

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: JULY 24, 2015

**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 4B

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	38.98	90.00	24°48'52"	N14°34'49"E	38.67
C2	180.25	90.00	114°45'13"	S41°17'54"E	151.60
C3	184.52	486.00	21°45'12"	S63°38'32"E	183.41
C4	84.60	325.00	14°54'51"	N78°19'37"E	84.36
C5	77.96	90.00	49°37'44"	N02°10'23"E	75.54
C6	23.56	15.00	90°00'00"	S59°58'43"W	21.21
C7	68.01	275.00	14°10'08"	N67°56'13"W	67.83
C8	38.98	90.00	24°48'52"	S10°14'03"E	38.67
C9	60.52	90.00	38°31'34"	N89°40'45"E	59.38
C10	140.66	325.00	24°47'50"	S27°22'38"W	139.56
C11	113.29	275.00	23°36'15"	S26°46'50"W	112.49
C12	120.85	546.00	12°40'55"	N58°02'29"W	120.61
C13	196.63	530.00	21°15'26"	S09°24'46"W	195.51
C14	174.37	470.00	21°15'26"	S09°24'46"W	173.38
C15	21.03	25.00	48°11'23"	S18°18'39"E	20.41
C16	153.92	50.00	176°22'42"	S45°47'01"W	99.95
C17	15.78	25.00	36°10'26"	N64°06'47"W	15.52
C18	34.91	25.00	80°00'00"	N45°47'03"E	32.14
C19	39.71	325.00	7°00'00"	S02°17'03"W	39.68
C20	33.60	275.00	7°00'00"	S02°17'03"W	33.58
C21	78.01	325.00	13°45'08"	S32°53'59"W	77.82

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C22	62.65	325.00	11°02'42"	S20°30'04"W	62.55
C23	70.48	275.00	14°41'05"	S31°14'25"W	70.29
C24	42.81	275.00	8°55'10"	S19°26'18"W	42.77
C25	15.24	546.00	1°35'57"	N52°29'59"W	15.24
C26	105.61	546.00	11°04'59"	N58°50'27"W	105.45
C27	57.56	530.00	6°12'23"	S16°55'47"W	57.54
C28	57.39	530.00	6°12'23"	S10°42'59"W	57.36
C29	57.25	530.00	6°11'23"	S04°31'11"W	57.23
C30	24.43	530.00	2°38'27"	S00°06'16"W	24.43
C31	5.18	470.00	0°37'54"	N19°43'32"E	5.18
C32	77.10	470.00	9°23'56"	S14°42'36"W	77.01
C33	82.59	470.00	10°04'07"	N04°58'34"E	82.49
C34	9.50	470.00	1°09'28"	S00°38'13"E	9.50
C35	56.03	50.00	64°12'11"	S10°18'14"E	53.14
C36	45.56	50.00	52°12'28"	S47°54'05"W	44.00
C37	52.33	50.00	59°58'07"	N76°00'38"W	49.98
C38	74.54	471.00	09°04'03"	S65°47'23"E	74.46
C39	57.54	486.00	06°47'00"	S56°09'26"E	57.50
C40	24.57	486.00	02°53'47"	S73°04'15"E	24.56

LINE	LENGTH	BEARING
L1	19.36'	N01°57'15"W
L2	22.61'	S64°15'10"E
L3	22.61'	S18°20'37"E
L4	27.14'	S62°45'40"W
L5	7.37'	S14°58'43"W
L6	20.73'	S08°34'02"W
L7	23.05'	N73°45'45"E
L8	19.36'	S80°38'32"E
L9	26.87'	S22°10'14"E
L10	13.95'	N05°47'03"E
L11	21.21'	S43°47'03"W
L12	21.21'	N43°47'03"E
L13	21.21'	S46°12'57"E
L14	61.43'	N05°02'33"E
L15	63.77'	N15°01'44"E
L16	21.21'	S46°12'57"E
L17	34.96'	N15°01'44"E
L18	28.81'	N15°01'44"E
L19	55.87'	N19°48'36"E
L20	4.13'	N19°48'36"E
L21	60.00'	N19°48'36"E
L22	65.00'	N15°37'26"E
L23	61.48'	N15°37'26"E
L24	9.33'	N15°37'26"E
L25	14.64'	N85°47'03"E
L26	50.00'	S84°12'57"E
L27	18.51'	S16°51'22"E
L28	20.69'	N73°08'38"E

## LOT AREAS SQ. FEET

BLOCK E	
LOT 1	9289
LOT 2	7895
LOT 3	7895
LOT 4	7895
LOT 5	7895
LOT 6	7895
LOT 7	7895

BLOCK F	
LOT 1	9726
LOT 2	7630
LOT 3	7675
LOT 4	10119

BLOCK G	
LOT 1	8888
LOT 2	7800
LOT 3	7800
LOT 4	7897
LOT 5	8699
LOT 6	8512
LOT 7	8294
LOT 24	8150
LOT 25	13359
LOT 26	8792
LOT 27	8533
LOT 28	8399
LOT 29	8266
LOT 30	9425

BLOCK V	
LOT 11	12000
LOT 12	12072
LOT 13	14656

BLOCK Z	
LOT 30	7906
LOT 31	8020
LOT 32	9893
LOT 33	8757
LOT 34	7193
LOT 35	7100
LOT 36	7161
LOT 37	7371
LOT 38	7818
LOT 39	8139
LOT 40	8590
LOT 41	9256
LOT 42	8279
LOT 43	9000
LOT 44	7200
LOT 45	7200
LOT 46	7200

SF TOTALS 389434

## BENCHMARKS:

BENCHMARK NO. 1  
1/2" IRON ROD SET IN  
CONCRETE MONUMENT  
N: 10,147,586.29  
E: 3,174,299.35  
ELEV: 634.06' NAVD 88

BENCHMARK NO. 2  
CHISELED SQUARE ON  
SIDEWALK RAMP  
N: 10,147,401.69  
E: 3,173,873.16  
ELEV: 637.01' NAVD 88

## 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.

## LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD WITH RJ SURVEYING CAP
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- ..... = FOUR FOOT (4') WIDE SIDEWALK REQUIRED
- ⊗ = BLOCK NAME
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- BL = BUILDING SETBACK LINE

## OWNERS:

JNC DEVELOPMENT, INC.  
12300 MONTWOOD DRIVE  
EL PASO, TEXAS 79928

LAKEVIEW WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 2A  
816 CONGRESS AVENUE, SUITE 1900  
AUSTIN, TEXAS 78701

NEW STREETS	LENGTH	WIDTH
CHRISTIE MARIE LANE	844'	60'
SHADY HILL LANE	458'	50'
SETH'S DRIVE	269'	50'
CARRIES RANCH ROAD	299'	60'
PINEWALK DRIVE	315'	50'
TOTAL	2185'	

## BRIEF LEGAL DESCRIPTION:

12.040 ACRES OUT OF THE GEORGE GRIMES  
SURVEY NO. 33, ABSTRACT NO. 306 AND THE  
V.W. SWEARENGEN SURVEY NO. 32, ABSTRACT  
NO. 724, IN TRAVIS COUNTY, TEXAS, BEING A  
PART OF THAT 17.537 ACRE TRACT CONVEYED  
TO LAKEVIEW WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 2A BY DEED  
RECORDED IN DOCUMENT NO. 2018044279 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS (OPRTC), BEING ALSO A PART  
OF THAT 29.50 ACRE TRACT OF LAND  
CONVEYED TO JNC DEVELOPMENT, INC. BY DEED  
RECORDED IN DOCUMENT NO. 2015165363  
OPRTC.

## SITE DATA:

AREA OF THIS PLAT: 12.040 ACRES  
5 BLOCKS  
45 SINGLE FAMILY LOTS  
RIGHT-OF-WAY 3.100 ACRES

DATE: JULY 24, 2015

SCALE: 1" = 100'

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FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 4B**  
TRAVIS COUNTY, TEXAS

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WCID No. 2A. 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 SUBDIVISION 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 THE CITY OF PFLUGERVILLE 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 OF ALL STREETS IN THIS SUBDIVISION.
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 UNDERGROUND AND 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. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. 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.
17. THIS SUBDIVISION IS SUBJECT TO THE MASTER COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. 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.
19. LOT 11, BLOCK V IS PROHIBITED DIRECT ACCESS TO CATWALK STREET. LOT 32 AND LOT 33, BLOCK Z ARE PROHIBITED DIRECT ACCESS TO CARRIES RANCH ROAD. LOT 1 AND LOT 30, BLOCK G ARE PROHIBITED DIRECT ACCESS TO SHADY HILL LANE. LOT 1, BLOCK E IS PROHIBITED DIRECT ACCESS TO CHRISTIE MARIE LANE. LOT 1, BLOCK F IS PROHIBITED DIRECT ACCESS TO ALLENBROOK DRIVE. LOT 4, BLOCK F IS PROHIBITED DIRECT ACCESS TO SHADY HILL LANE.
20. 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, COMMUNITY #481026.
21. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR 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.
22. 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.
23. BUILDING PERMITS FOR LOTS 24-27, BLOCK G AND LOT 1, BLOCK F CANNOT BE ISSUED UNLESS THAT PORTION OF ALLENBROOK DRIVE HAS BEEN RECORDED WITH THE PARK AT BLACKHAWK IV, PHASE 3 FINAL PLAT.
24. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.

EASEMENT LIST:

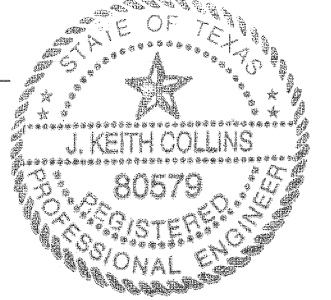
- 1 = DRAINAGE EASEMENT DEDICATED PER PLAT.
- 2 = PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC - DOC. NO. 2017054030 OPRTC.
- 3 = TEMPORARY ROADWAY EASEMENT GRANTED TO PARK 63, LLC - DOC. NO. 2018122031 OPRTC - "THIS EASEMENT SHALL AUTOMATICALLY EXPIRE AND TERMINATE UPON THE EARLIER TO OCCUR OF (I) RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE PROPERTY, OR (II) SIXTEEN (16) MONTHS FROM THE DATE HEREOF." DOCUMENT IS EXECUTED JULY 30, 2018 AND RECORDED AUGUST 1, 2018.
- 4 = TEMPORARY ROADWAY EASEMENT GRANTED TO COUNTY OF TRAVIS, STATE OF TEXAS AND PARK 63, LLC - DOCUMENT NO. 2018122032 OPRTC - "THE EASEMENT SHALL BE TEMPORARY IN NATURE AND SHALL AUTOMATICALLY EXPIRE AND TERMINATE UPON THE RECORDATION OF A SUBDIVISION FINAL PLAT THAT INCLUDES THE PROPERTY."
- 5 = TEMPORARY WASTEWATER LINE EASEMENT GRANTED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018122033 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."
- 6 = TEMPORARY DRAINAGE EASEMENT GRANTED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018122034 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."
- 7 = TEMPORARY SOIL STOCKPILE EASEMENT GRANTED TO PARK 63, LLC - DOC. NO. 2018122035 OPRTC - "THE EASEMENT SHALL BE IN FORCE FOR AS LONG AS THE EASEMENT IS REQUIRED BY GRANTEE FOR THE PURPOSE OF STORAGE OF EXCAVATED SOILS AND EXCAVATION SPOILS; PROVIDE, HOWEVER, 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."
- 8 = TEMPORARY ACCESS EASEMENT TO COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018122036 OPRTC - "THE EASEMENT SHALL BE TEMPORARY IN NATURE AND SHALL AUTOMATICALLY EXPIRE AND TERMINATE UPON THE RECORDATION OF A SUBDIVISION FINAL PLAT THAT INCLUDES THE PROPERTY."
- 9 = TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018122037 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."
- 10 = TEMPORARY WASTEWATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018097592 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."
- 11 = TEMPORARY WATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018124731 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."
- 12 = TEMPORARY WASTEWATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018168443 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."
- 13 = TEMPORARY WASTEWATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018172335 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."

THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) 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) 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 IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS, IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Keith Collins 1/2/19  
J. KEITH COLLINS  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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, IS IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY DEVELOPMENT REGULATIONS AND THAT ALL KNOWN EASEMENTS AS SHOWN ON THE LATEST TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, GF NO. AUT-60-661-AUT18010371D, EFFECTIVE DATE OCTOBER 22, 2018 WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John D Kipp 01/02/2019  
JOHN D. KIPP  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
STATE OF TEXAS



DATE: MAY 19, 2014

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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F-10015400

FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 4B**  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_ KNOW ALL MEN BY THESE PRESENTS

THAT JNC DEVELOPMENT, INC., BEING THE OWNER OF 29.50 ACRES OF LAND OUT OF THE GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 306 AND THE V.W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015165363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.01 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PARK AT BLACKHAWK IV, PHASE 4B, 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 \_\_\_\_\_, \_\_\_\_\_, A.D.

BY: \_\_\_\_\_  
CARLOS D. BOMBACH, CHIEF OPERATING OFFICER  
JNC DEVELOPMENT, INC., A TEXAS CORPORATION  
12300 MONTWOOD DRIVE  
EL PASO, TEXAS 79928

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, CHIEF OPERATING OFFICER OF JNC DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_ KNOW ALL MEN BY THESE PRESENTS

THAT LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A, A MUNICIPAL UTILITY DISTRICT OPERATING PURSUANT TO CHAPTERS 49 AND 54 OF THE TEXAS WATER CODE, BEING THE OWNER OF 17.537 ACRES OF LAND OUT OF THE GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 306 AND THE V.W. SWEARENGEN SURVEY NO. 32, ABSTRACT NO. 724, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.03 ACRE OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PARK AT BLACKHAWK IV, PHASE 4B, 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 \_\_\_\_\_, \_\_\_\_\_, A.D.

BY: \_\_\_\_\_  
LAWRENCE SHELLABY, PRESIDENT  
BOARD OF DIRECTORS  
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A  
816 CONGRESS AVENUE, SUITE 1900  
AUSTIN, TEXAS 78701

STATE OF TEXAS  
COUNTY OF TRAVIS

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

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

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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(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 OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY