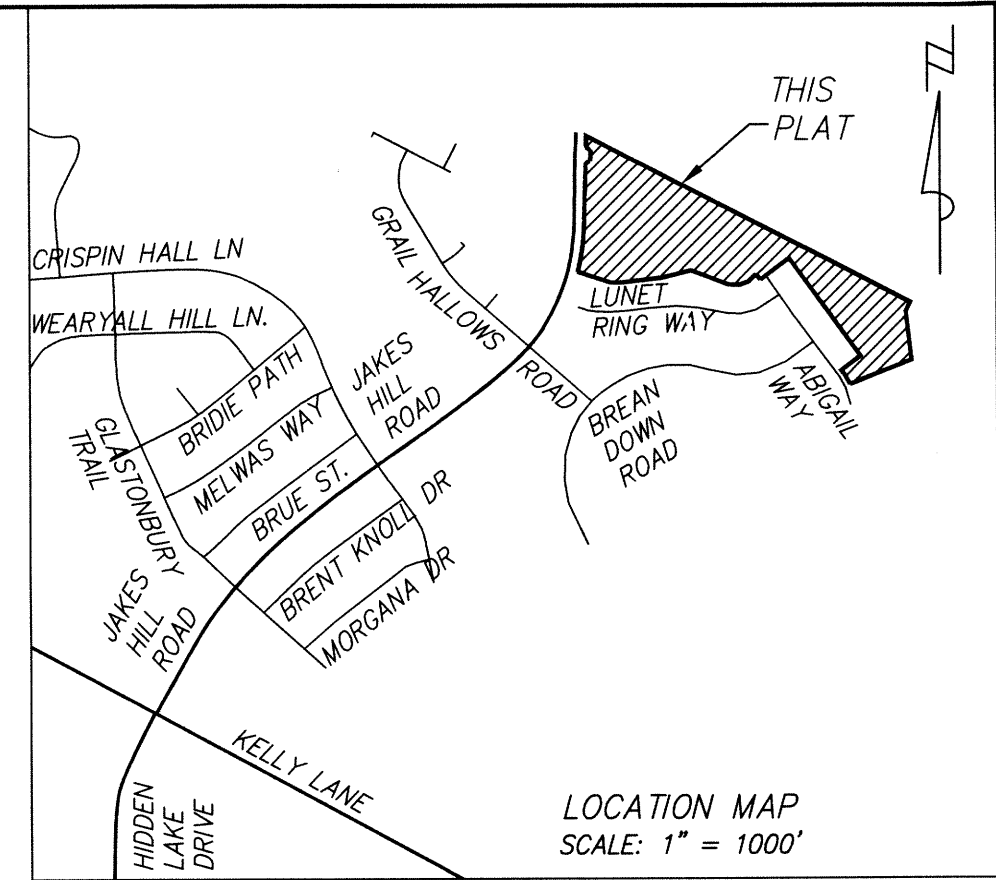


FINAL PLAT OF
AVALON PHASE 11B
 TRAVIS COUNTY, TEXAS



*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: APRIL 17, 2015

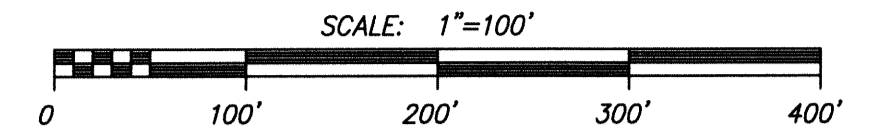
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

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

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No.	DATE	REVISION	BY

FINAL PLAT OF
AVALON PHASE 11B
TRAVIS COUNTY, TEXAS

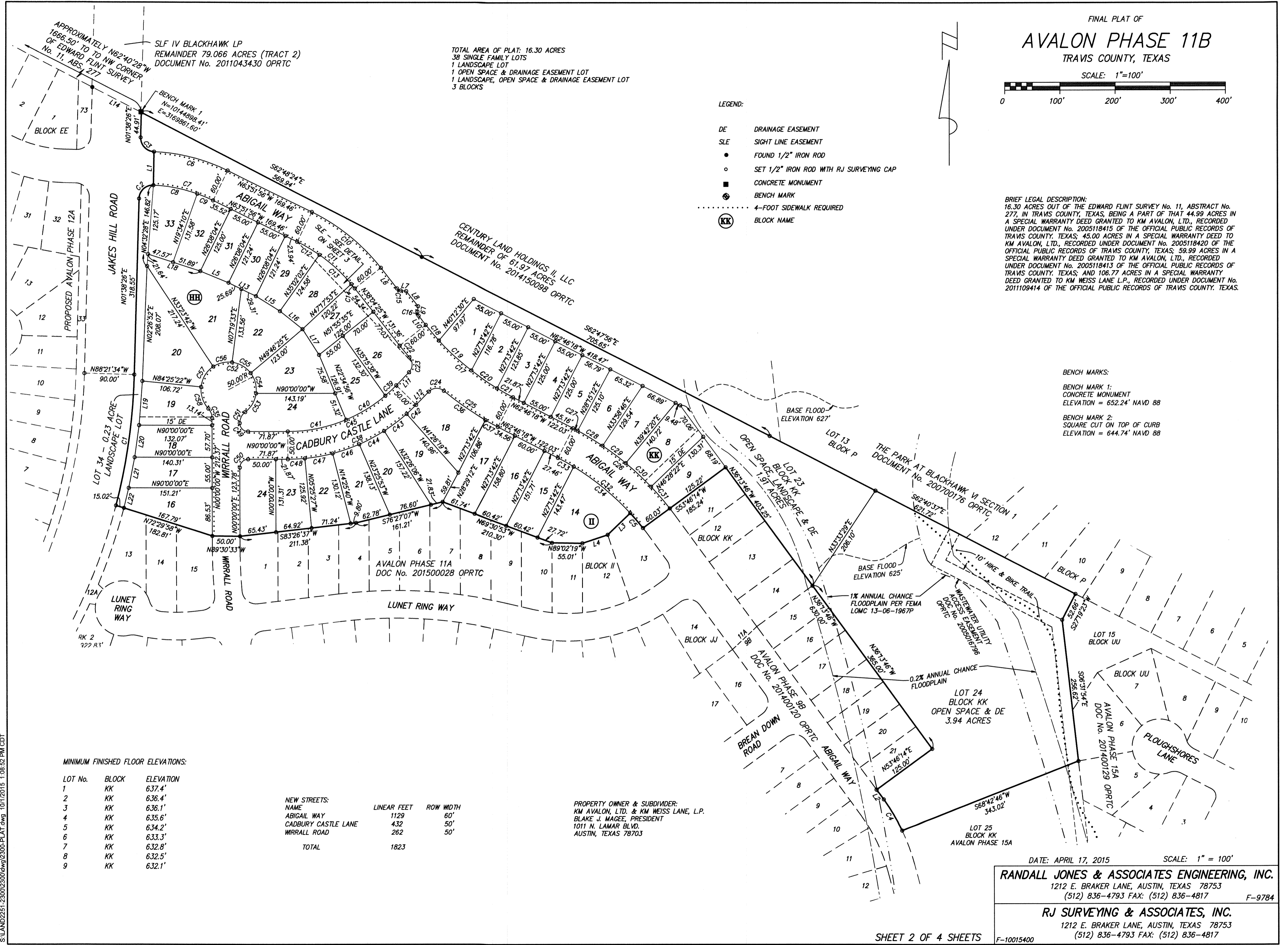


TOTAL AREA OF PLAT: 16.30 ACRES
38 SINGLE FAMILY LOTS
1 LANDSCAPE LOT
1 OPEN SPACE & DRAINAGE EASEMENT LOT
1 LANDSCAPE, OPEN SPACE & DRAINAGE EASEMENT LOT
3 BLOCKS

- LEGEND:
- DE DRAINAGE EASEMENT
 - SLE SIGHT LINE EASEMENT
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - CONCRETE MONUMENT
 - ⊕ BENCH MARK
 - ⋯ 4-FOOT SIDEWALK REQUIRED
 - Ⓚ BLOCK NAME

BRIEF LEGAL DESCRIPTION:
16.30 ACRES OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 44.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118415 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; 45.00 ACRES IN A SPECIAL WARRANTY DEED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; 59.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND 106.77 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM WEISS LANE L.P., RECORDED UNDER DOCUMENT No. 2011109414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCH MARKS:
BENCH MARK 1:
CONCRETE MONUMENT
ELEVATION = 652.24' NAVD 88
BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 644.74' NAVD 88



MINIMUM FINISHED FLOOR ELEVATIONS:

LOT No.	BLOCK	ELEVATION
1	KK	637.4'
2	KK	636.4'
3	KK	636.1'
4	KK	635.6'
5	KK	634.2'
6	KK	633.3'
7	KK	632.8'
8	KK	632.5'
9	KK	632.1'

NEW STREETS:

NAME	LINEAR FEET	ROW WIDTH
ABIGAIL WAY	1129	60'
CADBURY CASTLE LANE	432	50'
MIRRALL ROAD	262	50'
TOTAL	1823	

PROPERTY OWNER & SUBDIVIDER:
KM AVALON, LTD. & KM WEISS LANE, L.P.
BLAKE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

DATE: APRIL 17, 2015 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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FINAL PLAT OF
AVALON PHASE 11B
TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	238.10	1045.00	13°03'16"	N08°10'04"E	237.58
C2	39.57	25.00	90°41'32"	N46°59'12"E	35.57
C3	39.06	25.00	89°31'20"	N43°07'14"W	35.21
C4	64.89	350.00	10°37'19"	N30°55'06"W	64.79
C5	35.43	465.00	4°21'55"	N40°16'02"W	35.42
C6	138.32	330.00	24°00'59"	N75°52'25"W	137.31
C7	112.16	270.00	23°48'06"	N75°45'59"W	111.36
C8	81.23	270.00	17°14'12"	N79°02'56"W	80.92
C9	30.94	270.00	6°33'55"	N67°08'53"W	30.92
C10	162.05	360.00	25°47'31"	N50°58'10"W	160.69
C11	135.05	300.00	25°47'31"	N50°58'10"W	133.91
C12	46.60	300.00	8°53'57"	N59°24'57"W	46.55
C13	78.34	300.00	14°57'44"	N47°29'06"W	78.12
C14	10.11	300.00	1°55'49"	N39°02'20"W	10.11
C15	7.85	10.00	45°00'00"	N60°34'25"W	7.65
C16	7.85	10.00	45°00'00"	N15°34'25"W	7.65
C17	205.36	476.41	24°41'53"	N50°25'22"W	203.78
C18	36.73	476.41	4°25'01"	N40°16'56"W	36.72
C19	79.99	476.41	9°37'13"	N47°18'03"W	79.90
C20	55.48	476.41	6°40'22"	N55°26'50"W	55.45
C21	33.16	476.41	3°59'17"	N60°46'40"W	33.15
C22	27.70	536.41	2°57'33"	N39°33'12"W	27.70
C23	29.82	20.00	85°25'05"	N01°40'34"E	27.13
C24	29.78	20.00	85°18'15"	N87°02'14"E	27.10
C25	116.66	536.41	12°27'40"	N56°32'28"W	116.43
C26	228.15	525.00	24°53'57"	N50°19'19"W	226.36
C27	9.39	525.00	1°01'30"	N62°15'33"W	9.39
C28	52.47	525.00	5°43'34"	N58°53'01"W	52.45
C29	52.47	525.00	5°43'34"	N53°09'27"W	52.45
C30	62.01	525.00	6°46'02"	N46°54'39"W	61.97
C31	51.82	525.00	5°39'18"	N40°42'00"W	51.79
C32	200.36	465.00	24°41'14"	N50°25'41"W	198.81
C33	32.56	465.00	4°00'44"	N60°45'56"W	32.56
C34	132.37	465.00	16°18'35"	N50°36'16"W	131.92
C35	18.69	25.00	42°50'00"	N21°25'00"W	18.26
C36	91.22	536.41	9°44'36"	N55°10'56"W	91.11
C37	25.45	536.41	2°43'05"	N61°24'46"W	25.44
C38	258.74	325.00	45°36'53"	N67°11'33"E	251.96
C39	27.24	275.00	5°40'32"	N47°13'23"E	27.23
C40	83.31	275.00	17°21'25"	N58°44'22"E	82.99
C41	108.39	275.00	22°34'56"	N78°42'32"E	107.69
C42	23.69	325.00	4°10'34"	N46°28'24"E	23.68
C43	51.07	325.00	9°00'13"	N53°03'47"E	51.02
C44	51.07	325.00	9°00'13"	N62°04'00"E	51.02
C45	218.94	275.00	45°36'53"	N67°11'33"E	213.20
C46	51.07	325.00	9°00'13"	N71°04'13"E	51.02
C47	51.07	325.00	9°00'13"	N80°04'26"E	51.02
C48	30.77	325.00	5°25'27"	N87°17'16"E	30.76
C49	23.56	15.00	90°00'00"	N45°00'00"W	21.21
C50	23.56	15.00	90°00'00"	N45°00'00"E	21.21
C51	23.18	25.00	53°07'48"	N26°33'54"E	22.36
C52	240.82	50.00	275°57'49"	N84°51'06"W	66.94
C53	39.82	50.00	45°37'43"	N30°18'57"E	38.77
C54	38.72	50.00	44°22'28"	N14°41'09"W	37.76
C55	39.97	50.00	45°48'04"	N59°46'25"W	38.91
C56	35.54	50.00	40°43'15"	N76°57'55"E	34.79
C57	44.53	50.00	51°01'40"	N31°05'28"E	43.07
C58	42.25	50.00	48°24'38"	N18°37'41"W	41.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°09'11"E	60.01
L2	N36°13'46"W	21.68
L3	S46°14'09"W	56.54
L4	S71°26'58"W	48.30
L5	N67°46'42"W	55.13
L6	N38°04'25"W	47.22
L7	N83°04'25"W	10.00
L8	N38°04'25"W	35.00
L9	N06°55'35"E	10.00
L10	N38°04'25"W	20.86
L11	N44°23'07"E	33.01
L12	N44°23'07"E	33.10
L13	N63°51'56"W	55.00
L14	N62°48'24"W	99.76
L15	N57°45'58"W	51.36
L16	N51°35'13"W	52.01
L17	N32°51'18"W	54.97
L18	N72°09'45"W	99.46
L19	N04°23'38"E	79.59
L20	N08°07'15"E	58.28
L21	N11°12'42"E	56.07
L22	N13°43'52"E	37.14

SUBDIVISION SUMMARY:

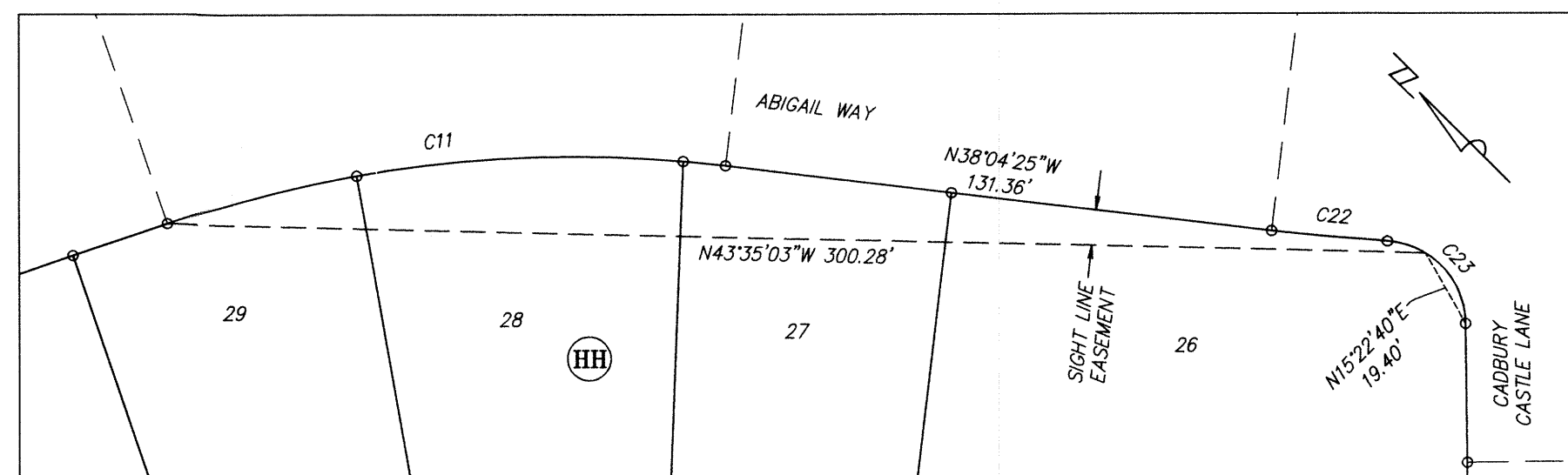
	LOTS	ACRES
RESIDENTIAL:	38	7.80
NON-RESIDENTIAL:	2	2.14
PRIVATE OPEN SPACE:	1	3.94
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	38	7.80
PREVIOUS RESIDENTIAL PHASES:	1170	223.29
TOTAL RESIDENTIAL:	1208	231.09
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED PER COMPREHENSIVE DEV. AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	50.26

LOT AREA TABLE
(SQUARE FEET)

HH-16	9,651
HH-17	8,017
HH-18	7,856
HH-19	8,813
HH-20	15,167
HH-21	17,429
HH-22	10,476
HH-23	10,675
HH-24	11,109
HH-25	9,014
HH-26	9,341
HH-27	7,288
HH-28	8,047
HH-29	7,531
HH-30	6,668
HH-31	6,772
HH-32	7,602
HH-33	8,326
HH-34	9,806 (LANDSCAPE)

II-14	13,167
II-15	8,877
II-16	9,315
II-17	9,785
II-18	10,791
II-19	9,768
II-20	9,176
II-21	8,232
II-22	7,759
II-23	7,516
II-24	8,730

KK-1	7,211
KK-2	6,647
KK-3	6,862
KK-4	6,875
KK-5	6,959
KK-6	7,455
KK-7	7,965
KK-8	9,574
KK-9	7,618
KK-23	82,775 (OPEN SPACE, LANDSCAPE & DE)
KK-24	171,561 (OPEN SPACE & DE)



SIGHT LINE EASEMENT DETAIL
SCALE: 1"=40'

DATE: APRIL 17, 2015

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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GENERAL NOTES:

- THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
- 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.
- 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.
- 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 ENCROACH UP TO 10 FEET IN THE REAR SETBACK.
- 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.
- WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL).
- WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
- 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.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE No. 1179-14-06-10.
- 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 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
- STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER 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
- 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
- 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
- A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE
- 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.
- THIS SUBDIVISION IS IN THE KELLY LANE W.C.I.D. No. 2.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 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.
- LOT 34, BLOCK HH IS RESTRICTED TO LANDSCAPE USES AND WILL BE OWNED AND MAINTAINED BY THE OWNER OR HOME OWNERS ASSOCIATION.
- LOT 23, BLOCK KK IS RESTRICTED TO LANDSCAPE, OPEN SPACE AND DRAINAGE EASEMENT USES AND WILL BE OWNED AND MAINTAINED BY THE OWNER, THE HOME OWNERS ASSOCIATION OR THE KELLY LANE W.C.I.D. No. 2.
- LOT 24, BLOCK KK IS RESTRICTED TO OPEN SPACE AND DRAINAGE EASEMENT USES AND WILL BE OWNED AND MAINTAINED BY THE OWNER, THE HOME OWNERS ASSOCIATION OR THE KELLY LANE W.C.I.D. No. 2.
- DRIVEWAY ACCESS FROM LOT 24, BLOCK HH AND LOTS 18 AND 24, BLOCK II IS RESTRICTED TO ONE STREET.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED 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.

OWNER'S CERTIFICATION

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

THAT KM AVALON, LTD., BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 44.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118415 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; 45.00 ACRES IN A SPECIAL WARRANTY DEED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; 59.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; 190.47 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118418 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

AND THAT KM WEISS LANE, L.P., BEING THE OWNER OF THAT TRACT OF LAND OUT OF EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 106.77 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM WEISS LANE, L.P. RECORDED UNDER DOCUMENT No. 2011109414 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 16.30 ACRES TO BE KNOWN AS "AVALON PHASE 11B" 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 THE 15th DAY OF October, 2015

KM AVALON, LTD.

[Signature]
BLAKE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD,
AUSTIN, TEXAS 78703

KM WEISS LANE L.P.

[Signature]
BLAKE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD,
AUSTIN, TEXAS 78703

ACKNOWLEDGMENT:

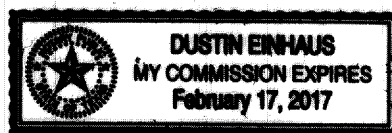
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, 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 15th DAY OF October, 2015

SEAL

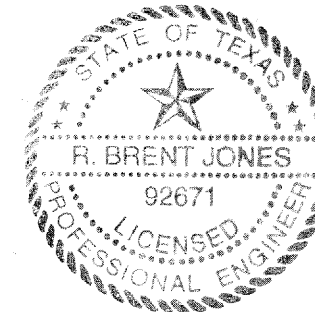
[Signature]
NOTARY PUBLIC, STATE OF TEXAS



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. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND MODIFIED BY FEMA LETTER OF MAP REVISION (LOMR) 13-06-1967P.

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.

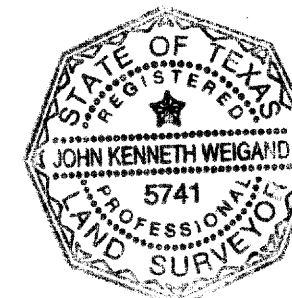
[Signature]
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



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]
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: _____
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

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 DEBEAUVOIR, 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 DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

DEPUTY

DATE: APRIL 17, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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