TRV
3 PGS

201400046

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: AVALON PHASE 10

OWNERS NAME: KM AVALON, LTD; GEHAN HOMES, LTD; GEHAN HOMES, INC.

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC # 2014027803--TAX CERTIFICATE

RETURN:

TRAVIS COUNTY, TNR
SUE WELCH
PICK-UP

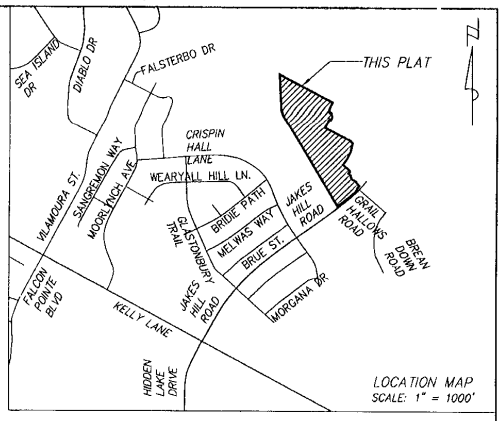
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Feb 27, 2014 08:50 AM 201400046
MITCHELLM: $102.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

#102.00 02-27-14 201400046

PLAT OF
AVALON PHASE 10
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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

REVISED DEC. 13, 2013: ADDRESSED CITY COMMENTS
DATE: DECEMBER 11, 2013

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817
F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

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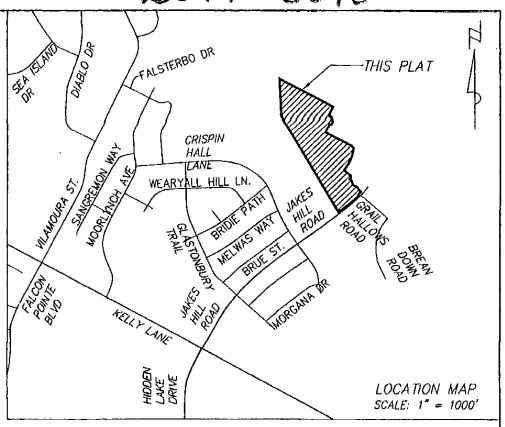
201400046

FINAL PLAT OF AVALON PHASE 10

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:	54	9.63
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	1	3.52
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	54	9.63
PREVIOUS RESIDENTIAL PHASES:	383	74.87
TOTAL RESIDENTIAL:	437	84.50
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	1	3.52
TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	0	46.66

FINISHED FLOOR ELEVATIONS:

LOT No.	BLOCK	ELEVATION
45	EE	650.02'
46	EE	647.80'
49	EE	648.30'
50	EE	648.04'
51	EE	647.79'
52	EE	647.53'
53	EE	647.25'
54	EE	646.80'
55	EE	646.30'
56	EE	645.80'
57	EE	645.42'
58	EE	645.17'
59	EE	644.92'
60	EE	644.47'
61	EE	644.74'
62	EE	645.02'
63	EE	645.30'
64	EE	645.38'
65	EE	645.38'
66	EE	645.15'
67	EE	644.90'
68	EE	644.65'
69	EE	644.35'
70	EE	644.16'
71	EE	644.33'

LEGEND:

DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
BL	BUILDING LINE
•	FOUND 1/2" IRON ROD
o	SET 1/2" IRON ROD WITH RJ SURVEYING CAP
■	CONCRETE MONUMENT
.....	4' SIDEWALK REQUIRED
(FF)	BLOCK NAME

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.56	15.00	90°00'00"	S17°46'18"E	21.21
C2	12.19	725.00	0°57'49"	S40°35'03"W	12.19
C3	39.27	25.00	90°00'00"	S03°56'02"E	35.36
C4	7.85	10.00	45°00'00"	S71°26'02"E	7.65
C5	7.85	10.00	45°00'00"	S26°26'02"E	7.65
C6	11.46	25.00	26°16'05"	S35°48'00"E	11.36
C7	149.50	940.00	9°06'44"	S47°36'47"W	149.34
C8	39.27	25.00	90°00'00"	N86°03'58"E	35.36
C9	117.71	575.00	11°43'46"	N43°04'09"W	117.51
C10	195.70	625.00	17°56'26"	N39°57'49"W	194.90
C11	34.73	625.00	3°11'00"	N47°20'32"W	34.72
C12	48.07	625.00	4°24'26"	N43°32'49"W	48.06
C13	48.07	625.00	4°24'26"	N39°08'24"W	48.06
C14	48.07	625.00	4°24'26"	N34°43'58"W	48.06
C15	16.76	625.00	1°32'10"	N31°45'41"W	16.75
C16	25.07	15.00	95°45'47"	N10°40'37"E	22.25
C17	91.21	325.00	16°04'44"	N50°31'08"E	90.91
C18	30.48	325.00	5°22'24"	N55°52'18"E	30.47
C19	51.51	325.00	9°04'54"	N48°38'40"E	51.46
C20	9.21	325.00	1°37'27"	N43°17'29"E	9.21
C21	215.15	50.00	246°32'35"	N80°47'31"W	83.61
C22	13.48	50.00	15°27'05"	N34°45'14"E	13.44
C23	33.63	50.00	38°32'15"	N07°45'34"E	33.00
C24	37.39	50.00	42°51'01"	N32°56'04"W	36.53
C25	33.63	50.00	38°32'16"	N73°32'43"W	33.00
C26	38.61	50.00	44°14'54"	N64°58'43"E	37.66
C27	58.40	50.00	66°55'05"	S08°23'44"W	55.13
C28	33.97	25.00	77°51'10"	N14°51'47"E	31.42
C29	25.36	25.00	58°07'39"	N05°00'01"E	24.29
C30	8.61	25.00	19°43'30"	N43°55'36"E	8.56
C31	218.63	50.00	250°31'46"	N08°02'09"W	81.65
C32	23.68	15.00	90°26'54"	N76°13'03"W	21.30
C33	243.88	240.00	58°13'18"	N01°52'57"W	233.52
C34	294.69	290.00	58°13'18"	N01°52'57"W	282.17
C35	132.30	240.00	31°35'07"	N15°12'02"W	130.64
C36	111.57	240.00	26°38'10"	N13°54'37"E	110.57
C37	27.06	290.00	5°20'44"	N28°19'14"W	27.05
C38	46.02	290.00	9°05'32"	N21°06'06"W	45.97
C39	46.02	290.00	9°05'32"	N12°00'34"W	45.97
C40	45.98	290.00	9°05'06"	N02°55'15"W	45.93
C41	46.02	290.00	9°05'32"	N06°10'04"E	45.97
C42	83.59	290.00	16°30'52"	N18°58'16"E	83.30
C43	23.56	15.00	90°00'00"	N72°13'42"E	21.21
C44	23.56	15.00	90°00'00"	N17°46'18"W	21.21
C45	23.56	15.00	90°00'00"	N72°13'42"E	21.21
C46	30.77	25.00	70°31'44"	N81°57'50"E	28.87
C47	27.41	50.00	31°24'42"	N62°24'19"E	27.07
C48	49.75	50.00	57°00'46"	N73°22'57"W	47.73
C49	49.04	50.00	56°11'32"	N16°46'48"W	47.10
C50	46.68	50.00	53°29'15"	N38°03'35"E	45.00
C51	45.75	50.00	52°25'32"	N88°59'02"W	44.17
C52	123.12	940.00	7°30'17"	N46°48'34"E	123.04
C53	26.37	940.00	1°36'27"	N51°21'56"E	26.37
C54	22.89	275.00	4°46'09"	N56°10'26"E	22.88
C55	11.35	675.00	0°57'49"	N40°35'03"E	11.35

LINE TABLE

LINE	BEARING	LENGTH
L2	S27°13'42"W	50.00'
L3	N62°46'18"W	18.89'
L4	S22°23'09"W	48.57'
L5	S27°26'52"W	48.57'
L6	S32°30'35"W	48.57'
L7	S37°34'17"W	48.57'
L8	S41°03'58"W	27.91'
L10	S48°56'02"E	26.00'
L11	N86°03'58"E	10.00'
L12	S48°56'02"E	30.00'
L13	S03°56'02"E	10.00'
L14	S48°56'02"E	45.68'
L15	S41°04'29"W	60.00'
L16	N47°44'22"W	55.52'
L17	N43°32'49"W	57.67'
L18	N39°08'24"W	57.67'
L19	N34°43'58"W	57.67'
L20	N31°17'11"W	52.68'
L21	N27°13'42"E	2.40'
L22	S79°17'10"E	137.21'
L23	N58°33'30"E	13.76'
L24	N40°59'40"E	62.16'
L25	N32°30'35"E	4.46'
L26	N32°30'35"E	44.11'
L27	N27°26'52"E	37.19'
L28	N27°26'52"E	11.38'
L29	N58°33'30"E	11.10'
L30	N42°28'46"E	19.77'
L31	N27°13'42"E	2.40'
L32	N41°03'58"E	27.91'

STREET SUMMARY:

	LINEAR FEET	ROW WIDTH
GRAIL HOLLOWS ROAD	1,231'	50'
GRAIL HOLLOWS COVE	158'	50'
RHIANNON LANE	576'	50'
LADY OF THE LAKE LANE	150'	50'

PROPERTY OWNER / SUBDIVIDER:
KM AVALON, LTD.
BLAKE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

GEHAN HOMES
15725 NORTH DALLAS PARKWAY
SUITE 300
ADDISON, TEXAS 75001

BENCH MARKS
BENCH MARK 1:
SQUARE CUT ON TOP OF CURB
ELEVATION = 644.74 NAVD
BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 643.57 NAVD

SITE DATA:
15.85 ACRES
EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277
54 SINGLE FAMILY LOTS
1 OPEN SPACE/DRAINAGE EASEMENT LOT
2 BLOCKS
2,115 LINEAR FEET OF NEW STREETS:

REVISED DEC. 13, 2013: ADDRESSED CITY COMMENTS
DATE: DECEMBER 11, 2013 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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FINAL PLAT OF

AVALON PHASE 10

GENERAL NOTES:

1. THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. 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 THE CITY OF PFLUGERVILLE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
4. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF RHIANNON LANE, GRAIL HOLLOWS LANE, LADY OF THE LAKE LANE AND GRAIL HOLLOWS COVE. SIX FOOT (6') SIDEWALKS SHALL BE CONSTRUCTED ALONG THE SUBDIVISION SIDE OF JAKES HILL ROAD. SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
6. SINGLE FAMILY SIDE YARD SETBACK SHALL BE 5 FEET AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006.
7. 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 DATED MAY 2006.
8. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL).
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
13. DRIVEWAY ACCESS FROM LOTS 1, 20, 25 AND 33 BLOCK FF; AND LOT 48, BLOCK EE TO GRAIL HOLLOWS ROAD IS PROHIBITED.
14. DRIVEWAY ACCESS FROM LOT 36, BLOCK EE TO LADY OF THE LAKE LANE IS PROHIBITED.
15. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT No. 2008064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2007012260 AND AMENDMENT TO THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2009047703 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.
16. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE PAID IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006 AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE No. 891-07-06-26.
17. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
18. 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.
19. THIS SUBDIVISION IS WITHIN THE KELLY LANE W.C.I.D. No. 2.
20. BUILDING PERMITS FOR LOTS 41-71, BLOCK EE AND LOTS 1 AND 19-33, BLOCK FF WILL NOT BE ISSUED UNTIL THE FEMA FLOODPLAIN HAS BEEN REMOVED AND THE TEMPORARY DRAINAGE EASEMENTS RECORDED IN DOCUMENT No. 2014028574 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HAS BEEN VACATED. *and Doc.# 2014033837
21. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
22. LOT 74, BLOCK EE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR KELLY LANE W.C.I.D. No. 2..

LOT AREA
(SQUARE FEET)

EE-36 7,452	FF-1 7,769
EE-37 6,250	FF-17 6,250
EE-38 6,250	FF-18 6,250
EE-39 6,250	FF-19 6,250
EE-40 6,250	FF-20 8,145
EE-41 6,250	FF-21 10,850
EE-42 6,250	FF-22 7,196
EE-43 6,308	FF-23 8,745
EE-44 11,979	FF-24 10,039
EE-45 14,921	FF-25 11,358
EE-46 11,326	FF-26 7,527
EE-47 8,897	FF-27 9,532
EE-48 8,262	FF-28 10,407
EE-49 7,835	FF-29 13,530
EE-50 7,570	FF-30 10,270
EE-51 7,629	FF-31 7,962
EE-52 7,440	FF-32 7,303
EE-53 6,705	FF-33 9,664
EE-54 6,250	
EE-55 6,250	
EE-56 6,250	
EE-57 6,250	
EE-58 6,250	
EE-59 6,250	
EE-60 6,253	
EE-61 6,370	
EE-62 6,589	
EE-63 6,589	
EE-64 6,589	
EE-65 6,491	
EE-66 6,250	
EE-67 6,250	
EE-68 7,500	
EE-69 6,250	
EE-70 6,250	
EE-71 7,571	

OWNER'S CERTIFICATION

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

THAT KM AVALON, LTD, BLAKE J. MAGEE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277 DESCRIBED AS 199.93 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JUNE 30, 2005 AND RECORDED UNDER DOCUMENT NO. 2005118416, 45.00 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JUNE 30, 2005 AND RECORDED UNDER DOCUMENT NO. 2005118420 AND 44.99 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JUNE 30, 2005 AND RECORDED UNDER DOCUMENT NO. 2005118415 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT GEHAN HOMES, LTD. A TEXAS LIMITED PARTNERSHIP, BY GEHAN HOMES, INC., GENERAL PARTNER, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 15.873 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO GEHAN HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, DATED SEPTEMBER 18, 2012 AND RECORDED UNDER DOCUMENT No. 2013071089 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS, DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 15.85 ACRES TO BE KNOWN AS AVALON PHASE 10 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES 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.

WITNESS MY HAND, THIS THE 29th DAY OF October 2013

BLAKE J. MAGEE
KM AVALON LTD.,
1011 N. LAMAR BLVD,
AUSTIN, TEXAS 78703

WITNESS MY HAND, THIS THE 30th DAY OF October 2013

GEHAN HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

BY: GEHAN HOMES, INC, A TEXAS CORPORATION, GENERAL PARTNER

BY: _____
NAME JUSTIN EICHER
TITLE DIV PRES

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, 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 29th DAY OF October 2013

SEAL

NOTARY PUBLIC, STATE OF TEXAS

AMY T. FREDERICK
MY COMMISSION EXPIRES
April 19, 2014

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Eicher, 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 30th DAY OF October 2013

SEAL

NOTARY PUBLIC, STATE OF TEXAS

MARYSA DANIEL
MY COMMISSION EXPIRES
December 3, 2013

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. 48453C0280H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

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 (UPON COMPLETION OF THE CLOMR), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

10/1/13

R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS

STATE OF TEXAS
R. BRENT JONES
92671
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEIGAND, 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.

Sept. 17, 2013

J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JOHN KENNETH WEIGAND
5741
PROFESSIONAL
LAND SURVEYOR

APPROVED THIS 3 DAY OF Feb 2016 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
CHAIRMAN

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

CITY OF PFLUGERVILLE
TRAVIS CO. PFLUGERVILLE TEXAS

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 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 11th DAY OF February 2014 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 26th DAY OF February, 2014 A. D..

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY Robert Resnick

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 27th DAY OF FEBRUARY, 2014 A. D., AT 8:50 O'CLOCK A M AND DULY RECORDED ON THE 27th DAY OF FEBRUARY 2014 A.D., AT 8:50 O'CLOCK A M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2014000046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAY OF FEBRUARY 2014 A. D..

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

REVISED DEC. 13, 2013: ADDRESSED CITY COMMENTS
DATE: DECEMBER 11, 2013

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