Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 2014
Prepared By: Paul Scoggins **Phone #:** (512) 854-7619
Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR
Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a request to use an Alternative Fiscal Agreement for Avalon, Phase 5A – 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 and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:
Under alternative fiscal, the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services 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 bond in the amount of $344,005.50.

Access to Publicly Maintained Road
Avalon, Phase 5A takes access from Crispin Hall Lane. Crispin Hall Lane is a Travis County maintained road.

Wastewater 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 #13-2008. The estimated cost of the improvements is $1,501,149.45. 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 nor 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:
N/A

ATTACHMENTS/EXHIBITS:
Alternative Fiscal Acknowledgment
Exhibit "A" – Description
Extension of Sixty-Day Period
Proposed Plat
Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steve Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	Development Services & Long Range Planning	(512) 854-7561

CC:

Stacey Scheffel	Program Manager	TNR - Permits	(512) 854-7565

SM:AB:ps
1101 - Development Services Long Range Planning - Avalon, Phase 5A

§ 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 28th day of January, 2014.

OWNER:

By: _____

Name: Steve Hayes

Title: Division President
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF ~~TRAVIS~~ § Williamson

This instrument was acknowledged before me by Steve Hayes on the 28th day of January, 2014, in the capacity stated herein.

Janis Russell
Notary Public in and for
the State of Texas

JANIS RUSSELL
Notary Public, State of Texas
My Commission Expires
SEPT. 2, 2014

Janis Russell
Printed or typed name of notary

My commission
expires: 9/2/14

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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

_____
Notary Public in and for
the State of Texas

_____
Printed or typed name
of notary
My commission
expires:_____

Mailing Address of Owner:

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, A PART OF THAT 45.00 ACRES GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 59.99 ACRES GRANTED TO KM AVALON, LTD., RECORDED UNDER DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at the Most Southerly Corner of Lot 22, Block AA, Avalon Phase 2, according to the plat thereof recorded in Document No. 200600309 of the Official Public Records of Travis County, Texas;

THENCE across the said 45.00 Acre Tract and along the Southeasterly Line of said Lot 22, Block AA and continuing along the Southeasterly Line of said Plat of Avalon Phase 2 the following ten courses:

1. N.37°58'12"E. a distance of 175.00 feet to a 1/2" iron rod found;
2. N.52°01'48"W. a distance of 9.05 feet to a 1/2" iron rod found;
3. N.38°08'47"E. a distance of 82.13 feet to a 1/2" iron rod found;
4. N.46°15'36"E. a distance of 87.08 feet;
5. N.51°26'48"E. a distance of 449.82 feet to a 1/2" iron rod found;
6. N.68°40'41"E. a distance of 63.06 feet;
7. N.71°26'54"E. a distance of 56.26 feet to a point on a non-tangent curve to the right;
8. Northerly along the arc of said curve, a distance of 27.43 feet, said curve having a radius of 300.00 feet, a central angle of 05°14'17" and a chord bearing N.16°02'26"W., 27.42 feet;
9. N.13°25'17"W. a distance of 20.08 feet;
10. N.59°00'24"E. (at 358.11 feet pass the East Line of the said 45.00 Acre Tract and the West Line of the said 59.99 Acre Tract) in all a distance of 642.79 feet to the East Corner of Lot 92, Block Z, Avalon Phase 2 and to a point in the Southwesterly Line of Lot 37, Block RR, Avalon Phase 9A, according to the plat thereof recorded in Document No. 201000026 of the Official Public Records of Travis County, Texas;

THENCE S.30°59'36"E. along the Southwesterly Line of said Lot 92 and across the said 59.99 Acre tract (at 251.17 feet pass the South Corner of said Lot 92) in all a distance of 577.96 feet;

THENCE across the said 59.99 Acre Tract the following ten courses:

1. S.56°08'34"W. a distance of 639.00 feet;
2. S.33°50'53"E. a distance of 17.60 feet;
3. S.56°08'34"W. a distance of 50.00 feet;
4. S.50°06'03"W. a distance of 105.18 feet;
5. S.43°07'24"W. a distance of 96.89 feet;
6. S.29°55'52"W. a distance of 96.59 feet;
7. S.26°55'23"W. a distance of 229.20 feet;
8. N.63°04'37"W. a distance of 125.00 feet;
9. S.26°55'23"W. a distance of 48.31 feet;
10. N.63°04'37"W. (at 119.96 feet pass the West Line of the said 59.99 Acre Tract and the East Line of the said 45.00 Acre Tract) in all a distance of 269.16 feet;

THENCE N.52°01'48"W. across the said 45.00 Acre Tract a distance of 354.99 feet to the said Point of Beginning.

Containing 20.63 acres, more or less.

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

Date: 1/28/14

Owner's Name and Address: Century Land Holdings II, LLC
8390 E Crescent Parkway, Suite 650
Greenwood Village, CO 80111

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

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: _____

By: Century Land Holdings II, LLC

Name: Steve Hayes

Title: Division President
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF ~~TRAVIS~~ Williamson

This instrument was acknowledged before me on the 28th day of January, 2014, by Steve Hayes of ~~Travis~~ Williamson County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

Janis Russell

JANIS RUSSELL
Notary Public, State of Texas
My Commission Expires
SEPT. 2, 2014

Notary Public, State of Texas

My Commission Expires: 9-2-14

Janis Russell

(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

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 10th day of February, 2014, by Steven M. Manilla of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

CAROLYN R. DRAPER
Notary Public
STATE OF TEXAS
Commission Exp. APRIL 17, 2014

_____

Notary Public, State of Texas

My Commission Expires:

4-17-14

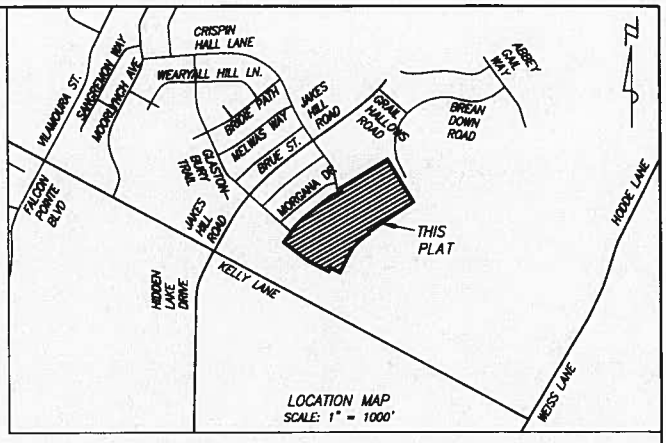
(Printed Name of Notary)

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 5A
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: NOV. 1, 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

S:\LAND\2101-2150\2102\dwg\2102-plat.dwg 1/30/2014 10:11:52 AM CST

PLAT OF

AVALON PHASE 5A

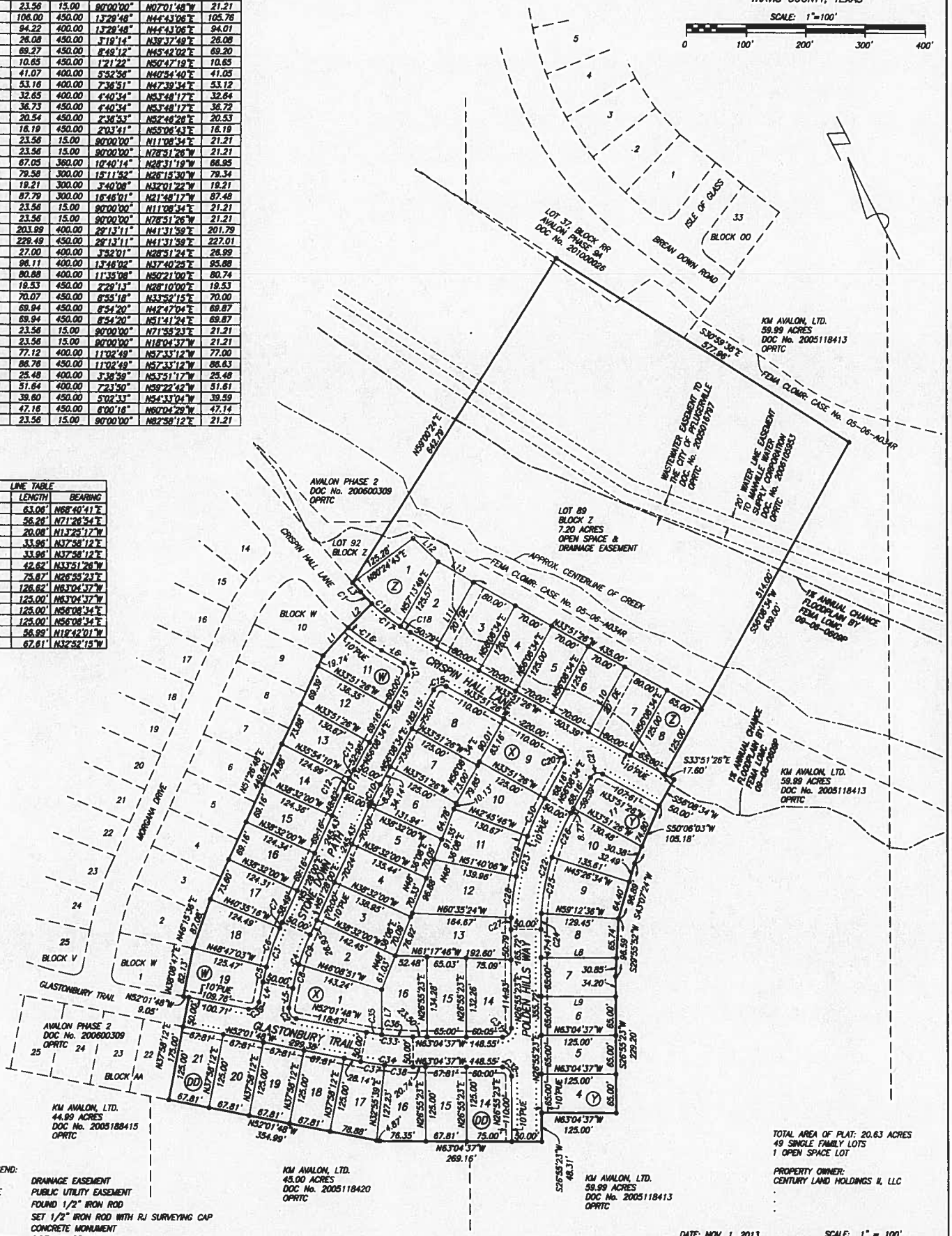
TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	27.43	300.00	5°14'17"	N16°02'26"W	27.42
C2	23.56	15.00	90°00'00"	N07°01'48"W	21.21
C3	106.00	450.00	13°29'48"	N44°43'06"E	105.76
C4	94.22	400.00	13°29'48"	N44°43'06"E	94.01
C5	26.08	450.00	3°19'14"	N39°37'49"E	26.08
C6	69.27	450.00	8°49'12"	N45°42'02"E	69.20
C7	10.65	450.00	1°21'22"	N50°47'19"E	10.65
C8	41.07	400.00	5°52'56"	N40°54'40"E	41.05
C9	53.16	400.00	7°36'51"	N47°39'34"E	53.12
C10	32.65	400.00	4°40'34"	N53°48'17"E	32.64
C11	36.73	450.00	4°40'34"	N53°48'17"E	36.72
C12	20.54	450.00	2°36'53"	N52°46'26"E	20.53
C13	16.19	450.00	2°03'41"	N55°06'43"E	16.19
C14	23.56	15.00	90°00'00"	N11°08'34"E	21.21
C15	23.56	15.00	90°00'00"	N78°51'26"W	21.21
C16	67.05	360.00	10°40'14"	N28°31'19"W	66.95
C17	79.58	300.00	15°11'52"	N26°15'30"W	79.34
C18	19.21	300.00	3°40'08"	N32°01'22"W	19.21
C19	87.79	300.00	16°46'01"	N21°48'17"W	87.48
C20	23.56	15.00	90°00'00"	N11°08'34"E	21.21
C21	23.56	15.00	90°00'00"	N78°51'26"W	21.21
C22	203.99	400.00	29°13'11"	N41°31'59"E	201.79
C23	229.49	450.00	29°13'11"	N41°31'59"E	227.01
C24	27.00	400.00	3°52'01"	N26°51'24"E	26.99
C25	96.11	400.00	13°46'02"	N37°40'25"E	95.88
C26	80.88	400.00	11°35'08"	N50°21'00"E	80.74
C27	19.53	450.00	2°29'13"	N28°10'00"E	19.53
C28	70.07	450.00	8°55'18"	N33°52'15"E	70.00
C29	69.94	450.00	8°54'20"	N42°47'04"E	69.87
C30	69.94	450.00	8°54'20"	N51°41'24"E	69.87
C31	23.56	15.00	90°00'00"	N71°55'23"E	21.21
C32	23.56	15.00	90°00'00"	N18°04'37"W	21.21
C33	77.12	400.00	11°02'49"	N57°33'12"W	77.00
C34	86.76	450.00	11°02'49"	N57°33'12"W	86.63
C35	25.48	400.00	3°38'59"	N53°51'17"W	25.48
C36	51.64	400.00	7°23'50"	N59°22'42"W	51.61
C37	39.60	450.00	5°02'33"	N54°33'04"W	39.59
C38	47.16	450.00	6°00'16"	N60°04'29"W	47.14
C39	23.56	15.00	90°00'00"	N62°58'12"E	21.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.06'	N68°40'41"E
L2	56.26'	N71°26'34"E
L3	20.08'	N13°25'17"W
L4	33.96'	N37°58'12"E
L5	33.96'	N37°58'12"E
L6	42.62'	N33°51'26"W
L7	75.87'	N26°55'23"E
L8	126.62'	N63°04'37"W
L9	125.00'	N63°04'37"W
L10	125.00'	N56°08'34"E
L11	125.00'	N56°08'34"E
L12	56.99'	N18°42'01"W
L13	67.61'	N32°52'15"W



TOTAL AREA OF PLAT: 20.63 ACRES
49 SINGLE FAMILY LOTS
1 OPEN SPACE LOT

PROPERTY OWNER:
CENTURY LAND HOLDINGS II, LLC

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
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
LOMR	LETTER OF MAP CHANGE

NEW STREETS		
NAME	LENGTH	WIDTH
CRISPIN HALL LANE	590	50
GLASTONBURY TRAIL	570	50
POLDEN HILLS WAY	681	50
STONE DOWN PATH	676	50
TOTAL	2517	

DATE: NOV. 1, 2013 SCALE: 1" = 100'

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

S:\LAND2101-2150\2126\dwg\2126-plat.dwg 10/30/2014 10:11:52 AM CST

PLAT OF

AVALON PHASE 5A

TRAVIS COUNTY, 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 PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
5. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS AND SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
6. SINGLE FAMILY SIDE YARD SETBACK SHALL BE 5 FEET AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
7. NO SINGLE FAMILY LOT SHALL BE LESS THAN 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).
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
13. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT No. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2007012260 AND THE AMENDMENT TO THE DESIGN GUIDELINES RECORDED IN DOCUMENT No. 2009047703 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. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE No. 891-07-06-26
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION
16. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS
17. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE
18. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES
19. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
20. A 10 FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG STREET FRONTAGE
21. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION
22. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.
23. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
24. LOT 89, BLOCK Z IS RESTRICTED TO NON-RESIDENTIAL USES.

OWNER'S CERTIFICATION

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

THAT CENTURY LAND HOLDINGS II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 20.63 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO CENTURY LAND HOLDINGS II, LLC, DATED SEPTEMBER 26, 2013, AND RECORDED UNDER DOCUMENT No. 2013177799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS, DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 20.63 ACRES TO BE KNOWN AS AVALON PHASE 5A IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF ____________, 20___

____

CENTURY LAND HOLDINGS II, LLC

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

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

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA LOMC (LETTER OF MAP CHANGE) CASE NUMBER 09-06-0609P

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

1/30/14
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS

STATE OF TEXAS / R. BRENT JONES / 92671 / LICENSED / PROFESSIONAL ENGINEER

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

THAT I, J. KENNETH WEIGAND, 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.

1/30/2014
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS

STATE OF TEXAS / REGISTERED / JOHN KENNETH WEIGAND / 5741 / PROFESSIONAL / LAND SURVEYOR

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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, THIS _____ DAY OF _________20____.

BY: ________________________________
EMILY BARRON, PLANNING DIRECTOR

COMMISSIONERS COURT

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

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

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

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

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

____
DEPUTY

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF ______________, 20_____ A. D.. AT ___ O'CLOCK __ M AND DULY RECORDED ON THE ___ DAY OF ______________, 20_____ A.D.. AT ___ O'CLOCK __ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ________________ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

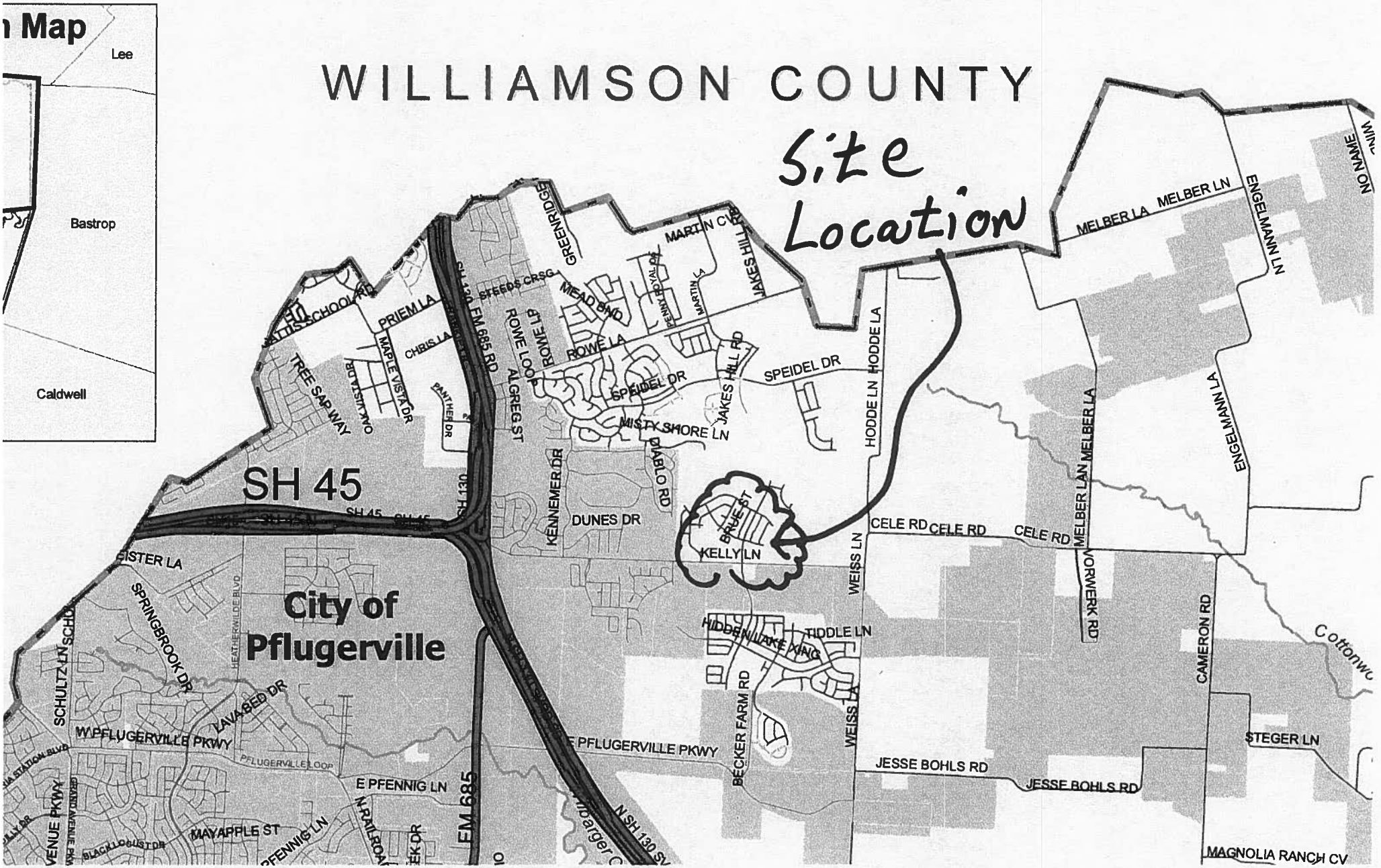
____
DEPUTY

DATE: NOV. 1, 2013

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

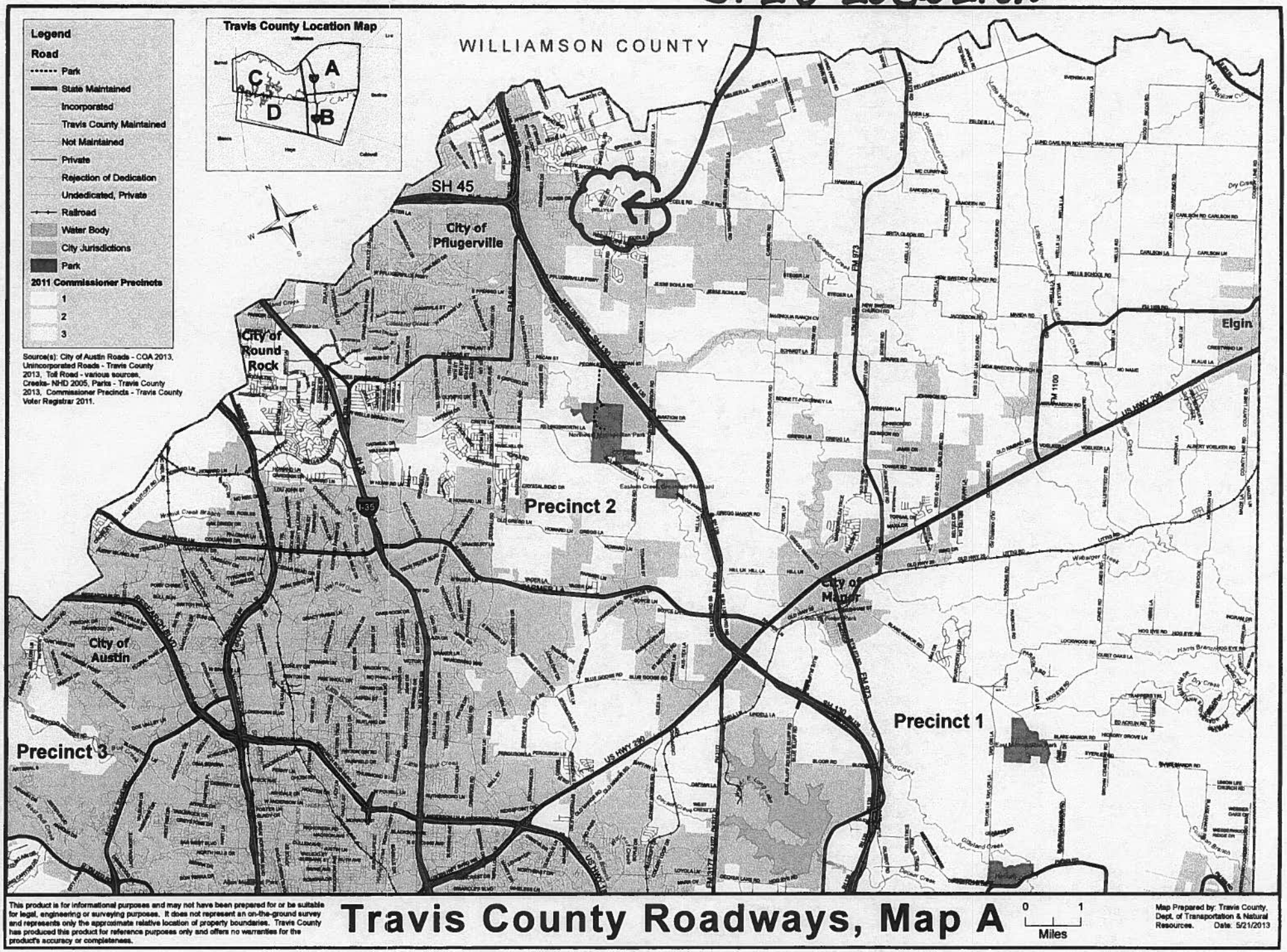
RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

B:\LAND2101-2150\2102\dwg\2102-plat.dwg 1/30/2014 10:11:52 AM CST



Map
Lee
Bastrop
Caldwell
WILLIAMSON COUNTY
Site Location
SH 45
City of Pflugerville
MELBER LA
MELBER LN
ENGELMANN LN
NO NAME
MARTIN CV
JAKES HILL RD
GREENRIDGE
STEEDS CRSG
MEAD BND
PENNY ROYAL DR
MARTIN LA
ROWE LA
ROWE LP
ROWE LOOP
ALGREG ST
PRIEM LA
CHRIS LA
MAPLE VISTA DR
TREE SAP WAY
OAK VISTA DR
PANTHER DR
SPEIDEL DR
MISTY SHORE LN
DIABLO RD
KENNEMER DR
DUNES DR
BRUE ST
KELLY LN
HODDE LN
HODDE LA
CELE RD
WEISS LN
MELBER LAN
VORWERK RD
CAMERON RD
Cottonwo
HIDDEN LAKE XING
TIDDLE LN
BECKER FARM RD
JESSE BOHLS RD
STEGER LN
MAGNOLIA RANCH CV
SPRINGBROOK DR
HEATHERWILDE BLVD
LAVA BED DR
W PFLUGERVILLE PKWY
PFLUGERVILLE LOOP
E PFENNIG LN
MAYAPPLE ST
SCHULTZ LN
FM 685
N SH 130

SITE LOCATION



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

0 1 Miles

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