



Item 14

Travis County Commissioners Court Agenda Request

Meeting Date: May 21, 2013

Prepared By: Paul Scoggins **Phone #:** 854-7619

Division Director/Manager: Anna M. Bowlin ACCP, Division Director of Development Services and Long Range Planning

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the use of an Alternative Fiscal Agreement for Avalon, Phase 7B - Precinct One. MB

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with Travis County using as a bond in the amount of \$207,196.00.

Access to Publicly Maintained Road

Villages of Hidden Lake, Phase 6B-2 takes access from Hidden Lake Drive, a street maintained by Travis County.

Waste Water Service

Wastewater service for this subdivision will be provided by the City of Pflugerville.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #13-0364. The estimated cost of the improvements is \$690,982.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention.

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

- Alternative Fiscal Acknowledgment
- Exhibit "A" – Description
- Extension of Sixty-Day Period
- Maps

REQUIRED AUTHORIZATIONS:

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

CC:

AB:SM:dv

1101 - Development Services - Village of Hidden Lake, Phase 6B-2

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit "A"**, which is attached hereto and made a part hereof. The Owner requests that Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the "Standards") to the satisfaction of the County Executive of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Basic Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

Executed this 8th day of April, 2013.

OWNER: Buffington VoHL 5A 6A 6B, Ltd.

Address: 3600 N. Capital of Tx Hwy,

By: _____

Bldg. B, Ste 170, Austin, TX 78746

Name: James Dorney

Phone: 512-579-4800

Title: President
Authorized Representative

Fax: 512-579-4801

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of April, 2013, by James Dorney in the capacity stated herein.

Notary Public in and for the State of Texas

CODY STEVEN THOMAS
Printed or typed name of notary

My Commission Expires: 7/7/15



TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 20__, in the capacity stated herein.

Notary Public in and for the State of Texas

Printed or typed name of notary

My commission expires: _____

SAMPLE EXHIBIT "A" OR FIELD NOTES

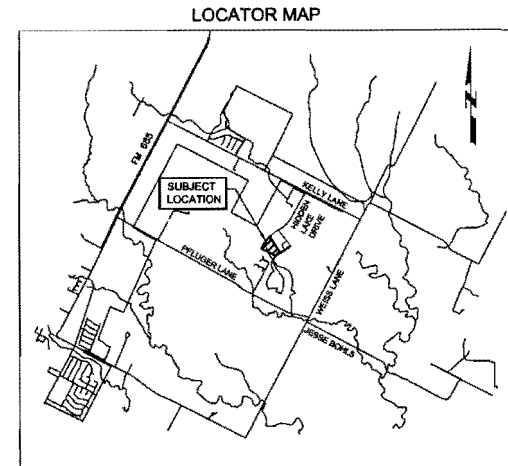
EXHIBIT "A"

That certain tract of land described as See attached
subdivision is _____ acres, being a portion of that same tract of land described in
Volume _____, Page _____ of the Real Property Records of Travis County, Texas, or
Doc# _____ of the Official Public Records, as delineated on a plat under the same
name which will be held in abeyance until approval is granted by the Travis County
Commissioners' Court.

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2

13.79 ACRES OUT OF GEORGE M. MARTIN
SURVEY NO. 9, ABSTRACT NO. 529,
TRAVIS COUNTY, TEXAS

**TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS**



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.

SHEET 1 OF 4
PROJECT NO. 2143-2-004-22

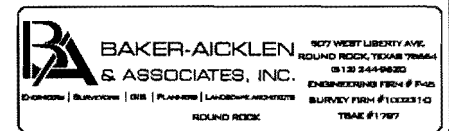
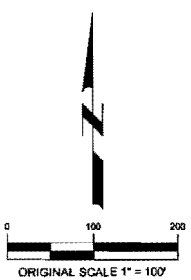


Exhibit "A"

FINAL PLAT OF THE VILLAGES OF HIDDEN LAKE PHASE 6B-2 13.79 ACRES OUT OF GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS

LEGEND	
●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND
▲	NAIL FOUND
●	1" X IN CONCRETE FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
□	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET IN CONCRETE
△	MAG NAIL SET
+	BENCHMARK
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
WW	WASTEWATER
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
---	PROPOSED SIDEWALK



STREET NAME	LINEAR FOOTAGE	R.O.W. WIDTH
DREYER SPRINGS LANE	488.88	50'
ANCOR BAY DRIVE	856.71	50'
WETLAND DRIVE	660.29	50'
TOTAL	2013.88'	

TOTAL AREA OF SITE:	13.79 ACRES
TOTAL AREA OF STREETS:	2.41 ACRES
TOTAL AREA OF RESIDENTIAL LOTS:	8.73 ACRES
TOTAL AREA OF EASEMENT LOTS:	2.65 ACRES

TOTAL NUMBER OF BLOCKS:	3
TOTAL NUMBER OF RESIDENTIAL LOTS:	49
TOTAL NUMBER OF EASEMENT/LANDSCAPE LOTS:	2
TOTAL NUMBER OF LOTS:	51



DESCRIPTION

FOR A 13.79 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 29.69 ACRE TRACT AS DESCRIBED IN A DEED TO BUFFINGTON VOHL SA, 6A, 6B, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 2008178332 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 13.79 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap marked "Two" found for the most westerly corner of said 29.69 acre tract, same being on the northeast line of a called 50.00 acre tract as described in a deed to Pfenewyze Family, L.P., and recorded in Volume 6024, Page 2134 of the Deed Records of said County and Volume 13091, Page 10 of the Real Property Records of said County, same being on the southeast right-of-way line of Hidden Lake Drive (90 foot right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 6A and recorded in Document No. 200600148 of the Official Public Records of said County, for the west corner and **POINT OF BEGINNING** hereof;

THENCE with the northwest line of said 29.69 acre tract, same being the southeast right-of-way line of said Hidden Lake Drive, the following two (2) courses and distances:

- 1) N 37° 13' 46" E for a distance of 118.16 feet to a 1/2" iron rod with "Pace" cap found for a point of curvature hereof, and
- 2) with the arc of a curve to the right, having a radius of 2355.00 feet, an arc length of 786.58 feet, a central angle of 19° 08' 14" and a chord which bears, N 34° 44' 29" E for a distance of 783.93 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the north corner hereof;

THENCE through the interior of said 29.69 acre tract, the following three (3) courses and distances:

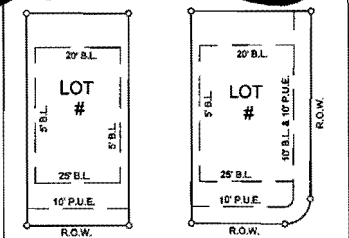
- 1) S 16° 58' 43" E for a distance of 132.93 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and
- 2) S 32° 45' 51" E for a distance of 958.00 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and
- 3) S 77° 45' 51" E for a distance of 49.28 feet to a 1/2" iron rod with "Baker-Aicklen" cap set on the southeast line of said 29.69 acre tract, same being the northeast right-of-way line of Silent Harbor Loop (50 foot right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2B recorded in Document No. 200400109, and the Plat of The Villages of Hidden Lake, Phase 3A recorded in Document No. 200700104 of the Official Public Records of said County, for the east corner hereof;

THENCE with the southeast line of said 29.69 acre tract, same being the northeast right-of-way line of said Silent Harbor Loop, the following two (2) courses and distances:

- 1) S 61° 15' 26" W for a distance of 208.55 feet to an iron rod with "O.R.R." cap found for a point of curvature hereof, and
- 2) with the arc of a curve to the left, having a radius of 519.89 feet, an arc length of 168.36 feet, a central angle of 18° 55' 01" and a chord which bears, S 81° 44' 04" W for a distance of 167.62 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the south corner of said 29.69 acre tract, same being an angle point on the northeast right-of-way line of said Silent Harbor Loop, for the south corner hereof;

THENCE with the southwest line of said 29.69 acre tract, same being in part with the northeast right-of-way line of said Silent Harbor Loop, in part with the north line of a called 3.543 acre tract as described in a deed to the City of Pflugerville, Texas and recorded in Document No. 200324738 of the Official Public Records of said County, in part with the north line of a called 8.50 acre tract as described in a deed to Lester Ray Johnson, Jr. and recorded in Volume 12628, Page 534 of the Real Property Records of said County, and in part with the northeast line of said 50.00 acre tract, the following four (4) courses and distances:

- 1) N 62° 55' 51" W for a distance of 31.28 feet to an iron rod with "Two" cap found for the northeast corner of said 3.543 acre tract, same being an angle point on the northeast right-of-way line of said Silent Harbor Loop, for an angle point hereof;
- 2) N 43° 19' 07" W for a distance of 68.02 feet to a 1/2" iron rod found for the northwest corner of said 3.543 acre tract, same being the northeast corner of said 8.50 acre tract, for an angle point hereof;
- 3) N 62° 56' 10" W for a distance of 799.41 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the northwest corner of said 8.50 acre tract, same being the northeast corner of said 50.00 acre tract, for an angle point hereof;
- 4) N 43° 01' 57" W for a distance of 23.12 feet to the **POINT OF BEGINNING** hereof and containing 13.79 acres of land.



FRONT SETBACK: 25 FEET
SIDE STREET SETBACK: 10 FEET
REAR SETBACKS: 20 FEET
SIDE LINE SETBACK: 5 FEET

TYPICAL LOT DETAILS

PLAT PREPARED DURING:
SEPTEMBER, 2012

BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9822
 ENGINEERING PERM # 1445
 SURVEY PERM # 102231-10
 ROUND ROCK TRAC # 1787

SHEET 2 OF 4
PROJECT NO. 2143-2-004-22

BENCHMARK TABLE				
NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
#1	10138889	3185889	652.47	SQUARE CUT
#2	10138003	3185550	648.30	SQUARE CUT

OWNER: BUFFINGTON VOHL SA 6A 6B LTD,
A TEXAS LIMITED PARTNERSHIP
CONTACT: CHRIS FIELDS
ADDRESS: 3600 CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 170
AUSTIN, TEXAS 78748
PHONE NUMBER: (512) 732-2825

ENGINEER: BAKER-AICKLEN AND ASSOCIATES, INC.
CONTACT: STEVEN S. CRAWFORD, P.E.
ADDRESS: 507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
PHONE NUMBER: (512) 244-9822
FAX NUMBER: (512) 244-9823

SURVEYOR: BAKER-AICKLEN AND ASSOCIATES, INC.
CONTACT: MARGARET A. NOLEN, R.P.L.S.
ADDRESS: 507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
PHONE NUMBER: (512) 244-9822
FAX NUMBER: (512) 244-9823

DISTRICT: NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
ADDRESS: 800 BLUFFSTONE COVE,
SUITE 8104
AUSTIN, TEXAS 78756

\\SLSRV161\myproj\PROJECTS\THE VILLAGES OF HIDDEN LAKE\PHASE 6B\PLAT\DWG\The Villages of Hidden Lake Phase 6B-2.dwg (SHEET 2) February 21, 2012 - 10:06

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2
 13.79 ACRES OUT OF GEORGE M. MARTIN
 SURVEY NO. 9, ABSTRACT NO. 529,
 TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	2355.00	53.15'	001°17'35"	N36°07'01"E	53.15'
C2	510.00	77.83'	008°44'37"	S55°27'09"W	77.78'
C3	2355.00	10.83'	000°15'31"	N37°17'58"E	10.83'
C4	25.00	38.81'	089°10'12"	N72°00'51"E	35.10'
C5	125.00	23.23'	010°38'50"	S88°43'31"E	23.20'
C6	125.00	44.36'	020°19'52"	S84°12'55"E	44.12'
C7	125.00	44.36'	020°19'59"	N75°27'10"E	44.13'
C8	125.00	17.88'	008°03'01"	N51°15'40"E	17.55'
C9	15.00	23.88'	090°00'00"	S77°45'51"E	21.21'
C10	15.00	21.96'	083°50'41"	S09°09'30"W	20.04'
C11	510.00	52.69'	005°55'10"	S48°07'15"W	52.87'
C12	510.00	25.88'	002°53'07"	S43°43'07"W	25.88'
C13	2355.00	111.27'	002°42'28"	N28°48'58"E	111.28'
C14	2355.00	43.57'	001°03'36"	N30°59'56"E	43.57'
C15	2355.00	58.10'	001°24'48"	N31°54'11"E	58.10'
C16	2355.00	80.35'	001°28'08"	N33°20'38"E	80.35'
C17	2355.00	57.22'	001°23'31"	N34°46'27"E	57.22'
C18	2355.00	53.15'	001°17'35"	N36°07'01"E	53.15'
C19	2355.00	53.08'	001°17'29"	N37°24'33"E	53.07'
C20	2355.00	53.03'	001°17'24"	N38°41'59"E	53.02'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C21	2355.00	53.00'	001°17'22"	N38°58'23"E	53.00'
C22	2355.00	82.30'	002°00'08"	N41°38'08"E	82.30'
C23	2355.00	150.88'	003°40'18"	N44°28'20"E	150.85'
C24	15.00	23.56'	090°00'00"	N16°24'04"W	21.21'
C25	375.00	27.41'	004°11'14"	N28°41'33"E	27.40'
C26	375.00	63.21'	009°38'28"	N36°38'54"E	63.13'
C27	15.00	23.58'	090°00'00"	N85°28'37"E	21.21'
C28	225.00	60.88'	015°29'55"	S41°48'28"E	60.88'
C29	225.00	5.08'	001°17'37"	S33°24'39"E	5.08'
C30	5.00	5.24'	090°00'00"	S02°45'51"E	5.00'
C31	15.00	15.71'	090°00'00"	S02°45'51"E	15.00'
C32	15.00	15.71'	090°00'00"	S82°45'51"E	15.00'
C33	5.00	5.24'	090°00'00"	S82°48'51"E	5.00'
C34	15.00	23.56'	090°00'00"	S12°14'09"W	21.21'
C35	75.00	77.71'	089°21'47"	S86°58'03"W	74.28'
C36	510.00	12.18'	001°22'07"	S60°30'30"W	12.18'
C37	15.00	22.56'	087°24'42"	N78°28'12"W	20.73'
C38	510.00	77.83'	008°44'31"	S55°27'09"W	77.78'
C39	275.00	6.59'	001°22'28"	N32°27'03"W	6.59'
C40	275.00	45.89'	009°33'37"	N38°50'05"W	45.83'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C41	275.00	26.12'	005°51'30"	N48°37'38"W	26.11'
C42	15.00	23.56'	090°00'00"	N04°33'23"W	21.21'
C43	15.00	13.82'	052°01'12"	N86°27'13"E	13.18'
C44	50.00	53.53'	081°20'09"	N81°47'45"E	51.01'
C45	50.00	100.71'	115°24'36"	N28°54'38"W	84.53'
C46	50.00	80.28'	096°02'58"	S81°11'35"W	80.68'
C47	50.00	33.38'	038°14'42"	S07°32'45"W	32.78'
C48	15.00	13.82'	052°01'12"	S14°28'01"W	13.18'
C49	425.00	28.38'	003°49'23"	S38°31'58"W	28.35'
C50	425.00	47.54'	008°24'32"	S33°24'58"W	47.51'
C51	425.00	28.80'	003°38'48"	S28°24'19"W	28.79'
C52	15.00	23.56'	090°00'00"	S71°35'56"W	21.21'
C53	25.00	40.61'	093°32'14"	N16°37'57"W	36.43'
C54	125.00	129.51'	056°21'47"	N88°55'03"E	123.79'
C55	375.00	90.81'	013°50'41"	N33°31'17"E	90.38'
C56	225.00	65.94'	016°47'32"	S41°09'37"E	65.71'
C57	50.00	247.57'	284°02'25"	N49°33'23"W	61.54'
C58	425.00	102.89'	013°50'41"	N33°31'17"E	102.44'
C59	275.00	80.80'	016°47'32"	S41°09'37"E	80.31'

GENERAL NOTES

- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- PUBLIC SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS. ALL SIDEWALKS TO BE FOUR (4) FEET WIDE.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 2003103971 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF PFLUGERVILLE WATER AND WASTEWATER SYSTEM.
- ALL CONSTRUCTION WITHIN THE BOUNDARY OF THIS PLAT MUST COMPLY WITH THE CITY OF PFLUGERVILLE BUILDING CODE INCLUDING THE REQUIREMENTS TO OBTAIN PERMITS AND REQUEST INSPECTIONS.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 1102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AS SHOWN HEREON. 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) NO. 484530280R1 TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- BENCHMARKS:
 - BENCHMARK #1: SQUARE CUT SET ON THE SOUTH END OF THE CONCRETE HEADWALL WHERE IT MEETS THE WINGWALL, ON THE WEST END OF THE DRAINAGE CHANNEL, LOCATED ON THE EAST SIDE OF HIDDEN LAKE DRIVE. ELEVATION: 652.47 NAVD 88
 - BENCHMARK #2: SQUARE CUT SET ON THE NORTH END OF THE CONCRETE HEADWALL, ON THE EAST END OF THE DRAINAGE CHANNEL, LOCATED ON THE WEST SIDE OF SILENT HARBOR LOOP. ELEVATION: 648.30' NAVD 88
- ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
- LOT 17, BLOCK SS IS HEREBY DEDICATED AS AN OPEN SPACE, WASTEWATER EASEMENT, AND DRAINAGE EASEMENT LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 17, BLOCK UU IS HEREBY DEDICATED AS AN OPEN SPACE, DRAINAGE EASEMENT, AND P.U.E. LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNITED DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL, AS AMENDED.
- NON-RESIDENTIAL LOTS (INCLUDING LANDSCAPE AND GREEN SPACE) AND LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- LOTS WITH DOUBLE AND TRIPLE FRONTAGE ARE ALLOWED ACCESS TO ONLY ONE STREET. LOT ACCESS TO HIDDEN LAKE CROSSING AND SILENT HARBOR LOOP IS PROHIBITED.
- THIS PLAT IS SUBJECT TO SUB-DISTRICT TYPE FIVE DEVELOPMENT AS DEFINED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.
- ASSESSED IMPACT FEE RATE PER SERVICE UNIT WITH A 5/8 INCH METER SIZE FOR WATER SHALL BE \$2403 AND FOR WASTEWATER SHALL BE \$2414 WITH ADDITIONAL FEES AS STATED WITHIN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.
- STREETLIGHTS SHALL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS AND OPERATIONAL.
- ALL (NEW) TELEPHONE, CABLE TELEVISION AND ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND. ALL ELECTRICAL, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISION SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN RIGHT-OF-WAY, WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS WITHIN THE CITY OF PFLUGERVILLE ETJ.
- LOTS 1, 13, AND 18, BLOCK UU, LOTS 1, 15, AND 26, BLOCK SS, AND LOTS 1, 4, AND 8, BLOCK T HAVE RESTRICTED ACCESS TO ONE STREET.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.



807 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9652
 ENGINEERING FIRM # P-40
 SURVEY FIRM # 10022110

TBAE # 1787

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2

13.79 ACRES OUT OF GEORGE M. MARTIN
 SURVEY NO. 9, ABSTRACT NO. 529,
 TRAVIS COUNTY, TEXAS

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

THAT I, JAMES DORNEY, ACTING ON BEHALF OF BUFFINGTON V&H SA 6A 6B, LTD., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER, BEING THE OWNER OF 13.79 ACRES OF LAND OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2006178332, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.79 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE VILLAGES OF HIDDEN LAKE, PHASE 6B-2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

BUFFINGTON V&H SA 6A 6B, LTD., A TEXAS LIMITED PARTNERSHIP

BY: _____
 PRINTED NAME: JAMES DORNEY
 TITLE: PRESIDENT
 3900 N. CAPITAL OF TEXAS HIGHWAY
 BLDG. 8, SUITE 170
 AUSTIN, TEXAS 78748

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ ACTING ON BEHALF OF BUFFINGTON V&H SA 6A 6B, LTD., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS _____

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 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(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 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 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.

I, STEVEN S. CRAUFORD, P.E., 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, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 82 OF THE TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THE CITY OF PFLUGERVILLE SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 49453C0280K, DATE SEPTEMBER 26, 2000, FOR TRAVIS COUNTY, TEXAS.

STEVEN S. CRAUFORD, P.E. _____ DATE _____
 LIC. NO. 62677
 BAKER-AICKLEN AND ASSOC. INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9620
 FAX NUMBER: (512) 244-9623

THAT I, MARGARET A. NOLEN, 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.

MARGARET A. NOLEN _____ DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589
 BAKER-AICKLEN AND ASSOC. INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9620
 FAX NUMBER: (512) 244-9623

THE STATE OF TEXAS
) KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF _____)

I, DANA DEBEALVOIR, 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK, _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY

OF _____, 20____, A.D.

DANA DEBEALVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS.

DEPUTY _____

THE STATE OF TEXAS
)
)
 COUNTY OF TRAVIS)

I, DANA DEBEALVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, 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 CLERK, THIS THE _____ DAY

OF _____, 20____, A.D.

DANA DEBEALVOIR, COUNTY CLERK

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
 CHAIRPERSON

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

BY: _____
 PLANNING DIRECTOR

ATTEST:

 CITY SECRETARY


APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
 MAYOR

ATTEST:

 CITY SECRETARY

SHEET 4 OF 4
 PROJECT NO. 2143-2-004-22



507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # 142
 SURVEY FIRM # 10022110
 ROUND ROCK TEXAS # 1787

**§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: 4-8-13

Owner's Name and Address: Buffington VoHL 5A 6A 6B, Ltd.
3600 N. Capital of Texas Hwy,
Blq. B, Suite 170
Austin, TX 78746

Proposed Subdivision Name and Legal Description (the "Property"):

Villages of Hidden Lake Preliminary Plat Revision #5

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and effective as of the date set forth below.

Owner: Buffington VoHL 5A 6A 6B, Ltd.
By: [Signature]
Name: James Dorney
Title: President
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 8 day of April,
2013, by JAMES DORNEY of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

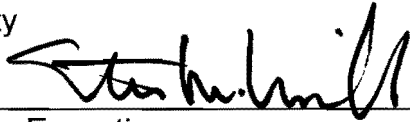
Notary Public, State of Texas

[Signature]



EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

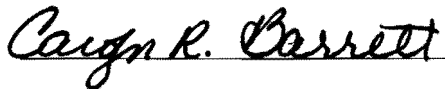
By: 
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

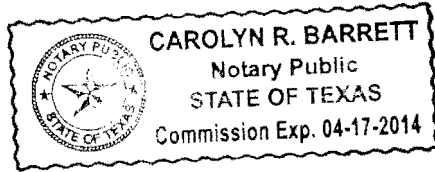
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 8th day of May,
2013 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

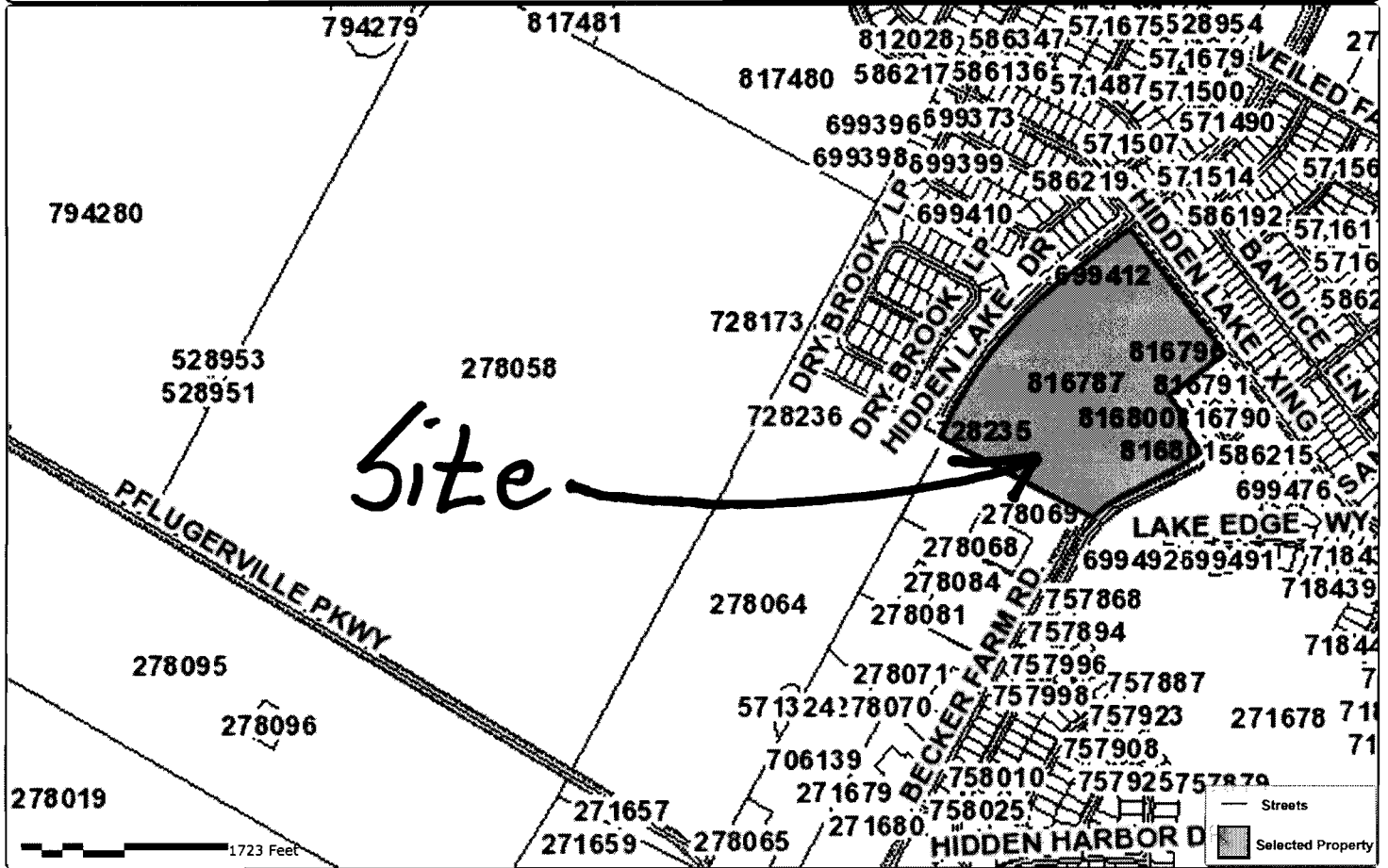


Carolyn R. Barrett
(Printed Name of Notary)



My Commission Expires:

Travis CAD - Map of Property ID 816787 for Year 2013



Property Details

Account

Property ID: 816787
 Geo ID: 0276551703
 Type: Real
 Legal Description: ABS 529 SUR 9 MARTIN G M ACR 28.6687 (1-D-1)

Location

Situs Address: HIDDEN LAKE XING TX 78660
 Neighborhood: Land Region 317
 Mapsco: 439P
 Jurisdictions: 0A, 03, 19, 2H, 2J, 9B

Owner

Owner Name: BUFFINGTON VOHL 5A 6A 6B LTD
 Mailing Address: BLDG B, 3600 N CAPITAL OF TEXAS HWY, , AUSTIN, TX 78746-3314

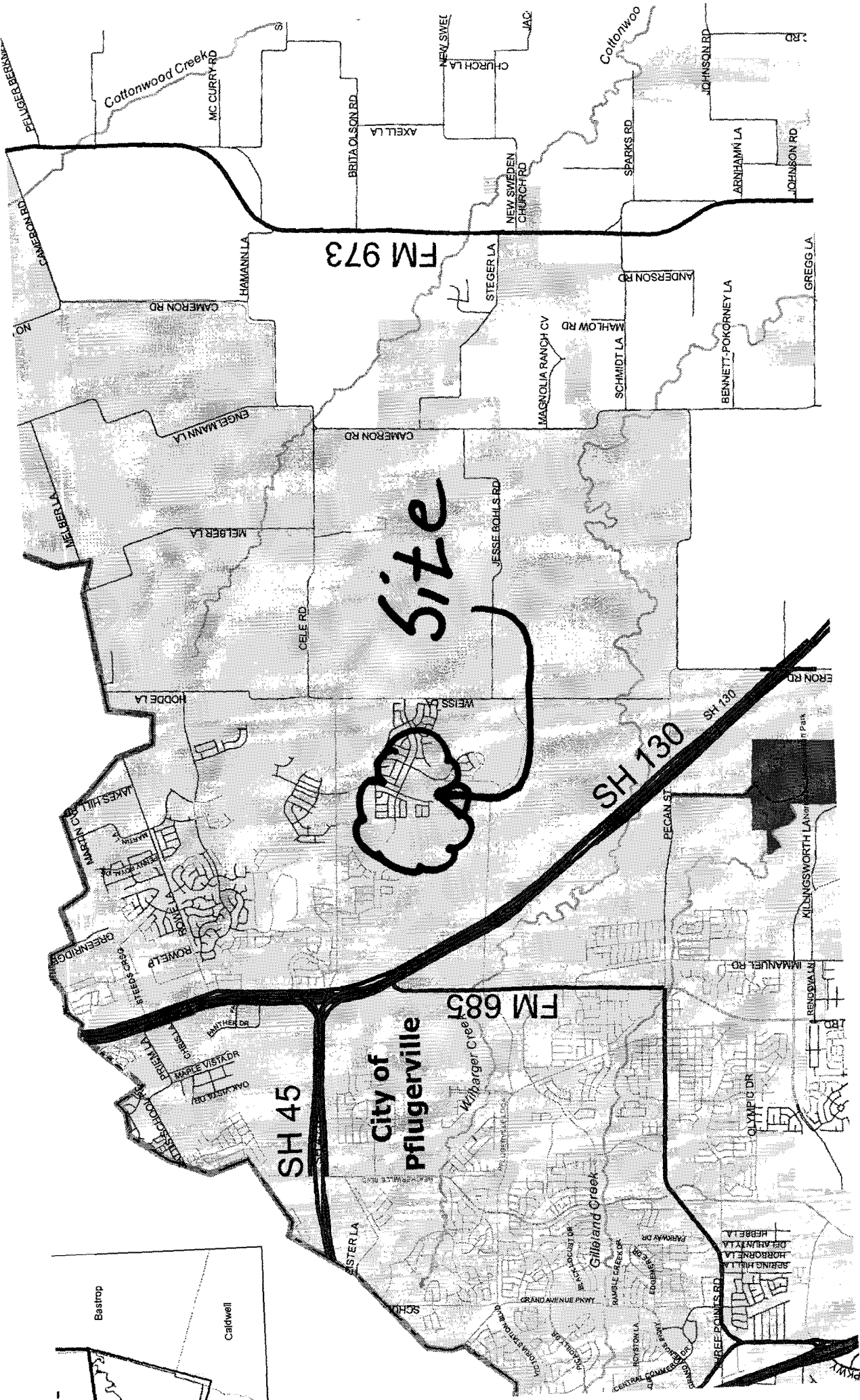
Property

Appraised Value: \$42,670.00

<http://propaccess.traviscad.org/Map/View/Map/1/816787/2013>

powered by:
PropertyACCESS
 www.trueautomation.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.



FM 973

Site

SH 130

FM 685

City of Pflugerville

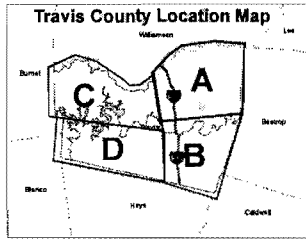
SH 45

Bastrop

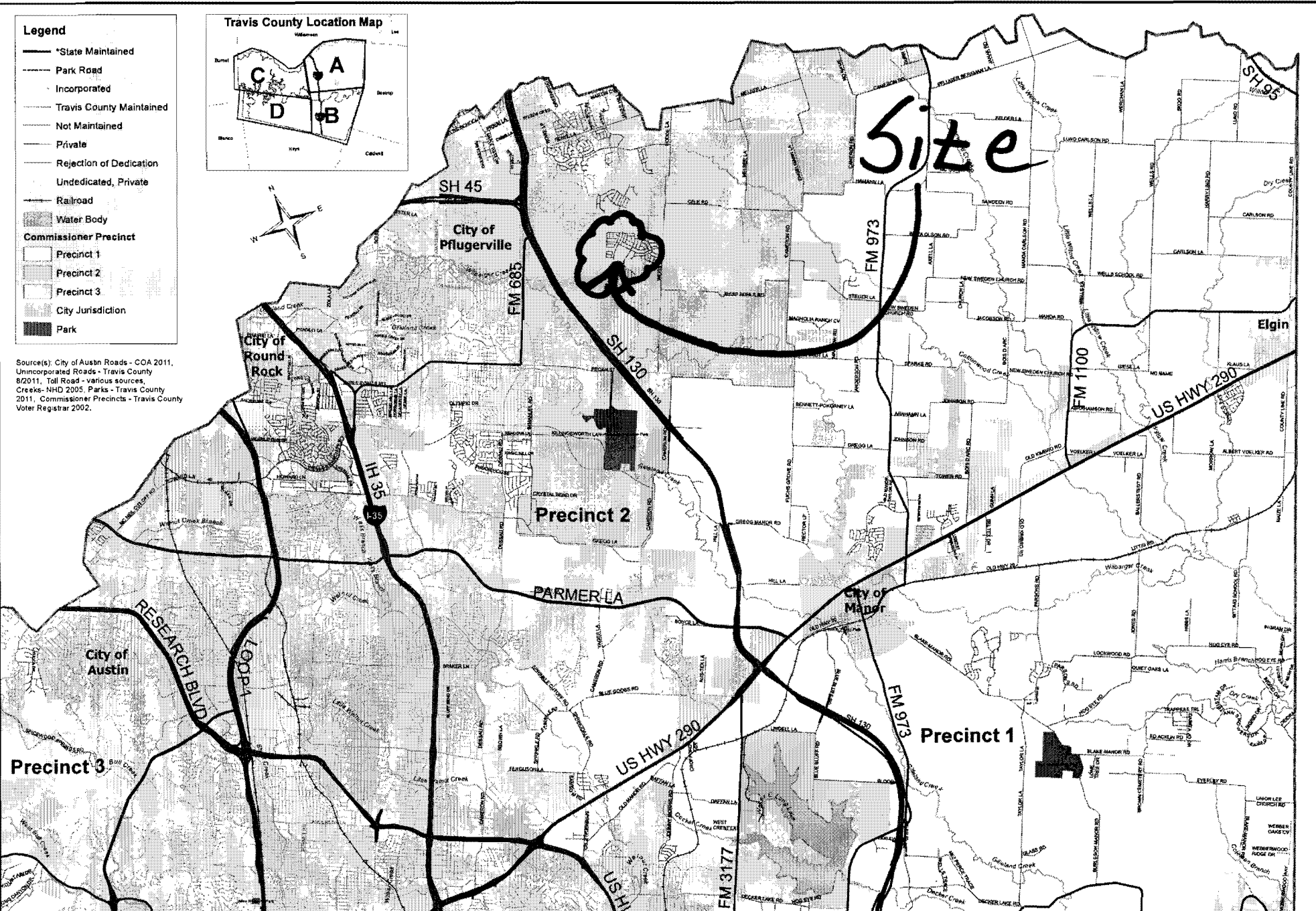
Caldwell

Legend

- *State Maintained
- - - Park Road
- - - Incorporated
- - - Travis County Maintained
- - - Not Maintained
- - - Private
- - - Rejection of Dedication
- - - Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct
- Precinct 1
- Precinct 2
- Precinct 3
- City Jurisdiction
- Park

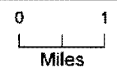


Sources: City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks - NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources, Date: 5/9/2011