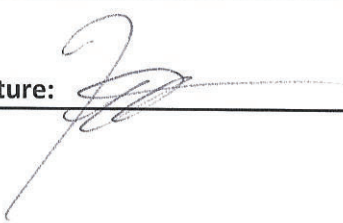
### GARAGE DOOR

Garage Door: Wayne Dalton 9100 - Steel Garage Door - Insulated

Garage Door Style: Sonoma Ranch

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Century Representative Signature:  \_\_\_\_\_ Date: 1/29/21



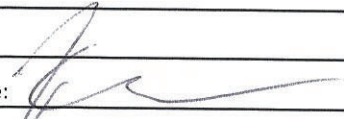
# COMPLETE PACKAGE

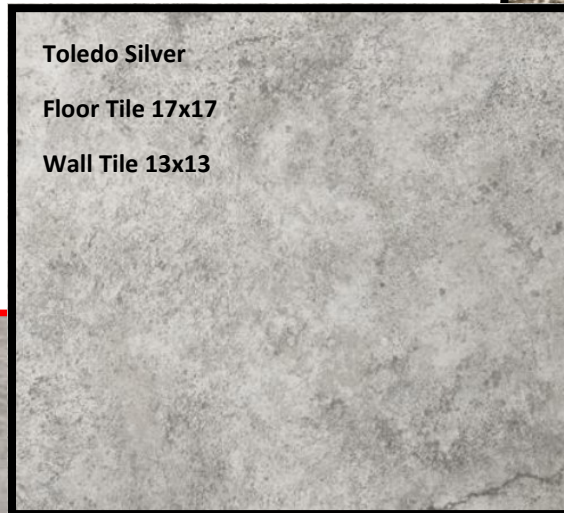
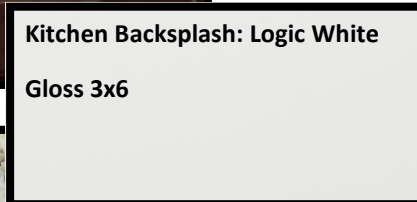
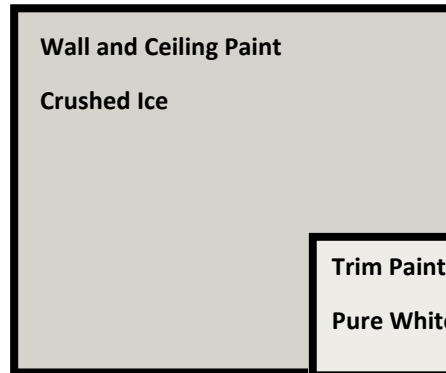
Buyers :	Spec
New Home Address:	1732 Fountain Bridge Drive
Plan and Elevation:	San Jacinto/C
Email Address:	
Contact Phone Number:	

## Cascade Package III

Cabinets	Lexington Cappucino Brown (42" Kitchen Uppers, 36" Bathroom Vanities)
Kitchen Countertop	Bianco Atlantico Granite with eased edge
Bathroom Countertops	Venetian Marble Polar White
Flooring in Entry, Kitchen, Per Plan	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Silver 27
Utility and Bath Floor Tile	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Silver 27
Bathroom Wall Tile	EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout:Silver 27
Kitchen Backsplash	Logic 3x6 White Gloss, Laid 50% Offset, Grout: Unsanded White
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Crushed Ice SW7647
Interior Trim Paint	Pure White SW7005

**Wood tile flooring option ILO of 17x17:  
EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+**

Buyer 1 Signature:	Date:
Buyer 2 Signature:	Date:
Century Representative: 	Date: 1/29/21



# CRYSTAL SPRINGS

## THE COVES & THE FALLS

### UTILITIES

#### Water and Trash

City of Leander 512.259.1142

#### Electric

Pedernales Electric Cooperative 888.554.4732

#### Gas

Atmos Energy 888.286.6700

#### Telephone/Cable/Internet

AT&T / U-Verse 855.509.9753

Spectrum 855.273.7629

#### Post Office

801 S. HWY 183 800.275.8777

### AMENITIES/LOCAL AREA

- Swimming pool with tanning ledge and splash pad
- Outdoor kitchen with grill and lounge area
- Direct access to Lakewood Park with fishing pier, kayaking, dogpark, sport courts, skate park, hike & bike trails
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- HEB Event Center
- Costco Wholesale and Whole Foods Market

### HOMEOWNERS ASSOCIATION

**Goodwin & Company** 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

**HOA Dues will include the following:** Front and side yard maintenance, common area maintenance and repairs (landscaping, utilities, irrigation, etc.), insurance, administration, taxes, legal, and vendor contracts.

### ESTIMATED 2021 PROPERTY TAXES

City of Leander	0.5368670
Williamson CO	0.0418719
Austin Community College	0.1058000
Williamson CO FM/RD	0.0400000
Leander ISD	1.4184000
Upper Brushy Cr WC&ID # 1A	0.0200000

**Estimated Tax Rate: 2.539786%**

### CRYSTAL SPRINGS PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Coves-26' Lots	\$911.23
The Falls-41' Lots	\$1,064.66

### SCHOOLS

As residents of Crystal Springs, your children may attend the following **Leander ISD** public schools:

<b>Pleasant Hill Elementary</b> 1800 Horizon Park Blvd Leander, TX 78641 Phone - 512.570.6400	<b>Wiley Middle School</b> 1526 Raider Way Leander, TX 78641 Phone - 512.570.3600
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**Rouse High School**  
1222 Raider Way  
Leander, TX 78641  
Phone - 512.570.2000

### EMERGENCY SERVICES

• Leander Police Department	512.528.2800
• Leander Fire Department	512.528.2848
• Cedar Park Regional Emergency	512.528.7000



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