



Travis County Commissioners Court Agenda Request

Meeting Date: November 18, 2014

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

Division Director/Manager: Donald W. Ward, P.E. Assistant Public Work Director
- Road and Bridge Division

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 the acceptance of the dedication of the public street and drainage facilities within Villages of Hidden Lake, Section 6A-1 – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Villages of Hidden Lake, Phase 6A-1 was recorded on May 15, 2014 at document #201400108. This subdivision has been inspected for conformance with approved plans and specifications as listed. This subdivision will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within this subdivision have been inspected by a Registered Accessibility Specialist and found to be in substantial compliance with the Texas Architectural Barriers Act. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

Villages of Hidden Lake, Phase 6A-1 is accessed from Silent Harbor Loop, a street maintained by Travis County. This action will add a total of 1,796 linear feet (0.34 miles) to the Travis County road system.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- RAS Letter
- Location 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 and Long Range Planning	(512) 854-7561

CC:

Lucious Henderson	Inspector	Development Services	(512) 854-7757
Stacey Scheffel	Program Manager	TNR Permits	(512) 854-7565

SM:AB:ps

1101 - Development Services Long Range Planning - Villages of Hidden Lake, Phase 6A-1



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

APPROVAL OF CONSTRUCTION

DATE: October 21, 2014

DEVELOPER:

BLD VOHL 6A-1, LLC
8601 Ranch Road 2222
Bldg. 1, Ste. 150
Austin, TX 78730

ENGINEER:

Pape-Dawson Engineer, Inc.
7800 Shoal Creek Blvd.
Suite 220 W
Austin, TX 78757

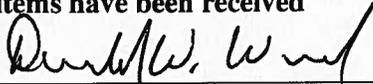
SUBJECT: Villages of Hidden Lake, Phase 6A-1

Effective this date, street and drainage construction within this project appears to be in conformance with the approved construction documents. Once approved by Commissioners Court, this construction will start a one (1) year performance period. Prior to the end of this period, Travis County will inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the performance period. If not, the developer/owner shall take corrective actions, which are acceptable to Travis County.

The Developer is required to maintain performance period fiscal of 10% of the actual street and drainage cost until the end of the performance period along with any other amount deemed necessary. If applicable, fiscal for 100% of the un-constructed residential sidewalks will also be required until all of the sidewalks are constructed and have a positive inspection by a Registered Accessibility Specialist (RAS).

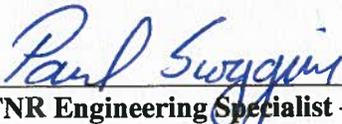
All items have been received

BY:



11/4/2014

TNR Assistant Public Works Director – Road and Bridge Division – Don W. Ward, P.E.



10/28/14

TNR Engineering Specialist – Paul Scoggins



10-28-14

TNR Inspector – Lucious Henderson

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 439S

Villages of Hidden Lake, Phase 6A-1

Pct.# 1
Atlas No. O-11

VILLAGES OF HIDDEN LAKE, PHASE 6A-1 WAS RECORDED AT DOCUMENT #201400108 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 5/15/14

THREE STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF CURB &		
						PVMNT	PVMNT	GUTTER
1	Silent Harbor Loop	Intersection of Silent Harbor Loop south to SE corner of Lot 8, Block SS	1463	0.28	50'	HMAC	28' F-F	YES
2	Hidden Harbor Drive	Silent Harbor Loop east to SE corner of Lot 18, Block OO	161	0.03	50'	HMAC	28' F-F	YES
3	Hagerty Crossing	Silent Harbor Loop west to SW corner of Lot 18, Block QQ	172	0.03	50'	HMAC	28' F-F	YES
Total Footage/Mileage			1796	0.34				

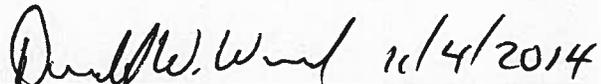
THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 45 N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING 0.34 MILES BE ACCEPTED BY THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT 1.

 DATE

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT



 Don W. Ward, PE
 Division Director
 Road & Bridge

 DATE APPROVED BY COMMISSIONERS COURT



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

700 Lavaca Street
Travis County Administration Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

VILLAGES OF HIDDEN LAKE, PHASE 6A-1 REQUIREMENTS FOR APPROVAL OF CONSTRUCTION PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997

- 10/10/14 1. Professional Engineer's certification of quantities of work completed (**Engineer's Concurrence Letter**). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report, IF in COA ETJ, **signed** by COA inspector. §82.604(c)(1)
- 10/10/14 3. Contractor's (signed) invoice or receipt of payment for work completed. §82.401(a)(1)(B)
- 10/10/14 4. Reproducible Plans, certified as "**Record Drawings**" or "**As-Builts**", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying **Stop Sign Warrants** sheets for each sign.
- TC will calculate 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. **Must be posted by owner/developer**. § 82.604(c)(4)
- NA 6. **If applicable**, a copy of the Conditional Letter of Map Amendment or Revision from FEMA to begin Performance Period and the completed Letter of Map Revision (LOMR) to accept streets for maintenance. § 82.604(c)(5)
- 10/10/14 7. A letter from a **Registered Accessibility Specialist** approving sidewalk construction, within the subdivision. Plan approval required at time of issuance of Basic Development Permit. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 10/28/14 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds, and sidewalks). § 82.401(c)(2)(C) **Road Maintenance will have to approve const. before recommending acceptance to Commissioners Court.**
- 10/10/14 9. Approval of other agencies and/or cities, **if in their ETJ**; Municipal or other Utility Districts.
- NA 10. **If applicable**, a License Agreement. **(If there are private improvements in Public ROW)**

September 9, 2014

James Dorney
BLD VOHL 6B-2, LLC
8601 Ranch Road 2222, Bldg. 1, Ste. 150
Austin, TX 78730

Re: Villages of Hidden Lake Phase 6A-1

Dear Mr. Dorney,

This report presents the findings of the on-site inspection for the Villages of Hidden Lake Phase 6A-1 project for compliance with the Texas Accessibility Standards. This report is limited to inspecting the elements for compliance with the applicable technical standards and not scoping. An inspection of the site was conducted on September 9, 2014 which included the review of the following elements in the public right-of-way:

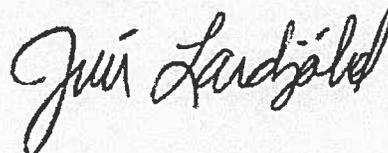
- Curb ramps
- Crosswalks

No violations were identified along the project scope of work. The following elements were inspected and found to be in compliance with the Texas Accessibility Standards (TAS):

- 2 curb ramps at the intersection of Silent Harbor Loop and Silent Harbor Loop
- 2 curb ramps at the intersection of Silent Harbor Loop and Hagerty Crossing
- 2 curb ramps at the intersection of Hagerty Crossing and Becker Farm Road
- 2 curb ramps at the intersection of Silent Harbor Loop and Hidden Harbor Drive
- All associated crosswalks at the listed intersections

The scope of work is limited to the inspection of the elements and excludes project registration with TDLR and a formal plan review of the design documents. Feel free to contact me at (512) 410-7059 or at jel@alturalp.com with any questions.

Sincerely,



Jesús Lardizábal, RAS #1051
President



TRV 201400108
4 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME:

FINAL PLAT OF THE VILLAGES OF HIDDEN LAKE PHASE 6A-1

OWNERS NAME: BLD VOHL 6A-1, LLC; UDF IV FINANCE II, L.P.;
UDF IV FINANCE II MANAGER, LLC

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

DOC# 2014069775 TAX CERTIFICATE

RETURN:

TRAVIS COUNTY, TNR
SARAH SUMNER
PICK-UP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

May 15, 2014 09:19 AM 201400108

MITCHELLM: \$129.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS

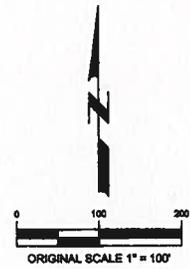
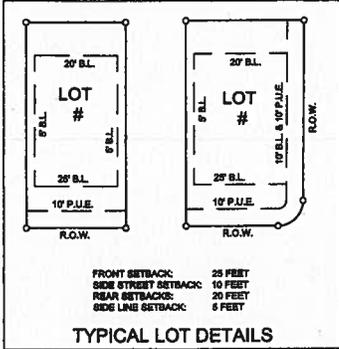
FINAL PLAT OF THE VILLAGES OF HIDDEN LAKE PHASE 6A-1

11.06 ACRES OUT OF GEORGE M. MARTIN
SURVEY NO. 9, ABSTRACT NO. 529,
TRAVIS COUNTY, TEXAS

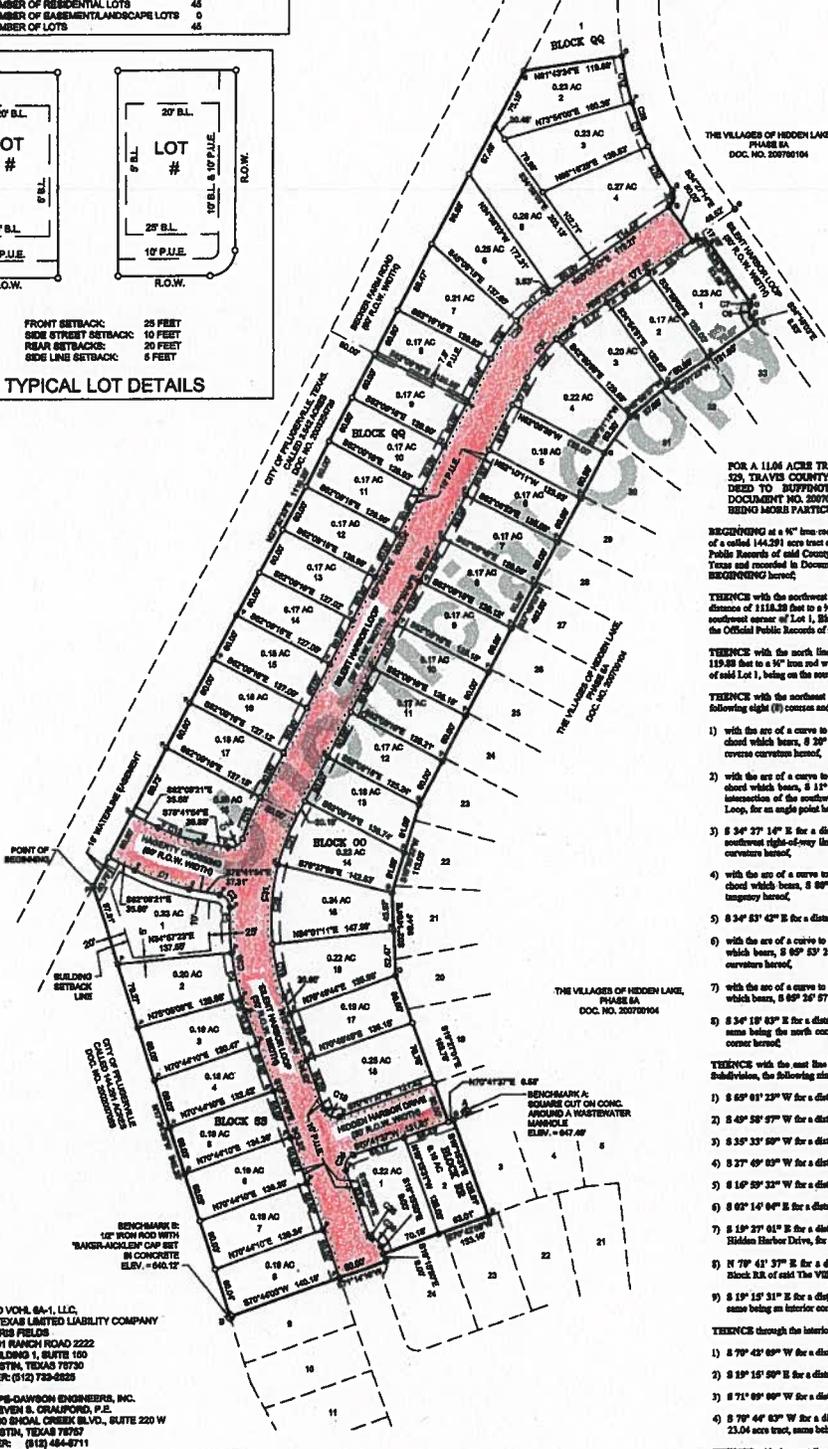
STREET NAME	LINEAR FOOTAGE	R.O.W. WIDTH
SILENT HARBOR LOOP	1483	50'
HIDDEN HARBOR DRIVE	181	50'
HAGERTY CROSSING	172	50'
TOTAL	1796	

TOTAL AREA OF SITE:	11.06 ACRES
TOTAL AREA OF STREETS:	2.04 ACRES
TOTAL AREA OF RESIDENTIAL LOTS:	8.82 ACRES
TOTAL AREA OF EASEMENT LOTS:	0.00 ACRE

TOTAL NUMBER OF BLOCKS:	4
TOTAL NUMBER OF RESIDENTIAL LOTS:	46
TOTAL NUMBER OF EASEMENT/LANDSCAPE LOTS:	0
TOTAL NUMBER OF LOTS:	46



LEGEND	
○	6" IRON ROD WITH CAP FOUND
⊕	IRON ROD WITH "PATE" CAP FOUND
⊕	IRON ROD WITH "GAR" CAP FOUND
▲	800 NAIL IN TREE ROOT FOUND
○	12" IRON ROD WITH "BAKER-AICKLEN" CAP SET
⊕	12" IRON ROD WITH "BAKER-AICKLEN" CAP SET IN CONCRETE
◆	BENCHMARK
⊕	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
---	PROPOSED 4' WIDE SIDEWALK



THE VILLAGES OF HIDDEN LAKE, PHASE 6A, DOC. NO. 20070104

THE VILLAGES OF HIDDEN LAKE, PHASE 6A, DOC. NO. 20070104

DESCRIPTION
FOR A 11.06 ACRES TRACT OF LAND SITUATED IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 23.04 ACRES TRACT AS DESCRIBED IN A DEED TO BUFFINGTON WHEEL 3A, 6A, 6B, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 200324778 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 11.06 ACRES TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING at a 9" iron rod with cap marked "PAT" found for the west corner of said 23.04 acre tract, same being the north corner of a called 144.291 acre tract as described in a deed to the City of Pflugerville and recorded in Document No. 200250769 of the Official Public Records of said County, being on the southeast line of a called 3.542 acre tract as described in a deed to the City of Pflugerville, Texas and recorded in Document No. 200324778 of the Official Public Records of said County, for the west corner and POINT OF BEGINNING hereof;
- THENCE with the southeast line of said 23.04 acre tract, same being the southeast line of said 3.542 acre tract, for a distance of 1118.28 feet to a 9" iron rod with cap marked "GAR" found for the northwest corner of said 23.04 acre tract, same being the southwest corner of Lot 1, Block QQ, The Villages of Hidden Lake, Phase 6A, a subdivision recorded in Document No. 20070104 of the Official Public Records of said County, for the northwest corner hereof;
- THENCE with the north line of said 23.04 acre tract, same being the south line of said Lot 1, N 81° 43' 34" E for a distance of 119.88 feet to a 9" iron rod with cap found marked "GAR" for the north corner of said 23.04 acre tract, same being the southeast corner of said Lot 1, being on the southwest right-of-way line of Silent Harbor Loop (50' right-of-way width), for the north corner hereof;
- THENCE with the southeast line of said 23.04 acre tract, same being the southwest right-of-way line of said Silent Harbor Loop, the following right (3) courses and distances:
- 1) with the arc of a curve to the left, having a radius of 452.80 feet, an arc length of 276.89 feet, a central angle of 23° 47' 39" and a chord which bears, S 20° 09' 03" E for a distance of 175.53 feet to a 9" iron rod with cap marked "GAR" found for a point of curve curvature hereof;
 - 2) with the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 89.25 feet, a central angle of 89° 25' 02" and a chord which bears, S 11° 12' 49" W for a distance of 18.87 feet to a 9" iron rod with cap marked "GAR" found for a point of intersection of the southwest right-of-way line of said Silent Harbor Loop and the southwest right-of-way line of said Silent Harbor Loop, for an angle point hereof;
 - 3) S 34° 27' 14" E for a distance of 88.08 feet to a 9" iron rod with cap marked "PAT" found for a point of intersection of the southwest right-of-way line of said Silent Harbor Loop and the southeast right-of-way line of said Silent Harbor Loop, for a point of curvature hereof;
 - 4) with the arc of a curve to the right, having a radius of 15.00 feet, an arc length of 23.89 feet, a central angle of 89° 49' 33" and a chord which bears, S 89° 13' 53" E for a distance of 21.57 feet to a 9" iron rod with cap marked "GAR" found for a point of curvature hereof;
 - 5) S 34° 53' 42" E for a distance of 83.69 feet to a 9" iron rod with cap marked "GAR" found for a point of curvature hereof;
 - 6) with the arc of a curve to the right, having a radius of 6.00 feet, an arc length of 8.37 feet, a central angle of 89° 25' 04" and a chord which bears, S 89° 25' 04" E for a distance of 8.63 feet to a 9" iron rod with cap marked "GAR" found for a point of reverse curvature hereof;
 - 7) with the arc of a curve to the left, having a radius of 15.00 feet, an arc length of 15.00 feet, a central angle of 99° 54' 32" and a chord which bears, S 89° 26' 57" E for a distance of 14.98 feet for a point of tangency hereof; and
 - 8) S 34° 19' 03" E for a distance of 8.51 feet to a 9" iron rod with cap marked "GAR" found for the east corner of said 23.04 acre tract, same being the north corner of Lot 33, Block OO of said The Villages of Hidden Lake, Phase 5A Subdivision, for the northeast corner hereof;
- THENCE with the east line of said 23.04 acre tract, same being the northeast line of said The Villages of Hidden Lake, Phase 5A Subdivision, the following lines (7) courses and distances:
- 1) S 89° 01' 23" W for a distance of 131.65 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 2) S 49° 58' 07" W for a distance of 87.69 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 3) S 35° 33' 09" W for a distance of 53.39 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 4) S 27° 49' 03" W for a distance of 482.08 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 5) S 16° 59' 23" W for a distance of 113.06 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 6) S 02° 14' 04" E for a distance of 96.44 feet to a 9" iron rod with cap marked "GAR" found for an angle point hereof;
 - 7) S 19° 27' 01" E for a distance of 188.78 feet to a 9" iron rod with cap marked "GAR" found on the south right-of-way line of said Hidden Harbor Drive, for an angle point hereof;
 - 8) N 79° 41' 37" E for a distance of 6.58 feet to a 9" iron rod with cap marked "GAR" found for the northwest corner of Lot 3, Block RR of said The Villages of Hidden Lake, Phase 5A Subdivision, for an angle point hereof; and
 - 9) S 19° 15' 11" E for a distance of 126.81 feet to a 9" iron rod with cap marked "GAR" found for the southwest corner of said Lot 3, same being an interior corner on the east line of said 23.04 acre tract, for the southeast corner hereof;
- THENCE through the interior of said 23.04 acre tract, the following four (4) courses and distances:
- 1) S 79° 42' 09" W for a distance of 133.16 feet to a 9" iron rod with cap found for an angle point hereof;
 - 2) S 19° 15' 09" E for a distance of 8.91 feet to a 9" iron rod with cap found for an angle point hereof;
 - 3) S 71° 09' 09" W for a distance of 69.09 feet to a 9" iron rod with cap marked "PAT" found for an angle point hereof; and
 - 4) S 79° 44' 03" W for a distance of 149.18 feet to a 9" iron rod with cap marked "PAT" found for a point on the west line of said 23.04 acre tract, same being the east line of said 144.291 acre tract, for the southeast corner hereof;
- THENCE with the west line of said 23.04 acre tract, same being the east line of said 144.291 acre tract, N 17° 34' 34" W for a distance of 845.28 feet to the POINT OF BEGINNING hereof and containing 11.06 acres of land.

OWNER: BLD VOHL, SA-1, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 CONTACT: CHRIS FIELDS
 ADDRESS: 8821 RANCH ROAD 2222 BUILDING 1, SUITE 100 AUSTIN, TEXAS 78730
 PHONE NUMBER: (512) 732-8523

ENGINEER: PAPPAS-DAWSON ENGINEERS, INC.
 CONTACT: STEVEN S. DRAPELOND, P.E.
 ADDRESS: 7800 SINAL CREEK BLVD., SUITE 220 W AUSTIN, TEXAS 78757
 PHONE NUMBER: (817) 484-8711
 FAX NUMBER: (817) 489-9987

SURVEYOR: BAKER-AICKLEN AND ASSOCIATES, INC.
 CONTACT: MARGARET A. HOLLEN, R.P.L.S.
 ADDRESS: 827 WEST LIBERTY AVE. ROUND ROCK, TEXAS 78664
 PHONE NUMBER: (512) 244-9820
 FAX NUMBER: (512) 244-9823

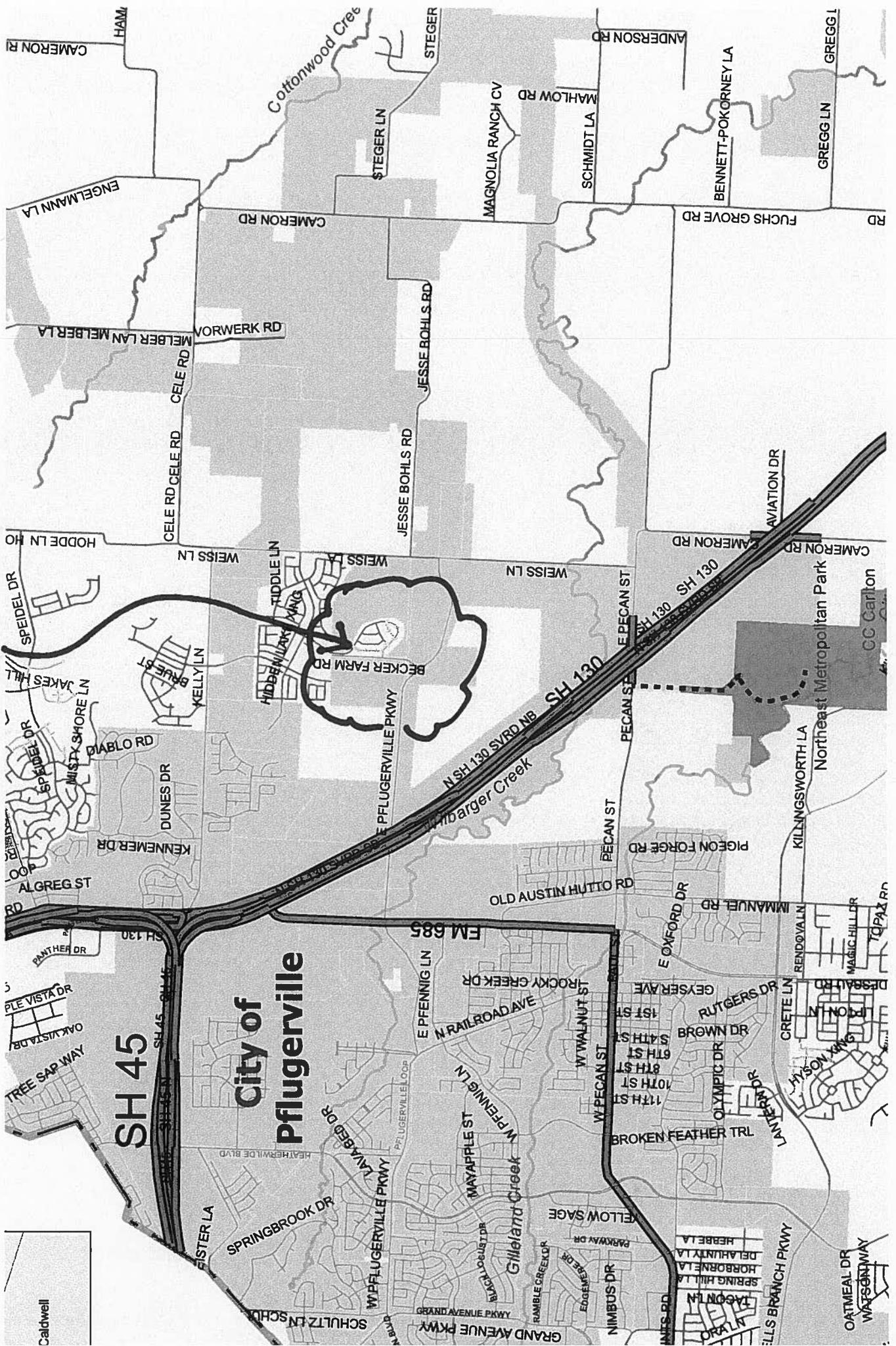
DISTRICT: NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
 ADDRESS: 8203 BELLEVILLE COVE, SUITE 8104 AUSTIN, TEXAS 78769

BENCHMARK TABLE			
NO.	GRID NORTHING	GRID EASTING	ELEVATION
A	10137187	3188219	847.49
B	10139827	3188229	846.12

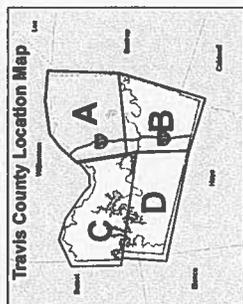
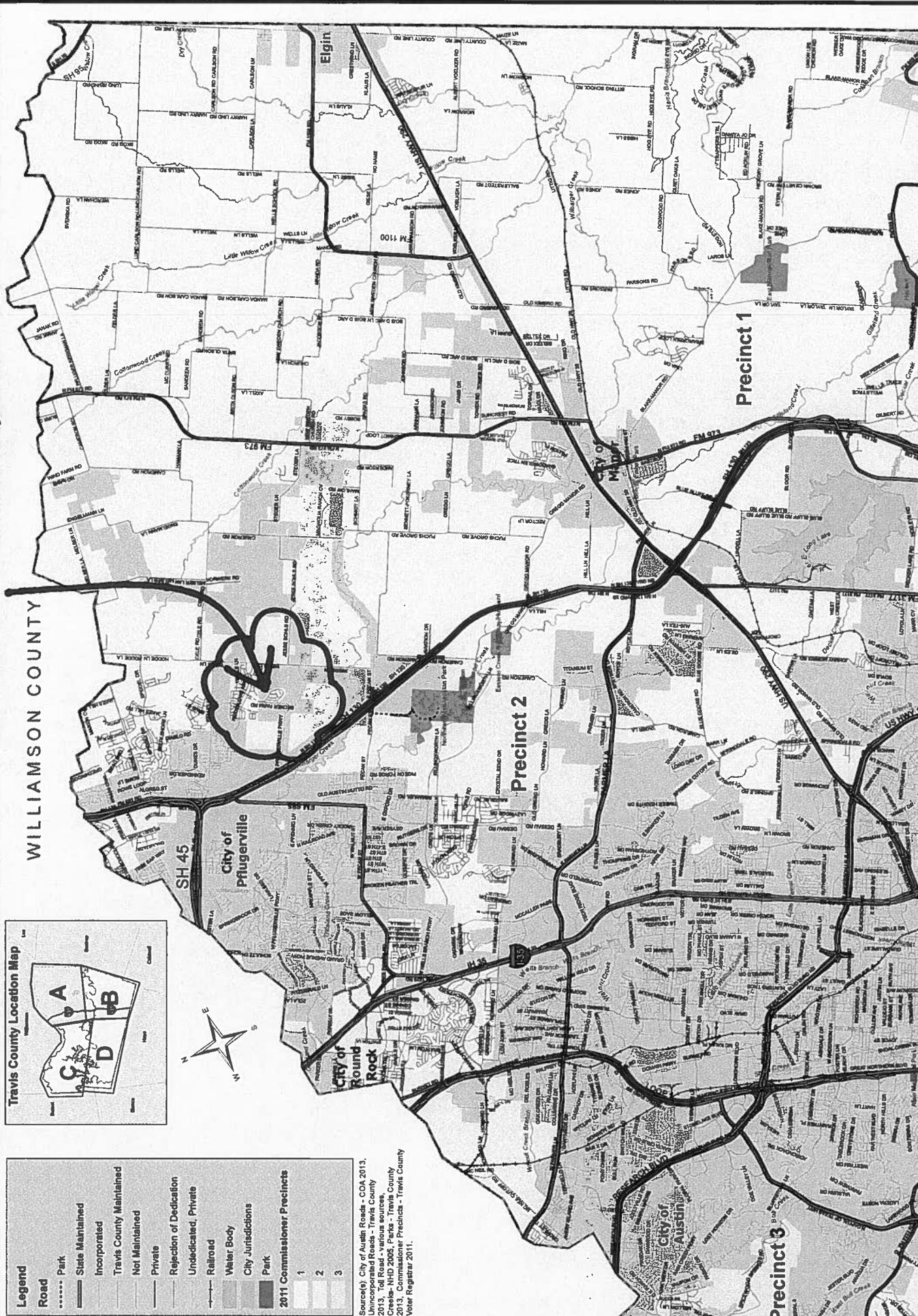
BAKER-AICKLEN & ASSOCIATES, INC.
 827 WEST LIBERTY AVE. ROUND ROCK, TEXAS 78664
 (512) 244-9820
 (512) 244-9823 FAX
 SURVEY FROM #100231-C
 TIME #1787

20100710Z

Site Location



SITE LOCATION



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

Source(s): City of Austin Roads - COA 2013, Unincorporated Roads - Travis County 2013, Toll Road - various sources, 2011 - NHD 2002, Parks - Travis County 2011, City Jurisdictions - Travis County Voter Registrar 2011.

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



Travis County Roadways, Map A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.