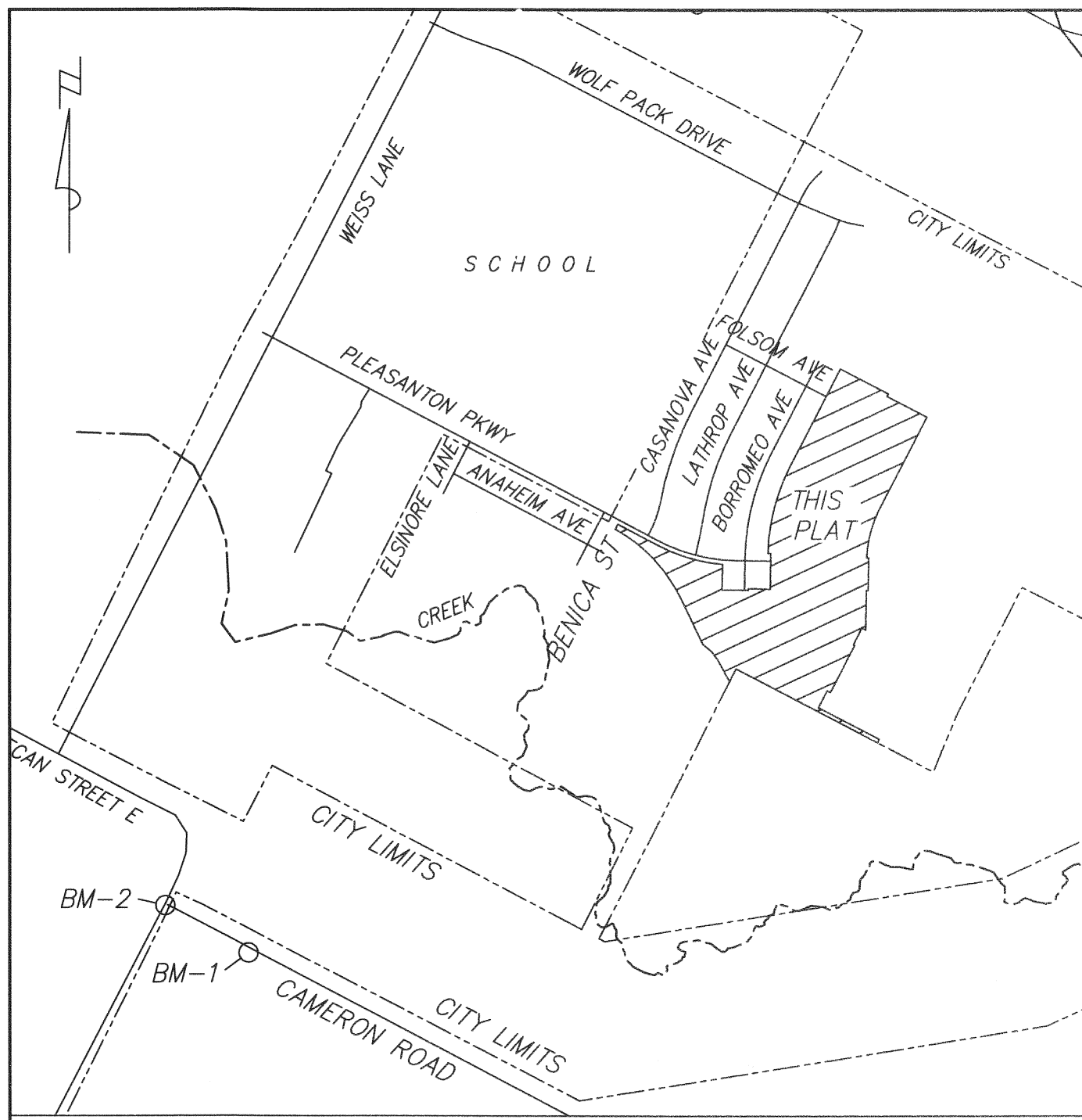




LOCATION MAP

BENCH MARKS:
 BM-1 = 3-INCH DIAMETER LCRA 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)
 - ***** = HIKE AND BIKE TRAIL
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - DRTC = DEED RECORDS OF TRAVIS COUNTY
 - OEE = ONCOR ELECTRIC DELIVERY CO. LLC, EASEMENT
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT OF WAY
 - SLE = SIGHT LINE EASEMENT
 - SW = SIDEWALK
 - WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
 - WWE = WASTEWATER EASEMENT
 - (W) = BLOCK NAME
 - (M) = MAILBOX CLUSTER
 - 600.2' = MINIMUM FINISHED FLOOR ELEVATION

DATE: JULY 13, 2017

SCALE: 1"=100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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F-9784

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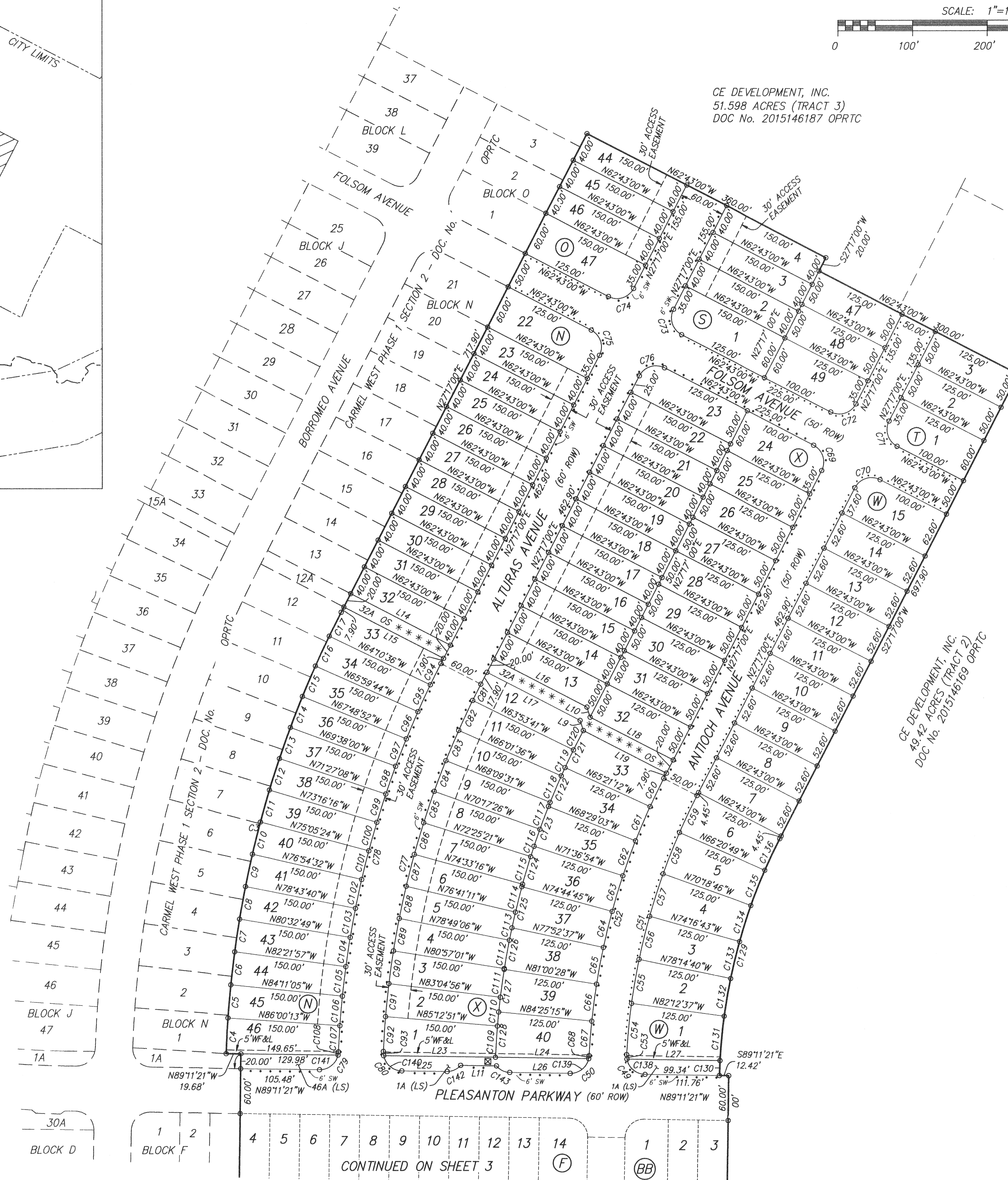
F-10015400

FINAL PLAT OF CARMEL WEST PHASE 2 SECTION 1

SCALE: 1"=100'



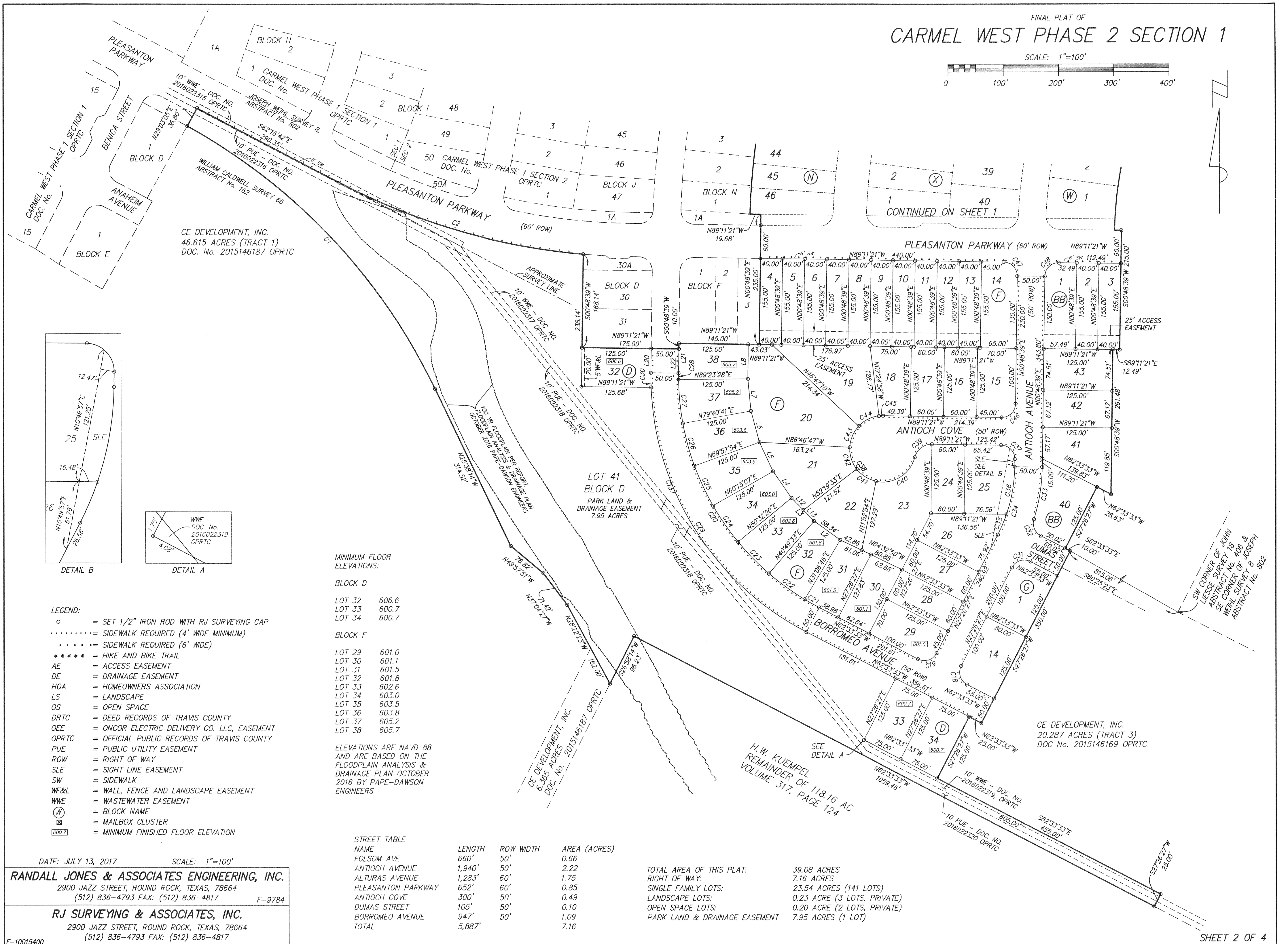
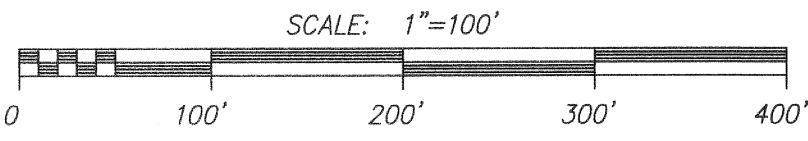
CE DEVELOPMENT, INC.
 51.598 ACRES (TRACT 3)
 DOC No. 2015146187 OPRTC



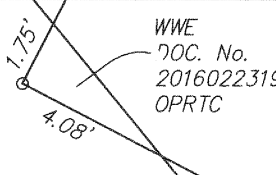
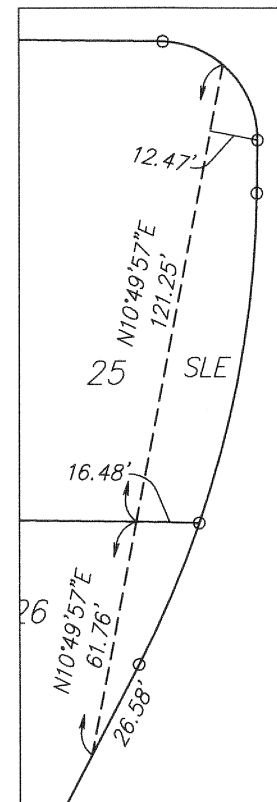
CE DEVELOPMENT, INC.
 49.442 ACRES (TRACT 2)
 DOC No. 2015146169 OPRTC

CONTINUED ON SHEET 3

FINAL PLAT OF
CARMEL WEST PHASE 2 SECTION 1



CE DEVELOPMENT, INC.
46.615 ACRES (TRACT 1)
DOC. No. 2015146187 OPRTC



- LEGEND:
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = SIDEWALK REQUIRED (4' WIDE MINIMUM)
 - = SIDEWALK REQUIRED (6' WIDE)
 - ***** = HIKE AND BIKE TRAIL
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOMEOWNERS ASSOCIATION
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - DRTC = DEED RECORDS OF TRAVIS COUNTY
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 - PUE = PUBLIC UTILITY EASEMENT
 - ROW = RIGHT OF WAY
 - SLE = SIGHT LINE EASEMENT
 - SW = SIDEWALK
 - WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
 - WWE = WASTEWATER EASEMENT
 - (W) = BLOCK NAME
 - (M) = MAILBOX CLUSTER
 - (600.7) = MINIMUM FINISHED FLOOR ELEVATION

MINIMUM FLOOR ELEVATIONS:

BLOCK D	
LOT 32	606.6
LOT 33	600.7
LOT 34	600.7
BLOCK F	
LOT 29	601.0
LOT 30	601.1
LOT 31	601.5
LOT 32	601.8
LOT 33	602.6
LOT 34	603.0
LOT 35	603.5
LOT 36	603.8
LOT 37	605.2
LOT 38	605.7

ELEVATIONS ARE NAVD 88
AND ARE BASED ON THE
FLOODPLAIN ANALYSIS &
DRAINAGE PLAN OCTOBER
2016 BY PAPE-DAWSON
ENGINEERS

STREET TABLE	NAME	LENGTH	ROW WIDTH	AREA (ACRES)
FOLSOM AVE		660'	50'	0.66
ANTIOCH AVENUE		1,940'	50'	2.22
ALTURAS AVENUE		1,283'	50'	1.75
PLEASANTON PARKWAY		652'	60'	0.85
ANTIOCH COVE		300'	50'	0.49
DUMAS STREET		105'	50'	0.10
BORROMEO AVENUE		947'	50'	1.09
TOTAL		5,887'		7.16

TOTAL AREA OF THIS PLAT: 39.08 ACRES
RIGHT OF WAY: 7.16 ACRES
SINGLE FAMILY LOTS: 23.54 ACRES (141 LOTS)
LANDSCAPE LOTS: 0.23 ACRE (3 LOTS, PRIVATE)
OPEN SPACE LOTS: 0.20 ACRE (2 LOTS, PRIVATE)
PARK LAND & DRAINAGE EASEMENT 7.95 ACRES (1 LOT)

DATE: JULY 13, 2017 SCALE: 1"=100'

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	662.52	1075.00	35°18'41"	S43°17'35"E	652.09
C2	461.68	1165.00	22°42'21"	S73°37'44"E	458.66
C3	614.58	1395.00	25°14'32"	S14°39'44"W	609.62
C4	47.61	1395.00	1°57'20"	S03°01'07"W	47.61
C5	44.29	1395.00	1°49'08"	S04°54'21"W	44.28
C6	44.29	1395.00	1°49'08"	S06°43'29"W	44.28
C7	44.29	1395.00	1°49'08"	S08°32'37"W	44.28
C8	44.29	1395.00	1°49'08"	S10°21'45"W	44.28
C9	44.29	1395.00	1°49'08"	S12°10'54"W	44.28
C10	44.29	1395.00	1°49'08"	S14°00'02"W	44.28
C11	44.29	1395.00	1°49'08"	S15°49'10"W	44.28
C12	44.29	1395.00	1°49'08"	S17°38'18"W	44.28
C13	44.29	1395.00	1°49'08"	S19°27'26"W	44.28
C14	44.29	1395.00	1°49'08"	S21°16'34"W	44.28
C15	44.29	1395.00	1°49'08"	S23°05'42"W	44.28
C16	44.29	1395.00	1°49'08"	S24°54'50"W	44.28
C17	35.54	1395.00	1°27'35"	S26°33'12"W	35.54
C18	39.27	25.00	90°00'00"	N17°33'33"W	35.36
C19	39.27	25.00	90°00'00"	N72°26'27"E	35.36
C20	519.30	469.52	63°22'12"	N30°52'27"W	493.23
C21	30.09	469.52	3°40'19"	N60°43'24"W	30.08
C22	79.60	469.52	9°42'47"	N54°01'51"W	79.50
C23	79.60	469.52	9°42'47"	N44°19'04"W	79.50
C24	79.60	469.52	9°42'47"	N34°36'17"W	79.50
C25	79.60	469.52	9°42'47"	N24°53'30"W	79.50
C26	79.60	469.52	9°42'47"	N15°10'43"W	79.50
C27	79.60	469.52	9°42'47"	N05°27'55"W	79.50
C28	11.63	469.52	1°25'11"	N00°06'04"E	11.63
C29	574.60	519.52	63°22'12"	N30°52'27"W	545.76
C30	26.52	519.52	2°55'31"	N00°39'06"W	26.52
C31	39.27	25.00	90°00'00"	N72°26'27"E	35.36
C32	35.03	25.00	80°16'54"	N22°25'06"W	32.23
C33	95.93	325.00	16°54'42"	N09°16'00"E	95.58
C34	127.81	275.00	26°37'48"	N14°07'33"E	126.67
C35	40.14	275.00	8°21'44"	N23°15'35"E	40.10
C36	87.68	275.00	18°16'04"	N09°56'41"E	87.31
C37	39.27	25.00	90°00'00"	N44°11'21"W	35.36
C38	268.49	60.00	256°23'33"	N37°23'07"W	94.31
C39	42.05	31.54	76°23'33"	N52°36'53"E	39.00
C40	91.59	60.00	87°27'48"	N58°09'00"E	82.95
C41	42.35	60.00	40°26'39"	N57°53'46"W	41.48
C42	42.35	60.00	40°26'39"	N17°27'09"W	41.48
C43	42.35	60.00	40°26'39"	N22°59'31"E	41.48
C44	42.35	60.00	40°26'39"	N63°26'10"E	41.48
C45	7.49	60.00	7°09'10"	N87°14'04"W	7.49
C46	39.27	25.00	90°00'00"	N45°48'39"E	35.36
C47	39.27	25.00	90°00'00"	N44°11'21"W	35.36
C48	39.27	25.00	90°00'00"	N45°48'39"E	35.36
C49	40.32	25.00	92°23'55"	S42°59'23"E	36.09
C50	38.34	25.00	87°51'29"	N46°52'55"E	34.69
C51	361.34	860.00	24°04'25"	N15°14'47"E	358.69
C52	386.43	910.00	24°19'49"	N15°07'05"E	383.53
C53	6.08	25.00	13°56'08"	N03°45'30"W	6.07
C54	68.75	860.00	4°34'48"	N05°29'59"E	68.73
C55	59.53	860.00	3°57'57"	N09°46'21"E	59.51
C56	59.53	860.00	3°57'57"	N13°44'19"E	59.51
C57	59.53	860.00	3°57'57"	N17°42'16"E	59.51
C58	59.53	860.00	3°57'57"	N21°40'13"E	59.51
C59	54.49	860.00	3°37'48"	N25°28'05"E	54.48
C60	41.87	910.00	2°38'11"	N25°57'54"E	41.87
C61	49.73	910.00	3°07'51"	N23°04'53"E	49.72
C62	49.73	910.00	3°07'51"	N19°57'02"E	49.72
C63	49.73	910.00	3°07'51"	N16°49'10"E	49.72
C64	49.73	910.00	3°07'51"	N13°41'19"E	49.72
C65	49.73	910.00	3°07'51"	N10°33'28"E	49.72
C66	49.70	910.00	3°07'46"	N07°25'39"E	49.70
C67	46.22	910.00	2°54'36"	N04°24'28"E	46.21
C68	4.10	25.00	9°23'42"	N07°39'01"E	4.09
C69	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C70	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C71	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C72	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C73	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C74	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C75	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C76	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C77	511.80	1185.00	24°44'45"	N14°54'37"E	507.83
C78	540.96	1245.00	24°53'44"	N14°50'08"E	536.72
C79	38.58	25.00	88°25'23"	N46°35'58"E	34.87
C80	40.02	25.00	91°43'35"	N43°19'33"W	35.88
C81	24.36	1185.00	1°10'41"	N26°41'39"E	24.36
C82	44.09	1185.00	2°07'55"	N25°02'21"E	44.09
C83	44.09	1185.00	2°07'55"	N22°54'26"E	44.09
C84	44.09	1185.00	2°07'55"	N20°46'31"E	44.09
C85	44.09	1185.00	2°07'55"	N18°38'36"E	44.09
C86	44.09	1185.00	2°07'55"	N16°30'41"E	44.09
C87	44.09	1185.00	2°07'55"	N14°22'46"E	44.09
C88	44.09	1185.00	2°07'55"	N12°14'51"E	44.09
C89	44.09	1185.00	2°07'55"	N10°06'56"E	44.09
C90	44.09	1185.00	2°07'55"	N07°59'01"E	44.09

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C91	44.09	1185.00	2°07'55"	N05°51'06"E	44.09
C92	46.50	1185.00	2°14'55"	N03°39'42"E	46.50
C93	5.79	25.00	13°15'48"	N04°05'40"W	5.77
C94	31.72	1245.00	1°27'35"	N26°33'12"E	31.72
C95	39.52	1245.00	1°49'08"	N24°54'50"E	39.52
C96	39.52	1245.00	1°49'08"	N23°05'42"E	39.52
C97	39.52	1245.00	1°49'08"	N21°16'34"E	39.52
C98	39.52	1245.00	1°49'08"	N19°27'26"E	39.52
C99	39.52	1245.00	1°49'08"	N17°38'18"E	39.52
C100	39.52	1245.00	1°49'08"	N15°49'10"E	39.52
C101	39.52	1245.00	1°49'08"	N14°00'02"E	39.52
C102	39.52	1245.00	1°49'08"	N12°10'54"E	39.52
C103	39.52	1245.00	1°49'08"	N10°21'45"E	39.52
C104	39.52	1245.00	1°49'08"	N08°32'37"E	39.52
C105	39.52	1245.00	1°49'08"	N06°43'29"E	39.52
C106	39.52	1245.00	1°49'08"	N04°54'21"E	39.52
C107	34.96	1245.00	1°36'31"	N03°11'31"E	34.95
C108	4.35	25.00	9°57'36"	N07°22'04"E	4.34
C109	41.85	1035.00	2°19'01"	N03°37'39"E	41.85
C110	38.51	1035.00	2°07'55"	N05°51'06"E	38.51
C111	38.51	1035.00	2°07'55"	N07°59'01"E	38.51
C112	38.51	1035.00	2°07'55"	N10°06'56"E	38.51
C113	38.51	1035.00	2°07'55"	N12°14'51"E	38.51
C114	38.51	1035.00	2°07'55"	N14°22'46"E	38.51
C115	38.51	1035.00	2°07'55"	N16°30'41"E	38.51
C116	38.51	1035.00	2°07'55"	N18°38'36"E	38.51
C117	38.51	1035.00	2°07'55"	N20°46'31"E	38.51
C118	38.51	1035.00	2°07'55"	N22°54'26"E	38.51
C119	38.51	1035.00	2°07'55"	N25°02'21"E	38.51
C120	29.18	1035.00	1°36'55"	N26°54'46"E	29.18
C121	55.52	1035.00	3°04'25"	N26°11'01"E	55.52
C122	56.56	1035.00	3°07'51"	N23°04'53"E	56.55
C123	56.56	1035.00	3°07'51"	N19°57'02"E	56.55
C124	56.56	1035.00	3°07'51"	N16°49'10"E	56.55
C125	56.56	1035.00	3°07'51"	N13°41'19"E	56.55
C126	56.56	1035.00	3°07'51"	N10°33'28"E	56.55
C127	57.15	1035.00	3°09'49"	N07°24'37"E	57.14
C128	60.69	1035.00	3°21'35"	N04°08'56"E	60.68
C129	329.64	735.00	25°41'49"	S14°26'05"W	326.89
C130	20.01	735.00	1°33'35"	S02°21'58"W	20.01
C131	59.57	735.00	4°38'37"	S05°28'04"W	59.55
C132	50.87	735.00	3°57'57"	S09°46'21"W	50.86
C133	50.87	735.00	3°57'57"	S13°44'19"W	50.86
C134	50.87	735.00	3°57'57"	S17°42'16"W	50.86
C135	50.87	735.00	3°57'57"	S21°40'13"W	50.86
C136	46.57	735.00	3°37'48"	S25°28'05"W	46.56
C137	548.07	519.52	60°26'41"	S32°20'12"E	523.01
C138	34.24	25.00	78°27'47"	S49°57'27"E	31.62
C139	34.24	25.00	78°27'47"	N51°34'46"E	31.62
C140	34.24	25.00	78°27'47"	S49°57'27"E	31.62
C141	34.24	25.00	78°27'47"	N51°34'46"E	31.62
C142	20.44	23.00	50°55'04"	N65°21'07"E	19.77
C143	20.44	23.00	50°55'04"	N63°43'49"W	19.77

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°48'39"E	13.80'
L2	N54°01'51"W	58.34'
L3	N44°19'04"W	58.34'
L4	N34°36'17"W	58.34'
L5	N24°53'30"W	58.34'
L6	N15°10'43"W	58.34'
L7	N05°27'55"W	58.34'
L8	N00°42'47"E	62.02'
L9	N17°48'11"W	14.16'
L10	N174°3'00"W	14.14'
L11	N89°11'21"W	47.96'
L12	S44°19'04"E	30.86'
L13	S44°19'04"E	27.48'
L14	N62°43'00"W	150.00'
L15	N62°43'00"W	150.00'
L16	N62°43'00"W	140.00'
L17	N62°43'00"W	140.00'
L18	N62°43'00"W	125.00'
L19	N62°43'00"W	124.97'
L20	S00°48'39"W	43.49'
L21	S00°48'39"W	53.49'
L22	S00°48'39"W	43.49'
L23	S89°11'21"E	149.40'
L24	S89°11'21"E	124.71'
L25	S89°11'21"E	60.61'
L26	S89°11'21"E	80.85'
L27	S89°11'21"E	124.37'

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE THROUGH TRAVIS COUNTY M.U.D. 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 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.
- 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 ALTURAS AVENUE WHERE THE DEVELOPMENT FRONTS PLEASANTON PARKWAY AND ALTURAS AVENUE.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF FOLSOM AVENUE, ANTIOCH AVENUE, ANTIOCH COVE, DUMAS STREET AND BORROMEO DRIVE.
- 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 # 1224-09-08-25-8A.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF PFLUGERVILLE AND CE DEVELOPMENT, INC., 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 ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED 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.
- 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, AND PANEL #48453C0295H EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY.
- 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

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
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS
RJ SURVEYING AND ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664



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 FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014. AND PANEL #48453C0295H EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY.

J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664



THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 39.08 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. 2015146189 AND DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.08 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 2 SECTION 1", 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 1 DAY OF NOVEMBER 2017

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 1st DAY OF November 2017

SEAL

KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019
Notary ID 130303134

STATE OF TEXAS

COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER THAT CERTAIN 39.08 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. 2015146149 AND DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 39.08 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE
A TEXAS BANKING ASSOCIATION

BY: Nick Fuhrman
NAME: Nick Fuhrman
TITLE: Senior Vice President

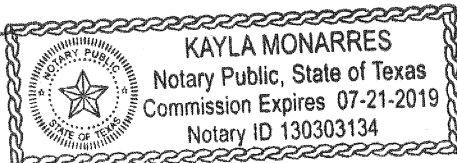
STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF November 2017

KAYLA MONARRES
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME
Kayla Monarres
MY COMMISSION EXPIRES:
07-21-2019



FINAL PLAT OF

CARMEL WEST PHASE 2 SECTION 1

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

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

DATE: JULY 13, 2017

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
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F-10015400