



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: 15 FEBRUARY 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

(512) 836-4793 FAX: (512) 836-4817

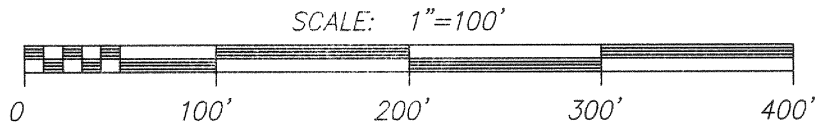
F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

(512) 836-4793 FAX: (512) 836-4817

THE PARK AT BLACKHAWK VI, SECTION 4

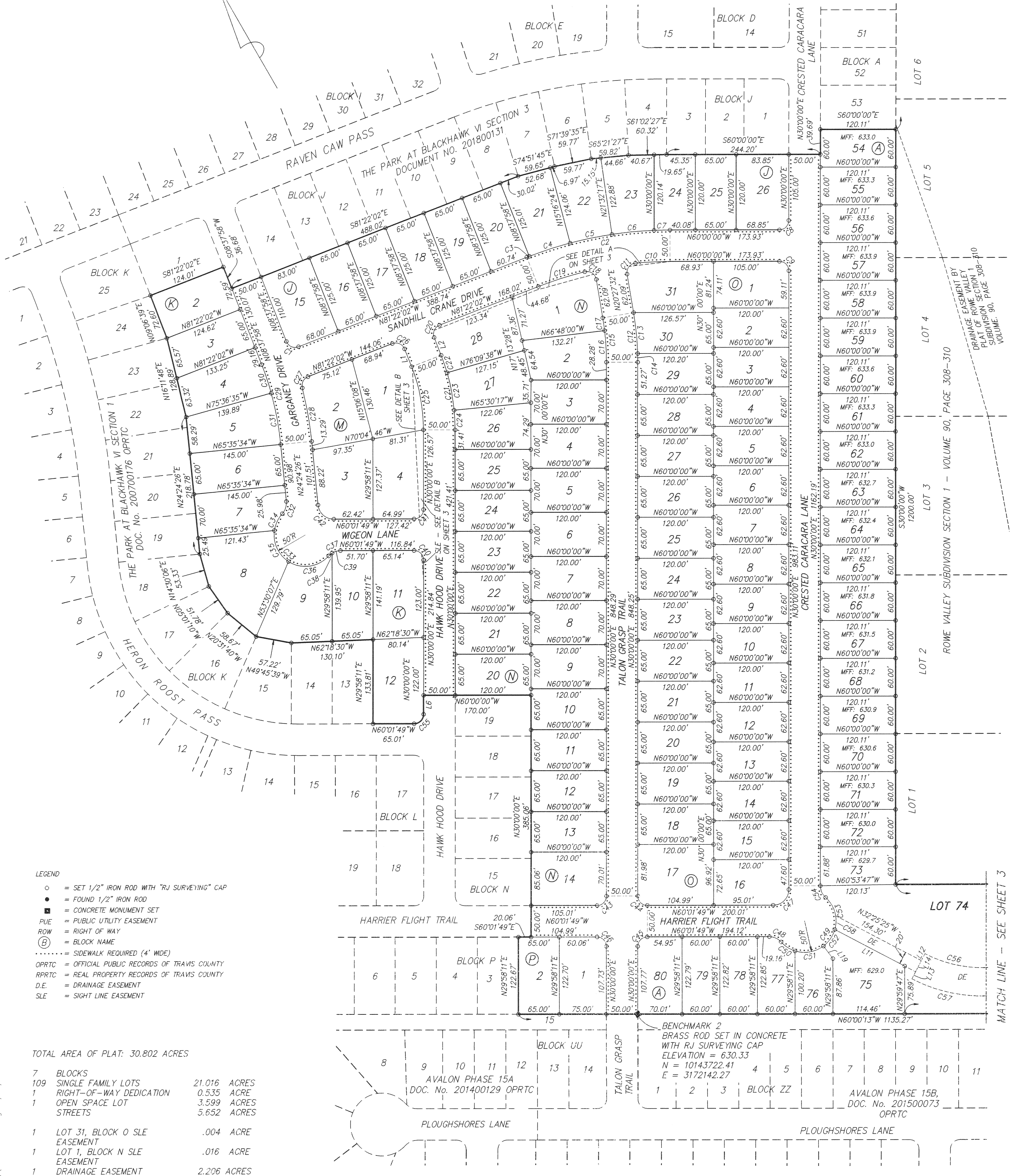


BENCH MARKS

BENCH MARK 1:
BRASS DISK SET IN CONCRETE
ELEVATION = 626.92' NAVD 88

BENCH MARK 2:
TRIANGLE CUT ON THE TOP OF CURB, SOUTHWEST CORNER OF THE
INTERSECTION OF CRESTED CARACARA LANE AND SPEIDEL DRIVE.
ELEVATION = 635.76' NAVD 88

BENCH MARK 1:
BRASS DISK SET IN CONCRETE
ELEVATION = 626.92' NAVD 88
N=10145497.59'
E=3173522.48'



- 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
 - ⓑ = BLOCK NAME
 - = SIDEWALK REQUIRED (4' WIDE)
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY
 - D.E. = DRAINAGE EASEMENT
 - SLE = SIGHT LINE EASEMENT

TOTAL AREA OF PLAT: 30.802 ACRES

7	BLOCKS	21.016	ACRES
109	SINGLE FAMILY LOTS	0.535	ACRE
1	RIGHT-OF-WAY DEDICATION	3.599	ACRES
1	OPEN SPACE LOT	5.652	ACRES
1	STREETS		
1	LOT 31, BLOCK O SLE	.004	ACRE
1	EASEMENT		
1	LOT 1, BLOCK N SLE	.016	ACRE
1	EASEMENT		
1	DRAINAGE EASEMENT	2.206	ACRES

DESCRIPTION:
30.802 ACRES OUT OF THE V. W. SWEARENGEN SURVEY NO. 32,
ABSTRACT No. 724, BEING A PART OF THE REMAINDER A 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.

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

SHEET 2 OF 4 SHEETS

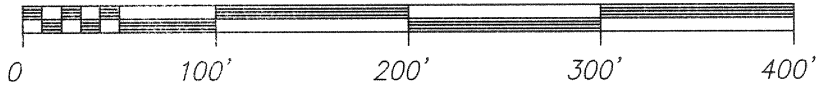
DATE: 15 FEBRUARY 2018 SCALE: 1" = 100'

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THE PARK AT BLACKHAWK VI, SECTION 4

SCALE: 1"=100'



SINGLE FAMILY LOTS
BLOCK LOT AREA

A 54-73 7,320 SQ.FT.
A 75 12,359 SQ.FT.
A 74 3,608 ACRES OS
A 76 5,980 SQ.FT.
A 77 6,948 SQ.FT.
A 78 7,370 SQ.FT.
A 79 7,368 SQ.FT.
A 80 8,544 SQ.FT.

J 15 10,327 SQ.FT.
J 16-20 8,125 SQ.FT.
J 21 9,416 SQ.FT.
J 22 9,280 SQ.FT.
J 23 9,273 SQ.FT.
J 24 7,801 SQ.FT.
J 25 7,800 SQ.FT.
J 26 10,014 SQ.FT.

K 2 9,024 SQ.FT.
K 3 8,381 SQ.FT.
K 4 9,598 SQ.FT.
K 5 10,105 SQ.FT.
K 6 9,425 SQ.FT.
K 7 9,653 SQ.FT.
K 8 15,061 SQ.FT.
K 9 12,034 SQ.FT.
K 10 9,245 SQ.FT.
K 11 11,135 SQ.FT.

M 1 12,099 SQ.FT.
M 2 10,976 SQ.FT.
M 3 10,695 SQ.FT.
M 4 10,712 SQ.FT.

N 1 11,647 SQ.FT.
N 2 9,027 SQ.FT.
N 3-9 8,400 SQ.FT.
N 10-13 7,800 SQ.FT.
N 14 10,156 SQ.FT.
N 20-25 7,800 SQ.FT.
N 26 8,237 SQ.FT.
N 27 9,058 SQ.FT.
N 28 10,636 SQ.FT.

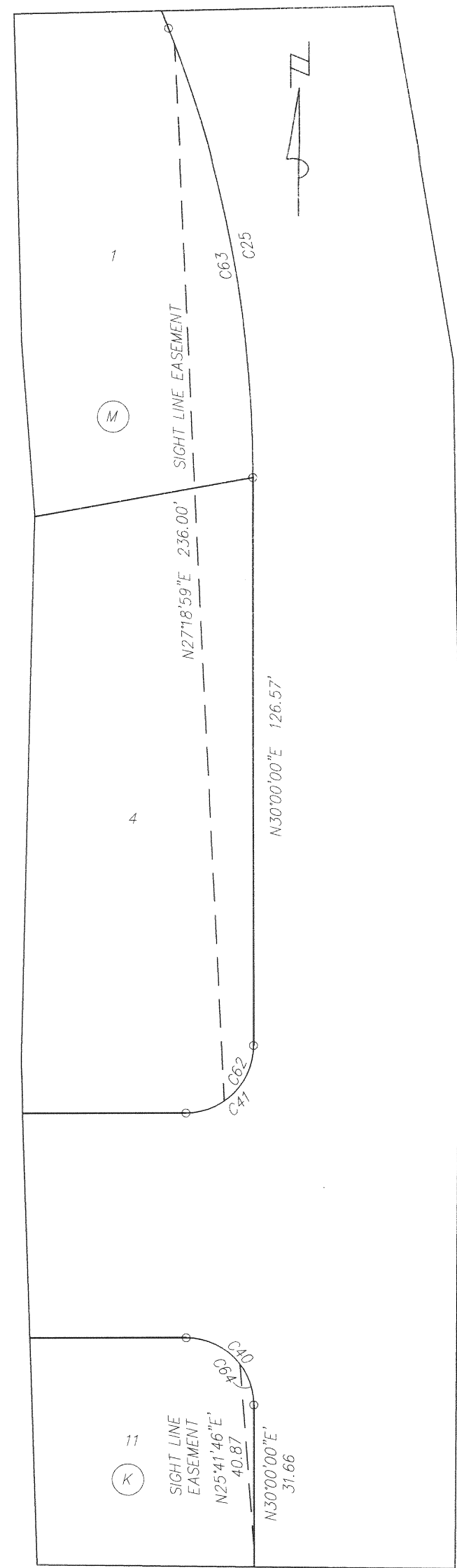
O 1 8,845 SQ.FT.
O 2-15 7,512 SQ.FT.
O 16 8,581 SQ.FT.
O 17 11,586 SQ.FT.
O 18-28 7,800 SQ.FT.
O 29 7,801 SQ.FT.
O 30 7,971 SQ.FT.
O 31 10,678 SQ.FT.

P 1 9,160 SQ.FT.
P 2 7,975 SQ.FT.

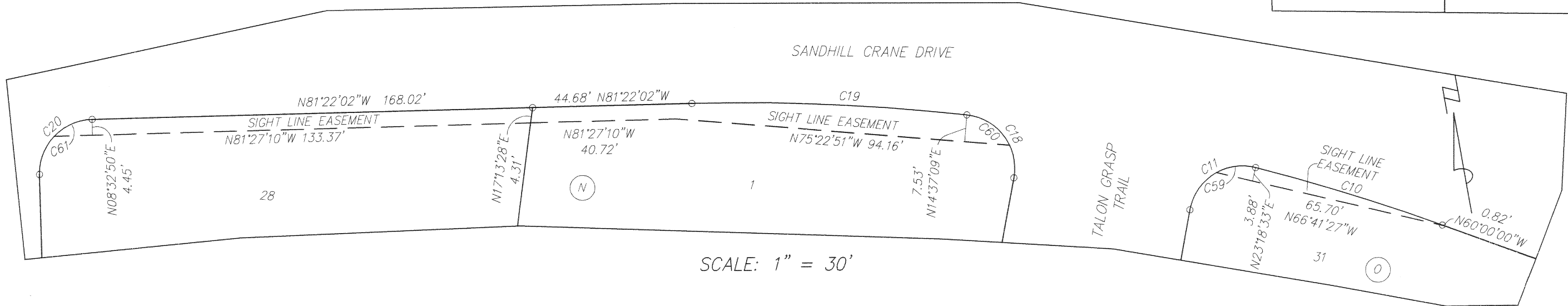
LINE	BEARING	LENGTH
L1	N08°37'58"E	30.35'
L2	N08°37'58"E	30.35'
L3	S29°55'22"W	90.25'
L4	S51°08'42"W	53.58'
L5	S79°41'11"W	52.00'
L6	N30°00'00"E	30.16'
L7	N59°39'25"E	55.01'
L8	N36°27'59"E	60.74'
L9	N20°42'29"E	60.32'
L10	N11°55'06"W	52.18'
L11	N32°25'25"W	125.69'
L12	N57°26'56"E	12.38'
L13	N57°26'56"E	12.62'
L14	N57°26'56"E	20.00'
L15	N20°42'29"E	25.70'
L16	N20°42'29"E	34.62'
L17	N11°55'06"W	14.55'
L18	N11°55'06"W	37.63'
L19	N06°50'13"W	25.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.56	15.00	90°00'00"	N36°22'02"W	21.21
C2	233.08	625.00	21°22'02"	N70°41'01"W	231.73
C3	4.26	625.00	0°23'27"	N81°10'18"W	4.26
C4	68.17	625.00	6°14'59"	N77°51'05"W	68.14
C5	68.34	625.00	6°15'53"	N71°35'39"W	68.30
C6	67.38	625.00	6°10'36"	N65°22'25"W	67.35
C7	24.93	625.00	2°17'07"	N61°08'33"W	24.93
C8	23.56	15.00	90°00'00"	N75°00'00"E	21.21
C9	23.56	15.00	90°00'00"	N15°00'00"W	21.21
C10	54.65	575.00	5°26'43"	N62°43'21"W	54.63
C11	24.63	15.00	94°05'46"	N67°30'24"E	21.96
C12	79.10	475.00	9°32'28"	N25°13'46"E	79.01
C13	65.36	475.00	7°53'03"	N24°24'03"E	65.31
C14	13.74	475.00	1°39'25"	N29°10'18"E	13.74
C15	70.77	425.00	9°32'28"	N25°13'46"E	70.69
C16	50.44	425.00	6°48'00"	N26°36'00"E	50.41
C17	20.33	425.00	2°44'28"	N21°49'46"E	20.33
C18	24.63	15.00	94°05'46"	N26°35'21"W	21.96
C19	77.57	575.00	7°43'47"	N77°30'08"W	77.51
C20	23.56	15.00	90°00'00"	N53°37'58"E	21.21
C21	121.20	325.00	21°22'02"	N19°18'59"E	120.50
C22	29.53	325.00	5°12'23"	N11°14'10"E	29.52
C23	60.44	325.00	10°39'22"	N19°10'03"E	60.36
C24	31.22	325.00	5°30'17"	N27°14'52"E	31.21
C25	102.55	275.00	21°22'02"	N19°18'59"E	101.96
C26	23.56	15.00	90°00'00"	N36°22'02"W	21.21
C27	21.89	15.00	83°37'40"	N56°49'09"E	20.00
C28	86.15	525.00	9°24'07"	N19°42'22"E	86.05
C29	130.77	475.00	15°46'27"	N16°31'12"E	130.36
C30	47.73	475.00	5°45'27"	N11°30'42"E	47.71
C31	83.04	475.00	10°01'01"	N19°23'55"E	82.94
C32	21.03	25.00	48°11'23"	N48°30'07"E	20.41
C33	157.79	50.00	180°49'01"	N17°48'42"W	100.00
C34	30.06	50.00	34°26'36"	N55°22'31"E	29.61
C35	57.31	50.00	65°40'23"	N05°19'01"E	54.22
C36	70.42	50.00	80°42'01"	N67°52'11"W	64.75
C37	21.03	25.00	48°11'23"	N84°07'31"W	20.41
C38	7.01	25.00	16°03'24"	N79°48'30"E	6.98
C39	14.02	25.00	32°07'59"	N76°05'49"W	13.84
C40	23.57	15.00	90°01'49"	N15°00'55"W	21.22
C41	23.55	15.00	89°58'11"	N74°59'05"E	21.21
C42	36.84	25.00	84°26'15"	N17°48'42"W	33.60
C43	23.55	15.00	89°58'11"	N74°59'05"E	21.21
C44	23.57	15.00	90°01'49"	N15°00'55"W	21.22
C45	23.55	15.00	89°58'11"	N74°59'05"E	21.21
C46	23.57	15.00	90°01'49"	N15°00'55"W	21.22
C47	39.26	25.00	89°58'11"	N74°59'05"E	35.35
C48	21.03	25.00	48°11'23"	N35°56'08"W	20.41
C49	162.62	50.00	186°20'56"	N74°59'05"E	99.85
C50	26.75	50.00	30°39'09"	N27°10'01"W	26.43
C51	47.42	50.00	54°20'38"	N69°39'54"W	45.67
C52	32.41	50.00	37°08'24"	N64°35'35"E	31.85
C53	56.04	50.00	64°12'46"	N13°55'00"E	53.15
C54	21.03	25.00	48°11'23"	N05°54'19"E	20.41
C55	23.55	15.00	89°58'11"	N74°59'05"E	21.21
C56	95.83	200.00	27°27'09"	N46°16'38"W	94.91
C57	117.39	245.00	27°27'09"	N46°16'38"W	116.27
C58	22.11	50.00	25°20'12"	N33°21'17"E	21.93
C59	11.36	15.00	43°23'51"	N87°08'38"W	11.09
C60	15.29	15.00	58°24'51"	N44°25'49"W	14.64
C61	11.88	15.00	45°22'32"	N75°56'43"E	11.57
C62	14.58	15.00	55°41'36"	N57°50'48"E	14.01
C63	98.91	275.00	20°36'25"	N19°41'48"E	98.37
C64	9.76	15.00	37°17'33"	N11°21'13"E	9.59

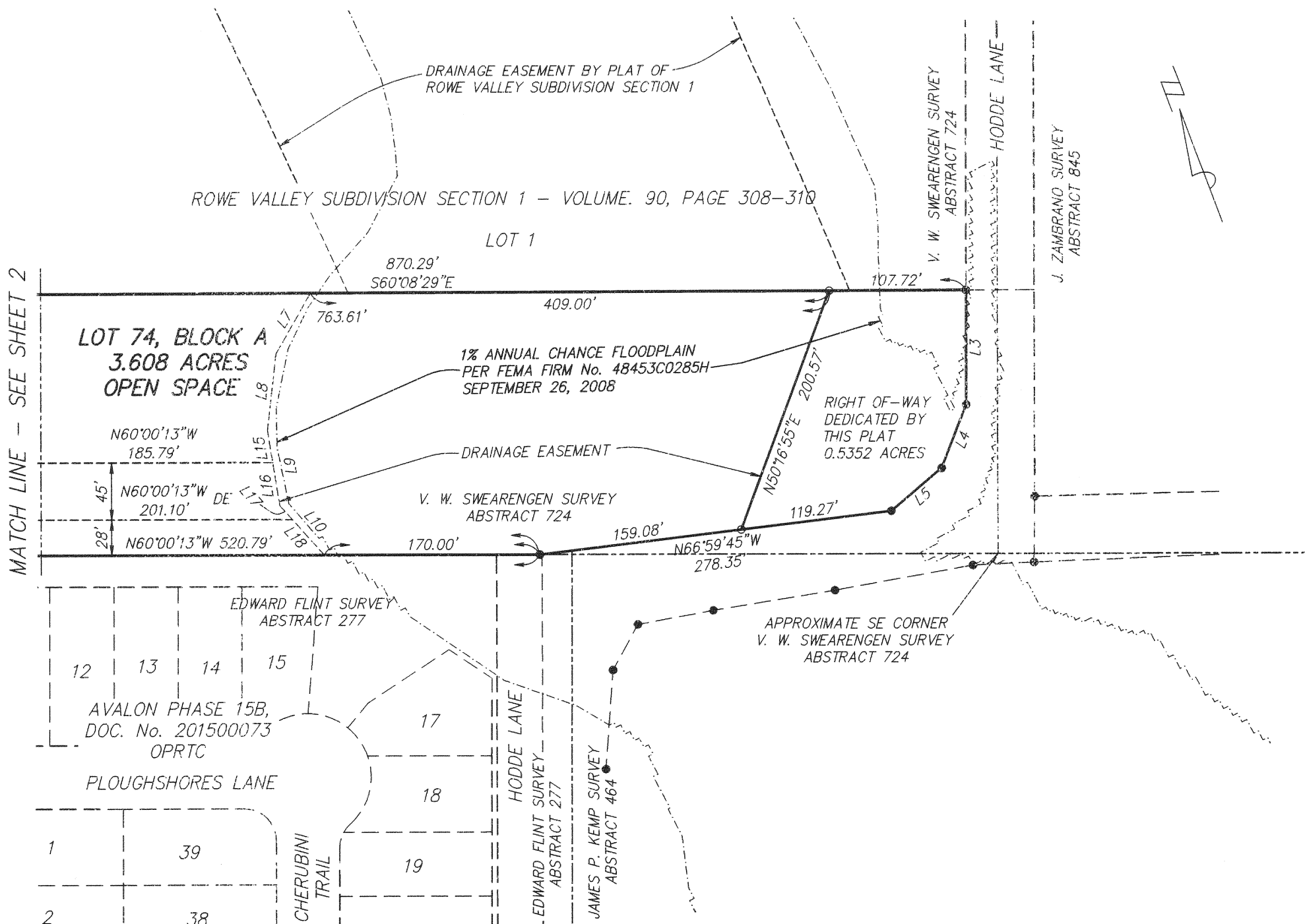
SIGHT LINE EASEMENT DETAIL B



SIGHT LINE EASEMENT DETAIL A



SCALE: 1" = 30'



LINEAR FEET OF NEW STREETS

NAME	ROW	LENGTH	ACRES
CRESTED CARACARA LANE	50'	1218'	1.423
TALON GRASP TRAIL	50'	1214'	1.315
HAWK HOOK DRIVE	50'	604'	0.666
GARGANEY DRIVE	50'	415'	0.510
SANDHILL CRANE DRIVE	50'	876'	0.942
HARRIER FLIGHT TRAIL	50'	435'	0.544
WIGEON LANE	50'	213'	0.252
TOTAL		4975'	5.652

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
- (B) = BLOCK NAME
- = SIDEWALK REQUIRED (4' WIDE)
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY
- D.E. = DRAINAGE EASEMENT
- SLE = SIGHT LINE EASEMENT

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THE PARK AT BLACKHAWK VI, SECTION 4
TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- WHOLESALE WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. WHOLESAL WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE. RETAIL WATER AND WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY LAKESIDE WCID No. 2D. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
- EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER CITY OF PFLUGERVILLE ORDINANCE NO. 1206-15-02-24. THE GRANTOR, PROPERTY OWNERS, 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.
- 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 SIDEWALKS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: GARGANEY DRIVE, HAWK HOOD DRIVE, TALON GRASP TRAIL, CRESTED CARACARA LANE, SANDHILL CRANE DRIVE, HARRIER FLIGHT TRAIL AND WIGEON LANE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 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.
- PUBLIC PARKLAND DEDICATION WILL BE IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.
- 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.
- THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 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.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICES LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY IF 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 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.
- THIS PROPERTY IS SUBJECT TO THE COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT No. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS SIGNS, OR ANDY OTHER OBJECT AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONER'S COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT AL TIMES.
- A TRAVIS COUNTY DEVELOPMENT PREMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- SINGLE FAMILY SETBACKS SHALL BE AS STATED IN THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN KM KELLY LANE AND THE CITY OF PFLUGERVILLE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'. BALCONIES, COVERED OPEN PATIOS, PORCHES, ACCESSORY BUILDINGS AND OTHER BUILDING EXTENSIONS MAY ENCR OACH UP TO 10 FEET IN THE REAR SETBACK.
- LOT 74, BLOCK A WILL BE OWNED AND MAINTAINED BY LAKESIDE WCID No. 2D.
- EXISTING TEMPORARY 40' WASTEWATER EASEMENT (DOC #2008093437) ALONG HARRIER FLIGHT TRAIL AND CRESTED CARACARA LANE WILL BE TERMINATED UPON PLATTING.
- THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE LINE OF SIGHT EASEMENTS ON LOT 1, BLOCK N; ON LOT 31, BLOCK O; LOTS 1 AND 4, BLOCK M AND LOT 11, BLOCK K. THESE LOTS MUST ALSO MEET SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- 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 OF PRIVATE PROPERTY SHALL BE MAINTAIN BY THE OWNER AND/OR HIS/HER ASSIGNS.
- THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. 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, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.

PARKLAND DEDICATION REQUIREMENT NOTE:
TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT ROBERT M. TIEMANN AND CARRIE P. TIEMANN, OWNER OF THAT CERTAIN 70.000 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY No. 32, ABSTRACT No. 724, CONVEYED BY DEED RECORDED IN VOLUME 11545, PAGE 1136 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 30.802 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 VI SECTION 4"** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SHOWN ON SAID PLAT..

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

ROBERT M. TIEMANN

CARRIE P. TIEMANN

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, 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:

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARRIE P. TIEMANN, 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.

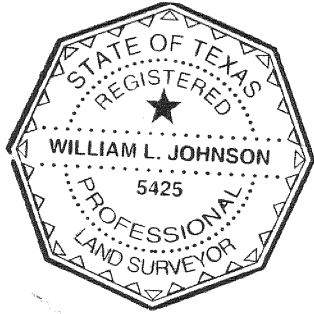
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

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

SURVEYORS CERTIFICATION:

I, WILLIAM L. JOHNSON, 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

William L. Johnson 27 AUGUST 2018
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5425
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

A 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.

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 TRAVIS COUNTY CHAPTER 82 REQUIREMENTS.

J. Keith Collins
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
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: _____
DANIEL FLORES, CHAIRMAN

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

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: 15 FEBRUARY 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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