

LOCATION MAP
SCALE: 1" = 800'

FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 7B
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

S:\LAND2001-2250\2245\dwg\2245-PLAT.dwg 12/22/2015 7:59:48 AM CST

DATE: NOV. 24, 2015

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

LOT AREAS:
(SQ. FT.)

BLOCK L
13 6875
14 6875
15 6801
16 890

BLOCK M
1A 890
1 6801
2 6875
3 6875
4 6875
5 6875
6 6875
7 6875
8 7024
9 1504
10 360701

BLOCK N
1 10549
2 7849
3 7655
4 7461
5 7267
6 7023
7 8800
8 8330
9 8753
10 8720
11 12279
12 6559
13 6500
14 6500
15 6500
16 7708
BLOCK N
25 11564
26 9447
27 8357
28 7857
29 1768
30 11733
31 10334
32 10349
33 8337
34 7332
35 7426
36 7512
37 7865
38 9992

BLOCK O
10 7080
12 8320
13 7080
14 7080
15 7080
16 7787
17 9521

BLOCK R
14 8632
15 10886

BLOCK S
1 8288
2 6916
3 7450
4 6811
5 8938
6 9415
7 9611

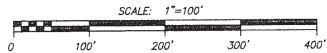
LEGEND:

- SET 1/2" IRON ROD WITH SURVEYING CAP
- FOUND 1/2" IRON ROD
- DR DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- TEN FOOT (10') WIDE TRAIL REQUIRED
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- DRDC DEED RECORDS OF TRAVIS COUNTY, TEXAS
- ROW RIGHT OF WAY
- (N) BLOCK NAME

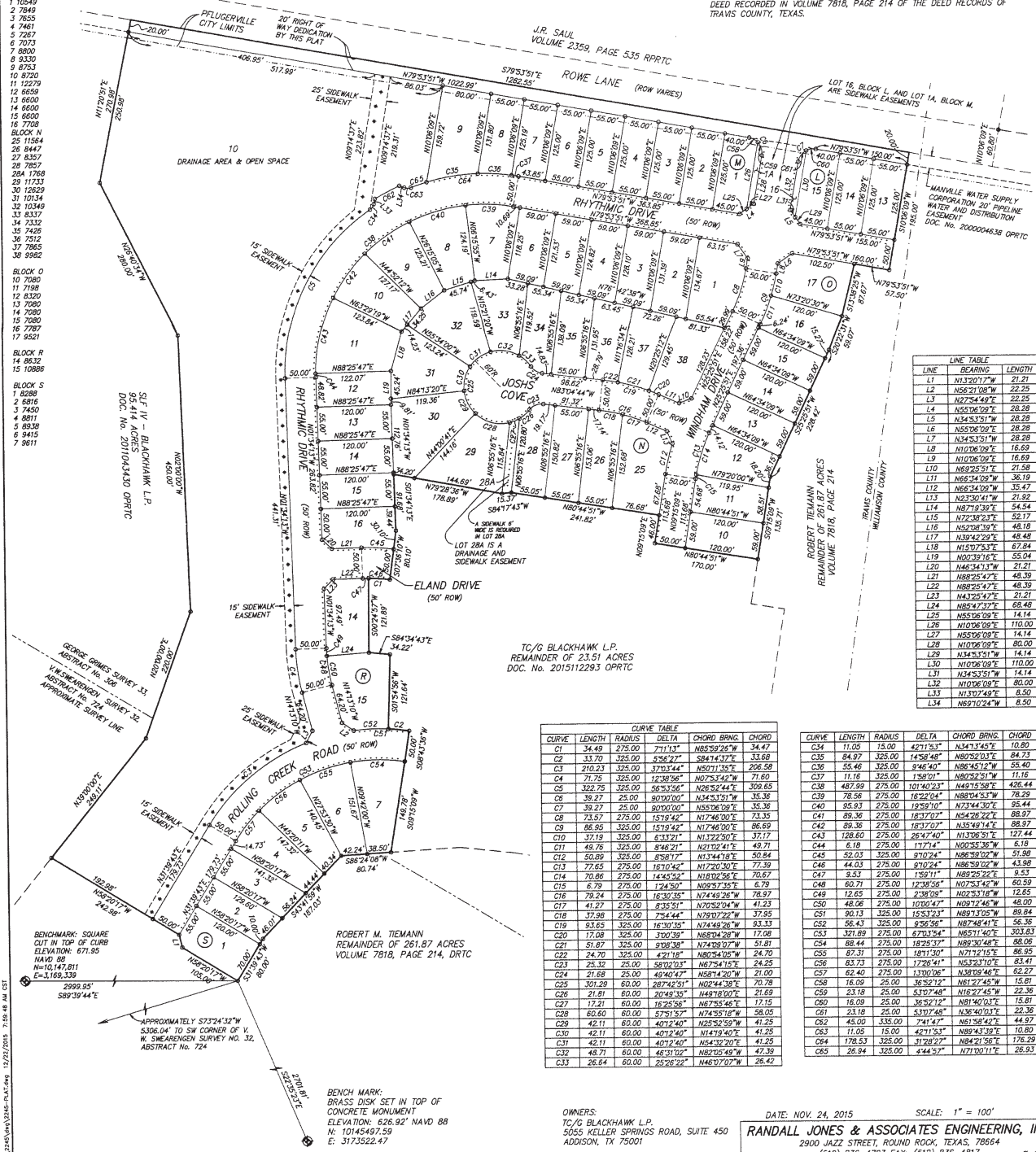
STREETS	LENGTH	WIDTH	ACRES
ELAND DRIVE	136'	50'	0.13
JOSH'S COVE	325'	50'	0.55
RHYTHMIC DRIVE	1762'	50'	1.95
ROLLING CREEK ROAD	531'	50'	0.61
WINDHAM DRIVE	788'	60'-50'	0.83
ROWE LANE (WIDENING)	1283'		0.35
TOTAL	4825'		4.42

LAND USE TABLE	No. LOTS	ACREAGE
SINGLE FAMILY	59	11.41
DRAINAGE	2	8.33
LANDSCAPE LOTS	2	0.05
RIGHT OF WAY		4.42
TOTAL	63	24.21

FINAL PLAT OF **PARK AT BLACKHAWK IV, PHASE 7B** TRAVIS COUNTY, TEXAS



BRIEF LEGAL DESCRIPTION:
24.21 ACRES OUT OF THE V. W. SWEARENGEN SURVEY No. 32, ABSTRACT No. 724 AND THE GEORGE GRIMES SURVEY No. 33, ABSTRACT No. 306, BEING A PART OF THAT 23.51 ACRE TRACT OF LAND CONVEYED TO TC/G BLACKHAWK, L.P., BY DEED RECORDED IN DOCUMENT No. 2015112293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND PART OF THAT 261.87 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



LINE TABLE

LINE	BEARING	LENGTH
L1	N13°20'17"W	21.21
L2	N56°21'08"W	22.25
L3	N27°54'48"E	22.25
L4	N55°06'09"E	28.28
L5	N34°53'51"W	28.28
L6	N55°06'09"E	28.28
L7	N34°53'51"W	28.28
L8	N10°06'09"E	16.69
L9	N10°06'09"E	16.69
L10	N89°25'31"E	21.58
L11	N68°34'08"W	36.19
L12	N65°24'09"E	15.47
L13	N23°30'41"W	21.92
L14	N87°19'39"E	54.54
L15	N72°38'33"E	52.17
L16	N52°06'39"E	48.18
L17	N39°42'29"E	48.48
L18	N15°07'53"E	67.84
L19	N02°39'16"E	55.04
L20	N45°24'17"E	21.21
L21	N88°25'47"E	48.39
L22	N88°25'47"E	48.39
L23	N43°25'47"E	21.21
L24	N88°47'27"E	68.48
L25	N55°06'09"E	14.14
L26	N10°06'09"E	110.00
L27	N55°06'09"E	14.14
L28	N10°06'09"E	14.14
L29	N34°53'51"W	14.14
L30	N10°06'09"E	110.00
L31	N34°53'51"W	14.14
L32	N10°06'09"E	80.00
L33	N13°07'49"E	8.50
L34	N88°10'24"W	8.50

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	34.49	375.00	171.11°	N83°59'24"W	34.47
C2	33.70	325.00	55°56'27"	S84°14'37"E	33.68
C3	210.23	325.00	370°34'44"	N50°11'35"E	208.58
C4	71.75	325.00	12°38'56"	N07°54'42"W	71.60
C5	322.75	325.00	98°53'12"	N08°25'31"E	308.65
C6	39.27	25.00	90°00'00"	N34°53'51"W	35.36
C7	39.27	25.00	90°00'00"	N55°06'09"E	35.36
C8	73.57	275.00	15°19'42"	N17°46'00"E	73.35
C9	86.95	325.00	15°19'42"	N17°46'00"E	86.69
C10	37.19	325.00	6°33'21"	N13°22'50"E	37.17
C11	49.76	325.00	8°46'21"	N21°02'41"E	49.71
C12	50.89	325.00	8°58'17"	N13°44'18"E	50.84
C13	77.65	275.00	16°10'42"	N17°20'30"E	77.39
C14	70.66	275.00	14°45'52"	N16°02'56"E	70.67
C15	6.79	275.00	1°24'50"	N09°57'35"E	6.79
C16	79.24	275.00	16°30'35"	N74°49'26"W	78.97
C17	41.27	275.00	8°25'51"	N70°52'04"W	41.23
C18	37.96	275.00	7°54'44"	N79°07'22"W	37.95
C19	93.65	325.00	16°30'35"	N74°49'26"W	93.33
C20	17.08	325.00	3°00'39"	N68°04'28"W	17.08
C21	91.67	325.00	9°08'38"	N74°09'07"W	91.61
C22	24.70	325.00	4°21'18"	N80°54'05"W	24.70
C23	25.32	25.00	58°02'03"	N67°54'15"E	24.25
C24	21.68	25.00	43°40'47"	N58°14'20"W	21.00
C25	301.28	60.00	287°43'31"	N02°44'18"E	70.78
C26	21.81	60.00	20°49'35"	N49°16'00"E	21.69
C27	17.21	60.00	16°25'56"	N67°55'46"E	17.15
C28	60.60	60.00	57°51'52"	N74°55'18"W	58.05
C29	42.11	60.00	40°14'40"	N82°52'59"W	41.25
C30	42.11	60.00	40°14'40"	N14°79'40"E	41.25
C31	42.11	60.00	40°14'40"	N54°32'20"E	41.25
C32	48.71	60.00	46°31'02"	N82°05'49"W	47.39
C33	26.64	60.00	25°28'22"	N46°07'07"W	26.42

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C34	11.05	15.00	42°11'53"	N34°14'45"E	10.80
C35	84.97	325.00	14°58'48"	N80°52'03"E	84.73
C36	55.46	325.00	9°46'40"	N88°45'17"E	55.40
C37	11.18	325.00	1°58'01"	N08°25'31"E	11.16
C38	489.89	275.00	107°40'33"	N49°15'56"E	426.44
C39	78.56	275.00	16°22'04"	N88°04'53"W	78.29
C40	95.83	275.00	19°59'10"	N73°44'30"E	95.44
C41	89.36	275.00	18°37'07"	N54°28'42"E	88.97
C42	89.36	275.00	18°37'07"	N33°48'14"E	88.97
C43	128.60	275.00	26°47'40"	N13°06'31"E	127.44
C44	6.18	275.00	17°17'41"	N00°55'36"E	6.18
C45	52.03	325.00	9°10'24"	N88°38'02"W	51.98
C46	44.03	275.00	9°10'24"	N88°38'02"W	43.98
C47	9.53	275.00	1°59'11"	N88°25'22"E	9.53
C48	60.71	275.00	12°38'56"	N07°54'42"W	60.59
C49	12.65	275.00	2°38'59"	N02°33'16"W	12.65
C50	48.06	275.00	10°00'47"	N89°12'46"W	48.00
C51	90.13	325.00	15°53'23"	N89°13'05"W	89.84
C52	56.43	325.00	9°56'56"	N87°48'41"E	56.36
C53	321.89	275.00	67°03'54"	N58°11'40"E	303.63
C54	16.08	25.00	35°52'12"	N87°30'40"E	15.81
C55	23.18	25.00	53°07'48"	N16°27'45"W	22.36
C56	16.09	25.00	35°52'12"	N81°40'03"E	15.81
C57	23.18	25.00	53°07'48"	N36°40'03"E	22.36
C58	45.00	335.00	7°41'47"	N85°38'56"E	44.97
C59	11.05	15.00	42°11'53"	N89°43'39"E	10.80
C60	178.53	325.00	31°28'27"	N84°21'56"E	176.29
C61	26.94	325.00	4°44'57"	N77°00'11"E	26.93

OWNERS:
TC/G BLACKHAWK L.P.
5055 KELLER SPRINGS ROAD, SUITE 450
ADDISON, TX 75001

ROBERT M. TIEMANN
4421 ROWE LANE
PFLUGERVILLE, TX 78660

DATE: NOV. 24, 2015 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 7B
TRAVIS COUNTY, TEXAS

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE, TEXAS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE MOCD 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. 1206-15-02-24. THE GRANTOR, HIS/HERS, 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 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 MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION.
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 MITIGATE 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 SHALL 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 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 CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED. 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 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 OF 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 (SWPP3). THE SWPP3 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 COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
18. 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.
19. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
20. 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.
21. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION, AND SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
22. THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TEIMANN 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 AMENDMENTS THERE TO.
23. DRIVEWAY ACCESS FROM ANY SINGLE FAMILY LOT TO ROME LANE IS PROHIBITED.
24. LOT 10, BLOCK M, WILL BE OWNED AND MAINTAINED BY LAKESIDE MOCD NO. 2A. LOTS 16, BLOCK L, LOT 1A, BLOCK M, AND LOT 28A, BLOCK N, WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
25. A MASONRY FENCE OR CONCRETE PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE NORTH LINE OF LOTS 1-9, BLOCK M AND LOTS 13-15, BLOCK L.
26. 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.

PARKLAND DEDICATION REQUIREMENT NOTE:
TO DATE, ALL PUBLIC LAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TEIMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
THAT TCG BLACKHAWK L.P. BEING THE OWNER OF 23.91 ACRES OF LAND OUT OF THE V. W. SWEARENDEN SURVEY NO. 32, ABSTRACT NO. 724, AND THE GEORGE CRIMES SURVEY NO. 33, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED RECORDED IN DOCUMENT NO. 201512293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.68 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 7B" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 12th DAY OF April, 2016, A.D.

TCG BLACKHAWK L.P., A TEXAS LIMITED PARTNERSHIP

BY: John D. Hutchingson, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

JOHN D. HUTCHINGSON

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. HUTCHINGSON 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 12th DAY OF April, 2016

BY: Angela Williams
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Angela Williams
MY COMMISSION EXPIRES: 8-7-17



STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT M. TEIMANN BEING THE OWNER OF 261.87 ACRES OF LAND OUT OF THE V. W. SWEARENDEN SURVEY NO. 32, ABSTRACT NO. 724, AND THE GEORGE CRIMES SURVEY NO. 33, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.53 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 7B" 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 12th DAY OF April, 2016, A.D.

ROBERT M. TEIMANN
4421 ROME LANE
PFLUGERVILLE, TX 78660

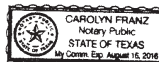
STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TEIMANN 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 12th DAY OF April, 2016

BY: Carolyn Franz
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Carolyn Franz
MY COMMISSION EXPIRES: 8/16/2016



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 24, 2008, FOR TRAVIS COUNTY, TEXAS AND MODIFIED BY LETTER OF MAP REVISION (LOMR) 09-06-0000, 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
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



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 SAID TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN.

J. Kenneth Weigand
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
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: _____
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, 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 DEBEAUVOUR, CLERK OF THE COUNTY 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 THE SAID COURT.

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

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOUR, 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, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: NOV. 24, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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SHEET 3 OF 3 SHEETS

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