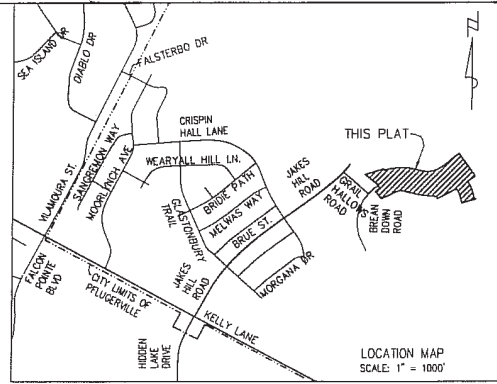


PLAT OF
AVALON PHASE 9B
TRAVIS COUNTY, TEXAS



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: APRIL 14, 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

GENERAL NOTES:

1. THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PLUGUEVILLE, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR ENCLOSURES, AND SHALL BE SUBJECT TO THE ORDINANCES, ORDINANCES, AND ORDINANCES OF THE CITY OF PLUGUEVILLE, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR ENCLOSURES, AND SHALL BE SUBJECT TO THE ORDINANCES, ORDINANCES, AND ORDINANCES OF THE CITY OF PLUGUEVILLE.
2. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
3. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
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22. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
23. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
24. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.
25. THE PROPERTY IS TO BE DEVELOPED AS A RESIDENTIAL DEVELOPMENT.

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

CASTLEBROOK COMMUNITIES, L.P., A TEXAS LIMITED PARTNERSHIP BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD BUNT TRACT, ABSTRACT NO. 277 DESCRIBED AS 11.01 ACRES GRANTED TO 20138654, DOES HEREBY SUBMITTED AND ACKNOWLEDGE DOCUMENT NO. 1101 ACRES TO BE KNOWN AS AVALON PHASE 9B IN ACCORDANCE WITH THE PUBLIC HEALTH AND SAFETY ACT AND DOES HEREBY DEDICATE TO THE PUBLIC HEALTH AND SAFETY ACT AND DOES HEREBY SHOW HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WBS
 CASTLEBROOK COMMUNITIES, L.P.
 1101 ACRES
 HOUSTON, TEXAS 77060

ACKNOWLEDGMENT:
 STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WBS 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.

WILSON
 NOTARY PUBLIC, STATE OF TEXAS
 MY Commission Expires February 1, 2016

THE MORTGAGE OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEPENDS TO THE USE OF THE ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER AS STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION HEREBY EXPRESSED.

LENDER: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION,
 A NATIONAL BANKING ASSOCIATION

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WBS 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.

WBS
 NOTARY PUBLIC, STATE OF TEXAS
 My Commission Expires February 1, 2016

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 484502008A, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, R. BRETT 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. BRETT JONES
 REGISTERED PROFESSIONAL ENGINEER No. 92871
 STATE OF TEXAS

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

THAT I, J. KENNETH WELDON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE GROUND THEREON, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS, AND IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PLUGUEVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARIES OF THE PLAT ARE SHOWN HEREON.

J. KENNETH WELDON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
 STATE OF TEXAS

APPROVED THIS ___ DAY OF ___ 20___ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLUGUEVILLE, 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: _____
 DAILY BARROW PLANNING DIRECTOR

ATTEST:
 KAREN THOMPSON, CITY SECRETARY

FINAL PLAT OF
AVALON PHASE 9B

COMMISSIONERS COURT
 IN APPROVING THIS PLAT THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS DETERMINED THAT THE PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT OR ANY BROODS OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING ON THIS STREET, ROADS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT, ARE IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND / OR DEVELOPER OF THE TRACT OF LAND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL LIABILITY PASSED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE 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 OBLIGATION BEFORE THE COMMISSIONERS COURT IS A CONTINUING OBLIGATION UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERMANENT TO COUNTY STANDARDS. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR THIS PLAT OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY THE COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE PROJECT 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 DEERVAUOR, 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 DEERVAUOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY:
 I, DANA DEERVAUOR, 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 THE OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ___ 20___ A. D.
 DANA DEERVAUOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DATE: FEBRUARY 21, 2013
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E BRADEN LANE, AUSTIN, TEXAS 78753
 (512) 838-7933 FAX: (512) 838-4817
 F-9784

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