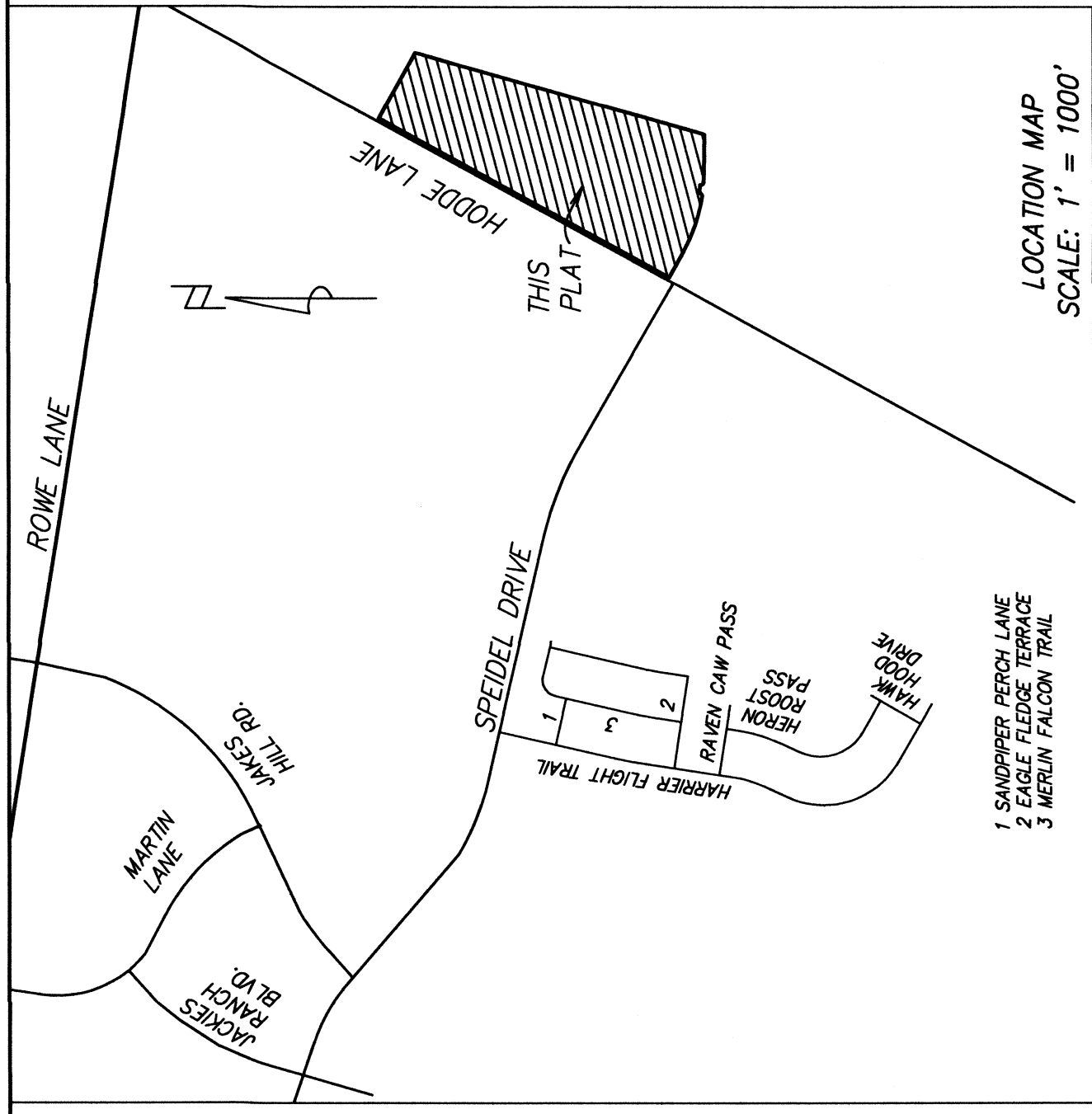


FINAL PLAT OF
THE RIDGE AT BLACKHAWK PHASE 1 SECTION 2
TRAVIS COUNTY, TEXAS



TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES

DATE: MAY 23, 2019

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

F-9784

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

SHEET 1 OF 4 SHEETS

F-10015400

THE RIDGE AT BLACKHAWK PHASE 1 SECTION 2

FINAL PLAT OF
TRAVIS COUNTY, TEXAS

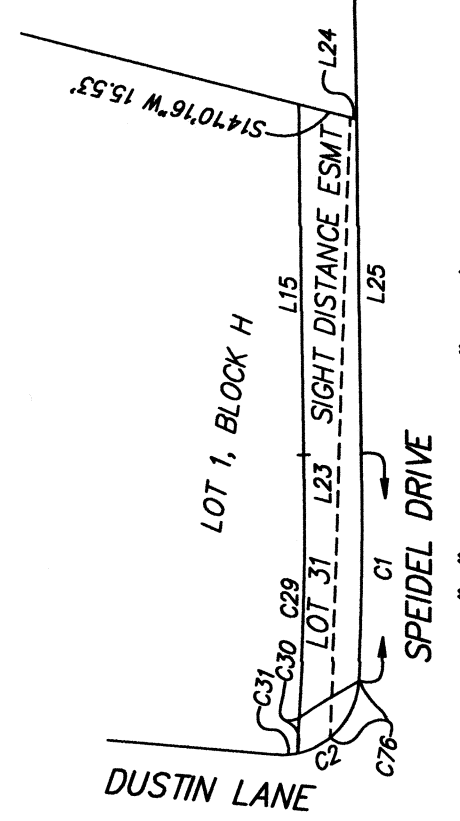
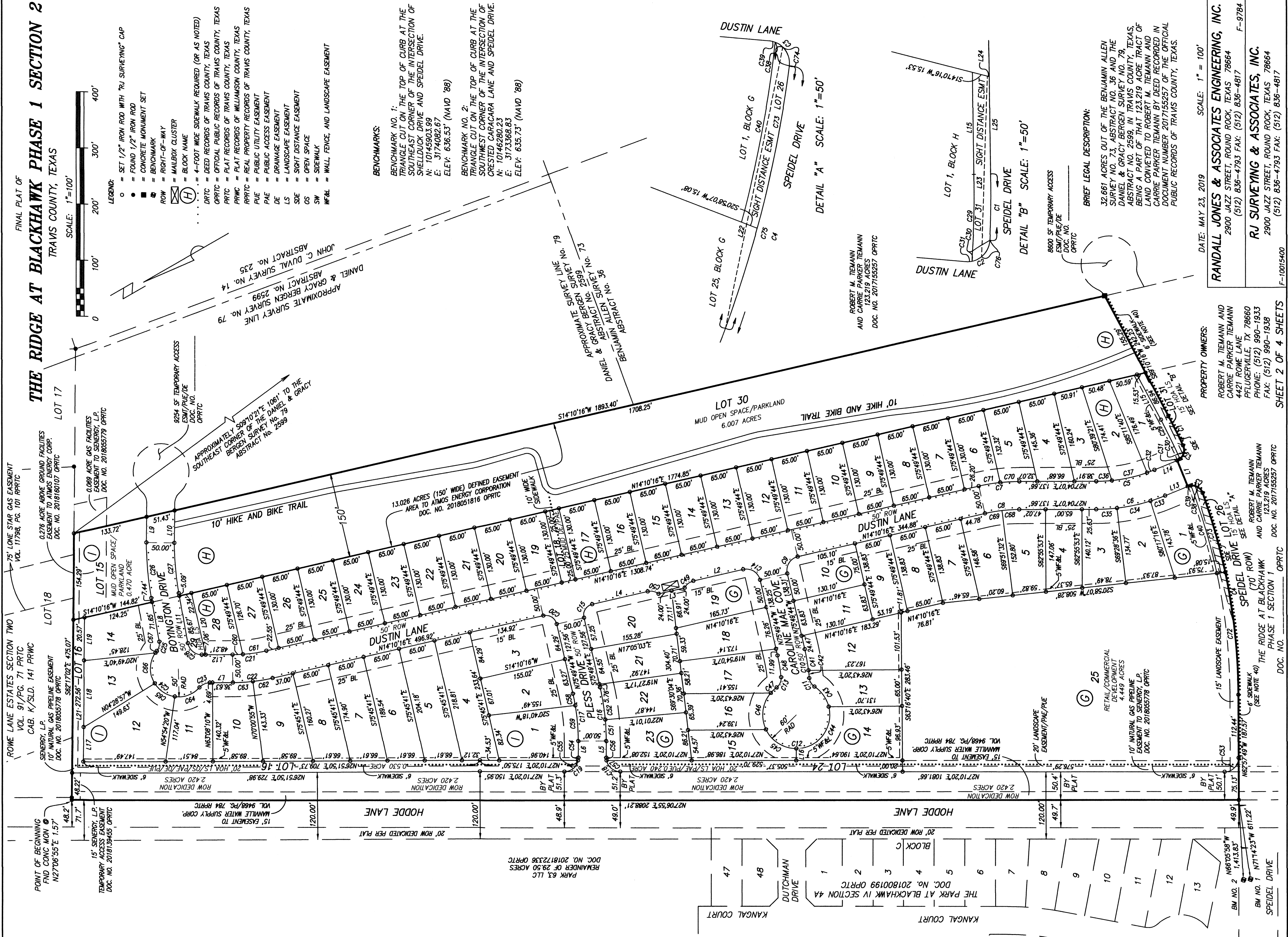


- LEGEND:**
- = SET 1/2" IRON ROD WITH "R.J. SURVEYING" CAP
 - = FOUND 1/2" IRON ROD
 - = CONCRETE MONUMENT SET
 - ▲ = BENCHMARK
 - = RIGHT-OF-WAY
 - ⊗ = MAILBOX CLUSTER
 - ⊕ = BLOCK NAME
 - ⋯ = 4-FOOT WIDE SIDEWALK REQUIRED (OR AS NOTED)
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PRTC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - RRPC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - PUE = PUBLIC UTILITY EASEMENT
 - PAE = PUBLIC ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE EASEMENT
 - SDE = SIGHT DISTANCE EASEMENT
 - OS = OPEN SPACE
 - SW = SIDEWALK
 - WFL = WALL, FENCE, AND LANDSCAPE EASEMENT

BENCHMARKS:

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

BENCHMARK NO. 2:
TRIANGLE CUT ON THE TOP OF CURB AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF
CRESTED CARACARA LANE AND SPEIDEL DRIVE.
N: 10146280.23
E: 3173368.83
ELEV: 635.73' (NAVD '88)



BRIEF LEGAL DESCRIPTION:

32.661 ACRES OUT OF THE BENJAMIN ALLEN SURVEY NO. 73, ABSTRACT NO. 36 AND THE DANIEL & GRACY BERGEN SURVEY NO. 79, ABSTRACT NO. 2599, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 123.219 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NUMBER 2017155257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PROPERTY OWNERS:

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN
4421 ROWE LANE,
PFLUGERVILLE, TX 78660
PHONE: (512) 990-1933
FAX: (512) 990-1938
DOC. NO. 2017155257 OPRTC

DATE: MAY 23, 2019 SCALE: 1" = 100'

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(512) 836-4793 FAX: (512) 836-4817 F-10015400

THE RIDGE AT BLACKHAWK PHASE 1 SECTION 2

TRAVIS COUNTY, TEXAS

PLAT NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRA-TERRITORIAL JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY LAKESIDE MUD NO. 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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 GRANITOR [PROPERTY OWNER(S)] HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- 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. 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.
- THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. A MINIMUM OF A SIX-FOOT (6') WIDE SIDEWALK SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF HODDE LANE. A MINIMUM OF A FOUR-FOOT (4') WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BOYNTON DRIVE, CAROLINE MAE COVE, DUSTIN LANE AND PLESS DRIVE. SIDEWALKS 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 DOWNGRADE AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
- IN ACCORDANCE WITH THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT (LAKESIDE MUD NO. 5) RECORDED IN DOCUMENT NO. 2019089789 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS UTILIZING ATLAS 14 DATA.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- 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.
- 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.
- 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.
- 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.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DIRECT ACCESS SHALL BE PERMITTED TO SPEIDEL DRIVE OR HODDE LANE FROM ANY RESIDENTIAL LOT.
- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2004108271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE NOTICE OF DESIGNATION OF LOTS FOR VOTING PURPOSE RECORDED IN DOCUMENT NO. 2019052507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AND ALL HIKE & BIKE TRAILS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR ANY VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE NO. 5. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- LOT 24, BLOCK G; LOT 26, BLOCK G; LOT 29, BLOCK H; LOT 31, BLOCK H AND LOT 16, BLOCK I ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 18, BLOCK H; LOT 30, BLOCK H AND LOT 15, BLOCK I ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE MUD NO. 5.
- THE DRAINAGE EASEMENT WITHIN LOT 18, BLOCK H SHALL BE MAINTAINED BY THE LAKESIDE MUD NO. 5. THE DRAINAGE EASEMENT WITHIN LOT 16, BLOCK I SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE EASEMENT WITHIN LOTS 24 AND 26, BLOCK G; LOTS 29 AND 31, BLOCK H AND LOT 16, BLOCK I SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE LANDSCAPE EASEMENT WITHIN LOT 25, BLOCK G SHALL BE MAINTAINED BY THE OWNER OF LOT 25.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN, OWNERS OF THAT CERTAIN 123.219 ACRE TRACT OF LAND, BEING OUT OF THE BENJAMIN ALLEN SURVEY NO. 73, ABSTRACT NO. 36 AND THE DANIEL & GRACY BERGEN SURVEY NO. 79, ABSTRACT NO. 2599, IN TRAVIS COUNTY, TEXAS, COMVEYED TO THEM BY DEED RECORDED IN DOCUMENT NO. 2017155267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 32.661 ACRES IN ACCORDANCE WITH CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "THE RIDGE AT BLACKHAWK PHASE 1 SECTION 2" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF ____ 20 ____ A.D.

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN

ROBERT M. TIEMANN
4421 ROME LANE
PFLUGERVILLE, TX 78660

CARRIE PARKER TIEMANN
4421 ROME LANE
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20 ____

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARRIE PARKER TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20 ____

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

PLAT NOTES (CONTINUED):

BY: PAT EPSTEIN, CHAIRMAN
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

ATTEST:

BY: EMILY BARRON, AICP, PLANNING DIRECTOR

BY: KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ 20 ____ A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____ 20 ____ A.D. AT ____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OF THE OFFICIAL

PUBLIC RECORDS OF TRAVIS COUNTY:

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF ____ 20 ____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____ 20 ____

A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DATE: MAY 23, 2019

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