

TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

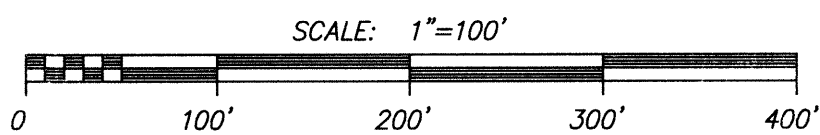
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF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

MAR. 14, 2016

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

RJ SURVEYING & ASSOCIATES, INC.  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

# FINAL PLAT OF LAKESIDE AT BLACKHAWK II, PHASE 2B



LINE	BEARING	LENGTH
L1	N30°01'37"E	50.00
L2	N04°18'18"E	50.00
L3	N04°18'18"E	13.59
L4	N85°41'42"W	50.00
L5	N04°18'18"E	40.01
L6	N04°18'18"E	25.00
L7	N12°08'10"E	38.31
L8	N12°08'10"E	34.63
L9	N67°51'50"W	48.33
L10	N67°51'50"W	52.02
L11	N67°51'50"W	46.72
L12	N67°51'50"W	5.30

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.56	15.00	90°00'00"	N14°58'23"W	21.21
C2	5.38	275.00	1°07'15"	N29°28'00"E	5.38
C3	23.56	15.00	90°00'00"	N49°18'18"E	21.21
C4	59.65	75.00	45°34'23"	N18°28'54"W	58.09
C5	19.88	25.00	45°34'23"	N18°28'54"W	19.36
C6	23.56	15.00	89°59'16"	N49°17'56"E	21.21
C7	31.42	20.00	90°00'00"	N40°42'26"W	28.28
C8	23.56	15.00	90°00'00"	N49°18'18"E	21.21
C9	23.56	15.00	90°00'00"	N40°41'42"W	21.21
C10	56.42	412.75	7°49'53"	N08°13'14"E	56.37
C11	49.58	362.75	7°49'53"	N08°13'14"E	49.54
C12	21.03	25.00	48°11'23"	N11°57'31"W	20.41
C13	43.63	25.00	100°00'00"	N62°08'10"E	38.30
C14	171.37	50.00	196°22'46"	N62°08'10"E	98.98
C15	16.78	50.00	19°13'33"	N26°26'26"W	16.70
C16	58.11	50.00	66°35'21"	N16°28'01"E	54.89
C17	48.55	50.00	55°38'11"	N77°34'46"E	46.67
C18	47.93	50.00	54°55'41"	N47°08'18"W	46.12
C19	21.03	25.00	48°11'23"	N43°46'09"W	20.41
C20	37.87	275.00	7°53'27"	N63°55'06"W	37.84
C21	24.48	275.00	5°06'02"	N65°18'49"W	24.47
C22	13.39	275.00	2°47'26"	N61°22'05"W	13.39
C23	44.76	325.00	7°53'27"	N63°55'06"W	44.72
C24	21.63	325.00	3°48'51"	N65°57'25"W	21.63
C25	23.13	325.00	4°04'37"	N62°00'41"W	23.12
C26	51.46	412.75	7°08'35"	N07°52'35"E	51.42
C27	4.96	412.75	0°41'18"	N11°47'31"E	4.96

## LOT AREAS IN SQUARE FEET:

B-11 9,450  
B-12 9,450  
B-13 9,450  
B-14 9,450  
B-15 9,873  
B-16 10,271  
B-17 10,176  
B-18 25,343  
B-19 14,216  
B-20 10,982  
B-21 8,805  
B-22 8,750  
B-23 8,750  
B-24 8,400  
B-25 8,400  
B-26 8,400  
B-27 8,400  
B-28 8,400  
B-29 8,750  
B-30 8,750  
B-31 8,750  
B-32 8,750  
B-33 8,400  
B-34 10,151  
B-35 38,659 (OS)

E-17 8,750  
E-16 8,750  
E-15 8,750  
E-14 11,337

H-1 10,152  
H-2 9,000  
H-3 10,152  
H-4 8,575  
H-5 8,575  
H-6 8,575  
H-7 8,575  
H-8 8,575  
H-9 8,575  
H-10 8,575  
H-11 8,575  
H-12 9,436  
H-13 12,585  
H-14 8,747  
H-15 8,400  
H-16 9,552

## SITE DATA:

AREA OF THIS PLAT: 12.58 ACRES

LAND USE:  
44 SINGLE FAMILY LOTS 9.74 ACRES  
1 OPEN SPACE LOTS 0.89 ACRE  
RIGHT OF WAY 1.95 ACRES

NEW STREETS	LENGTH	WIDTH	ACRES
PLOVER RAIN WAY	255'	50'	0.25
CHAYTON CIRCLE	1392'	50'	1.70
TOTAL	1749'		1.95

BRIEF LEGAL DESCRIPTION:  
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 12.58 ACRES,  
MORE OR LESS.

## LEGEND:

- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WWE WASTEWATER EASEMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- SET CROSS CUT ON CONCRETE SIDEWALK
- MAIL BOX CLUSTER
- CONCRETE MONUMENT
- FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OS OPEN SPACE
- CL CENTERLINE

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

DATE: MAR. 14, 2016

SCALE: 1" = 100'

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FINAL PLAT OF  
LAKESIDE AT BLACKHAWK II, PHASE 2B


NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE 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. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY (WHOLESALE) WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE). NO LOT IN THIS SUBDIVSION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
4. EASEMENTS 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 , 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 TO 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 TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
6. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE , RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE PLOYER RAIN WAY, SIR TIPTON PASS AND CHAYTON CIRCLE.
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 SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
10. 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 MANUAL, AS AMENDED.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
12. 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.
13. ALL PROPOSED FENCES AND WALLS 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.
14. 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 OF RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. 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-BA.
16. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
17. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
18. 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 CONTROL PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
19. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
20. 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.
21. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE FOR INSPECTION AND MAINTENANCE OF SAID EASEMENTS.
22. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
23. LOT 35, BLOCK B, WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS RESTRICTED TO NON-RESIDENTIAL FAMILY USES.
24. PER THE AMENDED AND RESTATED COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED WASTEWATER IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021.
25. A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF THE RESIDENTIAL LOTS BACKING UP TO LOT 35, BLOCK B, AND FACING JAKES HILL ROAD. THE MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
26. DRIVEWAY ACCESS FROM LOT 34, BLOCK B, TO SIR TIPTON PASS IS PROHIBITED DRIVEWAY ACCESS FROM LOT 14, BLOCK E, TO CHAYTON CIRCLE IS PROHIBITED. DRIVEWAY ACCESS FROM LOTS 3 AND 13, BLOCK H, TO CHAYTON CIRCLE IS PROHIBITED.

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, AS AMENDED.

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) PANEL NO. 48453C0285H, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

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  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

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 THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON AND COMPLIES WITH TRAVIS COUNTY CHAPTER 82.

  
J. KENNETH WEIGAND  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741  
STATE OF TEXAS



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

BY: \_\_\_\_\_  
TAMMIE WILLIAMSON, CHAIR

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

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

ATTEST:  
\_\_\_\_\_  
KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT 2012 LAKESIDE AT BLACKHAWK, LLC, ACTING BY AND THROUGH DAVID BRUNING, VICE PRESIDENT, BEING THE OWNER OF THAT 43.658 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT No. 2013227414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.58 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "LAKESIDE AT BLACKHAWK II, PHASE 2B" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A. D.

BY: 2012 LAKESIDE AT BLACKHAWK, LLC

BY: \_\_\_\_\_  
DAVID BRUNING, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BRUNING, 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\_\_\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

COMMISSIONERS COURT

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., OF 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

DATE: MAR. 14, 2016

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