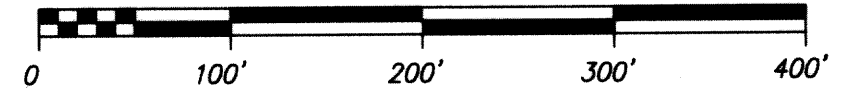


FINAL PLAT OF
AVALON PHASE 9C
TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	109.03	290.00	21°32'29"	S12°04'01"W	108.39
C2	25.55	290.00	5°02'52"	S12°27'42"E	25.54
C3	39.27	25.00	90°00'00"	S30°00'52"W	35.36
C4	39.27	25.00	90°00'00"	N70°56'19"W	35.36
C5	39.27	25.00	90°00'00"	N19°03'41"E	35.36
C6	39.27	25.00	90°00'00"	N19°03'41"E	35.36
C7	39.27	25.00	90°00'00"	N70°56'19"W	35.36
C8	420.04	290.00	82°59'19"	N15°33'20"E	384.28
C9	38.19	290.00	7°32'40"	N22°09'59"W	38.16
C10	56.52	290.00	11°10'00"	N12°48'39"W	56.43
C11	56.52	290.00	11°10'00"	N01°38'39"W	56.43
C12	56.52	290.00	11°10'00"	N09°31'21"E	56.43
C13	56.52	290.00	11°10'00"	N20°41'21"E	56.43
C14	56.52	290.00	11°10'00"	N31°51'21"E	56.43
C15	56.52	290.00	11°10'00"	N43°01'21"E	56.43
C16	42.74	290.00	8°26'39"	N52°49'40"E	42.70
C17	335.36	240.00	80°03'39"	N14°05'30"E	308.73
C18	106.61	240.00	25°27'04"	N13°12'47"W	105.73
C19	216.05	240.00	51°34'38"	N25°18'03"E	208.82
C20	12.70	240.00	3°01'57"	N52°36'21"E	12.70
C21	22.18	25.00	50°49'45"	N79°32'12"E	21.46
C22	156.77	50.00	179°38'35"	N15°07'47"E	100.00
C23	29.94	50.00	34°18'28"	N87°47'51"E	29.49
C24	40.65	50.00	46°35'06"	N47°21'04"E	39.54
C25	39.80	50.00	45°36'12"	N01°15'25"E	38.75

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C26	46.38	50.00	53°08'50"	N48°07'06"W	44.73
C27	21.03	25.00	48°11'23"	N50°35'49"W	20.41
C28	36.46	25.00	83°33'08"	N15°16'26"E	33.31
C29	8.92	550.00	0°55'46"	N26°02'15"W	8.92
C30	8.11	500.00	0°55'46"	N26°02'15"W	8.11
C31	165.18	325.00	29°07'15"	N07°02'46"W	163.41
C32	77.77	325.00	13°42'41"	N14°45'04"W	77.59
C33	59.05	325.00	10°24'35"	N02°41'26"W	58.97
C34	28.36	325.00	5°00'00"	N05°00'51"E	28.35
C35	139.77	275.00	29°07'15"	N07°02'46"W	138.27
C36	13.02	275.00	2°42'49"	N20°14'59"W	13.02
C37	91.49	275.00	19°03'43"	N09°21'43"W	91.07
C38	35.25	275.00	7°20'43"	N03°50'30"E	35.23
C39	38.66	25.00	88°35'37"	N22°41'25"E	34.92
C40	102.76	2012.32	2°55'33"	N65°31'27"E	102.74
C41	47.96	2012.32	1°21'56"	N66°18'15"E	47.96
C42	54.79	2012.32	1°33'36"	N64°50'29"E	54.79
C43	38.66	25.00	88°35'37"	N65°54'13"W	34.92
C44	183.15	2012.32	5°12'53"	N72°24'25"E	183.09
C45	94.19	2012.32	2°40'55"	N71°08'26"E	94.18
C46	60.03	2012.32	1°42'33"	N73°20'10"E	60.03
C47	28.93	2012.32	0°49'25"	N74°36'09"E	28.93
C48	373.22	1952.32	10°57'11"	N69°32'16"E	372.65
C49	41.86	1952.32	1°13'43"	N64°40'24"E	41.86
C50	60.04	1952.32	1°45'44"	N66°10'08"E	60.04

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C51	60.14	1952.32	1°45'54"	N67°55'56"E	60.14
C52	60.29	1952.32	1°46'10"	N69°41'58"E	60.29
C53	60.51	1952.32	1°46'33"	N71°28'20"E	60.51
C54	90.45	1952.32	2°39'16"	N73°41'14"E	90.44
C55	39.27	25.00	90°00'00"	N59°59'08"W	35.36
C56	158.43	240.00	37°49'23"	N03°55'33"E	155.57
C57	25.50	240.00	6°05'15"	N11°56'31"W	25.49
C58	132.93	240.00	31°44'09"	N06°58'11"E	131.24
C59	191.44	290.00	37°49'23"	N03°55'33"E	187.98
C60	56.86	290.00	11°14'03"	N04°19'15"W	56.77

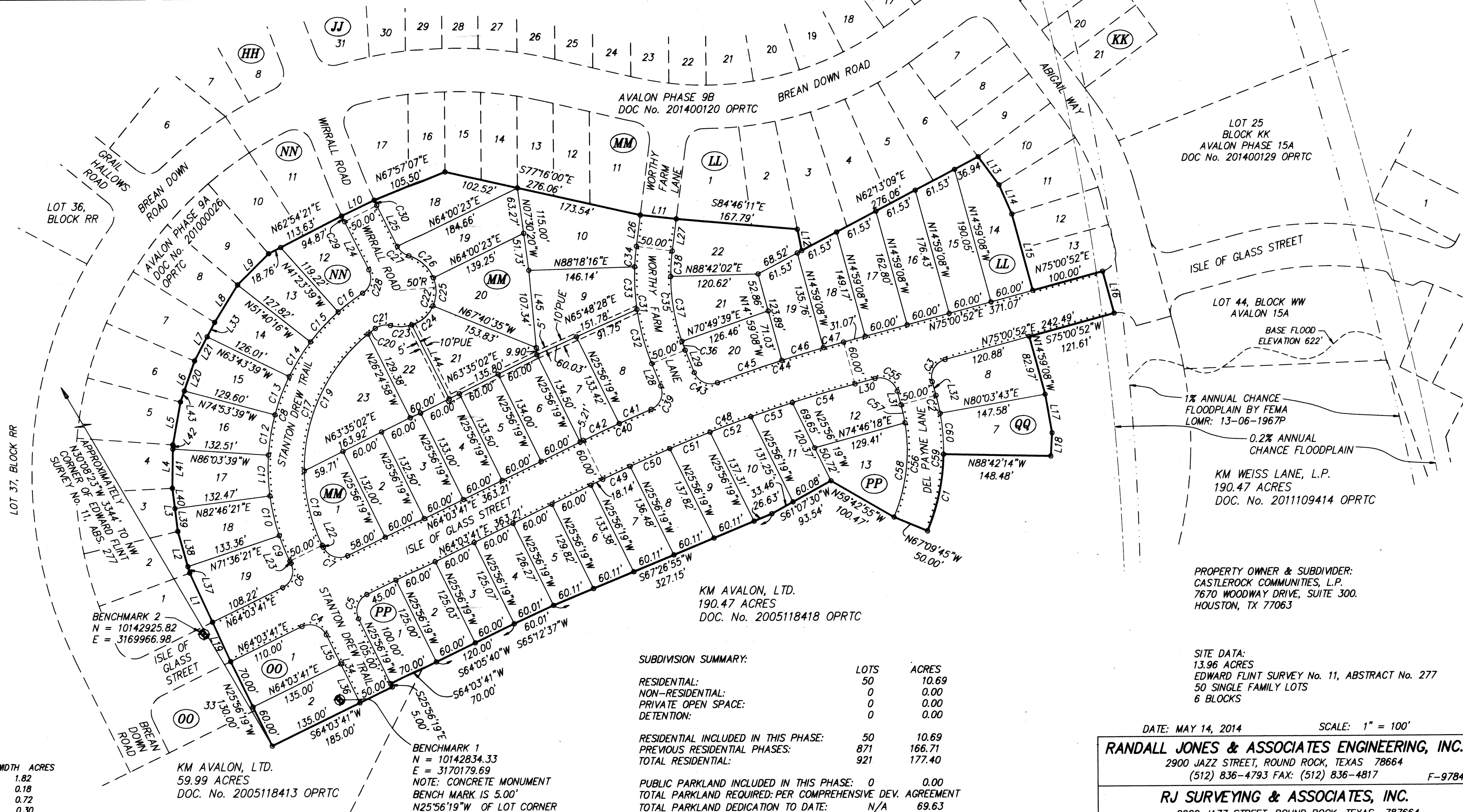
LEGEND:

- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- CONCRETE MONUMENT
- SIDEWALK REQUIRED
- MM BLOCK NAME
- ⊕ BENCH MARK

LEGAL DESCRIPTION:
13.96 ACRES OF LAND, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 13.96 ACRE TRACT OF LAND TO CASTLEROCK COMMUNITIES, L.P., BY DOCUMENT NO. 2014152988 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCH MARKS
BENCH MARK 1:
BRASS ROD SET IN CONCRETE WITH RJ SURVEYING CAP
ELEVATION = 639.21 NAVD
BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 638.32 NAVD

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°31'34"W	74.85
L2	N15°31'50"W	60.00
L3	N06°50'56"W	60.00
L4	N01°01'07"E	60.07
L5	N10°30'52"E	60.13
L6	N19°11'45"E	60.13
L7	N27°52'37"E	60.13
L8	N31°49'20"E	60.72
L9	N45°14'26"E	60.89
L10	N64°25'38"E	50.00
L11	S83°46'54"E	50.01
L12	S11°20'04"E	30.09
L13	S36°13'46"E	48.32
L14	S23°25'40"E	44.09
L15	S14°59'08"E	109.58
L16	S14°59'08"E	60.00
L17	S09°53'27"E	54.09
L18	S03°26'54"W	32.21
L19	N24°14'24"W	60.03
L20	N19°11'45"E	43.91
L21	N27°52'37"E	37.70
L22	N25°56'19"W	3.36
L23	N25°56'19"W	3.36
L24	N26°30'08"W	74.52
L25	N26°30'08"W	63.29
L26	N07°30'51"E	43.57
L27	N07°30'51"E	44.70
L28	N21°36'24"W	33.40
L29	N21°36'24"W	33.40
L30	N75°00'52"E	28.59
L31	N14°59'08"W	19.47
L32	N14°59'08"W	19.47
L33	N27°52'37"E	22.43
L34	N25°56'19"W	105.00
L35	N25°56'19"W	45.00
L36	N25°56'19"W	60.00
L37	N15°31'50"W	9.27
L38	N15°31'50"W	50.73
L39	N06°50'56"W	31.80
L40	N06°50'56"W	28.20
L41	N01°01'07"E	54.18
L42	N01°01'07"E	5.89
L43	N19°11'45"E	16.22
L44	S26°24'58"E	113.80
L45	S05°05'13"E	117.24



KM WEISS LANE, L.P.
190.47 ACRES
DOC. No. 2011109414

LOT 25
BLOCK KK
AVALON PHASE 15A
DOC. No. 201400129 OPRTC

LOT 44, BLOCK WW
AVALON 15A

1% ANNUAL CHANGE
FLOODPLAIN BY FEMA
LOMR: 13-06-1967P

0.2% ANNUAL
CHANGE FLOODPLAIN

KM WEISS LANE, L.P.
190.47 ACRES
DOC. No. 2011109414 OPRTC

PROPERTY OWNER & SUBDIVIDER:
CASTLEROCK COMMUNITIES, L.P.
7670 WOODWAY DRIVE, SUITE 300.
HOUSTON, TX 77063

SITE DATA:
13.96 ACRES
EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277
50 SINGLE FAMILY LOTS
6 BLOCKS

DATE: MAY 14, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 787664
(512) 836-4793 FAX: (512) 836-4817

SUBDIVISION SUMMARY:		
	LOTS	ACRES
RESIDENTIAL:	50	10.69
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	50	10.69
PREVIOUS RESIDENTIAL PHASES:	871	166.71
TOTAL RESIDENTIAL:	921	177.40
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	69.63

KM AVALON, LTD.
59.99 ACRES
DOC. No. 2005118413 OPRTC

BENCHMARK 1
N = 10142834.33
E = 3170179.69
NOTE: CONCRETE MONUMENT
BENCH MARK IS 5.00'
N25°56'19"W OF LOT CORNER

S:\LAND\2151-22002160\dwg\2160-plat.dwg 11/23/2015 10:00:51 AM CST

NEW STREETS:			
NAME	LINEAR FEET	ROW WIDTH	ACRES
ISLE OF GLASS STREET	1322	60'	1.82
WIRRAL ROAD	128	50'	0.18
STANTON DREW TRAIL	647	50'	0.72
WORTHY FARM LANE	284	50'	0.30
DEL PAYNE LANE	249	50'	0.26
TOTAL	2630		3.28

AVALON PHASE 9C

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL). WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- A MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF WIRRAL ROAD, STANTON DREW TRAIL, ISLE OF GLASS STREET, WORTHY FARM LANE AND DEL PAYNE LANE.
- 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.
- THIS SUBDIVISION IS SUBJECT TO TREE PRESERVATION AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY THE DEVELOPMENT AGREEMENT.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- 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.
- 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.
- 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.
- 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.
- NO SINGLE FAMILY LOT SHALL BE LESS THAN 6,000 SQUARE FEET IN AREA AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
- THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT No. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2007012260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. UPON FINAL PLAT RECORDATION, A NOTICE OF APPLICABILITY FOR THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 2.
- DRIVEWAY ACCESS FROM LOT 20, BLOCK LL; LOT 1, BLOCK OO; LOT 8, BLOCK QQ; AND LOT 19, BLOCK NN; AND LOT 12, BLOCK PP, TO ISLE OF GLASS STREET IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 1, BLOCK MM; AND LOT 1, BLOCK PP, TO STANTON DREW TRAIL IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 8, BLOCK MM, TO WORTHY FARM LANE IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 12, BLOCK NN, TO WIRRAL ROAD IS PROHIBITED.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION (SWP). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEAT MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- SINGLE FAMILY SETBACKS SHALL BE AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'. BALCONIES, COVERED OPEN PATIOS, PORCHES, ACCESSORY BUILDINGS AND OTHER BUILDING EXTENSIONS MAY ENCRoACH UP TO 10 FEET IN THE REAR SETBACK.

OWNER'S CERTIFICATION

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

THAT CASTLEROCK COMMUNITIES, LP., ACTING BY AND THROUGH AS BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 13.96 ACRES RECORDED UNDER DOCUMENT No. 2014152988 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 13.96 ACRES TO BE KNOWN AS AVALON PHASE 9C IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____

CASTLEROCK COMMUNITIES, L.P.
7670 WOODWAY DRIVE, SUITE 300
HOUSTON, TX 77063

ACKNOWLEDGMENT:

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20____

SEAL

NOTARY PUBLIC, STATE OF TEXAS

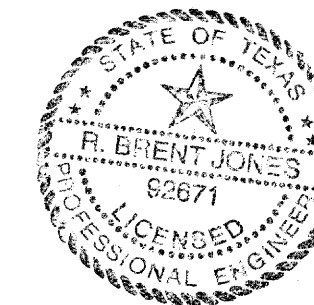
LOT AREA TABLE (SQUARE FEET)

LL14 10,920	MM9 12,662	OO1 9,316
LL15 10,994	MM10 14,530	OO2 8,100
LL16 10,177	MM18 9,679	
LL17 9,359	MM19 9,568	PP1 8,616
LL18 8,544	MM20 13,194	PP2 7,501
LL19 7,780	MM21 11,206	PP3 7,503
LL20 8,496	MM22 7,502	PP4 7,540
LL21 9,002	MM23 13,966	PP5 7,683
LL22 11,384		PP6 7,896
	NN12 8,709	PP7 8,103
	NN13 8,423	PP8 8,238
MM1 10,011	NN14 8,799	PP9 8,263
MM2 7,935	NN15 8,832	PP10 8,115
MM3 7,965	NN16 9,089	PP11 7,558
MM4 7,995	NN17 9,193	PP12 9,451
MM5 8,025	NN18 9,245	PP13 10,083
MM6 8,055	NN19 9,875	
MM7 8,029		QQ7 10,646
MM8 10,456		QQ8 11,040

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AS AMENDED BY FEMA LETTER OF MAP REVISION (LOMR) CASE No. 13-06-1967P

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R.B. Jones 11/23/15
R. BRENT JONES
REGISTERED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS

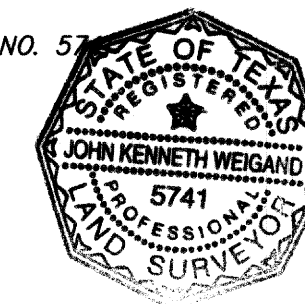


STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEIGAND, 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 SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John K. Weigand Nov. 23, 2015
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS



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

BY: _____

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

COMMISSIONERS COURT

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 SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER 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 FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE 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 UPON 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.

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.

THE STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____ 20____ A. D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE ____ DAY OF _____, 20____ A. D..

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOR, 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 AND DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D. AT ____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____ A. D..

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: MAY 14, 2014

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