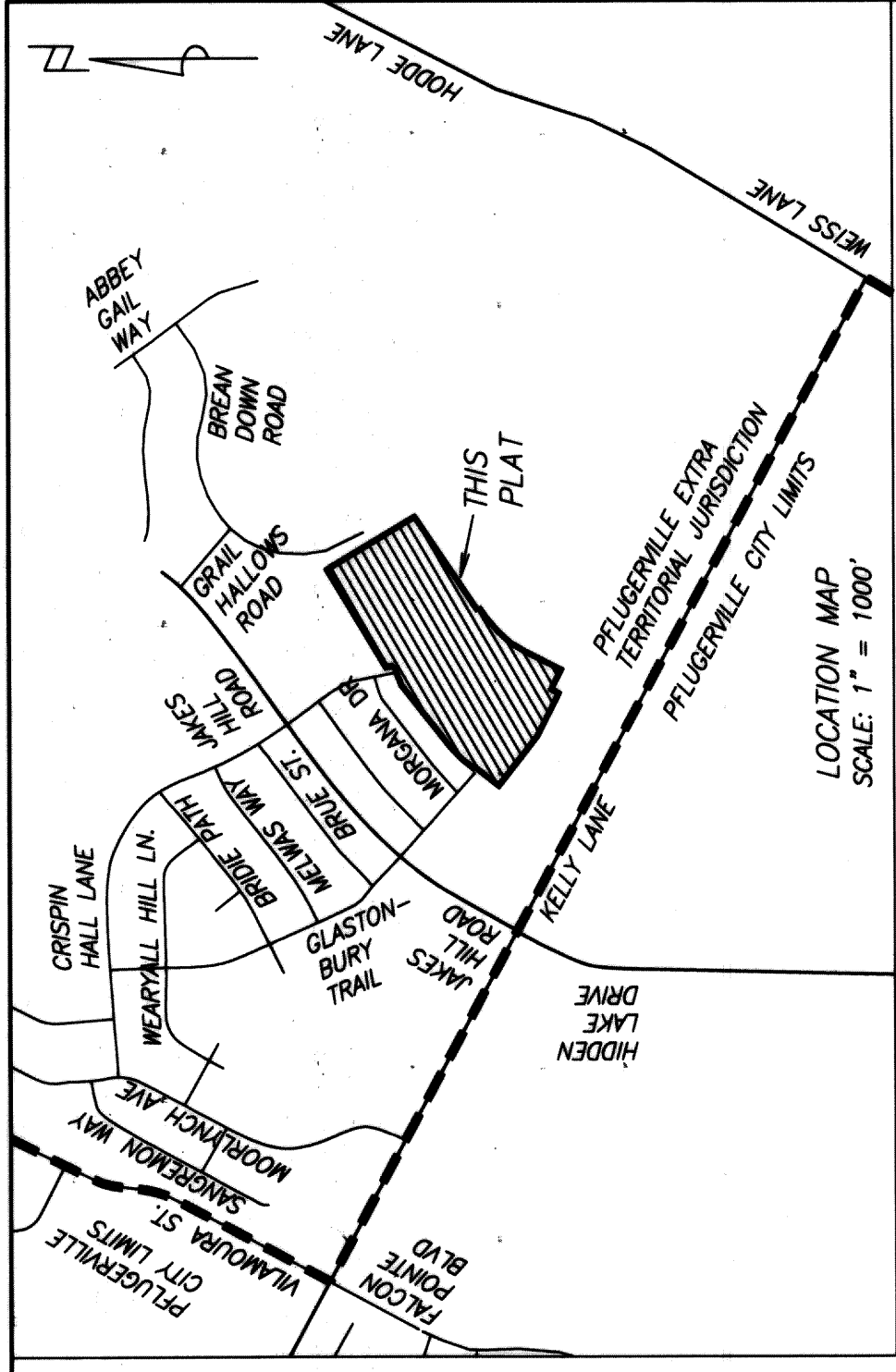


FINAL PLAT OF
AVALON PHASE 5A
TRAVIS COUNTY, TEXAS



**TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS**

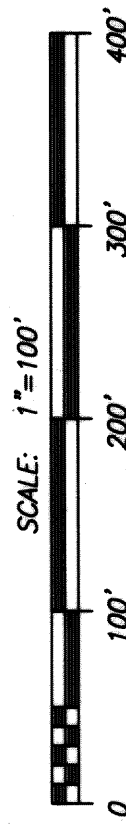
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF 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: SEPTEMBER 12, 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 5A
TRAVIS COUNTY, TEXAS



SUBDIVISION SUMMARY:

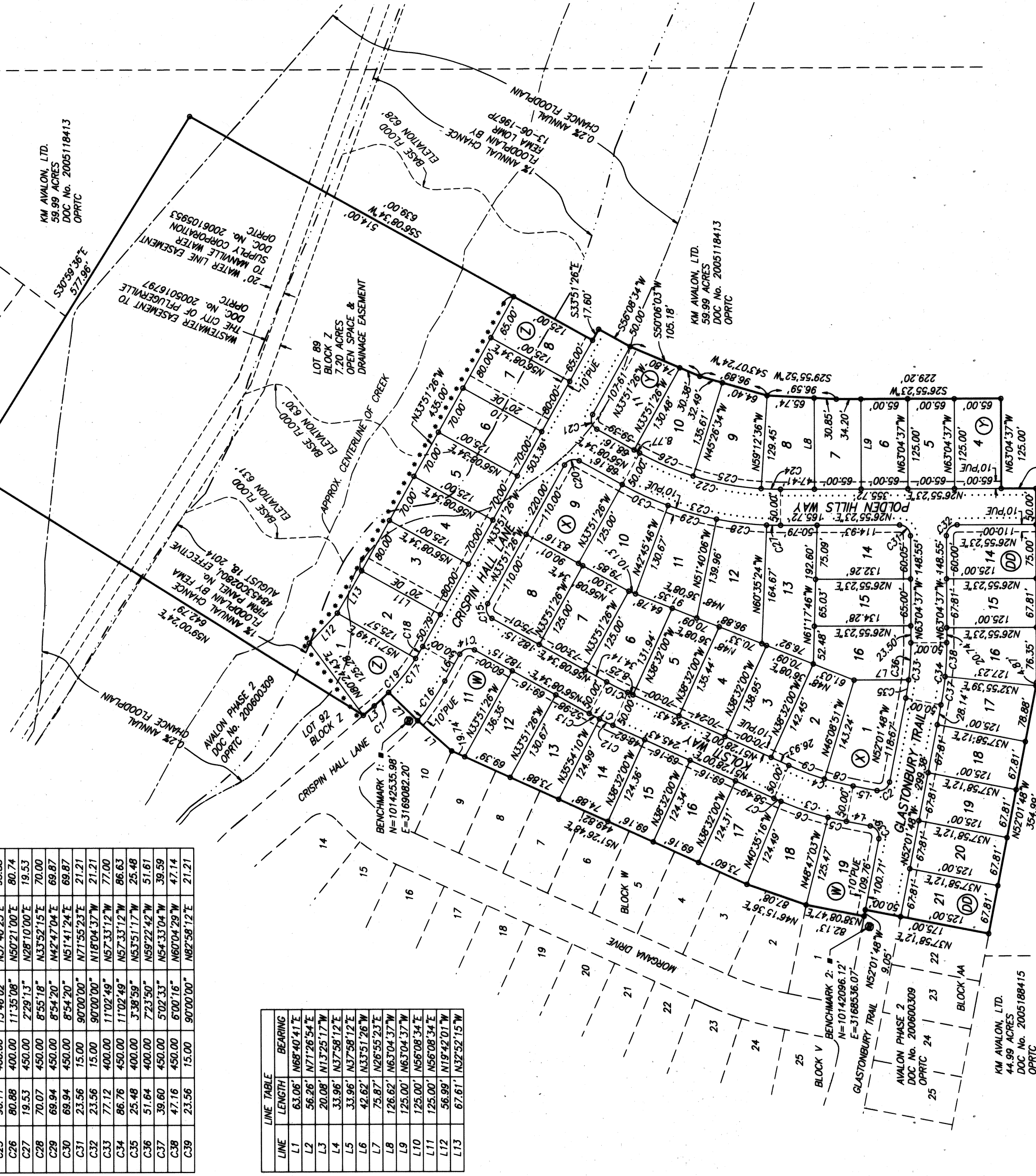
	LOTS	ACRES
RESIDENTIAL:	49	10.64
NON-RESIDENTIAL:	1	7.20
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	49	10.64
PREVIOUS RESIDENTIAL PHASES:	718	138.86
TOTAL RESIDENTIAL:	767	149.53
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	1	7.20
TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT	N/A	69.63
TOTAL PARKLAND DEDICATION TO DATE:		

BENCH MARKS
BENCH MARK 1:
SQUARE CUT ON THE TOP OF CURB
ELEVATION = 636.91' NAVD 88
BENCH MARK 2:
SQUARE CUT ON THE TOP OF CURB
ELEVATION = 642.98' NAVD 88

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	27.43	300.00	57°14'17"	N16°02'26"W	27.42
C2	23.56	15.00	90°00'00"	N07°01'48"W	21.21
C3	106.00	450.00	13°29'48"	N44°43'06"E	105.76
C4	94.22	400.00	13°29'48"	N44°43'06"E	94.01
C5	26.08	450.00	3°19'14"	N39°37'49"E	26.08
C6	69.27	450.00	8°49'12"	N45°42'02"E	69.20
C7	10.65	450.00	1°21'22"	N50°47'19"E	10.65
C8	41.07	400.00	5°52'56"	N40°54'40"E	41.05
C9	53.16	400.00	7°36'51"	N47°39'34"E	53.12
C10	32.65	400.00	4°40'34"	N53°48'17"E	32.64
C11	36.73	450.00	4°40'34"	N53°48'17"E	36.72
C12	20.54	450.00	2°36'53"	N52°46'26"E	20.53
C13	16.19	450.00	2°03'41"	N55°08'43"E	16.19
C14	23.56	15.00	90°00'00"	N11°08'34"E	21.21
C15	23.56	15.00	90°00'00"	N78°51'26"W	21.21
C16	67.05	360.00	10°40'14"	N28°31'19"W	66.95
C17	79.58	300.00	15°11'52"	N26°15'30"W	79.34
C18	19.21	300.00	3°40'08"	N32°01'22"W	19.21
C19	87.79	300.00	16°46'01"	N21°48'17"W	87.48
C20	23.56	15.00	90°00'00"	N11°08'34"E	21.21
C21	23.56	15.00	90°00'00"	N78°51'26"W	21.21
C22	203.99	400.00	29°13'11"	N41°31'59"E	207.79
C23	229.49	450.00	29°13'11"	N41°31'59"E	227.01
C24	27.00	400.00	3°52'01"	N28°51'24"E	26.99
C25	96.11	400.00	13°46'02"	N37°40'25"E	95.88
C26	80.88	400.00	11°35'08"	N50°21'00"E	80.74
C27	19.53	450.00	2°29'13"	N28°10'00"E	19.53
C28	70.07	450.00	8°55'18"	N33°52'15"E	70.00
C29	69.94	450.00	8°54'20"	N42°47'04"E	69.87
C30	69.94	450.00	8°54'20"	N51°41'24"E	69.87
C31	23.56	15.00	90°00'00"	N71°55'23"E	21.21
C32	23.56	15.00	90°00'00"	N18°04'37"W	21.21
C33	77.12	400.00	11°02'49"	N57°33'12"W	77.00
C34	86.76	450.00	11°02'49"	N57°33'12"W	86.63
C35	25.48	400.00	3°38'59"	N53°51'17"W	25.48
C36	51.64	400.00	7°23'50"	N59°22'42"W	51.61
C37	39.60	450.00	5°02'33"	N54°33'04"W	39.59
C38	47.16	450.00	6°00'16"	N60°04'29"W	47.14
C39	23.56	15.00	90°00'00"	N82°58'12"E	21.21

LINE	LENGTH	BEARING
L1	63.06'	N68°40'41"E
L2	56.26'	N77°26'54"E
L3	20.08'	N13°75'17"W
L4	33.96'	N37°58'12"E
L5	33.96'	N37°58'12"E
L6	42.62'	N35°51'26"W
L7	75.87'	N26°55'23"E
L8	126.62'	N63°04'37"W
L9	125.00'	N63°04'37"W
L10	125.00'	N56°08'34"E
L11	125.00'	N56°08'34"E
L12	56.99'	N19°42'01"W
L13	67.61'	N32°52'15"W

- LEGEND:
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH SURVEYING CAP
 - ROW
 - DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SIDEWALK REQUIRED
 - ⊙ BLOCK NAME
 - ⊙ BENCH MARK
 - 1% ANNUAL CHANCE FLOODPLAIN
 - LIMITS 0.2% ANNUAL CHANCE FLOODPLAIN
 - BASE FLOOD ELEVATION
 - *** 10' HIKE AND BIKE TRAIL
 - OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - LOMR LETTER OF MAP CHANGE



TOTAL AREA OF PLAT: 20.63 ACRES
49 SINGLE FAMILY LOTS
1 OPEN SPACE LOT

PROPERTY OWNER:
CENTURY LAND HOLDINGS II, LLC
8390 E. CRESCENT PARKWAY, SUITE 650
GREENWOOD VILLAGE, CO 80111

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

KM AVALON, LTD.
45.00 ACRES
DOC No. 2005118420
OPRTC

DATE: SEPTEMBER 12, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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FINAL PLAT OF
AVALON PHASE 5A
TRAVIS COUNTY, 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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL
JURISDICTION OF THE CITY OF PFLUGERVILLE, THIS _____ DAY OF
_____, 20____.

BY: _____
EMILY BARRON, PLANNING DIRECTOR

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: SEPTEMBER 12, 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.
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(512) 836-4793 FAX: (512) 836-4817 F-9784

OWNER'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CENTURY LAND HOLDINGS II, LLC, A COLORADO LIMITED LIABILITY
COMPANY, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD
FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 20.63 ACRES IN A
SPECIAL WARRANTY DEED GRANTED TO CENTURY LAND HOLDINGS II, LLC,
DATED SEPTEMBER 26, 2013, AND RECORDED UNDER DOCUMENT No.
2013177799 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, 20.63 ACRES TO BE KNOWN AS
AVALON PHASE 5A IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED
HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL
STREETS AND PUBLIC EASEMENTS SHOWN HEREON, SUBJECT TO ANY
EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 24 DAY OF October, 2014

[Signature]
CENTURY LAND HOLDINGS II, LLC

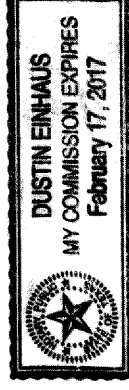
ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED Kevin Fleming, 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 24 DAY OF
October, 2014

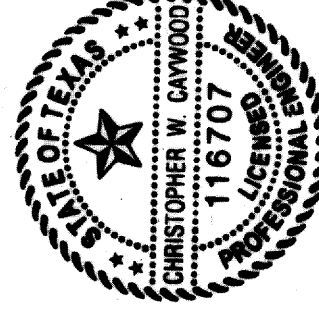
SEAL



[Signature]
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. 48453C0280J, EFFECTIVE
DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND FEMA FIRM PANEL
NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS
COUNTY, TEXAS AND MODIFIED BY FEMA LETTER OF MAP CHANGE (LOMC)
CASE NUMBER 13-06-1967P, EFFECTIVE DATE MARCH 13, 2014.

I, *[Signature]*, 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.



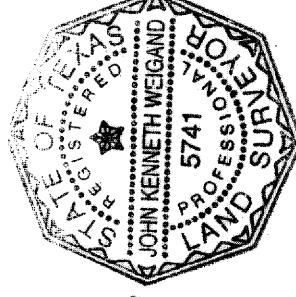
[Signature]
CHRISTOPHER W. CAYWOOD
LICENSED PROFESSIONAL ENGINEER No. 116707
STATE OF TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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.



[Signature]
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS

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 RAMPS 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 ENROACH 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. 2006064285 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS, THE DESIGN GUIDELINES
RECORDED IN DOCUMENT No. 2007012260 AND THE AMENDMENT TO
THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2009047703 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.

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 FOR 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 W. C. I. D. No. 1.
23. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE
DEVELOPMENT.

24. DELETED.
25. LOT 89, BLOCK Z IS RESTRICTED TO NON-RESIDENTIAL USES AND WILL
BE OWNED AND MAINTAINED BY THE KELLY LANE W. C. I. D. No. 1.
26. THE TRAIL WITHIN LOT 89, BLOCK Z IS FOR PUBLIC USE AND ACCESS
AND WILL BE OWNED AND MAINTAINED BY THE KELLY LANE W. C. I. D.
No. 1.

27. BUILDING PERMITS FOR LOTS 4-8, BLOCK Z WILL NOT BE ISSUED
UNTIL THE FEMA FLOODPLAIN HAS BEEN REMOVED AND THE TEMPORARY
DRAINAGE EASEMENT RECORDED IN DOCUMENT No. 2014147971 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAS BEEN
VACATED.

LOT AREA TABLE
(SQUARE FEET)

W11 10,085	Y4 8,125
W12 9,233	Y5 8,125
W13 9,123	Y6 8,125
W14 8,961	Y7 8,150
W15 8,600	Y8 8,989
W16 8,598	Y9 10,712
W17 8,872	Y10 10,152
W18 9,679	Y11 9,365
W19 9,755	
X1 12,430	Z1 10,411
X2 10,128	Z2 8,637
X3 9,849	Z3 10,000
X4 9,636	Z4 8,750
X5 9,358	Z5 8,750
X6 9,001	Z6 8,750
X7 9,125	Z7 10,000
X8 11,203	Z8 8,125
X9 10,346	DD14 9,327
X10 10,159	DD15 8,476
X11 10,779	DD16 9,368
X12 12,353	DD17 9,193
X13 12,739	DD18 8,476
X14 9,700	DD19 8,476
X15 8,683	DD20 8,476
X16 9,454	DD21 8,476