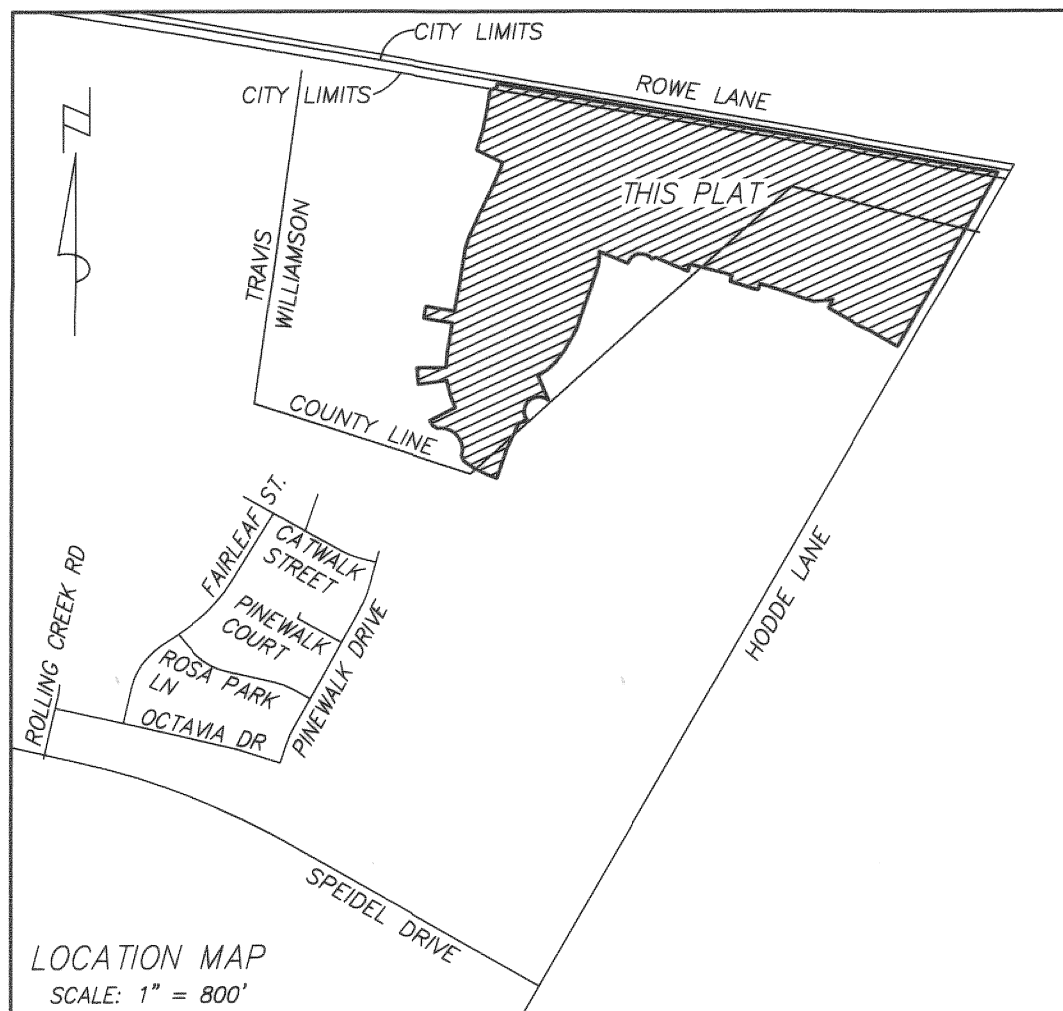




TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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

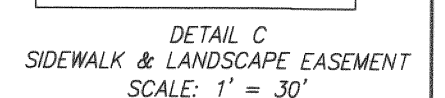
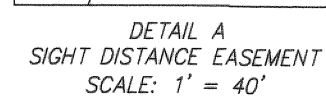
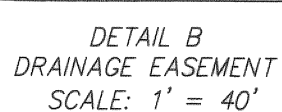
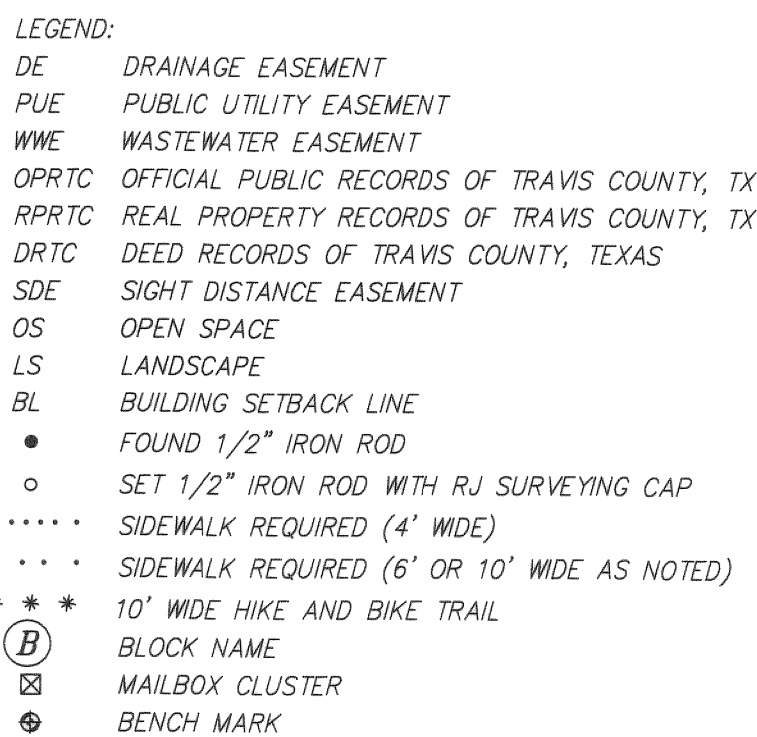
DATE: AUGUST 20, 2017

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

SCALE: 1"=100'

A horizontal graphic scale bar with tick marks at 0, 100', 200', 300', and 400'. The bar is divided into four equal segments of 100 feet each. The first segment (0 to 100') is further divided into four smaller segments, each representing 25 feet. The segments are filled with different patterns: the first 25-foot segment has a checkerboard pattern, the second has horizontal lines, the third has vertical lines, and the fourth has a diagonal line pattern.



DATE: AUGUST 20, 2017

SCALE: 1" = 100'

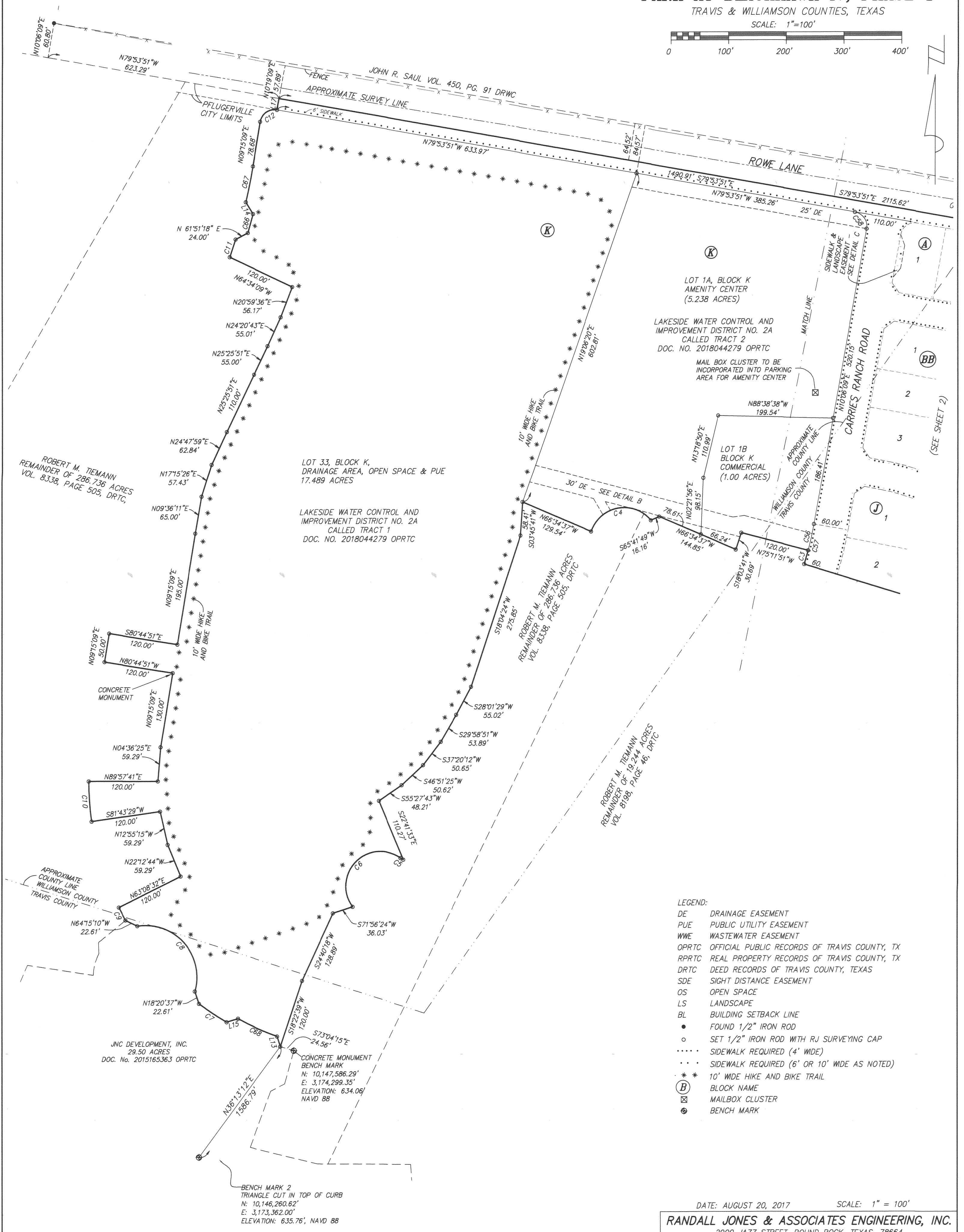
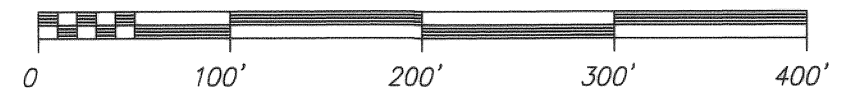
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F-9784

F-10015400

FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 1
TRAVIS & WILLIAMSON COUNTIES, TEXAS
SCALE: 1"=100'



- LEGEND:
- DE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - WWE WASTEWATER EASEMENT
 - OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
 - RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY, TX
 - DRTC DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - SDE SIGHT DISTANCE EASEMENT
 - OS OPEN SPACE
 - LS LANDSCAPE
 - BL BUILDING SETBACK LINE
 - FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - SIDEWALK REQUIRED (4' WIDE)
 - SIDEWALK REQUIRED (6' OR 10' WIDE AS NOTED)
 - * 10' WIDE HIKE AND BIKE TRAIL
 - (B) BLOCK NAME
 - ☒ MAILBOX CLUSTER
 - ⊕ BENCH MARK

DATE: AUGUST 20, 2017 SCALE: 1" = 100'

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S:\LAND2501-2550\2529.dwg\2529-PLAT.dwg 3/27/2018 3:18:21 PM CDT

1. THIS PLAT LIES WITHIN THE CITY LIMITS AND ETJ OF PFLUGERVILLE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WCID No. 2A. 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. 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). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN FOOT PUBLIC UTILITY 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 ENGINEERING DESIGN MANUAL PER ORDINANCE No. 1208-15-02-24. 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, WILLIAMSON 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, WILLIAMSON 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 EACH SIDE OF CARRIES RANCH ROAD, MANDALIN STREET, JACKIES DRIVE, AND BROOKLYN MELISSA DRIVE.
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 SHALL MITGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
10. 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.
11. 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.
12. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND WILLIAMSON COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
13. 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.
14. 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.
15. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. 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.
17. 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.
18. ROW ACCESS FOR LOTS 1-14, BLOCK A, IS RESTRICTED TO MANDALIN OR BROOKLYN MELISSA DRIVE, AS APPLICABLE; ACCESS FROM LOT 1, BLOCK BB, TO MANDALIN STREET IS PROHIBITED; ACCESS FROM LOT 3, BLOCK BB, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 13, BLOCK BB, TO MANDALIN STREET IS PROHIBITED; ACCESS FROM LOT 10, BLOCK BB, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 1, BLOCK J, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 13, BLOCK J, TO JACKIES DRIVE IS PROHIBITED; AND ACCESS FROM LOTS 16-24, BLOCK A, IS RESTRICTED TO BROOKLYN MELISSA DRIVE.
19. THE SIDEWALK EASEMENT ON BLOCK A, LOT 1 IS HEREBY GRANTED, IMPOSED AND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A FOR THE CONSTRUCTION, INSTALLATION, PLACEMENT, OPERATION, MAINTENANCE, REPAIR, UPGRADE AND REPLACEMENT OF A PUBLIC SIDEWALK TO ALLOW PEDESTRIAN ACCESS OVER AND ACROSS THE EASEMENT AREA. MOTORIZED VEHICULAR ACCESS SHALL NOT BE ALLOWED OVER AND ACROSS THE EASEMENT.
20. LOTS 15 AND 24A, BLOCK A; LOT 1, BLOCK CC; AND LOT 33, BLOCK K, SHALL BE OWNED AND MAINTAINED AS OPEN SPACE BY THE HOMEOWNERS ASSOCIATION AND ARE RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT No. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'. A FRONT SETBACK GREATER THAN 25' MAY BE REQUIRED ON LOTS 12 AND 13, BLOCK J, DUE TO THE SIGHT LINE EASEMENT.
22. THIS SUBDIVISION IS SUBJECT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED (WITH RESPECT TO TREE PRESERVATION.)
23. 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.
24. 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.
25. A SIX (6) FOOT PUBLIC SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF ROWE LANE. A TEN (10) FOOT SIDEWALK IS REQUIRED ALONG BOTH SIDES OF HODDE LANE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
26. ALL SIDEWALKS IN WILLIAMSON COUNTY WILL BE MAINTAINED BY THE PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION.

27. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE 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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
28. 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.
29. 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.
30. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT LIE WITHIN WILLIAMSON COUNTY, INCLUDING BLOCK A, LOTS 1-2; BLOCK BB, LOTS 1-2; AND BLOCK K, LOT 1. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
31. 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.
32. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
33. LOTS 1A AND 1B, BLOCK K WILL BE OWNED AND MAINTAINED BY LAKESIDE WCID # 2A.

NEW STREETS:

	LENGTH	WIDTH	ACRES	SPEED
CARRIES RANCH ROAD (PUBLIC)	620'	60'	0.861	35mph
MANDALIN STREET (PUBLIC)	701'	50'	0.810	30mph
JACKIES DRIVE (PUBLIC)	671'	50'	0.718	30mph
BROOKLYN MELISSA DRIVE (PUBLIC)	548'	50'	0.664	30mph
NEW HODDE/ROWE LANE ROW (PUBLIC)	N/A	N/A	2.313	N/A
TOTAL	2,540'		5.366	

LOT AREAS:

BLOCK A
LOT 1 = 9,128 S.F.
LOT 2 = 6,875 S.F.
LOT 3 = 6,875 S.F.
LOT 4 = 6,875 S.F.
LOT 5 = 6,875 S.F.
LOT 6 = 6,875 S.F.
LOT 7 = 6,874 S.F.
LOT 8 = 7,146 S.F.
LOT 9 = 7,246 S.F.
LOT 10 = 7,101 S.F.
LOT 11 = 7,202 S.F.
LOT 12 = 6,433 S.F.
LOT 13 = 6,433 S.F.
LOT 14 = 8,498 S.F.
LOT 15 = 16,478 S.F. (OS)
LOT 16 = 6,591 S.F.
LOT 17 = 6,600 S.F.
LOT 18 = 6,600 S.F.
LOT 19 = 6,600 S.F.
LOT 20 = 6,600 S.F.
LOT 21 = 7,006 S.F.
LOT 22 = 7,448 S.F.
LOT 23 = 6,732 S.F.
LOT 24 = 6,604 S.F.
LOT 24A = 1,801 S.F. (OS)

BLOCK CC
LOT 1 = 2,101 S.F. (OS)

BLOCK K
LOT 1A = 5.238 ACRES (AMENITY)
LOT 1B = 1.00 ACRE (COMMERCIAL)
LOT 33 = 17.489 ACRES (DE)

BLOCK BB

LOT 1 = 10,202 S.F.
LOT 2 = 8,160 S.F.
LOT 3 = 10,568 S.F.
LOT 4 = 9,933 S.F.
LOT 5 = 8,600 S.F.
LOT 6 = 8,491 S.F.
LOT 7 = 8,001 S.F.
LOT 8 = 7,792 S.F.
LOT 9 = 8,089 S.F.
LOT 10 = 8,301 S.F.
LOT 11 = 7,200 S.F.
LOT 12 = 7,200 S.F.
LOT 13 = 8,978 S.F.
LOT 14 = 8,161 S.F.
LOT 15 = 8,449 S.F.
LOT 16 = 7,840 S.F.
LOT 17 = 7,295 S.F.
LOT 18 = 7,096 S.F.
LOT 19 = 6,898 S.F.
LOT 20 = 6,699 S.F.

BLOCK J
LOT 1 = 11,438 S.F.
LOT 2 = 8,718 S.F.
LOT 11 = 7,667 S.F.
LOT 12 = 6,600 S.F.
LOT 13 = 10,012 S.F.
LOT 14 = 8,441 S.F.
LOT 15 = 7,964 S.F.
LOT 16 = 8,165 S.F.
LOT 17 = 8,147 S.F.
LOT 18 = 7,911 S.F.
LOT 19 = 8,020 S.F.

FINAL PLAT OF

PARK AT BLACKHAWK IV, PHASE 1

TRAVIS & WILLIAMSON COUNTY, TEXAS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG. CHORD
C1	60.79	40.00	87°04'13"	S30°38'44"E 55.10
C2	305.74	1055.00	16°36'16"	S21°13'14"W 304.67
C3	24.74	570.00	2°29'13"	N16°02'45"E 24.74
C4	128.33	60.00	122°32'45"	S79°29'05"W 105.23
C5	5.45	25.00	12°29'49"	N60°26'34"W 5.44
C6	170.91	60.00	163°12'26"	S44°12'08"W 118.71
C7	57.54	486.00	06°47'00"	N56°09'26"W 57.50
C8	180.25	90.00	114°45'13"	N41°17'54"W 151.60
C9	25.22	486.00	2°58'23"	N28°20'39"W 25.22
C10	69.87	486.00	8°14'12"	N04°09'25"W 69.81
C11	32.39	931.74	01°59'32"	N18°16'12"E 32.39
C12	39.64	25.00	90°51'00"	N54°40'39"E 35.62
C13	199.55	2000.00	5°43'00"	S77°02'21"E 199.47
C14	3.26	2000.00	0°05'36"	N74°13'39"W 3.26
C15	55.05	2000.00	1°34'38"	N75°03'46"W 55.05
C16	61.66	2000.00	1°45'59"	N76°44'05"W 61.66
C17	61.24	2000.00	1°45'16"	N78°29'43"W 61.24
C18	18.33	2000.00	0°31'30"	N79°38'06"W 18.33
C19	67.17	525.00	7°19'48"	N76°13'57"W 67.12
C20	32.86	525.00	3°35'09"	N78°06'17"W 32.85
C21	34.31	525.00	3°44'39"	N74°26'33"W 34.30
C22	60.77	475.00	7°19'48"	N76°13'57"W 60.73
C23	37.93	475.00	4°34'29"	N77°36'36"W 37.92
C24	22.84	475.00	2°45'19"	N73°56'42"W 22.84
C25	21.03	25.00	48°11'23"	N83°20'16"E 20.41
C26	3.58	25.00	8°12'28"	N76°40'17"W 3.58
C27	17.45	25.00	39°58'55"	N79°14'02"E 17.09
C28	161.20	50.00	184°42'57"	N28°23'57"W 99.92
C29	44.72	50.00	51°14'52"	N84°52'00"E 43.25
C30	43.66	50.00	50°02'01"	N44°29'33"W 42.29
C31	35.76	50.00	40°58'29"	N01°00'42"E 35.00
C32	37.05	50.00	42°27'35"	N42°43'44"E 36.21
C33	21.03	25.00	48°11'23"	N39°51'50"E 20.41
C34	9.87	25.00	22°36'47"	N52°39'08"E 9.80
C35	11.16	25.00	25°34'36"	N28°33'26"E 11.07
C36	38.54	25.00	88°20'11"	N28°23'57"W 34.84
C37	61.59	275.00	12°49'55"	N23°06'42"E 61.46
C38	78.04	325.00	13°45'30"	N22°38'54"E 77.86
C39	51.78	325.00	9°07'43"	N24°27'13"E 51.73
C40	23.37	325.00	4°07'13"	N17°49'45"E 23.37
C41	41.58	325.00	7°19'48"	N76°13'57"W 41.55
C42	39.74	325.00	7°00'20"	N76°04'13"W 39.71
C43	1.84	325.00	0°19'28"	N79°44'07"W 1.84
C44	35.18	275.00	7°19'48"	N76°13'57"W 35.16
C45	40.54	275.00	8°28'46"	N75°40'28"W 40.50
C46	16.52	275.00	3°26'34"	N78°10'34"W 16.52
C47	24.01	275.00	5°00'12"	N73°57'11"W 24.01
C48	47.91	325.00	8°26'46"	N75°40'28"W 47.87
C49	23.95	325.00	4°13'23"	N77°47'09"W 23.95
C50	23.95	325.00	4°13'23"	N73°33'46"W 23.95
C51	42.24	325.00	7°26'46"	N75°10'28"W 42.21
C52	35.74	275.00	7°26'46"	N75°10'28"W 35.71
C53	79.02	630.00	7°11'12"	N13°41'45"E 78.97
C54	66.11	630.00	6°00'46"	N14°16'58"E 66.08
C55	12.91	630.00	17°02'27"	N10°41'22"E 12.91
C56	46.76	570.00	4°42'00"	N12°27'09"E 46.74
C57	71.50	570.00	7°11'12"	N13°41'45"E 71.45
C58	39.27	25.00	90°00'00"	N34°53'51"W 35.36
C59	39.27	25.00	90°00'00"	N55°06'09"E 35.36
C60	2.89	325.00	0°30'35"	N29°16'22"E 2.89
C61	51.24	1055.00	2°46'58"	N28°07'53"E 51.23
C62	254.51	1055.00	13°49'19"	N19°49'45"E 253.89
C63	102.41	486.00	12°04'26"	N65°35'09"W 102.22
C64	57.54	486.00	6°47'00"	N56°09'26"W 57.50
C65	61.00	40.00	87°22'37"	N56°36'24"E 55.26
C66	34.00	948.74	02°03'12"	N15°12'54"E 34.00
C67	63.47	931.74	03°54'12"	N11°12'15"E 63.46
C68	74.54	471.00	09°04'03"	N65°47'23"W 74.46

LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°53'51"W	21.21'
L2	N53°41'43"E	21.73'
L3	N62°02'55"E	25.18'
L4	N17°25'57"E	68.08'
L5	N29°31'39"E	55.00'
L6	N61°36'03"E	21.52'
L7	N27°56'09"W	21.08'
L8	S10°06'09"W	64.62'
L9	S55°36'09"W	21.03'
L10	S78°53'51"E	33.11'
L11	S78°53'51"E	33.98'
L12	S34°23'51"E	21.40'
L13	N16°51'22"W	18.51'
L14	N31°25'30"W	24.00'
L15	S73°08'38"W	20.69'
L16	N12°55'06"E	88.04'
L17	N10°06'09"E	20.00'
L18	N74°10'51"W	23.19'
L19	N51°59'42"W	33.99'
L20	N74°10'51"W	24.33'

SITE DATA:

AREA OF THIS PLAT: 39.160 ACRES
LAND USE: 9.602 ACRES SINGLE FAMILY
BLOCKS: 5
SINGLE FAMILY LOTS: 54

AREA BY USE		
TYPE	ACRES	QUANTITY
RESIDENTIAL	9.602	54
AMENITY	5.238	1
COMMERCIAL	1.000	1
OPEN SPACE	0.468	3
DRAINAGE AREA	17.489	1
STREET	3.052	NA
RIGHT OF WAY	2.313	NA

DESCRIPTION:
BEING 39.160 ACRES SITUATED IN THE GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 306, AND BEING OUT OF THE REMAINDER OF THAT 19.244 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8198, PAGE 46 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING OUT OF THE REMAINDER OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT 13.047 ACRE TRACT CONVEYED TO PARK 63 LLC, BY DEED RECORDED IN DOCUMENT No. 2018007673 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DATE: AUGUST 20, 2017

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

F-9784

F-10015400

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OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT ROWE LANE DEVELOPMENT, LTD., ACTING BY AND THROUGH ROBERT M. TIEMANN, PRESIDENT, OWNER OF THAT REMAINDER OF 19,244 ACRES CONVEYED TO IT BY DEED RECORDED IN VOLUME 8198, PAGE 46 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS & OWNER OF THAT REMAINDER OF 286.736 ACRES, BY DEED RECORDED IN VOLUME 8338, PAGE 505, DEED RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 3.338 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 1" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 28 DAY OF March, 2018, A. D.

ROWE LANE DEVELOPMENT, LTD.

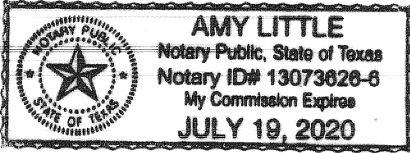
BY: Robert M. Tiemann
ROBERT M. TIEMANN, PRESIDENT
4421 ROWE LANE
PFLUGERVILLE, TX 78660
TRAVIS COUNTY

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 28th
2018 BY ROBERT M. TIEMANN.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF March
2018.

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



THAT PART OF THE GEORGE GRIMES SURVEY No. 33, ABSTRACT No. 306, TRAVIS COUNTY, TEXAS; THE GEORGE GRIMES SURVEY No. 33, ABSTRACT No. 883, WILLIAMSON COUNTY, TEXAS; AND THE V.W. SWEARENGEN SURVEY No. 32, ABSTRACT No. 724, WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 19,244 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8198, PAGE 46 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505, DEED RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING at a $\frac{1}{8}$ " iron rod found at the Southwest Corner of the intersection of Rowe Lane and Hodde Lane for the Northeast corner of said 286.736 Acre Tract (from which point the Northeast Corner of said George Grimes Survey No. 33 bears approximately N.29°E. 44 feet);

THENCE S.29°31'22"W. 834.41 feet along the Northwest Line of said Hodde Lane and the Southeast line of said 286.736 Acre Tract to a $\frac{1}{8}$ " iron rod set;

THENCE across the remainder of said 286.736 Acre Tract and the remainder of said 19,244 Acre Tract the following 64 courses:

1. N.60°28'21"W. 140.07 feet to a $\frac{1}{8}$ " iron rod set;
2. N.66°10'59"W. 50.25 feet to a $\frac{1}{8}$ " iron rod set;
3. N.60°28'21"W. 141.58 feet to a $\frac{1}{8}$ " iron rod set;
4. N.26°11'55"E. 38.32 feet to a $\frac{1}{8}$ " iron rod set;
5. S.84°24'27"W. 79.08 feet to a $\frac{1}{8}$ " iron rod set;
6. N.71°27'05"W. 239.40 feet to a $\frac{1}{8}$ " iron rod set;
7. S.14°23'48"W. 28.41 feet to a $\frac{1}{8}$ " iron rod set;
8. N.72°42'39"W. 180.98 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
9. Northerly a distance of 24.74 feet along said curve to the left, having a radius of 570.00 feet, a central angle of 02°29'13", and whose long chord bears N.16°02'45"E. 24.74 feet to a $\frac{1}{8}$ " iron rod set;
10. N.75°11'51"W. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
11. S.18°03'41"W. 30.69 feet to a $\frac{1}{8}$ " iron rod set;
12. N.66°34'37"W. 144.85 feet to a $\frac{1}{8}$ " iron rod set;
13. S.65°41'49"W. 16.16 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
14. Westerly a distance of 128.33 feet along said curve to the left, having a radius of 60.00 feet, a central angle of 122°32'45", and whose long chord bears S.79°29'05"W. 105.23 feet to a $\frac{1}{8}$ " iron rod set;
15. N.66°34'37"W. 129.54 feet to a $\frac{1}{8}$ " iron rod set;
16. S.03°45'41"W. 58.41 feet to a $\frac{1}{8}$ " iron rod set;
17. S.18°04'24"W. 275.85 feet to a $\frac{1}{8}$ " iron rod set;
18. S.28°01'29"W. 55.02 feet to a $\frac{1}{8}$ " iron rod set;
19. S.29°58'51"W. 53.89 feet to a $\frac{1}{8}$ " iron rod set;
20. S.37°20'12"W. 50.65 feet to a $\frac{1}{8}$ " iron rod set;
21. S.46°51'25"W. 50.62 feet to a $\frac{1}{8}$ " iron rod set;
22. S.55°27'43"W. 48.21 feet to a $\frac{1}{8}$ " iron rod set;
23. S.22°41'33"E. 110.27 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the right;
24. Northwesterly a distance of 5.45 feet along said curve to the right, having a radius of 25.00 feet, a central angle of 12°29'49", and whose long chord bears N.60°26'34"W. 5.44 feet to a $\frac{1}{8}$ " iron rod set at the beginning of a curve to the left;
25. Southwesterly 170.91 feet along said curve to the left, having a radius of 60.00 feet, a central angle of 163°12'26", and whose long chord bears S.44°12'08"W. 118.71 feet to a $\frac{1}{8}$ " iron rod set;
26. S.71°56'24"W. 36.03 feet to a $\frac{1}{8}$ " iron rod set;
27. S.24°40'18"W. 128.89 feet to a $\frac{1}{8}$ " iron rod set;
28. S.18°22'39"W. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
29. N.16°51'22"W. 18.51 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the right;
30. Northwesterly 74.54 feet along said curve to the right, having a radius of 471.00 feet, a central angle of 09°04'03", and whose long chord bears N.65°47'23"W. 74.46 feet to a $\frac{1}{8}$ " iron rod set;
31. S.73°08'38"W. 20.69 feet to a 1/2" iron rod set at on a non-tangential curve to the right;
32. Northwesterly 57.54 feet along said curve to the right, having a radius of 486.00 feet, a central angle of 06°47'00", and whose long chord bears N.56°09'26"W. 57.50 feet to a $\frac{1}{8}$ " iron rod set;
33. N.18°20'37"W. 22.61 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
34. Northwesterly 180.25 feet along said curve to the left, having a radius of 90.00 feet, a central angle of 114°45'13", and whose long chord bears N.41°17'54"W. 151.60 feet to a $\frac{1}{8}$ " iron rod set;
35. N.64°15'10"W. 22.61 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the right;
36. Northwesterly 25.22 feet along said curve to the right, having a radius of 486.00 feet, a central angle of 02°58'23", and whose long chord bears N.28°20'39"W. 25.22 feet to a $\frac{1}{8}$ " iron rod set;
37. N.63°08'32"E. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
38. N.22°12'44"W. 59.29 feet to a $\frac{1}{8}$ " iron rod set;
39. N.12°55'15"W. 59.29 feet to a $\frac{1}{8}$ " iron rod set;
40. S.81°43'29"W. 120.00 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the right;
41. Northerly 69.87 feet along said curve to the right, having a radius of 486.00 feet, a central angle of 08°14'12", and whose long chord bears N.04°09'25"W. 69.81 feet to a $\frac{1}{8}$ " iron rod set;
42. N.89°57'41"E. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
43. N.04°36'25"E. 59.29 feet to a $\frac{1}{8}$ " iron rod set;
44. N.09°15'09"E. 130.00 feet to a $\frac{1}{8}$ " iron rod set;
45. N.80°44'51"W. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
46. N.09°15'09"E. 50.00 feet to a $\frac{1}{8}$ " iron rod set;
47. S.80°44'51"E. 120.00 feet to a $\frac{1}{8}$ " iron rod set;
48. N.09°15'09"E. 195.00 feet to a $\frac{1}{8}$ " iron rod set;
49. N.09°36'11"E. 65.00 feet to a $\frac{1}{8}$ " iron rod set;
50. N.17°15'26"E. 57.43 feet to a $\frac{1}{8}$ " iron rod set;
51. N.24°47'59"E. 62.84 feet to a $\frac{1}{8}$ " iron rod set;
52. N.25°25'51"E. 110.00 feet to a $\frac{1}{8}$ " iron rod set;
53. N.25°25'51"E. 55.00 feet to a $\frac{1}{8}$ " iron rod set;
54. N.24°20'43"E. 55.01 feet to a $\frac{1}{8}$ " iron rod set;
55. N.20°59'36"E. 56.17 feet to a $\frac{1}{8}$ " iron rod set;
56. N.64°34'09"W. 120.00 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
57. Northeasterly 32.39 feet along said curve to the left, having a radius of 931.74 feet, a central angle of 01°59'32", and whose long chord bears N.18°16'12"E. 32.39 feet to a $\frac{1}{8}$ " iron rod set;
58. N.61°51'18"E. 24.00 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
59. Northeasterly 34.00 feet along said curve to the left, having a radius of 948.74 feet, a central angle of 02°03'12", and whose long chord bears N.15°12'54"E. 34.00 feet to a $\frac{1}{8}$ " iron rod set;
60. N.31°25'30"W. 24.00 feet to a $\frac{1}{8}$ " iron rod set on a non-tangential curve to the left;
61. Northeasterly 63.47 feet along said curve to the left, having a radius of 931.74 feet, a central angle of 03°54'12", and whose long chord bears N.11°12'15"E. 63.46 feet to a $\frac{1}{8}$ " iron rod set;
62. N.09°15'09"E. 78.68 feet to a $\frac{1}{8}$ " iron rod set at the beginning of a curve to the right;
63. Northeasterly 39.64 feet along said curve to the right, having a radius of 25.00 feet, a central angle of 90°51'00", and whose long chord bears N.54°40'39"E. 35.62 feet to a $\frac{1}{8}$ " iron rod set;
64. N.10°06'09"E. 20.00 feet to a $\frac{1}{8}$ " iron rod set in the North line of said 261.87 Acre Tract and the South line of said Rowe Lane for the Northwest corner hereof;

THENCE S.79°53'51"E. 2115.62 feet along the South line of said Rowe Lane to the POINT OF BEGINNING.

Containing 39.160 Acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT PARK 63 LLC, ACTING BY AND THROUGH MATTHEW R. TIEMANN, VICE PRESIDENT, OWNER OF THAT 13.047 ACRES CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2018007673 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 13.047 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 1" AND DOES HEREBY DEDICATE TO WILLIAMSON COUNTY AND THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 28 DAY OF March, 2018, A. D.

PARK 63 LLC,

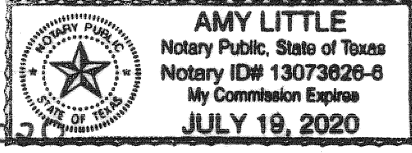
BY: Matthew R. Tiemann
MATTHEW R. TIEMANN, VICE PRESIDENT
4421 ROWE LANE
PFLUGERVILLE, TX 78660
TRAVIS COUNTY

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 28th
2018 BY MATHEW R. TIEMANN.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF March
2018.

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

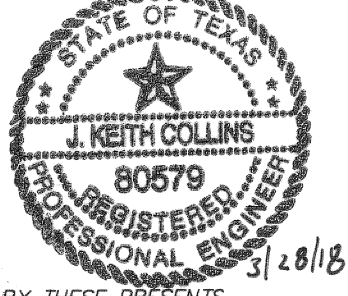


THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON.

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) PANEL NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

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



STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, WILLIAM L. JOHNSON, 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 AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

William L. Johnson
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425
STATE OF 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 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

FINAL PLAT OF

PARK AT BLACKHAWK IV, PHASE 1

TRAVIS & WILLIAMSON COUNTY, TEXAS

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A, OWNER OF THAT 17.537 ACRES CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND OWNER OF THAT 5.238 ACRES CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.775 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 1" AND DOES HEREBY DEDICATE TO WILLIAMSON COUNTY AND THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 28 DAY OF March, 2018, A. D.

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A

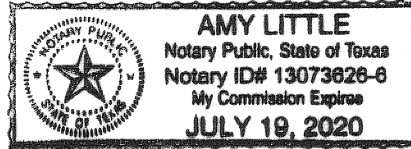
BY: Lawrence Shellaby
LAWRENCE SHELLABY, PRESIDENT
BOARD OF DIRECTORS
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A

STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 28
2018 BY LAWRENCE SHELLABY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF March
2018.

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



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

BY: _____
DANIEL FLORES CHAIR

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

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH 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 THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: AUGUST 20, 2017

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