

FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 6A**  
 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: DECEMBER 5, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817 F-9784

**RJ SURVEYING & ASSOCIATES, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
 (512) 836-4793 FAX: (512) 836-4817

SHEET 1 OF 3 SHEETS

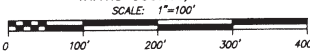
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RECEIVED FEB 23 2015

RECEIVED FEB 23 2015

- LEGEND
- SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - FOUND 1/2" IRON ROD
  - CONCRETE MONUMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PWME PUBLIC WASTEWATER EASEMENT
  - DE DRAINAGE EASEMENT
  - Ⓟ BLOCK NAME
  - ⋯ SIDEWALK REQUIRED - 4 FEET WIDE
  - OPRTG OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - Ⓢ BENCH MARK

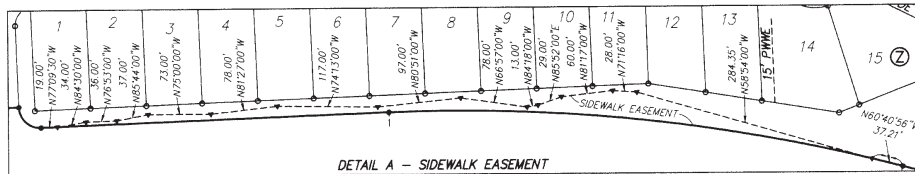
# FINAL PLAT OF PARK AT BLACKHAWK IV, PHASE 6A TRAVIS COUNTY, TEXAS



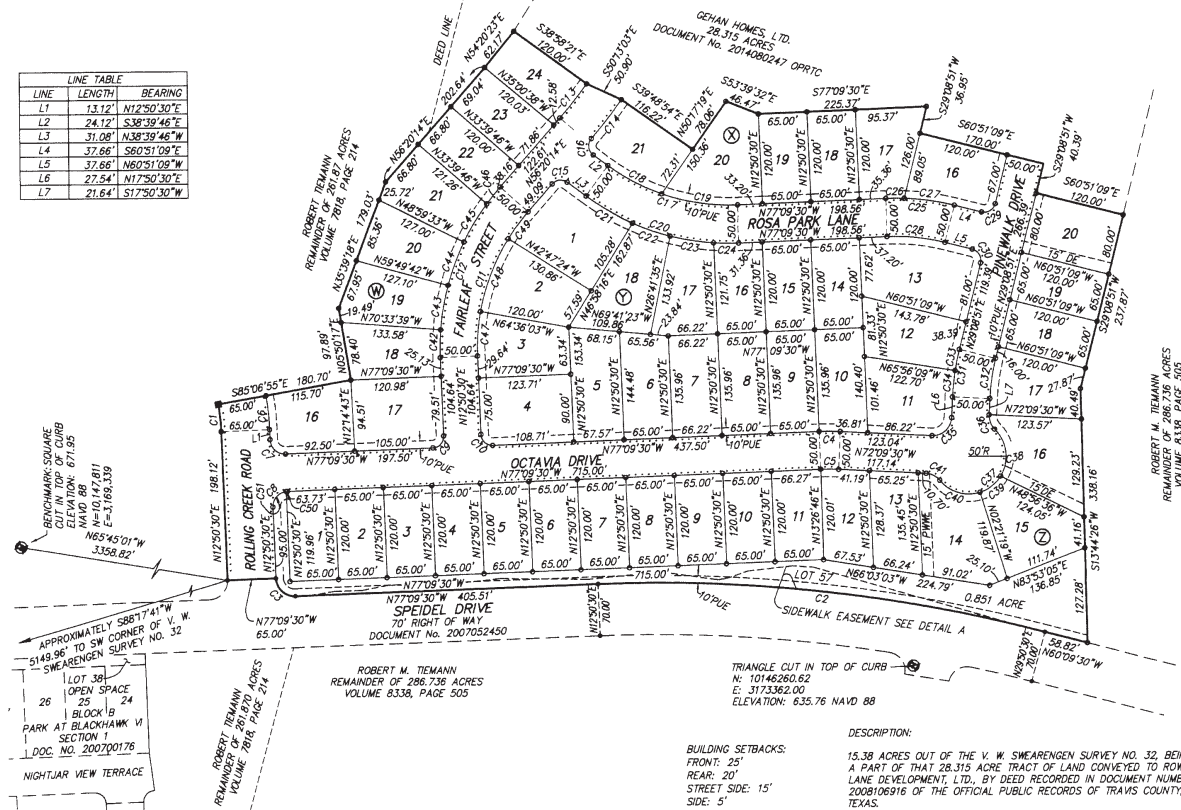
LAND REQUIRED PER ORIGINAL DEVELOPMENT AGREEMENT: 100 ACRES  
LAND DEDICATED BY PRIOR RECORDED PLATS: 70.44  
LAND DEDICATED BY THIS PLAT: 0

THE PARKLAND DEDICATION IS SET OUT IN THE DEVELOPMENT AGREEMENT FOR THIS PROJECT AND IS RECORDED IN THE CITY OF PLEASANTVILLE.  
\* IF 100 ACRES IS NOT DEDICATED UPON THE COMPLETION OF THE LAKESIDE DEVELOPMENT, A FEE IS REQUIRED FOR ANY SHORTAGE.

LOT AREAS: (in square feet)	LOT AREAS: (in square feet)
W-16 9,677	Y-12 9,694
W-17 11,339	Y-13 14,172
W-18 8,828	Y-14 7,800
W-19 9,741	Y-15 7,800
W-20 8,220	Y-16 7,820
W-21 9,443	Y-17 9,460
W-22 8,028	Y-18 11,488
W-23 8,454	
W-24 5,985	Z-1 9,961
X-16 9,949	Z-2 7,800
X-17 9,346	Z-3 7,800
X-18 7,800	Z-4 7,800
X-19 7,800	Z-5 7,800
X-20 12,082	Z-6 7,800
X-21 9,414	Z-7 7,800
Y-1 12,889	Z-8 7,800
Y-2 10,244	Z-9 7,800
Y-3 9,405	Z-10 7,800
Y-4 11,086	Z-11 7,877
Y-5 10,062	Z-12 8,182
Y-6 9,115	Z-13 8,575
Y-7 9,003	Z-14 12,209
Y-8 8,837	Z-15 11,405
Y-9 8,837	Z-16 11,475
Y-10 8,953	Z-17 9,685
Y-11 10,790	Z-18 7,800
	Z-19 7,800
	Z-20 9,600
	Z-21 37,083



LINE	LENGTH	BEARING
L1	13.12	N12°50'30"E
L2	24.12	S38°39'46"E
L3	31.08	N38°39'46"W
L4	37.66	S60°51'09"E
L5	37.66	N60°51'09"W
L6	27.54	N17°50'30"E
L7	21.64	S17°50'30"W



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	36.49	272.30	74°03'38"	N09°00'11"E	36.46	18.27
C2	603.80	2035.00	17°00'00"	N68°39'30"W	601.58	304.13
C3	39.27	25.00	90°00'00"	S32°09'30"E	35.36	25.00
C4	28.36	325.00	5°00'00"	N74°39'30"W	28.35	14.19
C5	24.00	275.00	9°00'00"	N74°39'30"W	23.99	12.01
C6	45.51	337.30	74°33'52"	N08°58'34"E	45.48	22.79
C7	31.42	20.00	90°00'00"	S32°09'30"E	28.28	20.00
C8	31.42	20.00	90°00'00"	S32°09'30"E	28.28	20.00
C9	23.56	15.00	90°00'00"	N57°50'30"E	21.21	15.00
C10	23.56	15.00	90°00'00"	N57°50'30"E	21.21	15.00
C11	208.76	275.00	43°29'44"	S34°35'22"W	203.79	109.70
C12	246.72	325.00	43°29'44"	S34°35'22"W	240.84	129.65
C13	57.92	625.00	5°18'55"	N53°40'56"E	57.90	28.98
C14	65.84	675.00	5°35'20"	N52°58'46"E	65.82	32.95
C15	22.25	15.00	85°00'00"	N81°09'46"W	20.27	13.74
C16	24.72	15.00	94°26'12"	S08°33'20"W	22.02	16.21
C17	184.77	275.00	38°29'44"	S57°54'38"E	181.31	96.02
C18	81.52	275.00	16°59'06"	S47°09'19"E	81.22	41.06
C19	103.24	275.00	21°30'38"	S66°24'11"E	102.64	52.24
C20	218.36	325.00	38°29'44"	S57°54'38"E	214.27	113.48
C21	72.46	325.00	12°46'29"	N45°03'01"W	72.31	36.39
C22	53.21	325.00	9°22'51"	N56°07'40"W	53.15	26.66
C23	58.99	325.00	10°23'59"	S66°01'05"E	58.91	29.58
C24	33.70	325.00	5°56'26"	S74°11'17"E	33.68	16.86
C25	92.49	325.00	16°18'21"	N69°00'20"W	92.18	46.56
C26	24.66	325.00	4°20'49"	N74°59'06"W	24.65	12.33

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C27	67.84	325.00	11°57'32"	N66°48'55"W	67.71	34.04
C28	78.26	275.00	16°18'21"	N69°00'20"W	78.00	39.40
C29	23.56	15.00	90°00'00"	N74°39'30"W	21.21	15.00
C30	23.56	15.00	90°00'00"	N74°39'30"W	21.21	15.00
C31	64.13	325.00	11°18'21"	S23°29'40"W	64.03	32.17
C32	54.26	275.00	11°18'21"	S23°29'40"W	54.18	27.22
C33	28.83	325.00	5°05'00"	S26°38'21"W	28.82	14.43
C34	35.30	325.00	6°13'21"	S20°57'11"W	35.28	17.67
C35	39.27	25.00	90°00'00"	N62°50'30"E	35.36	25.00
C36	21.03	25.00	48°11'23"	S06°15'11"E	20.41	11.18
C37	162.65	50.00	186°22'46"	N62°50'30"E	99.85	89.21
C38	67.20	50.00	72°00'03"	N69°00'20"E	62.25	39.77
C39	35.77	50.00	40°39'11"	N67°08'56"E	35.01	18.69
C40	59.68	50.00	68°23'12"	S58°09'43"E	56.20	33.97
C41	21.03	25.00	48°11'23"	N48°01'49"W	20.41	11.18
C42	37.42	325.00	6°35'51"	S16°08'26"W	37.40	18.73
C43	60.88	325.00	10°43'56"	S24°48'20"W	60.79	30.53
C44	61.46	325.00	10°50'09"	S35°35'22"W	61.37	30.82
C45	58.28	325.00	10°16'30"	S46°08'42"W	58.20	29.22
C46	28.67	325.00	5°03'17"	S67°48'35"W	28.66	14.35
C47	60.27	275.00	12°33'27"	S19°07'13"W	60.15	30.26
C48	104.68	275.00	21°48'39"	S36°18'17"W	104.05	52.98
C49	43.81	275.00	9°07'37"	S51°46'25"W	43.76	21.95
C50	1.27	20.00	3°37'47"	N78°58'24"W	1.27	0.63
C51	30.15	20.00	86°22'13"	N56°01'36"E	27.37	18.77

NEW STREETS	LENGTH	WIDTH
ROLLING CREEK ROAD	239	65
OCTAVIA DRIVE	975	50
PINWALK DRIVE	403	50
ROSA PARK LANE	631	50
FAIRLEAF STREET	560	50
TOTAL	2808	

AREA AND USE SUMMARY  
FOR NON-SINGLE FAMILY LOTS  
LOT BLOCK AREA (ACRES) USE  
57 2 0.851 OPEN SPACE

SITE DATA:  
AREA OF THIS PLAT: 15.38 ACRES  
4 BLOCKS  
53 SINGLE FAMILY LOTS  
7 LANDSCAPE LOT  
54 LOTS TOTAL

OWNER/SUBDIVIDER  
GEHAN HOMES, LTD.  
15725 N DALLAS PARKWAY, SUITE 300  
ADDISON, TEXAS 75001

DATE: DECEMBER 5, 2014 SCALE: 1" = 100'  
RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
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FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 6A**  
TRAVIS COUNTY, TEXAS

NOTES:

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. 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.
3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. 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.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. ALL SIDEWALKS SHALL BE 4 FEET IN WIDTH.
7. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 20020102022 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. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. LOT 27, BLOCK Z SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT NO. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2A. THE WHOLESALE WATER WILL BE PROVIDED BY MANVILLE WATER. THE WASTEWATER PROVIDER WILL BE THE CITY OF PFLUGERVILLE.
10. PER THE SIXTH AMENDMENT TO COMPREHENSIVE DEVELOPMENT AGREEMENT THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362.00 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
12. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS 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 IN COMPLIANCE WITH 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 THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
13. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE 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.
14. 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.
15. 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.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
17. A 10 FOOT PUBLIC UTILITY IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
18. NO ANCILLARY STRUCTURES OR LANDSCAPING, EXCLUDING GENERAL GROUND COVER, SHALL BE PERMITTED WITHIN THE WASTEWATER EASEMENT LOCATED ON LOT 14, BLOCK Z. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO PUBLIC WASTEWATER EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES OR UTILITY PROVIDERS FOR INSPECTION, OPERATION AND MAINTENANCE OF SAID EASEMENT.
19. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE. ALL LIGHTS SHALL BE DOWNCAST AND FULL CUT OFF TYPE. A DROP DOWN LENS SHALL BE PROHIBITED.
20. ALL ELECTRICAL 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 GUIDELINES.
21. 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.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT GEHAN HOMES, LTD. BEING THE OWNER OF 28.315 ACRES OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, AND THE GEORGE GRIMES SURVEY NO. 33 SURVEY IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014080247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.38 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 6A" 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 16<sup>th</sup> DAY OF February, 2015, A. D.

*Justin Eichler*  
JUSTIN EICHLER, DIVISION PRESIDENT  
GEHAN HOMES, LTD.  
3815 S. CAPITAL OF TEXAS HIGHWAY  
SUITE 215  
AUSTIN, TEXAS 78704

ACKNOWLEDGMENT:

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Justin Eichler* 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 16<sup>th</sup> DAY OF February, 2015.

*Marissa Daniel*  
NOTARY PUBLIC, STATE OF TEXAS



SURVEYORS CERTIFICATION:

I, J. KENNETH WEIGAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

*John K. Weigand*  
J. KENNETH WEIGAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741  
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

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) NO. 48453C02854, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 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.

*Keith Collins*  
J. KEITH COLLINS, P.E.  
REGISTERED 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: *Rodney Blackburn*  
RODNEY BLACKBURN, CHAIRMAN

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

BY: *Emily Barron*  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:  
KAREN THOMPSON, CITY SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

BY: *Emily Barron*  
EMILY BARRON, PLANNING DIRECTOR

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 DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

I, DANA DEBEAUVOR, CLERK OF THE 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 THE DOCUMENT NUMBER \_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: DECEMBER 5, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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