

PROPERTY PROFILE



18644 Dry Pond Dr
Pflugerville, TX 78660

TABLE OF CONTENTS



PROPERTY OVERVIEW



DEED*



PLAT*



RESTRICTIONS*



LOCAL INFORMATION



LOCAL SCHOOLS



CLOSING PROCESS & ESCROW



YOUR TITLE TEAM



**if available*

You requested a property profile for the address above. The enclosed documents are based on a preliminary review of records and have not been verified for accuracy or relevance. They should not be considered a title report until a formal title examination is completed and a title commitment is issued.

If you have questions, please contact your nearest Stewart Title of Austin office.



Property Overview





MLS Beds
4

MLS Full Baths
2

MLS Half Baths
1

Sale Price
N/A

Sale Date
04/10/2013

MLS Sq Ft
2,281

Lot Sq Ft
6,569

MLS Yr Built
2005

Type
SFR

COMMUNITY INSIGHTS			
Median Home Value	\$515,195	School District	PFLUGERVILLE ISD
Median Home Value Rating	7 / 10	Family Friendly Score	91 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	82 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	54	Q1 Home Price Forecast	\$507,468
Standardized Test Rank	81 / 100	Last 2 Yr Home Appreciation	-4%

LOCATION INFORMATION			
School District	19	MLS Area	PF
School District Name	Pflugerville ISD	Zip Code	78660
Census Tract	469.00	Zip + 4	5546
Subdivision	Villages Hidden Lake Ph 03a	Flood Zone Date	08/18/2014
Elementary School District	Riojas	Most Hazardous Flood Zone	X
Middle School District/School Name	Cele	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	A9800-A9800	Flood Zone Panel	48453C0280J
High School District/School Name	Weiss	Carrier Route	R020
Mapsco	439-P		

TAX INFORMATION			
Property ID 1	699504	Tax Area (113)	0A
Property ID 2	02765705190000	Tax Appraisal Area	0A
Property ID 3	699504	% Improved	86%
Legal Description	LOT 26 BLK O VILLAGES OF HIDDEN LAKE PH 3A THE		
Actual Tax Year	2025	Block	O
Actual Tax	\$5,143	Lot	26
Exemption(s)	Homestead		

ASSESSMENT & TAX				
Assessment Year	2026 - Preliminary	2025	2024	2023
Market Value - Total	\$359,724	\$334,855	\$370,825	\$407,958
Market Value - Land	\$93,018	\$45,492	\$45,492	\$45,000
Market Value - Improved	\$266,706	\$289,363	\$325,333	\$362,958
Assessed Value - Total	\$359,724	\$334,855	\$370,825	\$324,884
Assessed Value - Land	\$93,018	\$45,492	\$45,492	
Assessed Value - Improved	\$266,706	\$289,363	\$325,333	
YOY Assessed Change (\$)	\$24,869	-\$35,970	\$45,941	
YOY Assessed Change (%)	7.43%	-9.7%	14.14%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$7,185	2024		
\$7,024	2025	-\$161	-2.24%
\$7,545	2026	\$522	7.43%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Travis County	Estimated	\$1,352.00	.37585
Pflugerville ISD	Estimated	\$3,981.78	1.1069
Ne Travis Co Utility Dist	Estimated	\$1,453.28	.404
Travis Co Hospital Dist	Estimated	\$424.56	.11802
Travis Co Esd No 2	Estimated	\$333.70	.09277
Total Estimated Tax Rate			2.0975

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	1,135	2005	\$88,322
2nd Floor	S	1,146	2005	\$80,259
Porch Open 1st F	S	114	2005	\$2,339
Porch Open 1st F	S	120	2005	\$2,453
Garage Att 1st F	S	439	2005	\$11,364
Hvac Residential	S	2,281	2005	\$4,386
Bathroom	U	3	2005	
Fireplace	U	1	2005	\$3,382

ESTIMATED VALUE			
RealAVM™	\$359,400	Confidence Score	92
RealAVM™ Range	\$334,100 - \$384,600	Forecast Standard Deviation	7
Value As Of	07/06/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	4926245	Listing Date	02/18/2013
MLS Area	PF	MLS Status Change Date	04/17/2013
MLS Status	Closed	Listing Agent Name	505829-Gail Huebel
Current Listing Price	\$184,949	Listing Broker Name	KELLER WILLIAMS REALTY
Original Listing Price	\$184,949		

MLS Listing #	7872134	7046185
MLS Status	Expired	Closed
MLS Listing Date	07/06/2012	02/28/2006
MLS Orig Listing Price	\$187,000	\$175,490
MLS Listing Price	\$187,000	\$183,990
MLS Close Date		05/30/2006
MLS Listing Close Price		\$183,990
MLS Listing Expiration Date	12/06/2012	06/30/2006

PROPERTY MAP

*Lot Dimensions are Estimated

POPULATION

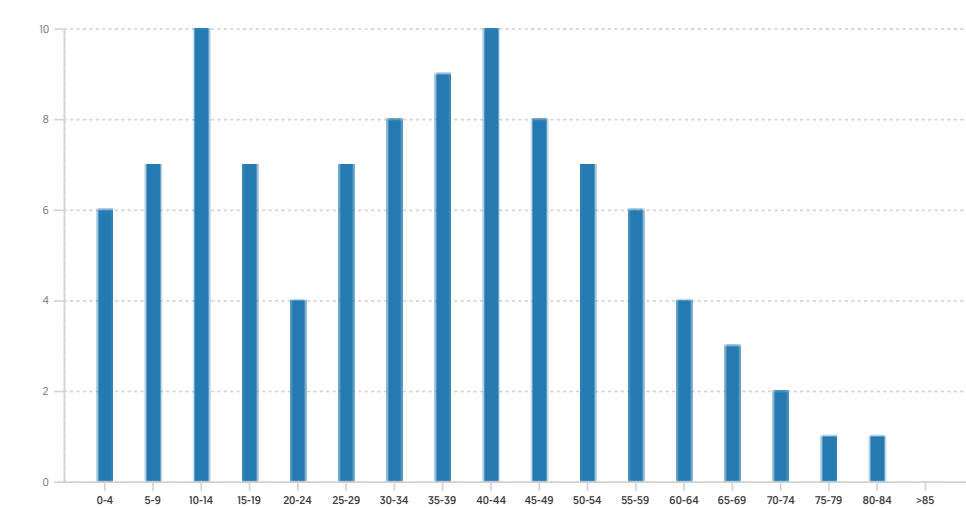
SUMMARY

Estimated Population	118,437
Population Growth (since 2010)	37.8%
Population Density (ppl / mile)	2,654
Median Age	35.6

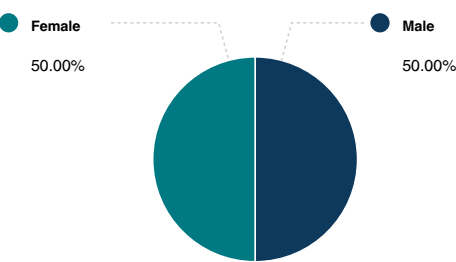
HOUSEHOLD

Number of Households	42,673
Household Size (ppl)	3
Households w/ Children	31,918

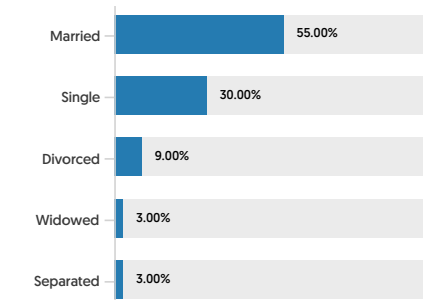
AGE



GENDER



MARITAL STATUS



HOUSING

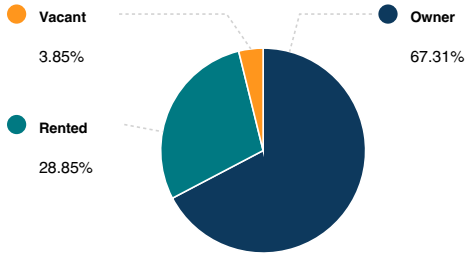
SUMMARY

Median Home Sale Price	\$369,300
Median Year Built	2008

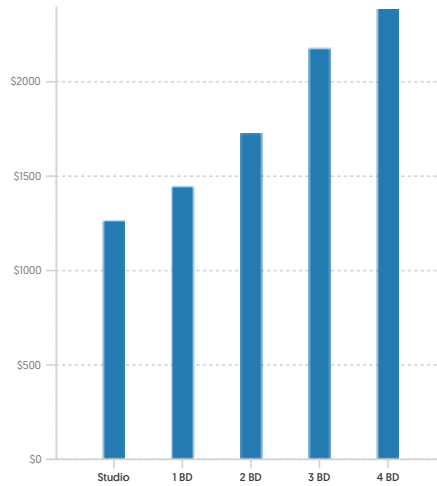
STABILITY

Annual Residential Turnover	14.81%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

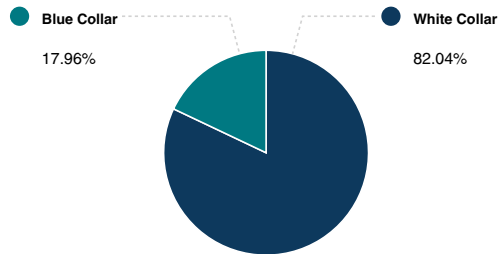


QUALITY OF LIFE

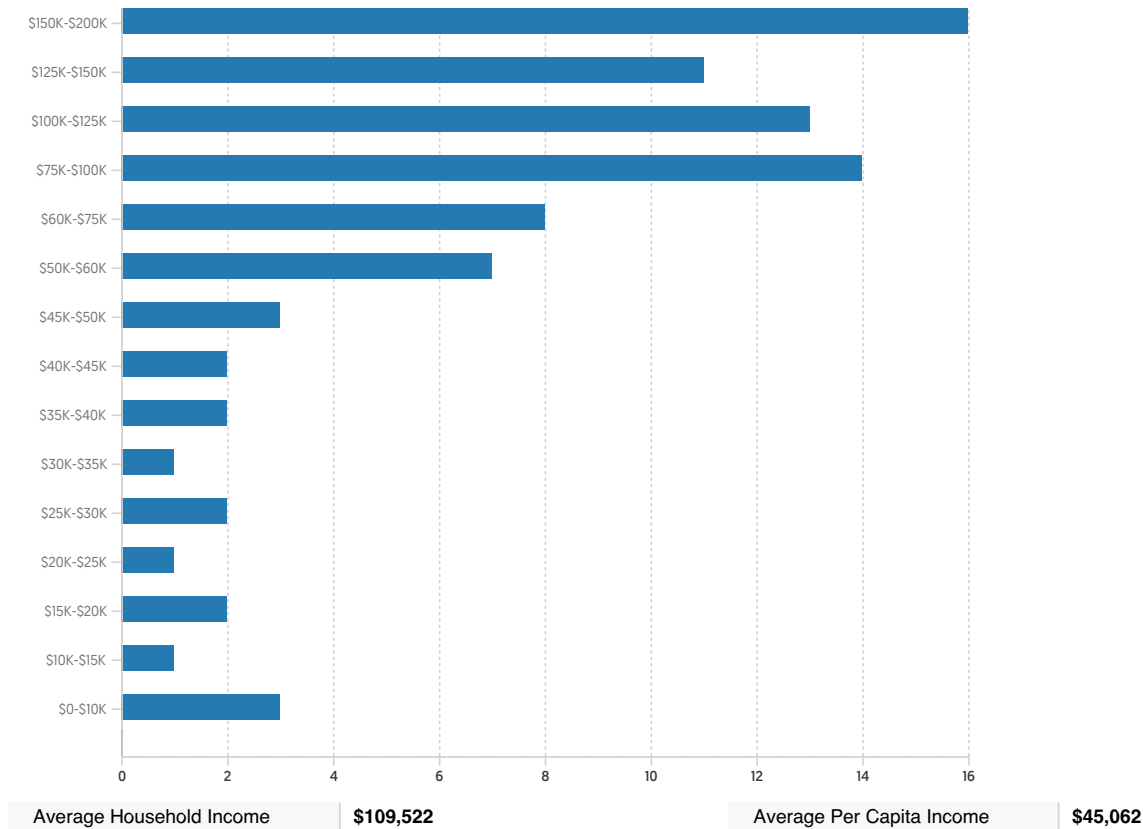
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	278
Construction	3,250
Manufacturing	6,900
Transportation and Communications	4,094
Wholesale Trade	1,584
Retail Trade	6,578
Finance, Insurance and Real Estate	4,516
Services	21,670
Public Administration	5,717

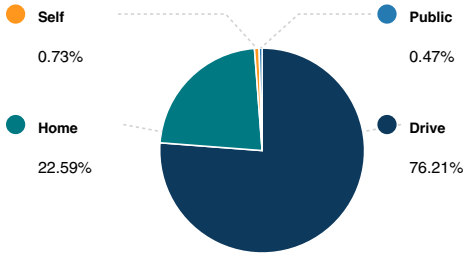
WORKFORCE



HOUSEHOLD INCOME



COMMUTE METHOD



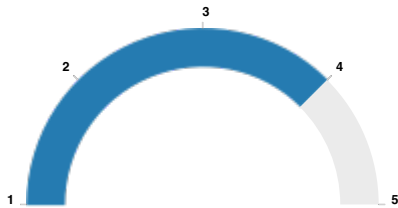
Median Travel Time 28 min

WEATHER

January High Temp (avg °F)	60.6
January Low Temp (avg °F)	37.2
July High Temp (avg °F)	94.5
July Low Temp (avg °F)	72.2
Annual Precipitation (inches)	36.21

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,687
Some High School	5,851
High School Graduate	16,143
Some College	17,510
Associate Degree	6,141
Bachelor's Degree	29,018
Graduate Degree	9,955

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
(2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Hidden Lake Elementary	0.64	Pre-K-5th	601	15	

Community Rating (2)

Hidden Lake Elementary

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Crosslife Christian Academy	0.41	Pre-K-3rd	66		
Stonehill Christian Academy	0.47	K-8th	18		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Asador LLC	88 Rainey St	(512) 869-9230	0.17	Mexican Restaurant
Buddha Burger LLC	4012 Lake Edge Way	(512) 465-2023	0.3	Hamburger Stand
Mj Brothers L.L.c.	18333 Dry Brook Loop	(512) 547-0232	0.44	Eating Places
Santiago's Tex-Mex And Cantina	18725 Shoreless Dr	(512) 217-8714	0.46	Mexican Restaurant

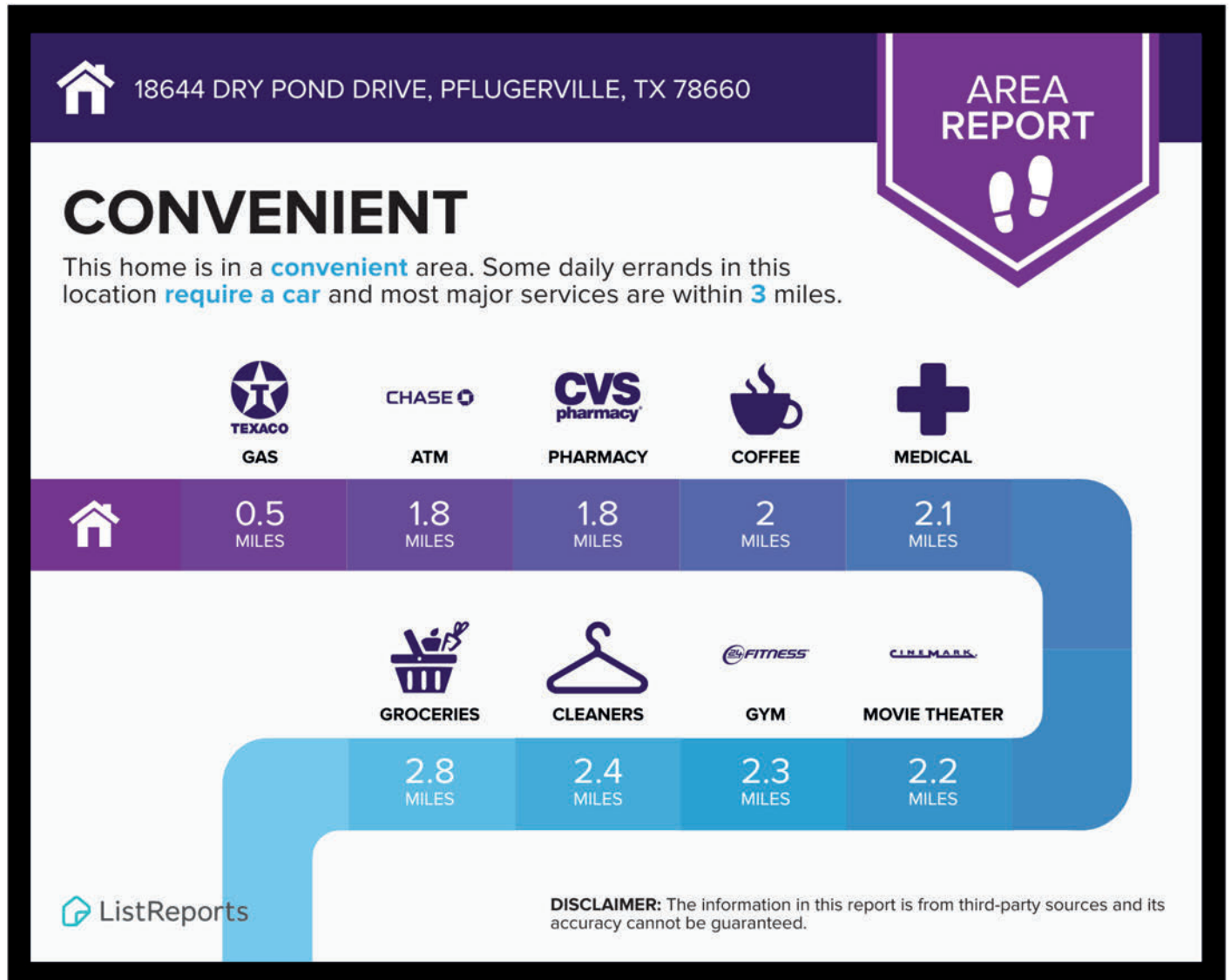
Gordie's Coffee	3617 Wetland Dr	(956) 483-9891	0.46	Coffee Shop
Crystal Food Mart & Deli	18801 Weiss Ln	(512) 251-5966	0.51	Delicatessen (Eating Place s)
Pflugerville Coffee Trail, Llc.	19304 Brusk Ln	(512) 887-8907	0.53	Coffee Shop
Afuga, LLC	3709 Glastonbury Trl	(415) 988-3969	0.64	Coffee Shop
Jonzes LLC	3016 Evening Breeze Way T	(512) 431-2040	0.69	Sports Clubs, Managers, And Promoters
Mesquite Barbacoa	19101 Leigh Ln	(512) 701-0481	0.72	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Guys Bald Siding Inc	5006 Thunderbird	(612) 802-7927	0.31	Siding
Jp's Market Place	16308 Aventura Ave	(512) 470-1513	0.65	Grocery Stores
Texassupplements	16509 Pallazo Dr	(512) 733-3592	0.79	Vitamin Food Stores
Amy Seck Faye	18724 Mangan Way	(512) 216-8154	0.86	Grocery Stores
Centurion Trucking, L.I.c.	18924 Still Pond Rd	(956) 744-2202	0.86	Tools

AREA REPORT

*PROVIDED BY LIST REPORTS



OUTDOOR REPORT

*PROVIDED BY LIST REPORTS



18644 DRY POND DRIVE, PFLUGERVILLE, TX 78660

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



LAKE
LAKE PFLUGERVILLE

0.9
MILES



GOLF COURSE
BLACKHAWK GOLF CLUB

1.1
MILES



DOG PARK
BARK PARK

1.8
MILES



PARK
NORTHEAST METROPOLITAN PARK

2.4
MILES

WITHIN
10 MILES

9

GOLF
COURSES

6

PARKS

2

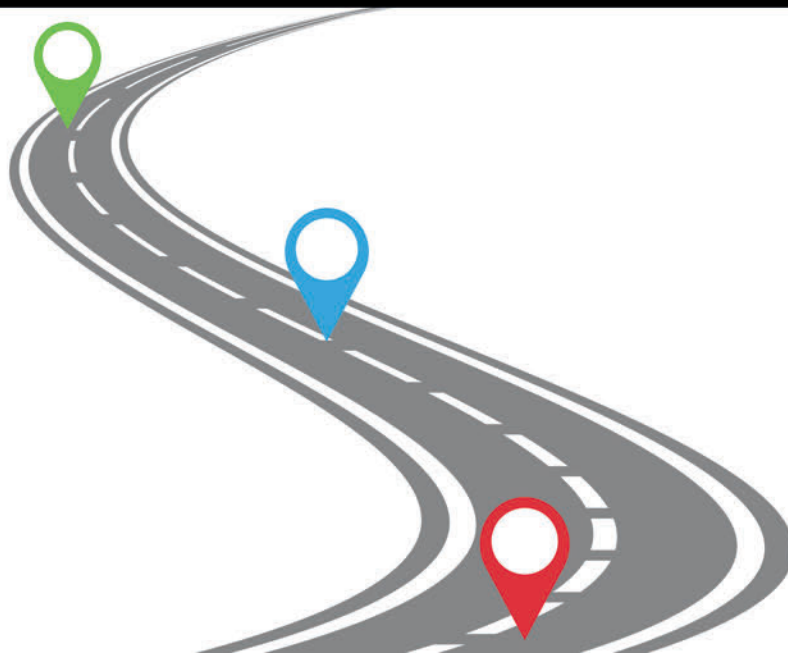
LAKES

4

DOG
PARKS

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



FOOD REPORT

*PROVIDED BY LIST REPORTS



18644 DRY POND DRIVE, PFLUGERVILLE, TX 78660

FOOD
REPORT



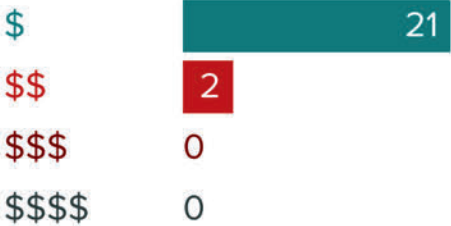
NEIGHBORHOOD EATS

This home is located near **23** moderately priced restaurants and has an **average** variety of cuisines.

24



WITHIN 5 MILES



GOOD EATS BY CATEGORY

FAST FOOD	5
AMERICAN	5
PIZZA	4
MEXICAN	3
DELIS	2
BARBECUE	1
JAPANESE	1
MUSIC AND SHOW VENUES	1
BARS	1
OTHER	1

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



SCHOOL REPORT

*PROVIDED BY LIST REPORTS



18644 DRY POND DRIVE, PFLUGERVILLE, TX 78660

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **5** private schools and **3** charter schools within **5** miles.

PK-5

HIDDEN LAKE
ELEMENTARY SCHOOL
ASSIGNED

9-12

WEISS HIGH SCHOOL
ASSIGNED



ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



Deed



DEED

In Texas, a deed is a legal document that transfers ownership of real property (like land or a house) from one party (the grantor) to another (the grantee).

It serves as official proof of who owns the property and typically includes details like the names of the parties, a description of the property, and the grantor's signature. Once signed and recorded with the county, the deed makes the transfer public and legally recognized.

SEE NEXT PAGE



“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.”

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§
§

DATE: June 27th, 2018

GRANTOR: Omar Martinez, a single person and Erin Monteagudo, a single person

GRANTOR'S MAILING ADDRESS:

1101 E. Parmer Lane #121, Austin, TX 78753

GRANTEE: Erin Monteagudo, a single person

GRANTEE'S MAILING ADDRESS:

18644 Dry Pond Drive, Pflugerville, TX 78660

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration

PROPERTY DESCRIPTION:

Lot 26, Block O, The Villages of Hidden Lakes, Phase 3A, according to the map or plat thereof recorded in Document No. 2004000264, Official Public Records, Travis County, Texas.

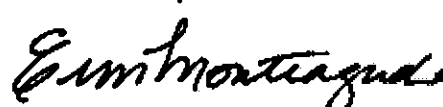
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances to the Property in any way belonging, to have and to hold it to Grantee, Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part of the Property, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Travis County, Texas, but only to the extent they are presently of record and in effect.

When the context requires, singular nouns and pronouns include the plural.

Executed and delivered as of the 23rd day of June, 2018



OMAR MARTINEZ

ERIN MONTEAGUDO

AFTER RECORDING RETURN TO:
Erin Monteagudo,
18644 Dry Pond Drive, Pflugerville, TX 78660

PREPARED BY:
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

STATE OF TEXAS

§

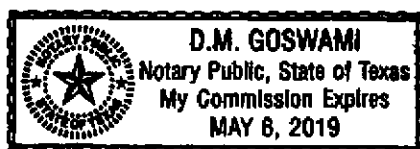
§

COUNTY OF TRAVIS

§

I, D. M. Goswami, the undersigned, a Notary Public in and for the State of Texas, hereby certify that OMAR MARTINEZ, whose name(s) is/are signed to the foregoing conveyance and whom are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 27th day of June, 2018



D. M. Goswami
Notary Public

Commission expires: May 8 2019

STATE OF TEXAS

§

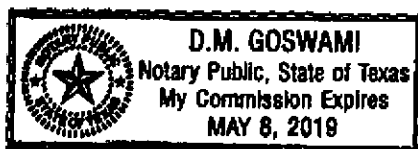
§

COUNTY OF TRAVIS

§

I, D. M. Goswami, the undersigned, a Notary Public in and for the State of Texas, hereby certify that ERIN MONTEAGUDO, whose name(s) is/are signed to the foregoing conveyance and whom are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and seal this the 27th day of June, 2018



D. M. Goswami
Notary Public

Commission expires: May 8 2019

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

July 23 2018 02:29 PM

FEE: \$ 34.00 2018115514

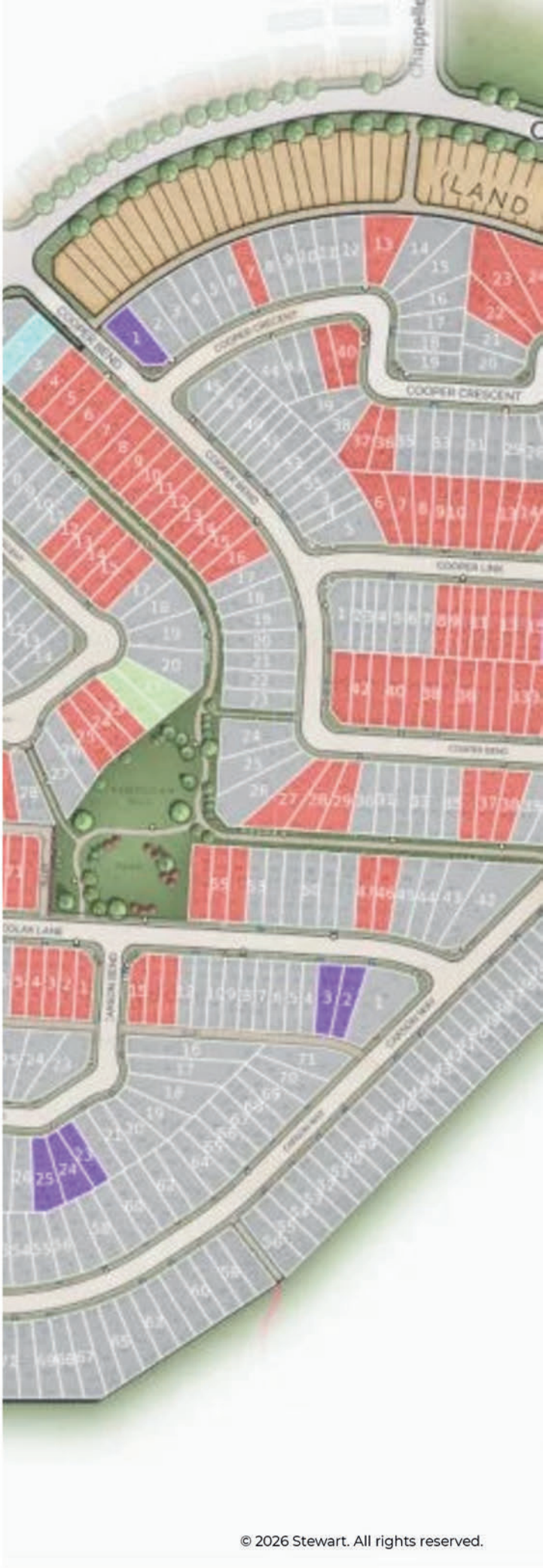
Plat



PLAT

This section includes the recorded plat map, providing a precise illustration of the property's legal boundaries, lot dimensions, easements, building setback lines, and adjoining parcels as filed in the county land records. The plat offers valuable insight into the property's legal footprint, access, and development considerations.

SEE NEXT PAGE ➞



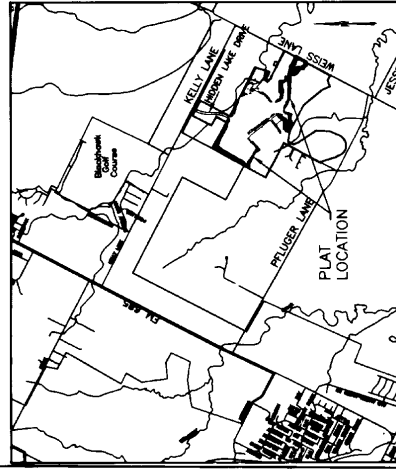
REVISIONS:

NO.	DATE	DESCRIPTION	BY

OWNER/ SUBDIVIDER: LEN-BUF/HIDDEN LAKE 2-IV, TEXAS, LIMITED PARTNERSHIP
 JAMES M. HODGES, VICE PRESIDENT
 12301 RESEARCH BLVD., BLDG. 4, STE. 100
 AUSTIN, TEXAS 78759

SURVEYOR: PATE ENGINEERS, INC. No. 3997
 DAVID CARR, R.L.S. No. 3997
 7801 N. CAPITAL OF TEXAS HIGHWAY,
 SUITE 200
 AUSTIN, TEXAS 78731
 TELEPHONE: (512) 340-0600
 FAX: (512) 340-0604

ENGINEER: PATE ENGINEERS, INC. No. 3997
 7801 N. CAPITAL OF TEXAS HIGHWAY,
 SUITE 200
 AUSTIN, TEXAS 78731
 TELEPHONE: (512) 340-0600
 FAX: (512) 340-0604

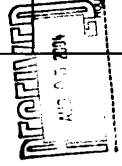


VICINITY MAP
 N.T.S.

FINAL PLAT
 THE VILLAGES OF HIDDEN LAKE, PHASE 3A
 A 49.05 ACRE SUBDIVISION
 OUT OF THE

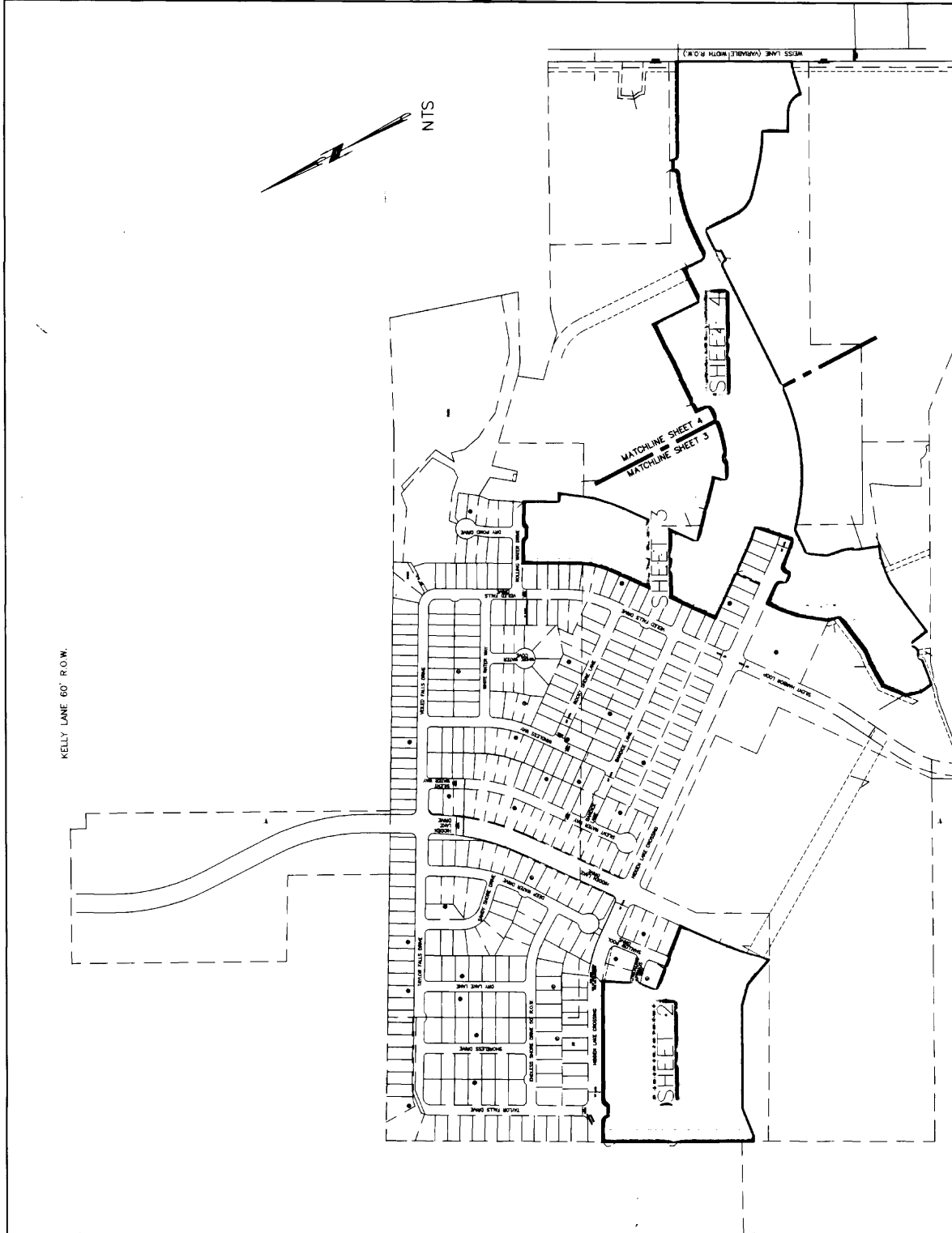
GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT NO. 529
 TRAVIS COUNTY, TEXAS

CONTAINING
 164 LOTS, 13 BLOCKS
 DATE: MAY 2004 JOB NO. 110400203 TASK M400



PATE ENGINEERS

• DALLAS • AUSTIN • FORT WORTH • SAN ANTONIO
 PH: (512) 340-0600
 FAX: (512) 340-0604
 WWW.PATEINC.COM



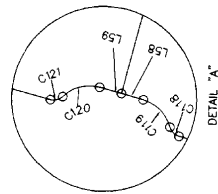
KELLY LANE 60' R.O.W.

NTS

20040520

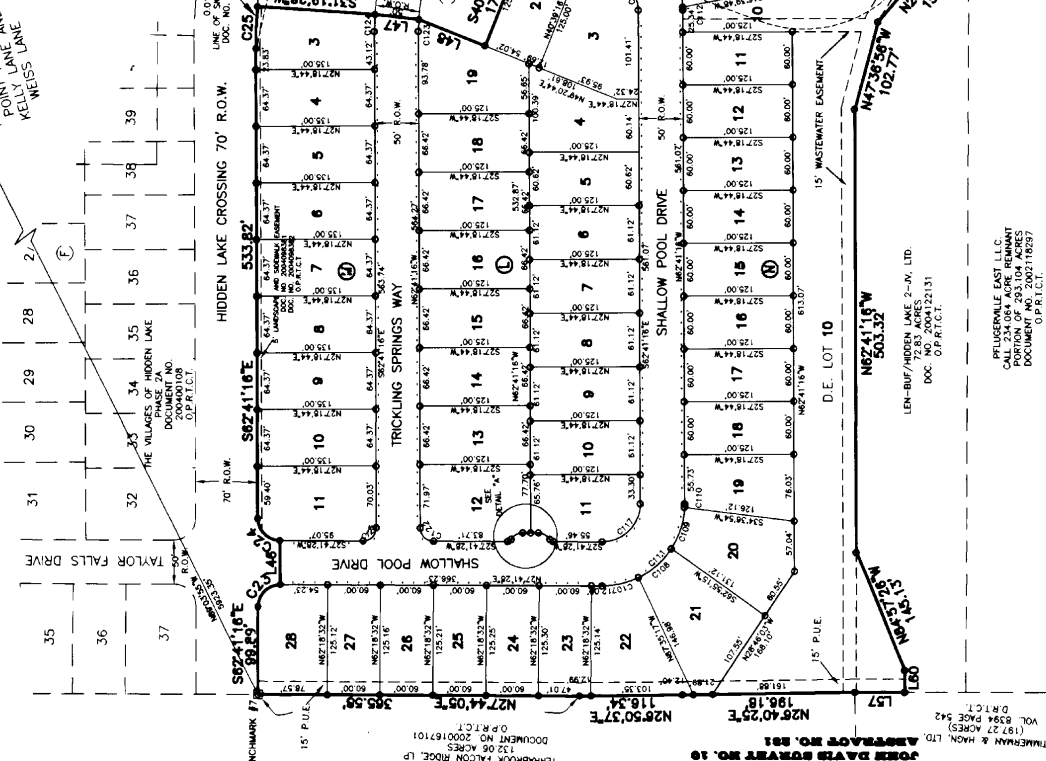
9/11/04 3:13pm

BENCHMARK INFORMATION
BENCHMARK #7: ELEVATION 659.78'
BENCHMARK #8: ELEVATION 645.70'



100' 0' 100'
SCALE
1" = 100'

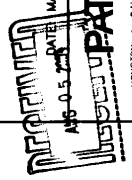
AERIAL CONTROL
POINT NO. 3 AT
KELLY LANE AND
WEISS LANE



- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET W/CAP MARKED "PATE ENG"
 - ⊙ IRON PIPE FOUND
 - ⊠ AERIAL CONTROL POINT
 - ⊞ CONCRETE MONUMENT PROJECT BM
 - PLAY BOUNDARY
 - LOT LINES
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - - - ADJOINING PROPERTY LINES
 - - - PROPOSED SIDEWALKS
 - - - REAL PROPERTY RECORDS TRANS COUNTY TEXAS
 - - - OFFICIAL PUBLIC RECORDS TRANS COUNTY TEXAS
 - - - DEED RECORDS TRANS COUNTY TEXAS
 - - - DRAINAGE EASEMENT
 - - - TELEPHONE EASEMENT
 - Ⓢ BLOCK DESIGNATION

FINAL PLAT
THE VILLAGES OF HIDDEN LAKE, PHASE 3A
A 49.05 ACRE SUBDIVISION

OUT OF THE
GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT NO. 529
TRANS COUNTY, TEXAS
CONTAINING
164 LOTS, 13 BLOCKS
AS-0.5-2-21-21 MAY 2004 JOB NO. 110400202 TASK A400



PATE ENGINEERS

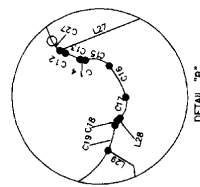
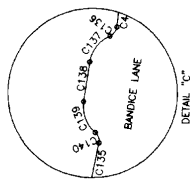
HOUSTON • DALLAS • AUSTIN • FORT WORTH • SAN ANTONIO
NEW ORLEANS CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78701
PH (512) 340-0600
FAX (512) 340-0604
WWW.PATEENG.COM

BENCHMARK INFORMATION

BENCHMARK #7: ELEVATION 659.78'
BENCHMARK #8: ELEVATION 645.70'

LEGEND

- IRON ROD FOUND
- IRON ROD SET W/CAP MARKED "PATE ENG"
- IRON PIPE FOUND
- AERIAL CONTROL POINT
- CONCRETE MONUMENT PROJECT BM
- PLAT BOUNDARY
- LOT LINES
- EXISTING EASEMENT
- ADJOINING PROPERTY LINES
- PROPOSED EASEMENT
- PROPOSED SIDEWALKS
- REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- DEED RECORDS TRAVIS COUNTY TEXAS
- DRAINAGE EASEMENT
- TELEPHONE EASEMENT
- BLOCK DESIGNATION



MATCHLINE SHEET 4

FINAL PLAT THE VILLAGES OF HIDDEN LAKE, PHASE 3A A 49.05 ACRE SUBDIVISION OUT OF THE GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT NO. 529 TRAVIS COUNTY, TEXAS

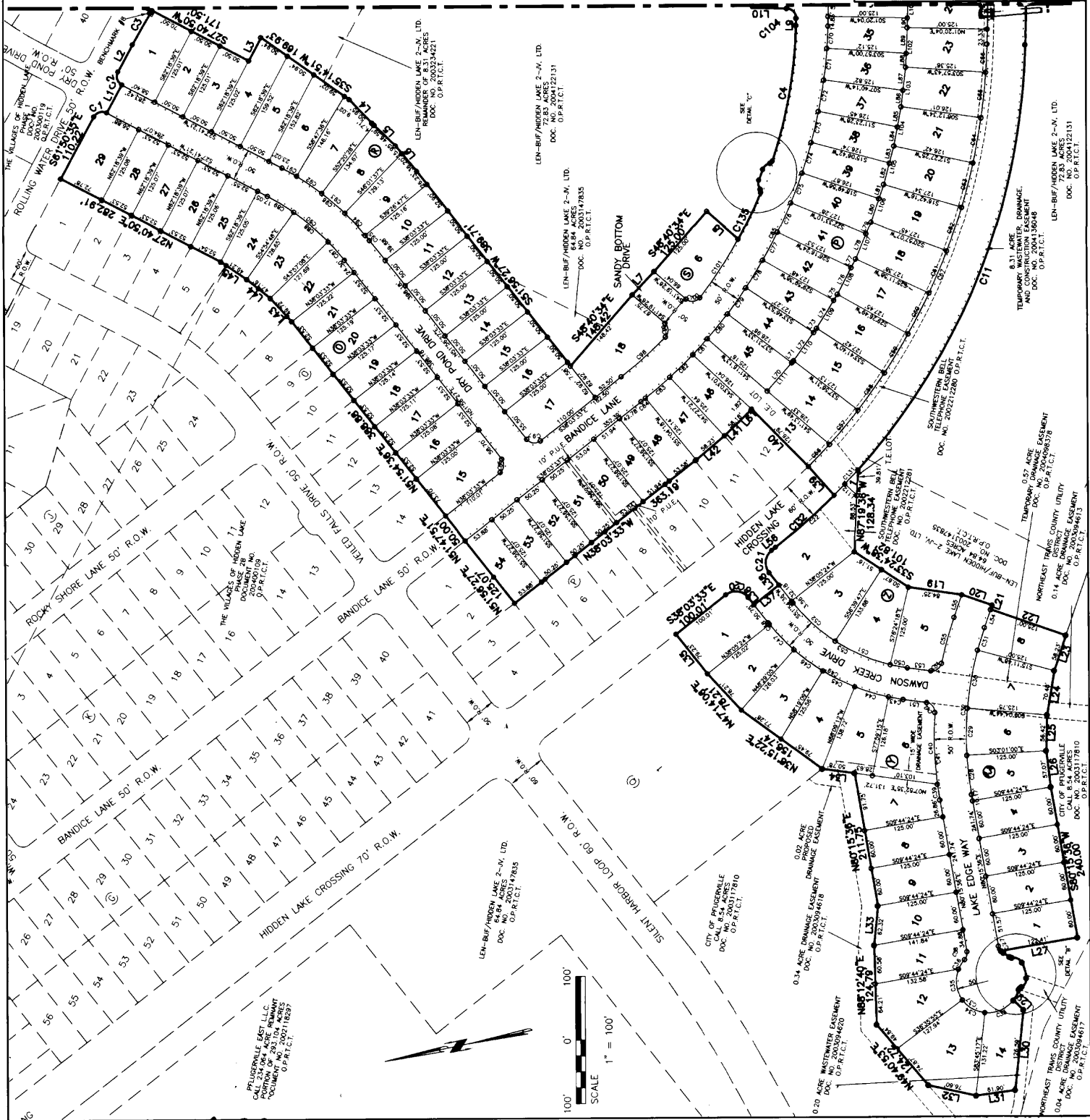
CONTAINING
164 LOTS, 13 BLOCKS
DATE: 2004 JOB NO. 110400203 TASK #400

PHOTODUPLICATION
AUG 05 2004

PATE ENGINEERS

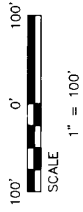
HOUSTON • DALLAS • AUSTIN • FORT WORTH • SAN ANTONIO
PH: (512) 340-0600
FAX: (512) 340-0601
WWW.PATEENGINEERS.COM

SHEET
3 OF 5



PHOTODUPLICATION MYLAR

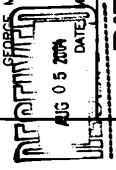
BENCHMARK INFORMATION
 BENCHMARK #7: ELEVATION 659.78'
 BENCHMARK #8: ELEVATION 645.70'



LEGEND

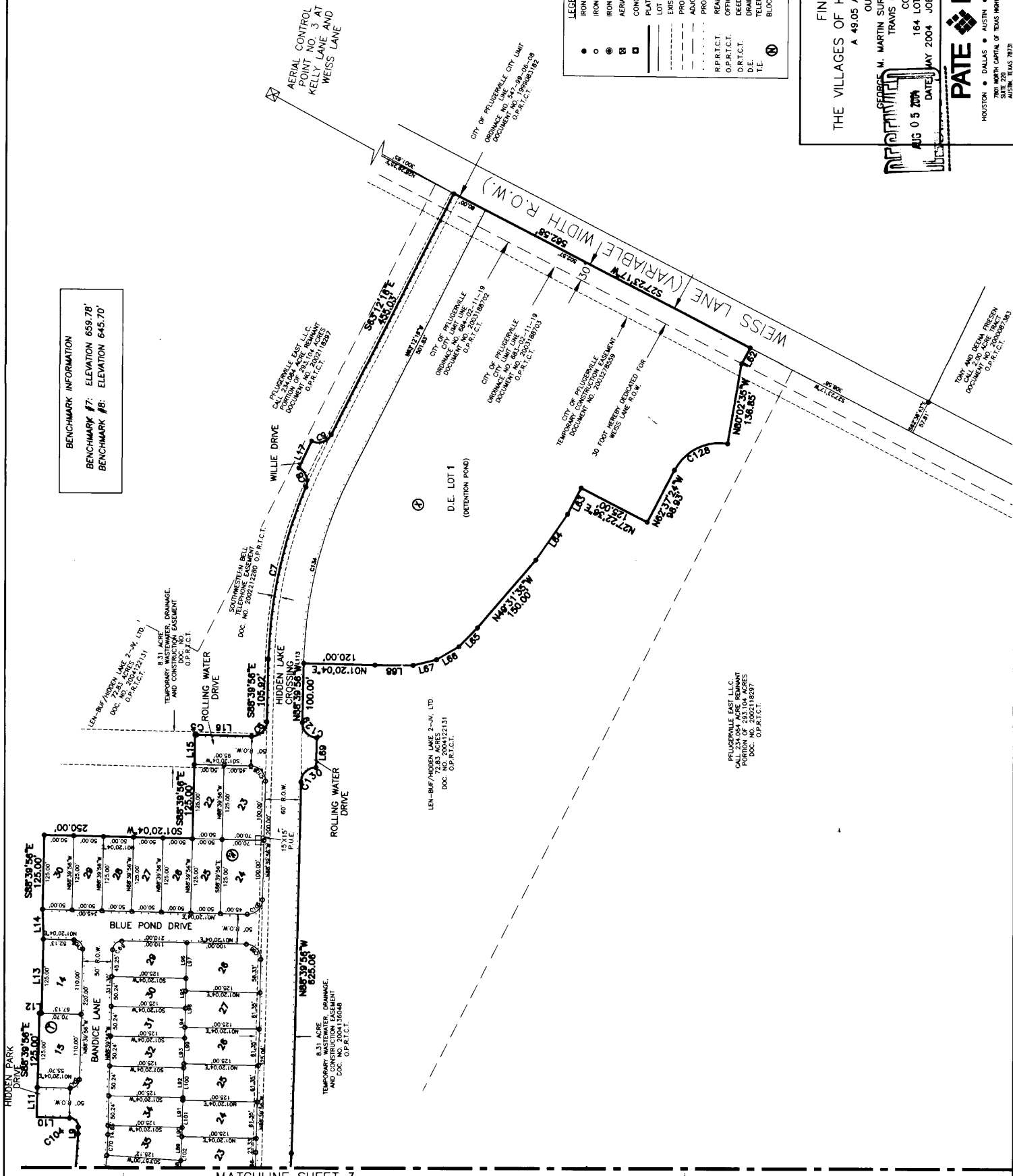
●	IRON ROD FOUND
○	IRON ROD SET W/ CAP MARKED "PATE ENG"
⊙	IRON PIPE FOUND
⊠	AERIAL CONTROL POINT
⊞	CONCRETE MONUMENT PROJECT BM
—	PLAT BOUNDARY
---	LOT LINES
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ADJOINING PROPERTY LINES
---	PROPOSED SIDEWALKS
---	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
---	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
---	DEED RECORDS TRAVIS COUNTY TEXAS
---	DRAINAGE EASEMENT
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FINAL PLAT
THE VILLAGES OF HIDDEN LAKE, PHASE 3A
 A 49.05 ACRE SUBDIVISION
 OUT OF THE
 GEORGE W. MARTIN SURVEY NO. 9 ABSTRACT NO. 529
 TRAVIS COUNTY, TEXAS
 CONTAINING
 164 LOTS, 13 BLOCKS
 AUG 05 2004 DATED MAY 2004 JOB NO. 110400203 TASK A400



PATE ENGINEERS

HOUSTON • DALLAS • AUSTIN • FORT WORTH • ARLINGTON • SAN ANTONIO
 2805 NORTH CAPITAL OF TEXAS BOULEVARD
 AUSTIN, TEXAS 78733
 PHONE (512) 340-9600
 FAX (512) 340-9601
 WWW.PATEINC.COM
SHEET
4 OF 5



700400203

PHOTOGRAPHIC MYLAR

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS

I, James Glendon, acting on behalf of President of Len-Bal/Hidden Lake 2-N, LTD., a Texas limited partnership, owner of a 64.54 acre tract of land out of the George M. Martin Survey No. 8, Abstract 529, as described in the Official Public Records of Travis County, Texas, and a 72.83 acre tract of land out of the George M. Martin Survey No. 8, Abstract 529, as described in a deed recorded in Document No. 200412131 of the Official Public Records of Travis County, Texas, and a 529 as described in a deed recorded in Document No. 2003234221 of the Official Public Records of Travis County, Texas, said tract being situated in the City of Phlegentia, Travis County, Texas, do hereby submit being situated in accordance with this plat to be hidden lake.

The Villages of Hidden Lake, Phase 3A
and do hereby dedicate to the public the use of all the streets, alleys, parks and easements shown herein subject to any easements or restrictions hereinafter granted and not released and in accordance with Chapter 212 and the City of Phlegentia Subdivision Code.

WITNESS MY HAND, this the 5th day of August, 2004 A.D.

James Glendon
President, Len-Bal/Hidden Lake 2-N, LTD., A Texas Limited Partnership
12301 Research Blvd., Bldg. 4, Ste. 100
Austin, Texas 78759

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared James Glendon, acting on behalf of Len-Bal/Hidden Lake 2-N, 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 5th day of August, 2004 A.D.
Notary Public, State of Texas

I, Ken A. Heroy, P.E., am authorized under the Engineering Act of the State of Texas to certify that the engineering work shown on this plat is in accordance with the Engineering Act of the State of Texas, and I am a duly licensed Professional Engineer in the State of Texas, License No. 85479.

Ken A. Heroy
Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 220
Austin, Texas 78731
Phone: (512) 340-0800 Fax: (512) 340-0800

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

That I, David Paul Carr, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and tract corner shown on this plat, and that I am a duly licensed Professional Engineer in the State of Texas, License No. 85479, and I am duly licensed in the State of Texas, License No. 85479.

David Paul Carr
Pate Engineers, Inc.
7801 North Capital of Texas Highway
Suite 220
Austin, Texas 78731
Phone: (512) 340-0800 Fax: (512) 340-0800

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

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 5th day of August, 2004, at 1:00 P.M., duly recorded on the 5th day of August, 2004, at 1:00 P.M., and the same is a true and correct copy of the original instrument of writing and its certificate of authentication.

Witness my hand and seal of office of the County Clerk, the _____ day of _____, 2004 A.D.
Dana Debeauvoir, County Clerk
Travis County, Texas.

Notary

GENERAL NOTES

1. No buildings, fences, landscaping, or other structures are permitted in the drainage easements except as approved by the City of Phlegentia and Travis County, Texas.

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

3. Property owner shall provide access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection or maintenance of said easements.

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

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. 2003103971 of the Real Property Records of Travis County, Texas, and Document No. _____ of the Official Public Records of Travis County, Texas.

7. A ten (10) foot Public Utility Easement is hereby dedicated adjacent to all public Right-of-Way. In addition a ten foot wide Public Utility Easement is hereby dedicated adjacent to the plat boundary on Block M Unit 3 through 11 and Lot 28 Block N.

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

9. Drainage facilities within fifteen (15) foot drainage easements to be enclosed conduit.

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

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

12. The Owner/Subscriber, as listed on this plat, shall be responsible for posting Final Survey 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/developer to ensure all sidewalks are fully completed and meet the standards set forth in the City of Phlegentia Building Code. The City of Phlegentia Building Code, as administered by the Texas Department of Licensing and Regulation, or to request pre-construction variances for any proposed sidewalk not meeting the standards of the City of Phlegentia Building Code, required before issuance of the development permit.

The Villages of Hidden Lake
Summary Table

Date	Creditable Acreage	No. Residential Lots	Parkland Required per Development Agreement	Excess Credit Remaining
March '03	3.63	106	1.06	1.97
April '03	8	n/a	n/a	9.97
April '04	0	98	0.98	8.98
March '04	0	98	0.98	7.98
-	0	161	1.61	6.36

Phase 1 Plat
Phase 2 Parkland by Deed
Phase 2A Plat
Phase 2B Plat
Phase 3A Plat

STREET NAME	LINEAR FOOTAGE	R.O.W. WIDTH
SHALLOW POOL DRIVE	1220.75	50'
TRICKLING SPRINGS WAY	920.29	50'
LAKE EDGE WAY	608.66	50'
DANSON CREEK DRIVE	341.94	50'
ROLLING WATER DRIVE	151.77	50'
BLUE POND DRIVE	398.57	50'
HIDDEN PARK DRIVE	85.70	50'
SANDY BOTTOM DRIVE	108.03	50'
DRY POND DRIVE	691.24	50'
TOTAL	8228.09	

TOTAL AREA OF SITE	48.05 ACRES
TOTAL AREA OF BLOCKS	100.01 ACRES
TOTAL NUMBER OF LOTS	164
TOTAL NUMBER OF SINGLE FAMILY LOTS	160
TOTAL NUMBER OF DRAINAGE EASEMENT LOTS	3
TOTAL NUMBER OF TELEPHONE EASEMENT LOT	1

FINAL PLAT
THE VILLAGES OF HIDDEN LAKE, PHASE 3A
A 49.05 ACRE SUBDIVISION
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GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529
TRAVIS COUNTY, TEXAS

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PATE ENGINEERS
HOUSTON • DALLAS • AUSTIN • FORT WORTH • ARLINGTON • SAN ANTONIO
PH (512) 340-0800
FAX (512) 340-0804
WWW.PATEINC.COM
SHEET 5 OF 5

Restrictions



RESTRICTIONS

Real estate restrictions are rules that limit how you can use your property. They can come from the city, the builder, or a homeowners' association (HOA), and may include things like:

- What you can build or add to your home
- How you can use your property (residential only, no businesses)
- Rules on fences, paint colors, or landscaping
- Easements that give others (like utility companies) access to parts of your land

These restrictions are meant to protect property values and maintain neighborhood standards, but it's important to review them before you buy to make sure they fit your plans.



18644 Dry Pond Dr
Pflugerville, TX 78660



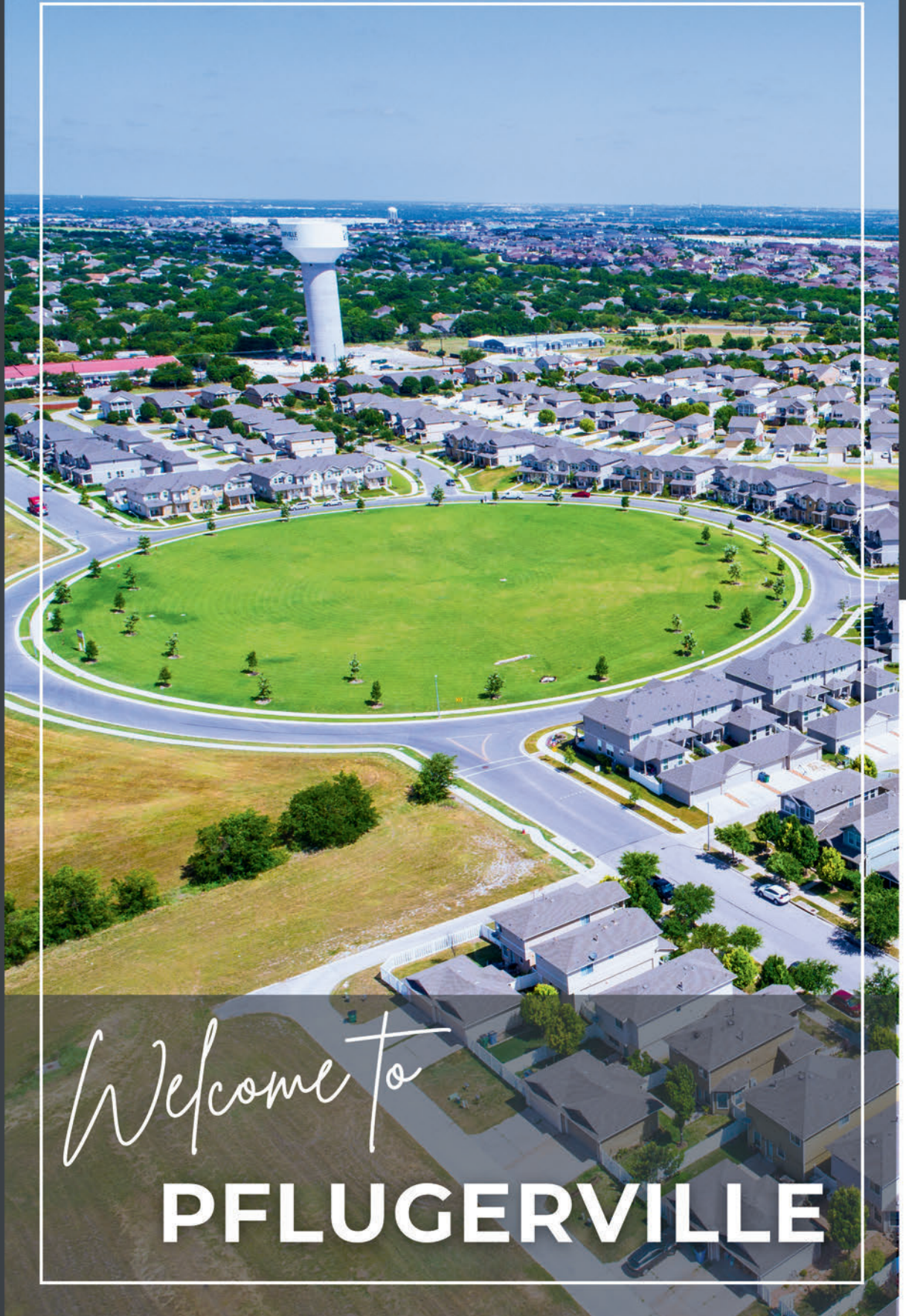
OR



Local Information



CITY GUIDE



Welcome to

PFLUGERVILLE

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CITY FACTS



GETTING AROUND TOWN



LOCAL HEALTH CLINICS



HOSPITALS



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SHOPPING



RESTAURANTS



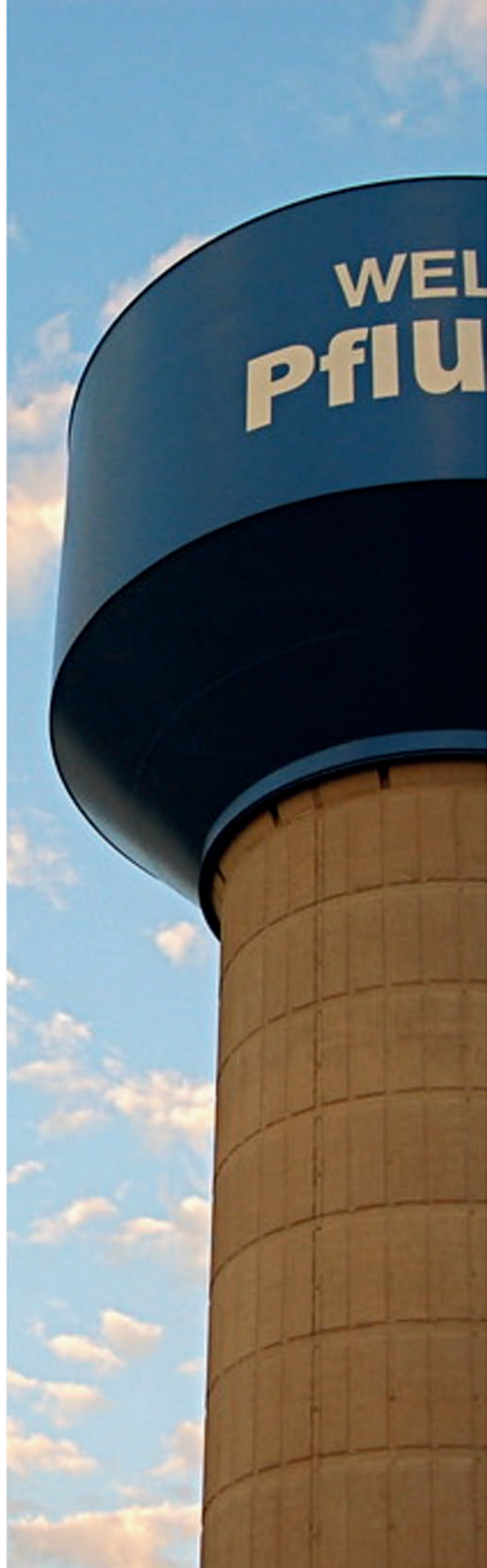
ANNUAL EVENTS



THINGS TO DO



OFFICE LOCATIONS



LOCAL LIVING

CITY INFORMATION



City of Pflugerville
pflugervilletx.gov

Pflugerville City Hall

100 E Main St & 100 W Main St, Pflugerville
512-990-6100
pflugervilletx.gov

Pflugerville Chamber of Commerce

101 S 3rd St, Pflugerville, TX 78660
(512) 251-7799
pfchamber.com

Pflugerville Visitor's Center

100 E Main Street, Pflugerville, TX 78660
(512) 990-6100
pflugervilletx.gov

Pflugerville Public Library

1008 Pfluger St W, Pflugerville, TX 78660
(512) 990-6375
library.pflugervilletx.gov



EMERGENCY | 911

Pflugerville Police Department

Non-Emergency | (512) 990-6700
1611 Pfennig Ln, Pflugerville, TX 78660

Pflugerville Fire Department

Non-Emergency | (512) 251-2801

PFLUGERVILLE LIVING



Texas Department of Public Safety (DPS)
dps.texas.gov

Vehicle Registration

Travis County | (512) 854-9473
Williamson County | (512) 943-1602
Hays County | (512) 393-5545

United States Post Office

301 S Heatherwilde Blvd, Pflugerville, TX 78660
(800) 275-8777 | usps.com



UTILITIES

Electric

TXU Energy
(855) 848-0390 | txu.com

Gas

Atmos
(866) 322-8667 | atmosenergy.com

Water/Wastewater

City of Pflugerville
(512) 494-9400 | pflugervilletx.gov/875/Water

Garbage Service/Recycling

City of Pflugerville (Crossroads Utility Services)
(512) 246-1400 | pflugervilletx.gov/732/Trash-Recycling

Cable/Internet/Phone

AT&T Fiber | (888) 511-4387
DirectTV | (877) 979-4591
Dish Network | (877) 991-3612
Google Fiber Space | (855) 348-5241
Spectrum | (855) 784-6575
*(check www.inmyarea.com for more)

Getting to know everything
ABOUT PFLUGERVILLE



CITY FACTS

Pflugerville, Texas, is a growing suburb northeast of Austin. Founded in the 1860s, it's known for its family-friendly vibe, good schools, parks, and Lake Pflugerville. Its location offers easy access to Austin and surrounding areas.

LOCAL
POPULATION

65,176*



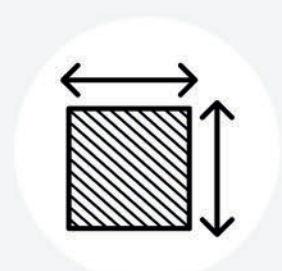
AREA
CODE

512 & 737



TOTAL
CITY AREA

**25.57
SQ. MI.**



COUNTY
TRAVIS



FOUNDED
1860



ELEVATION
719* FT



GETTING AROUND TOWN

Methods of transportation



AIRPORT

**Austin Bergstrom
International Airport**

ci.austin.tx.us/austinairport

Georgetown Municipal Airport
airport.georgetown.org



BUS

CapMetro

capmetro.org/pflugerville

Greyhound Bus
greyhound.com



RIDE SHARE

LYFT

lyft.com

UBER

uber.com



TOLL ROADS

TXTag

(888) 468-9824
txtag.org



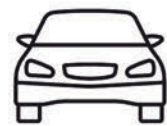
TRAIN

Metrorail

capmetro.org/metrorail

Amtrak

amtrak.com



DEPARTMENT OF TRANSPORTATION

**Texas Department
of Transportation**

dot.state.tx.us

LOCAL HEALTH CLINICS

1

PALOMA PRIMARY CARE

2200 N AW Grimes Blvd #210
Round Rock, TX 78665
(512) 772-2929
palomaprimarycare.com



2

COMMUNITY CARE: PFLUGERVILLE HEALTH CENTER

2700 W Pecan St #450
Pflugerville, TX 78660
(512) 978-9015
communitycaretx.org



3

BAYLOR SCOTT & WHITE CLINIC

1701 E Pflugerville Pkwy
Pflugerville, TX 78660
(512) 259-6000
bswhealth.com/locations



4

SACRED HEART COMMUNITY CLINIC

620 Round Rock W Dr
Round Rock, TX 78681
(512) 716-3929
sacredheartclinic.org



LOCAL HEALTH CLINICS

5

AUSTIN REGIONAL CLINIC: ARC PFLUGERVILLE

15803 Windermere Dr, #103
Pflugerville, TX 78660
(512) 989-2680
austinregionalclinic.com



6

ASCENSION MEDICAL GROUP SETON

1512 Town Center Dr, #100
Pflugerville, TX 78660
(512) 324-4875
healthcare.ascension.org/



7

LONE STAR CIRCLE OF CARE AT PFLUGERVILLE

1501 W Pecan St, #102
Pflugerville, TX 78660
(877) 800-5722
lonestarcares.org/location/pflugerville/



8

TEXAS MEDCLINIC URGENT CARE

1501 FM 685
Pflugerville, TX 78660
(737) 279-7984
texasmedclinic.com/location/pflugerville



HOSPITALS



ABOUT YOUR LOCAL HOSPITAL

BAYLOR SCOTT & WHITE MEDICAL CENTER
PFLUGERVILLE
2600 E Pflugerville Pkwy Ste 100, Pflugerville, TX 78660

(512) 654-6100
bswhealth.com

FAMILY HOSPITAL AT BRUSHY CREEK
230 Deer Ridge Dr, Round Rock, TX 78681

(512) 766-1400
familyhospitalsystems.com

DELL CHILDREN'S MEDICAL CENTER
4900 Mueller Blvd, Austin

(512) 324-0000
healthcare.ascension.org

ST. DAVID'S HOSPITAL
Multiple Locations

(512) 532-2200
stdavids.com

LOCAL SCHOOL DISTRICTS



PUBLIC SCHOOLS

Pflugerville Independent School District
pfsd.net

Central Texas Public School Accountability Ratings
tea.texas.gov/texas-schools/accountability

Requirements to Register Your Child
statutes.legis.state.tx.us/Docs/ED/htm/ED.25.htm

PFLUGERVILLE ISD DISTRICT PROFILE



*Information provided by
www.TXschools.org



PRIVATE SCHOOLS

Stonehill Christian Academy
4301 Kelly Ln, Pflugerville, TX 78660
(512) 763-2776

CrossLife Christian Academy
4109 Kelly Ln, Pflugerville, TX 78660
(512) 601-8362 | crosslifepf.academy

Concordia High School
1201 S Heatherwilde Blvd, Pflugerville TX 78660
(512) 248-2547 | chaustin.org

CHARTER SCHOOLS

Chaparral Star Academy
14046 Summit Dr, Austin, TX 78728
(512) 989-2672 | chaparralstaracademy.com

BASIS Pflugerville
1217 10th St, Pflugerville, TX 78660
(512) 270-0008 | enrollbasistx.com

**This is just a sampling of the top charter schools in the area. For more information on area charter schools, please visit txcharterschools.org.*

COLLEGES & UNIVERSITIES

Austin Community College
(512) 223-4222 | austincc.edu

Concordia University Texas
(512) 313-3000 | concordia.edu

Huston-Tillotson University
(512) 505-3000 | htu.edu

St. Edward's University
(512) 448-8400 | stedwards.edu

The University of Texas at Austin
(512) 471-3434 | utexas.edu

Temple College
Hutto/Taylor Campuses | templejc.edu

LOCAL PARKS



Pfluger Park

PFLUGER PARK

515 City Park Rd
Pflugerville

CREEKSIDE PARK

418 Settlers Valley Dr
Pflugerville

NORTHEAST METROPOLITAN PARK

15500 Sun Light Near Way
Pflugerville

Lake Pflugerville Park



LAKE PFLUGERVILLE PARK

18216 Weis Ln
Pflugerville

WUTHRICH PARK

99 Mountain View Dr
Pflugerville



Katherine Fleischer Park

KATHERINE FLEISCHER PARK

2106 Klattenhoff Dr
Austin

WILBARGER CREEK PARK

1211 Kingston Lacy Blvd
Pflugerville

HAVE SOME FAMILY FUN



PARK INFORMATION

City of Pflugerville Parks and Recreation
parks.pflugervilletx.gov/

Pools and Splashpads
pflugervilletx.gov/393/Pools-Swimming

**DONT
FORGET**



****Always check websites for park information, hours, and if reservations are needed.**

TAKE A TRIP & VISIT ONE OF YOUR *Local Parks!*

SHOPPING

DISCOVER YOUR LOCAL SHOPS



STONE HILL TOWN CENTER

500 LIMESTONE COMMERCIAL DR, PFLUGERVILLE

Outdoor shopping complex featuring well-known retailers, fast food options, and restaurants.



ROUND ROCK PREMIUM OUTLETS®

4401 IH-35 N, ROUND ROCK

A family friendly outdoor mall located in Round Rock that offers a variety of brand-name and specialty shops.



LAKELINE MALL

11200 LAKELINE MALL DR, CEDAR PARK

Indoor shopping complex featuring well-known retailers, fast food options, and restaurants.



THE DOMAIN

11410 Century Oaks Terrace, Austin

The Domain is a vibrant mixed-use shopping center in north Austin, Texas. Often referred to as Austin's "second downtown," it blends high-end retail, trendy boutiques, upscale dining, entertainment, and residential spaces into one walkable area.

PLACES TO EAT

DISCOVER YOUR LOCAL FOOD

Find a new go-to restaurant



SPRINGHILL RESTAURANT

2505 W Pecan St, Pflugerville

Fried catfish & chicken-fried steak are features of the menu at this no-frills seafood joint.



GROWLER BAR AND KITCHEN

1300 FM 685, Ste 100, Pflugerville

Airy, relaxed craft beer bar also serving wine & pizza, with a growler fill station.



HUAHUASCO GRILL MEXICAN CUISINE

100 12th St, #102, Pflugerville

Casual seafood joint serving boiled and fried options, including popular seafood platters.



PITA SHACK BEST HALAL MEDITERRANEAN

616 FM 685, Ste a-108, Pflugerville

Middle Eastern counter-serve whipping up customizable plates of classic bites like falafel & hummus.

PLACES TO EAT

DISCOVER YOUR LOCAL FOOD

Find a new go-to restaurant



WILLIE'S GRILL & ICEHOUSE

19200 Colorado Sand Dr, Pflugerville

Long-running Texas chain for brews, burgers, chicken & seafood in a family-friendly setting.



PECAN STREET STATION

1005 W Pecan St, Pflugerville

Casual eatery & drive-thru dishing up traditional breakfasts & sandwiches, plus a big salad bar.



THE SALT LICK

3350 E PALM VALLEY BLVD, ROUND ROCK

Venerable outpost serving Texas-style BBQ with famous sauces & rubs in a relaxed, rustic setting.



CASA GARCIA'S - PFLUGERVILLE

15803 Windermere Dr, #601, Pflugerville

Upbeat outpost for Tex-Mex favorites including all-day breakfast & lunch specials.

ANNUAL EVENTS



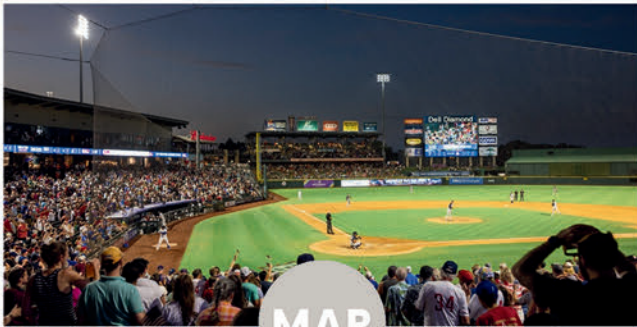
JAN

Winter Pfest | Library
Farmers Market | Heritage Park



FEB

Romance Readers Social | Library



MAR

Pet Pfest | Pflugerville Library
Round Rock Express Baseball | Dell Diamond



APR

Egg Palooza | 1849 Park
Clean Up Day | Pflugerville Recycle Center
Slice of Pflugerville | Downtown Pflugerville



MAY

Music in the Park | Pfluger Park



JUN

Rock and Block Music Concert Series | Downtown Pflugerville

ANNUAL EVENTS



JUL

Red, White, and Boom/ Independence Day | Typhoon Texas



SEP

Library Con | Pflugerville Library



OCT

Deutschen | Pfluger Park



DEC

Festival of Lights & Christmas Parade | Downtown Pflugervgille

FOR MORE EVENTS....



PFLUGERVILLE EVENTS - TOUR TEXAS

tourtexas.com/destinations/annual-events-in-pflugerville

CITY OF PFLUGERVILLE EVENTS CALENDAR

pflugervilletx.gov/681/Event-Calendar

Enjoy local events year-round!

THINGS TO DO IN PFLUGERVILLE



TYPHOON TEXAS - WATERPARK

18500 TX-130 SERVICE RD, PFLUGERVILLE

(512) 212-7792 | typhoontexas.com/austin/

A family-friendly water park that offers a variety of water attractions suitable for all ages and is a popular destination for locals and visitors looking to cool off and enjoy water-based activities.

AUSTIN PARK & PIZZA

16231 IH-35, PFLUGERVILLE

(512)-670-9600 | austinspark.com

It offers a variety of attractions, including go-karts, laser tag, mini-golf, arcade games, bumper boats, and rock climbing. The venue also features a buffet-style restaurant and bar, making it a great spot for birthday parties, group events, and family outings.



SPIRIT OF TEXAS INDEPENDENT DISTILLERY

1715 DALSHANK ST, SUITE A, PFLUGERVILLE

(512) 989-9292

A unique craft brewery and distillery that offers a variety of hand-crafted beers and spirits. Visitors can enjoy tastings, tours, and live music events in a relaxed, welcoming environment, making it a popular destination for craft beverage enthusiasts.

THINGS TO DO IN PFLUGERVILLE

SPARE TIME TEXAS

1724 FM 685, PFLUGERVILLE
(512) 647-1700 | sparetimetexas.com

Entertainment venue with bowling, laser tag, axe throwing, and an arcade, plus a restaurant and bar.



D-BAT PFLUGERVILLE

3813 HELIOS WAY, #240, PFLUGERVILLE
(512) 251-4487 | dbataustin.com

Baseball and softball training center offering lessons and clinics, plus cages with pitching machines for the public, and a pro shop.

STONEY CREEK PARK

SEBASTIAN BEND, PFLUGERVILLE
northtownmud.org/parks.html

Large open space offering a dog park, a soccer field, disc golf, a playground & exercise equipment.



Local spots worth visiting!

PFLUGERVILLE

Independent School District

School District Insights

School district information is essential because it helps families make informed decisions, ensuring access to quality education, community stability, and long-term property value.



pfisd.net

TEXAS SCHOOL RATINGS

How to Access:



Go to
TXschools.gov



Type in the school
name or district



Review Accountability
Rating and additional
details



Compare multiple
schools by using the
comparison tools.



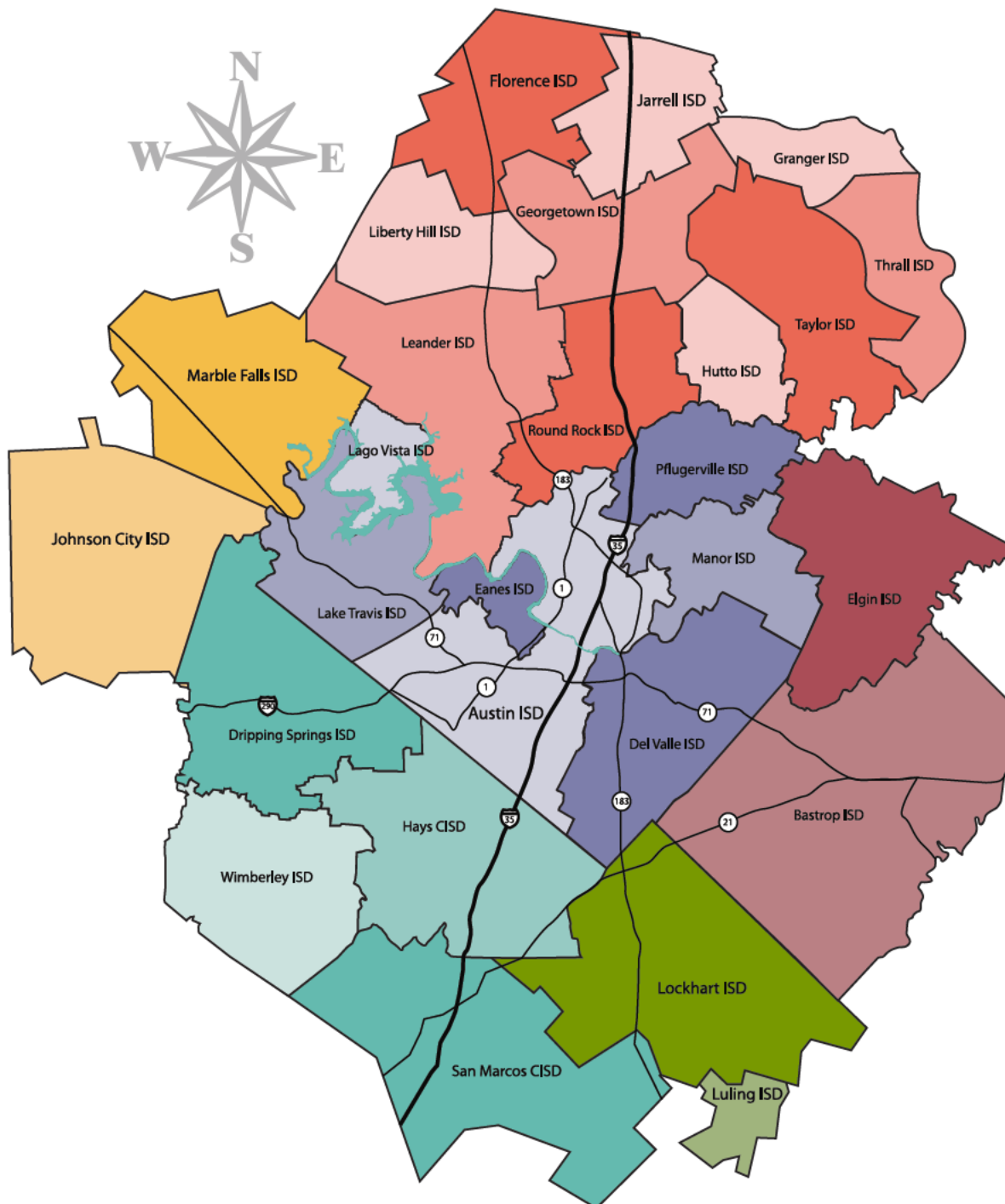
TXschools.gov

* Disclaimer: School district assignments, zoning, and ratings are subject to change. Prospective buyers should contact the local school district to confirm current school information.

 **stewart**
TITLE

© 2026 Stewart. All rights reserved.

School Districts Map



KEY

Bastrop Caldwell Hays Travis Williamson Other



Bastrop

Bastrop ISD
512.772.7100
bisdtx.org

Elgin ISD
512.281.3434
elginisd.net

Caldwell

Lockhart ISD
512.398.0000
lockhartisd.org

Luling ISD
830.875.3191
luling.txed.net

Hays

Dripping Springs ISD
512.858.3000
dsisdtx.us

Hays CISD
512.268.2141
hayscisd.net

San Marcos CISD
512.393.6744
smcisd.net

Wimberly ISD 512.847.2414
wimberleyisd.net

Travis

Austin ISD
512.414.1700
austinisd.org

Del Valle ISD
512.386.3000
dvisd.net

Eanes ISD
512.732.9000
eanesisd.net

Lago Vista ISD
512.267.8300
www.lagovistaisd.net

Lake Travis ISD
512.533.6000
ltsd.schools.org

Manor ISD
512.278.4000
www.manorisd.net

Pflugerville ISD
512.594.0000
pfisd.net

Williamson

Florence ISD
254.793.2850
florenceisd.net

Georgetown ISD
512.943.5000
georgetownisd.org

Granger ISD
512.859.2173
grangerisd.net

Hutto ISD
512.759.3771
hipponation.org

Jarrell ISD
512.746.2124
jarrellisd.org

Leander ISD
512.570.0000
leanderisd.org

Liberty Hill ISD
512.260.5580
www.libertyhill.txed.net

Round Rock ISD
512.464.5000
roundrockisd.org

Taylor ISD
512.365.1391
taylorisd.org

Thrall ISD
512.898.0062
thrallisd.com

Other

Johnson City ISD
830.868.7410
jc.txed.net

Marble Falls ISD
830.693.4357
marblefallsisd.org

Closing Process & Escrow





What is Title Insurance?

So, you're buying a house. It's an exciting time. It can also be a bit confusing. Things feel like they're happening pretty fast and, often, some important things can go unexplained – like title insurance. To help you understand the purpose and importance of title insurance, Stewart Title has put together this helpful overview.

What is title?

Simply stated, the title to a piece of property is the evidence that the owner is in lawful possession of that property.

What is title insurance?

Title insurance protects real estate owners and lenders against any property loss or damage they might experience because of liens, encumbrances or the defects in the title to the property. Each title insurance policy is subject to specific terms, conditions and exclusions.

How does title insurance differ from other insurance?

Insurance such as car, life, health, etc., protects against potential future events and is paid for with monthly or annual premiums. A title policy insures against events that occurred in the past of the real property and the people who owned it, for a one-time premium paid at the close of the escrow.

Please contact me for more information.

What does it cover?

Title insurance protects against claims from defects. Defects are things such as another person claiming an ownership interest, improperly recorded documents, fraud, forgery, liens, encroachments, easements and other items that are specified in the actual policy.

Who needs it?

Home buyers and lenders need title insurance in order to be insured against various possible title defects. The buyer, seller and lender all benefit from the issuance of title insurance.

How is a title policy created?

The creation of a title policy begins by searching the public records for defects, such as liens or legal judgments, which could interfere with the transfer of the property's title. Once the title is deemed free and clear of defects, the prospective new owner receives a preliminary report for review and approval. If the prospective buyer approves the "prelim," the escrow officer will record the document after closing and settlement, and the title policy will be created.

What is escrow?

Escrow refers to the process in which the funds of a transaction (such as the sale of a house) are held by a third party, often the title company or an attorney in the case of real estate, pending the fulfillment of the transaction.

What are the policy types?

A standard policy insures the new owner/home buyer, and a lender's policy insures the priority of the lender's security interest.



7 Steps To A Smooth Closing For the Buyer

1. Homeowner's Insurance

Prior to closing, please provide us with your choice for homeowners insurance and your insurance agent's name and phone number.

2. Certified Funds

The Texas Department of Insurance requires certified funds at closing. Your closing cost must be in the form of a cashier's check, certified check or wired funds. Make the checks payable to Stewart Title of Austin, LLC.

3. Wired Funds

If you wish to wire your closing cost from your account directly to Stewart Title's escrow account, please inform us prior to the closing, so that we may assist you in making the arrangements.

4. Identification

Don't forget to bring your driver's license or other U.S. issued form of official picture ID to closing.

5. Reviewing the Documents

If you wish to examine your loan documents prior to closing, please request that the mortgage company provide them to the title company at least one day early.

6. Termite Certificate

Don't forget to bring the termite certificate to closing, if required by lender.

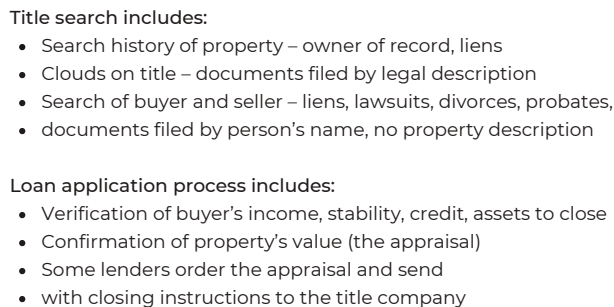
7. Reimbursements

All bills for inspections, repairs or other items to be paid at closing must be provided to us prior to closing.

AVOID COMMON CLOSING DELAYS:

- ▶ If you will not be present at closing to sign documents and intend to use a power of attorney, you must provide the original power of attorney to your closing officer prior to closing for approval and recording of the document. (The lender will also need to approve the power of attorney.) On the day of closing, we will need to contact you and verify that you have not revoked the power of attorney.
- ▶ If you are unable to attend the closing and will sign the papers by overnight mail, please provide Stewart Title with the forwarding address, including ZIP code. Also, please provide us with a contact number in case we need to reach you. You will need to sign the papers in front of a notary. We will provide you with a return overnight mail packet. Please send the signed and notarized closing papers back to us the same day you receive them.

The Buyer's Steps To Closing



Home Buying Process

So, you've decided to buy a home. Congratulations. However, making the decision to purchase is just the first of many steps. To help you better understand the homebuying process, we've listed everything that happens between the time you decide to buy a home and when it's time to move in.



Whether it's your first home or one of many, this is an exciting time, and you can always count on Stewart Title to be here to assist you with your real estate needs, no matter what stage you are in on your home ownership journey.

For more tips and information, contact me today.

Estimate of Closing Costs For the Buyer



BUYER'S CHARGES	CONVENTIONAL	VA	FHA	CASH
Appraisal Fee	Per lender	Per lender	Per lender	N/A
Attorney's Fee	\$175 - \$225	\$150 - \$175*	\$175 - \$200	\$0
Buyer's Inspection	Varies per property	Varies per property	Varies per property	Varies per property
Credit Report	Per lender	Per lender	Per lender	N/A
Discount Points	Per lender	Per lender	Per lender	N/A
Escrow/Closing Fee	\$595 (\$595 for Refi)	\$595 (\$595 for Refi)	\$595 (\$595 for Refi)	\$595 (\$595 for Refi)
Flood Certificate	Actual cost	Actual cost	Actual cost	N/A
Guaranty Fee	\$2.00	\$2.00	\$2.00	N/A
Hazard Insurance	Cost for 12 months	Cost for 12 months	Cost for 12 months	Cost for 12 months
HOA Fee	Per HOA addendum	Per HOA addendum	Per HOA addendum	Per HOA addendum
Lender's Inspection	N/A	Per lender	Per lender	N/A
Lender Req'd Escrows	Per lender	Per lender	Per lender	N/A
Mortgagee's Title Policy	(T19)\$175+endorsements	(T19)\$175+endorsements	(T19)\$175+endorsements	N/A
Origination Fee	As required by lender	As required by lender	As required by lender	N/A
Processing	As required by lender	As required by lender	As required by lender	N/A
Recording Fee	\$110 - \$135	\$110 - \$135	\$110 - \$135	\$48 - \$60
Survey	\$450 - \$650	\$450 - \$650	\$450 - \$650	If requested
Tax Service Fee	Per lender	See below*	See below*	N/A
Termite Inspection Fee	\$125	See below*	\$125	If requested
Underwriting Fee	Per lender	See below*	Per lender	N/A
VA Funding Fee	N/A	1 - 2% of loan	N/A	N/A

*A veteran/buyer may not pay attorney fees, escrow fees, pest inspection fee, processing or underwriting fee or tax service fee if the veteran is paying a 1% origination fee. These estimates are subject to change, and there may be extra charges not included herein. Please contact your lender for actual charges.

GLOSSARY OF TERMS

Appraisal Fee

What an appraiser charges to deliver a professional opinion about how much a property is worth.

Attorney's Fee

Consideration paid for document preparation or attorney review of documents.

Buyer's Inspection

Examination of property for various reasons such as termite or repairs.

Buyer's Loan Fees

Fees collected by the lender to compensate for the work in evaluating, processing and making the loan.

Escrow or Closing Fee

The fee paid to the closing agent (title company) to act as a disinterested third party who handles the finalizing of the loan or home purchase.

Commission

The amount paid to the real estate agent or broker when you buy a house; usually a percentage of the home's price.

Credit Report

An evaluation of the buyer's credit made by a credit bureau for the lender.

Discount Points

A fee paid to receive a lower interest rate.

Flood Certificate

This fee covers the map search to determine if your home requires flood insurance.

Guaranty Fee

This fee represents the charge by government-sponsored enterprises like Fannie Mae® and Freddie Mac® to guarantee an investor in that loan will receive all scheduled principal and interest payments until the loan is repaid.

Home Warranty

A type of insurance that covers repairs to specified parts of the house for a specific period of time.

Homeowners' Association Fee

Amount each homeowner in a condominium or PUD pays for their share of the common area's expense.

Hazard Insurance

Insurance coverage that compensates for physical damage to property.

Lender Required Escrows

Typically an additional month or two of reserve or escrow deposited with lender.

Lender's Inspection

Required by lender to determine condition of the property.

Mortgagee's Title Policy

Title insurance policy that protects the lender.

Origination Fee

Lender's fee for establishing a new loan.

Owner's Title Policy

Title insurance policy that protects the buyer.

Payoff

The outstanding balance of an existing loan.

Processing Fee

Lender fees to cover the initial cost of processing the loan.

Recording Fee

Cost to note in a book of public records the terms of legal documents affecting title to real property.

Repairs

Charges required to restore or maintain property.

Survey

Cost of surveying the property to determine the size of the lot your home is on.

Tax Certificates

Certificates issued by tax service showing current year and any delinquent taxes.

Tax Prorations

To divide taxes proportionately to time of use.

Tax Service Fee

Fee paid to a tax service to verify to the lender that property taxes have been paid when due.

Termite Inspection Fee

Cost for an inspection to determine if termites are present in the building.

Underwriting Fee

Charge for evaluation of a loan application to determine risk in making loan.

VA Funding Fee

Fee the Department of Veterans Affairs charges veterans obtaining a VA loan.

Stewart Title provides **Wire Fraud Protection**



Buyers and sellers have lost billions of dollars to wire fraud in the last few years alone, and the problem is only getting worse. Without protection, your clients are at risk every time they wire money or information. Cybercriminals target unsuspecting buyers and sellers and divert money into fraudulent accounts by:



Hacking emails



Impersonating title companies



Spoofing real estate agents

And once the money is gone, it's gone.

Enter CertifID

Stewart Title partners with CertifID to protect your clients from wire fraud.



CertifID confirms the identities of everyone involved in every transfer



It guarantees every transaction up to \$2 million



It protects your reputation



CertifID's PayoffProtect validates and insures the wire instructions lenders provide for payoffs



New Match feature lets you validate IDs in seconds from anywhere, further protecting your clients and transactions

Get comfortable playing the part of hero. Make sure your clients know how Stewart Title protects them with CertifID.

Please contact us for more information.



How to Register and Use The ZOCCAM App



ZOCCAM®'s innovative platform lets your clients securely send documents and earnest money deposits to Stewart Title and their lender.

Getting started

1. Register by downloading ZOCCAM from the app store.
2. Enter your name, email address, mobile number.
3. Verify device with PIN you'll receive via text.
4. Create an eight-digit numeric passcode and confirm passcode.
5. Capture earnest money deposit by signing in with your mobile number and the numeric passcode you created.
6. Select **Earnest Money**.
7. Select or Search for **Stewart Title**.
8. Filter state or search by city or ZIP to locate branch office.
9. Enter property address and check amount (attach contract, if needed).
10. Select the **Me** box as it pertains, complete buyer and seller information.

Scanning a traditional check – smartphone

1. Select **Paper Check** on iPhone or **Capture** on Android.
2. Photograph check front and back on a dark well-lit surface.
3. Upon receiving the Success! Message, an email notification will be sent to all parties entered.

It's easy and convenient to securely deposit earnest money. Save your clients a trip to the office to deliver a check. Contact me today if you have any questions.

Escrow Title Team





Meet Your ESCROW TEAM



Stewart Title Company | Austin Division

Partnering with Stewart Title's escrow teams means gaining a trusted ally in the closing process. Their experienced professionals ensure smooth, efficient transactions with clear communication, meticulous attention to detail, and a commitment to protecting your clients' interests.

KIM CORREA

Branch Manager
Escrow Officer

(512) 582-4900 main
kim.correa@stewart.com

Round Rock
559 S IH 35, Ste 300
Round Rock, TX 78664

ASSISTED BY



Tara Adelman
Escrow Assistant

BUSINESS DEVELOPMENT

Ashley Long
M (737) 389-4771
ashley.long@stewart.com
stewart.com/austin



Introducing

Stewart Title Austin Division

With Stewart Title, you're in good hands. Our experienced, friendly team is here to guide you every step of the way. We're responsive, easy to work with, and focused on making your closing smooth and stress-free.

Whether you're buying, selling, refinancing, or building, we handle the details with care and efficiency so you can move forward with confidence. Your experience is our priority, and we're committed to providing service you can trust from start to finish.

Work with us and you'll benefit from:



130+ Years of Trust

Founded in Texas with a legacy of stability



Convenient Local Offices

6 Austin-area locations (4 Travis County | 2 Williamson County)



Brand Coverage

Licensed in 80+ counties across Texas



Expertise Across Every Deal Type

Resale, Refinance, Builder & Commercial



Strong Local Leadership

Dedicated support from Division, Sales, Escrow & Marketing



Innovative Technology

Built for speed, security, and a smoother closing



Growth Mindset

Always improving systems, communication, and client experience



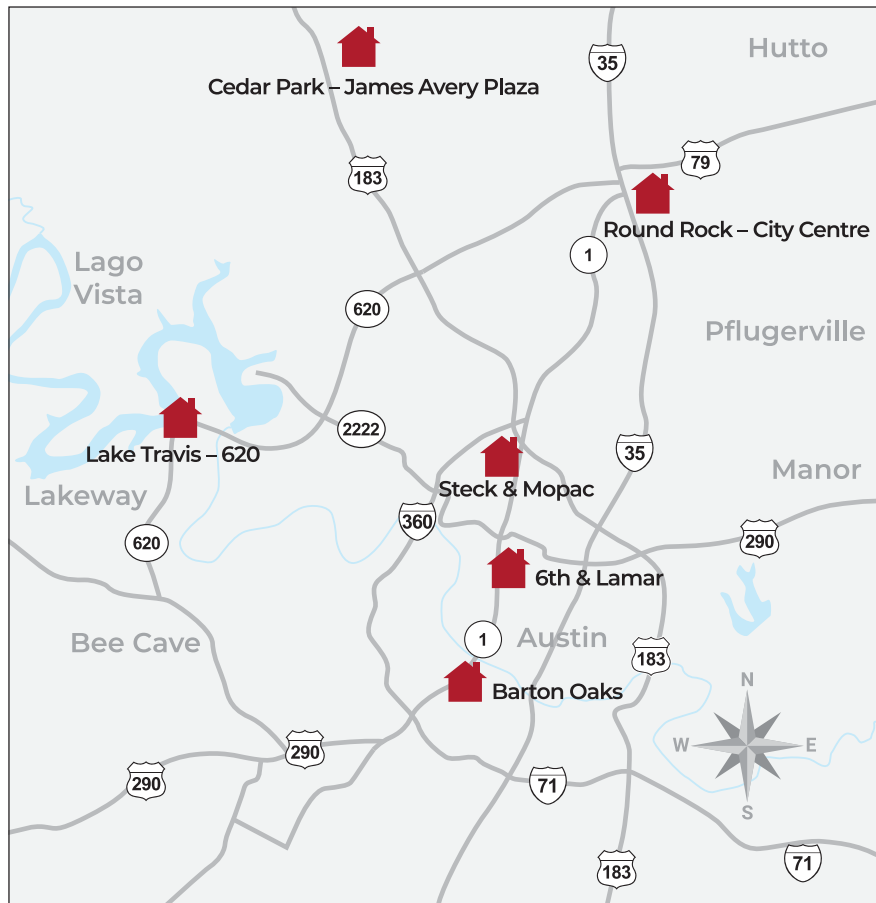
People-First Service

Responsive, collaborative, customer-centric teams



Locations

Trust Our Team to Guide You in the Right Direction



6th and Lamar

524 N Lamar Blvd, Ste 200
Austin, TX 78703
512.472.8421 main

Barton Oaks

901 S MoPac Expy Bldg III, Ste 100
Austin, TX 78746
512.472.9231 main

Cedar Park at James Avery Plaza

6300 183A Frontage Rd, Ste 280
Cedar Park, TX 78641
512.254.7678 main

Lake Travis - 620

1313 Ranch Rd 620 S, Ste 101
Lakeway, TX 78734
512.263.5651 main

Round Rock-City Centre

559 S IH-35, Ste 300
Round Rock, TX 78664
512.582.4900 main

Steck and Mopac

8200 N Mopac Expy, Ste 100
Austin, TX 78759
512.795.8434 main



stewart.com/austin



