

LOCATION MAP

SCALE: 1" = 1000'

Legend:

- 1 PLOUGHSHORES LANE
- 2 DRUID PATH
- 3 ISLE OF GLASS STREET
- 4 DUNSTAN BEACON LAKE
- 5 SEVERN SEA PLACE
- 6 CAMLANN PLACE
- 7 LEVELS TRAIL

Map Labels:

- PFLUGERVILLE CITY LIMITS
- VILAMOURA ST.
- SANGRETON WAY
- MOORE HATCH AVE
- CRISPIN HALL LANE
- WEARY HILL LN.
- BRIDGE PATH
- MELWAS WAY
- BLUE ST.
- JAKES HILL ROAD
- GLASTON-BURN TRIAL
- MORGANA DR
- CRISPIN HALL LN
- GRAIL HALLOWS ROAD
- JAKES HILL ROAD
- BREAN DOWN ROAD
- ABBAY GAIL WAY
- HARRIER FLIGHT TRAIL
- HOOD DR
- HIDDEN LAKE DRIVE
- KELLY LANE
- GILDASI PATH
- BRISK LN
- TIM TADEL PATH
- FALCON POINTE BLVD
- THIS PLAT
- PFLUGERVILLE EXTRA TERRITORIAL JURISDICTION
- WEISS LANE

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES

F-10015400

LEGEND:

- OS OPEN SPACE
DE DRAINAGE EASEMENT
WWE WASTEWATER EASEMENT
• FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD WITH RJ SURVEYING CAP
■ CONCRETE MONUMENT
..... SIDEWALK REQUIRED (4' WIDE)
⊙ BLOCK NAME
⊕ BENCH MARK
⊕ 10' PUE CENTERLINE OF 10' PUBLIC UTILITY EASEMENT
XXX.X MINIMUM FINISHED FLOOR ELEVATION M.S.L.
--- 1% ANNUAL CHANCE FLOODPLAIN BY FEMA LOMR 13-06-1967P
--- 1% ANNUAL CHANCE FLOODPLAIN BY FEMA LOMR 18-06-0935A DATED FEB. 15, 2018
--- 0.2% ANNUAL CHANCE FLOODPLAIN
* * * * TRAIL (10' WIDE)

BENCH MARKS:

BENCHMARK NO. 1
SQUARE CUT ON TOP OF CURB, SOUTHWEST
SIDE OF CRISPIN HALL LANE, APPROXIMATELY
88 FEET SOUTHEAST OF POLDEN HILLS WAY
N = 10142062.32
E = 3169427.88
ELEV = 634.92' NAVD 88

BENCHMARK NO. 2
BRASS ROD SET IN CONCRETE MONUMENT WITH
"RJ SURVEYING" CAP
N = 10142834.33
E = 3170179.69
ELEV = 639.21' NAVD 88

BENCHMARK NO. 1
SQUARE CUT ON
TOP OF CURB
N = 10142062.32
E = 3169427.88
ELEV = 634.92' NAVD '88

AREA SUMMARY:

DESCRIPTION ACRES
TOTAL AREA OF PLAT: 12.384 ACRES
12 SINGLE FAMILY LOTS 2.039 ACRES
1 OPEN SPACE LOT 10.345 ACRES

PROPERTY OWNER:

JEN TEXAS 17 LLC, A TEXAS LIMITED LIABILITY COMPANY
15725 DALLAS PARKWAY, SUITE 300
ADDISON, TEXAS 75001

BRIEF LEGAL DESCRIPTION:

12.384 ACRES OUT OF THE EDWARD FLINT SURVEY No. 11,
ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING OUT
OF THAT 23.14 ACRES AND ALL OF THAT 8.00 ACRES
RECORDED IN DOCUMENT NO. 2016164998 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.02'	N72°43'28"E
L2	10.00'	N23°13'55"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	109.25	50.00	125°11'48"	N52°29'55"W	88.78
C2	13.62	15.00	52°01'12"	N89°05'13"W	13.16
C3	50.72	275.00	10°34'02"	N49°07'09"E	50.65
C4	17.99	15.00	68°42'19"	N88°45'19"E	16.93
C5	244.62	50.00	280°18'33"	N17°02'47"W	64.07
C6	9.44	15.00	36°04'26"	S40°50'09"W	9.29
C7	171.79	50.00	196°51'15"	N36°29'52"W	98.92
C8	42.47	50.00	48°40'03"	N14°14'02"W	41.21
C9	66.78	50.00	76°31'45"	N76°49'57"W	61.93
C10	5.68	15.00	21°40'47"	N75°44'34"E	5.64
C11	7.94	15.00	30°20'26"	N78°14'50"W	7.85
C12	11.77	50.00	13°29'19"	N63°38'11"W	11.74
C13	103.05	50.00	118°05'28"	N50°34'26"E	85.76
C14	88.76	50.00	101°42'34"	N59°19'35"W	77.55
C15	41.03	50.00	47°01'11"	N46°18'32"E	39.89
C16	69.12	50.00	79°12'18"	N22°19'37"E	63.75
C17	43.19	50.00	49°29'33"	N42°01'19"W	41.86
C18	59.48	50.00	68°09'24"	N79°09'13"E	56.03
C19	4.78	325.00	0°50'34"	S58°27'05"W	4.78

LOT AREA TABLE (SQUARE FEET)

LOT	BLOCK	AREA
34	Z	6454
35	Z	9370
45	Z	6612
46	Z	8840
47	Z	11930
51	Z	6600
52	Z	6600
53	Z	6600
54	Z	6600
55	Z	6600
56	Z	6595
57	Z	6001
85	Z	450628 (OS & DE)

MINIMUM FLOOR ELEVATIONS
M.S.L. (NAVD 88)

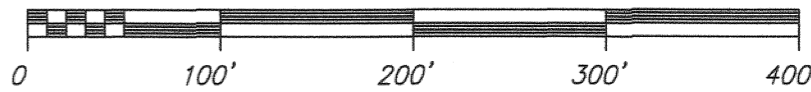
LOT	BLOCK	ELEVATION
34	Z	631.8'
35	Z	632.1'
45	Z	631.6'
46	Z	629.5'
47	Z	630.1'
51	Z	629.9'
52	Z	629.5'
53	Z	629.3'
54	Z	629.0'
55	Z	628.7'
56	Z	628.4'
57	Z	628.0'

BENCHMARK NO. 2
BRASS ROD SET IN CONCRETE
WITH "RJ SURVEYING" CAP
N = 10142834.33
E = 3170179.69
ELEV = 639.21' NAVD 88

FINAL PLAT
AVALON PHASE 17B

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



DATE: APRIL 2 2018

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUNDROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

S:\LAND2351-2400\2389\dwg\2389-17B-plat.dwg, 8/31/2018 8:30:50 AM

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL). WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL 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 FOR 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 MINIMUM OF A 4-FT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF LEVELS TRAIL, CAMLANN PLACE, TIN TAQEL PATH, AND PILTON DRIVE.
8. 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.
9. THIS SUBDIVISION IS SUBJECT TO TREE PRESERVATION AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24. THE CURRENT CALCULATED PARKLAND FEE IS \$124 PER SINGLE-FAMILY LOT.
11. 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 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 TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
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. 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 SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE ON 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.
18. NO SINGLE FAMILY LOT SHALL BE LESS THAN 6,000 SQUARE FEET IN AREA AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
19. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT No. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2007012260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. UPON FINAL PLAT RECORDATION, A NOTICE OF APPLICABILITY FOR THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. THIS SUBDIVISION IS IN THE KELLY LANE W.C.I.D. No. 1.
21. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION (SWP). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEAT MANAGEMENT PRACTICES, INCLUDING EROSION AN SEDIMENTATION CONTROLS FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY, AND OTHER APPROPRIATE JURISDICTION.
23. THE PROPERTY AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND OTHER APPROPRIATE JURISDICTION FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
24. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
25. A TRAVIS COUNTY PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
26. THE COMMON/DRAINAGE EASEMENT/OPEN SPACE LOTS WILL BE MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
27. LOT 85, BLOCK Z, IS RESTRICTED TO NON-RESIDENTIAL USE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR KELLY LANE W.C.I.D. NO. 1. THE TRAIL WITHIN LOT 85, BLOCK Z IS FOR PUBLIC USE AND ACCESS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR BY THE KELLY LANE W.C.I.D. No. 1.
28. SINGLE FAMILY SETBACKS SHALL BE AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'. BALCONIES, COVERED OPEN PATIOS, PORCHES, ACCESSORY BUILDINGS AND OTHER BUILDING EXTENSIONS MAY ENCROACH UP TO 10 FEET IN THE REAR SETBACK.
29. PARKLAND WILL BE DEDICATED PER THE LATEST REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN THE KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
30. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) #48453C0285H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY 481026 AND LOMR CASE #18-06-0935A. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS HEREON: XXX' M.S.L.
31. ALL ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT JEN TEXAS 17 LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MIKE BRADY, BEING THE OWNER OF 23.14 ACRES (TRACT 1) AND 8.00 ACRES (TRACT 2) OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016164998 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.384 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "AVALON PHASE 17B", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE ____ DAY OF _____,
20____ A.D.

JEN TEXAS 17 LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

MIKE BRADY, _____
15725 DALLAS PARKWAY, SUITE 300
ADDISON, TEXAS 75001

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE BRADY, 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____ A.D.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

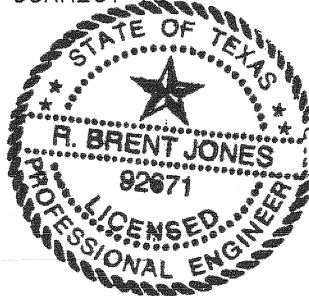
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS, AS AMENDED BY FEMA LETTER(S) OF MAP REVISION (LOMR) CASE No. 13-06-1967P AND (LOMR) CASE No. 18-06-0935A.

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH CHAPTER 482 OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R. Brent Jones 9/14/18
R. BRENT JONES DATE
REGISTERED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

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 CHAPTER 482 OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John D. Kipp 08/31/2018
JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
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: _____
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

COMMISSIONERS COURT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: APRIL 2 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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