



# Item A1

## Travis County Commissioners Court Agenda Request

**Meeting Date:** July 16, 2013

**Prepared By:** Paul Scoggins      **Phone #:** (512) 854-7619

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

**Department Head/Title:** *Carol B. Jorgensen*  
Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Davis, Precinct One

### **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests:

- A) The use of an Alternative Fiscal Agreement for Avalon, Phase 9B; and
- B) The use of a Cash Security Agreement for the fiscal posting for Avalon, Phase 9B - all within Precinct One.

### **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 and Long Range Planning 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 \$77,368.00.

#### Access to Publicly Maintained Road

Avalon, Phase 9B takes access from Brean Down Road as dedicated through Avalon, Phase 9A. 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 #13-913. The estimated cost of the improvements is \$766,814.76. 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.

#### **EXHIBITS/ATTACHMENTS:**

Alternative Fiscal Acknowledgment

Exhibit "A" – Description

Cash Security Agreement

Extension of Sixty-Day Period

Proposed Plat

Maps

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services	(512) 854-7561

**CC:**


**AB:SM:ps**

**1101 - Development Services Long Range Planning- Avalon, Phase 9B**

§ 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.

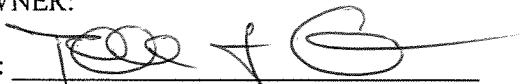
Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

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 \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

OWNER:

By: 

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 \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in the capacity stated herein.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

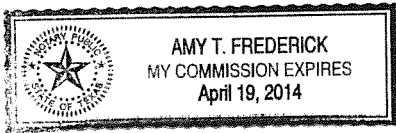
\_\_\_\_\_  
Printed or typed name of notary

My commission  
expires: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me by Blake Magee on the 11<sup>th</sup> day of June, 2013, in the capacity stated herein.



Amy Frederick  
Notary Public in and for  
the State of Texas  
Amy Frederick  
Printed or typed name  
of notary  
My commission  
expires: 4/19/14

Mailing Address of Owner:

Km Avalon, Ltd.  
1011 North Lamar  
Austin, TX 78703

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE PHILLIP GOLDEN SURVEY No. 17, ABSTRACT No. 328 AND THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, AND BEING A PART OF THAT 59.99 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 190.47 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118418 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 45.00 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118420 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the East Corner of Lot 9, Block NN, Avalon Phase 9A, according to the plat thereof recorded in Document No. 201000026 of the Official Public Records of Travis County, Texas,

THENCE N.40°26'48"W., along the Northeasterly Line of Lot 9, a distance of 127.87 feet to the North Corner of said Lot 9 and to a point on a non-tangent curve to the right in the Southeasterly Line of Brean Down Lane;

THENCE northeasterly along said Southeasterly Line and along the arc of said curve , a distance of 71.20 feet, said curve having a radius of 530.00 feet, a central angle of 07°41'51" and a chord bearing N.53°24'08"E., 71.15 feet to the East End of Brean Down Lane;

THENCE N.32°46'38"W., along said East End, a distance of 60.00 feet to the East Corner of Lot 6, Block HH, Avalon Phase 9A;

THENCE N.50°45'08"W. ,along the Northeasterly Line of Lot 4, 5 and 6, Block HH, a distance of 204.60 feet;

THENCE N.73°25'14"E.across the said 45.00 Acre Tract (at 106.93 feet pass the Common Line of the 45.00 Acre Tract and the 59.99 Acre Tract) in all a distance of 201.59 feet;

THENCE continue across the said 59.99 Acre Tract the following seven courses:

1. N.70°48'09"E. a distance of 50.00 feet to a point on a non-tangent curve to the left;
2. Southerly along the arc of said curve, a distance of 20.84 feet, said curve having a radius of 800.00 feet, a central angle of 01°29'32" and a chord bearing S.19°56'37"E., 20.83 feet;
3. THENCE N.74°55'33"E. a distance of 58.36 feet;
4. N.79°47'07"E. a distance of 47.71 feet to a point of curvature of a curve to the right;
5. Easterly, along the arc of said curve to the right a distance of 290.27 feet, said curve having a radius of 715.00 feet, a central angle of 23°15'39", and a chord bearing S.88°35'04"E., 288.28 feet;
6. S.76°57'14"E. a distance of 116.20 feet to a point of curvature of a curve to the left;
7. Easterly, along the arc of said curve to the left (at 151.77 feet pass the common line of the 59.99 Acre Tract and the 190.47 Acre Tract) in all a distance of 261.32 feet, said curve having a radius of 303.86 feet, a central angle of 49°16'31", and a chord bearing N.78°24'30"E., 253.34 feet;

THENCE across the said 190.47 Acre Tract the following 17 courses:

10.88 Acres – Avalon Phase 9B

1. N.53°46'14"E. a distance of 105.38 feet;
2. N.46°39'49"E. a distance of 60.46 feet;
3. N.53°46'14"E. a distance of 125.00 feet;
4. S.36°13'46"E. a distance of 365.00 feet;
5. S.53°46'14"W. a distance of 125.00 feet;
6. S.36°13'46"E. a distance of 21.68 feet to a point of curvature of a curve to the right;
7. Southeasterly, along the arc of said curve to the right a distance of 129.77 feet, said curve having a radius of 350.00 feet, a central angle of 21°14'37", and a chord bearing S.25°36'27"E., 129.03 feet;
8. S.14°59'08"E. a distance of 78.72 feet to a point of curvature of a curve to the left;
9. Southeasterly, along the arc of said curve to the left a distance of 39.27 feet, said curve having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing S.59°59'08"E., 35.36 feet;
10. S.75°00'52"W. a distance of 200.00 feet;
11. N.14°59'08"W. a distance of 109.58 feet;
12. N.23°25'40"W. a distance of 44.09 feet;
13. N.36°13'46"W. a distance of 48.32 feet;
14. S.62°13'09"W. a distance of 276.06 feet;
15. N.11°20'04"W. a distance of 30.09 feet;
16. N.84°46'11"W. a distance of 167.79 feet;
17. N.83°46'54"W. (at 38.41 feet pass the common line of the 190.47 Acre Tract and the 59.99 Acre Tract) in all a distance of 50.01 feet;

THENCE continue across the said 59.99 Acre Tract the following four courses:

1. N.77°16'00"W. a distance of 276.06 feet;
2. S.67°57'07"W. a distance of 105.50 feet;
3. S.64°25'38"W. a distance of 50.00 feet;
4. S.62°54'21"W. a distance of 113.63 feet to the said Point of Beginning.

Containing 10.88 acres, more or less.

Bearings are Texas State Plane Central Zone Nad 83



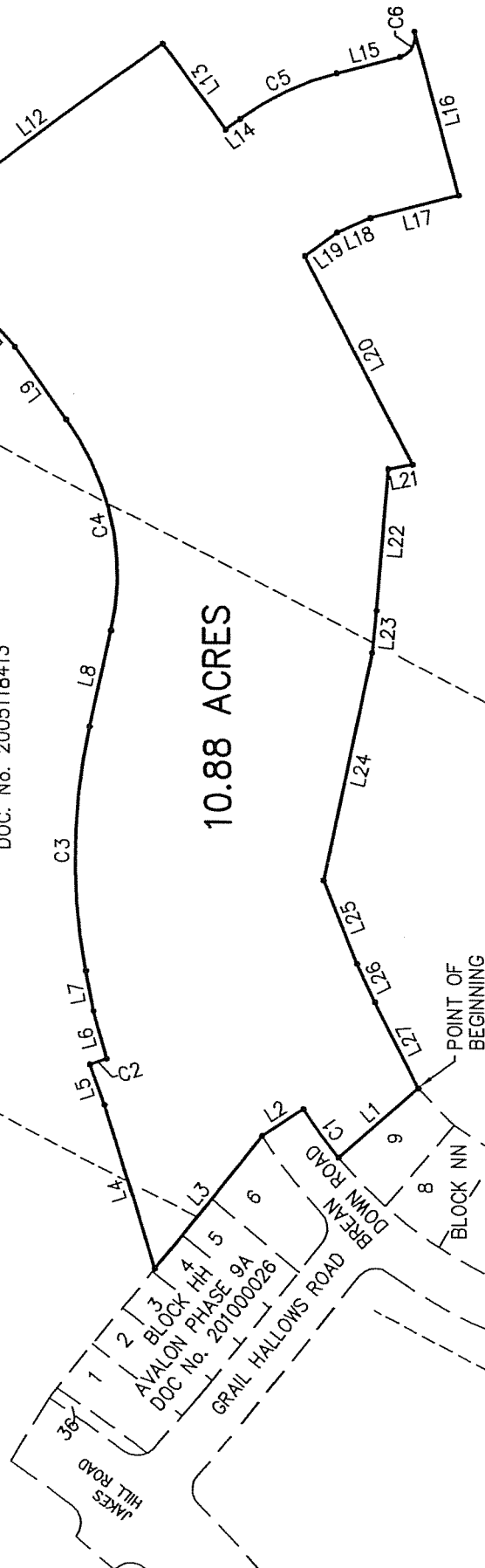
KM AVALON, LTD.  
45.00 ACRES  
DOC. No. 2005118420

KM AVALON, LTD.  
59.99 ACRES  
DOC. No. 2005118413

KM AVALON, LTD.  
190.47 ACRES  
DOC. No. 2005118418

10.88 ACRES

KM AVALON, LTD.  
59.99 ACRES  
DOC. No. 2005118413



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	71.20	530.00	7°41'51"	N53°24'08"E	71.15
C2	20.84	800.00	1°29'32"	S19°56'37"E	20.83
C3	290.27	715.00	23°15'39"	S88°35'04"E	288.28
C4	261.32	303.86	49°16'31"	N78°24'30"E	253.34
C5	129.77	350.00	21°14'37"	S25°36'27"E	129.03
C6	39.27	25.00	90°00'00"	S59°59'08"E	35.36

LINE	LENGTH	BEARING
L14	21.68'	S36°13'46"E
L15	78.72'	S14°59'08"E
L16	200.00'	S75°00'52"W
L17	109.58'	N14°59'08"W
L18	44.09'	N23°25'40"W
L19	48.32'	N36°13'46"W
L20	276.06'	S62°13'09"W
L21	30.09'	N11°20'04"W
L22	167.79'	N84°46'11"W
L23	50.01'	N83°46'54"W
L24	276.06'	N77°16'00"W
L25	105.50'	S67°57'07"W

LINE	LENGTH	BEARING
L1	127.87'	S40°26'48"E
L2	60.00'	N32°46'38"W
L3	204.60'	N50°45'08"W
L4	201.59'	N73°25'14"E
L5	50.00'	N70°48'09"E
L6	58.36'	N74°55'33"E
L7	47.71'	N79°47'07"E
L8	116.20'	S76°57'14"E
L9	105.38'	N53°46'14"E
L10	60.46'	N46°39'49"E
L11	125.00'	N53°46'14"E
L12	365.00'	S36°13'46"E
L13	125.00'	S53°46'14"W

NOTES:  
BEARINGS ARE TEXAS  
STATE PLANE CENTRAL  
ZONE NAD 83

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: FEB. 26, 2013 SCALE: 1" = 200'

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

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas  
DEVELOPER: *KM Avalon, Ltd*  
ESCROW AGENT: Travis County Treasurer  
AMOUNT OF SECURITY: *\$77,368.00*  
SUBDIVISION: Avalon Phase 9B  
DATE OF POSTING: *July 16, 2013*  
EXPIRATION DATE: Three Years, or more, from Date of Posting

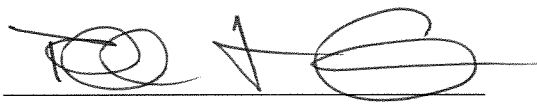
The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that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

Title: President

Date: 6/10/13

**ADDRESS OF DEVELOPER**

KM Avalon, Ltd

1011 North Lamar

Austin, Texas 78703

Phone: 512-481-0303

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: Feb. 25, 2013

Owner's Name and Address: KM Avalon, Ltd.  
1011 N. Lamar  
Austin, TX 78703

Proposed Subdivision Name and Legal Description (the "Property"): Avalon Phase 9B

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 affective as of the date set forth below.

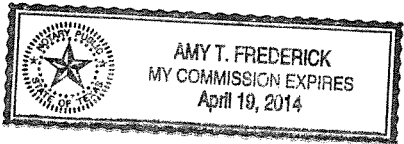
Owner: KM Avalon, Ltd.  
By: [Signature]  
Name: Blake Magee  
Title: President  
Authorized Representative

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 23<sup>rd</sup> 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.

[Signature]  
Notary Public, State of Texas  
My Commission Expires: 4/19/14  
Amy Frederick  
(Printed Name of Notary)



Travis County

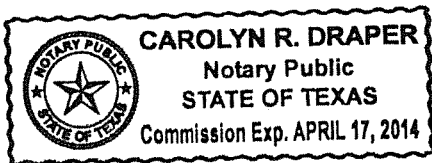
By: Carol B. Joseph  
County Executive  
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 3<sup>rd</sup> day of  
July, 2013, by Carol B. Joseph of Travis County,  
Texas, known to me personally or on the basis of an approved form of identification, in  
the capacity stated.



CK Draper  
Notary Public, State of Texas  
My Commission Expires: 4-17-14

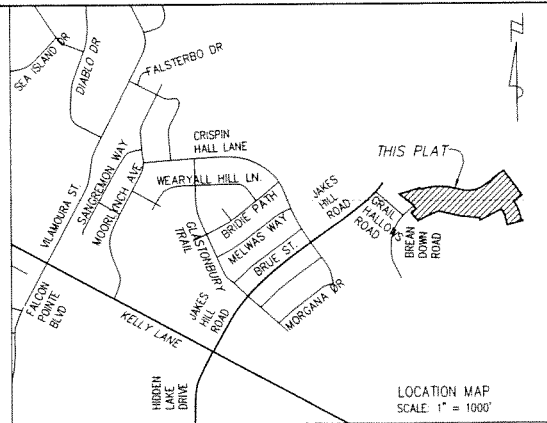
Carolyn R. Draper  
(Printed Name of Notary)

After Completing Return To:

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

Attention: Michael Hettenhausen, Planner

PLAT OF  
**AVALON PHASE 9B**  
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: FEBRUARY 21, 2013

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

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

# FINAL PLAN OF AVALON PHASE 9B TRAVIS COUNTY, TEXAS



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
- BLOCK NAME
- BENCH MARK

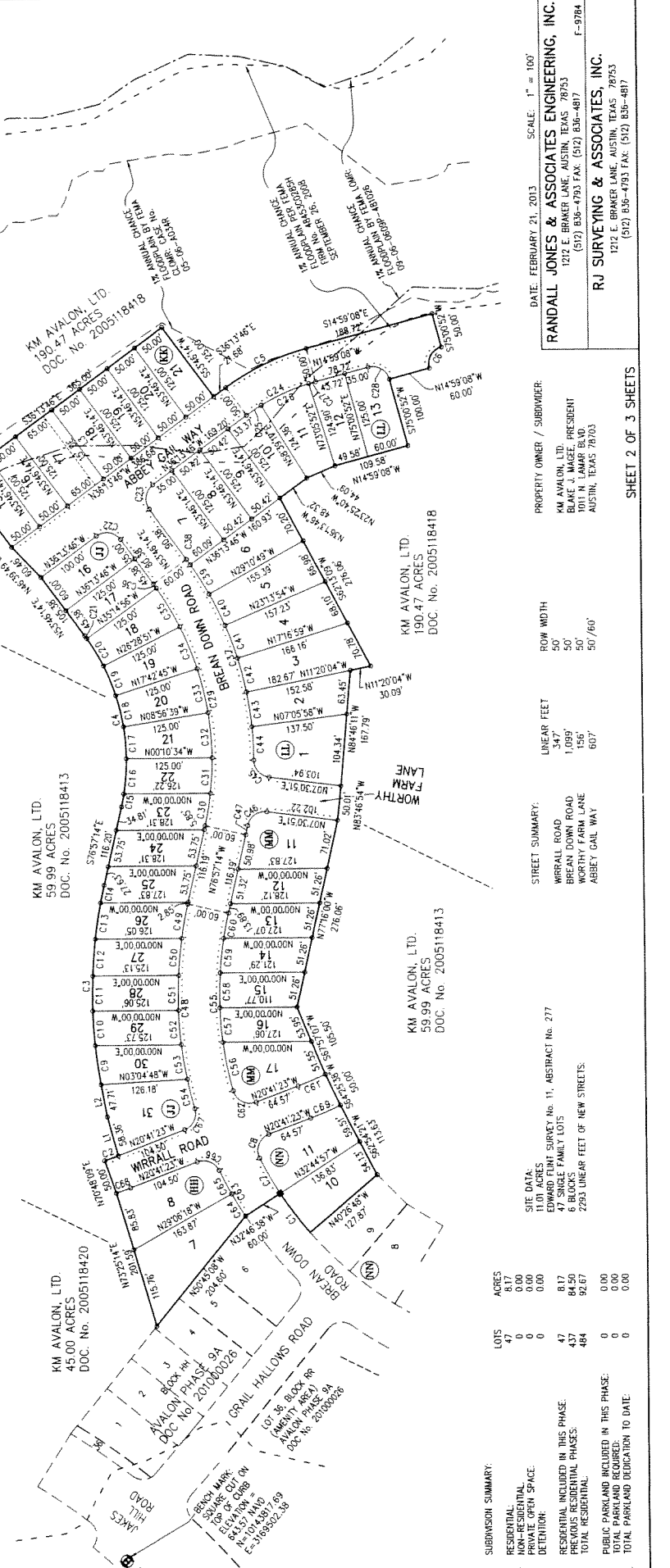
LINE	BEARING	LENGTH
L1	N74°55'33"E	58.36
L2	S79°47'07"E	47.71
L3	N53°06'14"E	125.00

LOT No.	BLOCK	ELEVATION
15	KK	
16	KK	
17	KK	
18	KK	
19	KK	
20	KK	
21	KK	

LOCATION MAP  
SCALE: 1" = 1000'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C36	7.34	428.86	0°58'49"	N64°15'39"E	7.34
C37	311.63	488.86	36°31'28"	N72°01'56"E	306.38
C38	9.62	488.86	1°07'40"	N64°20'04"E	9.62
C39	50.52	488.86	5°55'08"	N67°26'13"E	50.50
C40	50.75	488.86	5°56'55"	N63°47'39"E	50.73
C41	50.75	488.86	5°56'55"	N69°44'34"E	50.73
C42	50.75	488.86	5°56'55"	N75°41'28"E	50.73
C43	50.75	488.86	5°56'55"	N81°38'23"E	48.45
C44	48.47	488.86	5°40'52"	N87°21'17"E	48.45
C45	36.12	25.00	82°46'51"	N48°54'17"E	34.11
C46	37.54	25.00	86°02'48"	N35°30'33"E	34.11
C47	13.47	488.86	1°34'45"	N77°44'35"E	13.47
C48	299.42	590.00	2°04'48"	N68°30'26"E	298.22
C49	50.45	590.00	4°54'02"	N79°24'15"E	50.45
C50	53.88	590.00	5°13'57"	N84°28'15"E	53.86
C51	50.02	590.00	4°51'26"	N89°30'56"E	50.00
C52	50.16	590.00	4°52'17"	N85°31'22"E	50.15
C53	44.17	590.00	4°17'22"	N80°01'09"E	44.16
C54	44.17	590.00	4°17'22"	N76°52'27"E	44.16
C55	259.50	530.00	2°03'13"	N89°01'09"E	258.92
C56	71.82	530.00	7°45'50"	N85°28'06"E	50.16
C57	50.18	530.00	5°24'28"	N89°06'36"E	50.10
C58	50.32	530.00	5°26'25"	N83°41'30"E	50.30
C59	37.16	530.00	4°01'03"	N78°57'45"E	37.15
C60	42.81	590.00	4°52'58"	N23°07'53"E	42.80
C61	42.81	590.00	4°52'58"	N27°09'04"E	37.06
C62	41.75	25.00	95°40'55"	N27°09'04"E	37.06
C63	76.19	590.00	7°23'55"	N60°28'50"E	76.13
C64	37.55	590.00	3°45'06"	N59°04'17"E	37.55
C65	38.63	590.00	3°45'06"	N62°46'15"E	38.63
C66	37.24	25.00	89°20'11"	N21°58'42"E	33.89
C67	37.24	25.00	85°20'13"	N63°21'30"E	33.89
C68	22.14	850.00	1°29'37"	N49°58'37"E	22.14
C69	46.87	550.00	4°52'38"	N23°07'53"E	46.86

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	71.20	530.00	7°41'51"	N63°24'09"E	71.15
C2	20.84	600.00	1°53'32"	S49°56'37"E	20.83
C3	290.27	715.00	2°35'39"	S88°33'04"E	288.24
C4	261.32	303.86	4°16'31"	N78°24'30"E	253.34
C5	129.77	350.00	2°14'37"	S75°36'27"E	129.03
C6	39.27	25.00	90°00.00"	N69°59'08"E	35.38
C7	58.99	530.00	5°22'37"	N69°26'21"E	58.98
C8	41.75	25.00	95°40'57"	N82°04'58"E	37.03
C9	57.34	715.00	4°35'47"	N68°31'52"E	57.00
C10	50.11	715.00	4°30'36"	N65°23'17"E	50.00
C11	50.01	715.00	4°30'36"	N62°04'36"E	50.00
C12	53.80	715.00	4°18'39"	N65°26'29"E	53.69
C13	53.80	715.00	4°18'39"	N61°09'44"E	53.69
C14	26.01	715.00	2°05.04"	N77°39'46"E	26.00
C15	16.82	303.86	3°32'57"	N78°43'41"E	16.81
C16	31.36	303.86	6°46.07"	N65°20'20"E	31.36
C17	46.50	303.86	8°46.09"	N65°20'20"E	46.46
C18	46.50	303.86	8°46.09"	N79°15'10"E	46.46
C19	46.50	303.86	8°46.09"	N83°45'14"E	46.46
C20	5.20	303.86	0°46.05"	N83°45'14"E	5.20
C21	39.27	25.00	90°00.00"	N83°45'14"E	35.36
C22	39.27	25.00	90°00.00"	N83°45'14"E	35.36
C23	111.23	300.00	2°14'37"	N55°36'27"E	110.60
C24	25.52	300.00	4°51.03"	N43°47'25"E	25.52
C25	25.52	300.00	4°51.03"	N33°47'25"E	25.52
C26	10.04	300.00	1°55.00"	N43°47'25"E	10.04
C27	10.04	300.00	1°55.00"	N33°47'25"E	10.04
C28	369.83	428.86	48°15'32"	N33°47'25"E	357.56
C29	369.83	428.86	48°15'32"	N78°24'30"E	357.56
C30	47.39	428.86	6°10'55"	N80°07'11"E	47.37
C31	51.57	428.86	6°53'25"	N86°43'15"E	51.54
C32	65.63	428.86	8°46.05"	N86°26'24"E	65.57
C33	65.63	428.86	8°46.05"	N78°40'18"E	65.57
C34	65.63	428.86	8°46.05"	N67°54'12"E	65.57
C35	65.63	428.86	8°46.05"	N59°08'07"E	65.57



LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

ROW WIDTH

LINEAR FEET

STREET SUMMARY:

WREAR DOWN ROAD

WORTHY FARM LANE

ABBEY GAIL WAY

PROPERTY OWNER / SUBMITTER:

KM AVALON, LTD.

BLAKE J. MAGEE, PRESIDENT

1011 N. LAUREL BLVD.

AUSTIN, TEXAS 78703

DATE: FEBRUARY 21, 2013

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 636-4793 FAX: (512) 636-4877

F-9784

RJ SURVEYING & ASSOCIATES, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753

(512) 636-4793 FAX: (512) 636-4877

OWNER'S CERTIFICATION  
THE STATE OF TEXAS  
COUNTY OF TRAVIS

THAT KM AVALON, LTD., BLAKE J. MAGEE, PRESIDENT, BEING THE OWNER OF A PART DESCRIBED IN PARAGRAPHS 1 THROUGH 4 OF AVALON, LTD., RECORDED UNDER DOCUMENT NO. 200518420; 59.99 ACRES GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT NO. 200518413; AND 190.47 ACRES GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT NO. 200518418, IN THE OFFICIAL PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 11.01 ACRES TO BE KNOWN AS AVALON PHASE 9B IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND RESTRICTIONS HEREOF GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ 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

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 DRAINAGE EASEMENT AS SHOWN ON THIS PLAT 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 SAND EASEMENT.  
5. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF BREAN DOWN ROAD, WORTHY FARM LANE, AND ABBEY GAIL AND STREETS INTERSECTIONS 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. SIDEWALKS SHALL BE LEES 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 (RETAIL). WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.  
9. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE, AND THE CITY OF PFLUGERVILLE.  
10. TO IMPROVED SEWER SYSTEM.  
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.  
12. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF THE SUBDIVISION OF PFLUGERVILLE, TEXAS, RECORDED UNDER DOCUMENT NO. 2007012260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
13. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF THE SUBDIVISION OF PFLUGERVILLE, TEXAS, RECORDED UNDER DOCUMENT NO. 2007012260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UPON FINAL PLAT RECORDATION, A NOTICE OF APPLICABILITY FOR THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
14. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

15. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 891-07-06-26.  
16. 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, 24 HOUR STORM WATER RUNOFF FROM THE SUBDIVISION.  
18. STREETSIGNS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS.  
19. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.  
20. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO POLES, CROSS ARMS, AND CABLES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.  
21. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND AGREES TO COMPLY WITH ALL CITY OF PFLUGERVILLE ORDINANCES AND REQUIREMENTS.  
22. AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.  
23. A 10 FOOT PLE SHALL BE DEDICATED ALONG STREET FRONTAGE.  
24. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.  
25. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C02804, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS 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 OF THE PLAT AND SHALL BE MAINTAINED AND MAINTAINED BY THIS PLAT IN ACCORDANCE WITH PLANS AND LAND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISIONS PUBLIC IMPROVEMENTS 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 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 PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IS FOR THE SUBDIVISION ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT 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 DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A. D. AN ORDER AUTHORIZING THE FILING 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

COMMISSIONERS COURT  
IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS 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 OF THE PLAT AND SHALL BE MAINTAINED AND MAINTAINED BY THIS PLAT IN ACCORDANCE WITH PLANS AND LAND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

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THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IS FOR THE SUBDIVISION ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT 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 DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A. D. AN ORDER AUTHORIZING THE FILING 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

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

BY: \_\_\_\_\_  
THOMAS ANKER, CHAIR

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

BY: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

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

BY: \_\_\_\_\_  
THOMAS ANKER, CHAIR

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

BY: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

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

BY: \_\_\_\_\_  
THOMAS ANKER, CHAIR

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BY: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

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

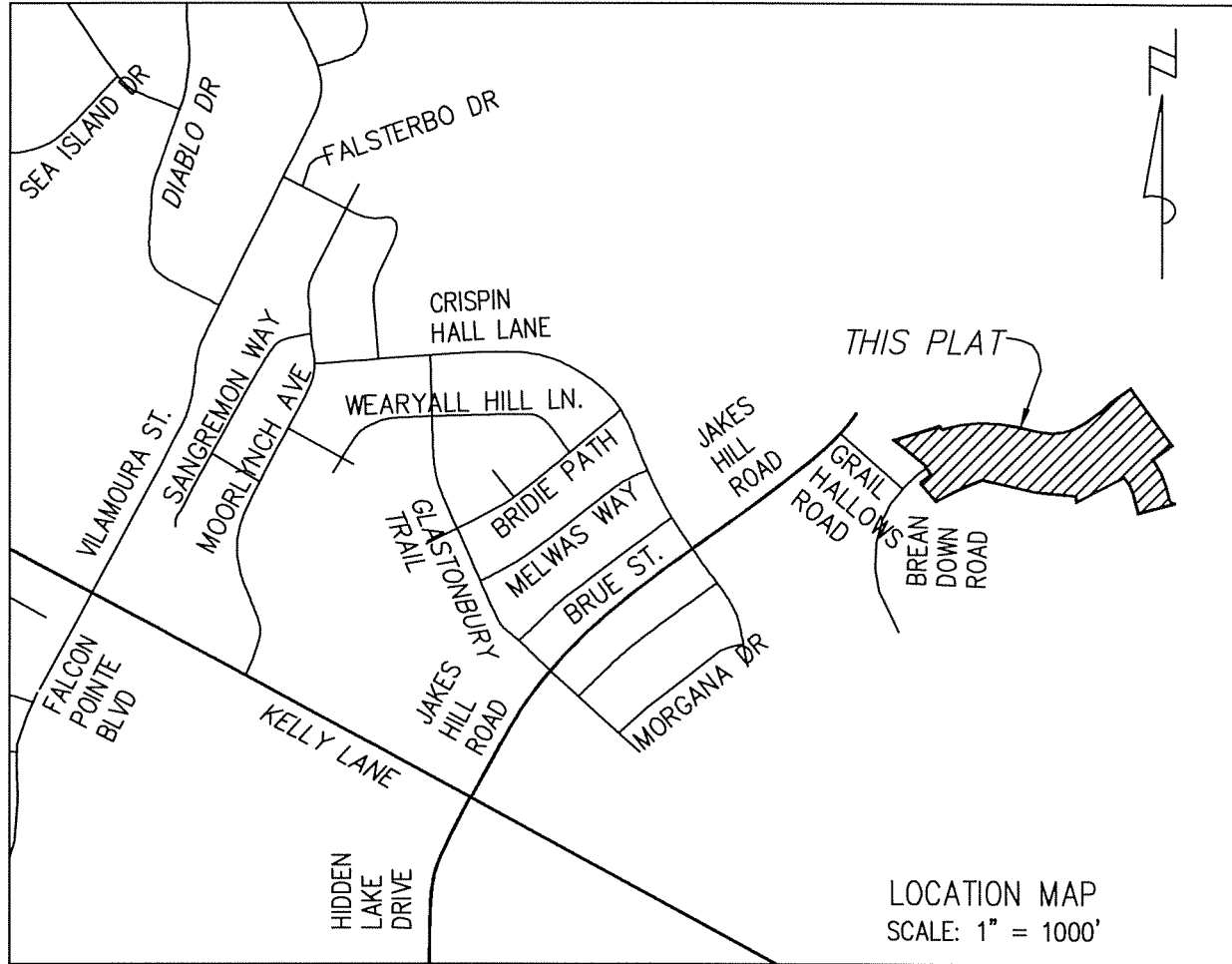
BY: \_\_\_\_\_  
THOMAS ANKER, CHAIR

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

BY: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

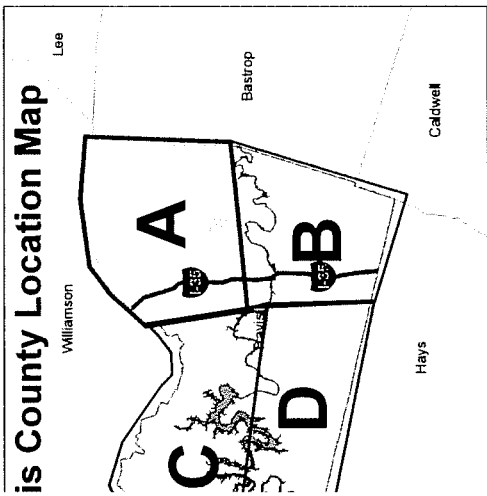




# AVALON PHASE 9B

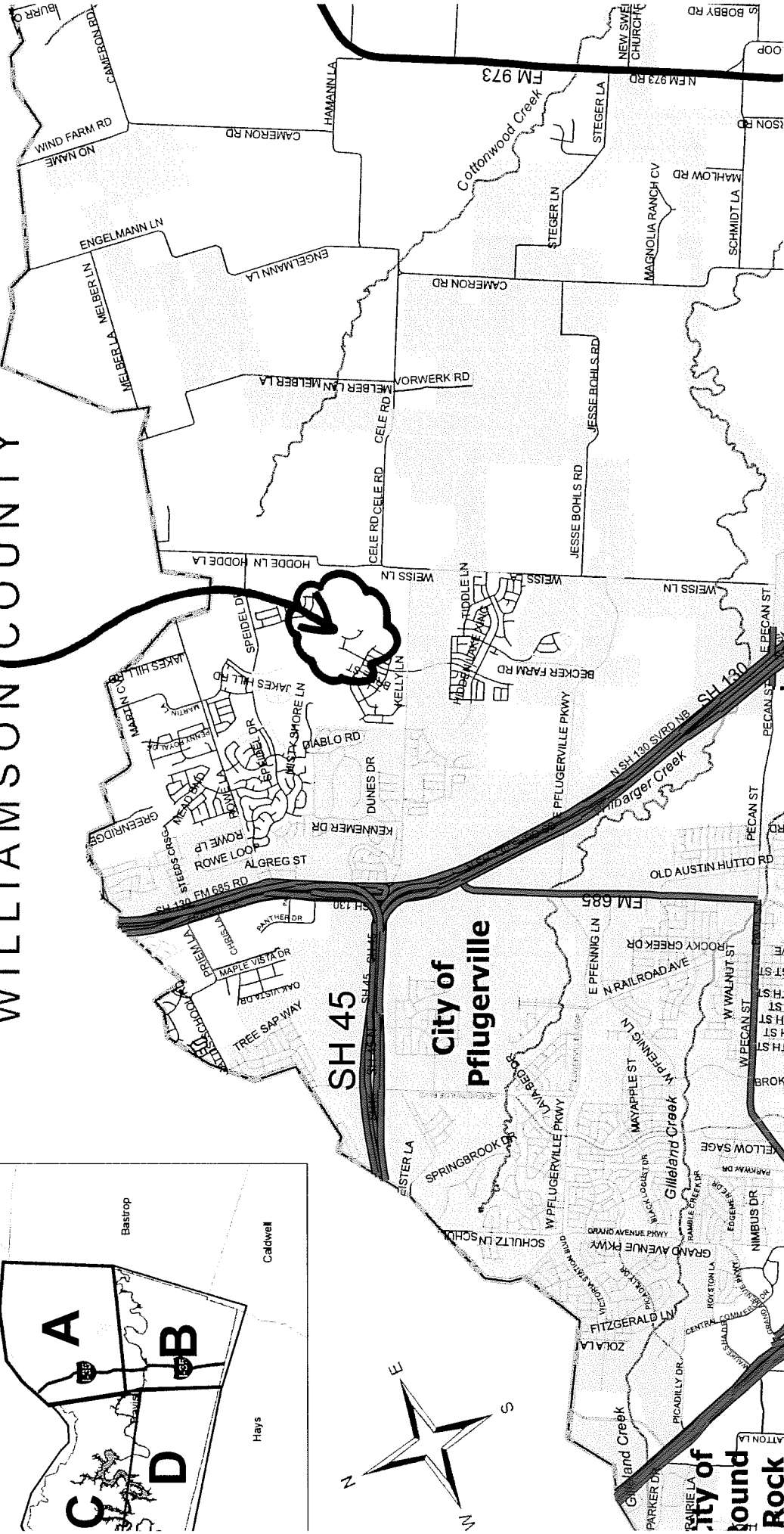
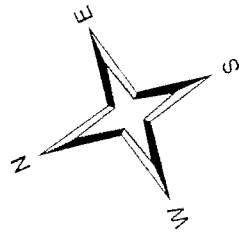
Site

WILLIAMSON COUNTY



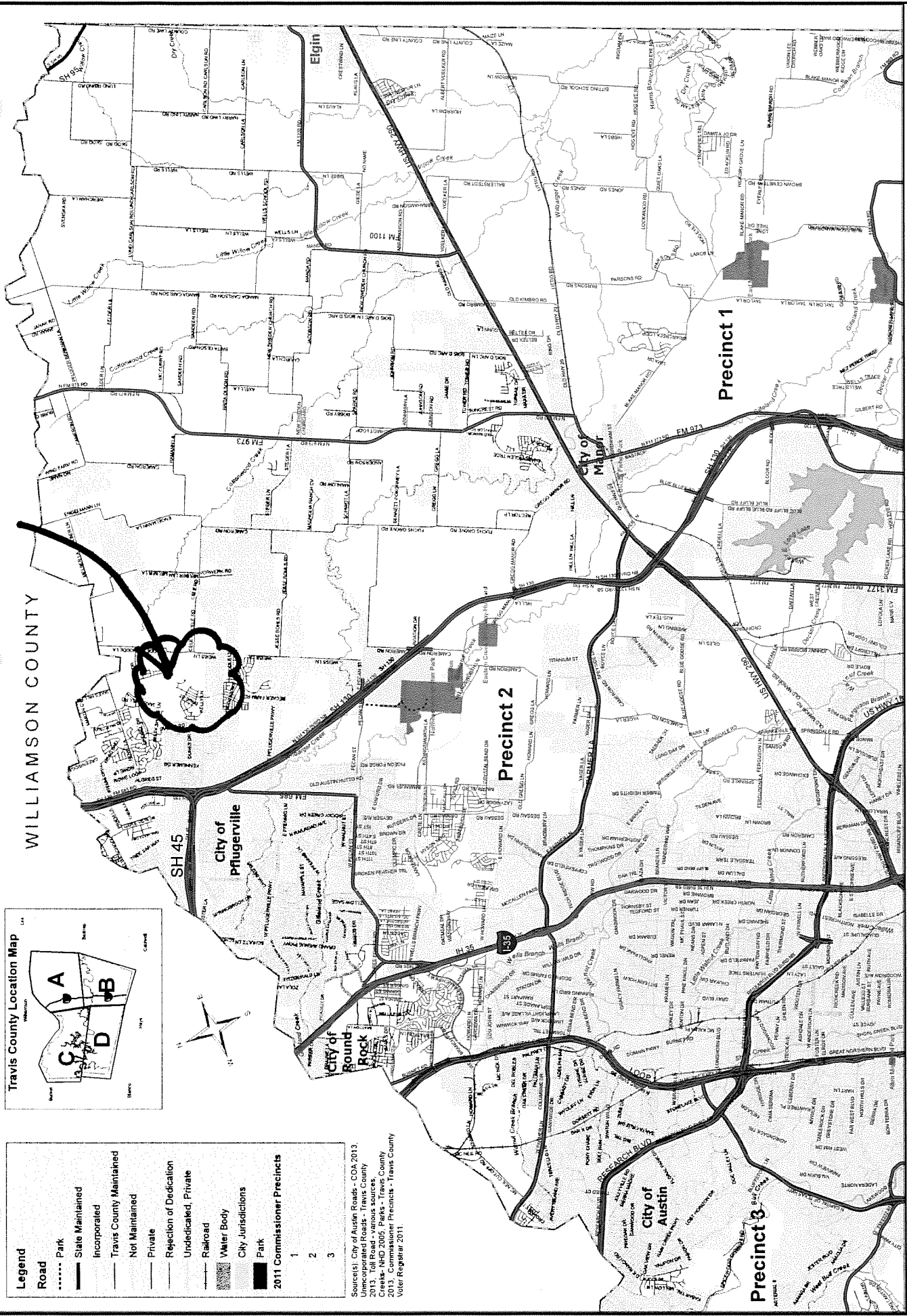
SH 45

City of Pflugerville



City of Round Rock

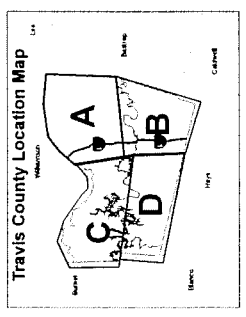
Site



Map Prepared by Travis County  
Dept. of Transportation  
Resources  
Date: 12/2013



# Travis County Roadways, Map A



Legend	
Road	..... Park
..... State Maintained	..... Incorporated
..... Travis County Maintained	..... Not Maintained
..... Private	..... Rejection of Dedication
..... Undedicated, Private	..... Railroad
..... Water Body	..... City Jurisdictions
..... Park	..... 2011 Commissioner Precincts
	1
	2
	3

Sources: City of Austin Roads - COA 2013  
 Unincorporated Roads - Travis County  
 Creeks - NHD 2005 Parks - Travis County  
 2013 Commissioner Precincts - Travis County  
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for other use. It represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.