



# Travis County Commissioners Court Agenda Request

**Meeting Date:** July 1, 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:** *Carol B. [Signature]* 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 two Cash Security Agreements for Avalon, Phase 9B – Precinct One.

## **BACKGROUND/SUMMARY OF REQUEST:**

The original developer, KM Avalon, Ltd., has sold the subject project to Castlerock Communities, L.P. Castlerock has submitted all required documentation to transfer the project into their name along with replacing the required fiscal. Castlerock has posted the required fiscal in cash using two Cash Security Agreements in the amounts of \$77,368.00 and \$91,813.80.

## **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff which finds that the use of the subject agreements meet all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

## **ISSUES AND OPPORTUNITIES:**

N/A.

## **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

## **ATTACHMENTS/EXHIBITS:**

Cash Security Agreements

Plat Map

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 9B**

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas

DEVELOPER: Castlerock Communitites, L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$77,368.00

SUBDIVISION: Avalon Phase 9B

DATE OF POSTING:

EXPIRATION DATE: Three Years, or more, from Date of Posting

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

The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the “Standards”). No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions (“the “Standards”), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by the written consent of the DEVELOPER and the COUNTY.

**DEVELOPER**

**ADDRESS OF DEVELOPER**

By: 

7670 Woodway

Name: Kirk Breitenwischer

Suite 300

Title: PARTNER

Houston, TX 77063

Date: 5.23.2014

Phone: 713.600.7060

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: \_\_\_\_\_  
Date

\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas

DEVELOPER: Castlerock Communities L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$91,813.80

SUBDIVISION: Avalon 9B

DATE OF POSTING:

EXPIRATION DATE: Three Years, or more, from Date of Posting

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

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**DEVELOPER**



---

By: Castlerock Communities L.P.  
Name: Kirk Breitenwischer  
Title: Partner

Date: April 10, 2014

**ADDRESS OF DEVELOPER**

7670 Woodway  
Suite 300  
Houston, Texas 77063

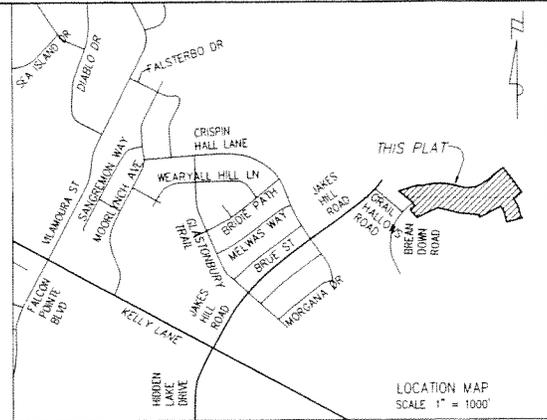
Phone: 713-600-7060

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: \_\_\_\_\_  
Date

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COUNTY JUDGE, TRAVIS COUNTY, TEXAS

PLAT OF  
**AVALON PHASE 9B**  
TRAVIS COUNTY, TEXAS



## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES

DATE: FEBRUARY 21, 2013

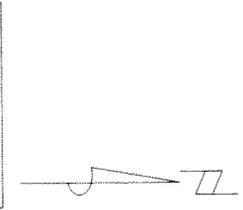
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX (512) 836-4817 F-9784

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

CHORD	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	71.20	530.00	7.4151°	N63°24'08"E	71.15
C2	20.04	800.00	1.7937°	S10°56'37"E	20.03
C3	280.27	715.00	23°19'39"	S68°33'04"E	280.28
C4	261.32	303.86	49°16'31"	N17°24'30"E	253.14
C5	129.27	500.00	21°14'37"	S25°36'27"E	129.03
C6	58.99	500.00	9°00'00"	N59°56'08"W	58.96
C7	58.99	500.00	6°22'37"	N60°28'21"E	58.96
C8	41.75	25.00	95°40'57"	N60°28'21"E	37.06
C9	57.14	715.00	4°35'42"	N60°28'21"E	57.13
C10	50.01	715.00	4°00'27"	N60°28'21"E	50.00
C11	53.80	715.00	4°18'39"	N60°28'21"E	53.78
C12	53.80	715.00	4°18'39"	N60°28'21"E	53.78
C13	53.80	715.00	4°18'39"	N60°28'21"E	53.78
C14	26.81	715.00	2°03'04"	N60°28'21"E	26.81
C15	18.82	303.86	3°12'52"	N60°28'21"E	18.83
C16	31.30	303.86	9°40'27"	N60°28'21"E	31.29
C17	46.30	303.86	14°06'06"	N60°28'21"E	46.46
C18	46.30	303.86	14°06'06"	N60°28'21"E	46.46
C19	46.30	303.86	14°06'06"	N60°28'21"E	46.46
C20	46.30	303.86	14°06'06"	N60°28'21"E	46.46
C21	57.20	25.00	95°40'57"	N60°28'21"E	37.20
C22	57.20	25.00	95°40'57"	N60°28'21"E	37.20
C23	117.23	300.00	21°14'37"	N63°24'08"E	117.09
C24	23.92	300.00	4°33'05"	N63°24'08"E	23.92
C25	23.92	300.00	4°33'05"	N63°24'08"E	23.92
C26	10.94	300.00	1°53'00"	N63°24'08"E	10.90
C27	10.94	300.00	1°53'00"	N63°24'08"E	10.90
C28	39.21	25.00	95°40'57"	N63°24'08"E	33.96
C29	39.21	25.00	95°40'57"	N63°24'08"E	33.96
C30	51.49	431.86	6°33'22"	N63°24'08"E	47.37
C31	55.63	431.86	6°54'20"	N63°24'08"E	51.54
C32	55.63	431.86	6°54'20"	N63°24'08"E	51.54
C33	55.63	431.86	6°54'20"	N63°24'08"E	51.54
C34	55.63	431.86	6°54'20"	N63°24'08"E	51.54
C35	55.63	431.86	6°54'20"	N63°24'08"E	51.54

CHORD	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C36	1.14	429.86	0°02'48"	N63°24'08"E	1.14
C37	311.61	489.86	30°37'48"	N63°24'08"E	306.38
C38	9.62	489.86	1°07'46"	N63°24'08"E	9.62
C39	50.75	489.86	1°25'16"	N63°24'08"E	50.75
C40	50.75	489.86	1°25'16"	N63°24'08"E	50.75
C41	50.75	489.86	1°25'16"	N63°24'08"E	50.75
C42	50.75	489.86	1°25'16"	N63°24'08"E	50.75
C43	48.47	489.86	1°20'52"	N63°24'08"E	48.45
C44	48.47	489.86	1°20'52"	N63°24'08"E	48.45
C45	37.14	25.00	95°40'57"	N63°24'08"E	33.06
C46	37.14	25.00	95°40'57"	N63°24'08"E	33.06
C47	13.47	489.86	0°28'42"	N63°24'08"E	13.47
C48	209.42	590.00	20°04'38"	N63°24'08"E	206.22
C49	56.46	590.00	4°54'02"	N63°24'08"E	56.45
C50	53.86	590.00	4°31'26"	N63°24'08"E	53.86
C51	50.02	590.00	4°31'26"	N63°24'08"E	50.00
C52	50.02	590.00	4°31'26"	N63°24'08"E	50.00
C53	50.02	590.00	4°31'26"	N63°24'08"E	50.00
C54	44.12	590.00	4°31'26"	N63°24'08"E	44.16
C55	259.50	540.00	28°03'17"	N63°24'08"E	256.92
C56	71.82	540.00	7°50'59"	N63°24'08"E	71.76
C57	50.16	540.00	5°24'27"	N63°24'08"E	50.16
C58	50.16	540.00	5°24'27"	N63°24'08"E	50.16
C59	50.16	540.00	5°24'27"	N63°24'08"E	50.16
C60	50.16	540.00	5°24'27"	N63°24'08"E	50.16
C61	37.16	540.00	4°01'01"	N63°24'08"E	37.15
C62	42.61	590.00	4°52'28"	N63°24'08"E	42.60
C63	76.19	25.00	95°40'57"	N63°24'08"E	76.13
C64	41.75	590.00	7°23'55"	N63°24'08"E	37.15
C65	38.63	590.00	3°48'49"	N63°24'08"E	38.63
C66	37.55	590.00	3°48'49"	N63°24'08"E	37.55
C67	37.55	590.00	3°48'49"	N63°24'08"E	37.55
C68	37.55	590.00	3°48'49"	N63°24'08"E	37.55
C69	46.87	25.00	95°40'57"	N63°24'08"E	46.86
C70	46.87	25.00	95°40'57"	N63°24'08"E	46.86

LINE	BEARING	LENGTH
L1	N74°53'31"E	58.36
L2	N78°47'07"E	47.71
L3	N53°45'14"E	128.00



FINAL PLAT OF  
**AVALON PHASE 9B**  
 TRAVIS COUNTY, TEXAS  
 SCALE 1"=100'

**SUBDIVISION SUMMARY**

RESIDENTIAL	NON-RESIDENTIAL	PRIVATE OPEN SPACE	DETENTION
47	0	0	0
17	0	0	0
437	0	0	0
484	0	0	0

**ACRES**

47
17
437
484

**RESIDENTIAL INCURRED IN THIS PHASE**

47
17
437
484

**PREVIOUS RESIDENTIAL PHASES**

0
0
0
0

**PUBLIC PARKING INCURRED IN THIS PHASE**

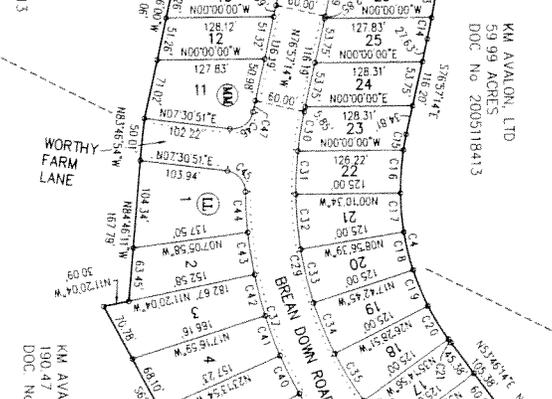
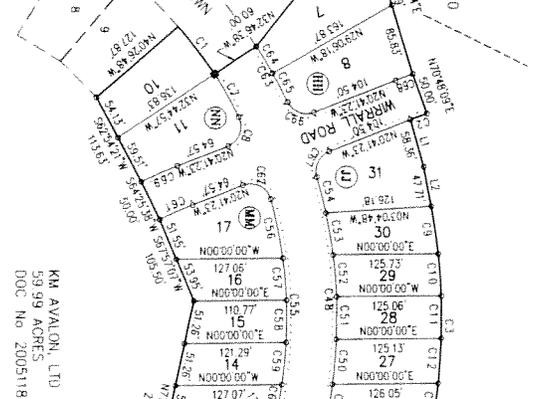
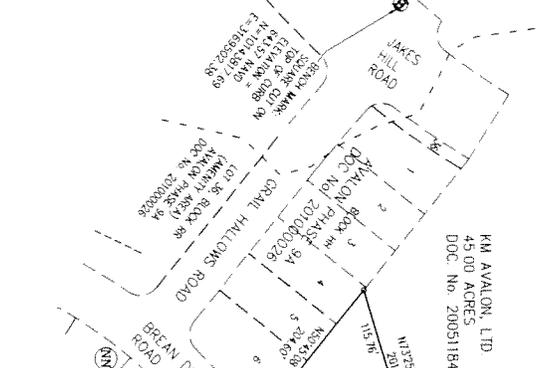
0
0
0
0

**TOTAL PARKING REQUIRED**

0
0
0
0

**TOTAL PARKING ALLOCATION TO DATE:**

0
0
0
0



**SITE DATA**

EDWARD FRANK SURVEY NO. 11, ABSTRACT NO. 277  
 47 SINGLE FAMILY LOTS  
 6 BLOCKS  
 2293 LINEAR FEET OF NEW STREETS

**SHEET SUMMARY**

LINEAR FEET 347  
 ROW WIDTH 50  
 WORTHY FARM LANE 1099  
 BREAN DOWN ROAD 50  
 WORTHY FARM LANE 1756  
 ABNEY TAIL WAY 50/60'

**PROPERTY OWNER / SUBDIVIDER:**  
 KM AVALON, LTD  
 190.47 ACRES  
 DOC. NO. 2005118418

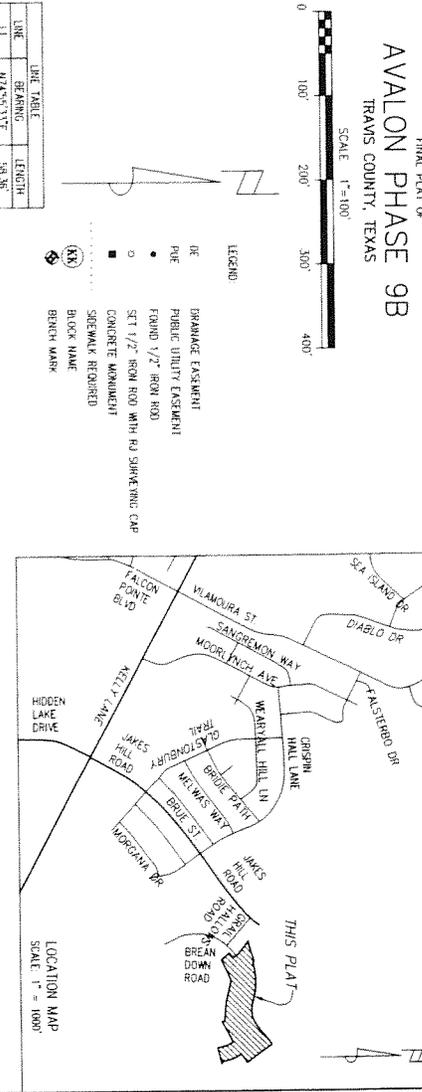
**PROPERTY OWNER / SUBDIVIDER:**  
 KM AVALON, LTD  
 59.99 ACRES  
 DOC. NO. 2005118413

**PROPERTY OWNER / SUBDIVIDER:**  
 KM AVALON, LTD  
 190.47 ACRES  
 DOC. NO. 2005118418

**DATE:** FEBRUARY 21, 2013  
**SCALE:** 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78703  
 (512) 836-4730 FAX (512) 836-4817  
 F-9184

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78703  
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**FINISHED FLOOR ELEVATIONS**

LOT NO.	BLOCK	ELEVATION
15	AK	15
16	AK	16
17	AK	17
18	AK	18
19	AK	19
20	AK	20
21	AK	21

FINAL PLAT 09  
**AVALON PHASE 9B**

GENERAL NOTES:

1. THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PLUGERVALE, TEXAS.
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 PLUGERVALE.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS. AN ASSIGNEE SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PLUGERVALE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
4. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF BRAN DOWN ROAD, WERRALL ROAD, WORRY FARM LANE AND ABBEY GAIL ALL STREET INTERSECTIONS.
5. SINGLE FAMILY SIDE YARD SETBACK SHALL BE 5 FEET AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PLUGERVALE.
6. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF PLUGERVALE (RETAIL). WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PLUGERVALE.
7. PARKLAND WILL BE DELEGATED PER THE REQUIREMENTS OF THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PLUGERVALE.
8. TO AN APPROVED SEWER SYSTEM.
9. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
10. THIS PROPERTY IS SUBJECT TO THE CONSTRAINTS AND RESTRICTIONS OF TRAVIS COUNTY TEXAS AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2007012760 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS. UPON FINAL PLAT RECOGNITION, A NOTICE OF APPLICATION FOR THIS PLAT WILL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.
11. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
12. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PLUGERVALE ORDINANCE NO. 891-01-06.
13. APPROXIMATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PLUGERVALE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
14. ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK FLOWS OF DISCHARGE OF THE 2 YEAR, 24 HOUR DESIGN STORM.
15. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PLUGERVALE STANDARDS.
16. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PLUGERVALE.
17. TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PLUGERVALE ENGINEERING DESIGN GUIDELINES.
18. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF HEALTH STANDARDS. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ACKNOWLEDGING THAT PLAT VACATION OR BE-PLAYING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PLUGERVALE ORDINANCES RELATIVE TO THE SUBDIVISION.
20. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.

OWNER'S CERTIFICATION  
THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS  
THAT KM AVALON, LTD, BLAKE J WAGLE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD REYNOLD SUBJECT MATTER OF THE PLAT HEREBY REFERRED TO AS AVALON, LTD, RECORDED UNDER DOCUMENT NO. 200518420, 59.99 ACRES GRANTED TO KM AVALON, LTD, RECORDED UNDER DOCUMENT NO. 200518411, AND 198.47 ACRES GRANTED TO KM AVALON, LTD, RECORDED UNDER DOCUMENT NO. 200518418, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 11.01 ACRES TO BE KNOWN AS AVALON PHASE 9B IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY OBLIGATE TO THE PUBLIC THE USE OF ALL STREETS AND ALLEYS SHOWN THEREON, AND TO COMPLY WITH ALL RESTRICTIONS AND CONDITIONS HERETO GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BLAKE J WAGLE  
KM AVALON LTD,  
1011 N. TAMAR BLVD,  
AUSTIN, TEXAS 78703

ACKNOWLEDGMENT:  
STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE J WAGLE, 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 HERIN EXPRESSED  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SEAL

A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0208H, EFFECTIVE DATE SEPTEMBER 26, 2009, FOR TRAVIS COUNTY, TEXAS.

I, R BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE THE PROFESSIONAL ENGINEERING AND SURVEYING PLAT HEREBY REFERRED TO AS AVALON PHASE 9B, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

R BRENT JONES  
REGISTERED PROFESSIONAL ENGINEER No. 99271  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS  
THAT I, J KENNETH WELGAND, DO HEREBY CERTIFY THAT I PREPARED THE 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 PLUGERVALE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF.

J KENNETH WELGAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741  
STATE OF TEXAS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLUGERVALE, TEXAS, ON BEHALF OF THE CITY  
BY \_\_\_\_\_  
THOMAS AWKER, CHAIR

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.  
BY \_\_\_\_\_  
EMILY BARROK, PLANNING DIRECTOR  
ATTEST:  
KAREN THOMPSON, CITY SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PLUGERVALE. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_  
EMILY BARROK, PLANNING DIRECTOR

COMMISSIONERS COURT  
IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS OR ALLEYS OR CURBS IN CONNECTION HERewith, THE BUILDING OR ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BROOKS AND CULVERTS NECESSARY TO BE CONSTRUCTED OR RAISED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION WITHIN THE SUBDIVISION HEREOF, SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND CARRIED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

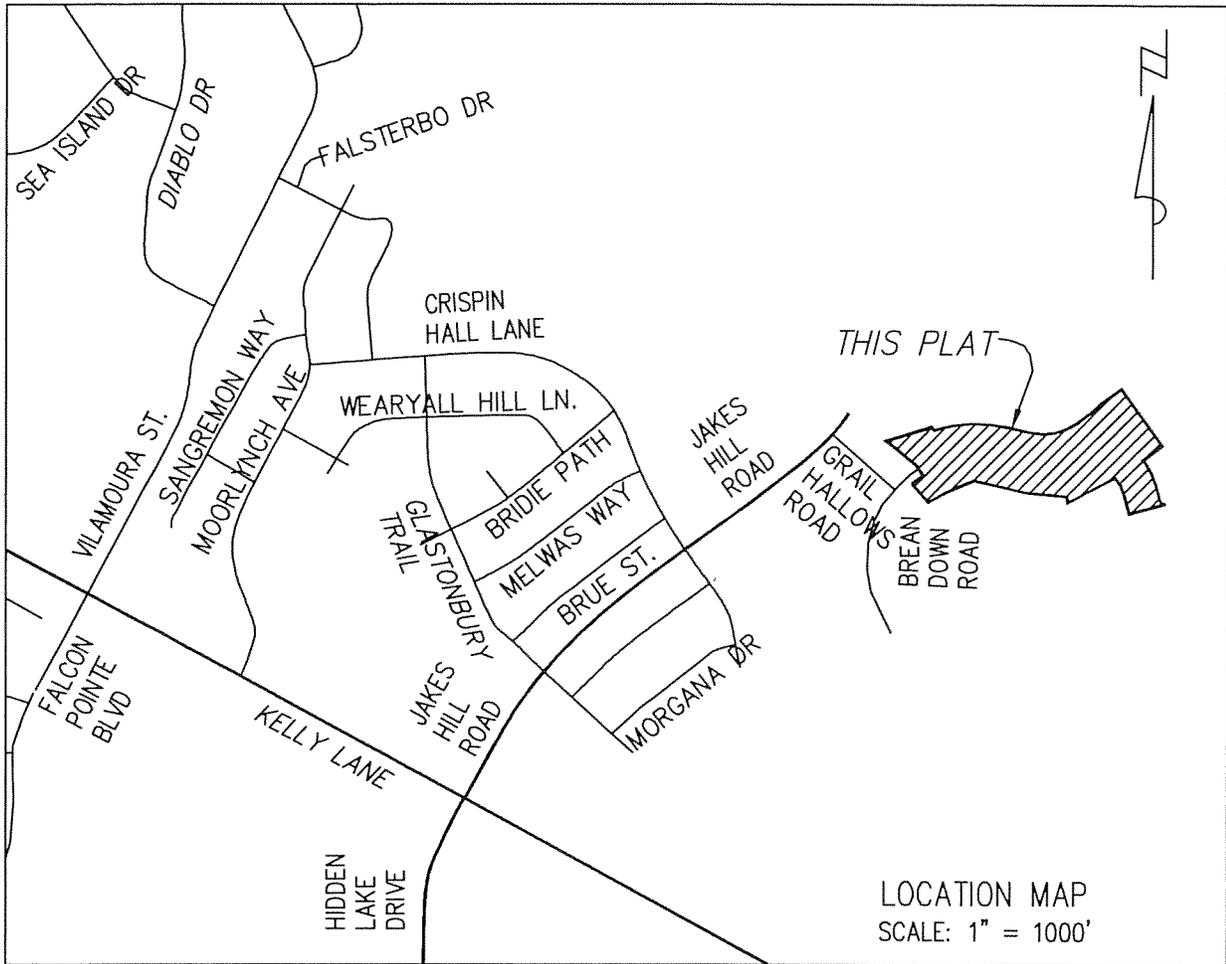
THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND ALLEYS IN ACCORDANCE WITH THE STANDARDS OF THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS, TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS, AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR CONSTRUCTION BY THE PUBLIC IMPROVEMENTS DEPARTMENT OR FACT 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, THIS \_\_\_\_ 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.

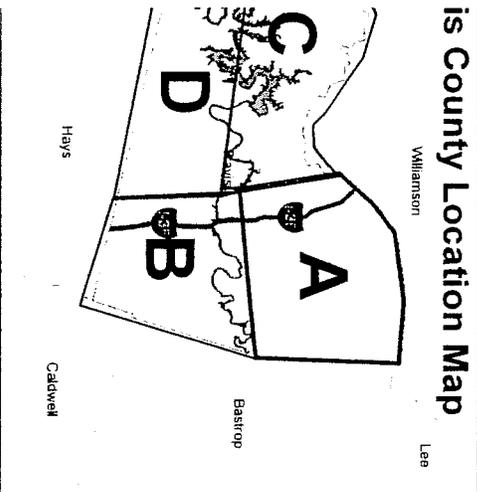
DATE: FEBRUARY 21, 2013  
RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
1712 E. BAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817  
RJ SURVEYING & ASSOCIATES, INC.  
1712 E. BAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817  
1-9784



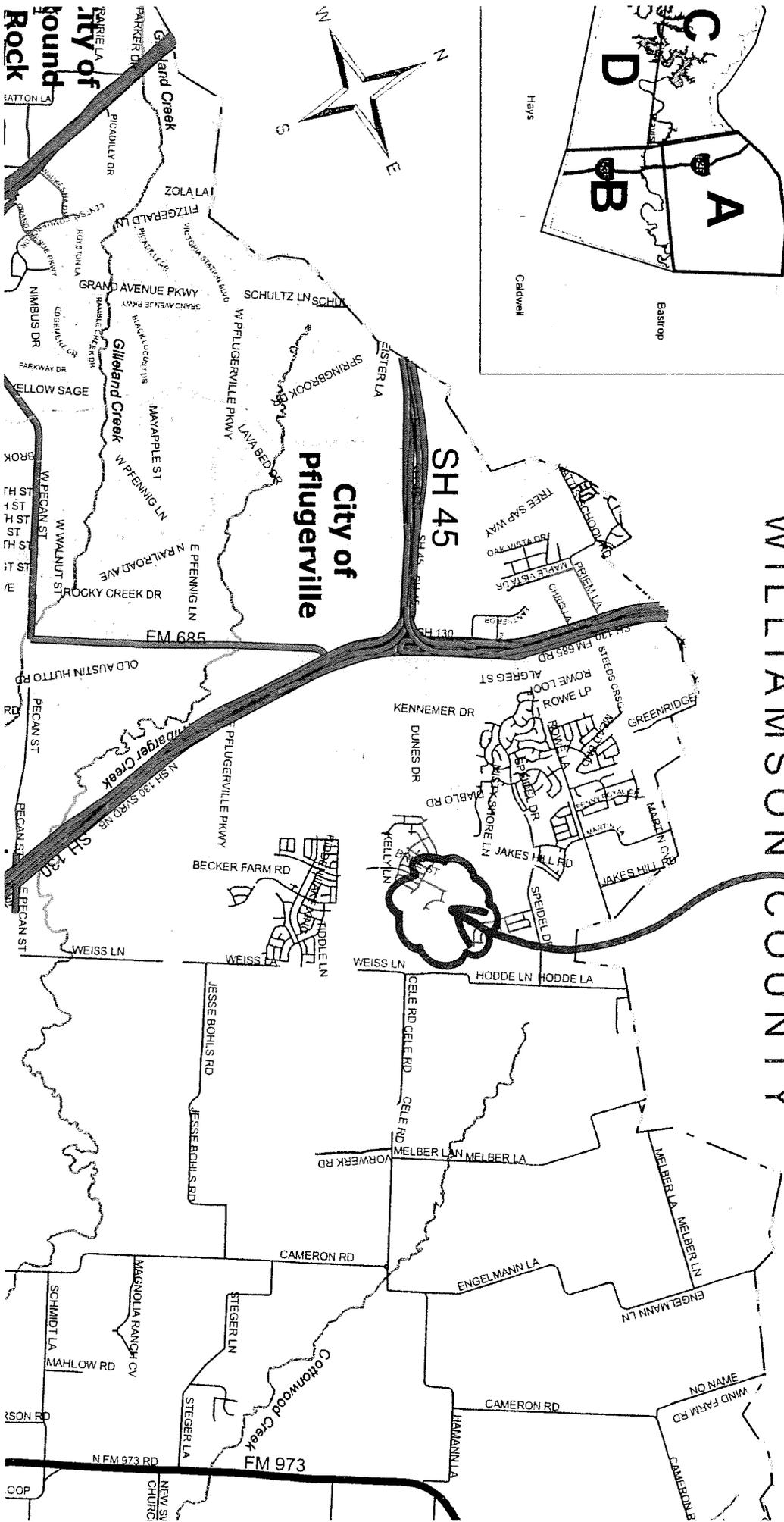
# AVALON PHASE 9B

Site

Williamson County Location Map

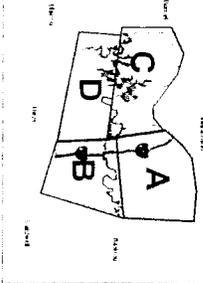


WILLIAMSON COUNTY



Site

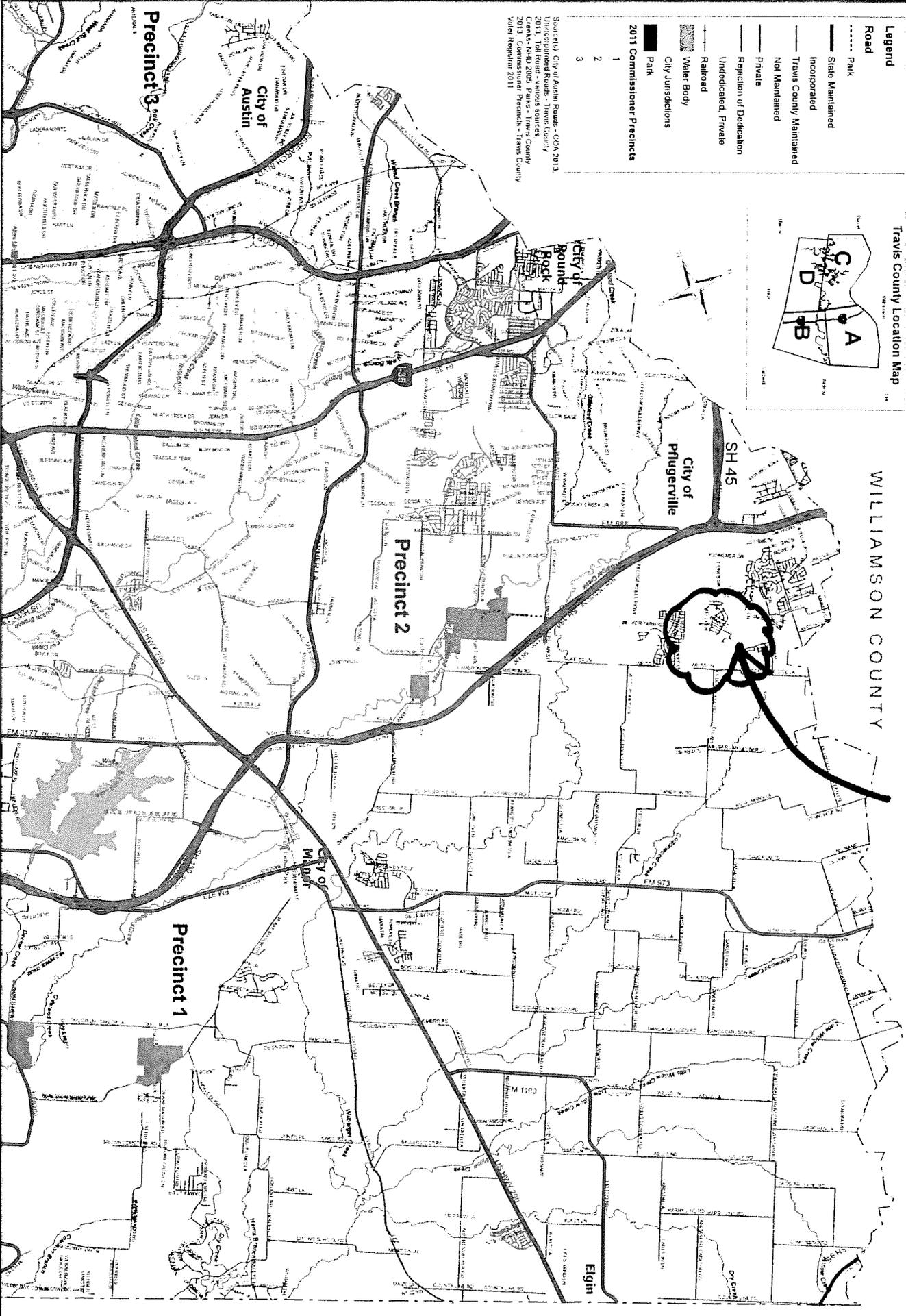
Travis County Location Map



WILLIAMSON COUNTY

- Legend**
- Road
  - ..... Park
  - State Maintained
  - Incorporated
  - Travis County Maintained
  - Not Maintained
  - Private
  - Rejection of Dedication
  - Undedicated Private
  - Railroad
  - Water Body
  - City Jurisdictions
  - 2011 Commissioner Precincts

Sources: City of Austin Roads - COA 2013  
 Unincorporated Roads - Tarrant County  
 2011 Toll Road - various sources  
 Census-NAO 2005 Parks - Travis County  
 2013 Commissioner Precincts - Travis County  
 Vote Register 2011



Travis County Roadways, Map A

0 1 Miles

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

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