

LOCATION MAP SCALE: 1" = 1000'

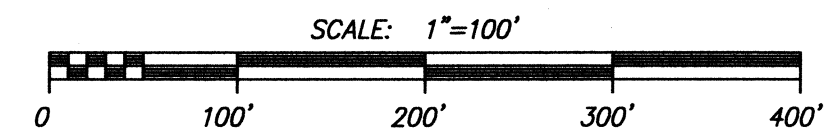
THAT I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL 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 STEWART TITLE GUARANTY COMPANY UNDER GF NO. 1845454-COM, EFFECTIVE DATE NOVEMBER 27, 2018.

Stephen R. Lawrence 11/14/2019
 DATE
 STEPHEN R. LAWRENCE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
 STATE OF TEXAS



RJ SURVEYING AND ASSOCIATES, INC.
 2900 JAZZ STREET
 ROUND ROCK, TEXAS 78664
 FIRM NO. 10015400

FINAL PLAT OF
CARMEL WEST PHASE 3 SECTION 3
 TRAVIS COUNTY, TEXAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	5.11'	1000.00'	000°17'33"	N47°38'40"E	5.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°48'06"W	30.46'

BENCHMARKS:

BM 1
 CHISELED TRIANGLE ON BACK-OF-CURB ON THE SOUTH SIDE OF PLEASANTON PARKWAY APPROX 146' EAST OF THE CENTERLINE OF CAPERI DRIVE.
 N: 10128295.29
 E: 3170838.26
 ELEV: 606.67' NAVD '88

BM 2
 CHISELED TRIANGLE ON CONCRETE CURB AT THE SOUTHEAST CORNER OF PLEASANTON PARKWAY AND ANTIOCH AVENUE NEAR THE CURB RETURN FOR LOT 1-BB.
 N: 10128306.85
 E: 3169963.03
 ELEV: 603.00' NAVD '88

BRIEF LEGAL DESCRIPTION:

1.479 ACRES OUT OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT 85.00 ACRE TRACT (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- = MINIMUM 6-FOOT WIDE SIDEWALK REQUIRED
- = MINIMUM 10-FOOT WIDE SIDEWALK REQUIRED (OR AS NOTED)
- Ⓢ = BLOCK NAME
- WW = WASTE WATER
- WL = WATER LINE
- *** = HIKE & BIKE TRAIL
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE
- OS = OPEN SPACE
- PA = PEDESTRIAN ACCESS
- PUE = PUBLIC UTILITY EASEMENT
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- = PFLUGERVILLE ETJ LINE

STREET TABLE	LENGTH	ROW WIDTH	AREA (ACRES)
MELBER LANE	584'	100'	1.340
TOTAL	584'		1.340

TOTAL AREA OF THIS PLAT: 1.479 ACRES
 1 HOA LS/PUE LOT 0.139 AC
 DEDICATED STREET 1.340 AC

DATE: SEPTEMBER 3, 2019 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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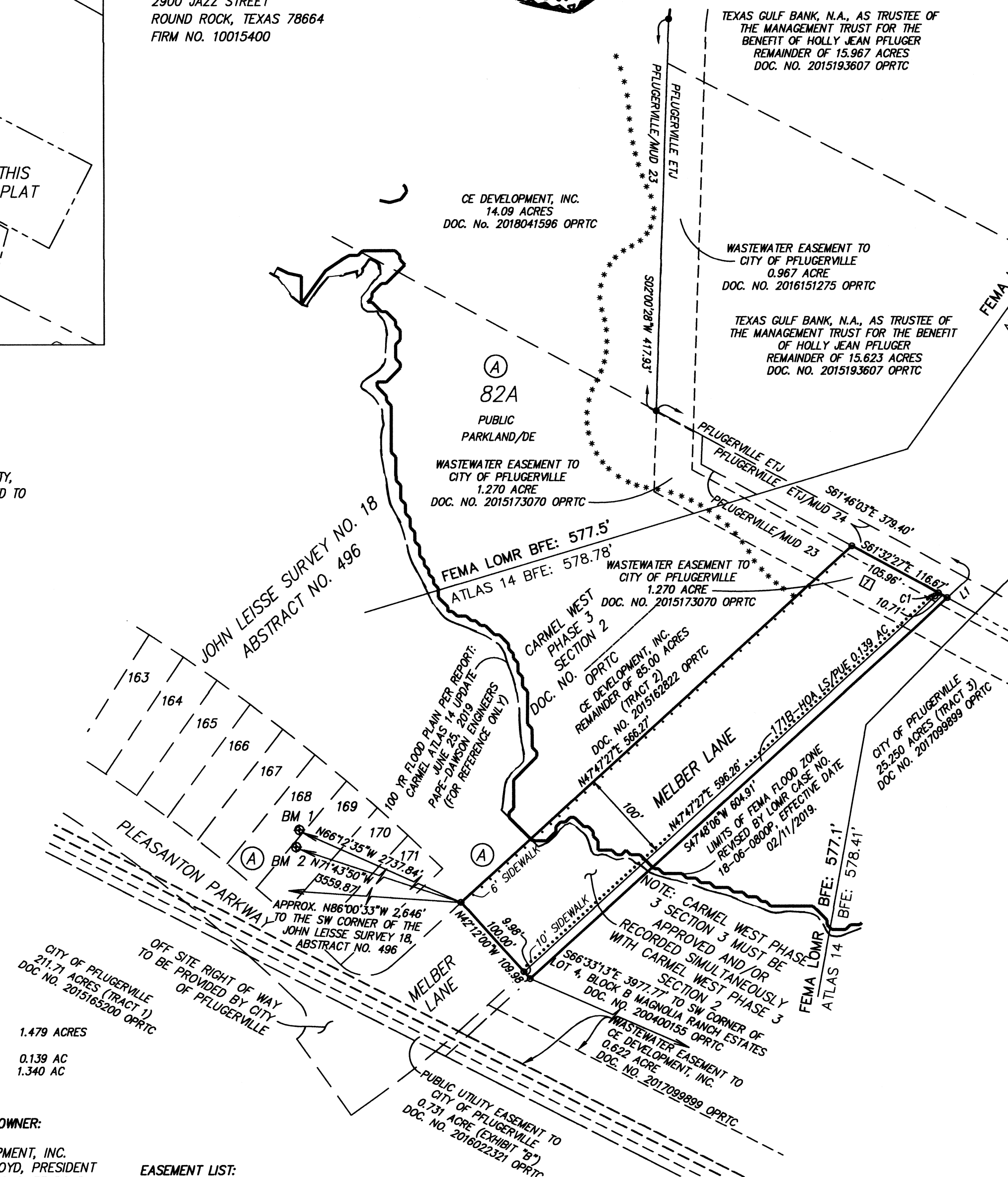
PROPERTY OWNER:

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

EASEMENT LIST:

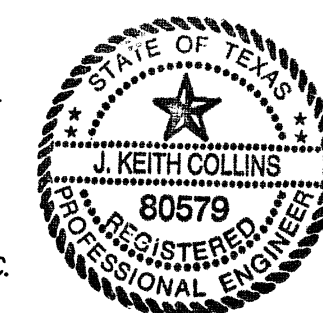
1 = 1.270 ACRES WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173070 OPRTC.

SHEET 1 OF 2 SHEETS



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. 48453C0295H FOR TRAVIS COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008 AND REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.

J. Keith Collins 11/14/19
 J. KEITH COLLINS, P.E. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 80579
 STATE OF TEXAS



RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 2900 JAZZ STREET
 ROUND ROCK, TEXAS 78664
 FIRM NO. 9784

FINAL PLAT OF
CARMEL WEST PHASE 3 SECTION 3
TRAVIS COUNTY, TEXAS

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE THROUGH TRAVIS COUNTY M.U.D. NO. 23. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1208-15-02-24. THE GRANITOR, CE DEVELOPMENT, INC., 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 SIX-FOOT (6') WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE WEST SIDE OF MELBER LANE AND A MINIMUM OF A TEN-FOOT (10') WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE EAST SIDE OF MELBER LANE.
8. 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.
9. 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.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
11. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF PFLUGERVILLE AND CE DEVELOPMENT, INC., DATED OCTOBER 13, 2015 AND AMENDED FEBRUARY 12, 2019. THIS PROJECT WILL BE WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY M.U.D. NO. 23, AN IN-CITY MUD.
12. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS AS REQUIRED.
14. 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.
15. 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.
16. 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.
17. 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. 48453C0295H FOR TRAVIS COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008 AND REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.
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.
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 CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2017046163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. ALL CARMEL ATLAS 14 BASE FLOOD ELEVATION DATA (ATLAS 14 BFE) AND LINWORK SHOWN ON THIS PLAT ARE BASED ON A PAPE-DAWSON PROPOSED CONDITIONS 100-YEAR BFE STUDY DATED OCTOBER 2016, PAPE-DAWSON JOB NO. 50875-00, AND UPDATED JUNE 25, 2019. IT HAS NOT BEEN APPROVED BY FEMA. IN ADDITION, THIS PLAT SHOWS THE FUTURE 100-YEAR FLOODPLAIN THAT WILL RESULT WHEN ATLAS 14 HYDROLOGICAL DATA IS APPROVED.
22. ALL FEMA LOMR BASE FLOOD ELEVATION DATA (FEMA LOMR BFE) AND LINWORK SHOWN ON THIS PLAT ARE BASED ON THE LETTER OF MAP REVISION (LOMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.
23. THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: LOT 171B, BLOCK A.
24. THE EXTENSION OF MELBER LANE CROSSING THE FEMA FLOODPLAIN WILL REQUIRE ADDITIONAL FLOOD STUDY/PERMIT SUBMITTED TO FEMA FOR THIS CROSSING PRIOR TO CONSTRUCTION PLAN PERMIT ISSUANCE SHOWING THE REVISED FLOODPLAIN AFTER THE CROSSING AND THAT THERE IS NO RISE TO UPSTREAM OR DOWNSTREAM PROPERTIES DUE TO THE CONSTRUCTION.
25. CARMEL WEST PHASE 3 SECTION 3 MUST BE APPROVED AND/OR RECORDED SIMULTANEOUSLY WITH CARMEL WEST PHASE 3 SECTION 2.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 85.00 ACRES OF LAND OUT OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.479 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS 'CARMEL WEST PHASE 3 SECTION 3', AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, A.D.

CE DEVELOPMENT, INC., A TEXAS CORPORATION

BY: _____

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

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF TRAVIS

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED OCTOBER 9, 2015, RECORDED AS DOCUMENT NO. 2015162823 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, DOES HEREBY SUBDIVIDE 1.479 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.

ARP AUTUMN RIDGE PARTNERS, LP

BY: _____

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

BY: _____
PAT EPSTEIN, CHAIRMAN

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

BY: _____
EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

BY: _____
KAREN THOMPSON, CITY SECRETARY

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 _____ 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 DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

DATE: SEPTEMBER 3, 2019

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SHEET 2 OF 2 SHEETS

F-10015400