

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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

DATE: AUGUST 19, 2020

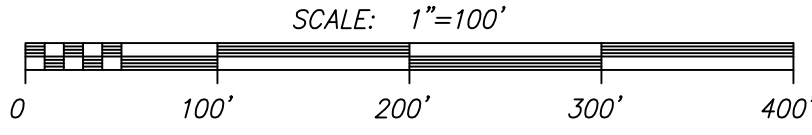
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

BRIEF LEGAL DESCRIPTION:

35.236 ACRES OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC) AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787, OPRTC

FINAL PLAT OF THE GROVE AT BLACKHAWK SECTION 2 TRAVIS COUNTY, TEXAS



- LEGEND:
- SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- FOUND 1/2" IRON ROD
- CALCULATED POINT
- RIGHT-OF-WAY
- BLOCK NAME
- SIDEWALK REQUIRED (4' WIDE, OR AS NOTED)
- BENCHMARK
- MAILBOX
- HIKE & BIKE TRAIL
- MINIMUM FINISHED FLOOR ELEVATIONS (NAVD '88)
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- PUBLIC ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- WASTEWATER EASEMENT
- OPEN SPACE
- SIDEWALK
- WALL, FENCE, AND LANDSCAPE EASEMENT
- SIGHT LINE EASEMENT
- MUNICIPAL UTILITY DISTRICT
- ALL BEARINGS AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

BENCHMARKS:

BM-1 COTTONGIN SPINDLE SET IN DRIVEWAY TO MANVILLE WATER TANK SITE ±10 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139006.48
E: 3175756.06
ELEV.: 633.00' (NAVD '88)
BM-2 COTTONGIN SPINDLE SET IN CENTER OF NICOLE LANE ±6 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD
N: 10139489.96
E: 3174817.09
ELEV.: 631.66' (NAVD '88)

ALL COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80.

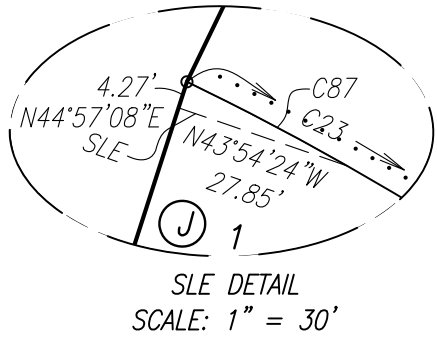
ALL ELEVATIONS ARE BASED ON NAVD '88 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80.

SURVEYOR'S CERTIFICATION:

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

THAT I, JOHN D. KIPP, 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 ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 482 REQUIREMENTS AND THAT ALL EASEMENTS WITHIN THE BOUNDARY OF THE PLAT AS SHOWN ON THE TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. AUT18007280, EFFECTIVE DATE JULY 13, 2018, ARE SHOWN OR NOTED HEREON.

JOHN D. KIPP, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS



PROPERTY OWNERS:

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 990-1933
FAX: (512) 990-1938

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN
151.023 ACRES
DOC. NO. 2019123052 OPRTC

TIMMY RAY HEINE
5.470 ACRES
DOC. NO. 2005188965 OPRTC
DATE: AUGUST 19, 2020 SCALE: 1" = 100'

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THE GROVE AT BLACKHAWK SECTION 2

TRAVIS COUNTY, TEXAS

SITE DATA:

Table with 2 columns: Description (AREA OF THIS PLAT, 5 BLOCKS, 64 SINGLE-FAMILY LOTS, etc.) and Value (35.236 AC, 2.857 AC, etc.)

LINEAR FEET OF NEW STREETS:

Table with 4 columns: NAME, ROW WIDTH, LENGTH, ACRES. Lists streets like GRACES PATH, JESSE JUNCTION DRIVE, etc.

MUD 5 PARKLAND DEDICATION TABLE

Dedication table with columns: PROJECT, AREA, PARKLAND REQUIRED PER DOC #2019089789, PARKLAND REQUIRED (ACREAGE), PARKLAND DEDICATED (ACREAGE), PARKLAND LOCATION, PARKLAND EXCESS (+) DEFICIT (-), TOTAL AVAILABLE TO USE ON OTHER PROJECTS

LOT TABLE

Table listing lot numbers (K16-K27, L61-L83, N16-N17) and their descriptions (RESIDENTIAL PRIVATE, HOA LS PRIVATE, MUD DE/PUE/PA PUBLIC)

MINIMUM FINISHED FLOOR ELEVATIONS TABLE:

Table with 3 columns: BLOCK, LOT, ELEVATION (NAVD '88). Lists elevations for lots G18-G24, L63-L81.

SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:

SECTION 2

- 64 LOTS IN THE SF-R ZONED AREA
12 LOTS GREATER THAN OR EQUAL TO 9000 SF (19%)
14 LOTS GREATER THAN OR EQUAL TO 7500 SF (22%)
38 LOTS GREATER THAN OR EQUAL TO 6250 SF (59%)

EASEMENT NOTES:

- 1. 5.089 ACRE ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION
2. 0.134 ACRE ELECTRIC LINE EASEMENT GRANTED TO LCRA TRANSMISSION SERVICES CORPORATION
3. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY
4. TELEPHONE LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY
5. WATERLINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION
6. 1.808 ACRES TEMPORARY WATER LINE EASEMENT TO LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 5
7. 0.616 ACRE WATER LINE EASEMENT TO LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 5
8. 1.080 ACRES WASTEWATER LINE EASEMENT TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
9. 327 SQUARE FEET TEMPORARY LANDSCAPE AND MAILBOX EASEMENT TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC.

BLOCK/LOT AREA PROPOSED LAND USE

Table mapping lot numbers to proposed land uses (RESIDENTIAL PRIVATE, HOA LS PRIVATE, MUD DE/PUE/PA PUBLIC)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L26.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L27 through L51.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Lists curves C1 through C30.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Lists curves C31 through C60.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Lists curves C61 through C87.

DATE: AUGUST 19, 2020 SCALE: 1" = 100'

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THE GROVE AT BLACKHAWK SECTION 2

TRAVIS COUNTY, TEXAS

PLAT NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRATERRITORIAL JURISDICTION.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY LAKESIDE MUD NO. 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- ONCOR ELECTRIC DELIVERY COMPANY WILL BE PROVIDING ELECTRIC UTILITIES, SI ENERGY WILL BE PROVIDING GAS UTILITIES, AT&T WILL BE PROVIDING CABLE UTILITIES, AND LAKESIDE MUD #5 WILL BE PROVIDING WATER AND WASTEWATER UTILITIES.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
- A SIX-FOOT (6') SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF QUEBRADA DRIVE AND ALONG THE SUBDIVISION SIDE OF CELE ROAD AND SHALL BE CONSTRUCTED WITH THE PUBLIC INFRASTRUCTURE PLANS ASSOCIATED WITH EACH SECTION.
- A MINIMUM OF A FOUR-FOOT (4') SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF GRACES PATH, JESSE JUNCTION DRIVE, JUDYS VIEW STREET, MELISSA ISAAC LANE, AND JANKE COVE.
- NO MANHOLES SHALL BE INSTALLED WITHIN THE SIDEWALK AREA.
- HIKE AND BIKE TRAIL SHOWN WITHIN LOT 61, BLOCK L SHALL BE CONSTRUCTED WITH THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR THE GROVE AT BLACKHAWK SECTION 3.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-BA.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- THE COMMUNITY IMPACT FEE FOR WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE IN ACCORDANCE WITH THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKESIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS UTILIZING ATLAS 14 DATA.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.
- THE SUBDIVISION PERIMETER FENCE SHALL BE MASONRY AND CONSTRUCTED WITH THE PUBLIC IMPROVEMENTS.
- ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT OR THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 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.
- THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE MUD #5 PER THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKESIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS: LOT 61, BLOCK L AND LOT 83, BLOCK L.
- THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: LOT 25, BLOCK G; LOT 82, BLOCK L.
- THE FOLLOWING LOT IS RESTRICTED TO COMMERCIAL/RETAIL USES AND SHALL BY MAINTAINED BY THE OWNER(S) OF THE LOT: LOT 26, BLOCK G.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- ALL 15' DRAINAGE EASEMENTS WILL BE ENCLOSED CONDUIT.
- DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER AND WILL BE PUBLIC STREETS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE MUD NO. 5. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- ACCESS TO TRAVIS COUNTY ROADWAYS WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.
- THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
- THIS PROPERTY IS GOVERNED BY THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKESIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WHICH LIMITS LAND USES WITHIN THIS SECTION TO THE SF-R DISTRICT DESIGN REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL.
- AT THE TIME OF FINAL PLAT RECORDATION, THE "BOUNDARY ROAD CONSTRUCTION PAYMENT" BECOMES DUE AND IS IN THE AMOUNT OF \$1200/LOT PER THE DEVELOPMENT AGREEMENT. THE "ROAD INFRASTRUCTURE PAYMENT" IS BASED ON THE PRO-RATA SHARE OF THE IMPROVEMENTS IDENTIFIED IN THE TIA. THE CITY OF PFLUGERVILLE'S SHARE OF IMPROVEMENTS IDENTIFIED IN THE TIA IS \$1,762,489. THE TIA WAS BASED ON 1929 LOTS OF DEVELOPMENT, THEREFORE, THE PER LOT FEE IS \$913.68/LOT.

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE SINGLE-FAMILY RESIDENTIAL (SF-R) DISTRICT REQUIREMENTS FOR ALL RESIDENTIAL LOTS. PER THE CITY OF PFLUGERVILLE UDC 4.2.4 RESIDENTIAL DISTRICTS SETBACK CHART, THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT STREET - 25', SIDE STREET (CORNER LOTS) - 15', REAR - 20', INTERIOR SIDE - 5'.
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
- THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
- THIS PROPERTY IS SUBJECT TO THE REVISED TRAFFIC IMPACT ANALYSIS DATED 7 JUNE 2019, TITLED "THE RIDGE AT BLACKHAWK", PREPARED BY TRAFFIC IMPACT GROUP, LLC.
- THE FOLLOWING LOTS HAVE RESTRICTED ACCESS: LOTS 1 AND 6, BLOCK J - ACCESS TO JESSE JUNCTION DRIVE ONLY; LOTS 1 AND 11, BLOCK K - ACCESS TO JUDYS VIEW ONLY; LOTS 12 AND 20, BLOCK K - ACCESS TO JANKE COVE ONLY; LOT 21, BLOCK K - ACCESS TO JESSE JUNCTION DRIVE ONLY; LOT 16, BLOCK N - ACCESS TO JUDYS VIEW ONLY; LOT 17, BLOCK N - ACCESS TO MELISSA ISAAC LANE ONLY.
- THIS PLAT IS SUBJECT TO THE TIA AND PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2020225295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2002132073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE AMENDMENT RECORDED IN DOCUMENT NO. 2020032039 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN, BEING THE OWNERS OF 151.023 ACRES OF LAND OUT OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019123052, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THAT ROBERT M. TIEMANN, BEING THE OWNER OF 1.348 ACRES OF LAND OUT OF THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018186787, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 35.236 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE GROVE AT BLACKHAWK SECTION 2, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

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

ROBERT M. TIEMANN
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

CARRIE PARKER TIEMANN
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARRIE PARKER TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ENGINEER'S FLOOD PLAIN CERTIFICATION:

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. #48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, ROBERT S. HULBERT, 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 TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH TRAVIS COUNTY CHAPTER 482 REQUIREMENTS.

ROBERT S. HULBERT, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 113897
STATE OF TEXAS

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

BY: _____
ROBERT ROMIG, CHAIRMAN

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

BY: _____
EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

BY: _____
TRISTA EVANS, CITY SECRETARY

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 THE 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.

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 COURT, THIS THE ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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 ____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____M., OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: AUGUST 19, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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