

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: AUG. 11, 2016

**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

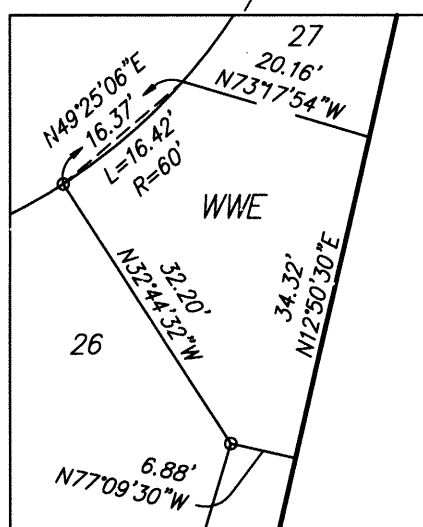
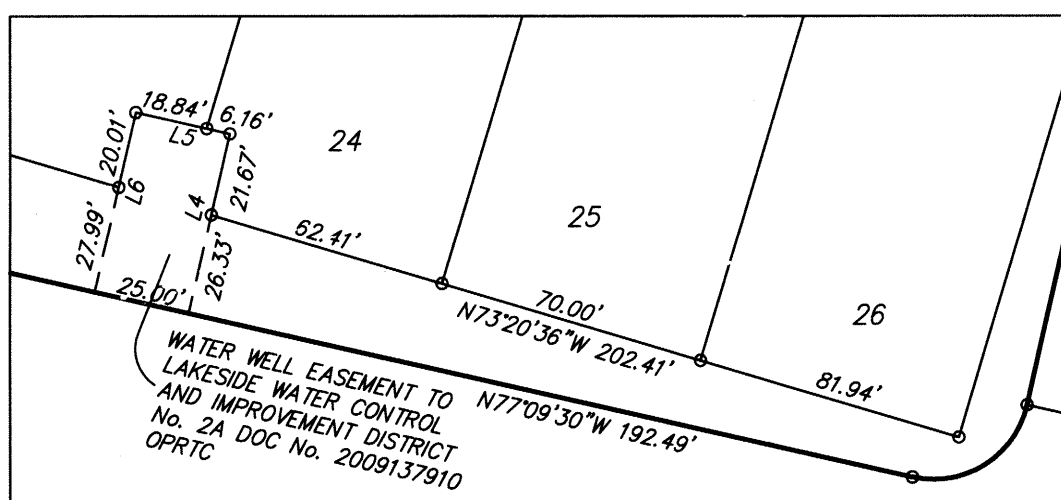
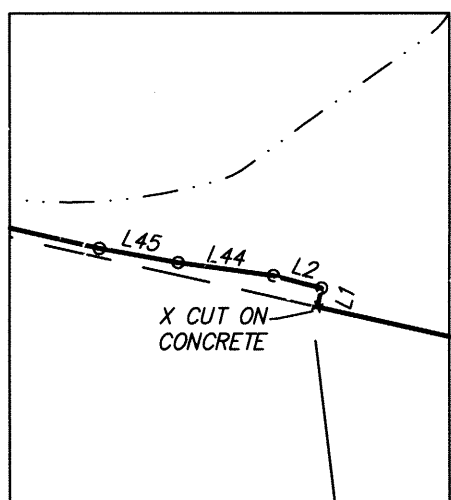
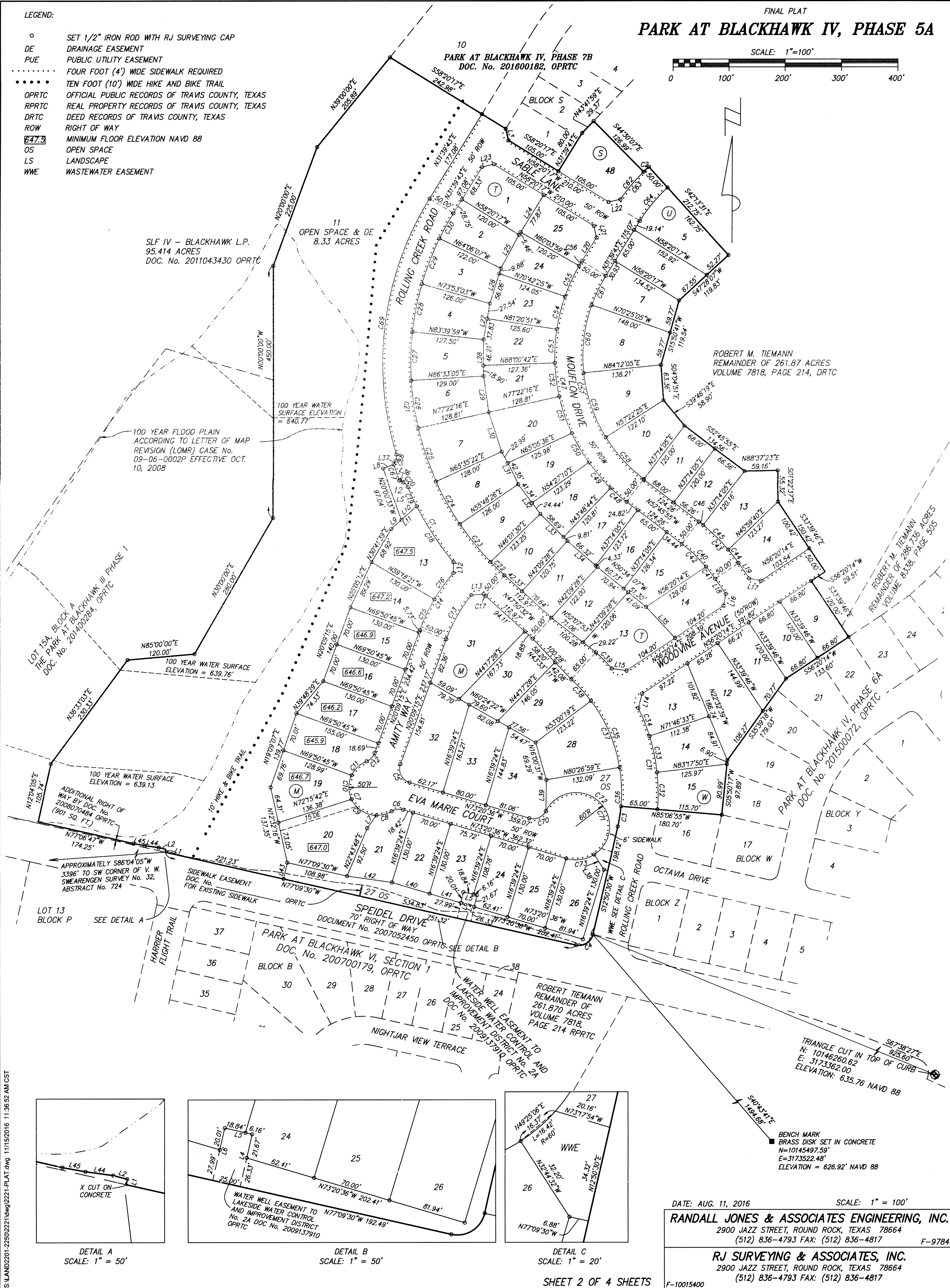
LEGEND:

- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ..... FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- ..... TEN FOOT (10') WIDE HIKE AND BIKE TRAIL
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- DRTC DEED RECORDS OF TRAVIS COUNTY, TEXAS
- ROW RIGHT OF WAY
- 647.3 MINIMUM FLOOR ELEVATION NAVD 88
- OS OPEN SPACE
- LS LANDSCAPE
- WWE WASTEWATER EASEMENT

FINAL PLAT

PARK AT BLACKHAWK IV, PHASE 5A

SCALE: 1"=100'



DATE: AUG. 11, 2016

SCALE: 1" = 100'

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F-10015400

SHEET 2 OF 4 SHEETS



PARK AT BLACKHAWK IV, PHASE 5A

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
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 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) 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 CITY OF PFLUGERVILLE 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 THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A MINIMUM OF A FOUR FOOT (4-FT.) WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF SABLE LANE, AMITY WAY, EVA MARIE COURT, WOODVINE AVENUE, MOUFLON DRIVE AND ROLLING CREEK ROAD. THE SIDEWALKS ALONG SPEIDEL DRIVE ARE EXISTING.
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 # 1224-09-08-25-8A.
10. 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, AS AMENDED.
11. LOTS 12 AND 27, BLOCK M, WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12. LOT 11, BLOCK M, WILL BE OWNED AND MAINTAINED BY LAKESIDE WCID No. 2A.
13. THE ASSESSED WASTEWATER IMPACT 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.
14. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
15. 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 DESIGN MANUAL.
16. 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.
17. 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.
18. 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.
19. 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.
20. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
21. 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.
22. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
24. THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN "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." AND ALL AMENDMENT THERETO (AMENDMENTS THROUGH V).
25. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.
26. A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF LOTS 13 TO 26, BLOCK M, FACING SPEIDEL DRIVE. THIS MASONRY WALL OR PRIVACY WALL SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
27. THE SIDEWALK EASEMENT 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.
28. THIS PLAT IS SUBJECT TO THE MASTER RESTRICTIVE COVENANTS OF RECORD IN DOCUMENT No. 2000005082 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED.
29. THERE IS ADEQUATE FIRE FLOW FOR THIS SUBDIVISION ACCORDING TO THE BLACKHAWK, PFLUGERVILLE, TEXAS, WATER MODEL PREPARED BY RANDALL JONES AND ASSOCIATES, INC., DATED JUNE 2015.
30. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION 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 TRAVIS COUNTY CODE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°50'30"E	5.03'
L2	N75°37'12"W	13.00'
L3	S13°20'17"E	21.21'
L4	N12°50'30"E	48.00'
L5	N77°08'30"W	25.00'
L6	S12°50'30"W	48.00'
L7	N35°28'17"E	28.22'
L8	N69°59'27"E	20.00'
L9	N48°03'37"E	24.22'
L10	N48°03'37"E	36.64'
L11	N48°03'37"E	60.86'
L12	N00°48'23"E	19.32'
L13	N85°53'29"E	21.87'
L14	N14°55'10"E	26.46'
L15	N82°18'58"W	26.42'
L16	N10°50'14"E	21.03'
L17	N79°09'46"W	21.40'
L18	N34°39'46"W	32.70'
L19	N34°39'46"W	33.52'
L20	N31°39'43"E	49.44'
L21	N13°20'17"W	21.21'
L22	N77°16'03"E	21.44'
L23	N76°39'43"E	21.21'
L24	N31°39'43"E	83.33'
L25	N28°18'50"E	67.84'
L26	N17°32'31"E	65.94'
L27	N09°54'53"E	65.37'
L28	N00°07'38"E	65.11'
L29	N08°11'21"W	65.29'
L30	N18°13'33"W	74.04'
L31	N27°33'14"W	65.34'
L32	N36°41'47"W	65.77'
L33	N45°00'47"W	68.49'
L34	N48°51'21"W	70.65'
L35	N43°06'29"W	76.03'
L36	N66°31'01"W	8.26'
L37	N26°29'55"E	8.26'
L38	N32°44'32"W	32.20'
L39	N00°52'37"E	55.82'
L40	N73°20'36"W	70.00'
L41	N73°20'36"W	58.25'
L42	N81°47'54"W	80.66'
L43	N12°50'30"E	30.00'
L44	N82°08'13"W	25.00'
L45	N79°39'31"W	20.76'

LOT AREAS (SQ. FT.)

BLOCK M	
11	363004 (OS)
12	2460 (OS)
13	12765
14	9942
15	9100
16	9100
17	9975
18	10133
19	11799
20	14929
21	9114
22	9100
23	9470
24	8953
25	9100
26	9648
27	25054 (OS)
28	12956
29	11291
30	12122
31	16237
32	14218
33	12321
34	11829

BLOCK S	
48	11504

BLOCK T	
1	9887
2	8992
3	9547
4	9726
5	9823
6	9818
7	11306
8	9742
9	9587
10	8884
11	8574
12	8576
13	12065
14	9234
15	9245
16	8131
17	8415
18	8747
19	8996
20	10581
21	9234
22	9159
23	8975
24	8729
25	9015

BLOCK U	
5	11796
6	9342
7	10518
8	13194
9	12136
10	9851
11	8160
12	7988
13	10275
14	10576

BLOCK W	
9	8016
10	8016
11	8772
12	13324
13	9495
14	9335
15	9322

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	157.59	560.00	16°07'24"	S31°13'04"E	157.07
C2	12.91	325.00	2°16'36"	N46°38'11"E	12.91
C3	36.49	272.30	7°40'38"	S09°00'11"W	36.46
C4	39.27	25.00	90°00'00"	S57°50'30"W	35.36
C5	40.80	25.00	93°29'52"	N26°35'41"W	36.42
C6	21.03	25.00	48°11'23"	N82°33'42"E	20.41
C7	165.70	50.00	189°52'37"	N26°35'41"W	99.63
C8	28.47	50.00	32°37'14"	N74°46'38"E	28.08
C9	55.68	50.00	63°48'22"	N57°00'34"W	52.85
C10	44.10	50.00	50°31'45"	N00°09'29"E	42.68
C11	37.46	50.00	42°55'16"	N46°53'00"E	36.59
C12	21.03	25.00	48°11'23"	N44°14'57"E	20.41
C13	90.91	275.00	18°56'25"	N29°37'28"E	90.49
C14	117.63	325.00	20°44'17"	N30°31'24"E	116.99
C15	59.79	325.00	10°32'24"	N25°25'27"E	59.70
C16	57.85	325.00	10°11'53"	N35°47'36"E	57.77
C17	5.18	560.00	0°31'50"	N47°34'37"W	5.18
C18	119.82	560.00	12°15'33"	N33°09'00"W	119.59
C19	37.77	560.00	3°51'52"	N25°05'18"W	37.76
C20	11.35	15.00	43°21'39"	N44°50'11"W	11.08
C21	707.68	510.00	79°30'15"	N08°05'24"W	652.28
C22	34.42	510.00	3°52'02"	N45°54'31"W	34.42
C23	87.07	510.00	9°46'56"	N39°05'02"W	86.97
C24	87.07	510.00	9°46'56"	N29°18'06"W	86.97
C25	100.56	510.00	11°17'52"	N18°45'42"W	100.40
C26	86.02	510.00	9°39'51"	N08°16'51"W	85.92
C27	87.07	510.00	9°46'56"	N01°26'33"E	86.97
C28	87.07	510.00	9°46'56"	N11°13'29"E	86.97
C29	87.07	510.00	9°46'56"	N21°00'25"E	86.97
C30	51.31	510.00	5°45'50"	N28°46'48"E	51.28
C31	186.08	337.30	31°36'32"	N10°41'38"W	183.73
C32	66.07	337.30	11°13'24"	N00°30'04"W	65.97
C33	66.35	337.30	11°16'12"	N11°44'52"W	66.24
C34	53.66	337.30	9°06'56"	N21°56'26"W	53.61
C35	251.91	272.30	53°00'23"	N21°20'20"W	243.03
C36	106.06	272.30	22°19'00"	N01°41'00"E	105.39
C37	130.54	272.30	27°28'02"	N23°12'31"W	129.29
C38	51.80	272.30	10°54'00"	N42°23'32"W	51.72
C39	40.46	337.30	6°52'23"	N44°24'20"W	40.44
C40	86.89	275.00	18°06'09"	N43°42'51"W	86.52
C41	27.38	275.00	5°42'16"	N37°30'54"W	27.37
C42	59.51	275.00	12°23'52"	N46°33'59"W	59.39
C43	102.68	325.00	18°06'09"	N43°42'51"W	102.26
C44	29.79	325.00	5°15'08"	N37°17'20"W	29.78
C45	62.58	325.00	11°02'00"	N45°25'55"W	62.49
C46	10.31	325.00	1°49'01"	N51°51'25"W	10.31
C47	478.90	325.00	84°25'38"	N10°33'06"W	436.73
C48	37.31	325.00	6°34'39"	N49°28'36"W	37.29
C49	60.36	325.00	10°38'26"	N40°52'03"W	60.27
C50	60.36	325.00	10°38'26"	N30°13'37"W	60.27
C51	69.64	325.00	12°16'40"	N18°46'04"W	69.51
C52	60.36	325.00	10°38'26"	N07°18'31"W	60.27
C53	60.36	325.00	10°38'26"	N03°19'55"E	60.27
C54	60.36	325.00	10°38'26"	N13°58'27"E	60.27
C55	60.36	325.00	10°38'26"	N24°36'48"E	60.27
C56	9.80	325.00	1°43'42"	N30°47'52"E	9.80
C57	405.22	275.00	84°25'38"	N10°33'06"W	369.54
C58	101.73	275.00	21°11'47"	N42°10'02"W	101.16
C59	122.57	275.00	25°32'15"	N18°48'01"W	121.56
C60	122.94	275.00	25°36'49"	N06°46'31"E	121.92
C61	57.98	275.00	12°04'48"	N25°37'19"E	57.87
C62	64.11	325.00	11°18'09"	N39°50'49"E	64.01
C63	77.02	325.00	13°34'44"	N40°59'06"E	76.84
C64	77.34	275.00	16°06'46"	N39°43'06"E	77.08
C67	30.00	570.00	3°00'56"	N20°00'33"W	30.00
C68	11.35	15.00	43°21'39"	N04°49'06"E	11.08
C69	474.27	560.00	48°31'26"	N07°24'00"E	460.22
C70	34.83	25.00	79°50'09"	N66°44'19"E	32.08
C71	272.10	60.00	259°50'09"	N23°15'41"W	92.04
C72	220.37	60.00	210°26'13"	N47°57'38"W	115.79
C73	51.73	60.00	49°23'55"	N81°57'26"E	50.14

BRIEF LEGAL DESCRIPTION:

28.63 ACRES OUT OF THE V. W. SWEARENGEN SURVEY No. 32, ABSTRACT No. 724, BEING ALL OF THAT 24.64 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., BY DEED RECORDED IN DOCUMENT No. 2016119012 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT 3.986 ACRE TRACT OF LAND CONVEYED TO ROWE LANE DEVELOPMENT BY DEED RECORDED IN DOCUMENT No. 2012120083 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SITE DATA:	
AREA OF THIS PLAT	28.63 ACRES
64 SINGLE FAMILY LOTS	14.93 ACRES
3 OPEN SPACE LOTS	8.97 ACRES
RIGHT OF WAY	4.73 ACRES
5 BLOCKS	

NEW STREETS	LENGTH	WIDTH	ACRES
SABLE LANE	290'	50'	0.29
AMITY WAY	434'	50'	0.51
EVA MARIE COURT	350'	50'	0.66
WOODVINE AVENUE	442'	50'	0.48
MOUFLON DRIVE	934'	50'	1.05
ROLLING CREEK ROAD	1414'	65'-50'	1.74
TOTAL	3864'		4.73

OWNER

GEHAN HOMES, LTD.  
3815 S. CAPITAL OF TEXAS HIGHWAY  
SUITE 215  
AUSTIN, TEXAS 78704

ROWE LANE DEVELOPMENT, LTD.  
4421 ROWE LANE  
PFLUGERVILLE, TX 786960

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2D  
816 CONGRESS AVENUE SUITE 1900  
AUSTIN, TX 78701

DATE: AUG. 11, 2016

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**PARK AT BLACKHAWK IV, PHASE 5A**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT GEHAN HOMES, LTD., ACTING BY AND THROUGH JUSTIN EICHER, DIVISION PRESIDENT, BEING THE OWNER OF 24.64 ACRES 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 No. 2016119012 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.64 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 5A"** AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A. D.

GEHAN HOMES, LTD.

JUSTIN EICHER, DIVISION PRESIDENT  
GEHAN HOMES, LTD.  
3815 S. CAPITAL OF TEXAS HIGHWAY  
SUITE 215  
AUSTIN, TEXAS 78704

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN EICHER, 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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT ROWE LANE DEVELOPMENT, LTD., ACTING BY AND THROUGH ROBERT TIEMANN, PRESIDENT, BEING THE OWNER OF 3.986 ACRES 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 No. 2012120083 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.986 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 5A"** AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A. D.

ROWE LANE DEVELOPMENT, LTD.

BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ITS GENERAL PARTNER

ROBERT M. TIEMANN, PRESIDENT  
4421 ROWE 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

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT LAKESIDE WATER CONTROL AND IMPROVEMENT NO. 2D, ACTING BY AND THROUGH WILLIAM McCORD, PRESIDENT, BEING THE OWNER OF 3.986 ACRES 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 No. 2013194775 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.986 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 5A"** AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A. D.

WILLIAM McCORD, PRESIDENT  
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2D  
816 CONGRESS AVENUE, SUITE 1900  
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM McCORD, 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

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEIGAND, 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 AND COMPLIES WITH TRAVIS COUNTY CHAPTER 82 REQUIREMENTS.

*J. Kenneth Weigand 11/13/2016*  
J. KENNETH WEIGAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741  
STATE OF TEXAS



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

A 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 AND MODIFIED BY LETTER OF MAP REVISION (LOMR) 09-06-0002P, EFFECTIVE DATE OCTOBER 10, 2008.

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



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

BY: \_\_\_\_\_  
KEVIN KLUGE CHAIR

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: \_\_\_\_\_  
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.

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

DATE: AUG. 11, 2016

**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

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