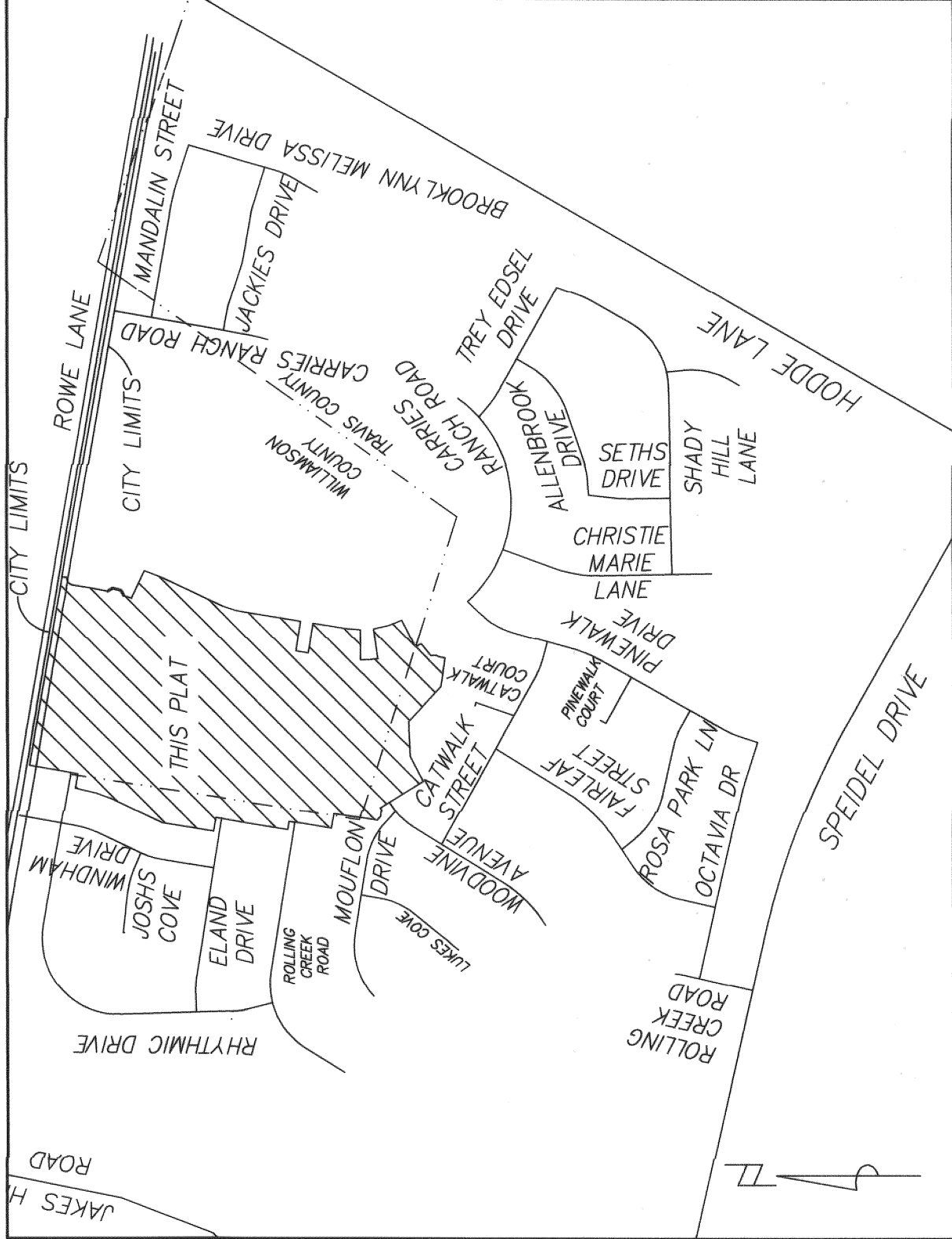


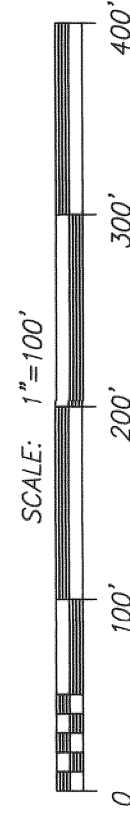


LOCATION MAP
SCALE: 1" = 600'

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

FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 9
TRAVIS & WILLIAMSON COUNTIES, TEXAS



- LEGEND:
- DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WME = WASTEWATER EASEMENT
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - OS = OPEN SPACE
 - BL = BUILDING SETBACK LINE
 - = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUR FOOT (4') WIDE SIDEWALK REQUIRED
 - = SIX FOOT (6') WIDE SIDEWALK REQUIRED
 - *** = 10' WIDE HIKE & BIKE TRAIL
 - = APPROXIMATE COUNTY LINE
 - x- = WIRE FENCE
 - (B) = BLOCK NAME
 - ⊙ = BENCH MARK
 - OEE = ONCOR ELECTRIC EASEMENT

BEARING BASIS IS THE NORTH LINE OF PARK AT BLACKHAWK IV, PHASE 7B CALLED N79°33'51"W ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 201600182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NEW STREETS:	LENGTH	WIDTH	ACRES	SPEED
CARRIES RANCH ROAD	170'	65'	0.261	30 MPH
CARRIES RANCH ROAD	1344'	60'	1.855	30 MPH
RHYTHMIC DRIVE	703'	50'	0.774	30 MPH
MAGGIE LANE	862'	50'	0.942	30 MPH
SIKKA DEER DRIVE	917'	50'	1.004	30 MPH
ROLLING CREEK ROAD	649'	50'	0.717	30 MPH
WOODVINE AVENUE	554'	50'	0.609	30 MPH
ELAND DRIVE	90'	50'	0.080	30 MPH
TOTAL	5289'		6.242	

BRIEF LEGAL DESCRIPTION:

27.799 ACRES OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883 IN WILLIAMSON COUNTY AND THAT PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 261.87 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214, DEED RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), BEING A PART OF THE REMAINDER OF THAT 286.736 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), BEING A PART OF THE REMAINDER OF THAT 195.38 ACRE TRACT OF LAND CONVEYED TO CARRIE PARKER (50% INTEREST) BY DEED RECORDED IN VOLUME 11261, PAGE 354 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), ALSO RECORDED IN VOLUME 1937, PAGE 941 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC), AND THAT PART OF THAT 17.537 ACRE TRACT OF LAND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24 (TRACT 1) BY DEED RECORDED IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), ALSO RECORDED IN DOCUMENT NO. 2018024753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC).

DATE: JULY 17, 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

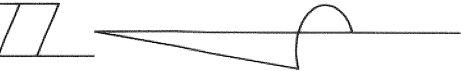
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

TOTALS BY COUNTY:
TRAVIS COUNTY - 18 LOTS AND 711 LINEAR FEET OF ROADWAY.
WILLIAMSON COUNTY - 87 LOTS AND 4578 LINEAR FEET OF ROADWAY.

SURVEY:
WILLIAMSON COUNTY: GEORGE GRIMES SURVEY, ABSTRACT NO. 883
TRAVIS COUNTY: GEORGE GRIMES SURVEY, ABSTRACT NO. 306

PARK AT BLACKHAWK IV, PHASE 9

TRAVIS & WILLIAMSON COUNTIES, TEXAS



1. THIS PLAT LIES WITHIN THE CITY OF PLEUGERVILLE ETL.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WOOD No. 2A. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. 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 PLEUGERVILLE (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 ORDINANCE No. 1206-15-02-24 AND CITY OF PLEUGERVILLE ORDINANCE. 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, WILLIAMSON COUNTY, AND THE CITY OF PLEUGERVILLE.
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, WILLIAMSON COUNTY, AND THE CITY OF PLEUGERVILLE 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 RHYTHMIC DRIVE, SIVA DEER DRIVE, MAGGIE LANE, CARRIES RANCH ROAD, ROLLING CREEK ROAD, WOODVINE AVENUE AND ELAND DRIVE. THE 10' HIKE AND BIKE TRAIL IS TO BE CONSTRUCTED AT THE SAME TIME AS THE PUBLIC INFRASTRUCTURE OF THE SUBDIVISION. A SIX FOOT (6') SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF ROWE LANE AND 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.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PLEUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PLEUGERVILLE ORDINANCE No. 1179-14-16-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
10. THIS SUBDIVISION SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PLEUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
12. 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 PLEUGERVILLE ENGINEERING MANUAL, AS AMENDED.
13. 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 PLEUGERVILLE.
14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY TRAVIS COUNTY, WILLIAMSON COUNTY, AND THE CITY OF PLEUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
15. 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 PLEUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. 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.
17. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
18. 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.
19. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
20. LOT 1, BLOCK Q; LOTS 1 AND 21, BLOCK Q ARE PROHIBITED FROM TAKING ACCESS TO RHYTHMIC DRIVE. LOT 1, BLOCK P; LOTS 1 AND 27, BLOCK R ARE PROHIBITED FROM TAKING ACCESS TO SIVA DEER DRIVE. LOTS 14 AND 13, BLOCK P, AND LOT 27, BLOCK S ARE PROHIBITED FROM TAKING ACCESS TO ROLLING CREEK ROAD. LOT 3, BLOCK P, AND LOT 12, BLOCK Q ARE PROHIBITED FROM TAKING ACCESS TO MAGGIE LANE. LOT 10, BLOCK Q IS PROHIBITED FROM TAKING ACCESS TO CARRIES RANCH ROAD. LOT 16, BLOCK V AND LOT 29, BLOCK S ARE PROHIBITED FROM TAKING ACCESS TO WOODVINE AVENUE. LOT 8, BLOCK O IS PROHIBITED FROM TAKING ACCESS TO ELAND DRIVE.
21. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.
22. THE ASSESSED WASTEWATER IS \$1362.00 PER LOT PURSUANT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND & CATTLE, INC. AND THE CITY OF PLEUGERVILLE, 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. 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 PLEUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED.
24. THIS SUBDIVISION IS SUBJECT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PLEUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED (WITH RESPECT TO TREE PRESERVATION.)
25. ALL SIDEWALKS IN WILLIAMSON COUNTY WILL BE MAINTAINED BY THE PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION.
26. IT IS THE RESPONSIBILITY OF THE OWNER, NOT TRAVIS COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
27. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
28. THIS PLAT IS LOCATED IN BOTH WILLIAMSON COUNTY AND TRAVIS COUNTY.
29. LOT 1, BLOCK L AND LOT 20, BLOCK S SHALL BE OWNED AND MAINTAINED AS OPEN SPACE LOTS BY THE HOMEOWNERS ASSOCIATION AND ARE RESTRICTED TO NON-RESIDENTIAL USE.
30. LOTS 15 THROUGH 20, BLOCK V; LOT 12, BLOCK L; LOTS 1 THROUGH 4, BLOCK O AND LOT 35, BLOCK S ARE LOCATED IN BOTH WILLIAMSON COUNTY AND TRAVIS COUNTY, WHICH COULD AFFECT ESD'S RESPONSE.
31. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

LINE TABLE			BLOCK--LOT AREA		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S10°06'09"W	20.00'	K	- 53 8,337 SQ. FT.	
L2	S37°25'30"E	24.00'	K	- 54 8,337 SQ. FT.	
L3	S61°51'18"W	24.00'	K	- 55 8,337 SQ. FT.	
L4	S20°59'36"W	56.17'	K	- 56 7,800 SQ. FT.	
L5	S24°20'43"W	55.01'	K	- 57 7,800 SQ. FT.	
L6	S24°47'59"W	62.84'	K	- 58 7,800 SQ. FT.	
L7	S17°15'26"W	57.43'	K	- 59 7,800 SQ. FT.	
L8	S09°36'11"W	65.00'	K	- 60 7,800 SQ. FT.	
L9	S08°44'51"W	120.00'	K	- 61 7,810 SQ. FT.	
L10	S09°15'09"W	50.00'	K	- 62 8,518 SQ. FT.	
L11	S80°44'51"E	120.00'	K	- 63 8,012 SQ. FT.	
L12	S04°36'25"W	59.29'	K	- 64 6,600 SQ. FT.	
L13	S89°57'41"W	120.00'	K	- 65 6,600 SQ. FT.	
L14	S81°43'29"E	120.00'	K	- 66 6,600 SQ. FT.	
L15	S12°55'15"E	59.29'	K	- 67 6,587 SQ. FT.	
L16	S27°12'44"E	59.29'	K	- 68 6,704 SQ. FT.	
L17	S50°33'06"W	60.76'	L	- 1 6,016 SQ. FT. OPEN SPACE	
L18	S07°57'15"E	19.36'	L	- 2 7,250 SQ. FT.	
L19	N87°06'43"W	23.60'	L	- 3 7,250 SQ. FT.	
L20	N48°58'59"W	19.63'	L	- 4 7,250 SQ. FT.	
L21	N80°44'51"W	3.04'	L	- 5 7,250 SQ. FT.	
L22	N34°53'51"W	21.21'	L	- 6 7,250 SQ. FT.	
L23	N55°06'09"E	21.21'	L	- 7 6,875 SQ. FT.	
L24	N10°06'09"E	60.72'	L	- 8 6,875 SQ. FT.	
L25	N10°06'09"E	60.72'	L	- 9 6,875 SQ. FT.	
L26	N09°15'09"E	103.04'	L	- 10 6,875 SQ. FT.	
L27	N54°15'09"E	21.21'	L	- 11 6,875 SQ. FT.	
L28	N80°44'51"W	50.00'	L	- 12 6,875 SQ. FT.	
L29	N80°44'51"W	50.00'	O	- 1 10,985 SQ. FT.	
L30	N35°44'51"W	21.21'	O	- 2 8,636 SQ. FT.	
L31	N03°01'46"E	35.70'	O	- 3 7,800 SQ. FT.	
L32	N49°05'37"E	20.82'	O	- 4 7,800 SQ. FT.	
L33	N03°01'46"E	35.70'	O	- 5 8,332 SQ. FT.	
L34	N43°02'05"W	20.82'	O	- 6 8,598 SQ. FT.	
L35	N34°53'51"W	21.21'	O	- 7 8,059 SQ. FT.	
L36	N10°06'09"E	22.99'	O	- 8 10,087 SQ. FT.	
L37	N55°06'09"E	21.21'	P	- 1 10,577 SQ. FT.	
L38	N10°06'09"E	22.99'	P	- 2 9,357 SQ. FT.	
L39	N01°55'22"W	16.70'	P	- 3 10,872 SQ. FT.	
L40	N43°04'38"E	21.21'	P	- 4 9,307 SQ. FT.	
L41	N07°55'22"W	16.70'	P	- 5 8,153 SQ. FT.	
L42	N46°55'22"W	21.21'	P	- 6 8,040 SQ. FT.	
L43	N87°04'38"E	19.46'	P	- 7 8,382 SQ. FT.	
L44	N55°02'17"E	21.19'	P	- 8 8,037 SQ. FT.	
L45	N33°05'09"W	20.53'	P	- 9 8,037 SQ. FT.	
L46	N54°15'09"E	22.13'	P	- 10 8,028 SQ. FT.	
L47	N80°44'51"W	39.32'	P	- 11 8,028 SQ. FT.	
L48	N80°44'51"W	39.32'	P	- 12 8,281 SQ. FT.	
L49	N35°44'51"W	21.21'	P	- 13 10,285 SQ. FT.	
L50	N43°31'17"E	21.49'	P	- 14 11,287 SQ. FT.	
L51	N49°53'29"W	22.17'	P	- 15 8,328 SQ. FT.	
L52	N22°32'41"E	57.13'	P	- 16 8,291 SQ. FT.	
L53	N22°32'41"E	67.09'	P	- 17 8,429 SQ. FT.	
L54	N25°25'51"E	41.00'	P	- 18 8,429 SQ. FT.	
L55	N25°25'51"E	67.00'	P	- 19 8,412 SQ. FT.	
L56	N21°34'22"E	33.96'	P	- 20 8,912 SQ. FT.	
L57	N21°34'22"E	30.36'	P	- 21 8,280 SQ. FT.	
L58	N17°43'41"E	55.01'	P	- 22 8,257 SQ. FT.	
L59	N09°37'37"E	67.53'	P	- 23 9,204 SQ. FT.	
L60	N09°15'09"E	67.00'	Q	- 1 11,517 SQ. FT.	
L61	N09°15'09"E	72.40'	Q	- 2 8,494 SQ. FT.	
L62	N09°15'09"E	72.45'	Q	- 3 8,325 SQ. FT.	
L63	N09°15'09"E	72.45'	Q	- 4 8,328 SQ. FT.	
L64	N22°32'41"E	94.31'	Q	- 5 8,328 SQ. FT.	
L65	N24°10'50"E	69.02'	Q	- 6 8,789 SQ. FT.	
L66	N25°25'51"E	69.00'	Q	- 7 9,056 SQ. FT.	
L67	N21°34'22"E	64.32'	Q	- 8 8,365 SQ. FT.	
L68	N17°43'41"E	55.01'	Q	- 9 8,428 SQ. FT.	
L69	N17°43'41"E	10.21'	Q	- 10 10,175 SQ. FT.	
L70	N09°15'09"E	69.00'	Q	- 11 8,096 SQ. FT.	
L71	N09°15'09"E	69.00'	Q	- 12 9,859 SQ. FT.	
L72	N09°15'09"E	69.00'	Q	- 13 9,158 SQ. FT.	
L73	N09°15'09"E	69.00'	Q	- 14 8,429 SQ. FT.	
L74	N18°10'47"E	106.21'	Q	- 15 8,429 SQ. FT.	
L75	N22°43'30"E	46.50'	Q	- 16 9,227 SQ. FT.	
L76	N25°25'51"E	34.73'	Q	- 17 8,412 SQ. FT.	
L77	N25°25'51"E	70.10'	Q	- 18 8,412 SQ. FT.	
L78	N25°25'51"E	70.10'	Q	- 19 8,412 SQ. FT.	
L79	N25°25'51"E	70.10'	Q	- 20 8,908 SQ. FT.	
L80	N22°36'01"E	64.05'	Q	- 21 11,883 SQ. FT.	
L81	N09°23'28"E	70.10'	R	- 1 7,666 SQ. FT.	
L82	N09°23'28"E	70.10'	R	- 2 7,949 SQ. FT.	
L83	N09°23'28"E	67.22'	S	- 19 6,879 SQ. FT.	
L84	N18°10'47"E	85.03'	S	- 20 12,348 SQ. FT.	
L85	N18°10'47"E	21.18'	S	- 21 9,418 SQ. FT.	
L86	N22°43'30"E	66.50'	S	- 22 8,450 SQ. FT.	
L87	N25°25'51"E	69.40'	S	- 23 8,450 SQ. FT.	
L88	N25°25'51"E	69.40'	S	- 24 8,450 SQ. FT.	
L89	N25°25'51"E	69.40'	S	- 25 8,450 SQ. FT.	
L90	N25°25'51"E	36.83'	S	- 26 8,984 SQ. FT.	
L91	N22°36'01"E	43.40'	S	- 27 10,017 SQ. FT.	
L92	N22°36'01"E	20.65'	S	- 28 2,992 SQ. FT.	
L93	N09°23'28"E	61.34'	S	- 29 10,867 SQ. FT.	
L94	N09°23'28"E	72.44'	S	- 30 8,839 SQ. FT.	
L95	N09°23'28"E	71.20'	S	- 31 8,134 SQ. FT.	
L96	N07°18'45"E	50.00'	S	- 32 8,137 SQ. FT.	
L97	N10°06'09"E	20.00'	S	- 33 8,331 SQ. FT.	
L98	S79°53'51"E	24.52'	S	- 34 8,420 SQ. FT.	
L99	N80°46'21"W	65.00'	V	- 14 13,348 SQ. FT.	
L100	S09°15'09"W	20.76'	V	- 15 13,025 SQ. FT.	
L101	S09°15'09"W	104.96'	V	- 16 11,140 SQ. FT.	
			V	- 17 11,289 SQ. FT.	
			V	- 18 8,160 SQ. FT.	
			V	- 19 8,160 SQ. FT.	
			V	- 20 9,574 SQ. FT.	
			V	- 21 11,113 SQ. FT.	

32. IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
33. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
34. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT LIE ENTIRELY WITHIN WILLIAMSON COUNTY AND FOR THE PORTION OF LOT 12, BLOCK L, LOTS 20 AND 35, BLOCK S, LOTS 1, 2, 3, AND 4, BLOCK O, LOTS 15, 16, 17, 18, 19, AND 20, BLOCK V, WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
35. 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) #4845300-0285H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.
36. WCESD #3 WILL RESPOND FOR THE CALLS IN THEIR DISTRICT AND TCEQ WILL RESPOND FOR THE CALLS THAT ARE IN THEIR DISTRICT. HOMEOWNER MAY EXPERIENCE DELAY IN AN EMERGENCY DEPENDING ON THEIR LOCATION AND THE RESPECTIVE SERVICE PROVIDER'S PROXIMITY FROM THEIR HOME.

CURVE TABLE					CHORD BRNG.				
CURVE	LENGTH	RADIUS	DELTA		CHORD	BRNG.	CHORD	BRNG.	
C1	39.64	25.00	90°51'00"	S54°40'39"W	35.62				
C2	63.47	931.74	3°54'12"	S11°12'15"W	63.46				
C3	34.00	948.74	2°03'12"	S15°12'54"W	34.00				
C4	32.39	931.74	1°59'31"	S18°16'12"W	32.39				
C5	69.87	486.00	8°14'12"	S04°09'25"E	69.87				
C6	5.00	993.00	0°17'18"	N09°23'48"E	5.00				
C7	38.98	90.00	24°48'52"	S14°34'49"W	38.67				
C8	25.22	486.00	2°58'23"	S28°20'39"E	25.22				
C9	11.95	325.00	2°06'26"	S57°08'07"E	11.95				
C10	46.16	425.00	6°13'24"	N06°08'28"E	46.14				
C11	40.73	375.00	6°13'24"	N06°08'28"E	40.71				
C12	148.24	525.00	16°10'42"	N17°20'30"E	147.75				
C13	30.52	525.00	3°19'51"	N10°55'05"E	30.52				
C14	62.08	525.00	6°46'31"	N15°58'15"E	62.05				
C15	55.64	425.00	6°10'21"	N22°23'41"E	55.61				
C16	134.12	475.00	16°10'42"	N17°20'30"E	133.68				
C17	59.88	475.00	7°13'22"	N12°51'50"E	59.84				
C18	74.24	475.00	8°57'20"	N20°57'11"E	74.17				
C19	73.57	275.00	15°19'42"	N17°46'00"E	73.35				
C20	52.31	275.00	10°53'56"	N19°58'53"E	52.23				
C21	21.26	275.00	4°25'46"	N12°19'02"E	21.25				
C22	86.95	325.00	15°19'42"	N17°46'00"E	86.69				
C23	42.53	325.00	7°29'52"	N21°40'56"E	42.50				
C24	44.42	325.00	7°49'50"	N14°01'04"E	44.38				
C25	91.77	325.00	16°10'42"	N17°20'30"E	91.46				
C26	1.80	325.00	0°19'04"	N09°24'41"E	1.80				
C27	62.31	325.00	10°59'06"	N15°03'46"E	62.21				
C28	27.66	325.00	4°52'33"	N22°58'35"E	27.65				
C29	77.65	275.00	16°10'42"	N17°20'30"E	77.39				
C30	33.00	275.00	4°35'01"	N13°32'40"E	33.00				
C31	55.65	275.00	1°13'41"	N19°38'01"E	55.56				
C32	73.57	275.00	15°19'42"	N17°46'00"E	73.35				
C33	86.95	325.00	15°19'42"	N17°46'00"E	86.69				
C34	37.79	325.00	6°39'46"	N22°05'59"E	37.77				
C35	49.15	325.00	8°39'51"	N14°26'07"E	49.11				
C36	167.73	325.00	29°34'11"	N12°58'25"E	165.87				
C37	102.77	325.00	18°07'06"	S65°08'26"W	102.35				
C38	65.44	325.00	11°32'13"	N19°58'00"E	65.33				
C39	11.47	325.00	2°07'18"	N66°44'11"E	11.47				
C40	141.62	275.00	29°34'11"	N12°58'25"E	140.35				
C41	101.66	275.00	2°10'50"	N68°46'44"E	101.08				
C42	40.26	275.00	8°23'21"	N83°13'50"E	40.23				
C43	215.06	546.00	22°34'04"	N19°36'44"W	213.67				
C44	77.83	546.00	8°10'00"	N26°48'44"W	77.76				
C45	70.81	546.00	7°25'50"	N19°00'50"W	70.76				
C46	66.42	546.00	6°58'14"	N11°48'49"W	66.38				
C47	331.52	486.00	39°05'00"	N10°17'21"W	325.13				
C48	78.81	486.00	9°17'28"	N22°12'44"W	78.72				
C49	78.81	486.00	9°17'28"	N12°55'15"W	78.72				
C50	87.49	546.00	9°10'52"	N04°39'43"E	87.40				
C51	84.99	546.00	6°49'11"	N03°28'53"E	84.95				
C52	22.50	546.00	2°21'41"	N08°04'19"E	22.50				
C53	78.81	486.00	9°17'28"	N14°36'29"E	78.72				
C54	149.65	530.00	16°10'42"	N17°20'30"E	149.16				
C55	17.52	530.00	1°53'39"	N10°11'39"E	17.52				
C56	66.28	530.00	7°09'56"	N14°34'14"E	66.24				
C57	65.14	530.00	7°02'30"	N21°50'00"E	65.10				
C58	0.71	530.00	0°04'37"	N25°23'53"E	0.71				
C59	132.71	470.00	16°10'42"	N17°20'30"E	132.27				
C60	19.33	470.00	2°21'24"	N10°25'52"E	19.33				
C61	83.81	470.00	1°01'302"	N16°43'05"E	83.70				
C62	28.57	470.00	3°36'16"	N23°37'44"E	28.56				
C63	195.36	993.00	1°16'20"	N19°47'41"E	195.05				
C64	25.90	993.00	1°29'39"	N20°39'56"E	25.90				
C65	74.39	993.00	4°17'32"	N21°47'26"E	74.37				
C66	95.07	993.00	5°29'09"	N16°54'06"E	95.04				
C67	132.65	931.74	8°09'25"	N21°21'09"E	132.54				
C68	44.08	931.74	2°42'37"	N24°04'33"E	44.07				
C69	56.18	931.74	3°27'16"	N20°39'56"E	56.17				
C70	63.39	325.00	1°10'13"	N03°39'54"E	63.29				
C71	38.90	325.00	1°10'13"	N03°39'54"E	38.90				
C72	44.86	325.00	7°54'29"	N02°01'53"E	44.82				
C73	18.53	325.00	3°16'02"	N07°37'08"E	18.53				
C74	53.64	275.00	1°10'31"	N03°39'54"E	53.55				
C75	25.41	875.00	1°39'49"	N83°31'09"W	25.41				
C76	35.62	875.00	2°19'57"	N89°14'13"E	35.62				
C77	149.10	925.00	9°14'07"	N87°18'18"W	148.93				
C78	55.36	925.00	3°25'43"	N84°24'06"W	55.36				
C79	40.19	925.00	2°29'23"	N87°21'40"W	40.19				
C80	53.55	925.00	3°19'01"	N89°44'08"E	53.54				
C81	141.41	725.00	1°10'13"	N86°20'06"W	141.18				
C82	48.96	725.00	3°52'09"	N89°59'17"W	48.95				
C83	62.85	725.00	4°28'02"	N85°34'12"W	62.83				
C84	29.60	725.00	2°50'20"	N81°55'01"W	29.59				
C85	131.66	675.00	1°10'13"	N86°20'06"W	131.45				
C86	65.87	675.00	5°35'28"	N89°07'37"W	65.84				
C87	65.79	675.00	5°35'03"	N85°32'22"W	65.76				
C88	29.63	675.00	3°36'14"	N81°43'03"W	29.63				
C89	55.04	675.00	3°56'74"	N82°32'57"W	55.03				

THAT PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883 IN WILLIAMSON COUNTY AND THAT PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 266.736 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (ORTC), AND A PART OF THE REMAINDER OF A 196.38 ACRE TRACT OF LAND CONVEYED TO CARRIE PARKER (50% INTEREST) BY DEED RECORDED IN VOLUME 11261, PAGE 354 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO RECORDED IN VOLUME 1937, PAGE 941 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND A PART OF THE REMAINDER OF THAT 261.87 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THAT PART OF THAT 17.537 ACRE TRACT OF LAND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24 (TRACT 1) BY DEED RECORDED IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ORTC), ALSO RECORDED IN DOCUMENT NO. 2018024753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTH RIGHT OF WAY OF ROME LANE (RIGHT-OF-WAY WIDTH VARIES) BEING AT THE NORTHEAST CORNER OF PARK AT BLACKHAWK IV, PHASE 7B (BEARING BASIS BEING THE NORTH LINE OF PARK AT BLACKHAWK IV, PHASE 7B WITH A BEARING OF N79°53'51"W), ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201600182 ORPTC;

THENCE S79°53'51"E ALONG THE SOUTH LINE OF SAID ROME LANE AND ALONG THE NORTH LINES OF SAID 261.87 ACRE TRACT AND SAID 266.736 ACRE TRACT A DISTANCE OF 759.53 FEET TO A 1/2" IRON SET AT THE NORTHWEST CORNER OF SAID 17.537 ACRE TRACT;

THENCE S10°06'09"W ACROSS SAID 266.736 ACRE TRACT A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;

THENCE ALONG THE WEST LINE OF SAID 17.537 ACRE TRACT THE FOLLOWING THREE COURSES:

1. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.64 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°51'00" AND A CHORD BEARING S54°40'39"W, 35.62 FEET TO A 1/2" IRON ROD SET;
2. S09°15'09"W A DISTANCE OF 78.68 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
3. SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.47 FEET, SAID CURVE HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 0°35'41.2", AND A CHORD BEARING S11°21'51"W, 63.46 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 17.537 ACRE TRACT THE FOLLOWING THREE COURSES:

1. S31°25'30"E A DISTANCE OF 24.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.00 FEET, SAID CURVE HAVING A RADIUS OF 948.74 FEET, A CENTRAL ANGLE OF 0°20'31.2" AND A CHORD BEARING S15°12'54"W, 34.00 FEET TO A 1/2" IRON ROD SET;
3. S61°51'18"W A DISTANCE OF 24.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND BEING ON A CURVING WEST LINE OF SAID 17.537 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 17.537 ACRE TRACT THE FOLLOWING TWENTY-ONE COURSES:

1. SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.39 FEET, SAID CURVE HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 01°59'31" AND A CHORD BEARING S18°16'12"W, 32.39 FEET TO A 1/2" IRON ROD SET;
2. S64°34'09"E A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
3. S20°50'36"W A DISTANCE OF 56.17 FEET TO A 1/2" IRON ROD SET;
4. S24°20'43"W A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD SET;
5. S25°25'51"E A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD SET;
6. S24°44'59"W A DISTANCE OF 62.84 FEET TO A 1/2" IRON ROD SET;
7. S17°15'26"W A DISTANCE OF 57.43 FEET TO A 1/2" IRON ROD SET;
8. S09°15'09"W A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD SET;
9. S09°15'09"W A DISTANCE OF 195.00 FEET TO A 1/2" IRON ROD SET;
10. N80°44'51"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
11. S09°15'09"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
12. S80°44'51"E A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
13. S09°15'09"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
14. S04°36'25"W A DISTANCE OF 59.29 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
15. S89°57'41"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
16. SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 69.87 FEET, SAID CURVE HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°41'12" AND A CHORD BEARING S04°09'25"E, 69.87 FEET TO A 1/2" IRON ROD SET;
17. N81°43'51"E A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
18. S12°55'15"E A DISTANCE OF 58.29 FEET TO A 1/2" IRON ROD SET;
19. S62°12'44"E A DISTANCE OF 58.29 FEET TO A 1/2" IRON ROD SET;
20. S67°08'32"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A TANGENT CURVE TO THE LEFT;
21. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 25.22 FEET, SAID CURVE HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 0°25'23" AND A CHORD BEARING S28°20'39"E, 25.22 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 17.537 ACRE TRACT, BEING ALSO THE MOST NORTHERLY CORNER OF A 28.50 ACRE TRACT OF LAND CONVEYED TO JNC DEVELOPMENT BY DEED RECORDED IN DOCUMENT NO. 2016165363 ORPTC;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID 28.50 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. S50°33'06"W A DISTANCE OF 60.76 FEET TO A 1/2" IRON ROD FOUND;
2. S07°57'15"E A DISTANCE OF 19.36 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
3. SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.98 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 24°46'52" AND A CHORD BEARING S14°34'49"W, 38.67 FEET TO A 1/2" IRON FOUND, FROM WHICH POINT THE SOUTHEAST CORNER OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 BEARS S24°44'02"E AN APPROXIMATE DISTANCE OF 1.531 FEET;
4. N81°12'41"W A DISTANCE OF 115.77 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 8, BLOCK V, THE PARK AT BLACKHAWK IV, PHASE 6B ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT 201500236 ORPTC;

THENCE ALONG THE NORTH LINE OF SAID PHASE 6B THE FOLLOWING THREE COURSES:

1. N47°28'23"W A DISTANCE OF 188.90 FEET TO A 1/2" IRON ROD SET;
2. S87°45'20"W A DISTANCE OF 136.00 FEET TO A 1/2" IRON ROD FOUND;
3. S67°42'33"W A DISTANCE OF 112.48 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF LOT 5, BLOCK V OF SAID PHASE 6B, ALSO BEING THE MOST EASTERLY CORNER OF A 13.92 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES LTD. BY DEED RECORDED IN DOCUMENT NO. 2016119012 ORPTC, CORRECTED BY DEED RECORDED IN DOCUMENT NO. 2016120107 ORPTC;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID 13.92 ACRE TRACT THE FOLLOWING SEVEN COURSES:

1. N31°44'07"W A DISTANCE OF 201.55 FEET TO A 1/2" IRON ROD SET AT A POINT ON A TANGENT CURVE TO THE LEFT;
2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 11.95 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 0°20'26" AND A CHORD BEARING S57°08'07"W, 11.95 FEET TO A 1/2" IRON ROD SET;
3. N87°08'43"W A DISTANCE OF 23.60 FEET TO A 1/2" IRON ROD SET;
4. N48°58'59"W A DISTANCE OF 19.63 FEET TO A 1/2" IRON ROD SET;
5. N80°12'54"E A DISTANCE OF 175.01 FEET TO A 1/2" IRON ROD SET;
6. N80°44'51"W A DISTANCE OF 57.48 FEET TO A 1/2" IRON ROD SET;
7. N09°15'09"E A DISTANCE OF 120.53 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF ROLLING CREEK ROAD, BEING ALSO THE SOUTHEAST CORNER OF THE PARK AT BLACKHAWK IV, PHASE 7A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201800056 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF SAID PHASE 7A THE FOLLOWING SIX COURSES:

1. N07°18'45"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A TANGENT CURVE TO THE RIGHT;
2. WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.63 FEET, SAID CURVE HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 0°15'56.24" AND A CHORD BEARING N81°43'03"W, 29.63 FEET TO A 1/2" IRON ROD FOUND;
3. N80°44'51"W A DISTANCE OF 3.04 FEET TO A 1/2" IRON ROD FOUND;
4. N09°15'09"E A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD FOUND;
5. N80°44'51"W A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD FOUND;
6. N09°15'09"E PASSING AT A DISTANCE OF 74.00 FEET A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 9, BLOCK O OF SAID PHASE 7A, BEING ALSO THE SOUTHEAST CORNER OF LOT 10, BLOCK O OF PARK AT BLACKHAWK, PHASE 7B ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201600182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; CONTINUING ALONG THE EAST LINE OF SAID PHASE 7B FOR A TOTAL DISTANCE OF 209.71 FEET TO A 1/2" IRON ROD SET;

THENCE CONTINUING ALONG THE EAST LINE OF SAID PHASE 7B THE FOLLOWING FIVE COURSES:

1. N29°25'51"E A DISTANCE OF 228.42 FEET TO A 1/2" IRON ROD SET;
2. N20°22'31"E A DISTANCE OF 59.07 FEET TO A 1/2" IRON ROD SET;
3. N11°38'25"E A DISTANCE OF 87.67 FEET TO A 1/2" IRON ROD FOUND;
4. S79°53'51"E A DISTANCE OF 57.50 FEET TO A 1/2" IRON ROD FOUND;
5. N10°06'09"E A DISTANCE OF 195.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 27.798 ACRES, MORE OR LESS.
ALL IRON RODS SET OR FOUND HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS
COUNTY OF TRAVIS

THAT ROBERT M. TEMANN, BEING THE OWNER OF THE REMAINDER OF THAT 261.87 ACRES OF LAND OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883 IN WILLIAMSON COUNTY, TEXAS AND THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE REMAINDER OF VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING CONVEYED BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED RECORDED IN VOLUME 11261, PAGE 354 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO RECORDED IN VOLUME 1937, PAGE 941 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND A PART OF THE REMAINDER OF THAT 261.87 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THAT PART OF THAT 17.537 ACRE TRACT OF LAND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24 (TRACT 1) BY DEED RECORDED IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ORTC), ALSO RECORDED IN DOCUMENT NO. 2018024753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WITNESS MY HAND, THIS 24 DAY OF JANUARY, 2020, A. D.

ROBERT M. TEMANN AND CARRIE PARKER

BY: [Signature]
ROBERT M. TEMANN
4421 ROME LANE
PFLUGERVILLE, TX 78660
TRAVIS COUNTY

BY: [Signature]
CARRIE PARKER
4421 ROME LANE
PFLUGERVILLE, TX 78660
TRAVIS COUNTY

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED ROBERT M. TEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF JANUARY, 2020, A.D.

BY: [Signature]

PRINTED NAME: Sherri L. Shoulders
MY COMMISSION EXPIRES: 12/15/2020
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED CARRIE PARKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24 DAY OF JANUARY, 2020, A.D.

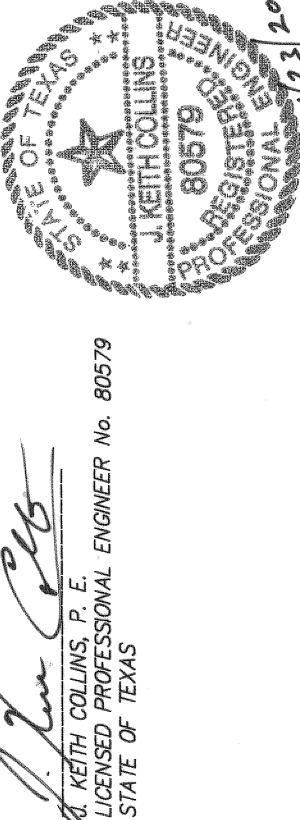
BY: [Signature]

PRINTED NAME: Sherri L. Shoulders
MY COMMISSION EXPIRES: 12/15/2020
STATE OF TEXAS

THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS(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. 48453C02854, 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 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.



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

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.

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____.

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

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT OF

PARK AT BLACKHAWK IV, PHASE 9

TRAVIS & WILLIAMSON COUNTIES, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

THAT LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24, BEING THE OWNER OF THAT 17.537 ACRES (TRACT 1) OF LAND OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883 IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED TO IT BY DEED OF RECORD IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NO. 2018024753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.0197 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "**PARK AT BLACKHAWK IV, PHASE 9**", DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO WILLIAMSON COUNTY, TRAVIS COUNTY AND THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 30th DAY OF JANUARY, 2020, A. D.

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24

BY: [Signature]
LAWRENCE SHELLABY, PRESIDENT
BOARD OF DIRECTORS
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 24

STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME ON THIS DAY PERSONALLY APPEARED LAWRENCE SHELLABY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF JANUARY, 2020, A.D.

BY: [Signature]

PRINTED NAME: Theresa Morgan
MY COMMISSION EXPIRES: 7-18-2020
STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, WILLIAM L. JOHNSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF 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 WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

William L. Johnson 25 JANUARY 2020
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425
STATE OF TEXAS



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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, ACP, PLANNING DIRECTOR

ATTEST: _____ KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, WAS A SUBDIVISION PLAT PREPARED FULLY AND CORRECTLY BY A LICENSED PROFESSIONAL LAND SURVEYOR OF WILLIAMSON COUNTY, TEXAS, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. I AM AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH 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 THIS THE _____ DAY OF _____, 20____ A.D., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

DATE: JULY 17, 2018

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