



Travis County Commissioners Court Agenda Request

Meeting Date: September 30, 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 15B– 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.

STAFF RECOMMENDATIONS:

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

ISSUES AND OPPORTUNITIES:

Under alternative fiscal, the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services and Long Range Planning authorizes the issuance of a Basic Development Permit for the 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's restoration and improvements has been posted with Travis County as a bond in the amount of \$260,586.00.

Access to Publicly Maintained Road

Avalon, Phase 15B takes access from Avalon, Phase 15A. Avalon, Phase 15A is finishing up construction and is not maintained by Travis County at this time.

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 #14-3980. The estimated cost of the improvements is \$658,202.89. 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 alternative 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 15B

§ 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 11th day of September, 2014.

OWNER:

By: Stephen Ashlock

Name: Stephen Ashlock

Title: Director of Land Development
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

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

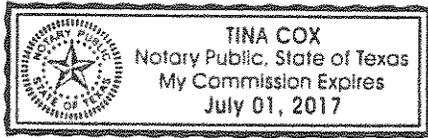
Printed or typed name of notary

My commission
expires: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by Stephen Ashlock on the 11th day of September, 2014, in the capacity stated herein.



[Signature]
Notary Public in and for
the State of Texas
Tina Cox
Printed or typed name
of notary
My commission
expires: 7-1-17

Mailing Address of Owner:

Exhibit A

13.95 Acres – Avalon Phase 15B

THAT PART OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 37.99 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP, BY DEED RECORDED IN DOCUMENT No. 2013191077 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1" iron pipe found at the Northeast Corner of the said 37.99 Acre Tract in the West Line of Hodde Lane on or near the North Line of the said Edward Flint Survey and the South Line of the V. W. Swearingen Survey No. 32, that same being the South Line of that 70.000 Acre Tract of land conveyed to Robert M. and Carrie P. Tiemann by deed recorded in Volume 11545, Page 1136 of the Real Property Records of Travis County, Texas;

THENCE S.27°10'30"W. along the East Line of said 37.99 Acre Tract and the West Line of Hodde Lane a distance of 763.95 feet;

THENCE across said 37.99 Acre Tract the following 18 courses:

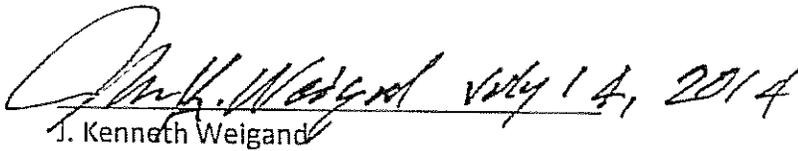
1. N.62°49'30"W. a distance of 36.00 feet to a point on a non-tangent curve to the left;
2. Northerly along the arc of said curve, a distance of 39.21 feet, said curve having a radius of 25.00 feet, a central angle of 89°51'07" and a chord bearing N.17°45'03"W., 35.31 feet to a 1/2" iron rod set;
3. N.62°40'37"W. a distance of 75.74 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
4. Westerly, along the arc of said curve to the left a distance of 35.14 feet, said curve having a radius of 25.00 feet, a central angle of 80°32'33", and a chord bearing S.77°03'07"W., 32.32 feet to a 1/2" iron rod set;
5. N.62°40'37"W. a distance of 170.34 feet to a 1/2" iron rod set;
6. N.27°19'23"E. a distance of 150.00 feet to a 1/2" iron rod set;
7. N.62°40'37"W. a distance of 120.00 feet to a 1/2" iron rod set;
8. S.27°19'23"W. a distance of 15.00 feet to a 1/2" iron rod set;
9. N.62°40'37"W. a distance of 237.50 feet to a 1/2" iron rod set;
10. N.27°19'23"E. a distance of 175.00 feet to a 1/2" iron rod set;
11. N.62°40'37"W. a distance of 22.50 feet to a 1/2" iron rod set;
12. N.27°19'23"E. a distance of 125.00 feet to a 1/2" iron rod set;
13. N.62°40'37"W. a distance of 400.00 feet to a 1/2" iron rod set;
14. N.27°19'23"E. a distance of 125.00 feet to a 1/2" iron rod set;

13.95 Acres – Avalon Phase 15B

15. S.62°40'37"E. a distance of 2.91 feet to a 1/2" iron rod set;
16. N.27°19'23"E. a distance of 175.00 feet to a 1/2" iron rod set;
17. S.62°40'37"E. a distance of 110.00 feet to a 1/2" iron rod set;
18. N.27°19'23"E. a distance of 25.00 feet to a 1/2" iron rod set in the North Line of said 37.99 Acre Tract;

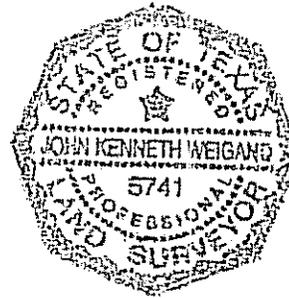
THENCE S.62°40'37"E. along said North Line a distance of 996.86 feet to the said Point of Beginning.

Containing 13.95 acres, more or less, as shown on the plat attached.

 *J. Kenneth Weigand* July 14, 2014

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

Date: _____

Owner's Name and Address: Pulte Homes of Texas, L.P.

9401 Amberglenn Blvd, Bldg I, Ste. 150

Austin, TX 78729

Proposed Subdivision Name and Legal Description (the "Property"): Avalon Phase 15B

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: Pulte Homes of Texas, L.P.

By: [Signature]

Name: Brent Baker

Title: Vice President of Land
Authorized Representative
Travis County, Texas

By: _____

Executive Manager

Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS § *Williamson*

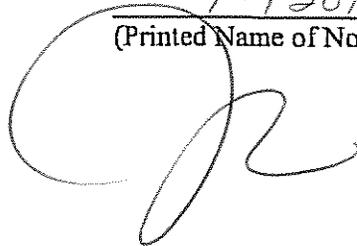
This instrument was acknowledged before me on the day of *30th April, 2014* by *Brent Baker* of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

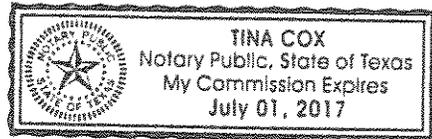
Williamson



Notary Public, State of *Texas*

My Commission Expires: *7-1-2017 Tina Cox*
(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.

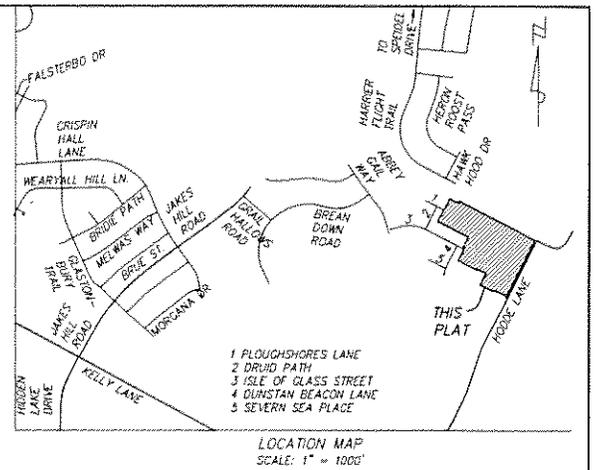
Notary Public, State of _____
My Commission Expires: _____

(Printed Name of Notary)

After Recording Return To:

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

PLAT OF
AVALON PHASE 15B
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: JULY 15, 2014

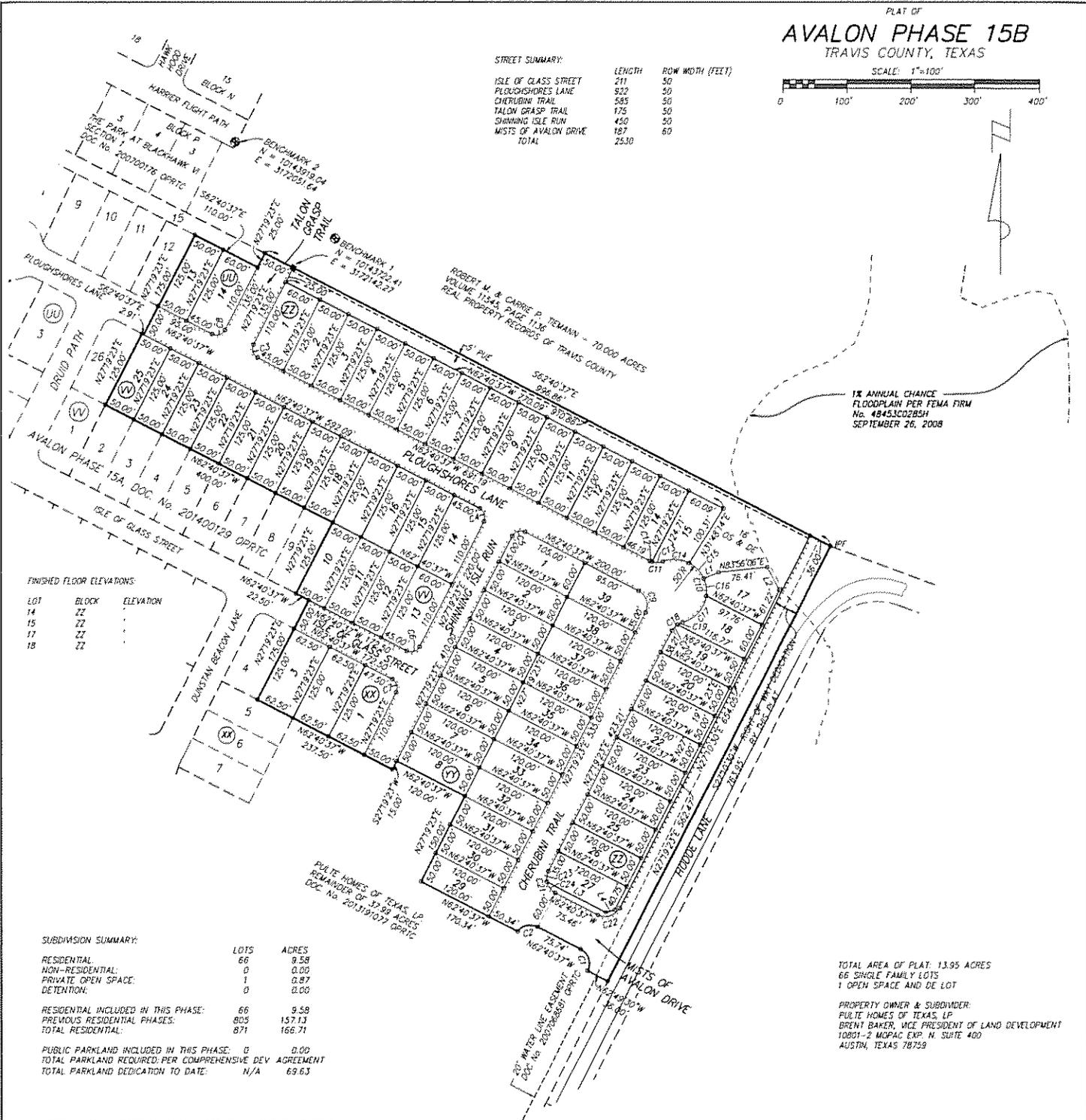
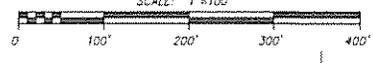
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4917 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4917

PLAT OF
AVALON PHASE 15B
TRAVIS COUNTY, TEXAS

STREET SUMMARY:

ISLE OF CLASS STREET	LENGTH	ROW WIDTH (FEET)
ISLE OF CLASS STREET	211	50
FLOUGHSHORES LANE	522	50
CHERUBINI TRAIL	585	50
TALON GRASP TRAIL	175	50
SHINNING ISLE RUN	450	50
MISTS OF AVALON DRIVE	187	60
TOTAL	2530	



1% ANNUAL CHANCE
FLOODPLAIN PER FEMA FIRM
No. 48453C0285H
SEPTEMBER 26, 2008

FINISHED FLOOR ELEVATIONS:

LOT	BLOCK	ELEVATION
14	22	
15	22	
17	22	
18	22	

SUBDIVISION SUMMARY:

	LOTS	ACRES
RESIDENTIAL	66	9.58
NON-RESIDENTIAL	0	0.00
PRIVATE OPEN SPACE	1	0.87
DETENTION	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	66	9.58
PREVIOUS RESIDENTIAL PHASES:	805	157.13
TOTAL RESIDENTIAL:	871	166.71
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED PER COMPREHENSIVE DEV AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	69.63

TOTAL AREA OF PLAT: 13.95 ACRES
66 SINGLE FAMILY LOTS
1 OPEN SPACE AND DE LOT

PROPERTY OWNER & SUBDIVIDER:
PLATE HOMES OF TEXAS, LP
BRENT BAKER, VICE PRESIDENT OF LAND DEVELOPMENT
10801-2 MOPAC EXP. N. SUITE 400
AUSTIN, TEXAS 78759

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	39.21	25.00	89°51'07"	N17°45'03"W	35.31
C2	35.14	25.00	80°32'53"	S77°03'07"W	32.32
C3	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C4	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C5	23.56	15.00	90°00'00"	N72°19'23"E	21.21
C6	23.56	15.00	90°00'00"	N72°19'23"E	21.21
C7	23.56	15.00	90°00'00"	N17°40'37"W	21.21
C8	23.56	15.00	90°00'00"	N72°19'23"E	21.21
C9	39.27	25.00	90°00'00"	N17°40'37"W	35.36
C10	162.65	50.00	186°22'46"	N17°40'37"W	99.85
C11	21.03	25.00	48°11'23"	N86°46'18"W	20.41
C12	3.82	25.00	8°45'51"	N67°03'32"W	3.82
C13	17.20	25.00	39°25'32"	N88°50'46"E	16.87
C14	42.22	50.00	48°22'39"	N85°40'40"W	40.97
C15	34.03	50.00	38°59'26"	N42°59'38"W	33.37
C16	27.65	50.00	31°41'02"	N07°39'24"W	27.30
C17	58.75	50.00	67°19'39"	N41°00'57"E	55.43
C18	21.03	25.00	48°11'23"	N51°25'05"E	20.41
C19	8.17	25.00	18°44'02"	N66°08'45"E	8.14
C20	12.85	25.00	28°27'21"	N42°03'03"E	12.71
C21	39.27	25.00	90°00'00"	N17°40'37"W	35.36
C22	39.33	25.00	90°00'00"	N72°14'57"E	35.40
C23	17.04	25.00	39°03'00"	N07°47'53"E	16.71
C24	22.23	25.00	56°57'00"	N37°12'07"W	21.51

LINE TABLE

LINE	BEARING	LENGTH
L1	N66°30'05"E	25.00
L2	N28°56'57"W	40.66
L3	N82°40'37"W	104.41
L4	N72°19'23"E	14.14

- LEGEND:
- DE DRAINAGE EASEMENT
 - IRPF IRON PIPE FOUND
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - BENCH MARK 2
 - CONCRETE MONUMENT
 - (with X) SIDEWALK REQUIRED
 - (with XX) BLOCK NAME
 - (with B) BENCH MARK
 - OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - OS OPEN SPACE

DATE: JULY 15, 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

FINAL PLAT OF
AVALON PHASE 15B

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. 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 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.
4. 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.
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 PFLUGERVILLE.
6. 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.
7. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (WHOLESALE) AND THE CITY OF PFLUGERVILLE (RETAIL).
8. WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
9. PARKLAND WILL BE DEDICATED PER THE REQUIREMENTS OF THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE.
10. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM.
11. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
12. 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.
13. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WASTEWATER SERVICE SHALL BE PAID IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006 AT THE RATE ESTABLISHED IN PFLUGERVILLE ORDINANCE NO. 891-07-06-26.
14. 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.
15. 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.
16. 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.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. A 10 FOOT PUE SHALL BE DEDICATED ALONG STREET FRONTAGE.
19. THIS SUBDIVISION IS SUBJECT TO TREE PRESERVATION AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE DATED MAY 2006.
20. THIS SUBDIVISION IS IN THE KELLY LANE WC10 No. 2.
21. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
22. LOT 16, BLOCK 22 BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR KELLY LANE W.C.10. No. 2.

DRIVEWAY ACCESS NOTE:
DRIVEWAY ACCESS FROM LOT 14, BLOCK UU, AND LOT 1, BLOCK ZZ, TO TALON GRASP TRAIL IS PROHIBITED.
DRIVEWAY ACCESS FROM LOTS 1 AND 39, BLOCK YY TO PLOUGHSHARES LANE IS PROHIBITED.
DRIVEWAY ACCESS FROM LOTS 13 AND 14, BLOCK VV AND LOT 1, BLOCK XX, TO SHINNING ISLE RUN IS PROHIBITED.

LOT AREAS (SQUARE FEET)	
UU-13	6,250
UU-14	7,452
VV-10 TO VV-12	6,250
VV-13 & VV-14	7,452
VV-15 TO VV-25	6,250
XX-1	7,764
XX-2	7,813
XX-3	7,812
YY-1	7,152
YY-2 TO YY-8	6,000
YY-29 TO YY-39	6,000
YY-39	7,066
ZZ-1	7,452
ZZ-2 TO ZZ-14	6,250
ZZ-15	6,132
ZZ-17	6,754
ZZ-16	37,805
ZZ-18	6,030
ZZ-19	6,047
ZZ-20 TO ZZ-26	6,000
ZZ-27	6,012

OWNER'S CERTIFICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH PULTE NEVADA 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BEING THE OWNER OF A TRACT OF LAND OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 272, DESCRIBED AS 37.89 ACRES IN A SPECIAL WARRANTY DEED GRANTED TO PULTE HOMES OF TEXAS, L.P. DATED OCTOBER 18, 2013 AND RECORDED UNDER DOCUMENT No. 2013191077, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, 13.95 ACRES TO BE KNOWN AS AVALON PHASE 15B 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____

PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: BRENT BAKER, VICE PRESIDENT OF LAND DEVELOPMENT
18001-2 MOPAC EXP. N. SUITE 400
AUSTIN, TEXAS 78759

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED BRENT BAKER, 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 THE ____ DAY OF _____ A. D. 200____

NOTARY PUBLIC SIGNATURE

SEAL

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. 48453002B04, EFFECTIVE DATE SEPTEMBER 26, 2009, 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
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 HEREON.

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: _____

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

BY: EMELY BARRON, PLANNING DIRECTOR

ATTEST:

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 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 DEBEAUVOUR, 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 DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF RECORD, 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 DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: JULY 15, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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WILLIAMSON COUNTY

Site

Area

SH 45

City of
Pflugerville

FM 685

FM 973

