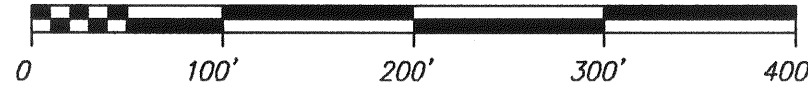
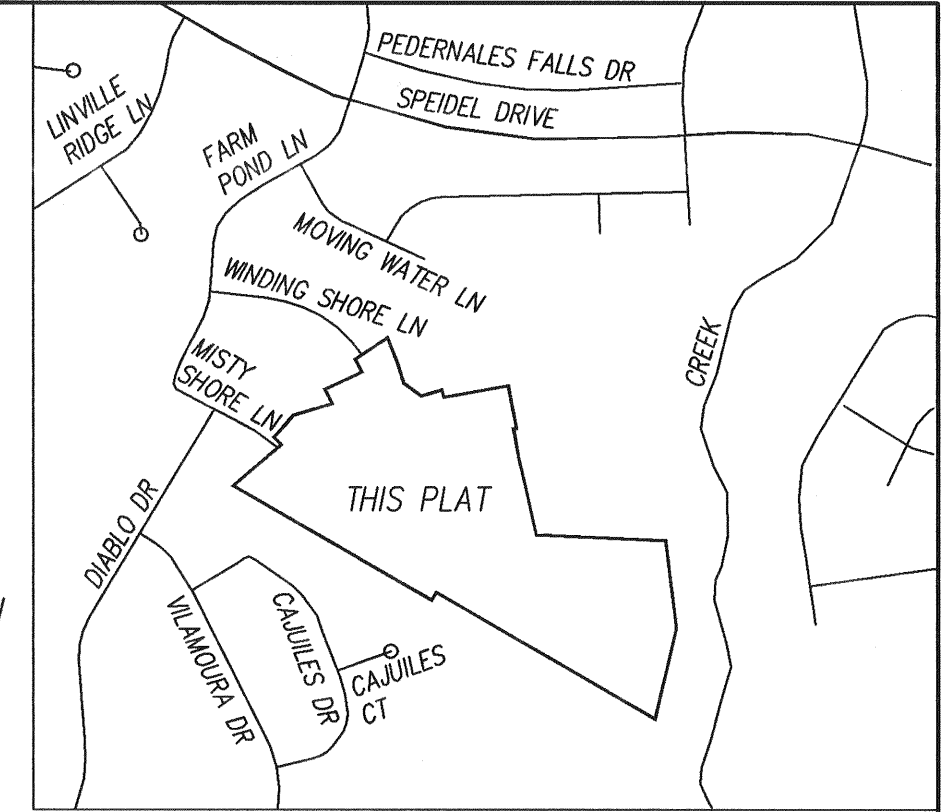


FINAL PLAT OF
LAKESIDE AT BLACKHAWK SECTION 3

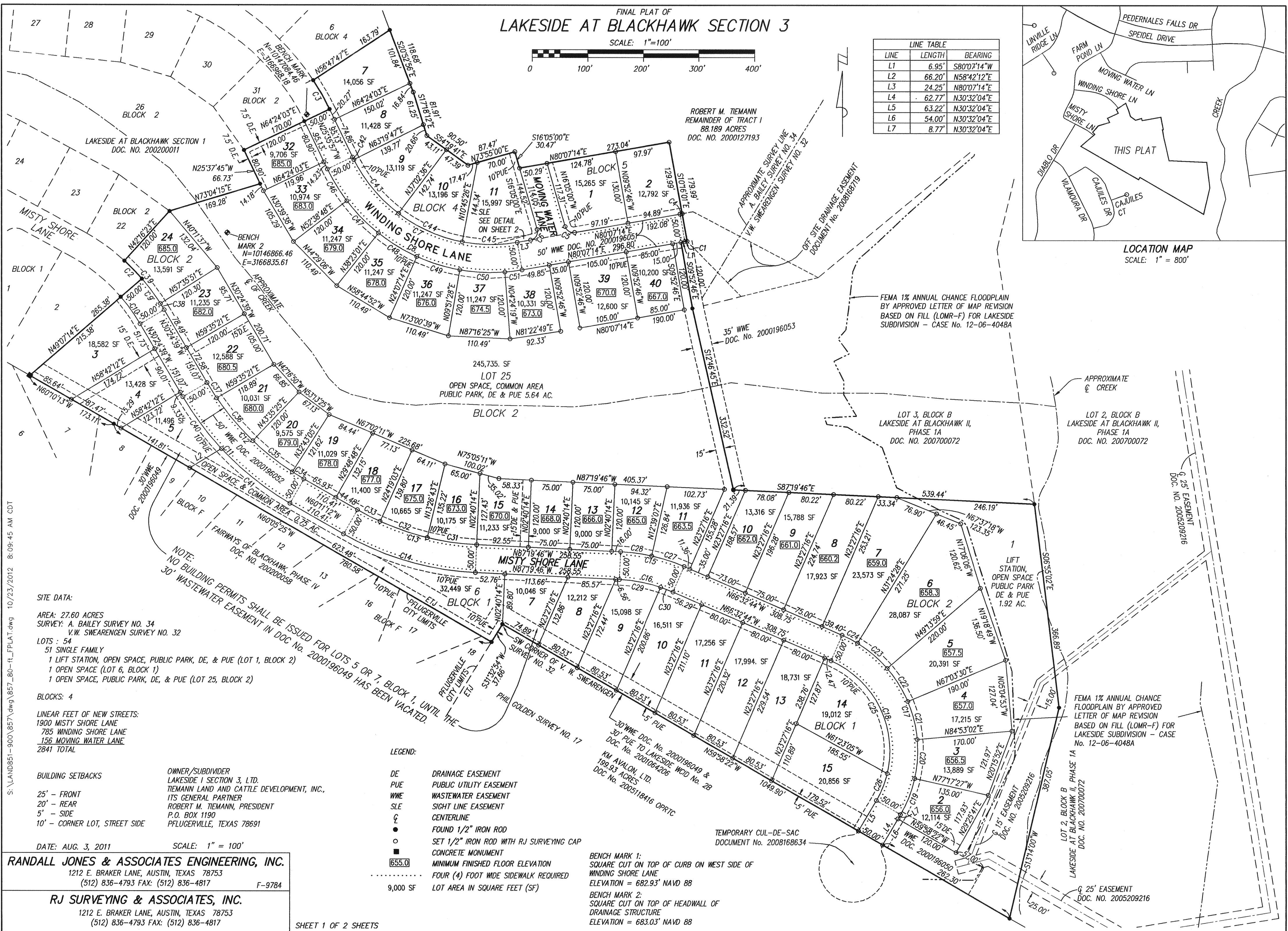
SCALE: 1"=100'



LINE	LENGTH	BEARING
L1	6.95'	S80°07'14"W
L2	66.20'	N58°42'12"E
L3	24.25'	N80°07'14"E
L4	62.77'	N30°32'04"E
L5	63.22'	N30°32'04"E
L6	54.00'	N30°32'04"E
L7	8.77'	N30°32'04"E



LOCATION MAP
SCALE: 1" = 800'



ROBERT M. TIEMANN
REMAINDER OF TRACT I
88.189 ACRES
DOC. NO. 2000127193

FEMA 1% ANNUAL CHANCE FLOODPLAIN
BY APPROVED LETTER OF MAP REVISION
BASED ON FILL (LOMR-F) FOR LAKESIDE
SUBDIVISION - CASE No. 12-06-4048A

LOT 3, BLOCK B
LAKESIDE AT BLACKHAWK II,
PHASE 1A
DOC. NO. 200700072

APPROXIMATE
CREEK

LOT 2, BLOCK B
LAKESIDE AT BLACKHAWK II,
PHASE 1A
DOC. NO. 200700072

G 25' EASEMENT
DOC. NO. 2006209216

FEMA 1% ANNUAL CHANCE
FLOODPLAIN BY APPROVED
LETTER OF MAP REVISION
BASED ON FILL (LOMR-F) FOR
LAKESIDE SUBDIVISION - CASE
No. 12-06-4048A

LOT 2, BLOCK B
LAKESIDE AT BLACKHAWK II, PHASE 1A
DOC. NO. 200700072

G 25' EASEMENT
DOC. NO. 2005209216

SITE DATA:
AREA: 27.60 ACRES
SURVEY: A. BAILEY SURVEY NO. 34
V.W. SWEARENGEN SURVEY NO. 32
LOTS: 54
51 SINGLE FAMILY
1 LIFT STATION, OPEN SPACE, PUBLIC PARK, DE, & PUE (LOT 1, BLOCK 2)
1 OPEN SPACE (LOT 6, BLOCK 1)
1 OPEN SPACE, PUBLIC PARK, DE, & PUE (LOT 25, BLOCK 2)

BLOCKS: 4
LINEAR FEET OF NEW STREETS:
1900 MISTY SHORE LANE
785 WINDING SHORE LANE
156 MOVING WATER LANE
2841 TOTAL

BUILDING SETBACKS
25' - FRONT
20' - REAR
5' - SIDE
10' - CORNER LOT, STREET SIDE

OWNER/SUBDIVIDER
LAKESIDE I SECTION 3, LTD.
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.,
ITS GENERAL PARTNER
ROBERT M. TIEMANN, PRESIDENT
P.O. BOX 1190
PFLUGERVILLE, TEXAS 78691

DATE: AUG. 3, 2011 SCALE: 1" = 100'
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

- LEGEND:**
- DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - WME WASTEWATER EASEMENT
 - SLE SIGHT LINE EASEMENT
 - CL CENTERLINE
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - CONCRETE MONUMENT
 - MINIMUM FINISHED FLOOR ELEVATION
 - FOUR (4) FOOT WIDE SIDEWALK REQUIRED
 - 9,000 SF LOT AREA IN SQUARE FEET (SF)

BENCH MARK 1:
SQUARE CUT ON TOP OF CURB ON WEST SIDE OF
WINDING SHORE LANE
ELEVATION = 682.93' NAVD 88

BENCH MARK 2:
SQUARE CUT ON TOP OF HEADWALL OF
DRAINAGE STRUCTURE
ELEVATION = 683.03' NAVD 88

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD TAN
C1	4.29'	634.63'	0°23'15"	S79°55'36"W	4.29' 2.15'
C2	44.82'	375.00'	6°50'51"	N44°18'12"W	44.79' 22.44'
C3	59.72'	450.00'	7°36'16"	N29°24'05"W	59.68' 29.91'
C4	3.95'	584.63'	0°23'15"	N79°55'36"E	3.95' 1.98'
C5	21.94'	15.00'	83°47'46"	S57°58'53"E	20.03' 13.46'
C6	25.19'	15.00'	96°12'14"	S32°01'07"E	22.33' 16.72'
C7	356.52'	275.00'	74°16'49"	S62°44'22"E	332.07' 208.28'
C8	421.34'	325.00'	74°16'49"	S62°44'22"E	392.45' 246.15'
C9	68.52'	375.00'	10°28'07"	N35°38'42"W	68.42' 34.35'
C10	59.38'	325.00'	10°28'07"	N35°38'42"W	59.30' 29.77'
C11	272.84'	525.00'	29°46'33"	S45°17'55"E	269.78' 139.57'
C12	246.85'	475.00'	29°46'33"	S45°17'55"E	244.08' 126.28'
C13	225.02'	475.00'	27°08'34"	S73°45'29"E	222.92' 114.66'
C14	248.71'	525.00'	27°08'34"	S73°45'29"E	246.39' 126.73'
C15	117.89'	325.00'	20°47'02"	N76°56'15"W	117.25' 59.60'
C16	99.76'	275.00'	20°47'02"	N76°56'15"W	99.21' 50.43'
C17	381.23'	225.00'	97°04'48"	N18°00'20"W	337.24' 254.67'
C18	296.51'	175.00'	97°04'48"	N18°00'20"W	262.30' 198.08'
C19	70.00'	225.00'	17°49'31"	N21°37'19"E	69.72' 35.29'
C20	70.00'	225.00'	17°49'31"	N21°37'19"E	69.72' 35.29'
C21	70.00'	225.00'	17°49'31"	N14°01'44"W	69.72' 35.29'
C22	70.00'	225.00'	17°49'31"	N31°51'15"W	69.72' 35.29'
C23	70.00'	225.00'	17°49'31"	N49°40'47"W	69.72' 35.29'
C24	31.23'	225.00'	7°57'12"	N62°34'08"W	31.21' 15.64'
C25	244.29'	175.00'	79°58'54"	N26°33'17"W	224.93' 146.79'
C26	52.22'	175.00'	17°05'54"	N21°59'07"E	52.03' 26.31'
C27	61.28'	325.00'	10°48'09"	N71°56'48"W	61.18' 30.73'
C28	56.62'	325.00'	9°58'53"	N82°20'19"W	56.55' 28.38'
C29	76.01'	275.00'	15°50'12"	N79°24'40"W	75.77' 38.25'
C30	23.74'	275.00'	4°56'50"	N69°01'09"W	23.74' 11.88'
C31	89.33'	475.00'	10°46'29"	S81°56'32"E	89.19' 44.79'
C32	90.14'	475.00'	10°52'20"	S71°07'07"E	90.00' 45.20'
C33	45.56'	475.00'	5°29'45"	S62°56'04"E	45.54' 22.80'
C34	24.08'	475.00'	2°54'17"	S58°44'04"E	24.08' 12.04'
C35	90.14'	475.00'	10°52'20"	S51°50'45"E	90.00' 45.20'
C36	100.19'	475.00'	12°05'05"	S40°22'02"E	100.00' 50.28'
C37	32.45'	475.00'	3°54'51"	S32°22'04"E	32.44' 16.23'
C38	13.04'	375.00'	1°59'30"	N31°24'24"W	13.04' 6.52'
C39	100.30'	375.00'	15°19'28"	N40°03'53"W	100.00' 50.45'
C40	115.70'	525.00'	12°37'39"	S36°43'28"E	115.47' 58.09'
C41	157.13'	525.00'	17°08'55"	S51°36'45"E	156.55' 79.16'
C42	5.14'	275.00'	1°04'15"	S26°08'05"E	5.14' 2.57'
C43	126.17'	275.00'	26°17'11"	S39°48'48"E	125.06' 64.21'
C44	126.17'	275.00'	26°17'11"	S66°05'59"E	125.06' 64.21'
C45	99.05'	275.00'	20°38'12"	S89°33'40"E	98.51' 50.07'
C46	66.67'	325.00'	11°45'15"	S31°28'35"E	66.56' 33.45'
C47	80.90'	325.00'	14°15'47"	S44°29'06"E	80.70' 40.66'
C48	80.90'	325.00'	14°15'47"	S58°44'52"E	80.70' 40.66'
C49	80.90'	325.00'	14°15'47"	S73°00'39"E	80.70' 40.66'
C50	80.90'	325.00'	14°15'47"	S87°16'25"E	80.70' 40.66'
C51	31.05'	325.00'	5°28'27"	N82°51'28"E	31.04' 15.54'

NOTES:

FINAL PLAT OF LAKESIDE AT BLACKHAWK SECTION 3

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT LAKESIDE I, SECTION 3, LTD., BEING THE OWNER OF 27.60 ACRES OF LAND OUT OF THE A. BAILEY SURVEY, NO. 34 AND THE V.W. SWEARENGEN SURVEY NO. 32, IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2012162807 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.60 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS LAKESIDE AT BLACKHAWK SECTION 3, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 28th DAY OF AUGUST, 2012, A. D.

LAKESIDE I SECTION 3, LTD.

BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ITS GENERAL PARTNER

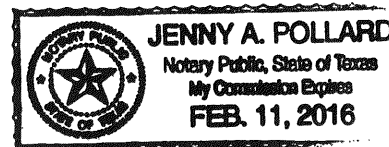
BY: Robert M. Tiemann
ROBERT M. TIEMANN, PRESIDENT
P.O. BOX 1190
PFLUGERVILLE, TEXAS 78691

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28th, 2012, BY ROBERT M. TIEMANN, PRESIDENT OF TIEMANN LAND AND CATTLE DEVELOPMENT, INC., A TEXAS CORPORATION, GENERAL PARTNER OF LAKESIDE I SECTION 3, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID CORPORATION AND PARTNERSHIP.

Jenny A. Pollard
NOTARY PUBLIC - STATE OF TEXAS



STATE OF TEXAS
COUNTY OF

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 27.60 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012162807 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 27.60 ACRE TRACT OF LAND SITUATED A. BAILEY SURVEY, NO. 34 AND THE V.W. SWEARENGEN SURVEY NO. 32, IN TRAVIS COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

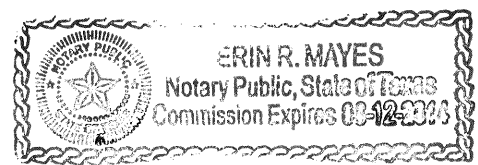
BY: Nicholas Fuhrman
NICHOLAS FUHRMAN, FIRST VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 29th, 2012, BY NICHOLAS FUHRMAN, FIRST VICE PRESIDENT OF INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING CORPORATION, ON BEHALF OF SAID BANK.

Erin R. Mayes
NOTARY PUBLIC - 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: Thomas Anker
THOMAS ANKER, CHAIR

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

BY: Trey Fletcher
TREY FLETCHER, PLANNING DIRECTOR

ATTEST:
Karen Thompson
KAREN THOMPSON, CITY SECRETARY

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

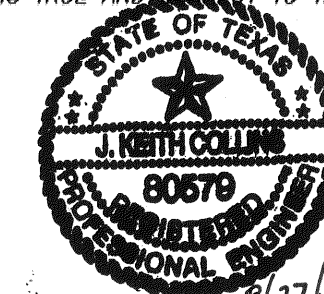
BY: Trey Fletcher
TREY FLETCHER, PLANNING DIRECTOR

THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) 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) PANEL NO. 48453C0280H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, J. Keith Collins, P.E., 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
J. KEITH COLLINS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



COMMISSIONERS COURT

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

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 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 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

DEPUTY

DATE: AUG. 3, 2011

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

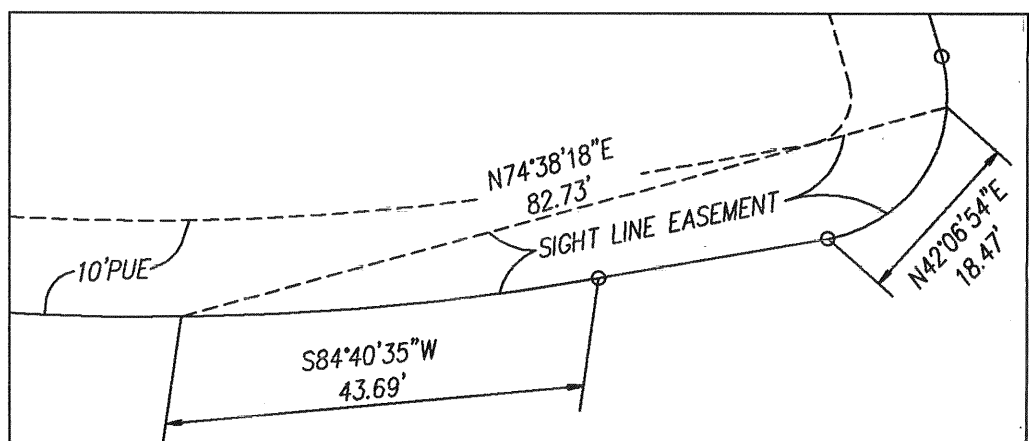
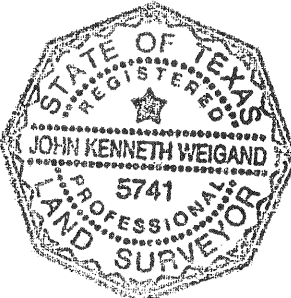
RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

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 SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

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



DETAIL OF SIGHT LINE EASEMENT - SCALE: 1" = 20'

- 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.
- FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF MISTY SHORE LANE, MOVING WATER LANE AND WINDING SHORE LANE IN THIS SUBDIVISION, AND SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
- LOT 6, BLOCK 1, IS FOR OPEN SPACE AND COMMON AREA USE ONLY AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR LAKESIDE W.C.I.D. 2B. SEE DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY. IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, MAINTENANCE FOR THIS LOT WILL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER ON A PRO RATA BASIS.
- LOT 1, BLOCK 2 AND LOT 25, BLOCK 2, ARE FOR DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR LAKESIDE W.C.I.D. 2B. SEE DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY. IN THE EVENT THAT THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, MAINTENANCE FOR THESE LOTS WILL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER ON A PRO RATA BASIS.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
- ALL 15 FOOT WIDE DRAINAGE EASEMENTS SHALL HAVE THE DRAINAGE FLOW IN AN ENCLOSED CONDUIT.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
- THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
- 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 WCID No. 2B. 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.
- THIS PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PFLUGERVILLE AND TIEMANN LAND AND CATTLE DEVELOPMENT, INC. APPROVED APRIL 8TH, 1997.
- WASTEWATER IMPACT FEE RATE: \$1362.00
- WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY.
- WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE.
- 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 AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- LOT 11, BLOCK 4 IS PROHIBITED FROM TAKING ACCESS TO WINDING SHORE LANE.
- 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 NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT OF WAY.
- A TEN FOOT PUBLIC UTILITY EASEMENT (PUE) SHALL BE DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
- THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN "COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND & CATTLE, INC. AND THE CITY OF PFLUGERVILLE, TEXAS INCLUDING CONSENT TO CREATION OF WATER CONTROL AND IMPROVEMENT DISTRICTS AND THE DEVELOPMENT OF A CERTAIN 1113 ACRE TRACT LOCATED IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS DATED APRIL 29, 1997 AND ALL AMENDMENT THERETO (AMENDMENTS THROUGH VI)