WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT OR THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

FINAL PLAT OF

THE PARK AT BLACKHAWK VI SECTION 3

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'

SITE DATA:
TOTAL AREA OF PLAT: 24.28 ACRES
101 SINGLE FAMILY LOTS 19.08 ACRES
1 OPEN SPACE AND DRAINAGE EASEMENT LOT 0.19 ACRE
RIGHT OF WAY 5.01 ACRES

LINEAR FEET OF NEW STREETS

NAME	ROW	LENGTH	ACRES
ARCTIC LOON PASS	50'	586'	0.67
BOW PERCH STREET	50'	320'	0.39
CRESTED CARACARA LANE	50' & 60'	1,021'	1.25
EAGLE FLEDGE TERRACE	50'	397'	0.43
GARGANEY DRIVE	50'	150'	0.15
GREAT EGRET LANE	50'	764'	0.85
RAVEN CAW PASS	50'	1,126'	1.27
TOTAL		4364'	5.01

DESCRIPTION:
24.28 ACRES OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT No. 724, BEING A PART OF THAT 70.00 ACRE TRACT OF LAND CONVEYED TO ROBERT M. & CARRIE P. TIEMANN, BY DEED RECORDED IN VOLUME 11545, PAGE 1136, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND A PART OF THAT 261.870 ACRE TRACT CONVEYED TO ROBERT TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

DETAIL OF SLE
SCALE: 1" = 30'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	149.24	371.14	23°02'22"	S05°07'16"W	148.24
C2	23.56	15.00	90°00'00"	N36°22'02"W	21.21
C3	89.46	1217.85	4°12'32"	N10°44'14"E	89.44
C4	23.56	15.00	90°00'00"	S57°50'30"W	21.21
C5	23.56	15.00	90°00'00"	S32°09'30"E	21.21
C6	173.37	431.14	23°02'22"	S05°07'16"W	172.20
C7	206.46	325.00	36°23'55"	N11°48'03"E	203.01
C8	174.70	275.00	36°23'55"	N11°48'03"E	171.78
C9	23.56	15.00	90°00'00"	N75°00'00"E	21.21
C10	23.56	15.00	90°00'00"	N15°00'00"W	21.21
C11	180.14	536.45	19°14'25"	N03°13'18"E	179.30
C12	163.35	486.45	19°14'25"	N03°13'18"E	162.59
C13	269.96	425.00	36°23'40"	N11°47'55"E	265.45
C14	238.20	375.00	36°23'40"	N11°47'55"E	234.22
C15	23.74	15.00	90°40'53"	S15°20'41"E	21.34
C16	22.10	15.00	84°26'01"	N72°12'46"E	20.16
C17	188.82	925.00	11°41'44"	N71°25'05"W	188.49
C18	326.31	875.00	21°22'02"	N70°41'01"W	324.42
C19	56.40	225.00	14°21'40"	S88°32'52"E	56.25
C20	68.93	275.00	14°21'40"	S88°32'52"E	68.75
C21	135.14	425.00	18°13'06"	N02°42'38"E	134.57
C22	73.10	375.00	11°10'07"	N06°14'08"E	72.98
C23	23.32	15.00	89°05'03"	S32°43'23"E	21.04
C24	22.73	15.00	86°48'47"	N55°13'35"E	20.62
C25	23.56	15.00	90°00'00"	N36°22'02"W	21.21
C26	23.56	15.00	90°00'00"	S53°37'58"W	21.21
C27	18.69	25.00	42°50'00"	N21°25'30"E	18.26
C28	136.51	50.00	156°25'36"	N41°46'42"W	97.89
C29	18.69	25.00	42°50'00"	S15°01'05"W	18.26
C30	30.87	25.00	70°45'35"	N41°46'42"W	28.95
C31	11.08	325.00	1°57'14"	N05°25'18"W	11.08
C32	55.71	325.00	9°49'20"	N00°27'58"E	55.65
C33	55.71	325.00	9°49'20"	N10°17'18"E	55.65
C34	55.71	325.00	9°49'20"	N20°06'38"E	55.65
C35	28.24	325.00	4°58'42"	N27°30'39"E	28.23
C36	9.96	275.00	2°04'29"	N05°21'41"W	9.96
C37	90.94	275.00	18°56'48"	N05°08'58"E	90.52
C38	73.81	275.00	15°22'39"	N22°18'41"E	73.58
C39	21.28	375.00	3°15'03"	N04°46'24"W	21.27

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C40	81.98	375.00	12°31'33"	N03°06'54"E	81.82
C41	80.91	375.00	12°21'42"	N15°33'32"E	80.75
C42	54.04	375.00	8°15'22"	N25°52'04"E	53.99
C43	27.17	425.00	3°39'47"	N04°34'01"W	27.17
C44	60.70	425.00	8°10'58"	N01°21'21"E	60.65
C45	60.70	425.00	8°10'58"	N09°32'20"E	60.65
C46	60.70	425.00	8°10'58"	N17°43'18"E	60.65
C47	60.70	425.00	8°10'58"	N25°54'16"E	60.65
C48	1.59	875.00	0°06'16"	N81°18'54"W	1.59
C49	69.55	875.00	4°33'14"	N78°59'09"W	69.53
C50	69.34	875.00	4°32'26"	N74°26'19"W	69.32
C51	69.34	875.00	4°32'26"	N69°53'53"W	69.32
C52	69.34	875.00	4°32'26"	N65°21'27"W	69.32
C53	47.15	875.00	3°05'14"	N61°32'37"W	47.14
C54	63.22	925.00	3°54'58"	N75°18'28"W	63.21
C55	63.57	925.00	3°56'15"	N71°22'51"W	63.56
C56	62.02	925.00	3°50'30"	N67°29'29"W	62.01
C57	12.61	425.00	1°42'01"	N05°32'55"W	12.61
C58	56.67	425.00	7°38'22"	N00°52'43"W	56.62
C59	56.67	425.00	7°38'22"	N06°45'39"E	56.62
C60	9.19	425.00	1°14'22"	N11°12'00"E	9.19
C61	34.55	275.00	7°11'53"	N87°52'15"E	34.53
C62	34.38	275.00	7°09'47"	S84°56'55"E	34.36
C63	15.52	50.00	17°47'23"	S68°54'11"W	15.46
C64	56.89	50.00	65°11'10"	N69°36'32"W	53.87
C65	64.10	50.00	73°27'03"	N00°17'26"W	59.80
C66	54.90	536.45	5°51'48"	N03°28'01"W	54.87
C67	63.23	536.45	6°45'14"	N02°50'30"E	63.20
C68	62.01	536.45	6°37'24"	N09°31'48"E	61.98
C69	65.38	486.45	7°42'02"	N02°32'54"W	65.33
C70	81.14	486.45	9°33'26"	N06°04'51"E	81.05
C71	16.83	486.45	1°58'56"	N11°51'02"E	16.83
C72	56.65	431.14	7°31'42"	S02°10'49"E	56.61
C73	56.65	431.14	7°31'42"	S05°20'53"W	56.61
C74	56.65	431.14	7°31'42"	S12°52'36"W	56.61
C75	23.74	15.00	90°40'13"	N38°56'12"E	21.34
C76	25.23	15.00	96°22'46"	N47°32'19"W	22.36
C77	11.07	925.00	0°41'07"	N60°20'34"W	11.07
C78	3.42	431.14	0°27'15"	N06°10'17"W	3.42

LINE TABLE

LINE	LENGTH	BEARING
L1	60.32'	N61°02'27"W
L2	59.82'	N65°21'27"W
L3	59.77'	N71°39'35"W
L4	59.65'	N74°51'45"W
L5	50.00'	N08°37'58"E
L6	59.80'	N01°12'56"W
L7	31.91'	N01°12'56"W
L8	59.76'	N09°28'51"E
L9	27.89'	N01°12'56"W
L13	45.77'	N08°22'26"E
L14	54.23'	N08°22'26"E
L15	8.46'	N08°22'26"E
L16	53.84'	N14°58'51"E
L18	29.52'	N09°28'51"E
L19	30.25'	N09°28'51"E
L20	61.14'	N00°00'00"E
L21	42.94'	N00°00'00"E
L22	18.19'	N00°00'00"W
L24	6.59'	N09°00'04"W
L29	15.02'	N22°18'00"E
L30	51.61'	N22°18'00"E
L31	78.94'	N22°18'00"E
L32	60.55'	N22°18'00"E
L33	18.20'	N22°18'00"E
L34	60.31'	N17°00'01"E
L35	86.86'	S01°19'28"E

PROPERTY OWNERS:
ROBERT M. & CARRIE P. TIEMANN
4421 ROWE LANE
PFLUGERVILLE, TX 78660

LEGEND

- ○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- ● = FOUND 1/2" IRON ROD
- ■ = CONCRETE MONUMENT SET
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- (E) = BLOCK NAME
- ..... = SIDEWALK REQUIRED (4' WIDE)
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY
- DE = DRAINAGE EASEMENT
- OS = OPEN SPACE
- SLE = SIGHT LINE EASEMENT

DATE: JAN, 22, 2016 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

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F-10015400

SHEET 2 OF 3 SHEETS

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