



Travis County Commissioners Court Agenda Request

Meeting Date: February 25, 2014

Prepared By: Paul Scoggins, Engineering Specialist **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 5B – 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 and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR 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 authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status:

TNR 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 \$82,305.00.

Access to Publicly Maintained Road:

Avalon Phase 5B takes access from Jakes Hill Road. Jakes Hill Road 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 have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #13-2168. The estimated cost of the improvements is \$366,683.52. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of Alternate Fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

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
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

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

SM:AB:ps

1101 - Development Services Long Range Planning - Avalon, Phase 5B

§ EXHIBIT 82.401 (D) *Avalon Ph 5B*

(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 6th day of February, 2014.

OWNER:
By: [Signature]

Name: Blake Magee

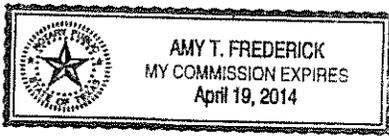
Title: President
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by Blake Magee on the 6th day of February, 2014, in the capacity stated herein.



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

Amy Frederick
Printed or typed name of notary

My commission
expires: 4/19/14

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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

Notary Public in and for
the State of Texas

Printed or typed name
of notary
My commission
expires: _____

Mailing Address of Owner:

EXHIBIT A

5.95 Acres – Avalon Phase 5B

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, BEING A PART OF THAT 44.99 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118415 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 199.93 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118416 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a cross cut found in the East Line of Jakes Hill Road (a right of way 100 feet wide) as shown on the plat of Avalon Phase 1, according to the plat thereof recorded in Document No. 200600308 of the Official Public Records of Travis County, Texas, the same being the Southwest Corner of Lot 31, 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 S.52°01'40"E. along the South Line of Lots 23 to 31, Block AA, Avalon Phase 2 a distance of 513.68 feet to a 1/2" iron rod set;

THENCE departing said South Line and crossing the said 44.99 Acre Tract the following eight courses:

1. S.37°58'20"W. a distance of 175.00 feet to a 1/2" iron rod set;
2. N.52°01'40"W. a distance of 10.79 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
3. Westerly, along the arc of said curve to the left a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing S.82°58'20"W., 21.21 feet to a 1/2" iron rod set;
4. S.37°58'20"W. a distance of 51.47 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
5. Southerly, along the arc of said curve to the left a distance of 21.03 feet, said curve having a radius of 25.00 feet, a central angle of 48°11'23", and a chord bearing S.13°52'38"W., 20.41 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the right ;
6. Southerly, along the arc of said curve a distance of 53.86 feet, said curve having a radius of 50.00 feet, a central angle of 61°43'24", and a chord bearing S.20°38'39"W., 51.30 feet to a 1/2" iron rod set;
7. S.44°15'50"E. a distance of 125.70 feet to a 1/2" iron rod set;
8. S.45°44'10"W. a distance of 128.10 feet to a 1/2" iron rod set in the South Line of the said 44.99 Acre Tract and the North Line of Kelly Lane;

THENCE N.63°02'17"W., along said South Line (at 473.84 feet pass the Southwest Corner of said 44.99 Acre Tract and continue along the South Line of the said 199.93 Acre Tract) in all a distance of 510.62 feet to a 1/2" iron rod set in the said East Line of Jakes Hill Road and to a point of curvature of a curve to the right;

EXHIBIT A

5.95 Acres – Avalon Phase 5B

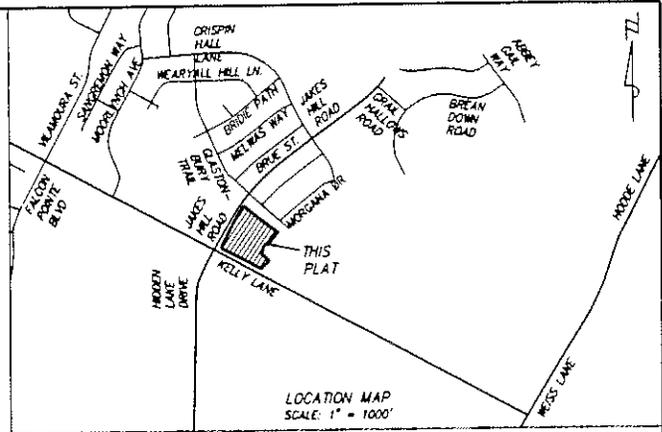
THENCE along said East Line the following three courses:

1. Northerly, along the arc of said curve to the right a distance of 39.25 feet, said curve having a radius of 25.00 feet, a central angle of $89^{\circ}57'54''$, and a chord bearing $N.18^{\circ}03'20''W.$, 35.34 feet to a $1/2''$ iron rod set;
2. $N.26^{\circ}55'36''E.$ a distance of 292.79 feet to a $1/2''$ iron rod set at a point of curvature of a curve to the right;
3. Northeasterly, along the arc of said curve to the right a distance of 245.64 feet, said curve having a radius of 1995.00 feet, a central angle of $07^{\circ}03'17''$, and a chord bearing $N.30^{\circ}27'15''E.$, 245.49 feet, to the said Point of Beginning.

Containing 5.95 acres, more or less, as shown on the plat prepared to accompany this description.

All Iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

PLAT OF
AVALON PHASE 5B
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY

CONSUMER PROTECTION NOTICE FOR HOME BUYERS

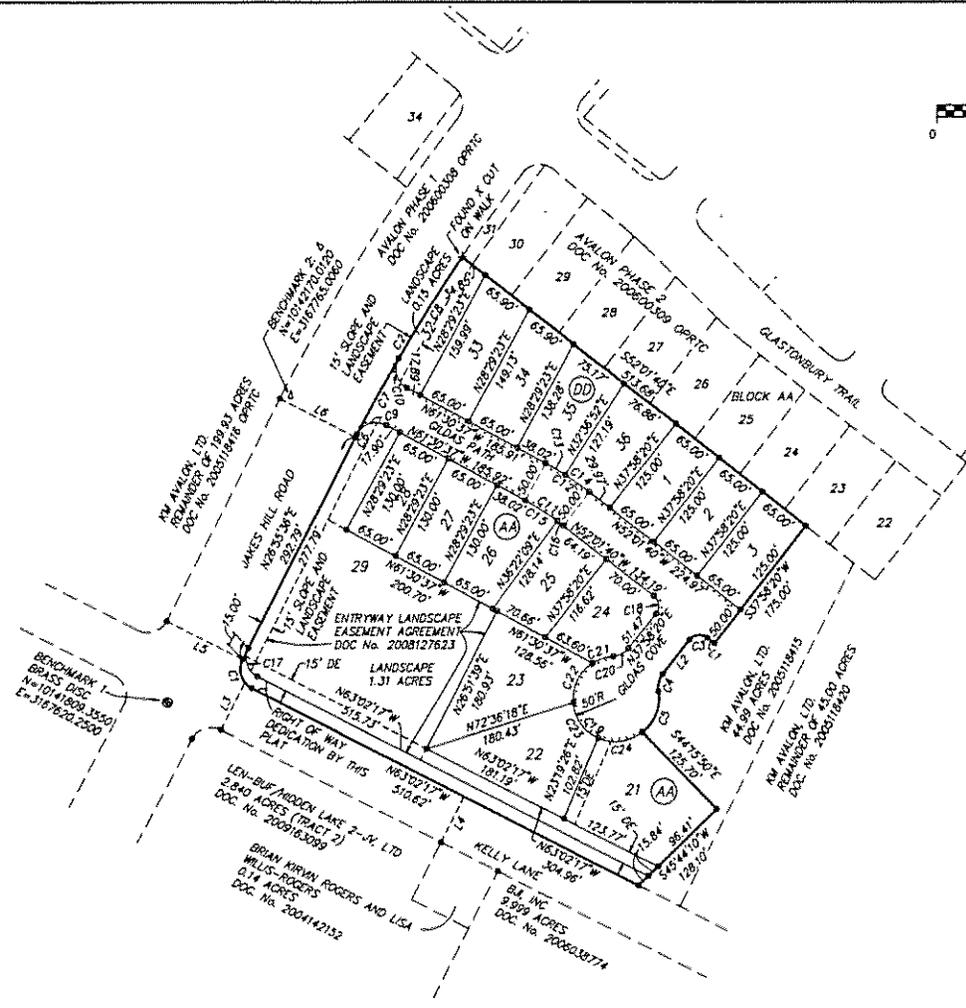
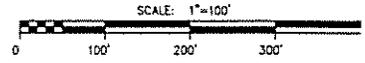
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF 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: NOVEMBER 14, 2013

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

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

FINAL PLAT OF
AVALON PHASE 5B
 TRAVIS COUNTY, TEXAS



LINE TABLE

LINE	LENGTH	BEARING
L1	10.78'	N52°01'40"W
L2	51.47'	S37°58'20"W
L3	59.99'	N26°54'21"E
L4	60.31'	N26°57'43"E
L5	99.92'	N63°11'27"W
L6	99.91'	N63°11'30"W

BENCH MARKS
 BENCH MARK 1:
 BRASS DISC FOUND IN THE SOUTH MEDIAN OF THE
 INTERSECTION OF KELLY LANE AND JAMES HILL ROAD
 ELEVATION = 650.58' NAVD
 BENCH MARK 2:
 DELTA CUT ON THE BACK OF CURB
 ELEVATION = 654.20' NAVD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	39.25	25.00	89°57'64"	N18°01'20"W	35.34
C2	245.64	1995.00	7°03'17"	N30°27'57"E	245.49
C3	23.56	15.00	90°00'00"	S82°58'20"W	21.21
C4	21.03	25.00	48°11'23"	S13°52'38"W	20.41
C5	53.86	50.00	61°43'24"	S20°38'18"W	51.30
C6	3.98	1995.00	0°06'52"	N26°58'02"E	3.98
C7	101.28	1995.00	2°54'31"	N28°29'44"E	101.27
C8	140.38	1995.00	4°01'54"	N31°57'57"E	140.35
C9	39.90	25.00	91°26'55"	N72°45'55"E	35.80
C10	39.91	25.00	91°27'37"	N15°46'49"W	35.80
C11	53.79	325.00	9°28'57"	N66°46'09"W	53.73
C12	62.06	375.00	9°28'57"	N56°46'09"W	61.99
C13	27.00	375.00	4°07'30"	N59°26'52"W	26.99
C14	35.07	375.00	5°21'27"	N64°42'24"W	35.05
C15	44.70	325.00	7°52'46"	N67°34'14"W	44.66
C16	9.09	325.00	1°36'11"	N52°49'45"W	9.09
C17	39.25	25.00	89°57'64"	N18°01'20"W	35.34
C18	23.56	15.00	90°00'00"	N07°01'40"W	21.21
C19	241.19	50.00	2°26'22'46"	N52°01'40"W	66.67
C20	21.03	25.00	48°11'23"	N62°04'01"E	20.41
C21	25.48	50.00	29°12'08"	N71°33'38"E	25.21
C22	53.95	50.00	61°49'04"	N26°03'02"E	51.37
C23	53.95	50.00	61°49'04"	N35°46'02"W	51.37
C24	53.95	50.00	61°49'04"	N82°24'54"E	51.37

STREET SUMMARY:

	LINEAR FEET	ROW WIDTH
GILDAS PATH	495'	50'
GILDAS COVE	148'	50'
TOTAL	643'	

TOTAL AREA OF PLAT: 5.95 ACRES
 15 SINGLE FAMILY LOTS
 2 OPEN SPACE LOTS

PROPERTY OWNER / SUBDIVIDER:
 KM AVALON, LTD.
 BLANE J. WATZKE, PRESIDENT
 1011 N. LAMAR BLVD.
 AUSTIN, TEXAS 78703

- LEGEND:**
- DE DRAINAGE EASEMENT
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - CONCRETE MONUMENT
 - SIDEWALK REQUIRED
 - AA BLOCK NAME
 - ⊙ BENCH MARK

DATE: JANUARY 3, 2014 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:\AVALON\5B\2100030810\5B\5B1A.DWG 12/20/14 4:42:18 AM CST

NO.	DATE	DESCRIPTION	BY

FINAL PLAT OF
AVALON PHASE 5B

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. PARKS AND WIL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
12. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
13. 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. 891-02-06-26.
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 ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 18 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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
20. A 10 FOOT 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. DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.
25. LOT 29, BLOCK AA AND LOT 32, BLOCK DD ARE RESTRICTED TO NON-RESIDENTIAL USES.
26. LOT 29, BLOCK AA AND LOT 32, BLOCK DD WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

OWNER'S CERTIFICATION

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT KM AVALON, LTD., BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, DESCRIBED AS 44.89 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JULY 1, 2005 AND RECORDED UNDER DOCUMENT No. 2005118415 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND 199.93 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JULY 1, 2005 AND RECORDED UNDER DOCUMENT No. 2005118416 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, 5.95 ACRES TO BE KNOWN AS AVALON PHASE 5B 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____

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

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

SEAL

NOTARY PUBLIC, STATE OF TEXAS

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0280H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

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

R. Brent Jones 12/19/13
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



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.

J. Kenneth Weigand Dec. 18, 2013
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS



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

BY: _____
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 STREETS AND DRAINAGE IMPROVEMENTS ("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 ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____ A. D., 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

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

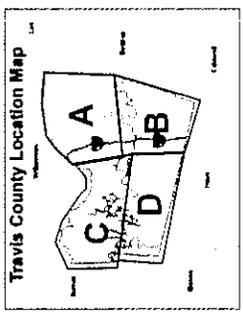
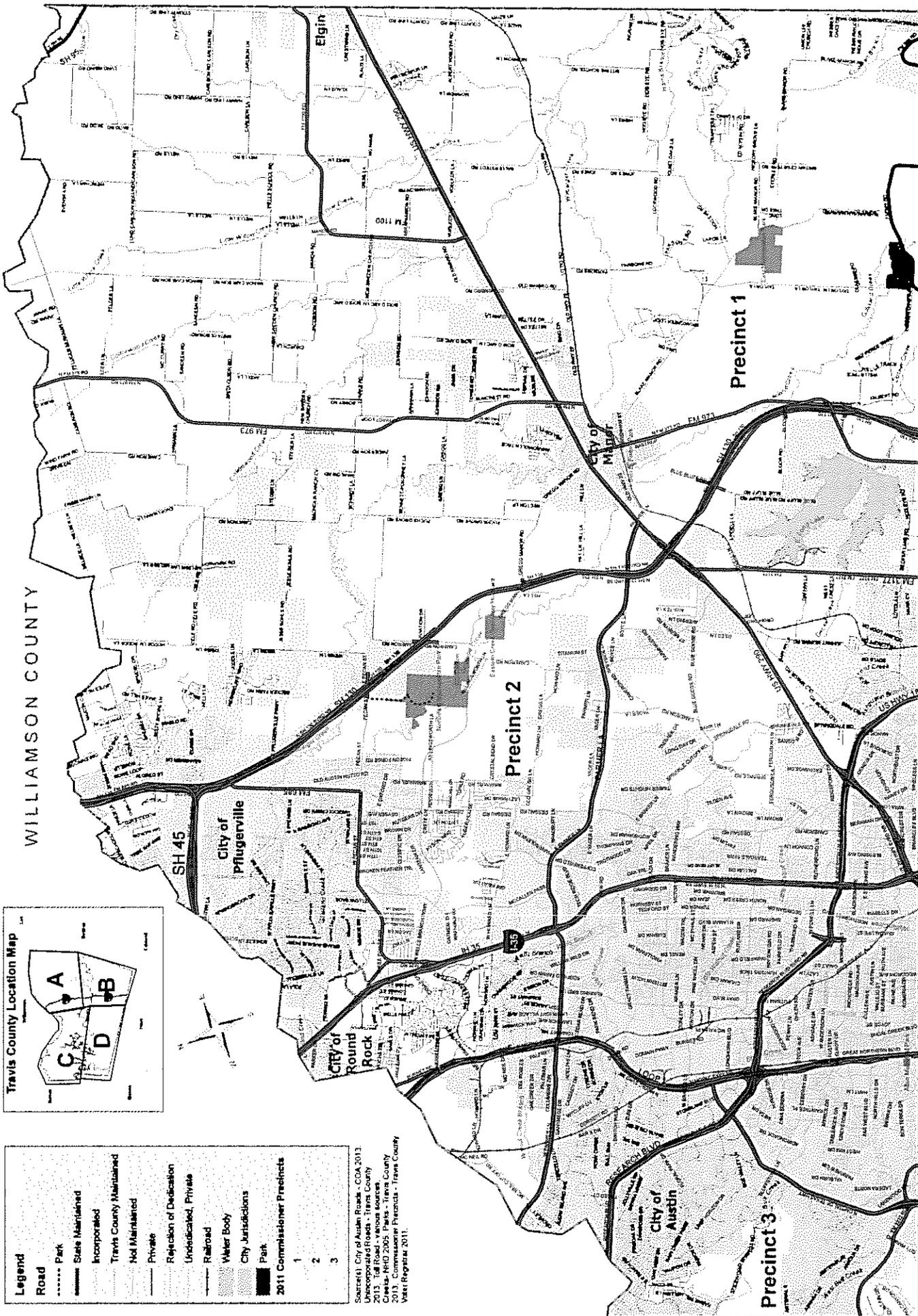
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: NOVEMBER 14, 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

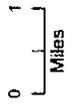


Legend

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

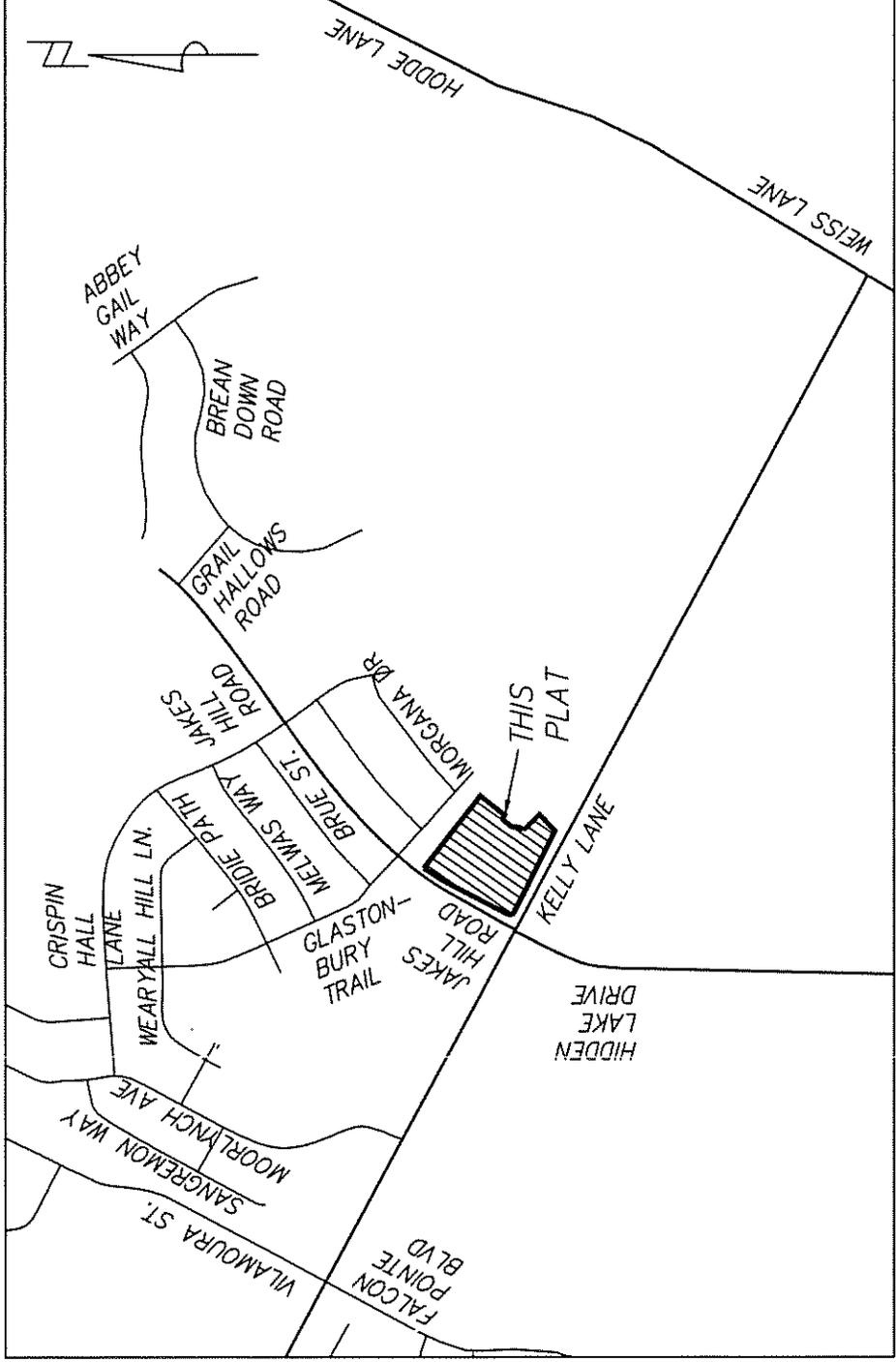
Sources: City of Austin Roads - COA 2013
 Unincorporated Roads - Travis County
 2013 Toll Road - various sources
 Census HUD 2005 - Paris - Travis County
 2011 Commissioner Precincts - Travis County
 Visit Register 2011.

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



Travis County Roadways, Map A

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 provides this product for informational purposes only and offers no warranties for the product's accuracy or completeness.



**AVALON 5B
LOCATION MAP**

DATE: OCT. 17, 2013 SCALE: 1"=1000'

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

EXHIBIT 82.201(D)

EXTENSION OF SIXTY DAY PERIOD FOR COMPLETED PLAT APPLICATION FINAL ACTION

Date: 9/17/13

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

Proposed Subdivision Name and Legal Description (the "Property"): Avalon Phase 5 - B

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 for the reasonable period of: _____

Executed and affective as of the date set forth below.

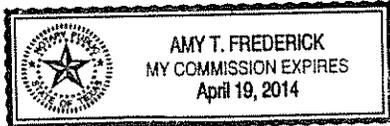
Owner: KM Avalon, Ltd.
By: [Signature]
Name: Blake Magee
Title: President
Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

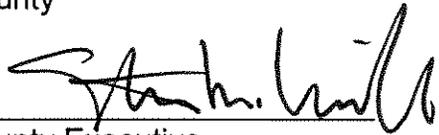
This instrument was acknowledged before me on the 17th day of September, 2013
by Blake Magee of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

[Signature]
Notary Public, State of Texas
My Commission Expires:
4/19/14



(Printed Name of Notary)
Amy Frederick

Travis County

By: 

County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS

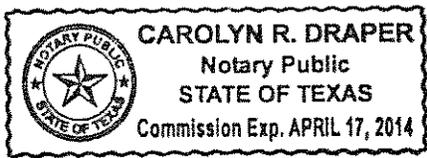
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 18th 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.



Notary Public, State of Texas

My Commission Expires: 4-17-14



Carolyn R. Draper

(Printed Name of Notary)

After Completing Return To:

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

Attention: Michael Hettenhausen, Planner