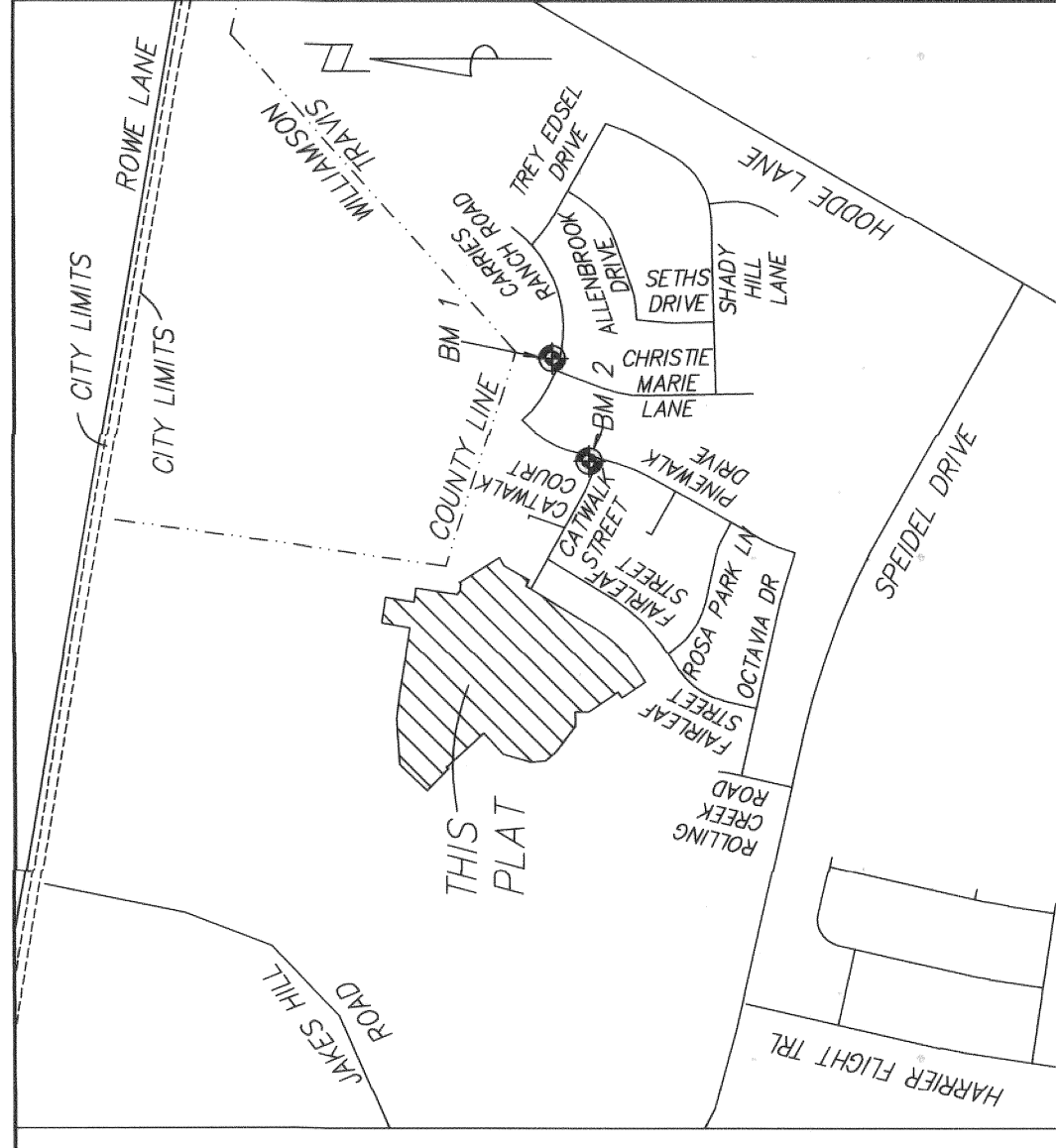


FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 5B
TRAVIS COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 800'

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE FOR HOME
BUYERS

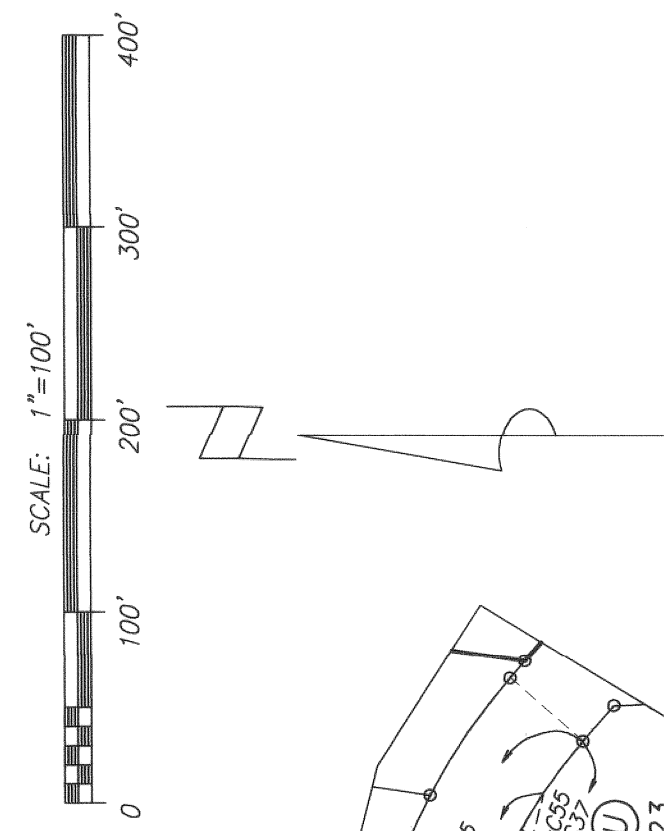
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF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

DATE: 1 JUNE 2018

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

PARK AT BLACKHAWK IV, PHASE 5B



LEGEND:
○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
Ⓐ = BLOCK NAME
..... = SIDEWALK REQUIRED (4' WIDE)
SLE = SIGHT LINE EASEMENT
DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
⊙ = BENCHMARK
CONC. = CONCRETE
ALL BEARINGS ARE BASED ON THE EAST LINE OF LOTS 2 THROUGH 5, BLOCK S, CALLED N43°41'59"E ON THE PLAT OF PARK AT BLACKHAWK IV, PHASE 7B RECORDED IN DOCUMENT NO. 201600182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER & SUBDIVIDER:

GEHAN HOMES, LTD.
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 215
AUSTIN, TEXAS 78704

LINE	BEARING	LENGTH
L1	S48°58'59"E	19.63
L2	S87°06'43"E	23.60
L3	S33°52'22"W	61.38
L4	S40°39'34"W	60.89
L5	S47°34'17"W	60.89
L6	S54°20'23"W	62.17
L7	S56°20'14"W	69.04
L8	S35°44'51"E	21.21
L9	S54°15'09"W	21.21
L10	S09°15'09"W	31.39
L11	S09°15'09"W	31.39
L12	S48°58'59"E	24.62
L13	S02°53'21"E	20.80
L14	S14°34'39"E	20.74
L15	S75°25'21"W	21.68
L16	N35°44'51"W	9.21
L17	N35°44'51"W	12.00
L18	S54°15'09"W	8.54
L19	S54°15'09"W	12.67
L20	S56°20'14"W	24.35
L21	S33°39'46"E	12.56
L22	S53°28'01"W	16.340
L23	S33°39'46"E	50.00
L24	S56°20'14"W	24.36
L25	S48°58'59"E	11.98
L26	S48°58'59"E	31.61
L27	N14°34'39"W	4.98



DETAIL C
SCALE: 1" = 40'

BRIEF LEGAL DESCRIPTION:

13.92 ACRES OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724 AND THE GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 306, BEING ALL OF THAT 13.92 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO GEHAN HOMES, LTD., BY DEED RECORDED IN DOCUMENT NO. 201619012 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CORRECTED BY AFFIDAVIT INSTRUMENT RECORDED IN DOCUMENT NO. 2016120107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENT LIST:

1. = TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2016197491 OPRTC - THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT.
2. = TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2017030513 OPRTC - THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT.

DATE: 1 JUNE 2018

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

THE PARK AT BLACKHAWK IV PHASE 5B

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

BY: _____ 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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE THIS _____ DAY OF _____, 20____.

BY: _____ EMILY BARRON, AICP, PLANNING DIRECTOR

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.

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 THE OFFICE OF THE COUNTY COURT, THIS THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS

COUNTY OF TRAVIS

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 THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: 1 JUNE 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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F-10015400

SHEET 3 OF 3 SHEETS

FINAL PLAT OF

TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT GEHAN HOMES, LTD., BEING THE OWNER OF 13.92 ACRES OF LAND (TRACT 2) OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724 AND THE GEORGE GRIMES SURVEY NO. 33 SURVEY, ABSTRACT NO. 306 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016119012 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CORRECTED BY AFFIDAVIT INSTRUMENT RECORDED IN DOCUMENT NO. 2016120107 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.92 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 5B" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2018, A. D.

BY: _____

PRINTED NAME: _____

Tom Stevenson

TITLE: _____
GEHAN HOMES, LTD. Division President
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 215
AUSTIN, TEXAS 78704

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT ON WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

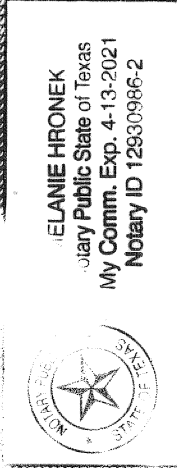
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018, A.D.

BY: _____ Melanie Hronek

NOTARY PUBLIC, STATE OF TEXAS

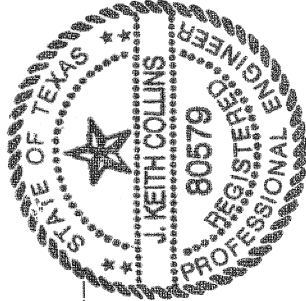
PRINTED NAME: _____

MY COMMISSION EXPIRES: _____



NO PORTION OF THIS PLAT IS DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453C0285H, TRAVIS COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008, COMMUNITY 481026.

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 AND IS IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.



BY: _____ J. Keith Collins
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS

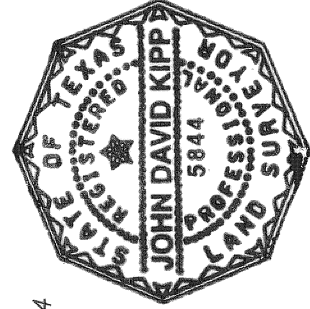
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN D. KIPP, 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 IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE. THAT ALL KNOWN EASEMENTS AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

BY: _____ John D. Kipp

JOHN D. KIPP
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5844
STATE OF TEXAS



LOT AREA	TABLE	U-21	8,460	SQ FT
BLOCK-LOT	AREA	U-22	8,574	SQ FT
S-17	6,600	SQ FT	U-23	11,606
S-18	6,606	SQ FT	U-24	10,658
S-36	11,685	SQ FT	U-25	11,088
S-37	8,554	SQ FT	U-26	10,695
S-38	7,826	SQ FT	U-27	8,676
S-39	7,800	SQ FT	U-28	8,636
S-40	7,800	SQ FT	U-29	9,493
S-41	7,800	SQ FT	U-30	10,187
S-42	7,910	SQ FT	U-31	14,518
S-43	9,121	SQ FT	U-32	12,135
S-44	9,016	SQ FT	U-33	12,950
S-45	10,165	SQ FT	U-34	9,557
S-46	11,043	SQ FT	U-35	9,914
S-47	9,512	SQ FT	U-36	9,226
U-1	10,662	SQ FT	U-37	10,311
U-2	8,344	SQ FT	V-1	9,622
U-3	10,966	SQ FT	V-2	7,800
U-4	11,639	SQ FT	V-22	11,268
U-15	9,749	SQ FT	WW-1	10,039
U-16	9,382	SQ FT	WW-2	7,980
U-17	9,150	SQ FT	WW-3	7,980
U-18	8,460	SQ FT	WW-4	7,981
U-19	8,460	SQ FT	WW-5	9,599
U-20	8,460	SQ FT	WW-6	8,728
			WW-7	8,619
			WW-8	8,116

LAND USE TABLE:

USE	No. LOTS	ACREAGE
SINGLE FAMILY	52	11.28
RIGHT OF WAY		2.64
TOTAL	52	13.92

NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETL.
- WATER AND WASTEWATER SHALL BE PROVIDED BY LAKE/IDE WATER AND CONTROL IMPROVEMENT DISTRICT (LAKE/IDE WCID NO. 2A). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10 FOOT RUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER CITY OF PFLUGERVILLE 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.
- 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.
- 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.
- A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF MOUFLON DRIVE, LUKES COVE, WOODVINE AVENUE AND CATWALK STREET.
- 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 DOWNGAST AND FULL CUT OFF TYPE.
- 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 #1224-09-08-25-8A.
- THE PARKLAND DEDICATION REQUIREMENTS HAVE BEEN MET TO DATE.
- THIS SUBDIVISION SHALL MITIGATE 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 DESIGN MANUAL.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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.
- ACCESS FROM LOT 1 AND 25, BLOCK U TO MOUFLON DRIVE IS PROHIBITED. ACCESS FROM LOT 23, BLOCK U AND LOT 1, BLOCK V TO WOODVINE AVENUE IS PROHIBITED. ACCESS FROM LOT 1, BLOCK W TO CATWALK STREET IS PROHIBITED.
- 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 ENCROACH UP TO 10 FEET IN THE REAR SETBACK.
- 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.
- THE ASSESSED WASTEWATER IS \$362.00 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.