

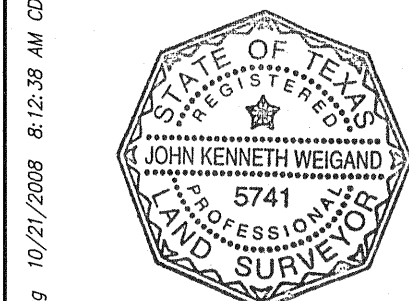
LEGEND:

TRAVIS COUNTY PLAT RECORDS
T.C.P.R. PLAT RECORDS OF WILLIAMSON COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.P.R.T.C. REAL PUBLIC RECORDS OF TRAVIS COUNTY
R.P.R.W.C. REAL PUBLIC RECORDS OF WILLIAMSON COUNTY
DOC. DOCUMENT
VOL. VOLUME
PG. PAGE
ROW. RIGHT-OF-WAY
PUE. PUBLIC UTILITY EASEMENT
OS. OPEN SPACE
LS. LANDSCAPE
RFE. REGULATORY FLOOD ELEVATION

BLOCK NAME
NEIGHBORHOOD POSTAL BOX CLUSTER
IRON ROD WITH 'R' SURVEYING CAP SET
IRON ROD FOUND
OVERHEAD ELECTRIC LINES
POWER POLES
FENCE
SIDEWALK REQUIRED
COUNTY LINE
SURVEY LINE
PHASE LINE
BUILDING SETBACK LINE
LANDSCAPE AREA/OPEN SPACE AREA
DRAINAGE AREA
100-YR FULLY DEVELOPED FLOODPLAIN
CONCRETE MONUMENT-TO BE SET WITH FINAL PLAT
BENCHMARK

STREET NAME	ROW WIDTH	LENGTH
CARRIES RANCH ROAD	65'-50'	3972'
MANDALIN STREET	50'	780'
MANASSSES STREET	50'	1286'
LAURAS COVE	50'	359'
KINGS CROSS ROAD	50'	766'
HARMONY LANE	50'	542'
WEST END LANE	50'	871'
PARK ROW	50'	802'
BUBBLING CREEK DRIVE	65'-50'	1643'
SHADY HILL LANE	50'	1375'
WATERSRUN LANE	50'	598'
ALLENBROOK DRIVE	50'	967'
MATTS COVE	50'	109'
HIGH COURT LANE	50'	1170'
DUTCHMAN DRIVE	50'	849'
ASTWOOD DRIVE	50'	513'
PINWALK DRIVE	50'	1290'
CATWALK STREET	50'	765'
CATWALK COURT	50'	180'
FAIRLEAF STREET	50'	1107'
PINWALK COURT	50'	203'
ROSA PARKS LANE	50'	631'
OCTAVIA DRIVE	50'	967'
WINDING RIVER ROAD	50'	2466'
WINDHAM DRIVE	50'	807'
JOSHS COVE	50'	334'
RIVER ROSE DRIVE	50'	868'
EMERALD GARDENS DRIVE	50'	917'
SKYVIEW DRIVE	50'	862'
ROLLING CREEK ROAD	65'-50'	3425'
WOODVINE AVENUE	50'	1797'
WETHERBY WAY	50'	1727'
STONEY RIVER DRIVE	50'	290'
LUKES COVE	50'	451'
TOTAL:		35,668'

NOTE:
SHADED AREA INDICATES
100-YR FULLY
DEVELOPED FLOOD PLAIN



SURVEYOR'S CERTIFICATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON:

THAT I, J. KENNETH WEIGAND, 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 THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John Kenneth Weigand 10/21/2008
J. KENNETH WEIGAND
R.P.L.S. NO. 5741
1212 E. BRAKER LN
AUSTIN, TX 78753

DATE
STATE OF TEXAS

▲ PHASES 6A & 6B SHOWN	KW	10/21/2008
▲ STREET LAYOUT & NAMES PH 6, PH NUMS	KW	04/04/2008
▲ REV PER CITY OF PFLUGERVILLE COMMENTS 05-21-2007	DHC	05/24/2007
▲ REV PER CITY OF PFLUGERVILLE COMMENTS 04-16-2007	DHC	05/04/2007
▲ REV PER CITY OF PFLUGERVILLE COMMENTS 03-15-2007	DHC	03/30/2007
▲ REV PER CITY OF PFLUGERVILLE COMMENTS 01-22-2007	DHC	02/13/2007
▲ REV PER TRAVIS COUNTY/CITY OF PFLUGERVILLE COMMENTS	TAZ	11/2/2006
▲ EXTENSION OF STREET 24 TO ROWE LANE	TAZ	10/4/2008

PRELIMINARY PLAN-NOT FOR RECORDATION

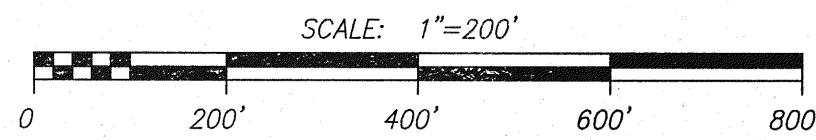
LINE	LENGTH	BEARING
L1	20.00'	N60°10'08"W
L2	35.36'	S74°50'11"W
L3	65.00'	N60°09'30"W
L4	65.00'	N77°09'30"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	39.27	25.00	90°00'00"	N15°09'30"W	35.36	25.00
C2	39.27	25.00	90°00'00"	S74°50'30"W	35.36	25.00
C3	603.80	2035.00	17°00'00"	N68°39'30"W	601.58	304.13
C4	39.27	25.00	90°00'00"	N32°09'30"W	35.36	25.00
C5	39.27	25.00	90°00'00"	S57°50'30"W	35.36	25.00

PARKLAND DEDICATION TABLE			
Recorded Plots -	Area:	Use:	Lot & Block:
Names: Meadows of Blackhawk Phase 1	6.65	Drainage Easement	Lot 6, Block A
Meadows of Blackhawk Phase 2	2.55	Park	Lot 6, Block E
Locations of Blackhawk Section 1	1.86	Drainage Easement & Postal Box Unit	Lot 26, Block 2
Park of Blackhawk Section 1	15.225	Park & Drainage Easement	Lot 1, Block B
Park of Blackhawk II Phase 1	0.0829		Lot 30, Block A
	0.5726		Lot 33, Block A
	0.0829		Lot 30, Block 2
Locations of Blackhawk Section 4	1.88	Recreation Area	Lot 51, Block 2
Special Drive Section 1	15.257	School	Lot 52, Block A
	5.76	Amenity Center	Lot 1, Block B
Recorded Plots -	Area:	Use:	Lot & Block:
Names: Park of Blackhawk M, Section 1	18.259		Lot 13, Block P
Names: Park of Blackhawk IV	Area:	Use:	Lot & Block:
	6.22	Drainage Area & Open Space	Lot 6, Block M
	6.22	Drainage Area & Detention Pond	Lot 10, Block M
	17.53	Parkland Center	Lot 11, Block M
	17.53	Drainage Area & Open Space	Lot 51, Block 2
	6.25	Drainage Area & Detention Pond	Lot 56, Block K
Total:	116.0314		

THE PARK AT BLACKHAWK IV

WILLIAMSON COUNTY, TEXAS AND
TRAVIS COUNTY, TEXAS



PROPERTY OWNER / SUBDIVIDER:
TIEMANN LAND & CATTLE DEVELOPMENT, INC.
CONTACT: ROBERT M. TIEMANN
P.O. BOX 1190
PFLUGERVILLE, TEXAS 78691

SITE DATA:

SURVEY: V.W. SWEARENGEN SURVEY NO. 32
GEORGE GRIMES SURVEY NO. 33

AREA: 248.973 ACRES

LOTS:
711 SINGLE FAMILY
3 LANDSCAPE/OPEN SPACE LOTS
2 DRAINAGE AREA/OPEN SPACE LOTS
2 DRAINAGE AREA/DETENTION AREA LOTS
1 NON-RESIDENTIAL W/OFFICE COMMERCIAL USES
1 RECREATION AREA LOT
1 FLOOD PLAIN LOT
TOTAL: 721 LOTS

BLOCKS: 26

- GENERAL NOTES:**
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
 - PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROVIDE ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
 - THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, FIRM PANEL NO. 48453C0045 E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993, AND NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD MAP, FIRM PANEL NO. 48491C0335 C, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991.
 - MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
 - ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE FOLLOWING LOTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION: LOT 11, BLOCK M; LOT 21, BLOCK K; LOT 9, BLOCK M; LOT 16, BLOCK S; AND LOTS 55 AND 57, BLOCK Z.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
 - ALL 15' DRAINAGE EASEMENTS BETWEEN SINGLE FAMILY LOTS WILL BE ENCLOSED CONDUIT.
 - NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTION ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AND INTERSECTING LOCAL OR COLLECTOR STREET.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WOOD NO. 2A WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER. 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.
 - GAS WILL BE PROVIDED BY LONE STAR GAS, PO BOX 1267, ROUND ROCK, TEXAS 78680.
 - EXISTING FENCE LINES INSIDE SUBDIVISION BOUNDARIES SHALL BE REMOVED.
 - PARKLAND JURISDICTION: CITY OF PFLUGERVILLE ETJ
 - DRIVEWAY ACCESS FROM ANY SINGLE FAMILY LOT TO ROWE LANE OR SPEIDEL DRIVE IS PROHIBITED.
 - LOT 11, BLOCK M TO BE CONVEYED TO THE CITY OF PFLUGERVILLE, TEXAS.
 - THE 100 AND 25 YEAR FLOODPLAINS WILL BE DEDICATED AS PARKLAND.
 - THIS PLAN IS GOVERNED BY THE LAKESIDE DEVELOPMENT AGREEMENT.
 - A 10' PUE WILL BE DEDICATED ALONG BOTH SIDES OF ALL PUBLIC ROADWAYS.

LEGAL DESCRIPTION:

248.973 ACRES OF LAND BEING A PART OF THE V. W. SWEARENGEN SURVEY NO. 32 AND GEORGE GRIMES SURVEY NO. 33, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PART OF THAT TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN, ET UX BY DEED RECORDED IN VOLUME 11545, PAGE 1136 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK: A SQUARE CUT ON CONCRETE AT THE NORTHEAST CORNER OF A HEADWALL OF THE BOX CULVERT, CROSSING OF SPEIDEL DRIVE AND THE CREEK, NEAR THE SOUTHWEST CORNER OF THE PARK AT BLACKHAWK IV.
ELEVATION= 667.65

SIDEWALK NOTE:

SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAN. ALL SIDEWALKS SHALL BE 4 FEET WIDE EXCEPT FOR THE FOLLOWING SIDEWALKS WHICH MUST BE 6 FEET WIDE: SPEIDEL DRIVE & ROWE LANE

RANDALL JONES ENGINEERING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793

RJ SURVEYING, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793

DATE: 07/11/2006	UPDATE: 05/04/2007	SCALE: 1" = 200'
DRWN: Taz		JOB NO. 1402