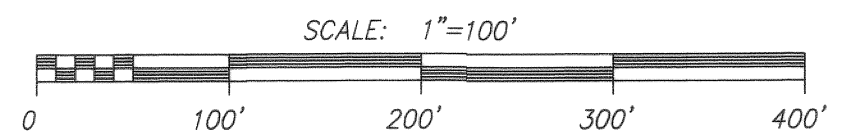


FINAL PLAT OF  
CARMEL WEST PHASE 2 SECTION 4



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

15' EASEMENT  
ATMOS ENERGY COMPANY  
DOC. No. 2016025352 OPRTC

CE DEVELOPMENT, INC.  
35.540 ACRES (TRACT 2)  
DOC No. 2015162829 OPRTC

CE DEVELOPMENT, INC.  
62.00 ACRES (TRACT 5)  
DOC No. 2015146187 OPRTC

60' TEMPORARY DRAINAGE EASEMENT  
DOCUMENT NO. \_\_\_\_\_ OPRTC

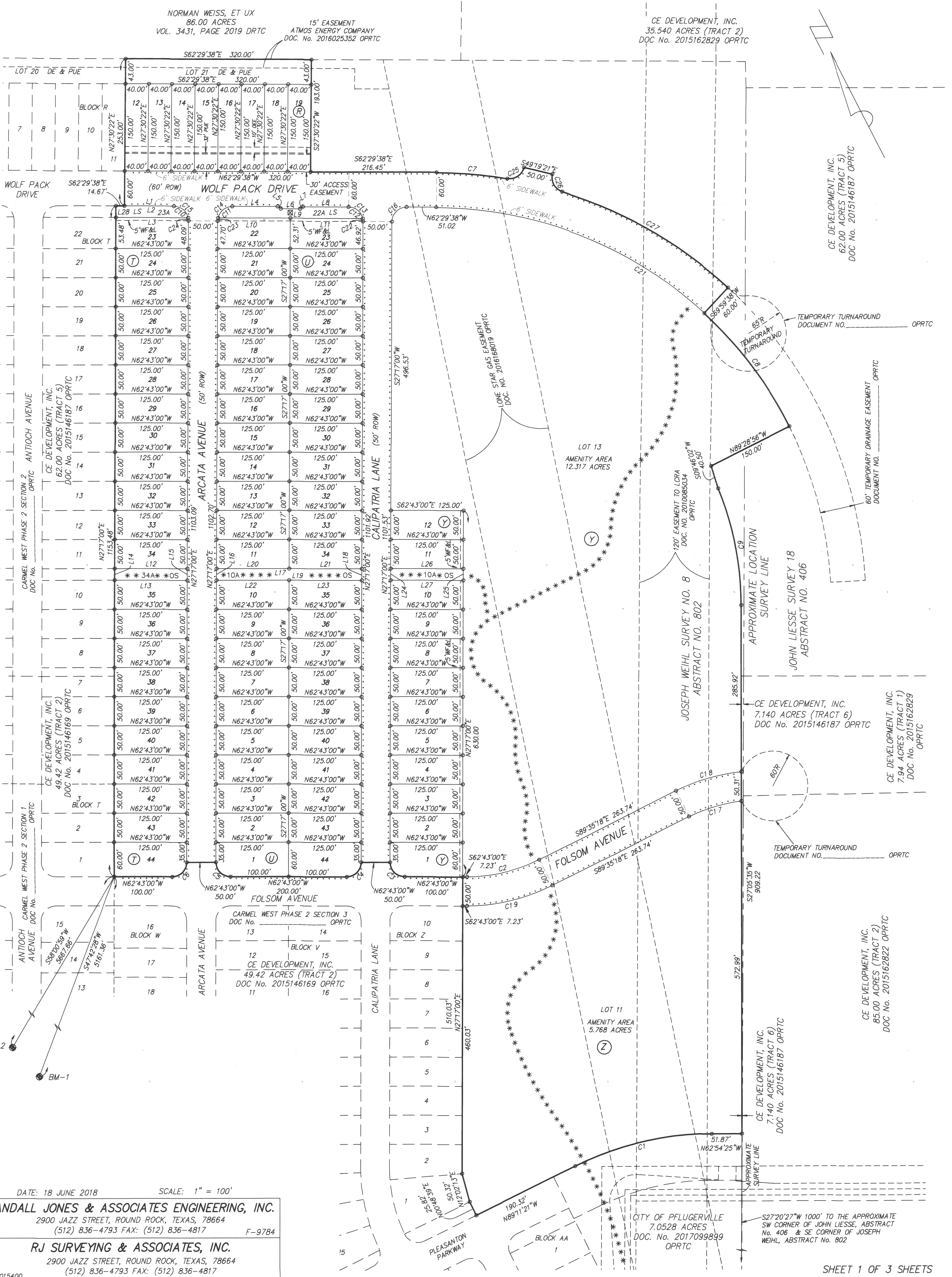
CE DEVELOPMENT, INC.  
7.94 ACRES (TRACT 1)  
DOC No. 2015162829 OPRTC

CE DEVELOPMENT, INC.  
85.00 ACRES (TRACT 2)  
DOC No. 2015162822 OPRTC

CE DEVELOPMENT, INC.  
7.140 ACRES (TRACT 6)  
DOC No. 2015146187 OPRTC

CITY OF PFLUGERVILLE  
7.0528 ACRES  
DOC. No. 2017099899 OPRTC

S27°20'27"W 1000' TO THE APPROXIMATE  
SW CORNER OF JOHN LIESSE, ABSTRACT  
No. 406 & SE CORNER OF JOSEPH  
WEHL, ABSTRACT No. 802



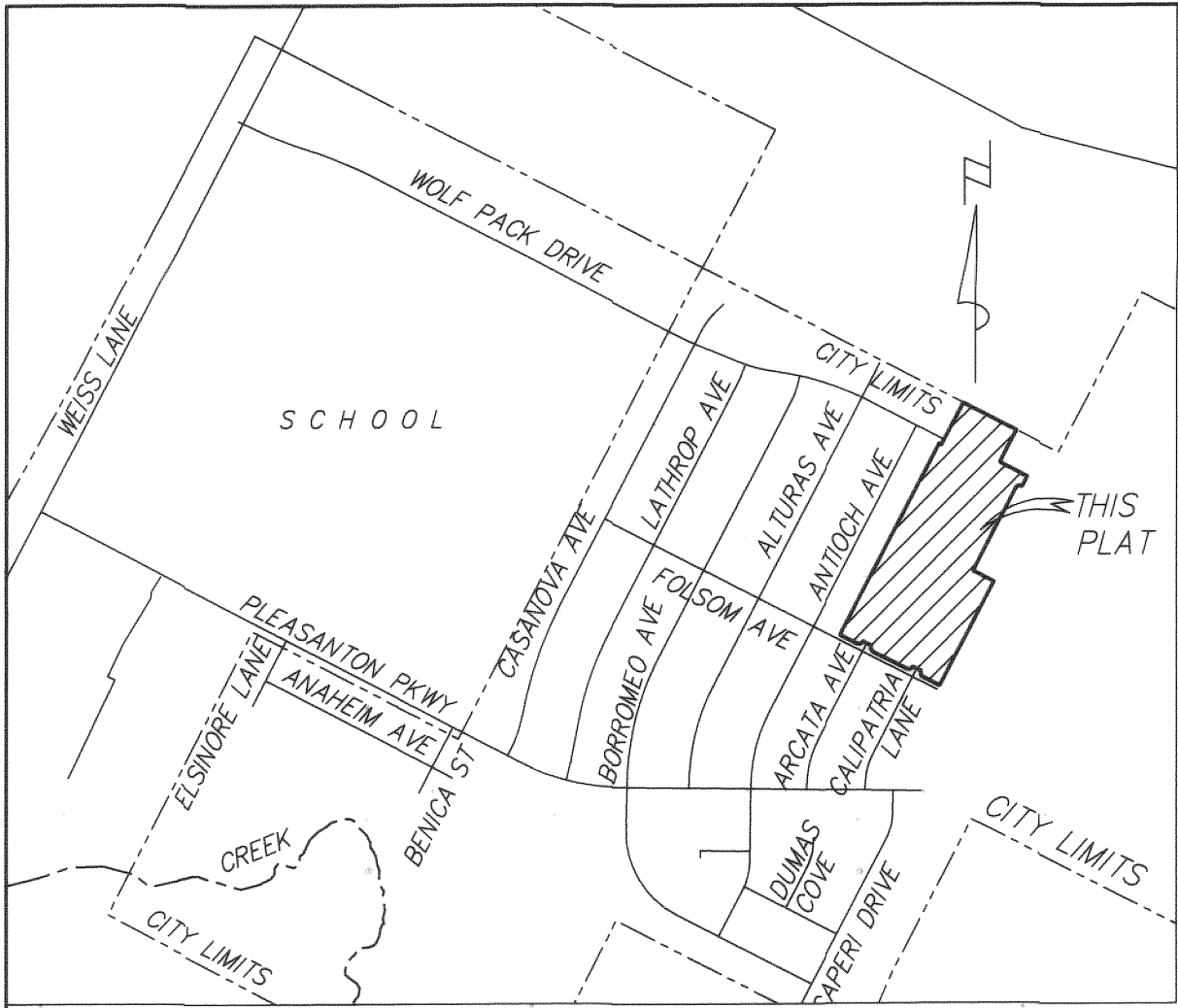
DATE: 18 JUNE 2018

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  
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FINAL PLAT OF  
CARMEL WEST PHASE 2 SECTION 4



LOCATION MAP  
SCALE: 1"=1000'

- LEGEND:
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - ..... = SIDEWALK REQUIRED (4' WIDE MINIMUM)
  - ..... = SIDEWALK REQUIRED (6' WIDE)
  - \* \* \* \* = HIKE AND BIKE TRAIL
  - DE = DRAINAGE EASEMENT
  - DRTC = DEED RECORDS OF TRAVIS COUNTY
  - HOA = HOMEOWNERS ASSOCIATION
  - LS = LANDSCAPE
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
  - OS = OPEN SPACE
  - PUE = PUBLIC UTILITY EASEMENT
  - ROW = RIGHT OF WAY
  - WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
  - (W) = BLOCK NAME
  - ☒ = MAILBOX CLUSTER
  - PUE = PUBLIC UTILITY EASEMENT
  - OEE = ONCOR ELECTRIC DELIVERY CO. LLC EASEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	243.12	530.00	26°16'56"	N76°02'53"W	240.99	123.74
C2	128.97	275.00	26°52'17"	S76°09'09"E	127.79	65.70
C3	39.27	25.00	90°00'00"	N17°43'00"W	35.36	25.00
C4	39.27	25.00	90°00'00"	S72°17'00"W	35.36	25.00
C5	39.27	25.00	90°00'00"	N17°43'00"W	35.36	25.00
C6	39.27	25.00	90°00'00"	S72°17'00"W	35.36	25.00
C7	122.85	745.00	9°26'53"	S57°46'11"E	122.71	61.57
C8	245.37	685.00	20°31'26"	S09°44'39"E	244.06	124.02
C9	205.82	530.00	22°15'00"	S15°58'05"W	204.53	104.22
C10	34.24	25.00	78°27'47"	N23°15'45"W	31.62	20.41
C11	34.24	25.00	78°27'47"	S78°16'28"W	31.62	20.41
C12	34.24	25.00	78°27'47"	N23°15'45"W	31.62	20.41
C13	39.17	25.00	89°46'38"	N17°36'19"W	35.29	24.90
C14	39.37	25.00	90°13'22"	S72°23'41"W	35.42	25.10
C15	39.17	25.00	89°46'38"	N17°36'19"W	35.29	24.90
C16	39.37	25.00	90°13'22"	S72°23'41"W	35.42	25.10
C17	94.77	275.00	19°44'41"	N79°42'57"W	94.30	47.86
C18	118.07	325.00	20°48'57"	N79°10'49"W	117.43	59.70
C19	152.42	325.00	26°52'17"	S76°09'09"E	151.03	77.64
C20	507.97	685.00	42°29'16"	S41°15'00"E	496.40	266.30
C21	753.34	685.00	63°00'42"	S30°59'17"E	715.94	419.86
C22	4.94	25.00	11°18'51"	N21°37'34"E	4.93	2.48
C23	5.13	25.00	11°45'35"	S33°09'47"W	5.12	2.57
C24	4.94	25.00	11°18'51"	N21°37'34"E	4.93	2.48
C25	37.65	25.00	86°16'37"	N83°48'57"E	34.19	23.43
C26	37.65	25.00	86°16'37"	S02°27'40"E	34.19	23.43
C27	332.78	745.00	25°35'36"	S32°48'10"E	330.02	169.22

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°29'38"W	85.43'
L2	N62°29'38"W	100.10'
L3	N62°29'38"W	124.52'
L4	N62°29'38"W	78.02'
L5	N25°37'26"W	6.67'
L6	N62°29'38"W	33.30'
L7	N80°38'10"E	6.67'
L8	N62°29'38"W	78.02'
L9	N62°29'38"W	248.99'
L10	N62°29'38"W	124.48'
L11	N62°29'38"W	124.52'
L12	N62°43'00"W	125.00'
L13	N62°43'00"W	125.00'
L14	N27°17'00"E	20.00'
L15	N27°17'00"E	20.00'
L16	N27°17'00"E	20.00'
L17	N62°43'00"W	250.00'
L18	N27°17'00"E	20.00'
L19	N62°43'00"W	250.00'
L20	N62°43'00"W	125.00'
L21	N62°43'00"W	125.00'
L22	N62°43'00"W	125.00'
L23	N62°43'00"W	125.00'
L24	N27°17'00"E	20.00'
L25	N27°17'00"E	20.00'
L26	S62°43'00"E	125.00'
L27	S62°43'00"E	125.00'
L28	N27°17'00"E	20.00'

STREET TABLE

NAME	LENGTH	ROW WIDTH	AREA (ACRES)
ARCATA AVENUE	1158'	50'	1.266
CALIPATRIA LANE	1157'	50'	1.265
FOLSOM AVENUE	518'	50'	0.595
WOLF PACK DRIVE	1067'	60'	1.575
TOTAL	3900'		4.701

BRIEF LEGAL DESCRIPTION:

A 35.908 ACRE PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, OUT OF THE JOSEPH WEIHL SURVEY NO. 8, ABSTRACT NO. 802, BEING A PART OF THAT 62.00 ACRE TRACT OF LAND (TRACT 5) AND THAT 7.140 ACRE TRACT OF LAND (TRACT 6) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 49.42 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL AREA OF THIS PLAT: 35.908 ACRES

RIGHT OF WAY: 4.701 ACRES  
SINGLE FAMILY LOTS: 12.417 ACRES (86 LOTS)  
LANDSCAPE LOTS: 0.159 ACRE (2 LOTS, HOA)  
OPEN SPACE LOTS: 0.230 ACRE (3 LOTS, HOA)  
DE & PUE LOT: 0.316 ACRE (1 LOT HOA)  
AMENITY LOTS: 18.085 ACRES (2 LOTS)

LOT AREA (SQUARE FEET)

BLOCK LOTS	AREA	
R 12-19	6,000	
R 21	13,760	DE & PUE
T 23	6,653	
T 23A	2,368	LS
T 24-34	6,250	
T 34A	2,500	OS
T 35-43	6,250	
T 44	7,366	
U 1	7,366	
U 2-10	6,250	
U 10A	5,000	OS
U 11-21	6,250	
U 22	6,568	
U 22A	4,579	LS
U 23	6,508	
U 24-43	6,250	
U 44	7,366	
Y 1	7,366	
Y 2-10	6,250	
Y 10A	2,500	OS
Y 11-12	6,250	
Y 13	536,520	AMENITY AREA
Z 11	251,250	AMENITY AREA

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.

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

DATE: 18 JUNE 2018 SCALE: 1" = 100'

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## CARMEL WEST PHASE 2 SECTION 4

## NOTES:

- 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 WOLF PACK DRIVE. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF FOLSOM AVENUE, ARCATA AVENUE, AND CALIPATRIA LANE.
- 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.
- 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.
- 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, AS AMENDED.
- 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 #48453C0295H EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AND #48453C0290J EFFECTIVE DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.
- 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.
- 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 23, BLOCK T; LOTS 22 AND 23, BLOCK U; LOTS 1-10, BLOCK Y; AND LOTS 11-12, BLOCK Y.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 23A AND LOT 34A, BLOCK T; LOT 22A AND LOT 10A, BLOCK U; LOT 10A AND LOT 13, BLOCK Y; LOT 21, BLOCK R; AND LOT 11, BLOCK Z.
- REFER TO DOCUMENT No. 2017046163, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION.
- THE INTENT OF THE ACCESS EASEMENTS SHOWN ALONG THE FRONT OF LOTS 12-19, BLOCK R IS A PRIVATE DRIVE THAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PUBLIC UTILITY EASEMENTS FOR THE PRIVATE ACCESS DRIVES ALONG LOTS 12-19, BLOCK R ARE SOLELY FOR UTILITY MAINTENANCE PURPOSES AND THE PRIVATE ROAD WITHIN THESE PUBLIC UTILITY EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 62.00 ACRES OF LAND (TRACT 5) AND 7.140 ACRES OF LAND (TRACT 6) OUT OF THE JOSEPH WEIHL SURVEY NO. 8, ABSTRACT No. 802, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE OWNER OF 49.42 ACRES OF LAND (TRACT 2) OUT OF THE JOSEPH WEIHL SURVEY NO. 8, ABSTRACT No. 802, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 35.908 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 2 SECTION 4", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 15 DAY OF AUGUST, 2018, A.D.

*John S. Lloyd*  
JOHN LLOYD, PRESIDENT  
CE DEVELOPMENT, INC.  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TX 78746

STATE OF TEXAS

COUNTY OF TRAVIS

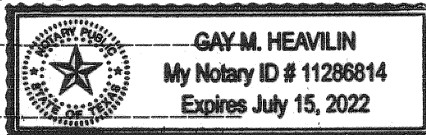
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF August, 2018, A.D.

BY: *Gay M. Heavlin*  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:



STATE OF TEXAS

COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER THAT CERTAIN 62.00 ACRES OF LAND (TRACT 5), AND 7.140 ACRES OF LAND (TRACT 6) OUT OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146189 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 49.42 ACRES OF LAND (TRACT 2), OUT OF THE JOSEPH WEIHL SURVEY 8, ABSTRACT No. 802, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 35.908 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: *Aaron Haroldsen*  
PRINTED NAME: Aaron Haroldsen

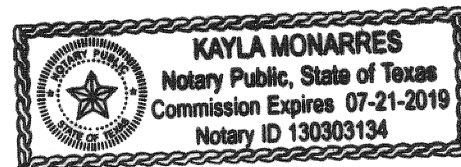
TITLE: Assistant Vice President

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF August, 2018.

BY: *Kayla Monarres*  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kayla MonarresMY COMMISSION EXPIRES: 7/21/2019

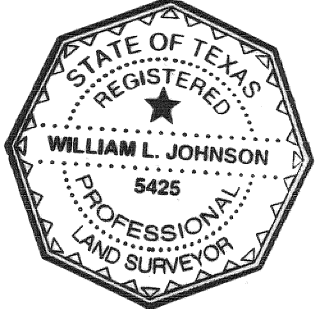
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT I, WILLIAM L. JOHNSON, 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.

*William L. Johnson* 15 AUGUST 2018  
WILLIAM L. JOHNSON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425  
STATE OF TEXAS



RJ SURVEYING AND ASSOCIATES, INC.  
2900 JAZZ STREET  
ROUND ROCK, TEXAS 78664  
FIRM NO. 10015400

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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 AND (FIRM) PANEL #48453C0295H EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY.

*J. Keith Collins* 8/16/18  
J. KEITH COLLINS DATE  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
2900 JAZZ STREET  
ROUND ROCK, TEXAS 78664  
FIRM NO. 9784

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: 18 JUNE 2018

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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F-10015400