

LOCATION MAP  
SCALE: 1" = 800'

## 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.

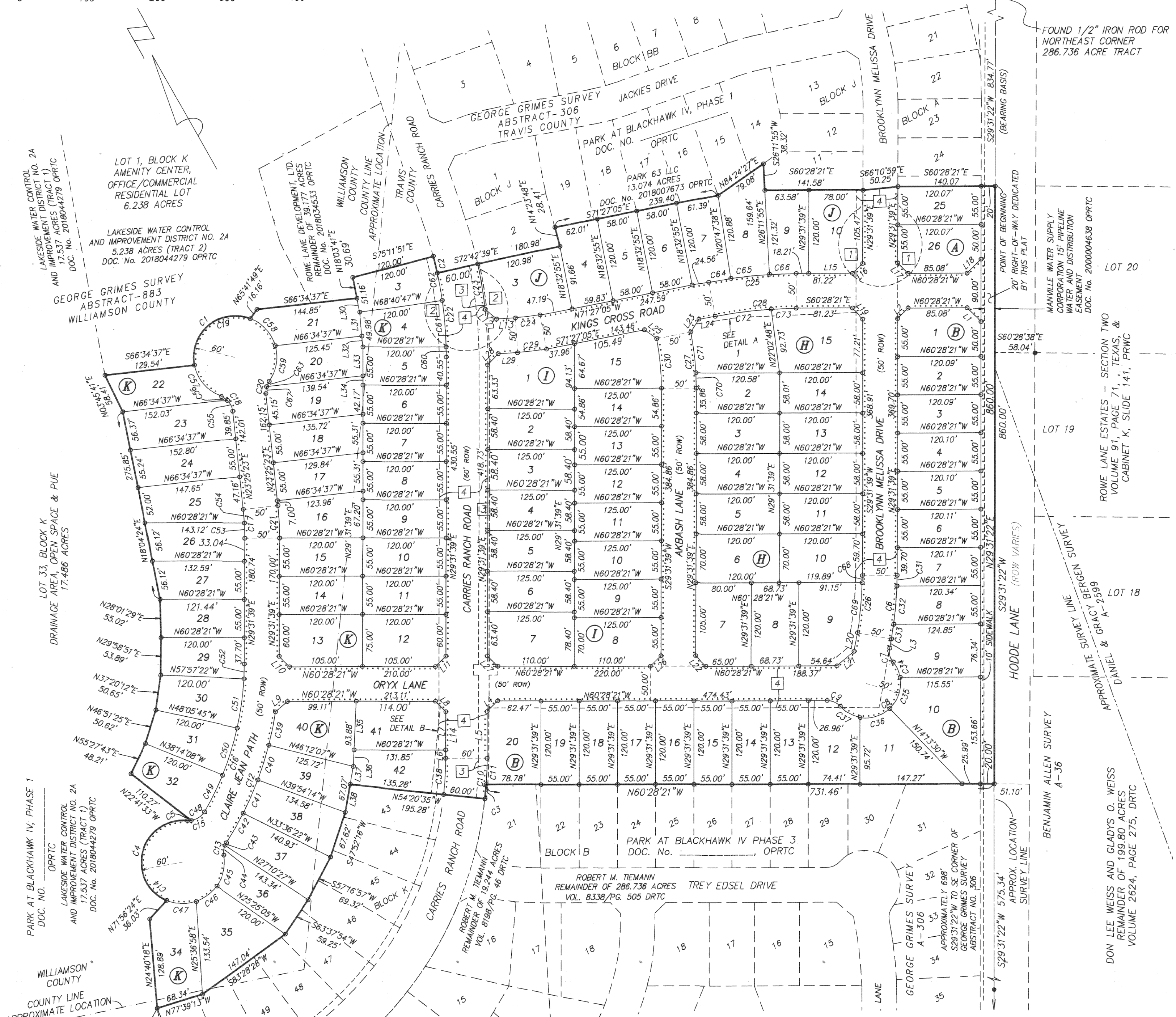
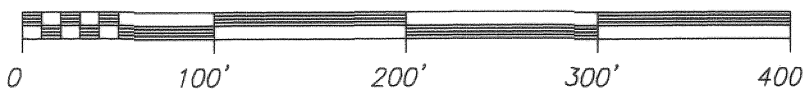
DATE: FEB. 22, 2018

**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

FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 2**  
 WILLIAMSON AND TRAVIS COUNTIES, TEXAS

SCALE: 1"=100'



FOUND 1/2" IRON ROD FOR  
 NORTHEAST CORNER  
 286.736 ACRE TRACT

LOT 1, BLOCK K  
 AMENITY CENTER,  
 OFFICE/COMMERCIAL  
 RESIDENTIAL LOT  
 6.238 ACRES

LAKESIDE WATER CONTROL  
 AND IMPROVEMENT DISTRICT NO. 2A  
 5.238 ACRES (TRACT 2)  
 DOC. No. 2018044279 OPRTC

GEORGE GRIMES SURVEY  
 ABSTRACT-883  
 WILLIAMSON COUNTY

LOT 33, BLOCK K  
 DRAINAGE AREA, OPEN SPACE & PUE  
 17.486 ACRES

PARK AT BLACKHAWK IV, PHASE 1  
 OPRTC  
 DOC. No. 2018044279 OPRTC

LAKESIDE WATER CONTROL  
 AND IMPROVEMENT DISTRICT NO. 2A  
 17.537 ACRES (TRACT 1)  
 DOC. No. 2018044279 OPRTC

WILLIAMSON COUNTY

COUNTY LINE APPROXIMATE LOCATION

TRAVIS COUNTY

JNC DEVELOPMENT, INC.  
 29.50 ACRES  
 DOC. No. 2015165363 OPRTC

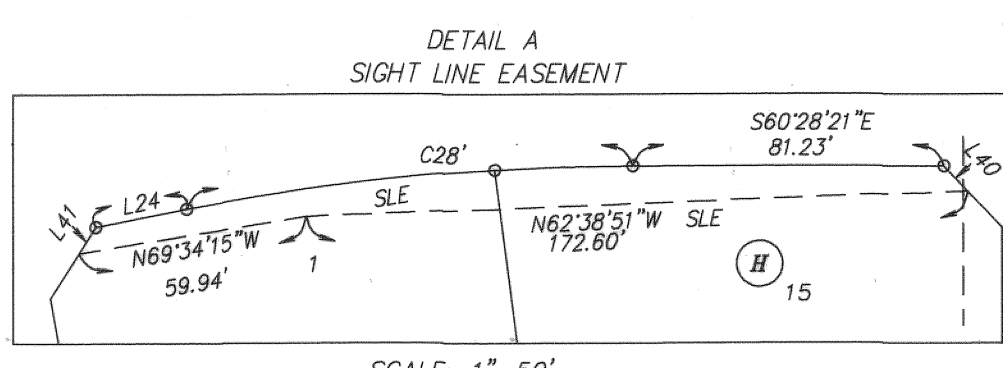
**BRIEF DESCRIPTION:**

BEING 23.419 ACRES SITUATED IN THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, AND IN THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 23.419 ACRE TRACT OF LAND CONVEYED TO PARK 63 LLC BY DEED RECORDED IN DOCUMENT NO. 2018172339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

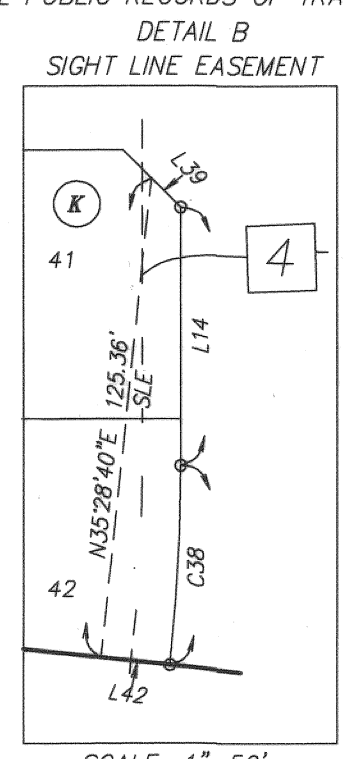
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0285H, TRAVIS COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008, COMMUNITY 481026.

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 AND IS IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.

*J. Keith Collins* 3/14/19  
 J. KEITH COLLINS  
 LICENSED PROFESSIONAL ENGINEER No. 80579  
 STATE OF TEXAS



SCALE: 1"=50'



SCALE: 1"=50'

- LEGEND:**
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - ..... = FOUR FOOT (4') WIDE SIDEWALK REQUIRED
  - ..... = 10 FOOT (10') SIDEWALK IS ALONG SUBDIVISION SIDE OF HODDE LANE
  - Ⓚ = BLOCK NAME
  - Ⓛ = BENCH MARK
  - = 1/2" IRON ROD IN CONCRETE & BENCH MARK

**OWNER:**

PARK 63 LLC  
 4421 ROWE LANE  
 PFLUGERVILLE, TX 78660  
 TRAVIS COUNTY

STATE OF TEXAS  
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, WILLIAM L. JOHNSON, DO HEREBY CONFIRM 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 IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE, THAT ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT.

*William L. Johnson* 14 MARCH 2019  
 WILLIAM L. JOHNSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425  
 STATE OF TEXAS



DATE: FEB. 22, 2018 SCALE: 1"=100'

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NOTES:

PARK AT BLACKHAWK IV, PHASE 2  
WILLIAMSON AND TRAVIS COUNTIES, TEXAS

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY (WHOLESALE). WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE). RETAIL WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY LAKESIDE WCID.
3. A TEN FOOT PUBLIC UTILITY AND SIDEWALK EASEMENT (PUE) IS HEREBY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24.
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 TEN FOOT (10') SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF HODDE LANE. THE SIDEWALK ON HODDE LANE IS REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER OR POST THE FEE-IN-LIEU OF CONSTRUCTING THE SIDEWALK WITH TRAVIS COUNTY.
8. A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF CLAIRE JEAN PATH, ORYX LANE, KINGS CROSS ROAD, AKBASH LANE, BROOKLYNN MELISSA DRIVE AND CARRIES RANCH ROAD. 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-BA.
10. 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.
11. THE ASSESSED WASTEWATER 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 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. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
19. 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.
20. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
21. LOTS 1-10 BLOCK B AND LOTS 25-26 BLOCK A, ARE PROHIBITED FROM TAKING ACCESS TO HODDE LANE. LOTS 12, 13, 40, 41 BLOCK K, AND LOTS 7 AND 8 BLOCK I ARE PROHIBITED FROM TAKING ACCESS TO ORYX LANE. LOT 20 BLOCK B IS PROHIBITED FROM TAKING ACCESS TO CARRIES RANCH ROAD. LOT 3 BLOCK J; LOT 1 AND 15 BLOCK I; LOT 1 AND 15 BLOCK H; LOT 26 BLOCK A; LOT 1 BLOCK B ARE PROHIBITED FROM TAKING ACCESS TO KINGS CROSS ROAD. LOT 10 BLOCK J AND LOT 9 BLOCK H ARE PROHIBITED FROM TAKING ACCESS TO BROOKLYNN MELISSA DRIVE. LOT 7 BLOCK H IS PROHIBITED FROM TAKING ACCESS TO AKBASH LANE.
22. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.
23. A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF LOTS 1-10 BLOCK B AND 25-26 BLOCK A FACING HODDE LANE. MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED/MAINTAINED BY THE HOA.
24. 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 OR THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
25. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
26. LOTS WITHIN BLOCK K MAY BE LOCATED WITHIN BOTH TRAVIS AND WILLIAMSON COUNTY, WHICH COULD AFFECT ESD'S RESPONSE.
27. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
28. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
29. IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
30. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
31. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
32. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT LIE ENTIRELY WITHIN WILLIAMSON COUNTY, AND FOR THE PORTION OF LOTS 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 34, 35, 37, 38, 39' AND 40. BLOCK K, WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDRIES IN THIS AREA.

NOTES CONTINUED:

- 34. 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) #48453CO-0825H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY #481026.
35. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
36. ALL BEARINGS ARE BASED ON THE NORTHWEST LINE OF HODDE LANE, CALLED AS S29°31'22"W IN THE DEED RECORDED IN DOCUMENT NO. 2018172339 OPRTC.

EASEMENT LIST:

- 1 = 0.286 ACRE TEMPORARY CUL-DE-SAC EASEMENT TO COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018117924 OPRTC - FROM THE DOCUMENT "THE EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS AN EXTENSION OF ROLLING CREEK ROAD OVER AND THROUGH THE CUL-DE-SAC IS DEDICATED TO GRANTEE."
2 = 0.264 ACRE TEMPORARY CUL-DE-SAC EASEMENT TO COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018117923 OPRTC - FROM THE DOCUMENT "THE EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS AN EXTENSION OF ROLLING CREEK ROAD OVER AND THROUGH THE CUL-DE-SAC IS DEDICATED TO GRANTEE."
3 = 0.2743 ACRE TEMPORARY WATER LINE EASEMENT -DOC. NO. OPRTC.
4 = 3.987AC TEMPORARY WASTEWATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018097592 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, ..."

LOT AREAS:

Table listing lot areas for BLOCK A through BLOCK K. Includes lot numbers and square footages.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L42 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRNG., CHORD. Lists curves C1 through C73 with their respective dimensions.

SITE DATA:

AREA OF THIS PLAT: 23.419 ACRES
17.539 ACRES SINGLE FAMILY
5.485 ACRES STREET AREA
0.395 ACRE RIGHT-OF-WAY DEDICATION
BLOCKS: 6
SINGLE FAMILY LOTS: 99

TOTALS BY COUNTY:

TRAVIS COUNTY - 72 LOTS AND 3,560 LINEAR FEET OF ROADWAY.
WILLIAMSON COUNTY - 27 LOTS AND 864 LINEAR FEET OF ROADWAY.

NEW STREETS:

Table listing new streets: CLAIRE JEAN PATH, CARRIES RANCH ROAD, AKBASH LANE, BROOKLYNN MELISSA DRIVE, KING'S CROSS ROAD, ORYX LANE. Includes length, width, acres, and design speed.

TOTAL 4,424' 5.485

DATE: FEB. 22, 2018

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