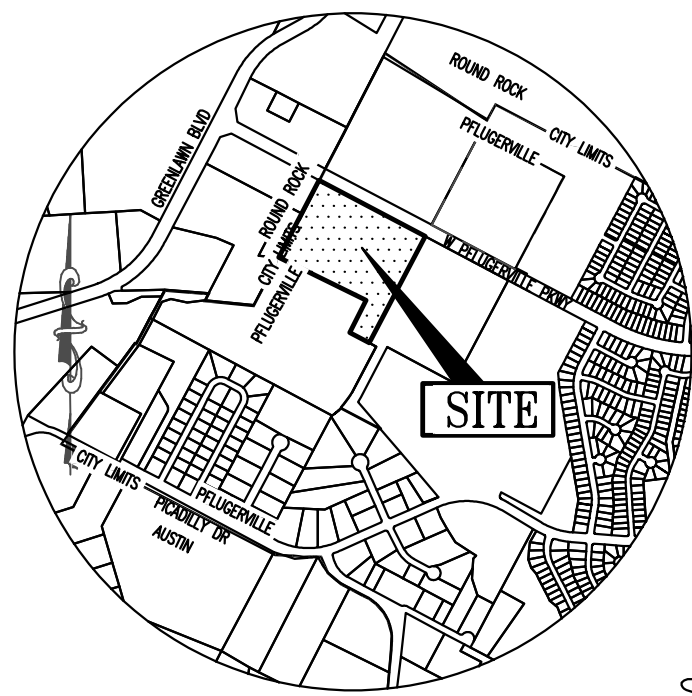


FINAL PLAT OF CIELO SOUTH

LEGEND

- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- SURVEY LINE
- 6" SIDEWALK (UNLESS OTHERWISE NOTED)
- - - - - PUBLIC UTILITY EASEMENT
- EXISTING DRAINAGE/ELECTRIC EASEMENTS
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- Ⓐ BLOCK



SCALE: 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

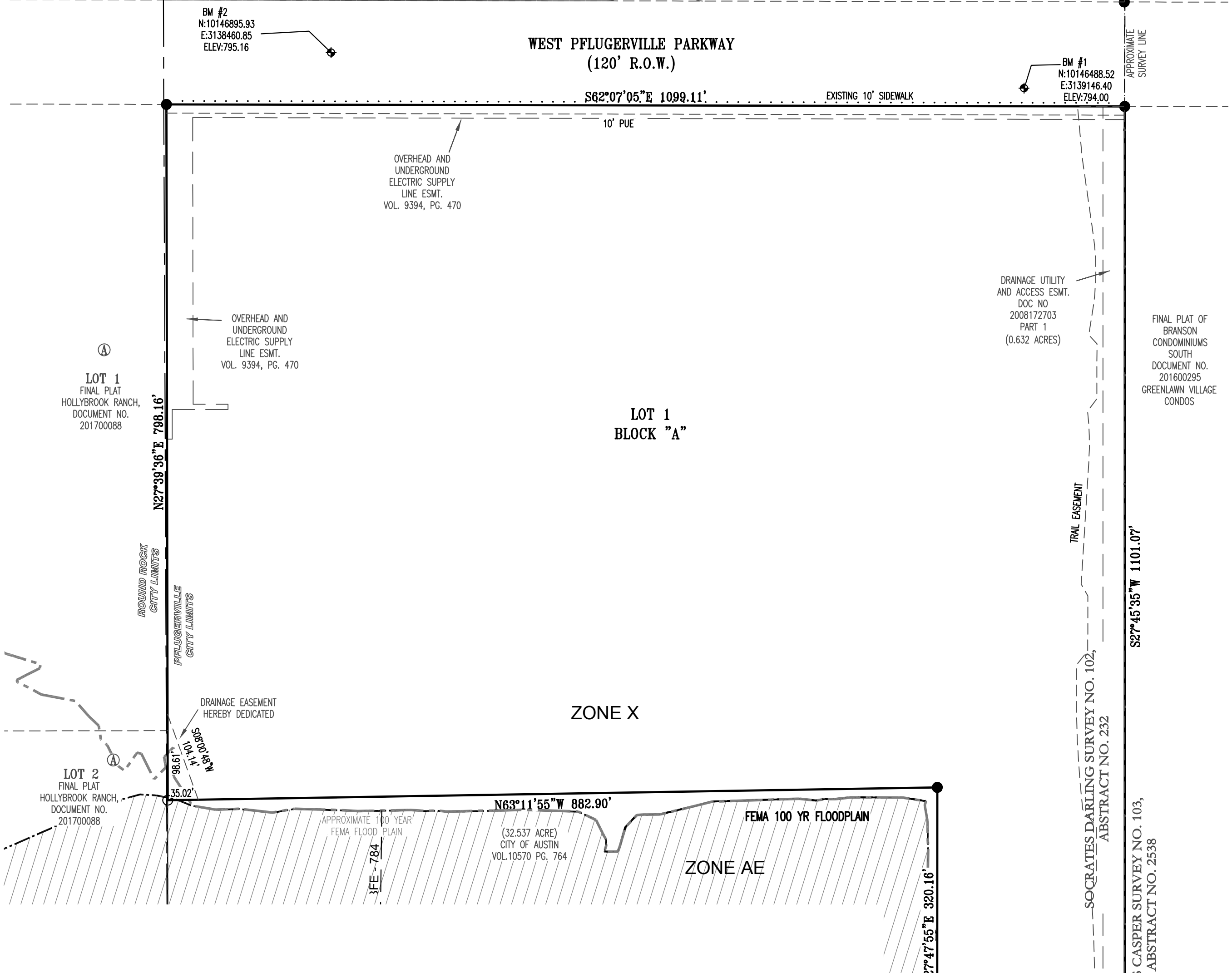
VICINITY MAP NOT TO SCALE

DAVID WILSON LEPPIN
(16.00 ACRES)
VOL. 7489, PG. 534

LOT 2, BLOCK "A"
CIELO NORTH
DOC. 2019

LOT 1, BLOCK "B"
CIELO NORTH
DOC. 2019

FINAL PLAT OF
BRANSON NORTH
DOCUMENT NO.
201800310
GREENLAWN VILLAGE
CONDOS



DATE: JULY 15, 2019

OWNER:
CIELO AUSTIN DEVELOPMENT, LLC
2414 EXPOSITION BLVD., SUITE D-210
AUSTIN, TEXAS 78703
(512) 789-5000 phone

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 21.455 ACRES
SURVEY: S. DARLING SURVEY NO. 102,
ABSTRACT 232
F.E.M.A. MAP NO. 48453C 0260J
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014

TOTAL OF LOTS : 1
NO. OF MULTI-FAMILY LOTS: 1 (934,580 SQ. FT)

PARKLAND TABLES

PARKLAND REQUIRED	4.62 ACRES
PARKLAND PROVIDED (TRAIL EASEMENT)	1.06 ACRES
PARKLAND FEE IN-LIEU (3.56 ACRES)	\$155,073.60
PARKLAND DEVELOPMENT FEE REQUIRED	\$173,600.00
PARKLAND DEVELOPMENT FEE PROVIDED	\$173,600.00

BENCHMARKS:

- #1 PK NAIL WITH WASHER SET
N:10146488.52 E:3139146.40; EL:794.00'
- #2 PK NAIL WITH WASHER SET
N:10146895.93 E:3138460.85; EL:795.16'

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102,
ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A
CALLED 49.771 ACRE TRACT OF LAND CONVEYED TO CIELO AUSTIN
DEVELOPMENT, LLC, IN DOCUMENT NO. 2017169129, OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering	5501 West William Cannon	Surveying	Austin, Texas 78749
	Phone No. (512) 280-5160		Fax No. (512) 280-5165

PATH-J:\AC2004LP\4962\SURVEY\PLAT CIELO SOUTH.dwg

FINAL PLAT OF CIELO SOUTH

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT JAMES GRESSETT, ACTING HEREIN BY AND THROUGH CIELO AUSTIN DEVELOPMENT, LLC, AUTHORIZED AGENT, BEING THE OWNER OF 49.771 ACRES OF LAND OUT OF THE S. DARLING SURVEY No. 102, ABSTRACT No. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 49.771 ACRE TRACT CONVEYED TO CIELO AUSTIN DEVELOPMENT, LLC, DOCUMENT NUMBER 2017169129, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.455 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS
"FINAL PLAT OF CIELO SOUTH"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

JAMES GRESSETT, MANAGER
CIELO AUSTIN DEVELOPMENT, LLC
2414 EXPOSITION BLVD., SUITE D-210
AUSTIN, TEXAS 78703

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES GRESSETT, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

PAT EPSTEIN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

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

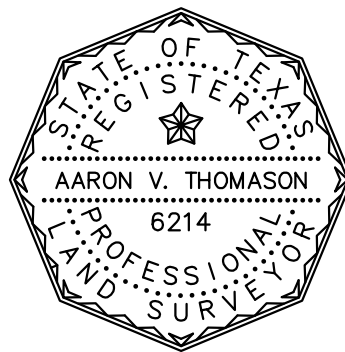
EMILY BARRON, PLANNING DIRECTOR

ATTEST: _____
KAREN THOMPSON, CITY SECRETARY

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

THAT I, AARON V. THOMASON, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

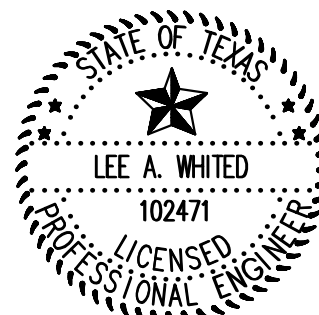
SURVEYED BY: _____ DATE: _____
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM



ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: _____ DATE _____
LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 49.771 ACRE TRACT OF LAND CONVEYED TO CIELO AUSTIN DEVELOPMENT, LLC, IN DOCUMENT NO. 2017169129, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SOUTHWEST WATER CORPORATION. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG WEST PFLUGERVILLE PARKWAY.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO .1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], 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 OBJECTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE 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. 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.
8. A SIX (6') FOOT WIDE SIDEWALK SHALL BE PROVIDED ON W. PFLUGERVILLE PARKWAY.
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. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE HAVE BEEN PAID FOR 350 UNITS FOR A TOTAL FEE AMOUNT OF \$328,673.60. IF MORE THAN 350 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO WINDERMERE. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
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. 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.
17. 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.
18. THIS PROJECT HAS BEEN APPROVED TO PARTICIPATE IN THE CITY OF AUSTIN'S GILLELAND CREEK WATERSHED REGIONAL STORMWATER MANAGEMENT PROGRAM IN AN APPLICATION IDENTIFIED BY THE CITY OF AUSTIN AS GIL RS-_____. A FEE IN THE AMOUNT OF \$10,727.50 HAS BEEN PAID TO THE CITY OF AUSTIN IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FOUND IN VOLUME 10853, PAGE 834 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
19. BUILDINGS ADJACENT TO THE FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2' ABOVE THE BASE FLOOD ELEVATION.
20. THE TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

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., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165