

LOCATION MAP  
SCALE: 1" = 2000'

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: JANUARY 28, 2020

**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

# THE GROVE AT BLACKHAWK SECTION 1

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

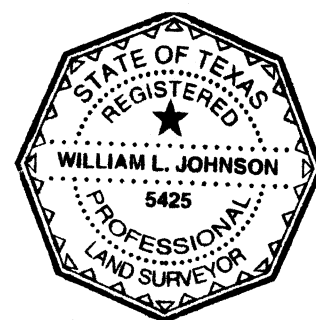


### SURVEYOR'S CERTIFICATION:

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 CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND TRAVIS COUNTY CHAPTER 482 REQUIREMENTS AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

*William L. Johnson*  
WILLIAM L. JOHNSON, DATE 26 OCTOBER 2021  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425  
STATE OF TEXAS

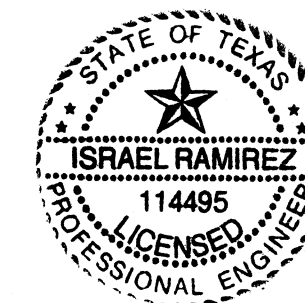


### ENGINEER'S CERTIFICATION:

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) #48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.

I, ISRAEL RAMIREZ, 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, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH TRAVIS COUNTY CHAPTER 482 REQUIREMENTS.

*Israel Ramirez*  
ISRAEL RAMIREZ, P.E. DATE 10.16.2021  
LICENSED PROFESSIONAL ENGINEER NO. 114495  
STATE OF TEXAS



TARTAN LIMITED PARTNERSHIP  
125.88 ACRES (TRACT 1)  
DOC. NO. 2003254152 OPRTC

APPROXIMATELY N26°25'44"W  
220' TO THE SOUTHWEST CORNER OF  
JUAN TABERNO SURVEY  
ABSTRACT NO. 845

ROBERT M. TIEMANN AND CARRIE  
PARKER TIEMANN  
151.023 ACRES  
DOC. NO. 2019123052 OPRTC

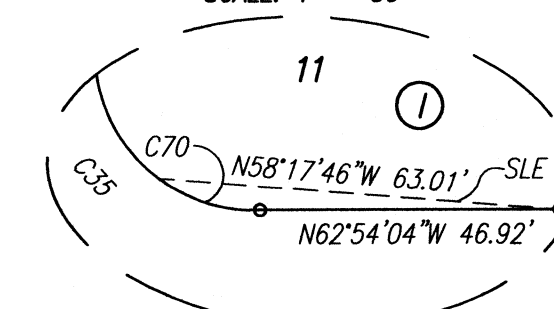
### BRIEF LEGAL DESCRIPTION:

26.140 ACRES OUT OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, BEING A PART OF THAT 151.023 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NUMBER 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

### LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- = CONCRETE MONUMENT SET
- △ = CALCULATED POINT
- ROW = RIGHT-OF-WAY
- (H) = BLOCK NAME
- = 4' WIDE SIDEWALK REQUIRED OR AS NOTED
- ⊕ = BENCHMARK
- Ⓜ = MAILBOX CLUSTER
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PA = PEDESTRIAN ACCESS EASEMENT
- SLE = SIGHT LINE EASEMENT
- WWE = WASTEWATER EASEMENT
- WF&L = WALL, FENCE, AND LANDSCAPE EASEMENT
- MFFE = MINIMUM FINISHED FLOOR ELEVATION

### SIGHT LINE EASEMENT DETAIL



### BENCHMARKS:

- BM-1  
COTTONGIN SPINDLE SET IN DRIVEWAY TO MANVILLE WATER TANK SITE ±10 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD  
N: 10139006.48  
E: 3175756.06  
ELEV.: 633.00' (NAVD '88)
- BM-2  
COTTONGIN SPINDLE SET IN CENTER OF NICOLE LANE ±6 FEET SOUTH OF THE EDGE OF PAVEMENT OF CELE ROAD  
N: 10139489.96  
E: 3174817.09  
ELEV.: 631.66' (NAVD '88)

ALL COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80.

ALL ELEVATIONS ARE BASED ON NAVD '88 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGEOD12B-GRS80.

### PROPERTY OWNERS/SUBDIVIDERS:

ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN  
21100 CARRIES RANCH ROAD  
PFLUGERVILLE, TEXAS 78660  
PHONE: (512) 990-1933  
FAX: (512) 990-1938

DATE: JANUARY 28, 2020 SCALE: 1" = 100'

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THE GROVE AT BLACKHAWK SECTION 1

TRAVIS COUNTY, TEXAS

EASEMENT NOTES:

1. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY - VOLUME 734, PAGE 248, DEED RECORDS OF TRAVIS COUNTY, TEXAS - DOES APPLY TO THE SUBJECT PLAT. DESCRIPTION INSUFFICIENT. NOT SHOWN ON PLAT.

2. TELEPHONE LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY - VOLUME 3718, PAGE 2197, DEED RECORDS OF TRAVIS COUNTY, TEXAS - DOES APPLY TO THE SUBJECT PLAT. DESCRIPTION INSUFFICIENT. NOT SHOWN ON PLAT.

3. WATERLINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 4822, PAGE 1485, DEED RECORDS OF TRAVIS COUNTY, TEXAS - DOES APPLY TO THE SUBJECT PLAT. DESCRIPTION INSUFFICIENT. NOT SHOWN ON PLAT.

SUMMARY OF LOT SIZES AND QUANTITIES DEMONSTRATING COMPLIANCE WITH SF-R ZONING:

SECTION 1

54 LOTS IN THE SF-R ZONED AREA
10 LOTS GREATER THAN OR EQUAL TO 9000 SF (19%)
26 LOTS GREATER THAN OR EQUAL TO 7500 SF (48%)
18 LOTS GREATER THAN OR EQUAL TO 6250 SF (33%)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L33.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L34 through L66.

MUD 5 PARKLAND DEDICATION TABLE with columns: PROJECT, AREA, PARKLAND REQUIRED PER DOC #2019089789, PARKLAND REQUIRED (ACREAGE), PARKLAND DEDICATED (ACREAGE), PARKLAND LOCATION, PARKLAND EXCESS (+) DEFICIT (-), TOTAL AVAILABLE TO USE ON OTHER PROJECTS.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Rows C1 through C28.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Rows C29 through C56.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CH. BRNG., CH. DIST. Rows C57 through C78.

SITE DATA:

AREA OF THIS PLAT: 26.140 ACRES
8 BLOCKS
54 SINGLE FAMILY LOTS 9.750 ACRES
1 MUD DE/PUE/PA LOT 5.619 ACRES
1 COMMERCIAL/RETAIL LOT 3.439 ACRES
2 HOA LS/PA LOTS 0.257 ACRE
2 HOA LS/PUE/PA LOTS 1.034 ACRES
1 HOA LS LOT 0.007 ACRE
1 PEDESTRIAN ACCESS 0.043
STREET RIGHT-OF-WAY DEDICATION 4.164 ACRES
CELE ROAD RIGHT-OF-WAY 1.827 ACRES

LINEAR FEET OF NEW STREETS:

Table with columns: NAME, ROW WIDTH, LENGTH, ACRES. Rows include DOMINO CHAMP ROAD, ERNA DRIVE, GRACES PATH, etc.

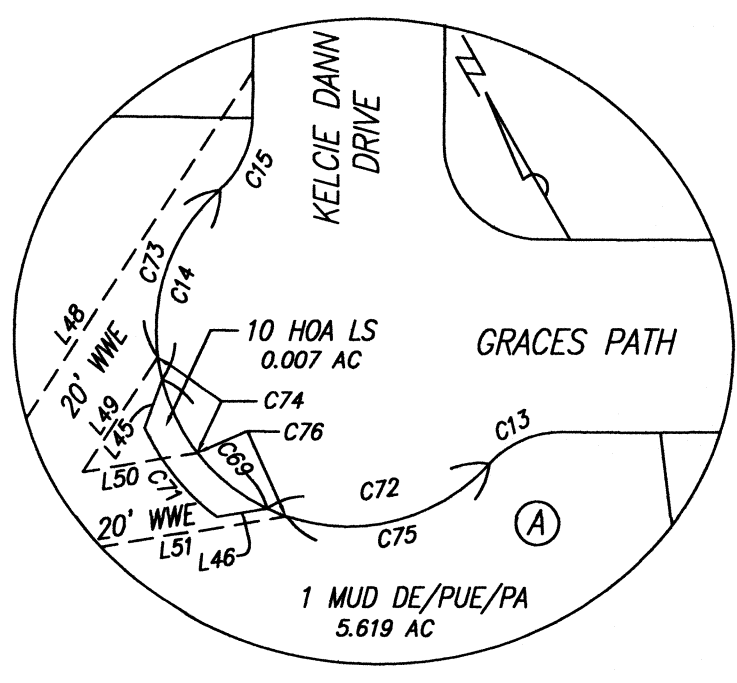
LOT TABLE

ALL PUBLIC LOTS WILL BE OWNED AND MAINTAINED BY LAKESIDE MUD NO. 5. ALL PRIVATE LOTS (EXCEPT RESIDENTIAL LOTS) WILL BE OWNED AND MAINTAINED BY THE HOA UNLESS OTHERWISE NOTED LOT AREAS ARE IN SQUARE FEET.

BLOCK/LOT AREA PROPOSED LAND USE

Table mapping Block/Lot numbers to Area and Proposed Land Use. Includes blocks A1 through A25 and lots 1 through 118.

LANDSCAPE LOT A10 DETAIL SCALE: 1" = 50'



DATE: JANUARY 28, 2020 SCALE: 1" = 100'

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THE GROVE AT BLACKHAWK SECTION 1
TRAVIS COUNTY, TEXAS

PLAT NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRATERRITORIAL JURISDICTION. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY LAKESIDE MUD NO. 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
2. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5. 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 [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.
6. 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.
7. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO 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.
8. A MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF GRACES PATH, KELCIE DANN DRIVE, HELENS CATCH DRIVE, KIYAH ROSE WAY, DOMINO CHAMP ROAD, AND ERNA DRIVE.
9. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF HERBERT BOHLS AVENUE AND ON THE SUBDIVISION SIDE OF CELE ROAD.
10. 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.
11. 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.
12. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
21. 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 CELE LANE FROM ANY RESIDENTIAL LOT.
22. 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 FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2002132073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE AMENDMENT RECORDED IN DOCUMENT NO. 2020032039 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
23. 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 AND 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 THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
24. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE MUD 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. THE DEVELOPER WILL PAY WATER IMPACT FEES TO MANVILLE WATER SUPPLY CORPORATION IN ACCORDANCE WITH THE MWSC TARIFF. THE DEVELOPER WILL PAY WASTEWATER IMPACT FEES TO THE CITY OF PFLUGERVILLE ACCORDING TO ITS WASTEWATER SERVICE POLICY.
25. LOT 1, BLOCK A IS RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE MUD NO. 5.
26. LOT 2, BLOCK A; LOT 10, BLOCK A; LOT 25, BLOCK F, LOT 1, BLOCK G AND LOT 18, BLOCK H ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- 26. 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 PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENTATION CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
27. ALL STREETS ARE PUBLIC STREETS.
28. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
29. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
30. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE SINGLE-FAMILY RESIDENTIAL (SF-R) DISTRICT REQUIREMENTS FOR ALL RESIDENTIAL LOTS. PER THE CITY OF PFLUGERVILLE UDC 4.2.4 RESIDENTIAL DISTRICTS SETBACK CHART, THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT STREET - 25', SIDE STREET (CORNER LOTS) - 15', REAR - 20', INTERIOR SIDE - 5'.
31. THIS FINAL PLAT IS SUBJECT TO AND GOVERNED BY 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, WHICH LIMITS LAND USES WITHIN THIS SECTION TO THE SF-R DISTRICT DESIGN REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL.
32. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
33. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED.
34. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT.
35. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
36. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
37. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
38. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
39. THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
40. COMMERCIAL/RETAIL LOT 27, BLOCK G WILL FOLLOW THE ZONING DISTRICT SUBDIVISION DEVELOPMENT STANDARDS OF THE NEIGHBORHOOD SERVICES (NS) OR RETAIL (R) ZONING DISTRICT REQUIREMENTS AS SHOWN IN ARTICLE V. CONCEPTUAL LAND USE PLAN, DEVELOPMENT REQUIREMENTS, AND FEES; SECTION 5.5 STANDARDS FOR DEVELOPMENT; SUBSECTION G FROM 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.
41. AT THE TIME OF FINAL PLAT RECORDATION, THE "BOUNDARY ROAD CONSTRUCTION PAYMENT" BECOMES DUE AND IS IN THE AMOUNT OF \$1200/LOT PER THE DEVELOPMENT AGREEMENT. THE "ROAD INFRASTRUCTURE PAYMENT" IS BASED ON THE PRO-RATA SHARE OF THE IMPROVEMENTS IDENTIFIED IN THE TIA. THE CITY OF PFLUGERVILLE'S SHARE OF IMPROVEMENTS IDENTIFIED IN THE TIA IS \$1,762,489. THE TIA WAS BASED ON 1929 LOTS OF DEVELOPMENT, THEREFORE, THE PER LOT FEE IS \$913.68/LOT.
42. ACCESS TO TRAVIS COUNTY ROADWAYS WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.
43. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
44. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
45. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
46. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
47. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
48. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
49. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. THIS SUBDIVISION DEVELOPMENT WILL FOLLOW THE REQUIREMENTS OF ARTICLE V. CONCEPTUAL LAND USE PLAN, DEVELOPMENT REQUIREMENTS, AND FEES; SECTION 5.5 STANDARDS FOR DEVELOPMENT FROM 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.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
THAT ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN, BEING THE OWNERS OF 151.023 ACRES OF LAND OUT OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019123052, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 26.140 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE GROVE AT BLACKHAWK SECTION 1, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.
WITNESS MY HAND THIS THE 29 DAY OF OCTOBER, 2021 A.D.
ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN
[Signatures]
ROBERT M. TIEMANN
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660
CARRIE PARKER TIEMANN
21100 CARRIES RANCH ROAD
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 OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF OCTOBER, 2021.
BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Carolyn Cadenhead
MY COMMISSION EXPIRES: 9/29/24
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 OR WRITING, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF OCTOBER, 2021.
BY: [Signature]
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Carolyn Cadenhead
MY COMMISSION EXPIRES: 9/29/24
APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.
BY: ROBERT ROMIG, CHAIRMAN
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.
BY: EMILY BARRON, AICP, PLANNING DIRECTOR
ATTEST:
BY: 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(S) 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 ON 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.
STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOR, 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 OFFICE OF THE COUNTY COURT, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_ A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUVOR, 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 AS DOCUMENT NUMBER \_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_ A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
DEPUTY
DATE: JANUARY 28, 2020
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 F-10015400

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