

THE STATE OF TEXAS } COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS That I James Dorney, acting on beholf of BUFFINGTON LAND MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, EENERAL PARTNER of all of 64.84 acre tract described in the deed recorded under Document No. 2003147835, in the Official Public Records of Travis County, Texas, and a called 234.084 acre remark portion of 293.104 acres described in the deed recorded under Document No. 2002118297, in the Official Public Records of Travis County, Texas in the George M. Martin Survey No. 9, Abstract No. 259, Travis County, Texas do hereby subdivide 3.009 acres, in accordance with this plat to be
Document No. 2021 10297, in the Ornical Public Records of Travis County, Fexas in the George M. Martin Survey No. 9, Abstract No. 529, Travis County, Texas do hereby subdivide 3.009 acres, in accordance with this plat to be known as:
"The Villages of Hidden Lake, Phase 681" 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 and in accordance with Chapter 212 and Chapter 232 of the Texas Local Government Code and Subchapter 15(0) of the City of Pflugerville Unified Development Codes WITNESS MY HAND, this the
SUFFINGTON LAND, LTD., a Texas limited partnership
3y: Buffington Land Management, LLC, a Texas limited liability company, 2007 2007 2007 2007 2007 2007 2007 200
S600 N. Capital of fexas Hwy 31dg. B, Suita 170 Austin, Texas 78746
HE STATE OF TEXAS } OUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS
AND AND PAIN OF AN
Otary Public, State of Texas Otary Public, State of Texas
Terri Crauford, P.E., am authorized under the laws of the State of Texas to ractice the profession of engineering, and hereby certify that this plat is easible from an engineering standpoint, is complete and complies with the ngineering related portions of Chapter 82 of the Travis County Subdivision egulations, and the City of Pflugerville Subdivision Regulations, and is true nd correct to the best of my knowledge.
o portion of this tract is within the designated Flood Hazard Area as shown in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate ago (FIRM) No. 48453C0280H, Travis County dated September 26, 2008, ammunity No. 481026.
ERN CRAYFORD P.E. Date ST. Date St. Con Transcription of the Engineers, Inc.
cte Engineers, Inc. Both Capital of Texas Highway uite 350 ustin, Texas 78731 hone: (512) 340–0604 HE STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
OUNTY OF TRAVIS } hat I, David L. Elzy do hereby certify that I prepared this plat from an ctual and accurate on-the-ground survey of the land, and that all corner ionuments shown thereon were properly placed under my personal upervision, in accordance with the Subdivision Code of the City of flugerville. Texas and that all known easements within the boundary of the lat are shown hereon.
Vaid N/hgy AVID L ELZY, RP.L.S/ Dote EG. NO. 4675
ate Surveyors, Inc. 801 North Capital of Texas Highway inte 350
ustin, Texas 78731 hone: (512) 340-0600 Fax: (512) 340-0604 DAVID ELLY 4675
HE STATE OF TEXAS SURTE SURT
Dana Debeauvoir, Clerk of Travis County, Texas do hereby certify that the regoing instrument of writing and its certificate of authentication was filed in record in my office on the day of
scords of Travis County.
itness my hand and seal of office of the County Clerk, the day
ana Debeauvoir, County Clerk avis County, Texas.

Deputy

STATE OF JEXAS VIV OF TARRAUT

> UNITED DEVELOPMENT FUNDING IV, A Maryland real estate investment the lien holder of the certain tract of land shown hereon and being a on of the tract of land described in a deed recorded in Document per 2005065357 of the Official Public Records of Travis County, Texas hereby consent to the subdivision of 3.009 acres of land situated in s County, Texas and does further hereby join, approve, and consent to dedication to public use forever the streets, alleys, easements and dilliands intended for public dedication as shown hereon.

D DEVELOPMENT-FUNDING IV. A Maryland real estate investment trust

JANU HARISON Suite 100

STATE OF TEXAS MY OF 1/2015

instrument was acknowledged before me on the LLC day of <u>... Hanson</u> " <u> 24Qt 2011, By Lland</u>

WHUM DEF ANN RAINO by Public, State of Public, State of Texas id Name: <u>Llet</u> Hnn KOIN

ommission Expires Nay 22, 2013

ISSIONERS' COURT RESOLUTION

proving this plat, the Commissioners Court of Travis County, Texas, nes no obligation to build the streets, roads, and other public mes no collection to build the streets, roads, and other public bughfares shown on this plat or any bridges or culverts in connection with. The building of all streets, roads, and other public thoroughfares in on this plat, and all bridges and culverts necessary to be constructed laced in such streets, roads, or other public thoroughfares or in ection therewith, is the responsibility of the owner and/or developer of tract of land covered by this plat in accordance with plans and iffications prescribed by the Commissioners Court of Travis County, Texas.

wner(s) of the Subdivision shall construct the Subdivision's street and ige improvements (the "improvements") to County Standards in order for county to accept the public improvements for maintenance or to release security posted to secure private improvements. To secure this tion, the Owner(s) must post fiscal security with the County in the int of the estimated cost of Improvements. The Owner(s) obligation to ruct the Improvement to County Standards and to post the fiscal ity to secure such construction is a continuing obligation binding on the raid and their successors and assigns until the public Improvements have accepted for maintenance by the County, or the private Improvements been constructed and are performing to County Standards.

authorization of this plat by the Commissioners Court for filing or the squent acceptance for mointenance by Travis County, Texas, of roads streets in the subdivision does not obligate the County to install street is signs or erect traffic control signs, such as speed limit, stop signs, yield signs, which is considered to be a part of the developer's

STATE OF TEXAS } TY OF TRAVIS

na Debeauvoir, Clerk of the County Court, of Travis County, Texas do y certify that on the ______ day of _______ 2011, A.D., ommissioner's Court of Travis County, Texas passed an order authorizing ling for record of this plat and that sold order was duly id in the minutes of said Court.

s my hand and seal of office of the County Court of said County,

_____ day of ______ 2011, A.D.

Debeguvoir, County Clerk

Approved this _____ day of _____, 2011, by the Planning Commission of the City of Pflugerville, Texas, on behalf of the

ali Norder, Chalmerson

This plat reflects the approval granted by the Planning and Zoning

plat falls within the extra-territorial jurisdiction of the City of

____ day of ___

ay Fletcher, Planning Director ATTEST:

Karen Thompson, City Secretary

GENERAL NOTES

- 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
- 2. Water and wastewater service to this tract will be provided by the City of
- 3. Public sidewalks are required along both sides of all streets. All sidewalks to be four (4) feet wide.
- All lots in this subdivision are subject to restrictive covenants recorded in Document No. 2003103971 of the Real Property Records of Travis County.
- 5. A Travis County development permit is required prior to any site
- 5. No lot in this subdivision shall be accupied until connected to the City of Pflugerville water and wastewater system
- 7. All Construction within the boundary of this plat must comply with the City of Pflugerville Building Code including the requirements to obtain permits and
- 8. The Owner/Subdivider, as listed on this plat, shall be responsible for posting Fiscal Surety for the construction of all concrete sidewalks as shown 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 Taxas 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. 48453CO280H Travis County, Texas, dated September 26, 2008.
- 10. A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all public Right-Of-Way.

Elevations for this project are based on NAVD-88

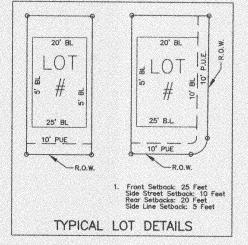
Benchmark #5: Concrete monument at northeast corner of tot 1, Bid Villages of Hidden Lake, Phase 2B, Doc.# 200400109 O.P.R.T.C.T. on ot 1, Block O, southerly R.O.W line of Rolling Water Drive, approximate 150' east of centerline intersection of Veiled Falls Drive.

Elevation: 646.97

Benchmark #6: Concrete monument on southerly R.O.W. line of Hidden Lake Crossing, approximate 855' west of centerline intersection with Silent

- 12. All bearings based on the Texas State Plane Coordinate System Central
- 13. Lot 5 Block RR is hereby dedicated as a landscape lot to be owned and maintained by the homeowner's association.
- 14. 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.
- 15. Non-residential lots (including landscape and green space) and landscape easements to be owned and maintained by the home owners association.
- 16. Lots with double and triple frontage are allowed access to only one street. Lot access to Hidden Lake Crossing and Silent Harbor Loop is
- 17. This plot is subject to sub-district type five development as defined in
- 15. 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.
- 19. Streetlights shall be installed with the public improvements per all City of

20. 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, amplitiers, switching devices, etc.) necessary for underground installations in subdivision shall be pad mounted or placed underground in a public utility eosement rather than right-of-way. Where existing overhead electrical service exists, electric utility service lines for street or site lighting shall be placed underground.



METES AND BOUNDS DESCRIPTION OF 3.009 ACRES OF LAND GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529. TRAVIS COUNTY, TEXAS

ALL THE CERTAIN 3.009 ACRES OF LAND OUT OF THE 64.84 ACRE TRACT DESCRIBED IN THE DEED FROM PFLUGERVILLE EAST, LLC TO LEN-BUF/HIDDEN LAKE 2 - JV, LTD. RECORDED UNDER DOCUMENT NO. 2003147835, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND OUT OF THE CALLED 234.064 ACRE REMNANT PORTION OF 293.104 ACRES DESCRIBED IN THE DEED FROM KAROLYN P. GRAF, ET AL, TO PFLUGERVILLE EAST, LLC RECORDED UNDER DOCUMENT NO. 2002118297, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529, TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE)

BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "PATE" FOUND FOR THE SOUTH END OF THE WEST CUT BACK CURVE AT THE INTERSECTION OF HIDDEN LAKE CROSSING (70' WIDE RIGHT-OF-WAY) AND SLENT HARBOR LOOP (60' WIDE RIGHT-OF-WAY), THE MOST SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT-

THENCE SOUTH 51' 54' 36" WEST - 370.17', ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SILENT HARBOR LOOP, TO A 5/8" IRON ROD WITH PATE CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1170.00' AND A CENTRAL ANGLE OF 00' 58'

THENCE ALONG SAID CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION. CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 19.86' TO A 5/8" IRON ROD WITH PATE CAP SET FOR THE END OF

THENCE NORTH 32' 45' 51" WEST - 151.37' DEPARTING SAID WESTFRLY RIGHT-OF-WAY LINE TO A 5/8" IRON ROD WITH PATE CAP SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT-

THENCE NORTH 34" 23' 28" WEST - 50.00", TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00', A CENTRAL ANGLE OF 03' 41' 57". AND A CHORD BEARING AND DISTANCE OF NORTH 53" 45' 34" EAST

THENCE ALONG SAID CURVE TO THE LEFT IN A NORTHEASTERLY DIRECTION. 24.21' TO A 5/8" IRON ROD WITH PATE CAP SET FOR THE END OF CURVE;

THENCE NORTH 51" 54' 38" EAST - 8.65' TO A 5/8" IRON ROD WITH PATE CAP SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT-

THENCE NORTH 38' 05' 24" WEST - 142.89' TO A 5/8" IRON ROD WITH PATE CAP SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 57" 15' 48" EAST - 70.30" TO A 5/8" IRON ROD WITH PATE CAP SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 51" 54" 48" EAST - 295.10" TO A 1/2" IRON ROD WITH PATE CAP FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID HIDDEN LAKE CROSSING FOR THE NORTH CORNER OF THE HEREIN DESCRIBED

THENCE SOUTH 38° 03' 33" EAST - 311.33' ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO A 1/2" IRON ROD WITH PATE CAP FOUND FOR THE NORTH END OF THE AFORESAID CUT BACK CURVE AND POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00°, AND A CENTRAL ANGLE OF 89" 58" 09":

THENCE ALONG SAID CURVE TO THE RIGHT, IN A SOUTHWESTERLY DIRECTION, AN ARC DISTANCE OF 39.26' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 3,009 ACRES OF LAND.

B

> F HIDDEN I PLAT OF SE 6 GES VILLA ш PATE PROJECT NO 110400110 SHEET

2 of 2