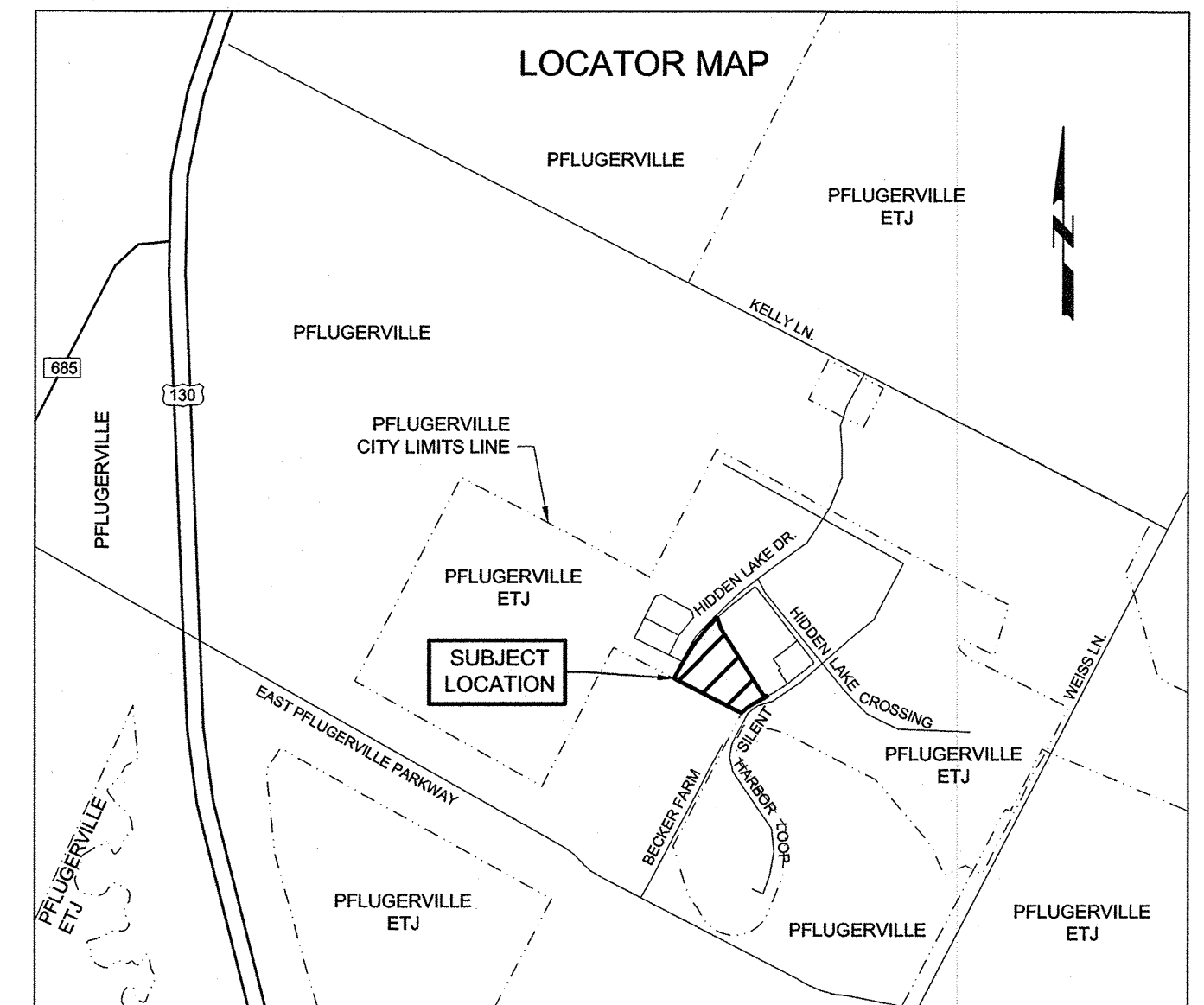


FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2
13.79 ACRES OUT OF GEORGE M. MARTIN
SURVEY NO. 9, ABSTRACT NO. 529,
TRAVIS COUNTY, TEXAS

**TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS**



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

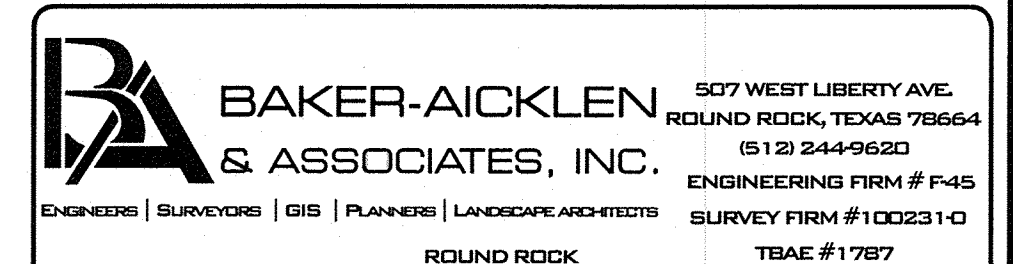
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE *INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD*.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

SHEET 1 OF 4
PROJECT NO. 2143-2-004-22



FINAL PLAT OF

THE VILLAGES OF HIDDEN LAKE PHASE 6B-2

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

DESCRIPTION

FOR A 13.79 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 29.69 ACRE TRACT AS DESCRIBED IN A DEED TO BUFFINGTON VOHL SA, 6A, 6B, LTD., A TEXAS LIMITED PARTNERSHIP AND RECORDED IN DOCUMENT NO. 2008178332 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 13.79 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with cap marked "Pate" found for the most westerly corner of said 29.69 acre tract, same being on the northeast line of a called 50.00 acre tract as described in a deed to Priesmeyer Family, L.P. and recorded in Volume 6024, Page 2136 of the Deed Records of said County and Volume 13091, Page 10 of the Real Property Records of said County, same being on the southeast right-of-way line of Hidden Lake Drive (90 foot right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 4A and recorded in Document No. 200600148 of the Official Public Records of said County, for the west corner and POINT OF BEGINNING hereof;

THENCE with the northwest line of said 29.69 acre tract, same being the southeast right-of-way line of said Hidden Lake Drive, the following two (2) courses and distances:

- 1) N 27° 13' 46" E for a distance of 118.16 feet to a 1/2" iron rod with "Pate" cap found for a point of curvature hereof, and
- 2) with the arc of a curve to the right, having a radius of 2355.00 feet, an arc length of 786.58 feet, a central angle of 19° 08' 14" and a chord which bears, N 36° 44' 20" E for a distance of 782.93 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the north corner hereof;

THENCE through the interior of said 29.69 acre tract, the following three (3) courses and distances:

- 1) S 16° 58' 43" E for a distance of 132.93 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof,
- 2) S 32° 45' 51" E for a distance of 958.00 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for an angle point hereof, and
- 3) S 77° 45' 51" E for a distance of 49.28 feet to a 1/2" iron rod with "Baker-Aicklen" cap set on the southeast line of said 29.69 acre tract, same being the northwest right-of-way line of Silent Harbor Loop (60 foot right-of-way width) according to the Plat of The Villages of Hidden Lake, Phase 2B recorded in Document No. 200400109, and the Plat of The Villages of Hidden Lake, Phase 5A recorded in Document No. 200700104 of the Official Public Records of said County, for the east corner hereof;

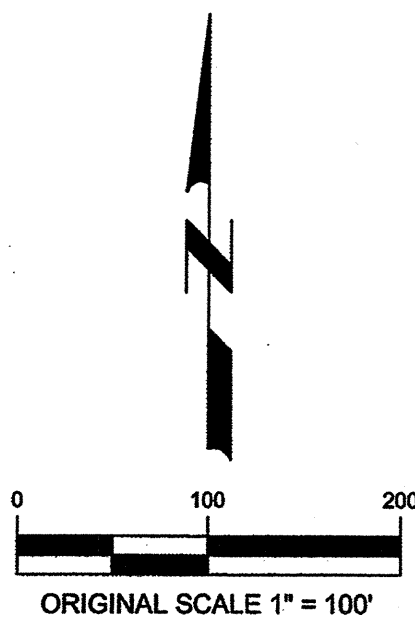
THENCE with the southeast line of said 29.69 acre tract, same being the northwest right-of-way line of said Silent Harbor Loop, the following two (2) courses and distances:

- 1) S 61° 15' 26" W for a distance of 208.88 feet to an iron rod with "G&R" cap found for a point of curvature hereof, and
- 2) with the arc of a curve to the left, having a radius of 510.00 feet, an arc length of 168.38 feet, a central angle of 18° 55' 01" and a chord which bears, S 51° 44' 04" W for a distance of 167.62 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the south corner of said 29.69 acre tract, same being an angle point on the northwest right-of-way line of said Silent Harbor Loop, for the south corner hereof;

THENCE with the southwest line of said 29.69 acre tract, same being in part with the northwest right-of-way line of said Silent Harbor Loop, in part with the north line of a called 3.542 acre tract as described in a deed to the City of Pflugerville, Texas and recorded in Document No. 2003254738 of the Official Public Records of said County, in part with the north line of a called 8.50 acre tract as described in a deed to Lester Ray Johnson, Jr. and recorded in Volume 12628, Page 534 of the Real Property Records of said County, and in part with the northeast line of said 50.00 acre tract, the following four (4) courses and distances:

- 1) N 62° 55' 51" W for a distance of 31.28 feet to an iron rod with "Pate" cap found for the northeast corner of said 3.542 acre tract, same being an angle point on the northwest right-of-way line of said Silent Harbor Loop, for an angle point hereof,
- 2) N 63° 19' 07" W for a distance of 60.02 feet to a 1/2" iron rod found for the northwest corner of said 3.542 acre tract, same being the northeast corner of said 8.50 acre tract, for an angle point hereof,
- 3) N 62° 56' 10" W for a distance of 799.41 feet to a 1/2" iron rod with "Baker-Aicklen" cap set for the northwest corner of said 8.50 acre tract, same being the northeast corner of said 50.00 acre tract, for an angle point hereof, and
- 4) N 63° 01' 57" W for a distance of 22.12 feet to the POINT OF BEGINNING hereof and containing 13.79 acres of land.

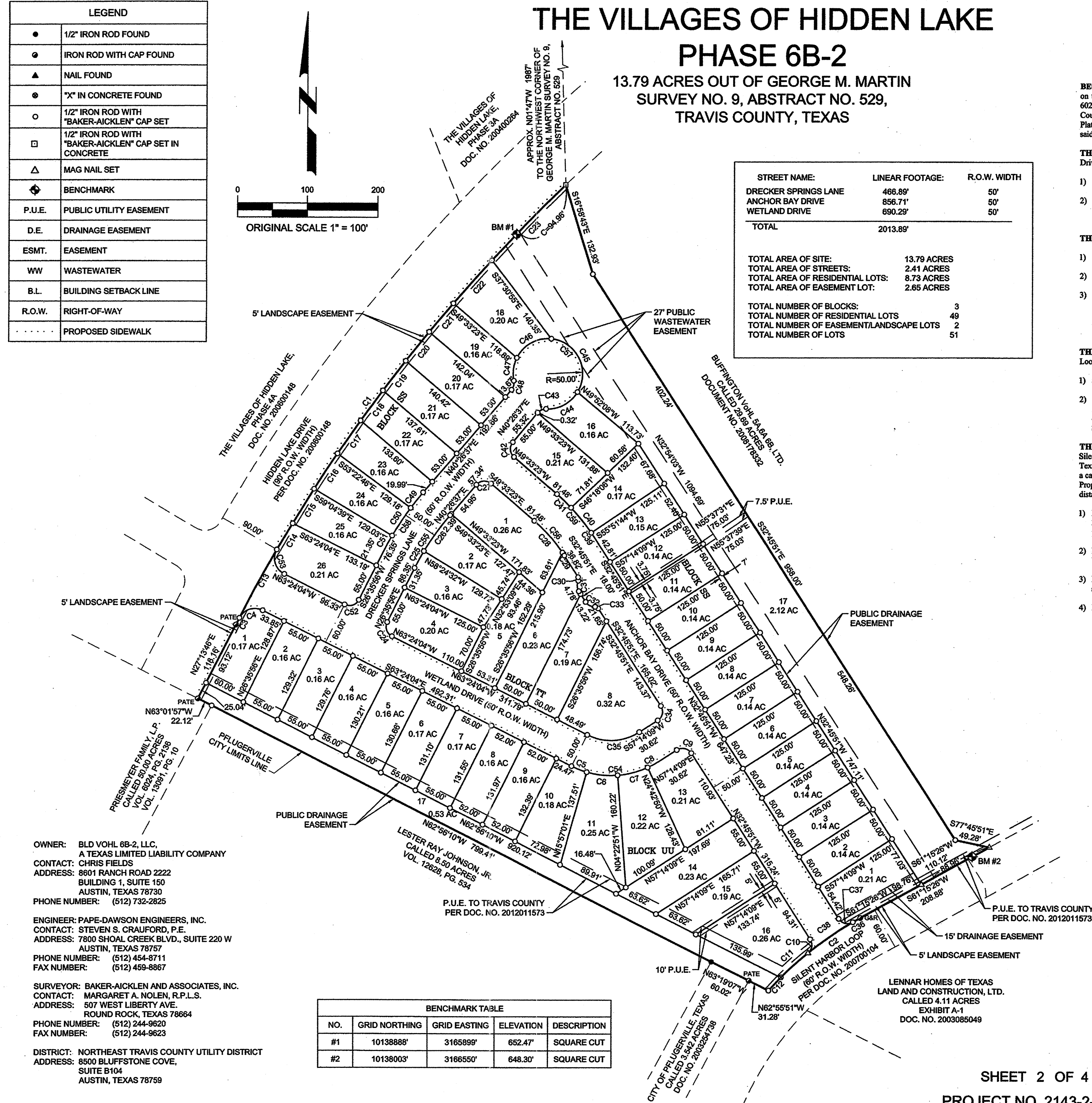
LEGEND	
●	1/2" IRON ROD FOUND
⊙	IRON ROD WITH CAP FOUND
▲	NAIL FOUND
⊗	"X" IN CONCRETE FOUND
○	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET
□	1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET IN CONCRETE
△	MAG NAIL SET
⊕	BENCHMARK
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
WW	WASTEWATER
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
.....	PROPOSED SIDEWALK



STREET NAME:	LINEAR FOOTAGE:	R.O.W. WIDTH
DRECKER SPRINGS LANE	466.89'	50'
ANCHOR BAY DRIVE	856.71'	50'
WETLAND DRIVE	690.29'	50'
TOTAL	2013.89'	

TOTAL AREA OF SITE:	13.79 ACRES
TOTAL AREA OF STREETS:	2.41 ACRES
TOTAL AREA OF RESIDENTIAL LOTS:	8.73 ACRES
TOTAL AREA OF EASEMENT LOT:	2.65 ACRES

TOTAL NUMBER OF BLOCKS:	3
TOTAL NUMBER OF RESIDENTIAL LOTS:	49
TOTAL NUMBER OF EASEMENT/LANDSCAPE LOTS:	2
TOTAL NUMBER OF LOTS:	51



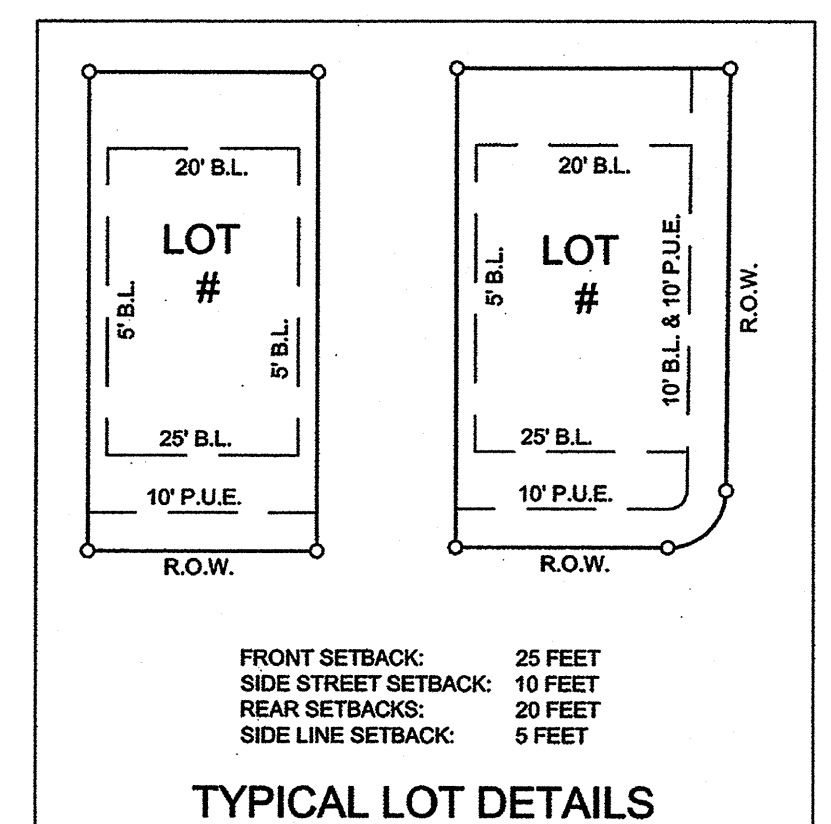
OWNER: BLD VOHL 6B-2, LLC,
A TEXAS LIMITED LIABILITY COMPANY
CONTACT: CHRIS FIELDS
ADDRESS: 8601 RANCH ROAD 2222
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78730
PHONE NUMBER: (512) 732-2825

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
CONTACT: STEVEN S. CRAUFORD, P.E.
ADDRESS: 7800 SHOAL CREEK BLVD., SUITE 220 W
AUSTIN, TEXAS 78757
PHONE NUMBER: (512) 454-8711
FAX NUMBER: (512) 459-8867

SURVEYOR: BAKER-AICKLEN AND ASSOCIATES, INC.
CONTACT: MARGARET A. NOLEN, R.P.L.S.
ADDRESS: 507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
PHONE NUMBER: (512) 244-9620
FAX NUMBER: (512) 244-9623

DISTRICT: NORTHEAST TRAVIS COUNTY UTILITY DISTRICT
ADDRESS: 8500 BLUFFSTONE COVE,
SUITE B104
AUSTIN, TEXAS 78759

BENCHMARK TABLE				
NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
#1	10138888'	3165899'	652.47'	SQUARE CUT
#2	10138003'	3166550'	648.30'	SQUARE CUT



PLAT PREPARED DURING:
SEPTEMBER, 2012

BAKER-AICKLEN & ASSOCIATES, INC.
ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
(512) 244-9620
ENGINEERING FIRM # F45
SURVEY FIRM # 100231-C
TBAE # 1787

FILES\R01R\survey\PROJECTS\HIDDEN LAKES\PHASE 6B\PLAT\DWG\Villages of Hidden Lake Phase 6B-2.dwg [SHEET 2] January 16, 2014 - 10:00am

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2
 13.79 ACRES OUT OF GEORGE M. MARTIN
 SURVEY NO. 9, ABSTRACT NO. 529,
 TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	2355.00'	53.15'	001°17'35"	N36°07'01"E	53.15'
C2	510.00'	77.83'	008°44'37"	S55°27'09"W	77.75'
C3	2355.00'	10.63'	000°15'31"	N27°17'59"E	10.63'
C4	25.00'	38.91'	089°10'12"	N72°00'51"E	35.10'
C5	125.00'	23.23'	010°38'55"	S68°43'31"E	23.20'
C6	125.00'	44.36'	020°19'52"	S84°12'55"E	44.12'
C7	125.00'	44.36'	020°19'59"	N75°27'10"E	44.13'
C8	125.00'	17.56'	008°03'01"	N61°15'40"E	17.55'
C9	15.00'	23.56'	090°00'00"	S77°45'51"E	21.21'
C10	15.00'	21.95'	083°50'41"	S09°09'30"W	20.04'
C11	510.00'	52.69'	005°55'10"	S48°07'15"W	52.67'
C12	510.00'	25.68'	002°53'07"	S43°43'07"W	25.68'
C13	2355.00'	111.27'	002°42'26"	N28°46'58"E	111.26'
C14	2355.00'	43.57'	001°03'36"	N30°39'59"E	43.57'
C15	2355.00'	58.10'	001°24'49"	N31°54'11"E	58.10'
C16	2355.00'	60.35'	001°28'06"	N33°20'39"E	60.35'
C17	2355.00'	57.22'	001°23'31"	N34°46'27"E	57.22'
C18	2355.00'	53.15'	001°17'35"	N36°07'01"E	53.15'
C19	2355.00'	53.08'	001°17'29"	N37°24'33"E	53.07'
C20	2355.00'	53.03'	001°17'24"	N38°41'59"E	53.02'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C21	2355.00'	53.00'	001°17'22"	N39°59'23"E	53.00'
C22	2355.00'	82.30'	002°00'08"	N41°38'08"E	82.30'
C23	2355.00'	150.88'	003°40'15"	N44°28'20"E	150.85'
C24	15.00'	23.56'	090°00'00"	N18°24'04"W	21.21'
C25	375.00'	27.41'	004°11'14"	N28°41'33"E	27.40'
C26	375.00'	63.21'	009°39'26"	N35°36'54"E	63.13'
C27	15.00'	23.56'	090°00'00"	N85°26'37"E	21.21'
C28	225.00'	60.86'	015°29'55"	S41°48'26"E	60.68'
C29	225.00'	5.08'	001°17'37"	S33°24'39"E	5.08'
C30	5.00'	5.24'	060°00'00"	S02°45'51"E	5.00'
C31	15.00'	15.71'	060°00'00"	S02°45'51"E	15.00'
C32	15.00'	15.71'	060°00'00"	S82°45'51"E	15.00'
C33	5.00'	5.24'	060°00'00"	S82°45'51"E	5.00'
C34	15.00'	23.56'	090°00'00"	S12°14'09"W	21.21'
C35	75.00'	77.71'	059°21'47"	S86°55'03"W	74.28'
C36	510.00'	12.18'	001°22'07"	S60°30'30"W	12.18'
C37	15.00'	22.88'	087°24'42"	N76°28'12"W	20.73'
C38	510.00'	77.83'	008°44'37"	S55°27'09"W	77.75'
C39	275.00'	6.59'	001°22'25"	N33°27'03"W	6.59'
C40	275.00'	45.89'	009°33'37"	N38°55'05"W	45.83'

CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C41	275.00'	28.12'	005°51'30"	N46°37'38"W	28.11'
C42	15.00'	23.56'	090°00'00"	N04°33'23"W	21.21'
C43	15.00'	13.62'	052°01'12"	N66°27'13"E	13.16'
C44	50.00'	53.53'	061°20'09"	N61°47'45"E	51.01'
C45	50.00'	100.71'	115°24'36"	N26°34'38"W	84.53'
C46	50.00'	60.26'	069°02'58"	S61°11'35"W	56.68'
C47	50.00'	33.38'	038°14'42"	S07°32'45"W	32.76'
C48	15.00'	13.62'	052°01'12"	S14°26'01"W	13.16'
C49	425.00'	28.36'	003°49'23"	S38°31'56"W	28.35'
C50	425.00'	47.54'	006°24'32"	S33°24'58"W	47.51'
C51	425.00'	26.80'	003°36'46"	S28°24'19"W	26.79'
C52	15.00'	23.56'	090°00'00"	S71°35'56"W	21.21'
C53	25.00'	40.81'	093°32'14"	N16°37'57"W	36.43'
C54	125.00'	129.51'	059°21'47"	N86°55'03"E	123.79'
C55	375.00'	90.61'	013°50'41"	N33°31'17"E	90.39'
C56	225.00'	65.94'	016°47'32"	S41°09'37"E	65.71'
C57	50.00'	247.87'	284°02'25"	N49°33'23"W	61.54'
C58	425.00'	102.69'	013°50'41"	N33°31'17"E	102.44'
C59	275.00'	80.60'	016°47'32"	S41°09'37"E	80.31'

GENERAL NOTES


- THIS PLAT IS WITHIN THE CITY OF PFLUGERVILLE ETJ.
- 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.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- PUBLIC SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS. ALL SIDEWALKS TO BE FOUR (4) FEET WIDE. THERE WILL BE A SIX FOOT SIDEWALK ALONG HIDDEN LAKE DRIVE.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 2003103971 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AMENDED PER THE NOTICE OF APPLICABILITY RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF PFLUGERVILLE WATER AND WASTEWATER SYSTEM.
- 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.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, 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.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) AS SHOWN HEREON. NO 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. 48453C0280H TRAVIS COUNTY,

TEXAS, DATED SEPTEMBER 26, 2008.

- A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC RIGHT-OF-WAY.
- BENCHMARKS:
 BENCHMARK #1: SQUARE CUT SET ON THE SOUTH END OF THE CONCRETE HEADWALL, WHERE IT MEETS THE WINGWALL, ON THE WEST END OF THE DRAINAGE CHANNEL, LOCATED ON THE EAST SIDE OF HIDDEN LAKE DRIVE. ELEVATION: 652.47' NAVD' 88
 BENCHMARK #2: SQUARE CUT SET ON THE NORTH END OF THE CONCRETE HEADWALL, ON THE EAST END OF THE DRAINAGE CHANNEL, LOCATED ON THE WEST SIDE OF SILENT HARBOR LOOP. ELEVATION: 648.30' NAVD' 88
- ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
- LOT 17, BLOCK SS IS HEREBY DEDICATED AS AN OPEN SPACE LOT OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 17, BLOCK SS IS HEREBY BURDENED BY A PUBLIC WASTEWATER AND PUBLIC DRAINAGE EASEMENT.
- LOT 17, BLOCK UU IS HEREBY DEDICATED AS AN OPEN SPACE LOT OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 17, BLOCK UU IS HEREBY BURDENED BY A PUBLIC DRAINAGE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION INCLUDING BUT NOT LIMITED TO SUBCHAPTER 12 OF THE UNIFIED DEVELOPMENT CODE AND THE TREE TECHNICAL MANUAL AS AMENDED.
- NON-RESIDENTIAL LOTS (INCLUDING LANDSCAPE AND GREEN SPACE) AND LANDSCAPE EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- LOTS WITH DOUBLE AND TRIPLE FRONTAGE ARE ALLOWED ACCESS TO ONLY ONE STREET. LOT ACCESS TO HIDDEN LAKE CROSSING AND SILENT HARBOR LOOP IS PROHIBITED.
- THIS PLAT IS SUBJECT TO SUB-DISTRICT TYPE FIVE DEVELOPMENT AS DEFINED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.
- ASSESSED IMPACT FEE RATE PER SERVICE UNIT WITH A 5/8 INCH METER SIZE FOR WATER SHALL BE \$2403 AND FOR WASTEWATER SHALL BE \$2414 WITH ADDITIONAL FEES AS STATED WITHIN THE COMPREHENSIVE DEVELOPMENT AGREEMENT.

- STREETLIGHTS SHALL BE INSTALLED WITH THE PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS AND OPERATIONAL.
- ALL (NEW) TELEPHONE, CABLE TELEVISION AND ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND. ALL ELECTRICAL, CABLE TELEVISION AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISION SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN RIGHT-OF-WAY. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- LOTS 1, 13, AND 16, BLOCK UU, LOTS 1, 15, AND 26, BLOCK SS, AND LOTS 1, 4, AND 8, BLOCK TT HAVE RESTRICTED ACCESS TO ONE STREET.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ON-SITE STORM WATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2 YEAR, 10 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

SHEET 3 OF 4
 PROJECT NO. 2143-2-004-22



BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # F-45
 SURVEY FIRM # 100231-0
 ROUND ROCK TEXAS #1787

FINAL PLAT OF
THE VILLAGES OF HIDDEN LAKE
PHASE 6B-2
 13.79 ACRES OUT OF GEORGE M. MARTIN
 SURVEY NO. 9, ABSTRACT NO. 529,
 TRAVIS COUNTY, TEXAS

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

THAT I, JAMES DORNEY, ACTING ON BEHALF OF BLD VOHL 6B-2, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF 13.79 ACRES OF LAND OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013092819 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CORRECTED IN THAT CORRECTION AFFIDAVIT INSTRUMENT RECORDED IN DOCUMENT NO. 2013197980 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.79 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE VILLAGES OF HIDDEN LAKE, PHASE 6B-2

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 HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

BLD VOHL 6B-2, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
 PRINTED NAME: JAMES DORNEY
 TITLE: PRESIDENT
 8601 RANCH ROAD 2222
 BUILDING 1, SUITE 150
 AUSTIN, TEXAS 78730

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

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

_____, ACTING ON BEHALF OF BLD VOHL 6B-2, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

UDF IV FINANCE II, L.P.,
 a Delaware limited partnership

By: UDF IV FINANCE II MANAGER, LLC
 a Delaware limited liability company
 its sole general partner

By: UNITED DEVELOPMENT FUNDING IV,
 a Maryland real estate trust
 its Managing Member

By: _____
 Name: _____
 Title: _____

THE STATE OF _____)
) KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF _____)

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

_____, ACTING ON BEHALF OF UDF IV FINANCE II, L.P., A DELAWARE 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 _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF _____

THE F&M BANK & TRUST COMPANY,
 an Oklahoma banking corporation

By: _____
 Name: _____
 Title: _____

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

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

_____, ACTING ON BEHALF OF THE F&M BANK & TRUST COMPANY, AN OKLAHOMA BANKING CORPORATION, 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 _____ DAY OF _____, 20____, A.D.

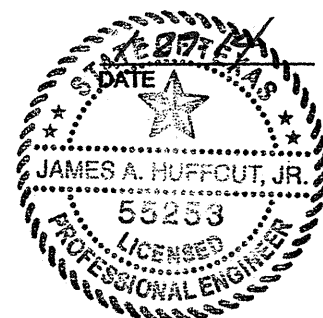
NOTARY PUBLIC, STATE OF _____

I, JAMES A. HUFFCUT, JR., P.E., 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 COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 82 OF THE TRAVIS COUNTY SUBDIVISION REGULATIONS, AND THE CITY OF PFLUGERVILLE SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280H, DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

James A. Huffcut, Jr.
 JAMES A. HUFFCUT, JR., P.E.
 LIC. NO. 55253
 PAPE-DAWSON ENGINEERS, INC.
 7800 SHOAL CREEK BLVD., SUITE 220 W
 AUSTIN, TEXAS 78757

PHONE NUMBER: (512) 454-8711
 FAX NUMBER: (512) 459-8867

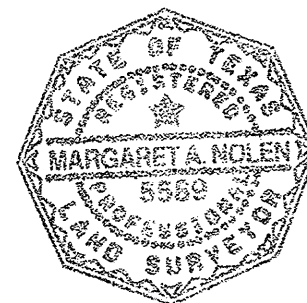


THAT I, MARGARET A. NOLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Margaret A. Nolen
 MARGARET A. NOLEN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589
 BAKER-AICKLEN AND ASSOC. INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664

PHONE NUMBER: (512) 244-9620
 FAX NUMBER: (512) 244-9623

1/29/2014
 DATE



COMMISSIONERS' COURT RESOLUTION

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(S) 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 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 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.

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF _____)

I, DANA DEBEAUVOIR, CLERK OF 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., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK, _____ M., RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ 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.

DEPUTY

THE STATE OF TEXAS)
)
 COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF 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, THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK

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

BY: _____
 RODNEY BLACKBURN, CHAIRPERSON

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

BY: _____
 EMILY BARRON, PLANNING DIRECTOR

ATTEST:

 CITY SECRETARY

BAKER-AICKLEN & ASSOCIATES, INC.
 507 WEST LIBERTY AVE.
 ROUND ROCK, TEXAS 78664
 (512) 244-9620
 ENGINEERING FIRM # F45
 SURVEY FIRM # 100231-0
 ROUND ROCK TXBAE #1787