

REVISED PRELIMINARY PLAN ONLY - NOT FOR RECORDATION FOR

VILLAGES OF HIDDEN LAKE

6 VILLAGES OF HIDDEN LAKE REVISION 6

NOTE:
1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM, IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. FOR ADDITIONAL INFORMATION REGARDING THE UTILITY IMPROVEMENTS ADDRESSED WITH REVISION #6, PLEASE SEE THE ASSOCIATED DEVELOPMENT AGREEMENT.

ASSOCIATED STUDIES/REPORTS:
1. VILLAGES OF HIDDEN LAKE PHASE 6B-2 WATER, WASTEWATER, DRAINAGE AND PAVING IMPROVEMENTS, PAGE 1, PREPARED BY BAKER-AICKLEN & ASSOCIATES, JUNE 2013
2. HIDDEN LAKE COMMERCIAL TRACT - FLOODPLAIN STUDY, PREPARED BY PAPE-DAWSON ENGINEERS, JUNE 2020
3. LOMR CASE NO. 21-06-0412P, APPROVED MAY 11, 2021
4. VILLAGES OF HIDDEN LAKE TRAFFIC IMPACT ANALYSIS, PREPARED BY RPS GROUP, NOVEMBER 2020

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

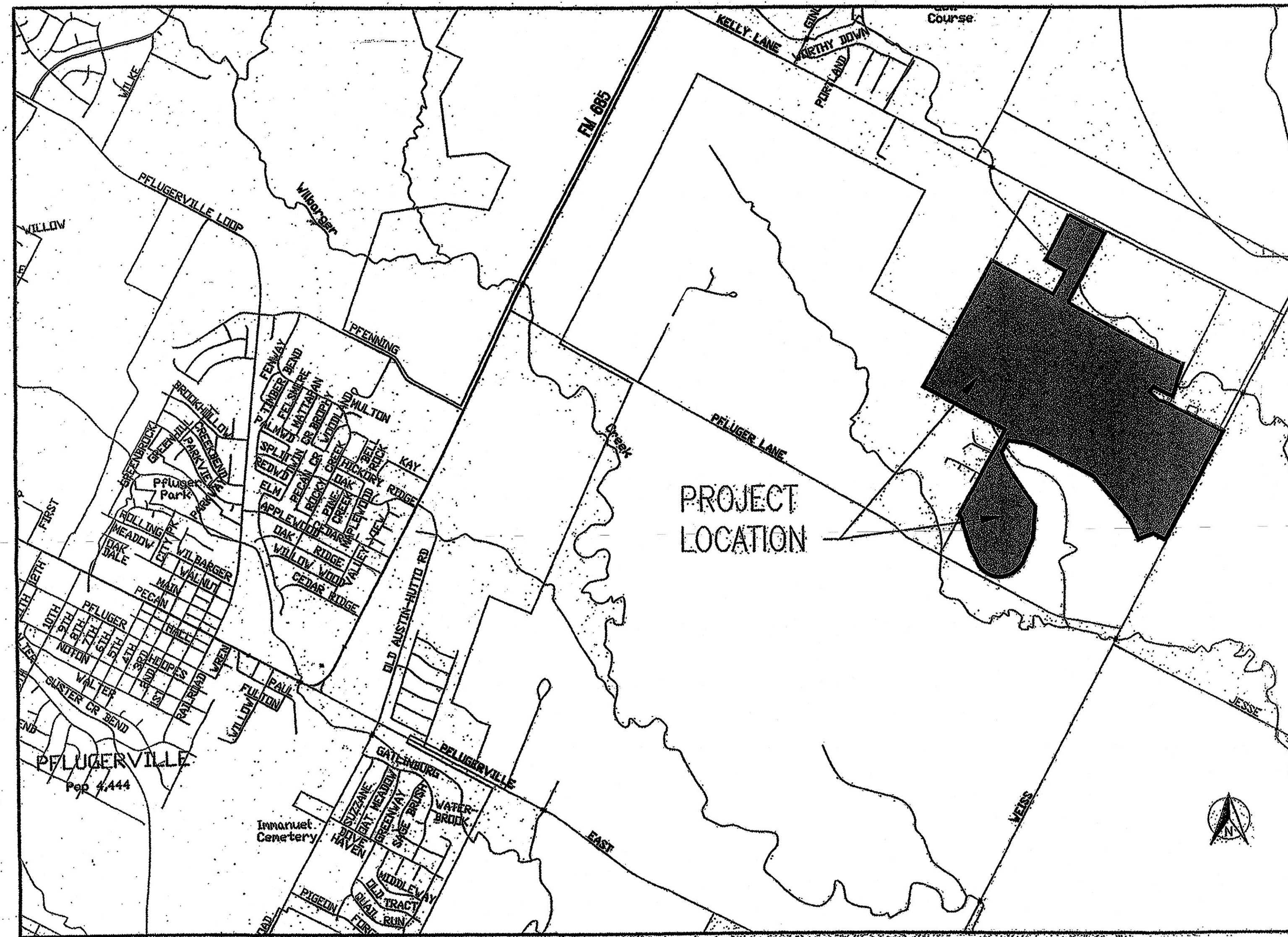
LEGAL DESCRIPTION:

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 PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION AND PFLUGERVILLE ET. THIS PLAN IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.

THIS PROJECT IS GOVERNED UNDER THE PFLUGERVILLE EAST LAND DEVELOPMENT AGREEMENT



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. #10400100

1. 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.
2. AS DEPICTED ON THE PLAN, 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.
3. AS DEPICTED ON THE PLAN, 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.
4. 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.
5. 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.
6. 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.

DATE OF INITIAL APPROVAL: TRAVIS COUNTY 11/2/02
CITY OF PFLUGERVILLE 12/10/02

DATE OF INITIAL SUBMITTAL: AUGUST, 30, 2002

FOR REVISION ONLY - 1/17/21

PAPE-DAWSON ENGINEERS

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TPPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET INDEX

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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
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14	DRAINAGE LAYOUT & EROSION CONTROLS
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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 UU REMOVED AND INCORPORATED INTO ADJACENT SINGLE FAMILY LOTS. REMOVED OPEN SPACE WAS NOT REQUIRED PARK LAND DEDICATION.

TRAVIS COUNTY REVISION #3 REVISED 'OPEN' SPACE ON BLOCKS TT + UU, REVISION INCLUDES SHEETS 1-5 OF A, TRAVIS COUNTY REVISION #2

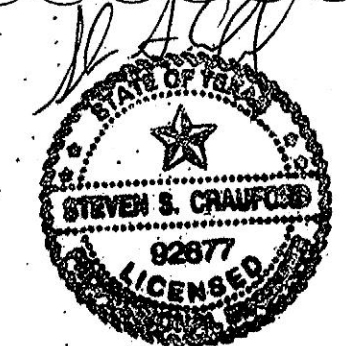
NOTE:
1. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
2. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
3. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED, 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.
4. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

5. 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.
6. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
7. 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.
8. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
9. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.

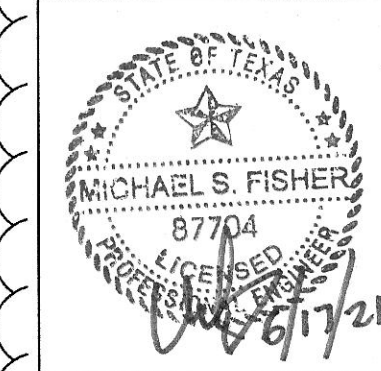
10. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
12. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
13. 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.
14. 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 SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. 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.

FOR REVISION 5 ONLY. (TRAVIS CO. REVISION #3)

BAKER-AICKLEN & ASSOCIATES, INC.
507 WEST LIBERTY AVENUE
ROLAND ROCK, TEXAS 79664
(817) 244-9400
ENGINEERING FIRM #145 • SURVEY FIRM #10023140 • TBAE #1787



5/6/13 NOT FOR CONSTRUCTION



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VILLAGES OF HIDDEN LAKE
COVER SHEET

NO.	DATE	DESCRIPTION	BY	DATE
1	11/17/02	VOHL CB REVISION	ME	11/17/02
2	2-27-06	VOHL CB-1 REVISION	ME	2-27-06
3	2-28-13	VOHL CB-2 REVISION	ME	2-28-13
4	1/11/21	ADDITION OF THREE (3) COMMERCIAL LOTS AND ASSOCIATED UTILITY IMPROVEMENTS	ME	1/11/21

PROJECT: VILLAGES OF HIDDEN LAKE
SHEET: COVER SHEET

PEI PROJECT NO.: 110400100
DESIGN: X
DRAWN: A.P.U.
CHECKED: X
DATE: 11-12-02
SHEET: 1

MATCHLINE THIS SHEET

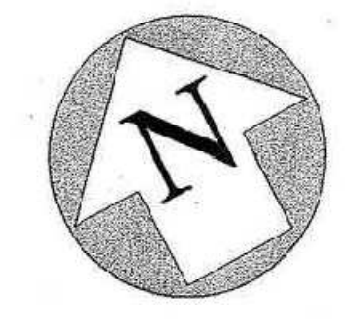
FOR REVISION 6 ONLY - 7/30/2021

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 TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028801

LAND USE TABLE

USE	ACREAGE	LOTS	ORIGINAL PRELIM
SINGLE FAMILY	319.09 ACRES	1285 LOTS	1156 LOTS.
OPEN SPACE/ DRAINAGE	12.32 ACRES	2 LOTS	119 ADDED FOR 6B.
SPACE/ LANDSCAPE	0.14 ACRES	1 LOT	9 ADDED FOR 6B-1
COMMERCIAL	4.52 ACRES	4 LOTS	1 ADDED FOR 6B-2
KELLY LANE ROW	0.57 ACRES	2 LOTS	
DRAINAGE FACILITIES	23.76 ACRES	5 LOTS	
RECREATION CENTER	2.14 ACRES	1 LOT	
PARKLAND	13.27 ACRES	3 LOTS	
OPEN SPACE	4.27 ACRES	18 LOTS	
DIRECTOR'S LOT	0.10 ACRES	1 LOT	
TOTAL	374.18 ACRES	1322 LOTS	



300' 150' 0 300' 600'

SCALE: 1" = 300'

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 PLAN 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 PLAN 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.

SUB-DISTRICTS

SUB-DISTRICT	BLOCKS/LOTS
4 (60' MIN. WIDTH)	BLOCKS A, B, C, D, E, F, G, H, I, K, L, M, N, NN, OO LOTS AA5-AA27, BB1-BB40, CC1-CC35, 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-AA33, BB41-BB105, CC36-CC51, RR11-RR22

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.

VILLAGES OF HIDDEN LAKE PHASE 6B-1 REVISION SUMMARY

ACREAGE: 5.51 ACRES

SINGLE FAMILY LOTS: 23
 OPEN SPACE LOTS: 1

BREAKDOWN:
 BLOCK PP: 10 SF
 BLOCK RR: 13 SF

NOTE: PARKLAND WAS PROVIDED FOR IN PREVIOUS DEDICATIONS.

VILLAGES OF HIDDEN LAKE REVISION 6 SUMMARY

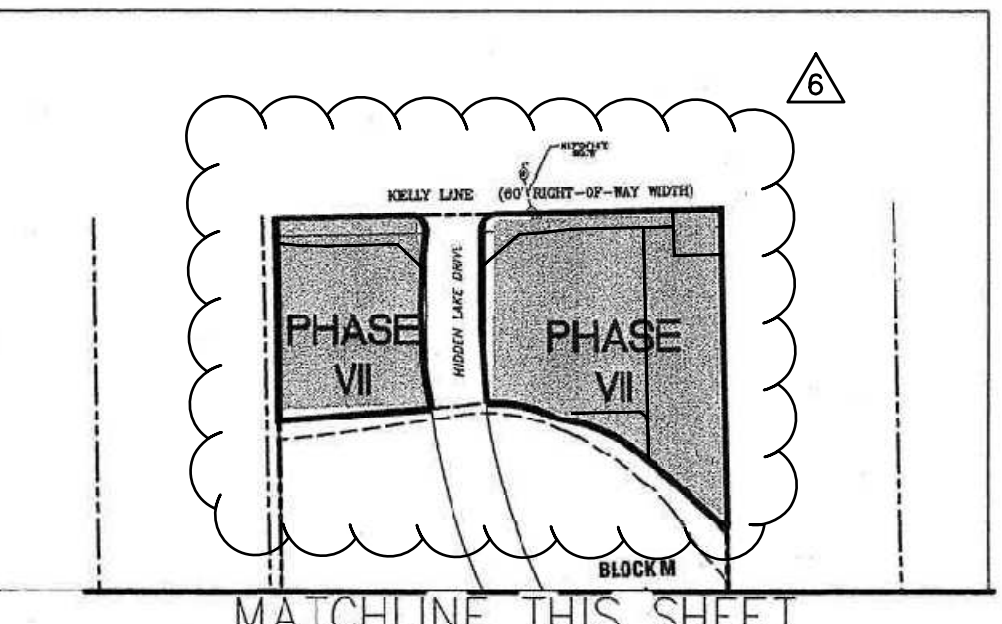
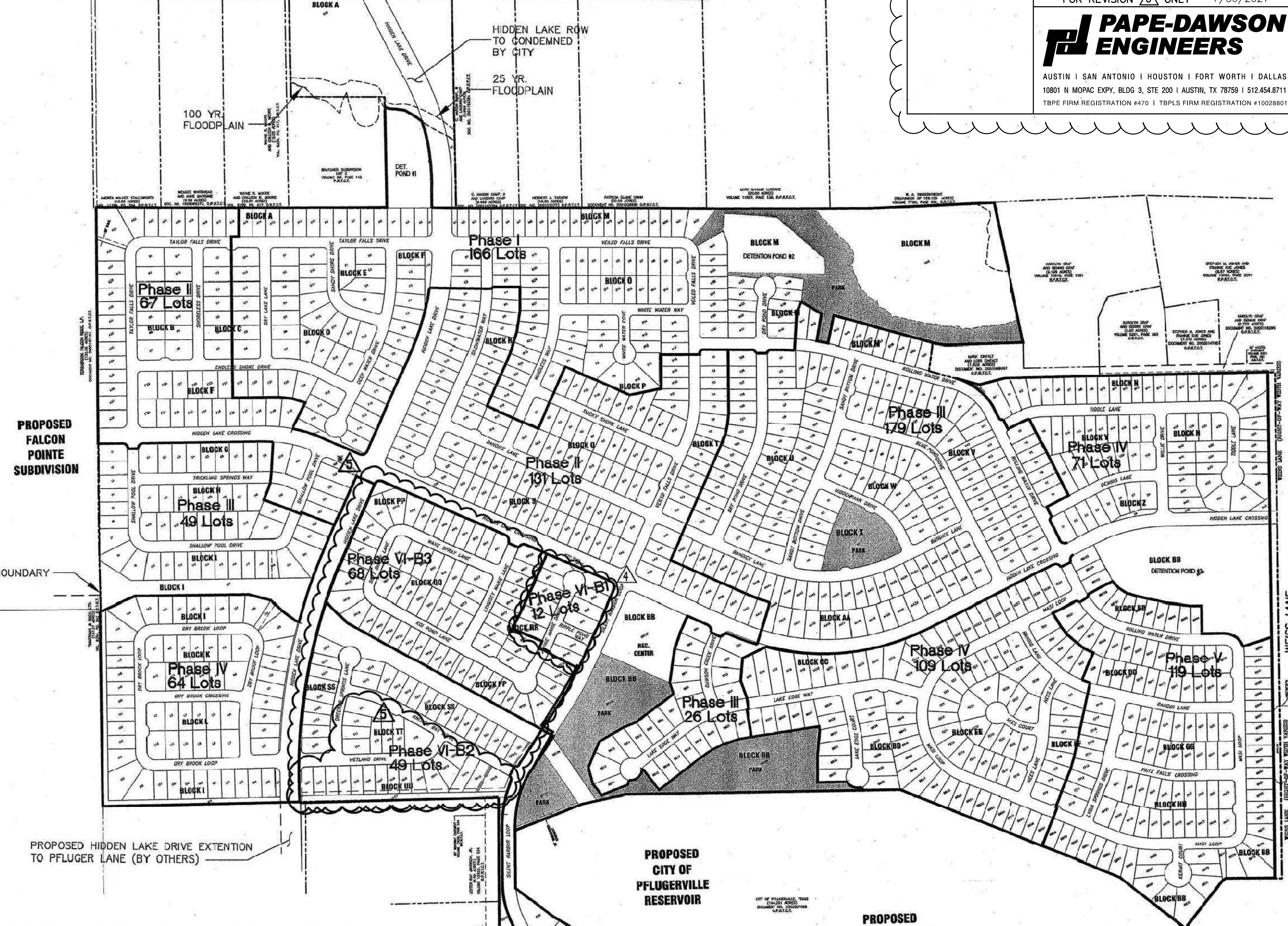
ACREAGE: 17.65 ACRES

COMMERCIAL LOTS: 4
 DIRECTOR'S LOT: 1
 DRAINAGE/OPEN SPACE LOT: 2
 DRAINAGE/LANDSCAPE LOT: 1

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 PLAN 0.60 AC
 TOTAL AMOUNT OF CREDITABLE PARK LAND: 13.57 AC.

* NUMBER OF UNITS BASED ON 1285 SINGLE FAMILY LOTS



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.

* PHASE 6B REMAINDER DIVIDED INTO PHASES 6B-2 AND 6B-3.

ELEVATIONS FOR THIS PROJECT ARE BASED ON NAVD-83

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 OUTBACK 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'

FOR REVISION 5 ONLY. (TRAVIS CO. REVISION #3)

BAKER-AICKLEN & ASSOCIATES, INC.

ENGINEERS | SURVEYORS | GIS | PLANNING | LANDSCAPE ARCHITECTS

ENGINEERING FIRM # P45 - SURVEY FIRM # 002531-G - TBAE # 1787

5/6/13 NOT FOR CONSTRUCTION



PATE ENGINEERS

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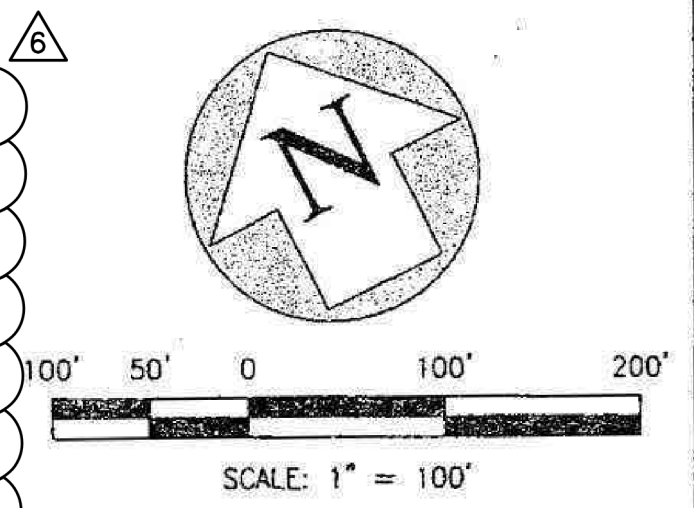
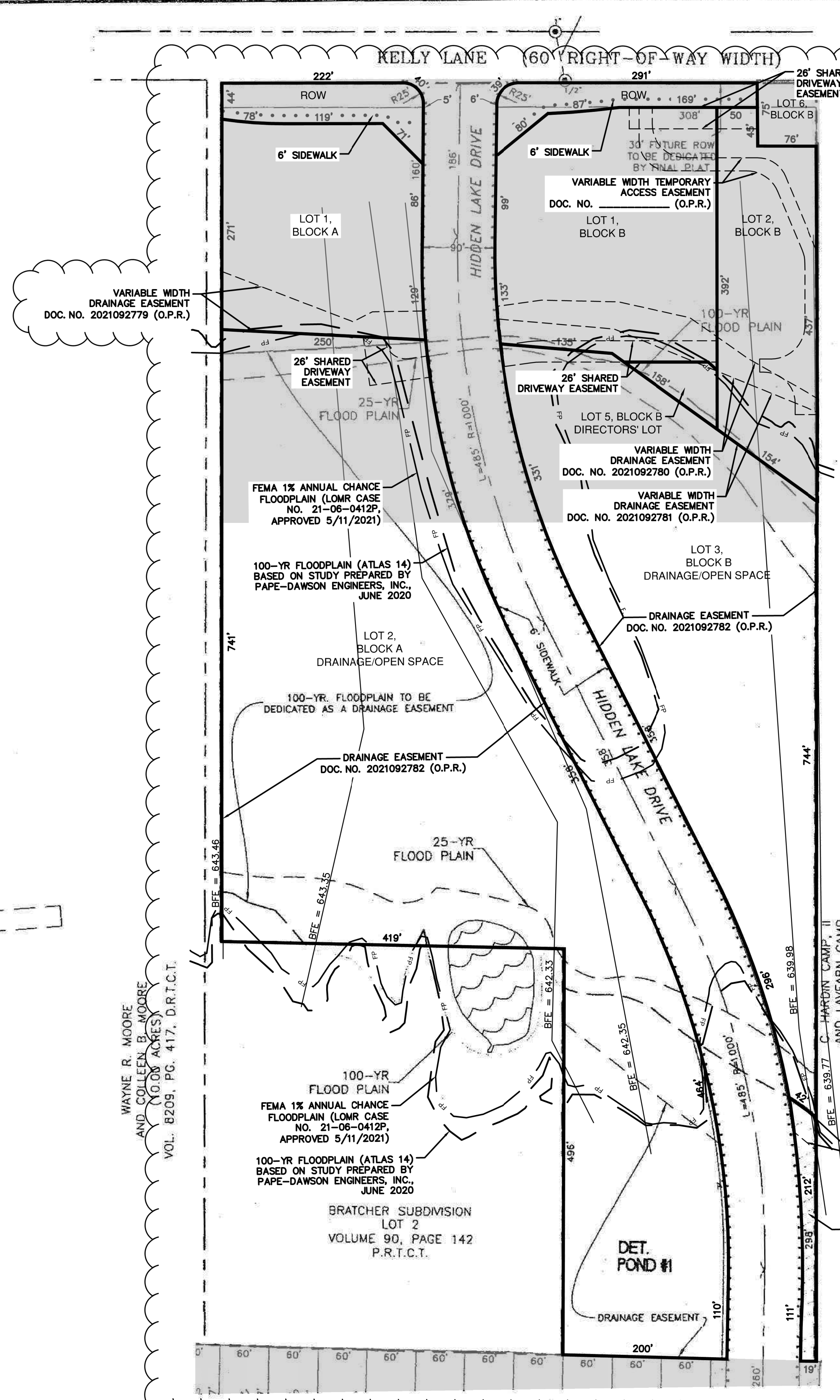
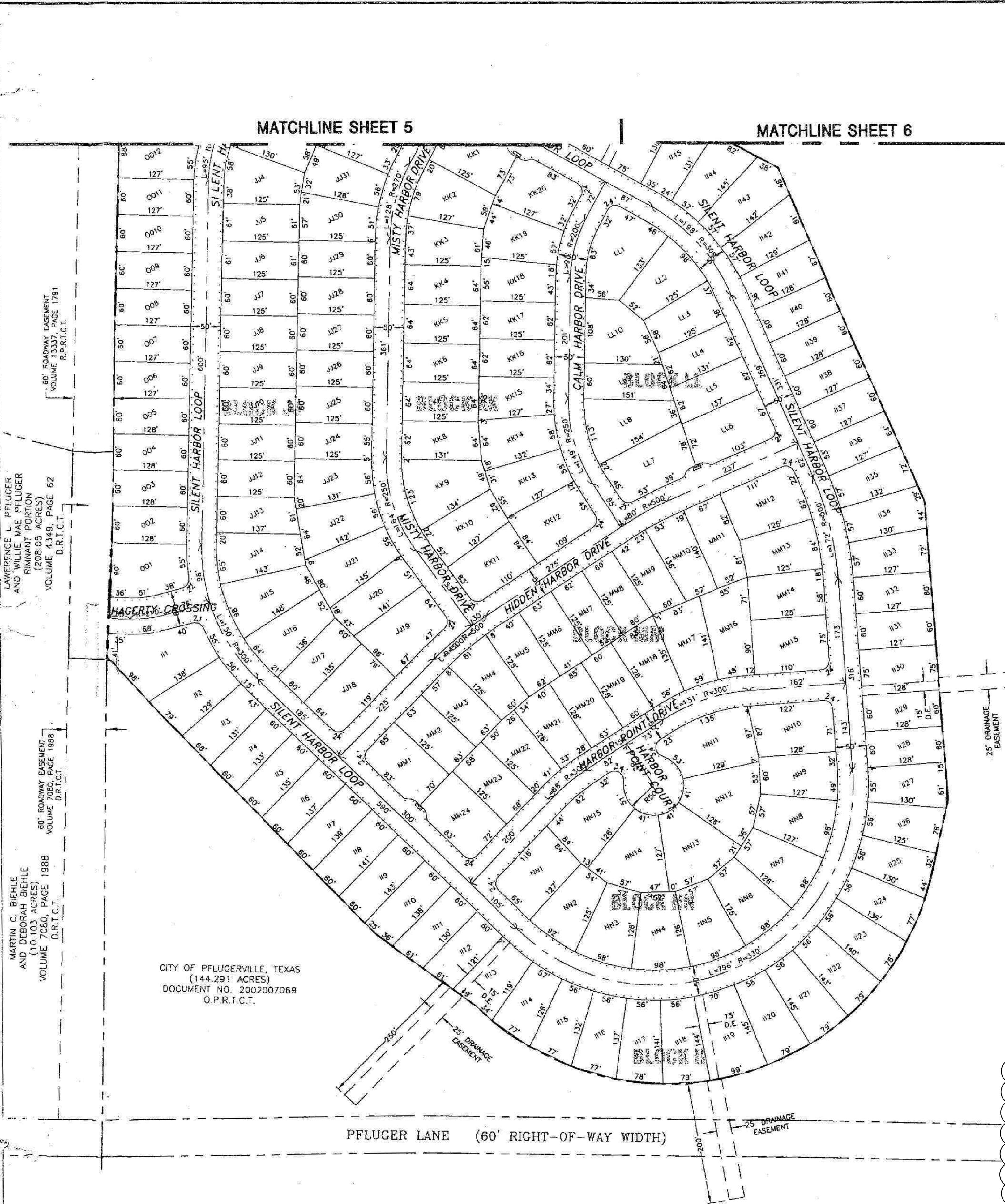
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VILLAGES OF HIDDEN LAKE PHASING PLAN

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	06/04/07	PHASE 6B REVISIONS	MF			
4	08/17/10	PHASE 6B-1 REVISIONS	MF			
5	02/28/13	PHASE 6B-2 REVISIONS	SSC			
6	7/30/2021	UPDATED LOT DESIGNATIONS				

PROJECT: VILLAGES OF HIDDEN LAKE
 SHEET: PHASING PLAN

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



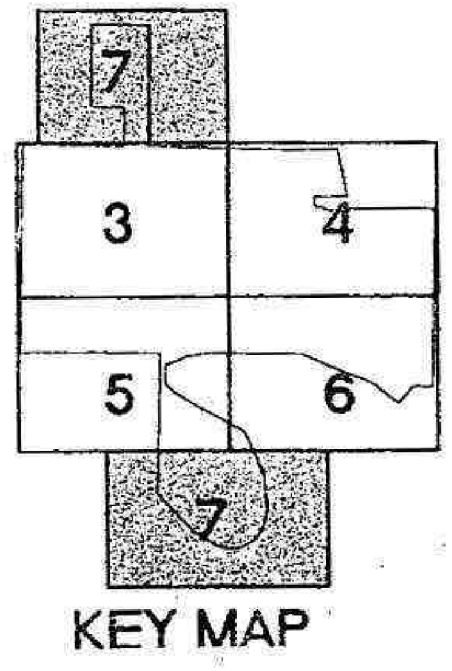
- LEGEND**
- PRELIMINARY PLAN BOUNDARY
 - ADJOINING PROPERTY LINES
 - PROPOSED 10' PEDESTRIAN & BICYCLE TRAIL
 - PRIVATE COMMON GREENSPACE
 - CITY OF PFLUGERVILLE ETU
 - EXISTING POND
 - PROPOSED SIDEWALK
 - NEIGHBORHOOD MAILBOX UNIT
 - W.W.E. WASTEWATER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - FEMA 1% ANNUAL CHANCE FLOODPLAIN (LOWR CASE NO. 21-06-0412P, APPROVED 5/11/21)
 - 100-YR FLOODPLAIN (ATLAS 14) BASED ON STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., JUNE 2020

- NOTES:**
1. ALL SIDEWALKS ARE 4' UNLESS OTHERWISE NOTED.
 2. ALL RETURN RADII ARE 15' UNLESS OTHERWISE NOTED.
 3. SHARED DRIVEWAY EASEMENTS TO BE DEDICATED BY FINAL PLAT.
 4. PLEASE SEE SHEETS 8 AND 12 FOR PROPOSED WATER AND WASTEWATER EASEMENTS.

FOR REVISION **6** ONLY - 7/30/2021

PAPE-DAWSON ENGINEERS

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 TYPE FIRM REGISTRATION #470 | TBP/S FIRM REGISTRATION #10028601



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VILLAGES OF HIDDEN LAKE

PRELIMINARY PLAN

NO.	DATE	DESCRIPTION
1	7/30/2021	ADDITION OF THREE (3) COMMERCIAL IMPROVEMENTS

PROJECT: **ADDITION OF THREE (3) COMMERCIAL IMPROVEMENTS**

BT

PEI PROJECT NO. 110400100
 DESIGN: K.H.
 DRAWN: E.M./A.P.U.
 CHECKED: M.F.
 DATE: 11-12-02
 SHEET: **7**

MATCHLINE SHEET 12

VARIABLE WIDTH WASTEWATER EASEMENT TO BE DEDICATED BY FINAL PLAT

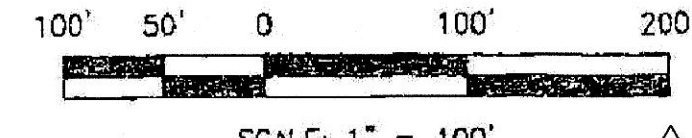
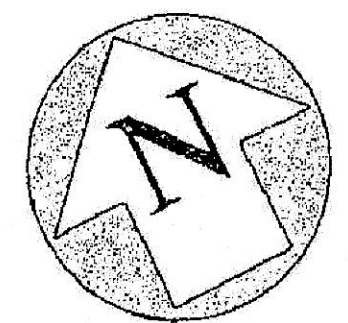
LOT 4, BLOCK 8 DRAINAGE/LANDSCAPE LOT (9.99 ACRES)

PERREKI A. IARNOW (10.00 ACRES)

DOC. NO. 200146338 O.P.R.T.C.T.

PATRICIA ELAINE CONN (20.00 ACRES)

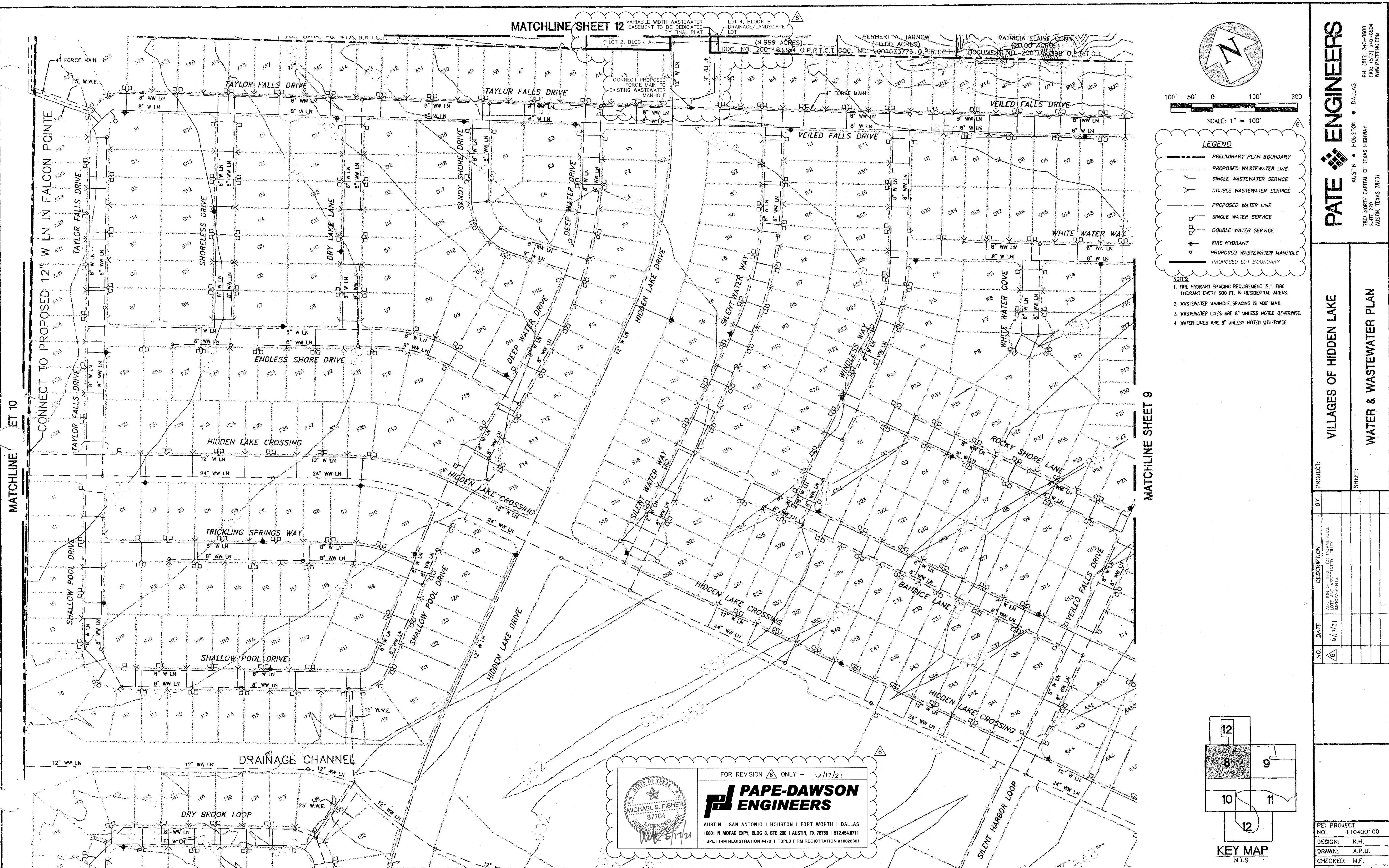
DOC. NO. 2001073773 O.P.R.T.C.T.



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
- PROPOSED LOT BOUNDARY

- 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.



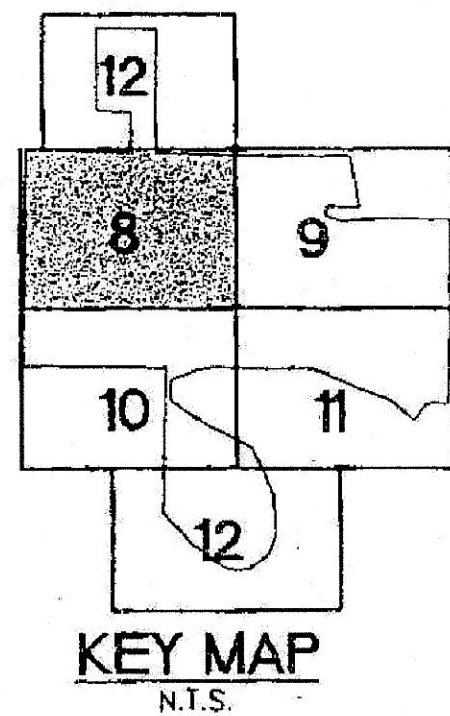
MATCHLINE ET 10

MATCHLINE SHEET 9

FOR REVISION Δ ONLY - 6/17/21

PAPE-DAWSON ENGINEERS

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



PATE ENGINEERS

AUSTIN • HOUSTON • DALLAS

7800 NORTH CAPITAL OF TEXAS HIGHWAY
 SUITE 700
 AUSTIN, TEXAS 78731

PROJECT: **VILLAGES OF HIDDEN LAKE**

SHEET: **WATER & WASTEWATER PLAN**

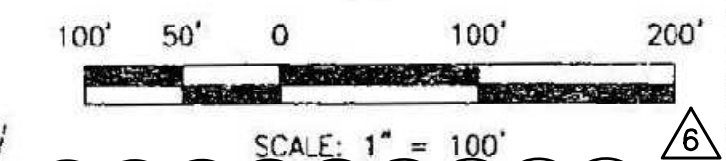
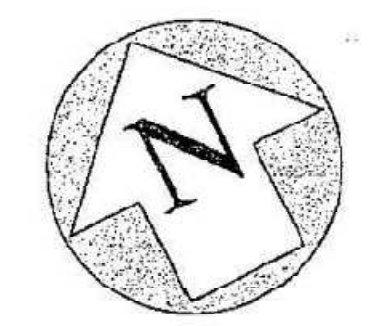
NO.	DATE	DESCRIPTION
6	6/17/21	ADDITION OF BEST USE COMMERCIAL LOTS AND ASSOCIATED UTILITY IMPROVEMENTS.

PEI PROJECT NO. 110400100 DESIGN: K.H. DRAWN: A.P.U. CHECKED: M.F. DATE: 11-12-02	8
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FOR REVISION 6 ONLY - 7/30/2021

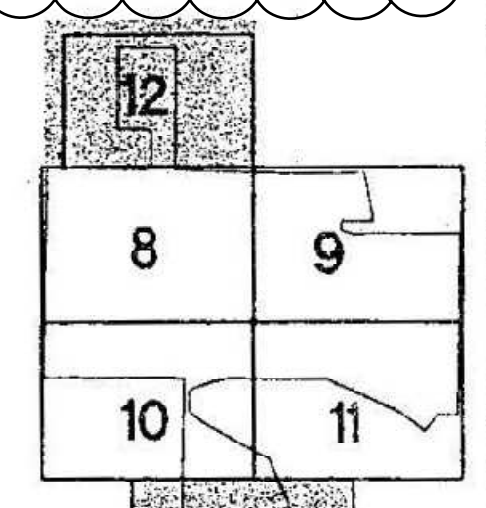


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPB FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028801



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
- △ PROPOSED TEMPORARY GRINDER PUMP
- PROPOSED GATE VALVE
- PROPOSED LOT BOUNDARY
- PROPOSED SIDEWALK
- FEMA 1% ANNUAL CHANCE FLOODPLAIN (LOMR CASE NO. 21-06-0412P, APPROVED 5/11/21)
- 100-YR FLOODPLAIN (ATLAS 14) BASED ON STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., JUNE 2020



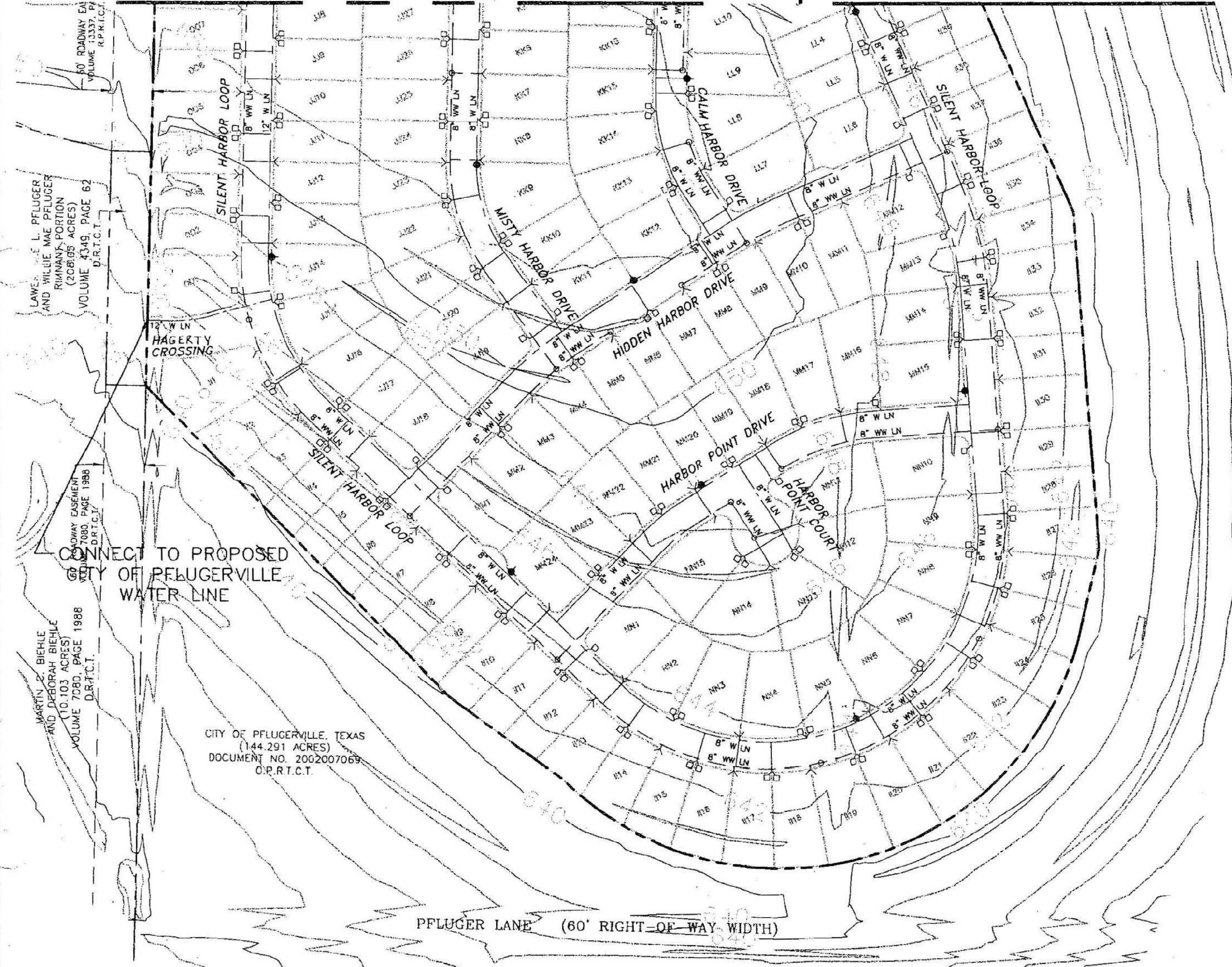
NOTES:

1. FUTURE WATERLINE TO BE CONSTRUCTED BY CITY ALONG KELLY LANE WITHIN KELLY LANE RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY'S WATER MASTER PLAN WHICH WILL BE UTILIZED FOR WATER SERVICE TO THE CELL TOWER LOT AT TIME OF DESIRED SERVICE.
2. WATER AND WASTEWATER EASEMENTS TO BE DEDICATED AT TIME OF FINAL PLAT.

MATCHLINE SHEET 10
MATCHLINE SHEET 11

MATCHLINE SHEET 10

MATCHLINE SHEET 11



(10.00 ACRES)
VOL. 8209, PG. 417, D.R.T.C.T.

100-YR FLOODPLAIN (ATLAS 14) BASED ON STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., JUNE 2020

FEMA 1% ANNUAL CHANCE FLOODPLAIN (LOMR CASE NO. 21-06-0412P, APPROVED 5/11/2021)

BRATCHER SUBDIVISION LOT 2 VOLUME 90, PAGE 142 P.R.T.C.T.

DET POND #1

MATCHLINE SHEET 8

PATE ENGINEERS
AUSTIN • HOUSTON • DALLAS
3901 WESTY CAPITAL OF TEXAS HIGHWAY
STATE 220
AUSTIN, TEXAS 78731

PH: (512) 340-0600
FAX: (512) 340-0604
WWW.PATEENG.COM

VILLAGES OF HIDDEN LAKE
WATER & WASTEWATER PLAN

PROJECT: []
BY: []
DATE: 7/30/2021
DESCRIPTION: []
NO. []

PEI PROJECT NO.	110430100
DESIGN:	K.H.
DRAWN:	A.P.U.
CHECKED:	M.F.
DATE:	11-12-02
SHEET:	12