

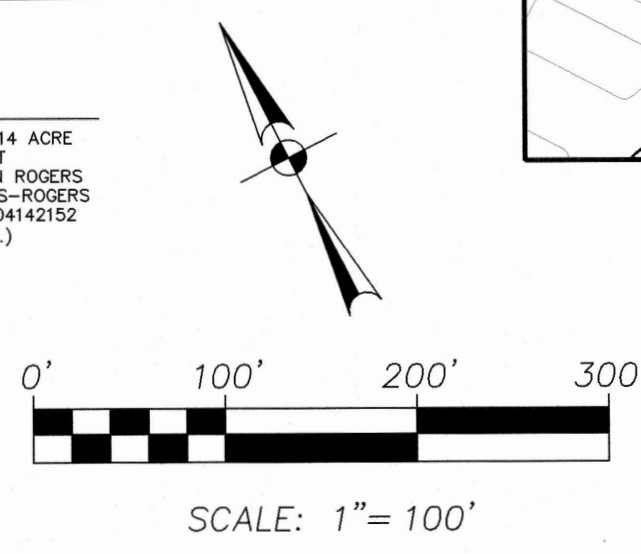
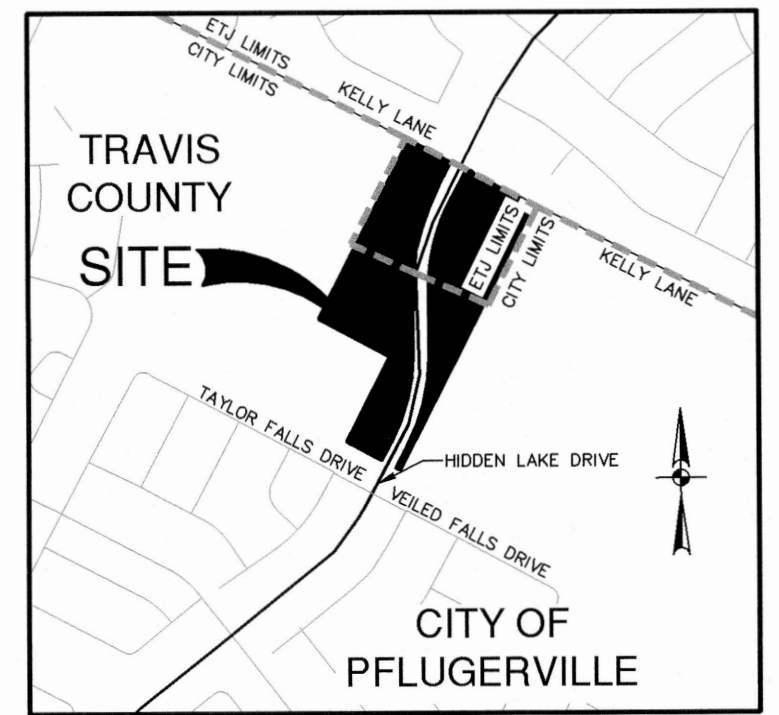
FINAL PLAT OF VILLAGES OF HIDDEN LAKE COMMERCIAL

TRACT 1

A 10.10 ACRE TRACT OF LAND BEING ALL OF A CALLED 1.72 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215686 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.37 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

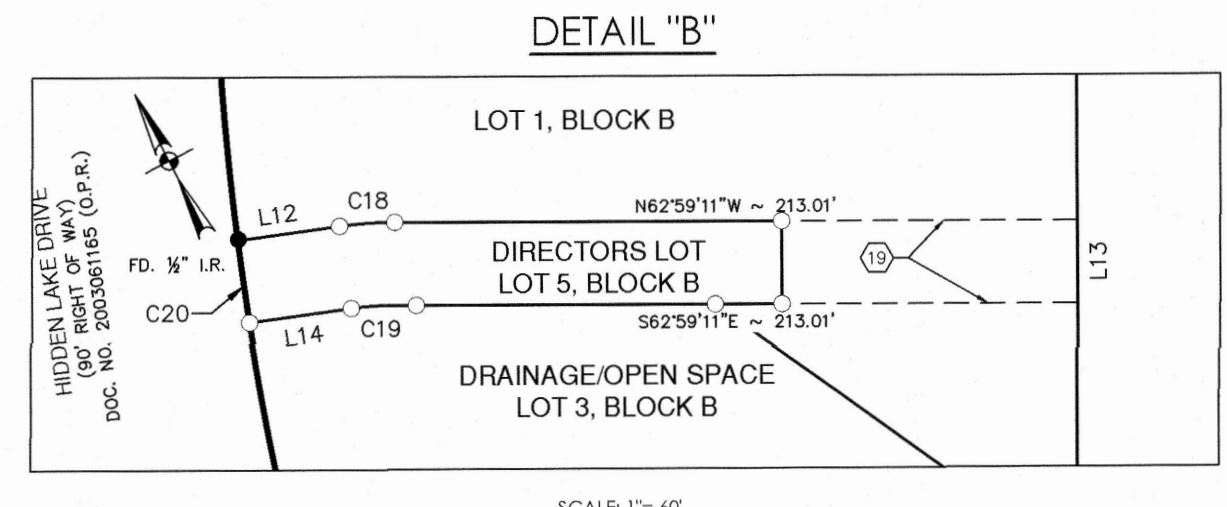
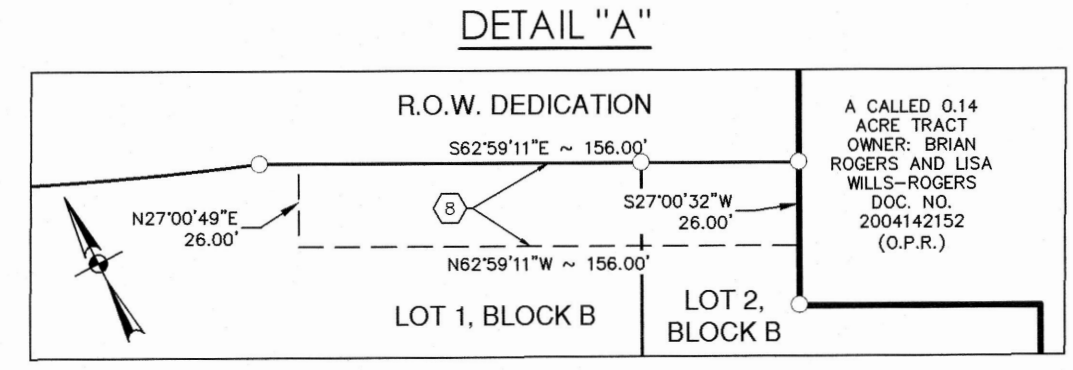
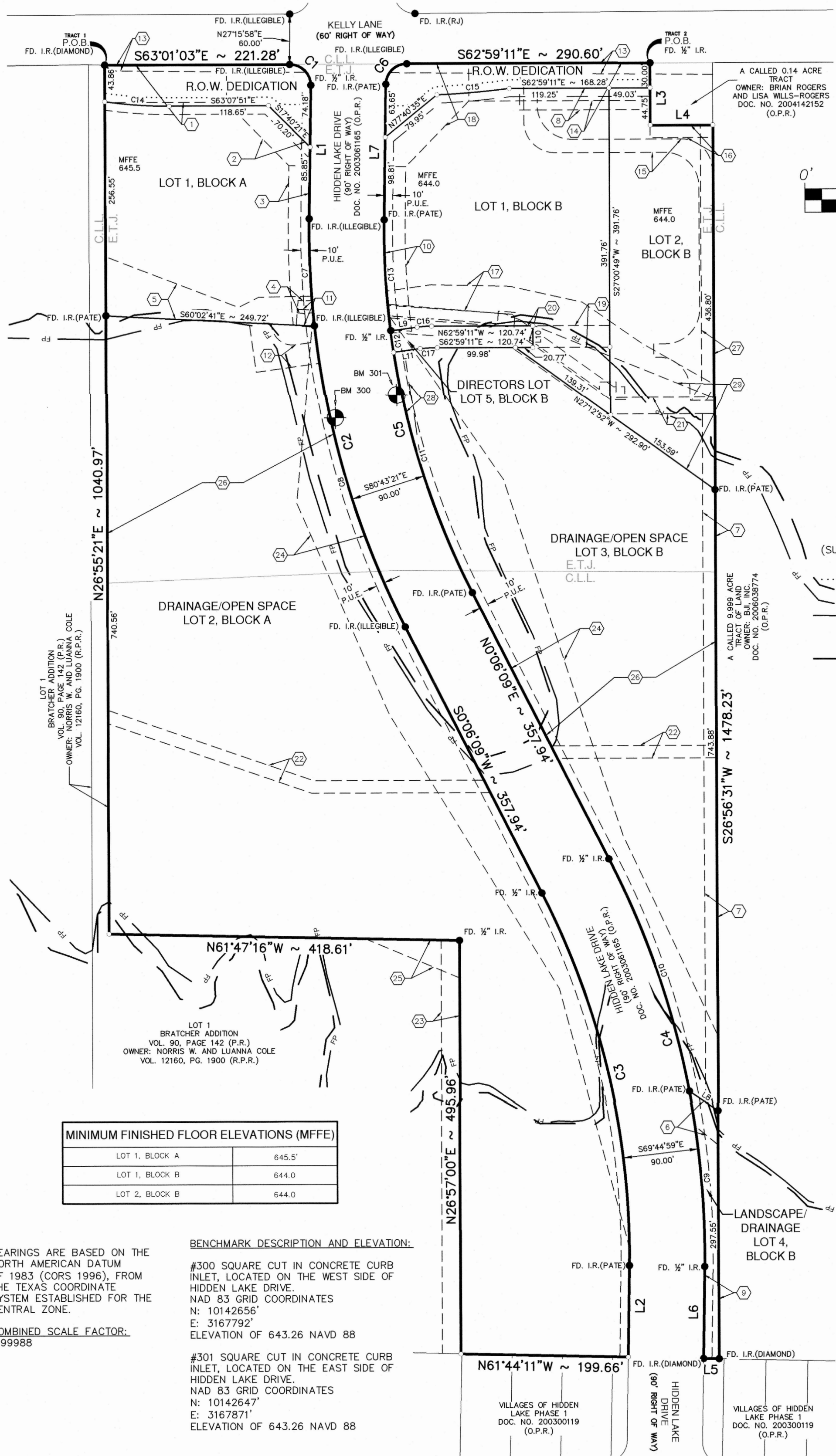
TRACT 2

A 7.42 ACRE TRACT OF LAND BEING ALL OF A CALLED 2.84 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215686 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, ET AL., RECORDED IN DOCUMENT NO. 2017071797 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.94 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.14 ACRE TRACT CONVEYED TO VILLAGES OF HIDDEN LAKE HOA INC., RECORDED IN DOCUMENT NO. 2005032533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.



LEGEND

- | | | | |
|------------|--|-----------------------------|---|
| BL | BUILDING SETBACK LINE | OWNER: | BLD VOHL 6A-1 LLC |
| DOC | DOCUMENT NUMBER | ADDRESS: | 13809 RESEARCH BLVD., SUITE 655 |
| OPR | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS | | AUSTIN, TX 78750 |
| PR | PLAT RECORDS OF TRAVIS COUNTY, TEXAS | | (512) 774-7336 P |
| DR | DEED RECORDS OF TRAVIS COUNTY, TEXAS | OWNER: | NORTHEAST TRAVIS COUNTY UTILITY DISTRICT |
| FD. I.R. | FOUND IRON ROD | ADDRESS: | 102 N. RAILROAD AVE. PFLUGERVILLE, TX 78660 |
| ROW | RIGHT OF WAY | OWNER: | VILLAGES OF HIDDEN LAKE HOA INC. |
| VOL | VOLUME | ADDRESS: | 11149 RESEARCH BLVD., SUITE 100 |
| PG | PAGE(S) | | AUSTIN, TX 78759 |
| POB | POINT OF BEGINNING | | (512) 502-7951 P |
| PUE | PUBLIC UTILITY EASEMENT | ACREAGE: | 17.521 ACRES |
| DE | DRAINAGE EASEMENT | LOTS ACREAGE: | 17.521 ACRES |
| WWE | WASTEWATER EASEMENT | ENGINEER & SURVEYOR: | PAPE-DAWSON ENGINEERS, INC. |
| E.T.J. | EXTRA TERRITORIAL JURISDICTION | | 10801 N MOPAC EXPY. BLDG. 3, SUITE 200 |
| C.L.L. | CITY LIMIT LINE | | AUSTIN, TX 78759 |
| (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | | (512) 454-8711 P |
| (SURVEYOR) | SET 1/2" IRON ROD (PD) | SURVEY: | EDWARD FLINT SURVEY ABSTRACT 277 |
| (SURVEYOR) | 6" SIDEWALK | NUMBER OF BLOCKS: | 2 |
| (SURVEYOR) | FEMA 1% ANNUAL CHANCE FLOODPLAIN (LOMR CASE NO. 21-06-0412P, APPROVED 5/11/2021) | DRAINAGE/OPEN SPACE LOTS: | 2 |
| (SURVEYOR) | 100-YEAR FLOODPLAIN (ATLAS-14) BASED ON STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., JUNE 2020 | LANDSCAPE/DRAINAGE LOTS: | 1 |
| (SURVEYOR) | EASEMENT LABEL-SEE EASEMENT TABLE SHEET 2 FOR DETAILS | COMMERCIAL LOTS: | 3 |
| (SURVEYOR) | | DIRECTORS LOT: | 1 |
| (SURVEYOR) | | TOTAL LOTS: | 7 |
| (SURVEYOR) | | LINEAR FEET OF NEW STREETS: | 0' |
| (SURVEYOR) | | SUBMITTAL DATE: | DECEMBER 9, 2019 |



MINIMUM FINISHED FLOOR ELEVATIONS (MFFE)	
LOT 1, BLOCK A	645.5'
LOT 1, BLOCK B	644.0
LOT 2, BLOCK B	644.0

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
COMBINED SCALE FACTOR: 0.99988

BENCHMARK DESCRIPTION AND ELEVATION:
#300 SQUARE CUT IN CONCRETE CURB INLET, LOCATED ON THE WEST SIDE OF HIDDEN LAKE DRIVE.
NAD 83 GRID COORDINATES
N: 10142656'
E: 3167792'
ELEVATION OF 643.26 NAVD 88
#301 SQUARE CUT IN CONCRETE CURB INLET, LOCATED ON THE EAST SIDE OF HIDDEN LAKE DRIVE.
NAD 83 GRID COORDINATES
N: 10142647'
E: 3167871'
ELEVATION OF 643.26 NAVD 88



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

VILLAGES OF HIDDEN LAKE COMMERCIAL Survey Job No. 51044-01

FINAL PLAT OF VILLAGES OF HIDDEN LAKE COMMERCIAL

TRACT 1

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TRACT 2

A 7.42 ACRE TRACT OF LAND BEING ALL OF A CALLED 2.84 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, ET AL., RECORDED IN DOCUMENT NO. 2017071797 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.94 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.14 ACRE TRACT CONVEYED TO VILLAGES OF HIDDEN LAKE HOA INC., RECORDED IN DOCUMENT NO. 2005032533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION AND PFLUGERVILLE ETJ.
2. WATER SHALL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION AND THE CITY OF PFLUGERVILLE PER DOC. NO. 202125221 (O.P.R.). WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE #1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. SIX (6) FOOT WIDE SIDEWALK TO BE PROVIDED PER DOC. NO. 2021114911 (O.P.R.).
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
9. PARKLAND FOR THE VILLAGES OF HIDDEN LAKE HAS BEEN PREVIOUSLY DEDICATED. THE TOTAL PARKLAND DEDICATION FOR THE DEVELOPMENT IS 13.57 ACRES FOR 1285 PLANNED SINGLE FAMILY LOTS.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE #1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
12. 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 MANUAL, AS AMENDED.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. SITE DEVELOPMENT CONSTRUCTION PLANS (PURSUANT TO DOC. NO. 2021114911) SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. 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.
17. 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) NO. 48453C0280J TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
18. BENCHMARKS:

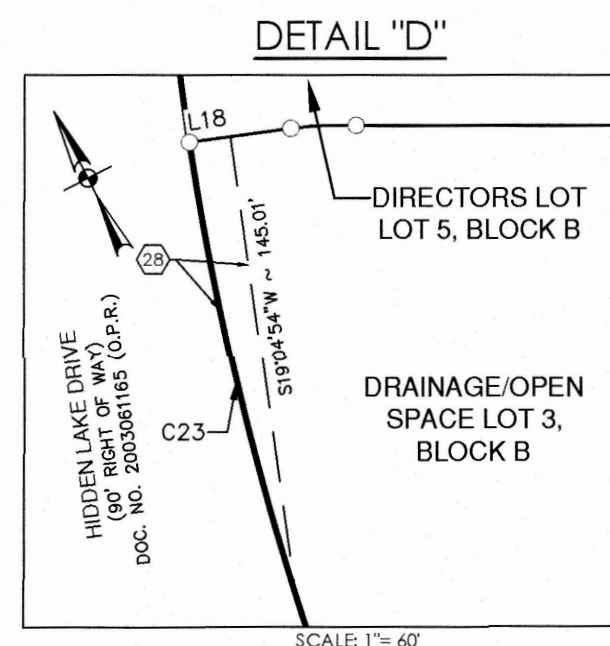
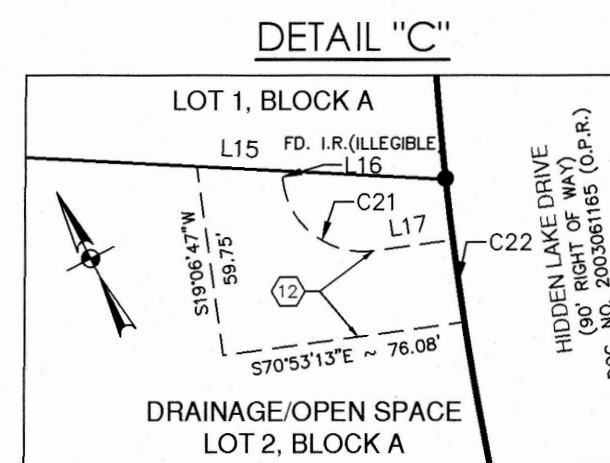
BENCHMARK #300: SQUARE CUT IN CONCRETE CURB INLET, LOCATED ON THE WEST SIDE OF HIDDEN LAKE DRIVE.
ELEVATION: 643.26' NAVD '88

BENCHMARK #301: SQUARE CUT IN CONCRETE CURB INLET, LOCATED ON THE EAST SIDE OF HIDDEN LAKE DRIVE.
ELEVATION: 643.26' NAVD '88
19. ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
20. LOT 2, BLOCK A AND LOT 3, BLOCK B ARE HEREBY DEDICATED AS OPEN SPACE AND DRAINAGE LOTS TO BE OWNED AND MAINTAINED BY THE NORTHEAST TRAVIS COUNTY UTILITY DISTRICT.
21. LOT 4, BLOCK B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
22. LOT 4, BLOCK B IS HEREBY DEDICATED AS A CITY OF PFLUGERVILLE WASTEWATER UTILITY EASEMENT.
23. RIGHT-OF-WAY DEDICATION TO THE CITY OF PFLUGERVILLE IS AS SHOWN ON THIS PLAT.
24. EASEMENT #15 SUBJECT TO REQUIREMENTS SET FORTH IN DOC. NO. 2021114911 (O.P.R.).
25. REFER TO DOC. NO. 2021114911 (O.P.R.) FOR INTENDED USE AND MAINTENANCE REQUIREMENTS FOR FUTURE DRIVEWAYS LOCATED WITHIN EASEMENTS 8, 12, AND 19.
26. REFER TO DOC. NO. 2021114911 (O.P.R.) FOR SITE DEVELOPMENT REQUIREMENTS FOR FUTURE UTILITIES LOCATED WITHIN EASEMENTS 21-22 AND INFORMATION REGARDING TEMPORARY NATURE OF FUTURE FACILITIES.
27. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
28. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
29. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
30. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
31. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
32. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

33. WITHIN A SIGHT EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IN ACCORDANCE WITH AASHTO GUIDELINES IS PROHIBITED AND MAY BE REMOVED BY THE CITY AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
34. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT AT UNDEVELOPED STATUS BY PONDING OR OTHER METHODS.
35. 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 OTHER APPROPRIATE JURISDICTION).
36. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
37. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
38. A DRIVEWAY PERMIT IS REQUIRED FROM TRAVIS COUNTY TO ACCESS HIDDEN LAKE DRIVE WHERE IT IS MAINTAINED BY TRAVIS COUNTY.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°54'57"W	160.03'
L2	S27°57'21"W	109.80'
L3	S27°06'10"W	44.75'
L4	S62°59'28"E	75.11'
L5	N61°44'11"W	18.65'
L6	N27°57'21"E	110.13'
L7	N27°54'57"E	162.45'
L8	N28°39'08"W	41.81'
L9	N70°52'09"W	31.95'
L10	N27°00'49"E	26.00'
L11	S70°52'09"E	31.95'
L12	N70°52'09"W	31.95'
L13	N27°00'49"E	26.00'
L14	S70°52'09"E	31.95'
L15	N60°02'41"W	26.47'
L16	N19°06'47"E	3.77'
L17	N70°53'13"W	25.08'
L18	S70°52'09"E	12.95'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	090°28'12"	S18°18'52"E	35.50'	39.47'
C2	1045.00'	027°47'50"	S14°01'30"W	502.03'	506.98'
C3	955.00'	027°47'58"	S14°00'09"W	458.83'	463.36'
C4	1045.00'	027°48'51"	N14°00'34"E	502.33'	507.29'
C5	955.00'	027°47'28"	N14°00'47"E	458.69'	463.22'
C6	25.00'	088°56'12"	N72°42'36"E	35.03'	38.81'
C7	1045.00'	007°03'01"	S24°23'54"W	128.51'	128.59'
C8	1045.00'	020°44'48"	S10°29'59"W	376.33'	378.39'
C9	1045.00'	011°36'34"	N22°06'42"E	211.38'	211.74'
C10	1045.00'	016°12'17"	N08°12'17"E	294.57'	295.55'
C11	955.00'	018°14'00"	N09°14'03"E	302.63'	303.91'
C12	955.00'	001°33'36"	N19°07'51"E	26.00'	26.00'
C13	955.00'	007°59'52"	N23°54'35"E	133.20'	133.31'
C14	523.50'	008°29'10"	S58°53'16"E	77.47'	77.54'
C15	979.50'	005°04'51"	S67°53'35"E	86.83'	86.86'
C16	126.00'	007°52'58"	N66°55'40"W	17.32'	17.33'
C17	100.00'	007°52'58"	S66°55'40"E	13.75'	13.76'
C18	126.00'	007°52'58"	N66°55'40"W	17.32'	17.33'
C19	100.00'	007°52'58"	S66°55'40"E	13.75'	13.76'
C20	955.00'	001°33'36"	S19°07'51"W	26.00'	26.00'
C21	25.00'	090°00'00"	N25°53'13"W	35.36'	39.27'
C22	1045.00'	001°25'32"	N19°06'47"E	26.00'	26.00'
C23	955.00'	008°44'38"	N13°58'44"E	145.60'	145.74'



BLOCK A	
LOT #	AREA (SQ. FT.)
1	61,974
2	364,906

BLOCK B	
LOT #	AREA (SQ. FT.)
1	80,838
2	50,909
3	169,259
4	6,178
5	4,376

EASEMENTS

- | | | | | | |
|---|--|---|--|---|---|
| ① | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ⑩ | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ⑲ | 26' SHARED DRIVEWAY EASEMENT
SEE DETAIL "B" SHEET 1 OF 4 |
| ② | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ⑪ | 20' WASTEWATER EASEMENT | ⑳ | 15' WATER EASEMENT |
| ③ | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ⑫ | 26' SHARED DRIVEWAY EASEMENT
SEE DETAIL "C" THIS SHEET | ㉑ | 20' WASTEWATER EASEMENT |
| ④ | 15' WATER EASEMENT | ⑬ | 15' WATER RIGHT OF WAY EASEMENT
VOL. 8138, PG. 303 (D.R.).
(LOCATION IS APPROXIMATE AND IS
BASED ON FOUND EVIDENCE OF
WATER UTILITIES) | ㉒ | 15' WASTEWATER EASEMENT
DOC. NO. 2020227736 (O.P.R.) |
| ⑤ | DRAINAGE EASEMENT
DOC. NO. 2021092779 (O.P.R.) | ⑭ | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ㉓ | 22' PUBLIC UTILITY EASEMENT
VOL. 90, PG. 142 (P.R.) |
| ⑥ | VARIABLE WIDTH DRAINAGE EASEMENT
DOC. NO. 2020238684 (O.P.R.) | ⑮ | VARIABLE WIDTH TEMPORARY
ACCESS EASEMENT
DOC. NO. 2021183771 (O.P.R.) | ㉔ | LATERAL SUPPORT AND SIDEWALK EASEMENT
DOC. NO. 2003222183 (O.P.R.) |
| ⑦ | 15' WASTEWATER EASEMENT | ⑯ | EASEMENT AGREEMENT SPRINT
SPECTRUM REALTY COMPANY, L.P.
DOC. NO. 2006071635 (O.P.R.) | ㉕ | 200' DRAINAGE EASEMENT
VOL. 90, PG. 142 (P.R.) |
| ⑧ | 26' SHARED DRIVEWAY EASEMENT
SEE DETAIL "A" SHEET 1 OF 4 | ⑰ | DRAINAGE EASEMENT
DOC. NO. 2021092780 (O.P.R.) | ㉖ | STORMWATER COVENANT
DOC. NO. 2021092782 (O.P.R.) |
| ⑨ | VARIABLE WIDTH WASTEWATER EASEMENT | ⑱ | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ㉗ | 15' WASTEWATER EASEMENT |
| ⑩ | VARIABLE WIDTH HOA EASEMENT
DOC. NO. 2019200476 (O.P.R.) | ㉀ | 26' SHARED DRIVEWAY EASEMENT
SEE DETAIL "B" SHEET 1 OF 4 | ㉘ | VARIABLE WIDTH SIGHT LINE EASEMENT
SEE DETAIL "D" THIS SHEET |
| | | ㉁ | | ㉙ | DRAINAGE EASEMENT
DOC. NO. 2021092781 (O.P.R.) |



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A 10.10 ACRE TRACT OF LAND BEING ALL OF A CALLED 1.72 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215686 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.37 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

TRACT 2

A 7.42 ACRE TRACT OF LAND BEING ALL OF A CALLED 2.84 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, ET AL., RECORDED IN DOCUMENT NO. 2017071797 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.94 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.14 ACRE TRACT CONVEYED TO VILLAGES OF HIDDEN LAKE HOA INC., RECORDED IN DOCUMENT NO. 2005032533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY _____
JOHN WILDER, DIRECTOR

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN WILDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY _____
K.C. WILLIS, DIRECTOR

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED K.C. WILLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY _____
RHIANNAN OXOS, DIRECTOR

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RHIANNAN OXOS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY _____
HUNTER FENDLEY, DIRECTOR

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HUNTER FENDLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY _____
JAMES S. DRISCOLL, DIRECTOR

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES S. DRISCOLL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ SEAL

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE 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 SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, DANA DEBEAUVOIR, CLERK OF THE 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, 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 DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



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FINAL PLAT OF
VILLAGES OF HIDDEN LAKE COMMERCIAL

TRACT 1

A 10.10 ACRE TRACT OF LAND BEING ALL OF A CALLED 1.72 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215686 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.37 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

TRACT 2

A 7.42 ACRE TRACT OF LAND BEING ALL OF A CALLED 2.84 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, RECORDED IN DOCUMENT NO. 2016215868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.50 ACRE TRACT CONVEYED TO BLD VOHL 6A-1 LLC, ET AL., RECORDED IN DOCUMENT NO. 2017071797 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.94 ACRE TRACT CONVEYED TO NORTHEAST TRAVIS COUNTY UTILITY DISTRICT RECORDED IN DOCUMENT NO. 200581202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.14 ACRE TRACT CONVEYED TO VILLAGES OF HIDDEN LAKE HOA INC., RECORDED IN DOCUMENT NO. 2005032533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING SITUATED IN THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, SECTION NO. 11, IN TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, BLD VOHL 6A-1 LLC, BEING THE OWNER OF A CALLED 1.724 ACRE TRACT AND A CALLED 2.840 ACRE TRACT CONVEYED THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2016215868 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE OWNER OF A CALLED 0.500 ACRE TRACT CONVEYED THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 201701797 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 5.064 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "VILLAGES OF HIDDEN LAKE COMMERCIAL" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE _____ DAY OF _____, AD

TODD ETTER, EXECUTIVE VICE PRESIDENT
BLD VOHL 6A-1 LLC
13809 RESEARCH BLVD, SUITE 655
AUSTIN, TX 78750

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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____

NOTARY PUBLIC, STATE OF _____ SEAL

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, NORTHEAST TRAVIS COUNTY UTILITY DISTRICT, BEING THE OWNER OF A CALLED 3.94 ACRE TRACT AND A CALLED 8.37 ACRE TRACT CONVEYED THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2005081202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 12.31 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "VILLAGES OF HIDDEN LAKE COMMERCIAL" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS _____ DAY OF _____, AD

DISTRICT ENGINEER
NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
102 N. RAILROAD AVE.
PFLUGERVILLE, TX 78660

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. RIELLY, 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____

NOTARY PUBLIC, STATE OF _____ SEAL

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, VILLAGES OF HIDDEN LAKE HOA INC., BEING THE OWNER OF A CALLED 0.14 ACRE TRACT CONVEYED THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2005032533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 0.14 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "VILLAGES OF HIDDEN LAKE COMMERCIAL" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS _____ DAY OF _____, AD

_____, DIRECTOR OF HOA
VILLAGES OF HIDDEN LAKE HOA INC.
11149 RESEARCH BLVD. SUITE 100
AUSTIN, TX 78759

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, AD

NOTARY PUBLIC, STATE OF _____ SEAL

ENGINEER'S FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN PER THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM COMMUNITY PANEL NO. 48453C0280J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

I, MICHAEL S. FISHER, 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, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IN ACCORDANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.

Michael S. Fisher
MICHAEL S. FISHER
REGISTERED PROFESSIONAL ENGINEER No. 87704
STATE OF TEXAS



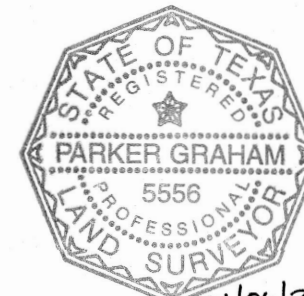
STATE OF TEXAS:

KNOWN ALL BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, PARKER J. GRAHAM, 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 PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF AND IN ACCORDANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.

Parker J. Graham
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5556
STATE OF TEXAS



CITY CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY _____

_____, CHAIR

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

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.



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