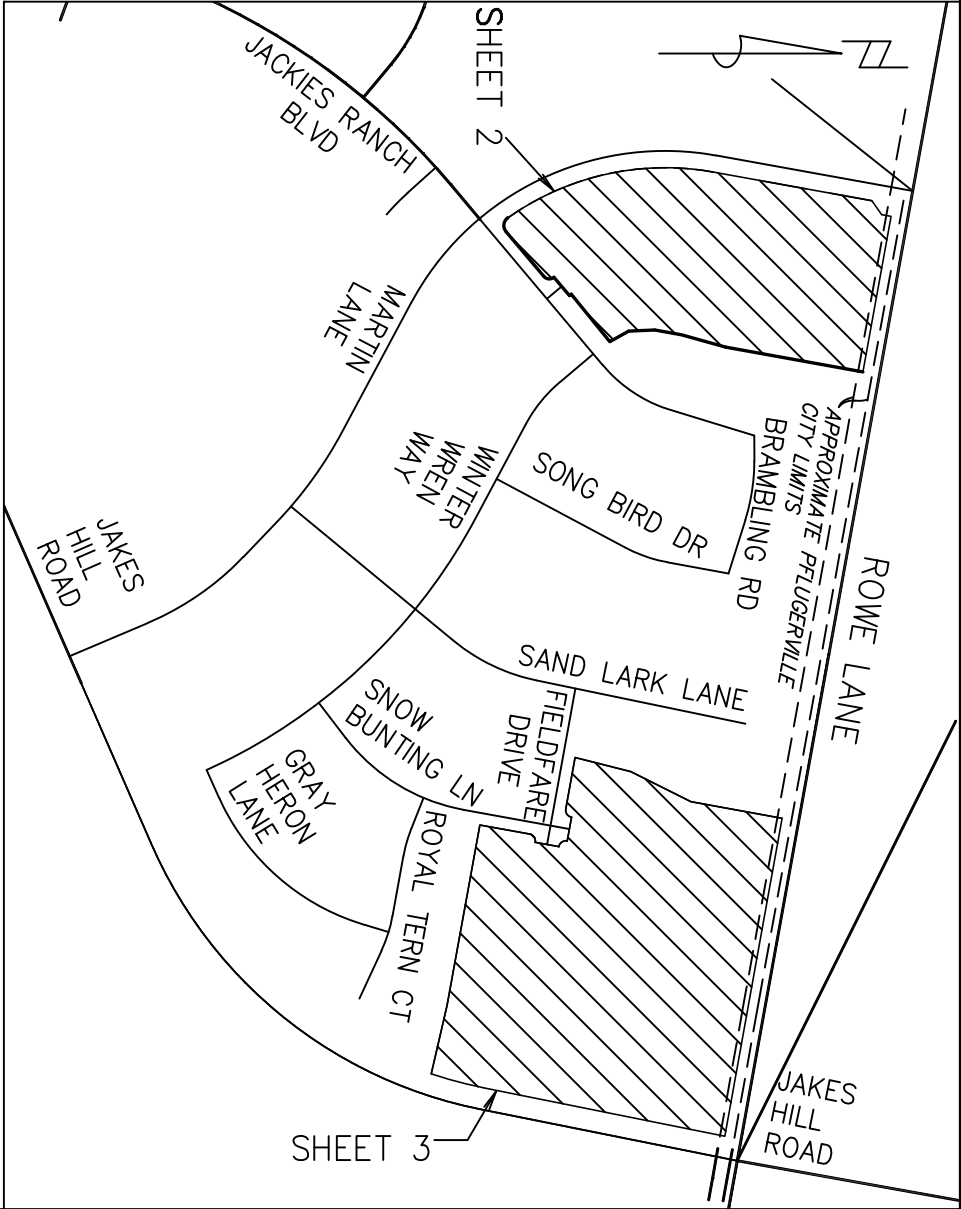


TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME
BUYERS

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



PARK AT BLACKHAWK VII SECTION 3

LEGEND:

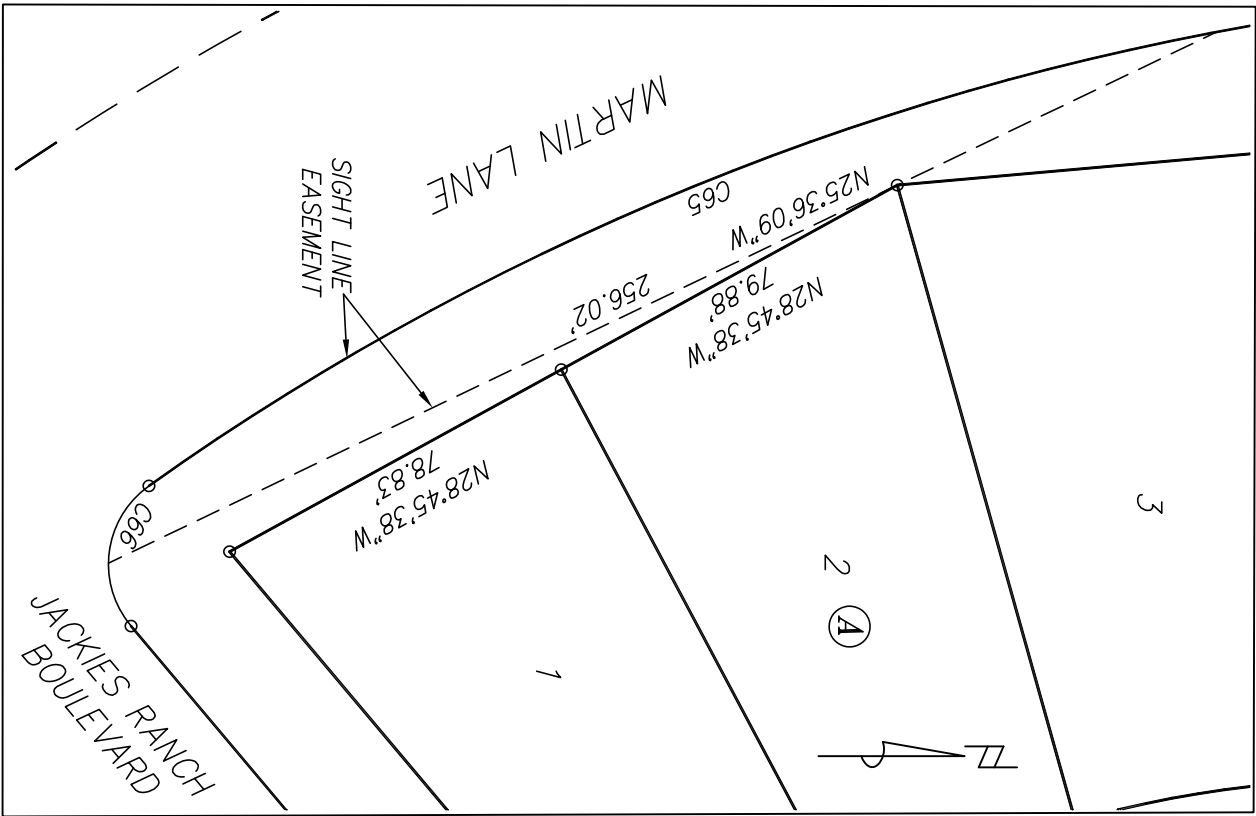
- o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD FOUND
- PUE = PUBLIC UTILITY EASEMENT
- SLE = SIGHT LINE EASEMENT
- (A) = BLOCK NAME
- = SIDEWALK REQUIRED (4' WIDE)
- SLE = SIGHT LINE EASEMENT
- OPRIC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
- RPRTC = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- DRIC = DEED RECORDS TRAVIS COUNTY, TEXAS.

SITE DATA:

- 5.493 ACRE TRACT:
1 BLOCK
19 SINGLE FAMILY LOTS
1 OPEN SPACE, PUE & DE LOT
1 ROAD DEDICATION
- 9.114 ACRE TRACT
2 BLOCKS
36 SINGLE FAMILY LOTS
1 OPEN SPACE & PUE & DE LOTS
1 OPEN SPACE LOT
1 ROAD DEDICATION

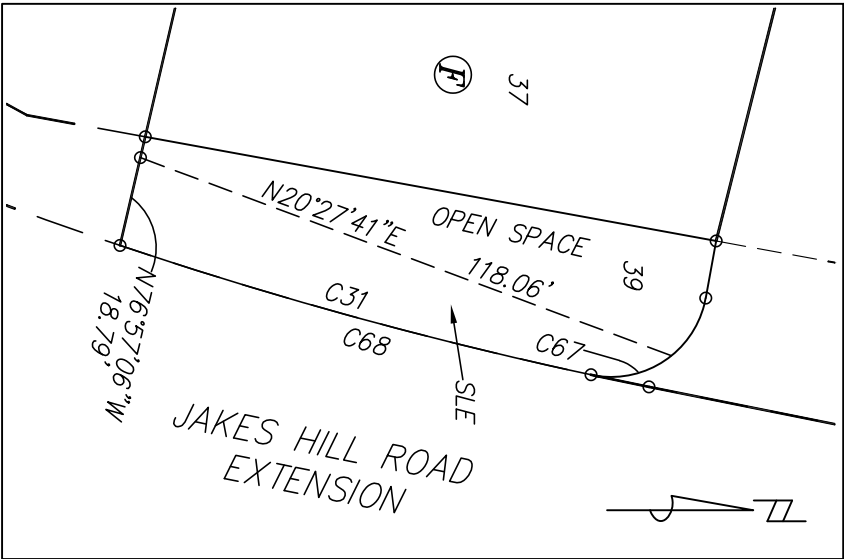
AREA: (ACRES)

OPEN SPACE & PUE & DE 1.558
RIGHT OF WAY 2.537
ROAD DEDICATION 0.460
LANDSCAPE 0.079
SINGLE FAMILY 9.973
TOTAL 14.607



DETAIL A
SCALE: 1" = 40'

SINGLE FAMILY LOTS BLOCK-LOT AREA		OPEN SPACE LOTS BLOCK-LOT AREA	
A - 1	8,407 Sq.ft.	A - 92	39,504 Sq.ft.
A - 2	8,522 Sq.ft.	A - 93	28,355 Sq.ft.
A - 3	8,739 Sq.ft.		
A - 4	7,175 Sq.ft.	F - 39	3,463 Sq.ft.
A - 5	7,074 Sq.ft.		
A - 6	7,285 Sq.ft.		
A - 7	7,656 Sq.ft.		
A - 8	7,011 Sq.ft.		
A - 9	8,812 Sq.ft.		
A - 10	9,484 Sq.ft.		
A - 11	9,944 Sq.ft.		
A - 12	12,650 Sq.ft.		
A - 13	8,613 Sq.ft.		
A - 14	8,161 Sq.ft.		
A - 15	9,187 Sq.ft.		
A - 16	7,582 Sq.ft.		
A - 17	7,216 Sq.ft.		
A - 18	7,064 Sq.ft.		
A - 19	10,693 Sq.ft.		
A - 60	8,272 Sq.ft.		
A - 61	7,320 Sq.ft.		
A - 62	6,999 Sq.ft.		
A - 63	6,600 Sq.ft.		
A - 64	7,060 Sq.ft.		
A - 65	7,675 Sq.ft.		
A - 66	9,135 Sq.ft.		
A - 67	11,292 Sq.ft.		
A - 68	7,116 Sq.ft.		
A - 69	9,247 Sq.ft.		
A - 70	10,005 Sq.ft.		
A - 71	7,863 Sq.ft.		
A - 72	8,051 Sq.ft.		
A - 73	6,600 Sq.ft.		
A - 74	6,600 Sq.ft.		
A - 75	6,600 Sq.ft.		
A - 76	6,600 Sq.ft.		
A - 77	7,599 Sq.ft.		
A - 78	8,063 Sq.ft.		
A - 80	7,511 Sq.ft.		
A - 81	7,475 Sq.ft.		
A - 82	8,785 Sq.ft.		
A - 83	8,083 Sq.ft.		
A - 84	6,600 Sq.ft.		
A - 85	6,600 Sq.ft.		
A - 86	6,600 Sq.ft.		
F - 29	7,752 Sq.ft.		
F - 30	6,600 Sq.ft.		
F - 31	6,600 Sq.ft.		
F - 32	6,600 Sq.ft.		
F - 33	6,600 Sq.ft.		
F - 34	6,600 Sq.ft.		
F - 35	6,600 Sq.ft.		
F - 36	6,600 Sq.ft.		
F - 37	6,600 Sq.ft.		



DETAIL B
SCALE: 1" = 40'

LINE	BEARING	LENGTH
L1	S10°10'52"W	56.38
L2	S02°34'39"E	54.29
L3	S28°49'44"E	45.16
L4	S40°06'26"E	5.00
L5	S49°53'34"W	50.00
L6	N40°06'26"W	6.96
L7	N40°06'26"W	10.66
L8	N40°06'26"W	1.30
L9	N11°16'54"E	36.40
L10	N11°16'54"E	1.30
L11	N11°16'54"E	28.46
L12	N10°16'54"E	7.94
L13	N10°16'31"E	20.00
L14	N10°16'31"E	10.00
L15	N10°18'28"E	50.00
L16	N7°34'13"W	50.00
L17	N7°52'41"W	75.17
L18	N7°41'32"W	12.09
L19	N7°41'32"W	6.41
L20	N83°30'22"W	75.17
L21	N7°34'13"W	13.99
L22	N11°23'43"E	100.29
L23	N20°16'04"E	51.50
L24	N76°57'06"W	23.23
L25	N26°01'40"E	20.57
L26	N26°01'40"E	20.57
L27	N53°43'05"W	30.51
L28	N10°18'28"E	12.50
L29	N10°18'28"E	12.50
L30	N10°20'01"E	10.00
L31	N10°20'01"E	20.00
L32	N11°20'51"E	20.00
L33	N10°15'27"E	3.84
L34	N10°15'27"E	57.50
L35	N10°15'27"E	75.45
L36	N40°06'26"W	11.96
L37	N40°06'26"W	11.96
L38	N10°15'27"E	56.89
L39	N6°53'22"E	70.70
L40	N7°53'51"W	90.79

LINEAR FEET OF NEW STREETS		
NAME	LENGTH	WIDTH
FRUIT DOVE COVE	469'	50'
GRANDALA COURT	382'	50'
FIELDFARE DRIVE	523'	50'
SNOW BUNTING LAND	347'	50'
TOTAL	1721'	2,537

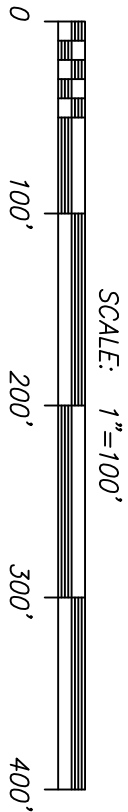
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.56	15.00	90°00'00"
C2	33.07	20.00	94°44'10"
C3	449.95	565.00	45°57'42"
C4	154.10	235.00	37°34'20"
C5	48.59	235.00	12°05'25"
C6	50.79	235.00	12°22'55"
C7	50.53	235.00	12°19'15"
C8	3.20	235.00	0°46'46"
C9	121.32	185.00	37°34'20"
C10	114.75	185.00	35°32'22"
C11	6.56	185.00	2°01'58"
C12	78.37	325.00	13°49'00"
C13	18.40	325.00	3°14'41"
C14	51.87	325.00	9°08'38"
C15	8.10	325.00	1°25'41"
C16	66.31	275.00	13°49'00"
C17	23.39	275.00	4°35'22"
C18	42.93	275.00	8°56'38"
C19	23.55	25.00	53°58'05"
C20	23.55	25.00	53°58'05"
C21	10.29	25.00	2°33'44"
C22	13.26	25.00	30°23'24"
C23	301.53	60.00	28°36'10"
C24	86.61	60.00	82°42'36"
C25	32.15	60.00	30°41'56"
C26	36.04	60.00	34°24'54"
C27	33.80	60.00	32°16'30"
C28	32.15	60.00	30°41'56"
C29	42.94	60.00	41°00'33"
C30	37.83	60.00	36°07'45"
C31	101.81	905.00	6°26'44"
C32	23.56	15.00	90°00'00"
C33	23.56	15.00	90°00'00"
C34	23.56	15.00	90°00'00"
C35	30.97	20.00	91°16'12"
C36	31.86	20.00	88°43'48"
C37	31.05	20.00	88°57'38"
C38	16.71	20.00	47°51'23"
C39	12.32	905.00	0°46'48"
C40	69.36	275.00	14°27'00"
C41	81.97	325.00	14°27'00"
C42	30.14	325.00	5°18'46"
C43	51.83	325.00	9°08'14"
C44	15.12	15.00	57°46'09"
C45	15.12	15.00	57°46'09"
C46	309.49	60.00	295°32'17"
C47	29.91	60.00	28°33'41"
C48	62.27	60.00	59°27'42"
C49	217.31	60.00	207°30'54"
C50	123.20	425.00	16°36'53"
C51	35.84	425.00	4°49'54"
C52	52.56	425.00	7°05'10"
C53	34.80	425.00	4°41'30"
C54	108.71	375.00	16°36'53"
C55	93.47	375.00	14°16'52"
C56	15.24	375.00	2°19'42"
C57	15.12	15.00	57°46'09"
C58	15.12	15.00	57°46'09"
C59	309.49	60.00	295°32'17"
C60	23.18	60.00	22°08'21"
C61	114.11	60.00	108°58'14"
C62	94.86	60.00	90°34'56"
C63	59.38	60.00	56°42'30"
C64	17.95	60.00	1°17°08'17"
C65	243.59	565.00	24°42'07"
C66	18.87	20.00	54°04'00"
C67	18.78	20.00	47°51'23"
C68	114.13	905.00	51°45'37"W

DATE: MAY 15, 2017

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

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

PARK AT BLACKHAWK VII SECTION 3



- LEGEND:
- = SET 1/2" IRON ROD WITH "R/S SURVEYING" CAP
 - ◻ = SET CONCRETE MONUMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - WWE = WASTEWATER EASEMENT
 - SLE = SIGHT LINE EASEMENT
 - Ⓐ = BLOCK NAME
 - = SIDEWALK REQUIRED (4' WIDE)
 - LS = LANDSCAPE
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 - DRTC = DEED RECORDS TRAVIS COUNTY, TEXAS.



BENCH MARKS

BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
NORTHING = 10149491.64'
EASTING = 3169805.98'
ELEVATION = 690.72' NAVD 88

BRIEF LEGAL DESCRIPTION:

5.493 ACRES OUT OF THE V.W. SWEARENGEN SURVEY No. 32,
ABSTRACT NO. 724 AND OUT OF THE GEORGE GRIMES SURVEY NO.
33, ABSTRACT NO. 306, AND BEING PART OF A 47.98 ACRE TRACT
OF LAND CONVERTED TO RMD RESIDENTIAL, L.P. BY DOCUMENT NO.
2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

BENCH MARKS

BENCH MARK 1:
CONCRETE MONUMENT SET
NORTHING = 10149705.84'
EASTING = 317444.34'
ELEVATION = 693.05' NAVD 88

BRIEF LEGAL DESCRIPTION:

9.114 ACRES OUT OF THE V.W. SWEARENGEN SURVEY No. 32,
ABSTRACT NO. 724 AND OUT OF THE GEORGE GRIMES SURVEY NO.
33, ABSTRACT NO. 306, AND BEING PART OF A 47.98 ACRE TRACT
OF LAND CONVERTED TO RMD RESIDENTIAL, L.P. BY DOCUMENT NO.
2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

DATE: MAY 15, 2017

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

F-9784

R/S SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

F-10015400

SHEET 3 OF 4 SHEETS

FINAL PLAT OF
THE PARK AT BLACKHAWK VII SECTION 3

NOTES:

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN BOTH THE EXTRATERRITORIAL JURISDICTION AND THE CITY LIMITS OF THE CITY OF PFLUGERVILLE. WATER AND WASTEWATER SHALL BE PROVIDED BY LAKE/SIDE WATER AND CONTROL IMPROVEMENT DISTRICT (MCD NO. 2C). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
2. A 10 FOOT RUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
3. EASEMENT(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, HIS OR HER 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.
4. 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.
5. 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.
6. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF SNOW BUNTING LANE, FELDPAPE DRIVE, GRANDALA COURT AND FRUIT DOLE COLE.
7. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREET LIGHTS SHALL BE IN CONFORMANCE WITH AL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL COT OFF TYPE.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCES #1203-15-2-24 AND CITY RESOLUTION #1224-09-08-25-84.
9. THE PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET TO DATE.
10. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. 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.
12. 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.
13. 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.
14. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTION 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.
15. 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 RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. LOTS 92 AND 93, BLOCK A, AND LOT 39, BLOCK F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS RESTRICTED TO NON-RESIDENTIAL USES.
17. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
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 SUPPLEMENTAL DECLARATIONS TO THE PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
19. 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 OTHER APPROPRIATE JURISDICTION).
20. 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 OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
21. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
22. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDING, 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.
23. ACCESS FROM LOT 60, BLOCK A TO FELDPAPE DRIVE IS PROHIBITED, ACCESS FROM LOT 72, BLOCK A TO SNOW BUNTING LANE IS PROHIBITED, ACCESS FROM LOT 77, BLOCK A TO GRANDALA COURT IS PROHIBITED, ACCESS FROM LOT 29, BLOCK F TO SNOW BUNTING LANE IS PROHIBITED, PER THE SIXTH AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT, THE ASSESSED IMPACT FEE RATE SHALL BE \$1362 PER LUE FOR ANY WASTEWATER IMPACT FEE PAID PRIOR TO SEPTEMBER 1, 2021; MINIMUM SINGLE FAMILY SETBACKS SHALL BE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; STREET SIDE: 15'. BALCONIES, COVERED PATIOS, PORCHES, ACCESSORY BUILDINGS, AND OTHER BUILDING EXTENSIONS MAY ENCRGOACH UP TO 10 FEET IN THE REAR SETBACK.
24. SUBDIVISION PERIMETER MASONRY WALL SHALL BE PROVIDED ALONG THE EXTENT OF ALL REAR LOTS FACING A PUBLIC STREET.

NOTES:

25. 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.
26. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL 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 THE TRAVIS COUNTY CODE.
27. 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.
28. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION 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.
29. 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. SEE DOCUMENT
30. 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.

SURVEYORS CERTIFICATION:

I, J. KENNETH WEIGAND, 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.

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

ENGINEER'S CERTIFICATION:

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

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

J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF
KNOW ALL MEN BY THESE PRESENTS

THAT RMD RESIDENTIAL, L.P., ACTING BY AND THROUGH RMD RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, NATHAN NEESE, MANAGER, OWNER OF THAT CERTAIN 47.98 ACRE TRACT OF LAND OUT OF THE V. W. SWARENGEN SURVEY NO. 32 SURVEY AND THE GEORGE GRIMES NO. 33 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.607 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS **"THE PARK AT BLACKHAWK VII SECTION 3"** AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, A. D. 20____

RMD RESIDENTIAL, L.P., A TEXAS LIMITED PARTNERSHIP

BY: RMD RESIDENTIAL GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
508 BAYLOR STREET, AUSTIN, TEXAS 78703

BY: _____
NATHAN NEESE, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN NEESE, 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:

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: _____
CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

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

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

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

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

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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

BY: _____
DEPUTY

DATE: MAY 11, 2017

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

RJ SURVEYING & ASSOCIATES, INC.
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