

LOCATION MAP  
SCALE: 1" = 800'

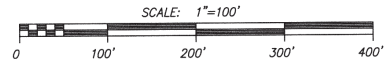
TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE FOR HOME BUYERS  
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT 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: MARCH 30, 2015

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

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
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PLAT OF  
**LAKESIDE AT BLACKHAWK II PHASE 1B**  
 TRAVIS COUNTY, TEXAS



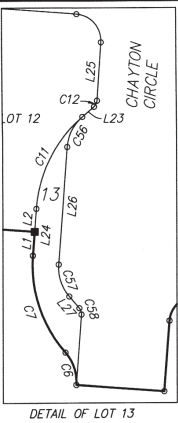
LINEAR FEET OF NEW STREETS

LENGTH	WIDTH	NAME
1152	50	CHAYTON CIRCLE
594	50	NIGHTHAWK DIVE LANE
437	50	FALCONERS WAY
281	50	THUMPER JACK COURT
220	50	SIR TIPTON PASS
2684		TOTAL

BENCH MARK 1:  
 SQUARE CUT ON TOP OF CURB  
 ELEVATION = 654.56' NAVD

BENCH MARK 2:  
 BRASS DISC SET IN CONCRETE  
 ELEV. = 658.40 NAVD 88

BRIEF LEGAL DESCRIPTION:  
 THAT PART OF THE V.W. SWEARENGEN  
 SURVEY NO. 32, ABSTRACT NO. 724, IN  
 TRAVIS COUNTY, TEXAS, BEING A PART OF  
 THAT 43.658 ACRE TRACT OF LAND  
 CONVEYED TO 2012 LAKESIDE AT BLACKHAWK,  
 LLC, BY DEED RECORDED IN DOCUMENT NO.  
 2013227414 OF THE OFFICIAL PUBLIC  
 RECORDS OF TRAVIS COUNTY, TEXAS,  
 CONTAINING 15.48 ACRES, MORE OR LESS.



DETAIL OF LOT 13



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	276.30	815.00	19'25'29"	S58°36'44"E	274.98
C2	38.31	25.00	87°48'35"	S04°59'42"E	34.67
C3	933.47	1545.00	34°37'02"	S21°36'05"W	919.33
C4	31.42	20.00	90°00'00"	N40°42'26"W	28.28
C5	23.56	15.00	89°59'16"	N49°17'56"E	21.21
C6	19.88	25.00	45°34'23"	N18°28'54"W	19.36
C7	59.65	75.00	45°34'23"	N18°28'54"W	58.09
C8	18.30	175.00	5°59'30"	N73°57'05"W	18.29
C9	31.42	20.00	90°00'00"	N49°17'34"E	28.28
C10	23.57	15.00	90°00'44"	N40°42'04"W	21.22
C11	59.65	76.21	45°00'00"	S26°48'18"W	58.33
C12	3.93	5.00	45°00'00"	S26°48'18"W	3.83
C13	23.58	15.00	90°00'00"	N40°41'42"W	21.21
C14	91.11	925.00	5°38'36"	N88°31'00"W	91.07
C15	17.84	925.00	1°06'17"	N86°14'51"W	17.84
C16	73.27	925.00	4°32'19"	S89°04'09"W	73.25
C17	90.10	875.00	5°53'59"	N88°38'42"W	90.06
C18	13.68	875.00	0°53'46"	N88°08'35"W	13.68
C19	76.42	875.00	5°00'14"	S89°05'35"E	76.39
C20	23.56	15.00	90°00'00"	N49°18'18"E	21.21
C21	104.38	825.00	7°14'57"	N07°55'46"E	104.31
C22	38.32	825.00	2°39'40"	S05°38'08"W	38.32
C23	66.06	825.00	4°35'17"	S09°15'36"W	66.04
C24	22.82	15.00	87°10'09"	S32°01'50"E	20.68
C25	23.56	15.00	90°00'00"	N59°23'06"E	21.21
C26	136.35	775.00	1°04'48"	S09°20'42"W	136.17
C27	30.32	775.00	2°14'29"	S05°23'32"W	30.31
C28	68.00	775.00	5°10'38"	N02°03'35"E	67.98
C29	38.03	775.00	2°48'41"	S12°58'45"W	38.03
C30	199.26	125.00	91°19'55"	N31°16'52"W	178.82
C31	63.97	125.00	28°19'15"	S00°16'32"E	63.27
C32	135.29	125.00	62°00'40"	S45°56'30"E	128.78
C33	93.92	175.00	30°44'54"	S00°59'21"E	92.79
C34	24.89	175.00	8°08'53"	S10°18'39"W	24.87
C35	69.03	175.00	22°36'01"	S03°03'48"E	68.58
C36	110.80	175.00	36°16'39"	S58°48'30"E	108.96
C37	92.50	175.00	30°17'08"	N55°48'45"W	91.43
C38	20.38	15.00	77°50'48"	S79°33'55"E	18.85
C39	20.38	15.00	77°50'48"	N22°33'36"E	18.85
C40	177.55	275.00	36°59'31"	N42°59'15"E	174.48
C41	45.84	275.00	9°33'05"	N56°42'28"E	45.79
C42	60.72	275.00	12°39'01"	N45°36'26"E	60.59
C43	60.72	275.00	12°39'01"	N32°57'25"E	60.59
C44	10.27	275.00	2°08'25"	N25°33'42"E	10.27
C45	145.27	225.00	36°59'31"	N42°59'15"E	142.76
C46	90.14	225.00	22°57'11"	N50°00'25"E	89.54
C47	55.13	225.00	14°02'20"	N31°30'39"E	54.99
C48	13.62	15.00	52°01'12"	N01°31'07"W	13.16
C49	247.87	50.00	284°02'25"	N65°30'31"W	61.54
C50	63.60	50.00	72°52'36"	N08°34'35"E	59.40
C51	50.07	50.00	57°22'15"	N74°02'00"E	48.00
C52	50.07	50.00	57°22'15"	N48°35'45"W	48.00
C53	50.07	50.00	57°22'15"	N08°46'30"E	48.00
C54	34.08	50.00	39°03'05"	N56°59'09"E	33.42
C55	13.62	15.00	52°01'12"	N50°30'05"E	13.16
C56	19.63	25.00	45°00'00"	S26°48'18"W	19.13
C57	19.63	25.00	45°00'00"	S18°11'42"E	19.13
C58	3.93	5.00	45°00'00"	S18°11'42"E	3.83

LINE	LENGTH	BEARING
L1	13.59'	N04°18'18"E
L2	13.08'	N04°18'18"E
L3	20.04'	N61°29'00"E
L4	12.96'	N4°29'29"E
L5	12.96'	N24°29'29"E
L6	83.08'	N70°45'08"E
L7	67.66'	N72°48'49"W
L8	92.34'	N60°45'07"W
L9	80.13'	N34°33'10"W
L10	65.95'	N19°07'12"W
L11	85.92'	N24°21'39"E
L12	69.71'	N36°38'51"E
L13	88.99'	N38°35'23"E
L14	89.47'	N38°35'23"E
L15	32.25'	N25°57'22"E
L16	20.04'	N61°29'00"E
L17	85.88'	N16°13'03"E
L18	68.00'	N14°23'06"E
L19	62.06'	N11°41'16"E
L20	57.40'	N11°11'21"E
L21	63.12'	N04°18'18"E
L22	67.97'	N04°18'18"E
L23	8.79'	S49°18'18"W
L24	26.66'	N04°18'18"E
L25	33.28'	S04°18'18"W
L26	66.86'	S04°18'18"W
L27	8.79'	S40°41'42"E
L28	40.01'	S04°18'18"W

- LEGEND:
- = 1/2" IRON ROD SET (WITH RJ SURVEYING CAP)
  - = 1/2" IRON ROD FOUND
  - = CONCRETE BENCHMARK
  - DE = DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - WWE = WASTEWATER EASEMENT
  - Ⓚ = BLOCK NAME
  - ..... = SIDEWALK REQUIRED (FOUR FEET)

SITE DATA:  
 AREA OF THIS PLAT: 15.48 ACRES  
 4 BLOCKS  
 49 SINGLE FAMILY LOTS  
 1 OPEN SPACE LOT  
 1 MAIL BOX LOT  
 51 LOTS TOTAL

OWNER  
 2012 LAKESIDE AT BLACKHAWK, LLC  
 7676 WOODWAY, SUITE 104  
 HOUSTON, TEXAS 77063

DATE: MARCH 30, 2015 SCALE: 1" = 100'  
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
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PLAT OF  
**LAKESIDE AT BLACKHAWK II PHASE 1B**  
TRAVIS COUNTY, TEXAS

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURBS AND GUTTER.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF CHAYTON CIRCLE, FALCONERS WAY, NIGHTHAWK DRIVE LANE, THUMPER JACK COURT AND SIR TIPTON PASS AND SIDEWALK RAMP, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
7. ALL SIDEWALKS SHALL BE A MINIMUM 4 FEET IN WIDTH.
8. THIS SUBDIVISION IN SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS TO THE PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2C.
10. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE 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.
11. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WCID No. 2C. 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.
12. PER THE SIXTH AMENDMENT TO THE DEVELOPMENT AGREEMENT, THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
13. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
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 DESIGN GUIDELINES.
15. A 10 FOOT PUE IS HEREBY BE DEDICATED ALONG ALL STREET FRONTAGE.
16. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
18. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. THE HOMEOWNER'S ASSOCIATION OR ASSIGNEES WILL OWN AND MAINTAIN LOT 1A, BLOCK A AND LOT 13, BLOCK E.
20. STREET ACCESS FROM LOTS 1 AND 21, BLOCK A; LOT 20, BLOCK C; LOTS 14 AND 16, BLOCK D; AND LOT 12, BLOCK E IS RESTRICTED TO ONE STREET.
21. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'

DEDICATION:

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT 2012 LAKESIDE AT BLACKHAWK, LLC, BEING THE OWNER OF 43.658 ACRES OF LAND OUT OF THE V.W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013227414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 15.48 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "LAKESIDE AT BLACKHAWK II PHASE 1B" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ AD

BY: 2012 LAKESIDE AT BLACKHAWK, LLC

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

STATE OF TEXAS:

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ A.D.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF.

*John Kenneth Weigand* 7/29/2015  
J. KENNETH WEIGAND  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741  
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.

I, J. KEITH COLLINS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*J. Keith Collins*  
J. KEITH COLLINS  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



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

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: \_\_\_\_\_  
EMILY BARRON, PLANNING DIRECTOR

ATTEST: \_\_\_\_\_

KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND / OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF THE SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

I, DANA DEBEAUVOIR, 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. IN THE PLAT RECORDS OF THE SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

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

DATE: MARCH 30, 2015

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