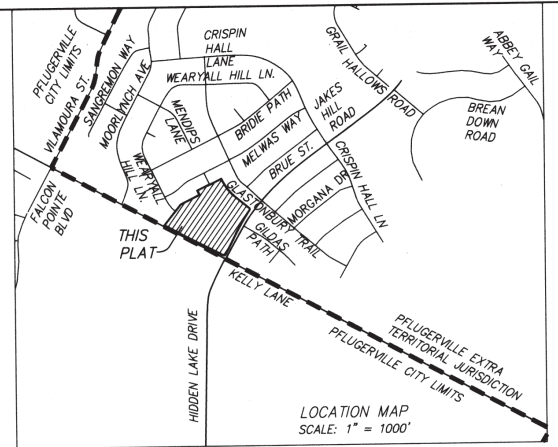


FINAL PLAT OF
AVALON PHASE 6C
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

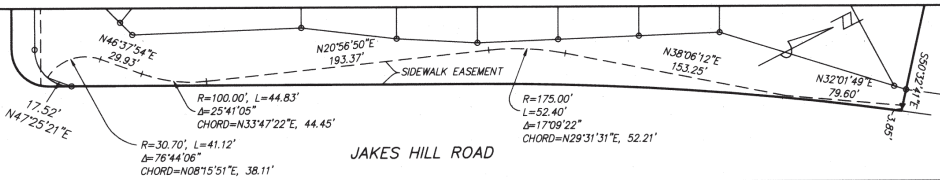
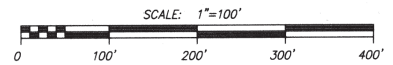
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF 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

DATE: NOVEMBER 24, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

FINAL PLAT OF
AVALON PHASE 6C
 TRAVIS COUNTY, TEXAS



- LEGEND:**
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - ▶ FOUND COTTON SPINDLE
 - * FOUND CROSS CUT ON WALK
 - WWE WASTEWATER EASEMENT
 - SDW SIDEWALK (4' WIDE)
 - DD BLOCK NAME
 - ⊙ BENCH MARK
 - OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S26°26'57"E | 5.00 |
| L2 | S26°35'13"E | 58.91 |
| L3 | S32°30'48"E | 74.27 |
| L4 | S41°19'13"E | 74.15 |
| L5 | S49°00'47"E | 65.64 |
| L6 | N58°14'15"W | 57.20 |
| L7 | N63°04'45"W | 71.00 |
| L8 | N44°18'58"E | 132.94 |
| L9 | N30°10'27"E | 55.09 |
| L10 | N33°39'29"E | 65.45 |
| L11 | N24°53'07"E | 115.20 |
| L12 | N71°55'15"E | 45.78 |
| L13 | N49°42'14"W | 73.01 |
| L14 | N26°35'13"W | 3.91 |
| L15 | N32°30'49"W | 51.38 |
| L16 | N32°30'49"W | 22.89 |
| L17 | N41°19'13"W | 27.01 |
| L18 | N41°19'13"W | 45.90 |
| L19 | N41°19'13"W | 1.25 |
| L20 | N49°00'47"W | 53.79 |
| L21 | N49°00'47"W | 11.85 |
| L22 | N71°55'15"E | 34.03 |
| L23 | N71°55'15"E | 11.75 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD BRNG. | CHORD |
|-------|--------|---------|------------|-------------|--------|
| C1 | 289.05 | 2095.00 | 7°54'19" | S30°52'54"W | 288.82 |
| C2 | 39.27 | 25.00 | 89°59'55" | N71°54'35"E | 35.35 |
| C3 | 115.53 | 275.00 | 24°04'14" | N38°29'04"W | 114.68 |
| C4 | 52.01 | 275.00 | 10°50'13" | N31°52'04"W | 51.94 |
| C5 | 63.52 | 275.00 | 13°14'01" | N43°54'11"W | 63.38 |
| C6 | 136.54 | 325.00 | 24°04'14" | N38°29'04"W | 135.53 |
| C7 | 25.83 | 325.00 | 4°33'16" | N28°43'35"W | 25.83 |
| C8 | 50.81 | 325.00 | 8°57'26" | N35°28'57"W | 50.76 |
| C9 | 50.51 | 325.00 | 8°54'18" | N44°24'49"W | 50.46 |
| C10 | 9.38 | 325.00 | 1°39'14" | N49°41'35"W | 9.38 |
| C11 | 33.79 | 25.00 | 77°26'27" | N11°47'58"W | 31.28 |
| C12 | 19.06 | 22.21 | 49°10'23" | N75°06'23"W | 18.48 |
| C13 | 152.54 | 50.00 | 174°48'12" | N12°17'28"W | 99.90 |
| C14 | 21.03 | 25.00 | 48°11'23" | N51°00'57"E | 20.41 |
| C15 | 53.69 | 50.00 | 61°31'30" | N68°55'49"W | 51.15 |
| C16 | 32.23 | 50.00 | 36°56'01" | N19°42'03"W | 31.68 |
| C17 | 40.36 | 50.00 | 46°15'11" | N21°53'33"E | 39.28 |
| C18 | 26.26 | 50.00 | 30°05'30" | N60°03'54"E | 25.96 |
| C19 | 39.27 | 25.00 | 90°00'00" | N71°55'15"E | 35.36 |
| C20 | 21.03 | 25.00 | 48°11'23" | N02°49'34"E | 20.41 |
| C21 | 162.65 | 50.00 | 186°22'46" | N71°55'15"E | 99.85 |
| C22 | 21.03 | 25.00 | 48°11'23" | N38°59'03"W | 20.41 |
| C23 | 44.55 | 50.00 | 51°03'20" | N04°15'33"E | 43.09 |
| C24 | 35.57 | 50.00 | 40°45'39" | N50°10'03"E | 34.83 |
| C25 | 30.32 | 50.00 | 34°44'29" | N87°55'07"E | 29.86 |
| C26 | 52.20 | 50.00 | 59°49'17" | N44°48'00"W | 49.86 |
| C27 | 15.99 | 25.00 | 36°38'38" | N33°12'41"W | 15.72 |
| C28 | 5.04 | 25.00 | 11°32'44" | N57°18'22"W | 5.03 |
| C29 | 65.56 | 326.92 | 11°29'27" | N57°20'01"W | 65.45 |
| C30 | 75.59 | 376.92 | 11°29'27" | N57°20'01"W | 75.47 |
| C31 | 54.78 | 376.92 | 8°19'37" | N55°45'06"W | 54.73 |
| C32 | 20.81 | 376.92 | 3°09'50" | N61°29'50"W | 20.81 |
| C33 | 39.27 | 25.00 | 89°59'36" | S71°54'25"W | 35.35 |

BENCH MARKS
 BENCH MARK 1: SQUARE CUT ON THE TOP OF CURB ELEVATION = 661.68' NAVD 88
 BENCH MARK 2: TRIANGLE CUT ON THE BACK OF CURB ELEVATION = 654.20' NAVD
 BENCH MARK 3: BRASS DISC FOUND IN THE SOUTH MEDIAN OF THE INTERSECTION OF KELLY LANE AND JAKES HILL ROAD ELEVATION = 650.58' NAVD

STREET SUMMARY:

| STREET | LINEAR FEET | ROW WIDTH |
|-------------------|-------------|-----------|
| MEYRALL HILL LANE | 541' | 50' |
| TOP LANE | 363' | 50' |
| HERSHEY PASS | 298' | 50' |
| TOTAL | 1202' | |

SUBDIVISION SUMMARY:

| | LOTS | ACRES |
|-------------------------------------|------|--------|
| RESIDENTIAL: | 40 | 7.50 |
| NON-RESIDENTIAL: | 1 | 1.04 |
| PRIVATE OPEN SPACE: | 0 | 0.00 |
| DETENTION: | 0 | 0.00 |
| RESIDENTIAL INCLUDED IN THIS PHASE: | 40 | 7.50 |
| PREVIOUS RESIDENTIAL PHASES: | 1204 | 230.09 |
| TOTAL RESIDENTIAL: | 1244 | 237.59 |

PUBLIC PARKLAND INCLUDED IN THIS PHASE: 0 0.00
 TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT 50.26
 TOTAL PARKLAND DEDICATION TO DATE: N/A 50.26

BRIEF LEGAL DESCRIPTION:
 10.34 ACRES OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A ALL OF THAT 10.34 ACRE TRACT OF LAND GRANTED TO PACESETTER HOMES, LLC, RECORDED UNDER DOCUMENT NO. 2015104584 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL AREA OF PLAT: 10.34 ACRES
 40 SINGLE FAMILY LOTS
 1 DE, PUE & LANDSCAPE LOT
 2 BLOCKS
 1202 LINEAR FEET OF NEW STREETS

PROPERTY OWNER & SUBDIVIDER:
 PACESETTER HOMES, LLC
 TOM LYNCH, PRESIDENT
 7940 SHOAL CREEK BOULEVARD #200
 AUSTIN, TEXAS 78757

DATE: NOVEMBER 25, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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S:\LAND\2251\2300\2299\dwg\2299-PLAT.dwg 8/10/2015 2:29:51 PM CDT

GENERAL NOTES:

1. THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. 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 THE CITY OF PFLUGERVILLE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
4. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS AND SIDEWALK RAMP FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
6. 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' STREET SIDE: 15'
 BALCONIES, COVERED OPEN PATIOS, PORCHES, ACCESSORY BUILDINGS AND OTHER BUILDING EXTENSIONS MAY ENCR OACH UP TO 10 FEET IN THE REAR SETBACK.
7. 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.
8. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL).
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
13. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2008064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2007012860 AND THE AMENDMENT TO THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2008047703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UPON FINAL PLAT RECORDEATION, A NOTICE OF APPLICABILITY FOR THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
14. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 1179-14-06-10.
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. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
17. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
18. 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 GUIDELINES.
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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG STREET FRONTAGE.
21. 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.
22. THIS SUBDIVISION IS IN THE KELLY LANE WCD No. 1.
23. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
24. LOT S2, BLOCK G IS RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
25. A SIX (6) FOOT SIDEWALK IS REQUIRED ALONG KELLY LANE. SIDEWALK TO BE BUILT BY OTHERS WITH THE EXPANSION OF KELLY LANE.
26. DRIVEWAY ACCESS FROM LOT 9, BLOCK CC, TO HERSHEY PASS IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 11, BLOCK CC, TO TOR LANE IS PROHIBITED.

OWNER'S CERTIFICATION

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

THAT PACESETTER HOMES, LLC, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TOM LYNCH, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 10.34 ACRES IN A SPECIAL WARRANTY DEED PACESETTER HOMES, LLC, RECORDED UNDER DOCUMENT NO. 2015104584 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 10.34 ACRES TO BE KNOWN AS "AVALON PHASE 6C" 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 7 DAY OF August, 2015

PACESETTER HOMES, LLC, A TEXAS LIMITED PARTNERSHIP

Tom Lynch
 TOM LYNCH, PRESIDENT
 7940 SHOAL CREEK BOULEVARD #200
 AUSTIN, TEXS 78757

ACKNOWLEDGMENT:

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM LYNCH, 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 7 DAY OF August, 2015

SEAL

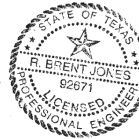
J. Kathleen Wycoff
 J. KATHLEEN WYCOFF
 NOTARY PUBLIC, STATE OF TEXAS



A 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. 48453C02804, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

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. Brent Jones
 R. BRENT JONES
 LICENSED 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.

J. Kenneth Weigand
 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: _____
 RODNEY BLACKBURN, CHAIR

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 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: NOVEMBER 7, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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LOT AREA TABLE
 (IN SQUARE FEET)

| | |
|-----------|-------------|
| G1 6,875 | CC2 11,281 |
| G2 6,875 | CC3 10,435 |
| G3 6,875 | CC4 9,695 |
| G4 6,875 | CC5 9,039 |
| G5 6,875 | CC6 8,384 |
| G6 6,875 | CC7 7,728 |
| G7 6,874 | CC8 7,263 |
| G8 7,637 | CC9 8,741 |
| G9 9,181 | CC10 7,436 |
| G10 9,083 | CC11 7,854 |
| G11 7,610 | CC12 9,531 |
| G12 7,456 | CC13 10,730 |
| G13 7,483 | CC14 11,765 |
| G14 7,367 | CC15 12,272 |
| G15 6,837 | CC16 7,425 |
| G16 9,372 | |
| G17 9,928 | |
| G18 6,258 | |
| G19 6,952 | |
| G20 7,962 | |
| G21 7,912 | |
| G22 6,701 | |
| G23 6,559 | |
| G36 7,303 | |
| G37 7,702 | |