

LOCATION MAP  
SCALE: 1" = 500'

## 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: JAN. 25, 2018

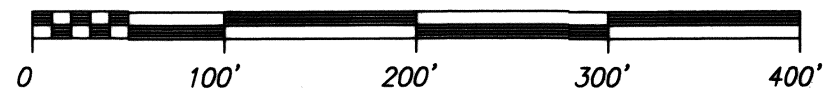
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

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

LAKESIDE AT BLACKHAWK III PHASE 4

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



- LEGEND:
o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
(B) = BLOCK NAME
..... = SIDEWALK REQUIRED (4' WIDE)
..... = SIDEWALK REQUIRED (6' WIDE)
\* \* \* = HIKE AND BIKE TRAIL 10' WIDE
DE = DRAINAGE EASEMENT
LS = LANDSCAPE
OP = OPEN SPACE
PAE = PEDESTRIAN ACCESS EASEMENT
MFF = MINIMUM FINISH FLOOR ELEVATION
WLE = WATER LINE EASEMENT
OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PUE = PUBLIC UTILITY EASEMENT
SLE = SIGHT LINE EASEMENT
ROW = RIGHT OF WAY

EASEMENT NOTES:

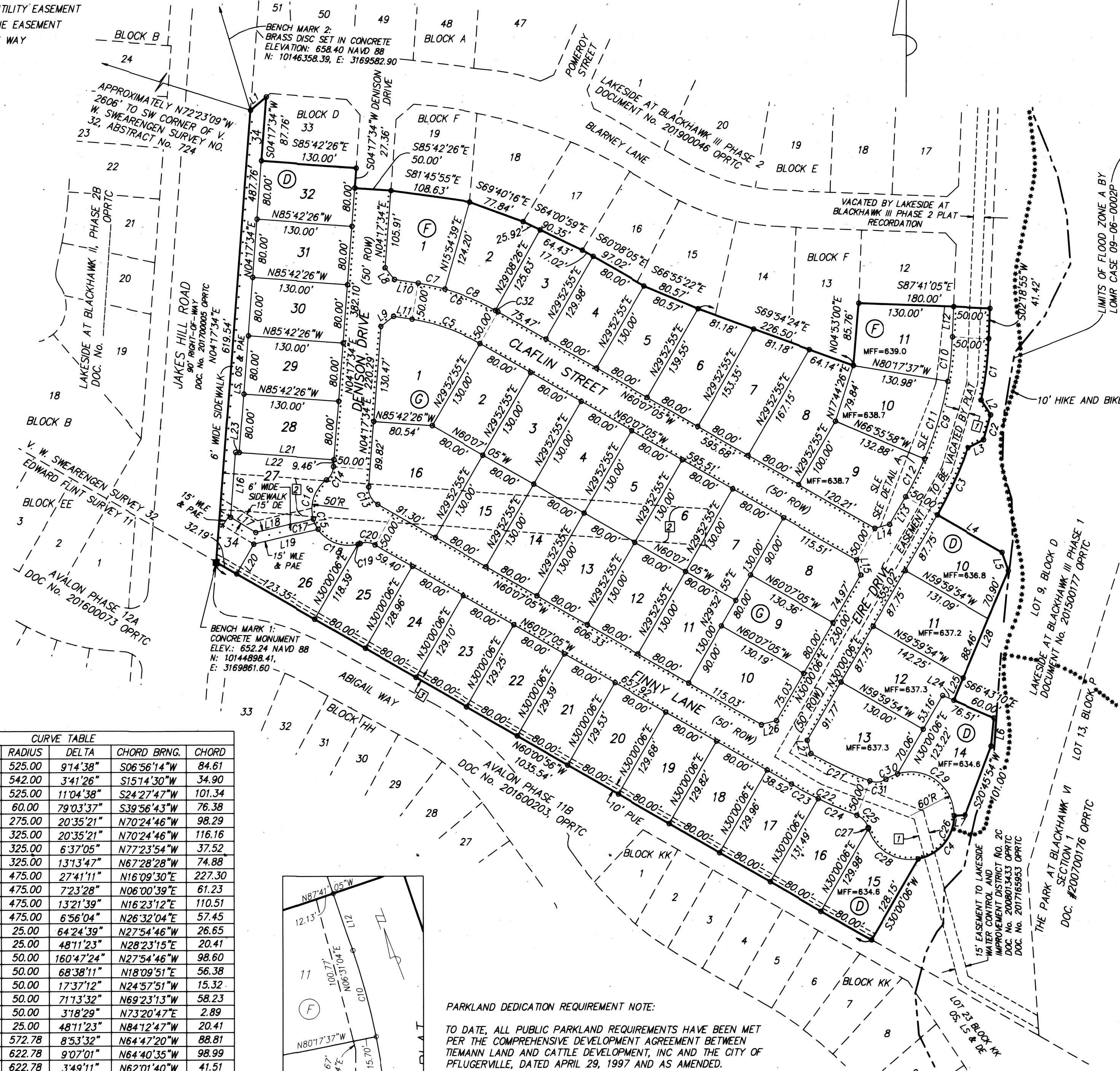
- [1] = EASEMENT TO BE VACATED BY PLAT.
[2] = TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C - DOC. NO. 2018041877 OPRTC (FROM THE DOCUMENT "... THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT, ...")
[3] = TEMPORARY PUBLIC UTILITY EASEMENT TO THE PUBLIC - DOC. NO. 2016050750 OPRTC (FROM THE DOCUMENT "... THIS EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT CONTAINING A PUBLIC UTILITY EASEMENT THAT INCLUDES THE EASEMENT AREA, ...")

LOT AREAS (IN SQUARE FEET) BLOCK-LOT

- D-10 10,862
D-11 11,993
D-12 11,892
D-13 12,837
D-14 11,289
D-15 9,486
D-16 10,790
D-17 10,422
D-18 10,391
D-19 10,380
D-20 10,368
D-21 10,357
D-22 10,345
D-23 10,334
D-24 10,323
D-25 10,245
D-26 11,290
D-27 11,473
D-28 10,400
D-29 10,400
D-30 10,400
D-31 10,400
D-32 10,400
D-34 15,036 (LS)

- F-1 11,515
F-2 11,067
F-3 10,324
F-4 10,399
F-5 10,782
F-6 11,716
F-7 12,820
F-8 13,244
F-9 14,445
F-10 12,708
F-11 12,382

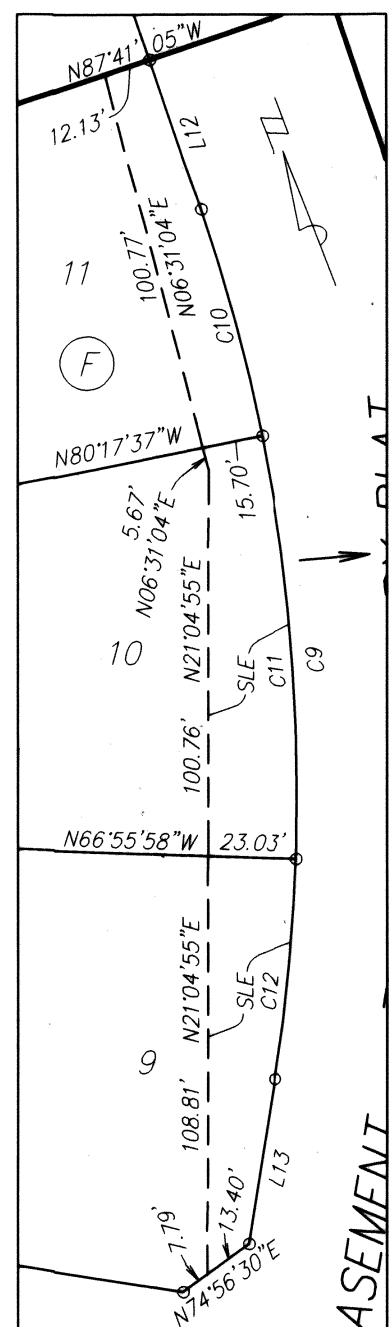
- G-1 15,284
G-2 10,400
G-3 10,400
G-4 10,400
G-5 10,400
G-6 10,400
G-7 10,400
G-8 11,627
G-9 10,422
G-10 11,596
G-11 10,400
G-12 10,400
G-13 10,400
G-14 10,400
G-15 10,400
G-16 16,367



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRNG., CHORD. Lists curves C1 through C32 with their respective measurements.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L15 with their bearings and lengths.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L16 through L28 with their bearings and lengths.



PARKLAND DEDICATION REQUIREMENT NOTE:

TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997 AND AS AMENDED.

LINEAR FEET OF NEW STREETS:

Table with columns: NAME, LENGTH, ROW, ACRES. Lists Denison Drive, Finny Lane, Claflin Street, Eire Drive, and a TOTAL of 2930' length and 3.423 acres.

SITE DATA:

AREA OF THIS PLAT: 16.582 ACRES
3 BLOCKS
50 SINGLE FAMILY LOTS
1 LS, OS & PAE LOT

AREA SUMMARY ACRES

Table with columns: AREA SUMMARY, ACRES. Lists New Streets (3.423), LS, OS & PAE (0.345), Single Family (12.814), and TOTAL (16.582).

BRIEF LEGAL DESCRIPTION:

PART OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724, IN TRAVIS COUNTY, TEXAS, BEING 16.582 ACRES OUT OF THAT 32.759 ACRE TRACT OF LAND CONVEYED TO TIEMANN LAND AND CATTLE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NUMBER 2018012884 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER:

TIEMANN LAND AND CATTLE DEVELOPMENT, INC.
4421 ROWE LANE
PFLUGERVILLE, TEXAS 78660

DATE: JAN. 25, 2018 SCALE: 1" = 100'

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FINAL PLAT OF  
**LAKESIDE AT BLACKHAWK III PHASE 4**  
 TRAVIS COUNTY, TEXAS

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2C. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10 FOOT PUE 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, 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. A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. A SIX FOOT (6') SIDEWALK SHALL BE CONSTRUCTED ALONG JAKES HILL ROAD IN LOT 34, BLOCK D, INCLUDING THE CONNECTION TO DENISON DRIVE AND FINNY 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 #224-09-08-25-8A.
10. THE PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY ORDINANCE #1203-15-02-24.
11. THE ASSESSED WASTEWATER FEE IS \$1362.00 PER LOT PURSUANT TO THE 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, AS AMENDED.
12. THIS SUBDIVISION SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. 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.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
16. 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.
17. 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.
18. 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 CONTROL 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.
19. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 20021010202 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.
20. 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.
21. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE 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.
22. LOT 34, BLOCK D IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. 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.
24. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS.
25. 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.
26. 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.
27. THE 10' HIKE AND BIKE TRAIL IN LOT 9, BLOCK D OF LAKESIDE AT BLACKHAWK III PHASE 1 (DOCUMENT NO. 201500177 OPRTC) AND THE 6' WIDE SIDEWALK IN LOT 34, BLOCK D OF THIS SUBDIVISION WILL BE CONSTRUCTED AT THE SAME TIME AS THE SUBDIVISION IMPROVEMENTS.
28. 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 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.

STATE OF TEXAS  
 COUNTY OF TRAVIS  
 KNOW ALL MEN BY THESE PRESENTS

THAT TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ACTING BY AND THROUGH MATTHEW R. TIEMANN, VICE PRESIDENT, BEING THE OWNER OF 32.759 ACRES TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT No. 724 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2018012884 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 16.582 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LAKESIDE AT BLACKHAWK III PHASE 4", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 11 DAY OF April, 2019 A. D.

TIEMANN LAND AND CATTLE DEVELOPMENT, INC.

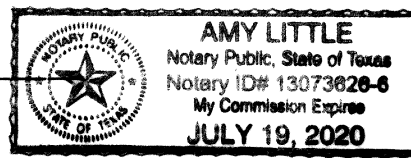
BY: Matthew R. Tiemann  
 MATTHEW R. TIEMANN, VICE PRESIDENT  
 TIEMANN LAND AND CATTLE DEVELOPMENT, INC.  
 4421 ROWE LANE  
 PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS  
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. 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 THE 11 DAY OF April, 2019 A. D.

BY: Amy Little  
 NOTARY PUBLIC, STATE OF TEXAS  
 PRINTED NAME: Amy Little  
 MY COMMISSION EXPIRES: July 19, 2020

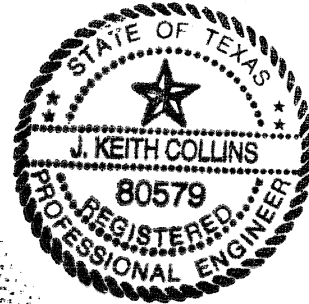


ENGINEER'S FLOOD PLAIN CERTIFICATION:

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) #48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008 AS AMENDED BY LOMR CASE No. 09-06-002P.

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 IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY REGULATIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Keith Collins 3/19/19  
 J. KEITH COLLINS DATE  
 LICENSED PROFESSIONAL ENGINEER No. 80579  
 STATE OF TEXAS



SURVEYORS CERTIFICATION:

STATE OF TEXAS  
 COUNTY OF TRAVIS  
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, STEPHEN R. LAWRENCE, 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, AND THAT THIS PLAT IS IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY REGULATIONS AND THE CITY OF PFLUGERVILLE, TEXAS RULES AND REGULATIONS.

Stephen R. Lawrence 3/19/2019  
 STEPHEN R. LAWRENCE DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
 STATE OF TEXAS



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF PFLUGERVILLE'S EXTRATERRITORIAL JURISDICTION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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, 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 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

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

DEPUTY

DATE: JAN. 25, 2018

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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