

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

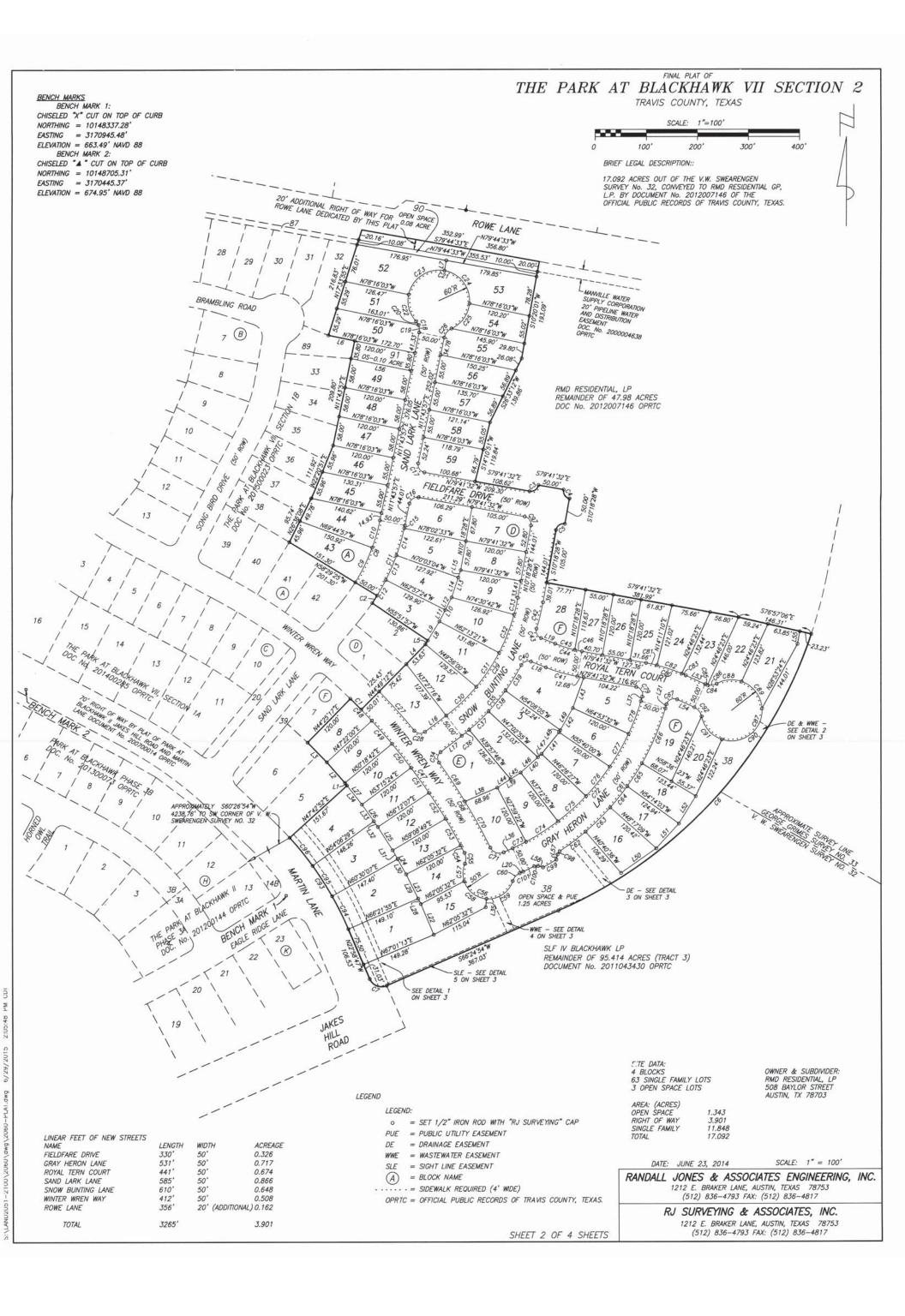
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER GOVERNMENT CONTROLS OVER THE DFVFLOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. OF THIS, LOCAL GOVERNMENT 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. OF YOUR PROPERTY VALUE 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: JUNE 23, 2014

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

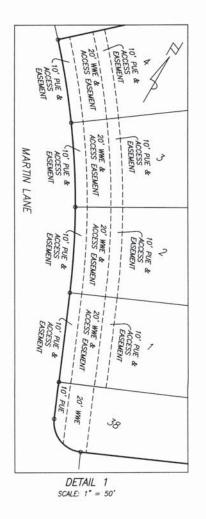
SHEET 1 OF 4 SHEETS

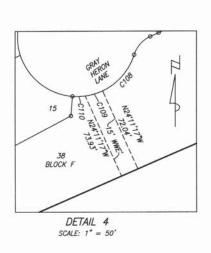


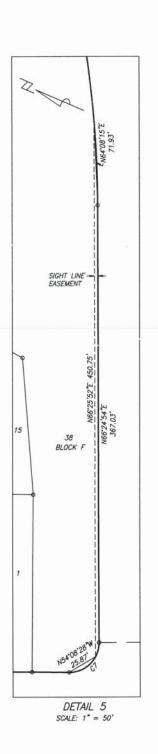
THE PARK AT BLACKHAWK VII SECTION 2

TRAVIS COUNTY, TEXAS









CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	30.06	1170.00	1"28'19"	S44*50'33"E	30.06
C2	17.43	425.00	2'20'59"	N32'57'34"E	17.43
C3 C4	23.56	15.00	90'00'00"	N55*18'28"E S34*41'32"E	21.21
C5	23.56	15.00	90'00'00"	S55*18'28"W	21.21
C6	755.68	905.00	47'50'32"	S42*29'39"W	733.91 35.54
C7 C8	39.53 131.48	25.00 375.00	90'36'19" 20'05'19"	N68'16'56"W N21'46'37"E	130.81
C9	75.73	375.00	11'34'14"	N26"02'09"E	75.60
C10	55.75	375.00	8'31'06"	N15*59'30"E	55.70
C11	148.74	425.00	20'03'07"	N21*45'31"E	147.98
C12	52.60 52.63	425.00 425.00	7'05'27" 7'05'41"	N30'35'20"E N23'29'46"E	52.56 52.59
C14	55.29	425.00	7'27'15"	N16'13'18"E	55.25
C15	5.65	425.00	0.45,44	N12'06'49"E	5.65
C16	23.19	15.00 15.00	88'34'31"	N56'01'13"E	20.95
C18	23.55	25.00	91°25'29" 53°58'05"	N33'58'47"W N15'15'06"W	22.69
C19	14.46	25.00	33.09,03,	NO4'50'34"W	14.26
C20	9.08	25.00	20'49'02"	N31'49'37'W	9.03
C21	301.53 56.45	60.00	287'56'10" 53'54'13"	N78*16'03"W	70.59 54.39
C23	92.98	60.00	88*47'37"	N15'17'02"W N56'03'53"E	83.95
C24	89.09	60.00	85'04'20"	N37'00'08'W	81.13
C25	63.01	60.00	60'10'01"	N35'37'02"E	60.15
C26	23.55	25.00 1220.00	53*58'05"	N38'43'00"E	22.69 103.03
C28	23.08	15.00	4*50'24" 88*08'38"	N41"43'50"W N83"22'57"W	20.87
C29	276.44	375.00	42"14"15"	N31"25'36"E	270.23
C30	81.67	375.00	12'28'44"	N46*18'22"E	81.51
C31	80.43 80.43	375.00 375.00	12'17'21"	N33'55'19"E	80.28 80.28
C33	33.91	375.00	12°17'21" 5°10'50"	N21*37'59"E N12*53'53"E	33.90
C34	23.08	15.00	88.08,38	N08"28'25"E	20.87
C35	182.64	425.00	24'37'20"	N40°14'03"E	181.24
C36	18.60 52.56	425.00 425.00	2'30'29"	N51*17'29"E	18.60 52.53
C38	52.56	425.00	7'05'10" 7'05'10"	N46'29'40"E N39'24'30"E	52.53
C39	58.91	425.00	7'56'32"	N31'53'39"E	58.86
C40	21.93	15.00	83"46"01"	N69*48'24"E	20.03
C41	64.56	325.00	11'22'57"	N74'00'04"W	64.46 53.24
C42 C43	53.27 22.46	425.00 15.00	7'10'55" 85'47'58"	N13'53'56"E N25'24'36"W	20.42
C44	54.63	275.00	11'22'57"	N74"00"04"W	54.54
C45	40.32	275.00	8"24"04"	N72*30'37"W	40.29
C46	14.31	275.00	2'58'52"	N78*12'06"W	14.31
C47	347.27 60.14	1170.00	17'00'21" 2'56'42"	N35'36'13"W N44'06'22"W	345.99 60.13
C49	60.14	1170.00	2'56'42"	N41'09'39"W	60.13
C50	60.14	1170.00	2'56'42"	N38*12'57"W	60.13
C51	60.14	1170.00	2'56'42"	N35*16'14"W	60.13
C52 C53	60.14	1170.00	2'56'42" 2'56'42"	N32'19'32"W N29'22'50"W	60.13
C54	16.48	1170.00	0"48'26"	N27'30'15"W	16.48
C55	21.63	25.00	49'34'25"	NO2"18'50"W	20.96
C56	161.46	50.00	185'01'29"	N70"02"22"W	99.90
C57 C58	35.01 59.12	50.00 50.00	40°07'21" 67°45'04"	N02°24'42"E N51°31'30"W	34.30 55.74
C59	67.33	50.00	77'09'05"	N56*01'26"E	62.35
C60	21.03	25.00	48*11'23"	N41*32'35"E	20.41
C61	355.14 63.64	510.00	39'53'53"	N36'31'24"E	348.01 63.59
C63	67.73	510.00	7'08'57" 7'36'33"	N52*53'52"E N45*31'07"E	67.68
C64	52.95	510.00	5'56'54"	N38'44'24"E	52.92
C65	53.50	510.00	6'00'37"	N32'45'38"E	53.47
C66	117.33 25.71	510.00 15.00	13'10'51" 98'11'55"	N23"09'54"E N65'40'26"E	117.07 22.68
C68	194.97	1220.00	9"09'24"	N31'01'13'W	194.76
C69	91.63	1220.00	4"18'12"	N33°26'49"W	91.61
C70	103.34	1220.00	4'51'12"	N28'52'07"W	103.31
C71	30.69 393.91	20.00 460.00	87.55'13" 49.03'48"	N70°24'07"W N41°06'22"E	27.77 381.98
C73	29.12	460.00	3.37.38	N63'49'27"E	29.12
C74	74.07	460.00	9.13'33"	N57'23'51"E	73.99
C75	74.07	460.00	9'13'33"	N48"10'19"E	73.99
C76	74.07	460.00	9°13'33" 9°13'33"	N38*56'46"E N29*43'14"E	73.99 73.99
C78	68.51	460.00	8'31'59"	N20'50'28"E	68.45
C79	25.20	15.00	96"16'00"	N31'33'32"W	22.34
C80 C81	82.05 22.00	325.00 325.00	14'27'55"	N72*27'34"W	81.83 22.00
C82	51.36	325.00	3'52'42" 9'03'18"	N77"45'11"W N71"17'11"W	51.31
C83	8.69	325.00	1'31'55"	N65*59'34"W	8.69
C84	23.55	25.00	53'58'05"	N87'47'21"E	22.69
C85 C86	5.09 18.46	25.00 25.00	11'39'55" 42'18'11"	N71'03'34"W N81'57'23"E	5.08 18.04
C87	301.53	60.00	287'56'10"	N24*46'23"E	70.59
C88	50.82	60.00	48'31'56"	N85'04'16"E	49.32
C89	70.11	60.00	66'57'18"	N37'11'07"W	66.19 99.65
C90 C91	117.58 63.01	60.00	112°16'56" 60°10'01"	N52°26'00"E N41°20'32"W	60.15
C92	23.55	25.00	53"58'05"	N38*14'34"W	22.69
C93	213.97	635.00	19"18'22"	N32*37'57*W	212.90
C94 C95	72.24 70.86	635.00	6'31'06" 6'23'38"	N26'14'20"W N32'41'42"W	72.20
C95	70.86	635.00	6'23'38"	N32 41 42 W N39 05 19 W	70.83
C97	23.56	15.00	90'00'00"	N34'41'32"W	21.21
C98	7.58	10.00	43"25"11"	N34*45'45*E	7.40
C99 C100	30.00 7.58	520.00 10.00	3"18'20"	N59*42'20"E	30.00 7.40
C100	24.03	510.00	43°25′11″ 2°41′57″	N84*38'54"E N64*17'17"E	24.02
C102	26.71	60.00	25'30'25"	N09'02'44"E	26.49
C103	25.19	60.00	24'03'01"	N33"49'28"E	25.00
C104	65.69 25.14	60.00 510.00	62*43'30"	N77"12'43"E	62.45 25.14
C105	15.01	510.00	2*49'29* 1*41'12*	N50*44'08"E N52*59'28"E	15.01
C107	23.48	510.00	2'38'16"	N55'09'13"E	23.48
C108	41.38	50.00	47'24'59"	N41'09'23"E	40.21
C109	15.20	50.00	17'24'52"	N73*34'18"E	15.14

LINE	LINE TABLE BEARING	LENGTH
LIVE L1	N38*12'57*W	6.54
12	N41'09'39"W	53.97
	N41 U9 39 W	53.97
L3	N44'06'22"W	
L4	N43'59'29"E	53.63
L5	N31'24'37"E	8.82
L6	N78*16'03"W	52.70
L7	N10"15'27"E N31"24'37"E	20.13
L8	N31'24'37"E	52.34
L9	N31'24'37"E	43.53
L10	N26'59'14"E	52.81
L11	N26'59'14"E	25.22
L12	N26*59'14"E	27.59
L13	N18'24'03"E	56.37
L14	N18'24'03"E	41.17
L15	N18*24'03"E	15.20
L16	N52'32'44"E	52.06
L17	N52'32'44"E	52.06
L18	N68'18'35"W	31.15
L19	N68'18'35"W	29.73
L20	N65'38'16"E	7.61
L21	N16'34'28"E	8.59
L22	N22'34'38"W	65.28
L23		65.03
	N26'08'00 W	53.97
L24	N29'22'50"W	
L25	N32*19'32 W	53.97
L26	N35*16'14"W	53.97
L27	N38*12'57"W	53.97
L28	N26'08'00"W	11.94
L29	N26'08'00"W	53.09
L30	N29°22'50"W	34.32
L31	N29'22'50"W	19.65
L32	N35'16'14"W	13.75
L33	N35°16'14"W	40.22
L34	N38'12'57"W	47.43
L35	N04'35'58"E	16.52
L36	N65'38'16"E	19.33
L37	N16'34'28"E	9.15
L38	N66'57'16"E	68.96
L39	N57"23"51"E	54.69
L40	N48'10'19"E	54.69
L41	N38'56'46"E	54.69
L42	N29'43'14"E	54.69
L43	N19'46'21"E	63.23
L44	N57'23'51"E	30.89
L45	N57'23'51"E	23.79
L46	N48'10'19"E	45.14
L47	N48'10'19"E	9.54
L48	N29'43'14"E	4.81
L49	N29 43 14 E	49.88
	N29'43'14"E	
L50	N55'11'40"E	83.92
L51	N42'40'17"E	65.81
L52	N31'31'15"E	62.98
L53	N65*13'37"W	41.26
L54	N65*13'37"W	37.07
L55	N10'20'19"E	25.06
L56	N78*16'03"W	120.00
L57	N13'03'10"E	10.28
L58	N73*38'30"W	10.28
L59	N55'41'54"W	19.27
L60	N55'41'54"W	20.00

GRAY HERON LANE 16 38 BLOCK F DETAIL 3 SCALE: 1" = 50"

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38 BLOCK F

DETAIL 2 SCALE: 1" = 50'

DATE: JUNE 23, 2014

SCALE: 1" = 100'

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

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SHEET 3 OF 4 SHEETS F-10015400

THE PARK AT BLACKHAWK VII SECTION 2

TRAVIS COUNTY, TEXAS

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1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE,
2. 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.
3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. 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.

STREET.
SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF FIELDFARE DRIVE, GRAY HERON LANE, SAND LARK LANE, SNOW BUNTING LANE, ROYAL TERN COURT AND WINTER WREN WAY 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.

THE AS.

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 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.

FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

9. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (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.

10. LOTS 90 AND 91, BLOCK A; AND LOT 38, BLOCK F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT Nos. 2002010202 AND 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

11. PER THE SIXTH AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.

LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.

2021.

21. 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.

21. 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 DESIGN MANUAL.

21. A 10 FOOT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.

21. EASEMENT(S) 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 [PROPERTY OWNER(S)], 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.

21. NO IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.

21. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND CONTRACT OF THE CITY.

EXCEPT AS APPROVED BY THE CITY.
THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND
UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT
ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION,
REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL,
OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES,
AND RELATED APPURTENANCES.

AND RELATED APPURTENANCES.

18. 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.

19. 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.

20. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF

COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

22. THE PUBLIC WASTEWATER EASEMENTS SHALL BE USED FOR PUBLIC UTILITY PURPOSES, INCLUDING PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, AND OPERATION OF PUBLIC WASTEWATER UTILITY FACILITIES AND RELATED APPURTENANCES, OR MAKING CONNECTIONS THERETO, THE EASEMENT SHALL ALSO BE USED FOR THE PURPOSE OF PROMUME ACCESS CAP THE OPERATION, PERAIP MAINTENANCE. I'RE EASEMENT SHALL ALSO BE USED FOR THE PURPOSE OF PROVIDING ACCESS FOR THE OPERATION, REPAIR, MAINTENANCE, REPLACEMENT AND EXPANSION OF THE PUBLIC WASTEWATER UTILITY FACILITIES AND RELATED APPURTENANCES. THE EASEMENT SHALL BE EXCLUSIVE. GRANTOR SHALL HAVE THE RIGHT TO ACCESS THE UTILITY FACILITIES, PROVIDED SUCH ACCESS COMPLIES WITH THE CITY OF FACILITIES, PROVIDED SUCH ACCESS COMPLIES WITH THE CITY OF PFLUGERVILLE SUBDIVISION AND/OR SITE PLAN APPLICATION PROCESS AND SHALL HAVE THE RIGHT TO USE THE SURFACE PROPERTY FOR ANY PURPOSE WHICH DOES NOT CONFLICT WITH THE SUBSURFACE USE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, PARKING, DRIVEWAYS, SIGNAGE AND ROADWAYS BUT NOT BUILDINGS.

23. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY

COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY
OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE
BOUNDS OF SUCH EASEMENT AT ALL TIMES.
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 AND, WHEN APPLICABLE, IMPLEMENTA A STORM WATER POLLECTION 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.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF

THAT RMD RESIDENTIAL, L.P., ACTING BY AND THROUGH RMD RESIDENTIAL GP, LLC, A TEXAS LIMITED LABILITY COMPANY, ITS GENERAL PARTINER, NATHAN NEESE, MANAGER, OWNER OF THAT CERTAIN 47.98 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32 SURVEY AND THE GEORGE GRIMES NO. 33 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.092 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "THE PARK AT SHOWN THE PARK AT SHOWN THE PARK AT SHOWN THE PARK AT THE PARK AT SHOWN THE PARK AT THE PARK AT SHOWN THE PARK AT THE PARK A BHACKHAWK VII SECTION 2" 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___

RMD RESIDENTIAL, L.P., A TEXAS LIMITED PARTNERSHIP

RMD RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER 508 BAYLOR STREET, AUSTIN, TEXAS 78703

NATHAN NEESE, MANAGER

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN NEESE, 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__

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

SURVEYORS CERTIFICATION:

I, J. KENNETH WEIGAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

And Migd 6/29/2017 J. KENNETH WEIGAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741



ENGINEER'S CERTIFICATION:

STATE OF TEXAS

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.

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.

KEITH COLLINS LICENSED PROFESSIONAL ENGINEER No. 80579 STATE OF TEXAS



CITY CERTIFICATION:

APPROVED THIS	DAY OF					_,20, BY T	HE
PLANNING AND ZON	VING COMMISSION	OF	THE	CITY	OF	PFLUGERVILLE,	TEXAS
ON REHALF OF THE	CITY						

RODNEY BLACKBURN, CHAIR

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, 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 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 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 _ 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 ___

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

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 _ 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 _ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

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

SHEET 4 OF 4 SHEETS