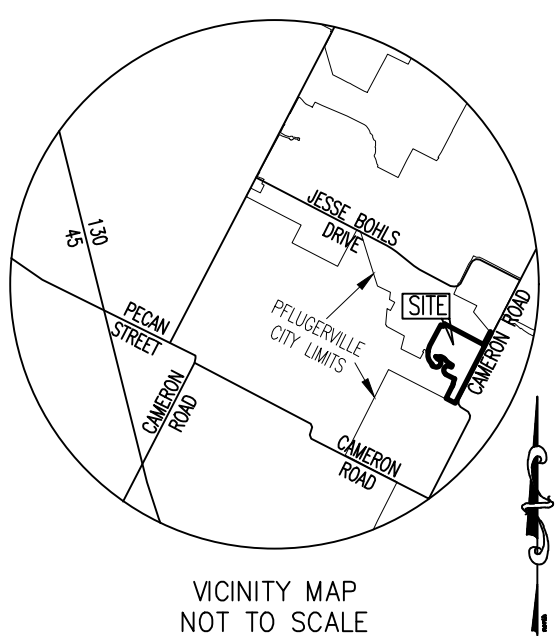


# CARMEL EAST PHASE 1, FINAL PLAT

## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



**SHEET NO. 1 OF 7**



J: \AC3D\5577\Survey\PLAT-CARMEL PHASE 1

CARMEL EAST PHASE 1, FINAL PLAT

DATE: JUNE 25, 2024

OWNER:  
CE DEVELOPMENT, INC.  
6504 W COURTYARD DR.,  
AUSTIN, TX 78730

DEVELOPER:  
CE DEVELOPMENT, INC.  
6504 W COURTYARD DR.,  
AUSTIN, TX 78730

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

- CAPPED 1/2" IRON ROD SET (CBD-SETSTONE)
- CAPPED 1/2" IRON ROD FOUND STAMPED
- "RJ SURVEYING" (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIPE FOUND
- CONCRETE MONUMENT SET
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- L.S. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- O.S. OPEN SPACE
- ..... 4' SIDEWALK APPROXIMATE LOCATION (6' ALONG ARRIBA WAY, CAMERON ROAD AND CARMEL RANCHO AVENUE)
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN PER ATLAS 14
- - - CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
- - - DRAINAGE & WATER QUALITY EASEMENT
- - - WATERS OF THE U.S.
- WETLAND CEF
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

MATCH LINE  
SEE SHEET 3

BRENDA T. LOGGINS AND  
STEVEN W. LOGGINS  
(2.50 ACRES)  
(TRACT 1)  
DOC. NO. 2022039743  
O.P.R.T.C.TX.

CENTERLINE OF ELECTRIC  
POWER EASEMENT TO TEXAS  
POWER & LIGHT COMPANY  
VOL. 2403, PG. 333  
D.R.T.C.TX.

BRENDA T. LOGGINS AND  
STEVEN W. LOGGINS  
(2.50 ACRES)  
(TRACT 4)  
DOC. NO. 2022039743  
O.P.R.T.C.TX.

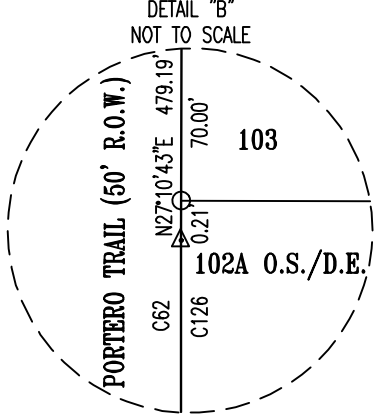
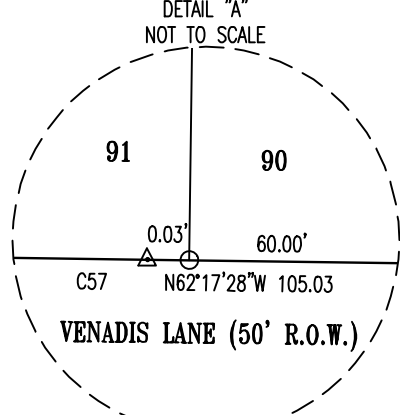
BENCHMARKS:

BM #1  
MAG NAIL SET APPROXIMATELY 27' EAST OF  
CAMERON ROAD CENTERLINE.  
N: 10125171.16  
E: 3176878.44  
ELEV: 579.00' (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)

NUMBER OF BLOCKS:	10
TOTAL ACREAGE:	87.185 ACRES
TOTAL LOTS:	311
L.S. LOTS:	8
O.S. LOTS:	1
O.S./P.U.E. LOTS:	1
O.S./D.E./P.U.E. LOTS:	1
D.W.Q.E. LOTS:	4
O.S./D.E. LOTS:	4
PARKLAND LOTS:	2
RESIDENTIAL LOTS:	290
R.O.W.	17.826 ACRES

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	ACREAGE	SQ. FT.
ALTA MADERA LANE	605'	50' R.O.W.	0.649 ACRES	28,271 SQ. FT.
ARRIBA WAY	178'	64' R.O.W.	0.237 ACRES	10,309 SQ. FT.
CAMERON ROAD	-	R.O.W. VARIES	2.563 ACRES	111,649 SQ. FT.
CARMEL RANCHO AVENUE	1,986'	64' R.O.W.	2.927 ACRES	127,488 SQ. FT.
CHAMISAL PASS	544'	50' R.O.W.	0.664 ACRES	28,914 SQ. FT.
CHIQUEITO STREET	942'	50' R.O.W.	1.024 ACRES	44,616 SQ. FT.
DELLA ROSE DRIVE	320'	50' R.O.W.	0.363 ACRES	15,834 SQ. FT.
ESCOLLE WAY	180'	50' R.O.W.	0.176 ACRES	7,668 SQ. FT.
GENISTA WAY	490'	50' R.O.W.	0.559 ACRES	24,334 SQ. FT.
GREY GOOSE DRIVE	660'	50' R.O.W.	0.753 ACRES	32,810 SQ. FT.
JUNIPERO STREET	1,655'	50' R.O.W.	1.896 ACRES	82,602 SQ. FT.
MONTE VERDE STREET	180'	50' R.O.W.	0.176 ACRES	7,668 SQ. FT.
PALOU AVENUE	1,412'	50' R.O.W.	1.744 ACRES	75,971 SQ. FT.
PORTERO TRAIL	2,048'	50' R.O.W.	2.543 ACRES	110,782 SQ. FT.
VENADIS COVE	384'	50' R.O.W.	0.612 ACRES	26,652 SQ. FT.
VENADIS LANE	670'	50' R.O.W.	0.940 ACRES	40,968 SQ. FT.
TOTAL	12,254'		17.826 ACRES	776,536 SQ. FT.



SHEET NO. 2 OF 7

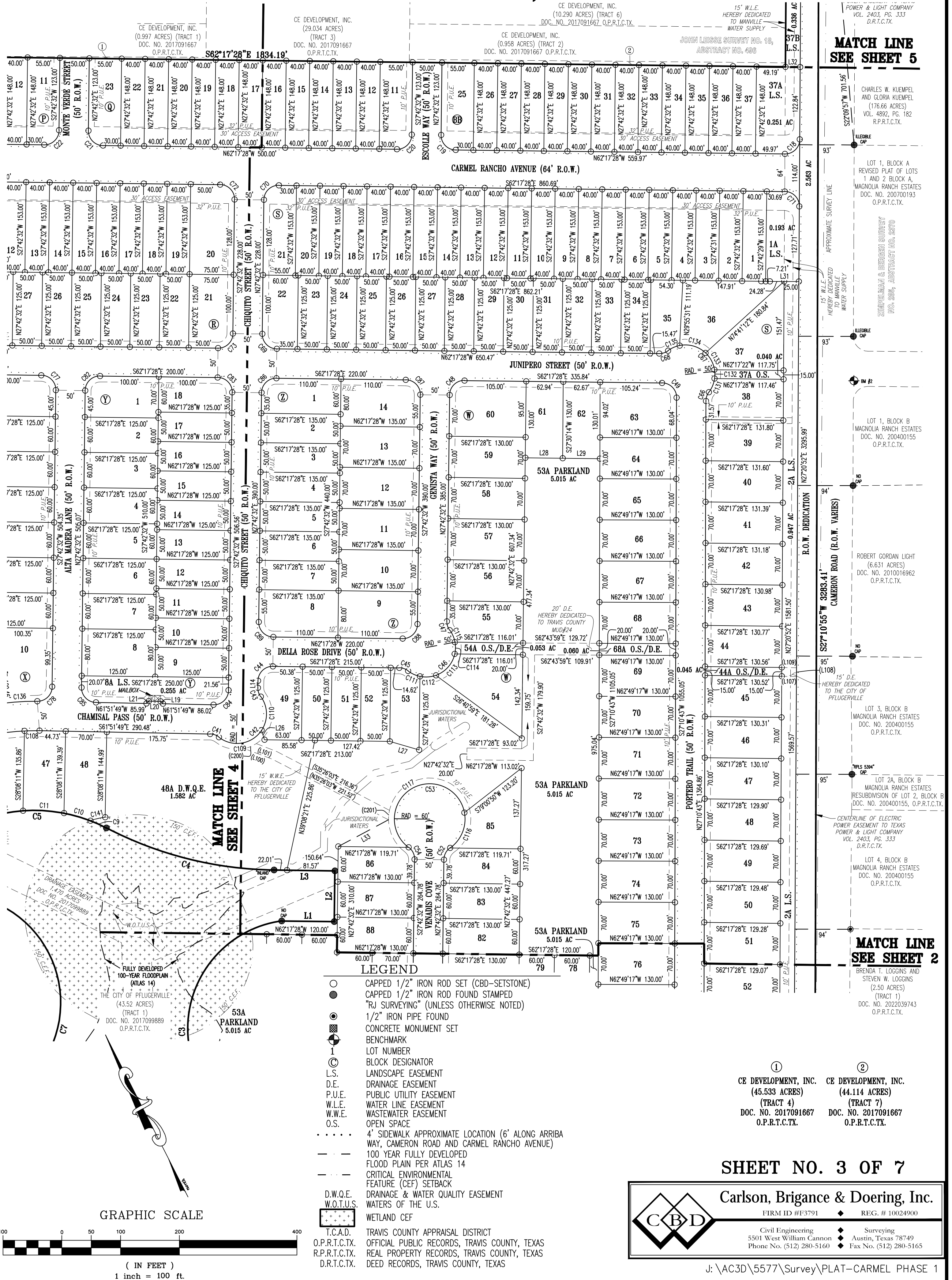
Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 REG. # 10024900

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

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

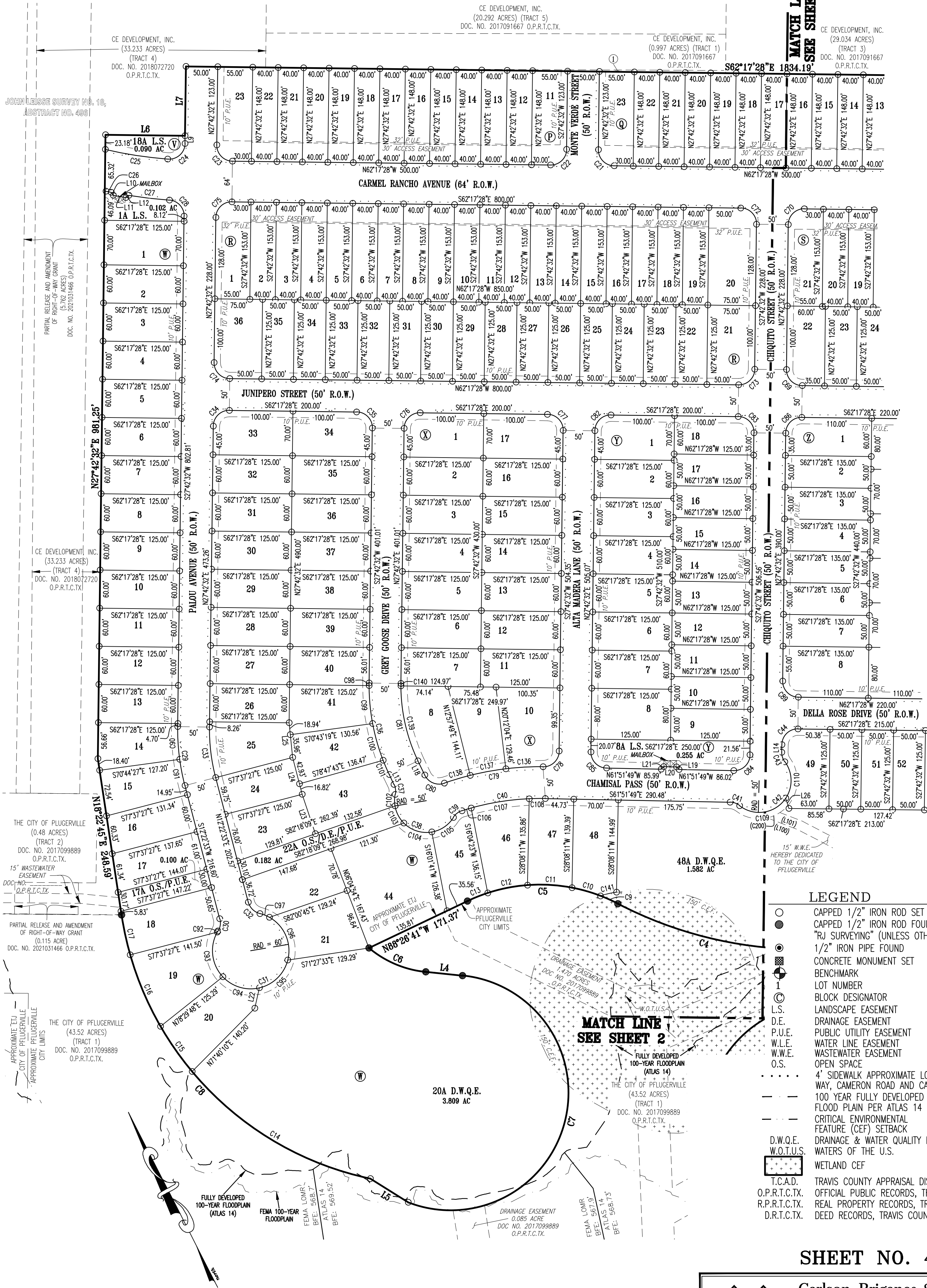
J: \AC3D\5577\Survey\PLAT-CARMEL PHASE 1

# CARMEL EAST PHASE 1, FINAL PLAT





# CARMEL EAST PHASE 1, FINAL PLAT



SHEET NO. 4 OF 7

Carlson, Brigrance & 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

J: \AC3D\5577\Survey\PLAT-CARMEL PHASE 1

# CARMEL EAST PHASE 1, FINAL PLAT

## METES AND BOUNDS DESCRIPTION

BEING ALL OF THAT CERTAIN 87.185 ACRE TRACT OF LAND SITUATED IN THE JOHN LEISSE SURVEY NUMBER 18, ABSTRACT NUMBER 496, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.233 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO CE DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NUMBER 2018072720, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 0.997 ACRE TRACT OF LAND (TRACT 1), A PORTION OF A CALLED 0.958 ACRE TRACT OF LAND (TRACT 2), A PORTION OF A CALLED 29.034 ACRE TRACT OF LAND (TRACT 3), A PORTION OF A CALLED 45.533 ACRE TRACT OF LAND (TRACT 4), A PORTION OF A CALLED 10.290 ACRE TRACT OF LAND (TRACT 6) AND A PORTION OF A CALLED 44.114 ACRE TRACT OF LAND (TRACT 7) CONVEYED TO CE DEVELOPMENT, INC BY DEED RECORDED IN DOCUMENT NUMBER 2017091667, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 87.185 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" ON THE SOUTH LINE OF SAID 44.114 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 8.90 ACRE TRACT OF LAND CONVEYED TO RANDALL J. AND DARLENE M. HARLAN BY DEED RECORDED IN DOCUMENT NUMBER 2015038577, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME ALSO BEING THE SOUTHEAST CORNER OF A CALLED 43.52 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PFLUGERVILLE BY DEED RECORDED IN DOCUMENT NUMBER 2017099889, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE EAST AND NORTH LINES OF SAID 43.52 ACRE TRACT OF LAND, OVER AND ACROSS SAID 44.114 ACRE TRACT OF LAND, OVER AND ACROSS SAID 29.034 ACRE TRACT OF LAND, OVER AND ACROSS SAID 45.533 ACRE TRACT OF LAND, AND OVER AND ACROSS SAID 33.233 ACRE TRACT OF LAND, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES, NUMBERED 1 THROUGH 16:

- 1) N26°51'23"E, A DISTANCE OF 535.91 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 133.22 FEET, AND A CHORD THAT BEARS N18°25'51"E, A DISTANCE OF 132.74 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 227.40 FEET, AND A CHORD THAT BEARS N17°07'58"E, A DISTANCE OF 226.79 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER,
- 4) N62°13'24"W, A DISTANCE OF 411.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 540.17 FEET, AND A CHORD THAT BEARS N25°31'32"E, A DISTANCE OF 367.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,
- 6) S62°16'49"E, A DISTANCE OF 89.41 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER,
- 7) N27°44'52"E, A DISTANCE OF 86.44 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER,
- 8) N62°16'23"W, A DISTANCE OF 103.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "INLAND" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 9) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 296.63 FEET, AND A CHORD THAT BEARS N48°53'37"W, A DISTANCE OF 293.94 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 10) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, AN ARC LENGTH OF 245.06 FEET, AND A CHORD THAT BEARS N62°00'37"W, A DISTANCE OF 236.43 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER,
- 11) N88°26'41"W, A DISTANCE OF 171.37 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 12) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 98.19 FEET, AND A CHORD THAT BEARS S40°07'44"E, A DISTANCE OF 96.75 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER,
- 13) S55°13'40"E, A DISTANCE OF 58.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 14) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, AN ARC LENGTH OF 630.97 FEET, AND A CHORD THAT BEARS S40°26'15"W, A DISTANCE OF 366.66 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N30°54'05"W, A DISTANCE OF 70.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 16) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 606.52 FEET, AND A CHORD THAT BEARS N16°20'04"W, A DISTANCE OF 570.01 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "RJ SURVEYING" FOR AN ANGLE POINT ON THE NORTH LINE OF SAID 43.52 ACRE TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 33.233 ACRE TRACT OF LAND, OVER AND ACROSS SAID 0.997 ACRE TRACT OF LAND, OVER AND ACROSS SAID 45.533 ACRE TRACT OF LAND, OVER AND ACROSS SAID 29.034 ACRE TRACT OF LAND, OVER AND ACROSS SAID 44.114 ACRE TRACT OF LAND, OVER AND ACROSS SAID 0.958 ACRE TRACT OF LAND, AND OVER AND ACROSS SAID 10.290 ACRE TRACT OF LAND, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8:

- 1) N18°22'45"E, A DISTANCE OF 248.59 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) N27°42'32"E, A DISTANCE OF 981.25 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 3) S62°17'28"E, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) N27°42'32"E, A DISTANCE OF 108.98 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 5) S62°17'28"E, A DISTANCE OF 1834.19 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 6) N27°20'52"E, A DISTANCE OF 589.90 FEET TO A CONCRETE MONUMENT SET ON THE NORTH LINE OF SAID 10.290 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF A CALLED 97.882 ACRE TRACT OF LAND CONVEYED TO MEADOWLARK PRESERVE, LLC. BY DEED RECORDED IN DOCUMENT NUMBER 2021255886, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,

THENCE, S39°36'18"E, WITH THE COMMON LINE OF SAID 10.290 ACRE TRACT AND SAID 97.882 ACRE TRACT, A DISTANCE OF 58.90 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE WEST RIGHT-OF-WAY LINE OF CAMERON ROAD (R.O.W. VARIES), BEING AT THE NORTHEAST CORNER OF SAID 10.290 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 97.882 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S27°10'55"W, WITH THE EAST LINE OF SAID 10.290 ACRE TRACT, WITH THE EAST LINE OF SAID 0.958 ACRE TRACT, WITH THE EAST LINE OF SAID 44.114 ACRE TRACT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID CAMERON ROAD, AND WITH THE WEST LINE OF A CALLED 1.19 TRACT OF LAND CONVEYED TO TRAVIS COUNTY TRUSTEE PER THE TRAVIS COUNTY APPRAISAL DISTRICT (NO RECORD DOCUMENT FOUND), A DISTANCE OF 3,283.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID 8.90 ACRE TRACT OF LAND AT THE SOUTHEAST CORNER OF SAID 44.114 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A CAPPED 1/2 INCH IRON ROD FOUND FOR LINE STAMPED "BRYAN TECH" BEARS S27°10'55"W, A DISTANCE OF 14.39 FEET,

THENCE, N62°53'45"W, WITH THE COMMON LINE OF SAID 8.90 ACRE TRACT OF LAND AND SAID 44.114 ACRE TRACT OF LAND, A DISTANCE OF 422.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 87.185 ACRES OF LAND.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	133.22	450.00	N18°25'51"E	132.74	67.10	16°57'45"
C2	227.40	900.00	N17°07'58"E	226.79	114.31	14°28'33"
C3	540.17	185.00	N25°31'32"E	367.73	1661.59	167°17'38"
C4	296.63	635.00	N48°53'37"W	293.94	151.07	26°45'54"
C5	245.06	265.00	N62°00'37"W	236.43	132.08	52°59'08"
C6	98.19	165.00	S40°07'44"E	96.75	50.60	34°05'45"
C7	630.97	185.00	S40°26'15"W	366.66	1367.00	195°24'52"
C8	606.52	500.00	N16°20'04"W	570.01	346.88	69°30'07"
C9	29.86	265.00	N38°44'44"W	29.84	14.95	6°27'22"
C10	46.64	265.00	N47°00'57"W	46.58	23.38	10°05'03"
C11	70.26	265.00	N59°39'11"W	70.05	35.34	15°11'26"
C12	64.02	265.00	N74°10'10"W	63.87	32.17	13°50'33"
C13	34.28	265.00	N84°47'49"W	34.26	17.17	7°24'45"
C14	332.96	500.00	N32°00'30"W	326.84	172.92	38°09'16"
C15	86.94	500.00	N07°56'59"W	86.83	43.58	9°57'46"
C16	122.31	500.00	N04°02'23"E	122.01	61.46	14°00'57"
C17	64.31	500.00	N14°43'55"E	64.26	32.20	7°22'08"
C18	39.43	25.00	S72°31'42"W	35.47	25.16	90°21'41"
C19	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C20	39.27	25.00	S72°42'32"W	35.36	25.00	90°00'00"
C21	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C22	39.27	25.00	S72°42'32"W	35.36	25.00	90°00'00"
C23	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C24	41.08	25.00	S74°46'40"W	36.61	26.87	94°08'15"
C25	99.26	718.00	N54°11'34"W	99.19	49.71	7°55'16"
C26	10.18	782.00	S51°36'18"E	10.18	5.09	0°44'44"
C27	64.02	782.00	S56°23'37"E	64.00	32.03	4°41'26"
C28	37.72	25.00	S15°30'54"E	34.24	23.50	86°26'52"
C29	93.67	350.00	S20°02'33"W	93.39	47.11	15°20'00"
C30	19.89	25.00	S35°09'48"W	19.37	10.50	45°34'31"
C31	300.67	60.00	S85°36'29"E	71.28	44.30	287°07'06"
C32	26.85	25.00	N18°23'45"W	25.58	14.89	61°32'35"
C33	80.28	300.00	N20°02'33"E	80.05	40.38	15°20'00"
C34	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C35	39.27	25.00	S17°17'28"E	35.36	25.00	90°00'00"
C36	148.66	325.00	S14°36'17"W	147.37	75.65	26°12'30"
C37	16.05	25.00	S19°53'34"W	15.78	8.31	36°47'03"
C38	138.89	50.00	S41°17'38"E	98.35	271.86	159°09'27"
C39	17.50	25.00	N79°10'51"E	17.15	9.13	4°06'27"
C40	133.10	405.00	S71°21'00"E	132.51	67.16	18°49'50"
C41	16.09	25.00	S43°25'43"E	15.81	8.33	36°52'12"
C42	143.26	50.00	N72°55'22"E	99.05	359.58	164°10'02"
C43	16.09	25.00	N09°16'27"E	15.81	8.33	36°52'12"
C44	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C45	16.09	25.00	S43°51'22"E	15.81	8.33	36°52'12"
C46	142.89	50.00	N72°42'32"E	98.99	350.00	163°44'23"
C47	16.09	25.00	N09°16'27"E	15.81	8.33	36°52'12"
C48	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C49	39.04	25.00	S17°33'23"E	35.19	24.77	89°28'10"
C50	39.50	25.00	S72°26'37"W	35.52	25.23	90°31'50"
C51	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C52	23.55	25.00	N54°41'35"E	22.69	12.73	53°58'05"
C53	301.53	60.00	N62°17'28"W	70.59	43.64	287°56'10"
C54	23.55	25.00	S00°43'30"W	22.69	12.73	53°58'05"
C55	39.27	25.00	S72°42'32"W	35.36	25.00	90°00'00"
C56	23.55	25.00	N35°18'25"W	22.69	12.73	53°58'05"
C57	301.53	60.00	S27°42'32"W	70.59	43.64	287°56'10"
C58	23.55	25.00	S89°16'30"E	22.69	12.73	53°58'05"
C59	39.04	25.00	S17°33'23"E	35.19	24.77	89°28'10"
C60	34.83	25.00	S67°05'43"W	32.08	20.92	79°50'01"
C61	272.70	60.00	S23°11'32"E	91.65	70.99	260°24'31"
C62	39.50	25.00	S72°26'37"E	35.52	25.23	90°31'50"
C63	39.11	25.00	S17°28'18"E	35.24	24.84	89°38'19"
C64	39.43	25.00	S72°31'42"W	35.47	25.16	90°21'41"
C65	39.04	25.00	N17°33'23"W	35.19	24.77	89°28'10"
C66	16.09	25.00	N45°36'48"E	15.81	8.33	36°52'12"
C67	142.43	50.00	N17°33'23"W	98.93	338.79	163°12'33"
C68	16.09	25.00	N80°43'33"W	15.81	8.33	36°52'12"
C69	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C70	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C71	39.11	25.00	S17°28'18"E	35.24	24.84	89°38'19"
C72	39.27	25.00	S17°17'28"E	35.36	25.00	90°00'00"
C73	39.27	25.00	S72°42'32"W	35.36	25.00	90°00'00"
C74	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C75	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C76	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C77	39.27	25.00	S17°17'28"E	35.36	25.00	90°00'00"
C78	39.18	25.00	S72°36'17"W	35.29	24.91	89°47'29"
C79	158.12	455.00	N72°27'18"W	157.32	79.86	19°54'39"
C80	36.61	25.00	N40°27'18"W	33.43	22.48	83°54'41"
C81	125.79	275.00	N14°36'17"E	124.70	64.02	26°12'30"
C82	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C83	39.27	25.00	S17°17'28"E	35.36	25.00	90°00'00"
C84	39.46	25.00	S72°55'22"W	35.49	25.19	90°25'39"
C85	39.08	25.00	N17°04'38"W	35.22	24.81	89°34'21"
C86	39.27	25.00	N72°42'32"E	35.36	25.00	90°00'00"
C87	39.27	25.00	S17°17'28"E	35.36	25.00	90°00'00"
C88	39.27	25.00	S72°42'32"W	35.36	25.00	90°00'00"
C89	39.27	25.00	N17°17'28"W	35.36	25.00	90°00'00"
C90	51.62	350.00	S23°29'03"W	51.57	25.86	8°26'59"
C91	42.05	350.00	S15°49'03"W	42.02	21.05	6°53'00"
C92	2.10	60.00	S56°56'57"W	2.10	1.05	2°00'13"
C93	75.49	60.00	S19°54'13"W	70.61	43.66	7°205'16"
C94	62.83	60.00	S46°08'25"E	60.00	34.64	60°00'00"
C95	65.49	60.00	N72°35'29"E	62.29	36.44	62°32'12"
C96	78.61	60.00	N03°47'30"E	73.10	46.09	75°03'47"
C97	16.16	60.00	N41°27'13"W	16.11	8.13	15°25'39"
C98	3.99	325.00	S27°21'28"W	3.99	1.99	0°42'09"
C99	60.09	325.00	S21°42'36"W	60.00	30.13	10°35'34"
C100	60.09	325.00	S11°07'02"W	60.00	30.13	10°35'34"
C101	24.51	325.00	S03°39'39"W	24.50	12.26	4°19'12"
C102	18.16	50.00	S27°52'40"W	18.06	9.18	20°48'51"
C103	30.77	50.00	S00°09'27"E	30.28	15.89	35°15'23"
C104	47.88	50.00	S45°13'13"E	46.07	25.96	54°52'09"
C105	42.08	50.00	N83°14'10"E	40.85	22.38	48°13'04"
C106	15.31	405.00	S79°40'57"E	15.31	7.66	2°09'57"
C107	92.51	405.00	S72°03'20"E	92.31	46.46	13°05'16"
C108	25.28	405.00	S63°43'24"E	25.28	12.65	3°34



# CARMEL EAST PHASE 1, FINAL PLAT

## CITY OF PFLUGERVILLE NOTES

1. THIS PLAT LIES WITHIN TRAVIS COUNTY AND IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF PFLUGERVILLE.
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 ALTA MADERA LANE, CHAMISAL PASS, CHIQUITO STREET, DELLA ROSE DRIVE, ESCOLLE WAY, GENISTA WAY, GREY GOOSE DRIVE, JUNIPERO STREET, MONTE VERDE STREET, PALOU AVENUE, PORTERO TRAIL, VENADIS COVE AND VENADIS LANE.
8. A SIX (6) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ARRIBA WAY AND CARMEL RANCHO AVENUE. A SIX (6) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF CAMERON ROAD.
9. 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.
10. 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.
11. PARKLAND LOTS (BLOCK W, LOTS 53A AND 99A) ARE TO BE DEDICATED TO THE CITY, SHALL BE PUBLIC, AND MAINTAINED BY THE HOA AND SUCCESSORS.
12. ALL NON-RESIDENTIAL LOTS (L.S LOTS, O.S. LOTS, O.S./P.U.E. LOTS, O.S./D.E./P.U.E. LOTS, D.W.Q.E. LOTS, O.S./D.E. LOTS, AND PARKLAND LOTS) SHALL BE MAINTAINED BY THE HOA AND SUCCESSORS.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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).
22. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOLUME 549, PAGE 514, 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 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."
24. 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.
25. THIS PROPERTY IS SUBJECT TO A PIPE LINE EASEMENT AGREEMENT TO KOCH REFINING COMPANY IN VOLUME 11051, PAGE 741, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT TO FLINT HILLS RESOURCES, LP AND FLINT HILLS RESOURCES CORPUS CHRISTI, LLC RECORDED IN DOCUMENT NO. 2011042154, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT. AFFECTED BY PARTIAL RELEASE AND AMENDMENT RECORDED IN DOCUMENT NO. 2021031466, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## TRAVIS COUNTY PLAT NOTES

1. IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.
2. THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
3. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
5. THE PLAT NOTES RELEGATING TO WATER QUALITY PROTECTION REQUIREMENTS, IN ACCORDANCE WITH SECTION 482.945 OF THIS CHAPTER.

SHEET NO. 6 OF 7

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #E3791	REG. # 10024900
	Civil Engineering	Surveying
	5501 West William Cannon Phone No. (512) 280-5160	Austin, Texas 78749 Fax No. (512) 280-5165

CARMEL EAST PHASE 1, FINAL PLAT

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

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 87.185 ACRES OF LAND OUT OF THE JOHN LEISSE SURVEY NUMBER 18, ABSTRACT NUMBER 496, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.233 ACRE TRACT OF LAND (TRACT 4) AS CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 2018072720, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 0.997 ACRE TRACT OF LAND (TRACT 1), A PORTION OF A CALLED 0.958 ACRE TRACT OF LAND (TRACT 2), A PORTION OF A CALLED 29.034 ACRE TRACT OF LAND (TRACT 3), A PORTION OF A CALLED 45.533 ACRE TRACT OF LAND (TRACT 4), A PORTION OF A CALLED 10.290 ACRE TRACT OF LAND (TRACT 6), AND A PORTION OF A CALLED 44.114 ACRE TRACT OF LAND (TRACT 7) AS CONVEYED BY DEED OF RECORD IN INSTRUMENT NUMBER 2017091667, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 87.185 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CARMEL EAST PHASE 1"

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

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

BY: \_\_\_\_\_  
JOHN S. LLOYD, OWNER  
CE DEVELOPMENT, INC.  
6504 COURTYARD DR.  
AUSTIN, TX 78730

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, OWNER OF CE DEVELOPMENT, INC, 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 TEXAS

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, UNDER SECTION 30-2-84(b)(2), 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  
TRANSPORTATION AND NATURAL RESOURCES

DATE

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

THAT I, JAMES COGNETTI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPINGS SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: 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. 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 THESE PRESENTS

THAT 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 CODES AND ORDINANCES 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 TITLE RESOURCES GUARANTY COMPANY, GF NO. 2318706-COM, EFFECTIVE DATE MAY 17, 2023.

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: MAY 13, 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 }

I, THE UNDERSIGNED, DIRECTOR OF TRAVIS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL TRAVIS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.

\_\_\_\_\_  
MARCUS PACHECO, DIRECTOR  
TRAVIS COUNTY DEVELOPMENT SERVICES

DATE: \_\_\_\_\_

I, DYANA LIMON-MERCADO, COUNTY CLERK OF HAYS 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 BY: \_\_\_\_\_  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

SHEET NO. 7 OF 7

CBD

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