

# REVISED PRELIMINARY PLAN ONLY - NOT FOR RECORDATION FOR VILLAGES OF HIDDEN LAKE

RECEIVED  
MAR 26 2013  
REGISTERED

**PATE ENGINEERS**  
AUSTIN • HOUSTON • DALLAS  
7801 CAPITAL OF TEXAS HIGHWAY  
SUITE 220  
AUSTIN, TEXAS 78731  
PH: (512) 340-0600  
FAX: (512) 340-0604  
WWW.PATEENG.COM

**OWNER/DEVELOPER:**

Buffington VoHL 5A 6A 6B, Ltd.  
Buffington Land Management, LLC, its General Partner  
3600 Capital of Texas Hwy  
Building B, Suite 170  
Austin, Texas 78746  
Phone: (512) 732-2825  
Contact: Chris Fields

**SURVEYOR:**

Diamond Surveying, INC.,  
1915 Austin Ave., Suite 111  
Georgetown, Texas 78626  
Phone: (512) 931-3100  
Contact: SHANE SHAFER, RPLS

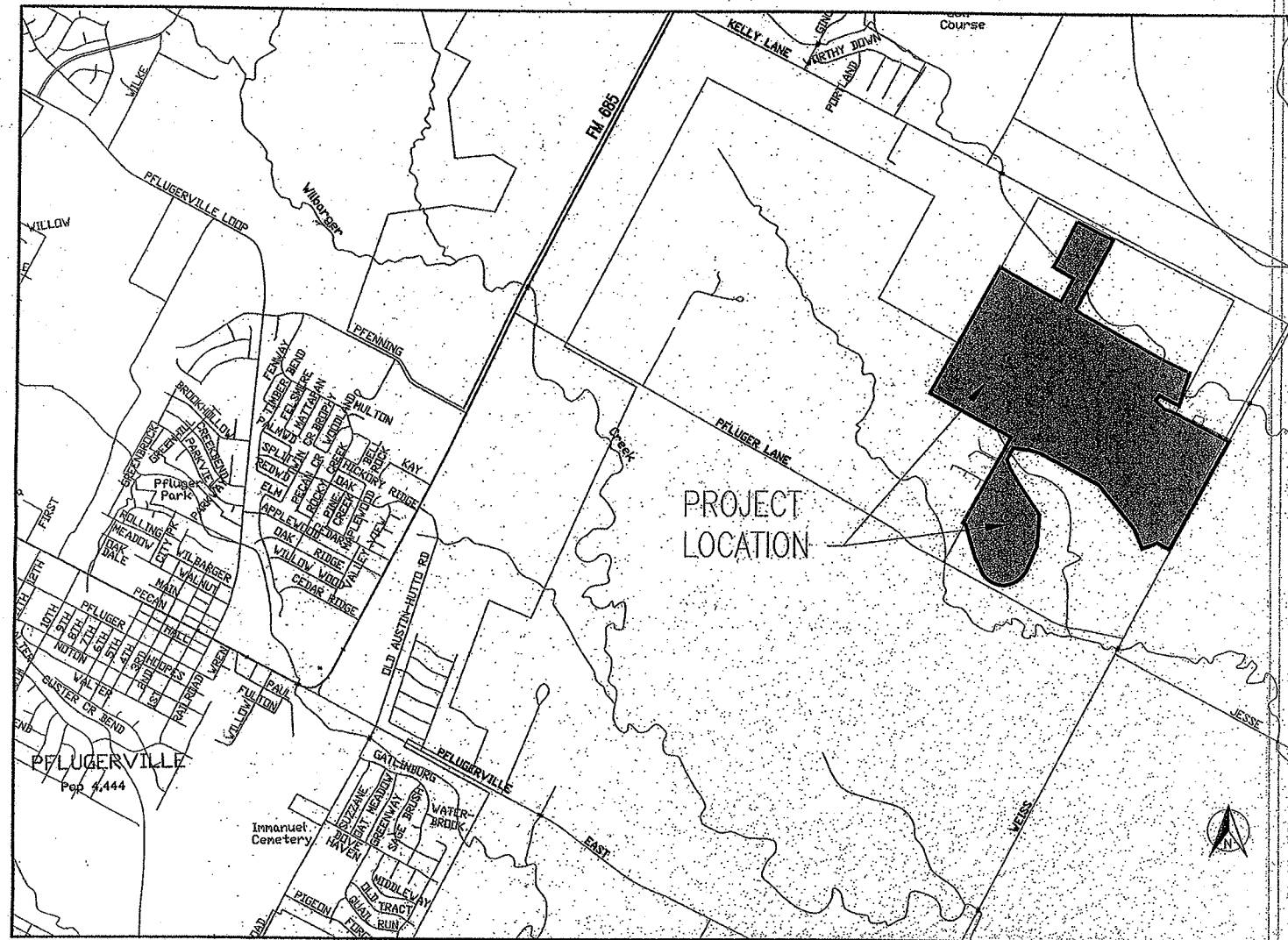
**LEGAL DESCRIPTION:**

A 374.287 Acres of land more or less  
out of the George M. Martin Survey,  
No. 9. Abstract No. 529, and the  
Edward Flint Survey No. 11  
in Travis County, Texas.  
See sheet 25 for Metes and Bounds  
description.

VILLAGES OF HIDDEN LAKE PHASE 6B  
APPROXIMATELY 28.46 ACRES OUT  
OF ORIGINAL 374.29 ACRES VILLAGES  
OF HIDDEN LAKE PRELIMINARY PLAN

\* THIS PROJECT IS LOCATED  
WITHIN THE ETS OF  
THE CITY OF PFLUGERVILLE

\* THIS PROJECT IS GOVERNED  
UNDER THE PFLUGERVILLE EAST  
LAND DEVELOPMENT AGREEMENT



**SHEET INDEX**

NO.	TITLE
1	COVER SHEET
2	PHASING PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN
5	PRELIMINARY PLAN
6	PRELIMINARY PLAN
7	PRELIMINARY PLAN
8	WATER & WASTEWATER LAYOUT
9	WATER & WASTEWATER LAYOUT
10	WATER & WASTEWATER LAYOUT
11	WATER & WASTEWATER LAYOUT
12	WATER & WASTEWATER LAYOUT
13	DRAINAGE LAYOUT & EROSION CONTROLS
13A	DRAINAGE LAYOUT & EROSION CONTROLS
13B	DRAINAGE LAYOUT & EROSION CONTROLS
14	DRAINAGE LAYOUT & EROSION CONTROLS
15	DRAINAGE LAYOUT & EROSION CONTROLS
16	DRAINAGE LAYOUT & EROSION CONTROLS
17	DRAINAGE LAYOUT & EROSION CONTROLS
18	DRAINAGE CALCULATIONS
19	CITY OF PFLUGERVILLE STANDARD WATER DETAILS
20	CITY OF PFLUGERVILLE STANDARD WASTEWATER DETAILS
21	CITY OF PFLUGERVILLE STANDARD STREET DETAILS
22	CITY OF PFLUGERVILLE STANDARD DRAINAGE DETAILS
23	BOUNDARY SHEET
24	BOUNDARY SHEET
25	BOUNDARY SHEET

VILLAGES OF HIDDEN LAKE PHASE 6B-1 REVISION

- 1 COVER SHEET
- 2 PHASING PLAN
- 3 PRELIMINARY PLAN
- 4 WATER & WASTEWATER LAYOUT
- 5 DRAINAGE LAYOUT

OPEN SPACE ON BLOCKS TT AND UV  
REMOVED AND INCORPORATED INTO ADJACENT  
SINGLE FAMILY LOTS. REMOVED OPEN SPACE  
WAS NOT REQUIRED PARK LAND DEDICATION.

**CITY OF PFLUGERVILLE TEXAS**  
VICINITY MAP  
N.T.S.

**PATE ENGINEERS**

7801 Capital Of Texas Highway  
Suite 220  
Austin, Texas 78731  
TEL (512) 340-0600  
FAX (512) 340-0604

JOB NO. #110400100

DATE OF INITIAL APPROVAL: TRAVIS COUNTY 11/26/07  
CITY OF PFLUGERVILLE 12/10/07

DATE OF INITIAL SUBMITTAL: AUGUST, 30, 2002

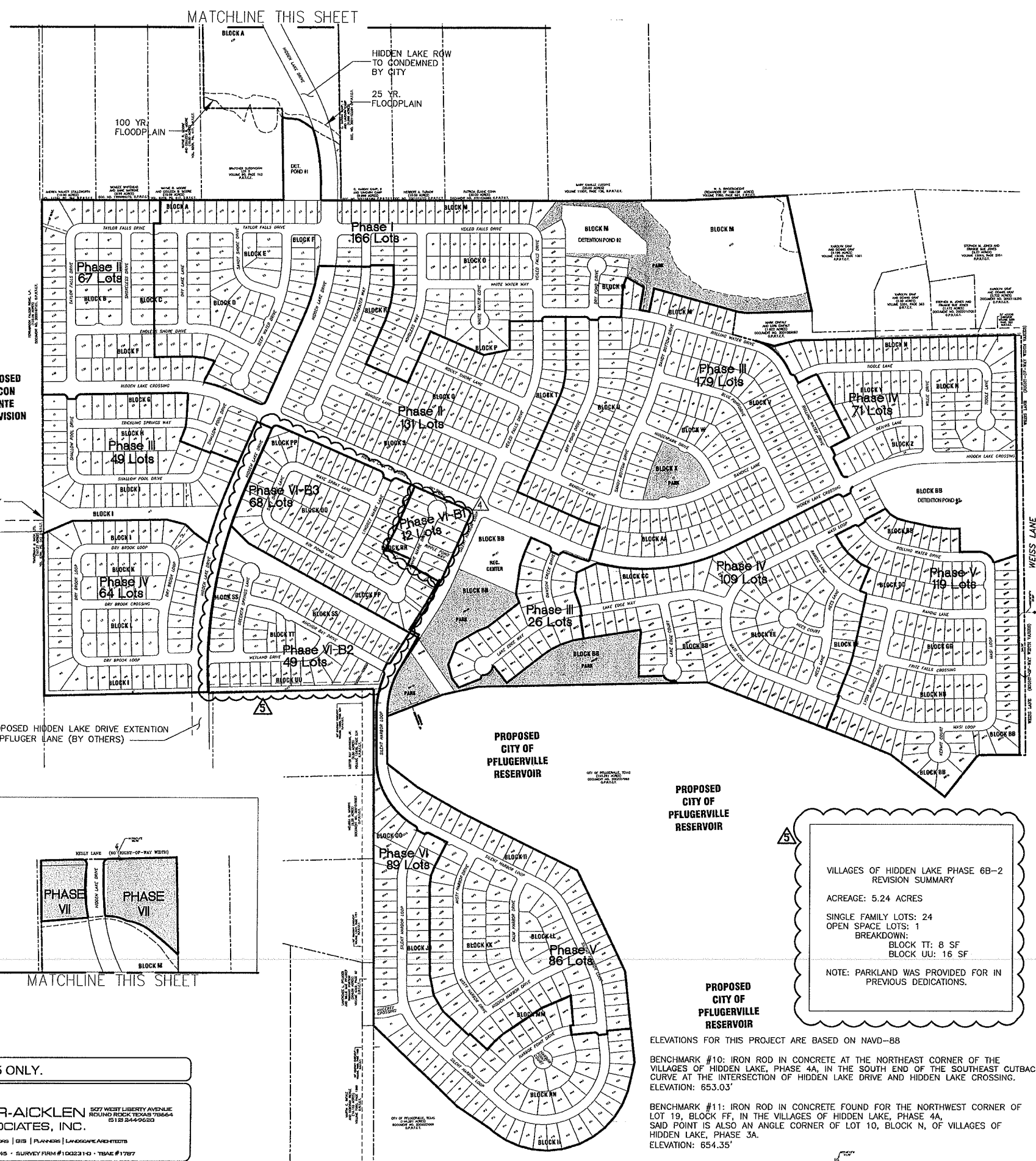
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**BAKER-AICKLEN & ASSOCIATES, INC.**  
507 WEST LIBERTY AVENUE  
ROUND ROCK TEXAS 78664  
(512) 244-9222  
ENGINEERING FIRM # F45 • SURVEY FIRM # T00231-G • TITLE # 1787

NO.	DATE	DESCRIPTION	BY	PROJECT	SHEET
1	6/16/07	VOHL 6B REVISION	ME	VILLAGES OF HIDDEN LAKE	1
2	8-1-10	VOHL 6B-1 REVISION	ME	VILLAGES OF HIDDEN LAKE	1
3	2-25-12	VOHL 6B-2 REVISION	ME	VILLAGES OF HIDDEN LAKE	1

NO.	DATE	REVISION	APPROV.
1	10-15-02	FIRST RESUBMITTAL	
2	11-12-02	SECOND RESUBMITTAL	
3	5-07-07	PRELIM REVISION 6B AREA	
4	4-29-10	VOHL 6B-1 REVISION AREA	
5	10-31-12	VOHL 6B-2 REVISION AREA	

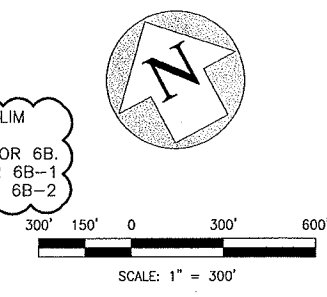
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DESIGN: X  
DRAWN: A.P.U.  
CHECKED: X  
DATE: 11-18-02  
SHEET 1



**LAND USE TABLE**

USE	ACREAGE	LOTS
SINGLE FAMILY	313.09 ACRES	1285 LOTS
TOWN-HOMES	28.46 ACRES	2 LOTS
COMMERCIAL	5.37 ACRES	2 LOTS
DRAINAGE FACILITIES	36.04 ACRES	8 LOTS
RECREATION CENTER	2.14 ACRES	1 LOT
PARKLAND	13.27 ACRES	3 LOTS
OPEN SPACE	4.27 ACRES	18 LOTS
<b>TOTAL</b>	<b>374.18 ACRES</b>	<b>1317 LOTS</b>

ORIGINAL PRELIM 1156 LOTS.  
119 ADDED FOR 6B-1  
9 ADDED FOR 6B-2  
1 ADDED FOR 6B-2



**LEGEND**  
 PARK LAND  
 PHASE BOUNDARY  
 PRELIMINARY PLAN BOUNDARY

**UTILITY PROVIDERS:**  
 TELEPHONE: SOUTHWESTERN BELL  
 ELECTRIC: ONCOR (TXU)  
 GAS: ONCOR (TXU)  
 WATER: CITY OF PFLUGERVILLE  
 SEWER: CITY OF PFLUGERVILLE

**TRAVIS COUNTY DRAINAGE NOTES:**

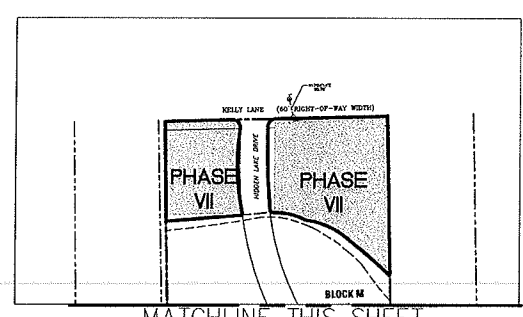
- NO OBJECTS, INCLUDED BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF PFLUGERVILLE AND TRAVIS COUNTY.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER, WHEN CALCULATED AGAINST THE TOTAL PROPERTY, SHALL CONTROL THE INCREASED STORMWATER.
- THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP #48453C0280H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: 630' M.S.L.
- DRAINAGE FACILITIES WITHIN 15' DRAINAGE EASEMENTS TO BE ENCLOSED CONDUIT.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

**GENERAL NOTES:**

- NON-RESIDENTIAL LOTS INCLUDING LANDSCAPE AND GREEN TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
- PROPOSED MODIFICATIONS TO TOPOGRAPHIC FEATURES CONSIST OF FILLING ONE EXISTING POND, EXCAVATION OF THREE PROPOSED DETENTION PONDS, CHANNEL IMPROVEMENTS RELATED TO THE HIDDEN LAKE DRIVE CULVERT CROSSING, CONSTRUCTION OF A DRAINAGE CHANNEL FROM FALCON POINTE TO THE CITY'S RESERVOIR, FILLING IN THE BACK OF LOTS M12-M19, AND FHA REQUIRED LOT GRADING.
- 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- PUBLIC ACCESS EASEMENTS AND LANDSCAPE EASEMENTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- WASTEWATER EASEMENT AND DRAINAGE EASEMENTS TO BE MAINTAINED BY NORTHEAST TRAVIS COUNTY UTILITY DISTRICT OR CITY OF PFLUGERVILLE.
- WASTEWATER AND DRAINAGE EASEMENT ON OPEN SPACE LOT TO BE MAINTAINED BY NORTHEAST TRAVIS COUNTY UTILITY DISTRICT.
- PARK LAND TO BE MAINTAINED BY CITY OF PFLUGERVILLE.
- ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- LOTS WITH DOUBLE AND TRIPLE FRONTAGE ARE ALLOWED ACCESS TO ONLY ONE STREET. LOT ACCESS TO HIDDEN LAKE DRIVE IS PROHIBITED INCLUDING LOTS PP11-PP18, SS17-SS25.
- MAINTENANCE OF LANDSCAPING INFRASTRUCTURE WITHIN LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOA.

**SUB-DISTRICTS**

SUB-DISTRICT	BLOCKS/LOTS
4 (60' MIN. WIDTH)	BLOCKS A, B, C, D, E, F, G, H, I, K, L, II, JJ, KK, LL, MM, NN, OO LOTS AA5-AA27, BB1-BB40, CC1-CC15, RR1-RR10
5 (50' MIN. WIDTH)	BLOCKS M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, DD, EE, FF, GG, HH, PP, QQ, SS, TT, UU LOTS AA1-AA4, AA28-AA53, BB41-BB105, CC16-CC27, RR11-RR22



**VILLAGES OF HIDDEN LAKE PHASE 6B-2 REVISION SUMMARY**  
 ACREAGE: 5.24 ACRES  
 SINGLE FAMILY LOTS: 24  
 OPEN SPACE LOTS: 1  
 BREAKDOWN:  
 BLOCK TT: 8 SF  
 BLOCK UU: 16 SF  
 NOTE: PARKLAND WAS PROVIDED FOR IN PREVIOUS DEDICATIONS.

**PROPOSED CITY OF PFLUGERVILLE RESERVOIR**

ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD-88  
 BENCHMARK #10: IRON ROD IN CONCRETE AT THE NORTHEAST CORNER OF THE VILLAGES OF HIDDEN LAKE, PHASE 4A, IN THE SOUTH END OF THE SOUTHEAST CUTBACK CURVE AT THE INTERSECTION OF HIDDEN LAKE DRIVE AND HIDDEN LAKE CROSSING. ELEVATION: 653.03'  
 BENCHMARK #11: IRON ROD IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF LOT 19, BLOCK FF, IN THE VILLAGES OF HIDDEN LAKE, PHASE 4A, SAID POINT IS ALSO AN ANGLE CORNER OF LOT 10, BLOCK N, OF VILLAGES OF HIDDEN LAKE, PHASE 3A. ELEVATION: 654.35'

**PARK LAND CALCULATION:**  
 TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROPOSED SUBDIVISION: 1285 UNITS\*  
 TOTAL AMOUNT OF PARK LAND REQUIRED: 1156/100 + 129/100 = 12.85 AC.  
 TOTAL AMOUNT OF PARKLAND PREVIOUSLY DEDICATED: 13.24 AC.  
 TOTAL AMOUNT OF PROPOSED PARK LAND IN 100-YEAR FLOODPLAIN: 0.60 AC.  
 TOTAL AMOUNT OF PROPOSED PARK LAND IN THE 100-YEAR FLOODPLAIN AND NOT IN THE 25 YEAR FLOOD PLAIN 0.60 AC  
 TOTAL AMOUNT OF CREDITABLE PARK LAND: 13.57 AC.  
 \* NUMBER OF UNITS BASED ON 1285 SINGLE FAMILY LOTS

FOR REVISION 5 ONLY.

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 507 WEST LIBERTY AVENUE  
 RICHLAND ROCK, TEXAS 78164  
 512.244.9653

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 ENGINEERING FIRM # P-45 • SURVEY FIRM # 002314 • TBAE # 1787

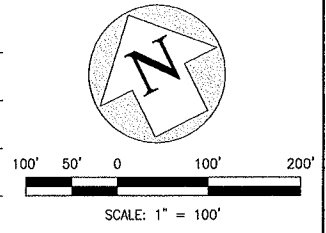
**PATE ENGINEERS**  
 AUSTIN • HOUSTON • DALLAS  
 7801 NORTH CAPITAL OF TEXAS HIGHWAY  
 SUITE 200  
 AUSTIN, TEXAS 78731  
 PH: (512) 340-0800  
 FAX: (512) 340-0804  
 WWW.PATEENGINEERS.COM

**VILLAGES OF HIDDEN LAKE PHASING PLAN**

NO.	DATE	DESCRIPTION	BY
1	05/05/07	PHASE 6B REVISIONS	MF
4	08/17/10	PHASE 6B-1 REVISIONS	TAC
5	02/28/13	PHASE 6B-2 REVISIONS	SSC

PROJECT: SHEET: 2

PEI PROJECT NO. \_\_\_\_\_  
 DESIGN: M.F.  
 DRAWN: E.M.  
 CHECKED: M.F.  
 DATE: \_\_\_\_\_  
 SHEET: 2

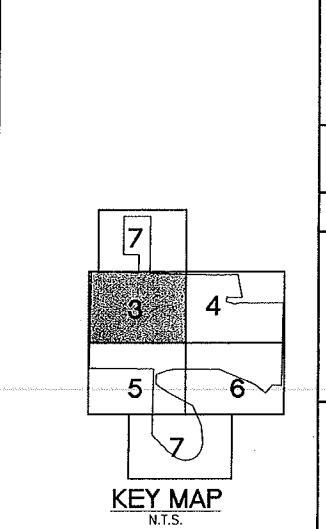


- LEGEND**
- PRELIMINARY PLAN BOUNDARY
  - ADJOINING PROPERTY LINES
  - PROPOSED 10' PEDESTRIAN & BICYCLE TRAIL
  - PRIVATE COMMON GREENSPACE
  - DEDICATED PARKLAND
  - EXISTING POND
  - PROPOSED SIDEWALK
  - NEIGHBORHOOD MAILBOX UNIT
  - W.W.E. WASTEWATER EASEMENT
  - D.E. DRAINAGE EASEMENT

- NOTES:**
1. ALL SIDEWALKS ARE 4' UNLESS OTHERWISE NOTED.
  2. ALL RETURN RADII ARE 15' UNLESS OTHERWISE NOTED.



TYPICAL NEIGHBORHOOD MAILBOX UNIT LAYOUT



**PATE ENGINEERS**  
 AUSTIN • HOUSTON • DALLAS  
 7801 NORTH CAPITAL OF TEXAS HIGHWAY  
 SUITE 220  
 AUSTIN, TEXAS 78731  
 PH: (512) 340-0800  
 FAX: (512) 340-0804  
 WWW.PATEENGINEERS.COM

VILLAGES OF HIDDEN LAKE  
 PRELIMINARY PLAN

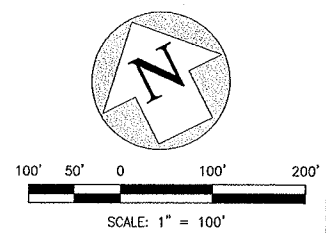
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1	08/08/07	PHASE BB REVISIONS	MF	VILLAGES OF HIDDEN LAKE
4	08/17/10	PHASE BB-1 REVISIONS	TAC	
5	02/28/13	PHASE BB-2 REVISIONS	SSC	

PEI PROJECT NO. 110400100  
 DESIGN: M.F.  
 DRAWN: E.M.  
 CHECKED: M.F.  
 DATE: 05-08-07  
 SHEET **3**

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**BAKER-AICKLEN & ASSOCIATES, INC.**  
 507 WEST LIBERTY AVENUE  
 ROLAND ROCK, TEXAS 78664  
 (512) 244-9620  
 ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS  
 ENGINEERING FIRM #145 • SURVEY FIRM #100231-C • TRAC #1787

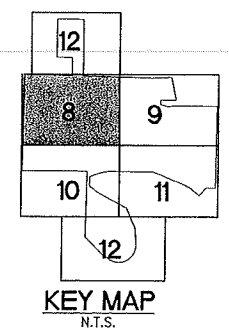
MATCHLINE SHEET 5

MATCHLINE SHEET 12



- LEGEND**
- PRELIMINARY PLAN BOUNDARY
  - - - PROPOSED WASTEWATER LINE
  - SINGLE WASTEWATER SERVICE
  - DOUBLE WASTEWATER SERVICE
  - PROPOSED WATER LINE
  - SINGLE WATER SERVICE
  - DOUBLE WATER SERVICE
  - FIRE HYDRANT
  - PROPOSED WASTEWATER MANHOLE

- NOTES:**
1. FIRE HYDRANT SPACING REQUIREMENT IS 1 FIRE HYDRANT EVERY 600 FT. IN RESIDENTIAL AREAS.
  2. WASTEWATER MANHOLE SPACING IS 400' MAX.
  3. WASTEWATER LINES ARE 8" UNLESS NOTED OTHERWISE.
  4. WATER LINES ARE 8" UNLESS NOTED OTHERWISE.



**PATE ENGINEERS**  
 DALLAS  
 HOUSTON  
 AUSTIN • CAPITAL OF TEXAS HIGHWAY  
 SUITE 220  
 AUSTIN, TEXAS 78751

VILLAGES OF HIDDEN LAKE  
 WATER & WASTEWATER PLAN

NO.	DATE	DESCRIPTION	BY	PROJECT
1	08/23/08	PHASE 6B REVISIONS	MF	VILLAGES OF HIDDEN LAKE WATER & WASTEWATER PLAN
4	08/11/10	PHASE 6B-1 REVISIONS	TAC	
5	02/28/13	PHASE 6B-2 REVISIONS	SSC	

PEI PROJECT NO.	
DESIGN:	M.F.
DRAWN:	E.M.
CHECKED:	M.F.
DATE:	
SHEET	4

MATCHLINE SHEET 10

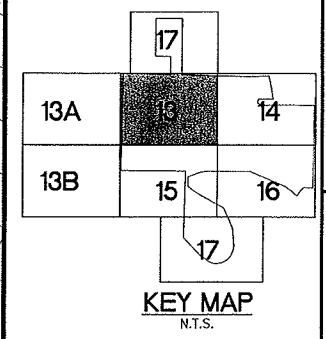
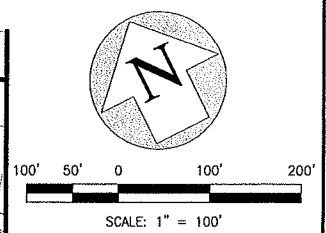
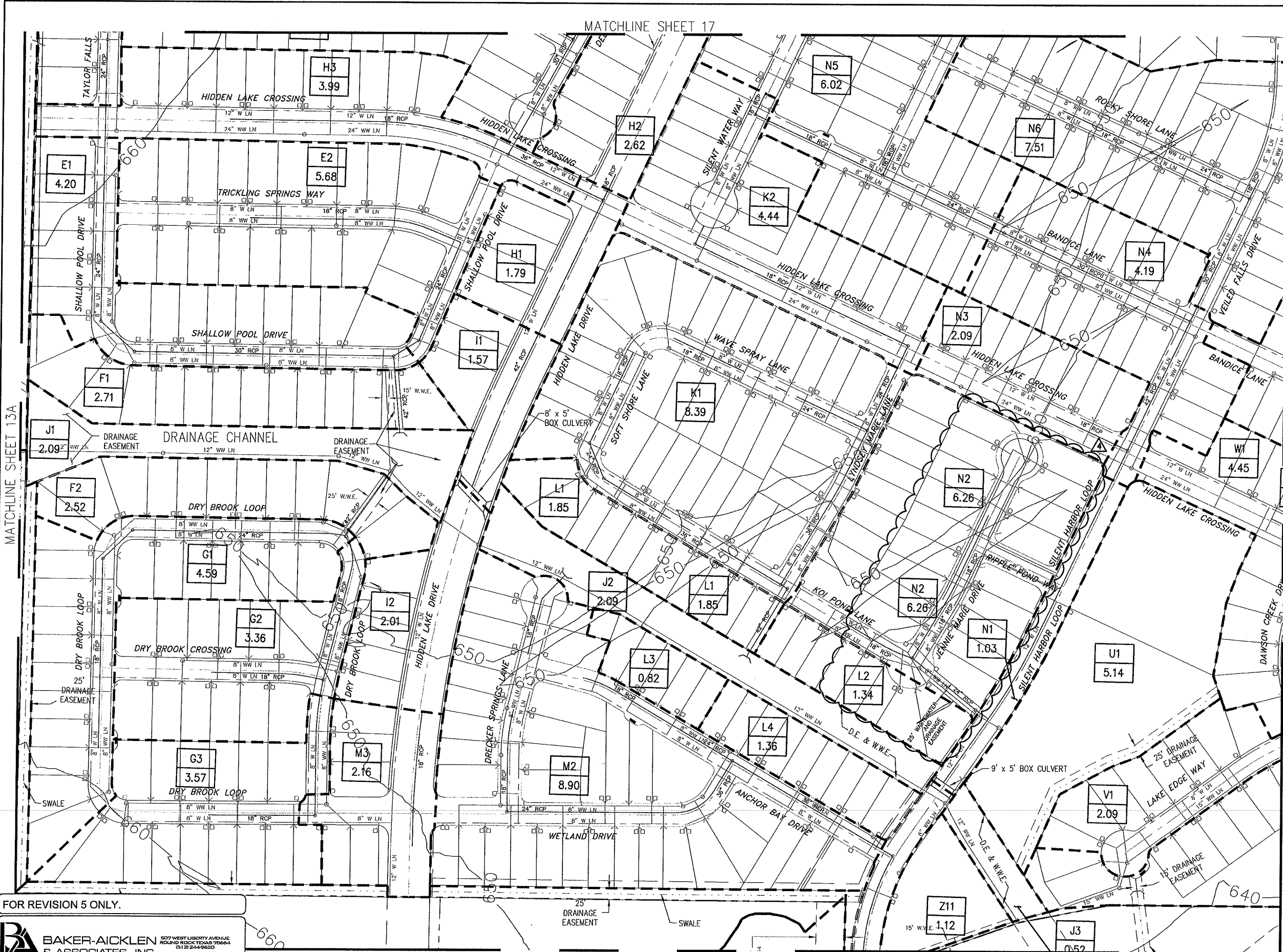
MATCHLINE SHEET 9

MATCHLINE SHEET 10

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 507 WEST LIBERTY AVENUE  
 ROUND ROCK, TEXAS 78664  
 (512) 244-9620

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 ENGINEERING FIRM # F-45 • SURVEY FIRM # 100231-0 • TELE # 17897



LEGEND

	DRAINAGE AREA
	ACREAGE
	DRAINAGE AREA BOUNDARY
	STORM SEWER LINE
	STORM SEWER MANHOLE
	DRAINAGE SWALE

NOTE:  
EROSION CONTROL MEASURES WILL  
BE SHOWN IN FINAL CONSTRUCTION  
PLANS AND COMPLY WITH CITY OF  
PFLUGERVILLE REQUIREMENTS

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(512) 244-9500

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AUSTIN • HOUSTON • DALLAS  
7801 NORTH CAPITAL OF TEXAS HIGHWAY  
SUITE 220  
AUSTIN, TEXAS 78751  
PH: (512) 340-0800  
FAX: (512) 340-0804  
WWW.PATEENG.COM

PROJECT: VILLAGES OF HIDDEN LAKE  
SHEET: DRAINAGE LAYOUT & EROSION CONTROLS

NO.	DATE	DESCRIPTION	BY
1	05/08/07	PHASE 6B REVISIONS	MF
4	08/11/10	PHASE 6B-1 REVISIONS	TAC
5	02/28/13	PHASE 6B-2 REVISIONS	

PEI PROJECT NO.	
DESIGN: M.F.	
DRAWN: E.M.	
CHECKED: M.F.	
DATE:	
SHEET	<b>5</b>