



Item 6

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

Carol B. Joseph
Department Head: Steven M. Manflla, 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 Villages of Hidden Lake, Phase 6B-3 - 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 as a bond in the amount of \$242,817.00.

Access to Publicly Maintained Road

Villages of Hidden Lake, Phase 6B-3 takes access from Hidden Lake Crossing, 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 #13-1590. The estimated cost of the improvements is \$790,321.00. 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 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 - Villages of Hidden Lake, Phase 6B-3

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

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

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

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

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

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

Alternative Fiscal

Executed this 6th day of June, 2013.

OWNER: Buffington VoHL 5A 6A 6B, Ltd. Address: 3600 N. Capital of Tx Hwy,

By: [Signature] Bldg. B, Ste 170, Austin, TX 78746

Name: James Dorney Phone: 512-579-4800

Title: President Fax: 512-579-4801
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 6th day of June, 2013, by James Dorney in the capacity stated herein.

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

CODY STEVEN THOMAS
Printed or typed name of notary

My Commission Expires: 7/7/15



TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

Notary Public in and for the State of Texas

My commission expires: _____

Printed or typed name of notary

EXHIBIT "A"

DESCRIPTION

FOR A 14.88 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 29.69 ACRE TRACT AS DESCRIBED IN A DEED TO BUFFINGTON VOHL 5A, 6A, 6B, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 2008178332 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 14.88 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with "Baker-Aicklen" cap set on the northwest line of said 29.69 acre tract, same being the southeast right-of-way line of Hidden Lake Drive (90' right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 4A and recorded in Document No. 200600148 of the Official Public Records of said County, for the west corner and **POINT OF BEGINNING** hereof;

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

- 1) with the arc of a curve to the **right**, having a radius of **2355.00** feet, an arc length of **230.19** feet, a central angle of **05° 36' 02"** and a chord which bears, **N 49° 06' 28" E** for a distance of **230.10** feet to an iron rod with "Pate" cap found for a point of tangency hereof, and
- 2) **N 51° 53' 42" E** for a distance of **335.52** feet to an iron rod with "Pate" cap found for a point of curvature hereof;

THENCE with the northeast line of said 29.69 acre tract, same being the curving intersection of said Hidden Lake Drive and the southwest right-of-way line of Hidden Lake Crossing (70' right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2A and recorded in Document No. 200400108 of the Official Public Records of said County, with the arc of a curve to the **right**, having a radius of **25.00** feet, an arc length of **39.38** feet, a central angle of **90° 14' 41"** and a chord which bears, **S 82° 58' 56" E** for a distance of **35.43** feet to an "X" in concrete found for a point of tangency hereof;

THENCE with the northeast line of said 29.69 acre tract, same being the southwest right-of-way line of said Hidden Lake Crossing, **S 38° 03' 08" E** for a distance of **799.23** feet to a Mag nail found on the north corner of The Villages of Hidden Lake, Phase 6B-1, a subdivision recorded in Document No. 201200022 of the Official Public Records of said County, for the most northerly east corner hereof;

THENCE through the interior of said 29.69 acre tract, with the northwest line and the southwest line of said The Villages of Hidden Lake, Phase 6B-1, the following seven (7) courses and distances:

- 1) **S 51° 54' 37" W** for a distance of **295.19** feet to an iron rod with cap marked "Pate" found for an angle point hereof,
- 2) **S 57° 03' 22" W** for a distance of **70.34** feet to an iron rod with cap marked "Pate" found for the west corner of said The Villages of Hidden Lake, Phase 6B-1, for an angle point hereof,
- 3) **S 38° 06' 20" E** for a distance of **142.73** feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,
- 4) **S 51° 54' 32" W** for a distance of **8.65** feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof,
- 5) with the arc of a curve to the **right**, having a radius of **375.00** feet, an arc length of **24.21** feet, a central angle of **03° 41' 57"** and a chord which bears, **S 53° 45' 30" W** for a distance of **24.21** feet to an iron rod with cap marked "Pate" found for a point of non-tangency hereof,
- 6) **S 34° 24' 27" E** for a distance of **50.00** feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and
- 7) **S 32° 46' 50" E** for a distance of **151.38** feet to an iron rod with cap marked "Pate" found on the southeast line of said 29.69 acre tract, same being on the northwest right-of-way line of Silent Harbor Loop (60' right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2B recorded in Document No. 200400109 of the Official Public Records of said County, for a non-tangent point of curvature hereof;

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

- 1) with the arc of a curve to the **right**, having a radius of **1170.00** feet, an arc length of **170.75** feet, a central angle of **08° 21' 42"** and a chord which bears, **S 57° 04' 23" W** for a distance of **170.60** feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof, and

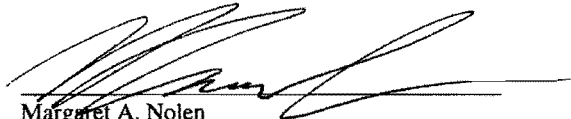
- 2) **S 61° 15' 26" W** for a distance of **111.47** feet to a ½" iron rod with "Baker-Aicklen" cap set on the southeast line of said 29.69 acre tract, same being the northwest right-of-way line of said Silent Harbor Loop, for the south corner hereof;

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

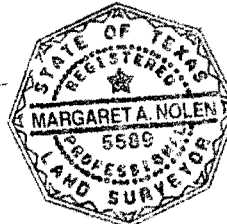
- 1) **N 77° 45' 51" W** for a distance of **49.28** feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof,
- 2) **N 32° 45' 51" W** for a distance of **958.00** feet to a ½" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and
- 3) **N 16° 58' 43" W** for a distance of **132.93** feet to the **POINT OF BEGINNING** hereof and containing 14.88 acres of land.

Bearing basis is grid north for the Texas Central Zone (4203) NAD 83/93 HARN.

Surveyed under the direct supervision of the undersigned during June, 2012:



Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
BAKER-AICKLEN & ASSOCIATES, INC.
507 West Liberty Avenue
Round Rock, TX 78664
(512) 244-9620



Job No.: 2143-2-005-22
Filename: W:\PROJECTS\VILLAGES OF HIDDEN LAKES\DESCRIPTIONS\PHASE 6B-3.doc

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

Date: 6-5-13

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

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

Villages of Hidden Lake Phase 6B-3 Final Plat

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

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 6th day of June, 2013, by James Dorney of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

[Signature]

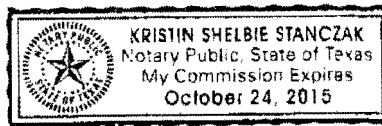


EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By: _____
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

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

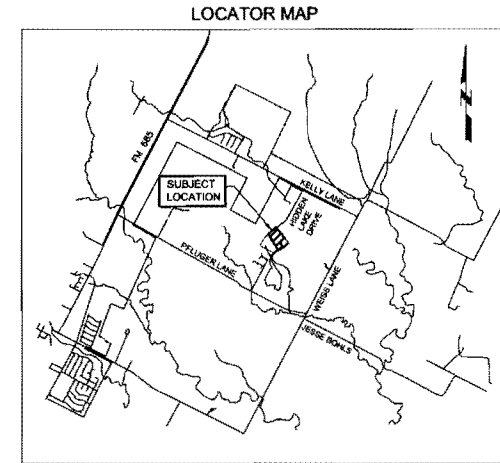
Notary Public, State of Texas

(Printed Name of Notary)

My Commission Expires:

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-3
14.88 ACRES OUT OF GEORGE M. MARTIN
SURVEY NO. 9, ABSTRACT NO. 529,
TRAVIS COUNTY, TEXAS

**TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS**



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

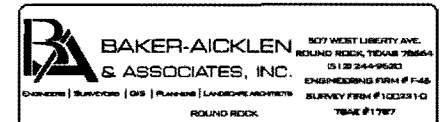
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE *INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD*.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

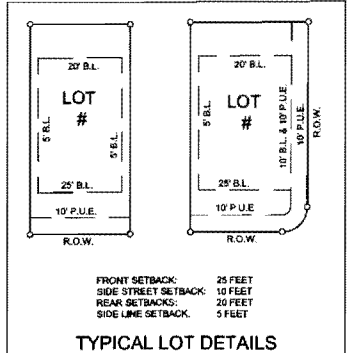
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

SHEET 1 OF 4
PROJECT NO. 2143-2-005-22



FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-3
 14.88 ACRES OUT OF GEORGE M. MARTIN
 SURVEY NO. 9, ABSTRACT NO. 529,
 TRAVIS COUNTY, TEXAS

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



DESCRIPTION

FOR A 14.88 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 29.69 ACRE TRACT AS DESCRIBED IN A DEED TO BURNINGTON VOHL SA, 6A, 6B, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 200406381 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 14.88 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "Baker-Aicklen" cap set on the northeast line of said 29.69 acre tract, same being the southeast right-of-way line of Hidden Lake Drive (90 feet right of way width) according to the Plat of The Villages of Hidden Lake, Phase 4A and recorded in Document No. 200600148 of the Official Public Records of said County, for the west corner and POINT OF BEGINNING hereof;

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

- 1) with the arc of a curve to the right, having a radius of 2355.00 feet, an arc length of 230.19 feet, a central angle of 89° 24' 42" and a chord which bears, N 49° 08' 28" E for a distance of 230.10 feet to an iron rod with "Pate" cap found for a point of tangency hereof; and
- 2) N 51° 53' 42" E for a distance of 335.53 feet to an iron rod with "Pate" cap found for a point of curvature hereof;

THENCE with the curving north line of said 29.69 acre tract, same being the curving intersection of said Hidden Lake Drive and the southwest right-of-way line of Hidden Lake Crossing (70 feet right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2A and recorded in Document No. 20040118 of the Official Public Records of said County, with the arc of a curve to the right, having a radius of 25.00 feet, an arc length of 39.38 feet, a central angle of 90° 14' 41" and a chord which bears, S 87° 58' 50" E for a distance of 35.43 feet to an "X" in concrete found for a point of tangency hereof;

THENCE with the northeast line of said 29.69 acre tract, same being the southwest right-of-way line of said Hidden Lake Crossing, S 30° 10' 00" E for a distance of 799.23 feet to a Mag nail found on the north corner of The Villages of Hidden Lake, Phase 6B-1, a subdivision recorded in Document No. 201200022 of the Official Public Records of said County, for the most northerly east corner hereof;

THENCE through the interior of said 29.69 acre tract, with the southwest line and the southeast line of said The Villages of Hidden Lake, Phase 6B-1, the following two (2) courses and distances:

- 1) S 51° 54' 37" W for a distance of 295.19 feet to an iron rod with "Pate" cap found for a single point hereof;

found for a single point hereof;

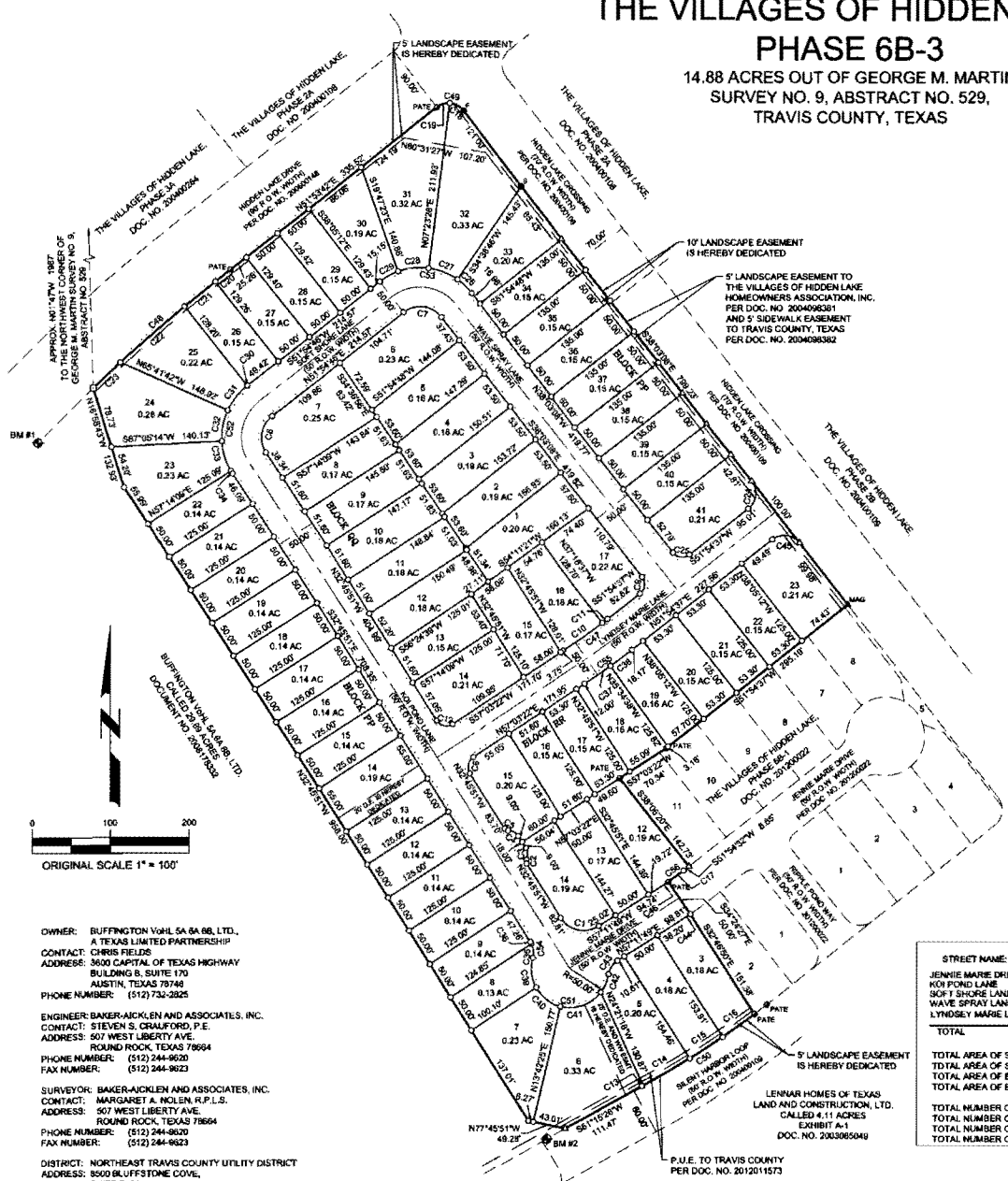
- 2) S 57° 03' 22" W for a distance of 78.34 feet to an iron rod with "Pate" cap found for the west corner of said The Villages of Hidden Lake, Phase 6B-1, for an angle point hereof;
- 3) S 39° 06' 20" E for a distance of 142.73 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof;
- 4) S 51° 54' 37" W for a distance of 8.65 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof;
- 5) with the arc of a curve to the right, having a radius of 375.00 feet, an arc length of 14.21 feet, a central angle of 10° 41' 57" and a chord which bears, S 53° 45' 30" W for a distance of 24.31 feet to an iron rod with "Pate" cap found for a point of tangency hereof;
- 6) S 34° 24' 27" E for a distance of 50.00 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof; and
- 7) S 32° 46' 08" E for a distance of 151.38 feet to an iron rod with "Pate" cap found on the southeast line of said 29.69 acre tract, same being on the northeast right-of-way line of Silent Harbor Loop (60 feet right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2B recorded in Document No. 20040109 of the Official Public Records of said County, for a non-tangent point of curvature hereof;

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

- 1) with the arc of a curve to the right, having a radius of 1370.00 feet, an arc length of 178.75 feet, a central angle of 08° 21' 42" and a chord which bears, S 57° 04' 25" W for a distance of 170.00 feet to a 1/2" iron rod with "Baker-Aicklen" cap set on the southeast line of said 29.69 acre tract;
- 2) S 61° 15' 20" W for a distance of 111.47 feet to a 1/2" iron rod with "Baker-Aicklen" cap set on the southeast line of said 29.69 acre tract, same being the northeast right-of-way line of said Silent Harbor Loop, for the south corner hereof;

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

- 1) N 77° 45' 51" W for a distance of 49.28 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof;
- 2) N 32° 45' 51" W for a distance of 958.08 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof; and
- 3) N 16° 58' 43" W for a distance of 112.33 feet to the POINT OF BEGINNING hereof and containing 14.88 acres of land.



STREET NAME	LINEAR FOOTAGE	R.O.W. WIDTH
JENNIE MARIE DRIVE	165.88'	50'
KOI POND LANE	908.51'	50'
SKYT SHORE LANE	300.05'	50'
WAVE SPRAY LANE	506.94'	50'
LYNDESE MARIE LANE	538.27'	50'
TOTAL	2323.65'	

TOTAL AREA OF SITE:	14.88 ACRES
TOTAL AREA OF STREETS:	2.70 ACRES
TOTAL AREA OF EASEMENT LOTS:	0.00 ACRES
TOTAL AREA OF BLOCKS:	12.18 ACRES

TOTAL NUMBER OF BLOCKS:	3
TOTAL NUMBER OF RESIDENTIAL LOTS:	68
TOTAL NUMBER OF EASEMENT/LANDSCAPE LOTS:	0
TOTAL NUMBER OF PARKLAND LOTS:	68

BENCHMARK TABLE			
NO.	GRID NORTHING	GRID EASTING	ELEVATION
#1	10138868	3188869	652.47
#2	10139003	3168557	646.30

PLAT PREPARED DURING:
 SEPTEMBER, 2012

SHEET 2 OF 4
 PROJECT NO. 2143-2-005-22

OWNER: BURNINGTON VOHL SA 6A 6B, LTD., A TEXAS LIMITED PARTNERSHIP
CONTACT: CHRIS FELDR
 ADDRESS: 3600 CAPITAL OF TEXAS HIGHWAY BUILDING 8, SUITE 170
 AUSTIN, TEXAS 78748
 PHONE NUMBER: (512) 732-2825

ENGINEER: BAKER-AICKLEN AND ASSOCIATES, INC.
CONTACT: STEVEN S. GRALFORD, P.E.
 ADDRESS: 507 WEST LIBERTY AVE., ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9820
 FAX NUMBER: (512) 244-9823

SURVEYOR: BAKER-AICKLEN AND ASSOCIATES, INC.
CONTACT: MARGARET A. NOLAN, R.P.L.S.
 ADDRESS: 507 WEST LIBERTY AVE., ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9820
 FAX NUMBER: (512) 244-9823

DISTRICT: NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
 ADDRESS: 8500 BLUFFSTONE COVE, SUITE 8104
 AUSTIN, TEXAS 78759

IF LAYOUT IS NOT TO SCALE, THE DIMENSIONS SHALL CONTROL. THIS PLAT IS A PART OF THE FINAL PLAT OF THE VILLAGES OF HIDDEN LAKE, PHASE 6B-3, RECORDED IN DOCUMENT NO. 201200022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON MAY 02, 2012.

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-3

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

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	35.00	55.00	090°02'21"	N77°47'01"W	49.51'
C2	5.00	5.24	060°00'00"	N02°49'51"W	5.00'
C3	15.00	15.71	060°00'00"	N02°45'51"W	15.00'
C4	15.00	15.71	060°00'00"	N02°45'51"W	15.00'
C5	5.00	5.24	060°00'00"	N02°49'51"W	5.00'
C6	15.00	23.51	086°48'13"	N12°09'48"E	21.18'
C7	38.00	56.00	090°02'06"	S83°04'11"E	49.51'
C8	38.00	51.73	094°40'37"	N09°34'28"E	47.15'
C9	15.00	23.50	089°57'45"	S06°55'44"W	21.21'
C10	775.00	61.21	004°3'13"	S54°47'37"W	81.18'
C11	775.00	8.40	000°37'18"	S52°13'15"W	8.40'
C12	15.00	23.61	060°10'47"	N77°51'14"W	21.25'
C13	1170.00	1.46	000°04'18"	S81°13'05"W	1.46'
C14	1170.00	68.20	053°23'20"	S59°28'16"W	69.19'
C15	1170.00	50.01	002°28'58"	S56°34'08"W	50.00'
C16	1170.00	50.00	002°27'08"	S54°02'06"W	50.00'
C17	375.00	24.21	003°41'57"	S53°45'30"W	24.21'
C18	25.00	21.17	048°31'34"	S82°07'23"E	20.85'
C19	25.00	18.20	041°43'06"	N72°45'17"E	17.80'
C20	2355.00	24.74	000°36'07"	N51°38'25"E	24.74'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C21	2355.00	50.01	001°13'00"	N50°41'53"E	50.01'
C22	2355.00	108.00	002°3'30"	N40°46'32"E	107.89'
C23	2355.00	47.45	001°06'10"	N40°53'05"E	47.44'
C24	25.00	39.25	089°57'45"	S09°55'44"W	35.34'
C25	15.00	23.57	090°02'15"	N83°04'18"W	21.22'
C26	85.00	25.67	017°18'08"	N48°42'11"W	25.67'
C27	85.00	40.38	027°13'05"	N68°57'48"W	40.00'
C28	85.00	40.38	027°13'05"	S83°44'09"W	40.00'
C29	85.00	27.14	018°17'31"	S81°03'42"W	27.03'
C30	85.00	0.58	000°23'24"	S51°43'04"W	0.58'
C31	85.00	40.38	027°13'01"	S37°54'51"W	40.00'
C32	85.00	40.38	027°13'03"	S10°41'49"W	40.00'
C33	85.00	40.38	027°13'04"	S18°31'14"E	40.00'
C34	85.00	3.91	002°38'05"	S31°28'53"E	3.91'
C35	25.00	18.28	041°54'08"	S00°31'30"E	17.88'
C36	25.00	2.74	008°17'18"	S29°37'12"E	2.74'
C37	825.00	40.07	002°48'58"	N53°39'53"E	40.07'
C38	825.00	34.03	002°21'47"	N53°05'30"E	34.02'
C39	80.00	36.89	044°33'44"	S08°51'20"E	37.92'
C40	30.00	41.15	047°09'23"	S52°42'53"E	40.00'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C41	50.00	57.82	065°54'41"	N70°45'04"E	54.40'
C42	50.00	25.19	028°52'14"	N23°21'37"E	24.93'
C43	25.00	21.06	048°16'18"	N33°03'39"E	20.45'
C44	425.00	11.80	001°35'28"	N56°34'05"E	11.80'
C45	25.00	39.29	090°02'14"	S83°04'18"E	35.37'
C46	375.00	10.40	001°35'20"	N68°24'09"E	10.40'
C47	775.00	69.61	005°08'45"	S54°29'07"W	69.58'
C48	2355.00	230.19	005°30'02"	N49°06'28"E	230.10'
C49	25.00	39.38	060°14'41"	S62°56'56"E	35.43'
C50	1170.00	170.75	008°21'42"	S57°04'23"W	170.60'
C51	50.00	182.75	188°30'02"	S71°49'28"E	99.84'
C52	85.00	125.62	064°40'37"	N09°34'28"E	114.50'
C53	85.00	133.67	060°02'08"	S83°04'11"E	120.24'
C54	25.00	21.03	048°11'23"	N08°40'09"W	20.41'
C55	825.00	74.10	005°08'45"	S54°29'07"W	74.07'
C56	375.00	34.61	005°17'18"	N54°33'10"E	34.60'

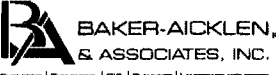
GENERAL NOTES

- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- PUBLIC SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS. ALL SIDEWALKS TO BE FOUR (4) FEET WIDE.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 2003103871 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF PFLUGERVILLE WATER AND WASTEWATER SYSTEM.
- ALL CONSTRUCTION WITHIN THE BOUNDARY OF THIS PLAT MUST COMPLY WITH THE CITY OF PFLUGERVILLE BUILDING CODE INCLUDING THE REQUIREMENTS TO OBTAIN PERMITS AND REQUEST INSPECTIONS.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48483C0200H TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2008.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- BENCHMARKS:
 - BENCHMARK #1: SQUARE CUT SET ON THE SOUTH END OF THE CONCRETE HEADWALL WHERE IT MEETS THE WINGWALL, ON THE WEST END OF THE DRAINAGE CHANNEL, LOCATED ON THE EAST SIDE OF HIDDEN LAKE DRIVE. ELEVATION: 8524.7 NAVD 88
 - BENCHMARK #2: SQUARE CUT SET ON THE NORTH END OF THE CONCRETE HEADWALL, ON THE EAST END OF THE DRAINAGE CHANNEL, LOCATED ON THE WEST SIDE OF SILENT HARBOR LOOP. ELEVATION: 846.30 NAVD 88
- ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNIFIED DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL AS AMENDED.
- NON-RESIDENTIAL LOTS (INCLUDING LANDSCAPE AND GREEN SPACE) AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- LOTS WITH DOUBLE AND TRIPLE FRONTAGE ARE ALLOWED ACCESS TO ONLY ONE STREET. LOT ACCESS TO HIDDEN LAKE CROSSINGS AND SILENT HARBOR LOOP IS PROHIBITED.
- THIS PLAT IS SUBJECT TO SUB-DISTRICT TYPE FIVE DEVELOPMENT AS DEFINED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.

- ASSESSED IMPACT FEE RATE PER SERVICE UNIT WITH A 5/8 INCH METER SIZE FOR WATER SHALL BE \$2405 AND FOR WASTEWATER SHALL BE \$2414 WITH ADDITIONAL FEES AS STATED WITHIN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.
- STREET LIGHTS SHALL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS AND OPERATIONAL.
- ALL (NEW) TELEPHONE, CABLE TELEVISION AND ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND. ALL ELECTRICAL, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISION SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT FATHER THAN RIGHT-OF-WAY. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS WITHIN THE CITY OF PFLUGERVILLE ETJ.
- LOT 41, BLOCK PP; LOTS 8, 7, 14, AND 17, BLOCK QQ, AND LOTS 14, 15, AND 20, BLOCK RR HAVE RESTRICTED ACCESS TO ONE STREET.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DESCRIBED IN THE NOTICE OF APPLICABILITY RECORDED IN THE TRAVIS COUNTY REAL PROPERTY RECORDS, DOCUMENT NO. _____.

SHEET 3 OF 4
 PROJECT NO. 2143-2-005-22



507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # P-46
 SURVEY FIRM # 1131311-0
 ROUND ROCK TEXAS #1707

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-3

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

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

THAT I, JAMES DORNEY, ACTING ON BEHALF OF BUFFINGTON V04L SA 6A 6B, L.T.D., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER, BEING THE OWNER OF 14.88 ACRES OF LAND OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008178332, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.88 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE VILLAGES OF HIDDEN LAKE, PHASE 6B-3

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

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

BUFFINGTON V04L SA 6A 6B, L.T.O., A TEXAS LIMITED PARTNERSHIP

BY:

PRINTED NAME: JAMES DORNEY
 TITLE: PRESIDENT
 3800 N. CAPITAL OF TEXAS HIGHWAY
 BLDG. 2, SUITE 170
 AUSTIN, TEXAS 78746

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

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

_____, ACTING ON BEHALF OF BUFFINGTON V04L SA 6A 6B, L.T.O., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

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

NOTARY PUBLIC, STATE OF TEXAS

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISIONS STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

I, STEVEN S. CHALFORD, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 82 OF THE TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THE CITY OF PFLUGERVILLE SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 46433C0280H, DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

STEVEN S. CHALFORD, P.E. _____ DATE _____
 LIC. NO. 52677
 BAKER-AICKLEN AND ASSOC. INC.
 507 WEST LIBERTY AVE
 ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9620
 FAX NUMBER: (512) 244-9623

THAT I, MARGARET A. NOLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

MARGARET A. NOLEN _____ DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5598
 BAKER-AICKLEN AND ASSOC. INC.
 507 WEST LIBERTY AVE
 ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9620
 FAX NUMBER: (512) 244-9623

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

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

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

DANA DEBEAUVOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY _____

THE STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20__ A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOR, COUNTY CLERK

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

BY: _____
 CHAIRPERSON

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

BY: _____
 PLANNING DIRECTOR

ATTEST:

 CITY SECRETARY


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

BY: _____
 MAYOR

ATTEST:

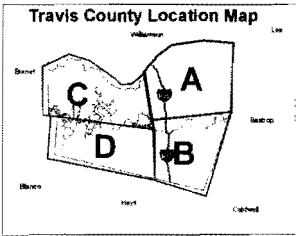
 CITY SECRETARY

SHEET 4 OF 4
 PROJECT NO. 2143-2-005-22

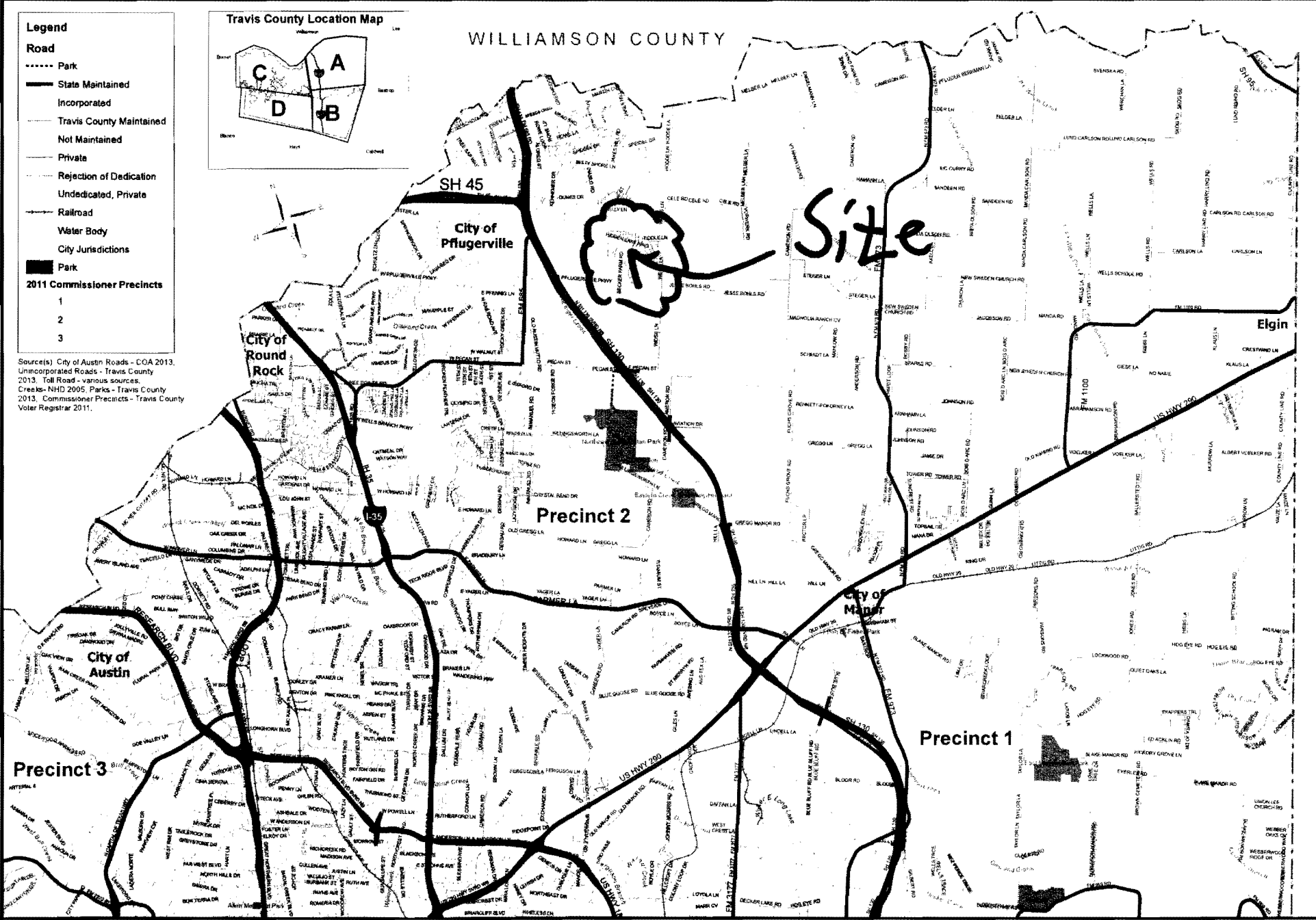


507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # P-48
 SURVEY FIRM # 1102331-C
 ROUND ROCK TEXAS # 1787

- 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



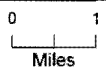
WILLIAMSON COUNTY



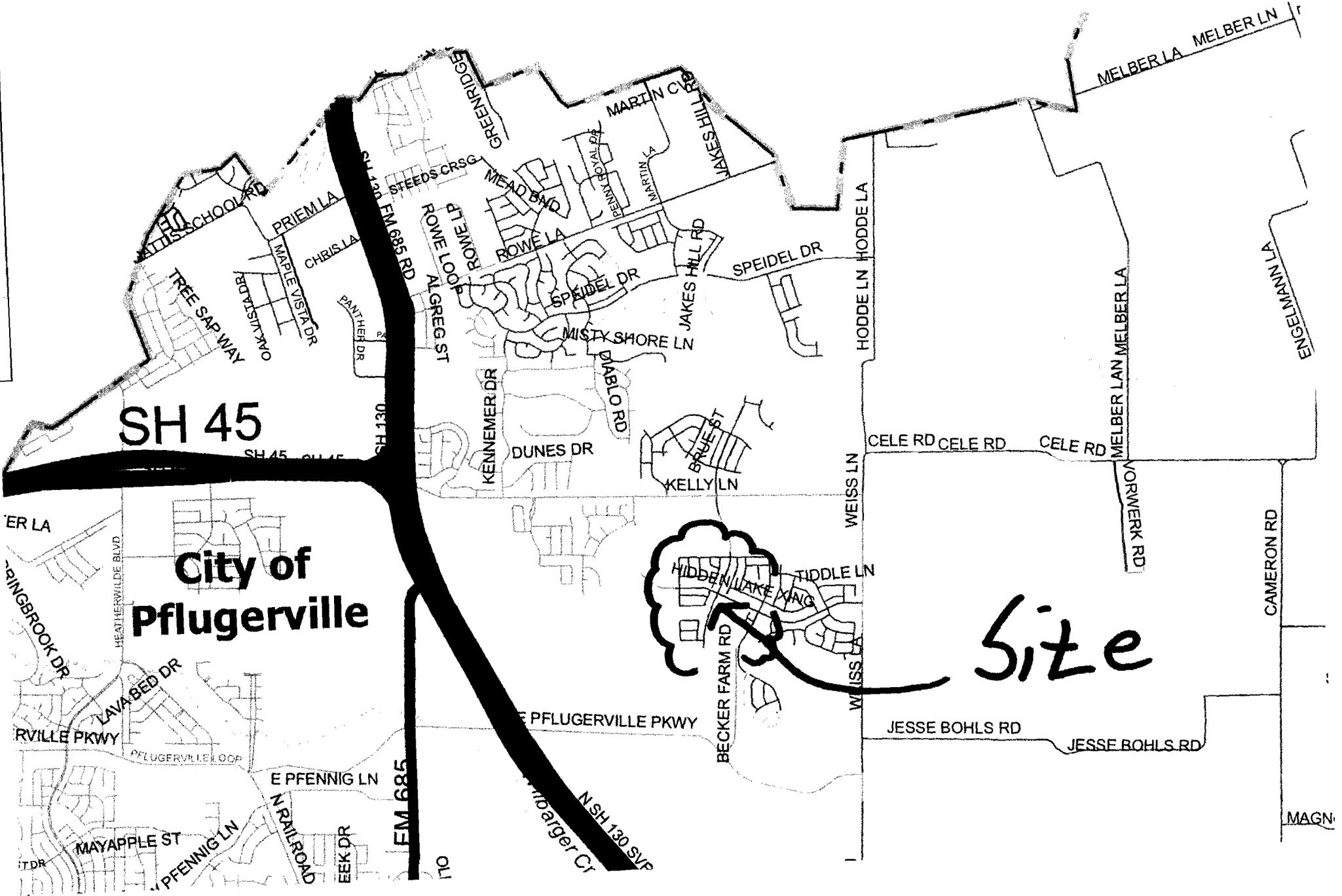
Source(s) City of Austin Roads - COA 2013.
 Unincorporated Roads - Travis County
 2013. Toll Road - various sources.
 Creeks - NHD 2005. Parks - Travis County
 2013. Commissioner Precincts - Travis County
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for 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.

Travis County Roadways, Map A



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



SH 45

City of
Pflugerville



Site