



Travis County Commissioners Court Agenda Request

Meeting Date: July 15, 2014

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

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

Department Head/Title:  Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE:

Consider and take appropriate action on the following requests:

- A) The use of an Alternative Fiscal Agreement for Avalon, Phase 6B; and
- B) The use of a Cash Security Agreement for the fiscal posting for Avalon, Phase 6B - all within Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under this agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

The developer also requests to post cash for the fiscal posting. To post cash, the developer must enter into a Cash Security Agreement with Travis County.

STAFF RECOMMENDATIONS:

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

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 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 Cash Security Agreement in the amount of \$153,417.00.

Access to Publicly Maintained Road

Avalon, Phase 6B takes access from the proposed subdivision of Avalon Phase 6A, a subdivision with streets accepted and maintained by Travis County.

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 #14-9093. The estimated cost of the improvements is \$777,248.15. 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:

None.

EXHIBITS/ATTACHMENTS:

- Alternative Fiscal Acknowledgment
- Exhibit “A” – Description
- Cash Security Agreement
- 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	Development Services Long Range Planning	(512) 854-7561

CC:

Donna Williams-Jones	Financial Analyst Sr.	TNR	(512) 854-7677
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AB:SM:ps

1101 - Development Services Long Range Planning- Avalon, Phase 6B

§ EXHIBIT 82.401 (D) Avalon Phase 6B

(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 27th day of June, 2014.

OWNER: km Avalon, Ltd.

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 27th day of June, 2014, in the capacity stated herein.

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

Karen R Ayers
Printed or typed name of notary



My commission
expires: 5-15-18

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:

km Avalon, Ltd.
1011 North COMAR
Austin Tx 78703

THAT PART OF THE PHILLIP GOLDEN SURVEY No. 17, ABSTRACT No. 328 AND THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING 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 the Northwest Corner of Lot 18, Block F, Avalon Phase 1, according to the plat thereof recorded in Document No. 200600308 of the Official Public Records of Travis County, Texas;

THENCE S.26°26'57"E. along the West Line of said Lot 18 and continuing along the West End of Melwas Way and the West Line of Lot 27, Block G, a distance of 300.00 feet to the Southeast Corner of said Lot 27 and to the West Line of Lot 28, Block G, Avalon Phase 1;

THENCE across the said 199.93 Acre Tract the following nine courses:

1. S.63°33'03"W. (at 60.13 feet pass the Southwest Corner of said Lot 28) in all a distance of 230.00 feet;
2. N.26°26'57"W. a distance of 5.00 feet;
3. S.63°33'03"W. a distance of 135.00 feet;
4. S.26°26'57"E. a distance of 55.00 feet;
5. S.63°33'03"W. a distance of 240.28 feet;
6. S.38°28'40"W. a distance of 120.51 feet to a point on a non-tangent curve to the right;
7. Northwesterly along the arc of said curve, a distance of 10.58 feet, said curve having a radius of 376.92 feet, a central angle of 01°36'31" and a chord bearing N.50°46'31"W., 10.58 feet);
8. S.40°01'45"W. a distance of 138.43 feet;
9. S.26°55'15"W. a distance of 50.00 feet to the South Line of said 199.93 Acre Tract and the North Line of Kelly Lane;

THENCE N.63°04'45"W. along said South Line and the North Line of Kelly Lane a distance of 507.77 feet to the East Line of Moorlynch Avenue as shown on Avalon Phase 3, according to the plat thereof recorded in Document No. 200600366 of the Official Public Records of Travis County, Texas

THENCE along said East Line the following three courses:

1. N.26°54'49"E. a distance of 51.85 feet to a point of curvature of a curve to the left;
2. Northerly, along the arc of said curve to the left a distance of 194.21 feet, said curve having a radius of 360.00 feet, a central angle of 30°54'32", and a chord bearing N.11°27'33"E., 191.86 feet to a point of reverse curvature of a curve to the right;
3. Northeasterly, along the arc of said curve a distance of 33.01 feet, said curve having a radius of 25.00 feet, a central angle of 75°39'36", and a chord bearing N.33°50'05"E., 30.67 feet, to a point of reverse curvature of a curve to the left and to the Easterly Line of Bridie Path as shown on the said plat of Avalon Phase 3

THENCE along said East Line the following two courses:

1. Easterly, along the arc of said curve a distance of 49.56 feet, said curve having a radius of 350.00 feet, a central angle of 08°06'50", and a chord bearing N.67°36'28"E., 49.52 feet;
2. N.63°33'03"E. (at 79.60 feet pass the Northeasterly Corner of Bridie Path and continue across the said 199.93 Acre Tract) in all a distance of 188.17 feet to a point of curvature

10.32 acres – Avalon Phase 6B

of a curve to the right;

THENCE across the said 199.93 Acre Tract the following six courses:

1. Easterly, along the arc of said curve to the right a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, and a chord bearing $S.71^{\circ}26'57''E.$, 21.21 feet;
2. $N.63^{\circ}33'04''E.$ a distance of 50.00 feet to a point on a non-tangent curve to the right;
3. Northerly along the arc of said curve, a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$ and a chord bearing $N.18^{\circ}33'03''E.$, 21.21 feet;
4. $N.63^{\circ}33'03''E.$ a distance of 135.11 feet;
5. $S.26^{\circ}26'57''E.$ a distance of 125.00 feet;
6. $N.63^{\circ}33'03''E.$ a distance of 550.00 feet to the said Point of Beginning.

Containing 10.32 acres, more or less, as shown on the sketch attached.

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: KM Avalon, Ltd.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$153,417.00

SUBDIVISION: Avalon Phase 6B

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:

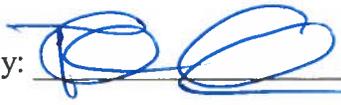
The County considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the “Standards”). No further substantiation of the necessity of the draw is required by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

KM Avalon, Ltd. _____

Name: Blake Magee _____

1011 North Lamar _____

Title: President _____

Austin, Texas 78703 _____

Date: 6/6/14 _____

Phone: 512-481-0303 _____

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

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

Date: 1/26/14

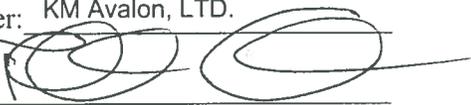
Owner's Name and Address: KM Avalon, LTD
1011 N. Lamar Blvd.
Austin TX 78703

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

Avalon 6B

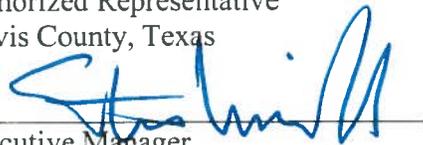
The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion for the reasonable period of: _____

Executed and effective as of the later date set forth below.

Owner: KM Avalon, LTD.
By: 

Name: Blake Magee

Title: _____
Authorized Representative
Travis County, Texas

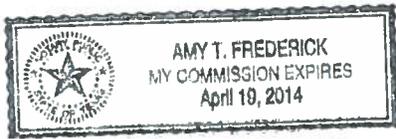
By: 
Executive Manager
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the day of January 26, 2014, 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.

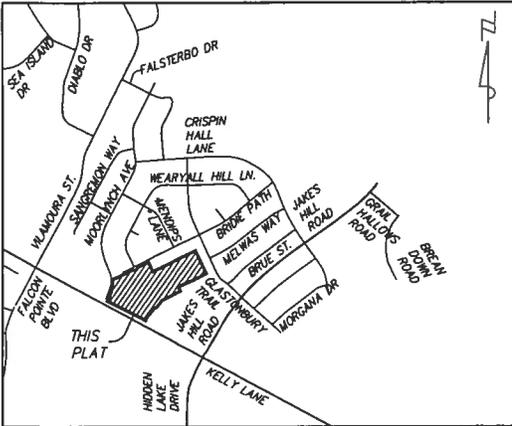


Amy T. Frederick

Notary Public, State of Texas

My Commission Expires: 4/19/14

Amy Frederick
(Printed Name of Notary)



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

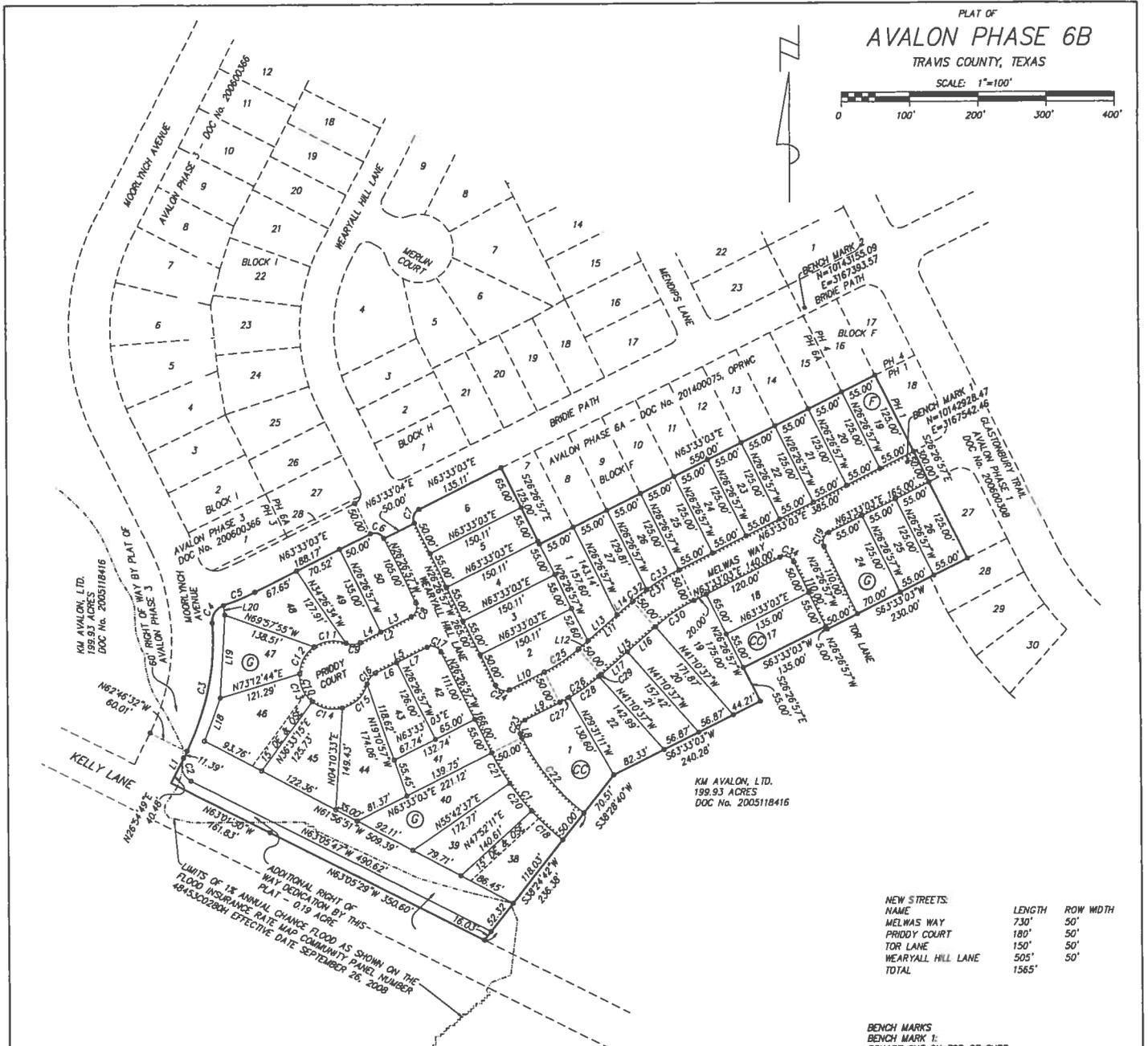
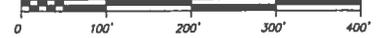
DATE: NOV. 21, 2013

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

PLAT OF
AVALON PHASE 6B
TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



NEW STREETS:

NAME	LENGTH	ROW WIDTH
MELWAS WAY	730'	50'
PRIDDY COURT	180'	50'
TOR LANE	150'	50'
WEARYALL HILL LANE	505'	50'
TOTAL	1565'	

BENCH MARKS:
BENCH MARK 1:
SQUARE CUT ON TOP OF CURB
ELEVATION = 661.68' NAVD 88
BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 664.89' NAVD 88

SUBDIVISION SUMMARY:

RESIDENTIAL:	38	7.60
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	0	0.00
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	38	7.60
PREVIOUS RESIDENTIAL PHASES:	767	149.59
TOTAL RESIDENTIAL:	805	157.19
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED PER COMPREHENSIVE DEV. AGREEMENT:	N/A	69.63
TOTAL PARKLAND DEDICATION TO DATE:		

LEGEND:

- DE DRAINAGE EASEMENT
- OSE OPEN SPACE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- SIDEWALK REQUIRED
- FF BLOCK NAME

SITE DATA:
10.375 ACRES
PHILLIP GOLDEN SURVEY No. 17, ABSTRACT No. 328 AND
EDWARD FLENT SURVEY No. 11, ABSTRACT No. 277
38 SINGLE FAMILY LOTS
1 LANDSCAPE LOT
3 BLOCKS
1565 LINEAR FEET OF NEW STREETS:

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	165.32	376.92	250°7'49"	N39°00'51"W	164.00
C2	39.27	23.00	90°00'36"	N18°05'29"W	35.36
C3	194.21	360.00	305°4'32"	N11°27'33"E	191.86
C4	33.01	23.00	75°39'36"	N33°50'05"E	30.67
C5	49.56	350.00	80°6'50"	N67°36'28"E	48.52
C6	23.56	15.00	90°00'00"	S71°26'57"E	21.21
C7	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C8	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C9	21.03	23.00	48°11'23"	N87°38'45"E	20.41
C10	241.19	50.00	276°22'46"	N26°26'57"W	66.67
C11	48.71	50.00	55°48'52"	N83°50'00"E	46.80
C12	46.68	50.00	53°29'15"	N29°10'57"E	45.00
C13	46.68	50.00	53°29'15"	N24°18'17"W	45.00
C14	46.68	50.00	53°29'15"	N77°47'32"W	45.00
C15	52.45	50.00	60°06'10"	N45°24'46"E	50.08
C16	21.03	23.00	48°11'23"	N39°27'22"E	20.41
C17	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C18	62.22	376.92	9°27'29"	N46°51'33"W	62.15
C19	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C20	51.58	376.92	7°50'26"	N38°12'36"W	51.54
C21	51.58	376.92	7°50'26"	N30°22'10"W	51.54
C22	143.44	326.92	25°08'21"	N39°01'07"W	142.29
C23	23.56	15.00	90°00'00"	N18°33'03"E	21.21
C24	23.56	15.00	90°00'00"	N71°26'57"W	21.21
C25	60.41	233.00	14°43'40"	N56°11'33"E	60.24
C26	73.26	285.00	14°43'40"	N56°11'33"E	73.06
C27	15.27	285.00	30°47'15"	N62°00'56"E	15.27
C28	53.64	285.00	10°47'01"	N55°05'19"E	53.56
C29	4.35	285.00	92°52'25"	N49°15'36"E	4.35
C30	68.66	267.10	14°43'40"	N56°11'33"E	68.47
C31	81.51	317.10	14°43'40"	N56°11'33"E	81.29
C32	26.23	317.10	4°44'22"	N51°11'34"E	26.22
C33	55.28	317.10	9°59'18"	N58°33'24"E	55.21
C34	23.56	15.00	90°00'00"	N71°26'57"W	21.21

LINE TABLE

LINE	BEARING	LENGTH
L1	N26°54'49"E	51.87
L2	N63°33'03"E	84.10
L3	N63°33'03"E	50.00
L4	N63°33'03"E	34.10
L5	N63°33'03"E	84.10
L6	N63°33'03"E	34.10
L7	N63°33'03"E	50.00
L8	N26°26'57"W	6.00
L9	N63°33'03"E	57.57
L10	N63°33'03"E	57.57
L11	N48°49'23"E	105.65
L12	N48°49'23"E	18.40
L13	N48°49'23"E	56.87
L14	N48°49'23"E	30.38
L15	N48°49'23"E	105.65
L16	N48°49'23"E	55.00
L17	N48°49'23"E	50.65
L18	N20°04'53"E	66.96
L19	N03°43'46"E	122.03
L20	N08°16'06"W	14.21

DATE: NOV. 21, 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

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PLAT OF
AVALON PHASE 6B

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 RAMP 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.
9. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
10. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS 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. AVALON IS GOVERNED BY THE AVALON MASTER COVENANT RECORDED AS DOCUMENT NO. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 2007012260 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. UPON THE FINAL PLAT RECORDATION FOR AVALON PHASE 6B, A NOTICE OF APPLICABILITY (NOA) WILL BE RECORDED TO INCLUDE PHASE 6B IN THE DEED RESTRICTIONS.
14. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
15. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 891-07-06-26.
16. 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, 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-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. A 10 FOOT PUE SHALL BE DEDICATED ALONG STREET FRONTAGE.
20. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
21. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.
24. THIS SUBDIVISION IS IN THE KELLY LANE W. C. I. D. No. 1.

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT KM AVALON, LTD, BLAKE J. MAGEE, PRESIDENT, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277 DESCRIBED AS 199.93 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO KM AVALON, LTD., DATED JUNE 30, 2005 AND RECORDED UNDER DOCUMENT NO. 2005118416, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 10.375 ACRES TO BE KNOWN AS AVALON PHASE 6B 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
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____

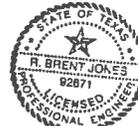
SEAL

NOTARY PUBLIC, STATE OF TEXAS

A 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 6/30/14
R. BRENT JONES
LICENSED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

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 HEREOF.

J. Kenneth Weigand 6/30/2014
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 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 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: NOV. 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

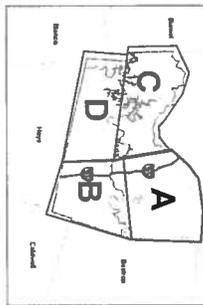
WILLIAMSON COUNTY

Site Area



Site Area

Travis County Location Map



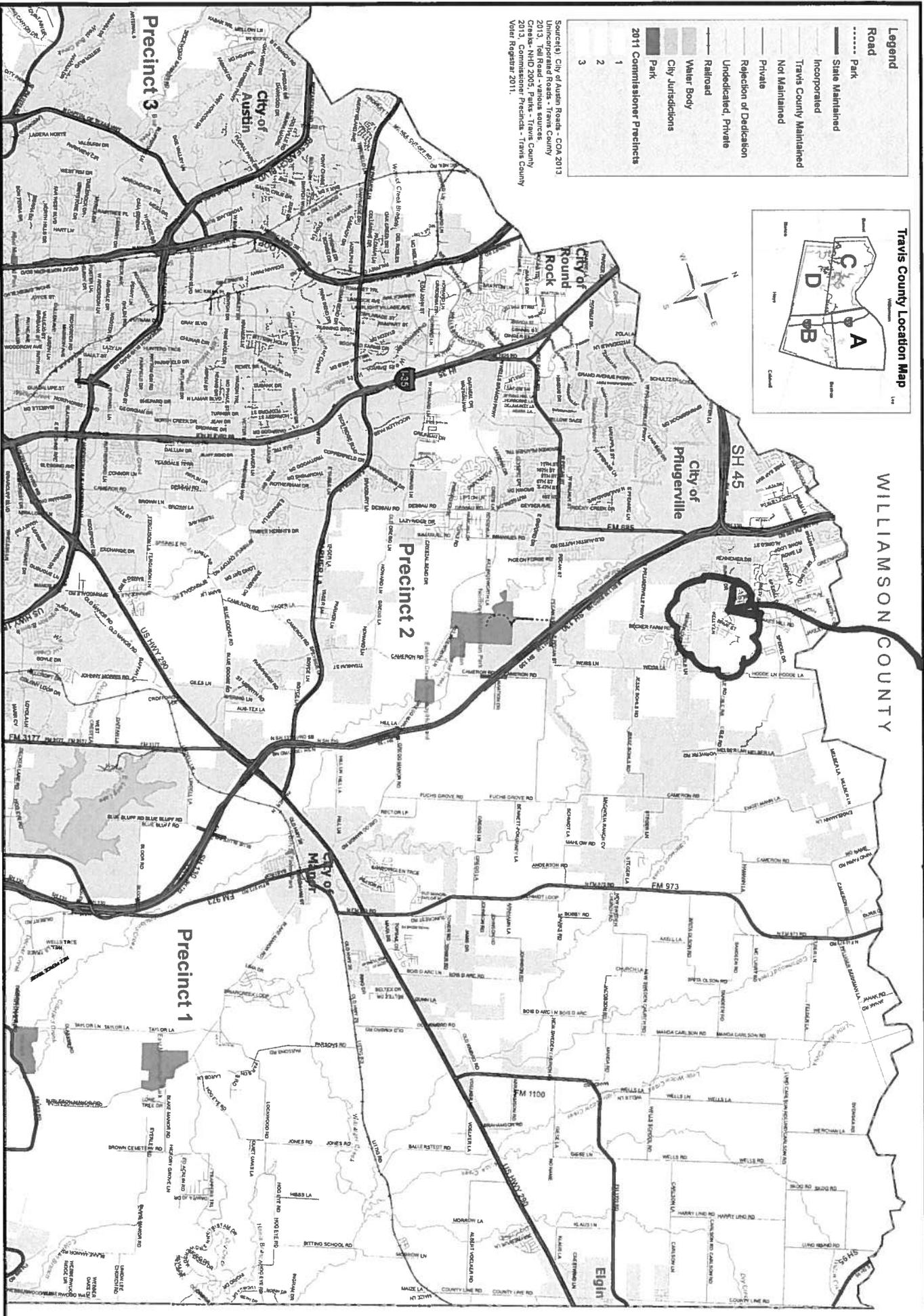
Legend

- Road
- State Maintained
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- City Jurisdictions
- Park

2011 Commissioner Precincts

- 1
- 2
- 3

Source(s): City of Austin Roads - COA 2013
 Unincorporated Roads - Travis County
 2013, Toll Road - Various sources
 Create - NHD 2005, Parks - Travis County
 2011, Precincts - Travis County
 Year Registered 2011.



Travis County Roadways, Map A

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Map Prepared by: Travis County
 Dept. of Transportation & Mobility
 Resources, Date: 02/15/2013