

# CARMEL EAST PHASE 2, FINAL PLAT

## TRAVIS COUNTY

### CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

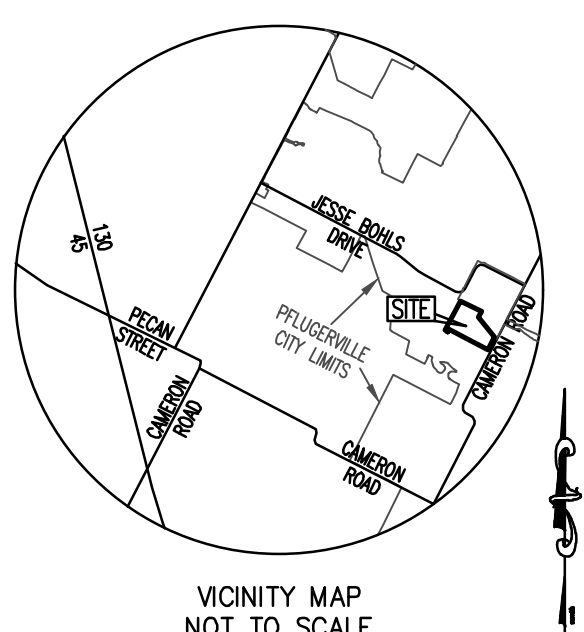
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP  
NOT TO SCALE

S-XXXX-XXXX

SHEET NO. 1 OF 6



J:\AC3D\5578\Survey\PLAT-CARMEL PHASE 2

# CARMEL EAST PHASE 2, FINAL PLAT

DATE: AUGUST 8, 2024

OWNER:  
ARROYO CAP IV-2, LLC  
18575 JAMBOREE AVENUE, SUITE 350  
IRVINE, CA 92612

DEVELOPER:  
ARROYO CAP IV-2, LLC  
18575 JAMBOREE AVENUE, SUITE 350  
IRVINE, CA 92612

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

## LEGEND

- CAPPED 1/2" IRON ROD SET "CBD-SETSTONE"
- CAPPED 1/2" IRON ROD FOUND "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT SET
- ◆ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- L.S. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- O.S. OPEN SPACE
- ..... 4' SIDEWALK APPROXIMATE LOCATION (6' ALONG CAMERON ROAD)
- D.W.Q.E. DRAINAGE & WATER QUALITY EASEMENT
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

## GRAPHIC SCALE



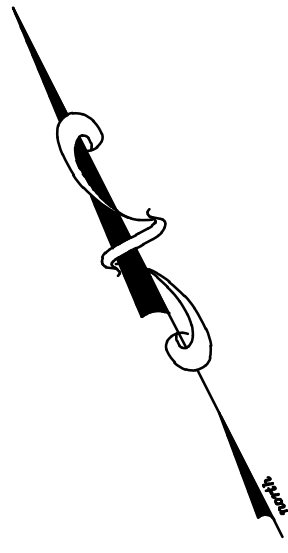
SHEET NO. 2 OF 6

**Carlson, Brigance & 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

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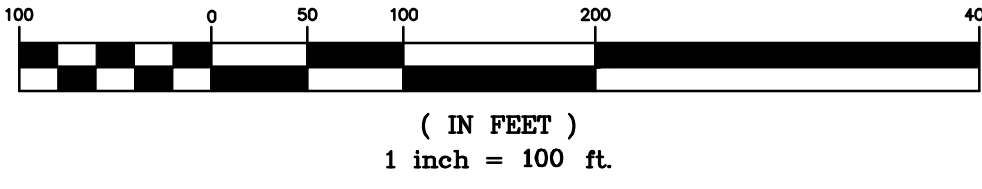
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## GRAPHIC SCALE



NUMBER OF BLOCKS:	10	
TOTAL ACREAGE:		46.815 ACRES
TOTAL LOTS:	227	
D.W.Q.E. LOTS:	1	1.083 ACRES
O.S. LOTS:	3	1.139 ACRES
RESIDENTIAL LOTS:	223	35.219 ACRES
R.O.W.:		9.374 ACRES

### BENCHMARKS:

BM #1  
5/8" IRON ROD SET APPROXIMATELY 20'  
SOUTHEAST OF JESSE BOHLS ROAD CENTERLINE.  
N: 10129402.23  
E: 3176612.80  
ELEV: 614.52' (NAVD '88)

BM #2  
MAG NAIL SET APPROXIMATELY 20' SOUTH OF  
MAGNOLIA RANCH COVE CENTERLINE AND 34'  
EAST OF CAMERON ROAD CENTERLINE.  
N: 10126354.48  
E: 3177495.84  
ELEV: 594.87' (NAVD '88)

### ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	ACREAGE	SQ. FT.
CANTERA RUN	806'	50' R.O.W.	0.902 ACRES	39,291 SQ. FT.
CRESPI LANE	150'	50' R.O.W.	0.150 ACRES	6,518 SQ. FT.
ESCOLLE WAY	666'	50' R.O.W.	0.698 ACRES	30,372 SQ. FT.
HANDLEY DRIVE	970'	50' R.O.W.	1.068 ACRES	46,531 SQ. FT.
HOLDING FIELD RUN	600'	50' R.O.W.	0.682 ACRES	29,690 SQ. FT.
MONTE VERDE STREET	1,120'	50' R.O.W.	1.256 ACRES	54,709 SQ. FT.
PALOU AVENUE	1,273'	50' R.O.W.	1.462 ACRES	63,664 SQ. FT.
RONOCCO ROAD	1,098'	50' R.O.W.	1.258 ACRES	54,788 SQ. FT.
VALENZUELA ROAD	1,657'	50' R.O.W.	1.898 ACRES	82,696 SQ. FT.
TOTAL	8,340'		9.374 ACRES	408,259 SQ. FT.

## SHEET NO. 3 OF 6

**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

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J:\AC3D\5578\Survey\PLAT-CARMEL PHASE 2



# CARMEL EAST PHASE 2, FINAL PLAT

## CITY OF PFLUGERVILLE NOTES

1. THIS PLAT LIES WITHIN TRAVIS COUNTY THE STATE OF TEXAS AND IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF PFLUGERVILLE AND IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF PFLUGERVILLE. THIS PLAT LIES WITHIN PFLUGERVILLE ETJ.
2. WATER SHALL BE PROVIDED BY MANVILLE WSC 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.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE # 1206-15-02-24, AS AMENDED. 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. A MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CANTERA RUN, CRESPI LANE, ESCOLLE WAY, HANDLEY DRIVE, HOLDING FIELD RUN, MONTE VERDE STREET, PALOU AVENUE, RONOCO ROAD AND VALENZUELA ROAD.
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, BOTH AS AMENDED.
10. LOT 7A, BLOCK O, LOT 47A, BLOCK AA, AND LOTS 2A & 15A, BLOCK BB, SHALL BE MAINTAINED BY THE HOA AND SUCCESSORS.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1577-23-01-10, AS ADOPTED IN JANUARY 2023. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. 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. PER THE FLOODPLAIN ANALYSIS AND DRAINAGE PLAN DATED OCTOBER 2016 & CARMEL ATLAS 14 UPDATE JANUARY 11, 2019 PREPARED BY PAPE-DAWSON ENGINEERS. ON-SITE DETENTION IS NOT REQUIRED FOR THE DEVELOPMENT PROPOSED WITHIN THE WILBARGER CREEK WATERSHED OF THIS PRELIMINARY PLAN. ON-SITE DETENTION WILL BE PROVIDED FOR THE NORTHEAST DRAINAGE BASIN PER THE DRAINAGE STUDY PREPARED BY RANDALL JONES & ASSOCIATES ENGINEERING, INC. DATED NOVEMBER 2018.
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, AND TRAVIS COUNTY REQUIREMENTS.
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 AND TRAVIS COUNTY.
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED, AND TRAVIS COUNTY REQUIREMENTS.
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. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
19. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).
20. THE PARKLAND REQUIREMENT FOR THIS SUBDIVISION WILL BE MET BY DEDICATING A TOTAL OF 59.42 ACRES TO THE CITY OF PFLUGERVILLE AS PARKLAND. THE 59.42 ACRES OF PARKLAND IS DISTRIBUTED THROUGHOUT CARMEL EAST PHASES 1 THROUGH 4 AND SHALL BE DEDICATED UPON FINAL PLAT RECORDATION.
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
WATER - MANVILLE WATER SUPPLY  
WASTEWATER - CITY OF PFLUGERVILLE  
ELECTRIC - ONCOR ELECTRIC
22. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOLUME 2403, PAGE 333, DEED RECORDS OF TRAVIS COUNTY, TEXAS. FROM THE DOCUMENT - "TO HAVE AND TO HOLD THE ABOVE DESCRIBED EASEMENT AND RIGHTS UNTO THE SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, UNTIL SAID LINE SHALL BE ABANDONED."
23. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION IN VOLUME 4822, PAGE 1481, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

## TRAVIS COUNTY PLAT NOTES

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
2. THE PLAT NOTES RELEGATING TO WATER QUALITY PROTECTION REQUIREMENTS, IN ACCORDANCE WITH SECTION 482.945 OF THIS CHAPTER.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
4. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
6. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
9. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
10. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
11. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
12. THE OWNER SHALL CONSTRUCT AND POST FISCAL SECURITY FOR SIDEWALKS AND CURB RAMPS ON ARTERIAL AND COLLECTOR STREETS AND ADJACENT TO SCHOOLS, PARKS, OR OTHER COMMON AREAS CONCURRENT WITH CONSTRUCTION AND POSTING OF FISCAL SECURITY FOR SUBDIVISION INFRASTRUCTURE. IF RESIDENTIAL CONSTRUCTION OR OTHER SITE DEVELOPMENT WILL OCCUR SHORTLY AFTER STREET CONSTRUCTION, THE COUNTY EXECUTIVE MAY GRANT VARIANCES WHEREBY SIDEWALKS AND CONSTRUCTED AND FISCAL SECURITY POSTED AT A LATER DATE AND/OR BY THE HOMEOWNER OR OTHER PERSON UNDERTAKING SITE DEVELOPMENT IN LIEU OF THE OWNER.
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
14. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 100-YEAR FLOODPLAIN AS SHOWN HEREON: XXX' M.S.L.
15. (MINIMUM FINISHED FLOOR ELEVATION SHALL BE SHOWN INSIDE A BOX ON EACH AFFECTED LOT ON THE FACE OF THE PLAT WITH THE DESIGNATION OF 'M.S.L.' MEAN SEA LEVEL).

SHEET NO. 5 OF 6



S-XXXX-XXXX

J:\AC3D\5578\Survey\PLAT-CARMEL PHASE 2

# CARMEL EAST PHASE 2, FINAL PLAT

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

THAT ARROYO CAP IV-2, LLC, BY AND THROUGH \_\_\_\_\_, BEING THE OWNER OF 134.000 ACRES OF LAND OUT OF THE JOHN LEISSE SURVEY NUMBER 18, ABSTRACT NUMBER 496, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 2024085371, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 46.815 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 482 OF TRAVIS COUNTY CODE, FOLLOWS TEXAS LOCAL GOVERNMENT CODE 212 AND 232, AND WITH THIS PLAT, TO BE KNOWN AS:

## "CARMEL EAST PHASE 2"

AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_  
ARROYO CAP IV-2, LLC, OWNER  
18575 JAMBOREE AVENUE, SUITE 350  
IRVINE, CA 92612

STATE OF \_\_\_\_\_}  
COUNTY OF \_\_\_\_\_}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, OWNER OF ARROYO CAP IV-2, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

\_\_\_\_\_  
JONATHAN COFFMAN, CHAIRMAN

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

\_\_\_\_\_  
JEREMY FRAZZELL, PLANNING DIRECTOR ATTEST:

\_\_\_\_\_  
TRISTA EVANS, CITY SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, CHAPTER 482 OF TRAVIS COUNTY CODE, FOLLOWS TEXAS LOCAL GOVERNMENT CODE 212 AND 232, TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

\_\_\_\_\_  
CYNTHIA C. MCDONALD, COUNTY EXECUTIVE DATE  
TRANSPORTATION AND NATURAL RESOURCES

STATE OF TEXAS }  
COUNTY OF TRAVIS } KNOW ALL MEN BY THE PRESENTS

I, JAMES COGNETTI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, FOLLOWS CHAPTER 482 OF TRAVIS COUNTY CODE, FOLLOWS TEXAS LOCAL GOVERNMENT CODE 212 AND 232 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAIN NOTE: 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. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: \_\_\_\_\_  
JAMES COGNETTI, P.E., NO. 140053 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5701 WEST WILLIAM CANNON DRIVE,  
AUSTIN, TEXAS 78749

STATE OF TEXAS }  
COUNTY OF TRAVIS } KNOW ALL MEN BY THE PRESENTS

I, JOHN DAVID KIPP, 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 THE CITY OF PFLUGERVILLE, TEXAS, TRAVIS COUNTY CHAPTER 482, TEXAS LOCAL GOVERNMENT CODE 212 AND 232, AND THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 2408282A-COM, EFFECTIVE DATE APRIL 26, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASE DATE: AUGUST 8, 2024

SURVEYED BY: \_\_\_\_\_  
JOHN DAVID KIPP, R.P.L.S. NO. 5844 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS }  
COUNTY OF TRAVIS } KNOW ALL MEN BY THE PRESENTS

I, DYANA LIMON-MERCADO, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS INSTRUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
DYANA LIMON-MERCADO  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

SHEET NO. 6 OF 6



S-XXXX-XXXX

J:\AC3D\5578\Survey\PLAT-CARMEL PHASE 2