



4 pgs

202000171

# PLAT

## PLAT RECORDS INDEX SHEET:

### SUBDIVISION NAME

CARMEL WEST PHASE 3 SECTION 1

### OWNERS NAME:

CE DEVELOPMENT INC

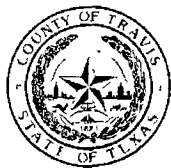
RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

DOCUMENT# 2020152911 -- CERTIFICATE

### RETURN:

CITY OF PFLUGERVILLE  
ATTN JEREMY  
512.251.3076



202000171

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

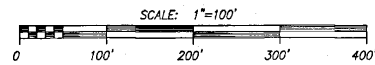
Aug 25, 2020 11:33 AM

Fee: \$129.00 BARTHOLOMEWD

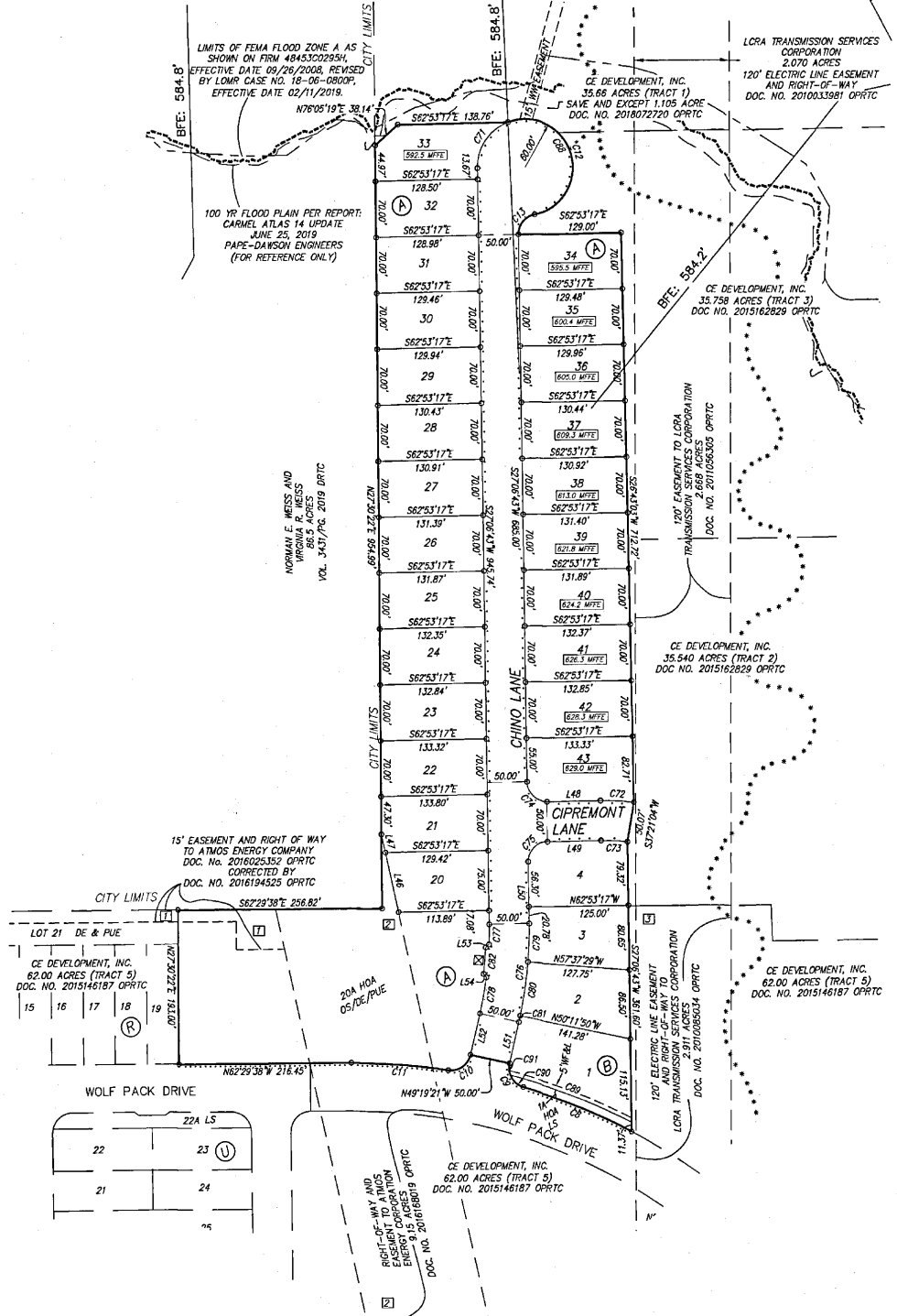
\$129.00

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

202000171

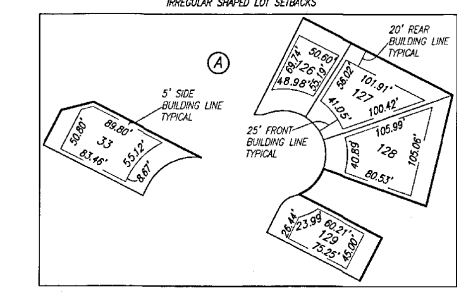


- LEGEND:**
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - ..... = SIDEWALK REQUIRED (4' WIDE MINIMUM)
  - ..... = SIDEWALK REQUIRED (6' WIDE)
  - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - PU/E = PUBLIC UTILITY EASEMENTS
  - ⊙ = BLOCK NAME
  - ⊞ = MAILBOX CLUSTER
  - LS = LANDSCAPE LOT
  - [600.4 MFE] = MINIMUM FINISHED FLOOR ELEVATIONS
  - WFL = WALL, FENCE AND LANDSCAPE EASEMENT
  - WW = WASTE WATER
  - BFE = 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 484530295H, 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 POATE 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 = 8.15 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 LORA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2010085034 OPRTC.
- 4 = 6.349 ACRES EASEMENT AND RIGHT-OF-WAY TO LORA TRANSMISSION SERVICES CORPORATION - DOC. NO. 2011049290 OPRTC.
- 5 = 0.328 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 = 0.2553 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'

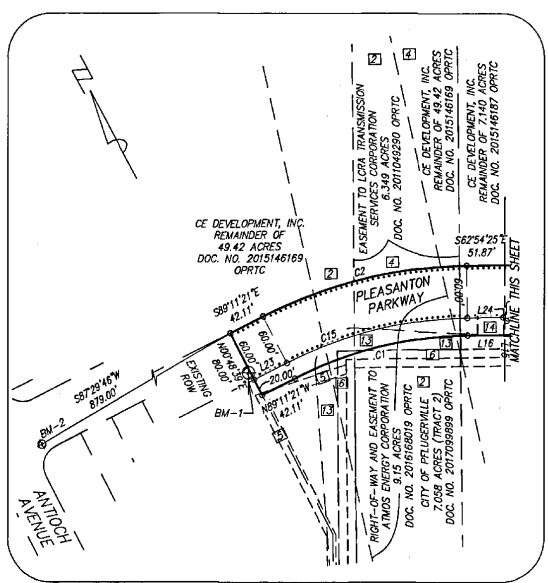
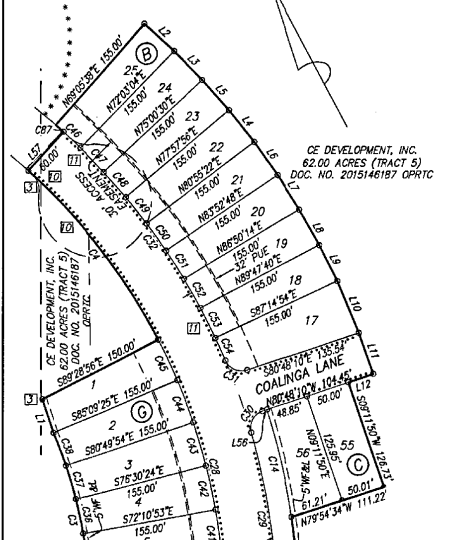
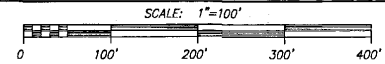
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

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

SCORR: 3D 27101-2750/2750 Carmel 3 - 10Drawings/2750 PLAT.dwg, 8/25/2020 8:12:25 PM

# CARMEL WEST PHASE 3 SECTION 1

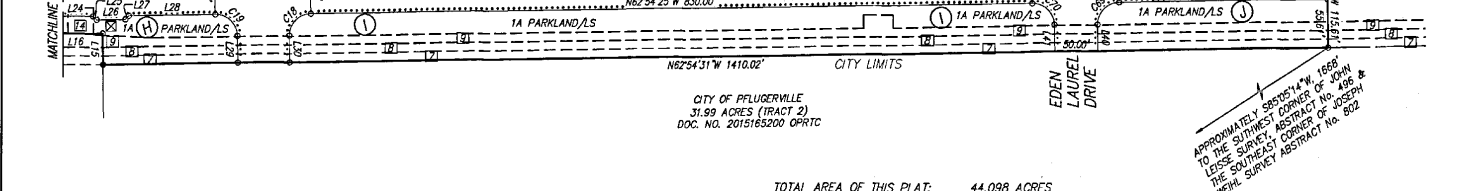
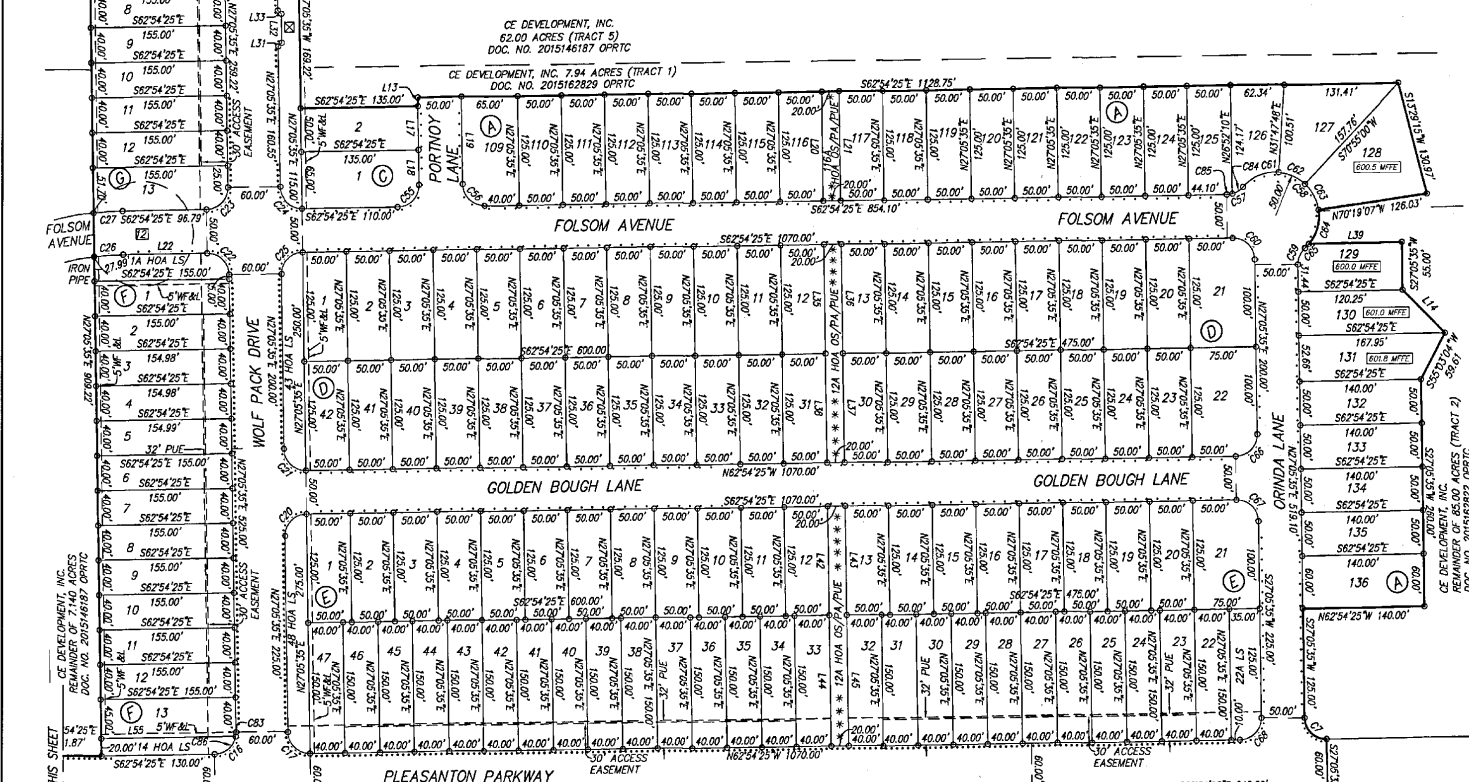
TRAVIS COUNTY, TEXAS



**BENCHMARKS:**  
BM-1: CHISELED TRIANGLE ON BACK-OF-CURB ON THE SOUTH SIDE OF PLEASANTON PARKWAY APPROX 146' EAST OF THE CENTERLINE OF CAPERI DRIVE.  
N: 10128295.29  
E: 3170838.26  
ELEV: 608.67 NAVD '88  
BM-2: CHISELED TRIANGLE ON CONCRETE CURB AT THE SOUTHEAST CORNER OF PLEASANTON PARKWAY AND ANTIOCH AVENUE.  
N: 10128306.85  
E: 3169863.03  
ELEV: 603.00 NAVD '88

**SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:**  
123 LOTS IN THE SF-R ZONED AREA  
32 LOTS GREATER THAN OR EQUAL TO 9000 SF (26%)  
4 LOTS GREATER THAN OR EQUAL TO 7500 SF (0.3%)  
87 LOTS GREATER THAN OR EQUAL TO 6250 SF (71%)  
61 LOTS IN THE SF-MU ZONED AREA  
184 SINGLE-FAMILY LOTS TOTAL

STREET NAME	LENGTH	ROW WIDTH	AREA (ACRES)
CHINO LANE	1117'	50'	1.531
CIPREMOY LANE	155'	50'	0.120
COALANGA LANE	184'	50'	0.149
PORTINOY LANE	150'	50'	0.115
FOLSOM AVENUE	1360'	50'	1.409
WOLF PACK DRIVE	1613'	60'	2.203
GOLDEN BOUGH LANE	1175'	50'	1.228
PLEASANTON PARKWAY	1733'	60'	2.542
ORINDA LANE	630'	50'	0.826
EDEN LAUREL DRIVE	85'	50'	0.036
<b>TOTAL</b>	<b>8202'</b>		<b>10.159</b>



**BRIEF LEGAL DESCRIPTION:**  
BEING 44.098 ACRES (TWO PARCELS) OUT OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496 AND THE JOSEPH WELCH SURVEY NO. 8, ABSTRACT NO. 802, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT 49.42 ACRE TRACT (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146189 OPRTC, BEING A PORTION OF THAT 62.00 ACRE TRACT (TRACT 5) AND A PORTION OF THAT 7.140 ACRE TRACT (TRACT 6) OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015146187 OPRTC, BEING A PORTION OF THE REMAINDER OF THAT 85.00 ACRE TRACT (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162822 OPRTC, BEING A PORTION OF THAT 7.94 ACRE TRACT (TRACT 1), A PORTION OF THAT 35.540 ACRE TRACT (TRACT 2) AND A PORTION OF THAT 35.798 ACRE TRACT (TRACT 3) OF LAND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162829 OPRTC, BEING A PORTION OF THE REMAINDER OF THAT 35.66 ACRE TRACT (TRACT 1) - SW/4 AND EXCEPT 1.105 ACRES) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2018072720 OPRTC.

**TOTAL AREA OF THIS PLAT:** 44.098 ACRES

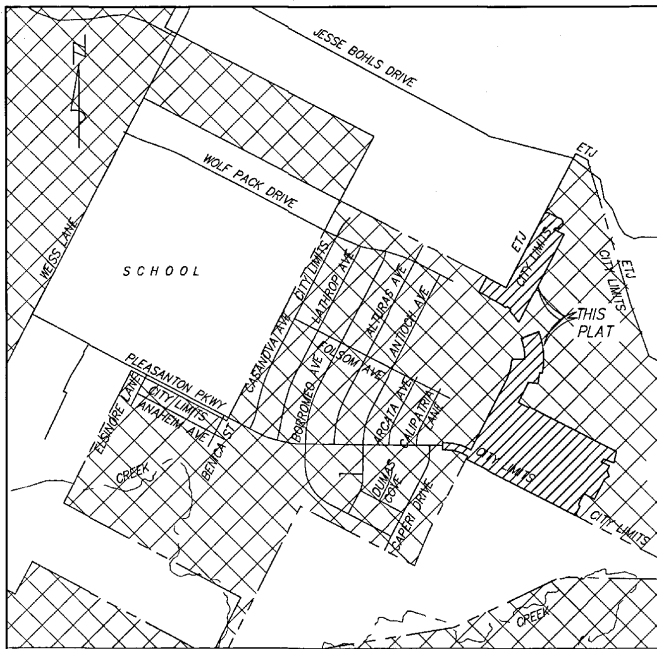
184 SINGLE FAMILY LOTS	29.256 ACRES
1 HOA OS/DE/PUE	1.718 ACRES
3 HOA OS/PA/PUE	0.298 ACRE
7 HOA LANDSCAPE LOTS	0.882 ACRE
3 HOA PARKLAND/S LOTS	1.785 ACRES
DEDICATED STREETS	10.159 ACRES

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

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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FINAL PLAT OF 202000171 CARMEL WEST PHASE 3 SECTION 1 TRAVIS COUNTY, TEXAS



BLOCK-LOT AREA

Table listing lot numbers (A 20 to A 117-124) and their corresponding areas in square feet. Includes sub-sections for OS/DE/PUE and OS/PUE.



LOCATION MAP SCALE: 1" = 1000'

MINIMUM FLOOR ELEVATIONS:

Table listing block lot elevations for various lots, ranging from 592.50 to 601.80.

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

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Lists curve data for lots C1 through C46.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Lists curve data for lots C47 through C91.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots L1 through L31.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots L32 through L57.

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE THROUGHOUT TRAVIS COUNTY W.U.D. NO. 23. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNLESS CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGES.
4. EASEMENTS DEDICATED TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1200-15-02-24. 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 WEEDS 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 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 APPLICANCES.
7. 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.
8. STREETS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1220-09-08-24.
10. THE PUBLIC PARK AND RECREATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
11. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE CITY OF PFLUGERVILLE AND CE DEVELOPMENT, INC., DATED OCTOBER 13, 2015 AND AMENDED FEBRUARY 12, 2019. THIS PROJECT WILL BE WITHIN THE BOUNDARIES OF THE TRAVIS COUNTY W.U.D. NO. 23. AN IN-CITY MUD.
12. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY PASSED 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.
13. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS AS REQUIRED.
14. 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 PFLUGERVILLE ENGINEERING DESIGN MANUAL AS AMENDED.
15. 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.
16. 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.
17. 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. 4845300295H FOR TRAVIS COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008 AND REVISED BY LOWR REPAIR-JANSON JOB NO. 0805-00, DATED FEBRUARY 11, 2019.
18. 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 SIGN DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
19. 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-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2017046163 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. THE BASE FLOOD ELEVATION DATA AND LINDWORK SHOWN ON THIS PLAT IS BASED ON A PAPE-DAWSON PROPOSED CONDITIONS 100-YEAR BFE STUDY DATED OCTOBER 2016 PAPE-DAWSON JOB NO. 0805-00, 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.
22. THE HOA WILL MAINTAIN THE FENCES AND AREA WITHIN THE 5' WFL EASEMENT SHOWN HEREON.
23. ALL NON-RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS.
24. 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.

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

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817 F-9874

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817 F-10015400

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FINAL PLAT OF **202000171**  
**CARMEL WEST PHASE 3 SECTION 1**  
TRAVIS COUNTY, TEXAS

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, 2009 AND REVISED BY LOMR CASE NO. 18-06-0800P, EFFECTIVE DATE FEBRUARY 11, 2019.

[Signature] 9/12/19  
DATE  
KEITH COLLINS, P.E.  
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

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: [Signature]  
PRINTED NAME: Nick Faberman  
TITLE: Senior Vice President

STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13<sup>th</sup> DAY OF September, 2019.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: Araceli Hernandez  
MY COMMISSION EXPIRES: 6-2-2020



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.

[Signature] 9/12/2019  
DATE  
STEPHEN R. LAWRENCE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
STATE OF TEXAS



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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT CE DEVELOPMENT, INC., BEING THE OWNER OF 44.098 ACRES OF LAND OUT OF THE JOHN LESSE SURVEY NO. 18, ABSTRACT NO. 498 AND THE JOSEPH WEHL 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 12 DAY OF SEPTEMBER, 2019, A.D.

CE DEVELOPMENT, INC., A TEXAS CORPORATION

BY: [Signature]  
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 12 DAY OF SEPTEMBER, 2019, A.D.

BY: [Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: CODY E. MITCHELL  
MY COMMISSION EXPIRES: MAY 24, 2022



APPROVED THIS 16 DAY OF September, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature]  
PAT EPSTEIN, CHAIRMAN

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

BY: [Signature]  
EMIL BARRON, AICP, PLANNING DIRECTOR

ATTEST:  
[Signature]  
KAREN THOMPSON, CITY SECRETARY



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 25<sup>th</sup> DAY OF August, 2020 A.D. AT 11:33 O'CLOCK A.M., AND DULY RECORDED ON THE 25<sup>th</sup> DAY OF August, 2020 A.D., AT 11:33 O'CLOCK A.M., OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 202000171, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 25<sup>th</sup> DAY OF August, 2020 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
[Signature]



DEPUTY [Signature]  
FILED FOR RECORD AT 11:33 O'CLOCK A.M., THIS THE 25<sup>th</sup> DAY OF August, 2020 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
[Signature]



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

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

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