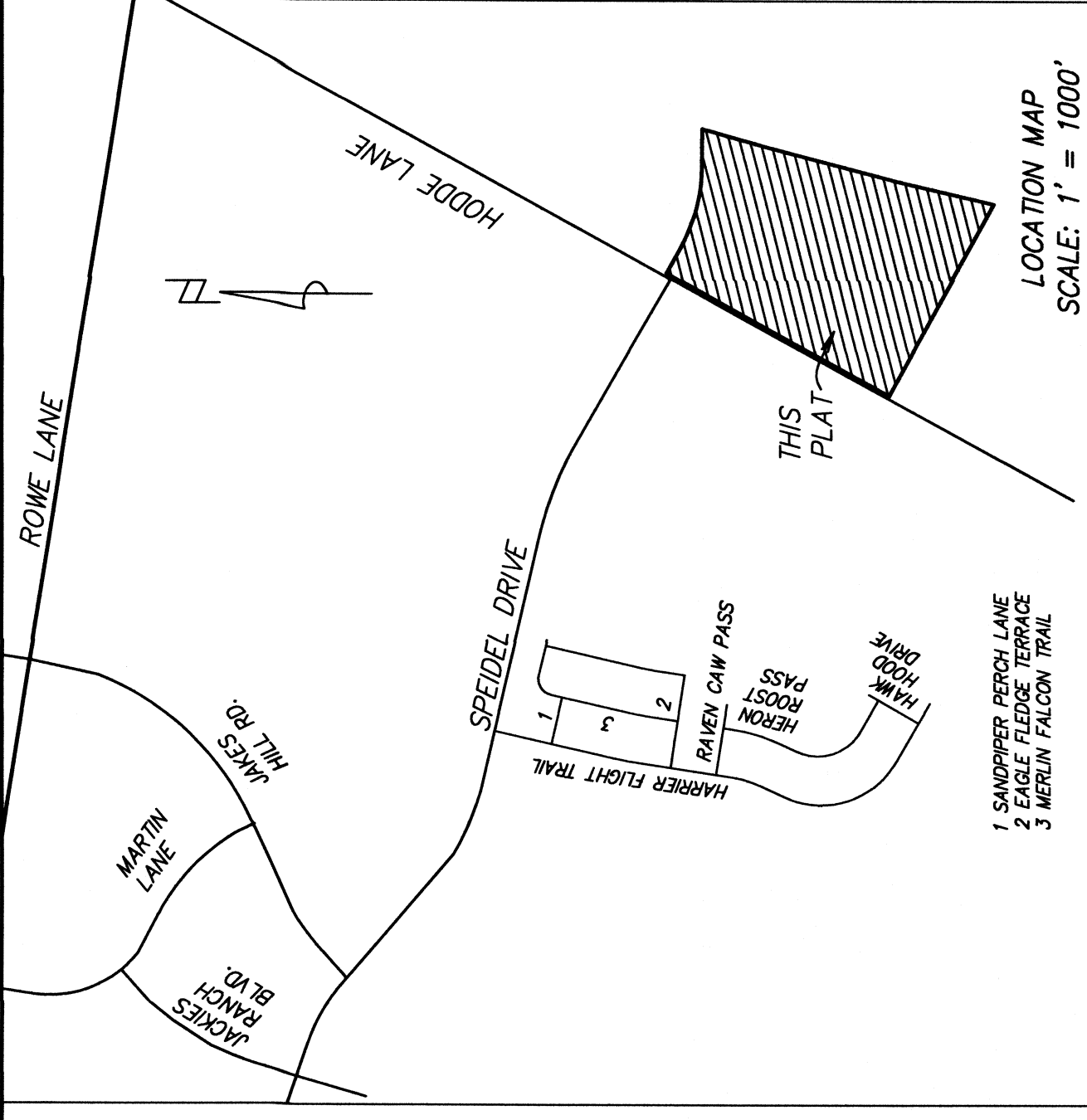


FINAL PLAT OF  
**THE RIDGE AT BLACKHAWK PHASE 1 SECTION 1**  
TRAVIS COUNTY, TEXAS



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

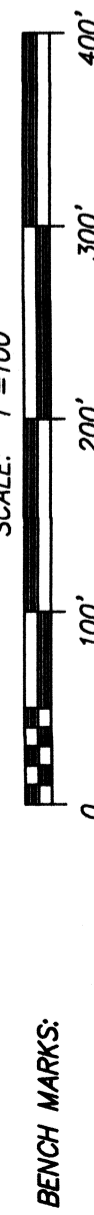
DATE: MAY 8, 2019

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

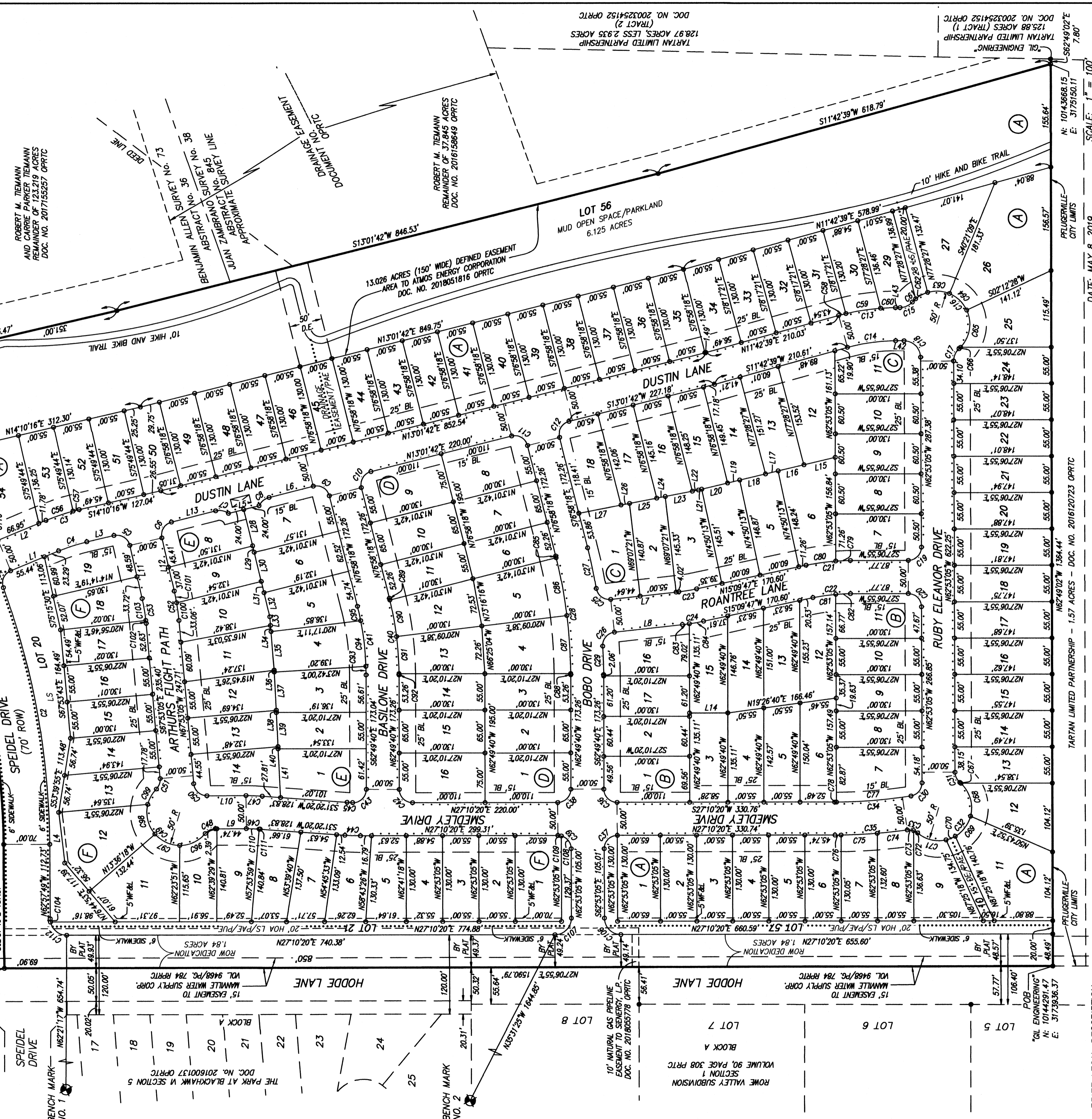
**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664  
(512) 836-4793 FAX: (512) 836-4817

# THE RIDGE AT BLACKHAWK PHASE 1 SECTION 1

TRAVIS COUNTY, TEXAS



- LEGEND:**
- SET 1/2" IRON ROD WITH "R.J. SURVEYING" CAP
  - FOUND 1/2" IRON ROD
  - CONCRETE MONUMENT SET
  - RIGHT OF WAY
  - BLOCK NAME
  - BENCHMARK
  - MAILBOX
  - DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - PUBLIC ACCESS EASEMENT
  - DRAINAGE EASEMENT
  - LANDSCAPE EASEMENT
  - PUBLIC UTILITY EASEMENT
  - OPEN SPACE
  - SIDEWALK
  - POINT OF BEGINNING
  - WALL, FENCE, AND LANDSCAPE EASEMENT



APPROXIMATELY N00°15'25"E 865'  
TO AN INSIDE ELL. NORTH CORNER OF  
BENJAMIN ALLEN SURVEY NO. 73,  
ABSTRACT NO. 36

8600 SF TEMPORARY ACCESS  
EASEMENT/PAE/DE  
OPRTC  
DOC. NO. 20145908.39  
N: 10145908.39  
E: 3175570.21

ROBERT M. TIEMANN  
AND CARRIE PARKER TIEMANN  
REMAINDER OF 123.219 ACRES  
DOC. NO. 2017155257 OPRTC

BENJAMIN ALLEN SURVEY NO. 36  
ABSTRACT NO. 36

JUAN ZAMBRANO SURVEY NO. 845  
ABSTRACT NO. 845  
APPROXIMATE SURVEY LINE

13.026 ACRES (150' WIDE) DEFINED EASEMENT  
AREA TO ATMOS ENERGY CORPORATION  
DOC. NO. 2018051816 OPRTC

ROBERT M. TIEMANN  
REMAINDER OF 37.845 ACRES  
DOC. NO. 2016158649 OPRTC

TARTAN LIMITED PARTNERSHIP  
(TRACT 2)  
128.97 ACRES, LESS 2.935 ACRES  
DOC. NO. 2002354152 OPRTC

TARTAN LIMITED PARTNERSHIP  
(TRACT 1)  
125.88 ACRES (TRACT 1)  
DOC. NO. 2002354152 OPRTC

**BENCH MARKS:**

**BENCHMARK NO. 1:**  
TRIANGLE CUT ON THE TOP OF CURB AT THE  
SOUTHEAST CORNER OF THE INTERSECTION OF  
SHELLEDDUCK DRIVE AND SPEIDEL DRIVE.  
N: 10145903.99  
E: 3174082.67  
ELEV: 636.53 (NAVD '88)

**BENCHMARK NO. 2:**  
TRIANGLE CUT ON THE TOP OF CURB AT THE  
SOUTHWEST CORNER OF THE INTERSECTION OF  
CRESTED CARACARA LANE AND SPEIDEL DRIVE.  
N: 10145280.23  
E: 3173368.83  
ELEV: 635.73 (NAVD '88)

10' NATURAL GAS PIPELINE  
EASEMENT TO SEMENERGY, L.P.  
DOC. NO. 2018055778 OPRTC

15' EASEMENT TO  
MANNVILLE WATER SUPPLY CORP.  
VOL. 9468/PG. 784 OPRTC

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**PROPERTY OWNERS:**  
ROBERT M. TIEMANN AND  
CARRIE PARKER TIEMANN  
4421 ROME LANE  
PELUGERVILLE, TX 78660  
PHONE: (512) 990-1933  
FAX: (512) 990-1938

**PROPERTY DESCRIPTION:**  
43.655 ACRES OUT OF THE BENJAMIN ALLEN SURVEY NO. 73, ABSTRACT  
NO. 36 AND THE JUAN ZAMBRANO SURVEY NO. 845, ABSTRACT NO. 845, IN  
TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 123.219 ACRE TRACT OF  
LAND CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY  
DEED RECORDED IN DOCUMENT NUMBER 2017155257 OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), ALSO BEING A PART  
OF THAT 37.845 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN  
BY DEED RECORDED IN DOCUMENT NUMBER 2016158649 OPRTC.

**BRIEF LEGAL DESCRIPTION:**  
43.655 ACRES OUT OF THE BENJAMIN ALLEN SURVEY NO. 73, ABSTRACT  
NO. 36 AND THE JUAN ZAMBRANO SURVEY NO. 845, ABSTRACT NO. 845, IN  
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**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664  
(512) 836-4793 FAX: (512) 836-4817 F-10015400

**TARTAN LIMITED PARTNERSHIP - 1.57 ACRES - DOC. NO. 2016120723 OPRTC**

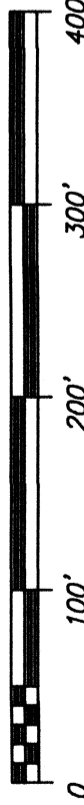
**BOARD OF TRUSTEES OF THE PELUGERVILLE  
INDEPENDENT SCHOOL DISTRICT  
REMAINDER OF 40.00 ACRES  
DOC. NO. 2014054591 OPRTC**

**DATE: MAY 8, 2019**  
**SCALE: 1" = 100'**

# THE RIDGE AT BLACKHAWK PHASE 1 SECTION 1

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



SITE DATA:

- AREA OF THIS PLAT: 43.655 ACRES
- 6 BLOCKS
- 135 SINGLE FAMILY LOTS
- 1 MUD OPEN SPACE/PARKLAND LOT
- 2 HOA LANDSCAPE/PAE/PAE LOTS
- 2 MUD DRAINAGE EASEMENT/PAE LOTS
- 1 HOA LANDSCAPE/PAE LOT
- 2 HOA LANDSCAPE LOTS

LINEAR FEET OF NEW STREETS:

NAME	ROW WIDTH	LENGTH	ACRES
ARTHURS FLIGHT PATH	50'	458'	0.53
BASILONE DRIVE	50'	547'	0.58
BOBO DRIVE	50'	847'	0.90
DUSTIN LANE	50'	1516'	1.74
HODDE LANE	-	1591'	1.84
ROANTREE LANE	50'	543'	0.57
RUBY ELEANOR DRIVE	50'	732'	0.91
SNEDLEY DRIVE	50'	1153'	1.34
SPEIDEL DRIVE	70'	955'	1.44

TOTAL 8,342' 9.85

### SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:

SECTION 1

- 135 LOTS IN THE SF-R ZONED AREA
- 31 LOTS GREATER THAN OR EQUAL TO 9000 SF (23%)
- 56 LOTS GREATER THAN OR EQUAL TO 7500 SF (41%)
- 48 LOTS GREATER THAN OR EQUAL TO 6250 SF (36%)

PARKLAND CALCULATION:

PARKLAND CALCULATION PER THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKE SIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 ORPC

TOTAL AREA OF THE RIDGE AT BLACKHAWK PHASE 1: 76.317 ACRES  
 TOTAL AREA OF PARKLAND REQUIRED 10% OF TOTAL: 7.632 ACRES  
 TOTAL AREA OF PROPOSED PARKLAND PHASE 1 SECTION 1: 6.12 ACRES  
 (THIS PLAT)  
 TOTAL AREA OF PROPOSED PARKLAND PHASE 1 SECTION 2: 6.01 ACRES

LOT AREAS (SQUARE FEET)	DE/P/PAE
A-1 8,450	A-10 2,061 (DE/PAE)
A-2 7,150	A-11 15,767
A-3 7,150	A-12 9,662
A-4 7,150	A-13 8,064
A-5 7,150	A-14 8,114
A-6 7,150	A-15 8,117
A-7 7,206	A-16 8,121
A-8 7,444	A-17 8,124
A-9 9,622	A-18 8,128
A-10 2,061 (DE/PAE)	A-19 8,132
A-11 15,767	A-20 8,135
A-12 9,662	A-21 8,139
A-13 8,064	A-22 8,142
A-14 8,114	A-23 8,146
A-15 8,117	A-24 8,080
A-16 8,121	A-25 10,897
A-17 8,124	A-26 20,665
A-18 8,128	A-27 12,119
A-19 8,132	A-28 2,680 (LS/PAE)
A-20 8,135	A-29 7,755
A-21 8,139	A-30 7,151
A-22 8,142	A-31 7,151
A-23 8,146	A-32 7,150
A-24 8,080	A-33 7,150
A-25 10,897	A-34 7,334
A-26 20,665	A-35 7,150
A-27 12,119	A-36 7,150
A-28 2,680 (LS/PAE)	A-37 7,150
A-29 7,755	A-38 7,150
A-30 7,151	A-39 7,150
A-31 7,151	A-40 7,150
A-32 7,150	A-41 7,150
A-33 7,150	A-42 7,150
A-34 7,334	A-43 7,150
A-35 7,150	A-44 7,150
A-36 7,150	A-45 6,500 (DE/PAE)
A-37 7,150	A-46 7,150
A-38 7,150	A-47 7,150
A-39 7,150	A-48 7,150
A-40 7,150	A-49 7,319
A-41 7,150	
A-42 7,150	
A-43 7,150	
A-44 7,150	
A-45 6,500 (DE/PAE)	
A-46 7,150	
A-47 7,150	
A-48 7,150	
A-49 7,319	

D-6 7,150	F-1 9,099
D-7 8,450	F-2 7,870
D-8 9,664	F-3 7,150
D-9 9,664	F-4 7,163
D-10 8,450	F-5 8,853
D-11 7,150	F-6 7,425
D-12 8,330	F-7 7,544
D-13 6,313	F-8 8,041
D-14 7,150	F-9 8,218
D-15 8,450	F-10 7,172
D-16 9,664	F-11 12,565
	F-12 12,074
	F-13 7,913
	F-14 7,533
	F-15 7,150
	F-16 7,151
	F-17 7,258
	F-18 7,905
	F-19 8,660
	F-20 25,346 (LS)
	F-21 17,406 (LS/PAE/PUE)

CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	367.35'	1065.00'	019°45'46"	S72°50'42"E	365.53'
C2	396.15'	1135.00'	019°59'53"	S72°57'45"E	394.14'
C3	53.12'	325.00'	009°21'56"	N09°29'18"E	53.06'
C4	44.95'	275.00'	009°21'56"	N09°29'18"E	44.90'
C5	31.42'	20.00'	090°00'00"	N59°10'16"E	28.28'
C6	31.02'	20.00'	088°51'27"	N31°24'01"W	28.00'
C7	20.44'	23.00'	050°54'32"	N38°29'30"E	19.77'
C8	20.44'	23.00'	050°54'32"	N12°26'06"W	19.77'
C9	31.42'	20.00'	090°00'00"	N58°01'42"E	28.28'
C10	31.42'	20.00'	090°00'00"	N31°58'18"W	28.28'
C11	31.42'	20.00'	090°00'00"	N58°01'42"E	28.28'
C12	31.42'	20.00'	090°00'00"	N31°58'18"W	28.28'
C13	87.38'	325.00'	015°24'16"	N19°24'47"E	87.12'
C14	73.94'	275.00'	015°24'16"	N19°24'47"E	73.71'
C15	21.03'	25.00'	048°11'23"	S03°01'13"W	20.41'
C16	162.65'	50.00'	186°22'46"	N72°06'55"E	99.85'
C17	21.03'	25.00'	048°11'23"	N38°47'24"W	20.41'
C18	39.27'	25.00'	090°00'00"	N17°06'55"E	35.36'
C19	31.42'	20.00'	090°00'00"	N72°06'55"E	28.28'
C20	31.42'	20.00'	090°00'00"	N72°06'55"E	28.28'
C21	67.80'	325.00'	011°57'08"	N21°08'21"E	67.67'
C22	57.37'	275.00'	011°57'08"	N21°08'21"E	57.26'
C23	27.43'	275.00'	005°42'52"	S18°01'13"W	27.42'
C24	32.41'	325.00'	005°42'52"	S18°01'13"W	32.40'
C25	30.27'	20.00'	086°43'26"	S64°14'22"W	27.46'
C26	30.32'	20.00'	086°52'01"	N22°33'21"W	27.50'
C27	62.65'	785.00'	004°34'23"	S74°41'06"E	62.64'
C28	181.44'	735.00'	014°08'38"	S69°53'59"E	180.98'
C29	43.32'	785.00'	003°09'42"	S64°24'31"E	43.31'
C30	28.32'	20.00'	081°07'20"	S22°19'25"E	26.01'
C31	17.45'	20.00'	049°59'41"	N87°52'56"W	16.90'
C32	157.25'	50.00'	180°12'01"	S22°46'46"E	100.00'
C33	16.78'	20.00'	048°04'59"	N43°16'45"E	16.30'
C34	116.18'	745.00'	008°56'05"	S22°42'17"W	116.06'
C35	110.09'	795.00'	007°56'04"	S23°12'18"W	110.00'
C36	31.42'	20.00'	090°00'00"	S72°10'20"W	28.28'
C37	31.44'	20.00'	090°03'25"	N17°51'23"W	28.30'
C38	31.42'	20.00'	090°00'00"	S17°49'40"E	28.28'
C39	31.40'	20.00'	089°56'35"	N72°08'37"E	28.27'
C40	117.26'	475.00'	014°08'38"	S69°53'59"E	116.96'
C41	104.91'	425.00'	014°08'38"	S69°53'59"E	104.65'
C42	31.42'	20.00'	090°00'00"	S72°10'20"W	28.28'
C43	32.26'	20.00'	092°24'42"	S16°37'19"E	28.87'
C44	23.64'	325.00'	004°10'00"	S29°15'20"W	23.63'
C45	8.42'	275.00'	001°45'18"	S30°27'41"W	8.42'
C46	20.83'	275.00'	004°20'20"	N29°10'10"E	20.82'
C47	24.61'	325.00'	004°20'20"	N29°10'10"E	24.61'
C48	17.45'	20.00'	049°59'41"	N02°00'09"E	16.90'
C49	161.53'	50.00'	185°06'17"	S69°33'27"W	99.90'
C50	29.71'	20.00'	085°06'55"	S69°33'27"W	27.05'
C51	17.45'	20.00'	049°59'41"	S42°53'15"E	16.90'
C52	45.06'	325.00'	007°56'39"	S71°51'25"E	45.03'
C53	38.13'	275.00'	007°56'39"	S71°51'25"E	38.10'
C54	30.64'	20.00'	087°46'02"	N39°04'41"W	27.73'
C55	30.64'	20.00'	087°46'02"	S48°41'21"W	27.73'
C56	43.61'	325.00'	007°41'18"	N08°38'59"E	43.58'
C57	9.51'	325.00'	001°40'37"	N13°19'57"E	9.51'
C58	11.47'	325.00'	002°01'18"	N12°43'18"E	11.47'
C59	53.36'	325.00'	009°24'28"	N18°26'11"E	53.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C60	22.55'	325.00'	003°58'30"	N25°07'40"E	22.54'
C61	7.16'	50.00'	008°12'18"	N16°58'19"W	7.15'
C62	20.72'	50.00'	023°44'29"	N00°59'56"W	20.57'
C63	33.84'	50.00'	038°46'32"	N30°15'35"E	33.20'
C64	37.14'	50.00'	042°33'37"	N70°55'39"E	36.29'
C65	60.51'	50.00'	089°20'04"	S53°07'30"E	56.88'
C66	3.28'	50.00'	003°45'46"	S16°34'35"E	3.28'
C67	2.32'	50.00'	002°39'28"	N68°26'58"E	2.32'
C68	54.58'	50.00'	062°32'54"	S78°56'51"E	51.91'
C69	39.18'	50.00'	044°53'29"	S25°13'40"E	38.18'
C70	15.08'	50.00'	017°16'57"	S05°51'33"W	15.02'
C71	46.09'	50.00'	052°49'13"	S40°54'38"W	44.48'
C72	7.13'	20.00'	020°25'00"	N57°08'45"E	7.09'
C73	9.66'	20.00'	027°39'58"	N33°04'15"E	9.56'
C74	45.76'	795.00'	003°17'54"	S20°53'13"W	45.76'
C75	55.07'	795.00'	003°58'07"	S24°31'37"W	55.06'
C76	9.26'	795.00'	000°40'03"	S25°50'18"W	9.26'
C77	113.55'	745.00'	008°43'57"	S22°36'14"W	113.44'
C78	2.63'	745.00'	000°12'07"	S27°04'16"W	2.63'
C79	22.25'	325.00'	003°55'22"	N25°09'14"E	22.25'
C80	45.54'	325.00'	008°01'46"	N19°10'40"E	45.51'
C81	35.11'	275.00'	007°18'53"	N18°49'14"E	35.08'
C82	22.26'	275.00'	004°38'15"	N24°47'47"E	22.25'
C83	10.58'	325.00'	001°51'52"	S19°56'43"W	10.58'
C84	21.84'	325.00'	003°51'00"	S17°05'17"W	21.83'
C85	2.74'	735.00'	000°12'48"	S76°51'54"E	2.74'
C86	86.75'	735.00'	006°55'07"	S73°17'56"E	86.70'
C87	88.21'	735.00'	006°52'34"	S66°24'05"E	88.16'
C88	1.74'	735.00'	000°08'08"	S62°53'44"E	1.74'
C89	2.74'	475.00'	000°19'49"	S76°48'23"E	2.74'
C90	56.39'	475.00'	006°48'07"	S73°14'26"E	56.36'
C91	56.39'	475.00'	006°48'07"	S66°26'18"E	56.36'
C92	1.74'	475.00'	000°12'35"	S62°55'57"E	1.74'
C93	13.06'	425.00'	001°45'37"	S63°42'29"E	13.06'
C94	69.64'	425.00'	009°23'18"	S69°16'56"E	69.56'
C95	22.22'	425.00'	002°59'43"	S75°28'27"E	22.21'
C96	44.15'	50.00'	050°35'51"	S02°18'14"W	42.73'
C97	42.58'	50.00'	048°47'32"	S91°58'55"W	41.30'
C98	47.88'	50.00'	054°51'40"	N76°10'28"W	46.07'
C99	26.93'	50.00'	030°51'14"	N33°19'01"W	26.60'
C100	27.03'	325.00'	004°45'54"	S70°16'02"E	27.02'
C101	18.03'	325.00'	003°10'45"	S74°14'22"E	18.03'
C102	4.51'	275.00'	000°56'25"	S68°21'18"E	4.51'
C103	33.62'	275.00'	007°00'14"	S72°19'38"E	33.59'
C104	4.97'	25.00'	011°24'04"	N68°39'51"W	4.97'
C105	67.39'	1135.00'	003°24'06"	S69°07'41"E	67.38'
C106	39.25'	25.00'	089°56'35"	S72°08'37"W	35.34'
C107	39.29'	25.00'	090°03'25"	S17°51'23"E	35.37'
C108	26.36'	20.00'	075°31'21"	N79°21'14"E	24.49'
C109	5.03'	20.00'	014°25'14"	N34°22'57"E	5.02'
C110	19.44'	275.00'	004°03'04"	N29°01'32"E	19.44'
C111	1.38'	275.00'	000°17'16"	N31°11'42"E	1.38'
C112	34.24'	25.00'	078°27'47"	S66°24'13"W	31.62'
C113	32.28'	20.00'	092°28'05"	N51°02'22"E	28.89'
C114	32.28'	20.00'	092°28'05"	S41°25'43"E	28.89'
C115	58.86'	1065.00'	003°09'59"	S69°14'45"E	58.85'
C116	4.44'	20.00'	012°43'32"	S11°10'06"W	4.43'
C117	26.19'	20.00'	075°02'30"	S55°03'07"W	24.36'
C118	87.60'	1150.00'	004°21'52"	S68°36'48"E	87.58'

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRATERRITORIAL JURISDICTION.
2. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY LAKESIDE MUD NO. 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENTS 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.
5. 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 PFLUGERVILLE.
6. 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, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. 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. A SIX-FOOT (6') SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF SPEIDEL DRIVE. A SIX-FOOT (6') SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF HODDE LANE. A MINIMUM OF A FOUR-FOOT (4') SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ARTHURS FLIGHT PATH, BASILONE DRIVE, BOBO DRIVE, ROANTRREE LANE, RUBY ELEANOR DRIVE, SWEDLEY DRIVE AND DUSTIN LANE.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
10. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE IN ACCORDANCE WITH THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKESIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
11. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-STORM PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS UTILIZING ATLAS 14 DATA.
12. 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 MANUAL, AS AMENDED.
13. 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.
14. 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.
15. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS 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.
17. 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.
18. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
19. 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. NO DIRECT ACCESS SHALL BE PERMITTED TO SPEIDEL DRIVE OR HODDE LANE FROM ANY RESIDENTIAL LOT.
20. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE NOTICE OF DESIGNATION OF LOTS FOR VOTING PURPOSE RECORDED IN DOCUMENT NO. 2019052507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AND ALL HIKE AND BIKE TRAILS 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 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.
22. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE NO. 5. 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.
23. LOT 10, BLOCK A; LOT 45, BLOCK A AND LOT 56, BLOCK A ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE MUD NO. 5. LOT 28, BLOCK A; LOT 55, BLOCK A; LOT 57, BLOCK A; LOT 20, BLOCK F AND LOT 21, BLOCK F ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. THE DRAINAGE EASEMENT WITHIN LOT 10, BLOCK A AND LOT 45, BLOCK A SHALL BE MAINTAINED BY THE LAKESIDE MUD NO. 5. THE LANDSCAPE EASEMENT WITHIN LOTS 28, 55 AND 57, BLOCK A; LOTS 20 AND 21, BLOCK A SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
25. 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 BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
26. ALL STREETS ARE PUBLIC STREETS.
27. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
28. 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 OTHER APPROPRIATE JURISDICTION).
29. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE SINGLE-FAMILY RESIDENTIAL (SF-R) DISTRICT REQUIREMENTS FOR ALL RESIDENTIAL LOTS. PER THE CITY OF PFLUGERVILLE UDC 4.2.4 RESIDENTIAL DISTRICTS SETBACK CHART, THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT STREET - 25'; SIDE STREET (CORNER LOTS) - 15'; REAR - 20'; INTERIOR SIDE - 5'.
30. A 6-FOOT HIGH MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF THE RESIDENTIAL LOTS BACKING UP TO LOT 57, BLOCK A AND LOTS 20 AND 21, BLOCK F. THE MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
31. THIS PROPERTY IS GOVERNED BY THE LAKESIDE DEVELOPMENT AGREEMENT, MUD NO. 5, WHICH LIMITS LAND USES WITHIN THIS SECTION TO THE SF-R DISTRICT DESIGN REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL.
32. PUBLIC INFRASTRUCTURE DEPICTED SHALL BE CONSTRUCTED WITH THE FIRST PUBLIC INFRASTRUCTURE PLANS ADJACENT TO THAT SECTION/PHASE.
33. LOT 56, BLOCK A CONTAINS A 20" AND A 30" STEEL GAS PIPELINE.

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN, OWNERS OF THAT CERTAIN 123.219 ACRE TRACT OF LAND AND ROBERT M. TIEMANN, OWNER OF THAT CERTAIN 37.845 ACRE TRACT OF LAND, BEING OUT OF THE BENJAMIN ALLEN SURVEY NO. 73, ABSTRACT NO. 36 AND THE JUAN ZAMBRANO SURVEY NO. 38 ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, CONVEYED TO THEM BY DEEDS RECORDED IN PUBLIC RECORDS NOS. 2017155237 AND 2016158649, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 43.655 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "THE RIDGE AT BLACKHAWK PHASE 1 SECTION 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 \_\_\_\_\_, 20\_\_\_\_ A.D.

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN

ROBERT M. TIEMANN  
4421 ROME LANE  
PFLUGERVILLE, TX 78660

CARRIE PARKER TIEMANN  
4421 ROME LANE  
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, 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 CARRIE PARKER TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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: \_\_\_\_\_

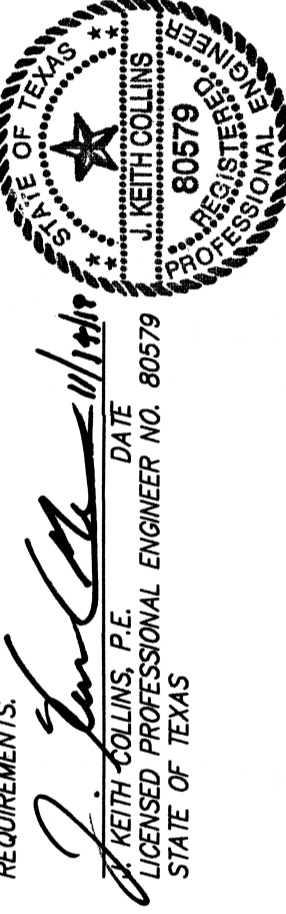
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF TRAVIS

ENGINEER'S CERTIFICATION:  
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) #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, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH TRAVIS COUNTY CHAPTER 482 REQUIREMENTS.



J. Keith Collins, P.E.  
DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER NO. 80579  
STATE OF TEXAS

PLAT NOTES (CONTINUED):

34. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
35. ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
36. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
37. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND 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.
38. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
39. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
40. THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.

FINAL PLAT OF

THE RIDGE AT BLACKHAWK  
PHASE 1 SECTION 1

TRAVIS COUNTY, TEXAS

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(S) 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 SECURE THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION ENDING ON 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 COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SECURITY PRIOR TO PERMITTING THE OWNER(S) SUBDIVISION CONSTRUCTION PLANS.

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.

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK 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 SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

BY: \_\_\_\_\_ PAT EPSTEIN, CHAIRMAN

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

BY: \_\_\_\_\_ EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

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

BY: \_\_\_\_\_ DEPUTY

DATE: 6 SEPTEMBER, 2019

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