

FINAL PLAT OF
THE PARK AT BLACKHAWK III 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

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| | | | |
|-----|----------|-------------------------|-----|
| 1 | 10/24/14 | ADDRESSED CITY COMMENTS | JKW |
| No. | DATE | REVISION | BY |

SHEET 1 OF 3 SHEETS

| |
|--|
| DATE: OCTOBER 6, 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 F-10015400 |

- o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- WWE = WASTEWATER EASEMENT
- DE = DRAINAGE EASEMENT
- (B) = BLOCK NAME
- = FOUR (4') SIDEWALK REQUIRED (6' ALONG JAKES HILL RD.)
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- SWE = SIDEWALK EASEMENT
- **** = HIKE & BIKE TRAIL 10' WIDE

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N66°24'54"E | 21.98 |
| L2 | S33°45'18"W | 12.85 |
| L3 | N33°45'18"E | 15.00 |
| L4 | N33°45'18"E | 15.00 |
| L5 | N50°13'42"E | 13.43 |
| L6 | N60°57'17"W | 51.01 |
| L7 | N60°57'17"W | 29.35 |
| L8 | N35°19'35"W | 27.72 |
| L9 | N54°40'25"E | 35.83 |
| L10 | N66°24'54"E | 21.98 |
| L11 | N54°40'25"E | 35.83 |
| L12 | N66°24'54"E | 39.79 |
| L13 | N54°40'25"E | 45.76 |
| L14 | N00°00'00"E | 43.32 |
| L15 | N51°47'24"W | 76.01 |
| L16 | N29°02'43"E | 117.26 |
| L17 | N29°02'43"E | 138.14 |
| L18 | N29°02'43"E | 20.88 |
| L19 | N46°17'20"W | 124.25 |
| L20 | N33°45'18"E | 2.14 |

A1 10,262
A2 9,883
A3 9,562
A4 8,831
A5 8,125
A6 8,125
A7 8,125
A8 8,125
A9 8,125
A10 8,125
A11 8,628
A12 8,381
A13 10,443
A14 12,810
A15 16,864
A16 8,513
A17 8,951

B1 8,881

C1 11,065
C2 9,671
C3 11,172
C4 9,790
C5 8,598
C6 8,459
C7 8,320
C8 8,960
C9 8,317
C10 10,530

BENCH MARK 1:
CHISELED "X" CUT ON TOP OF CURB
ELEVATION = 663.49' NAVD 88
BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 654.56' NAVD 88

LINEAR FEET OF NEW STREETS
NAME
PEARL KIT DRIVE (50' ROW)
BROWN DIPPER DRIVE (60'-50' ROW)
CONDOR WAY (50' ROW)
TOTAL

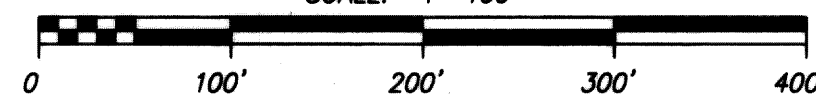
LENGTH
170'
931'
149'
1250'

DETAIL A
SCALE: 1" = 40'

PART OF THAT 23.09 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY, NO. 32, ABSTRACT No. 724 CONVEYED TO THAT RMD RESIDENTIAL, L.P., BY DEED RECORDED IN DOCUMENT NUMBER 20131221262 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT 6.232 ACRE TRACT OUT OF SAID V. W. SWEARENGEN SURVEY, CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2D, BY DEED RECORDED IN DOCUMENT NUMBER 2013194776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



SITE DATA:

AREA OF THIS PLAT: 16.71 ACRES
3 BLOCKS
28 SINGLE FAMILY LOTS
2 OPEN SPACE/DE LOTS
1 OPEN SPACE LOT

| AREA SUMMARY | (ACRES) |
|---------------|---------|
| OPEN SPACE | 0.20 |
| OPEN SPACE/DE | 2.65 |
| PARKLAND/DE | 6.23 |
| RIGHT OF WAY | 1.53 |
| SINGLE FAMILY | 6.10 |
| TOTAL: | 16.71 |

| BLOCK | LOT No. | FFE |
|--------------|----------------|------------|
| A | 1 | 656.7' |
| A | 2 | 655.5' |
| A | 3 | 654.2' |
| A | 4 | 653.2' |
| A | 5 | 652.3' |
| A | 6 | 651.1' |
| A | 7 | 650.1' |
| A | 8 | 649.1' |
| A | 9 | 648.2' |
| A | 10 | 647.9' |
| A | 11 | 647.5' |
| A | 12 | 647.2' |
| A | 13 | 646.9' |
| A | 14 | 646.5' |
| A | 15 | 646.3' |
| A | 16 | 646.0' |
| A | 17 | 646.0' |

SLF IV BLACKHAWK LP
REMAINDER OF
95.414 ACRES (TRACT 3)
DOCUMENT No. 2011043430
OPRTC

ROME LAKE DEVELOPMENT, L.L.C.
3,886 ACRES
DOCUMENT No. 2012/20085 OFFICIAL
S00000100*
24570

15A
PARKLAND/DE
6.23 ACRES

ROBERT TIEMANN
REMAINDER OF 261.870 ACRES
VOLUME 7818 (11047), PAGE 214 (342) RPRTC

RMD RESIDENTIAL, LP
23.09 ACRES
DOCUMENT No. 2013221262 OPRTC

BENCH MARK 2
NORTHING = 10147469.58'
EASTING = 3170256.68'

ROWE LANE DEVELOPMENT, LTD. REMAINDER OF
9.225 ACRES DOC. No. 2005235307 OPRTC

RIGHT OF WAY BY
DOCUMENT No. 2007052450 OPRTC

SLF IV BLACKHAWK LP
REMAINDER OF 79.066 ACRES (TRACT 2)
DOCUMENT # 2011043430

OWNERS:
RMD RESIDENTIAL, L.P. AND
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT No. 2D

DATE: OCTOBER 6, 2014

SCALE: 1" = 100'

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
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F-10015400

SHEET 2 OF 3 SHEETS

| | | | |
|-----|----------|-------------------------|-----|
| 1 | 10/24/14 | ADDRESSED CITY COMMENTS | JKW |
| No. | DATE | REVISION | BY |

NOTES:

- THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
- 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.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF PEARL KITE DRIVE, BROWN DIPPER DRIVE AND CONDOR WAY IN THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. ALL SIDEWALKS SHALL BE 4 FEET IN WIDTH.
- 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 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.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCD) NO. 2C THROUGH WHOLESALE AGREEMENTS WITH MANVILLE WATER SUPPLY CORPORATION FOR WATER AND THE CITY OF PFLUGERVILLE FOR WASTEWATER.
- 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 WCD 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.
- LOT 1A, BLOCK A AND LOT 1A, BLOCK B SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE WCD NO. 2C AND ARE RESTRICTED TO NON-RESIDENTIAL USES.
- LOT 15A, BLOCK A IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE WCD NO. 2C.
- THE HIKE AND BIKE TRAIL ON LOT 15A, BLOCK A, WILL BE OWNED AND MAINTAINED BY THE LAKESIDE WCD NO. 2C.
- 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 IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- PER THE SIXTH AMENDMENT TO COMPREHENSIVE DEVELOPMENT AGREEMENT THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
- 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 DOWNCAST AND FULL CUT OFF TYPE, A DROP DOWN LENS SHALL BE PROHIBITED.
- 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.
- A 10 FOOT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- PER AGREEMENT WITH THE CITY OF PFLUGERVILLE, NEITHER THE DEVELOPER NOR TRAVIS COUNTY WILL BE REQUIRED TO CONSTRUCT THE SECOND HALF OF JAKES HILL ROAD ACCORDING TO THE TRAFFIC IMPACT ANALYSIS UPDATE FOR PARK AT BLACKHAWK SECTIONS III & VII DATED JULY 10, 2013.
- THE PROJECT WILL UTILIZE THE EXISTING REGIONAL POND #4 PER THE SPEIDEL ROAD PHASE II DRAINAGE STUDY, DATED MAY 23, 2007.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 25', REAR: 20', SIDE: 5', AND STREET SIDE: 15'.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- A PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. THE FLOODPLAIN WAS MODIFIED BY LOMR CASE NO. 09-06-0002P AS SHOWN ON THE PLAN.
- ALL FLOODPLAIN ARE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENT SHOWN ON THE PLAN.
- ALL DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT 2C.
- THE WASTEWATER EASEMENT LOCATED BETWEEN LOTS 13 AND 14, BLOCK A, WILL BE MAINTAINED BY LAKESIDE WCD NO. 2C.

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.

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT RMD RESIDENTIAL, L.P., OWNER OF THAT CERTAIN 23.09 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT No. 724 CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2013221262 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT No. 2D, THE OWNER OF THAT CERTAIN 6.232 ACRE TRACT OUT OF SAID V. W. SWEARENGEN SURVEY, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2013194776 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 16.71 ACRES OUT OF SAID TRACTS 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 III PHASE 1" AND DO 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 23 DAY OF October A. D. 2014

RMD RESIDENTIAL, L.P.

BY: RMD Residential, L.P. ITS Manager

508 BAYLOR STREET
AUSTIN, TX 78703

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT No. 2D,

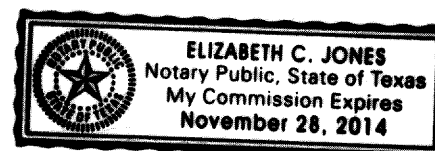
BY: _____

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN NEESE, 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 29 DAY OF October 2014.

BY: Elizabeth C. Jones
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 _____, 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:

FINAL PLAT OF

THE PARK AT BLACKHAWK III PHASE 1

SURVEYORS CERTIFICATION:

I, J. KENNETH WEIGAND, 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 COMPLIES WITH TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

J. Kenneth Weigand Oct. 28, 2014
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5741
STATE OF TEXAS

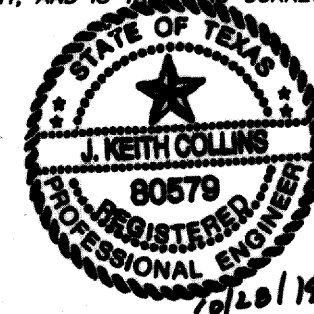


ENGINEER'S CERTIFICATION:

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) #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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Keith Collins
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



| CURVE TABLE | | | | | |
|-------------|--------|---------|------------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BRNG. | CHORD |
| C1 | 457.59 | 1455.00 | 18°01'10" | N52°30'52"E | 455.71 |
| C2 | 4.99 | 325.00 | 0°52'50" | N65°58'29"E | 4.99 |
| C3 | 628.65 | 1465.00 | 24°35'11" | N61°11'35"W | 623.84 |
| C4 | 40.32 | 25.00 | 92°24'17" | N02°41'51"W | 36.09 |
| C5 | 176.81 | 1465.00 | 6°54'54" | N70°01'44"W | 176.70 |
| C6 | 451.84 | 1465.00 | 17°40'17" | N57°44'08"W | 450.05 |
| C7 | 79.07 | 275.00 | 16°28'24" | N41°59'30"E | 78.79 |
| C8 | 59.48 | 325.00 | 10°29'08" | N38°59'53"E | 59.39 |
| C9 | 30.03 | 25.00 | 68°49'01" | N84°38'13"E | 28.25 |
| C10 | 85.73 | 325.00 | 15°06'47" | N41°18'42"E | 85.48 |
| C11 | 26.25 | 325.00 | 4°37'39" | N46°33'16"E | 26.24 |
| C12 | 20.48 | 25.00 | 46°55'50" | N25°24'10"E | 19.91 |
| C13 | 144.25 | 50.00 | 165°17'51" | N84°35'11"E | 99.18 |
| C14 | 21.03 | 25.00 | 48°11'23" | N36°51'35"W | 20.41 |
| C15 | 22.87 | 50.00 | 26°12'16" | N15°02'23"E | 22.67 |
| C16 | 52.22 | 50.00 | 59°50'39" | N58°03'51"E | 49.88 |
| C17 | 57.76 | 50.00 | 66°11'19" | N58°55'10"W | 54.60 |
| C18 | 11.40 | 50.00 | 13°03'37" | N19°17'42"W | 11.37 |
| C19 | 134.77 | 651.27 | 11°51'22" | N55°01'35"W | 134.53 |
| C20 | 71.73 | 651.27 | 6°18'38" | N57°47'58"W | 71.69 |
| C21 | 63.04 | 651.27 | 5°32'44" | N51°52'16"W | 63.01 |
| C22 | 145.11 | 701.27 | 11°51'22" | N55°01'35"W | 144.86 |
| C23 | 22.31 | 701.27 | 1°49'22" | N60°02'36"W | 22.31 |
| C24 | 63.98 | 701.27 | 5°13'39" | N56°31'05"W | 63.96 |
| C25 | 58.82 | 701.27 | 4°48'22" | N51°30'05"W | 58.81 |
| C26 | 102.16 | 425.00 | 13°46'19" | N42°12'45"W | 101.91 |
| C27 | 59.24 | 425.00 | 7°59'10" | N45°06'19"W | 59.19 |
| C28 | 42.92 | 425.00 | 5°47'09" | N38°13'10"W | 42.90 |
| C29 | 126.19 | 525.00 | 13°46'19" | N42°12'45"W | 125.89 |
| C30 | 59.22 | 525.00 | 6°27'45" | N45°52'02"W | 59.18 |
| C31 | 62.65 | 525.00 | 6°50'15" | N39°13'02"W | 62.61 |
| C32 | 4.32 | 525.00 | 0°28'19" | N35°33'45"W | 4.32 |
| C33 | 31.42 | 20.00 | 90°00'00" | N09°40'25"E | 28.28 |
| C34 | 56.36 | 275.00 | 11°44'30" | N60°32'40"E | 56.26 |
| C35 | 61.61 | 325.00 | 10°51'40" | N60°06'15"E | 61.52 |
| C36 | 66.60 | 325.00 | 11°44'30" | N60°32'40"E | 66.49 |
| C37 | 31.42 | 20.00 | 90°00'00" | N80°19'35"W | 28.28 |
| C38 | 123.26 | 1455.00 | 4°51'14" | N59°05'50"E | 123.22 |
| C39 | 32.11 | 20.00 | 91°59'48" | N10°40'19"E | 28.77 |
| C40 | 101.41 | 1455.00 | 3°59'37" | N54°40'25"E | 101.39 |
| C41 | 32.11 | 20.00 | 91°59'48" | N81°19'29"W | 28.77 |
| C42 | 232.92 | 1455.00 | 9°10'19" | N48°05'27"E | 232.67 |

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

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

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 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
TRAVIS 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
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

DATE: OCTOBER 6, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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SHEET 3 OF 3 SHEETS