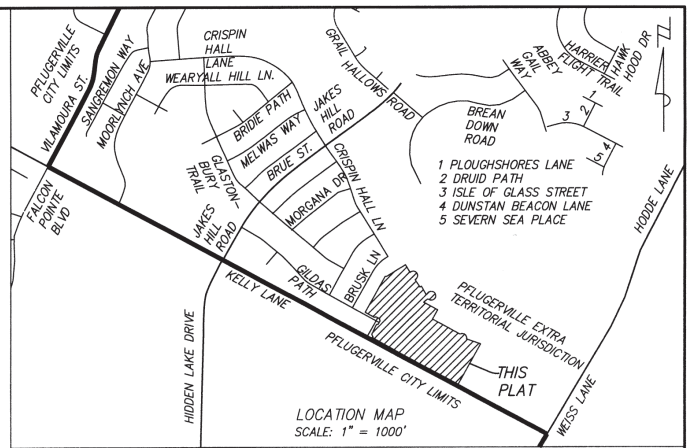


FINAL PLAT
AVALON PHASE 17A
TRAVIS COUNTY, TEXAS



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: DEC. 1, 2015

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

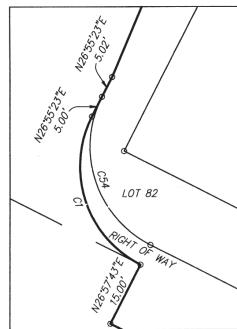
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUNDROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

LEGEND:

- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- CONCRETE MONUMENT
- SIDEWALK REQUIRED (4' WIDE)
- ⓓ BLOCK NAME
- ⊕ BENCH MARK
- SLE SIGHT LINE EASEMENT
- Ⓢ 10' PUE CENTERLINE OF 10' PUBLIC UTILITY EASEMENT (PUE)

FINAL PLAT
AVALON PHASE 17A
TRAVIS COUNTY, TEXAS

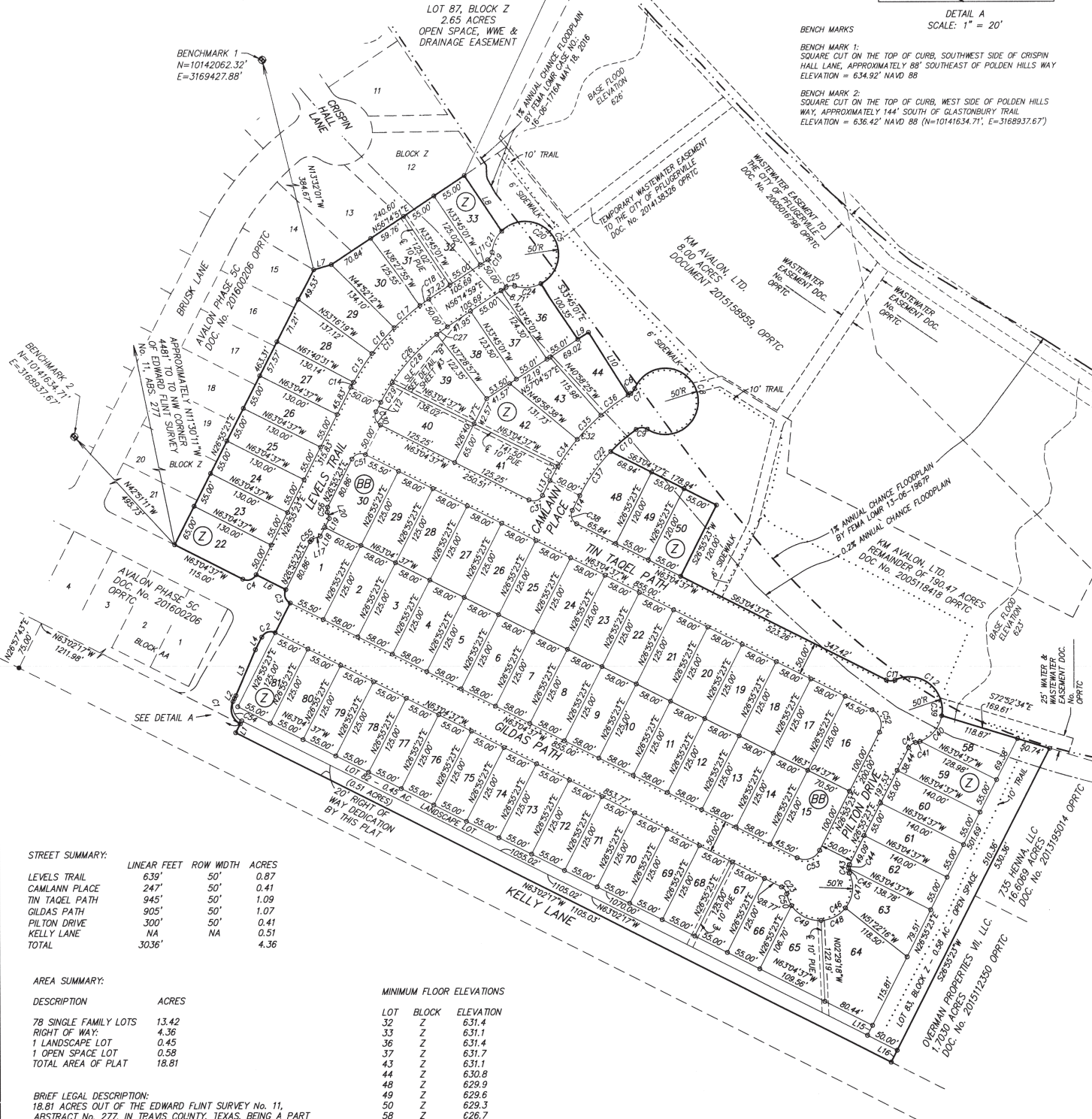
SCALE: 1"=100'



DETAIL A
SCALE: 1" = 20'

BENCH MARKS

- BENCH MARK 1:
SQUARE CUT ON THE TOP OF CURB, SOUTHWEST SIDE OF CRISPIN HALL LANE, APPROXIMATELY 88' SOUTHEAST OF POLDEN HILLS WAY
ELEVATION = 634.92' NAVD 88
- BENCH MARK 2:
SQUARE CUT ON THE TOP OF CURB, WEST SIDE OF POLDEN HILLS WAY, APPROXIMATELY 144' SOUTH OF GILSONBURY TRAIL
ELEVATION = 636.42' NAVD 88 (N=10141634.71', E=3168937.67')



STREET SUMMARY:

	LINEAR FEET	ROW WIDTH	ACRES
LEVELS TRAIL	639'	50'	0.87
CAMLANN PLACE	247'	50'	0.41
TIN TAQEL PATH	945'	50'	1.09
GILDAS PATH	905'	50'	1.07
PILTON DRIVE	300'	50'	0.41
KELLY LANE	NA	NA	0.51
TOTAL	3036'		4.36

AREA SUMMARY:

DESCRIPTION	ACRES
78 SINGLE FAMILY LOTS	13.42
RIGHT OF WAY:	4.36
1 LANDSCAPE LOT	0.45
1 OPEN SPACE LOT	0.58
TOTAL AREA OF PLAT	18.81

MINIMUM FLOOR ELEVATIONS

LOT	BLOCK	ELEVATION
32	Z	631.4
33	Z	631.1
36	Z	631.4
37	Z	631.7
41	Z	631.1
44	Z	630.8
48	Z	629.9
49	Z	629.6
50	Z	629.3
58	Z	626.7

BRIEF LEGAL DESCRIPTION:
18.81 ACRES OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 59.99 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOC. No. 2005118413 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND PART OF THAT 190.47 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD. BY DEED RECORDED IN DOC. No. 2005118418 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PROPERTY OWNER:

KM AVALON, LTD
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

DATE: DEC. 1, 2015

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AVALON PHASE 17A

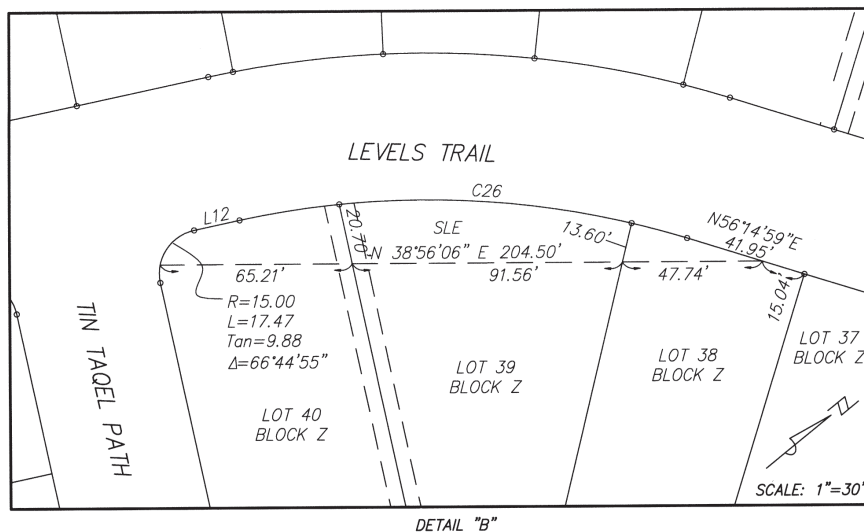
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	39.25	25.00	89°57'40"	N18°03'27"W 35.34
C2	23.56	15.00	90°00'00"	N71°55'23"E 21.21
C3	23.56	15.00	90°00'00"	N18°04'37"W 21.21
C4	23.56	15.00	90°00'00"	S71°55'23"W 21.21
C5	171.79	50.00	196°51'15"	S36°29'52"E 98.92
C6	4.78	325.00	0°50'34"	N58°27'05"E 4.78
C7	9.44	15.00	36°04'26"	N40°50'09"E 9.29
C8	244.62	50.00	280°18'33"	S17°02'47"E 64.07
C9	17.99	15.00	68°42'19"	S88°45'19"W 16.93
C10	50.72	275.00	10°34'02"	S49°07'09"W 50.65
C11	13.62	15.00	52°01'12"	N89°05'13"W 13.16
C12	109.25	50.00	125°11'48"	S52°29'55"E 88.78
C13	179.15	350.00	29°19'36"	N41°35'11"E 177.20
C14	8.56	350.00	1°24'05"	N27°37'26"E 8.56
C15	51.33	350.00	8°24'12"	N32°31'35"E 51.29
C16	51.32	350.00	8°24'07"	N40°55'44"E 51.28
C17	51.34	350.00	8°24'17"	N49°19'56"E 51.30
C18	16.58	350.00	2°42'54"	N54°53'32"E 16.58
C19	13.62	15.00	52°01'12"	N30°14'23"E 13.16
C20	247.87	50.00	284°02'25"	S33°45'01"E 61.54
C21	35.64	50.00	40°50'44"	N24°39'09"E 34.89
C22	131.89	275.00	27°28'47"	N40°39'47"E 130.63
C23	13.62	15.00	52°01'12"	N37°04'01"W 13.16
C24	40.44	50.00	46°20'25"	S85°05'59"W 39.35
C25	13.62	15.00	52°01'12"	S82°15'35"W 13.16
C26	153.55	300.00	29°19'36"	N41°35'11"E 151.88
C27	19.54	300.00	3°43'56"	S54°23'01"W 19.54
C28	99.76	300.00	19°03'13"	S42°59'26"W 99.31
C29	34.25	300.00	6°32'26"	S30°11'36"W 34.23
C30	23.56	15.00	90°00'00"	S18°04'37"E 21.21
C31	23.56	15.00	90°00'00"	N71°55'23"E 21.21
C32	181.23	325.00	31°56'59"	N42°53'53"E 178.89
C33	25.02	325.00	4°24'42"	N29°07'44"E 25.02
C34	49.28	325.00	8°41'17"	N35°40'44"E 49.23
C35	51.07	325.00	9°00'13"	N44°31'29"E 51.02
C36	51.07	325.00	9°00'13"	N53°31'42"E 51.02
C37	81.17	275.00	16°54'45"	S35°22'46"W 80.88
C38	23.56	15.00	90°00'00"	S18°04'37"E 21.21
C39	169.33	50.00	194°02'25"	S18°04'37"E 99.25
C40	53.00	50.00	60°44'17"	S40°28'07"W 50.56
C41	7.07	50.00	8°06'20"	S74°53'26"W 7.07
C42	13.62	15.00	52°01'12"	S52°55'59"W 13.16
C43	13.62	15.00	52°01'12"	S00°54'47"W 13.16
C44	6.08	15.00	23°13'13"	S15°18'47"W 6.04
C45	7.54	15.00	28°48'00"	S10°41'49"E 7.46
C46	169.33	50.00	194°02'25"	S71°55'23"W 99.25
C47	55.61	50.00	63°43'34"	S06°45'58"W 52.79
C48	42.66	50.00	48°52'58"	S63°04'13"W 41.38
C49	51.85	50.00	59°24'41"	S62°46'57"E 49.55
C50	19.22	50.00	22°01'12"	S22°04'01"E 19.10
C51	23.56	15.00	90°00'00"	N71°55'23"E 21.21
C52	39.27	25.00	90°00'00"	N18°04'37"W 35.36
C53	39.27	25.00	90°00'00"	N71°55'23"E 35.36
C54	39.25	25.00	89°57'40"	N18°03'27"W 35.34
C55	7.85	10.00	45°00'00"	N49°25'23"E 7.65
C56	7.85	10.00	45°00'00"	N04°25'23"E 7.65

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	N26°57'43"E
L2	10.02'	N26°55'23"E
L3	75.17'	N23°06'33"E
L4	21.26'	N26°55'23"E
L5	50.00'	N26°55'23"E
L6	50.00'	N63°04'37"W
L7	27.53'	N73°55'06"E
L8	100.97'	S33°45'01"E
L9	19.23'	N57°04'57"E
L10	111.69'	S31°58'12"E
L11	13.46'	N56°14'59"E
L12	15.83'	S26°55'23"W
L13	25.00'	N26°55'23"E
L14	25.00'	S26°55'23"W
L15	16.99'	S26°55'23"W
L16	20.00'	S26°55'23"W
L17	10.00'	N71°55'23"E
L18	15.00'	N26°55'23"E
L19	15.00'	N26°55'23"E
L20	10.00'	N18°04'37"W

LOT AREA TABLE
(SQUARE FEET)

Z-22 8,402
 Z-23 7,150
 Z-24 7,150
 Z-25 7,150
 Z-26 7,150
 Z-27 7,278
 Z-28 8,107
 Z-29 8,745
 Z-30 7,840
 Z-31 7,102
 Z-32 6,876
 Z-33 6,339
 Z-36 6,205
 Z-37 6,815
 Z-38 7,078
 Z-39 9,219
 Z-40 9,046
 Z-41 9,076
 Z-42 9,190
 Z-43 7,461
 Z-44 6,769
 Z-48 9,338
 Z-49 6,600
 Z-50 6,600
 Z-58 6,999
 Z-59 7,639
 Z-60 7,700
 Z-61 7,700
 Z-62 7,698
 Z-63 8,136
 Z-64 14,521
 Z-65 8,255
 Z-66 6,669
 Z-67 6,875
 Z-68 6,875
 Z-69 6,875
 Z-70 6,875
 Z-71 6,875
 Z-72 6,875
 Z-73 6,875
 Z-74 6,875
 Z-75 6,875
 Z-76 6,875
 Z-77 6,875
 Z-78 6,875
 Z-79 6,875
 Z-80 6,875
 Z-81 6,875
 Z-82 19,390 (LANDSCAPE)
 Z-83 25,301 (OPEN SPACE)

BB-1 8,562
 BB-2 7,250
 BB-3 7,250
 BB-4 7,250
 BB-5 7,250
 BB-6 7,250
 BB-7 7,250
 BB-8 7,250
 BB-9 7,250
 BB-10 7,250
 BB-11 7,250
 BB-12 7,250
 BB-13 7,250
 BB-14 7,250
 BB-15 8,678
 BB-16 8,678
 BB-17 7,250
 BB-18 7,250
 BB-19 7,250
 BB-20 7,250
 BB-21 7,250
 BB-22 7,250
 BB-23 7,250
 BB-24 7,250
 BB-25 7,250
 BB-26 7,250
 BB-27 7,250
 BB-28 7,250
 BB-29 7,250
 BB-30 8,561



DETAIL "B"

DATE: DEC. 1, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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 (512) 836-4793 FAX: (512) 836-4817 F-9784

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AVALON PHASE 17A

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. 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. 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 ALL STREET FRONTAGE.
4. EASEMENT 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. THE GRANTOR, 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 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 LEVELS TRAIL, CAMLANN PLACE, TIN TAQUEL PATH, GILDAS PATH AND PILTON DRIVE.
8. 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.
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 PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PROTECTION 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 ON 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. 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.
19. 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 OF THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.
21. DRIVEWAY ACCESS FROM LOTS 40 AND 41, BLOCK Z, TO TIN TAQUEL WAY IS PROHIBITED. DRIVEWAY ACCESS FROM LOT 48, BLOCK Z, TO CAMLANN PATH IS PROHIBITED. DRIVEWAY ACCESS FROM LOTS 15 AND 16, BLOCK BB, TO PILTON DRIVE IS PROHIBITED. DRIVEWAY ACCESS FROM LOTS 1 AND 30, BLOCK BB, TO LEVELS TRAIL IS PROHIBITED.
22. 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 (SWP). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEAT MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
23. 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 OTHER APPROPRIATE JURISDICTION.
24. THE PROPERTY AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND OTHER APPROPRIATE JURISDICTION FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
25. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
26. A TRAVIS COUNTY PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
27. THE COMMON/DRAINAGE EASEMENT/OPEN SPACE LOTS WILL BE MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
28. A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ADJACENT TO THE RESIDENTIAL LOTS ALONG THE FULL FULL EXTENT OF LOT 82, BLOCK Z, AND LOT 83, BLOCK Z. THE MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
29. LOTS 82 AND 83, BLOCK Z, ARE RESTRICTED TO NON-RESIDENTIAL USE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE TRAIL WITHIN LOT 83, BLOCK Z IS FOR PUBLIC USE AND ACCESS AND WILL BE OWNED AND MAINTAINED BY THE KELLY LANE WCD No. 1.
30. 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 ENCR OACH UP TO 10 FEET IN THE REAR SETBACK.
31. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.

OWNER'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT KM AVALON, LTD., ACTING BY AND THROUGH BLAKE MAGEE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 190.47 ACRES RECORDED UNDER DOCUMENT No. 2005118418 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND 59.99 ACRES RECORDED UNDER DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.81 ACRES, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 18.81 ACRES TO BE KNOWN AS AVALON PHASE 17A 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 ____ DAY OF _____, 20____

BLAKE MAGEE, PRESIDENT
KM AVALON, LTD.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

ACKNOWLEDGMENT:

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 ____ DAY OF _____, 20____

SEAL

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, AS AMENDED BY FEMA LETTER OF MAP REVISION (LOMR) CASE No. 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.

R. BRENT JONES
REGISTERED 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.

J. Kenneth Weigand 9/24/2016
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.

KEVIN KLUGE, CHAIR

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

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: DEC. 1, 2015

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817