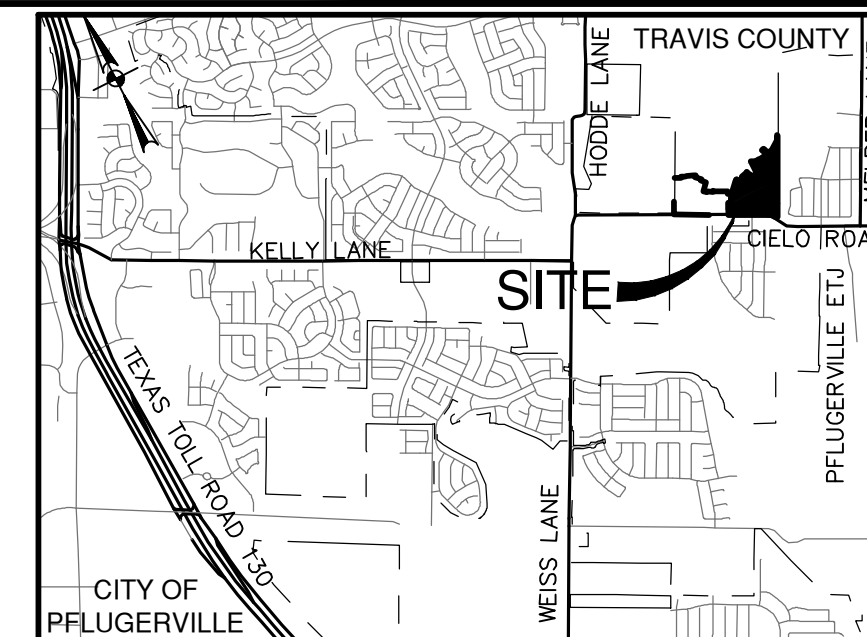


FINAL PLAT  
OF  
THE GROVE AT BLACKHAWK, SECTION 2

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.

# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS



LOCATION MAP  
1" = 5000'

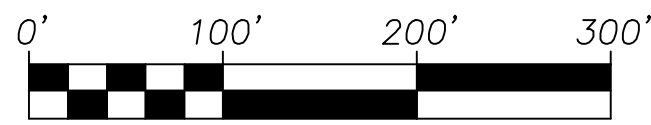
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF 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.

SHEET INDEX  
SHEET 1: COVER  
SHEET 2: FINAL PLAT  
SHEET 3: FINAL PLAT  
SHEET 4: TABLES  
SHEET 5: NOTES  
SHEET 6: SIGNATURES

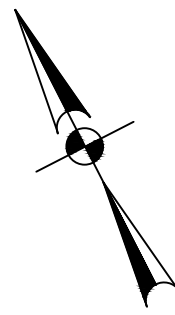
FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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



SCALE: 1" = 100'



# FINAL PLAT OF THE GROVE AT BLACKHAWK, SECTION 2

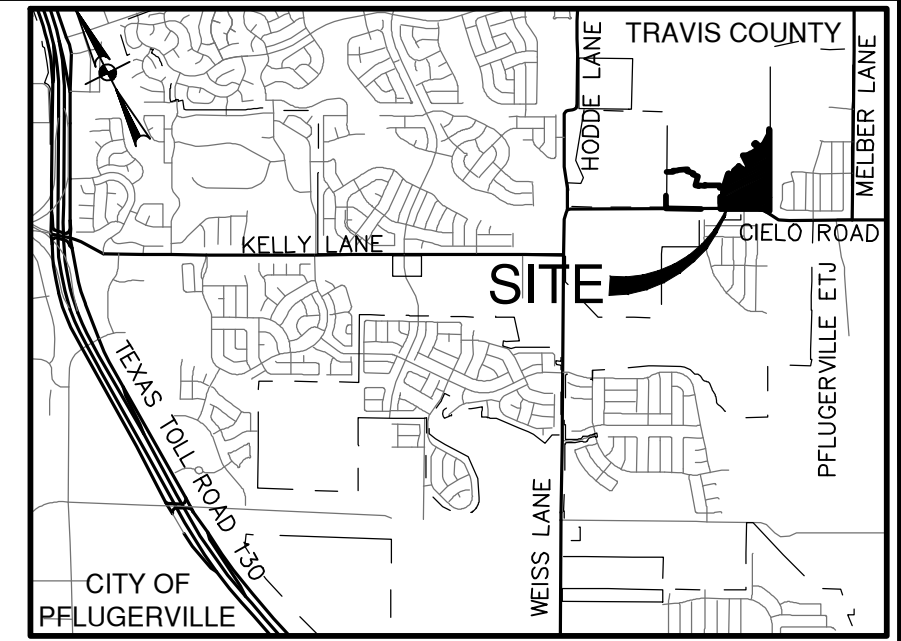
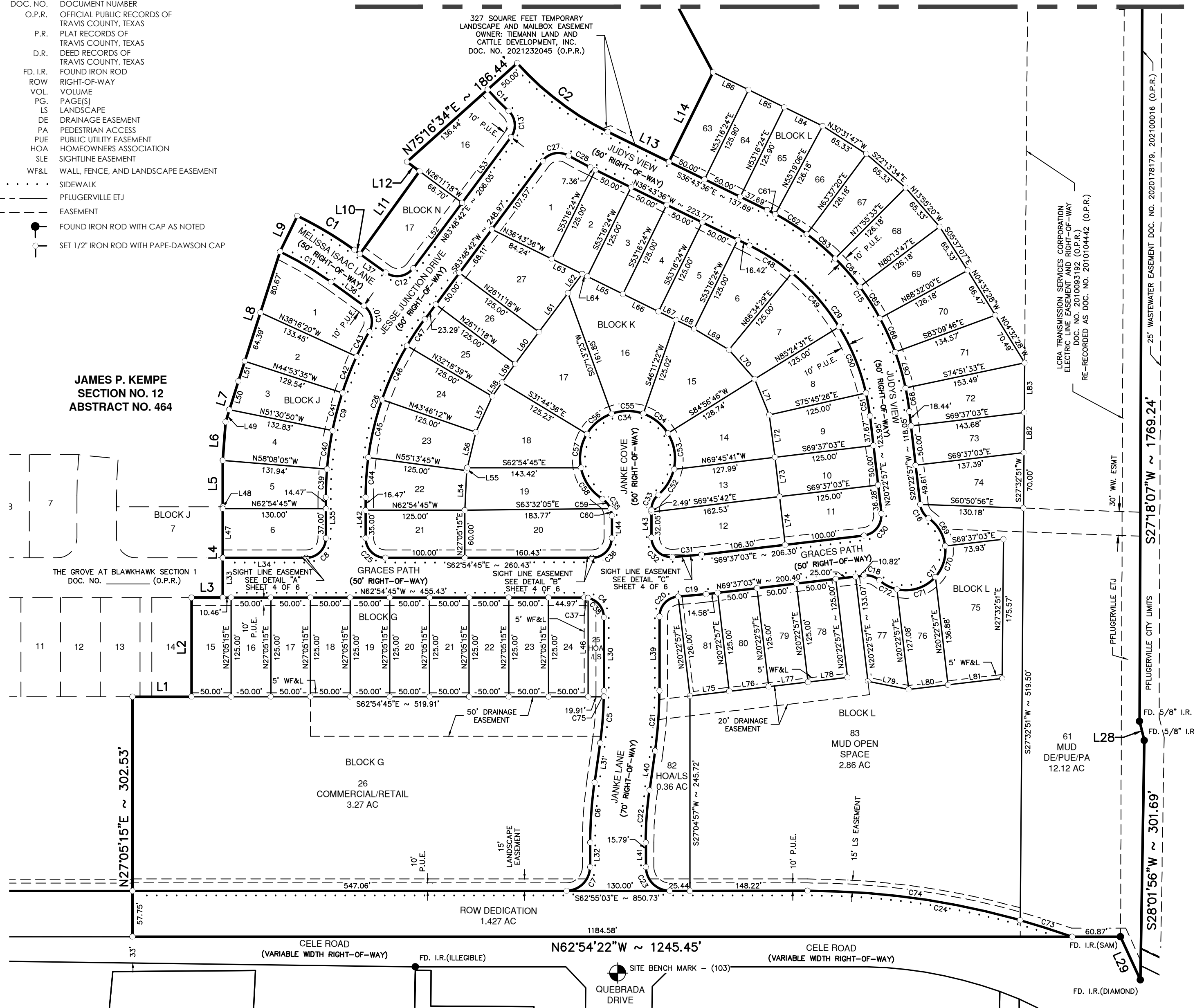
A 35.272 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464 AND THE JUAN ZAMBRANO SURVEY NO. 38, ABSTRACT NO. 845, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TIEMANN BY DEED RECORDED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

MATCHLINE - SEE SHEET 3 OF 6

## LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT 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
- SIDEWALK
- - - PFLUGERVILLE ETJ
- - - EASEMENT
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

JAMES P. KEMPE  
SECTION NO. 12  
ABSTRACT NO. 464



## LOCATION MAP

1" = 5000'

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:	35.272 ACRES
TOTAL NUMBER OF BLOCKS:	5
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)
RIGHT-OF-WAY:	1 (1.607 ACRES)
ROW DEDICATION:	1 (1.427 ACRES)

## 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

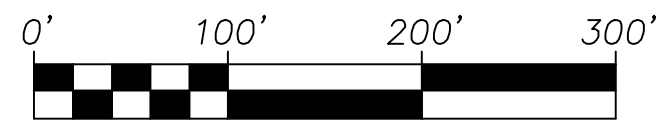
BENCHMARK NO. 103  
FOUND COTTON SPINDLE IN ASPHALT  
GRID N: 10138867.3'  
GRID E: 3175962.2'  
ELEV: 630.85'

BENCHMARK NO. 104  
FOUND COTTON SPINDLE IN ASPHALT  
GRID N: 10138719.4'  
GRID E: 3175851.3'  
ELEV: 627.26'

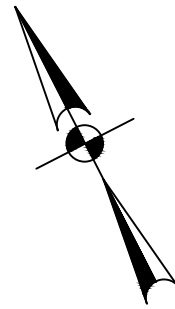


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Survey Job No. 51350-00 THE GROVE AT BLACKHAWK, SECTION 2

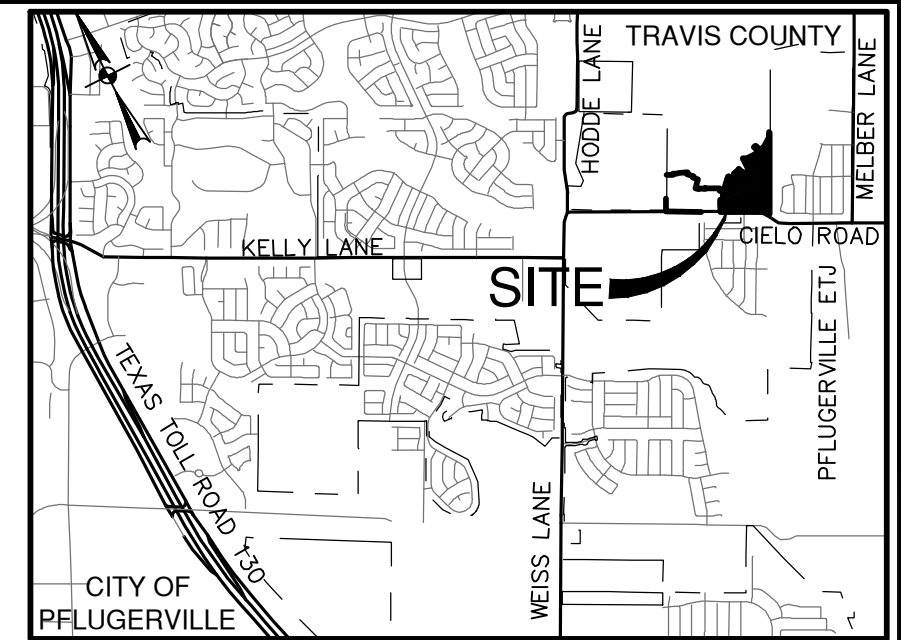


SCALE: 1" = 100'



## FINAL PLAT 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.



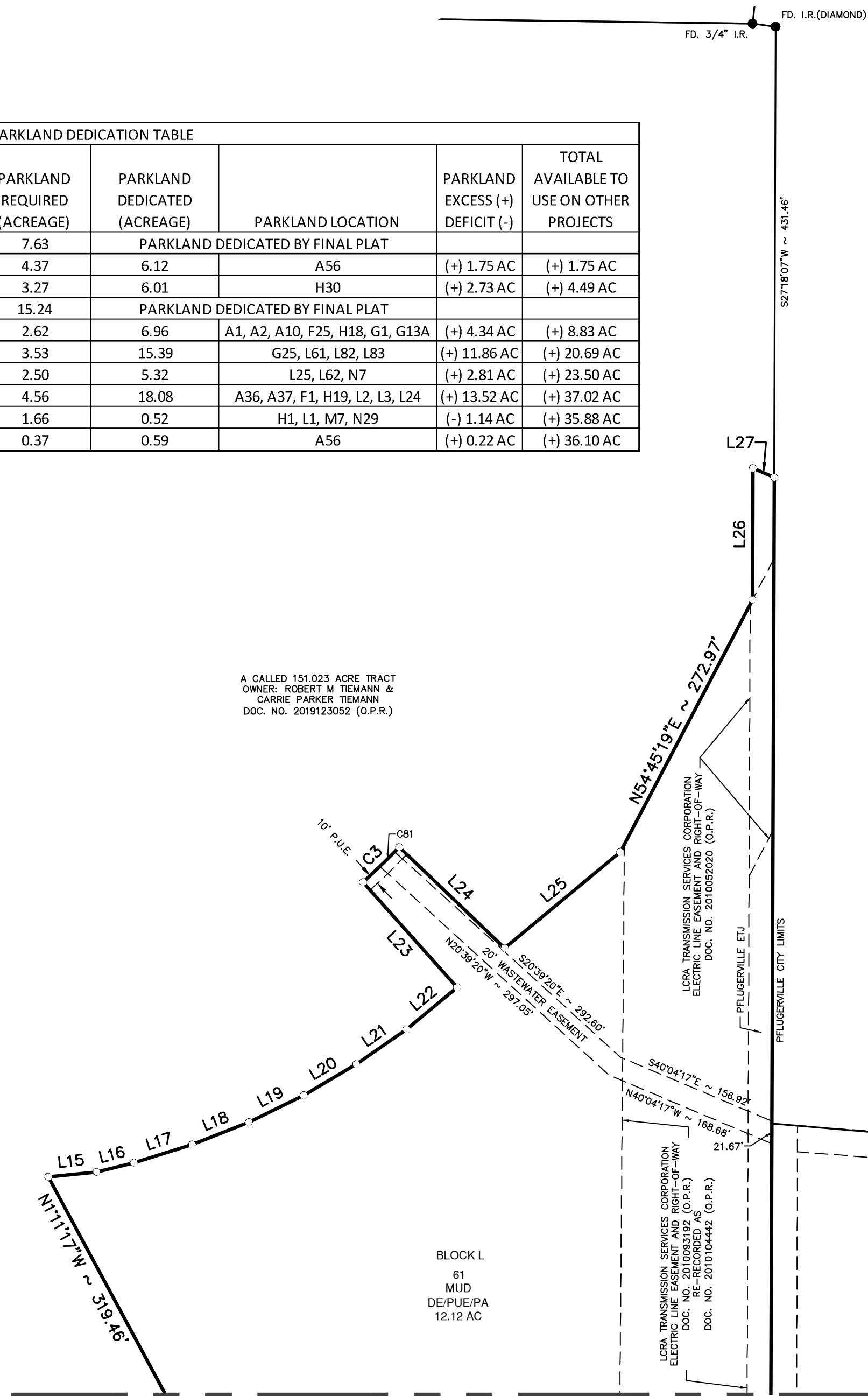
**LOCATION MAP**

1" = 5000'

MUD NO. 5 PARKLAND DEDICATION TABLE							
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
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

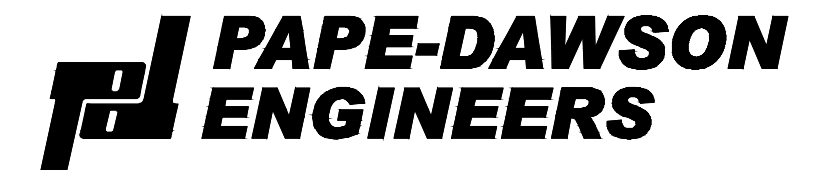
**LEGEND**

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- 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
- PFLUGERVILLE ETJ
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP



MATCHLINE - SEE SHEET 2 OF 6

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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





FINAL PLAT  
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.

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 OF HEALTH.
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 STATUTES, 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



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

FINAL PLAT  
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

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS SEAL

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 \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS SEAL

**SHEET INDEX**  
SHEET 1: COVER  
SHEET 2: FINAL PLAT  
SHEET 3: FINAL PLAT  
SHEET 4: TABLES  
SHEET 5: NOTES  
SHEET 6: SIGNATURES

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.



DUSTIN GOSS, P.E. 91805  
ENGINEERING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759

09/23/2022



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.



VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222  
SURVEYING BY:  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS 78759

SEPTEMBER 23, 2022



CITY CERTIFICATION:

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

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

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

BY: JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

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 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 \_\_\_\_\_ 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.

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS

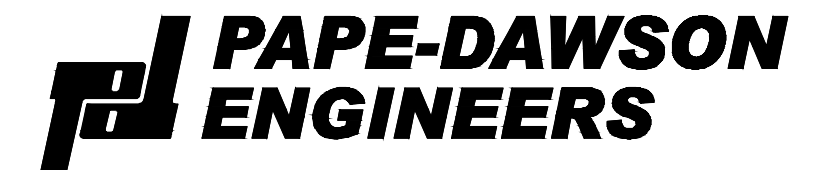
COUNTY OF TEXAS

I, REBECCA GUERRERO, 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.

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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