

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

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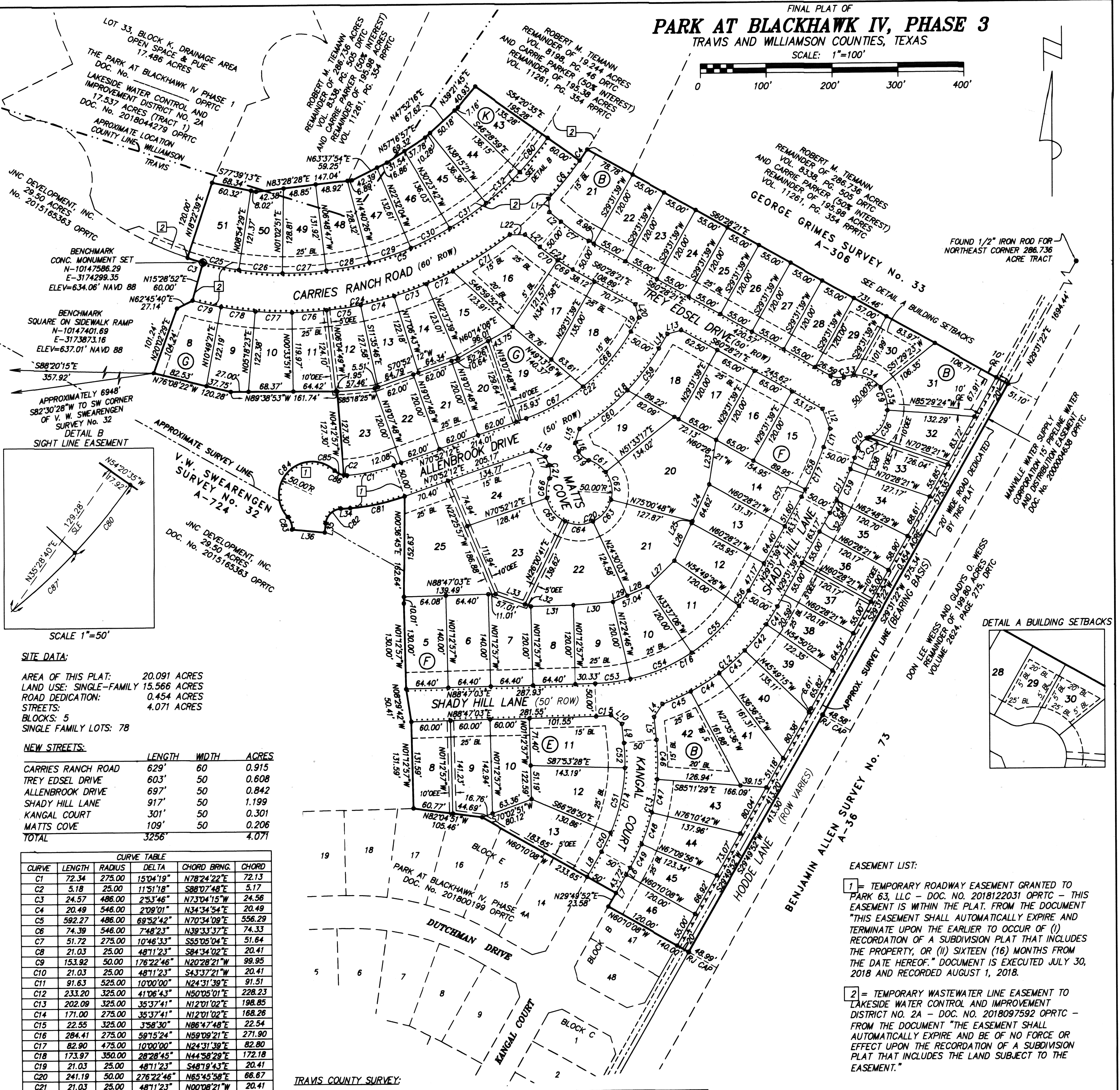
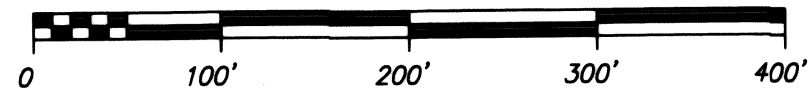
DATE: May 23, 2018

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

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

FINAL PLAT OF **PARK AT BLACKHAWK IV, PHASE 3** TRAVIS AND WILLIAMSON COUNTIES, TEXAS

SCALE: 1"=100'



SITE DATA:

AREA OF THIS PLAT: 20.091 ACRES
LAND USE: SINGLE-FAMILY 15.566 ACRES
ROAD DEDICATION: 0.454 ACRES
STREETS: 4.071 ACRES
BLOCKS: 5
SINGLE FAMILY LOTS: 78

NEW STREETS:

	LENGTH	WIDTH	ACRES
CARRIES RANCH ROAD	629'	60'	0.915
TREY EDESEL DRIVE	603'	50'	0.608
ALLENBROOK DRIVE	697'	50'	0.842
SHADY HILL LANE	917'	50'	1.199
KANGAL COURT	301'	50'	0.301
MATTS COVE	109'	50'	0.206
TOTAL	3256'		4.071

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	72.34	275.00	15°04'19"	N78°24'22"E	72.13
C2	5.18	25.00	11°51'18"	S88°07'48"E	5.17
C3	24.57	486.00	2°53'46"	N73°04'15"W	24.56
C4	20.49	546.00	2°09'01"	N34°34'54"E	20.49
C5	592.27	486.00	69°52'42"	N70°34'09"E	556.29
C6	74.39	546.00	7°48'23"	N39°33'37"E	74.33
C7	51.72	275.00	10°46'33"	S55°05'04"E	51.64
C8	21.03	25.00	48°11'23"	S84°34'02"E	20.41
C9	153.92	50.00	176°22'46"	N20°28'21"W	99.95
C10	21.03	25.00	48°11'23"	S43°37'21"W	20.41
C11	91.63	525.00	10°00'00"	N24°31'39"E	91.51
C12	233.20	325.00	41°06'43"	N50°05'01"E	228.23
C13	202.09	325.00	35°37'41"	N12°01'02"E	198.85
C14	171.00	275.00	35°37'41"	N12°01'02"E	168.26
C15	22.55	325.00	3°58'30"	N86°47'48"E	22.54
C16	284.41	275.00	59°15'24"	N59°09'21"E	271.90
C17	82.90	475.00	10°00'00"	N24°31'39"E	82.80
C18	173.97	350.00	28°28'45"	N44°58'29"E	172.18
C19	21.03	25.00	48°11'23"	S48°19'43"E	20.41
C20	241.19	50.00	276°22'46"	N65°45'58"E	66.67
C21	21.03	25.00	48°11'23"	N00°08'21"W	20.41
C22	210.15	300.00	40°08'08"	N50°48'09"E	205.88
C23	61.12	325.00	10°46'33"	S55°05'04"E	61.03
C24	510.56	546.00	53°34'37"	N78°41'34"E	492.16
C25	80.32	486.00	9°28'09"	S76°21'26"E	80.23
C26	66.68	486.00	7°51'38"	S85°01'20"E	66.62
C27	66.68	486.00	7°51'38"	N87°07'02"E	66.62
C28	66.68	486.00	7°51'38"	N79°15'23"E	66.62
C29	66.68	486.00	7°51'38"	N71°23'45"E	66.62

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C30	66.68	486.00	7°51'38"	N63°32'07"E	66.62
C31	66.68	486.00	7°51'38"	N55°40'28"E	66.62
C32	69.78	486.00	8°13'36"	N47°37'50"E	69.72
C33	15.31	50.00	17°32'38"	S80°06'23"W	15.25
C34	45.91	50.00	52°36'52"	N64°49'03"W	44.32
C35	37.54	50.00	43°01'13"	N17°00'01"W	36.67
C36	52.18	50.00	59°47'18"	N34°24'15"E	49.84
C37	2.98	50.00	3°25'08"	N66°00'28"E	2.98
C38	18.55	525.00	2°01'28"	N20°32'23"E	18.55
C39	51.68	525.00	5°38'24"	N24°22'19"E	51.66
C40	21.40	525.00	2°20'08"	N28°21'35"E	21.40
C41	31.98	325.00	5°38'19"	N32°20'49"E	31.97
C42	51.12	325.00	9°00'46"	N39°40'22"E	51.07
C43	52.27	325.00	9°12'53"	N48°47'11"E	52.21
C44	51.12	325.00	9°00'46"	N57°54'01"E	51.07
C45	46.71	325.00	8°14'05"	N66°31'23"E	46.67
C46	60.16	325.00	10°36'21"	N00°28'39"W	60.07
C47	51.12	325.00	9°00'46"	N08°18'55"E	51.07
C48	51.12	325.00	9°00'46"	N18°19'41"E	51.07
C49	39.69	325.00	6°59'48"	N26°19'58"E	39.66
C50	31.92	275.00	6°38'59"	N26°30'23"E	31.90
C51	101.13	275.00	21°04'13"	N12°38'43"E	100.56
C52	37.95	275.00	7°54'21"	N01°50'38"W	37.92
C53	53.74	275.00	11°11'48"	N83°11'09"E	53.66
C54	101.78	275.00	21°12'20"	N66°59'04"E	101.20
C55	101.78	275.00	21°12'20"	N45°46'44"E	101.20
C56	27.11	275.00	5°38'54"	N32°21'06"E	27.10
C57	12.40	475.00	1°28'46"	N28°46'46"E	12.40
C58	70.50	475.00	8°30'14"	N23°46'46"E	70.43

TRAVIS COUNTY SURVEY:

V.W. SWEARENGEN SURVEY, ABSTRACT NO. 724
GEORGE GRIMES SURVEY, ABSTRACT NO. 306

WILLIAMSON COUNTY SURVEY:

GEORGE GRIMES SURVEY, ABSTRACT NO. 883

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C59	80.39	350.00	13°09'36"	N37°18'54"E	80.21
C60	93.58	350.00	15°19'10"	N51°33'17"E	93.30
C61	31.99	50.00	36°39'28"	N54°05'52"W	31.45
C62	44.30	50.00	50°45'31"	N10°23'33"W	42.86
C63	44.08	50.00	50°30'45"	N40°14'34"E	42.67
C64	44.08	50.00	50°30'45"	S89°14'41"E	42.67
C65	46.56	50.00	53°21'24"	S37°18'36"E	44.90
C66	30.18	50.00	34°35'15"	S06°39'43"W	29.73
C67	99.25	300.00	18°57'18"	N61°23'33"E	98.80
C68	110.90	300.00	21°10'48"	N41°19'30"E	110.27
C69	27.08	325.00	4°46'25"	S58°05'08"E	27.07
C70	34.04	325.00	6°00'04"	S52°41'52"E	34.02
C71	103.22	546.00	10°49'55"	N57°19'13"E	103.07
C72	44.19	546.00	4°38'14"	N65°03'16"E	44.18
C73	52.56	546.00	5°30'57"	N70°07'49"E	52.54
C74	52.56	546.00	5°30'57"	N75°38'46"E	52.54
C75	52.56	546.00	5°30'57"	N81°09'43"E	52.54
C76	52.57	546.00	5°30'58"	N86°40'40"E	52.55
C77	55.94	546.00	5°52'14"	S87°37'44"E	55.92
C78	52.57	546.00	5°30'58"	S81°56'08"E	52.55
C79	44.39	546.00	4°39'31"	S78°19'37"E	44.38
C80	66.68	486.00	7°51'38"	N39°35'13"E	66.61
C81	84.60	325.00	14°54'51"	N78°19'37"E	84.36
C82	34.91	25.00	80°00'00"	S45°47'03"W	32.14
C83	21.03	25.00	48°11'23"	N18°18'39"W	20.41
C84	153.92	50.00	176°22'42"	N45°47'01"E	99.95
C85	15.78	25.00	36°10'29"	S64°06'53"E	15.52
C86	20.96	25.00	48°01'51"	N70°02'33"W	20.35
C87	64.19	486.00	7°34'02"	N47°18'02"E	64.14

LINE	BEARING	LENGTH
L1	N02°43'23"W	20.47
L2	N49°41'48"W	22.62
L3	N19°31'39"E	15.77
L4	N33°04'57"E	23.35
L5	N05°47'49"W	34.78
L6	N29°49'52"E	12.30
L7	N29°49'52"E	55.00
L8	S29°49'52"W	43.72
L9	S05°47'49"E	29.10
L10	S51°09'18"E	21.08
L11	S18°31'39"W	29.71
L12	S20°28'21"E	32.14
L13	N75°07'53"E	21.44
L14	N30°44'08"E	25.54
L15	N18°06'15"E	22.18
L16	N24°14'02"E	13.91
L17	S24°14'02"E	13.86
L18	S66°40'55"E	22.14
L19	S30°44'06"W	24.48
L20	S14°52'07"E	20.99
L21	S49°41'48"E	29.10
L22	S89°17'23"E	23.12
L23	S09°07'47"W	68.28
L24	S24°46'05"W	61.21
L25	S24°46'05"W	3.41
L26	S24°46'05"W	62.64
L27	S45°46'44"W	57.04
L28	S66°59'04"W	33.54
L29	S66°59'04"W	23.50
L30	S86°59'21"W	60.50
L31	S88°47'03"W	64.40
L32	N70°40'46"W	9.74
L33	N70°40'46"W	47.27
L34	S85°47'03"W	14.64
L35	S05°47'03"W	13.95
L36	N84°12'57"W	50.00

OWNERS:

FELDER MHI-BLACKHAWK, LLC
6414 RIVER PLACE BOULEVARD
SUITE 100
AUSTIN, TX 78730
TRAVIS COUNTY

JNC DEVELOPMENT, INC.,
12300 MONTWOOD DRIVE
EL PASO, TX, 79928
EL PASO COUNTY

BRIEF LEGAL DESCRIPTION:

20.091 ACRES OUT OF THE V. W. SWEARENGEN SURVEY, ABSTRACT NO. 724, OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT 19.806 ACRE TRACT CONVEYED TO FELDER MHI-BLACKHAWK, LLC BY DEED RECORDED IN DOCUMENT NO. 2019106053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC) AND BEING 0.285 ACRE OUT OF THAT 29.50 ACRE TRACT CONVEYED TO JNC DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015165363 OPRTC.

DATE: MAY 23, 2018

SCALE: 1" = 100'

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F-10015400

PARK AT BLACKHAWK IV, PHASE 3 TRAVIS AND WILLIAMSON COUNTIES, TEXAS

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- 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. 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.
- A TEN FOOT PUBLIC UTILITY AND SIDEWALK EASEMENT (PUE) IS HEREBY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
- 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 PFLUGERVILLE 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.
- 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.
- 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.
- A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALLENBROOK DRIVE, TREY EDSEL DRIVE, SHADY HILL LANE, MATTS COVE, KANGAL COURT AND CARRIES RANCH ROAD.
- 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.
- THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE No. 1179-14-16-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
- 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.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 AND 2018172338 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
- LOTS 31-46 BLOCK B, ARE PROHIBITED FROM TAKING ACCESS TO HODDE LANE.
- SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.
- A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF LOTS 31-46 BLOCK B, FACING HODDE LANE. MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED/MAINTAINED BY THE HOA.
- 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.
- A TEN (10) FOOT PUBLIC SIDEWALK IS REQUIRED ALONG 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.
- 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.
- LOTS 46-50, BLOCK K MAY BE LOCATED WITHIN BOTH TRAVIS AND WILLIAMSON COUNTY, WHICH COULD AFFECT ESD'S RESPONSE.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- 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.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FOR LOTS PARTIALLY IN WILLIAMSON COUNTY INCLUDING LOTS 46, 47, 48, 49 AND 50 FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 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.

LOT AREAS:

BLOCK B

LOT 21 = 9,973 S.F.
LOT 22 = 6,600 S.F.
LOT 23 = 6,600 S.F.
LOT 24 = 6,600 S.F.
LOT 25 = 6,600 S.F.
LOT 26 = 6,600 S.F.
LOT 27 = 6,600 S.F.
LOT 28 = 6,600 S.F.
LOT 29 = 6,631 S.F.
LOT 30 = 6,239 S.F.
LOT 31 = 12,407 S.F.
LOT 32 = 7,829 S.F.
LOT 33 = 7,178 S.F.
LOT 34 = 7,388 S.F.
LOT 35 = 9,650 S.F.
LOT 36 = 6,609 S.F.
LOT 37 = 6,610 S.F.
LOT 38 = 7,060 S.F.
LOT 39 = 7,816 S.F.
LOT 40 = 9,422 S.F.
LOT 41 = 11,146 S.F.
LOT 42 = 11,503 S.F.
LOT 43 = 9,501 S.F.
LOT 44 = 7,950 S.F.
LOT 45 = 7,179 S.F.
LOT 46 = 6600 S.F.

BLOCK E

LOT 8 = 8,185 S.F.
LOT 9 = 8,701 S.F.
LOT 10 = 7,966 S.F.
LOT 11 = 10,637 S.F.
LOT 12 = 10,433 S.F.
LOT 13 = 10,596 S.F.

BLOCK F

LOT 5 = 17,208 S.F.
LOT 6 = 9,016 S.F.
LOT 7 = 8,482 S.F.
LOT 8 = 7,728 S.F.
LOT 9 = 8,741 S.F.
LOT 10 = 9,650 S.F.
LOT 11 = 9,650 S.F.
LOT 12 = 8,409 S.F.
LOT 13 = 8,284 S.F.
LOT 14 = 9,165 S.F.
LOT 15 = 9,820 S.F.
LOT 16 = 7,800 S.F.
LOT 17 = 7,800 S.F.
LOT 18 = 9,581 S.F.
LOT 19 = 9,274 S.F.
LOT 20 = 16,825 S.F.
LOT 21 = 12,646 S.F.
LOT 22 = 12,585 S.F.
LOT 23 = 13,678 S.F.
LOT 24 = 10,656 S.F.
LOT 25 = 17,208 S.F.

BLOCK G

LOT 8 = 8,668 S.F.
LOT 9 = 7,234 S.F.
LOT 10 = 7,491 S.F.
LOT 11 = 7,098 S.F.
LOT 12 = 7,389 S.F.
LOT 13 = 7,281 S.F.
LOT 14 = 7,134 S.F.
LOT 15 = 8,383 S.F.
LOT 16 = 11,428 S.F.
LOT 17 = 9,008 S.F.
LOT 18 = 11,196 S.F.
LOT 19 = 10,644 S.F.
LOT 20 = 7,688 S.F.
LOT 21 = 7,440 S.F.
LOT 22 = 7,440 S.F.
LOT 23 = 9,188 S.F.

BLOCK K

LOT 43 = 7790 S.F.
LOT 44 = 8,206 S.F.
LOT 45 = 7,803 S.F.
LOT 46 = 7,716 S.F.
LOT 47 = 7,509 S.F.
LOT 48 = 7,542 S.F.
LOT 49 = 7,554 S.F.
LOT 50 = 7,241 S.F.
LOT 51 = 8,540 S.F.

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

STATE OF TEXAS

COUNTY OF TRAVIS

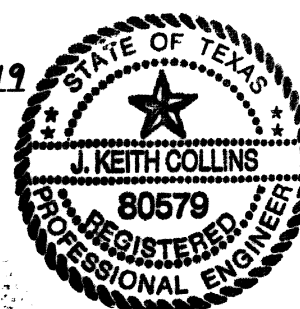
KNOW ALL MEN BY THESE PRESENTS

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, FOLLOWS CHAPTER 482 OF TRAVIS COUNTY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Keith Collins
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER No. 80579
STATE OF TEXAS



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.

20.091 ACRES OUT OF THE V. W. SWEARENGEN SURVEY, ABSTRACT No. 724, OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT No. 306, IN TRAVIS COUNTY, TEXAS, OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT No. 883, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT 19.806 ACRE TRACT CONVEYED TO FELDER MHI-BLACKHAWK, LLC BY DEED RECORDED IN DOCUMENT NO. 2019106053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC) AND BEING 0.285 ACRE OUT OF THAT 29.50 ACRE TRACT CONVEYED TO JNC DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015165363 OPRTC, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2"iron found on the West Line of Hodde Lane at the northeast corner of said 29.50 Acre Tract, said point being the southeast corner of said 19.806 Acre Tract;

THENCE along the northeasterly line of said 29.50 Acre Tract, and along the southwesterly line of said 19.806 Acre Tract the following eight courses:

- N60°10'08"W a distance of 140.00 feet to a 1/2"iron rod set;
- N29°49'52"E a distance of 23.58 feet to a 1/2"iron rod set;
- N60°10'08"W a distance of 233.65 feet to a 1/2"iron rod set;
- N82°04'51"W a distance of 105.46 feet to a 1/2"iron rod set;
- N01°12'57"W a distance of 131.59 feet to a 1/2"iron rod set;
- N08°29'42"W a distance of 50.41 feet to a 1/2"iron rod set;
- N01°12'57"W a distance of 130.00 feet to a 1/2"iron rod set;
- N00°36'45"E a distance of 162.64 feet to a 1/2"iron rod set at a point of curvature of a non-tangent curve to the right at an angle point of said 29.50 Acre Tract;

THENCE across said 29.50 Acre Tract the following eight courses:

- Westerly along the arc of said curve to the right, an arc length of 84.60 feet, said curve having a radius of 325.00 feet, a central angle of 14°54'51" and a chord bearing S78°19'37"W, 84.36 feet to a 1/2"iron rod set;
- S85°47'03"W a distance of 14.64 feet to a 1/2"iron rod set at a point of curvature of a tangent curve to the left;
- Southwesterly along the arc of said curve to the left, an arc length of 34.91 feet, said curve having a radius of 25.00 feet, a central angle of 80°00'00", and a chord bearing S45°47'03"W, 32.14 feet to a 1/2"iron rod set;
- S05°47'03"W a distance of 13.95 feet to a 1/2"iron rod set;
- N84°12'57"W a distance of 50.00 feet to a 1/2"iron rod set at a point of curvature of a tangent curve to the left;
- Northerly along the arc of said curve to the left, an arc length of 21.03 feet, said curve having a radius of 25.00 feet, a central angle of 48°11'23" and a chord bearing N18°18'39"W, 20.41 feet to a 1/2"iron rod set at a point of reverse curvature of a curve to the right;
- Northeasterly along the arc of said curve to the right, an arc length of 153.92 feet, said curve having a radius of 50.00 feet, a central angle of 176°22'42", and a chord bearing N45°47'01"E, 99.95 feet to a 1/2"iron rod set at a point of reverse curvature of a curve to the left;
- Southeasterly along the arc of said curve to the left, an arc length of 15.78 feet, said curve having a radius of 25.00 feet, a central angle of 36°10'29", and a chord bearing S64°06'53"E, 15.52 feet to a 1/2"iron rod set at an angle point of said 29.50 Acre Tract;

THENCE along the northeasterly line of said 29.50 Acre Tract, and along the southwesterly line of said 19.806 Acre Tract the following seven courses:

- N04°12'57"W a distance of 127.30 feet to a 1/2"iron rod set;
- N89°38'53"W a distance of 161.74 feet to a 1/2"iron rod set;
- N76°08'22"W a distance of 120.28 feet to a 1/2"iron rod set, from which point the Southwest Corner of the V.W. Swearengen Survey No. 32 bears S82°30'28"W a distance of approximately 6948 feet;
- N20°02'29"E a distance of 104.24 feet to a 1/2"iron rod set;
- N62°45'40"E a distance of 27.14 feet to a 1/2"iron rod set;
- N15°28'52"E a distance of 60.00 feet to a 1/2"iron rod set in Concrete Monument at a point of curvature of a tangent curve to the right;
- Northwesterly along the arc of said curve to the right, an arc length of 24.57 feet, said curve having a radius of 486.00 feet, a central angle of 02°53'46" and a chord bearing N73°04'15"W, 24.56 feet to a 1/2"iron rod set for the most southerly corner of that 17.537 Acre Tract (Tract 1) conveyed to Lakeside Water Control and Improvement District No. 2A by deed recorded in Document No. 2018044279 OPRTC;

THENCE N18°22'39"E along the easterly line of said 17.537 Acre Tract and along the westerly line of said 19.806 Acre Tract, a distance of 120.00 feet to a 1/2"iron rod set for the Northwest Corner of said 19.806 Acre Tract;

THENCE along the North Line of said 19.806 Acre Tract, across the remainder of that 286.736 Acre Tract conveyed to Robert M. Tiemann (Carrie Parker 50% interest in the remainder of that 195.98 Acre Tract per deed recorded in Volume 11261, Page 354 of the Real Property Records of Travis County, Texas (RPRTC)) by deed recorded in Volume 8338, Page 505 of the Deed Records of Travis County, Texas (DRTC), and across the remainder of that 19.244 Acre Tract conveyed to Robert M. Tiemann (Carrie Parker 50% interest in the remainder of that 195.98 Acre Tract per deed recorded in Volume 11261, Page 354 RPRTC) by deed recorded in Volume 8198, Page 46 DRTC the following nine courses:

- S77°39'13"E a distance of 68.34 feet to a 1/2"iron rod set;
- N83°28'28"E a distance of 147.04 feet to a 1/2"iron rod set;
- N63°37'54"E a distance of 59.25 feet to a 1/2"iron rod set;
- N57°16'57"E a distance of 69.32 feet to a 1/2"iron rod set;
- N47°52'16"E a distance of 67.62 feet to a 1/2"iron rod set;
- N39°21'45"E a distance of 40.93 feet to a 1/2"iron rod set;
- S54°20'35"E a distance of 195.28 feet to a 1/2"iron rod set at a point of curvature of a tangent curve to the left;
- Northeasterly along the arc of said curve to the left, an arc length of 20.49 feet, said curve having a radius of 546.00 feet, a central angle of 02°09'01" and a chord bearing N34°34'54"E, 20.49 feet to a 1/2"iron rod set;
- S60°28'21"E a distance of 731.46 feet to a 1/2"iron rod set for the Northeast Corner of said 19.806 Acre Tract on the west line of Hodde Lane and the east line of said 286.736 Acre Tract;

THENCE along the west line of Hodde Lane and the east line of said 19.806 Acre Tract the following two courses:

- S29°31'22"W (Bearing Basis) a distance of 575.34 feet to a 1/2"iron rod found;
- S29°49'52"W a distance of 413.30 feet to the said POINT OF BEGINNING.

Containing 20.091 acres, more or less.
All iron rods set have "RJ SURVEYING" caps.
All Bearings are based on the West line of Hodde Lane, called South 29°31'22" West.

DATE: MAY 23, 2018

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

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

PARK AT BLACKHAWK IV, PHASE 3

TRAVIS AND WILLIAMSON COUNTIES, TEXAS

APPROVED THIS 2 DAY OF February, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

PAT EPSTEIN
PAT EPSTEIN, CHAIRMAN

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

EMILY BARRON
EMILY BARRON, AICP, PLANNING DIRECTOR

ATTEST:
KAREN THOMPSON
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 COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SECURITY PRIOR TO PERMITTING THE OWNER(S)' SUBDIVISION CONSTRUCTION PLANS.

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 COURT, THIS THE ____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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. 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: MAY 23, 2018

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

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

F-10015400

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED JULY 17, 2019, RECORDED AS DOCUMENT NO. 2019106054 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION

BY: Nick Fuberman
PRINTED NAME: Nick Fuberman

TITLE: Senior Vice President

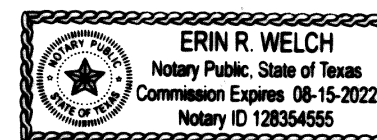
STATE OF TEXAS

COUNTY OF Travis

BEFORE ME, ON THIS DAY PERSONALLY APPEARED Nick Fuberman 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 18 DAY OF November, 2019 A.D.

BY: Erin R. Welch
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Erin R. WelchMY COMMISSION EXPIRES: 08-15-2022

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED JULY 12, 2019, RECORDED AS DOCUMENT NO. 2019106056 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

ROWE LANE DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY: Matthew R. Tiemann
MATTHEW R. TIEMANN, PRESIDENT

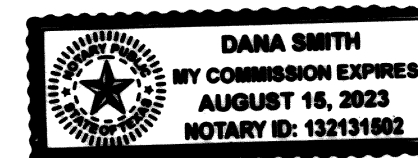
STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, 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 19 DAY OF November, 2019 A.D.

BY: Dana Smith
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dana SmithMY COMMISSION EXPIRES: 08-15-2023

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, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS 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 DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

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., 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
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT FELDER MHI-BLACKHAWK, LLC, ACTING BY AND THROUGH STEVEN A. KRASOFF, PRESIDENT AND CHIEF EXECUTIVE OFFICER, OWNER OF THAT 19.806 ACRES CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2019106053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 19.806 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 3" 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 4 DAY OF December, 2019 A.D.

FELDER MHI-BLACKHAWK, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: SCOTT FELDER HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, MEMBER

BY: Steven A. Krasoff
STEVEN A. KRASOFF, PRESIDENT AND
CHIEF EXECUTIVE OFFICER, VICE
FELDER MHI-BLACKHAWK, LLC
6414 RIVER PLACE BOULEVARD, SUITE 100
AUSTIN, TX 78730

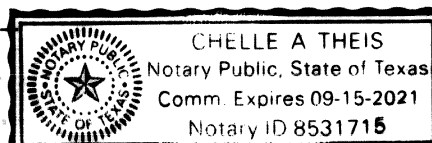
STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN A. KRASOFF, 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 4 DAY OF December, 2019 A.D.

BY: Chelle A. Theis
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Chelle A. TheisMY COMMISSION EXPIRES: 9/15/2021

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT JNC DEVELOPMENT, INC., OWNER OF THAT REMAINDER OF 29.50 ACRES BY DEED RECORDED IN DOCUMENT NO. 2015165363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.285 ACRE 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 3" 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 26 DAY OF November, 2019 A.D.

JNC DEVELOPMENT, INC., A TEXAS CORPORATION

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

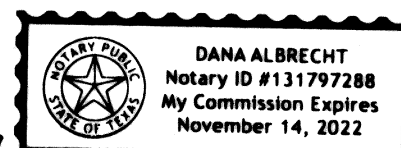
STATE OF TEXAS

COUNTY OF El Paso

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carlos D. Bombach 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 26 DAY OF NOVEMBER, 2019 A.D.

BY: Dana Albrecht
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Dana AlbrechtMY COMMISSION EXPIRES: 11-14-22

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