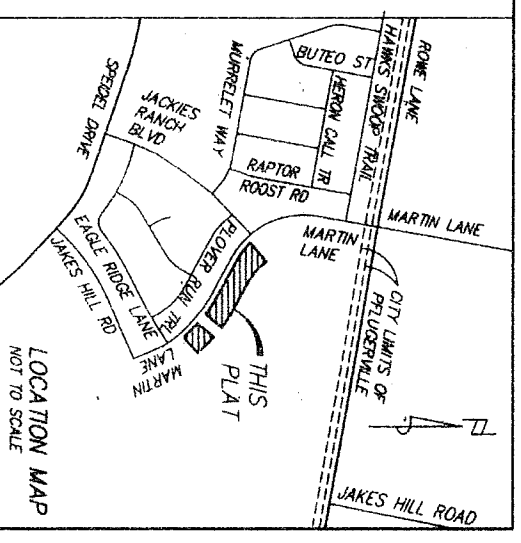


FINAL PLAT OF
THE PARK AT BLACKHAWK VII SECTION 1A
TRAVIS COUNTY, TEXAS



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

S:\LAND2101-2150\2117\dwg\2117-PLAT.dwg 10/22/2014 4:30:48 PM CDT

No.	DATE	REVISION	BY

SHEET 1 OF 3 SHEETS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9794

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

FINAL PLAT OF
THE PARK AT BLACKHAWK VII SECTION 1A
TRAVIS COUNTY, TEXAS

LOT AREAS:
C-18 14,383 sq. ft.
C-17 9,891 sq. ft.
C-16 13,954 sq. ft.
C-15 11,704 sq. ft.
C-14 11,704 sq. ft.
C-13 12,089 sq. ft.
C-12 8,484 sq. ft.
C-11 12,652 sq. ft.
F-5 12,102 sq. ft.
F-6 12,382 sq. ft.

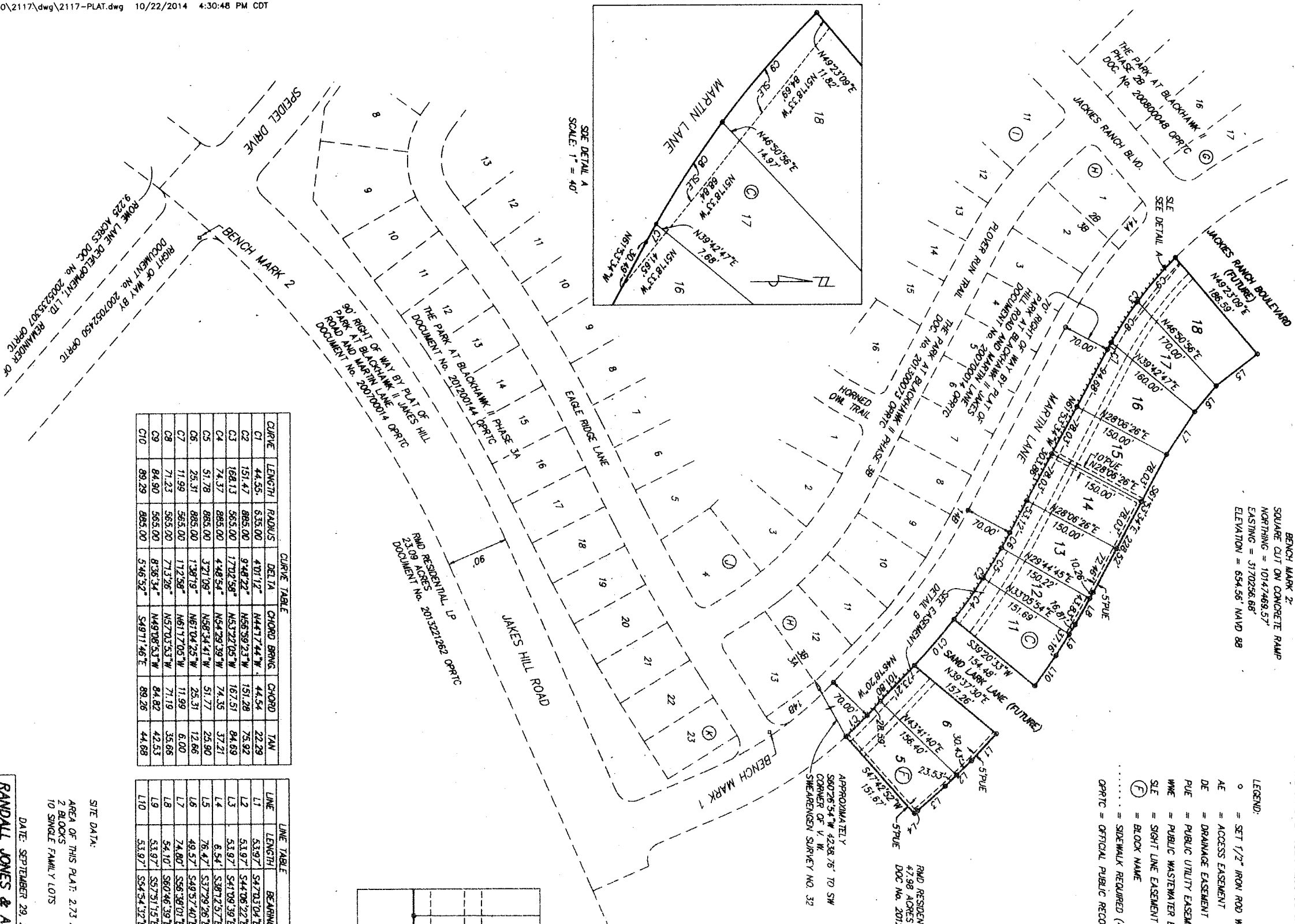
RWD RESIDENTIAL, LP
47.98 ACRES
DOC No. 2012007146 OPRTIC

BENCH MARKS:
BENCH MARK 1:
CHISELED "X" CUT ON TOP OF CURB
NORTHING = 10148337.28'
EASTING = 3170945.48'
ELEVATION = 663.49' NAVD 88
BENCH MARK 2:
SQUARE CUT ON CONCRETE RAMP
NORTHING = 10147468.57'
EASTING = 3170256.68'
ELEVATION = 654.56' NAVD 88

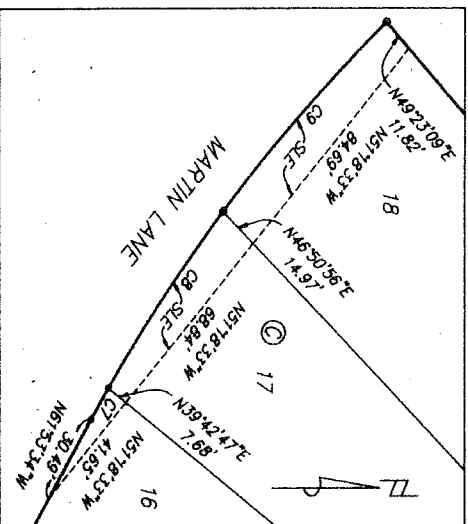
BRIEF LEGAL DESCRIPTION:
2.73 ACRES OUT OF THE V.W. SWEARENGEN SURVEY NO. 32,
CONVERTED TO RWD RESIDENTIAL, L.P. BY DOCUMENT NO. 2012007146
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



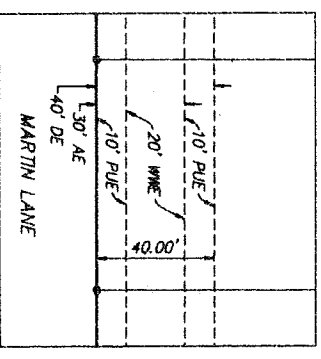
- LEGEND:
- = SET 1/2" IRON ROD WITH "R" SURVEYING" CAP
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WUE = PUBLIC WASTEWATER EASEMENT
 - SLE = SIGHT LINE EASEMENT
 - (F) = BLOCK NAME
 - = SIDEWALK REQUIRED (4' WIDE)
 - OPRTIC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SEE DETAIL A
SCALE: 1" = 40'



EASEMENT DETAIL B
SCALE: 1" = 40'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD	TAN
C1	44.35'	635.00'	4°01'12"	N44°17'44"W	44.54'	22.29'
C2	151.47'	865.00'	9°48'22"	N55°59'23"W	151.28'	75.92'
C3	168.13'	565.00'	17°02'56"	N53°22'05"W	167.51'	84.69'
C4	74.37'	865.00'	4°48'54"	N54°29'39"W	74.35'	37.21'
C5	51.78'	865.00'	3°21'09"	N58°34'41"W	51.77'	25.90'
C6	25.37'	865.00'	1°38'19"	N61°04'25"W	25.31'	12.66'
C7	11.99'	565.00'	1°12'56"	N57°03'53"W	11.99'	6.00'
C8	71.23'	565.00'	7°13'26"	N57°03'53"W	71.19'	35.66'
C9	84.90'	565.00'	8°38'34"	N49°08'53"W	84.82'	42.53'
C10	89.29'	865.00'	5°46'52"	S49°11'46"E	89.28'	44.68'

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.97'	S47°03'04"E
L2	53.97'	S44°06'22"E
L3	53.97'	S41°09'39"E
L4	6.54'	S38°12'57"E
L5	76.47'	S37°29'26"E
L6	49.57'	S36°39'01"E
L7	74.80'	S36°39'01"E
L8	54.10'	S60°46'39"E
L9	53.97'	S07°31'19"E
L10	53.97'	S54°54'32"E

SITE DATA:
AREA OF THIS PLAT: 2.73 ACRES
2 BLOCKS
10 SINGLE FAMILY LOTS
OWNER/SUBOWNER:
RWD RESIDENTIAL, LP
508 BAYLOR STREET
AUSTIN, TX 78703

DATE: SEPTEMBER 29, 2014
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

No.	DATE	REVISION	BY

SHEET 2 OF 3 SHEETS

FINAL PLAT OF
THE PARK AT BLACKHAWK VII SECTION 1A
TRAWS COUNTY, TEXAS

NOTES:

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRA-TERRITORIAL 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, A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
3. INDIVIDUAL ACCESS TO EACH LOT WITHIN THIS PLAT WILL HAVE ACCESS TO THE EASTMENT SHOWN HEREON. NO DIRECT ACCESS FROM AN INDIVIDUAL LOT TO MARTIN LANE SHALL BE PERMITTED.
4. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2020010202 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. 2004060271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE TEXAS.
6. WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2C. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE 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 WITHIN A SIGHT LINE EASEMENT. ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, STONES, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
7. PER THE SIXTH AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED IMPACT FEE RATE SHALL BE \$1362 PER ACRE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
8. 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 OF PFLUGERVILLE. ALL LIGHTS ARE TO BE DOMINANT AND FULL CUT OFF TYPE. A DROP DOWN LENS SHALL BE PROVIDED. ALL ELECTRICAL 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 GUIDELINES.
9. A 10 FOOT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
10. THE PARK AT BLACKHAWK HOME OWNERS ASSOCIATION WILL MAINTAIN THE ACCESS EASEMENT AND PRIVATE DRIVEWAYS ON LOTS 11 THROUGH 18, BLOCK C AND LOTS 5 AND 6, BLOCK F.
11. WATER AND WASTEWATER FACILITIES WILL BE OWNED AND MAINTAINED BY THE LAKESIDE WCID NO. 2C.
12. INDIVIDUAL DRIVEWAY ACCESS TO MARTIN LANE IS PROHIBITED FROM LOTS 11 THROUGH 18, BLOCK C AND LOTS 5 AND 6, BLOCK F.
13. NO ANCILLARY STRUCTURES OR LANDSCAPING, EXCLUDING GENERAL GROUND COVER, SHALL BE PERMITTED WITHIN THE WASTE WATER EASEMENT LOCATED ON LOTS 11-18, BLOCK C AND LOTS 5-6, BLOCK F. PROPERTY OWNER SHALL PROVIDE ACCESS TO PUBLIC WASTEWATER EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES OR UTILITY PROVIDERS FOR INSPECTION, OPERATION AND MAINTENANCE OF SAID EASEMENTS.
14. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 5'
REAR: 20'
15. STREET SIDE: 15'
16. THE PROJECT WILL UTILIZE THE EXISTING REGIONAL POND #4 PER THE SPEEDI ROAD PHASE II DRAINAGE STUDY, DATED MAY 23, 2007.

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT RMD RESIDENTIAL, L.P. ACTING BY AND THROUGH RMD RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, NATHAN NEESSE, MANAGER, OWNER OF THAT CERTAIN 47.98 ACRE TRACT OF LAND OUT OF THE V. W. SHERADEN SURVEY NO. 32 SURVEY AND THE GEORGE GRIMES NO. 33 SURVEY CONVERTED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 201200746 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY DEDICATE 2.23 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 BLACKHAWK VII SECTION 1A" 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 24TH DAY OF OCTOBER, A. D. 2014.

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

BY: _____
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
508 BAYLOR STREET, AUSTIN, TEXAS 78703

BY: Nathan Neesse
NATHAN NEESSE, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN NEESSE, 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 24TH DAY OF OCTOBER, 2014.

BY: Jenny A. Pollard
NOTARY PUBLIC, STATE OF TEXAS
NOTARY NAME: JENNY A. POLLARD
MY COMMISSION EXPIRES: 2/11/16



SURVEYORS CERTIFICATION:

I, J. KENNETH WEGAND, 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 COMPLETES WITH TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1994, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

J. Kenneth Wegand Oct 23, 2014
J. KENNETH WEGAND
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. 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. 49453C02854, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.

I, L. 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.

L. Keith Collins
L. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



CITY CERTIFICATION:

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

BY: _____
RODNEY BLACKBURN, CHAIR

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 OF 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 DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK
TRAWS COUNTY, TEXAS

BY: _____
DEPUTY

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK
TRAWS COUNTY, TEXAS

BY: _____
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