

10.4.06

\$192.00

200600309

**FINAL PLAT OF
AVALON
PHASE 2**
TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION: AVALON - PHASE 2 - 24.08 ACRES

All that certain tract or parcel of land situated in Travis County, Texas, out of the Edward First Survey No. 11, Abstract No. 277 and being a portion of that tract described as 199.93 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 200511843 and being a portion of that tract described as 200.119420 said official public records as Document No. 200511842 and being a portion of that tract described as 45.00 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 200511842 and being a portion of that tract described as 200.119420 said official public records as Document No. 200511843 and being a portion of that tract described as 45.00 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 200511843 said official public records.

BENCH MARK

3-inch diameter brass disk inscribed "302098" set in the nose of the median at the intersection of Hidden Lake Drive and Kelly Lane. Elevation: 630.29 NAD83

BLOCK	ACREAGE	SINGLE FAMILY LOT	LANDSCAPE LOT	DRAINAGE LOT	EASTMENT
AA	1.88	1	1	1	1
U	2.93	1	1	1	1
V	2.07	1	1	1	1
W	2.07	1	1	1	1
Z	6.60	1	1	1	1
5	20.48	57	2	1	1
TOTAL	34.08	72	6	5	5

BRENT KNOLL DRIVE:
MORGANA DRIVE
CRISPIN HALL LANE

LINEAR STREET FOOTAGE: ROW WIDTH

666.45 ft	50'
634.29 ft	50'
627.25 ft	50'
608.54 ft	50'
3036.54 ft	

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET (UNLESS OTHERWISE NOTED)
- W/ YELLOW PLASTIC CAP "CS, LTD"
- REPAIR RECORDS TRAVIS CO. (SEE RECORDS TRAVIS CO.)
- HIKE & BIKE TRAIL LOCATION
- SIDEWALK LOCATION

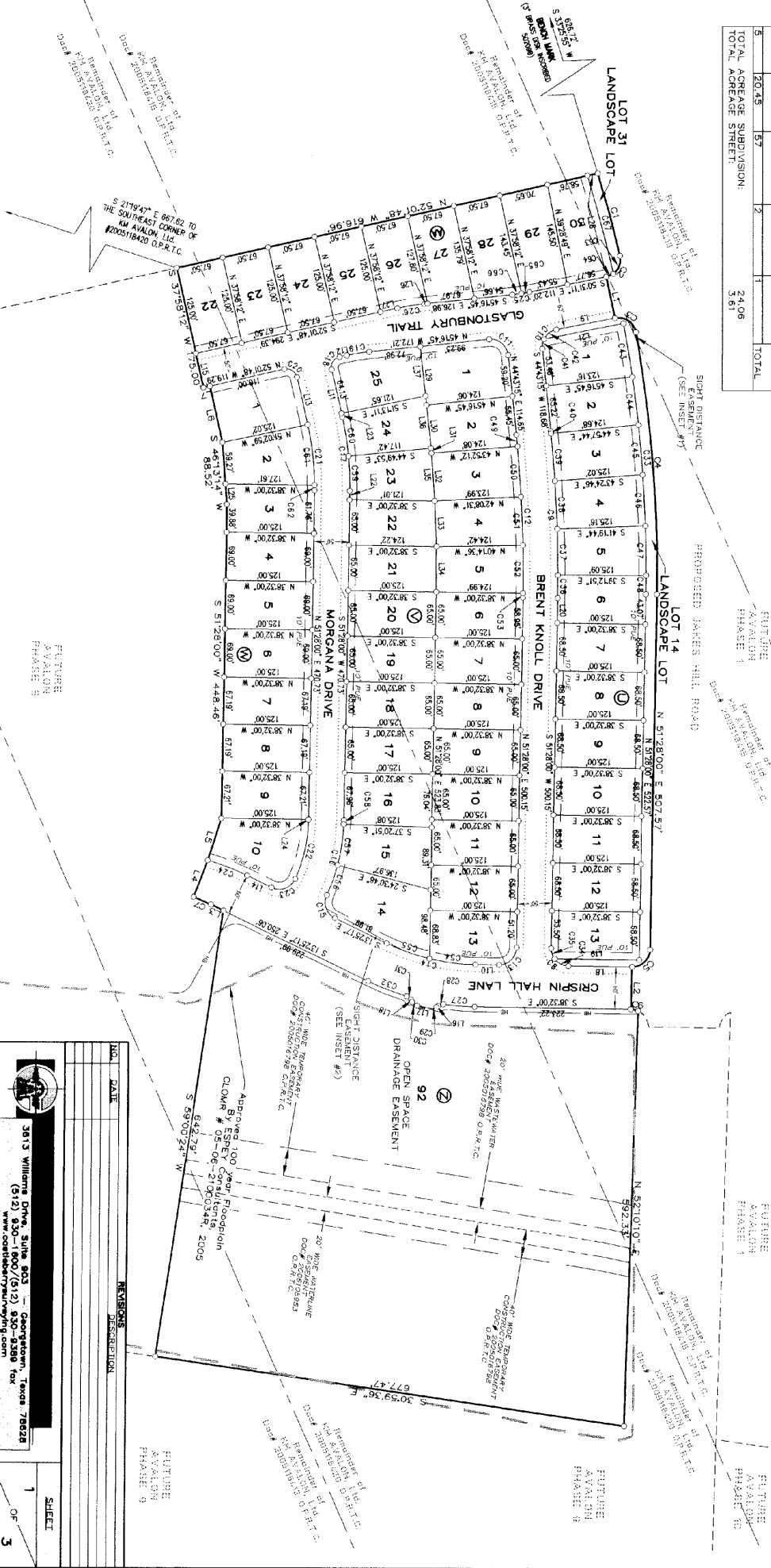
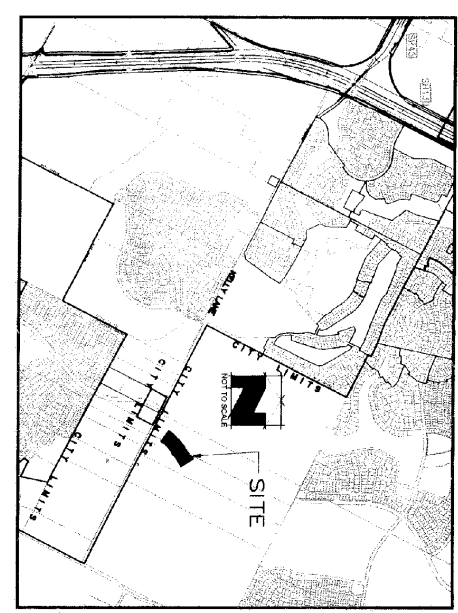
OWNER/SUBDIVIDER:
KM AVALON, Ltd.
1011 NORTH LAMAR BOULEVARD
AUSTIN, TX 78703

SURVEYOR:
CASTLEBERRY SURVEYING, LTD.
203 SOUTH H 25, SUITE 101 C
AUSTIN, TEXAS 78728
(512) 830-1500

ENGINEER:
PAPE-DANSON HUFFOLT
ENGINEERING, INC.
7800 SHOAL CREEK BLVD.
SUITE 255 EAST
AUSTIN, TEXAS 78757
(512) 454-8711

Scale: 1"=40.00'

Boundary Based
Coordinate System
Texas State Plane
(Central Zone)
NAD 83(93)



REVISIONS

NO.	DATE	DESCRIPTION
1		

3613 Williams Drive, Suite 303 - Georgetown, Texas 78628
(512) 830-1800 / (512) 830-8388 fax
www.castleberry-surveying.com

SHEET
1 OF 3

200600309

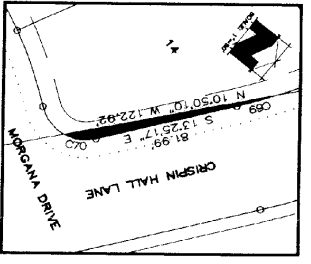
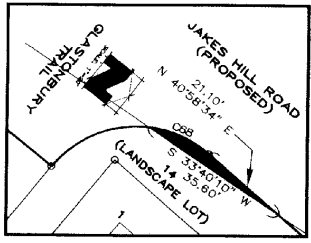
FINAL PLAT OF
AYALON
 PHASE 2
 TRAVIS COUNTY, TEXAS

CURVE TABLE

NUMBER	DELTA	ADIUS	ARC	DIRECTION	CHORD
C1	103.28 59°	1996.00	121.85	N 35.43 25° E	171.84
C2	92.00 25°	25.00	46.15	N 83.28 56° E	35.97
C3	91.11 34°	25.00	39.79	N 04.59 24° W	35.72
C4	10.47 37°	1996.00	375.83	N 48.04 11° E	375.27
C5	90.00 00°	25.00	38.27	S 83.32 00° E	35.36
C6	124.16 51°	25.00	10.59	N 28.23 56° W	10.52
C7	08.07 46°	200.00	28.86	S 15.98 11° E	28.85
C8	08.07 46°	200.00	28.86	S 08.28 00° W	35.35
C9	08.07 46°	200.00	28.86	S 08.28 00° W	35.35
C10	84.45 34°	25.00	36.98	S 87.06 02° W	33.70
C11	96.00 00°	25.00	39.27	N 00.16 45° W	35.38
C12	06.44 45°	1975.00	232.53	N 48.05 37° E	232.46
C13	90.00 00°	25.00	39.27	S 83.32 00° E	35.36
C14	28.06 43°	300.00	131.49	S 25.98 39° E	130.44
C15	88.48 45°	25.00	38.74	S 30.98 04° W	34.98
C16	23.53 26°	285.00	106.00	S 63.72 43° W	109.70
C17	90.00 00°	150.00	150.00	S 44.43 05° W	105.76
C18	90.00 00°	150.00	150.00	S 44.43 05° W	105.76
C19	06.48 02°	270.00	51.81	S 48.39 17° W	31.21
C20	90.00 00°	15.00	23.56	N 07.01 48° W	21.21
C21	13.29 48°	400.00	94.22	N 44.43 06° E	94.01
C22	23.14 51°	215.00	87.24	N 63.05 25° E	86.64
C23	91.51 52°	25.00	40.08	S 59.21 13° E	35.93
C24	09.40 30°	380.00	60.79	S 18.15 32° E	60.72
C25	08.45 25°	270.00	24.70	S 47.53 59° E	24.69
C26	07.10 04°	380.00	46.94	S 34.94 67° E	38.06
C27	07.10 04°	380.00	46.94	S 34.94 67° E	38.06
C28	46.42 01°	10.00	8.15	S 54.42 57° E	7.93
C29	50.58 11°	10.00	8.90	S 52.54 52° E	8.61
C30	50.58 11°	10.00	8.90	S 01.56 40° E	8.61
C31	46.42 04°	10.00	8.15	S 00.31 25° W	7.93
C32	09.24 20°	380.00	59.10	S 18.07 27° E	59.03
C33	11.14 01°	1980.00	386.21	N 45.50 59° E	387.59
C34	33.07 46°	25.00	23.18	S 11.98 08° E	22.36
C35	07.05 16°	2025.00	12.56	S 33.01 56° W	15.81
C36	07.05 16°	2025.00	12.56	S 49.36 50° W	16.24
C37	01.52 28°	2025.00	66.25	S 47.41 59° W	66.65
C38	01.55 33°	2025.00	67.82	S 45.45 09° W	67.82
C39	01.55 08°	2025.00	67.82	S 45.45 09° W	67.82
C40	00.05 20°	2025.00	3.14	S 44.45 55° W	3.14
C41	31.37 46°	25.00	13.80	S 63.92 07° W	13.63
C42	53.07 48°	25.00	23.18	N 77.05 06° W	22.36
C43	02.14 07°	1980.00	27.28	N 44.22 02° E	27.24
C44	02.14 07°	1980.00	27.28	N 44.22 02° E	27.24
C45	02.03 37°	1980.00	7.20	N 44.42 53° E	69.07
C46	02.07 06°	1980.00	7.20	N 47.55 11° E	73.70
C47	02.03 02°	1980.00	70.86	N 49.40 15° E	70.66
C48	00.45 13°	1980.00	26.82	S 17.04 53° E	26.62
C49	00.28 48°	1975.00	16.55	N 44.57 39° E	16.55
C50	02.05 20°	1975.00	72.00	N 46.14 43° E	72.00
C51	02.05 20°	1975.00	72.00	N 46.14 43° E	72.00
C52	02.05 20°	1975.00	72.00	N 46.14 43° E	72.00
C53	02.05 20°	1975.00	72.00	N 46.14 43° E	72.00
C54	12.43 41°	360.00	64.84	S 32.10 10° E	66.51
C55	12.43 02°	360.00	64.84	S 19.36 48° E	64.72
C56	09.52 14°	285.00	45.55	S 70.25 19° W	45.60
C57	12.50 03°	285.00	59.36	S 59.04 11° W	59.24
C58	01.11 09°	285.00	5.48	S 92.03 34° W	5.46
C59	01.11 09°	285.00	5.48	S 92.03 34° W	5.46
C60	01.11 09°	285.00	5.48	S 92.03 34° W	5.46
C61	12.27 34°	480.00	86.98	N 44.11 59° E	86.81
C62	01.07 14°	480.00	7.24	N 50.56 53° E	7.24
C63	65.45 17°	25.00	29.13	N 70.51 02° E	27.51
C64	25.15 08°	25.00	11.02	S 63.08 45° E	10.93
C65	02.25 26°	270.00	11.42	S 49.18 28° E	11.42
C66	02.25 26°	270.00	11.42	S 49.18 28° E	11.42
C67	02.25 26°	270.00	11.42	S 49.18 28° E	11.42
C68	04.35 05°	300.00	24.01	S 23.18 32° E	24.02
C69	04.35 05°	300.00	24.01	S 23.18 32° E	24.02
C70	42.17 06°	25.00	18.45	S 07.43 16° W	18.00

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 38.44 01° E	80.00
L2	N 52.07 00° E	60.00
L3	S 13.26 17° E	20.07
L4	S 71.26 54° W	56.31
L5	S 68.40 41° W	63.08
L6	S 37.58 12° W	82.50
L7	S 52.70 48° E	9.29
L8	S 38.32 00° E	90.00
L9	S 09.31 11° W	53.14
L10	S 37.58 12° E	62.93
L11	S 52.00 46° W	10.42
L12	N 52.00 46° W	10.42
L13	S 37.58 12° E	62.93
L14	S 1.28 11° E	39.40
L15	S 37.58 12° W	50.00
L16	S 28.05 57° E	3.30
L17	S 22.08 47° E	19.66
L18	S 22.08 47° E	19.66
L19	S 22.08 47° E	19.66
L20	S 51.28 00° E	32.00
L21	S 50.31 11° E	11.58
L22	S 51.28 00° W	12.77
L23	S 37.58 12° W	5.31
L24	N 51.28 00° E	0.38
L25	S 46.13 44° W	29.25
L26	S 46.13 44° W	4.38
L27	S 50.01 48° E	74.59
L28	S 50.01 48° E	74.59
L29	N 44.38 22° E	84.20
L30	N 44.38 22° E	84.20
L31	N 46.07 48° E	71.08
L32	N 46.07 48° E	68.26
L33	N 46.37 54° E	65.08
L34	N 50.46 59° E	65.00
L35	S 46.07 48° W	73.14
L36	S 44.50 22° W	73.19
L37	S 44.50 22° W	73.19
L38	S 44.50 22° W	73.19



NO.	DATE	REVISIONS
1	1/17/08	ADD SIGHT DISTANCE ESMT. NSET - CHRIS

3813 Williams Drive, Suite 903
 (512) 830-1800 / (512) 830-9389
 www.cadberry.com

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200600309

FINAL PLAT OF AVALON PHASE 2 TRAVIS COUNTY, TEXAS

PLAT NOTES

- 1. No objects, including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement... 2. Property owner and/or his/her assigns shall provide for access to the drainage easement... 3. All drainage easements on private property shall be maintained by the owner and/or his/her assigns... 4. Sidewalks shall be constructed along each side of all local streets in this subdivision... 5. A 10' public utility easement is hereby dedicated parallel with and adjacent to all street right-of-ways... 6. The 25 and 100 year flood plain will be contained within the drainage easement and street right-of-way... 7. Single Family Sideyard setback shall be 5' as stated in the Comprehensive Development Agreement between KM Kelly Lane and the City of Pflugerville... 8. 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 Ltd. and the City of Pflugerville... 9. Water service will be provided by the Manville Water Supply Corporation... 10. Wastewater service will be provided by the City of Pflugerville, wholesale, through the Kelly Lane WCID No. 1, retail... 11. Parkland will be dedicated per the requirements of the Comprehensive Agreement between KM Kelly Lane Ltd and the City of Pflugerville... 12. Within a sight line easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited... 13. Flood insurance is mandatory for buildings in FEMA-identified high-risk flood areas... 14. There shall be no occupancy of any lot until connection is made to an approved public sewer system or approved private individual sewage disposal system... 15. There shall be no occupancy of any lot until water satisfactory for human consumption is available from a source in adequate and sufficient supply for the proposed development... 16. Travis County Development permit is required prior to site development... 17. The Avalon Home Owner's Association will be responsible for the maintenance of Lot 31, Block AA, Lot 14, Block U (Landscape Lots)... 18. Lot 92, Block Z will be dedicated to the Kelly Lane WCID #1 MUD - ultimately they will dedicate to the City of Pflugerville.

SURVEYOR'S CERTIFICATION

I, Clyde C. Castieberry, Jr., do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land shown hereon, and that the corner monuments shown thereon were placed by my personal supervision in accordance with the Subdivision Regulations of the City of Pflugerville, Texas and that all known easements within the boundary of the plat are shown hereon.

Date of Survey: June 2005
Bearing Basis: Texas State Plane Coordinate System (Central Zone)

Clyde C. Castieberry, Jr.
Registered Professional Land Surveyor No. 4835
State of Texas
CASTIEBERRY SURVEYING, LTD.
3516 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600



ENGINEER'S CERTIFICATION

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 Rate Map (FIRM) #48453C0075 E, Travis County, Texas, dated June 16, 1993, Community #481026.

The letter of revision, Case No. 05-06-2100034R is currently under review and must be approved prior to the recordation of this final plat. The ultimate 100-year floodplain shown is based on the study used for the letter of map revision. The ultimate 100-year flood plain will be contained within the drainage easements shown hereon.

Minimum finished floor elevation for all affected structures shall be one (1) foot above the elevation of the 100-year flood plain as shown hereon.

James A. Huffcut, Jr. 7-31-06
Registered Professional Engineer No. 55253
State of Texas



PAPE-DAWSON HUFFCUT ENGINEERING, INC.
7800 SHOAL CREEK BLVD.
SUITE 253-EAST
AUSTIN, TEXAS 78757
(512) 454-8711

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That KM Avalon Ltd., acting herein by and through KM Avalon GP, Inc., its General Partner, Blake J. Magee, President, being the owner of 24.06 acres of land out of the Edward Flint Survey No. 8, Abstract No. 277, Travis County, Texas, being a portion of that tract described as 199.93 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 2005118416 Official Public Records Travis County, Texas, a portion of that tract described as 44.49 acres in a Special Warranty Deed granted to KM AVALON, Ltd., dated June 30, 2005, and recorded as Document No. 2005118415 said official public records, a portion of that tract described as 45.00 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 2005118420 said official public records, and a portion of that tract described as 59.99 acres in a Special Warranty Deed granted to KM Avalon, Ltd., dated June 30, 2005, and recorded as Document No. 2005118413 said official public records, does hereby subdivide, in accordance with chapters 212 and 232 of the Texas Local Government Code, said 24.06 acres to be known as Avalon Phase 2 in accordance with the map or plat attached hereto, and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

TO CERTIFY WHICH, WITNESS by my hand this 17th day of August, 2006.

Blake J. Magee, President

KM Avalon Ltd.
By KM Avalon GP Inc., General Partner
A Texas Corporation
1011 N. Lamar Blvd.
Austin, Tx 78703

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority personally appeared Blake J. Magee of KM Avalon G.P. Inc., a Texas Corporation

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th day of August, 2006.

Julie S. Weerd
Notary Public, State of Texas



STATE OF TEXAS
CITY OF PFLUGERVILLE

Approved this the 31 day of August, 2006 by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City of Pflugerville.

Starlet Sattler
Starlet Sattler, Chairperson
Planning and Zoning Commission

This plat reflects the approval granted by the by the Planning and Zoning Commission on the date indicated above.

This plat is located within the Extraterritorial Jurisdiction of the City of Pflugerville this 31 day of August, 2006.

Trey Fletcher, AICP, Planning Director

ATTEST: Karen Thompson
Karen Thompson, City Secretary

Approved this the 12th day of September, 2006 by the City Council of the City of Pflugerville, Texas, on behalf of the City of Pflugerville.

Catherine T. Callen, Mayor

ATTEST: Karen Thompson
Karen Thompson, City Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of Travis County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 17th day of August, 2006 A.D., at 10:00 o'clock, and received on this date in the Official Public Records of said County and State in Document Number 200600309 Official Public Records of Travis County.

WITNESS my hand and seal of office the County Clerk, 17 day of August, 2006 A.D.

Dana Debeauvoir, County Clerk
Travis County, Texas



Deputy V. BENAVIDES

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of the County Court, of Travis County, do hereby certify that on the 17th day of August, 2006 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 said Court.

WITNESS my hand and seal of office of the County Court of said County, the 17th day of August, 2006 A.D.

Dana Debeauvoir, County Clerk,
Travis County, Texas

Deputy Callen Patz
Commissioners' Court Resolution



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 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 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 on 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.

Table with columns: NO., DATE, DESCRIPTION. Includes a 'REVISIONS' section.

3813 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 (512) 930-9388 fax
www.castieberryurveying.com