

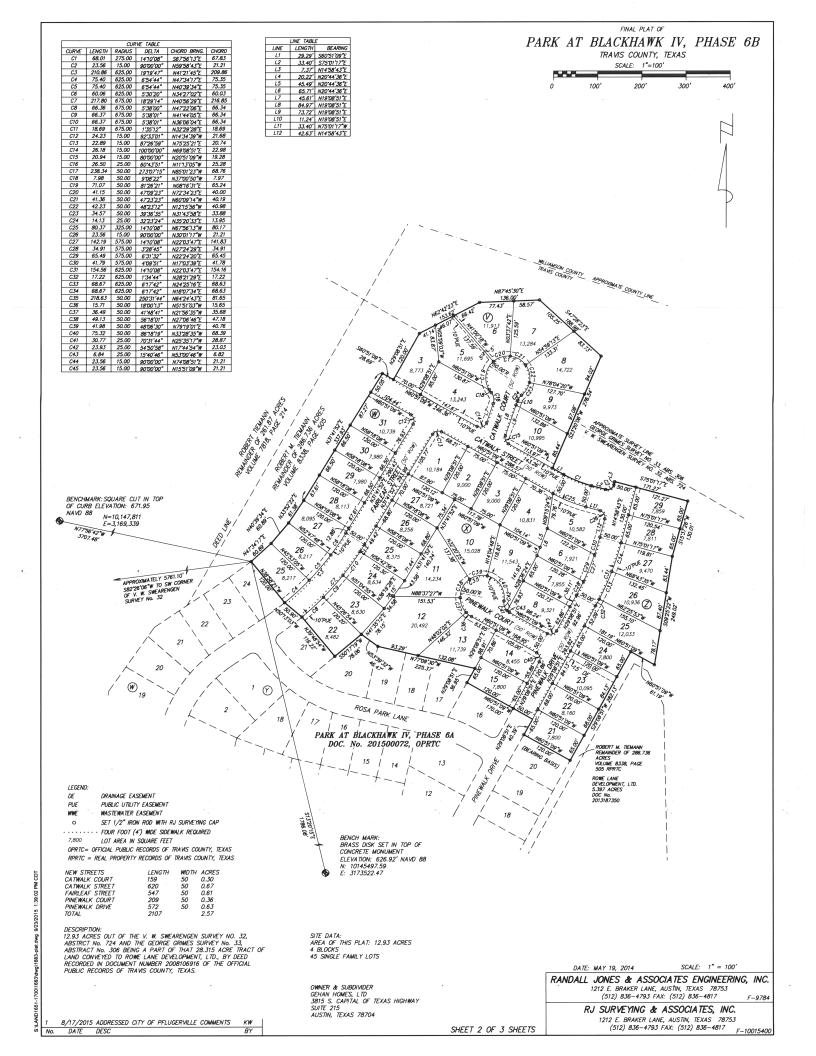
TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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 NFIGHBORHOOD, 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 THFIR REPRESENTATIVES

DATE: MAY 20, 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



PARK AT BLACKHAWK IV, PHASE 6B TRAVIS COUNTY, TEXAS

NOTES:

THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.

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
CONNECTE CUPIER AND CUTTER AND

CONCRETE CURB AND GUTTER.
A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY

- A TRANS 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:
 FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE
 OF CATWALK COURT, CATWALK STREET, FAIRLEAF STREET, PINEWALK
 COURT, AND PINEWALK DRIVE IN THIS SUBDIVISION, AND SIDEWALK
 RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.

INTERSECTIONS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAWS COUNTY.

ALL 15 FOOT WIDE DRAINAGE EASEMENTS SHALL HAVE THE DRAINAGE FLOW IN AN ENCLOSED CONDUIT.

FLOW IN AN ENCLOSED CONDUIT.

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

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, PELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.

APPURTENANCES.
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 REQULARLY MOW OR CUT
BACK VEGETATION AND TO KEEP THE SUFFACE OF THE EASEMENT
PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
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 INSTALL DE BY THE OWNER/DEVELOPER OR INDIVIDUAL

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
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 AND REQUIREMENTS.
APPLICATION FOR THE VARIANCES SHALL DE REQUIRED BEFORE
ISSUANCE OF THE DEVELOPMENT FERMIT.
THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE
LAKESIDE WICD NO. 2A. 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 DRAINGE MYTHE 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 IN SUST

MAILER, MASTEMATE, AND STORM DEFINITION DEPOYED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEMATER, AND STORM PROVEMENTS. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY (WHOLESALE) WASTEMATER. SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF

SERVICE TO THE SUBJUVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE). PER THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY IMPACT FEE PAID PRIOR TO SEPTEMBER 1,

\$1302 PER LOE FOR ANY IMPACT FEE PAID FRIEND TO SEPTEMBER 1, 2021.

STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALLONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENT SPECIAL BEAUTY OF THE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL.

SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PPLUGERVILLE STANDARDS. A STREET LICHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PPLUGERVILLE.

3. ALL ELECTRIC UTILITY IMPRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PPLUGERVILLE BY INSTALLED IN ACCORDANCE WITH THE CITY OF PPLUGERVILLE WIGNEERING MANUAL, AS AMENDED.

4. A TEN FOOT PUBLIC UTILITY EASEMENT (PUBL) IS HERREY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.

1. HIS SUBDIVISION IS SUBLECT TO THAT CERTAIN "AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT" BY AND BETWEEN ROWE LANE DEVELOPMENT, I.TD., ROBERT IN ITEMANN AND BETWEEN ROWE LANE DEVELOPMENT, I.TD., ROBERT IN ITEMANN AND ATTEMAN CONTROL OF THE CITY OF CONCERNING AND ASSOCIATION OF THE CITY COUNCIL OF THE CITY DATE PERFUARY 26, 2015.

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 PERVENTION OF TEMPORARY AND PERMANENT BEST MANDREMENT FOR LINGS, INCLUDING EROSION AND SEDIMENT CONTROL PLAN (SWB3). THE SWB3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANDREMENT FOR PUBLICAS, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY DEVELOPMENT PEAR RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS. THE SUBDIVISION PLAN SUBDIVISION PLAN SUBDIVISION PLAN SUBDIVISION PLAN SUBDIVISION PLAN SUBDIVISION PLAN SUBDIVISION AND PERMANENT BEST MANDREMENT FOR PUBLICATION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CECESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION PLANS AND SPECIFICATION FOR PLANS FOR CONSTRUCTION OF PUBLIC RECEIVED FOR THE SUBDIVISION AND PUBLIC PROPERS AND PUBLIC PROPERS ON PUBLIC PROPERS ON

AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) 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) PANEL NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRANS COUNTY, TEXAS.

I, J. KEITH COLLINS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIEY 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



STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEIGAND, 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 THE SUBDIMISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PRESISTENCE OF TEXAS

STATE OF TEXAS

REGISTENCE OF TEXAS

STATE OF TEXAS



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT GEHAN HOMES, LTD BEING THE OWNER OF 28.315 ACRES OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT No. 724, AND THE GEORGE GRIMES SURVEY NO. 33 SURVEY, ABSTRACT No. 306 NT THAN SCOUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOLUMENT NO. 2014080247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIMDE 12.93 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL COVERNMENT CODE, TO BE KNOWN AS "PARK AT BLACKHAMK IV, PHASE BB" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 14 DAY OF SEPTEMBER, 2015, A. D.

LY LOSTIN EICHER, DIVISION PRESIDENT SEHAN HOMES, LTD 3815 S. CAPITAL OF TEXAS HIGHWAY SUITE 215 AUSTIN, TEXAS 78704

ACKNOWLEDGMENT

STATE OF TEXAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 14 , 2015 BY Justin Bicher

Marya Darie OF TEXAS



APPROVED	THIS	*.	DAY OF			.20 *	BY TI	4E
			COMMISSION					
ON BEHALF	OF	THE CIT	γ.					

BY: ______RODNEY BLACKBURN CHAIR

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

EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THE STATE OF TEXAS COUNTY OF TRAVIS

I DANA DEREALIYOR 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

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF

DANA DEBEAUVOIR. COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

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 _ A.D. AT ____ O'CLOCK HE _____ DAY OF _____ A
_ M AND DULY RECORDED ON THE ___ DAY OF _ _ A.D. AT ___ O'CLOCK __ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER __ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

DATE: MAY 19, 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 78. (512) 836-4793 FAX: (512) 836-4817

F-10015400

8/17/2015 ADDRESSED CITY OF PFLUGERVILLE COMMENTS

SHEET 3 OF 3 SHEETS