

LOCATION MAP  
SCALE: NONE

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

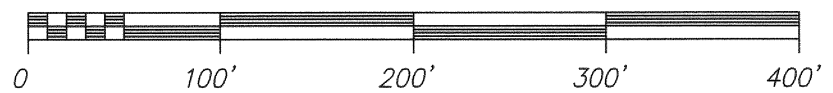
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	816.61	1455.00	32°09'25"	N20°22'16"E	805.93
C2	21.03	25.00	48°11'23"	N27°11'42"W	20.41
C3	170.56	50.00	195°27'00"	N79°10'29"E	99.09
C4	39.46	50.00	45°12'45"	N25°42'24"W	38.44
C5	40.87	50.00	46°49'48"	N71°43'40"W	39.74
C6	40.00	50.00	45°50'12"	N61°56'20"E	38.94
C7	50.24	50.00	57°34'15"	N10°14'07"E	48.15
C8	21.03	25.00	48°11'23"	N05°32'41"E	20.41
C9	43.23	25.00	99°04'14"	N79°10'29"E	38.04
C10	232.25	525.00	25°20'48"	N16°57'58"E	230.36
C11	12.79	525.00	1°23'46"	N28°56'29"E	12.79
C12	60.00	525.00	6°32'53"	N24°58'10"E	59.97
C13	60.00	525.00	6°32'53"	N18°25'17"E	59.97
C14	60.00	525.00	6°32'53"	N11°52'24"E	59.97
C15	39.46	525.00	4°18'23"	N06°26'45"E	39.45
C16	210.13	475.00	25°20'48"	N16°57'58"E	208.42
C17	14.09	475.00	1°42'00"	N28°47'22"E	14.09
C18	78.08	475.00	9°25'07"	N23°13'49"E	77.99
C19	78.08	475.00	9°25'07"	N13°48'42"E	77.99
C20	39.87	475.00	4°48'35"	N06°41'51"E	39.86
C21	255.05	325.00	44°57'52"	N18°11'22"W	248.56
C22	25.02	325.00	4°24'42"	N02°05'12"E	25.02
C23	62.10	325.00	10°56'51"	N05°35'34"W	62.00
C24	62.85	325.00	11°04'46"	N16°36'23"W	62.75
C25	105.08	325.00	18°31'32"	N31°24'32"E	104.63
C26	371.74	275.00	77°27'07"	N34°26'00"W	344.08
C27	56.82	275.00	11°50'20"	N01°37'37"W	56.72
C28	102.14	275.00	21°16'53"	N18°11'13"W	101.56
C29	102.14	275.00	21°16'53"	N39°28'06"W	101.56
C30	110.63	275.00	23°03'02"	N61°38'03"W	109.89
C31	95.41	325.00	16°49'14"	N62°35'41"W	95.07
C32	185.12	325.00	32°38'09"	N26°15'15"E	182.63
C33	24.37	325.00	4°17'48"	N40°25'25"E	24.37
C34	55.71	325.00	9°49'20"	N33°21'51"E	55.65
C35	55.71	325.00	9°49'20"	N23°32'31"E	55.65
C36	49.32	325.00	8°41'41"	N14°17'01"E	49.27
C37	127.20	275.00	26°30'08"	N29°19'15"E	126.07
C38	35.63	275.00	7°25'22"	N38°51'38"E	35.60
C39	91.57	275.00	19°04'46"	N25°36'34"E	91.15
C40	16.21	25.00	37°08'57"	N28°30'39"E	15.93
C41	6.48	25.00	14°51'42"	N17°22'01"E	6.47
C42	9.72	25.00	22°17'15"	N35°56'30"E	9.66
C43	31.76	25.00	72°47'24"	N20°19'31"W	29.67
C44	15.60	25.00	35°44'34"	N01°48'06"W	15.34
C45	16.16	25.00	37°02'50"	N38°11'48"W	15.88
C46	297.20	60.00	283°48'21"	N85°10'57"E	74.04
C47	52.52	60.00	50°09'11"	N22°00'32"E	50.86
C48	42.35	60.00	40°26'39"	N23°17'23"W	41.48
C49	42.35	60.00	40°26'39"	N63°44'02"W	41.48
C50	42.35	60.00	40°26'39"	N75°49'19"E	41.48
C51	42.35	60.00	40°26'39"	N35°22'41"E	41.48
C52	75.27	60.00	71°52'35"	N20°46'56"W	70.43

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.89'	N51°17'24"W
L2	50.00'	S38°42'36"W
L3	66.05'	S28°30'50"W
L4	63.39'	S17°44'17"W
L5	64.63'	S09°36'59"W
L6	62.14'	S03°40'34"E
L7	59.95'	S27°35'43"E
L8	59.93'	S48°38'02"E
L9	31.90'	S71°45'13"E
L10	51.25'	S30°37'57"W
L11	33.06'	S52°53'02"W
L12	19.93'	N00°57'00"E
L13	27.36'	N42°34'19"E
L14	19.93'	N84°11'38"E
L15	27.36'	N42°34'19"E
L16	26.91'	N22°19'03"E
L17	25.04'	N04°17'34"E
L18	73.93'	N18°21'28"E
L19	73.92'	N11°49'23"E
L20	69.15'	N04°02'42"E
L21	38.40'	N28°30'50"E
L22	27.65'	N28°30'50"E
L23	29.65'	N17°44'17"E
L24	33.75'	N17°44'17"E
L25	23.46'	N09°36'59"E
L26	41.17'	N09°36'59"E
L27	42.03'	N03°40'34"W
L28	20.11'	N03°40'34"W
L29	35.78'	N27°35'43"W
L30	24.17'	N27°35'43"W
L31	31.35'	N48°38'02"W
L32	28.58'	N48°38'02"W
L33	35.67'	N85°42'26"W

FINAL PLAT OF  
**LAKESIDE AT BLACKHAWK III PHASE 3**

SCALE: 1"=100'



BENCH MARK 2:  
SQUARE CUT ON TOP OF CURB  
ELEVATION = 654.56' NAVD 88  
N: 10147469.5753  
E: 3170256.6806

LOT AREAS  
(SQUARE FEET)  
BLOCK LOT AREA

A	11	8,249
A	12	8,653
A	13	8,085
A	14	13,898
A	15	13,793
A	16	8,793
A	17	7,701
A	18	7,571
A	19	7,626
A	20	8,166
A	21	8,136
A	22	8,130
A	23	7,783
A	24	7,198
A	25	7,193
A	26	7,188
A	27	8,380
A	28	8,373
A	29	10,031
A	30	12,489
A	31	9,931
A	32	9,287
A	33	10,159
A	34	9,568
A	35	8,778
A	36	13,115
A	37	12,851
A	38	11,700
A	39	10,175
A	40	9,784
A	41	13,071
A	42	10,786
A	52	52,782 (OS)

B	1	7,857
B	2	7,819
B	3	8,594
B	4	8,606
B	5	8,044
B	6	7,552
B	7	8,120
B	8	3113 (PA & DE)
B	9	8,876
B	10	7,351
B	11	9,099
B	12	9,908
B	13	9,941
B	14	10,729
B	38	10,315

SITE DATA:  
AREA OF THIS PLAT: 13.279 ACRES  
2 BLOCKS  
46 SINGLE FAMILY LOTS  
1 LS/OS LOT  
1 PA/DE LOT

AREA SUMMARY	ACRES
RIGHT OF WAY	2.135
SINGLE FAMILY LOTS	9.860
LS & OS LOT	1.213
PA & DE LOT	0.071
TOTAL	13.279

LINEAR FEET OF NEW STREETS:				
NAME	LENGTH	ROW	ACRES	
CLARE ISLAND BEND	1188'	50	1.400	
GREAT KNOT PASS	170'	50	0.231	
RONAN PLACE	303'	50	0.504	
TOTAL	1661'		2.135	

DATE: MAY 11, 2017

SCALE: 1" = 100'

**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

F-10015400

CENTURY LAND HOLDINGS II, LLC  
REMAINDER OF 61.97 ACRES  
DOC. No. 2014150098 OPRTC

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- ⓑ = BLOCK NAME
- ..... = SIDEWALK REQUIRED (4' WIDE)
- DE = DRAINAGE EASEMENT
- LS = LANDSCAPE
- OP = OPEN SPACE
- PA = PEDESTRIAN ACCESS
- ROW = RIGHT OF WAY
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- = CONCRETE MONUMENT



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NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCID) NO. 2C. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10 FOOT PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- 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.
- 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.
- 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.
- A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION, WITH THE EXCEPTION OF THE SIDEWALK WITHIN LOT 52, BLOCK A, WHICH SHALL HAVE A MINIMUM WIDTH OF SIX (6) FEET.
- 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.
- THE ASSESSED WASTEWATER IS \$1362.00 PER LOT PURSUANT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND & CATTLE, INC. AND THE CITY OF PFLUGERVILLE, TEXAS INCLUDING CONSENT TO CREATION OF WATER CONTROL AND IMPROVEMENT DISTRICTS AND THE DEVELOPMENT OF A CERTAIN 1113 ACRE TRACT LOCATED IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS DATED APRIL 29, 1997, AS AMENDED.
- THIS SUBDIVISION SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- 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.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 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
- 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-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
- THIS SUBDIVISION IN 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.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS 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.
- 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.
- LOT 52, BLOCK A, AND LOT 8, BLOCK B, ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 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.
- THE PROPERTY 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 OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY AND/OR HIS/HER ASSIGNS.
- 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.
- 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.
- 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.
- 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.

STATE OF TEXAS

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS

THAT CENTURY LAND HOLDINGS II, LLC, ACTING BY AND THROUGH STEVE HAYES, DIVISION PRESIDENT, OWNER OF THAT CERTAIN 61.97 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT No. 724, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2014150098 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.279 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS **"LAKESIDE AT BLACKHAWK III PHASE 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\_\_\_\_

CENTURY LAND HOLDINGS II, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
D/B/A CENTURY LH II, LLC

BY: CENTURY LAND HOLDINGS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY,  
ITS SOLE MANAGING MEMBER

BY: \_\_\_\_\_

STEVE HAYES

DIVISION PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE HAYES, 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:

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 AND COMPLIES WITH CHAPTER 82 TRAVIS COUNTY DEVELOPMENT REGULATIONS.

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

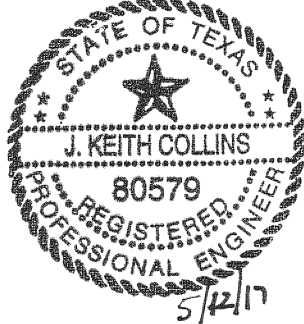


ENGINEER'S CERTIFICATION:

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) #48453C0285H, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008 AS AMENDED BY LOMR CASE No. 09-06-002P.

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, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND COMPLIES WITH CHAPTER 82 TRAVIS COUNTY DEVELOPMENT REGULATIONS.

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



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, AND AS AMENDED.

FINAL PLAT OF  
**LAKESIDE AT BLACKHAWK III PHASE 3**

TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF PFLUGERVILLE'S EXTRATERRITORIAL JURISDICTION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_20\_\_\_\_.

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 SCALE: 1" = 100'

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