

LOCATION MAP
1" = 5000'

FINAL PLAT
OF
THE GROVE AT BLACKHAWK, SECTION 5

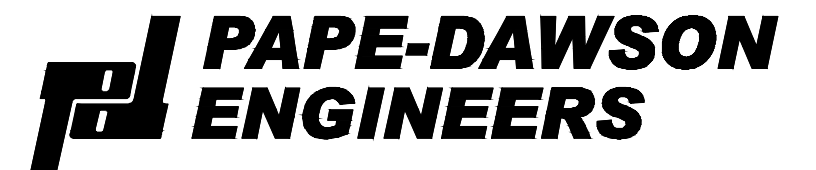
A 16.633 ACRE TRACT OF LAND, SITUATED IN THE JAMES P KEMPE SURVEY, SECTION NO. 12, ABSTRACT NO. 464 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 151.023 ACRE TRACT CONVEYED TO ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

SHEET INDEX
SHEET 1: COVER/DISCLAIMER
SHEET 2: FINAL PLAT
SHEET 3: TABLES
SHEET 4: SIGNATURE BLOCKS

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



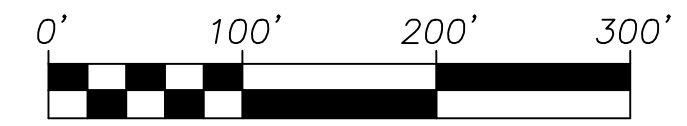
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

LEGEND

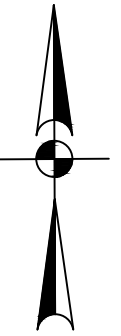
- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- OS OPEN SPACE
- LS LANDSCAPE
- DE DRAINAGE EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- WF&L WALL, FENCE AND LANDSCAPE EASEMENT
- 4' SIDEWALK EASEMENT
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP

**FINAL PLAT
OF
THE GROVE AT BLACKHAWK, SECTION 5**

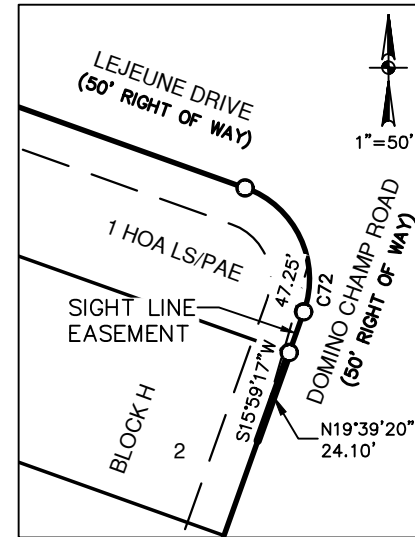
A 16.633 ACRE TRACT OF LAND, SITUATED IN THE JAMES P. KEMPE SURVEY, SECTION NO. 12, ABSTRACT NO. 464 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 151.023 ACRE TRACT CONVEYED TO ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



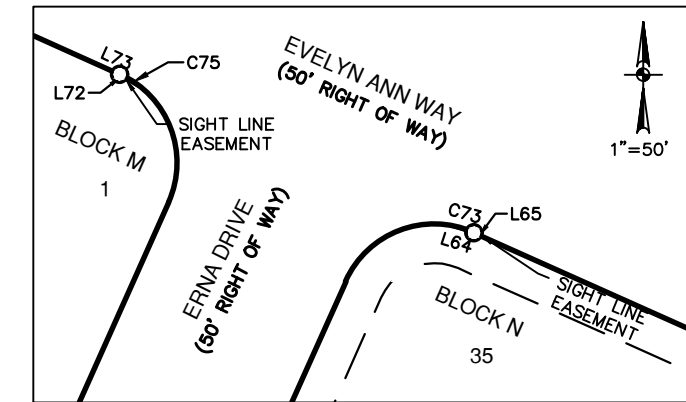
SCALE: 1" = 100'



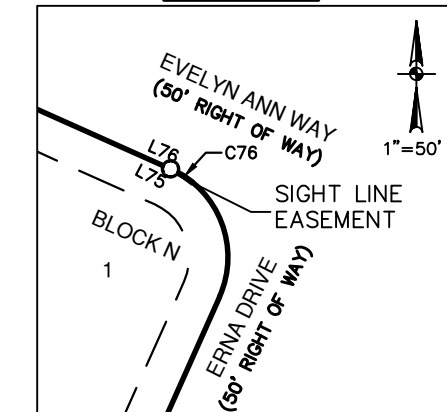
DETAIL "A"



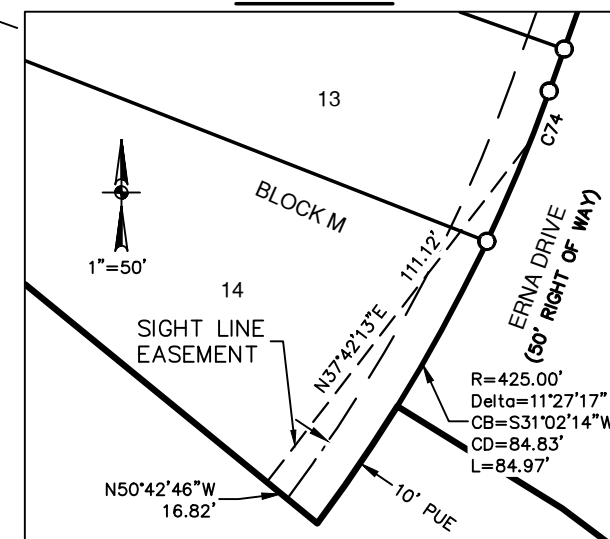
DETAIL "B"



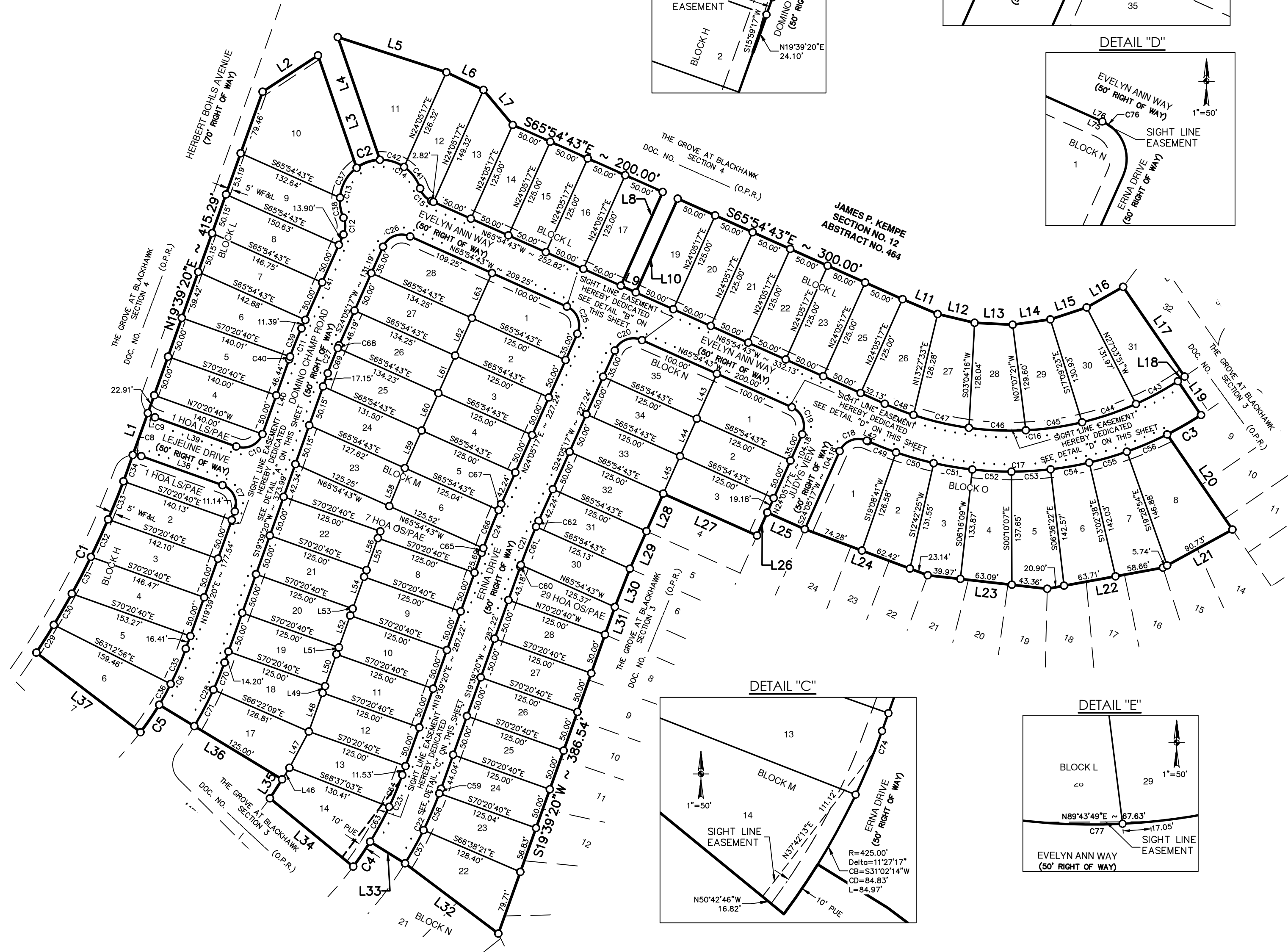
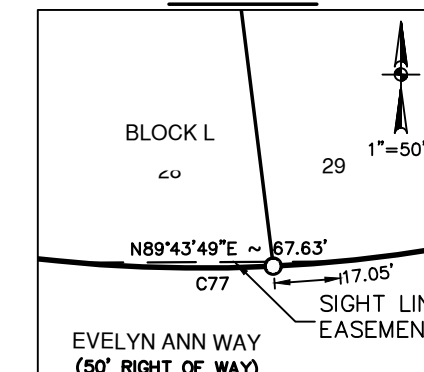
DETAIL "D"



DETAIL "C"



DETAIL "E"



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: JANUARY 9, 2023

LOT SUMMARY

TOTAL ACREAGE:	16.633 ACRES
TOTAL NUMBER OF BLOCKS:	5
HOA OS/PAE LOTS:	2 (0.330 ACRES)
HOA LS/PAE LOTS:	2 (0.190 ACRES)
SINGLE FAMILY LOTS:	80 (12.925 ACRES)
RIGHT-OF-WAY	3.188 ACRES

LINEAR FEET OF NEW STREET

ERNA DRIVE (50' ROW):	722 LF	0.829 ACRES
LEJEUNE DRIVE (50' ROW):	165 LF	0.189 ACRES
EVELYN ANN WAY (50' ROW):	1060 LF	1.217 ACRES
JUDYS VIEW (50' ROW):	154 LF	0.177 ACRES
DOMINO CHAMP ROAD (50' ROW):	636 LF	0.730 ACRES

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. 100
FOUND COTTON SPINDLE IN ASPHALT
GRID N: 10139468.1'
GRID E: 3174807.1'
ELEV: 631.66'

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

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	014°38'48"	N26°01'09"E	267.69'	268.42'
C2	50.00'	034°54'55"	N71°01'49"E	30.00'	30.47'
C3	425.00'	006°25'13"	S60°06'24"W	47.60'	47.62'
C4	425.00'	004°56'13"	S34°17'47"W	36.61'	36.62'
C5	375.00'	006°10'22"	S34°18'30"W	40.38'	40.40'
C6	375.00'	011°34'00"	N25°26'20"E	75.57'	75.70'
C7	25.00'	090°00'00"	N25°20'40"W	35.36'	39.27'
C8	25.00'	023°54'51"	N82°18'06"W	10.36'	10.43'
C9	25.00'	023°34'41"	N58°33'20"W	10.22'	10.29'
C10	25.00'	090°00'00"	S64°39'20"W	35.36'	39.27'
C11	525.00'	004°25'57"	S21°52'18"W	40.61'	40.62'
C12	25.00'	048°11'23"	S00°00'24"E	20.41'	21.03'
C13	50.00'	077°40'28"	S14°44'08"W	62.71'	67.78'
C14	50.00'	073°47'23"	N54°37'02"W	60.03'	64.39'
C15	25.00'	048°11'23"	N41°49'02"W	20.41'	21.03'
C16	375.00'	057°01'42"	S85°35'48"W	358.03'	373.25'
C17	425.00'	050°46'17"	S88°42'09"W	364.40'	376.60'
C18	25.00'	090°00'00"	S69°05'17"W	35.36'	39.27'
C19	25.00'	090°00'00"	N20°54'43"W	35.36'	39.27'
C20	25.00'	090°00'00"	S69°05'17"W	35.36'	39.27'
C21	775.00'	004°25'57"	S21°52'18"W	59.94'	59.96'
C22	475.00'	012°10'20"	S25°44'30"W	100.72'	100.91'
C23	425.00'	012°10'20"	N25°44'30"E	90.12'	90.29'
C24	825.00'	004°25'57"	N21°52'18"E	63.81'	63.82'
C25	25.00'	090°00'00"	N20°54'43"W	35.36'	39.27'
C26	25.00'	090°00'00"	S69°05'17"W	35.36'	39.27'
C27	475.00'	004°25'57"	S21°52'18"W	36.74'	36.75'
C28	425.00'	011°34'00"	S25°26'20"W	85.65'	85.80'
C29	1050.00'	002°10'28"	N32°15'19"E	39.85'	39.85'
C30	1050.00'	002°23'37"	N29°58'16"E	43.86'	43.87'
C31	425.00'	012°10'20"	N25°44'30"E	90.12'	90.29'
C31	1050.00'	002°45'13"	N27°23'51"E	50.46'	50.46'
C32	1050.00'	002°44'21"	N24°39'04"E	50.19'	50.20'
C33	1050.00'	002°43'51"	N21°54'58"E	50.04'	50.04'
C34	1050.00'	001°51'18"	N19°37'24"E	33.99'	34.00'
C35	375.00'	007°07'45"	N23°13'12"E	46.63'	46.66'
C36	375.00'	004°26'15"	N29°00'12"E	29.04'	29.04'
C37	50.00'	049°04'28"	S29°02'08"W	41.53'	42.83'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C38	50.00'	028°36'00"	S09°48'06"E	24.70'	24.96'
C39	525.00'	004°02'41"	S22°03'57"W	37.05'	37.06'
C40	525.00'	000°23'17"	S19°50'58"W	3.56'	3.56'
C41	50.00'	038°08'47"	N36°47'44"W	32.68'	33.29'
C42	50.00'	035°38'36"	N73°41'25"W	30.61'	31.10'
C43	375.00'	008°53'41"	S61°31'47"W	58.16'	58.22'
C44	375.00'	010°35'17"	S71°16'16"W	69.20'	69.30'
C45	375.00'	010°35'45"	S81°51'47"W	69.25'	69.35'
C46	375.00'	010°36'22"	N87°32'09"W	69.32'	69.42'
C47	375.00'	010°37'06"	N76°55'25"W	69.40'	69.50'
C48	375.00'	005°43'31"	N68°45'07"W	37.46'	37.47'
C49	425.00'	004°56'36"	N68°23'01"W	36.66'	36.67'
C50	425.00'	006°26'16"	N74°04'27"W	47.73'	47.75'
C51	425.00'	006°26'16"	N80°30'43"W	47.73'	47.75'
C52	425.00'	006°26'16"	N86°56'59"W	47.73'	47.75'
C53	425.00'	006°26'16"	S86°36'46"W	47.73'	47.75'
C54	425.00'	006°26'16"	S80°10'30"W	47.73'	47.75'
C55	425.00'	006°26'16"	S73°44'14"W	47.73'	47.75'
C56	425.00'	007°12'06"	S66°55'03"W	53.38'	53.42'
C57	475.00'	005°35'06"	S29°02'07"W	46.28'	46.30'
C58	475.00'	005°52'07"	S23°18'30"W	48.63'	48.65'
C59	475.00'	000°43'07"	S20°00'53"W	5.96'	5.96'
C60	775.00'	000°09'30"	S19°44'05"W	2.14'	2.14'
C61	775.00'	003°42'02"	S21°39'51"W	50.04'	50.05'
C62	775.00'	000°34'26"	S23°48'04"W	7.76'	7.76'
C63	425.00'	006°31'04"	N28°34'08"E	48.32'	48.35'
C64	425.00'	005°39'16"	N22°28'58"E	41.93'	41.94'
C65	825.00'	000°25'04"	N19°51'52"E	6.02'	6.02'
C66	825.00'	003°28'33"	N21°48'40"E	50.04'	50.05'
C67	825.00'	000°32'20"	N23°49'07"E	7.76'	7.76'
C68	475.00'	000°27'34"	S23°51'30"W	3.81'	3.81'
C69	475.00'	003°58'23"	S21°38'31"W	32.93'	32.94'
C70	425.00'	004°49'33"	S22°04'06"W	35.79'	35.80'
C71	425.00'	006°44'26"	S27°51'06"W	49.97'	50.00'
C72	25.00'	028°27'58"	N05°25'21"E	12.29'	12.42'
C73	25.00'	016°36'05"	S74°12'45"E	7.22'	7.24'
C74	425.00'	001°51'06"	S20°34'53"W	13.73'	13.74'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N19°48'40"E	54.23'
L2	N56°42'45"E	80.68'
L3	S18°58'11"E	144.80'
L4	N18°58'11"W	158.04'
L5	S72°06'02"E	139.03'
L6	S64°30'01"E	50.02'
L7	S39°58'32"E	55.60'
L8	S24°05'17"W	125.00'
L9	S65°54'46"E	20.00'
L10	N24°05'17"E	125.00'
L11	S67°06'31"E	46.26'
L12	S76°42'01"E	46.31'
L13	S87°14'26"E	46.38'
L14	N82°12'17"E	46.43'
L15	N71°38'20"E	46.48'
L16	N60°32'51"E	51.04'
L17	S34°27'16"E	132.50'
L18	S55°35'31"W	9.98'
L19	S34°24'29"E	49.89'
L20	S34°27'16"E	140.38'
L21	S61°14'53"W	96.48'
L22	S79°41'26"W	143.26'
L23	N83°31'28"W	146.42'
L24	N69°30'25"W	159.84'
L25	N65°54'43"W	50.00'
L26	S24°05'17"W	30.82'
L27	N65°54'43"W	125.00'
L28	S24°05'17"W	50.00'
L29	S23°53'55"W	50.00'
L30	S21°22'54"W	50.06'
L31	S19°39'28"W	35.63'
L32	N5°00'48"W	142.13'
L33	N58°10'20"W	50.00'
L34	N50°42'46"W	131.16'
L35	N32°39'10"E	27.47'

LINE TABLE		
LINE #	BEARING	LENGTH
L36	N58°46'41"W	175.00'
L37	N52°36'19"W	159.57'
L38	N70°20'40"W	105.01'
L39	N70°20'40"W	105.00'
L40	S19°39'20"W	96.44'
L41	S24°05'17"W	125.29'
L42	N65°54'43"W	1.61'
L43	N24°05'17"E	60.00'
L44	N24°05'17"E	50.00'
L45	N24°05'17"E	50.00'
L46	N32°39'10"E	16.68'
L47	N28°10'52"E	50.03'
L48	N19°39'20"E	50.00'
L49	N19°39'20"E	8.75'
L50	N19°39'20"E	41.25'
L51	N19°39'20"E	8.75'
L52	N19°39'20"E	41.25'
L53	N19°39'20"E	41.25'
L54	N19°39'20"E	41.25'
L55	N19°39'20"E	41.25'
L56	N19°39'20"E	41.25'
L57	N22°22'01"E	50.02'
L58	N24°05'17"E	50.00'
L59	N24°05'17"E	50.00'
L60	N24°05'17"E	50.00'
L61	N24°05'17"E	50.00'
L62	N24°05'17"E	50.00'
L63	N24°05'17"E	60.00'
L64	S72°17'57"E	9.37'
L65	S65°54'43"E	2.17'
L72	S61°25'55"E	13.56'
L73	S65°54'43"E	6.32'
L75	S61°28'32"E	14.36'
L76	S65°54'43"E	6.94'

BLOCK H			BLOCK M			BLOCK N		
LOT #	AREA (SQ. FT.)	LOT USAGE	LOT #	AREA (SQ. FT.)	LOT USAGE	LOT #	AREA (SQ. FT.)	LOT USAGE
1	4,920	HOA LS/PAE	1	7,366	SINGLE FAMILY	1	7,366	SINGLE FAMILY
2	7,046	SINGLE FAMILY	2	6,250	SINGLE FAMILY	2	6,250	SINGLE FAMILY
3	7,204	SINGLE FAMILY	3	6,250	SINGLE FAMILY	3	6,250	SINGLE FAMILY
4	7,483	SINGLE FAMILY	4	6,250	SINGLE FAMILY	22	8,347	SINGLE FAMILY
5	8,355	SINGLE FAMILY	5	6,250	SINGLE FAMILY	23	6,655	SINGLE FAMILY
6	8,741	SINGLE FAMILY	6	6,251	SINGLE FAMILY	24	6,250	SINGLE FAMILY
			7	9,256	HOA OS/PAE	25	6,250	SINGLE FAMILY
			8	6,250	SINGLE FAMILY	26	6,250	SINGLE FAMILY
			9	6,250	SINGLE FAMILY	27	6,250	SINGLE FAMILY
			10	6,250	SINGLE FAMILY	28	6,250	SINGLE FAMILY
			11	6,250	SINGLE FAMILY	29	5,059	HOA OS/PAE
			12	6,250	SINGLE FAMILY	30	6,276	SINGLE FAMILY
			13	6,603	SINGLE FAMILY	31	6,254	SINGLE FAMILY
			14	8,449	SINGLE FAMILY	32	6,250	SINGLE FAMILY
			17	7,333	SINGLE FAMILY	33	6,250	SINGLE FAMILY
			18	6,819	SINGLE FAMILY	34	6,250	SINGLE FAMILY
			19	6,250	SINGLE FAMILY	35	7,366	SINGLE FAMILY
			20	6,250	SINGLE FAMILY			
			21	6,250	SINGLE FAMILY			
			22	6,250	SINGLE FAMILY			
			23	6,322	SINGLE FAMILY			
			24	6,478	SINGLE FAMILY			
			25	6,659	SINGLE FAMILY			
			26	6,712	SINGLE FAMILY			
			27	6,712	SINGLE FAMILY			
			28	7,921	SINGLE FAMILY			
			29	6,250	SINGLE FAMILY			
			30	6,250	SINGLE FAMILY			
			31	7,932	SINGLE FAMILY			

BLOCK L			BLOCK O		
LOT #	AREA (SQ. FT.)	LOT USAGE	LOT #	AREA (SQ. FT.)	LOT USAGE
1	3,359	HOA LS/PAE	1	8,619	SINGLE FAMILY
4	7,000	SINGLE FAMILY	2	7,062	SINGLE FAMILY
5	7,000	SINGLE FAMILY	3	7,402	SINGLE FAMILY
6	7,603	SINGLE FAMILY	4	7,481	SINGLE FAMILY
7	7,241	SINGLE FAMILY	5	7,886	SINGLE FAMILY
8	7,435	SINGLE FAMILY	6	7,895	SINGLE FAMILY
9	7,712	SINGLE FAMILY	7	8,085	SINGLE FAMILY
10	13,800	SINGLE FAMILY	8	10,220	SINGLE FAMILY
11	10,655	SINGLE FAMILY			
12	6,924	SINGLE FAMILY			
13	6,858	SINGLE FAMILY			
14	6,250	SINGLE FAMILY			
15	6,250	SINGLE FAMILY			
16	6,250	SINGLE FAMILY			
17	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	6,250	SINGLE FAMILY			
25	6,250	SINGLE FAMILY			
26	7,269	SINGLE FAMILY			
27	7,374	SINGLE FAMILY			
28	7,472	SINGLE FAMILY			
29	7,560	SINGLE FAMILY			
30	7,634	SINGLE FAMILY			
31	7,932	SINGLE FAMILY			

MUD 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				

FINAL PLAT
OF
THE GROVE AT BLACKHAWK, SECTION 5

A 16.633 ACRE TRACT OF LAND, SITUATED IN THE JAMES P KEMPE SURVEY, SECTION NO. 12, ABSTRACT NO. 464 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 151.023 ACRE TRACT CONVEYED TO ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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. 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 OF PFLUGERVILLE AND TRAVIS COUNTY.
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 MINIMUM OF A FOUR (4) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ERNA DRIVE, LEJEUNE DRIVE, EVELYN ANN WAY, JUDYS VIEW, AND DOMINO CHAMP ROAD.
8. 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.
9. 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.
10. 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.
11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
12. 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 MANUAL, AS AMENDED.
13. 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.
14. 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.
15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
23. 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.
24. 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.
25. 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 THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
26. LOT 1 BLOCK H, LOT 1 BLOCK L, LOT 7 BLOCK M, AND LOT 29 BLOCK N ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
27. 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.
28. 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'.
29. 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.
30. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT.
31. 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.
32. 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.
33. THIS PLAT IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
34. 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.
35. ACCESS TO TRAVIS COUNTY ROADWAYS WILL REQUIRE A PERMIT FROM TRAVIS COUNTY.
36. 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.
37. 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.
38. THIS PLAT IS SUBJECT TO THE TIA AND PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2020225295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
39. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
40. 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.
41. 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.
42. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WF&L) ARE FOR WALLS, FENCE AND LANDSCAPE PURPOSES AND WILL BE MAINTAINED BY THE HOA.
43. THE FOLLOWING LOTS HAVE RESTRICTED ACCESS: LOT 1 BLOCK O - ACCESS TO EVELYN ANN WAY ONLY; LOT 1 BLOCK M - ACCESS TO ERNA DRIVE ONLY; LOT 28 BLOCK M - ACCESS TO DOMINO CHAMP ROAD ONLY; LOT 1 BLOCK N - ACCESS TO JUDYS VIEW STREET ONLY, LOT 35 BLOCK N - ACCESS TO ERNA DRIVE ONLY.

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FINAL PLAT
OF
THE GROVE AT BLACKHAWK, SECTION 5

A 16.633 ACRE TRACT OF LAND, SITUATED IN THE JAMES P KEMPE SURVEY, SECTION NO. 12, ABSTRACT NO. 464 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 151.023 ACRE TRACT CONVEYED TO ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, ROBERT M TIEMANN AND CARRIE PARKER TIEMANN, BEING THE OWNER 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 16.633 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 5" 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
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

CARRIE PARKER TIEMANN
21100 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

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.


01/06/2023
DUSTIN GOSS, P.E. 91805
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.


01.05.2023
VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759



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 TRAVIS

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

COUNTY CERTIFICATION:

I, REBECCA GUERRERO, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M AND DULY RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M, 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.

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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