

STREET TABLE			
NAME	LENGTH	ROW WIDTH	AREA (ACRES)
AVILA WAY	1081'	50'	1.125
CIPREMONT LANE	1029'	50'	1.140
COALINGA LANE	1276'	50'	1.470
COVINA LANE	1441'	50'	1.830
JESSE BOHLS ROAD			0.102
MELBER LANE	147'	100'	0.262
PALO CORONA LANE	300'	60'	0.418
PISMO LANE	300'	50'	0.418
PLEASANTON COVE	395'	50'	0.584
PLEASANTON PARKWAY	957'	60'	1.408
PORTNOY LANE	150'	50'	0.248
TOTAL	7076'		9.005

CARMEL WEST PHASE 3 SECTION 2

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

- LEGEND:
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - = FOUND 1/2" IRON ROD (AS NOTED)
  - = MINIMUM 4-FOOT WIDE SIDEWALK REQUIRED
  - = MINIMUM 6-FOOT WIDE SIDEWALK REQUIRED (OR AS NOTED)
  - Ⓢ = BLOCK NAME
  - Ⓜ = MINIMUM FINISHED FLOOR ELEVATIONS
  - BFE = BASE FLOOD ELEVATION (AS NOTED)
  - WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
  - WW = WASTE WATER
  - WL = WATER LINE
  - \*\*\* = HIKE & BIKE TRAIL
  - ⦿ = 6' WIDE TRAIL
  - DE = DRAINAGE EASEMENT
  - LS = LANDSCAPE
  - OS = OPEN SPACE
  - PA = PEDESTRIAN ACCESS
  - PUE = PUBLIC UTILITY EASEMENT
  - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - = PFLUGERVILLE ETJ LINE

TOTAL AREA OF THIS PLAT: 105.261 ACRES

- |                          |           |
|--------------------------|-----------|
| 198 SINGLE FAMILY LOTS   | 31.614 AC |
| 1 PUBLIC PARKLAND/DE LOT | 60.083 AC |
| 1 HOA PARKLAND/DE LOT    | 1.724 AC  |
| 3 HOA OS/PA/PUE LOTS     | 0.291 AC  |
| 1 HOA OS/DE/PUE LOT      | 1.624 AC  |
| 1 HOA PARKLAND/LS LOT    | 0.891 AC  |
| 1 HOA LS/PUE LOT         | 0.029 AC  |
| DEDICATED STREETS        | 9.005 AC  |

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DATE: APRIL 4, 2019 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
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**RJ SURVEYING & ASSOCIATES, INC.**  
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SHEET 2 OF 5 SHEETS



FINAL PLAT OF  
CARMEL WEST PHASE 3 SECTION 2  
TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



BLOCK-LOT AREA		
A 44	7,048 SQ. FT.	B 6 7,559 SQ. FT.
A 45	6,250 SQ. FT.	B 7 7,414 SQ. FT.
A 46	6,250 SQ. FT.	B 8 7,539 SQ. FT.
A 47	6,250 SQ. FT.	B 9 8,081 SQ. FT.
A 48	6,250 SQ. FT.	B 10 8,378 SQ. FT.
A 49	6,250 SQ. FT.	B 11 8,353 SQ. FT.
A 50	6,250 SQ. FT.	B 12 8,171 SQ. FT.
A 51	6,403 SQ. FT.	B 13 7,818 SQ. FT.
A 52	8,012 SQ. FT.	B 14 7,267 SQ. FT.
A 53	9,429 SQ. FT.	B 15 8,333 SQ. FT.
A 54	8,559 SQ. FT.	
A 55	7,731 SQ. FT.	C 3 6,750 SQ. FT.
A 56	7,496 SQ. FT.	C 4 6,750 SQ. FT.
A 57	7,565 SQ. FT.	C 5 6,522 SQ. FT.
A 58	7,115 SQ. FT.	C 6 10,769 SQ. FT.
A 59	6,250 SQ. FT.	C 7 9,495 SQ. FT.
A 60	6,250 SQ. FT.	C 8 7,520 SQ. FT.
A 61	6,250 SQ. FT.	C 9 6,575 SQ. FT.
A 62	8,084 SQ. FT.	C 10 6,250 SQ. FT.
A 63	6,250 SQ. FT.	C 11 6,250 SQ. FT.
A 64	6,250 SQ. FT.	C 12 6,250 SQ. FT.
A 65	6,250 SQ. FT.	C 13 6,250 SQ. FT.
A 66	6,250 SQ. FT.	C 14 6,250 SQ. FT.
A 67	6,250 SQ. FT.	C 15 6,250 SQ. FT.
A 68	6,308 SQ. FT.	C 16 6,250 SQ. FT.
A 69	6,915 SQ. FT.	C 17 6,250 SQ. FT.
A 70	6,250 SQ. FT.	C 18 6,250 SQ. FT.
A 71	6,250 SQ. FT.	C 19 6,250 SQ. FT.
A 72	7,558 SQ. FT.	C 20 6,250 SQ. FT.
A 73	6,470 SQ. FT.	C 21 6,250 SQ. FT.
A 74	6,250 SQ. FT.	C 22 6,250 SQ. FT.
A 75	6,250 SQ. FT.	C 23 6,250 SQ. FT.
A 76	6,250 SQ. FT.	C 24 6,250 SQ. FT.
A 77	7,884 SQ. FT.	C 25 6,250 SQ. FT.
A 78	10,551 SQ. FT.	C 26 6,250 SQ. FT.
A 81	10,458 SQ. FT.	C 27 6,250 SQ. FT.
A 82	10,977 SQ. FT.	C 28 6,250 SQ. FT.
A 82A	60.083 AC (PUBLIC PARKLAND/DE)	C 29 6,250 SQ. FT.
A 82B	1.724 AC (HOA PARKLAND/DE)	C 30 7,366 SQ. FT.
A 83	6,680 SQ. FT.	C 31 7,366 SQ. FT.
A 84	11,124 SQ. FT.	C 32 6,250 SQ. FT.
A 85	6,858 SQ. FT.	C 33 6,250 SQ. FT.
A 86	6,250 SQ. FT.	C 34 6,250 SQ. FT.
A 87	6,250 SQ. FT.	C 35 6,250 SQ. FT.
A 88	6,250 SQ. FT.	C 36 6,250 SQ. FT.
A 89	6,250 SQ. FT.	C 37 6,250 SQ. FT.
A 90	6,250 SQ. FT.	C 38 6,250 SQ. FT.
A 91	6,250 SQ. FT.	C 39 6,250 SQ. FT.
A 92	6,250 SQ. FT.	C 40 6,250 SQ. FT.
A 93	6,250 SQ. FT.	C 41 6,250 SQ. FT.
A 94	6,250 SQ. FT.	C 42 6,250 SQ. FT.
A 95	6,250 SQ. FT.	C 43 6,250 SQ. FT.
A 96	6,250 SQ. FT.	C 44 6,250 SQ. FT.
A 97	6,250 SQ. FT.	C 45 6,279 SQ. FT.
A 98	6,250 SQ. FT.	C 46 6,373 SQ. FT.
A 99	6,250 SQ. FT.	C 47 6,471 SQ. FT.
A 100	6,250 SQ. FT.	C 48 6,568 SQ. FT.
A 100A	2,500 SQ. FT. (HOA OS/PA/PUE)	C 49 6,666 SQ. FT.
A 101	6,250 SQ. FT.	C 50 6,764 SQ. FT.
A 102	6,250 SQ. FT.	C 51 6,862 SQ. FT.
A 103	6,250 SQ. FT.	C 52 6,713 SQ. FT.
A 104	6,250 SQ. FT.	C 53 9,173 SQ. FT.
A 105	6,250 SQ. FT.	C 54 6,567 SQ. FT.
A 106	6,250 SQ. FT.	
A 107	6,250 SQ. FT.	K 1 9,714 SQ. FT.
A 108	7,991 SQ. FT.	K 2 7,492 SQ. FT.
A 137	7,366 SQ. FT.	K 3 9,996 SQ. FT.
A 138	6,000 SQ. FT.	K 4 8,448 SQ. FT.
A 139	6,000 SQ. FT.	K 5 7,118 SQ. FT.
A 140	6,000 SQ. FT.	K 6 6,847 SQ. FT.
A 141	6,000 SQ. FT.	K 7 8,100 SQ. FT.
A 142	6,000 SQ. FT.	K 7A 5,161 SQ. FT. (HOA OS/PA/PUE)
A 143	7,366 SQ. FT.	K 8 6,372 SQ. FT.
A 144	9,600 SQ. FT.	K 9 6,251 SQ. FT.
A 145	8,000 SQ. FT.	K 10 6,250 SQ. FT.
A 146	7,982 SQ. FT.	K 11 6,250 SQ. FT.
A 147	6,792 SQ. FT.	K 12 6,250 SQ. FT.
A 148	9,146 SQ. FT.	K 13 6,250 SQ. FT.
A 149	8,771 SQ. FT.	K 14 6,250 SQ. FT.
A 150	9,394 SQ. FT.	K 15 6,250 SQ. FT.
A 151	9,383 SQ. FT.	K 16 6,250 SQ. FT.
A 152	10,205 SQ. FT.	K 17 6,250 SQ. FT.
A 153	7,792 SQ. FT.	K 18 7,366 SQ. FT.
A 154	8,982 SQ. FT.	K 19 7,366 SQ. FT.
A 155	9,000 SQ. FT.	K 20 6,250 SQ. FT.
A 156	10,875 SQ. FT.	K 21 6,250 SQ. FT.
A 157	7,506 SQ. FT.	K 22 6,250 SQ. FT.
A 158	6,169 SQ. FT.	K 23 6,250 SQ. FT.
A 159	6,311 SQ. FT.	K 24 6,250 SQ. FT.
A 160	6,311 SQ. FT.	K 25 6,250 SQ. FT.
A 161	6,311 SQ. FT.	K 26 6,250 SQ. FT.
A 162	6,311 SQ. FT.	K 27 6,250 SQ. FT.
A 163	6,311 SQ. FT.	K 28 6,250 SQ. FT.
A 164	6,311 SQ. FT.	K 29 6,250 SQ. FT.
A 165	6,311 SQ. FT.	K 30 6,626 SQ. FT.
A 166	6,311 SQ. FT.	K 31 6,839 SQ. FT.
A 167	6,311 SQ. FT.	K 32 7,020 SQ. FT.
A 168	6,311 SQ. FT.	K 33 7,190 SQ. FT.
A 169	6,311 SQ. FT.	K 34 7,273 SQ. FT.
A 170	6,311 SQ. FT.	K 35 6,998 SQ. FT.
A 171	6,764 SQ. FT.	K 36 10,248 SQ. FT.
A 171A	1,260 SQ. FT. (HOA LS/PUE)	
B 4A	1,624 AC (HOA OS/DE/PUE)	J 2A 0.891 AC (HOA PARKLAND/LS)
B 5	6,959 SQ. FT.	

BENCHMARKS:

BM-1: CHISELED TRIANGLE ON BACK-OF-CURB ON THE SOUTH SIDE OF PLEASANTON PARKWAY APPROX 146' EAST OF THE CENTERLINE OF CAPER DRIVE.  
N: 10128295.29  
E: 3170838.26  
ELEV: 606.67' NAVD '88

BM-2: CHISELED TRIANGLE ON CONCRETE CURB AT THE SOUTHEAST CORNER OF PLEASANTON PARKWAY AND ANTIOCH AVENUE NEAR THE CURB RETURN FOR LOT 1-BB.  
N: 10128306.85  
E: 3169963.03  
ELEV: 603.00' NAVD '88

APPROX. S85°05'14"W 1,668' TO THE SW CORNER OF THE JOHN LEISSE SURVEY 18, ABSTRACT NO. 496  
CITY OF PFLUGERVILLE  
DOC NO. 2015175089 OPRTC  
31.99 ACRES (TRACT 2)  
DOC NO. 2015165200 OPRTC

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- ..... = MINIMUM 4-FOOT WIDE SIDEWALK REQUIRED
- ..... = MINIMUM 6-FOOT WIDE SIDEWALK REQUIRED (OR AS NOTED)
- ⊙ = BLOCK NAME
- ⊙ = MINIMUM FINISHED FLOOR ELEVATIONS
- ⊙ = BASE FLOOD ELEVATION (AS NOTED)
- WF&L = WALL, FENCE AND LANDSCAPE EASEMENT
- WW = WASTE WATER
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- \* \* \* = HIKE & BIKE TRAIL
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- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
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- = PFLUGERVILLE ETJ LINE

SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:

176 LOTS IN THE SF-R ZONED AREA  
18 LOTS GREATER THAN OR EQUAL TO 9000 SF (10%)  
24 LOTS GREATER THAN OR EQUAL TO 7500 SF (13%)  
134 LOTS GREATER THAN OR EQUAL TO 6250 SF (77%)

22 LOTS IN THE SF-MU ZONED AREA

198 SINGLE-FAMILY LOTS TOTAL

SHEET 3 OF 5 SHEETS

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

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

TRAVIS COUNTY, TEXAS

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* 11/18/2019  
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

A 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* 9/11/19  
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

## EASEMENT LIST:

- [1] = 2.070 ACRES ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2010033981 OPRTC.
- [2] = 2.668 ACRES ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2011056305 OPRTC.
- [3] = 2.911 ACRES ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY TO LCRA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2010085034 OPRTC.
- [4] = 0.745 ACRE (EXHIBIT "A") WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2015173097 OPRTC.
- [5] = 1.840 ACRES WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173096 OPRTC.
- [6] = 8968 SQUARE FEET WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173095 OPRTC.
- [7] = 0.967 ACRE WASTEWATER EASEMENT TO CITY OF PFLUGERVILLE - DOC. NO. 2016151275 OPRTC.
- [8] = 1.270 ACRES WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2015173070 OPRTC.
- [9] = 0.731 ACRE (EXHIBIT "B") PUBLIC UTILITY EASEMENT TO THE CITY OF PFLUGERVILLE, TEXAS - DOC. NO. 2016022321 OPRTC.
- [10] = 0.731 ACRE (EXHIBIT "B") WASTEWATER EASEMENT TO THE CITY OF PFLUGERVILLE - DOC. NO. 2016043104 OPRTC.
- [11] = 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."

DATE: APRIL 4, 2019

SCALE: 1" = 100'

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F-10015400

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	22.49'	575.00'	002°14'27"	S61°47'11"E	22.49'
C2	44.80'	1050.00'	002°26'40"	S49°00'47"W	44.80'
C3	39.27'	25.00'	090°00'00"	N17°54'25"W	35.36'
C4	41.64'	50.00'	047°43'10"	N43°32'28"E	40.45'
C5	101.75'	770.00'	007°34'15"	N23°18'28"E	101.67'
C6	174.05'	745.00'	013°23'10"	N27°35'57"W	173.66'
C7	34.83'	25.00'	079°50'09"	N67°01'47"E	32.08'
C8	198.93'	60.00'	189°58'05"	N11°57'49"E	119.55'
C9	436.48'	1710.00'	014°37'30"	N55°35'40"W	435.30'
C10	532.28'	1770.00'	017°13'49"	N54°17'30"W	530.28'
C11	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C12	39.27'	25.00'	090°00'00"	N72°05'35"E	35.36'
C13	23.55'	25.00'	053°58'05"	S54°04'38"W	22.69'
C14	301.53'	60.00'	287°56'10"	N62°54'25"W	70.59'
C15	23.55'	25.00'	053°58'05"	N00°06'33"E	22.69'
C16	58.62'	40.00'	085°24'19"	S88°22'45"E	54.26'
C17	58.55'	1770.00'	001°53'43"	N46°37'28"W	58.55'
C18	14.55'	25.00'	033°20'09"	S43°45'40"W	14.34'
C19	9.00'	25.00'	020°37'56"	S70°44'42"W	8.95'
C20	51.51'	60.00'	049°11'17"	N56°28'02"E	49.94'
C21	36.14'	60.00'	034°30'30"	N14°37'09"E	35.59'
C22	37.54'	60.00'	035°50'39"	N20°33'25"W	36.93'
C23	12.07'	60.00'	011°31'36"	S62°35'04"W	12.05'
C24	38.18'	60.00'	036°27'29"	N56°42'29"W	37.54'
C25	38.45'	60.00'	036°42'54"	S86°42'19"W	37.79'
C26	36.14'	60.00'	034°30'30"	S39°34'01"W	35.59'
C27	51.51'	60.00'	049°11'17"	S02°16'52"E	49.94'
C28	9.00'	25.00'	020°37'56"	N16°33'32"W	8.95'
C29	14.55'	25.00'	033°20'09"	N10°25'31"E	14.34'
C30	6.85'	1770.00'	000°13'18"	N62°47'46"W	6.85'
C31	40.36'	1770.00'	001°18'23"	N62°01'55"W	40.36'
C32	40.36'	1770.00'	001°18'23"	N60°43'32"W	40.36'
C33	40.36'	1770.00'	001°18'23"	N59°25'08"W	40.36'
C34	40.36'	1770.00'	001°18'23"	N58°06'45"W	40.36'
C35	40.36'	1770.00'	001°18'23"	N56°48'21"W	40.36'
C36	40.36'	1770.00'	001°18'23"	N55°29'58"W	40.36'
C37	40.36'	1770.00'	001°18'23"	N54°11'35"W	40.36'
C38	40.36'	1770.00'	001°18'23"	N52°53'11"W	40.36'
C39	40.36'	1770.00'	001°18'23"	N51°34'48"W	40.36'
C40	40.36'	1770.00'	001°18'23"	N50°16'24"W	40.36'
C41	40.36'	1770.00'	001°18'23"	N48°58'01"W	40.36'
C42	40.36'	1770.00'	001°18'23"	N47°39'37"W	40.36'
C43	12.26'	25.00'	028°05'50"	N13°02'40"E	12.14'
C44	127.58'	50.00'	146°11'41"	S72°05'35"W	95.68'
C45	12.26'	25.00'	028°05'50"	S48°51'30"E	12.14'
C46	39.27'	25.00'	090°00'00"	S72°05'35"W	35.36'
C47	93.66'	275.00'	019°30'49"	N53°09'00"W	93.21'
C48	35.77'	25.00'	081°59'23"	N02°23'54"W	32.80'
C49	289.26'	60.00'	276°13'35"	N80°29'00"E	80.12'
C50	10.76'	25.00'	024°39'03"	S45°18'16"E	10.67'
C51	169.76'	325.00'	029°55'40"	N47°56'35"W	167.84'
C52	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C53	39.27'	25.00'	090°00'00"	N72°05'35"E	35.36'
C54	21.03'	25.00'	048°11'23"	S51°11'17"W	20.41'
C55	162.65'	50.00'	186°22'46"	N17°54'25"W	99.85'
C56	21.03'	25.00'	048°11'23"	S87°00'06"E	20.41'
C57	39.27'	25.00'	090°00'00"	N17°54'25"W	35.36'
C58	39.27'	25.00'	090°00'00"	S17°54'25"E	35.36'
C59	39.27'	25.00'	090°00'00"	N72°05'35"E	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C60	114.22'	325.00'	020°08'12"	N70°44'04"W	113.64'
C61	69.79'	375.00'	010°39'46"	N75°28'17"W	69.69'
C62	36.11'	25.00'	082°46'00"	N68°28'35"E	33.05'
C63	38.29'	25.00'	087°45'33"	S16°47'11"E	34.66'
C64	39.27'	25.00'	090°00'00"	N17°54'25"W	35.36'
C65	21.03'	25.00'	048°11'23"	S51°11'17"W	20.41'
C66	162.65'	50.00'	186°22'46"	N17°54'25"W	99.85'
C67	21.03'	25.00'	048°11'23"	S87°00'06"E	20.41'
C68	59.65'	275.00'	012°25'43"	S56°41'33"E	59.54'
C69	70.50'	325.00'	012°25'43"	S56°41'33"E	70.36'
C70	215.25'	325.00'	037°56'50"	N69°27'07"W	211.34'
C71	182.13'	275.00'	037°56'50"	N69°27'07"W	178.82'
C72	36.99'	25.00'	084°47'03"	S46°02'00"E	33.71'
C73	36.99'	25.00'	084°47'03"	S49°10'57"W	33.71'
C74	186.03'	525.00'	020°18'10"	N16°56'30"E	185.06'
C75	405.41'	475.00'	048°54'07"	N02°38'32"E	393.22'
C76	164.15'	275.00'	034°12'01"	N38°54'32"W	161.72'
C77	191.06'	325.00'	033°40'58"	N38°39'01"W	188.32'
C78	15.01'	275.00'	003°07'36"	N61°20'37"W	15.01'
C79	78.65'	275.00'	016°23'13"	N51°35'12"W	78.38'
C80	9.47'	60.00'	009°02'39"	S34°04'28"W	9.46'
C81	64.57'	60.00'	061°39'48"	S01°16'46"E	61.50'
C82	44.21'	60.00'	042°13'13"	S53°13'17"E	43.22'
C83	71.37'	60.00'	068°08'55"	N71°35'39"E	67.23'
C84	99.64'	60.00'	095°08'59"	N10°03'18"W	88.58'
C85	68.11'	325.00'	012°00'27"	N38°58'58"W	67.99'
C86	101.65'	325.00'	017°55'13"	N53°56'48"W	101.24'
C87	30.70'	50.00'	035°10'32"	S16°35'01"W	30.22'
C88	27.11'	50.00'	031°04'08"	S49°42'21"W	26.78'
C89	29.07'	50.00'	033°18'29"	S81°53'39"W	28.66'
C90	39.52'	50.00'	045°17'27"	N58°48'23"W	38.50'
C91	18.43'	325.00'	003°14'59"	N79°10'41"W	18.43'
C92	89.50'	325.00'	015°46'40"	N69°39'51"W	89.21'
C93	37.55'	50.00'	043°01'34"	N53°46'11"E	36.67'
C94	42.05'	50.00'	048°11'23"	N87°00'06"W	40.82'
C95	8.18'	325.00'	001°26'32"	S51°11'57"E	8.18'
C96	50.38'	325.00'	008°52'53"	S56°21'40"E	50.33'
C97	11.94'	325.00'	002°06'19"	S61°51'16"E	11.94'
C98	38.37'	275.00'	007°59'42"	N54°28'32"W	38.34'
C99	91.67'	275.00'	019°05'55"	N68°01'21"W	91.24'
C100	52.09'	275.00'	010°51'13"	N82°59'55"W	52.02'
C101	87.67'	525.00'	009°34'04"	N22°18'33"E	87.57'
C102	98.36'	525.00'	010°44'05"	N12°09'28"E	98.22'
C103	34.32'	325.00'	006°03'00"	N53°30'11"W	34.30'
C104	50.00'	325.00'	008°48'53"	N60°56'07"W	49.95'
C105	50.00'	325.00'	008°48'53"	N69°45'01"W	49.95'
C106	50.00'	325.00'	008°48'53"	N78°33'54"W	49.95'
C107	30.93'	325.00'	005°27'12"	N85°41'56"W	30.92'
C108	47.60'	475.00'	005°44'30"	N24°13'20"E	47.58'
C109	63.33'	475.00'	007°38'22"	N17°31'54"E	63.29'
C110	63.33'	475.00'	007°38'22"	N09°53'32"E	63.29'
C111	63.33'	475.00'	007°38'22"	N02°15'10"E	63.29'
C112	63.33'	475.00'	007°38'22"	N05°23'12"W	63.29'
C113	63.33'	475.00'	007°38'22"	N13°01'34"W	63.29'
C114	41.15'	475.00'	004°57'47"	N19°19'39"W	41.13'
C115	102.97'	525.00'	011°14'15"	N09°15'37"W	102.80'
C116	57.76'	525.00'	006°18'15"	N18°01'51"W	57.74'
C117	166.47'	525.00'	018°10'03"	N12°43'31"W	165.77'
C118	34.91'	325.00'	006°09'19"	N24°53'12"W	34.90'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C119	156.14'	325.00'	027°31'39"	N41°43'41"W	154.65'
C120	5.74'	525.00'	000°37'33"	N21°29'45"W	5.74'
C121	38.83'	1770.00'	001°15'25"	N46°22'43"W	38.83'
C122	18.69'	950.00'	001°07'38"	N48°21'16"E	18.69'
C123	83.05'	50.00'	095°09'49"	N15°19'30"W	73.82'
C124	15.68'	60.00'	014°58'24"	N75°32'02"W	15.64'
C125	15.50'	60.00'	014°48'14"	N60°38'43"W	15.46'
C126	54.69'	50.00'	062°40'02"	N43°56'57"E	52.00'
C127	16.48'	50.00'	018°53'22"	N03°10'15"E	16.41'
C128	15.22'	60.00'	014°32'09"	N29°35'03"W	15.18'
C129	21.76'	60.00'	020°46'40"	N47°14'28"W	21.64'
C130	17.14'	50.00'	019°38'28"	N22°26'10"E	17.06'
C131	16.48'	50.00'	018°53'22"	N03°10'15"E	16.41'
C132	12.43'	1050.00'	000°40'41"	N48°07'48"E	12.43'
C133	1.18'	50.00'	001°21'05"	N35°29'07"W	1.18'
C134	24.45'	625.00'	002°14'27"	S61°47'11"E	24.44'
C135	6.29'	325.00'	001°06'33"	N61°13'14"W	6.29'
C136	2.27'	1770.00'	000°04'24"	N45°42'48"W	2.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°45'19"W	14.15'
L2	N55°03'04"E	59.61'
L3	N16°33'30"W	69.10'
L4	N27°05'35"E	55.00'
L5	S27°05'35"W	10.00'
L6	S80°48'10"E	30.19'
L7	N08°36'52"E	50.00'
L8	N05°31'47"E	64.17'
L9	N01°16'23"E	46.45'
L10	N01°41'03"W	46.45'
L11	N04°38'29"W	46.45'
L12	N07°35'55"W	46.45'
L13	N10°33'21"W	46.45'
L14	N13°30'47"W	46.45'
L15	N16°28'13"W	46.45'
L16	N19°25'38"W	46.44'
L17	N37°21'04"E	50.07'
L18	S76°05'19"W	38.14'
L25	S62°54'25"E	84.92'
L26	S61°29'29"E	95.11'
L27	S59°24'33"E	43.65'
L28	S58°06'45"E	43.78'
L29	S56°48'21"E	43.78'
L30	S55°29'58"E	43.78'
L31	S54°11'35"E	43.78'
L32	S52°53'11"E	43.78'
L33	S51°34'48"E	43.78'
L34	S50°16'24"E	43.78'
L35	S48°58'01"E	43.78'
L36	S47°39'37"E	43.78'
L37	S46°14'23"E	51.43'
L38	S62°54'31"E	89.76'
L39	S39°52'55"E	9.79'
L40	N27°05'35"E	100.00'
L41	N27°05'35"E	98.52'
L42	N22°42'41"W	29.17'
L43	N12°03'38"E	35.69'
L44	S62°54'25"E	79.75'
L45	N00°23'46"E	45.53'
L46	N62°54'25"W	56.90'
L47	N04°47'58"W	24.97'
L48	N53°06'31"E	28.09'
L49	S79°54'34"E	50.23'
L50	S85°04'59"E	52.35'
L51	S62°54'25"E	44.10'
L52	N55°47'19"W	75.93'
L53	N56°39'10"W	50.29'
L54	N56°40'01"W	50.29'
L55	N57°43'59"W	46.86'
L56	N65°14'12"W	41.94'



FINAL PLAT OF  
CARMEL WEST PHASE 3 SECTION 2  
TRAVIS COUNTY, TEXAS

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:

BY: \_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 105.261 ACRES OF LAND OUT OF THE  
JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 AND THE JOSEPH MEHL SURVEY NO. 8,  
ABSTRACT NO. 802 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEEDS OF  
RECORD IN DOCUMENT NO(S). 2015146187, 2015162822, 2015162829, 2018041596 AND  
2018072720 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY  
SUBDIVIDE 105.261 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS  
"CARMEL WEST PHASE 3 SECTION 2", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE  
OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 20 DAY OF  
NOVEMBER, 2019, A.D.

CE DEVELOPMENT, INC., A TEXAS CORPORATION

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

STATE OF TEXAS  
COUNTY OF TRAVIS

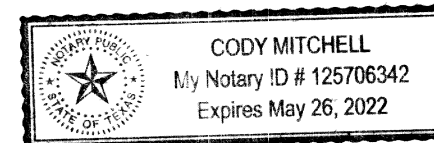
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S.  
LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 20 DAY OF  
NOVEMBER, 2019, A.D.

BY: Cody Mitchell  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: CODY MITCHELL

MY COMMISSION EXPIRES: MAY 26, 2022



STATE OF TEXAS  
COUNTY OF TRAVIS

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF 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 105.261 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

BY: Nick Fubman  
PRINTED NAME: Nick Fubman  
TITLE: Senior Vice President

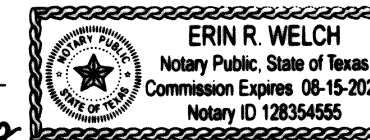
STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18 DAY OF  
November, 2019.

BY: Erin R. Welch  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Erin R. Welch

MY COMMISSION EXPIRES: 08-15-2022



STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: APRIL 4, 2019

**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  
(512) 836-4793 FAX: (512) 836-4817