

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: APRIL 16, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

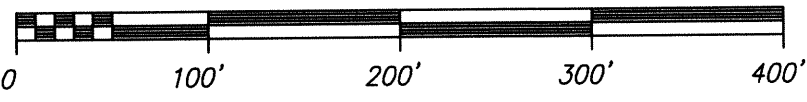
No.	DATE	REVISION	BY

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PLAT OF
LAKE SIDE AT BLACKHAWK III PHASE 1

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



LEGEND

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- = CONCRETE MONUMENT SET
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- PA = PEDESTRIAN ACCESS
- DE = DRAINAGE EASEMENT
- (B) = BLOCK NAME
- ... = SIDEWALK REQUIRED (4' WIDE)
- * * * = TRAIL REQUIRED (10' WIDE)
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- CL = CENTERLINE

LOT AREAS
(SQUARE FEET)

- A-1 8,691.
- A-2 9,059.
- A-3 9,114.
- A-4 9,222.
- A-5 8,683.
- A-6 8,540.
- A-7 8,540.
- A-8 8,540.
- A-9 8,540.
- A-10 8,925.
- A-48 32,971.
- B-8 3,369.
- B-21 9,784.
- B-22 11,514.
- B-23 11,186.
- B-24 11,330.
- B-25 12,344.
- B-26 14,660.
- B-27 10,120.
- B-28 15,786.
- B-29 13,320.
- B-30 12,343.
- B-31 9,709.
- B-32 9,882.
- B-33 10,012.
- B-34 10,711.
- B-35 10,986.
- B-36 10,839.
- B-37 12,833.
- C-1 10,629.
- C-2 8,705.
- C-3 8,739.
- C-4 8,425.
- C-5 9,354.
- C-6 8,686.
- C-7 8,700.
- C-8 10,422.
- C-9 14,460.
- C-10 12,724.
- C-11 11,570.
- C-12 8,407.
- C-13 8,400.
- C-14 8,400.
- C-15 9,419.
- C-16 9,607.
- D-1 8,400.
- D-2 8,547.
- D-3 8,697.
- D-4 8,400.
- D-5 8,400.
- D-6 8,976.
- D-7 9,874.
- D-8 9,709.
- D-9 620,288.
- ROW 144,964

DESCRIPTION:
THAT PART OF THE V. W. SWEARENGEN SURVEY No. 32, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 79.066 ACRE TRACT OF LAND CONVEYED TO SLF IV - BLACKHAWK, L.P., BY DEED RECORDED IN DOCUMENT NUMBER 2011043430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 61.97 ACRE TRACT OF LAND CONVEYED TO CENTURY LAND HOLDINGS II, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2014150098 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONTAINING 30.18 ACRES, MORE OR LESS.

MINIMUM FLOOR ELEVATIONS:

LOT	BLOCK	ELEVATION
1	D	643.0
2	D	642.0
3	D	641.0
4	D	640.5
5	D	640.4
6	D	640.1
7	D	639.7
8	D	639.5

(ELEVATIONS ARE NAVD 88)

OWNER & SUBDIVIDER:
SLF IV - BLACKHAWK, L.P.
5949 SHERRY LANE, SUITE 1750
DALLAS, TX 75225
CENTURY LAND HOLDINGS II, LLC

AREA SUMMARY	ACRES
RIGHT OF WAY	3.33
SINGLE FAMILY	11.78
LANDSCAPE	0.76
PEDESTRIAN ACCESS & DE	0.08
DRAINAGE & OPEN SPACE	14.23
TOTAL	30.18

LINEAR FEET OF NEW STREETS	LENGTH
EIRE DRIVE (50' ROW)	799'
GREAT KNOT PASS (50' ROW)	816'
CLOUGHMORE COURT (50' ROW)	586'
WESTPORT LANE (50' ROW)	595'
CLARE ISLAND BEND (50' ROW)	65'
TOTAL	2861'

SITE DATA:

- AREA OF THIS PLAT: 30.18 ACRES
- 4 BLOCKS
- 51 SINGLE FAMILY LOTS
- 1 LANDSCAPE LOT (LOT 48, BLOCK A)
- 1 PEDESTRIAN ACCESS AND DRAINAGE LOT (LOT 8, BLOCK B)
- 1 DRAINAGE & OPEN SPACE LOT (LOT 9, BLOCK D)

DATE: APRIL 16, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

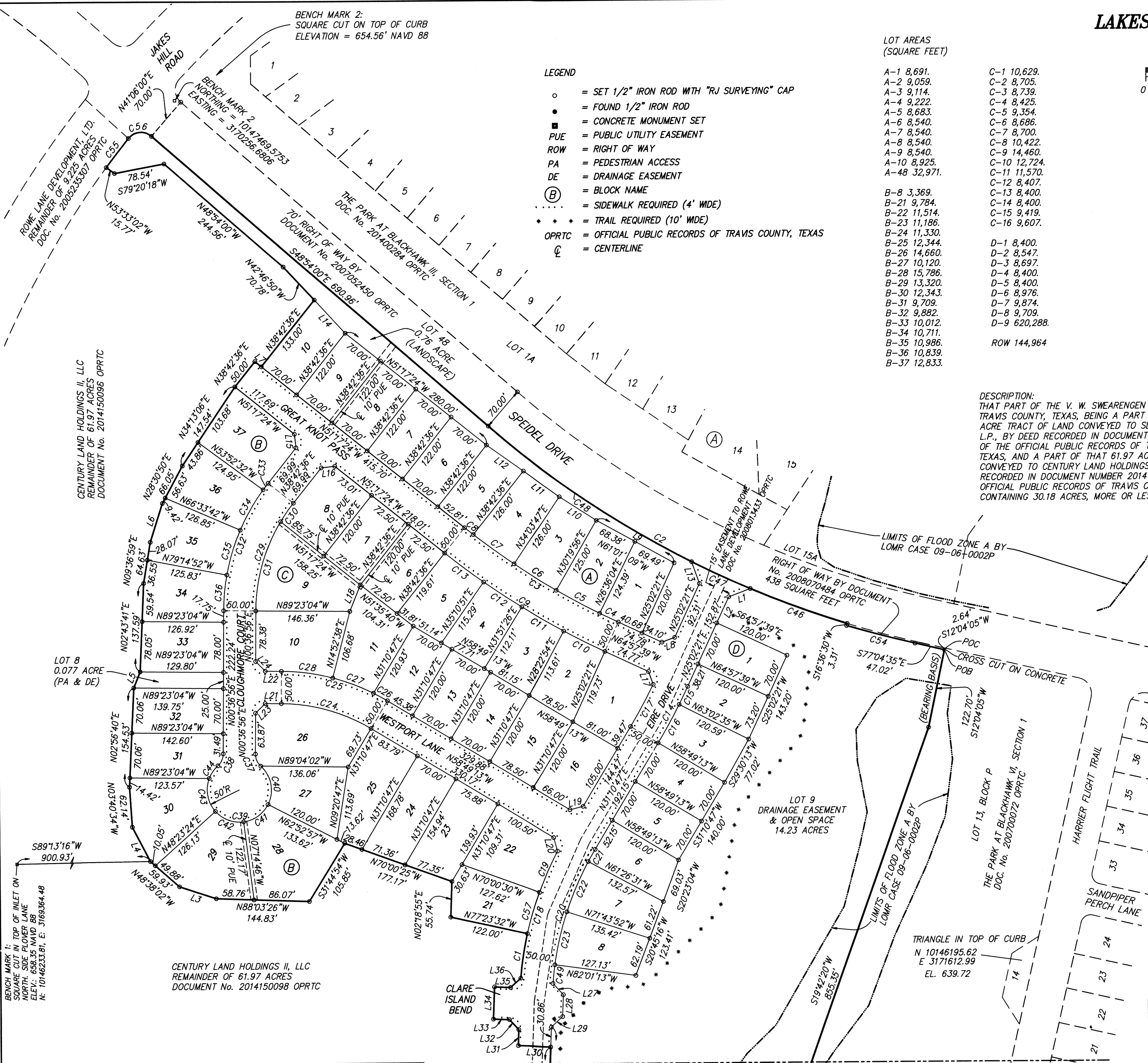
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MATCH LINE - SEE SHEET 3

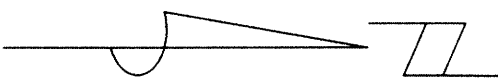
SHEET 2 OF 4 SHEETS

No.	DATE	REVISION	BY

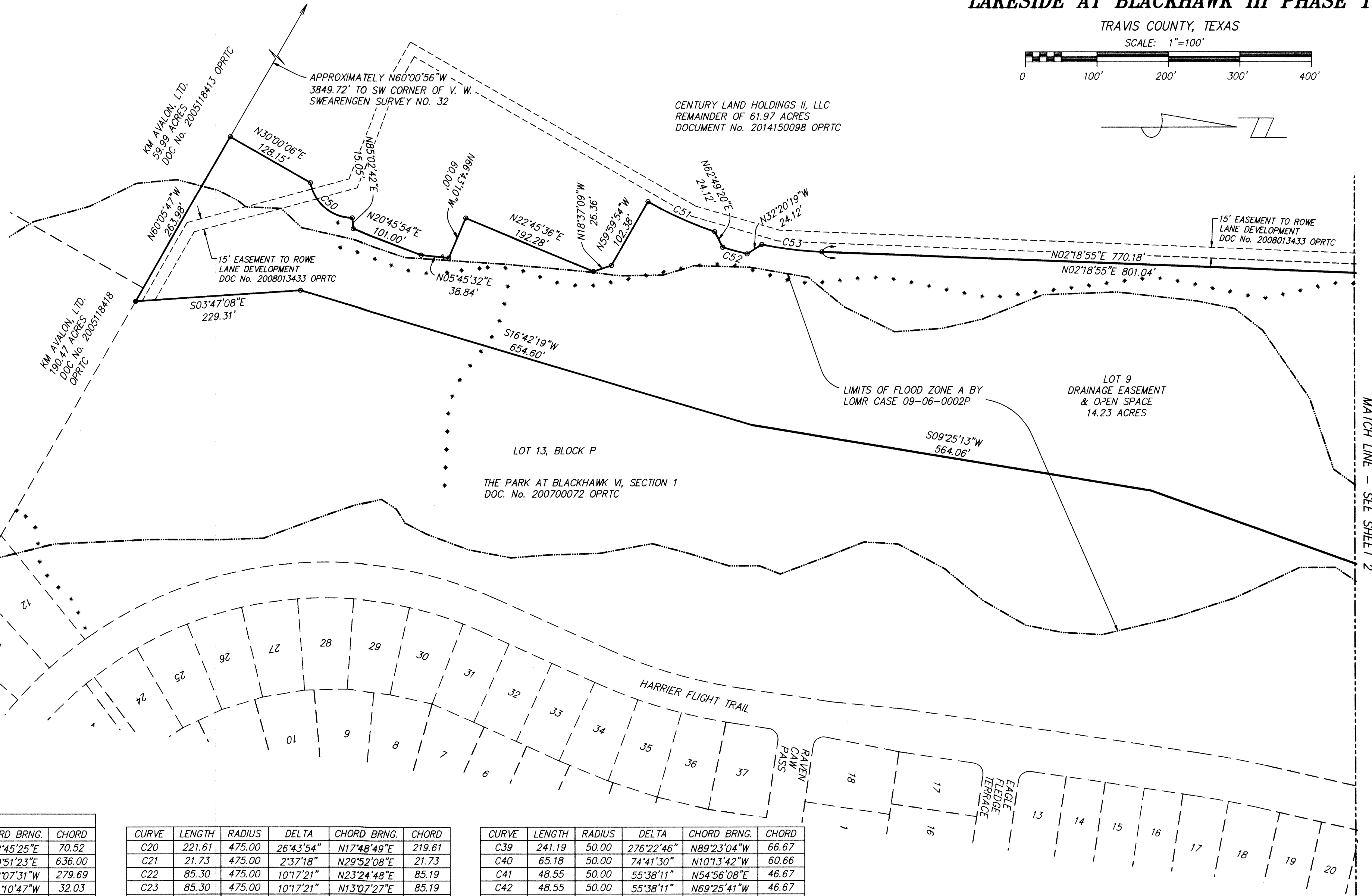
PLAT OF
LAKESIDE AT BLACKHAWK III PHASE 1

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.78'	S69°20'21"W
L2	44.66'	S25°02'21"W
L3	60.27'	N71°45'13"W
L4	59.95'	N27°35'43"W
L5	26.91'	N22°19'03"E
L6	63.39'	N17°44'17"E
L7	12.89'	S51°17'24"E
L8	21.21'	N70°02'21"E
L9	137.87'	N61°01'09"W
L10	68.33'	N56°57'52"W
L11	67.88'	N54°05'44"W
L12	70.12'	N54°39'47"W
L13	35.78'	N19°15'40"W
L14	70.86'	N42°21'34"W
L15	21.21'	N06°17'24"W
L16	21.21'	N83°42'36"E
L17	21.07'	N19°34'12"W
L18	44.34'	N22°11'20"E
L19	21.21'	N76°10'47"E
L20	21.71'	N15°10'30"W
L21	25.02'	N89°23'04"W
L22	25.02'	N89°23'04"W
L23	21.21'	N45°36'56"E
L24	21.21'	N44°23'04"W
L25	47.02'	N77°04'35"W
L26	3.31'	N16°36'30"E
L27	23.84'	S42°14'01"E
L28	34.08'	S02°23'34"W
L29	24.06'	S47°18'55"W
L30	50.00'	N87°41'05"W
L31	25.00'	N02°18'55"E
L32	21.21'	N42°41'05"W
L33	25.00'	N87°41'05"W
L34	50.00'	N02°18'55"E
L35	25.07'	S87°41'05"E
L36	21.54'	N48°12'05"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	70.57	525.00	7°42'05"	N08°45'25"E	70.52
C2	640.64	1535.00	23°54'46"	S60°51'23"E	636.00
C3	280.36	1175.00	13°40'15"	N58°07'31"W	279.69
C4	32.03	1175.00	1°33'43"	N64°10'47"W	32.03
C5	76.51	1175.00	3°43'51"	N61°32'00"W	76.50
C6	76.51	1175.00	3°43'51"	N57°48'09"W	76.50
C7	78.11	1175.00	3°48'32"	N54°01'57"W	78.10
C8	17.19	1175.00	0°50'18"	N51°42'33"W	17.19
C9	292.29	1225.00	13°40'15"	N58°07'31"W	291.60
C10	71.46	1225.00	3°20'33"	N63°03'17"W	71.45
C11	74.31	1225.00	3°28'32"	N59°52'50"W	74.30
C12	71.06	1225.00	3°19'25"	N56°28'52"W	71.05
C13	75.46	1225.00	3°31'45"	N53°03'17"W	75.44
C14	99.13	925.00	6°08'26"	N28°06'34"E	99.09
C15	30.96	925.00	1°55'04"	N25°59'53"E	30.96
C16	68.17	925.00	4°13'22"	N29°04'06"E	68.16
C17	74.34	875.00	4°52'03"	N28°44'45"E	74.31
C18	208.42	525.00	22°44'45"	N16°16'45"E	207.05
C19	70.19	525.00	7°39'37"	N23°49'19"E	70.14

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C20	221.61	475.00	26°43'54"	N17°48'49"E	219.61
C21	21.73	475.00	2°37'18"	N29°52'08"E	21.73
C22	85.30	475.00	10°17'21"	N23°24'48"E	85.19
C23	85.30	475.00	10°17'21"	N13°07'27"E	85.19
C24	146.70	275.00	30°33'50"	N74°06'09"W	144.96
C25	173.37	325.00	30°33'50"	N74°06'09"W	171.32
C26	24.64	325.00	4°20'41"	N60°59'34"W	24.64
C27	67.83	325.00	11°57'27"	N69°08'38"W	67.70
C28	80.90	325.00	14°15'42"	N82°15'13"W	80.69
C29	180.85	272.00	38°05'40"	N19°39'46"E	177.53
C30	35.10	272.00	7°23'39"	N35°00'46"E	35.08
C31	145.74	272.00	30°42'01"	N15°57'57"E	144.01
C32	214.09	322.00	38°05'40"	N19°39'46"E	210.17
C33	12.73	322.00	2°15'56"	N37°34'38"E	12.73
C34	72.68	322.00	12°55'55"	N29°58'43"E	72.52
C35	72.70	322.00	12°56'08"	N17°02'42"E	72.54
C36	55.98	322.00	9°57'42"	N05°35'47"E	55.91
C37	21.03	25.00	48°11'23"	N23°28'45"W	20.41
C38	21.03	25.00	48°11'23"	N24°42'38"E	20.41

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C39	241.19	50.00	276°22'46"	N89°23'04"W	66.67
C40	65.18	50.00	74°41'30"	N10°13'42"W	60.66
C41	48.55	50.00	55°38'11"	N54°56'08"E	46.67
C42	48.55	50.00	55°38'11"	N69°25'41"W	46.67
C43	54.61	50.00	62°35'03"	N10°19'04"W	51.94
C44	24.29	50.00	27°49'52"	N34°53'23"E	24.05
C45	109.65	1705.10	3°41'05"	N75°14'03"W	109.64
C46	160.36	1535.00	5°59'08"	N69°49'12"W	160.28
C47	100.00	1535.00	3°43'58"	N64°57'39"W	99.99
C48	380.28	1535.00	14°11'41"	N55°59'50"W	379.31
C49	29.28	475.00	3°31'54"	S06°12'49"W	29.28
C50	82.79	60.00	79°03'37"	N39°56'43"E	76.38
C51	101.50	525.00	11°04'38"	N24°27'47"E	101.34
C52	34.91	542.00	3°41'26"	N15°14'30"E	34.90
C53	84.70	525.00	9°14'38"	N06°56'14"E	84.61
C54	109.65	1705.10	3°41'05"	S75°14'03"E	109.64
C55	57.03	1455.00	2°14'45"	S37°34'21"W	57.03
C56	40.32	25.00	92°24'17"	S84°53'52"W	36.09
C57	67.66	525.00	7°23'02"	N16°17'59"E	67.61

DATE: APRIL 16, 2015

SCALE: 1" = 100'

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SHEET 3 OF 4 SHEETS

No.	DATE	REVISION	BY

SAT #4

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NOTES:

- THIS PLAT IS IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- 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. ALL SIDEWALKS SHALL BE 4 FEET IN WIDTH.
- THIS SUBDIVISION IN SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS TO THE PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2C.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WCID No. 2C. 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.
- LOT 48, BLOCK A; LOT 8, BLOCK B; AND LOT 9, BLOCK D, ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE WCID 2C.
- PER THE SIXTH AMENDMENT TO COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
- STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY PFLUGERVILLE.
- ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
- A 10 FOOT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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 PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- BUILDING SETBACKS ARE AS FOLLOWS;
FRONT: 25'
REAR: 20'
SIDE: 5'
STREET SIDE: 15'

PARKLAND DEDICATION REQUIREMENT NOTE:
TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF

THAT SLF IV – BLACKHAWK, L.P., OWNER OF THAT CERTAIN 79.066 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2011043430 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, and THAT CENTURY LAND HOLDINGS II, LLC, OWNER OF THAT CERTAIN 61.97 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2014150098 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 30.18 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "LAKESIDE AT BLACKHAWK III PHASE 1" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

SLF IV – BLACKHAWK, L.P.

BY: _____ ITS _____

5949 SHERRY LANE, SUITE 1750
DALLAS, TEXAS 75225

CENTURY LAND HOLDINGS II, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
D/B/A CENTURY LH II, LLC

BY: CENTURY LAND HOLDINGS, LLC,
A COLORADO LIMITED LIABILITY COMPANY,
ITS SOLE MANAGING MEMBER

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

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 _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

PLAT OF
LAKESIDE AT BLACKHAWK III PHASE 1

TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF PFLUGERVILLE'S EXTRATERRITORIAL JURISDICTION ON THIS THE ____ DAY OF _____ 20____.

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

BY: _____

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, 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 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 UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY, STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, 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 THE SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

I, DANA DEBEAUVOIR, CLERK OF THE 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., IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

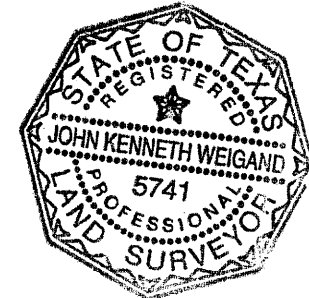
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

DATE: APRIL 16, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817



J. KENNETH WEIGAND
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5741
STATE OF TEXAS

ENGINEER'S CERTIFICATION:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008 AS AMENDED BY LOMR CASE No. 09-06-0002P.

I, J. KEITH COLLINS, 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS

