FINAL PLAT OF

AVALON PHASE 16B

TRAVIS COUNTY, TEXAS

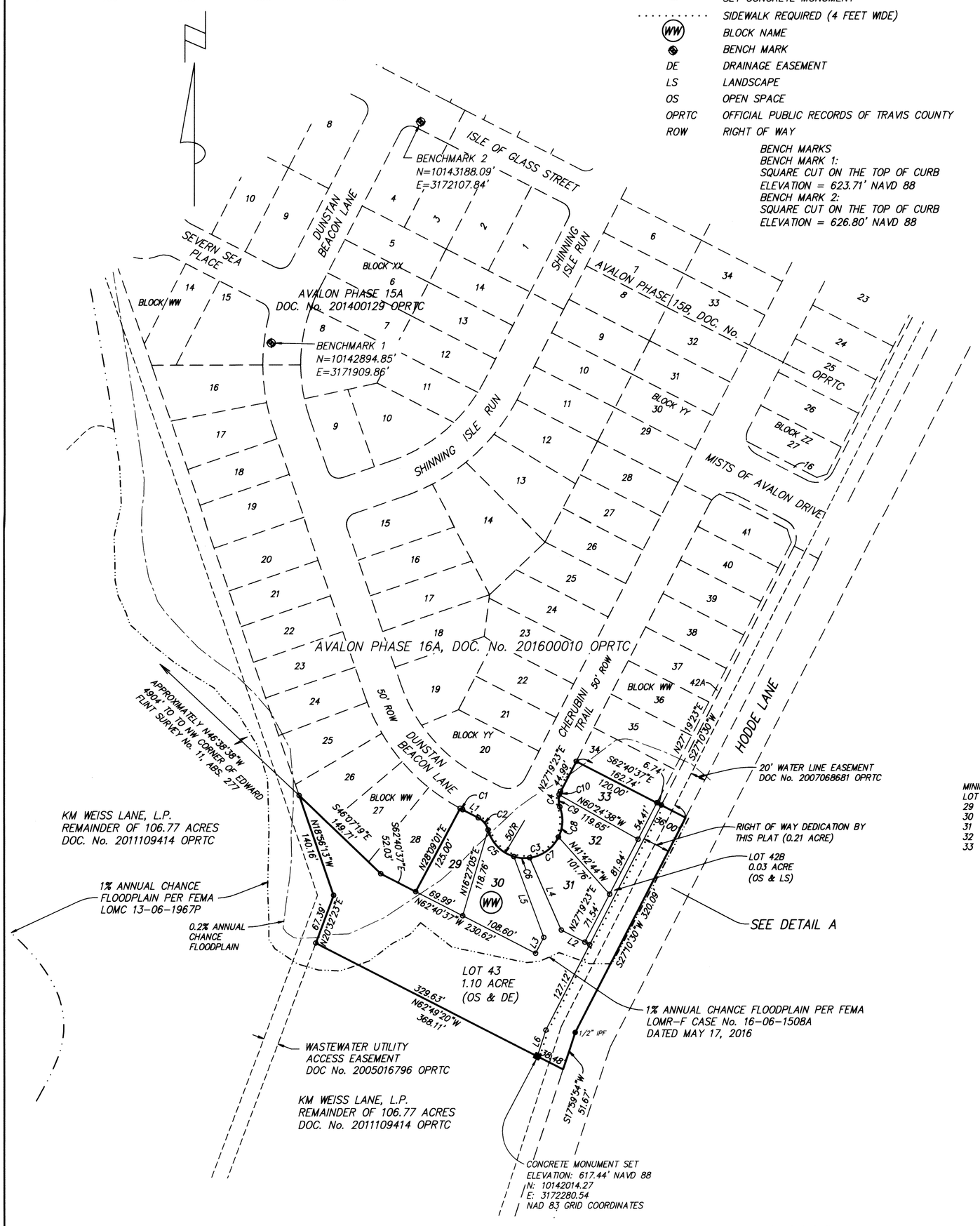
SCALE: 1"=100'

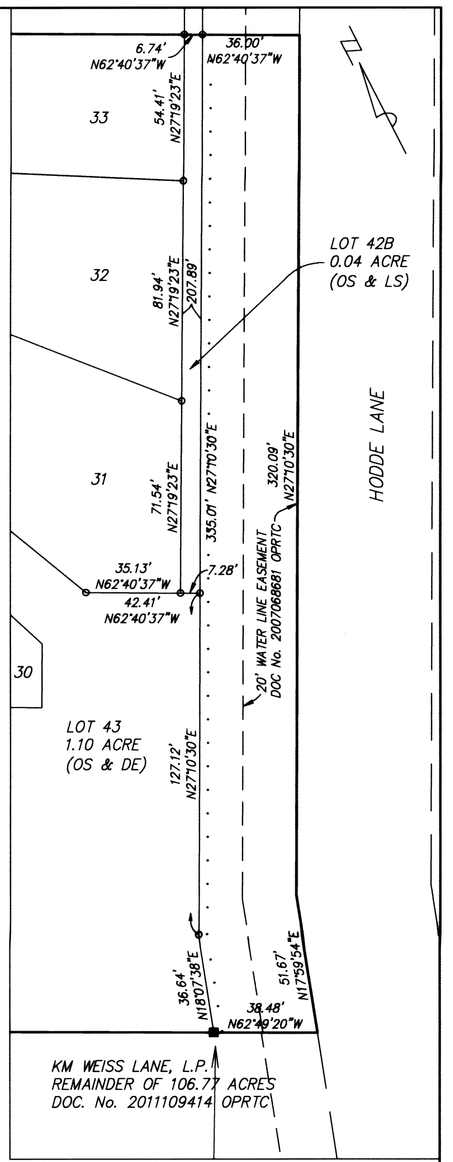
0 100' 200' 300' 400'

LEGEND:

IPF	IRON PIPE FOUND
○	SET 1/2" IRON ROD WITH RJ SURVEYING CAP
■	SET CONCRETE MONUMENT
· · · · · · · · · ·	SIDEWALK REQUIRED (4 FEET WIDE)
(WW)	BLOCK NAME
◆	BENCH MARK
DE	DRAINAGE EASEMENT
LS	LANDSCAPE
OS	OPEN SPACE
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
ROW	RIGHT OF WAY

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





DETAIL A
(SCALE" 1" = 40')

MINIMUM FLOOR ELEVATIONS (NAVD 88)

LOT	BLOCK	ELEVATION
29	WW	621.96
30	WW	622.18
31	WW	622.27
32	WW	622.36
33	WW	622.94

OWNERS:

PULTE HOMES OF TEXAS
10801-2 MOPAC EXP. N. SUITE 400
AUSTIN, TEXAS 78759

KM WEISS LANE, L.P.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

KENNY DRYDEN
C/O ARMBRUST & BROWN
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100 CONGRESS AVENUE, SUITE 1300
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LOT AREAS (SQUARE FEET)

LOT	BLOCK	AREA
29	WW	7,093
30	WW	8,799
31	WW	7,513
32	WW	6,715
33	WW	6,243
42B	WW	1,457 (OS & LS)
43	WW	48,293 (OS & DE)
ROW		13,467

TOTAL AREA OF PLAT: 2.28 ACRES
5 SINGLE FAMILY LOTS (0.83 ACRE)
1 OPEN SPACE AND DRAINAGE EASEMENT LOT (1.10 ACRES)
1 OPEN SPACE AND LANDSCAPE LOT (0.03 ACRE)
RIGHT OF WAY (0.31 ACRE)

2.28 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; A PART OF THAT 106.77 ACRE TRACT CONVEYED TO KM WEISS LANE, L.P., BY DEED RECORDED UNDER DOCUMENT No. 2011109414, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS; AND AND ALL OF THAT 1.00 ACRE TRACT CONVEYED TO KENNY DRYDEN, ET AL, BY DEED RECORDED IN DOCUMENT No. 2014125986, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS.

SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:	5	0.83
NON-RESIDENTIAL:	1	0.03
PRIVATE OPEN SPACE:	1	1.10
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	5	0.83
PREVIOUS RESIDENTIAL PHASES:	1161	221.46
TOTAL RESIDENTIAL:	1166	222.29
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

LINE TABLE

LINE	LENGTH	BEARING
L1	23.33'	S62°40'37"E
L2	42.41'	N62°40'37"W
L3	23.74'	N27°19'23"E
L4	104.65'	S23°32'35"E
L5	114.37'	S20°18'20"E
L6	36.64'	N18°07'38"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	3.83	265.00	0°49'37"	S62°15'48"E	3.83
C2	21.03	25.00	48°11'23"	S38°34'55"E	20.41
C3	162.65	50.00	186°22'46"	N72°19'23"E	99.85
C4	21.03	25.00	48°11'23"	N03°13'42"E	20.41
C5	51.34	50.00	58°50'03"	N43°54'15"W	49.12
C6	21.27	50.00	24°22'19"	N85°30'26"W	21.11
C7	48.93	50.00	56°04'07"	N54°16'21"E	47.00
C8	41.11	50.00	47°06'17"	N02°41'09"E	39.96
C9	16.31	25.00	37°23'23"	N02°10'18"W	16.03
C10	4.71	25.00	10°47'59"	N21°55'23"E	4.71

DATE: JUNE 23, 2016 SCALE: 1" = 100'

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 F-10015400

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