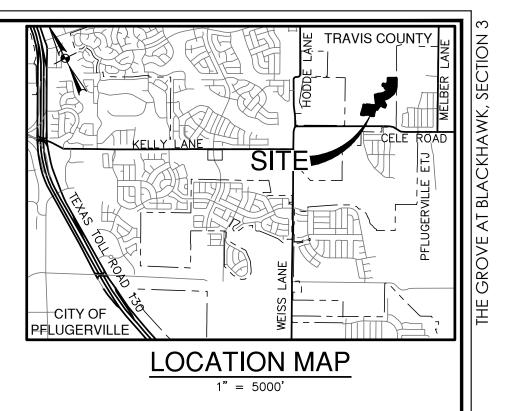
FINAL PLAT OF

#### THE GROVE AT BLACKHAWK, SECTION 3

A 25.034 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, 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,

# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS



IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD INSIDE OR DETERMINE WHETHER IT IS DEPENDING BECAUSE 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

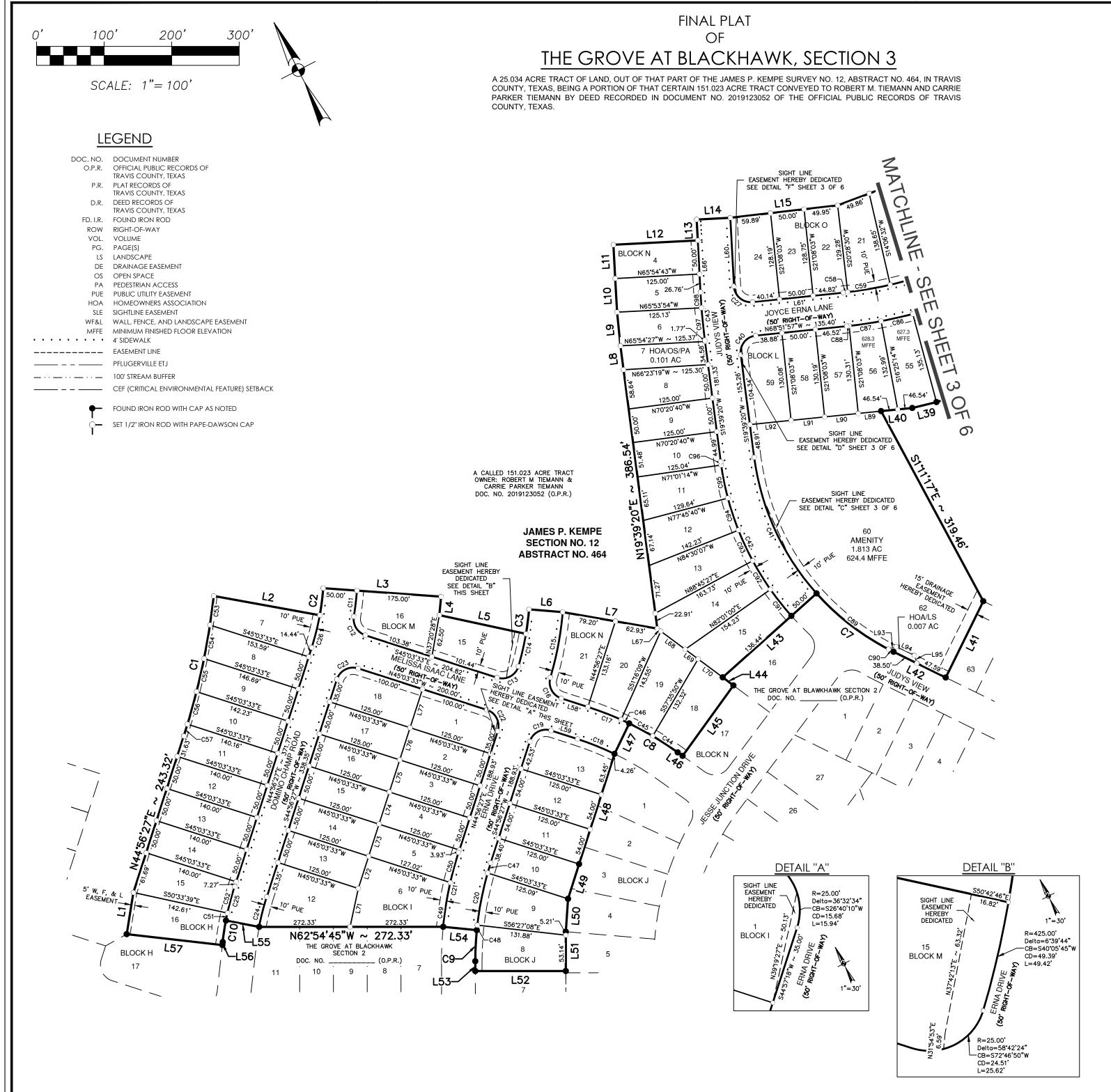
SHEET 2: FINAL PLAT SHEET 3: FINAL PLAT

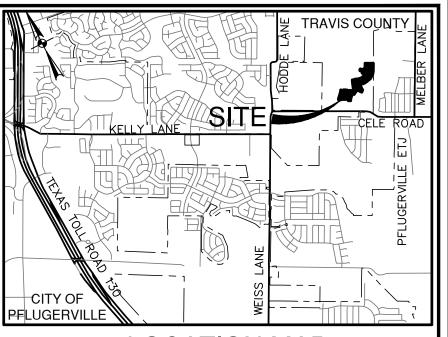
SHEET 4: TABLES

SHEET 5: NOTES **SHEET 6: SIGNATURES**  FOR REVIEW ONLY, NOT FOR FINAL RECORDATION PAPE-DAWSON **ENGINEERS** 

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

SHEET 1 OF 6





# **LOCATION MAP**

OWNERS: 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: OCTOBER 10, 2022

**LOT SUMMARY** TOTAL ACREAGE: 25.034 ACRES TOTAL NUMBER OF BLOCKS: HOA/LS LOTS: 1 (0.007 ACRES) MUD DE/PA LOTS: 1 (3.399 ACRES) 1 (0.101 ACRES) HOA/OS/PA LOTS: AMENITY LOTS: 1 (1.813 ACRES) SINGLE FAMILY LOTS: 94 (15.777 ACRES) 3.937 ACRES RIGHT-OF-WAY:

LINEAR FEET OF NEW STREET DOMINO CHAMP ROAD (50' ROW): 0.590 ACRES 516 LF MELISSA ISAAC LANE (50' ROW): 454 LF 0.456 ACRES 0.561 ACRES ERNA DRIVE (50' ROW): 489 LF JUDYS VIEW (50' ROW): 599 LF 0.689 ACRES 1.134 ACRES JOYCE ERNA LANE (50' ROW): 891 LF LUCKY OUTLAW LANE (50' ROW): 0.272 ACRES 345 LF EVELYN ANN WAY (50' ROW): 93 LF 0.235 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. 103

FOUND COTTON SPINDLE IN ASPHALT

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

BENCHMARK NO. 104

627.26'

FOUND COTTON SPINDLE IN ASPHALT GRID N: 10138719.4'
GRID E: 3175851.3'

ELEV:

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

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 I TBPLS FIRM REGISTRATION #10028801

SHEET 2 OF 6

# FINAL PLAT OF

## THE GROVE AT BLACKHAWK, SECTION 3

A 25.034 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 151.023 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE PARKER TEMANN BY DEED RECORDED IN DOCUMENT NO. 2019123052 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS

BLOCK H							
LOT #	AREA (SQ. FT.)	LOT USAGE					
7	8,396	SINGLE FAMILY					
8	7,497	SINGLE FAMILY					
9	7,213	SINGLE FAMILY					
10	7,050	SINGLE FAMILY					
11	7,001	SINGLE FAMILY					
12	7,000	SINGLE FAMILY					
13	7,000	SINGLE FAMILY					
14	7,000	SINGLE FAMILY					
15	7,719	SINGLE FAMILY					
16	7,845	SINGLE FAMILY					

13	7,000	SINGLE FAMILY		37	7,093	SINGLE FAMILY
14	7,000	SINGLE FAMILY	1	38	7,320	SINGLE FAMILY
15	7,719	SINGLE FAMILY	1	39	9,021	SINGLE FAMILY
16	7,845	SINGLE FAMILY	1	40	7,813	SINGLE FAMILY
			- 1	41	13,660	SINGLE FAMILY
	BLOCK I			42	11,874	SINGLE FAMILY
LOT #	AREA (SQ. FT.)	LOT USAGE		43	7,936	SINGLE FAMILY
1	7,366	SINGLE FAMILY	ł	44	8,140	SINGLE FAMILY
2	6,250	SINGLE FAMILY	ł	45	8,318	SINGLE FAMILY
3	6,250	SINGLE FAMILY	ł	46	9,105	SINGLE FAMILY
4	6,250	SINGLE FAMILY		47	8,408	SINGLE FAMILY
5	6,281	SINGLE FAMILY	ł	48	7,714	SINGLE FAMILY
6	11,467	SINGLE FAMILY	l	49	7,748	SINGLE FAMILY
12	10,117	SINGLE FAMILY	l	50	7,177	SINGLE FAMILY
13	6,250	SINGLE FAMILY	l	51	7,177	SINGLE FAMILY
14	6,250	SINGLE FAMILY	l	52	7,177	SINGLE FAMILY
15	6,250	SINGLE FAMILY	l	53	7,177	SINGLE FAMILY
16	6,250	SINGLE FAMILY	l	54	7,177	SINGLE FAMILY
17	6,250	SINGLE FAMILY	l	55	7,169	SINGLE FAMILY
18	7,366	SINGLE FAMILY	l	56	7,002	SINGLE FAMILY
	,		J -	57	6,512	SINGLE FAMILY
	BLOCK J	l		58	6,507	SINGLE FAMILY
I			ı	50	8 030	SINCLE FAMILY

BLOCK J					
LOT #	AREA (SQ. FT.)	LOT USAGE			
8	8,087	SINGLE FAMILY			
9	8,517	SINGLE FAMILY	'		
10	6,757	SINGLE FAMILY			
11	6,750	SINGLE FAMILY		LC	
12	6,750	SINGLE FAMILY			
13	8,227	SINGLE FAMILY			

	BLOCK L			
LOT #	AREA (SQ. FT.)	LOT USAGE	LOT #	AR
25	147,871	MUD DE/PA/DA	4	
32	7,786	SINGLE FAMILY	5	
33	6,338	SINGLE FAMILY	6	
34	7,725	SINGLE FAMILY	7	
35	7,041	SINGLE FAMILY	8	
36	6,866	SINGLE FAMILY	9	
37	7,093	SINGLE FAMILY	10	
38	7,320	SINGLE FAMILY	11	
39	9,021	SINGLE FAMILY	12	
40	7,813	SINGLE FAMILY	13	
41	13,660	SINGLE FAMILY	14	
42	11,874	SINGLE FAMILY	15	
43	7,936	SINGLE FAMILY	18	
44	8,140	SINGLE FAMILY	19	
45	8,318	SINGLE FAMILY	20	
46	9,105	SINGLE FAMILY	21	
47	8,408	SINGLE FAMILY		
			 i	

/,1//	SINGLE FAMILY				
7,177	SINGLE FAMILY				
7,177	SINGLE FAMILY				
7,177	SINGLE FAMILY				
7,177	SINGLE FAMILY				
7,169	SINGLE FAMILY				
7,002	SINGLE FAMILY				
6,512	SINGLE FAMILY				
6,507	SINGLE FAMILY				
8,030	SINGLE FAMILY				
78,959	AMENITY				
327	HOA/LS				
BLOCK M					

	BLOCK M				
LOT #	AREA (SQ. FT.)	LOT USAGE			
15	8,773	SINGLE FAMILY			
16	9,241	SINGLE FAMILY			

BLOCK N						
LOT #	AREA (SQ. FT.)	LOT USAGE				
4	6,250	SINGLE FAMILY				
5	6,250	SINGLE FAMILY				
6	6,250	SINGLE FAMILY				
7	4,388	HOA/OS/PA				
8	6,790	SINGLE FAMILY				
9	6,250	SINGLE FAMILY				
10	6,342	SINGLE FAMILY				
11	7,279	SINGLE FAMILY				
12	7,839	SINGLE FAMILY				
13	8,973	SINGLE FAMILY				
14	9,810	SINGLE FAMILY				
15	8,460	SINGLE FAMILY				
18	7,682	SINGLE FAMILY				
19	8,282	SINGLE FAMILY				
20	8,403	SINGLE FAMILY				
21	8,812	SINGLE FAMILY				

	BLOCK O	)
LOT #	AREA (SQ. FT.)	LOT USAGE
9	8,728	SINGLE FAMILY
10	6,250	SINGLE FAMILY
11	6,250	SINGLE FAMILY
12	6,250	SINGLE FAMILY
13	8,884	SINGLE FAMILY
14	9,636	SINGLE FAMILY
15	8,330	SINGLE FAMILY
16	8,259	SINGLE FAMILY
17	8,300	SINGLE FAMILY
18	8,088	SINGLE FAMILY
19	7,955	SINGLE FAMILY
20	7,903	SINGLE FAMILY
21	7,585	SINGLE FAMILY
22	6,541	SINGLE FAMILY
23	6,424	SINGLE FAMILY
24	7,925	SINGLE FAMILY

l	INE TABL	E		LINE TABL	E
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N3618'25"E	62.53'	L49	S44*34'20"W	54.00'
L2	S52*36'19"E	159.57	L50	S31°02'10"W	48.65
L3	S58*46'41"E	175.00'	L51	S27*05'15"W	58.35'
L4	S32*39'10"W	27.47'	L52	N62*54'45"W	134.05'
L5	S50°42'46"E	131.16'	L53	N27°05'15"E	14.54
L6	S58°10'20"E	50.00'	L54	N57°20'34"W	50.00'
L7	S53°00'48"E	142.13'	L55	N52*04'09"W	50.00'
L8	N19*39'28"E	35.63'	L56	S33*34'05"W	4.40'
L9	N21*22'54"E	50.06'	L57	N56°25'55"W	142.63
L10	N23°53'55"E	50.00'	L58	S45°03'33"E	41.16
L11	N24*05'17"E	50.00'	L59	N45*03'33"W	41.05'
L12	S65*54'43"E	125.00'	L60	S24°05'17"W	101.37
L13	N24°05'17"E	30.82'	L61	S68°51'57"E	134.96
L14	S65°54'43"E	50.00'	L62	N57°12'51"E	88.60'
L15	S69°30'25"E	159.84	L63	S55*32'44"W	42.53
L16	S83°31'28"E	146.42	L64	N55°32'44"E	36.63
L17	N79*41'26"E	143.26	L65	N57*12'51"E	84.18
L18	N61*14'53"E	96.48'	L66	S24*05'17"W	76.76
L19	N34*27'16"W	140.38'	L67	N26*11'18"W	6.48'
L20	N34*27'16"W	182.50'	L68	N26*11'18"W	44.90'
L21	N37*02'38"E	58.28'	L69	N26°11'18"W	23.96
_22	N55'32'44"E	26.37'	L70	N26*11'18"W	45.41
.23	S80°25'00"E	34.34'	L71	S39*09'58"W	58.17
_24	S34°27'16"E	104.06	L72	S44*56'27"W	50.00'
_25	N55*32'44"E	70.62'	L73	S44*56'27"W	50.00'
L26	N79*05'36"E	61.79'	L74	S44*56'27"W	50.00'
_27	S55°34'14"E	22.27'	L75	S44*56'27"W	50.00'
L28	N39*38'34"W	22.05'	L76	S44*56'27"W	50.00'
L29	S27°18'02"W	125.80'	L77	S44*56'27"W	60.00'
L30	S77°24'52"W	143.82'	L78	N34°27'16"W	70.30'
L31	N19*12'40"W	139.68'	L79	N34°27'16"W	50.00'
L32	S14°47'01"E	135.13'	L80	N34°27'16"W	33.83'
L33	S77*35'46"W	63.13'	L81	S29*39'43"E	39.70'
L34	S82*10'48"W	58.46'	L82	S21*20'48"E	51.34'
L35	S86°35'14"W	58.46'	L83	S39*38'34"E	50.21
L36	N89°00'19"W	58.46'	L84	S39*38'34"E	50.21
L37	N84°35'53"W	58.46'	L85	S39*38'34"E	50.21
L38	N80°11'26"W	58.46'	L86	S39*38'34"E	60.25
L39	N76°35'57"W	36.82'	L87	S39*38'34"E	71.28
L40	N68*44'28"W	46.54	L88	S39*38'34"E	89.31
L41	S53*16'24"W	125.90'	L89	N68*44'28"W	34.00'
L42	N36*43'36"W	86.09'	L90	N68*44'28"W	50.00'
L43	S75*16'34"W	186.44	L91	N68*44'28"W	50.00'
L44	S26°11'18"E	19.89'	L92	N68°44'28"W	61.18
L45	S62*54'33"W	128.67	L93	N81°43'36"W	11.89'
L46	N27*05'27"W	8.82'	L94	N36*43'36"W	30.00'
L47	S52*51'56"W	50.00'	L95	N08*16'24"E	12.02'
L48	S44°56'27"W	171.45'			<u> </u>

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	011°35'54"	N39*08'30"E	212.19'	212.55
C2	375.00'	006*10'22"	N34°18'30"E	40.38'	40.40'
С3	425.00'	004*56'13"	N34*17'47"E	36.61'	36.62'
C4	425.00'	007*46'16"	N59*25'52"E	57.60'	57.64
C5	50.00'	056*41'40"	S80°05'50"E	47.48'	49.48'
C6	625.00'	004*25'39"	S73°00'09"W	48.28'	48.30'
C7	375.00'	022'00'10"	N25°43'31"W	143.12'	144.01'
C8	477.56'	010*02'37"	N32*06'45"W	83.61'	83.71'
C9	475.00'	005*34'11"	N29*52'20"E	46.16'	46.18'
C10	425.00'	004*21'46"	S35*44'58"W	32.35'	32.36'
C11	425.00'	005*12'07"	S33*49'23"W	38.57	38.59'
C12	25.00'	081*29'00"	S04*19'03"E	32.63'	35.55'
C13	25.00'	091*30'50"	N89°11'02"E	35.82'	39.93'
C14	425.00'	006'39'44"	N40°05'45"E	49.39'	49.42'
C15	475.00'	011°54'07"	S37°46'44"W	98.49'	98.67
C16	25.00'	088*47'20"	S00°39'53"E	34.98'	38.74
C17	477.56	007*55'29"	S41°05'48"E	66.00'	66.05
C18	427.56	007*55'29"	N41*05'48"W	59.09	59.14
C19	25.00'	090'00'00"	S89*56'27"W	35.36'	39.27
C20	475.00'	012*17'01"	S38*47'57"W	101.64	101.84
C21	525.00'	012'17'01"	N38*47'57"E	112.34	112.55'
C22	25.00'	090'00'00"	N00°03'33"W	35.36'	39.27
C23	25.00'	090'00'00"	S89°56'27"W	35.36'	39.27
C24	375.00'	007'00'36"	S41*26'09"W	45.85'	45.88
C25	425.00'	007'00'36"	N41°26'09"E	51.97	52.00'
C26	375.00'	007*32'46"	N41°10'04"E	49.35'	49.39
C27	25.00'	092*57'14"	S22*23'20"E	36.25	40.56
C28	575.00'	053*55'12"	N84*10'27"E	521.37	541.12
C29	25.00'	091*40'07"	N11°22'48"E	35.87	40.00'
C30	25.00'	090'00'00"	N79*27'16"W	35.36'	39.27
C31	25.00'	048"11'23"	N31°27'03"E	20.41'	21.03'
C32	50.00'	064"11'58"	N39*27'20"E	53.14'	56.02
C33	50.00'	065*29'07"	N19*00'27"W	54.09'	57.15
C34	25.00'	048*11'23"	N10°21'35"W	20.41	21.03'
C35	25.00'	048*11'23"	N58*32'57"W	20.41	21.03'
C36	50.00'	188*02'53"	N11°22'48"E	99.75'	164.10'
C37	25.00'	048*11'23"	N81"18'32"E	20.41'	21.03'
C38	625.00'	013*34'29"	N64°00'05"E	147.73'	148.08
C39	625.00'	035*55'05"	N86°49'29"W	385.42	391.80'
C40	25.00'	091*28'44"	S65°23'42"W	35.81	39.92'
C41	375.00'	034*22'46"	S02*27'57"W	221.65'	225.01
C42	425.00'	034*22'46"	S02*27*57"W	251.21	255.01
C43	925.00'	004'25'57"	S21*52'18"W	71.54	71.56
C44	477.56	005'18'43"	N29*44'48"W	44.26'	44.28
C45	477.56	004'43'54"	N34°46'07"W	39.43'	39.44
C46	477.56	001*35'48"	S37°55'57"E	13.31'	13.31
C47	475.00'	001'52'51"	S44°00'01"W	15.59'	15.59
C48	475.00	000'53'26"	\$33*06'09"W	7.38'	7.38
C49	525.00	000 33 28	N36*16'56"E	66.39	66.43
C50	525.00	0071439	N42*25'26"E	46.11	46.13
	525.00	303 02 02	1474 45 40 E	70.11	+0.13

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C52	425.00'	005*30'06"	N42*11'24"E	40.79	40.81
C53	1050.00'	002°22'15"	N34°31'41"E	43.45'	43.45
C54	1050.00'	002°45'16"	N37*05'26"E	50.47	50.48
C55	1050.00'	002*44'22"	N39°50'15"E	50.20'	50.20'
C56	1050.00'	002°43'51"	N42*34'22"E	50.04	50.05
C57	1050.00'	001*00'09"	N44*26'22"E	18.37'	18.37'
C58	575.00'	000*39'33"	S69*11'43"E	6.62'	6.62'
C59	575.00'	006°21'58"	S72*42'29"E	63.86'	63.89'
C60	575.00'	006°21'58"	S79°04'27"E	63.86'	63.89'
C61	575.00'	006°21'58"	S85°26'25"E	63.86'	63.89'
C62	575.00'	006°21'58"	N88*11'36"E	63.86'	63.89'
C63	575.00'	006°21'58"	N81°49'38"E	63.86'	63.89'
C64	575.00'	006°21'58"	N75*27'40"E	63.86'	63.89'
C65	575.00'	006°21'58"	N69*05'41"E	63.86'	63.89'
C66	575.00'	007*37'48"	N62°05'48"E	76.52	76.57
C67	25.00'	033*03'53"	N02°47'50"W	14.23'	14.43'
C68	25.00'	015*07'29"	N26°53'31"W	6.58'	6.60'
C69	50.00'	002°36'51"	N81°20'13"W	2.28'	2.28'
C70	50.00'	056°17'05"	N51°53'15"W	47.17'	49.12'
C71	50.00'	039*06'25"	NO4*11'30"W	33.47'	34.13'
C72	50.00'	039*06'25"	N34 <b>°</b> 54'55"E	33.47'	34.13'
C73	50.00'	050*56'06"	N79*56'11"E	43.00'	44.45'
C74	25.00'	019*58'28"	S84°35'00"E	8.67'	8.72'
C75	25.00'	02812'55"	N71*19'18"E	12.19'	12.31'
C76	625.00'	000°21'09"	N57°23'26"E	3.85'	3.85'
C77	625.00'	004*24'27"	N59*46'14"E	48.07	48.08'
C78	625.00'	004*24'27"	N64*10'40"E	48.07'	48.08'
C79	625.00'	004*24'27"	N68*35'07"E	48.07'	48.08'
C80	625.00'	004*45'36"	S77*35'47"W	51.91'	51.92'
C81	625.00'	004*24'27"	S82*10'48"W	48.07	48.08'
C82	625.00'	004*24'27"	S86°35'14"W	48.07'	48.08'
C83	625.00'	004*24'27"	N89°00'19"W	48.07'	48.08'
C84	625.00'	004*24'27"	N84°35'53"W	48.07'	48.08'
C85	625.00'	004*24'27"	N80*11'26"W	48.07'	48.08'
C86	625.00'	004*24'27"	N75°47'00"W	48.07'	48.08'
C87	625.00'	004*23'42"	N71*22'55"W	47.93'	47.94
C88	625.00'	000°19'07"	N69°01'30"W	3.48'	3.48'
C89	375.00'	020*43'06"	N25*04'59"W	134.86'	135.60'
C90	375.00'	001*17'04"	N36°05'04"W	8.41'	8.41'
C91	425.00'	006*44'26"	S11°21'13"E	49.97'	50.00'
C92	425.00'	006*44'26"	S04°36'46"E	49.97'	50.00'
C93	425.00'	006*44'26"	S02°07'40"W	49.97'	50.00'
C94	425.00'	006*44'26"	S08*52'07"W	49.97'	50.00'
C95 C96	425.00'	006*44'26"	S15*36'33"W	49.97'	50.00' 5.01'
C96 C97	425.00' 925.00'	000 40 33	S19*19'03"W S21*09'03"W	5.01' 48.28'	48.29'
C97	925.00	002 59 28	\$21 09 03 W \$23*22'02"W	23.27	23.27
030	323.00	301 20 30	J2J 2Z UZ W	25.27	23.27

	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	PARKLAN	ID 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	PARKLAN	ID 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	



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#### FINAL PLAT

### THE GROVE AT BLACKHAWK, SECTION 3

A 25.034 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, 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.

#### 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 AND/OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO TRAVIS COUNTY OR THE CITY OF PFLUGERVILLE FOR INSPECTION OR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, 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 BUILT TO TRAVIS COUNTY STANDARDS IS REQUIRED ON BOTH SIDES OF DOMINO CHAMP ROAD, MELISSA ISSAC LANE, ERNA DRIVE, JUDY'S VIEW, JOYCE ERNA LANE, LUCKY OUTLAW LANE, AND EVELYN ANN WAY. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 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 POSE—DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 12. 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.
- 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. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.

- 20. 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.
- 21. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- 22. 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.
- 23. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AND ALL HIKE AND BIKE TRAILS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL 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.
- 24. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE MUD NO. 5. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS. THE DEVELOPER WILL PAY WATER IMPACT FEES TO MANVILLE WATER SUPPLY CORPORATION IN ACCORDANCE WITH THE MWSC TARIFF. THE DEVELOPER WILL PAY WASTEWATER IMPACT FEES TO THE CITY OF PFLUGERVILLE ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 25. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: LOT 7, BLOCK N; LOT 62, BLOCK L.
- 26. 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 25, BLOCK L.
- 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. ANY 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
- 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 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.
- 42. 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.
- 43. 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.
- 44. THE FOLLOWING LOTS HAVE RESTRICTED ACCESS: LOT 1 BLOCK I ACCESS TO ERNA DRIVE ONLY; LOT 18 BLOCK I ACCESS TO DOMINO CHAMP ROAD ONLY; LOT 13 BLOCK J ACCESS TO ERNA DRIVE ONLY; LOT 59 BLOCK L ACCESS TO JOYCE ERNA LANE ONLY; LOT 15 BLOCK M ACCESS TO ERNA DRIVE ONLY; LOT 16 BLOCK M ACCESS TO DOMINO CHAMP ROAD ONLY; LOT 21 BLOCK N ACCESS TO MELISSA ISAAC LANE ONLY; LOT 9 AND LOT 13 BLOCK O ACCESS TO LUCKY OUTLAW LANE ONLY; LOT 24 BLOCK O ACCESS TO JOYCE ERNA LANE ONLY.
- 45. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT, THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- 46. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED, CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH TRAVIS COUNTY CODE.
- 47. MAILBOX UNITS SHALL BE LOCATED ON LOT 62 BLOCK L HOA LANDSCAPE LOT.
- 48. 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.
- 49. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- 50. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

SHEET 5 OF 6

#### FINAL PLAT OF

## THE GROVE AT BLACKHAWK, SECTION 3

A 25.034 ACRE TRACT OF LAND, OUT OF THAT PART OF THE JAMES P. KEMPE SURVEY NO. 12, ABSTRACT NO. 464, 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.

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AT DODEDT M TIEMANNI AND CARRIE DARK		
AT, ROBERT M HEMANN AND CARRIE PARK RE TRACT OF LAND, CONVEYED IN DOCUME CORDS OF TRAVIS COUNTY, TEXAS, SITUATE STRACT NO. 464 IN TRAVIS COUNTY, TEXAS CORDANCE WITH THIS PLAT, SUBJECT TO C OWN AS "THE GROVE AT BLACKHAWK, SEC' E OF ALL STREETS, ALLEYS, PARKS, AND E	ED IN THE JAMES P KEMPE SUR S. DOES HEREBY SUBDIVIDE 25.0 CHAPTER 212 OF THE TEXAS DEVI TION 3" AND DO HEREBY DEDICA	OFFICIAL PUBLIC EVEY, SECTION NO. 12, 34 ACRES OF LAND IN ELOPMENT CODE TO BE
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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.

11/14/2022

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



VALERÍE ZÚRCHER REGISTER D 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 PL COMMISSION 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

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.

ST	ATE	OF	TEXA:

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'CLOCKM., AND DULY RECORDED ON THE DAY OF
20 A.D., AT O'CLOCKM., 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.

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

REBECCA GUERRERO, COUNTY CLERK

TRAVIS COUNTY, TEXAS