

Item 3



Travis County Commissioners Court Agenda Request

Meeting Date: June 18, 2013

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

Division Director/Manager: Anna M. Bowlin, 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 two items in Precinct One:

A) The use of an Alternative Fiscal Agreement for Avalon, Phase 6A; and

B) The use of a Cash Security Agreement for the fiscal posting for Avalon, Phase 6A.

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.

The developer also requests to post cash for the fiscal posting. To post cash the developer must enter into a cash security agreement with Travis County.

STAFF RECOMMENDATIONS:

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

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 cash using a cash security agreement in the amount of \$95,060.00.

Access to Publicly Maintained Road

Avalon, Phase 6A takes access from Bridie Path as dedicated through Avalon, Phase 4. This subdivision is 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 #13-1211. The estimated cost of the improvements is \$726,536.00. 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

Cash Security Agreement

Extension of Sixty-Day Period

Proposed Plat

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 - Avalon, Phase 6A**

§ EXHIBIT 82.401 (D)

(d) Alternative Fiscal Policy Request and Acknowledgement

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 the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the 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 Subdivision (the "Standards") to the satisfaction of the Executive Manager 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 Development Permit. The owner will be required to post fiscal for boundary street 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 Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this 16th day of May, 2013.

OWNER:

By: [Signature]

Name: Blake Magee

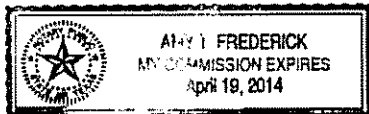
Title: President
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by Blake Magee on the 16th day of May, 2013 in the capacity stated herein.



[Signature]
Notary Public in and for
the State of Texas

Amy Frederick
Printed or typed name of notary

My commission
expires: 4/19/14

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____ on the _____ day of _____, _____, in the capacity stated herein.

Notary Public in and for
the State of Texas

Printed or typed name
of notary
My commission
expires: _____

Mailing Address of Owner:

Exhibit "A"

FINAL PLAT OF AVALON PHASE 6A

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 ALL STREETS AND 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.
7. NO SINGLE FAMILY LOT SHALL BE LESS THAN 8,000 SQUARE FEET IN AREA AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
8. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (MANVILLE) AND THE CITY OF PFLUGERVILLE.
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKLAND WILL BE DEDICATED FOR 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. AVALON IS GOVERNED BY THE AVALON MASTER COVENANT RECORDED AS DOCUMENT NO. 2008072805 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2007072250 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. UPON THE FINAL PLAT RECORDATION FOR AVALON PHASE 6A, A NOTICE OF APPLICABILITY (NOA) WILL BE RECORDED TO INCLUDE PHASE 6A IN THE DEED RESTRICTIONS. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
14. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 881-07-06-28.
15. 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.
16. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
17. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVISION 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. 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 GUIDELINES.
19. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. A 10 FOOT PUE SHALL BE DEDICATED ALONG STREET FRONTAGE.
21. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
22. THIS SUBDIVISION IS IN THE KELLY LANE W C L D. NO. 1.

OWNER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
THAT KM AVALON LTD. BLAKE J. WAGLE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE JAMES GOLDEN SURVEY, ABSTRACT-338, AND OUT OF THE EDWARD PLATT SURVEY, ABSTRACT-177 DESCRIBED AS 188.83 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON LTD., DATED JUNE 30, 2008 AND RECORDED UNDER DOCUMENT NO. 2008072816, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBMIT, IN ACCORDANCE WITH CHAPTERS 212 AND 213 OF THE TEXAS LOCAL GOVERNMENT CODE, 11178 ADRES TO BE KNOWN AS AVALON PHASE 6A 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 ____ DAY OF _____, 20____.

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

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
BLAKE J. WAGLE, 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 ____ DAY OF _____, 20____.

SEAL

MILITARY PUBLIC, STATE OF 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. 4845300200R, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT J. KENNETH WEGAND, 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.

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



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

BY: _____
NAME: NORDER, CHAIR

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

BY: _____
DREY FLETCHER, PLANNING DIRECTOR

ATTEST:

KARIN THOMPSON, CITY SECRETARY

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

BY: _____
JEFF COLEMAN, MAYOR

ATTEST:

KARIN THOMPSON, CITY SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF PFLUGERVILLE, THIS ____ DAY OF _____, 20____.

BY: _____
DREY FLETCHER, PLANNING DIRECTOR

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 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 DEBEAUMON, CLERK OF THE COUNTY COURT, 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 THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID
COUNTY, THE ____ DAY OF _____, 20____ A. D.

DANA DEBEAUMON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THE ____ DAY OF
_____, 20____ A. D.

DANA DEBEAUMON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

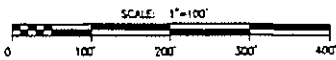
DEPUTY

DATE: JANUARY 31, 2013

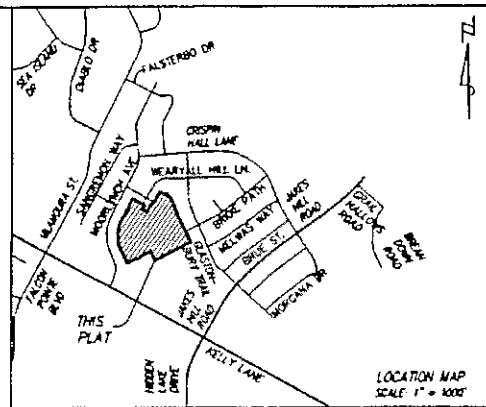
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-8794

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

FINAL PLAT OF AVALON PHASE 6A TRAVIS COUNTY, TEXAS



SITE DATA:
11.78 ACRES
PHILIP GLENN SURVEY No. 17, ABSTRACT No. 128 AND
EDWARD PLAT SURVEY No. 14, ABSTRACT No. 277
50 SINGLE FAMILY LOTS
1 LANDSCAPE LOT
4 BLOCKS
2,147 LINEAR FEET OF NEW STREETS.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	10.39	215.00	296.71°	S61°08'45"E	40.39
C2	23.56	15.00	90°00'00"	S18°33'03"W	21.21
C3	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C4	154.07	265.00	127°08'30"	N43°08'18"W	151.89
C5	125.00	215.00	127°08'30"	N43°08'18"W	121.24
C6	55.14	265.00	11°35'20"	N57°42'55"W	55.04
C7	54.64	265.00	11°35'20"	N41°54'28"W	54.53
C8	44.39	265.00	8°54'28"	N41°54'28"W	44.23
C9	26.75	215.00	7°00'00"	N30°45'45"W	26.72
C10	156.63	215.00	86°24'32"	N48°18'10"W	155.58
C11	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C12	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C13	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C14	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C15	11.81	15.00	51°08'30"	N06°36'36"E	13.42
C16	8.63	15.00	35°52'05"	N08°01'24"W	9.48
C17	248.38	265.00	151°03'11"	N00°00'00"E	240.28
C18	202.13	215.00	127°08'30"	N00°00'00"E	194.65
C19	17.85	195.00	87°00'00"	N22°12'27"W	17.83
C20	58.49	265.00	129°41'41"	N11°50'07"W	58.38
C21	58.49	265.00	129°41'41"	N00°00'00"E	58.38
C22	58.49	265.00	129°41'41"	N11°50'07"E	58.38
C23	11.80	15.00	70°00'00"	N42°28'40"E	13.06
C24	30.18	215.00	81°00'00"	N22°28'39"W	30.06
C25	172.15	215.00	81°00'00"	N04°38'31"E	167.58
C26	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C27	21.63	15.00	80°00'00"	N36°08'24"W	20.41
C28	281.19	300.00	126°32'46"	N22°08'14"E	244.87
C29	40.19	300.00	46°00'00"	N52°22'10"W	38.12
C30	53.14	300.00	58°44'55"	N19°54'17"E	48.81
C31	38.81	300.00	44°42'42"	N27°45'04"E	37.65
C32	38.81	300.00	44°42'42"	N08°00'26"W	37.65
C33	45.77	300.00	56°08'49"	N04°01'02"W	44.19
C34	75.87	300.00	79°38'42"	N01°08'12"E	71.58
C35	21.03	15.00	48°12'21"	N08°17'27"W	20.41
C36	23.56	15.00	90°00'00"	N17°11'48"W	21.21

STREET SUMMARY:

	LINEAR FEET	ROW WIDTH
BRIDGE PATH	820'	50'
HEARTALL HILL LANE	700'	50'
MORION COURT	106'	30'
MORION LANE	516'	30'

SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL:	50	9.26
NON-RESIDENTIAL:	1	0.03
PUBLIC OPEN SPACE:	0	0.00
DERIVATION:	0	0.00

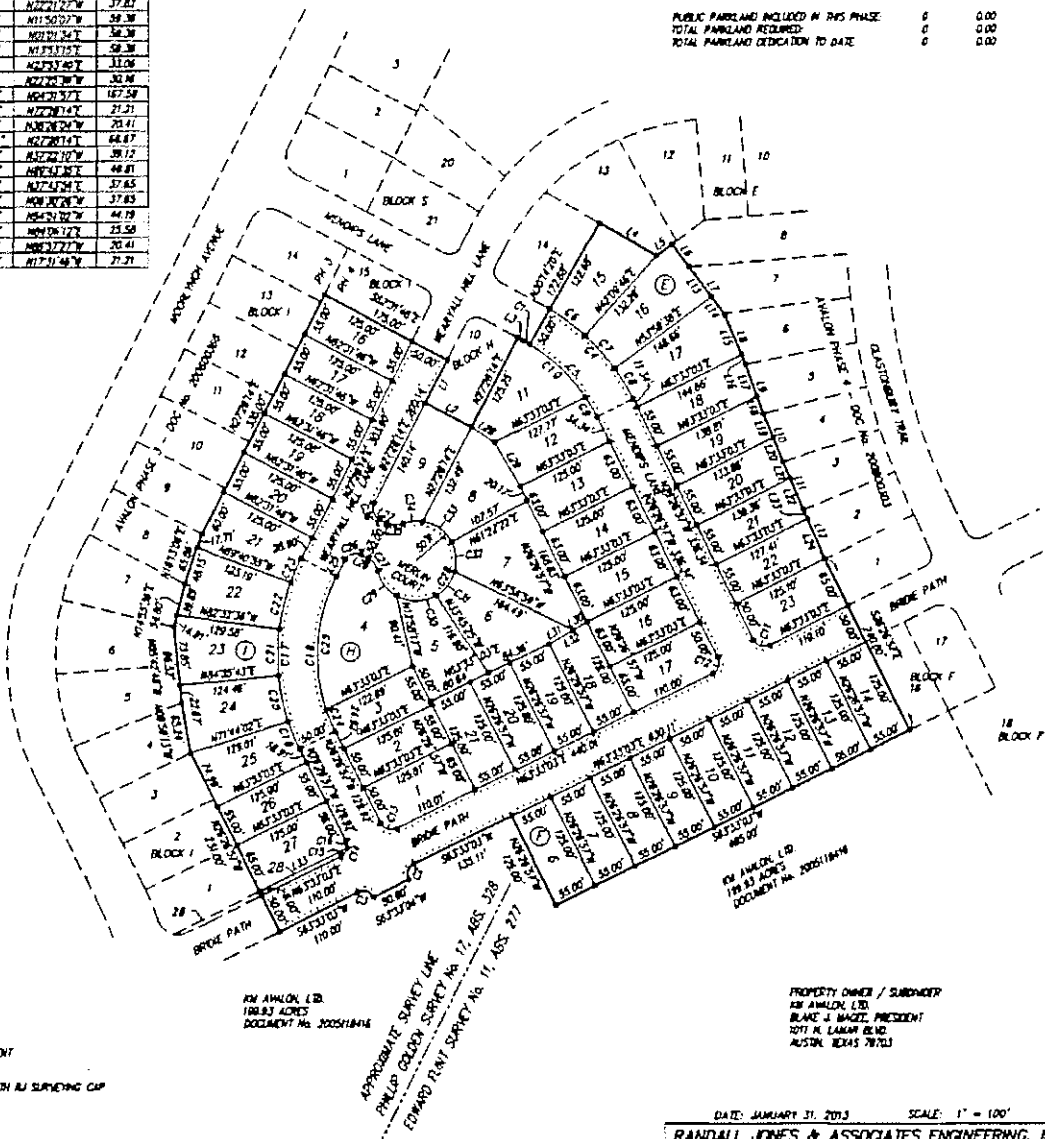
RESIDENTIAL INCLUDED IN THIS PHASE	50	9.26
PREVIOUS RESIDENTIAL PHASES	484	92.67
TOTAL RESIDENTIAL:	534	101.93

PUBLIC PARKLAND INCLUDED IN THIS PHASE	0	0.00
TOTAL PARKLAND RESERVED	0	0.00
TOTAL PARKLAND DEDICATION TO DATE	0	0.00

LINE	BEARING	LENGTH
L1	S27°08'14"W	60.00
L2	S82°54'47"E	85.00
L3	S87°31'46"E	4.73
L4	S86°08'11"E	80.00
L5	N45°08'18"E	23.62
L6	S58°43'38"E	35.89
L7	S58°42'39"E	74.57
L8	S22°51'07"E	65.43
L9	S19°36'30"E	85.46
L10	S22°11'45"E	85.06
L11	S27°11'18"E	84.43
L12	S24°02'34"E	87.51
L13	N05°42'39"W	46.26
L14	N05°42'39"W	28.37
L15	N02°21'02"W	50.38
L16	N02°21'02"W	13.15
L17	N18°36'30"W	42.18
L18	N18°36'30"W	23.48
L19	N22°11'45"W	34.78
L20	N22°11'45"W	53.80
L21	N27°11'18"W	71.81
L22	N27°11'18"W	42.82
L23	N04°08'14"W	17.48
L24	N04°08'14"W	50.05
L25	N27°28'47"E	23.76
L26	N08°21'46"W	10.00
L27	N08°21'46"W	10.00
L28	N05°24'26"W	34.09
L29	N32°52'24"W	83.17
L30	N02°01'44"E	34.84
L31	N02°01'44"E	53.09
L32	N63°11'03"E	122.00

LEGEND:

- DE DRAINAGE EAST/WEST
- PUE PUBLIC UTILITY EASEMENT
- POLING 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- CONCRETE MONUMENT
- SIDEWALK REQUIRED
- FF BLOCK NAME



FM AVALON, L.B.
198.83 ACRES
DOCUMENT NO. 200518484

APPROXIMATE SURVEY LINE
PHILIP GLENN SURVEY No. 17, ABS. 128
EDWARD PLAT SURVEY No. 14, ABS. 277

PROPERTY OWNER / SUBDIVIDER
FM AVALON, L.B.
BLAKE J. WAGEL, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

DATE: JANUARY 31, 2013 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1211 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX: (512) 836-4817 E-8784
RJ SURVEYING & ASSOCIATES, INC.
1211 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX: (512) 836-4817

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas
DEVELOPER: *KM Avalon*
ESCROW AGENT: Travis County Treasurer
AMOUNT OF SECURITY: *\$95,060.00*
SUBDIVISION: Avalon Phase 6A

DATE OF POSTING:

EXPIRATION DATE: Three Years, or more, from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "Standards"). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: 

Name: Blake Magee

Title: President

Date: 5/16/2013

ADDRESS OF DEVELOPER

KM Avalon Ltd.

1011 North Lamar Blvd.

Austin, TX 78703

Phone:

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT:
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

EXHIBIT 82.201(D)

EXTENSION OF SIXTY DAY PERIOD FOR COMPLETED PLAT APPLICATION FINAL ACTION

Date: _____

Owner's Name and Address: KM Avalon, Ltd.

1011 N. Lamar

Austin, TX 78703

Proposed Subdivision Name and Legal Description (the "Property"): Avalon Phase 6A

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: KM Avalon, Ltd.

By: 

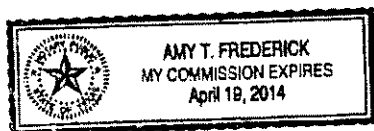
Name: Blake Magee

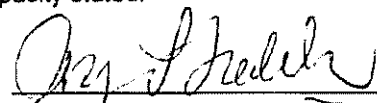
Title: President
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 26th day of February, 2013,
by Blake Magee 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

My Commission Expires: 4/18/14

Amy Frederick

(Printed Name of Notary)

Travis County

By:

Executive Manager

Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the _____ day of _____, 20_____,
by _____ 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 _____

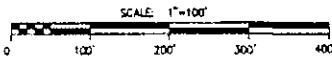
My Commission Expires:

(Printed Name of Notary)

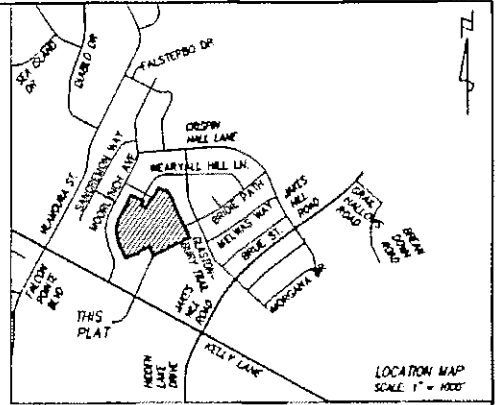
After Completing Return To:

Travis County, Texas
Attention: Lee Heckman
Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767-1748

FINAL PLAT OF AVALON PHASE 6A TRAVIS COUNTY, TEXAS



SITE DATA:
11.78 ACRES
PHILIP GILLESPIE SURVEY No. 17, ABSTRACT No. 328 AND
EDWARD FLAT SURVEY No. 11, ABSTRACT No. 277
50 SINGLE FAMILY LOTS
1 LANDSCAPE LOT
4 BLOCKS
2142 LINEAR FEET OF NEW STREETS



CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	10.30	215.00	248.71°	S81°10'47\"	10.39
C2	23.54	15.00	80°00'00\"	S71°33'01\"W	21.21
C3	23.54	15.00	80°00'00\"	N77°26'37\"W	21.21
C4	154.07	265.00	52°16'30\"	N45°09'16\"W	151.81
C5	125.00	215.00	52°16'30\"	N45°09'16\"W	123.24
C6	50.11	265.00	115°52'24\"	N53°16'35\"W	45.04
C7	54.64	265.00	115°52'24\"	N45°09'16\"W	54.55
C8	44.20	265.00	8°54'28\"	N45°14'08\"W	44.33
C9	28.75	215.00	7°28'37\"	N45°16'45\"W	28.72
C10	106.83	215.00	28°25'24\"	N44°19'30\"W	103.54
C11	23.54	15.00	80°00'00\"	N77°26'37\"W	21.21
C12	23.54	15.00	80°00'00\"	N18°33'01\"E	21.21
C13	23.54	15.00	80°00'00\"	N77°26'37\"W	21.21
C14	23.54	15.00	80°00'00\"	N18°33'01\"E	21.21
C15	13.81	15.00	53°28'24\"	N38°28'36\"E	13.42
C16	8.83	15.00	38°31'00\"	N28°01'24\"W	8.40
C17	248.39	265.00	31°25'11\"	N00°30'30\"E	240.28
C18	204.33	215.00	31°25'11\"	N00°30'30\"E	194.05
C19	37.85	265.00	81°12'31\"	N52°21'27\"W	37.42
C20	58.48	265.00	12°21'41\"	N11°50'07\"W	58.36
C21	58.48	265.00	12°21'41\"	N11°50'07\"W	58.36
C22	58.48	265.00	12°21'41\"	N11°50'07\"W	58.36
C23	33.08	265.00	7°28'37\"	N45°16'45\"E	33.06
C24	38.18	215.00	8°54'28\"	N45°14'08\"W	38.16
C25	175.15	215.00	41°54'31\"	N24°10'37\"E	167.58
C26	23.54	15.00	80°00'00\"	N77°26'37\"E	21.21
C27	21.03	25.00	48°11'21\"	N38°28'36\"E	20.41
C28	241.19	50.00	2°27'24\"	N77°26'37\"E	64.67
C29	40.18	50.00	48°11'21\"	N38°28'36\"E	39.12
C30	53.11	50.00	59°24'34\"	N08°13'07\"E	49.81
C31	38.81	50.00	44°14'21\"	N37°34'54\"E	37.85
C32	38.81	50.00	44°14'21\"	N37°34'54\"E	37.85
C33	45.77	50.00	52°28'48\"	N54°21'30\"W	44.19
C34	25.87	50.00	28°28'18\"	N65°00'37\"E	25.54
C35	21.03	50.00	48°11'21\"	N38°28'36\"E	20.41
C36	23.54	15.00	80°00'00\"	N77°26'37\"E	21.21

STREET SUMMARY:

	LINEAR FEET	ROW WIDTH
BROOK PATH	620'	50'
NEARTALL HILL LANE	700'	50'
NEARTALL COURT	100'	50'
NEARTALL LANE	516'	50'

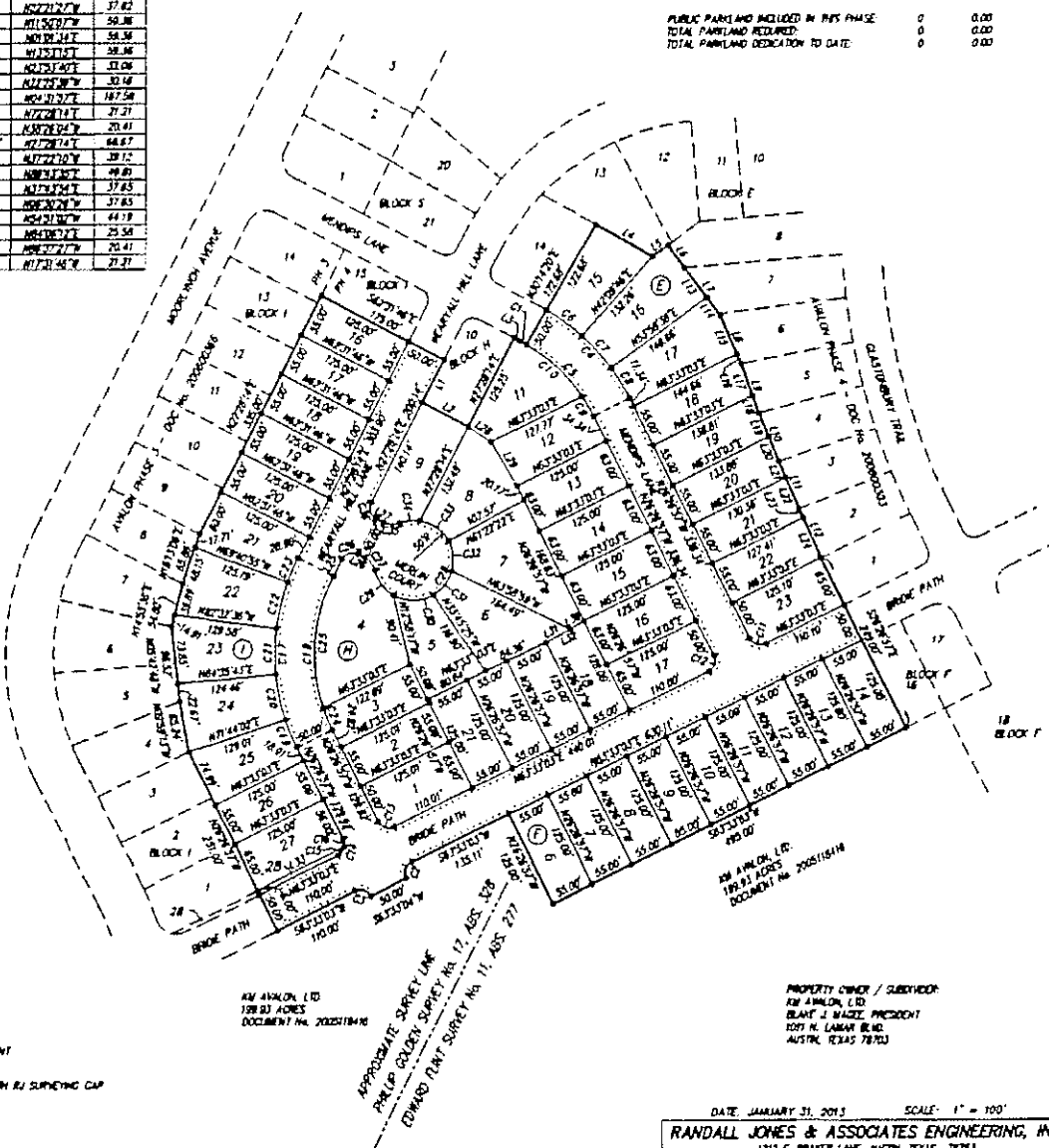
SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL	50	9.26
NON-RESIDENTIAL	1	0.03
PRIVATE OPEN SPACE	0	0.00
DETENTION	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE	50	9.26
PREVIOUS RESIDENTIAL PHASES	484	82.67
TOTAL RESIDENTIAL	534	91.93
PUBLIC PARKS AND INCLUDED IN THIS PHASE	0	0.00
TOTAL PARKLAND REQUIRED	0	0.00
TOTAL PARKLAND DEDICATED TO DATE	0	0.00

LINE	BEARING	LENGTH
L1	S77°26'14\"	63.00
L2	S67°18'47\"	65.00
L3	S67°18'46\"	6.73
L4	S67°28'14\"	67.00
L5	N53°16'16\"	23.00
L6	S36°43'38\"	38.38
L7	S36°42'00\"	74.57
L8	S22°31'00\"	85.53
L9	S11°26'00\"	85.00
L10	S77°31'45\"	65.00
L11	S77°31'46\"	64.43
L12	S74°10'24\"	47.50
L13	N36°12'20\"	46.25
L14	N36°12'20\"	26.35
L15	N22°51'00\"	52.38
L16	N22°51'00\"	13.75
L17	N11°26'30\"	42.18
L18	N11°26'30\"	23.40
L19	N27°34'45\"	31.76
L20	N27°34'45\"	33.30
L21	N43°11'18\"	21.81
L22	N43°11'18\"	42.82
L23	N24°10'24\"	12.46
L24	N24°10'24\"	55.00
L25	S77°31'46\"	31.76
L26	N67°14'47\"	10.00
L27	N67°14'47\"	19.00
L28	N67°14'47\"	34.04
L29	N37°34'54\"	43.17
L30	N67°14'47\"	10.75
L31	N67°14'47\"	34.84
L32	N67°14'47\"	32.00
L33	N67°14'47\"	172.00

LEGEND:

- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2\" IRON ROD
- SET 1/2\" IRON ROD WITH RJ SURVEYING CAP
- CONCRETE MONUMENT
- SIDEWALK REQUIRED
- (FF) BLOCK NAME



BY AVALON, LTD.
126.33 ACRES
DOCUMENT No. 202518146

PROPERTY OWNER / SUBDIVIDER
BY AVALON, LTD.
BLAKE J. WATZ, PRESIDENT
1001 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

DATE: JANUARY 31, 2013 SCALE: 1\"/>

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1211 E. BRANER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9754

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

TRIAL PLAT OF AVALON PHASE 6A

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 ALL STREETS AND SIDEWALK RAMP 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.
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.
8. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF PFLUGERVILLE.
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKING AND WILL BE DEDICATED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT 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. AVALON IS GOVERNED BY THE AVALON MASTER COVENANT RECORDED AS DOCUMENT NO. 200804285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 200702280 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. UPON THE FINAL PLAT RECORDED FOR AVALON PHASE 6A, A NOTICE OF APPLICABILITY (NOA) WILL BE RECORDED TO INCLUDE PHASE 6A IN THE DEED RESTRICTIONS.
14. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
15. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 891-07-08-26.
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. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
18. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVISION 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.
19. 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 GUIDELINES.
20. 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 DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
21. A 10 FOOT PUE SHALL BE DEDICATED ALONG STREET FRONTAGE.
22. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
23. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. NO. 1.

OWNER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT KM AVALON LTD, BLAKE J. MAGEE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE PHILIP GOLDEN SURVEY, ABSTRACT-320, AND OUT OF THE EDWARD PLAT SURVEY, ABSTRACT-277 DESCRIBED AS 199.93 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON LTD, DATED JUNE 30, 2009 AND RECORDED UNDER DOCUMENT NO. 200918416 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBMIT, IN ACCORDANCE WITH CHAPTERS 212 AND 213 OF THE TEXAS LOCAL GOVERNMENT CODE, 11.78 ACRES TO BE KNOWN AS AVALON PHASE 6A 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 _____ DAY OF _____, 20____.

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

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 _____ DAY OF _____, 20____.

SEAL

NOTARY PUBLIC, STATE OF 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. 48453C02000M, EFFECTIVE DATE SEPTEMBER 26, 2006, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R. Brent Jones 5/23/13
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER NO. 92871
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT J. KENNETH WEGAND, 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.

J. Kenneth Wegand 5/23/13
J. KENNETH WEGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS



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

BY: _____
KAL HENDER, CHAIR

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

BY: _____
TREV FLETCHER, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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

BY: _____
JIT COLEMAN, MAYOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF PFLUGERVILLE, THIS _____ DAY OF _____, 20____.

BY: _____
TREV FLETCHER, PLANNING DIRECTOR

COMMISSIONERS COURT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC IMPROVEMENTS 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 PREPARED 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 UP 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 OF 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 DEBEAUVORE, CLERK OF THE COUNTY COURT, 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 THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID
COUNTY, THE _____ DAY OF _____, 20____, A. D.

DANA DEBEAUVORE, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A. D.

DANA DEBEAUVORE, COUNTY CLERK
TRAVIS COUNTY, TEXAS

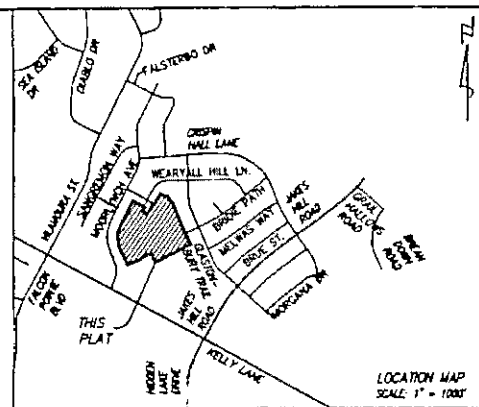
DEPUTY

DATE: JANUARY 31, 2013

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

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

PLAT OF
AVALON PHASE 6A
TRAVIS COUNTY, TEXAS



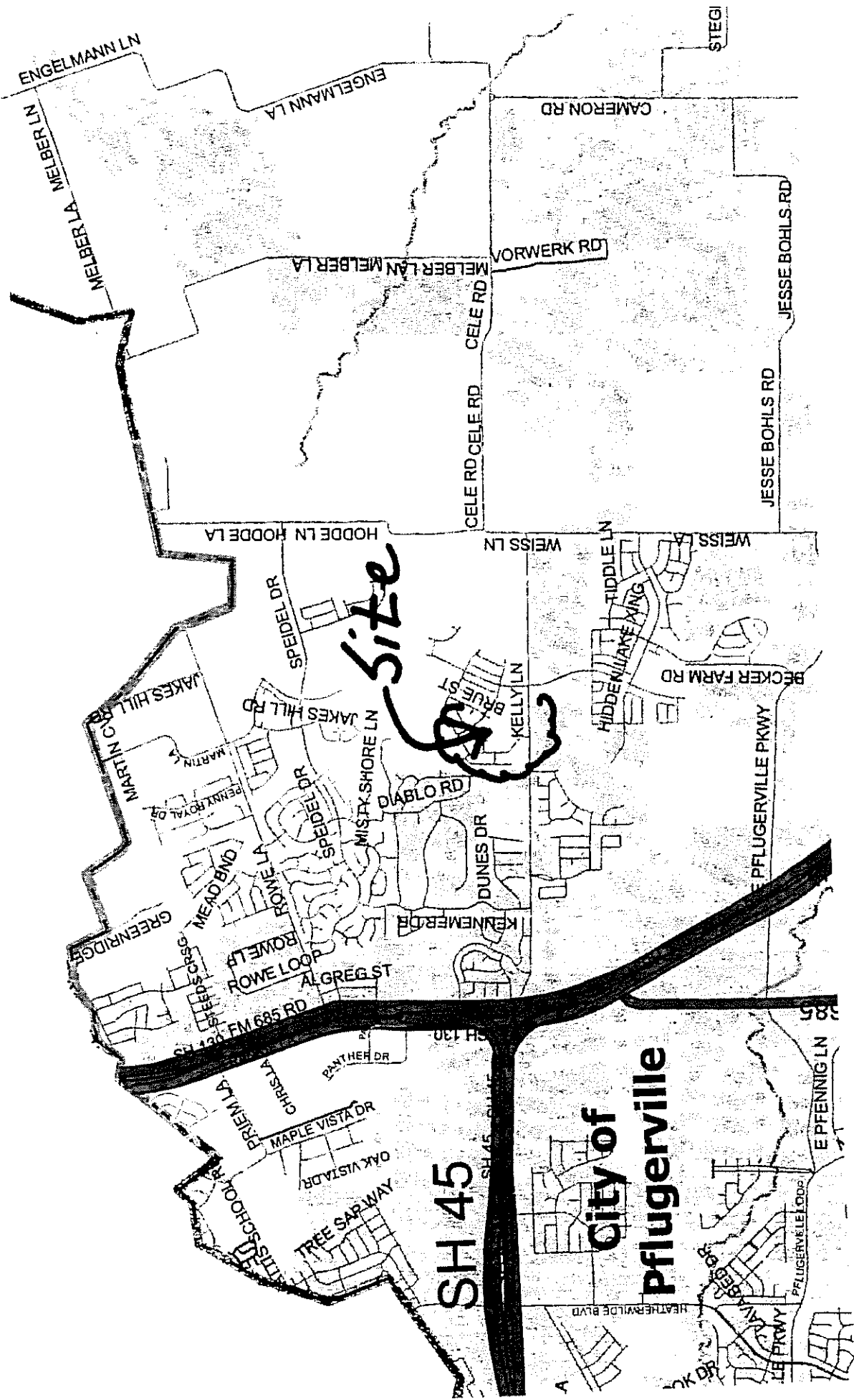
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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

DATE: JANUARY 31, 2013

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX (512) 836-4817 F-63804

RJ SURVEYING & ASSOCIATES, INC.
1912 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4783 FAX (512) 836-4817

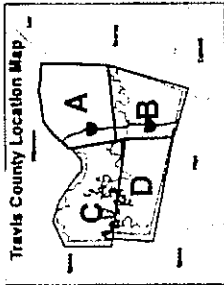


Size

SH 45

City of
Pflugerville

WILLIAMSON COUNTY



Legend

Road

..... Part

===== State Maintained

- - - - - Incorporated

..... Travis County Maintained

..... Not Maintained

----- Private

----- Rejection of Dedication

----- Unrededicated, Private

----- Relined

Water Body

City Jurisdiction

Part

2011 Committee Practices

1

2

3

Source(s): City of Austin Website - COA 2012, Unincorporated Regions - Travis County 2012, Toll Road - various sources
 Created: MAR 2009, Parks - Travis County 2013, Communication Providers - Travis County Voter Register 2012.



Precinct 2

Precinct 1

Precinct 3:



Travis County Roadways, Map A

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Avalon Phase 6A Precinct Map

