

FINAL PLAT OF  
**PARK AT BLACKHAWK IV, PHASE 1**  
TRAVIS & WILLIAMSON COUNTIES, TEXAS

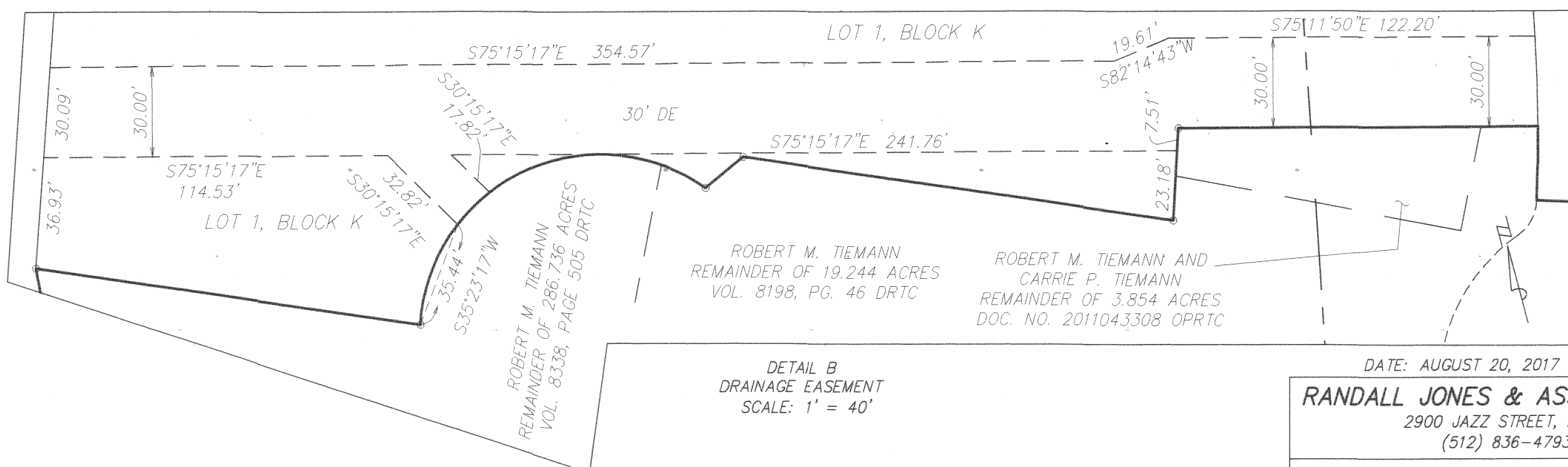
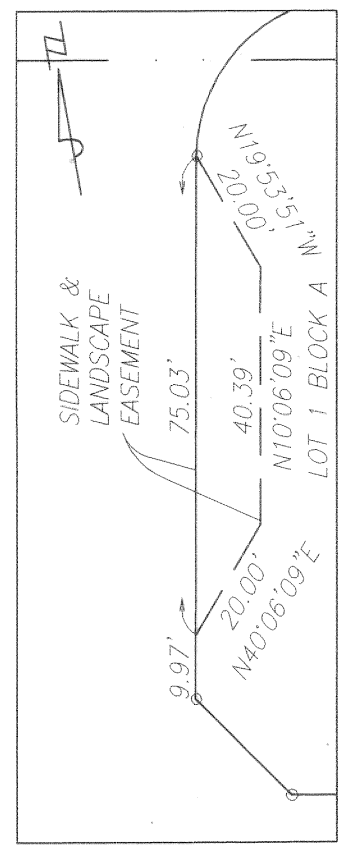
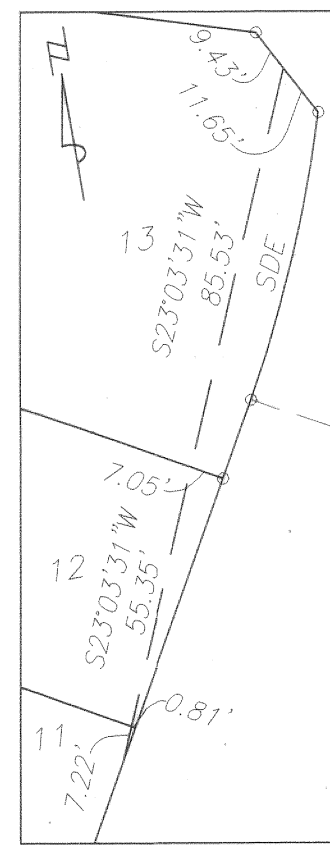
## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

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: AUGUST 20, 2017

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

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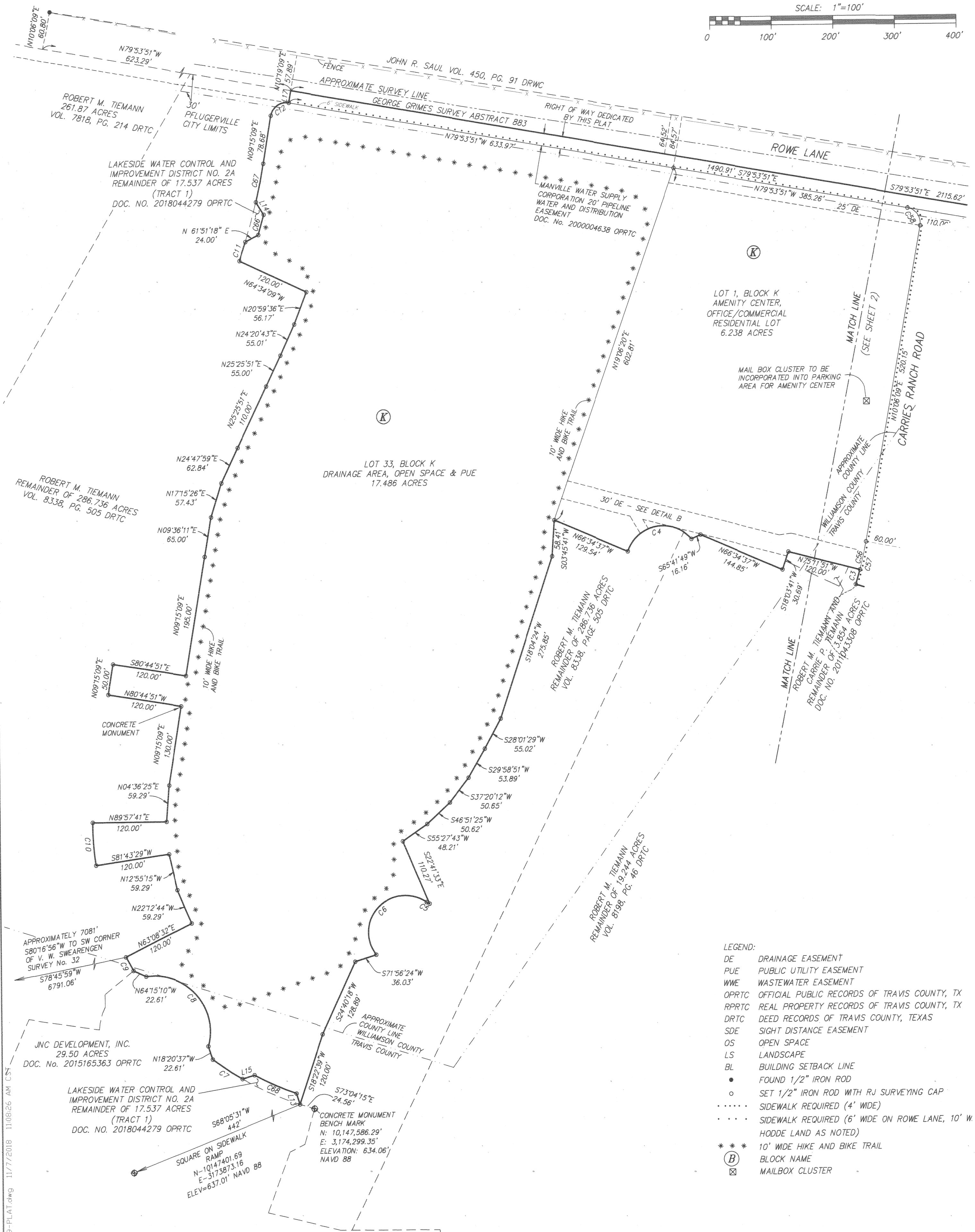
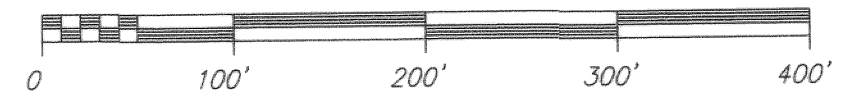


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**PARK AT BLACKHAWK IV, PHASE 1**  
 TRAVIS & WILLIAMSON COUNTIES, TEXAS

SCALE: 1"=100'



- LEGEND:
- DE DRAINAGE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - WUE WASTEWATER EASEMENT
  - OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX
  - RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY, TX
  - DRTC DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - SDE SIGHT DISTANCE EASEMENT
  - OS OPEN SPACE
  - LS LANDSCAPE
  - BL BUILDING SETBACK LINE
  - FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - ..... SIDEWALK REQUIRED (4' WIDE)
  - ..... SIDEWALK REQUIRED (6' WIDE ON ROWE LANE, 10' W. HODDE LAND AS NOTED)
  - \*\*\* 10' WIDE HIKE AND BIKE TRAIL
  - (B) BLOCK NAME
  - ☒ MAILBOX CLUSTER

DATE: AUGUST 20, 2017 SCALE: 1" = 100'

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PARK AT BLACKHAWK IV, PHASE 1

TRAVIS & WILLIAMSON COUNTY, TEXAS

1. THIS PLAT LIES WITHIN THE CITY LIMITS AND ETJ OF PFLUGERVILLE.
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 AND SIDEWALK 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. 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 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, WILLIAMSON 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 CARRIES RANCH ROAD, MANDALIN STREET, JACKIES DRIVE, AND BROOKLYN MELISSA DRIVE.
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 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 AND WILLIAMSON COUNTY 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 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.
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 CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS TO THE PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. ROW ACCESS FOR LOTS 1-14, BLOCK A, IS RESTRICTED TO MANDALIN OR BROOKLYN MELISSA DRIVE, AS APPLICABLE; ACCESS FROM LOT 1, BLOCK BB, TO MANDALIN STREET IS PROHIBITED; ACCESS FROM LOT 3, BLOCK BB, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 13, BLOCK BB, TO MANDALIN STREET IS PROHIBITED; ACCESS FROM LOT 10, BLOCK BB, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 1, BLOCK J, TO JACKIES DRIVE IS PROHIBITED; ACCESS FROM LOT 13, BLOCK J, TO JACKIES DRIVE IS PROHIBITED; AND ACCESS FROM LOTS 16-24, BLOCK A, IS RESTRICTED TO BROOKLYN MELISSA DRIVE.
19. THE SIDEWALK EASEMENT ON BLOCK A, LOT 1 IS HEREBY GRANTED, IMPOSED AND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A FOR THE CONSTRUCTION, INSTALLATION, PLACEMENT, OPERATION, MAINTENANCE, REPAIR, UPGRADE AND REPLACEMENT OF A PUBLIC SIDEWALK TO ALLOW PEDESTRIAN ACCESS OVER AND ACROSS THE EASEMENT AREA. MOTORIZED VEHICULAR ACCESS SHALL NOT BE ALLOWED OVER AND ACROSS THE EASEMENT.
20. LOTS 15 AND 24A, BLOCK A; LOT 1, BLOCK CC; AND LOT 33, BLOCK K, SHALL BE OWNED AND MAINTAINED AS OPEN SPACE BY THE HOMEOWNERS ASSOCIATION AND ARE RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT No. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
21. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'. A FRONT SETBACK GREATER THAN 25' MAY BE REQUIRED ON LOTS 12 AND 13, BLOCK J, DUE TO THE SIGHT LINE EASEMENT.
22. THIS SUBDIVISION IS SUBJECT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC. AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED (WITH RESPECT TO TREE PRESERVATION.)
23. 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 OR THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
24. 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.
25. A SIX (6) FOOT PUBLIC SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF ROWE LANE. A TEN (10) FOOT SIDEWALK IS REQUIRED ALONG BOTH SIDES OF HODDE 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.
26. ALL SIDEWALKS IN WILLIAMSON COUNTY WILL BE MAINTAINED BY THE PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION.

27. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE 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.
28. 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.
29. 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.
30. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT LIE WITHIN WILLIAMSON COUNTY, INCLUDING BLOCK A, LOTS 1-2; BLOCK BB, LOTS 1-2; AND BLOCK K, LOT 1. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
31. 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.
32. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
33. LOTS 1 AND 33, BLOCK K WILL BE OWNED AND MAINTAINED BY LAKESIDE WCID # 2A.

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 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  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS

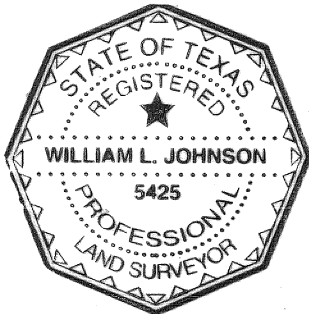


STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, WILLIAM L. JOHNSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE 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 AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON AND IS IN COMPLIANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.

William L. Johnson  
WILLIAM L. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425  
STATE OF TEXAS.



SITE DATA:

AREA OF THIS PLAT: 39.159 ACRES  
LAND USE: 9.602 ACRES SINGLE FAMILY  
BLOCKS: 5  
SINGLE FAMILY LOTS: 54

AREA BY USE	ACRES	QUANTITY
TYPE		
RESIDENTIAL	9.602	54
AMENITY CENTER, OFFICE/ COMMERCIAL, RESIDENTIAL LOT	6.238	1
OPEN SPACE	0.468	3
DRAINAGE AREA	17.486	1
STREET	3.052	NA
RIGHT OF WAY	2.313	NA

NEW STREETS:

	LENGTH	WIDTH	ACRES	SPEED
CARRIES RANCH ROAD (PUBLIC)	620'	60'	0.861	30mph
MANDALIN STREET (PUBLIC)	701'	50'	0.810	30mph
JACKIES DRIVE (PUBLIC)	671'	50'	0.718	30mph
BROOKLYN MELISSA DRIVE (PUBLIC)	548'	50'	0.664	30mph
NEW HODDE/ROWE LANE ROW (PUBLIC)	N/A	N/A	2.313	N/A

TOTAL 2,540' 5.366

MANDALIN STREET HAS 89' IN WILLIAMSON COUNTY AND 612' IN TRAVIS COUNTY.  
CARRIES RANCH ROAD HAS 329' IN WILLIAMSON COUNTY AND 291' IN WILLIAMSON COUNTY.

LOT AREAS:

BLOCK A  
LOT 1 = 9,128 S.F.  
LOT 2 = 6,875 S.F.  
LOT 3 = 6,875 S.F.  
LOT 4 = 6,875 S.F.  
LOT 5 = 6,875 S.F.  
LOT 6 = 6,875 S.F.  
LOT 7 = 6,874 S.F.  
LOT 8 = 7,146 S.F.  
LOT 9 = 7,246 S.F.  
LOT 10 = 7,101 S.F.  
LOT 11 = 7,202 S.F.  
LOT 12 = 6,433 S.F.  
LOT 13 = 6,433 S.F.  
LOT 14 = 8,498 S.F.  
LOT 15 = 16,478 S.F. (OS)  
LOT 16 = 6,591 S.F.  
LOT 17 = 6,600 S.F.  
LOT 18 = 6,600 S.F.  
LOT 19 = 6,600 S.F.  
LOT 20 = 6,600 S.F.  
LOT 21 = 7,006 S.F.  
LOT 22 = 7,448 S.F.  
LOT 23 = 6,732 S.F.  
LOT 24 = 6,604 S.F.  
LOT 24A = 1,801 S.F. (OS)

BLOCK CC  
LOT 1 = 2,101 S.F. (OS)

BLOCK K  
LOT 1 = 6,238 ACRES (AMENITY CTR,  
OFFICE/COMMERCIAL, RESIDENTIAL LOT)  
LOT 33 = 17,489 ACRES (DE)

BLOCK BB

LOT 1 = 10,202 S.F.  
LOT 2 = 8,160 S.F.  
LOT 3 = 10,568 S.F.  
LOT 4 = 9,933 S.F.  
LOT 5 = 8,600 S.F.  
LOT 6 = 8,491 S.F.  
LOT 7 = 8,001 S.F.  
LOT 8 = 7,792 S.F.  
LOT 9 = 8,089 S.F.  
LOT 10 = 8,301 S.F.  
LOT 11 = 7,200 S.F.  
LOT 12 = 7,200 S.F.  
LOT 13 = 8,978 S.F.  
LOT 14 = 8,161 S.F.  
LOT 15 = 8,449 S.F.  
LOT 16 = 7,840 S.F.  
LOT 17 = 7,295 S.F.  
LOT 18 = 7,096 S.F.  
LOT 19 = 6,898 S.F.  
LOT 20 = 6,699 S.F.

BLOCK J  
LOT 1 = 11,438 S.F.  
LOT 2 = 8,718 S.F.  
LOT 11 = 7,667 S.F.  
LOT 12 = 6,600 S.F.  
LOT 13 = 10,012 S.F.  
LOT 14 = 8,441 S.F.  
LOT 15 = 7,964 S.F.  
LOT 16 = 8,165 S.F.  
LOT 17 = 8,147 S.F.  
LOT 18 = 7,911 S.F.  
LOT 19 = 8,020 S.F.

TOTAL LOTS IN TRAVIS COUNTY  
SINGLE FAMILY 53  
OPEN SPACE 3  
TOTAL 56

TOTAL LOTS IN WILLIAMSON COUNTY  
SINGLE FAMILY 1  
OPEN SPACE 2  
TOTAL 3

BRIEF DESCRIPTION:

BEING 39.159 ACRES OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, ALSO OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF THAT 39.177 ACRE TRACT (SAVE AND EXCEPT 13.074 ACRES) CONVEYED TO ROWE LANE DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT NO. 2018034533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT 13.074 ACRE TRACT CONVEYED TO PARK 63 LLC, BY DEED RECORDED IN DOCUMENT NO. 2018007673, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT 17.537 ACRE TRACT (TRACT 1) AND ALL OF THAT 5.238 ACRE TRACT (TRACT 2) CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A, BY DEED RECORDED IN DOCUMENT No. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DATE: AUGUST 20, 2017

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BEGINNING AT A 1/2"IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ROWE LANE AND HODDE LANE FOR THE NORTHEAST CORNER OF SAID 39.177 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 13.074 ACRE TRACT;

THENCE S29°31'22"W (BEARING BASIS) ALONG THE NORTHWEST LINE OF SAID HODDE LANE AND THE COMMON SOUTHEAST LINE OF SAID 39.177 ACRE TRACT AND SAID 13.074 ACRE TRACT, 834.41 FEET TO A 1/2"IRON ROD SET;

THENCE ALONG THE COMMON SOUTHERLY LINE OF SAID 39.177 ACRE TRACT AND SAID 13.074 ACRE TRACT, ACROSS THE REMAINDER OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (50% INTEREST IN 195.98 ACRES TO CARRIE PARKER BY DEED RECORDED IN VOLUME 11281, PAGE 354 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS), ACROSS THE REMAINDER OF THAT 3.854 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN AND CARRIE P. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2011043308 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACROSS THE REMAINDER OF THAT 19.244 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8198, PAGE 46 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE FOLLOWING NINE COURSES:

1. N60°28'21"W 140.07 FEET TO A 1/2"IRON ROD SET;
2. N66°10'59"W 50.25 FEET TO A 1/2"IRON ROD SET;
3. N60°28'21"W 141.58 FEET TO A 1/2"IRON ROD SET;
4. N26°11'55"E 38.32 FEET TO A 1/2"IRON ROD SET;
5. S84°24'27"W 79.08 FEET TO A 1/2"IRON ROD SET;
6. N71°27'05"W 239.40 FEET TO A 1/2"IRON ROD SET;
7. S14°23'48"W 28.41 FEET TO A 1/2"IRON ROD SET;
8. N72°42'39"W 180.98 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, BEING THE SOUTHWEST CORNER OF SAID 13.074 ACRE TRACT;
9. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE WEST CURVING LINE OF SAID 13.074 ACRE TRACT, AN ARC LENGTH OF 24.74 FEET, SAID CURVE HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 0°22'13", AND A CHORD BEARING N16°02'45"E A DISTANCE OF 24.74 FEET TO A 1/2"IRON ROD SET;

THENCE ALONG THE SOUTHERLY LINE OF SAID 39.177 ACRE TRACT, ALONG THE SOUTH LINE SAID 5.238 ACRE TRACT, ALONG THE EAST, SOUTH, AND WEST LINES OF SAID 17.537 ACRE TRACT, ACROSS THE REMAINDER OF SAID 19.244 ACRE TRACT, ACROSS THE REMAINDER OF SAID 286.736 ACRE TRACT, ACROSS THE NORTH LINE OF THAT 29.50 ACRE TRACT CONVEYED TO JNC DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015165363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE FOLLOWING FIFTY-FOUR COURSES:

1. N75°11'51"W 120.00 FEET TO A 1/2"IRON ROD SET;
2. S18°03'41"W 30.69 FEET TO A 1/2"IRON ROD SET;
3. N66°34'37"W 144.85 FEET TO A 1/2"IRON ROD SET;
4. S65°41'49"W 16.16 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
5. WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 128.33 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 122°32'45", AND A CHORD BEARING S79°29'05"W A DISTANCE OF 105.23 FEET TO A 1/2"IRON ROD SET;
6. N66°34'37"W 129.54 FEET TO A 1/2"IRON ROD SET;
7. S03°45'41"W 58.41 FEET TO A 1/2"IRON ROD SET;
8. S18°04'24"W 275.85 FEET TO A 1/2"IRON ROD SET;
9. S28°01'29"W 55.02 FEET TO A 1/2"IRON ROD SET;
10. S29°58'51"W 53.89 FEET TO A 1/2"IRON ROD SET;
11. S37°20'12"W 50.65 FEET TO A 1/2"IRON ROD SET;
12. S46°51'25"W 50.62 FEET TO A 1/2"IRON ROD SET;
13. S55°27'43"W 48.21 FEET TO A 1/2"IRON ROD SET;
14. S22°41'33"E 110.27 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
15. NORTHWESTERLY LONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 5.45 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 12°29'49", AND A CHORD BEARING N60°26'34"W A DISTANCE OF 5.44 FEET TO A 1/2"IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
16. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 170.91 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 163°12'26", AND A CHORD BEARING S44°12'08"W A DISTANCE OF 118.71 FEET TO A 1/2"IRON ROD SET;
17. S71°56'24"W 36.03 FEET TO A 1/2"IRON ROD SET;
18. S24°40'18"W 128.89 FEET TO A 1/2"IRON ROD SET;
19. S18°22'39"W 120.00 FEET TO A 1/2"IRON ROD SET;
20. N16°51'22"W 18.51 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
21. NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 74.54 FEET, SAID CURVE HAVING A RADIUS OF 471.00 FEET, A CENTRAL ANGLE OF 09°04'03", AND A CHORD BEARING N65°47'23"W A DISTANCE OF 74.46 FEET TO A 1/2"IRON ROD SET;
22. S73°08'38"W 20.69 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
23. NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 57.54 FEET, SAID CURVE HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 06°47'00", AND A CHORD BEARING N56°09'26"W A DISTANCE OF 57.50 FEET TO A 1/2"IRON ROD SET;
24. N18°20'37"W 22.61 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
25. NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 180.25 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 114°45'13", AND A CHORD BEARING N41°17'54"W A DISTANCE OF 151.60 FEET TO A 1/2"IRON ROD SET;
26. N64°15'10"W 22.61 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE ON A NON-TANGENT CURVE TO THE RIGHT;
27. NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 25.22 FEET, SAID CURVE HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 02°58'23", AND A CHORD BEARING N28°20'39"W A DISTANCE OF 25.22 FEET TO A 1/2"IRON ROD SET;
28. N63°08'32"E 120.00 FEET TO A 1/2"IRON ROD SET;
29. N22°12'44"W 59.29 FEET TO A 1/2"IRON ROD SET;
30. N12°55'15"W 59.29 FEET TO A 1/2"IRON ROD SET;
31. S81°43'29"W 120.00 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
32. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 69.87 FEET, SAID CURVE HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°14'12", AND A CHORD BEARING N04°09'25"W A DISTANCE OF 69.81 FEET TO A 1/2"IRON ROD SET;
33. N89°57'41"E 120.00 FEET TO A 1/2"IRON ROD SET;
34. N04°36'25"E 59.29 FEET TO A 1/2"IRON ROD SET;
35. N09°15'09"E 130.00 FEET TO A 1/2"IRON ROD SET;
36. N80°44'51"W 120.00 FEET TO A 1/2"IRON ROD SET;
37. N09°15'09"E 50.00 FEET TO A 1/2"IRON ROD SET;
38. S80°44'51"E 120.00 FEET TO A 1/2"IRON ROD SET;
39. N09°15'09"E 195.00 FEET TO A 1/2"IRON ROD SET;
40. N09°36'11"E 65.00 FEET TO A 1/2"IRON ROD SET;
41. N17°15'26"E 57.43 FEET TO A 1/2"IRON ROD SET;
42. N24°47'59"E 62.84 FEET TO A 1/2"IRON ROD SET;
43. N25°25'51"E 110.00 FEET TO A 1/2"IRON ROD SET;
44. N25°25'51"E 55.00 FEET TO A 1/2"IRON ROD SET;
45. N24°20'43"E 55.01 FEET TO A 1/2"IRON ROD SET;
46. N20°59'36"E 56.17 FEET TO A 1/2"IRON ROD SET;
47. N64°34'09"W 120.00 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
48. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 32.39 FEET, SAID CURVE HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 01°59'32", AND A CHORD BEARING N18°16'12"E A DISTANCE OF 32.39 FEET TO A 1/2"IRON ROD SET;
49. N61°51'18"E 24.00 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
50. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 34.00 FEET, SAID CURVE HAVING A RADIUS OF 948.74 FEET, A CENTRAL ANGLE OF 02°03'12", AND A CHORD BEARING N15°12'54"E A DISTANCE OF 34.00 FEET TO A 1/2"IRON ROD SET;
51. N31°25'30"W 24.00 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
52. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, AN ARC LENGTH OF 63.47 FEET, SAID CURVE HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 03°54'12", AND A CHORD BEARING N11°12'15"E A DISTANCE OF 63.46 FEET TO A 1/2"IRON ROD SET;
53. N09°15'09"E 78.68 FEET TO A 1/2"IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
54. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 39.64 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°51'00", AND A CHORD BEARING N54°40'39"E A DISTANCE OF 35.62 FEET TO A 1/2"IRON ROD SET;

THENCE N10°06'09"E 20.00 FEET TO A 1/2"IRON ROD SET IN THE NORTH LINE OF SAID 39.177 ACRE TRACT AND THE SOUTH LINE OF SAID ROWE LANE FOR THE NORTHWEST CORNER HEREOF;

THENCE S79°33'51"E ALONG THE SOUTH LINE OF SAID ROWE LANE AND THE NORTH LINE OF SAID 39.177 ACRE TRACT 2115.62 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 39.159 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT ROWE LANE DEVELOPMENT, LTD., ACTING BY AND THROUGH ROBERT M. TIEMANN, PRESIDENT, OWNER OF THE REMAINDER OF THAT 39.177 ACRE TRACT (SAVE AND EXCEPT 13.074 ACRES) CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2018034533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.361 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 1" 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 18<sup>TH</sup> DAY OF December, 2018, A.D.

ROWE LANE DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ITS GENERAL PARTNER

BY: Robert M. Tiemann  
ROBERT M. TIEMANN, PRESIDENT  
TIEMANN LAND AND CATTLE DEVELOPMENT, INC.  
4421 ROWE LANE  
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 18<sup>th</sup>, 2018, BY ROBERT M. TIEMANN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>TH</sup> DAY OF December, 2018

BY: Amy Little  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT PARK 63 LLC, ACTING BY AND THROUGH MATTHEW R. TIEMANN, VICE PRESIDENT, OWNER OF THAT 13.074 ACRES CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2018007673 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 13.074 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 1" 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 11<sup>TH</sup> DAY OF December, 2018, A.D.

PARK 63 LLC

BY: Matthew R. Tiemann  
MATTHEW R. TIEMANN, VICE PRESIDENT  
PARK 63 LLC  
4421 ROWE LANE  
PFLUGERVILLE, TX 78660

STATE OF TEXAS

COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 11<sup>th</sup>, 2018, BY MATTHEW R. TIEMANN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>TH</sup> DAY OF December, 2018

BY: Amy Little  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

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

DEPUTY

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

FINAL PLAT OF

## PARK AT BLACKHAWK IV, PHASE 1

TRAVIS & WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A, OWNER OF THAT 17.537 ACRE TRACT (TRACT 1) AND OWNER OF THAT 5.238 ACRE TRACT (TRACT 2) CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2018044279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.724 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 1" 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 11<sup>TH</sup> DAY OF December, 2018, A.D.

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A

BY: Lawrence Shellaby  
LAWRENCE SHELLABY, PRESIDENT  
BOARD OF DIRECTORS  
LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A

STATE OF TEXAS

COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 11<sup>th</sup>, 2018, BY LAWRENCE SHELLABY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11<sup>TH</sup> DAY OF December 11, 2018

BY: Amy Little  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11<sup>TH</sup> DAY OF September, 2019, A.D.

Teresa Baker Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVED THIS 17<sup>TH</sup> DAY OF January, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Daniel Flores  
CHAIR

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: Emily Barron  
EMILY BARRON, AICP, PLANNING DIRECTOR

Karen Thompson  
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 OF 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

KNOW ALL MEN BY THESE PRESENTS

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, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS 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

DATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON

THAT 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 ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_M., 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  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

DATE: AUGUST 20, 2017

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
(512) 836-4793 FAX: (512) 836-4817

F-10015400