

CARMEL WEST PHASE 3 SECTION 1
TRAVIS COUNTY, TEXAS

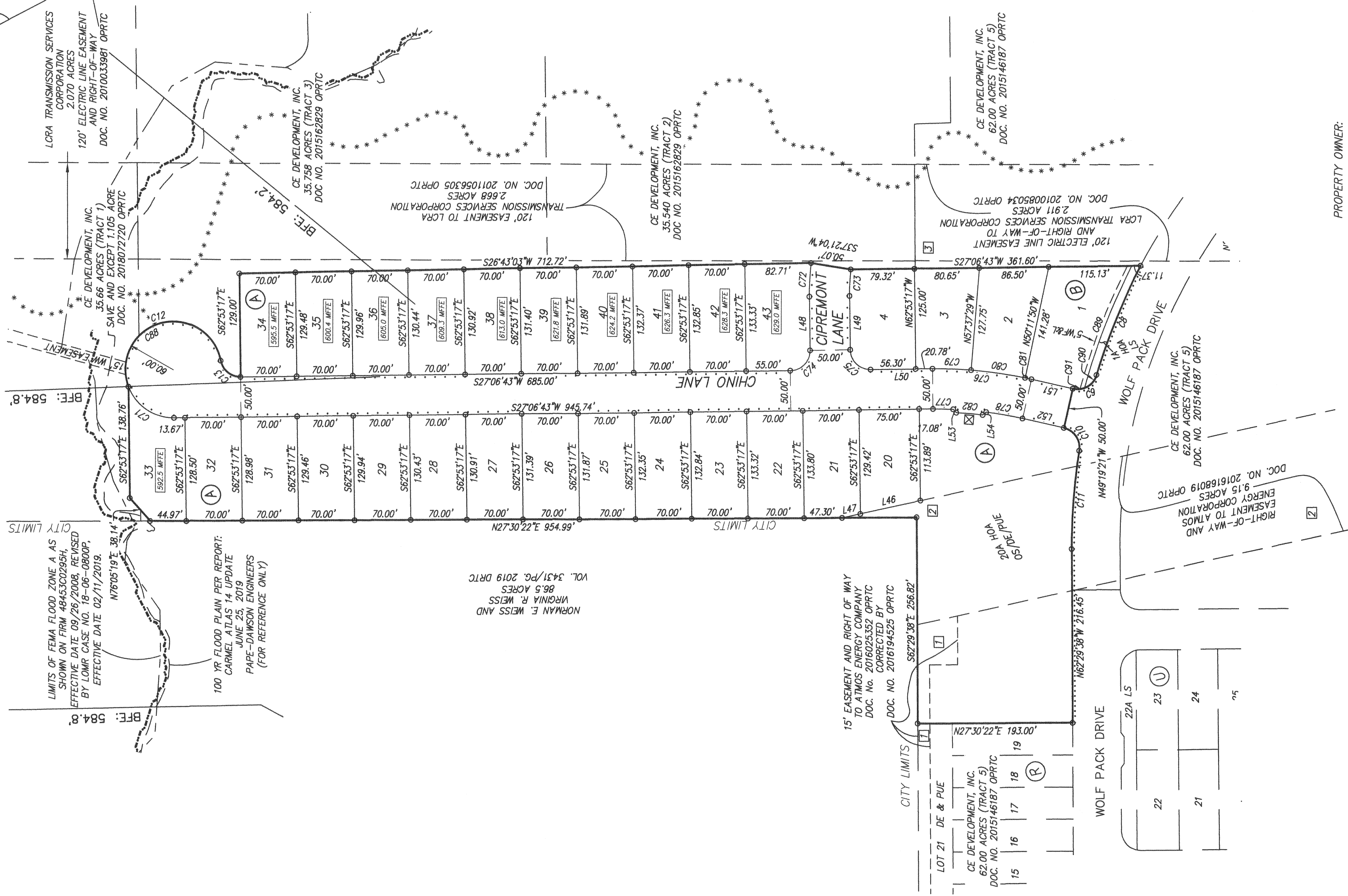
SCALE: 1"=100'



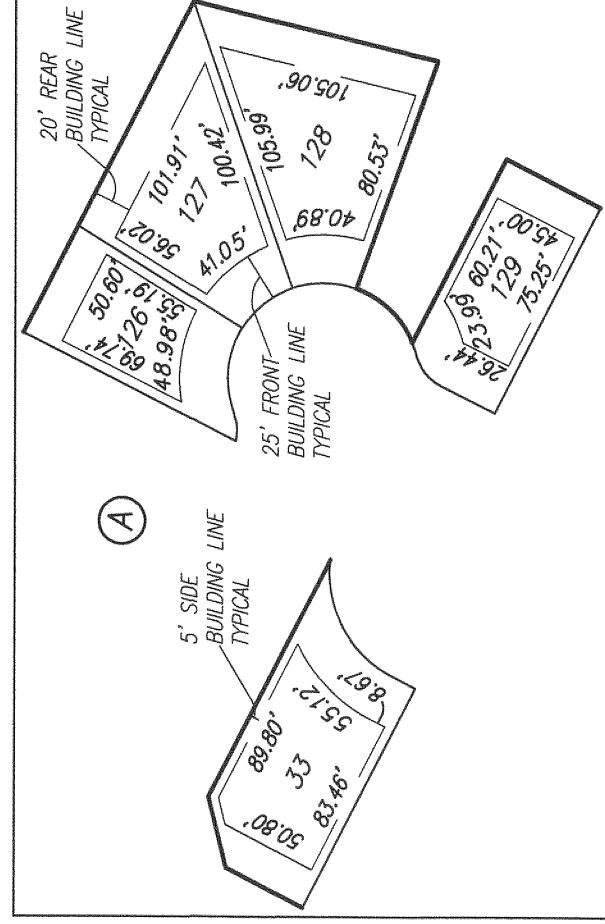
- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = SIDEWALK REQUIRED (4' WIDE MINIMUM)
 - = SIDEWALK REQUIRED (6' WIDE)
 - DRTC
 - OPRTC
 - PUE
 - (C) = PUBLIC UTILITY EASEMENT
 - = BLOCK NAME
 - = MAILBOX CLUSTER
 - LS
 - [600.4 MFE] = LANDSCAPE LOT
 - WFL = MINIMUM FINISHED FLOOR ELEVATIONS
 - WW = WALL, FENCE AND LANDSCAPE EASEMENT
 - BFE = WASTE WATER
 - = BASE FLOOD ELEVATION PER LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019
 - OS = OPEN SPACE
 - DE = DRAINAGE EASEMENT
 - PA = PEDESTRIAN ACCESS
 - = LIMITS OF FEMA FLOOD ZONE A AS SHOWN ON FIRM 48453C0295H, EFFECTIVE DATE 09/26/2008, REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE 02/11/2019.
 - = LIMITS OF FEMA FLOOD ZONE REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE 02/11/2019.
 - = 100 YR FLOOD PLAIN PER REPORT: CARMEL ATLAS 14 UPDATE JUNE 25, 2019 PAPE-DAWSON ENGINEERS (FOR REFERENCE ONLY)
 - PDATE JANUARY 2019 PAPE-DAWSON ENGINEERS (FOR REFERENCE ONLY)

EASEMENT LIST:

- [1] = 0.858 ACRE (EXHIBIT "A") EASEMENT AND RIGHT OF WAY TO ATMOS ENERGY CORPORATION - DOC. NO. 2016025352 OPRTC, CORRECTED BY DEED DOC. NO. 2016194525 OPRTC.
- [2] = 9.15 ACRE RIGHT-OF-WAY AND EASEMENT TO ATMOS ENERGY CORPORATION - DOC. NO. 2016168019 OPRTC.
- [3] = 2.911 ACRES ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2010085034 OPRTC.
- [4] = 6.349 ACRES EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2011049290 OPRTC.
- [5] = 0.329 ACRE EASEMENT AND RIGHT OF WAY TO ONCOR ELECTRIC DELIVERY COMPANY, LLC - DOC. NO. 2017005474 OPRTC.
- [6] = 0.238 ACRE (EXHIBIT "B") WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2016022319 OPRTC.
- [7] = 0.731 ACRE (EXHIBIT "B") PUBLIC UTILITY EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2016022321 OPRTC.
- [8] = 0.731 ACRE (EXHIBIT "B") WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2016043104 OPRTC.
- [9] = 0.746 ACRE (EXHIBIT "B") TEMPORARY ACCESS EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173069 OPRTC - FROM THE DOCUMENT "THE EASEMENT IS TEMPORARY. PORTIONS OF THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE UPON DEDICATION AND RECORDATION OF PUBLIC RIGHTS OF WAY BY THE OWNERS OR THEIR SUCCESSORS VIA FINAL PLAT OR WARRANTY DEED. FOR ALL PORTIONS OF THE EASEMENT NOT AUTOMATICALLY TERMINATED BY DEDICATION AND RECORDATION OF PUBLIC RIGHTS-OF-WAY, THE EASEMENT SHALL BE RETAINED IN FULL FORCE AND EFFECT UNTIL SUCH TIME AGREED TO BY THE CITY AND THE OWNERS."
- [10] = 0.3326 ACRE TEMPORARY TURN AROUND EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2018146307 OPRTC - FROM THE DOCUMENT "THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT AS TO THE EASEMENT TRACT ON THE DATE THAT A FULLY-APPROVED, FINAL SUBDIVISION PLAT PROVIDING FOR AN EXTENSION OF WOLF PACK DRIVE THROUGH THE EASEMENT TRACT IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS."
- [11] = 0.745 ACRE TEMPORARY DRAINAGE EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2018146306 OPRTC - FROM THE DOCUMENT "THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT AS TO THE EASEMENT TRACT, OR APPLICABLE PORTION THEREOF, ON THE DATE THAT A FULLY-APPROVED, FINAL SUBDIVISION PLAT OF THE REAL PROPERTY THAT INCLUDES THE EASEMENT TRACT, OR APPLICABLE PORTION THEREOF, IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS."
- [12] = 0.2563 ACRE TEMPORARY TURN AROUND EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2018146308 OPRTC - FROM THE DOCUMENT "THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE AND BE OF NO FURTHER FORCE OR EFFECT AS TO THE EASEMENT TRACT ON THE DATE THAT A FULLY-APPROVED, FINAL SUBDIVISION PLAT PROVIDING FOR AN EXTENSION OF FOLSOM AVENUE THROUGH THE EASEMENT TRACT IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS."
- [13] = 0.913 ACRE (EXHIBIT "B") TEMPORARY ACCESS EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173068 OPRTC - FROM THE DOCUMENT "THE EASEMENT IS TEMPORARY. PORTIONS OF THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE UPON DEDICATION AND RECORDATION OF PUBLIC RIGHTS OF WAY BY THE OWNERS OR THEIR SUCCESSORS VIA FINAL PLAT OR WARRANTY DEED. FOR ALL PORTIONS OF THE EASEMENT NOT AUTOMATICALLY TERMINATED BY DEDICATION AND RECORDATION OF PUBLIC RIGHTS-OF-WAY, THE EASEMENT SHALL BE RETAINED IN FULL FORCE AND EFFECT UNTIL SUCH TIME AGREED TO BY THE CITY AND THE OWNERS."
- [14] = 0.042 ACRE (EXHIBIT "A") TEMPORARY ACCESS EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173069 OPRTC - FROM THE DOCUMENT "THE EASEMENT IS TEMPORARY. PORTIONS OF THE EASEMENT, RIGHTS, AND PRIVILEGES GRANTED HEREUNDER WILL AUTOMATICALLY TERMINATE UPON DEDICATION AND RECORDATION OF PUBLIC RIGHTS OF WAY BY THE OWNERS OR THEIR SUCCESSORS VIA FINAL PLAT OR WARRANTY DEED. FOR ALL PORTIONS OF THE EASEMENT NOT AUTOMATICALLY TERMINATED BY DEDICATION AND RECORDATION OF PUBLIC RIGHTS-OF-WAY, THE EASEMENT SHALL BE RETAINED IN FULL FORCE AND EFFECT UNTIL SUCH TIME AGREED TO BY THE CITY AND THE OWNERS."

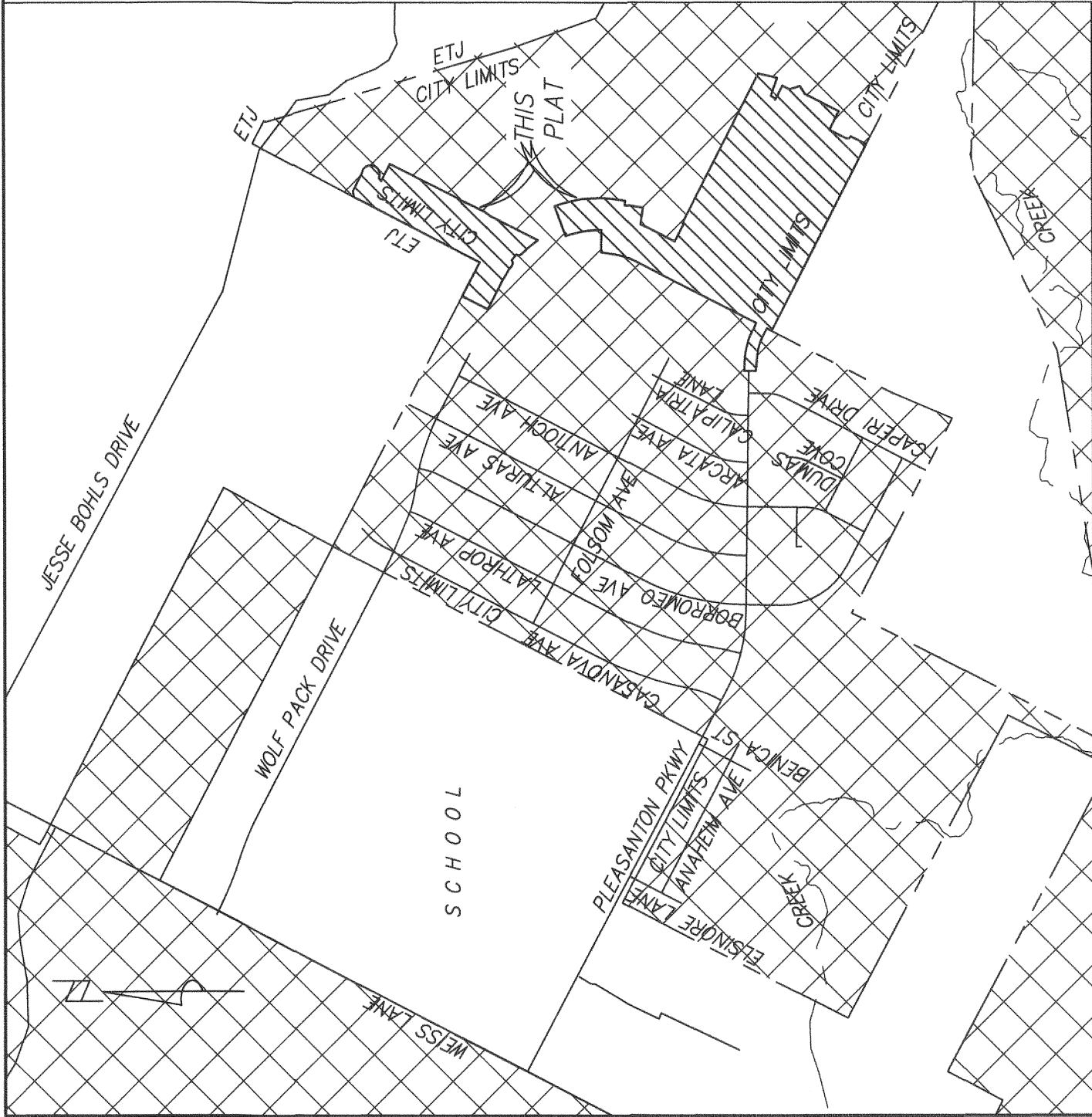


PROPERTY OWNER:

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

DATE: FEBRUARY 22, 2019 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-100715400



LOCATION MAP SCALE: 1" = 1000'



CITY LIMITS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	206.42'	450.00'	026°16'56"	N76°02'53"W	204.61'
C2	243.12'	530.00'	026°16'56"	S76°02'53"E	240.99'
C3	205.82'	530.00'	022°15'00"	N15°56'05"E	204.53'
C4	245.37'	685.00'	020°31'26"	N09°44'39"W	244.06'
C5	101.75'	770.00'	007°34'15"	S23°18'28"W	101.67'
C6	41.64'	50.00'	047°43'10"	N43°32'28"E	40.45'
C7	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C8	147.03'	745.00'	011°18'27"	N39°56'45"W	146.79'
C9	37.65'	25.00'	086°16'37"	N02°27'40"W	34.19'
C10	37.65'	25.00'	086°16'37"	S83°48'57"W	34.19'
C11	122.85'	745.00'	009°26'53"	N57°46'11"W	122.71'
C12	198.93'	60.00'	189°58'05"	N11°57'49"E	119.55'
C13	34.83'	25.00'	079°50'09"	S67°01'47"W	32.08'
C14	125.75'	770.00'	009°21'25"	N14°50'37"E	125.61'
C15	215.59'	470.00'	026°16'56"	N76°02'53"W	213.71'
C16	39.27'	25.00'	090°00'00"	N72°05'35"E	35.36'
C17	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C18	39.27'	25.00'	090°00'00"	S72°05'35"W	35.36'
C19	39.27'	25.00'	090°00'00"	N17°54'25"W	35.36'
C20	39.27'	25.00'	090°00'00"	S72°05'35"W	35.36'
C21	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C22	39.27'	25.00'	090°00'00"	N17°54'25"W	35.36'
C23	39.27'	25.00'	090°00'00"	N72°05'35"E	35.36'
C24	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C25	39.27'	25.00'	090°00'00"	S72°05'35"W	35.36'
C26	33.29'	275.00'	006°56'12"	N65°50'23"W	33.27'
C27	33.27'	325.00'	005°51'56"	N65°50'23"W	33.26'
C28	317.72'	685.00'	026°34'31"	N13°48'20"E	314.88'
C29	200.54'	745.00'	015°25'22"	N19°22'54"E	199.93'
C30	30.55'	20.00'	087°31'37"	S55°26'01"W	27.67'
C31	29.92'	20.00'	085°43'39"	S37°56'20"E	27.21'
C32	324.17'	745.00'	024°55'51"	N07°32'26"W	321.62'
C33	5.78'	530.00'	000°37'30"	N26°46'50"E	5.78'
C34	40.00'	530.00'	004°19'27"	N24°18'22"E	39.99'
C35	40.01'	530.00'	004°19'31"	N19°58'53"E	40.00'
C36	40.01'	530.00'	004°19'31"	N15°39'22"E	40.00'
C37	40.01'	530.00'	004°19'31"	N11°19'51"E	40.00'
C38	40.01'	530.00'	004°19'31"	N07°00'20"E	40.00'
C39	7.47'	685.00'	000°37'30"	N26°46'50"E	7.47'
C40	51.70'	685.00'	004°19'27"	N24°18'22"E	51.68'
C41	51.71'	685.00'	004°19'31"	N19°58'53"E	51.70'
C42	51.71'	685.00'	004°19'31"	N15°39'22"E	51.70'
C43	51.71'	685.00'	004°19'31"	N11°19'51"E	51.70'
C44	51.71'	685.00'	004°19'31"	N07°00'20"E	51.70'
C45	51.71'	685.00'	004°19'31"	N02°40'49"E	51.70'
C46	38.45'	745.00'	002°57'25"	N19°25'36"W	38.44'

BLOCK--LOT AREA			OS/DE/PUE			OS/DE/PUE		
A 20	9125 SQ. FT.	A 125	6279 SQ. FT.	A 126	6256 SQ. FT.	6250 SQ. FT.	OS/PUE	OS/PUE
A 20A	74833 SQ. FT.	A 126	6256 SQ. FT.	A 127	8994 SQ. FT.	5500 SQ. FT.		
A 21	9328 SQ. FT.	A 127	8994 SQ. FT.	A 128	10622 SQ. FT.	9241 SQ. FT.		
A 22	9349 SQ. FT.	A 128	10622 SQ. FT.	A 129	6513 SQ. FT.	5116 SQ. FT.		
A 23	9315 SQ. FT.	A 129	6513 SQ. FT.	A 130	7205 SQ. FT.	6607 SQ. FT.		
A 24	9282 SQ. FT.	A 130	7205 SQ. FT.	A 131	8108 SQ. FT.	6200 SQ. FT.		
A 25	9248 SQ. FT.	A 131	8108 SQ. FT.	A 132-136	7000 SQ. FT.			
A 26	9214 SQ. FT.	A 132-136	7000 SQ. FT.					
A 27	9180 SQ. FT.							
A 28	9147 SQ. FT.	B 1	12792 SQ. FT.					
A 29	9113 SQ. FT.	B 1A	1591 SQ. FT.					
A 30	9079 SQ. FT.	B 2	10246 SQ. FT.	LS				
A 31	9046 SQ. FT.	B 3	9398 SQ. FT.					
A 32	9012 SQ. FT.	B 4	10007 SQ. FT.					
A 33	9223 SQ. FT.	B 7	8501 SQ. FT.					
A 34	9047 SQ. FT.	B 18-24	6580 SQ. FT.					
A 35	9080 SQ. FT.	B 25	6579 SQ. FT.					
A 36	9114 SQ. FT.							
A 37	9148 SQ. FT.	C 1	8641 SQ. FT.					
A 38	9181 SQ. FT.	C 2	6750 SQ. FT.					
A 39	9215 SQ. FT.	C 55	6317 SQ. FT.					
A 40	9249 SQ. FT.	C 56	6693 SQ. FT.					
A 41	9283 SQ. FT.	C 57	12334 SQ. FT.					
A 42	9316 SQ. FT.							
A 43	10592 SQ. FT.	D 1-20	6250 SQ. FT.					
A 109	7991 SQ. FT.	D 12A	5000 SQ. FT.					
A 110-116	6250 SQ. FT.	D 21	9241 SQ. FT.					
A 116A	2500 SQ. FT.	D 22	9241 SQ. FT.					
A 117-124	6250 SQ. FT.	D 23-42	5982 SQ. FT.					
		D 43						

OS/PUE

OS/PUE

- THIS PLAT LIES WITHIN THE CITY OF PELUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PELUGERVILLE 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 FRONTS.
- 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, CE DEVELOPMENT, INC., 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 MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ALL ROADS DEDICATED PER THIS PLAT WITH A RIGHT-OF-WAY WIDTH OF 50'. AND A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF WOLF PACK DRIVE AND PLEASANTON PARKWAY. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PELUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PELUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-84.
- 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 PELUGERVILLE AND CE DEVELOPMENT, INC. DATED OCTOBER 13, 2015 AND AMENDED FEBRUARY 12, 2019. THIS PROJECT WILL BE WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY M.U.D. NO. 23, AN IN-CITY M.U.D.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PELUGERVILLE 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 STORM RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR RUNOFF EVENTS AS REQUIRED.
- 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 PELUGERVILLE 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 PELUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PELUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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 FOR TRAVIS COUNTY. EFFECTIVE DATE SEPTEMBER 26, 2008 AND REVISED BY LOMR CASE NO. 18-06-0800P. EFFECTIVE DATE FEBRUARY 11, 2019.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVeways SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PELUGERVILLE 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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2077046163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS PLAT IS BASED ON A PAPE-DAMSON PROPOSED BASE FLOOD ELEVATION DATA AND LINEWORK SHOWN ON CONDITIONS 100-YEAR BRE STUDY DATED OCTOBER 2016, PAPE-DAMSON JOB NO. 50875-00, AND UPDATED JUNE 25, 2019. IT HAS NOT BEEN APPROVED BY FEMA. IN ADDITION, THIS PLAT SHOWS THE FUTURE 100-YEAR FLOODPLAIN THAT WILL RESULT WHEN ATLAS 14 HYDROLOGICAL DATA IS APPROVED. THE HOA WILL MAINTAIN THE FENCES AND AREA WITHIN THE 5' WFL EASEMENT SHOWN HEREON.
- ALL NON-RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL BASE FLOOD ELEVATIONS (BFE) SHOWN HEREON ARE BASED ON THE LETTER OF MAP REVISION (LOMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.

MINIMUM FLOOR ELEVATIONS:

BLOCK LOT ELEVATION
A 33 592.50
A 34 595.50
A 35 600.40
A 36 605.00
A 37 609.30
A 38 613.00
A 39 621.80
A 40 624.20
A 41 626.30
A 42 628.30
A 43 629.00
A 128 600.50
A 129 600.00
A 130 601.00
A 131 601.80

ELEVATIONS ARE NAVD 88 AND ARE BASED ON THE FLOODPLAIN ANALYSIS & DRAINAGE PLAN PREPARED BY PAPE-DAMSON ENGINEERS DATED JANUARY 2019.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N09°46'02"E	40.50'	L32	N27°05'35"E	33.00'
L2	S19°25'36"E	46.44'	L33	S17°54'25"E	5.66'
L3	S16°28'13"E	46.45'	L34	N27°05'35"E	57.66'
L4	S10°33'21"E	46.45'	L35	N27°05'35"E	125.00'
L5	S13°30'47"E	46.45'	L36	N27°05'35"E	125.00'
L6	S07°35'55"E	46.45'	L37	N27°05'35"E	125.00'
L7	S04°38'29"E	46.45'	L38	N27°05'35"E	125.00'
L8	S01°41'03"E	46.45'	L39	S62°54'25"E	107.12'
L9	S01°16'23"W	46.45'	L40	N27°05'35"E	30.82'
L10	S05°31'47"W	64.17'	L41	N27°05'35"E	30.82'
L11	S08°36'52"W	50.00'	L42	N27°05'35"E	125.00'
L12	N80°48'10"W	30.19'	L43	N27°05'35"E	125.00'
L13	N27°05'35"E	10.00'	L44	N27°05'35"E	150.00'
L14	S16°33'30"E	69.10'	L45	N27°05'35"E	150.00'
L15	N27°22'46"E	35.66'	L46	N15°24'30"E	76.59'
L16	N62°54'25"W	52.03'	L47	N15°24'30"E	23.18'
L17	S27°05'35"W	50.00'	L48	S62°53'17"E	67.06'
L18	S27°05'35"W	40.00'	L49	S62°53'17"E	67.06'
L19	N27°05'35"E	100.00'	L50	S27°06'43"W	77.08'
L20	N27°05'35"E	125.00'	L51	N40°40'39"E	

FINAL PLAT OF
CARMEL WEST PHASE 3 SECTION 1
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 44.098 ACRES OF LAND OUT OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 AND THE JOSEPH WIEHL SURVEY NO. 8, ABSTRACT NO. 802 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT NO(S). 2015146169, 2015146187, 2015162822, 2015162829 AND 2018072720 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 44.098 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "CARMEL WEST PHASE 3 SECTION 1", 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 _____, A.D.

CE DEVELOPMENT, INC., A TEXAS CORPORATION

BY: _____
JOHN S. 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 S. 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 ____ DAY OF _____, 20____, A.D.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

BY: _____
PAT EPSTEIN, CHAIRMAN

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

BY: _____
EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, 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 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 DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, THE LIEN HOLDER OF THAT CERTAIN DEED OF TRUST LIEN DATED FEBRUARY 20, 2018, RECORDED AS DOCUMENT No. 2018023884 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, DOES HEREBY SUBDIVIDE 44.098 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: _____
PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF TRAVIS

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

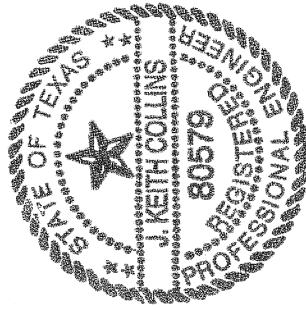
BY: _____
NOTARY PUBLIC, STATE OF TEXAS

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. 48453C0295H FOR TRAVIS COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008 AND REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.

J. Keith Collins 8/30/19
J. KEITH COLLINS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS

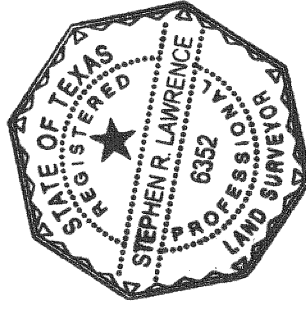


RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
FIRM NO. 9784

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN R. LAWRENCE, 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 EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER GF NO. 1845454-COM, EFFECTIVE DATE NOVEMBER 27, 2018.



Stephen R. Lawrence 8/30/2019
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

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

DATE: FEBRUARY 22, 2019

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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