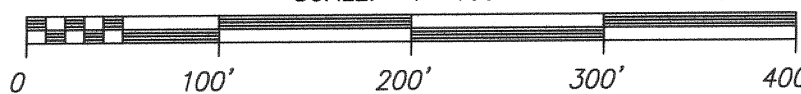


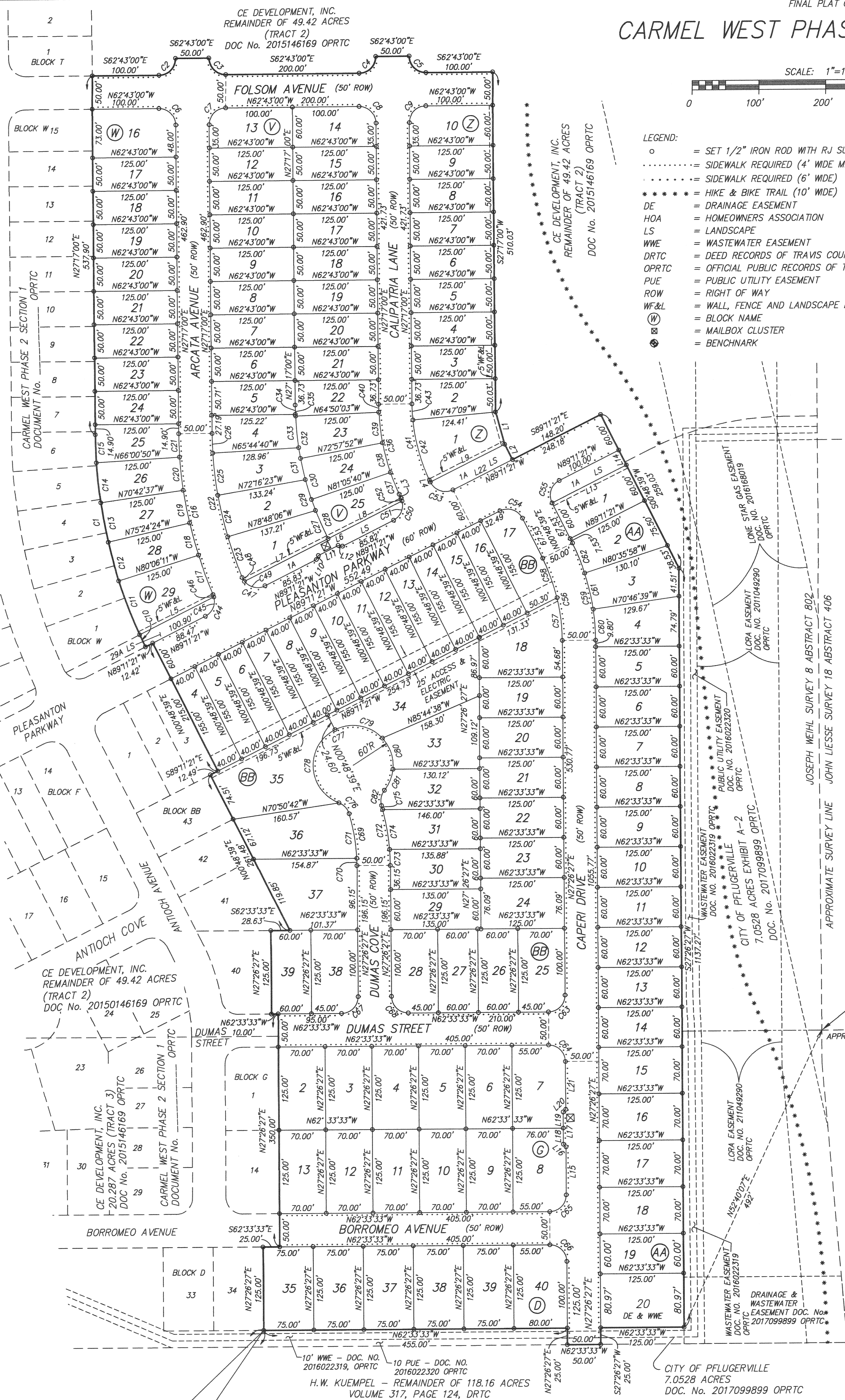
CARMEL WEST PHASE 2 SECTION 3

SCALE: 1"=100'



LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = SIDEWALK REQUIRED (4' WIDE MINIMUM)
- = SIDEWALK REQUIRED (6' WIDE)
- ***** = HIKE & BIKE TRAIL (10' WIDE)
- DE = DRAINAGE EASEMENT
- HOA = HOMEOWNERS ASSOCIATION
- LS = LANDSCAPE
- WWE = WASTEWATER EASEMENT
- DRTC = DEED RECORDS OF TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
- (W) = BLOCK NAME
- ⊗ = MAILBOX CLUSTER
- ⊙ = BENCHMARK



S:\LAND2601-2650\2642\dwg\2642-plat.dwg, 4/18/2018 8:42:16 AM, \\rr-data01\HP Designlet T1530.HPCL2

BM-2
BM-1

10' WUE - DOC. NO. 2016022319, OPRTC
10' PUE - DOC. NO. 2016022320, OPRTC
H.W. KUEMPEL - REMAINDER OF 118.16 ACRES
VOLUME 317, PAGE 124, DRTC

CITY OF PFLUGERVILLE
7.0528 ACRES
DOC. NO. 2017099899, OPRTC

WINNIE MAE & JACK MURCHISON
FIRST TRACT, 125.15 ACRES
VOLUME 4796, PAGE 1140

DATE: APRIL 17, 2018

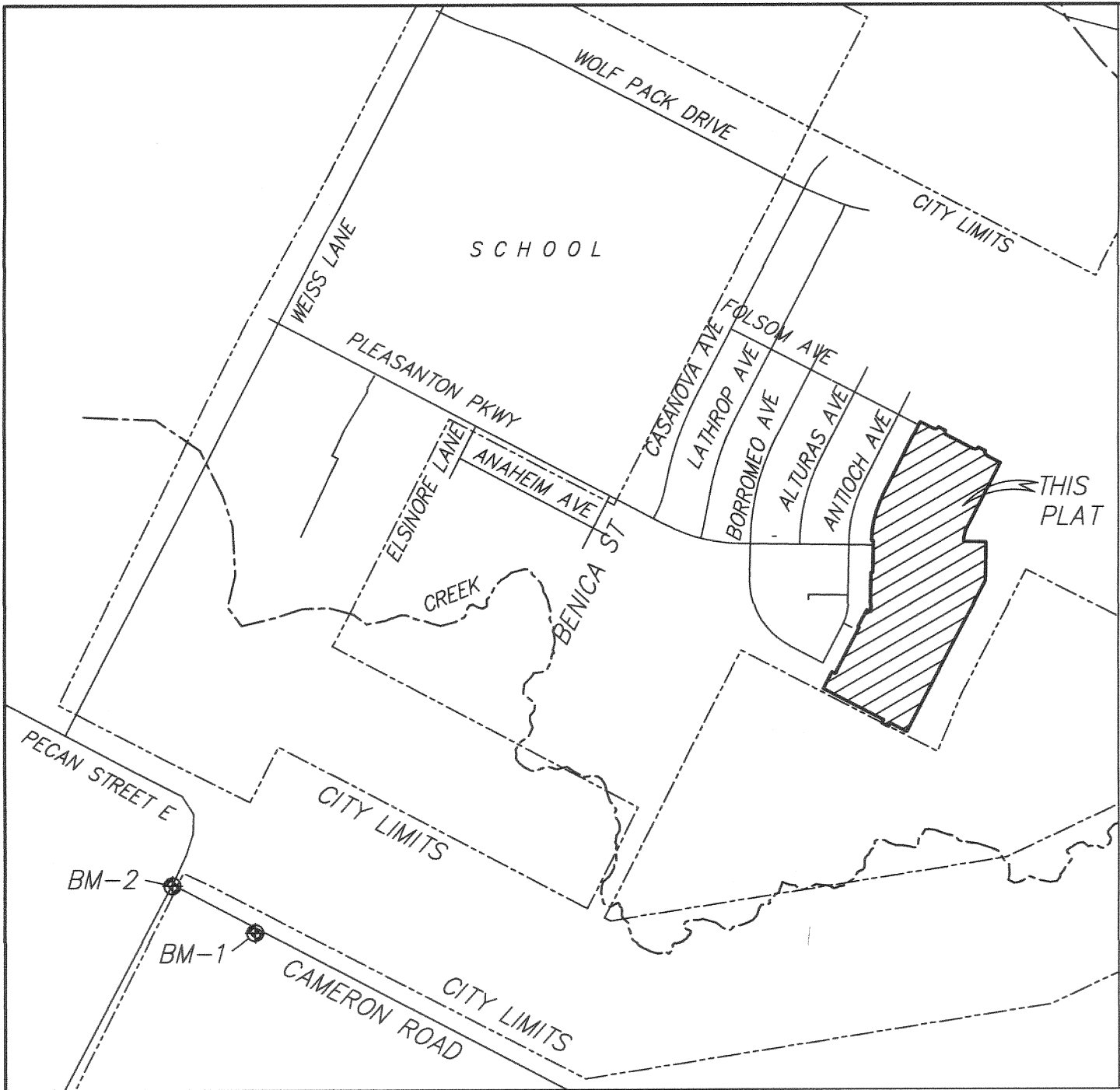
SCALE: 1" = 100'

PROPERTY OWNER:
CE DEVELOPMENT, INC.
JOHN LLOYD, PRESIDENT
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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CARMEL WEST PHASE 2 SECTION 3



LOCATION MAP

LOT AREAS
(SQUARE FEET)

BLOCK—LOT AREA

D-35	9,375	AA-1	7,500
D-36	9,375	AA-2	8,317
D-37	9,375	AA-3	8,954
D-38	9,375	AA-4	8,273
D-39	9,375	AA-5	7,500
D-40	9,866	AA-6	7,500
		AA-7	7,500
G-2	8,750	AA-8	7,500
G-3	8,750	AA-9	7,500
G-4	8,750	AA-10	7,500
G-5	8,750	AA-11	7,500
G-6	8,750	AA-12	7,500
G-7	9,761	AA-13	7,500
G-13	8,750	AA-14	7,500
G-12	8,750	AA-15	8,750
G-11	8,750	AA-16	8,750
G-10	8,750	AA-17	8,750
G-9	8,750	AA-18	8,750
G-8	9,761	AA-19	8,750
V-1	8,193	AA-1A	2,991
V-2	7,588	AA-20	8,871
V-3	7,387		
V-4	6,777	BB-4	6,200
V-5	6,339	BB-5	6,200
V-6	6,250	BB-6	6,200
V-7	6,250	BB-7	6,200
V-8	6,250	BB-8	6,200
V-9	6,250	BB-9	6,200
V-10	6,250	BB-10	6,200
V-11	6,250	BB-11	6,200
V-12	6,250	BB-12	6,200
V-13	7,366	BB-13	6,200
V-14	7,366	BB-14	6,200
V-15	6,250	BB-15	6,200
V-16	6,250	BB-16	6,200
V-17	6,250	BB-17	8,628
V-18	6,250	BB-18	11,241
V-19	6,250	BB-19	7,500
V-20	6,250	BB-20	7,500
V-21	6,250	BB-21	7,500
V-22	6,381	BB-22	7,500
V-23	6,873	BB-23	7,500
V-24	6,873	BB-24	9,512
V-25	6,869	BB-25	8,616
V-1A	4,892	BB-26	7,500
		BB-27	7,500
W-16	8,991	BB-28	8,616
W-17	6,250	BB-29	8,100
W-18	6,250	BB-30	8,107
W-19	6,250	BB-31	8,398
W-20	6,250	BB-32	8,444
W-21	6,250	BB-33	10,809
W-22	6,250	BB-34	15,130
W-23	6,250	BB-35	15,693
W-24	6,250	BB-36	12,099
W-25	6,700	BB-37	13,737
W-26	6,890	BB-38	8,616
W-27	6,890	BB-39	7,500
W-28	6,890		
W-29	9,586		
W-1A	2,380		
Z-1	9,277		
Z-2	6,939		
Z-3	6,250		
Z-4	6,250		
Z-5	6,250		
Z-6	6,250		
Z-7	6,250		
Z-8	6,250		
Z-9	6,250		
Z-10	7,366		
Z-1A	3,092		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°02'13"W	50.32
L2	S00°48'39"W	25.82
L3	N02°40'46"E	6.63
L4	N02°40'46"E	3.37
L5	N89°11'21"W	124.85
L6	N89°11'21"W	264.60
L7	N89°11'21"W	140.13
L8	N89°11'21"W	124.46
L9	N89°11'21"W	124.96
L10	N53°54'07"E	6.68
L11	N89°11'21"W	33.30
L12	N52°19'09"W	6.68
L13	N89°11'21"W	125.00
L14	N00°48'39"E	25.00
L15	N27°26'27"E	71.86
L16	N17°33'33"W	5.66
L17	N27°26'27"E	48.28
L18	N27°26'27"E	24.14
L19	N27°26'27"E	24.14
L20	N72°26'27"E	5.66
L21	N27°26'27"E	71.86
L22	N89°11'21"W	99.98

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.

TOTAL AREA OF THIS PLAT: 28.602 ACRES
RIGHT OF WAY: 6.496 ACRES
SINGLE FAMILY LOTS: 21.595 ACRES (122 LOTS)
LANDSCAPE LOTS: 0.307 ACRE (4 LOTS, HOA)
DE & WVE: 0.204 ACRE (1 LOTS, HOA)

STREET TABLE			
NAME	LENGTH	ROW WIDTH	AREA (ACRES)
FOLSOM AVE	600'	50'	0.758
ARCATA AVENUE	803'	50'	0.871
CALIPATRIA LANE	711'	50'	0.707
PLEASANTON PARKWAY	752'	60'	1.040
DUMAS COVE	704'	50'	0.631
DUMAS STREET	455'	50'	0.500
CAPERI DRIVE	1318'	50'	1.489
BORROMEO AVENUE	455'	50'	0.500
TOTAL	5798'		6.496

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	329.64	735.00	25°41'49"	N14°26'05"E	326.89
C2	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C3	39.27	25.00	90°00'00"	S17°43'00"E	35.36
C4	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C5	39.27	25.00	90°00'00"	S17°43'00"E	35.36
C6	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C7	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C8	39.27	25.00	90°00'00"	N17°43'00"W	35.36
C9	39.27	25.00	90°00'00"	N72°17'00"E	35.36
C10	20.01	735.00	1°33'35"	N02°21'58"E	20.01
C11	86.60	735.00	6°45'03"	N06°31'17"E	86.55
C12	60.25	735.00	4°41'47"	N12°14'43"E	60.23
C13	60.25	735.00	4°41'47"	N16°56'29"E	60.23
C14	60.25	735.00	4°41'47"	N21°38'16"E	60.23
C15	42.30	735.00	3°17'50"	N25°38'05"E	42.29
C16	248.25	610.00	23°19'03"	N15°37'28"E	246.54
C17	63.15	610.00	5°55'52"	N06°55'53"E	63.12
C18	50.00	610.00	4°41'47"	N12°14'43"E	49.99
C19	50.00	610.00	4°41'47"	N16°56'29"E	49.99
C20	50.00	610.00	4°41'47"	N21°38'16"E	49.99
C21	35.10	610.00	3°17'50"	N25°38'05"E	35.10
C22	222.13	560.00	22°43'37"	N15°55'11"E	220.68
C23	64.92	560.00	6°38'31"	N07°52'38"E	64.88
C24	63.81	560.00	6°31'43"	N14°27'45"E	63.78
C25	63.81	560.00	6°31'43"	N20°59'28"E	63.78
C26	29.59	560.00	3°01'40"	N25°46'10"E	29.59
C27	46.36	450.00	5°54'11"	N03°44'05"E	46.34
C28	63.79	450.00	8°07'20"	N04°50'40"E	63.74
C29	48.56	450.00	6°10'59"	N09°46'40"E	48.54
C30	63.85	450.00	8°07'49"	N12°58'14"E	63.80
C31	49.06	450.00	6°14'45"	N15°59'32"E	49.03
C32	63.85	450.00	8°07'49"	N21°06'02"E	63.80
C33	50.17	450.00	6°23'17"	N22°18'33"E	50.15
C34	13.98	450.00	1°46'47"	N26°23'36"E	13.98
C35	16.63	450.00	2°07'03"	N26°13'28"E	16.63
C36	139.56	325.00	24°36'13"	N14°58'53"E	138.49
C37	35.32	325.00	6°13'33"	N05°47'33"E	35.30
C38	46.12	325.00	8°07'49"	N12°58'14"E	46.08
C39	46.12	325.00	8°07'49"	N21°06'02"E	46.08
C40	12.01	325.00	2°07'03"	N26°13'28"E	12.01
C41	118.09	275.00	24°36'13"	N14°58'53"E	117.18
C42	93.76	275.00	19°32'05"	N12°26'49"E	93.31
C43	24.33	275.00	5°04'08"	N24°44'55"E	24.32
C44	37.89	25.00	86°50'42"	N47°23'18"E	34.37
C45	34.24	25.00	78°27'47"	N51°34'46"E	31.62
C46	3.66	25.00	8°22'55"	N08°09'25"E	3.65
C47	40.90	25.00	93°44'43"	N42°18'59"W	36.49
C48	6.67	25.00	15°16'56"	N03°05'06"W	6.65
C49	34.24	25.00	78°27'47"	N49°57'27"W	31.62
C50	38.45	25.00	88°07'53"	N46°44'43"E	34.77
C51	34.24	25.00	78°27'47"	N51°34'46"E	31.62
C52	4.22	25.00	9°40'06"	N07°30'49"E	4.21
C53	40.09	25.00	91°52'07"	N43°15'17"W	35.93
C54	39.27	25.00	90°00'00"	N44°11'21"W	35.36
C55	39.27	25.00	90°00'00"	N45°48'39"E	35.36
C56	127.82	275.00	26°37'49"	N14°07'34"E	126.67
C57	64.80	275.00	13°30'00"	N20°41'28"E	64.65
C58	63.02	275.00	13°07'49"	N07°22'34"E	62.88
C59	151.05	325.00	26°37'48"	N14°07'33"E	149.70
C60	46.62	325.00	8°13'06"	N23°19'54"E	46.58
C61	55.71	325.00	9°49'20"	N14°18'42"E	55.65
C62	48.72	325.00	8°35'22"	N05°06'20"E	48.68
C63	39.27	25.00	90°00'00"	N72°26'27"E	35.36
C64	39.27	25.00	90°00'00"	N17°33'33"W	35.36
C65	39.27	25.00	90°00'00"	N72°26'27"E	35.36
C66	39.27	25.00	90°00'00"	N17°33'33"W	35.36
C67	39.27	25.00	90°00'00"	N72°26'27"E	35.36
C68	39.27	25.00	90°00'00"	N17°33'33"W	35.36
C69	78.95	275.00	16°26'53"	N19°13'00"E	78.67
C70	10.99	275.00	2°17'25"	N26°17'45"E	10.99
C71	67.95	275.00	14°09'29"	N18°04'18"E	67.78
C72	91.04	325.00	16°03'00"	N19°24'57"E	90.74
C73	23.87	325.00	4°12'32"	N25°20'11"E	23.87
C74	60.94	325.00	10°44'35"	N17°51'37"E	60.85
C75	6.23	325.00	1°05'53"	N11°56'24"E	6.23
C76	22.94	25.00	52°33'56"	N15°17'25"W	22.14
C77	301.51	60.00	287°55'07"	N77°36'49"W	70.60
C78	138.63	60.00	132°23'02"	N24°37'08"E	109.79
C79	77.68	60.00	74°10'30"	N52°06'06"W	72.36
C80	50.77	60.00	48°28'40"	N09°13'30"E	49.27
C81	34.43	60.00	32°52'54"	N49°54'17"E	33.96
C82	23.98	25.00	54°57'17"	N38°52'06"E	23.07

BRIEF LEGAL DESCRIPTION:
A 28.602 ACRE PARCEL OF LAND IN PFLUGERVILLE, 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 49.42 ACRES OF LAND (TRACT 2) AND A PART OF THAT 20.287 ACRES OF LAND (TRACT 3), SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DATE: APRIL 17, 2018

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

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CARMEL WEST PHASE 2 SECTION 3

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. 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.
3. A 10-FT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES.
4. 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.
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 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF PLEASANTON PARKWAY WHERE THE DEVELOPMENT FRONTS PLEASANTON PARKWAY.
8. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF FOLSOM AVENUE, ARCATA AVENUE, CALIPATRIA LANE, DUMAS STREET, DUMAS COVE, CAPERI DRIVE AND BORROMEO DRIVE.
9. THE HIKE AND BIKE TRAIL EAST OF THIS PLAT WILL BE CONSTRUCTED WITH THIS SUBDIVISION.
10. 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.
11. 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.
12. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE FOR THIS SECTION IS \$15,128 AND WAS CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
13. 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 IS WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY M.U.D. No. 23, AN IN-CITY MUD.
14. THE 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.
15. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
16. 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, AS AMENDED.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ON LOT 29, BLOCK W; LOT 1 AND 25, BLOCK V; LOT 1, BLOCK Z; LOT 1, BLOCK AA.
23. THE HOA SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 29A BLOCK W, LOTS 1A, BLOCK V; LOT 1A, BLOCK Z; LOTS 1A AND 20 BLOCK AA.
24. REFER TO DOCUMENT No. 2017046163, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION.
25. THE INTENT OF THE ACCESS EASEMENTS SHOWN ALONG THE REAR OF LOTS 4-17, BLOCK BB, IS A PRIVATE ALLEY THAT SHALL BE MAINTAINED BY THE HOA.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF A 49.42 ACRES OF LAND (TRACT 2) AND A 20.287 ACRES OF LAND (TRACT 3), OUT OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, AND THE WILLIAM CALDWELL SURVEY 66, ABSTRACT No. 162, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 28.602 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 2 SECTION 3", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

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

STATE OF TEXAS

COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER THAT CERTAIN 49.42 ACRES OF LAND (TRACT 3) AND THAT CERTAIN 20.287 ACRES OF LAND (TRACT 2), OUT OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, AND THE WILLIAM CALDWELL SURVEY 66, ABSTRACT No. 162, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 28.6018 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: _____
NAME:
TITLE:

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT I, JOHN D. KIPP, 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.

JOHN D. KIPP 04-17-2018
JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5844
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
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664



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

BY: _____
DANIEL FLORES, 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

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: APRIL 17, 2018

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

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