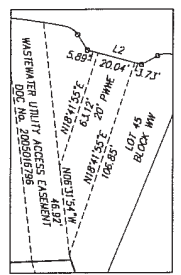
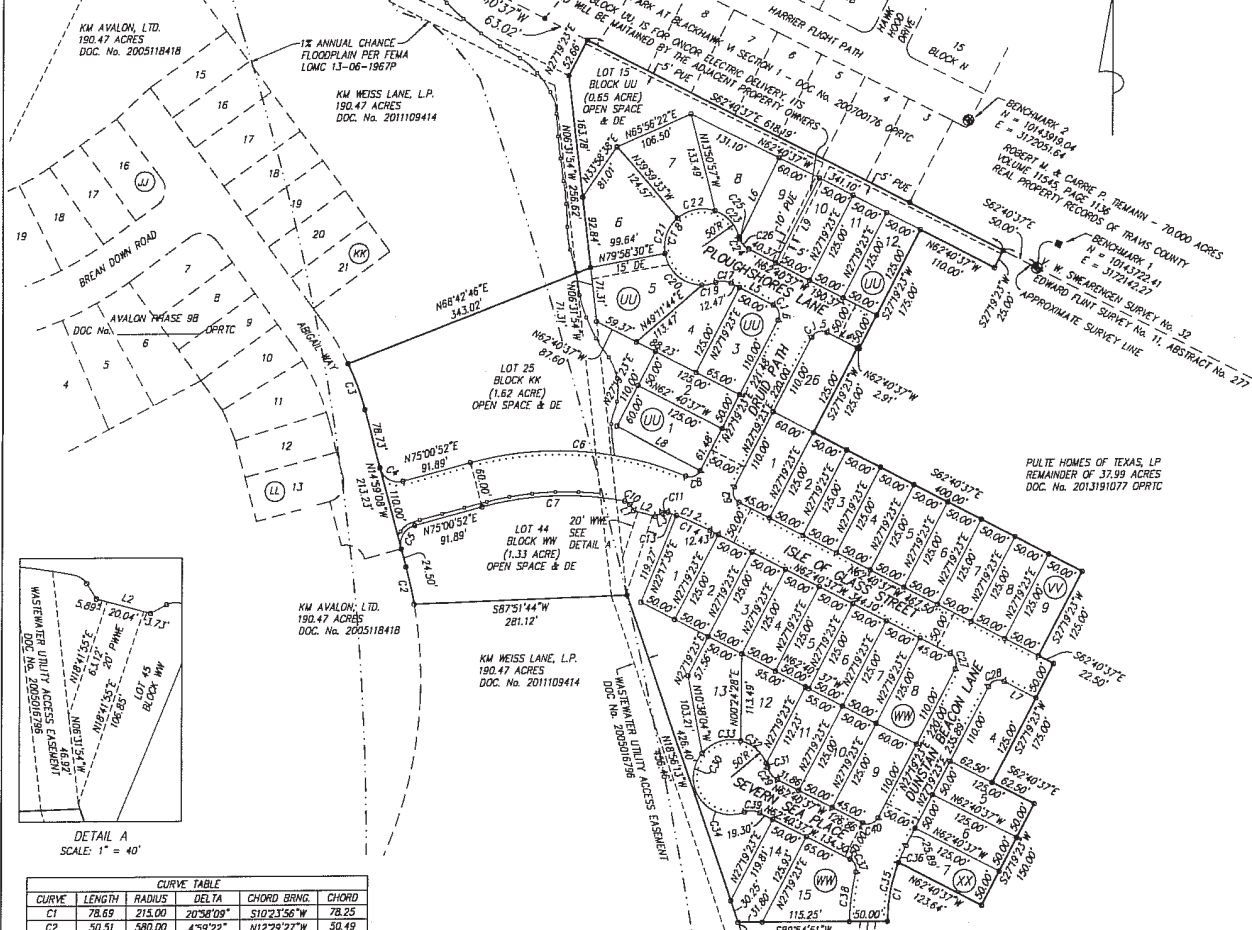
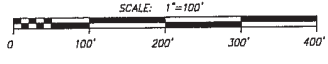


SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:	41	6.68
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	41	6.68
PREVIOUS RESIDENTIAL PHASES:	572	109.32
TOTAL RESIDENTIAL:	613	116.00
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	3	3.60
TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	50.26

FINAL PLAT OF
AVALON PHASE 15A
TRAVIS COUNTY, TEXAS



CURVE TABLE

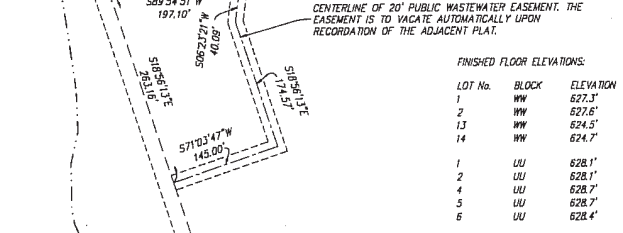
CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	78.67	215.00	20°58'09"	S10°23'56"W	78.25
C2	50.51	480.00	4°59'22"	N12°29'27"W	50.49
C3	64.88	350.00	10°17'18"	S20°12'47"W	64.79
C4	39.27	25.00	90°00'00"	N59°59'08"W	35.36
C5	39.27	25.00	90°00'00"	N30°00'52"E	35.36
C6	289.95	440.80	37°41'15"	N86°08'31"W	284.75
C7	190.07	419.20	25°58'41"	N88°00'12"E	188.44
C8	22.35	15.00	85°22'43"	N70°00'45"E	20.34
C9	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C10	8.19	10.00	46°56'51"	N55°32'01"W	7.97
C11	8.19	10.00	46°56'51"	N85°24'01"E	7.97
C12	60.60	419.20	87°57'57"	N66°49'05"W	60.54
C13	12.17	419.20	1°19'46"	N70°07'40"W	12.17
C14	48.43	419.20	6°37'10"	N65°59'12"W	48.40
C15	23.56	15.00	90°00'00"	N72°19'23"E	21.21
C16	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C17	21.03	25.00	48°11'23"	N86°46'18"W	20.41
C18	241.19	50.00	278°22'46"	N27°19'23"E	66.67
C19	18.82	50.00	21°33'40"	N79°54'50"E	18.70
C20	68.19	50.00	78°18'50"	N49°39'55"W	63.80
C21	51.81	50.00	58°22'05"	N19°39'31"E	49.52
C22	52.36	50.00	60°00'00"	N79°20'35"E	50.00
C23	49.02	50.00	56°10'11"	N42°34'19"W	47.08
C24	21.03	25.00	48°11'23"	N38°14'55"W	20.41
C25	3.00	25.00	65°52'59"	N17°35'43"W	3.00
C26	18.02	25.00	41°18'24"	N42°01'26"W	17.64
C27	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C28	23.56	15.00	90°00'00"	N72°19'23"E	21.21
C29	21.03	25.00	48°11'23"	N38°14'55"W	20.41
C30	241.19	50.00	278°22'46"	N27°19'23"E	66.67
C31	6.33	50.00	7°15'16"	N18°06'52"W	6.33
C32	46.68	50.00	51°29'15"	N48°29'07"W	45.00
C33	56.42	50.00	64°39'27"	N32°26'32"E	53.48
C34	131.76	50.00	150°58'48"	N55°22'35"W	96.81
C35	102.85	215.00	27°24'32"	H1°37'07"E	101.87
C36	24.17	215.00	6°26'23"	N24°19'12"E	24.15
C37	28.10	15.00	78°43'47"	N24°17'47"W	18.63
C38	65.55	265.00	14°10'19"	N07°00'01"E	65.38
C39	21.03	25.00	48°11'23"	N86°46'18"W	20.41
C40	23.56	15.00	90°00'00"	N72°19'23"E	21.21

BRIEF LEGAL DESCRIPTION:
12.90 ACRES OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 37.99 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOC. No. 2013191077 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE

LINE	LENGTH	BEARING
L1	9.67	N32°03'36"W
L2	29.65	N74°59'00"W
L3	9.67	N62°05'36"E
L4	45.00	N62°40'37"W
L5	62.47	N62°40'37"W
L6	118.87	N25°48'58"E
L7	42.50	N62°40'37"W
L8	125.01	N61°59'52"W
L9	125.00	S27°19'23"W

- LEGEND:**
- DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PWME PUBLIC WASTEWATER EASEMENT
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - CONCRETE MONUMENT
 - SIDEWALK REQUIRED - FOUR FEET WIDE
 - BIKE & BICYCLE TRAIL REQUIRED - TEN FEET WIDE
 - XX BLOCK NAME
 - ⊙ BENCHMARK



BENCH MARKS
BENCHMARK 1: BRASS ROD SET IN CONCRETE WITH RJ SURVEYING CAP ELEVATION = 630.33 NAVD
BENCHMARK 2: SQUARE CUT ON TOP OF CURB ELEVATION = 631.87 NAVD

STREET SUMMARY:

STREET	LINEAR FEET	ROW WIDTH
ISLE OF GLASS STREET	933'	60'-50'
DRUID PATH	301'	50'
PLOWSHORES LANE	247'	50'
DUNSTAN BEACON LANE	391'	50'
SEVERN SEA PLACE	224'	50'
TOTAL	2096'	

TOTAL AREA OF PLAT: 12.90 ACRES
41 SINGLE FAMILY LOTS
3 OPEN SPACE & DE LOTS

PROPERTY OWNER & SUBDIVIDER:
PULTE HOMES OF TEXAS, LP
BRENT BAKER, VICE PRESIDENT OF LAND DEVELOPMENT
10801-2 MORAC ERV. N. SUITE 400
AUSTIN, TEXAS 78759

DATE: APRIL 9, 2014 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9874

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

S:\LAND\2014-2025\2026\Wm\3\2026-plat.dwg 4/23/2014 9:32:51 AM CDT

I.	4/9/12	ADDRESSED CITY COMMENTS PER 4/2/2014 LETTER	JKW
No.	DATE	REVISION	BY

