



Item 4

Travis County Commissioners Court Agenda Request

Meeting Date: July 30, 2013

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

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

Department Head: *Carol B. Boyd* 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 Sorento, Phase 1 - 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.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff which 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 the 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 a letter of credit in the amount of \$574,382.30.

Access to Publicly Maintained Road

Sorento, Phase 1 takes access from Weiss Lane, 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 #13-0403. The estimated cost of the improvements is \$3,228,702.60. 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 the 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	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services & Long Range Planning	(512) 854-7561

CC:

SM:AB:ps

1101 - Development Services Long Range Planning - Sorento, Phase 1

§ 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 11 day of JULY, 2013

OWNER: SORENTO HOLDINGS 2012 LLC.

By: [Signature]

Name: DAVID NAIRNE

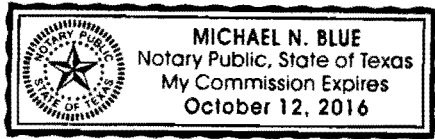
Title: VICE PRESIDENT
Authorized Representative

TRAVIS COUNTY, TEXAS By: -----
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by David Nairne on the 11th day of July, 2013, in the capacity stated herein.



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

Michael Blue
Printed or typed name of notary

My commission
expires: 10/12/16

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:



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR

A 30.459 acre, or 1,326,801 square feet more or less, tract of land, out of a called 119.023 acre tract recorded in Document No. 2012164042, of the Official Public Records of Travis County, Texas, out of the John C. Bray, Survey No. 10, Abstract 73, in the City of Pflugerville, Travis, County, Texas. Said 30.459 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

BEGINNING: From a found ½" iron rod with yellow cap marked "Pape-Dawson", a point in the east right of way line of said Weiss Lane, a variable width right-of-way, the northwest corner of said called 119.023 acre tract and in the south line of a right-of-way dedication shown on the Final Plat of Pflugerville Industrial Park recorded in Document No. 200800320 of the Official Public Records of Travis County, Texas;

THENCE: S 67°15'22" E, departing the east right of way line of said Weiss Lane, along and with the north line of said called 119.023 acre tract and the south line of said right-of-way dedication, at a distance of 530.02 feet passing the intersection of the south line of said right-of-way dedication and the south line of Lot 4 of said Final Plat of Pflugerville Industrial Park, continuing along and with the north line of said called 119.023 acre tract and the south line of said Lot 4, at a distance of 1045.43 feet passing the southeast corner of said Lot 4 and the southwest corner of a called 158.1 acre tract recorded in Volume 11080, Page 27 of the Official Public Records of Travis County, Texas, continuing along and with the north line of said called 119.023 acre tract and the south line of said called 158.1 acre tract for a total distance of 2178.01 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", a northeast corner of said called 119.023 acre tract, a point in the south line of said called 158.1 acre tract and the northwest corner of a called 10.00 acre tract recorded in Volume 13115, Page 987 of the Real Property Records of Travis County, Texas;

THENCE: S 27°39'19" W, departing the south line of said called 158.1 acre tract, along and with an east line of said called 119.023 acre tract and the west line of said called 10.0 acre tract, a distance of 185.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a point in the east line of said called 119.023 acre tract and a point in the west line of said called 10.0 acre tract;

THENCE: Departing the east line of said called 119.023 acre tract and the west line of said called 10.0 acre tract, over and across said called 119.023 acre tract the following calls and distances;

N 54°46'43" W, a distance of 30.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 38°57'52" W, a distance of 186.46 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, having a radial bearing of S 38°57'52" W, a radius of 500.00 feet, a central angle of 06°32'54", a chord bearing and distance of N 54°18'35" W, 57.11 feet, an arc length of 57.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 343.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°34'20" W, a distance of 125.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 80.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°34'20" W, a distance of 889.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 27°25'40" E, a distance of 90.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°34'20" W, a distance of 250.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 18.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

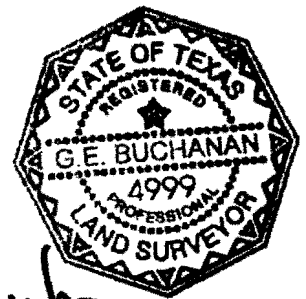
N 62°34'20" W, a distance of 343.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 48°00'33" W, a distance of 246.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°33'35" W, a distance of 197.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 27°09'33" E, along and with the west line of said called 119.023 acre tract and the east right of way line of said Weiss Lane, a distance of 467.14 feet to the POINT OF BEGINNING and containing 30.459 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under Job No. 50703-51 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 10, 2013
JOB No.: 50703-50
DOC.ID.: H:\AUSTIN SURVEY\CIVIL\50703-51\WORD\Phase 1 Field Notes.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



A handwritten signature in black ink that reads "G.E. Buchanan".

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

Date: 5/21/13

Owner's Name and Address: SORENTO HOLDINGS 2012, LLC
3 SAN JOAQUIN SUITE 100
NEW RIVER BEACH, CA 92660

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

SORENTO PHASE 1

The undersigned Owner and the County Executive 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 County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: SORENTO HOLDINGS 2012, LLC

By: 

Name: THOMAS J. RUDDY

Title: President
Authorized Representative

Travis County

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

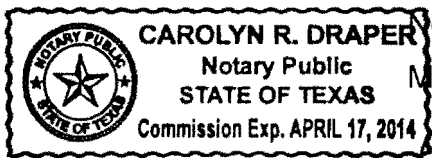
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19th 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:

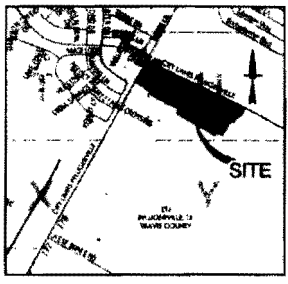
Carolyn R. Draper

(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



LOCATION MAP
NET TO SCALE
MERCATOR PROJECTION

FINAL PLAT
OF
SORENTO PHASE 1

A 30.49 ACRES OR 1,328,800 SQUARE FEET HOME OR LESS TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 118.783 ACRE TRACT OF LAND CONVEYED TO TORNETO REAL ESTATE 2012 LLC BY DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY NO. 10 ABSTRACT NO. 37, TRAVIS COUNTY, TEXAS.

**TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS**

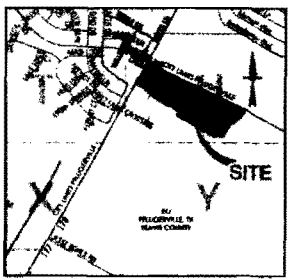
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

**PAPE-DAWSON
ENGINEERS**
ONE BRICK CREEK BLVD. | AUSTIN TEXAS 78702 | PHONE 512.456.6711
SUITE 200 WEST | FAX 512.456.6887
Equal Opportunity Employer. Minorities and Women Encouraged to Apply.
Not a Public Record Under the Texas Public Information Act.



LOCATION MAP
PHOTO SCALE
MAPSCO MAP GRID, 400 X

FINAL PLAT OF SORENTO PHASE 1

A 30.49 ACRES OR 1,324,000 SQUARE FEET MORE OR LESS TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119,000 ACRE TRACT OF LAND CONVEYED TO SORRENTO HOLDINGS, INC. BY DOCUMENT NO. 201244040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY NO. 0, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.

LOT/ACRES SQ.FT.	
BLOCK "A"	
1/0-214	9322 SQ.FT.
2/0-201	8756 SQ.FT.
3/0-201	8756 SQ.FT.
4/0-201	8756 SQ.FT.
5/0-201	8756 SQ.FT.
6/0-201	8756 SQ.FT.
7/0-201	8756 SQ.FT.
8/0-201	8756 SQ.FT.
9/0-201	8756 SQ.FT.
10/0-201	8756 SQ.FT.
11/0-201	8756 SQ.FT.
12/0-201	8756 SQ.FT.
13/0-201	8756 SQ.FT.
14/0-201	8756 SQ.FT.
15/0-201	8756 SQ.FT.
16/0-201	8756 SQ.FT.
17/0-201	8756 SQ.FT.
18/0-202	9000 SQ.FT.
19/0-224	10194 SQ.FT.
71/3-500	155945 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "B"	
1/0-180	7841 SQ.FT.
2/0-156	6883 SQ.FT.
3/0-156	6883 SQ.FT.
4/0-156	6883 SQ.FT.
5/0-190	8277 SQ.FT.
6/0-182	7087 SQ.FT.
7/0-156	6883 SQ.FT.
8/0-156	6883 SQ.FT.
9/0-177	7711 SQ.FT.
10/0-185	8056 SQ.FT.
11/0-180	7841 SQ.FT.
12/0-211	9192 SQ.FT.
13/0-166	7231 SQ.FT.
14/0-158	6883 SQ.FT.
15/0-158	6883 SQ.FT.
16/0-158	6883 SQ.FT.
17/0-170	7406 SQ.FT.
18/0-179	7798 SQ.FT.
19/0-158	6883 SQ.FT.
20/0-158	6883 SQ.FT.
21/0-156	6883 SQ.FT.
22/0-180	7841 SQ.FT.
72/1-230	53578 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "C"	
1/1-004	48348 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "D"	
1/0-214	9322 SQ.FT.
2/0-187	8146 SQ.FT.
3/0-187	8146 SQ.FT.
4/0-187	8146 SQ.FT.
5/0-187	8146 SQ.FT.
30/0-187	8146 SQ.FT.
31/0-187	8146 SQ.FT.
32/0-187	8146 SQ.FT.
33/0-187	8146 SQ.FT.
34/0-214	9322 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "E"	
1/0-185	8059 SQ.FT.
2/0-158	6883 SQ.FT.
3/0-158	6883 SQ.FT.
4/0-158	6883 SQ.FT.
5/0-158	6883 SQ.FT.
6/0-158	6883 SQ.FT.
7/0-158	6883 SQ.FT.
8/0-158	6883 SQ.FT.
9/0-158	6883 SQ.FT.
10/0-158	6883 SQ.FT.
11/0-158	6883 SQ.FT.
12/0-158	6883 SQ.FT.
13/0-158	6883 SQ.FT.
14/0-158	6883 SQ.FT.
15/0-185	8059 SQ.FT.
16/0-158	6883 SQ.FT.
17/0-158	6883 SQ.FT.
18/0-158	6883 SQ.FT.
19/0-158	6883 SQ.FT.
20/0-158	6883 SQ.FT.
21/0-158	6883 SQ.FT.
22/0-158	6883 SQ.FT.
23/0-158	6883 SQ.FT.
24/0-158	6883 SQ.FT.
25/0-158	6883 SQ.FT.
26/0-158	6883 SQ.FT.
27/0-158	6883 SQ.FT.
28/0-185	8059 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "F"	
1/0-185	8059 SQ.FT.
2/0-158	6883 SQ.FT.
3/0-158	6883 SQ.FT.
4/0-158	6883 SQ.FT.
5/0-158	6883 SQ.FT.
6/0-158	6883 SQ.FT.
7/0-158	6883 SQ.FT.
8/0-158	6883 SQ.FT.
9/0-158	6883 SQ.FT.
10/0-158	6883 SQ.FT.
11/0-158	6883 SQ.FT.
12/0-158	6883 SQ.FT.
13/0-158	6883 SQ.FT.
14/0-185	8059 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "G"	
1/0-199	8649 SQ.FT.
2/0-158	6883 SQ.FT.
3/0-158	6883 SQ.FT.
4/0-158	6883 SQ.FT.
5/0-158	6883 SQ.FT.
6/0-158	6883 SQ.FT.

PAPE-DAWSON ENGINEERS
 700 BROADWAY, SUITE 200, NEW YORK, NY 10038
 PHONE: 212-691-1000 | FAX: 212-691-1001
 WWW.PAPE-DAWSON.COM

FINAL PLAT OF SORENTO PHASE I

A BEACH ACCESS ON TRAVIS DRIVE... BEING A PORTION OF THE CERTAIN CALLED TRAVIS ACRES TRACT OF LAND...

ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN BISHOP, TRAVIS COUNTY CLERK, who is duly qualified to perform the duties of a public notary public...

BY: [Signature]



CITY CERTIFICATION APPROVED THIS DAY BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLEASANTON, TEXAS, ON BEHALF OF THE CITY.

BY: [Signature] TRAVIS COUNTY CLERK

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

BY: [Signature] ENGINEER

ENGINEER'S CERTIFICATION THE 10-YEAR PLAND PLAN IS COMPAHED WITHIN THE DRAINAGE BASIN...

BY: [Signature] SUPERVISOR'S CERTIFICATION

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, DAN BISHOP, CLERK OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, HAS PERSONALLY APPEARED [Name], who is duly qualified to perform the duties of a public notary public...

BY: [Signature]

DAN BISHOP, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DATE OF THIS INSTRUMENT: [Date]

RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON [Date]

AT [Location]

BY: [Signature]

TRAVIS COUNTY, TEXAS

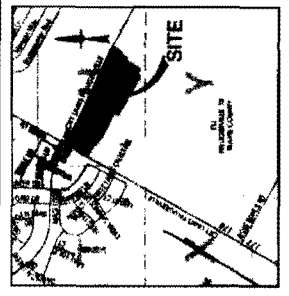
DATE OF THIS INSTRUMENT: [Date]

RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON [Date]

AT [Location]

BY: [Signature]

TRAVIS COUNTY, TEXAS



LOCATION MAP

- 1. THE PLAT LIES WITHIN THE CITY OF PLEASANTON, TEXAS... 2. STRUCTURES ON THIS SUBDIVISION SHALL BE CONSTRUCTED WITHIN THE BOUNDARIES OF THE SUBDIVISION... 3. ALL UTILITIES IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITHIN THE BOUNDARIES OF THE SUBDIVISION... 4. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 5. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 6. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 7. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 8. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 9. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 10. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 11. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 12. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 13. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 14. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 15. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 16. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 17. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 18. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 19. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT... 20. THE CITY OF PLEASANTON, TEXAS, HAS APPROVED THIS PLAT...

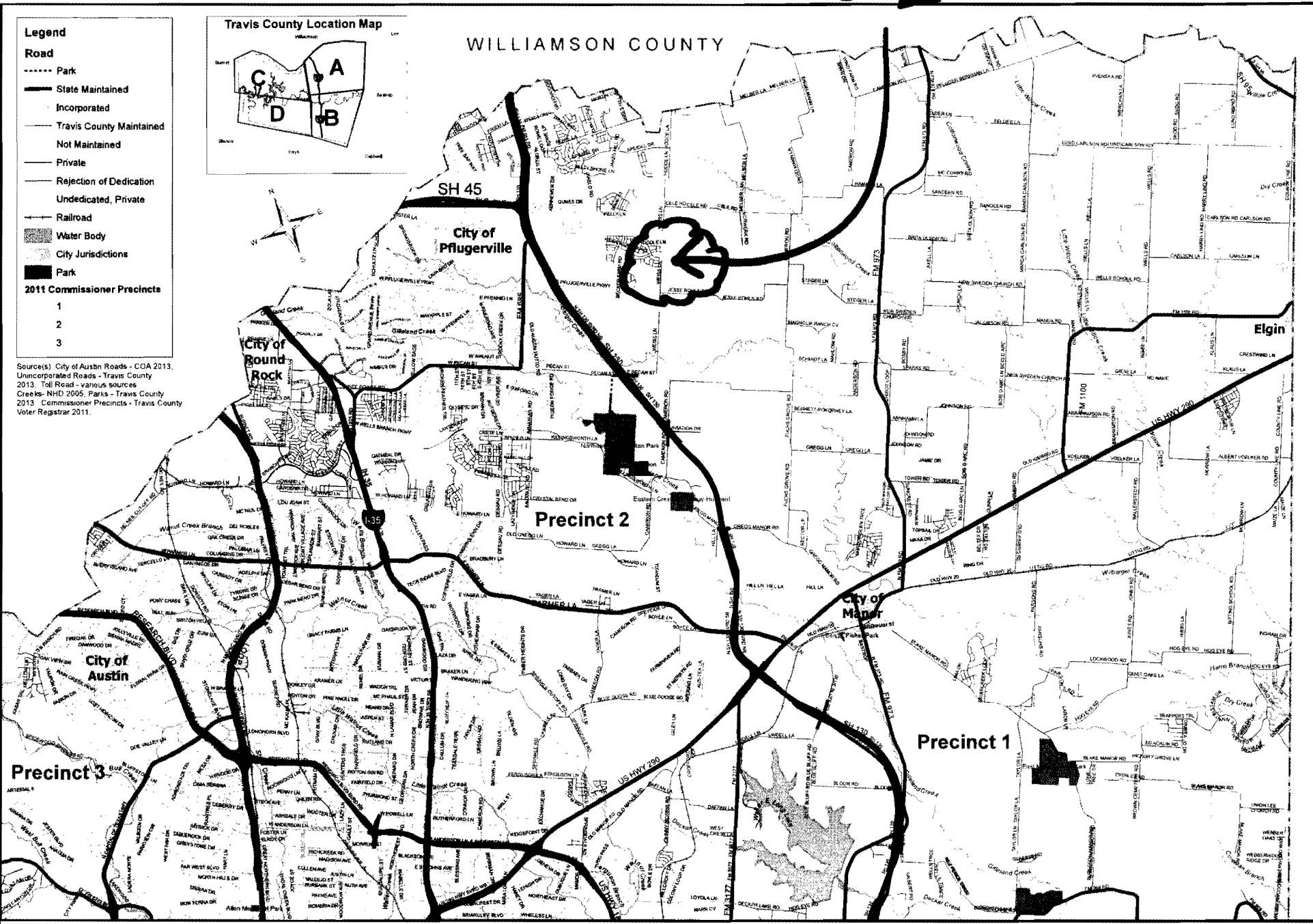


Professional Engineer information and signature area.



PAPE-DAWSON ENGINEERS contact information.

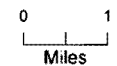
Site



- 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

Source(s) City of Austin Roads - COA 2013.
 Unincorporated Roads - Travis County
 2013. Toll Road - various sources
 Creeks - NHD 2006, Paris - Travis County
 2013. Commissioner Precincts - Travis County
 Voter Registrar 2011.

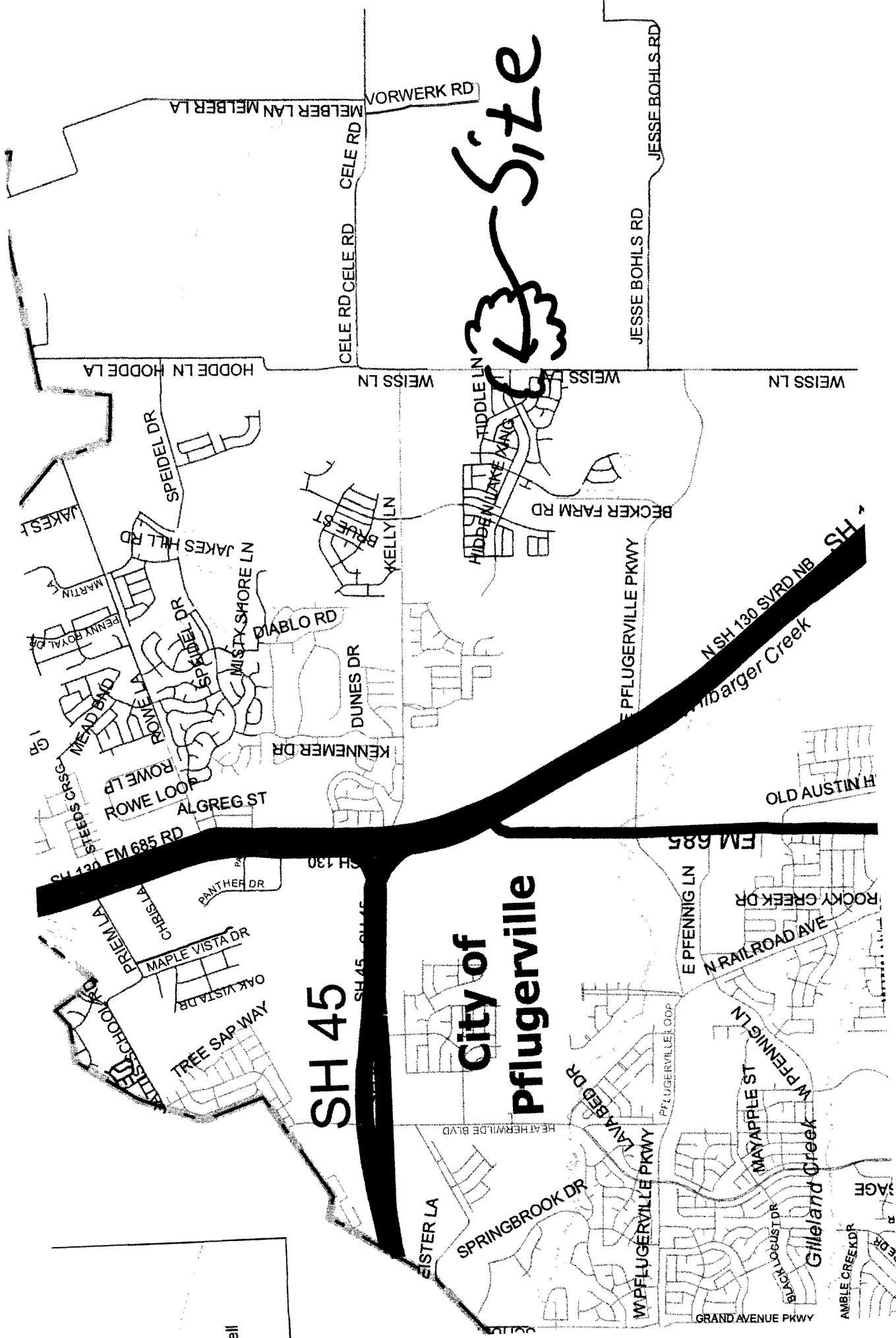
Travis County Roadways, Map A



Map Prepared by Travis County,
 Dept. of Transportation & Natural
 Resources Date 5/21/2013

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and 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.

Site



SH 45

City of Pflugerville

EM 685

N SH 130 SV RD NB

OLD AUSTIN HWY

ROCKY CREEK DR

N RAILROAD AVE

E PFENNIG LN

W PFENNIG LN

W MAPPLE ST

Gilleland Creek

PAGE

AMBLE CREEK DR

GRAND AVENUE PKWY

W PFLUGERVILLE PKWY

W LAN BED DR

SPRINGBROOK DR

EISTER LA

HEATHERWILDE BLVD

TREE SAP WAY

OAK VISTA DR

MAPLE VISTA DR

CHRISTA

PREMIA

SH 130

EM 685 RD

ROWE LP

AL GREG ST

MEAD BND

STEEPS CREEK GR

MARTIN LA

PENNY ROYAL DR

JAKEST

SPADEL DR

JAKES HILL RD

MISTY SHORE LN

DIABLO RD

BRIST ST

KELLY LN

HIDDEN LAKE PKWY

TIDDLE LN

WEISS LN

BECKER FARM RD

CELE RD

CELE RD

MELBER LAN

MELBER LAN

VORWERK RD

JESSE BOHLS RD

JESSE BOHLS RD