



Item 11

Travis County Commissioners Court Agenda Request

Meeting Date: May 21, 2013

Prepared By: Sue Welch **Phone #:** 854-7637

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head:  Steven M. Marilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the following item: Revised Preliminary Plan for Villages of Hidden Lake (1285 single family lots, 2 commercial lots, 8 drainage facilities lots, 1 recreation center lot, 3 lots for parkland, and 18 open space lots along Hidden Lakes Drive located within the 2-mile ETJ of Pflugerville) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The revised preliminary plan now consists of a total 1285 single family lots; 2 lots for commercial development, 8 lots for drainage facilities, 1 recreation center lot, 3 lots for parkland, and 18 lots for open space. Water and wastewater is provided by the City of Pflugerville.

The applicant is proposing a revision to the Villages of Hidden Lake Preliminary Plan. The revision includes adding a phasing line between Phases 6B-2 and 6B-3, and revising the lot layout for two blocks in Phase 6B-2. In Phase 6B-2, open space was removed and incorporated into the adjacent single family lots. Parkland for the development has been provided with an agreement with the City of Pflugerville, and the open space lots were not necessary. The total amount of parkland required is 12.85 acres, and the amount of parkland previously dedicated was 13.24 acres. The provided parkland is within close proximity to the affected residential blocks.

The revision of the preliminary plan was approved by the City of Pflugerville, Travis County staff and the Pflugerville's Zoning and Planning Commission at their meeting on April 1, 2013. It also have been reviewed and approved by the Travis County Emergency Services District #2.

STAFF RECOMMENDATIONS:

As this request complies with all county standards and has been approved by the City of Pflugerville, TNR staff recommends approval.

ISSUES AND OPPORTUNITIES:

At this time, staff has not received any inquires from adjacent owners.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Revised Preliminary Plan
- Existing Preliminary Plan
- Location Map
- Precinct Map

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director Development Services & Long Range Planning	TNR	854-7561

CC:

SM:AB:sw

1101 - Development Services - Development Services - Revised Preliminary Plan for Villages of Hidden Lakes

Proposed

REVISED PRELIMINARY PLAN ONLY - NOT FOR RECORDATION FOR VILLAGES OF HIDDEN LAKE

OWNER/DEVELOPER:

Buffington Vahl SA 6A 88, Ltd.
Buffington Land Management, LLC, its General Partner
3800 Capital of Texas Hwy
Building B, Suite 170
Austin, Texas 78746
Phone: (512) 732-2825
Contact: Chris Fields

SURVEYOR:

Diamond Surveying, INC.
1915 Austin Ave, Suite 111
Georgetown, Texas 78626
Phone: (512) 931-3100
Contact: SHANE SHAFER, RPLS

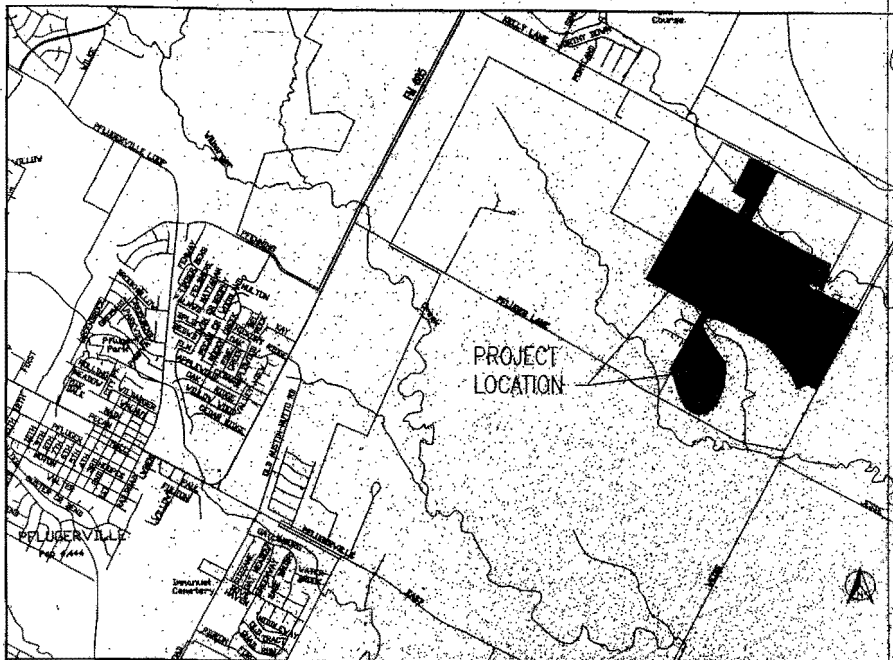
LEGAL DESCRIPTION:

A 374.287 Acres of land more or less
out of the George M. Martin Survey,
No. 9, Abstract No. 529, and the
Edward Flitt Survey No. 11
in Travis County, Texas.
See sheet 25 for Metes and Bounds
description.

VILLAGES OF HIDDEN LAKE PHASE 08
APPROXIMATELY 28.74 ACRES OUT
OF ORIGINAL 974.19 ACRES VILLAGES
OF HIDDEN LAKE PRELIMINARY PLAN

THIS PROJECT IS LOCATED
WITHIN THE CITY OF
PFLUGERVILLE

THIS PROJECT IS GOVERNED
UNDER THE PFLUGERVILLE EAST
LAND DEVELOPMENT AGREEMENT



CITY OF PFLUGERVILLE TEXAS
VICINITY MAP
N.T.S.

PATE ENGINEERS

7801 Capital of Texas Highway
Suite 220
Austin, Texas 78731
TEL: (512) 348-0400
FAX: (512) 340-0504

JOB No: 110400100

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	PHASING PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	PRELIMINARY PLAN
6	PRELIMINARY PLAN
7	WATER & WASTEWATER LAYOUT
8	WATER & WASTEWATER LAYOUT
9	WATER & WASTEWATER LAYOUT
10	WATER & WASTEWATER LAYOUT
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20	CITY OF PFLUGERVILLE STANDARD WATER DETAILS
21	CITY OF PFLUGERVILLE STANDARD WASTEWATER DETAILS
22	CITY OF PFLUGERVILLE STANDARD STREET DETAILS
23	BOUNDARY SHEET
24	BOUNDARY SHEET
25	BOUNDARY SHEET

VILLAGES OF HIDDEN LAKE PHASE 08 (REVISION)

- 1 COVER SHEET
- 2 PHASING PLAN
- 3 PRELIMINARY PLAN
- 4 WATER & WASTEWATER LAYOUT
- 5 DRAINAGE LAYOUT

OPEN SPACE ON BLOCKS TT AND UU
REMOVED AND INCORPORATED INTO ADJACENT
UNITS. PUBLIC UTILITY REMOVED OPEN SPACE
WAS NOT RECALCULATED FOR LAND DEVELOPMENT.

TRAVIS COUNTY REVISION #3 BEING OPEN
SPACE ON BLOCKS TT & UU REVISION INCLUDES
SHEETS 1-5 OF THIS, TRAVIS COUNTY REVISION #2

DATE OF INITIAL APPROVAL: 1/14/02
CITY OF PFLUGERVILLE 11/14/02

DATE OF INITIAL SUBMITTAL: AUGUST, 30 2002

FOR REVISION'S ONLY. (TRAVIS CO. REVISION #3)

BAKER-AICKLEN & ASSOCIATES, INC.
Professional Engineers & Surveyors
10000 North Loop West, Suite 1000
Houston, Texas 77037
Tel: (281) 416-1000
Fax: (281) 416-1001
www.baker-aicklen.com



5/16/05 N.T.S. CONTRACTOR

PATE ENGINEERS
10000 North Loop West, Suite 1000
Houston, Texas 77037
Tel: (281) 416-1000
Fax: (281) 416-1001
www.pate-engineers.com

VILLAGES OF HIDDEN LAKE
COVER SHEET

NO.	DATE	REVISION	APPROVED BY
1	10-19-02	TRAVIS COUNTY	
2	11-14-02	CITY OF PFLUGERVILLE	
3	08-30-02	TRAVIS COUNTY	
4	08-30-02	TRAVIS COUNTY	
5	08-30-02	TRAVIS COUNTY	

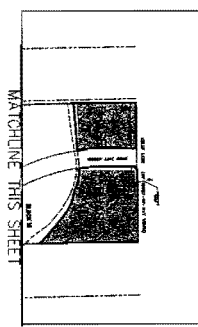
NO.	DATE	REVISION	APPROVED BY
1	10-19-02	TRAVIS COUNTY	
2	11-14-02	CITY OF PFLUGERVILLE	
3	08-30-02	TRAVIS COUNTY	
4	08-30-02	TRAVIS COUNTY	
5	08-30-02	TRAVIS COUNTY	

FOR REVISION 5 ONLY. (Task 50, Revision #3)

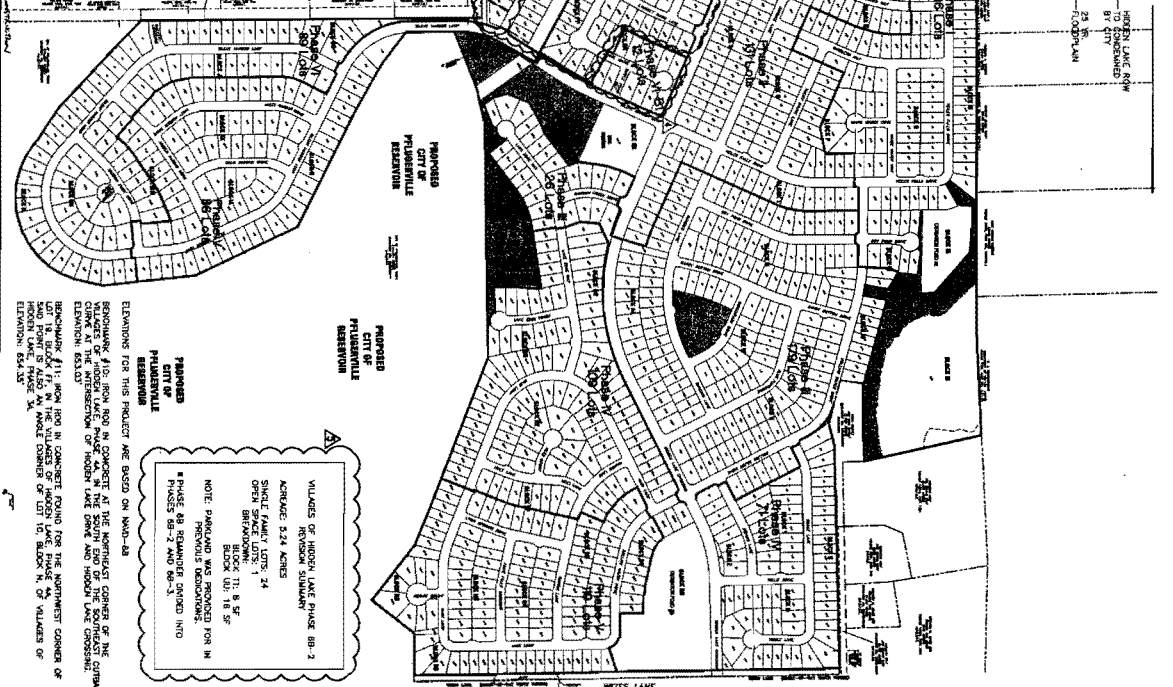
BAKER-MCKLEN & ASSOCIATES, INC.
 10000 West Loop West, Suite 1000, Houston, Texas 77042
 (713) 865-1100
 www.baker-mcklen.com



DATE: 5/16/13



MATCHLINE THIS SHEET



MATCHLINE THIS SHEET

VILLAGES OF HIDDEN LAKE PHASE 8B-2
 SINGLE FAMILY LOTS: 24
 OPEN BROWDER: 11, 8 & 9
 BLOCK U/I: 18 & 9
 NOTE: PARKING WAS PROVIDED FOR IN PREVIOUS DECISIONS.

EDIMMING FOR THIS PROJECT ARE BASED ON MAP-88
 RELEASE OF ALL RIGHTS AND INTERESTS IN THE
 PROPERTY AT THE INTERSECTION OF HIDDEN LAKE DRIVE AND HIDDEN LAKE CROSSING
 AND POINT IS ALSO A WAVE CORNER OF LOT 10, BLOCK N, OF VILLAGES OF
 HIDDEN LAKE PHASE 8B-2.

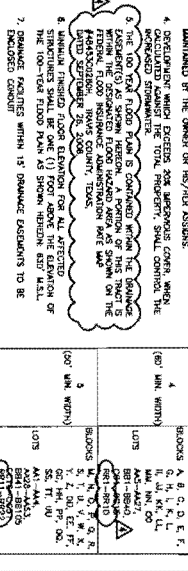
LAND USE TABLE

USE	ACRES	LOTS
SINGLE FAMILY	31.08 ACRES	1283 LOTS
OPEN SPACE	1.16 ACRES	116 LOTS
COMMERCIAL	3.37 ACRES	2 LOTS
INDUSTRIAL	3.04 ACRES	8 LOTS
RECREATION CENTER	2.14 ACRES	1 LOT
PARKING	13.27 ACRES	3 LOTS
OPEN SPACE	4.27 ACRES	18 LOTS
TOTAL	57.418 ACRES	1317 LOTS

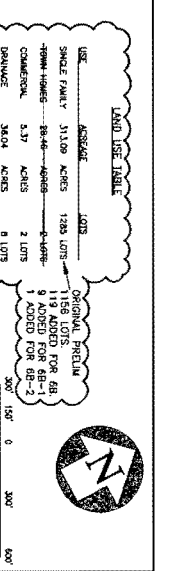
- GENERAL NOTES:
1. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, EXCEPT AS SHOWN ON THIS PLAN, SHALL BE CONSIDERED AS PART OF THE DEVELOPMENT EXCEPT AS APPROVED BY CITY OF FULBRIGHT AND TRAVIS COUNTY.
 2. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL MAINTAIN FOR AND SHALL NOT PROVIDE ACCESS BY CITY OF FULBRIGHT AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EXISTENT.
 3. ALL DRAINAGE EXISTENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
 4. DEVELOPMENT WHICH EXCEEDS ONE ACRE SHALL BE CONSIDERED AS A TRAVIS COUNTY DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE TRAVIS COUNTY ENGINEERING DEPARTMENT AND THE TRAVIS COUNTY HEALTH DEPARTMENT.
 5. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 TRAVIS COUNTY DEVELOPMENT CODE.
 6. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 TRAVIS COUNTY DEVELOPMENT CODE.
 7. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 TRAVIS COUNTY DEVELOPMENT CODE.
 8. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION.

VILLAGES OF HIDDEN LAKE PHASE 8B-1
 SINGLE FAMILY LOTS: 23
 OPEN BROWDER: 11, 10 & 9
 BLOCK U/I: 13 & 9
 NOTE: PARKING WAS PROVIDED FOR IN PREVIOUS DECISIONS.

SUB-DISTRICT	BLOCK/LOTS
A	B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
B	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
C	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
D	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
E	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
F	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
G	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
H	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
I	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
J	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
K	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
L	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
M	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
N	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
O	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
P	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
Q	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
R	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
S	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
T	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
U	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
V	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
W	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
X	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
Y	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
Z	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z



UTILITY PROVIDERS:
 TELEPHONE: SOUTHWESTERN BELL
 ELECTRIC: DUKER (TXU)
 GAS: TEXAS GAS
 WATER: CITY OF FULBRIGHT
 SEWER: CITY OF FULBRIGHT

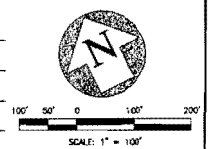
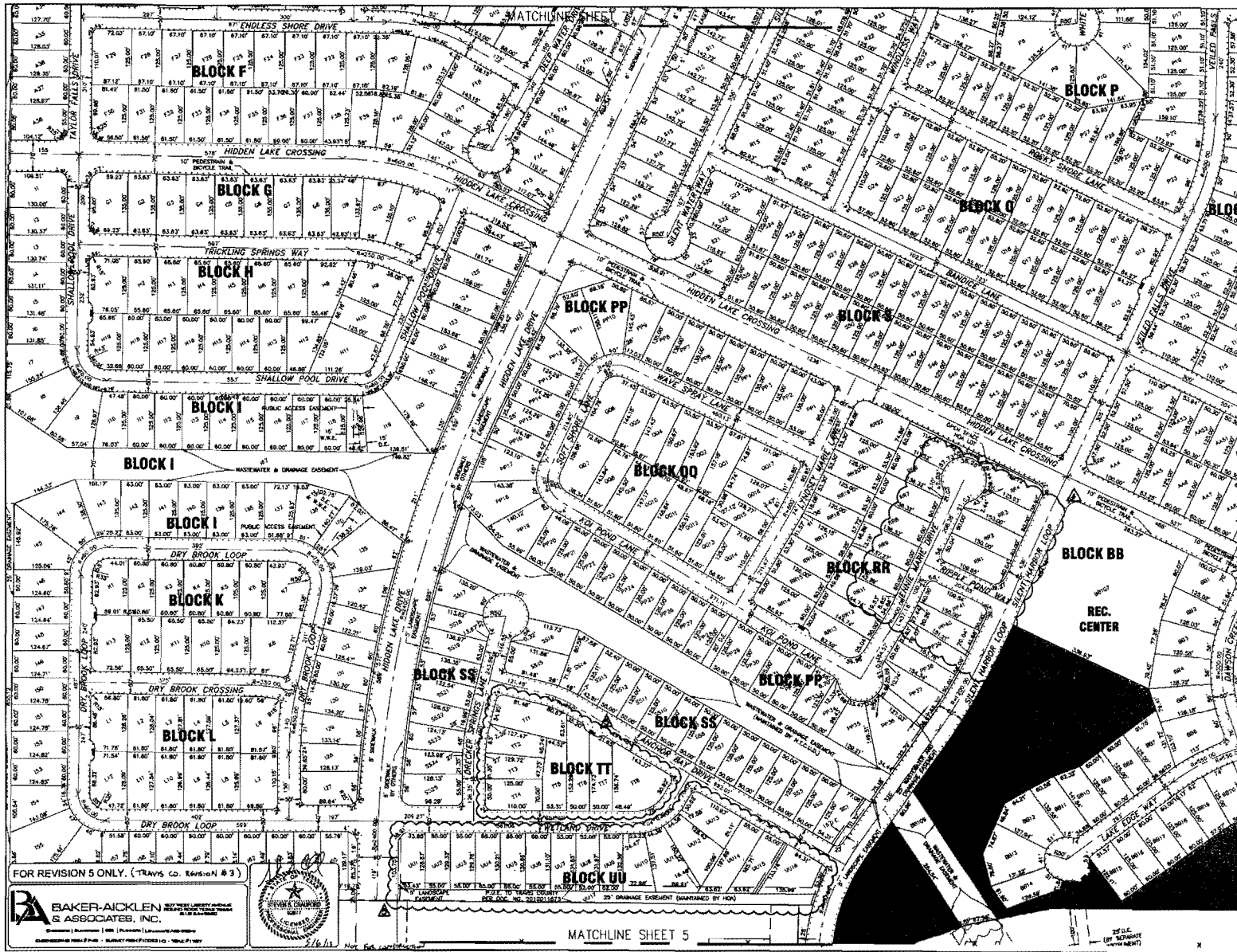


ORIGINAL INCLUDE
 1168 LOTS FOR 8B-1
 119 ACRES FOR 8B-1
 1 ADDED FOR 8B-2
 1 ADDED FOR 8B-3

NO.	DATE	DESCRIPTION	BY
1	05/26/13	PHASE 8B-1 REVISION	ME
2	08/16/13	PHASE 8B-2 REVISION	TC
3	08/28/13	PHASE 8B-3 REVISION	SS

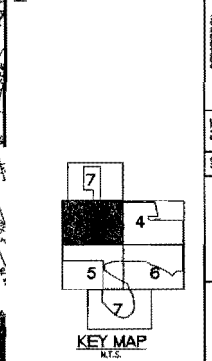
PROJECT: VILLAGES OF HIDDEN LAKE
 SHEET: PHASING PLAN
 SHEET: 2

PATE ENGINEERS
 AUSTIN • HOUSTON • DALLAS
 701 WEST CAPITAL OF TEXAS HIGHWAY
 SUITE 200
 AUSTIN, TEXAS 78701
 Ph: (512) 340-0900
 Fax: (512) 340-0904
 www.pateengineers.com



- LEGEND**
- PRELIMINARY PLAN BOUNDARY
 - - - ADJOINING PROPERTY LINES
 - · - · - · PROPOSED 10' PEDESTRIAN & BICYCLE TRAIL
 - · - · - · PRIVATE COMMON GREENSPACE
 - DEDICATED PARKING
 - ▨ EXISTING POND
 - · - · - · PROPOSED SIDEWALK
 - NEIGHBORHOOD MAILBOX UNIT
 - W.W.E. WASTEWATER EASEMENT
 - · - · - · D.E. DRAINAGE EASEMENT

- NOTES:**
1. ALL SIDEWALKS ARE 4' UNLESS OTHERWISE NOTED.
 2. ALL RETURN RADII ARE 15' UNLESS OTHERWISE NOTED.



NO.	DATE	DESCRIPTION	BY	PROJECT:
1		PRELIMINARY PLAN		VILLAGES OF HIDDEN LAKE
2		REVISED PLAN		
3		REVISED PLAN		
4		REVISED PLAN		
5		REVISED PLAN		
6		REVISED PLAN		
7		REVISED PLAN		

PATE ENGINEERS
 ARCHITECTS & ENGINEERS
 200 WEST CENTRAL EXPRESSWAY
 SUITE 100
 DALLAS, TEXAS 75201
 TEL: (214) 343-3300
 FAX: (214) 343-3300
 WWW.PATEENR.COM

VILLAGES OF HIDDEN LAKE
 PRELIMINARY PLAN

NO.	DATE	DESCRIPTION	BY	PROJECT:
1		PRELIMINARY PLAN		VILLAGES OF HIDDEN LAKE
2		REVISED PLAN		
3		REVISED PLAN		
4		REVISED PLAN		
5		REVISED PLAN		
6		REVISED PLAN		
7		REVISED PLAN		

NET PROJECT NO.	110400100
DESIGNER	M.F.
DRAWN	E.K.
CHECKED	M.F.
DATE	08-28-07
SHEET	3

FOR REVISION 5 ONLY. (TRANS. CO. SECTION # 3)

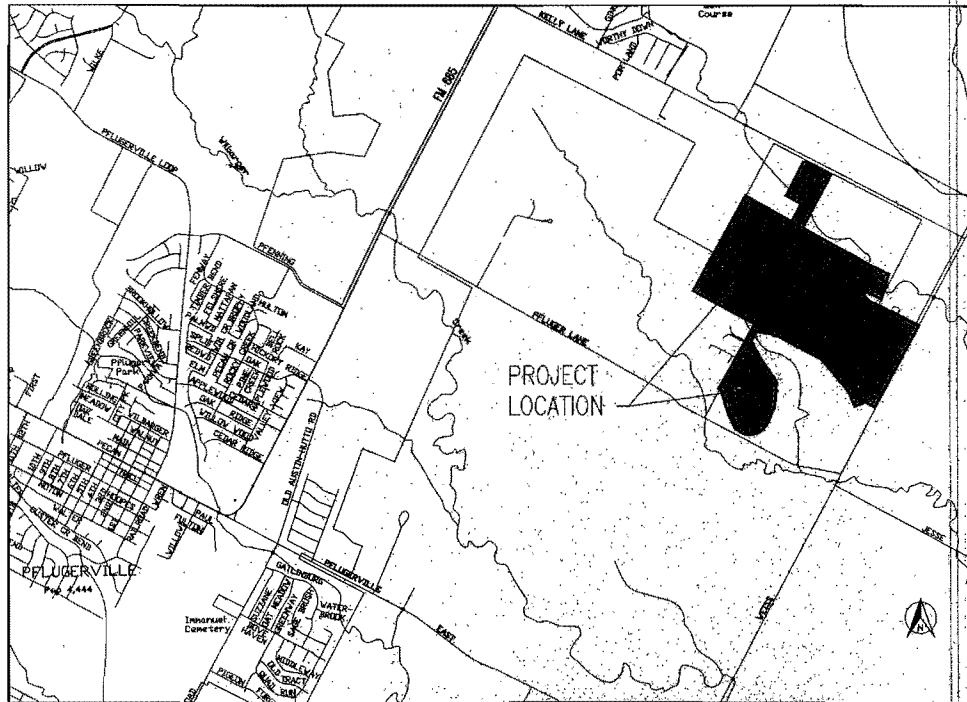
BAKER-AICKLEN & ASSOCIATES, INC.
 1100 WEST CENTRAL EXPRESSWAY
 SUITE 100
 DALLAS, TEXAS 75201
 TEL: (214) 343-3300
 FAX: (214) 343-3300
 WWW.BAKER-AICKLEN.COM



MATCHLINE SHEET 5

EXISTING

REVISED PRELIMINARY PLAN ONLY - NOT FOR RECORDATION
FOR
VILLAGES OF HIDDEN LAKE



CITY OF PFLUGERVILLE TEXAS
VICINITY MAP
N.T.S.

PATE ENGINEERS

7801 Capital Of Texas Highway
Suite 220
Austin, Texas 78731
TEL: (512) 340-0600
FAX: (512) 340-0604

JOB NO. #110400100

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25	BOUNDARY SHEET

VILLAGES OF HIDDEN LAKE PHASE LB-1 REVISION
1 COVER SHEET
2 PHASING PLAN
3 PRELIMINARY PLAN
4 WASTEWATER LAYOUT
5 DRAINAGE LAYOUT

OWNER/DEVELOPER:
Buffington Vohl SA 6A 6B, Ltd.
Buffington Land Management, LLC, its General Partner
3600 Capital of Texas Hwy
Building B, Suite 170
Austin, Texas 78748
Phone: (512) 732-2825
Contact: Chris Fields

SURVEYOR:
Diamond Surveying, INC.
1915 Austin Ave., Suite 111
Georgetown, Texas 78626
Phone: (512) 931-3100
Contact: SHANE SHAFER, RPLS

LEGAL DESCRIPTION:
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out of the George M. Martin Survey,
No. 9, Abstract No. 529, and the
Edward Flint Survey No. 11
in Travis County, Texas.
See sheet 25 for Metes and Bounds
description.

VILLAGES OF HIDDEN LAKE PHASE 6B
APPROXIMATELY 28.46 ACRES OUT
OF ORIGINAL 374.19 ACRES VILLAGES
OF HIDDEN LAKE PRESUMINARY PLAN

* THIS PROJECT IS LOCATED
WITHIN THE ETJ OF
THE CITY OF PFLUGERVILLE

* THIS PROJECT IS GOVERNED
UNDER THE PFLUGERVILLE EAST
LAND DEVELOPMENT AGREEMENT

PATE ENGINEERS
AUSTIN • HOUSTON • DALLAS
7801 CAPITAL OF TEXAS HIGHWAY
SUITE 220
AUSTIN, TEXAS 78731

VILLAGES OF HIDDEN LAKE
COVER SHEET

NO.	DATE	REVISION	APPROV.
1	10-15-02	FIRST SUBMITTAL	
2	11-12-02	SECOND SUBMITTAL	
3	5-07-07	PRELIM REVISIONS & AREA	
4	4-24-10	VOHL LB-1 REVISION AREA	



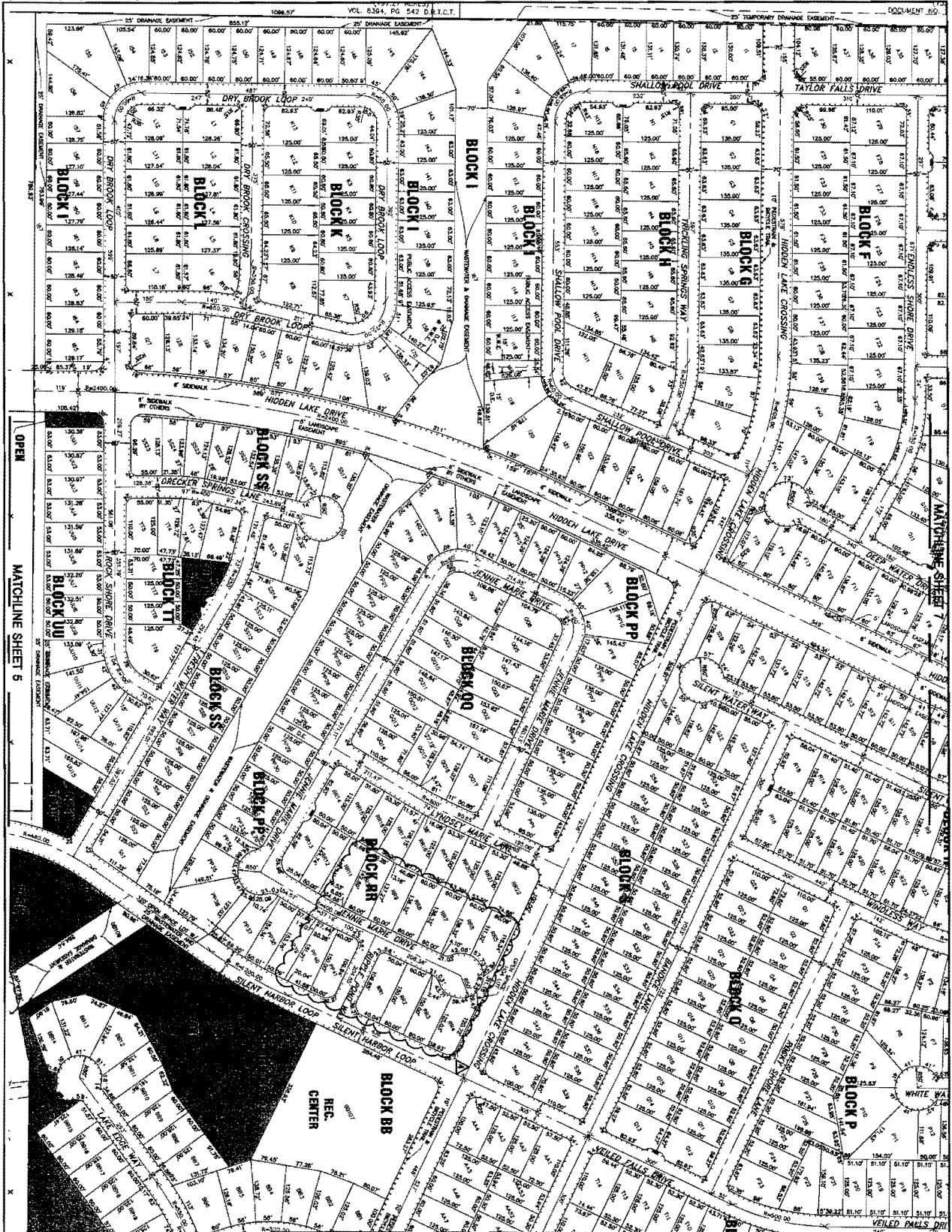
Rev 4

DATE OF INITIAL APPROVAL: TRAVIS COUNTY 11/14/02
CITY OF PFLUGERVILLE 12/10/02

DATE OF INITIAL SUBMITTAL: AUGUST, 30 2002

NO.	DATE	REVISION	APPROV.
1	10-15-02	FIRST SUBMITTAL	
2	11-12-02	SECOND SUBMITTAL	
3	5-07-07	PRELIM REVISIONS & AREA	
4	4-24-10	VOHL LB-1 REVISION AREA	

PROJECT NO. 110400100
DESIGNER: [Signature]
CHECKED: x
DATE: 11-18-02
SHEET 1



MATCHLINE SHEET 4

KEY MAP
N.T.S.

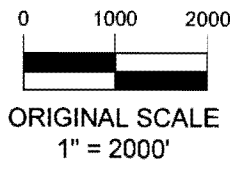
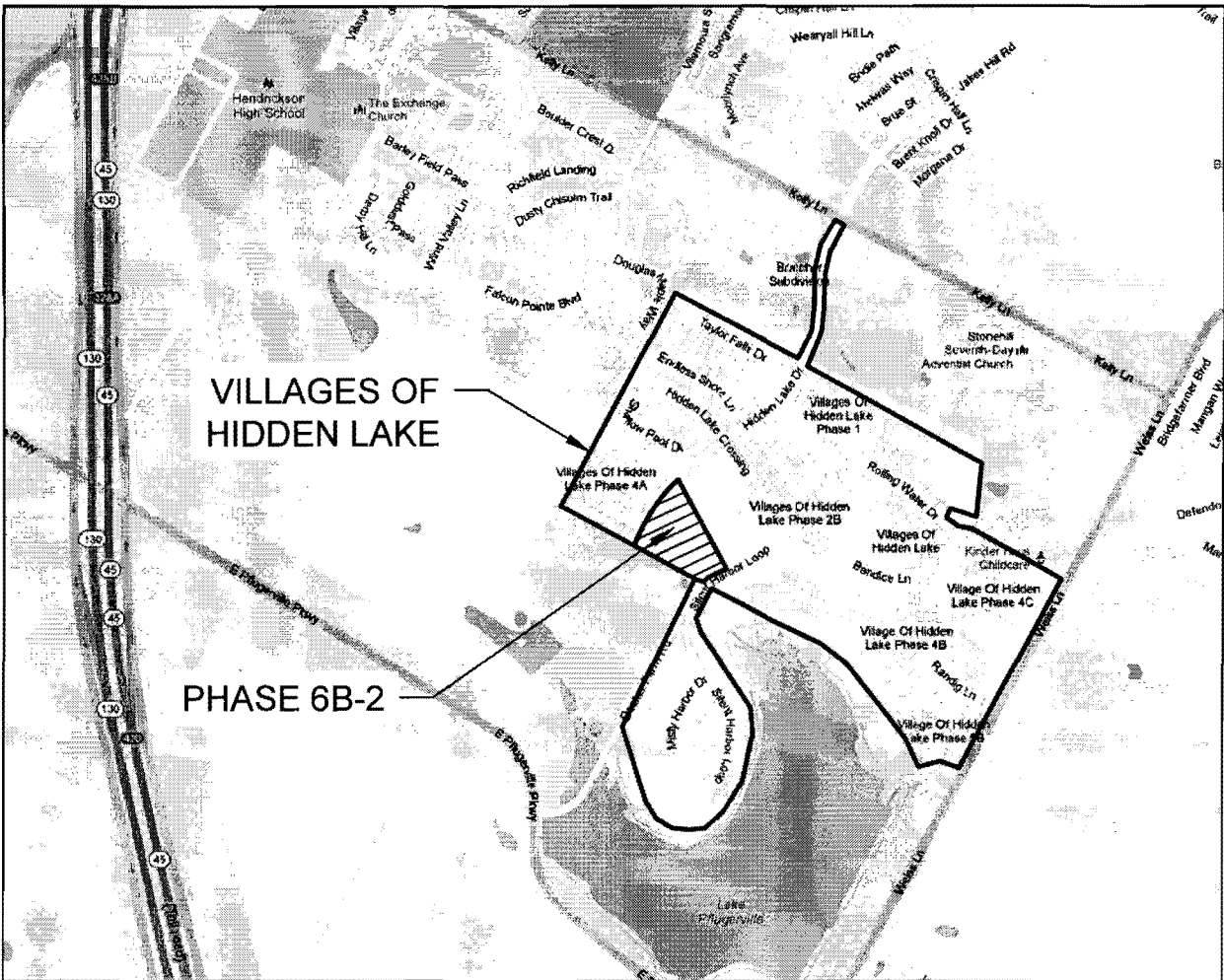
LEGEND

- PROPOSED SUBSTRAK
- NEIGHBORHOOD
- MAINTENANCE
- WASTEWATER EXISTENT
- DIC
- DRAINAGE EXISTENT
- ALL UTILITIES ARE 4" UNLESS OTHERWISE NOTED
- ALL UTILITIES SHALL BE 18" UNLESS OTHERWISE NOTED
- TEMPORARY DRAINAGE EXISTENT
- RETRACTED PARKLAND
- EXISTING ROAD
- PROPOSED ROAD
- PROPOSED FOR RESIDENTIAL & RETAIL COMMUNITY DEVELOPMENT
- ADJACENT PROPERTY LINES
- PROPOSED FOR RESIDENTIAL & RETAIL COMMUNITY DEVELOPMENT
- PRIVATE COMMON OPENSPACE

SCALE
1" = 100'

KEY MAP
N.T.S.

<p>NO. DATE DESCRIPTION BY PROJECT:</p> <p>1 05/08/07 PHASE 00 REVISIONS NF VILLAGES OF HIDDEN LAKE</p> <p>4 06/11/10 PHASE 00-1 REVISIONS TAC</p>	<p>SHEET: 3</p>	<p>VILLAGES OF HIDDEN LAKE</p> <p>PRELIMINARY PLAN</p>	<p>PATE ENGINEERS</p> <p>AUSTIN • HOUSTON • DALLAS</p> <p>7801 NORTH CAPITAL OF TEXAS HIGHWAY SUITE 200 AUSTIN, TEXAS 78731</p> <p>PH: (817) 340-0900 FAX: (817) 340-0904 WWW.PATEINC.COM</p>
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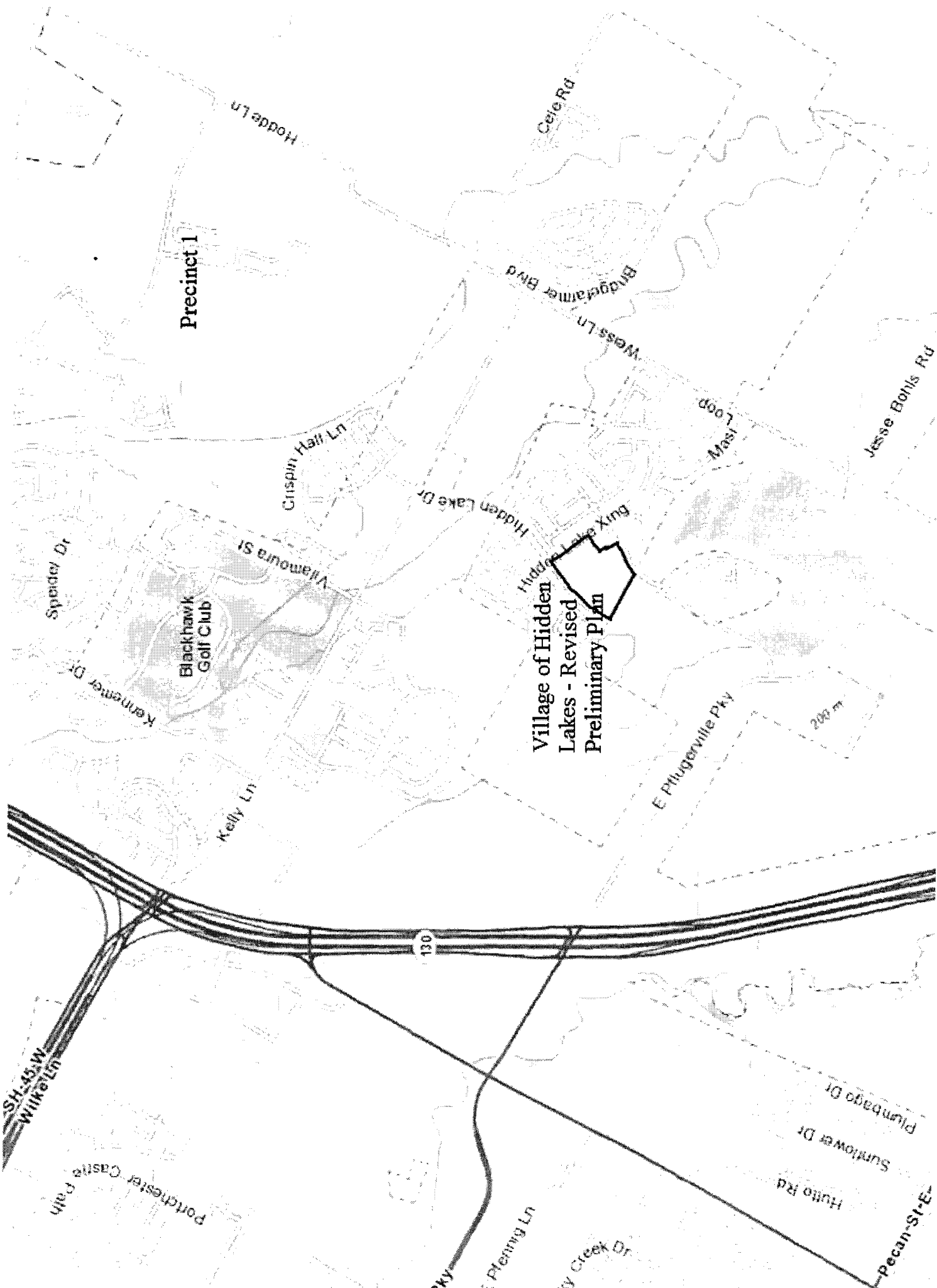


BAKER-AICKLEN & ASSOCIATES, INC.
 ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS
 ENGINEERING FIRM # F45 • SURVEY FIRM #100231-D • TBAE #1787

507 WEST LIBERTY AVENUE
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**PROJECT LOCATION MAP
 VILLAGES OF HIDDEN LAKE
 PHASE 6B-2**

PROJECT # 2143-2-002



Precinct 1

Village of Hidden
Lakes - Revised
Preliminary Plan

Blackhawk
Golf Club

130

200 m