



LOCATION MAP
SCALE: 1" = 1000'

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: NOVEMBER 7, 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

AVALON PHASE 16A

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



9.96 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, LP, BY DEED RECORDED IN DOCUMENT No. 2013191077 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCH MARKS
 BENCH MARK 1:
 SQUARE CUT ON THE TOP OF CURB
 ELEVATION = 623.71' NAVD 88
 BENCH MARK 2:
 SQUARE CUT ON THE TOP OF CURB
 ELEVATION = 626.80' NAVD 88
 BENCH MARK 3:
 BRASS ROD SET IN CONCRETE WITH RJ SURVEYING CAP
 ELEVATION = 630.33' NAVD 88

LEGEND:

- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- ⋯⋯⋯ SIDEWALK REQUIRED
- Ⓜ BLOCK NAME
- BENCH MARK
- CONCRETE BENCH MARK
- BARB WIRE FENCE
- DE DRAINAGE EASEMENT
- LS LANDSCAPE
- OS OPEN SPACE
- SLE SIGHT LINE EASEMENT
- WWE WASTEWATER EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- ROW RIGHT OF WAY

LINE	LENGTH	BEARING
L1	36.00'	S62°49'30"E
L2	15.00'	N27°19'23"E
L3	55.78'	N02°22'09"E
L4	14.50'	N54°21'13"W
L5	29.23'	N82°40'37"W
L6	23.33'	N82°40'37"W
L7	18.22'	N17°40'37"W
L8	44.99'	S27°19'23"W
L9	52.79'	N62°08'23"E
L10	101.38'	N62°40'37"W
L11	50.00'	N27°19'23"E
L12	38.06'	N27°19'23"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNC	CHORD
C1	35.14	25.00	80°32'33"	N77°03'07"E	32.32
C2	39.21	25.00	89°51'07"	S17°45'03"E	35.31
C3	78.69	215.00	20°28'09"	N102°23'56"E	78.25
C4	184.13	215.00	4°34'24"	N49°11'55"E	180.18
C5	16.82	215.00	4°28'55"	N29°33'51"E	16.81
C6	51.11	215.00	13°37'11"	N38°26'54"E	50.99
C7	96.21	215.00	25°38'18"	N58°11'38"E	95.41
C8	202.30	265.00	4°34'24"	N49°11'55"E	197.43
C9	1.80	265.00	0°23'22"	N27°31'04"E	1.80
C10	55.03	265.00	11°33'52"	N33°39'41"E	54.83
C11	52.51	265.00	11°21'14"	N45°17'14"E	52.43
C12	53.08	265.00	11°28'32"	N56°42'08"E	52.99
C13	39.88	265.00	6°33'24"	N86°45'05"E	39.85
C14	70.74	215.00	18°51'05"	N69°30'41"W	70.42
C15	25.47	215.00	6°47'20"	N15°32'33"W	25.46
C16	87.19	265.00	18°51'04"	N69°30'41"W	86.80
C17	50.07	265.00	10°49'36"	N05°29'57"W	50.00
C18	37.11	265.00	8°01'28"	N14°55'29"W	37.08
C19	23.56	15.00	90°00'00"	N63°56'13"W	21.21
C20	23.56	15.00	90°00'00"	N26°03'47"E	21.21
C21	164.13	215.00	4°34'24"	N49°48'25"W	160.18
C22	60.60	215.00	16°38'09"	N27°00'43"E	60.40
C23	103.53	215.00	27°35'23"	N48°52'55"W	102.53
C24	202.30	265.00	4°34'24"	N40°48'25"W	197.43
C25	7.48	265.00	1°37'00"	N18°44'43"W	7.48
C26	45.71	265.00	9°52'58"	N25°29'42"W	45.65
C27	45.68	265.00	9°52'32"	N35°22'28"W	45.62
C28	48.54	265.00	10°42'40"	N45°40'04"W	48.47
C29	53.80	265.00	11°39'13"	N56°51'00"W	53.81
C30	1.83	265.00	0°49'32"	S62°53'48"E	1.83
C31	39.27	25.00	90°00'00"	N72°19'23"E	35.36
C32	21.03	25.00	48°11'23"	N36°34'55"W	20.41
C33	162.65	50.00	186°22'46"	S72°18'23"W	99.85
C34	21.03	25.00	48°11'23"	S03°13'42"W	20.41
C35	123.95	215.00	33°01'53"	S04°22'03"W	122.24
C36	4.13	25.00	92°27'27"	N32°03'07"E	4.12
C37	17.29	25.00	39°37'40"	N47°08'13"E	16.95
C38	21.98	25.00	50°22'20"	N87°51'47"W	21.28

APPROXIMATELY
 N57°18'44"W 4380' TO NW
 CORNER OF EDWARD FLINT
 SURVEY No. 11, ABS. 277



LOT AREAS (SQUARE FEET)

WW16	8,609
WW17	7,421
WW18	6,250
WW19	7,500
WW20	7,500
WW21	6,250
WW22	6,250
WW23	6,250
WW24	6,385
WW25	7,269
WW26	7,526
WW27	7,712
WW28	7,877
WW29	8,386
WW30	6,000
WW31	6,000
WW32	6,000
WW33	6,000
WW34	6,000
WW35	6,000
WW36	6,000
WW37	6,000
WW38	6,000
WW39	6,000
WW40	6,000
WW41	6,001
WW42A	3,477 (OS&LS)
XX18	9,584
XX19	6,661
XX20	8,460
XX21	6,019
XX22	6,246
XX23	6,250
XX24	6,250
YY9	6,000
YY10	6,000
YY11	6,000
YY12	7,230
YY13	9,318
YY14	11,849
YY15	7,792
YY16	6,917
YY17	7,296
YY18	6,868
YY19	8,211
YY20	8,386
YY21	6,000
YY22	6,000
YY23	7,119
YY24	7,304
YY25	6,437
YY26	6,000
YY27	6,000
YY28	6,000



DETAIL A
 SIGHT LINE EASEMENT
 SCALE: 1" = 50'

STREET SUMMARY:

STREET	LENGTH	ROW WIDTH	ACRES
DUNSTAN BEACON TRAIL	716'	50'	0.86
CHERUBINI TRAIL	490'	50'	0.60
SHINNING ISLE RUN	427'	50'	0.46
TOTAL	1633'		1.92

MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT No.	ELEVATION
WW	16	623.0'
WW	17	622.6'
WW	18	622.6'
WW	19	622.6'
WW	20	623.2'
WW	21	623.4'
WW	22	623.4'
WW	23	623.3'
WW	24	623.0'
WW	25	622.8'
WW	26	622.6'
WW	27	622.4'
WW	28	622.2'

SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:		
ONE OPEN SPACE LOT:	1	0.08
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	48	7.65
PREVIOUS RESIDENTIAL PHASES:	1113	213.81
TOTAL RESIDENTIAL:	1161	221.46
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED PER COMPREHENSIVE DEV. AGREEMENT:		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	50.26

TOTAL AREA OF PLAT: 9.96 ACRES
 48 SINGLE FAMILY LOTS
 1 OPEN SPACE AND LANDSCAPE LOT
 3 BLOCKS

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

DATE: NOVEMBER 7, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 2900 JAZZ STREET, ROUNDROCK, TEXAS 78664
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AVALON PHASE 16A TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE E.T.J.
2. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24.
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 FOR 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 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF SHANNING ISLE RUN, DUNSTAN BEACON LANE, AND CHERUBINI TRAIL AND ON THE SUBDIVISION SIDE OF MISTS OF AVALON DRIVE.
8. A SIX-FOOT SIDEWALK IS REQUIRED ALONG HODDE LANE TO BE CONSTRUCTED WITH THIS PLAT.
9. 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.
10. THE 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.
11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
12. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICES LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
13. 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.
14. 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.
15. 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. 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.
17. 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.
18. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2007012260 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.
19. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. NO. 2.
20. LOT 42A, BLOCK WW, IS RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
21. DRIVEWAY ACCESS FROM LOT 9, BLOCK XX; AND LOT 20, BLOCK YY, TO DUNSTAN BEACON LANE IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 15, BLOCK YY, TO SHANNING ISLE RUN IS PROHIBITED.
22. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS SIGNS, OR ANY OTHER OBJECT AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
23. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
24. 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'; AND STREET SIDE: 15'. BALCONIES, COVERED OPEN PATIOS, PORCHES, ACCESSORY BUILDINGS AND OTHER BUILDING EXTENSIONS MAY ENCROACH UP TO 10 FEET IN THE REAR SETBACK.

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

THAT PULTE HOMES OF TEXAS, LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PULTE NEVADA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BRENT BAKER, VICE PRESIDENT OF LAND DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 37.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO PULTE HOMES OF TEXAS, LP, DATED OCTOBER 18, 2013 AND RECORDED UNDER DOCUMENT No. 2013191077, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 9.96 ACRES TO BE KNOWN AS "AVALON PHASE 16A" IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 24th DAY OF November 2015 PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I, LLC A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Signature of Brent Baker, Vice President of Land Development, 10801-2 MOPAC EXP. N. SUITE 400 AUSTIN, TEXAS 78759.

ACKNOWLEDGMENT

THE STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK 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 24th DAY OF November, A. D., 2015

NOTARY PUBLIC SIGNATURE



NO 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. 48453C0280H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND MODIFIED BY FEMA LETTER OF MAP CHANGE (LOMC) 13-06-1987P, EFFECTIVE DATE MARCH 13, 2014.

I, R. BRENT 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.

Signature of R. Brent Jones, Licensed Professional Engineer No. 92671, State of Texas.



STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

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 of J. Kenneth Weigand, Registered Professional Land Surveyor No. 5741, State of Texas.



APPROVED THIS ___ DAY OF ___ 20___ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, 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: EMILY BARRON, PLANNING DIRECTOR

ATTES: KAREN THOMPSON, CITY SECRETARY

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: NOVEMBER 7, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUNDROCK, TEXAS 78664 (512) 836-4793 FAX: (512) 836-4817 F-9784

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