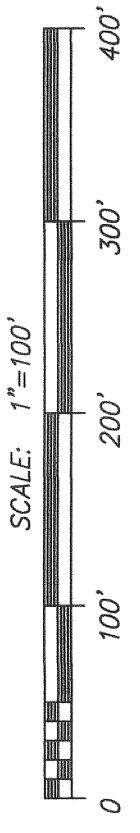
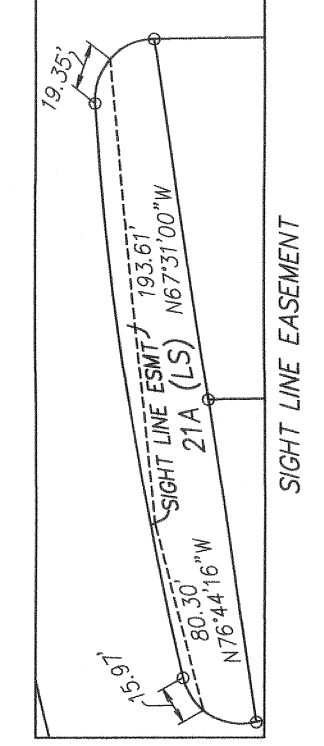


CARMEL WEST PHASE 2 SECTION 2

FINAL PLAN OF



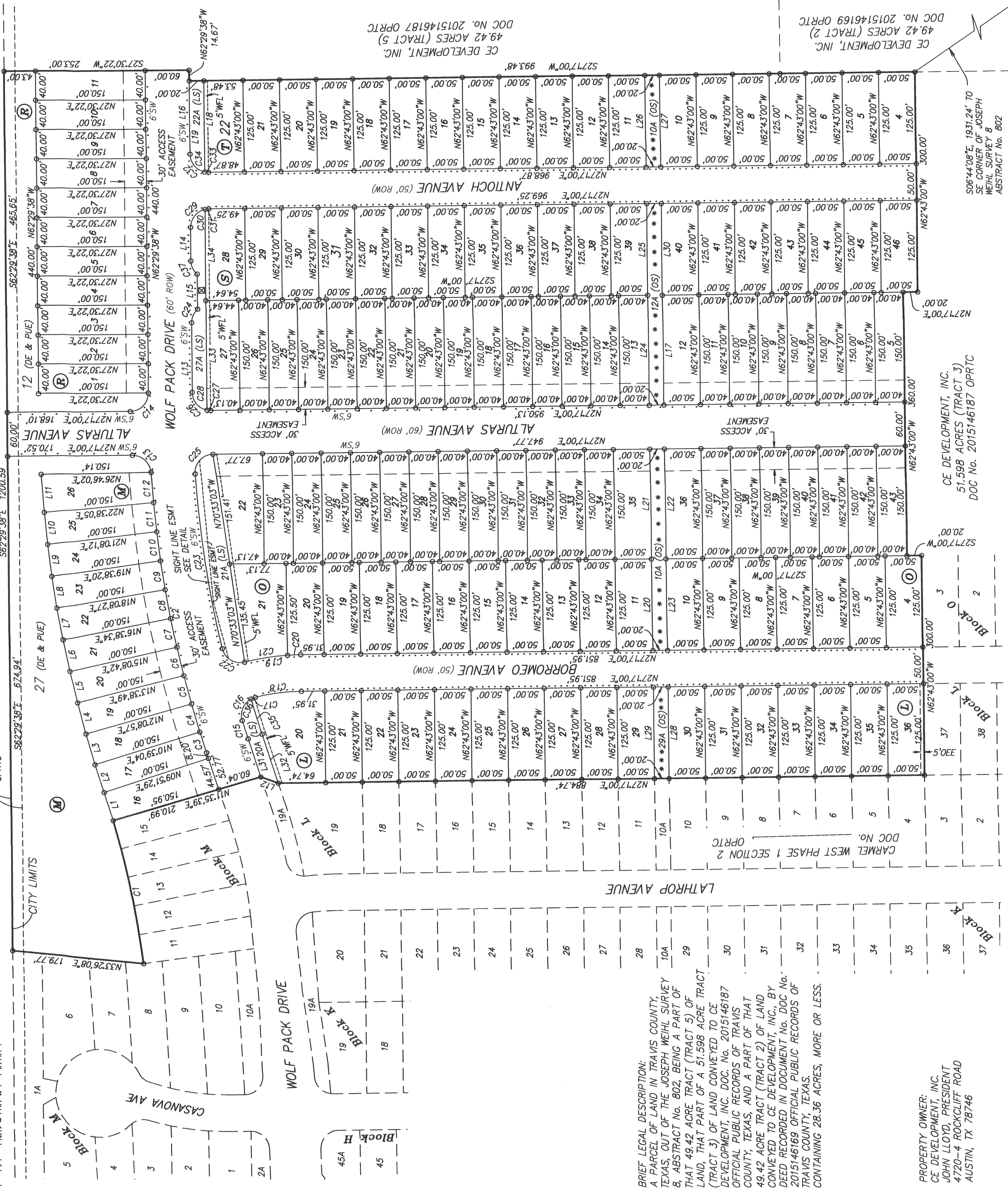
- LEGEND:
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = SIDEWALK REQUIRED (4" WIDE MINIMUM)
 - = SIDEWALK REQUIRED (6" WIDE MINIMUM)
 - *** = HIKE AND BIKE TRAIL
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - DRIC = DEED RECORDS OF TRAVIS COUNTY
 - OEE = ONCOR ELECTRIC DELIVERY CO. LLC. EASEMENT
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT OF WAY
 - SW = SIDEWALK
 - WFL = WALL, FENCE AND LANDSCAPE EASEMENT
 - Ⓛ = BLOCK NAME
 - Ⓜ = MAILBOX CLUSTER



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	200.00	1320.00	8°40'52"	N74°03'55"W	199.81
C2	391.07	1530.00	14°38'42"	N73°08'21"W	390.01
C3	40.00	1530.00	1°06'47"	N79°54'19"W	29.72
C4	40.00	1530.00	1°29'53"	N78°55'59"W	40.00
C5	40.00	1530.00	1°29'53"	N77°06'07"W	40.00
C6	40.00	1530.00	1°29'53"	N75°36'14"W	40.00
C7	40.00	1530.00	1°29'53"	N74°06'22"W	40.00
C8	40.00	1530.00	1°29'53"	N72°36'29"W	40.00
C9	40.00	1530.00	1°29'53"	N71°06'37"W	40.00
C10	40.00	1530.00	1°29'53"	N69°36'44"W	40.00
C11	40.00	1530.00	1°29'53"	N68°06'52"W	41.35
C12	41.35	1530.00	1°32'55"	N66°35'28"W	40.00
C13	6.35	25.00	14°32'59"	N06°47'11"E	6.33
C14	37.92	25.00	86°54'00"	N70°44'00"E	34.39
C15	39.17	25.00	89°46'39"	N17°36'19"W	35.29
C16	40.80	25.00	93°29'53"	N17°36'19"W	26.30
C17	40.80	25.00	93°29'53"	N17°36'19"W	36.42
C18	67.46	325.00	13°13'19"	N20°27'21"E	63.32
C19	77.45	325.00	13°13'19"	N20°27'21"E	77.27
C20	18.06	325.00	3°11'03"	N25°41'28"E	18.06
C21	59.39	325.00	10°28'14"	N18°51'49"E	59.31
C22	59.39	325.00	10°28'14"	N18°51'49"E	35.63
C23	241.60	1470.00	9°25'01"	S70°45'41"E	241.33
C24	20.44	23.00	90°55'04"	N37°02'06"W	19.77
C25	40.73	25.00	93°20'10"	N19°23'06"W	36.37
C26	39.37	25.00	90°13'22"	N72°23'41"E	35.42
C27	5.13	25.00	1°14'55"	N33°09'47"E	5.12
C28	34.24	25.00	78°27'47"	N78°16'28"E	31.62
C29	39.17	25.00	89°46'39"	N17°36'19"W	35.29
C30	34.24	25.00	78°27'47"	N23°15'45"W	31.62
C31	4.94	25.00	1°18'51"	N21°37'34"E	4.93
C32	39.37	25.00	90°13'22"	N72°23'41"E	35.42
C33	5.13	25.00	1°14'55"	N33°09'47"E	5.12
C34	34.24	25.00	78°27'47"	N78°16'28"E	31.62
C35	50.48	1450.00	1°59'40"	N79°27'52"W	50.47
C36	34.45	25.00	78°56'54"	S39°57'45"E	31.79
C37	20.44	23.00	90°55'04"	N87°57'10"W	19.77

NORMAN WEISS, ET UX
86.00 ACRES
Volume 3431, page 2019,
OPRTC

15' EASEMENT TO
ATMOS ENERGY COMPANY
DOC No. 2016025352
OPRTC



STREET TABLE

NAME	LENGTH	ROW WIDTH	AREA (ACRES)
WOLF PACK DRIVE	992'	60'	1.37
BORROMEO AVENUE	947'	50'	1.09
ALTURAS AVENUE	1,168'	60'	1.62
ANTIOCH AVENUE	994'	50'	1.15
TOTAL	4,101'		5.23

DATE: JUNE 13, 2017
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, 78664
(512) 836-4793 FAX: (512) 836-4817

BRIEF LEGAL DESCRIPTION:
A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSEPH WEHL SURVEY 8, ABSTRACT No. 802, BEING A PART OF THAT 49.42 ACRE TRACT (TRACT 5) OF LAND, THAT PART OF A 51.598 ACRE TRACT (TRACT 3) OF LAND CONVEYED TO CE DEVELOPMENT, INC. DOC. No. 2015146187 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 49.42 ACRE TRACT (TRACT 2) OF LAND CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. DOC No. 2015146169 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTAINING 28.36 ACRES, MORE OR LESS.

PROPERTY OWNER:
CE DEVELOPMENT, INC.
JOHN LLOYD, PRESIDENT
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

TOTAL AREA OF THIS PLAT:
RIGHT OF WAY:
SINGLE FAMILY LOTS:
LANDSCAPE LOTS:
OPEN SPACE LOTS:
DE & PUE

28.36 ACRES
5.23 ACRES
20.14 ACRES (140 LOTS)
0.42 ACRE (4 LOTS, PRIVATE)
0.36 ACRE (4 LOTS, PRIVATE)
2.22 ACRES (2 LOTS PRIVATE)

CE DEVELOPMENT, INC.
51.598 ACRES (TRACT 3)
DOC No. 2015146187 OPRTC

CE DEVELOPMENT, INC.
49.42 ACRES (TRACT 2)
DOC No. 2015146169 OPRTC

CE DEVELOPMENT, INC.
S06°44'08"E, 1931.24' TO
SE CORNER OF JOSEPH
WEHL SURVEY 8
ABSTRACT No. 802

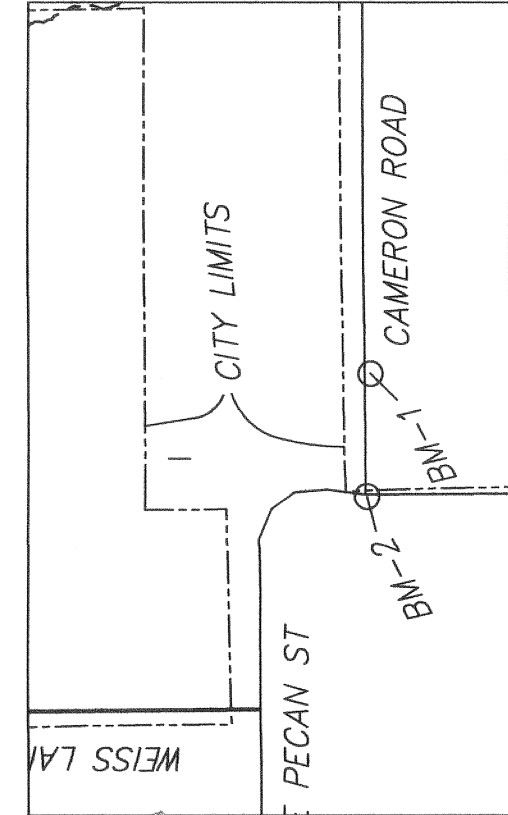
CARMEL WEST PHASE 2 SECTION 2

FINAL PLAT OF

LOT AREAS IN SQUARE FEET

Table with 2 columns: Block/Lot, Area. Includes Block L (Lots 20, 21-29, 29A, 30-36, 20A), Block M (Lots 16, 17, 19-25, 26, 27), Block O (Lots 4-10, 10A, 11-20, 21, 22, 23-34, 35-36, 37-43, 21A), Block R (Lots 1-11, 12), Block S (Lots 5-11, 12, 12A, 13-26, 27, 27A, 28, 29-46).

- NOTES: 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION. 2. WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE THROUGH TRAVIS COUNTY MUD No. 23. 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES. 4. A 10-FT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES. 5. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. 6. 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. 7. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY. 8. 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, AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APURTENANCES. 9. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALTURAS AVENUE AND WOLF PACK DRIVE. 10. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ANTOCH AVENUE AND BORROMEO AVENUE. 11. 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. 12. 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. 13. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. 14. 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 LOT SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. 15. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS. 16. 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. 17. 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. 18. 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. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #484530290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AND PANEL #484530290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AND PANEL #484530290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014 AND TRAVIS COUNTY. 19. 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. 20. 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. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN CE DEVELOPMENT, INC. AND THE CITY OF PFLUGERVILLE, DATED OCTOBER 13, 2015. THIS PROJECT WILL BE WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY M.U.D. No. 23. AN IN-CITY MUD CURRENTLY IN THE CREATION PROCESS. 21. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFL) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFL) ON LOT 20 BLOCK L, LOTS 21 & 22 BLOCK Q, LOTS 27 & 28 BLOCK S AND LOT 22 BLOCK T. 22. THE HOA SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: LOTS 20A & 29A, BLOCK L; LOT 27, BLOCK M; LOTS 10A AND 21A, BLOCK Q; LOT 12, BLOCK R; LOTS 12A & 27A, BLOCK S; AND LOTS 10A & 22A, BLOCK T. 23. THE INTENT OF THE ACCESS EASEMENTS SHOWN ALONG THE FRONT OF LOTS IN BLOCK M, BLOCK Q, BLOCK R, AND BLOCK S, IS TO ESTABLISH A COMMON DRIVEWAY AND SLIP ROAD THAT WILL BE MAINTAINED BY THE HOA PER THE DEVELOPMENT AGREEMENT. 24. REFER TO DOCUMENT No. 2017046163, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION.



BENCH MARKS: BM-1 = 3-INCH DIAMETER LCRA ALUMINUM DISK IN CONCRETE N 10125677.8, E 3166586.693, ELEVATION 632.581' NAVD 88. BM-2 = 5/8" IRON ROD WITH ALUMINUM CAP STAMPED N 10126148.94, E 3165597.366, ELEVATION 630.364' NAVD 88.

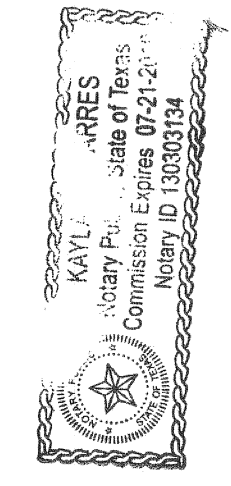
DATE: JUNE 13, 2017
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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STATE OF TEXAS
COUNTY OF TRAVIS
THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER THAT CERTAIN 28.36 ACRES OF LAND OUT OF THE JOSEPH WEIHL SURVEY & ABSTRACT No. 802, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT No. 2015146187 AND DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 28.36 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE
A TEXAS BANKING ASSOCIATION
BY: Nick Fuhrberg
NAME: Nick Fuhrberg
TITLE: Senior Vice President

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF NOVEMBER, 2017



Kayla Monares
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME Kayla Monares
MY COMMISSION EXPIRES: 07/21/2019

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 28.36 ACRES OF LAND OUT OF THE JOSEPH WEIHL SURVEY & ABSTRACT No. 802, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT No. 2015146187 AND DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 28.36 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 2 SECTION 2", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

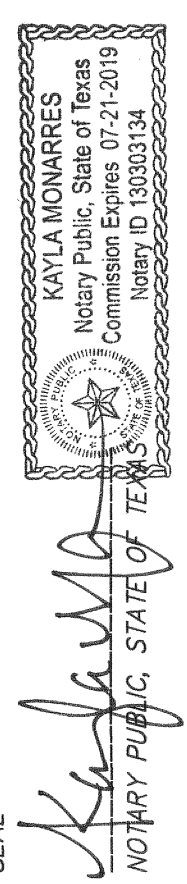
WITNESS MY HAND, THIS THE 1 DAY OF NOVEMBER 2017

John S Lloyd
JOHN LLOYD, PRESIDENT
CE DEVELOPMENT, INC.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN LLOYD, 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 1st DAY OF NOVEMBER 2017



STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 1st DAY OF NOVEMBER 2017 AT 10:00 A. D. AT 10:00 O'CLOCK M AND DULY RECORDED ON THE 1st DAY OF NOVEMBER 2017 AT 10:00 A. D. AT 10:00 O'CLOCK M, OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 2017046163 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF NOVEMBER 2017 A. D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT 10:00 O'CLOCK M. THIS THE 1st DAY OF NOVEMBER 2017 A. D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY