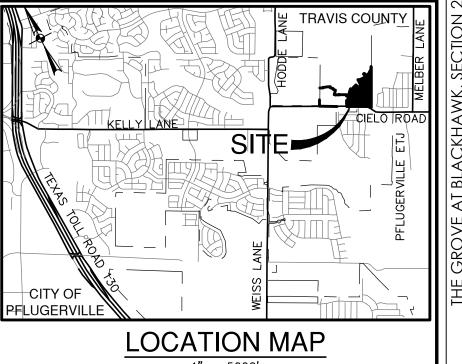
THE GROVE AT BLACKHAWK, SECTION 2

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD INSIDE IS NDING 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.

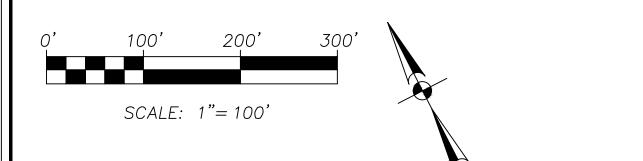
SHEET INDEX

SHEET 1: COVER SHEET 2: FINAL PLAT

SHEET 2: FINAL PLAT SHEET 3: FINAL PLAT

SHEET 4: TABLES SHEET 5: NOTES SHEET 6: SIGNATURES

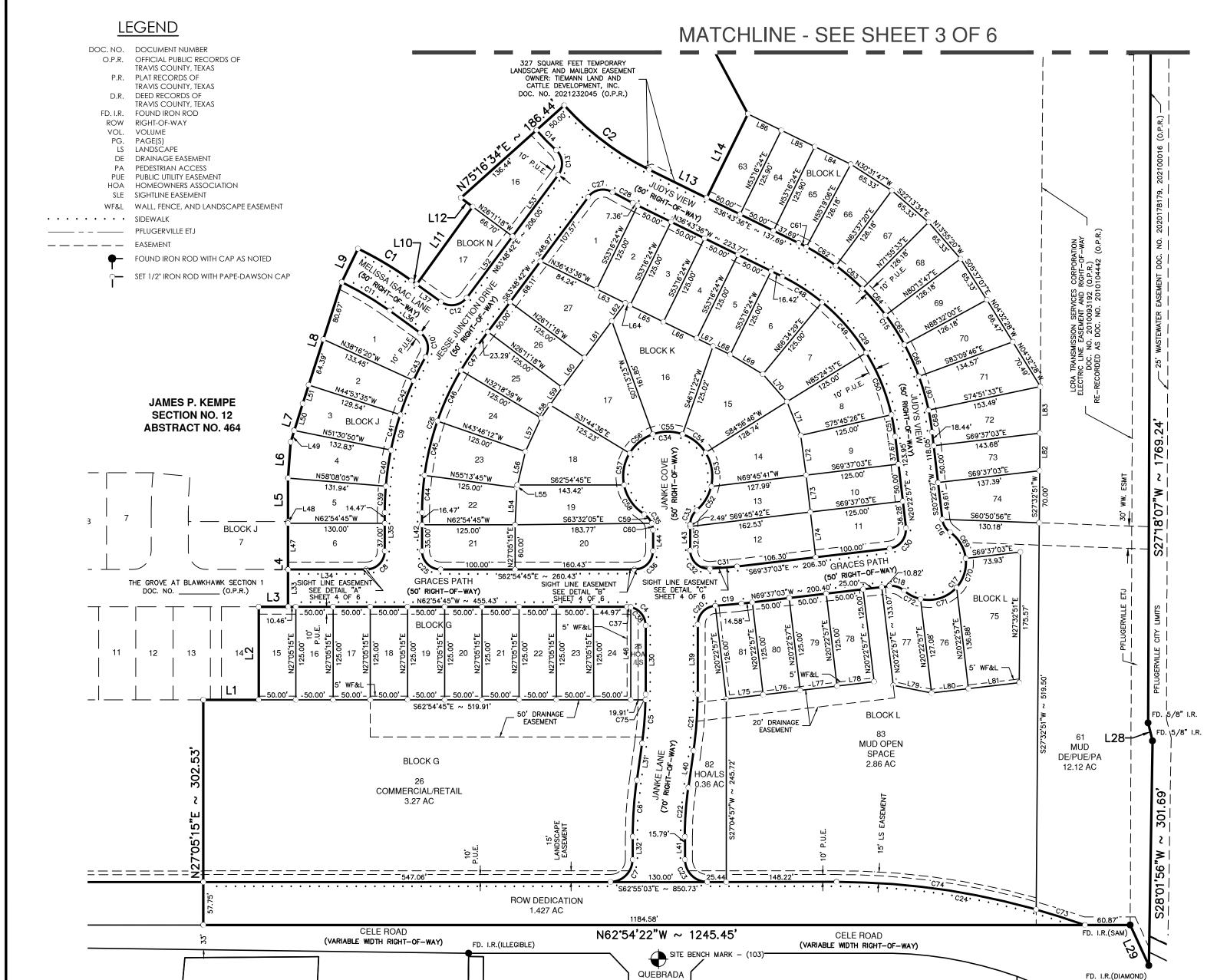


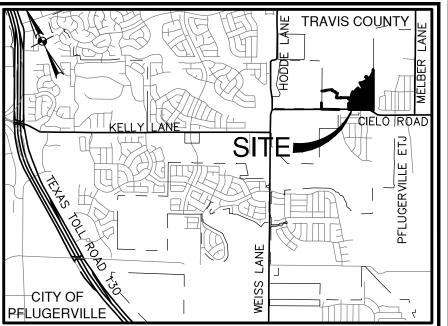


OF THE GROVE AT BLACKHAWK, SECTION 2

FINAL PLAT

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO.





LOCATION MAP

OWNER: ROBERT M TIEMANN AND CARRIE PARKER TIEMANN 4421 ROWE LANE

PFLUGERVILLE, TEXAS 78660

SURVEYOR: PAPE-DAWSON ENGINEERS, INC. 10801 N MOPAC EXPY. BLDG. 3, SUITE 200

AUSTIN, TX 78759 (512) 454-8711 P ENGINEER: PAPE-DAWSON ENGINEERS, INC.

10801 N MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TX 78759

(512) 454-8711 P

SUBMITTAL DATE: SEPTEMBER 26, 2022

LOT SUMMARY

TOTAL ACREAGE: TOTAL NUMBER OF BLOCKS:

HOA/LS LOT: 2 (0.412 ACRES)
MUD/DE/PUE LOTS: 1 (2.857 ACRES)
MUD/DE/PUE/PA LOTS: 1 (12.119 ACRES)
COMMERCIAL/RETAIL LOTS: 1 (3.272 ACRES)
SINGLE FAMILY LOTS: 64 (11.578 ACRES)

35.272 ACRES

1 (3.607 ACRES)

1 (1.427 ACRES)

COMMERCIAL/RETAIL LOTS: SINGLE FAMILY LOTS: RIGHT-OF-WAY: ROW DEDICATION:

LINEAR FEET OF NEW STREET

GRACES PATH (50' ROW): 863 LF

JANKE LANE (70' ROW): 448 LF

JANKE COVE (50' ROW): 150 LF

JESSE JUNCTION DRIVE (50' ROW): 654 LF

JUDYS VIEW (50' ROW): 850 LF

MELISSA ISAAC LANE (50' ROW): 178 LF

BENCHMARKS SET BY RJ ENGINEERING AND

SURVEYING
BEARINGS ARE BASED ON THE ON THE NORTH

AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR: 0.99989

0.99969

BENCHMARK NO. 103 FOUND COTTON SPINDLE IN ASPHALT

GRID N: 10138867.3' GRID E: 3175962.2' ELEV: 630.85'

BENCHMARK NO. 104

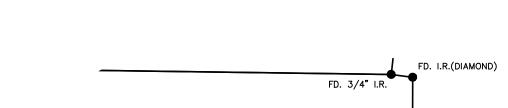
FOUND COTTON SPINDLE IN ASPHALT

GRID N: 10138719.4' GRID E: 3175851.3' ELEV: 627.26'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION PAPE-DAWSON ENGINEERS

THE GROVE AT BLACKHAWK, SECTION 2

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787.



L27-

	MUD NO. 5 PARKLAND DEDICATION TABLE						
							TOTAL
			PARKLAND	PARKLAND		PARKLAND	AVAILABLE TO
		PARKLAND REQUIRED	REQUIRED	DEDICATED		EXCESS (+)	USE ON OTHER
PROJECT	AREA	PER DOC #2019089789	(ACREAGE)	(ACREAGE)	PARKLAND LOCATION	DEFICIT (-)	PROJECTS
THE RIDGE AT BLACKHAWK PHASE 1	76.317	10% OF TOTAL ACREAGE	7.63	PARKLAND	DEDICATED BY FINAL PLAT		
SECTION 1	43.655	10% OF TOTAL ACREAGE	4.37	6.12	A56	(+) 1.75 AC	(+) 1.75 AC
SECTION 2	32.661	10% OF TOTAL ACREAGE	3.27	6.01	H30	(+) 2.73 AC	(+) 4.49 AC
THE GROVE AT BLACKHAWK	152.376	10% OF TOTAL ACREAGE	15.24	PARKLAND	DEDICATED BY FINAL PLAT		
THE GROVE AT BLACKHAWK SECTION 1	26.159	10% OF TOTAL ACREAGE	2.62	6.96	A1, A2, A10, F25, H18, G1, G13A	(+) 4.34 AC	(+) 8.83 AC
SECTION 2	35.272	10% OF TOTAL ACREAGE	3.53	15.39	G25, L61, L82, L83	(+) 11.86 AC	(+) 20.69 AC
SECTION 3	25.034	10% OF TOTAL ACREAGE	2.50	5.32	L25, L62, N7	(+) 2.81 AC	(+) 23.50 AC
SECTION 4	45.612	10% OF TOTAL ACREAGE	4.56	18.08	A36, A37, F1, H19, L2, L3, L24	(+) 13.52 AC	(+) 37.02 AC
SECTION 5	16.645	10% OF TOTAL ACREAGE	1.66	0.52	H1, L1, M7, N29	(-) 1.14 AC	(+) 35.88 AC
SECTION 6	3.655	10% OF TOTAL ACREAGE	0.37	0.59	A56	(+) 0.22 AC	(+) 36.10 AC

LEGEND

DOC. NO. DOCUMENT NUMBER

O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS P.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS FD. I.R. FOUND IRON ROD ROW RIGHT-OF-WAY VOL. VOLUME PG. PAGE(S) LS LANDSCAPE

DE DRAINAGE EASEMENT
PA PEDESTRIAN ACCESS

PUE PUBLIC UTILITY EASEMENT HOA HOMEOWNERS ASSOCIATION

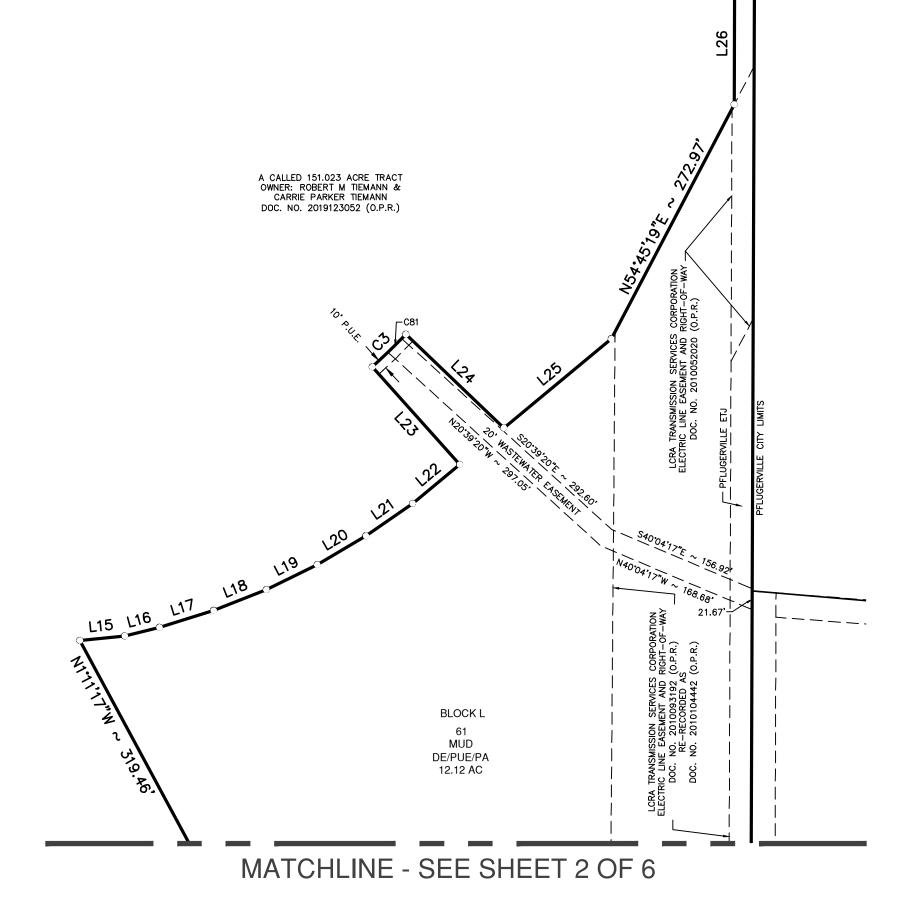
SLE SIGHTLINE EASEMENT

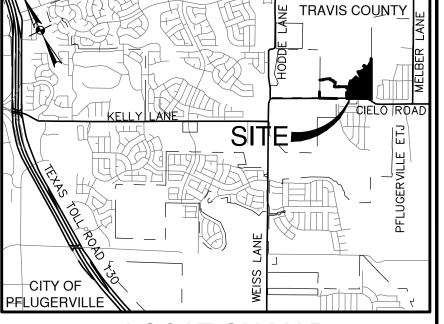
WF&L WALL, FENCE, AND LANDSCAPE EASEMENT

• • • • • • • • 4' SIDEWALK

FOUND IRON ROD WITH CAP AS NOTED

SET 1/2" IRON ROD WITH PAPE-DAWSON CAP





LOCATION MAP

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION PAPE-DAWSON ENGINEERS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801 Survey Job No. 51350-00

THE GROVE AT BLACKHAWK, SECTION 2

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787.

	CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	477.56	010*02'37"	S32*06'45"E	83.61'	83.71'
C2	375.00'	022'00'10"	S25°43'31"E	143.12	144.01
C3	625.00'	004*25'39"	N73°00'09"E	48.28'	48.30'
C4	25.00'	090'00'00"	N17*54'45"W	35.36'	39.27
C5	465.00'	008'09'34"	N31°10'02"E	66.16'	66.22'
C6	535.00'	008'09'34"	N31°10'02"E	76.12'	76.19'
C7	30.00'	089*59'42"	N72 ° 05'06"E	42.42'	47.12'
C8	25.00'	090'00'00"	N72*05'15"E	35.36'	39.27'
C9	425.00'	029*26'33"	N41°48'31"E	216.00'	218.39'
C10	25.00'	083'37'14"	N14°43'10"E	33.33'	36.49'
C11	427.56'	010*02'37"	N32*06'45"W	74.85'	74.95'
C12	25.00'	089*05'52"	S71°38'22"E	35.08'	38.88'
C13	25.00'	083*37'14"	N22 ° 00'05"E	33.33'	36.49'
C14	425.00'	005*05'06"	N17°15'59"W	37.71'	37.72'
C15	325.00'	057*06'33"	S08*10'19"E	310.70	323.94'
C16	25.00'	048'11'23"	S03°42'44"E	20.41'	21.03'
C17	50.00'	186*22'46"	S65*22'57"W	99.85'	162.65
C18	25.00'	048'11'23"	N45*31'22"W	20.41	21.03'
C19	625.00'	003'14'55"	N67*59'35"W	35.43	35.44'
C20	25.00'	086*32'37"	S70*21'33"W	34.27	37.76'
C21	535.00'	008'09'34"	S31°10'02"W	76.12	76.19'
C22	465.00'	008'09'34"	S31°10'02"W	66.16'	66.22'
C23	30.00'	090'00'18"	S17*54'54"E	42.43'	47.13'
C24	990.00'	019*42'27"	S53*03'49"E	338.85'	340.52'
C25	25.00'	090'00'00"	S17*54'45"E	35.36'	39.27
C26	375.00'	036*43'27"	S45*26'58"W	236.27	240.36'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	25.00'	083'37'14"	N74*22'41"W	33.33'	36.49'
C28	425.00'	004*09'32"	N34*38'50"W	30.84	30.85
C29	275.00'	057*06'33"	N08*10'19"W	262.90'	274.10'
C30	25.00'	090'00'00"	N65*22'57 " E	35.36'	39.27'
C31	575.00'	003°39'47"	S67°47'10"E	36.75'	36.76
C32	25.00'	093'02'31"	S19*26'01"E	36.28'	40.60'
C33	25.00'	049*40'47"	S51*55'38"W	21.00'	21.68'
C34	60.00'	287*42'51"	S67*05'23"E	70.78'	301.29'
C35	25.00'	058*02'03"	N01°55'47"W	24.25'	25.32'
C36	25.00'	090*00'00"	N72 * 05 ' 15 " E	35.36'	39.27
C37	25.00'	011*36'18"	N57*06'36"W	5.05'	5.06'
C38	25.00'	078*23'42"	N12*06'36"W	31.60'	34.21'
C39	425.00'	004*46'40"	N29*28'35"E	35.43'	35.44
C40	425.00'	006°37'15"	N35°10'33"E	49.08'	49.11'
C41	425.00'	006*37'15"	N41°47'48"E	49.08'	49.11'
C42	425.00'	006*37'15"	N48*25'03"E	49.08'	49.11'
C43	425.00'	004*48'07"	N54*07'44"E	35.61'	35.62
C44	375.00'	007*41'00"	S30*55'45"W	50.25	50.29
C45	375.00'	011*27'33"	S40°30'01"W	74.88'	75.00'
C46	375.00'	011*27'33"	S51*57'34"W	74.88'	75.00'
C47	375.00'	006°07'21"	S60°45'01"W	40.05	40.07
C48	275.00'	013°18'04"	N30°04'34"W	63.70'	63.84'
C49	275.00'	018*50'03"	N14°00'30"W	89.99'	90.40'
C50	275.00'	018*50'03"	N04°49'33"E	89.99'	90.40'
C51	275.00'	006*08'23"	N17*18'46"E	29.45	29.47
C52	60.00'	036*39'21"	S58*26'21"W	37.73'	38.39'

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C53	60.00'	045*09'55"	S17*31'43"W	46.08'	47.30'
C54	60.00'	038*45'24"	S24*25'56"E	39.82'	40.59'
C55	60.00'	038*57'59"	S63°17'38"E	40.02'	40.81'
C56	60.00'	038*57'59"	N77°44'23"E	40.02'	40.81'
C57	60.00'	042'15'00"	N37°07'54"E	43.25'	44.24'
C58	60.00'	046'57'12"	N07°28'13"W	47.81'	49.17'
C59	25.00'	036*58'32"	N12*27'33"W	15.86'	16.13'
C60	25.00'	021*03'31"	N16*33'29"E	9.14'	9.19'
C61	325.00'	002*02'42"	S35*42'15"E	11.60'	11.60'
C62	325.00'	008*18'13"	S30*31'47"E	47.06'	47.10'
C63	325.00'	008*18'13"	S22*13'34"E	47.06'	47.10'
C64	325.00'	008*18'13"	S13*55'20"E	47.06'	47.10'
C65	325.00'	008*18'13"	S05°37'07"E	47.06'	47.10'
C66	325.00'	008*18'13"	S02*41'07"W	47.06'	47.10'
C67	325.00'	008*18'13"	S10*59'20"W	47.06'	47.10'
C68	325.00'	005'14'30"	S17*45'42"W	29.72'	29.73'
C69	50.00'	048*11'23"	S03*42'44"E	40.82'	42.05'
C70	50.00'	048'16'20"	S44*31'07"W	40.89'	42.13'
C71	50.00'	061*15'52"	N80°42'48"W	50.95'	53.46'
C72	50.00'	028'39'12"	N35*45'16"W	24.74'	25.00'
C73	990.00'	003*59'23"	S45*12'17"E	68.92'	68.94'
C74	990.00'	015°43'04"	S55*03'31"E	270.73	271.58'
C75	465.00'	000*55'37"	N27°33'03"E	7.52'	7.52'

	BLOCK G	ì
LOT #	AREA (SQ. FT.)	LOT USAGE
15	6,250	SINGLE FAMILY
16	6,250	SINGLE FAMILY
17	6,250	SINGLE FAMILY
18	6,250	SINGLE FAMILY
19	6,250	SINGLE FAMILY
20	6,250	SINGLE FAMILY
21	6,250	SINGLE FAMILY
22	6,250	SINGLE FAMILY
23	6,250	SINGLE FAMILY
24	6,249	SINGLE FAMILY
25	2,363	HOA/LS
26	142,530	COM./RETAIL

26	142,530	COM./RETAIL			
	DI COLCI				
BLOCK L					
LOT #	AREA (SQ. FT.)	LOT USAGE			
61	527,900	MUD/DE/PUE/PA			
63	6,295	SINGLE FAMILY			
64	6,295	SINGLE FAMILY			
65	6,489	SINGLE FAMILY			
66	7,046	SINGLE FAMILY			
67	7,046	SINGLE FAMILY			
68	7,046	SINGLE FAMILY			
69	7,046	SINGLE FAMILY			
70	7,319	SINGLE FAMILY			
71	8,225	SINGLE FAMILY			
72	8,133	SINGLE FAMILY			
73	7,027	SINGLE FAMILY			
74	7,962	SINGLE FAMILY			
75	13,452	SINGLE FAMILY			
76	6,359	SINGLE FAMILY			
77	6,670	SINGLE FAMILY			
78	6,250	SINGLE FAMILY			
79	6,250	SINGLE FAMILY			
80	6,250	SINGLE FAMILY			
81	6,262	SINGLE FAMILY			
82	15,585	HOA LS			
83	124,468	MUD/DE/PUE			

BLOCK J						
DT #	AREA (SQ. FT.)	LOT USAGE				
1	9,810	SINGLE FAMILY				
2	7,417	SINGLE FAMILY				
3	7,400	SINGLE FAMILY				
4	7,565	SINGLE FAMILY				
5	7,223	SINGLE FAMILY				
6	7,926	SINGLE FAMILY				

	BLOCK K	•
LOT #	AREA (SQ. FT.)	LOT USAGE
1	9,030	SINGLE FAMILY
2	6,250	SINGLE FAMILY
3	6,250	SINGLE FAMILY
4	6,250	SINGLE FAMILY
5	6,250	SINGLE FAMILY
6	8,275	SINGLE FAMILY
7	8,798	SINGLE FAMILY
8	8,798	SINGLE FAMILY
9	7,573	SINGLE FAMILY
10	6,250	SINGLE FAMILY
11	7,526	SINGLE FAMILY
12	9,925	SINGLE FAMILY
13	7,299	SINGLE FAMILY
14	9,395	SINGLE FAMILY
15	10,400	SINGLE FAMILY
16	13,629	SINGLE FAMILY
17	11,743	SINGLE FAMILY
18	10,612	SINGLE FAMILY
19	8,460	SINGLE FAMILY
20	11,173	SINGLE FAMILY
21	7,366	SINGLE FAMILY
22	7,329	SINGLE FAMILY
23	7,854	SINGLE FAMILY
24	7,854	SINGLE FAMILY
25	7,108	SINGLE FAMILY
26	6,250	SINGLE FAMILY
27	9,967	SINGLE FAMILY

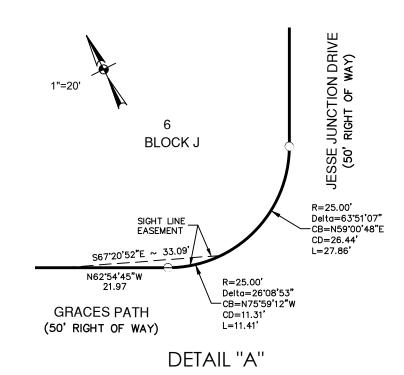
	BLOCK N				
LOT #	AREA (SQ. FT.)	LOT USAGE			
16	9,386	SINGLE FAMILY			
17	8,289	SINGLE FAMILY			

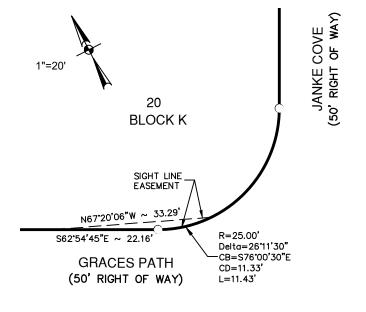
LINE IADLE				
LINE #	BEARING	LENGTH		
L1	S62*54'45"E	74.31		
L2	N27'05'15"E	125.00'		
L3	S62*54'45"E	39.54		
L4	N27'05'15"E	114.51'		
L5	N27'05'15"E	58.35'		
L6	N31*02'10"E	48.65		
L7	N44*34'20"E	54.00'		
L8	N44*56'27"E	171.45'		
L9	N52*51'56"E	50.00'		
L10	S27*05'27"E	8.82'		
L11	N62*54'33"E	128.67'		
L12	N26*11'18"W	19.89'		
L13	S36*43'36"E	86.09'		
L14	N53*16'24"E	125.90'		
L15	S68*44'28"E	46.54		
L16	S76*35'57"E	36.82'		
L17	S80°11'26"E	58.46'		
L18	S84*35'53"E	58.46'		
L19	S89*00'19"E	58.46'		
L20	N86*35'14"E	58.46'		
L21	N82*10'48"E	58.46'		
L22	N77*35'46"E	63.13		
L23	N14°47'01"W	135.13		
L24	S19*12'40"E	139.68'		
L25	N77*24'52"E	143.82'		
L26	N27*18'02"E	125.80'		
L27	S39*38'34"E	22.05'		
L28	S13*09'36"W	25.03'		
L29	N02*27'08"E	59.69'		
L30	N27'05'15"E	92.48'		

LINE TABLE

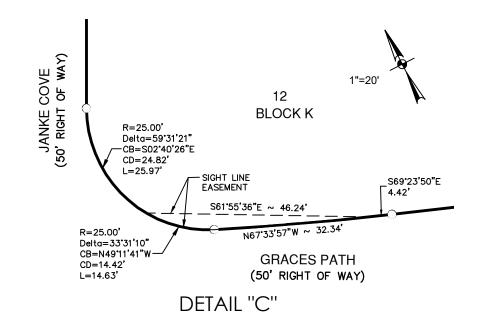
ı	INE TABL	Е
LINE #	BEARING	LENGTH
L31	N35 ʻ 14'48"E	50.00'
L32	N27 ' 05'15"E	30.84
L33	N27'05'15"E	50.00'
L34	S62°54'45"E	105.00'
L35	N27'05'15"E	51.47'
L36	N27°05'27"W	50.96'
L37	S27°05'27"E	40.08'
L39	S27°05'15"W	93.66'
L40	S35*14'48"W	50.00'
L41	S27*05'15"W	30.83
L42	S27*05'15"W	51.47'
L43	S27*05'15"W	34.54'
L44	N27 ' 05'15"E	28.01'
L46	N27 * 05 ' 15 " E	124.49'
L47	N27 ' 05'15"E	62.00'
L48	N27 ° 05'15"E	2.51'
L49	N44*34'20"E	16.06'
L50	N44*34'20"E	37.94'
L51	N44*56'27"E	26.38'
L52	N63*48'42"E	103.02'
L53	N63*48'42"E	103.02
L54	N29*39'46"E	49.95'
L55	N40°30'01"E	3.80'
L56	N40°30'01"E	46.12'
L57	N51*57'34"E	49.92'
L58	N62*10'35"E	21.08'
L59	N62*10'35"E	28.89'
L60	N63°48'42"E	50.00'
L61	N63*48'42"E	61.22'
L62	N63*48'42"E	30.15'

LINE TABLE				
LINE #	BEARING	LENGTH		
L63	N36'43'36"W	42.90'		
L64	N36'43'36"W	7.10'		
L65	N36'43'36"W	50.00'		
L66	N36*43'36"W	50.00'		
L67	S36*43'36"E	24.29'		
L68	S36*43'36"E	25.71'		
L69	S32*12'32"E	51.09'		
L70	S14°00'30"E	49.09'		
L71	S04*49'33"W	49.09'		
L72	S19*27'53"W	53.72'		
L73	S20*22'57"W	50.00'		
L74	S20*22'57"W	61.28'		
L75	S69*37'03"E	50.00'		
L76	S69*37'03"E	50.00'		
L77	S69*37'03"E	50.00'		
L78	S69*37'03"E	50.00'		
L79	S51°44'05"E	52.54		
L80	S69*37'03"E	50.00'		
L81	S69*37'03"E	68.75		
L82	S27*32'51"W	50.39'		
L83	S27*32'51"W	62.64		
L84	N36°43'36"W	53.79'		
L85	N36°43'36"W	50.00'		
L86	N36°43'36"W	50.00'		





DETAIL "B"





THE GROVE AT BLACKHAWK, SECTION 2

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787.

STANDARD PLAT NOTES

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE EXTRATERRITORIAL JURISDICTION
- 2. WATER AND WASTEWATER SHALL BE PROVIDED BY LAKESIDE MUD NO. 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES
- 3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 4. EASEMENTS(S) 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 OF PFLUGERVILLE AND TRAVIS COUNTY. THE GRANTOR AND THE GRANTOR'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 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 SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF JANKE LANE AND ON THE SUBDIVISION SIDE OF CELE ROAD.
- 8. A MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF GRACES PATH, JESSE JUNCTION DRIVE, JUDYS VIEW, MELISSA ISAAC LANE, AND JANKE COVE.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. THIS SUBDIVISION SHALL MITIGATE POSE—DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BY 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, AS AMENDED.
- 14. 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 AND 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.
- 15. 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.
- 16. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES, AND TRAVIS COUNTY, PRIOR TO ANY CONSTRUCTION.
- 17. ALL PROPOSED FENCES, WALLS AND LANDSCAPING 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 19. THIS FINAL PLAT IS SUBJECT TO AND IS 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.

- 20. 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.
- 21. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 22. 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
- 23. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER AND WILL BE PUBLIC STREETS.
- 24. 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.
- 25. 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 STATUES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENT. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
- 26. 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.
- 27. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: LOT 25, BLOCK G; LOT 82, BLOCK L.
- 28. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE LAKESIDE MUD #5 PER 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: LOT 61, BLOCK L AND LOT 83, BLOCK L.
- 29. COMMERCIAL/RETAIL LOT 26, 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.
- 30. 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.
- 31. 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'.
- 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. 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.
- 34. 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.

- 35. THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
- 36. 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.
- 37. ACCESS TO TRAVIS COUNTY ROADWAYS WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.
- 38. 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.
- 39. 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.THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
- 40. THIS PLAT IS SUBJECT TO THE TIA AND PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2020225295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 41. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 42. 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.
- 43. THIS SUBDIVISION DEVELOPMENT WILL FOLLOW THE REQUIREMENT 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.
- 44. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.
- 45. THIS PROPERTY IS SUBJECT TO THE REVISED TRAFFIC IMPACT ANALYSIS DATED 7 JUNE 2019, TITLED "THE RIDGE AT BLACKHAWK", PREPARED BY TRAFFIC IMPACT GROUP, LLC.
- 46. THE FOLLOWING LOTS HAVE RESTRICTED ACCESS: LOTS 1 AND 6, BLOCK J ACCESS TO JESSE JUNCTION DRIVE ONLY; LOTS 1 AND 11, BLOCK K ACCESS TO JUDYS VIEW ONLY; LOTS 12 AND 20, BLOCK K ACCESS TO JANKE COVE ONLY; LOT 21, BLOCK K ACCESS TO JESSE JUNCTION DRIVE ONLY; LOT 16, BLOCK N ACCESS TO JUDYS VIEW ONLY; LOT 17, BLOCK N ACCESS TO MELISSA ISAAC LANE ONLY.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON

ENGINEEDS

OF

THE GROVE AT BLACKHAWK, SECTION 2

A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 1.348 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2018186787.

STATE OF TEXAS: COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, BEING THE OWNERS OF A CALLED 151.023 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JAMES P KEMPE SURVEY, SECTION NO. 12, ABSTRACT NO. 464 IN TRAVIS COUNTY, TEXAS. DOES HEREBY SUBDIVIDE 35.272 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "THE GROVE AT BLACKHAWK, SECTION 2" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND.	THIS THE	DAY OF	. AD
WITHLOS WIT THATE,	11113 111L	5/11 51	

ROBERT M. TIEMANN

201100 CARRIES RANCH ROAD PFLUGERVILLE, TX 78660

CARRIE PARKER TIEMANN 201100 CARRIES RANCH ROAD PFLUGERVILLE, TX 78660

ACKNOWLEDGEMENT:

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.

SEAL

GIVEN UNDER MY HAND	AND SEAL OF O	FFICE THIS DAY OF	20
OTTEN ONDER MIT TO ME	7 11 1D OL7 1L OI O		

NOTARY PUBLIC, STATE OF TEXAS

ACKNOWLEDGEMENT:

STATE OF TEXAS COUNTY OF TRAVIS

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

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

NOTARY PUBLIC, 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. 48453C0285H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.

I, DUSTIN GOSS, 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.

09/23/2022

DUSTIN GOSS, P.E. 91805

226

ENGINEERING BY: PAPE-DAWSON ENGINEERS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, 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

SEPTEMBER 23, 2022 VALERIE ZURCHER REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222 SURVEYING BY:



CITY CERTIFICATION:

PAPE-DAWSON ENGINEERS 10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 AUSTIN, TEXAS 78759

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

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

JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

TRISTA EVANS, 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 TEXAS

I, REBECCA GUERRERO, CLERK OF TRAVIS COU FOREGOING INSTRUMENT OF WRITING AND ITS CE RECORD IN MY OFFICE ON THE DAY	RTIFICATE OF AUTHENTICATION WAS FILED FOR
ATO'CLOCKM., AND DULY	
20 A.D., AT	O'CLOCKM., OF SAID COUNTY
AND STATE AS DOCUMENT NUMBERRECORDS OF TRAVIS COUNTY.	OF THE OFFICIAL PUBLIC
WITNESS MY HAND AND SEAL OF OFFICE OF THE C	COUNTY CLERK, THIS DAY OF
REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS	
 DEPUTY	
STATE OF TEXAS	
COUNTY OF TEXAS	
I, REBECCA GUERRERO, CLERK OF TRAVIS COUNT DAY OF 20 TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTH AND THAT SAID ORDER WAS DULY ENTERED IN TH	A.D., THE COMMISSIONERS' COURT OF ORIZING THE FILING FOR RECORD OF THIS PLAT
WITNESS MY HAND AND SEAL OF OFFICE OF THE 0	COUNTY COURT, THIS THE DAY OF

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS 10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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SHEET 3: FINAL PLAT SHEET 4: TABLES SHEET 5: NOTES

SHEET 6: SIGNATURES

REBECCA GUERRERO, COUNTY CLERK

TRAVIS COUNTY, TEXAS