

200700105

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

That James Dorney, acting on behalf of Vice Pres. of Len-But/Hidden Lake 2-WY, LTD, a Texas limited partnership, owner of a 16.893 acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529, as described in deed recorded in Document No. 2004011919 of the Official Public Records of Travis County, Texas, and a 30.045 acre tract of land out of the George M. Martin Survey No. 3, Abstract 529, as described in deed recorded in Document No. 2004011922 of the Official Public Records of Travis County, Texas, do hereby subdivide 23.04 acres, in accordance with this plat to be known as:

"The Villages of Hidden Lake, Phase 6A"

and do hereby dedicate to the public the use of all the streets, alleys, parks and easements shown hereon subject to any easements or restrictions hereafter granted and not released and in accordance with Chapter 212 and Chapter 232 of the Texas Local Government Code and Section 156.116 of the City of Pflugerville Subdivision Code.

WITNESS MY HAND, this the 27th day of DECEMBER, 2007 A.D.

James Dorney
Len-But/Hidden Lake 2-WY, LTD, A Texas Limited Partnership
12301 Research Blvd., Bldg. 4, Ste. 100
Austin, Texas 78759

Before me, the undersigned authority, on this day personally appeared James Dorney, acting on behalf of Len-But/Hidden Lake 2-WY, LTD, a Texas limited partnership known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND, this the 22nd day of DECEMBER, 2007 A.D.

Michael Fisher
Notary Public, State of Texas

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That I, Neil Hines, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that all corners and 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.

plat are shown hereon.

1/8 Dorney Bcr 2006
Date

Neil Hines
P.L.S. No. 5642
Pate Surveyors, Inc.
7801 North Capital of Texas Highway
Austin, Texas 78731
Phone: (512) 340-0600 Fax: (512) 340-0604

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

THE STATE OF TEXAS }
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That I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas do hereby certify that on the 27th day of February, 2007 A.D., the Commission of the City of Pflugerville, 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 Court of said County, the 27th day of February, 2007 A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

Witness my hand and seal of office of the County Clerk, the 27th day of February, 2007 A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas

THE STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

That RFC Construction Funding LLC, a Delaware Limited Liability Company is the lien holder of land described in a deed recorded in Document Number 200505237 of the Official Public Records of Travis County, Texas and being a portion of the subdivision of 23.04 acres of land situated in Travis County, Texas and does further hereby join, approve, and consent to the dedication to public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

RFC Construction Funding LLC, a Delaware Limited Liability Company
By: [Signature]
Name: D. Scott Ferguson Assistant Vice President
Date: December 2007
By: [Signature]
Name: Sonia E. Garcia
Notary Public, State of California
Printed Name: Sonia E. Garcia
My Commission Expires May 9 2007

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 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(s) of the Subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards or 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 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 on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the public improvements construction.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

Approved this 27th day of February, 2007, by the Planning and Zoning Commission of the City of Pflugerville, Texas, on behalf of the City.

Dana DeBeauvoir, County Clerk
Travis County, Texas

This plat reflects the approval granted by the Planning and Zoning Commission on the date indicated above.

Pflugerville on this 27th day of February, 2007

Attest:
[Signature]
Karen Thompson, City Secretary

THE STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

Approved this 27th day of Feb, 2007, by the City Council of the City of Pflugerville, Texas, on behalf of the City.

Catherine T. Colten, Mayor
By: [Signature]
Attest:
[Signature]
Karen Thompson, City Secretary

GENERAL NOTES

1. 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.

2. All drainage easements on private property shall be maintained by the owner and/or his/her assigns

3. Property owner and/or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by Travis County and the City of Pflugerville for inspection or maintenance of said easement.

4. Water and wastewater service to this tract will be provided by the City of Pflugerville.

5. Public sidewalks are required along both sides of all streets. All sidewalks to be four (4) feet wide.

6. All lots in this subdivision are subject to restrictive covenants recorded in Document No. 2003103871 of the Real Property Records of Travis County, Texas, and Document No. 200700105 of the Official Public Records of Travis County, Texas.

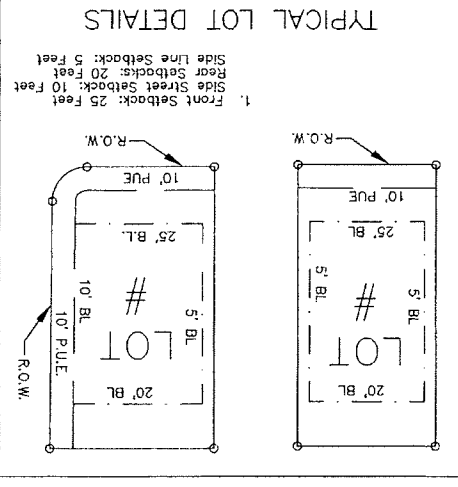
7. A Travis County development permit is required prior to any site development.

8. Drainage facilities within fifteen (15) foot drainage easements to be provided in this subdivision shall be occupied until connected to the City of Pflugerville water and wastewater system.

9. No lot in this subdivision shall be occupied until connected to the City of Pflugerville water and wastewater system.

10. All construction within the boundary of this plat must comply with the City of Pflugerville Building Code including the requirements to obtain permits and request inspections.

11. The Owner/Subdivider, as listed on this plat, shall be responsible for posting Fiscal Surety for the construction of all concrete sidewalks as shown on the plat. Whether installed by the owner/developer or individual homeowners, it is the responsibility of the owner/subdivider to ensure all sidewalks are ADA compliant and built in substantial compliance with the provisions of the Texas Architectural Barriers Act, Article 9102, Texas Civil Statutes, as administered by the Texas Department of Licensing and Regulation or to request pre-construction variances for any proposed sidewalks not meeting ADA requirements. Application for the variances shall be required before issuance of the development permit.



12. Streets and sidewalks in this subdivision will not be accepted for maintenance by Travis County until streets and sidewalks in Villages of Hidden Lake Phase 2B, and 5A have been accepted by Travis County.

13. BENCHMARKS:
Elevations for this project are based on NAVD-88
Benchmark #17: iron rod in concrete set at the southeast corner of Lot 1, Block 00, in the south right-of-way line of Silent Harbor Loop.
Elevation: 644.42.
Benchmark #18: iron rod in concrete set at the northwest corner of Lot 29, Block 55, in the east right-of-way line of Silent Harbor Loop.
Elevation: 643.76.

14. All bearings based on the Texas State Plane Coordinate System Central Zone.

SURVEYOR'S NOTES:
The following language is part of the recording instrument for the noted easements:
1. The easement, rights and privileges granted hereunder shall automatically terminate and be of no further force or effect on the date a subdivision plat is recorded in the Official Public Records of Travis County, Texas; provided, however, that such termination will only be effective as to the portions of the Easement Tract included in such subdivision plat. Upon the partial or complete termination of the easement granted hereunder, Grantee will execute, acknowledge and deliver to Grantors such documents as may be reasonably requested by Grantors to evidence in writing such termination.

TYPE OF LOT	NUMBER OF LOTS	ACREAGE
TOTAL	90	23.04
RIGHT-OF-WAY	N/A	4.20
SINGLE FAMILY	90	18.84
PUBLIC ACCESS	N/A	0.00
PARKLAND	N/A	0.00

STREET NAME	LINEAR FOOTAGE	R.O.W. WIDTH
HARBOR POINT DRIVE	82.08	50'
WIZARD POINT DRIVE	57.73	50'
SILENT HARBOR LOOP	2608.88	50'
AGENCY CROSSING	170.09	50'
TOTAL	3959.02	

Phase	Date	Acres	Residential Lots	Parkland	Development Agreement	Remaining Excess Credit
Phase 1 Plat	March 03	1.66	166	NA	NA	1.97
Phase 2 Parkland by Deed	April 03	8	NA	NA	NA	9.97
Phase 2A Plat	4-Apr-04	99	0	0	0.99	8.98
Phase 2B Plat	3-Mar-04	99	0	0	0.99	7.99
Phase 3A Plat	10-Aug-04	161	0	0	1.61	6.38
Phase 3B Plat	30-June-05	1.22	0	0	1.22	7.06
Phase 4A Plat	19-May-06	64	0	0	0.64	8.42
Phase 4B Plat	01-Dec-05	81	0	0	0.81	5.61
Phase 4C Plat	01-Dec-05	69	0	0	0.69	4.92
Phase 5A Plat	01-Dec-05	88	0	0	0.88	4.06
Phase 5B Plat	31-July-06	119	0	0	1.19	2.87
Phase 6A Plat	01-Dec-05	90	0	0	0.90	1.97
Phase 6B Plat	01-Dec-05	0	0	0	1.87	0.3

FINAL PLAT
THE VILLAGES OF HIDDEN LAKE, PHASE 6A
OUT OF THE
GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT NO. 529
TRAVIS COUNTY, TEXAS
CONTAINING
90 LOTS, 5 BLOCKS
DATE: SEPTEMBER 2006 JOB NO. 1104-002-08-AS00

PATE SURVEYORS

HOUSTON • AUSTIN • ARLINGTON • SAN ANTONIO
7871 NORTH CAPITAL OF TEXAS HIGHWAY
SUITE 220
AUSTIN, TEXAS 78731
PHONE: (512) 340-0604
WWW.PATESURVEYORS.COM
SHEET 2 OF 2