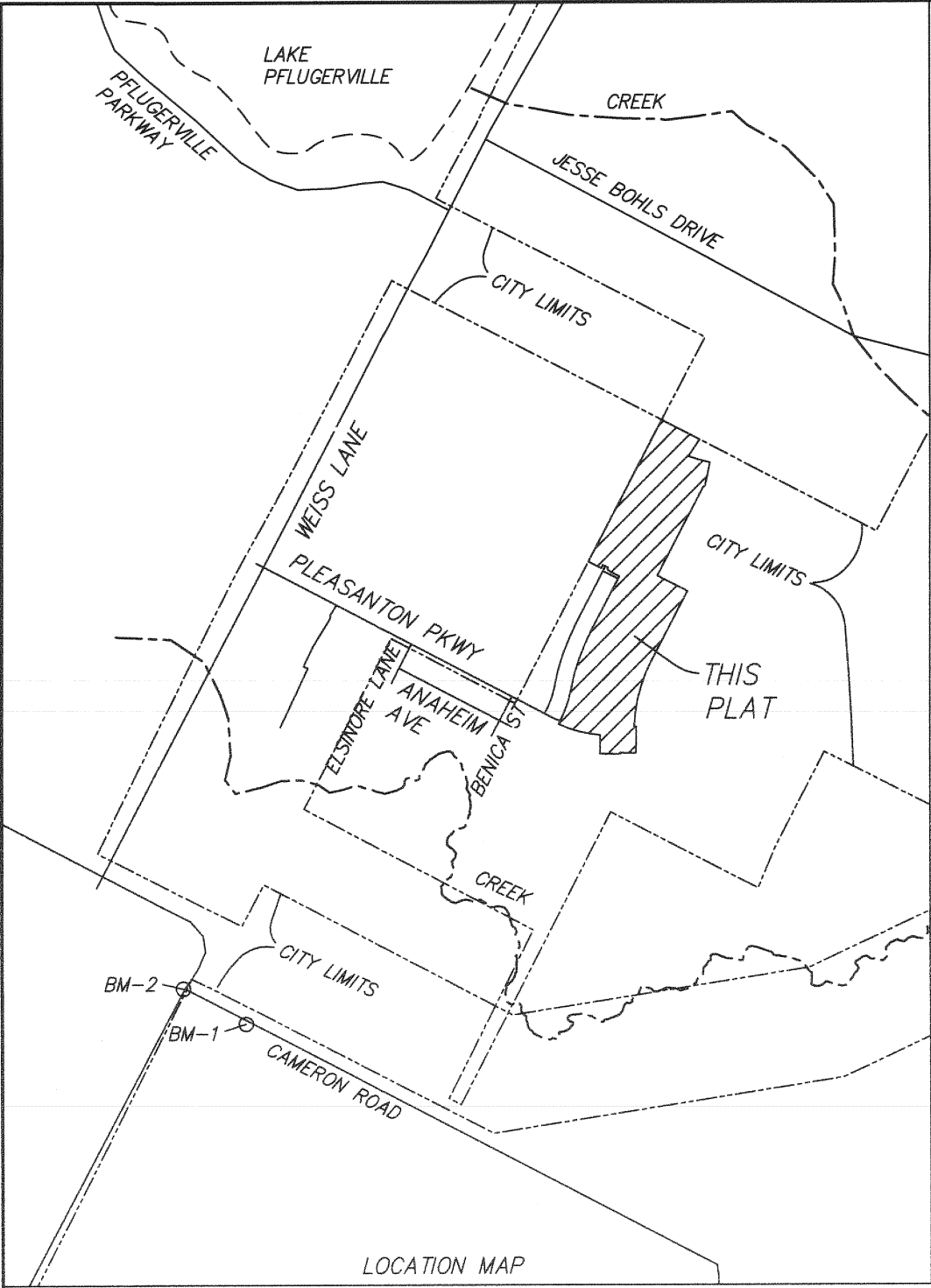




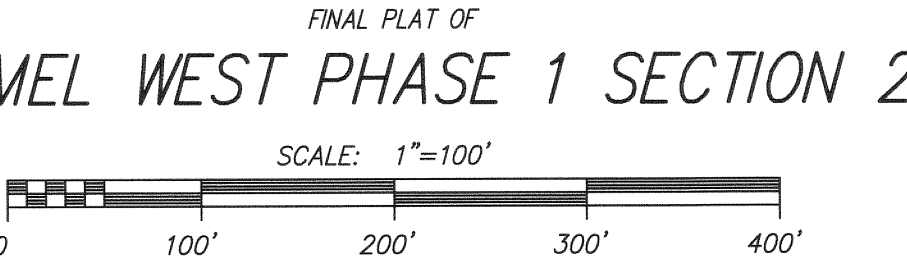
BENCH MARKS:
BM-1 = 3-INCH DIAMETER LORA ALUMINUM DISK IN CONCRETE
N 10125677.8, E 3166586.693, ELEVATION 632.581' NAVD 88.
BM-2 = 5/8" IRON ROD WITH ALUMINUM CAP STAMPED
N 10126148.94, E 3165597.366, ELEVATION 630.364' NAVD 88.

- LEGEND:
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = SIDEWALK REQUIRED (4' WIDE MINIMUM)
 - = SIDEWALK REQUIRED (6' WIDE MINIMUM)
 - * * * * = HIKE AND BIKE TRAIL
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - DRTC = DEED RECORDS OF TRAVIS COUNTY
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT OF WAY
 - WFL = WALL, FENCE AND LANDSCAPE EASEMENT
 - BM = BENCHMARK
 - (H) = BLOCK NAME
 - ☒ = MAIL BOX UNITS

BRIEF LEGAL DESCRIPTION:
A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, AND THE WILLIAM CALDWELL SURVEY 66, ABSTRACT No. 162, BEING A PART OF THAT 46.615 ACRE TRACT (TRACT 1) OF LAND, THAT 51.598 ACRE TRACT (TRACT 3) OF LAND AND THAT 6.365 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO CE DEVELOPMENT, INC. DOC. No. 2015146187 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 31.782 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. DOC No. 2015146169 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
CONTAINING 39.889 ACRES, MORE OR LESS.

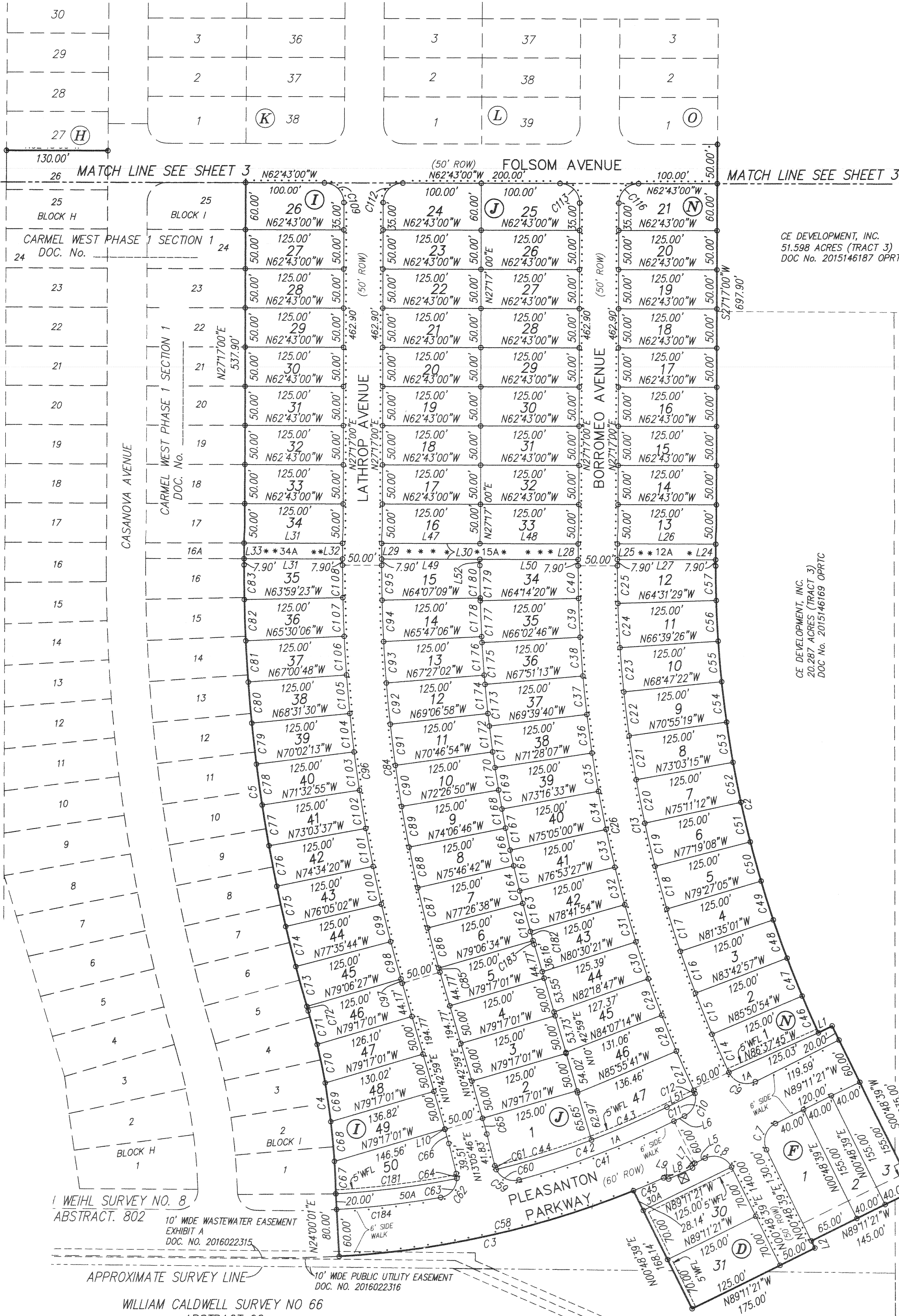
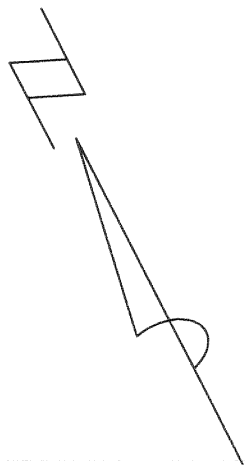
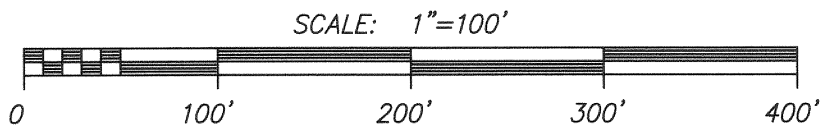
STREET TABLE			
NAME	LENGTH	ROW WIDTH	AREA (ACRES)
CASANOVA AVENUE	1272'	50'	1.517
WOLF PACK DRIVE	612'	60'-70'	1.011
LATHROP AVENUE	2441'	50'	2.561
FOLSOM AVENUE	600'	50'	0.828
BORROMEO AVENUE	1627'	50'	1.626
PLEASANTON PARKWAY	694'	60'	1.066
TOTAL	7246'		8.609

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	200.00	1320.00	8°40'52"	S74°03'55"E	199.81
C2	614.58	1395.00	25°14'32"	S14°39'44"W	609.62
C3	385.96	1165.00	18°58'55"	N75°29'27"W	384.20
C4	237.35	885.00	15°22'00"	N18°23'59"E	236.64
C5	576.85	1995.00	16°34'01"	N18°59'59"E	574.84
C6	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C7	39.27	25.00	90°00'00"	N45°48'39"E	35.36
C8	39.27	25.00	90°00'00"	N44°11'21"W	35.36
C9	39.85	25.00	91°20'22"	N43°31'10"W	35.77
C10	38.72	25.00	88°44'40"	N46°26'19"E	34.97
C11	34.24	25.00	78°27'47"	N51°34'46"E	31.62
C12	4.49	25.00	10°16'53"	N07°12'26"E	4.48
C13	666.75	1520.00	25°07'58"	N14°43'00"E	661.42
C14	53.09	1520.00	2°00'05"	N03°09'04"E	53.09
C15	56.57	1520.00	2°07'56"	N05°13'04"E	56.57
C16	56.57	1520.00	2°07'56"	N07°21'01"E	56.57
C17	56.57	1520.00	2°07'56"	N09°28'57"E	56.57
C18	56.57	1520.00	2°07'56"	N11°36'54"E	56.57
C19	56.57	1520.00	2°07'56"	N13°44'50"E	56.57
C20	56.57	1520.00	2°07'56"	N15°52'47"E	56.57
C21	56.57	1520.00	2°07'56"	N18°00'43"E	56.57
C22	56.57	1520.00	2°07'56"	N20°08'40"E	56.57
C23	56.57	1520.00	2°07'56"	N22°16'36"E	56.57
C24	56.57	1520.00	2°07'56"	N24°24'33"E	56.57
C25	47.96	1520.00	1°48'29"	N26°22'45"E	47.96
C26	690.98	1570.00	25°13'01"	N14°40'29"E	685.42
C27	54.96	1570.00	2°00'20"	N03°04'09"E	54.95
C28	49.53	1570.00	1°48'27"	N04°58'33"E	49.52
C29	49.53	1570.00	1°48'27"	N06°46'59"E	49.52
C30	49.53	1570.00	1°48'27"	N08°35'26"E	49.52
C31	49.53	1570.00	1°48'27"	N10°23'53"E	49.52
C32	49.53	1570.00	1°48'27"	N12°12'20"E	49.52
C33	49.53	1570.00	1°48'27"	N14°00'46"E	49.52
C34	49.53	1570.00	1°48'27"	N15°49'13"E	49.52
C35	49.53	1570.00	1°48'27"	N17°37'40"E	49.52
C36	49.53	1570.00	1°48'27"	N19°26'07"E	49.52
C37	49.53	1570.00	1°48'27"	N21°14'34"E	49.52
C38	49.53	1570.00	1°48'27"	N23°03'00"E	49.52
C39	49.53	1570.00	1°48'27"	N24°51'27"E	49.52
C40	41.70	1570.00	1°31'19"	N26°31'20"E	41.70
C41	211.35	1105.00	10°57'32"	N83°42'35"W	211.03
C42	232.08	1085.00	12°15'20"	N83°03'41"W	231.64
C43	105.17	1085.00	5°33'13"	N86°24'45"W	105.12
C44	126.91	1085.00	6°42'07"	N80°17'05"W	126.84
C45	41.66	1165.00	2°02'55"	N86°00'22"W	41.65
C46	51.39	1395.00	2°06'38"	N03°05'47"E	51.39
C47	51.92	1395.00	2°07'56"	N05°13'04"E	51.91
C48	51.92	1395.00	2°07'56"	N07°21'01"E	51.91
C49	51.92	1395.00	2°07'56"	N09°28'57"E	51.91
C50	51.92	1395.00	2°07'56"	N11°36'54"E	51.91
C51	51.92	1395.00	2°07'56"	N13°44'50"E	51.91
C52	51.92	1395.00	2°07'56"	N15°52'47"E	51.91
C53	51.92	1395.00	2°07'56"	N18°00'43"E	51.91
C54	51.92	1395.00	2°07'56"	N20°08'40"E	51.91
C55	51.92	1395.00	2°07'56"	N22°16'36"E	51.91
C56	51.92	1395.00	2°07'56"	N24°24'33"E	51.91
C57	44.02	1395.00	1°48'29"	N26°22'45"E	44.02
C58	427.62	1165.00	21°01'50"	N76°30'55"W	425.22
C59	39.85	25.00	91°19'35"	N32°34'01"W	35.76
C60	34.52	25.00	79°06'43"	N38°40'27"W	31.84
C61	5.33	25.00	12°12'52"	N06°59'21"E	5.32
C62	41.01	25.00	93°58'55"	N60°05'14"E	36.56
C63	34.52	25.00	79°06'43"	N67°31'20"E	31.84
C64	6.49	25.00	14°52'12"	N20°31'53"E	6.47
C65	20.77	500.00	2°22'48"	N11°54'23"E	20.77
C66	18.69	450.00	2°22'48"	N11°54'23"E	18.69
C67	41.59	885.00	2°41'34"	N24°44'12"E	41.59
C68	50.95	885.00	3°17'54"	N21°44'28"E	50.94
C69	50.47	885.00	3°16'02"	N18°27'30"E	50.46
C70	50.16	885.00	3°14'51"	N15°12'03"E	50.15
C71	44.19	885.00	2°51'39"	N12°08'49"E	44.19
C72	6.14	1995.00	0°10'34"	N10°48'16"E	6.14
C73	52.64	1995.00	1°30'42"	N11°38'55"E	52.64
C74	52.64	1995.00	1°30'42"	N13°09'37"E	52.64
C75	52.64	1995.00	1°30'42"	N14°40'19"E	52.64
C76	52.64	1995.00	1°30'42"	N16°11'02"E	52.64
C77	52.64	1995.00	1°30'42"	N17°41'44"E	52.64
C78	52.64	1995.00	1°30'42"	N19°12'26"E	52.64
C79	52.64	1995.00	1°30'42"	N20°43'09"E	52.64
C80	52.64	1995.00	1°30'42"	N22°13'51"E	52.64
C81	52.64	1995.00	1°30'42"	N23°44'33"E	52.64
C82	52.64	1995.00	1°30'42"	N25°15'16"E	52.64
C83	44.32	1995.00	1°16'23"	N26°38'48"E	44.32
C84	526.25	1820.00	16°34'01"	N18°59'59"E	524.41
C85	5.53	1820.00	0°10'27"	N10°48'12"E	5.53
C86	52.91	1820.00	1°39'56"	N11°43'24"E	52.91
C87	52.91	1820.00	1°39'56"	N13°23'20"E	52.91
C88	52.91	1820.00	1°39'56"	N15°03'16"E	52.91
C89	52.91	1820.00	1°39'56"	N16°43'12"E	52.91
C90	52.91	1820.00	1°39'56"	N18°23'08"E	52.91
C91	52.91	1820.00	1°39'56"	N20°03'04"E	52.91
C92	52.91	1820.00	1°39'56"	N21°43'00"E	52.91



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C93	52.91	1820.00	1°39'56"	N23°22'56"E	52.91
C94	52.91	1820.00	1°39'56"	N25°02'52"E	52.91
C95	44.55	1820.00	1°24'09"	N26°34'55"E	44.55
C96	540.70	1870.00	16°34'01"	N18°59'59"E	538.82
C97	5.75	1870.00	0°10'34"	N10°48'16"E	5.75
C98	49.34	1870.00	1°30'42"	N11°38'55"E	49.34
C99	49.34	1870.00	1°30'42"	N13°09'37"E	49.34
C100	49.34	1870.00	1°30'42"	N14°40'19"E	49.34
C101	49.34	1870.00	1°30'42"	N16°11'02"E	49.34
C102	49.34	1870.00	1°30'42"	N17°41'44"E	49.34
C103	49.34	1870.00	1°30'42"	N19°12'26"E	49.34
C104	49.34	1870.00	1°30'42"	N20°43'09"E	49.34
C105	49.34	1870.00	1°30'42"	N22°13'51"E	49.34
C106	49.34	1870.00	1°30'42"	N23°44'33"E	49.34
C107	49.34	1870.00	1°30'42"	N25°15'16"E	49.34
C108	41.55	1870.00	1°16'23"	N26°38'48"E	41.55
C109	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C110	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C111	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C112	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C113	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C114	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C115	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C116	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C117	75.62	673.29	6°26'05"	N77°14'40"W	75.58
C118	102.27	693.29	8°27'07"	N76°14'09"W	102.18
C119	37.29	25.00	85°27'14"	N63°14'46"E	33.93
C120	33.80	25.00	77°27'23"	N67°14'42"E	31.28
C121	3.49	25.00	7°59'52"	N24°31'05"E	3.49
C122	38.37	325.00	6°45'51"	N23°54'04"E	38.35
C123	31.22	275.00	6°30'20"	N24°01'50"E	31.21
C124	38.59	25.00	88°25'58"	N23°26'19"W	34.87
C125	137.08	613.29	12°48'24"	N74°03'30"W	136.80
C126	42.17	613.29	3°56'24"	N78°29'30"W	42.17
C127	44.72	613.29	4°10'41"	N74°25'57"W	44.71
C128	44.73	613.29	4°10'44"	N70°15'15"W	44.72
C129	5.45	613.29	0°30'34"	N67°54'35"W	5.45
C130	40.00	1320.00	1°44'10"	N70°35'34"W	40.00
C131	40.00	1320.00	1°44'10"	N72°19'44"W	40.00
C132	40.00	1320.00	1°44'10"	N74°03'55"W	40.00
C133	40.00	1320.00	1°44'10"	N75°48'05"W	40.00
C134	40.00	1320.00	1°44'10"	N77°32'16"W	40.00
C135	37.12	25.00	85°03'42"	N69°48'51"E	33.80
C136	34.24	25.00	78°27'47"	N73°06'48"E	31.62
C137	2.88	25.00	6°35'55"	N30°34'57"E	2.88
C138	40.14	25.00	91°59'56"	N18°42'58"W	35.97
C139	38.27	25.00	87°43'10"	N71°08'35"E	34.64
C140	41.42	25.00	94°56'18"	N20°11'09"W	36.85
C141	33.57	946.97	2°01'53"	N63°42'00"W	33.57
C142	39.03	876.97	2°33'00"	N63°43'21"W	39.03
C143	104.85	325.00	18°29'04"	N36°31'32"E	104.40
C144	30.00	325.00	5°17'20"	N29°55'39"E	29.99
C145	51.33	325.00	9°02'58"	N37°05'48"E	51.28
C146	23.52	325.00	4°08'46"	N43°41'40"E	23.51
C147	112.68	375.00	17°12'59"	N35°53'29"E	112.26
C148	29.27	375.00	4°28'17"	N29°31'08"E	29.26
C149	51.60	375.00	7°53'00"	N35°41'46"E	51.55
C150	31.82	375.00	4°51'42"	N42°04'07"E	31.81
C151	26.56	25.00	60°51'41"	N14°04'08"E	25.32
C152	23.77	25.00	54°27'59"	N17°15'59"E	22.88
C153	2.79	25.00	6°23'42"	N13°09'51"W	2.79
C154	300.62	60.00	287°04'11"	N52°49'37"W	71.32
C155	53.23	60.00	50°50'06"	N09°03'21"E	51.51
C156	81.45	60.00	77°46'36"	N73°21'41"E	75.34
C157	22.00	60.00	21°00'39"	N57°14'41"W	21.88
C158	71.11	60.00	67°54'02"	N12°47'20"W	67.02
C159	56.85	60.00	54°17'00"	N48°18'11"E	54.74
C160	15.98	60.00	15°15'48"	N83°04'35"E	15.94
C161	19.61	25.00	44°56'26"	N68°14'16"E	19.11
C162	49.27	1695.00	1°39'56"	N11°43'24"E	49.27
C163	53.47	1695.00	1°48'27"	N12°12'20"E	53.47
C164	49.27	1695.00	1°39'56"	N13°23'20"E	49.27
C165	53.47	1695.00	1°48'27"	N14°00'46"E	53.47
C166	49.27	1695.00	1°39'56"	N15°03'16"E	49.27
C167	53.47	1695.00	1°48'27"	N15°49'13"E	53.47
C168	49.27	1695.00	1°39'56"	N16°43'12"E	49.27
C169	53.47	1695.00	1°48'27"	N17°37'40"E	53.47
C170	49.27	1695.00	1°39'56"	N18°23'08"E	49.27
C171	53.47	1695.00	1°48'27"	N19°26'07"E	53.47
C172	49.27	1695.00	1°39'56"	N20°03'04"E	49.27
C173	53.47	1695.00	1°48'27"	N21°14'34"E	53.47
C174	49.27	1695.00	1°39'56"	N21°43'00"E	49.27
C175	53.47	1695.00	1°48'27"	N23°03'00"E	53.47
C176	49.27	1695.00	1°39'56"	N23°22'56"E	49.27
C177	53.47	1695.00	1°48'27"	N24°51'27"E	53.47
C178	49.27	1695.00	1°39'56"	N25°02'52"E	49.27
C179	45.02	1695.00	1°31'19"	N26°31'20"E	45.02
C180	41.49	1695.00	1°24'09"	N26°34'55"E	41.49
C181	155.63	1085.00	8°13'06"	N70°06'32"W	155.50
C182	17.32	1695.00	0°35'07"	N11°00'33"E	17.32
C183	5.15	1695.00	0°10'27"	N10°48'12"E	5.15
C184	133.49	1105.00	6°55'19"	N69°27'39"W	133.41

FINAL PLAT OF
CARMEL WEST PHASE 1 SECTION 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°11'21"E	19.68
L2	N00°48'39"E	10.00
L3	N62°43'00"W	50.00
L4	N47°28'19"E	25.36
L5	N89°11'21"W	14.53
L6	N89°11'21"W	14.91
L7	N53°26'23"E	6.76
L8	N88°06'35"W	33.29
L9	N49°39'34"W	6.76
L10	N10°42'59"E	0.60
L11	N80°27'42"W	45.07
L12	N80°27'42"W	47.23
L13	N67°39'18"W	102.40
L14	N67°39'18"W	79.98
L15	N64°47'34"W	100.12
L16	N70°31'03"W	100.12
L17	N67°39'18"W	9.21
L18	N67°39'15"W	19.58
L19	N80°38'37"E	6.67
L20	N62°26'50"W	33.30
L21	N25°34'39"W	6.67
L22	N62°26'50"W	26.59
L23	N62°26'50"W	66.97
L24	N27°17'00"E	20.00
L25	N27°17'00"E	20.00
L26	N62°43'00"W	125.00
L27	N62°43'00"W	125.00
L28	N27°17'00"E	20.00
L29	N27°17'00"E	20.00
L30	N62°43'00"W	250.00
L31	N62°43'00"W	125.00
L32	N27°17'00"E	20.00
L33	N27°17'00"E	20.00
L34	N27°17'00"E	20.00
L35	N27°17'00"E	20.00
L36	N62°43'00"W	125.00
L37	N27°17'00"E	20.00
L38	N27°17'00"E	20.00
L39	N62°43'00"W	250.00
L40	N70°31'03"W	81.18
L41	N67°39'18"W	44.57
L42	N80°27'42"W	29.49
L43	N62°43'00"W	125.00
L44	N62°43'00"W	125.00
L45	N62°43'00"W	125.00
L46	N62°43'00"W	125.00
L47	N62°43'00"W	125.00
L48	N62°43'00"W	125.00
L49	N62°43'00"W	125.00
L50	N62°43'00"W	125.00
L51	N89°11'21"W	39.41
L52	N27°17'00"E	7.90
L53	N45°46'03"E	6.25
L54	S27°17'00"W	20.96
L55	S27°17'00"W	28.68
L56	N02°15'58"W	20.00
L57	N39°51'52"E	19.82
L58	N67°39'18"W	63.16

MINIMUM FINISHED FLOOR ELEVATIONS:

BLOCK	LOT NO.	ELEVATION
D	30	607.3
D	31	606.9
I	47	608.0
I	48	607.5
I	49	607.0
I	50	606.5

FINISHED FLOOR ELEVATIONS ARE BASED ON THE FLOODPLAIN ANALYSIS AND DRAINAGE PLAN STUDY BY PAPE-DAWSON ENGINEERS, INC., DATED 10/7/2016

DATE: JAN. 17, 2017

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

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = SIDEWALK REQUIRED (4' WIDE MINIMUM)
- = SIDEWALK REQUIRED (6' WIDE MINIMUM)
- ***** = HIKE AND BIKE TRAIL
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE
- OS = OPEN SPACE
- DRTC = DEED RECORDS OF TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- WFL = WALL, FENCE AND LANDSCAPE EASEMENT
- BM = BENCHMARK
- (H) = BLOCK NAME
- (X) = MAIL BOX UNITS

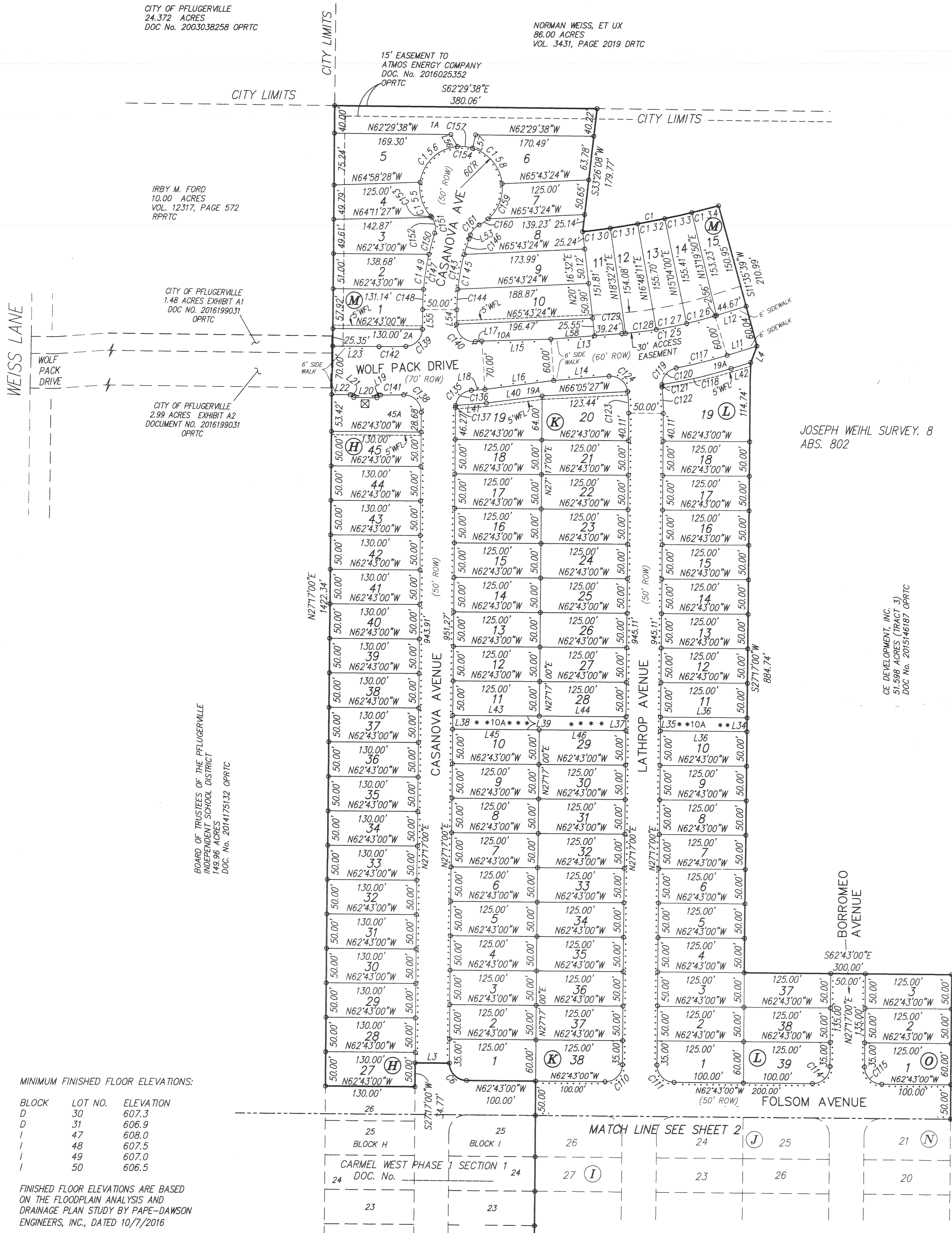
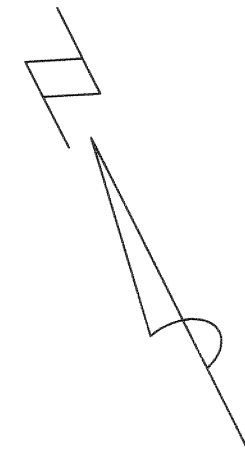
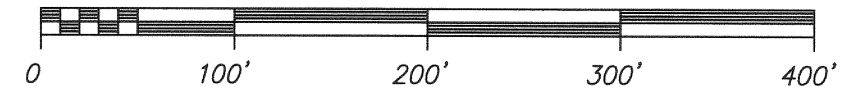
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 - ☒ = MAIL BOX UNITS

CITY OF PFLUGERVILLE
24.372 ACRES
DOC No. 2003038258 OPRTC

NORMAN WEISS, ET UX
86.00 ACRES
VOL. 3431, PAGE 2019 DRTC

FINAL PLAT OF
CARMEL WEST PHASE 1 SECTION 2

SCALE: 1"=100'



JOSEPH WEIHL SURVEY. 8
ABS. 802

CE DEVELOPMENT, INC.
51.598 ACRES (TRACT 3)
DOC No. 2015146187 OPRTC

MINIMUM FINISHED FLOOR ELEVATIONS:

BLOCK	LOT NO.	ELEVATION
D	30	607.3
D	31	606.9
I	47	608.0
I	48	607.5
I	49	607.0
I	50	606.5

FINISHED FLOOR ELEVATIONS ARE BASED
ON THE FLOODPLAIN ANALYSIS AND
DRAINAGE PLAN STUDY BY PAPE-DAWSON
ENGINEERS, INC., DATED 10/7/2016

DATE: JAN. 17, 2017

SCALE: 1"=100'

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F-10015400

FINAL PLAT OF
CARMEL WEST PHASE 1 SECTION 2

NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE THROUGH TRAVIS COUNTY MUD No. 23. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. 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.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 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.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PLEASANTON PARKWAY AND WOLF PACK DRIVE.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CASANOVA AVENUE, LATHROP AVENUE, FOLSOM AVENUE AND BORROMEO AVENUE.
- 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.
- 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-BA.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
- 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 LOT SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- 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.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0290J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.
- 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN CE DEVELOPMENT, INC. AND THE CITY OF PFLUGERVILLE, DATED OCTOBER 13, 2015. THIS PROJECT WILL BE WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY M.U.D. No. 23, AN IN-CITY MUD CURRENTLY IN THE CREATION PROCESS.
- THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFL) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFL) ON LOTS 30 AND 31, BLOCK D, LOT 45 BLOCK H, LOT 50 BLOCK I, LOT 1 AND 47 BLOCK J AND LOT 19 AND 20 BLOCK K, LOT 19 BLOCK L, LOTS 1 AND 10, BLOCK M AND LOT 1 BLOCK N.
- THE HOA SHALL OWN AND MAINTAIN THE FOLLOWING, DRAINAGE AND PUBLIC UTILITY EASEMENT, OPEN SPACE AND LANDSCAPE LOTS: LOT 30A BLOCK D, LOT 45A BLOCK H, LOT 50A BLOCK I, LOT 1A BLOCK J, LOT 19A BLOCK K, LOT 19A BLOCK L, LOTS 1A, 2A, AND 10A, BLOCK M AND LOT 1A BLOCK N.
- CARMEL WEST PHASE 1 SECTION 2 CANNOT BE ACCEPTED BY THE CITY OF PFLUGERVILLE UNTIL WOLF PACK DRIVE IS COMPLETED AND ACCEPTED BY THE CITY.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 39.89 ACRES OF LAND OUT OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, AND THE WILLIAM CALDWELL SURVEY 66, ABSTRACT No. 162, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT No. 2015146187 AND DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.889 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 1 SECTION 2", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____

JOHN LLOYD, PRESIDENT
CE DEVELOPMENT, INC.

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN LLOYD, 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

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

BY: _____
TAMMIE WILLIAMSON, CHAIR

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

BY: _____
PLANNING DIRECTOR

ATTEST:

CITY SECRETARY

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 EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0290J, EFFECTIVE DATE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

J. Keith Collins
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



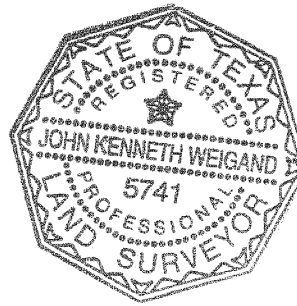
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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 5/8/2017
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS



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 AND DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D.. AT ____ O'CLOCK ____ M., 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

LOT AREAS IN SQUARE FEET

BLOCK D		BLOCK K		BLOCK N	
LOT		LOT 1	7365	LOT	
30	8750	2-18	6250	1	6530
31	8750.	19	6979	2-11	6780
		20	8442	12	6736
BLOCK F		21-37	6250	13-20	6250
LOT		38	7365	21	7366
1	9940	BLOCK L		BLOCK O	
2-3	6200.	LOT		LOT	
BLOCK H		1	7366	1	7366
LOT		2-18	6250	2-3	6250
27-45	6500	19	12126		
BLOCK I		37-38	6250		
LOT		39	7366		
26	7366	BLOCK M			
27-34	6250	LOT			
35	6354	1	7541		
36-45	6373	2	6850		
46	6280	3	7426		
47	6391	4	6559		
48	6659	5	10655		
49	7072	6	10005		
50	8314	7	6361		
BLOCK J		8	8087		
LOT		9	9106		
1	8568	10	9804		
2-4	6250	11	6467		
5	6264	12	6566		
6-14	6386	13	6596		
15	6364	14	6540		
16-23	6250	15	6428		
24	7366				
25	7366				
26-33	6250				
34	6407				
35-42	6437				
43	6441				
44	6503				
45	6655				
46	6899				
47	8750				

NON-SINGLE FAMILY LOTS

I-50A	3015 SQ FT	LS
J-1A	5223 SQ FT	LS
N-1A	3107 SQ FT	LS
D-30A	2924 SQ FT	LS
I-34A	2500 SQ FT	OS
J-15A	5000 SQ FT	OS
N-12A	2500 SQ FT	OS
K-10A	5000 SQ FT	OS
L-10A	2500 SQ FT	OS
M-2A	3168 SQ FT	LS
M-10A	5123 SQ FT	LS
H-15A	6646 SQ FT	LS-OS
K-19A	5042 SQ FT	LS
L-19A	2644 SQ FT	LS
M-1A	15629 SQ FT	DE/PUE

DATE: JAN. 17, 2017

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