



Travis County Commissioners Court Agenda Request

Meeting Date: September 23, 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) Approve the use of an Alternative Fiscal Agreement for Avalon, Phase 9C; and
- B) Approve the use of a Cash Security Agreement for the fiscal posting for Avalon, Phase 9C - 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 the Alternative Fiscal 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 that 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 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 \$222,196.00.

Access to a Publicly Maintained Road

Avalon, Phase 9C takes access from Avalon, Phase 9B. Phase 9B's streets and drainage facilities are in the process of being constructed.

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 #14-4095. The estimated cost of the improvements is \$767,053.98. 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	(512)-854-7561

CC:

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

§ 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 4th day of September, 2014.

OWNER:

By: [Signature]

Name: Blake J Magee

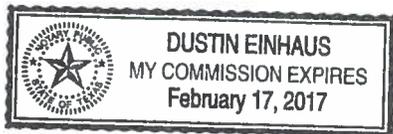
Title: President
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by Blake Magee on the 4 day of September, 2014, in the capacity stated herein.



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

Dustin Einhaus
Printed or typed name of notary

My commission
expires: 2/17/17

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"

13.94 Acres – Avalon Phase 9C

THAT PART OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 190.47 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118418 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 59.99 ACRE TRACT OF LAND CONVEYED TO KM AVALON, LTD., BY DEED RECORDED IN DOCUMENT No. 2005118413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found at the Southeast Corner of Lot 1, Block NN, Avalon Phase 9A, according to the plat thereof recorded in Document No. 201000026 of the Official Public Records of Travis County, Texas;

THENCE along the easterly line of Lots 1 to 9, Block NN, the following nine courses:

1. N.24°31'34"W. a distance of 74.85 feet to a 1/2" iron rod found;
2. N.15°31'50"W. a distance of 60.00 feet to a 1/2" iron rod found;
3. N.06°50'56"W. a distance of 60.00 feet to a 1/2" iron rod found;
4. N.01°01'07"E. a distance of 60.07 feet to a 1/2" iron rod found;
5. N.10°30'52"E. a distance of 60.13 feet to a 1/2" iron rod found;
6. N.19°11'45"E. a distance of 60.13 feet to a 1/2" iron rod found;
7. N.27°52'37"E. a distance of 60.13 feet to a 1/2" iron rod found;
8. N.31°49'20"E. a distance of 60.72 feet to a 1/2" iron rod set;
9. N.45°14'26"E. a distance of 60.89 feet to a 1/2" iron rod found at the East Corner of said Lot 9;

THENCE across said 59.99 Acre Tract the following five courses:

1. N.62°54'21"E. a distance of 113.63 feet to a 1/2" iron rod set;
2. THENCE N.64°25'38"E. a distance of 50.00 feet to a 1/2" iron rod set;
3. THENCE N.67°57'07"E. a distance of 105.50 feet to a 1/2" iron rod set;
4. THENCE S.77°16'00"E. a distance of 276.06 feet to a 1/2" iron rod set;
5. THENCE S.83°46'54"E. (at 11.88 feet pass the East Line of said 59.99 Acre Tract and continue across said 190.47 Acre Tract) in all a distance of 50.01 feet to a 1/2" iron rod set;

THENCE continue across said 190.47 Acre Tract the following 21 courses:

1. S.84°46'11"E. a distance of 167.79 feet to a 1/2" iron rod set;
2. S.11°20'04"E. a distance of 30.09 feet to a 1/2" iron rod set;
3. N.62°13'09"E. a distance of 276.06 feet to a 1/2" iron rod set;
4. S.36°13'46"E. a distance of 48.32 feet to a 1/2" iron rod set;
5. S.23°25'40"E. a distance of 44.09 feet to a 1/2" iron rod set;
6. S.14°59'08"E. a distance of 109.58 feet to a 1/2" iron rod set;
7. N.75°00'52"E. a distance of 100.00 feet to a 1/2" iron rod set;
8. S.14°59'08"E. a distance of 60.00 feet to a 1/2" iron rod set;

13.94 Acres – Avalon Phase 9C

9. S.75°00'52"W. a distance of 121.61 feet to a 1/2" iron rod set;
10. S.14°59'08"E. a distance of 82.97 feet to a 1/2" iron rod set;
11. S.09°53'27"E. a distance of 54.09 feet to a 1/2" iron rod set;
12. S.03°26'54"W. a distance of 32.21 feet to a 1/2" iron rod set;
13. N.88°42'14"W. a distance of 148.48 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
14. Southerly along the arc of said curve, a distance of 109.03 feet, said curve having a radius of 290.00 feet, a central angle of 21°32'29" and a chord bearing S.12°04'01"W., 108.39 feet to a 1/2" iron rod set;
15. N.67°09'45"W. a distance of 50.00 feet to a 1/2" iron rod set;
16. N.59°42'55"W. a distance of 100.47 feet to a 1/2" iron rod set;
17. S.61°07'30"W. a distance of 93.54 feet to a 1/2" iron rod set;
18. S.67°26'55"W. a distance of 327.15 feet to a 1/2" iron rod set;
19. S.65°12'37"W. a distance of 60.01 feet to a 1/2" iron rod set;
20. S.64°05'40"W. a distance of 120.00 feet to a 1/2" iron rod set;
21. S.64°03'41"W. (at 21.32 feet pass the West Line of said 190.47Acre Tract and continue across said 59.99 Acre Tract) in all a distance of 255.00 feet to a 1/2" iron rod set;

THENCE N.25°56'19"W. (at 49.79 feet pass a 1/2" iron rod found at the Southeast Corner of Lot 33, Block OO, Avalon Phase 9A) in all a distance of 125.00 feet to a 1/2" iron rod set at the Northwest Corner of said Lot 33 in the East End of Isle of Glass Street;

THENCE N.24°14'24"W. along the East End of Isle of Glass Street a distance of 60.03 feet to the said Point of Beginning.

Containing 13.94 acres, more or less, as shown on the plat attached.


J. Kenneth Weigand

Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753



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

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: KM Avalon, Ltd.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$222,196.00

SUBDIVISION:

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

By:  _____

Name: Blake Magee _____

Title: President _____

Date: 9/4/14 _____

ADDRESS OF DEVELOPER

KM Avalon Ltd.

1011 N. Lamar Blvd.

Austin, TX 78703

Phone: (512) 481-0303

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

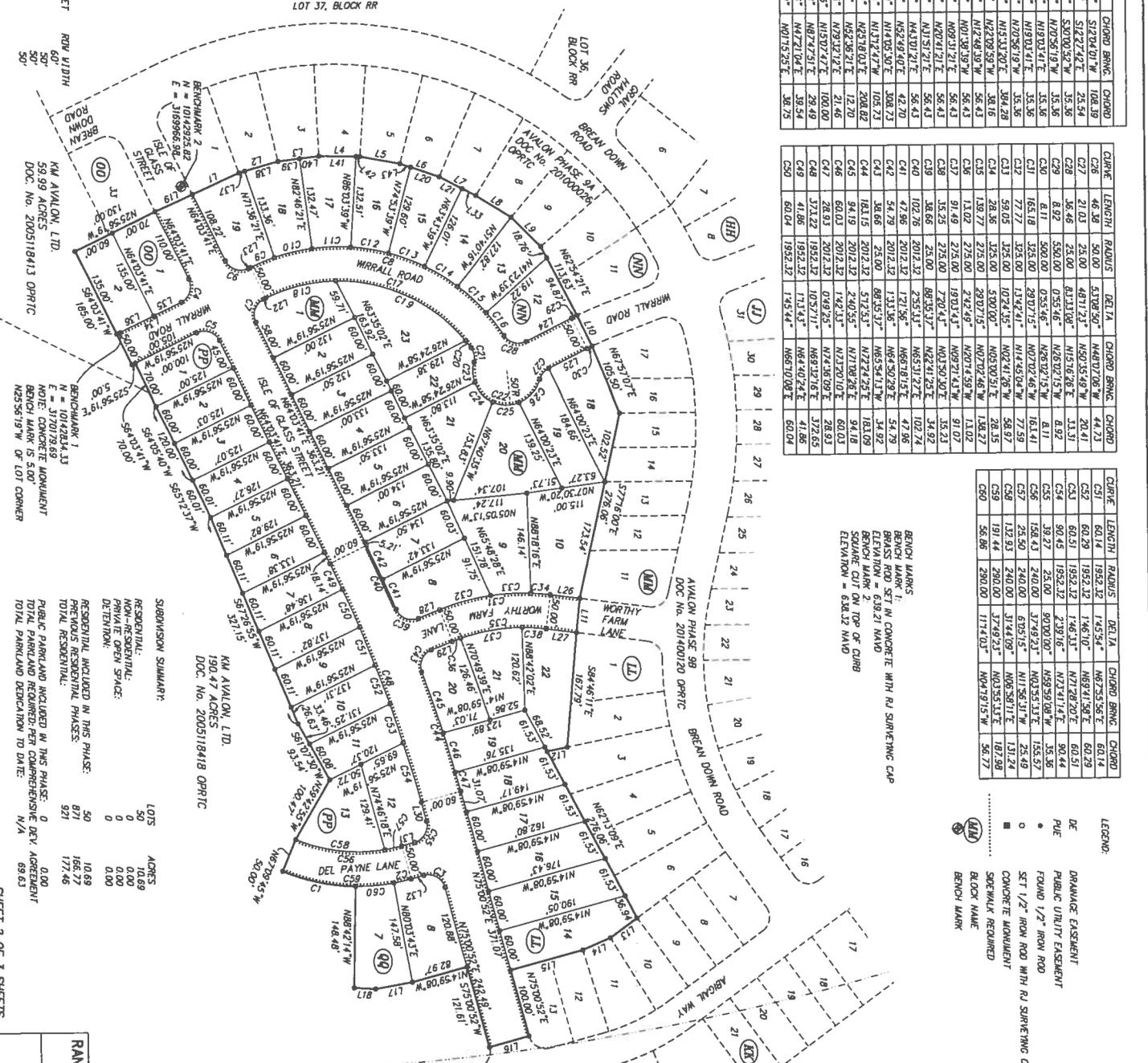
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

NEW STREETS:

NAME OF CLASS STREET	LINEAR FEET
ISLE OF GLASS STREET	1322
WORTHY FARM LANE	280
DEL PAYNE LANE	249
TOTAL	2850

LINE TABLE

LINE	BEARINGS	LENGTH
L1	N42°31'34"W	74.65
L2	N15°31'30"W	60.00
L3	N08°50'56"W	60.00
L4	N01°01'07"E	60.00
L5	N10°20'58"E	60.13
L6	N10°20'58"E	60.13
L7	N10°20'58"E	60.13
L8	N10°20'58"E	60.13
L9	N10°20'58"E	60.13
L10	N10°20'58"E	60.13
L11	N10°20'58"E	60.13
L12	N10°20'58"E	60.13
L13	N10°20'58"E	60.13
L14	N10°20'58"E	60.13
L15	N10°20'58"E	60.13
L16	N10°20'58"E	60.13
L17	N10°20'58"E	60.13
L18	N10°20'58"E	60.13
L19	N10°20'58"E	60.13
L20	N10°20'58"E	60.13
L21	N10°20'58"E	60.13
L22	N10°20'58"E	60.13
L23	N10°20'58"E	60.13
L24	N10°20'58"E	60.13
L25	N10°20'58"E	60.13
L26	N10°20'58"E	60.13
L27	N10°20'58"E	60.13
L28	N10°20'58"E	60.13
L29	N10°20'58"E	60.13
L30	N10°20'58"E	60.13
L31	N10°20'58"E	60.13
L32	N10°20'58"E	60.13
L33	N10°20'58"E	60.13
L34	N10°20'58"E	60.13
L35	N10°20'58"E	60.13
L36	N10°20'58"E	60.13
L37	N10°20'58"E	60.13
L38	N10°20'58"E	60.13
L39	N10°20'58"E	60.13
L40	N10°20'58"E	60.13
L41	N10°20'58"E	60.13
L42	N10°20'58"E	60.13
L43	N10°20'58"E	60.13



LEGEND:

- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- FOUR 1/2" IRON ROD SET 1/2" IRON ROD WITH R/S SURVEYING CAP
- CONCRETE MONUMENT
- SURVEY MARK REQUIRED
- BLOCK NAME
- BENCH MARK

SUBDIVISION SUMMARY:

LOTS	ACRES
RESIDENTIAL	50
NON-RESIDENTIAL	0.00
PRIVATE OPEN SPACE	0.00
DETENTION	0.00
RESIDENTIAL INCLUDED IN THIS PHASE	50
PREVIOUS RESIDENTIAL PHASES	871
TOTAL RESIDENTIAL	921
PUBLIC PARKLAND INCLUDED IN THIS PHASE	0.00
PUBLIC PARKLAND REQUESTED WITH COMPENSATION DEED AGREEMENT	0.00
TOTAL PARKLAND DEGRADATION TO DATE:	N/A
	69.63

DATE: MAY 14, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRANER LANE, AUSTIN, TEXAS 78753
 (512) 836-4933 FAX: (512) 836-4817 F-3784

R/S SURVEYING & ASSOCIATES, INC.
 1212 E. BRANER LANE, AUSTIN, TEXAS 78753
 (512) 836-4933 FAX: (512) 836-4817

PROPERTY OWNER & SUBDIVIDER:
 K/M AVALON, LTD.
 1011 N. LAMAR BLVD.
 AUSTIN, TX 78703

LOT 25, BLOCK RR, AVALON PHASE 15A, DOC. NO. 201400129 OPRTIC

LOT 44, BLOCK WW, AVALON PHASE 15A

ISLE OF GLASS STREET

1/2" ANNUAL CHANGE FLOODPLAIN BY FEMA FORM 13-06-1587P

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414 OPRTIC

LOT 35, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 36, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 37, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 38, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 39, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 40, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

LOT 41, BLOCK RR, AVALON PHASE 9A, DOC. NO. 201000003 OPRTIC

WORTHY FARM LANE

DEL PAYNE LANE

WIRRALL ROAD

BREAN DOWN ROAD

AGBAIL WAY

K/M WESS LANE, L.P., 190.47 ACRES, DOC. NO. 201109414

GENERAL NOTES:

1. THIS PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF FTLERWELL, TEXAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, ERECTIONS OR LANDSCAPING, SHALL BE ALLOWED IN A JURISDICTION, EXCEPT AS APPROVED BY THE CITY OF FTLERWELL AND THE CITY OF FTLERWELL.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
3. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS FROM THE TRACT TO THE CITY OF FTLERWELL AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
4. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF EACH LOT AND SIDEWALK TRAILS FOR HANDICAP ACCESS SHALL BE PROVIDED.
5. SINGLE FAMILY ONE YARD STRIPBACK SHALL BE 5 FEET AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FTLERWELL AND TRAVIS COUNTY.
6. NO SINGLE FAMILY LOT SHALL BE LESS THAN 6,000 SQUARE FEET IN AREA AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FTLERWELL AND TRAVIS COUNTY.
7. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF FTLERWELL (RETAIL).
8. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF FTLERWELL.
9. PARCELS WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FTLERWELL AND TRAVIS COUNTY.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
11. THE REAL PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006064285 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DESIGN GUIDELINES RECORDED IN DOCUMENT NO. 200701260 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UPON FINAL PLAT RECORPTION. A NOTICE OF APPLICABILITY FOR THIS PLAT SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
13. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE AT THE RATE ESTABLISHED IN FTLERWELL ORDINANCE NO. 891-01-06-26.
14. IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FTLERWELL PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
15. STREET LIGHTING PLAN SHALL BE APPROVED BY THE SUBDIVISION WITH PUBLIC IMPROVEMENTS PER ALL CITY OF FTLERWELL STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE CITY OF FTLERWELL.
16. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FTLERWELL ENGINEERING DESIGN GUIDELINES.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TSDO (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF WATER CONTROL STANDARDS AND REGULATIONS.
18. AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. A 10 FOOT PARE SHALL BE DEDICATED ALONG STREET FRONTAGE.
20. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF FTLERWELL ORDINANCES REATED TO TREE PRESERVATION.
21. THIS SUBDIVISION IS IN THE HELLY LAKE W. C. I. D. NO. 2.
22. THIS SUBDIVISION IS IN THE HELLY LAKE W. C. I. D. NO. 2.

LOT AREA TABLE
(SQUARE FEET)

LOT 1	10,320	12,662	001 9,316
LOT 2	10,320	14,530	002 8,100
LOT 3	10,320	14,530	003 8,100
LOT 4	10,320	14,530	004 8,100
LOT 5	10,320	14,530	005 8,100
LOT 6	10,320	14,530	006 8,100
LOT 7	10,320	14,530	007 8,100
LOT 8	10,320	14,530	008 8,100
LOT 9	10,320	14,530	009 8,100
LOT 10	10,320	14,530	010 8,100
LOT 11	10,320	14,530	011 8,100
LOT 12	10,320	14,530	012 8,100
LOT 13	10,320	14,530	013 8,100
LOT 14	10,320	14,530	014 8,100
LOT 15	10,320	14,530	015 8,100
LOT 16	10,320	14,530	016 8,100
LOT 17	10,320	14,530	017 8,100
LOT 18	10,320	14,530	018 8,100
LOT 19	10,320	14,530	019 8,100
LOT 20	10,320	14,530	020 8,100
LOT 21	10,320	14,530	021 8,100
LOT 22	10,320	14,530	022 8,100
LOT 23	10,320	14,530	023 8,100
LOT 24	10,320	14,530	024 8,100
LOT 25	10,320	14,530	025 8,100
LOT 26	10,320	14,530	026 8,100
LOT 27	10,320	14,530	027 8,100
LOT 28	10,320	14,530	028 8,100
LOT 29	10,320	14,530	029 8,100
LOT 30	10,320	14,530	030 8,100
LOT 31	10,320	14,530	031 8,100
LOT 32	10,320	14,530	032 8,100
LOT 33	10,320	14,530	033 8,100
LOT 34	10,320	14,530	034 8,100
LOT 35	10,320	14,530	035 8,100
LOT 36	10,320	14,530	036 8,100
LOT 37	10,320	14,530	037 8,100
LOT 38	10,320	14,530	038 8,100
LOT 39	10,320	14,530	039 8,100
LOT 40	10,320	14,530	040 8,100
LOT 41	10,320	14,530	041 8,100
LOT 42	10,320	14,530	042 8,100
LOT 43	10,320	14,530	043 8,100
LOT 44	10,320	14,530	044 8,100
LOT 45	10,320	14,530	045 8,100
LOT 46	10,320	14,530	046 8,100
LOT 47	10,320	14,530	047 8,100
LOT 48	10,320	14,530	048 8,100
LOT 49	10,320	14,530	049 8,100
LOT 50	10,320	14,530	050 8,100

OWNER'S CERTIFICATION
THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT I, JAMES L. JONES, JR., ACTING BY AND THROUGH BLAKE J. MARCE PRESIDENT BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 272 DESCRIBED AS 190.47 ACRES RECORDED UNDER DOCUMENT NO. 200518418 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT TRACT OF LAND DESCRIBED AS 59.59 ACRES RECORDED UNDER DOCUMENT NO. 200518418 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBMIT, IN ACCORDANCE WITH CHAPTERS 212 AND 212 OF THE TEXAS LOCAL GOVERNMENT CODE, 1386 ACRES TO BE KNOWN AS AVALON PHASE 9C IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND, THIS THE ___ DAY OF ___ 20__

BLAKE J. MARCE
BY: _____
JAMES L. JONES, JR.
OWNER

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 SUBMITTED TO THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___ 20__

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. 48053C001A, EFFECTIVE DATE SEPTEMBER 26, 2004 FOR TRAVIS COUNTY, TEXAS. AS SHOWN BY FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 13-06-1987P

I, R. BRENT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND SURVEYING IN THE STATE OF TEXAS. MY EXPIRES DATE IS SEPTEMBER 15, 2011. MY LICENSE NO. IS 13-06-1987P.



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

THAT I, J. KENNETH NEGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE-GROUND THEREON. THE PLAT IS CORRECT AND ACCURATE AND I HAVE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF FTLERWELL, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HERETO.



APPROVED THIS ___ DAY OF ___ 20__ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FTLERWELL, TEXAS, ON BEHALF OF THE CITY.

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

EMILY BARROW, PLANNING DIRECTOR
KAREN THOMPSON, CITY SECRETARY

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 BROOKS OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES NECESSARY TO BE CONSTRUCTED OR PAID 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 PREPARED BY THE COMMISSIONS 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 ESTABLISH SECURITY WITH THE COUNTY IN THE FORM OF A BOND TO SECURE THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH STANDARDS AND TO POST THE FISCAL OBLIGATION BONDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS WITH THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY. THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO MAINTAIN OR REPAIR SUCH STREETS AND YARD SPACES WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEERKAYOR, 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 DEERKAYOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
I, DANA DEERKAYOR, 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
DANA DEERKAYOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

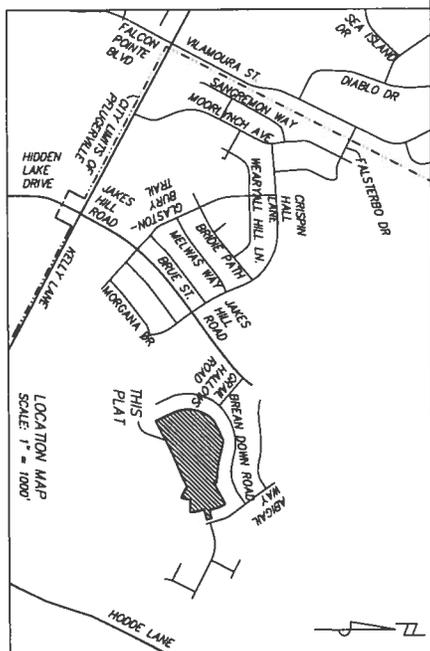
DATE: MAY 14, 2013

RU SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4750 FAX: (512) 836-4817
F-3784

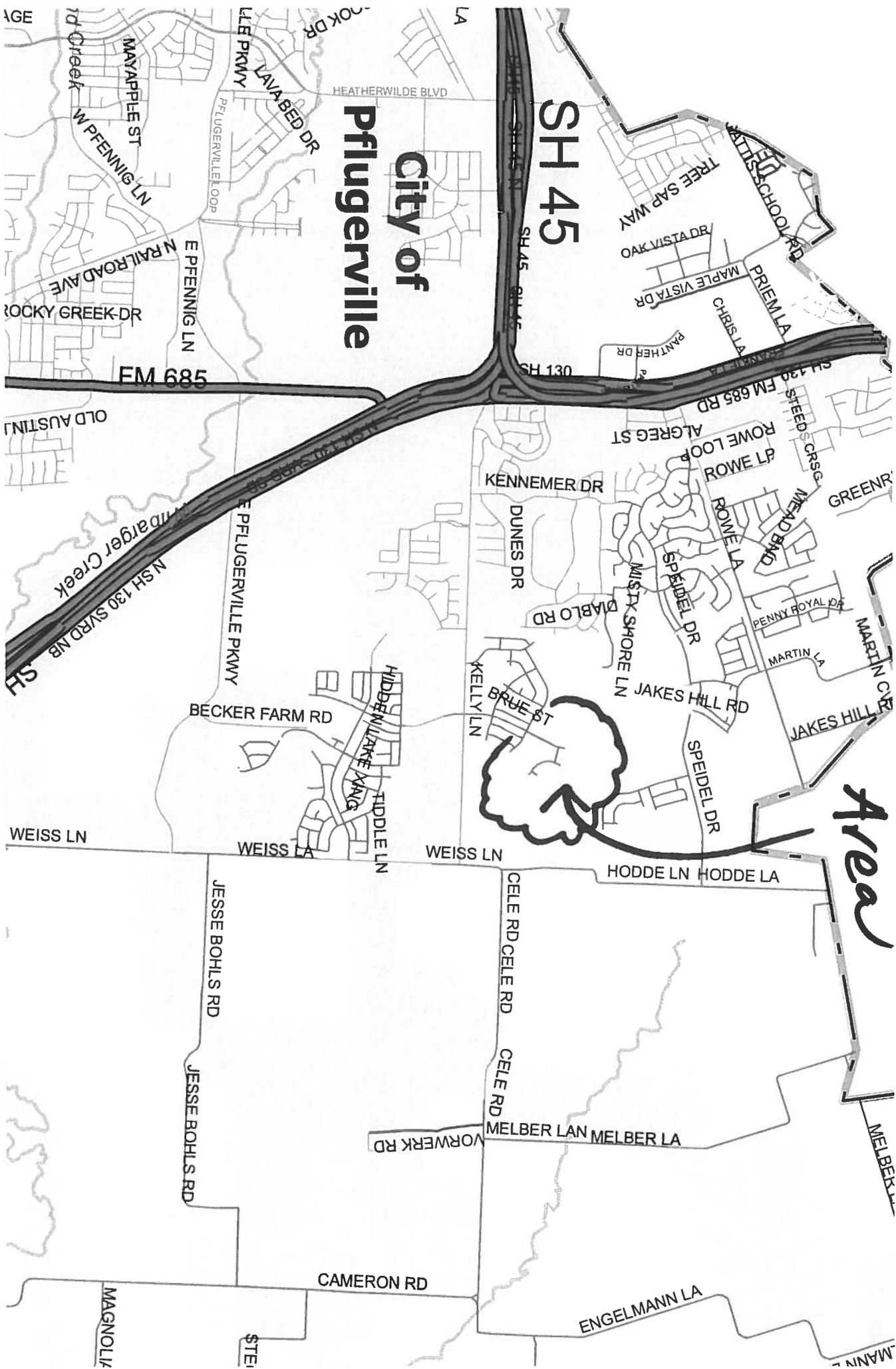
PLAT OF
AVALON PHASE 9C
 TRAVIS COUNTY, TEXAS

**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: MAY 14, 2014
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4753 FAX: (512) 836-4817
F-9784
RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4753 FAX: (512) 836-4817



**City of
Pflugerville**

SH 45

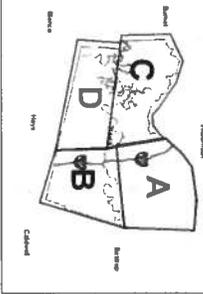
FM 685

*Site
Area*

Map labels include: AGE, rd Creek, MAYAPPLE ST, W PFENNIG LN, ROCKY GREEK DR, N RAILROAD AVE, E PFENNIG LN, PFLUGERVILLE LOOP, LAVABED DR, HEATHERWILDE BLVD, SH 45, SH 130, TREE SAP WAY, OAK VISTA DR, MAPLE VISTA DR, PRIEM LA, CHRIS LA, PAANTHER DR, SH 130, FM 685 RD, STEEDS CRSG, ALGREG ST, ROWE LOOP, ROWE LP, KENNEMER DR, DUNES DR, ROWE LA, ROWELLA, SPEIDEL DR, MISTY SHORE LN, DIABLO RD, PENNY ROYAL DR, MARTIN LA, MARTIN CR, JAKES HILL RD, JAKES HILL LN, SPEIDEL DR, BRUE ST, KELLY LN, HIDDEN LAKE DR, TIDDLE LN, BECKER FARM RD, WEISS LN, WEISS LA, HODDE LN, HODDE LA, CELE RD, CELE RD, CELE RD, MELBER LAN, MELBER LA, VORWERK RD, CAMERON RD, ENGELMANN LA, MAGNOLIA, STEI, MANN L.

Site Area

Travis County Location Map



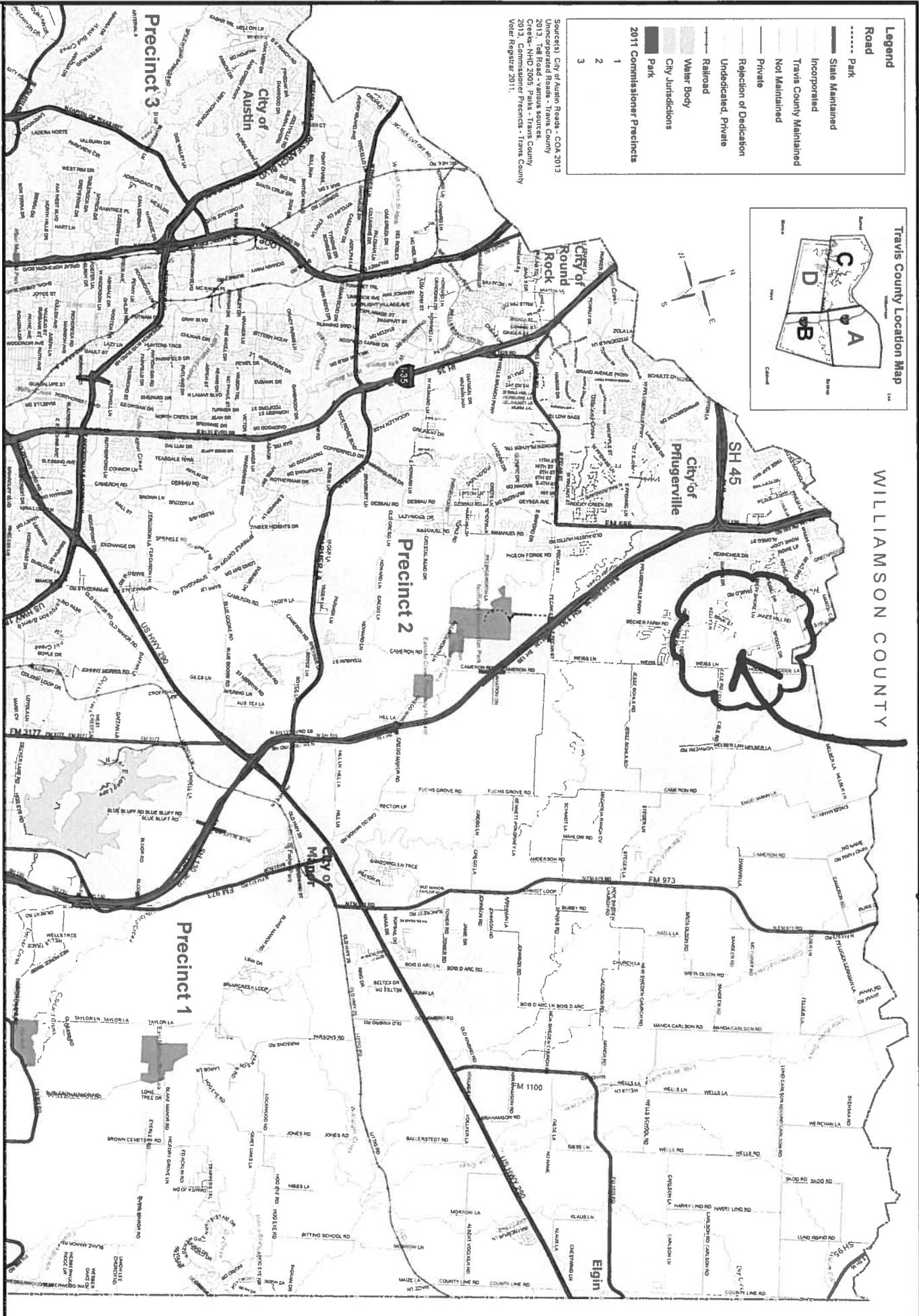
Legend

- 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 Not Roadways - Private Sources
 2013 Not Roadways - Travis County
 2013 Commissioner Precincts - Travis County
 Voter Register 2011.



Travis County Roadways, Map A

This product is for informational purposes and may not have been prepared for or suitable for use in any other way. It is not intended to be used as a substitute for a professional engineering or architectural drawing. The user assumes all responsibility for the use of this product. The user warrants that the user has the right to use this product for the intended purpose. The user warrants that the user has the right to use this product for the intended purpose. The user warrants that the user has the right to use this product for the intended purpose.

Map Prepared by Travis County
 Dept. of Transportation & AV/2013
 Resolutions: DMS 5/2/2013

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

Date: 5/15/14

Owner's Name and Address: KM Avalon, Ltd.

1011 N. Lamar

Austin, TX 78703

Proposed Subdivision Name and Legal Description (the "Property"): Avalon Phase 9C

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: President

Authorized Representative
Travis County, Texas

By: _____

County

Executive

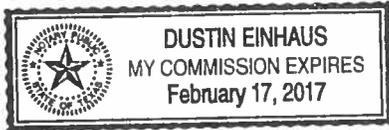
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the day of May 9, 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.



[Handwritten Signature]

Notary Public, State of Texas

My Commission Expires: 2-17-17
Dustin Einhaus
(Printed Name of Notary)

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledge before me on the day of _____, _____ by _____ 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 _____
My Commission Expires: _____

(Printed Name of Notary)

After Recording Return To:

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