



STREET TABLE			
NAME	LENGTH	ROW WIDTH	AREA (ACRES)
ELSINORE LANE	510'	50'	0.797
FRESNO COVE	240'	50'	0.420
FRESNO AVENUE	2238'	50'	2.533
BENICA STREET	147'	50'	0.147
SOLVANO LANE	600'	50'	0.656
MONROVIA LANE	972'	50'	1.160
CHATEAU JULIEN LANE	631'	50'	0.735
ANAHEIM AVENUE	1096'	50'	1.293
TOTAL	6434'		7.741

FINAL PLAT OF
CARMEL WEST PHASE 2 SECTION 5

MINIMUM FLOOR
ELEVATIONS:

	BLOCK	LOT	ELEVATION
A	11		606.6
A	12		605.5
A	20		606.2
A	21		605.7
A	22		606.5
A	25		608.1
A	26		607.9
A	27		607.5
A	28		607.1
A	29		606.8
A	30		606.8
A	31		606.4
A	32		606.0
A	35		605.3
A	36		604.5
A	37		603.5
A	38		600.5
A	39		600.8
A	40		601.1
A	41		601.1
A	42		601.0
A	43		600.7
A	44		600.3
D	2		608.9
D	3		608.7
D	4		608.1
D	5		607.9
D	6		606.3
D	7		605.0
D	8		604.7
D	9		604.4
D	10		604.1
D	11		603.8
D	12		603.5
D	13		603.2
D	14		602.9
D	15		602.6
D	16		602.3
D	17		602.0
D	18		602.2
D	19		602.7
D	20		603.0

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

BENCH MARKS:

BM-1 = 3-INCH DIAMETER LCRA
ALUMINUM DISK IN CONCRETE
N 10125677.800, 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: 79.242 ACRES

DEDICATED STREETS:	7.741 ACRES
SINGLE FAMILY LOTS:	27.747 ACRES (128 LOTS)
PARK LAND & DRAINAGE EASEMENT	43.754 ACRES (1 LOT)

PROPERTY OWNER:

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

DATE: 12 MARCH 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

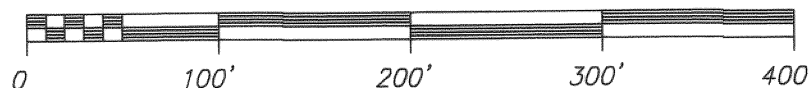
RJ SURVEYING & ASSOCIATES, INC.
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SHEET 1 OF 4 SHEETS

F-10015400

CARMEL WEST PHASE 2 SECTION 5

SCALE: 1"=100'



LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = SIDEWALK REQUIRED (4' WIDE MINIMUM)
- ***** = HIKE AND BIKE TRAIL
- DRTC = DEED RECORDS OF TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PUE = PUBLIC UTILITY EASEMENT
- (W) = BLOCK NAME
- SSS = MAILBOX CLUSTER
- SLE = SIGHT LINE EASEMENT
- 606.6' = MINIMUM FINISHED FLOOR ELEVATIONS
- BFE = BASE FLOOD ELEVATION

CITY LIMITS
ETJETJ
CITY LIMITS
APPROXIMATE
SURVEY LINEJOSEPH WEIHL SURVEY 8,
ABSTRACT No. 802

PLEASANTON PARKWAY

CITY OF PFLUGERVILLE
4.814 ACRES
DOC. No. 2016153445 OPRTCC. J. KING & WIFE, IRENE KING
5.00 ACRES
VOL. 5426, PAGE 1856 DRTCVENKATRAMAN SIVARAMAKRISHNAN
10.391 ACRES
DOC. No. 2013093529 OPRTCRONALD P. & BARBARA A. McDAVID
8.899 ACRES
DOC. No. 2000102735 OPRTCCHARLES A. SCHNABEL, JR.
& NADINE
17.76 ACRES
VOL. 7087, PG. 1478 DRTC

BRIEF LEGAL DESCRIPTION:

BEING A 79.242 ACRE TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 45.680 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PART OF THAT 46.615 ACRE TRACT (TRACT 1) OF LAND, A PART OF THAT 3.507 ACRE TRACT (TRACT 2) OF LAND AND A PART OF THAT 6.365 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LANIER C. BOHLS
REMAINDER OF 99.00 ACRES
VOLUME 12820, PAGE 1846 OPRTC

SHEET 2 OF 4 SHEETS

DATE: 12 MARCH 2018

SCALE: 1" = 100'

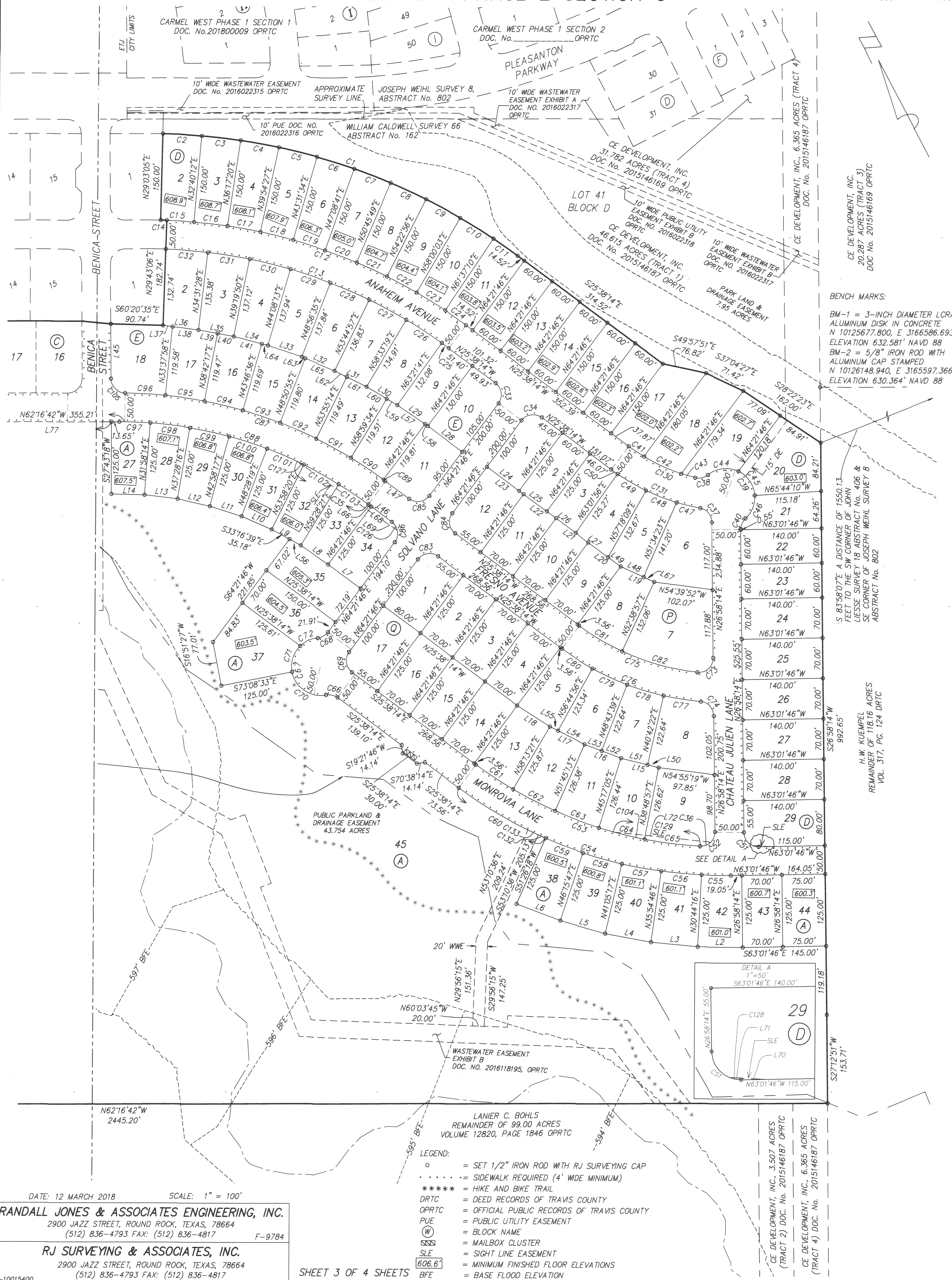
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F-10015400



SCALE: 1" = 100'

F-9784

F-10015400

SHEET 3 OF 4 SHEETS

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
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- ***** = HIKE AND BIKE TRAIL
- DRTC = DEED RECORDS OF TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PUE = PUBLIC UTILITY EASEMENT
- (W) = BLOCK NAME
- ||||| = MAILBOX CLUSTER
- SLE = SIGHT LINE EASEMENT
- 606.6' = MINIMUM FINISHED FLOOR ELEVATIONS
- BFE = BASE FLOOD ELEVATION

FINAL PLAT OF
CARMEL WEST PHASE 2 SECTION 5

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. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
5. 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.
6. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ELSINORE LANE, FRESNO AVENUE, FRESNO COVE, BENICA STREET, ANAHEIM AVENUE, SOLVANO LANE, MONROVIA LANE AND CHATEAU JULIEN LANE.
7. 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.
8. 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.
9. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. THE CURRENT CALCULATED PARKLAND FEE IS \$124 PER SINGLE FAMILY LOT.
10. 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.
11. 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.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. 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.
15. 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.
16. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0290J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE AUGUST 18, 2014. THE FLOOD HAZARD AREA IS ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED).
17. 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.
18. 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.
19. LOT 45, BLOCK A, WILL BE DEEDED TO THE CITY OF PFLUGERVILLE AND DEDICATED FOR PUBLIC PARKLAND AND DRAINAGE EASEMENT PURPOSES.
20. THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT No. 2017046163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. THE BASE FLOOD ELEVATION DATA AND LINEWORK SHOWN ON THIS PLAT IS SCALED FROM A PAPE-DAWSON PROPOSED CONDITIONS 100-YEAR BFE STUDY DATED OCTOBER 2016, PAPE-DAWSON JOB NO. 50875-00. IT HAS NOT BEEN APPROVED BY FEMA AND IS SUBJECT TO CHANGE. THE STUDY HAS BEEN SUBMITTED TO FEMA WITH A REQUEST FOR MAP REVISIONS ON NOVEMBER 14, 2017.
22. NO BUILDING PERMIT SHALL BE ISSUED FOR LOTS 7-10, BLOCK D UNTIL SUCH TIME THAT FISCAL IS PROVIDED FOR THE PROTECTION OF TREES, OR THE TREES ARE APPROVED FOR REMOVAL BY CITY COUNCIL AND MITIGATION FEES ARE PAID.

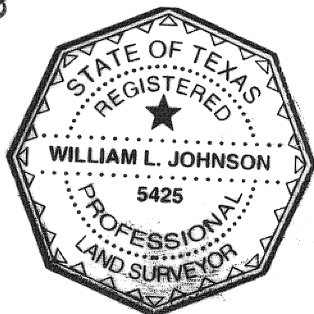
STATE OF TEXAS

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.

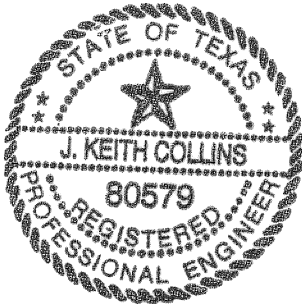
William L. Johnson 15 AUGUST 2018
WILLIAM L. JOHNSON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425
STATE OF TEXAS



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

A 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.

J. Keith Collins 8/14/18
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

OWNER'S DEDICATION

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF A 79.242 ACRE TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 45.680 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PART OF THAT 46.615 ACRE TRACT (TRACT 1) OF LAND, A PART OF THAT 3.507 ACRE TRACT (TRACT 2) OF LAND AND A PART OF THAT 6.365 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 79.242 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 2 SECTION 5", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

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

CE DEVELOPMENT, INC., A TEXAS CORPORATION

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

OWNER'S ACKNOWLEDGMENT

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 15 DAY OF August, 2018 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Gay M. Heavlin

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER THAT CERTAIN 45.680 ACRE TRACT (TRACT 1), SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT No. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE LIEN HOLDER OF THAT CERTAIN 46.615 ACRE TRACT (TRACT 1) OF LAND, THAT CERTAIN 3.507 ACRE TRACT (TRACT 2), THAT CERTAIN 6.365 ACRE TRACT (TRACT 4), SAME BEING CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 79.242 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: Assitant Vice President

STATE OF TEXAS

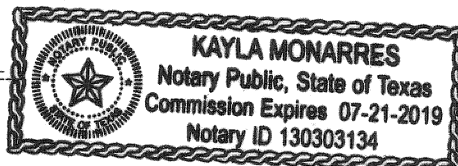
COUNTY OF TRAVIS

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

BY: Kayla Monarres
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kayla Monarres

MY COMMISSION EXPIRES: 07/21/2019



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

DANIEL FLORES, CHAIR

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

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: 12 MARCH 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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