

LOCATION MAP  
SCALE: 1" = 600'

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

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

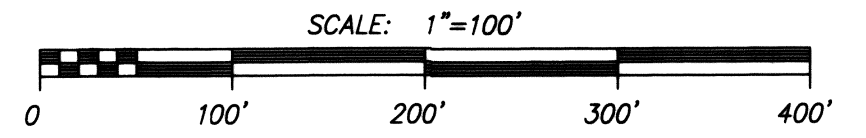
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF 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: JULY 17, 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 9**  
TRAVIS & WILLIAMSON COUNTIES, TEXAS



**SITE DATA:**

AREA OF THIS PLAT: 27.799 ACRES  
LAND USE: 20.787 ACRES SINGLE FAMILY  
ROW DEDICATION: 0.349 ACRES  
STREET ACRES: 6.242 ACRES  
OPEN SPACE ACRES: 0.421  
BLOCKS: 8  
SINGLE FAMILY LOTS: 105  
OPEN SPACE LOTS: 2

**OWNERS:**

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

LAKESIDE WATER CONTROL AND  
IMPROVEMENT  
DISTRICT NO. 2A  
C/O LLOYD, GOSSELINK ROCHELLE &  
TOWNSEND, P.C.  
816 CONGRESS AVENUE, SUITE 1900  
AUSTIN, TEXAS 78701  
TRAVIS COUNTY

- LEGEND:**
- DE = DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - WME = WASTEWATER EASEMENT
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - RPRWC = 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°53'51"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
SIKA 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 ALL OF THAT 27.799 ACRE TRACT OF LAND (SAVE AND EXCEPT 0.0197 ACRE) CONVEYED TO FELDER MHI-BLACKHAWK, LLC BY DEED RECORDED IN DOCUMENT NO. 2021042682 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), ALSO RECORDED IN DOCUMENT NO. 2021028824 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING ALSO PART OF THAT 17.537 ACRE TRACT OF LAND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A (TRACT 1) BY DEED RECORDED IN DOCUMENT NO. 2018044279, OPRTC, ALSO RECORDED IN DOCUMENT NO. 2018024753, OPRWC.

CONCRETE MONUMENT  
AND BENCH MARK  
N: 10,147,586.29  
E: 3,174,298.35  
ELEV: 634.06' NAVD 88

**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

DATE: JULY 17, 2018 SCALE: 1" = 100'

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
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**PARK AT BLACKHAWK IV, PHASE 9**

TRAVIS &amp; WILLIAMSON COUNTIES, TEXAS

## BLOCK-LOT AREA

K - 53 8,337 SQ. FT.  
K - 54 8,337 SQ. FT.  
K - 55 8,337 SQ. FT.  
K - 56 7,800 SQ. FT.  
K - 57 7,800 SQ. FT.  
K - 58 7,800 SQ. FT.  
K - 59 7,800 SQ. FT.  
K - 60 7,800 SQ. FT.  
K - 61 7,810 SQ. FT.  
K - 62 8,518 SQ. FT.  
K - 63 8,012 SQ. FT.  
K - 64 6,600 SQ. FT.  
K - 65 6,600 SQ. FT.  
K - 66 6,600 SQ. FT.  
K - 67 6,587 SQ. FT.  
K - 68 6,704 SQ. FT.

L - 1 6,016 SQ. FT.  
L - 2 7,250 SQ. FT. OPEN SPACE  
L - 3 7,250 SQ. FT.  
L - 4 7,250 SQ. FT.  
L - 5 7,250 SQ. FT.  
L - 6 7,250 SQ. FT.  
L - 7 6,875 SQ. FT.  
L - 8 6,875 SQ. FT.  
L - 9 6,857 SQ. FT.  
L - 10 6,893 SQ. FT.  
L - 11 6,875 SQ. FT.  
L - 12 6,875 SQ. FT.

O - 1 10,985 SQ. FT.  
O - 2 8,636 SQ. FT.  
O - 3 7,800 SQ. FT.  
O - 4 7,800 SQ. FT.  
O - 5 8,332 SQ. FT.  
O - 6 8,598 SQ. FT.  
O - 7 8,059 SQ. FT.  
O - 8 10,087 SQ. FT.

P - 1 10,577 SQ. FT.  
P - 2 9,357 SQ. FT.  
P - 3 10,872 SQ. FT.  
P - 4 9,307 SQ. FT.  
P - 5 8,153 SQ. FT.  
P - 6 6,040 SQ. FT.  
P - 7 8,382 SQ. FT.  
P - 8 8,837 SQ. FT.  
P - 9 8,037 SQ. FT.  
P - 10 8,021 SQ. FT.  
P - 11 8,028 SQ. FT.  
P - 12 8,281 SQ. FT.  
P - 13 10,295 SQ. FT.  
P - 14 11,287 SQ. FT.  
P - 15 8,284 SQ. FT.  
P - 16 8,291 SQ. FT.  
P - 17 8,298 SQ. FT.  
P - 18 8,306 SQ. FT.  
P - 19 8,793 SQ. FT.  
P - 20 8,912 SQ. FT.  
P - 21 8,280 SQ. FT.  
P - 22 8,257 SQ. FT.  
P - 23 9,204 SQ. FT.

Q - 1 11,517 SQ. FT.  
Q - 2 8,494 SQ. FT.  
Q - 3 8,325 SQ. FT.  
Q - 4 8,328 SQ. FT.  
Q - 5 8,328 SQ. FT.  
Q - 6 8,799 SQ. FT.  
Q - 7 9,056 SQ. FT.  
Q - 8 8,446 SQ. FT.  
Q - 9 8,385 SQ. FT.  
Q - 10 10,175 SQ. FT.  
Q - 11 8,096 SQ. FT.  
Q - 12 8,959 SQ. FT.  
Q - 13 9,158 SQ. FT.  
Q - 14 8,429 SQ. FT.  
Q - 15 8,728 SQ. FT.  
Q - 16 8,227 SQ. FT.  
Q - 17 8,412 SQ. FT.  
Q - 18 8,412 SQ. FT.  
Q - 19 8,412 SQ. FT.  
Q - 20 8,908 SQ. FT.  
Q - 21 11,883 SQ. FT.

R - 1 7,686 SQ. FT.  
R - 2 7,949 SQ. FT.

S - 19 6,879 SQ. FT.  
S - 20 12,348 SQ. FT.  
S - 21 9,418 SQ. FT.  
S - 22 8,450 SQ. FT.  
S - 23 8,450 SQ. FT.  
S - 24 8,450 SQ. FT.  
S - 25 8,450 SQ. FT.  
S - 26 8,984 SQ. FT.  
S - 27 10,017 SQ. FT.  
S - 28 8,292 SQ. FT.  
S - 29 10,867 SQ. FT.  
S - 30 8,839 SQ. FT.  
S - 31 8,114 SQ. FT.  
S - 32 8,137 SQ. FT.  
S - 33 8,331 SQ. FT.  
S - 34 8,420 SQ. FT.  
S - 35 11,228 SQ. FT.

V - 14 13,348 SQ. FT.  
V - 15 13,025 SQ. FT.  
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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°06'09"W	20.00'
L2	S31°25'30"E	24.00'
L3	S61°51'18"W	24.00'
L4	S20°59'36"W	56.17'
L5	S24°20'43"W	55.01'
L6	S24°47'59"W	62.84'
L7	S17°15'26"W	57.43'
L8	S09°36'11"W	65.00'
L9	N80°44'51"W	120.00'
L10	S09°15'09"W	50.00'
L11	S80°44'51"E	120.00'
L12	S04°36'25"W	59.29'
L13	S89°57'41"W	120.00'
L14	N81°43'29"E	120.00'
L15	S12°55'15"E	59.29'
L16	S22°12'44"E	59.29'
L17	S50°33'06"W	60.76'
L18	S01°57'15"E	19.36'
L19	N87°06'43"W	23.60'
L20	N48°58'59"W	19.63'
L21	N80°44'51"W	3.04'
L22	N34°53'51"W	21.21'
L23	N55°06'09"E	21.21'
L24	N10°06'09"E	60.72'
L25	N10°06'09"E	60.72'
L26	N09°15'09"E	103.04'
L27	N54°15'09"E	21.21'
L28	N80°44'51"W	50.00'
L29	N80°44'51"W	50.00'
L30	N35°44'51"W	21.21'
L31	N03°01'46"E	35.70'
L32	N49°05'37"E	20.82'
L33	N03°01'46"E	35.70'
L34	N43°02'05"W	20.82'
L35	N34°53'51"W	21.21'
L36	N10°06'09"E	22.99'
L37	N55°06'09"E	21.21'
L38	N10°06'09"E	22.99'
L39	N01°55'22"W	16.70'
L40	N43°04'38"E	21.21'
L41	N01°55'22"W	16.70'
L42	N46°55'22"W	21.21'
L43	N88°04'38"E	19.46'
L44	N55°02'17"E	21.19'
L45	N33°05'09"W	20.53'
L46	N54°15'09"E	21.21'
L47	N80°44'51"W	39.32'
L48	N80°44'51"W	39.32'
L49	N35°44'51"W	21.21'
L50	N43°31'17"E	21.49'
L51	N49°53'29"W	22.17'
L52	N22°32'41"E	57.13'
L53	N22°32'41"E	67.00'
L54	N25°25'51"E	67.00'
L55	N25°25'51"E	41.12'
L56	N21°34'22"E	33.96'
L57	N21°34'22"E	30.36'
L58	N11°43'41"E	55.01'
L59	N09°37'37"E	67.53'
L60	N09°15'09"E	67.00'
L61	N09°15'09"E	67.00'
L62	N09°15'09"E	72.45'
L63	N09°15'09"E	12.22'
L64	N22°32'41"E	94.31'
L65	N24°10'50"E	69.02'
L66	N25°25'51"E	69.00'
L67	N21°34'22"E	64.32'
L68	N11°43'41"E	55.01'
L69	N11°43'41"E	10.21'
L70	N09°15'09"E	69.00'
L71	N09°15'09"E	69.00'
L72	N09°15'09"E	69.00'
L73	N09°15'09"E	69.00'
L74	N18°10'47"E	106.21'
L75	N22°43'30"E	46.50'
L76	N25°25'51"E	34.73'
L77	N25°25'51"E	70.10'
L78	N25°25'51"E	70.10'
L79	N25°25'51"E	70.10'
L80	N22°36'01"E	64.05'
L81	N09°23'28"E	67.70'
L82	N09°23'28"E	70.10'
L83	N09°23'28"E	67.22'
L84	N18°10'47"E	85.03'
L85	N18°10'47"E	21.18'
L86	N22°43'30"E	46.50'
L87	N25°25'51"E	69.40'
L88	N25°25'51"E	69.40'
L89	N25°25'51"E	69.40'
L90	N25°25'51"E	36.83'
L91	N22°36'01"E	43.40'
L92	N22°36'01"E	20.65'
L93	N09°23'28"E	61.38'
L94	N09°23'28"E	72.44'
L95	N09°23'28"E	71.20'
L96	N07°18'45"E	50.00'
L97	N10°06'09"E	20.00'
L98	S79°53'51"E	24.52'
L99	N80°46'21"W	65.00'
L100	S09°15'09"W	20.76'
L101	S09°15'09"W	104.96'

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.

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

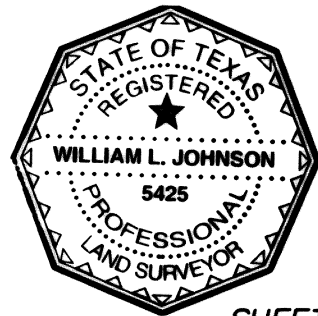
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT I, WILLIAM L. JOHNSON, DO HEREBY CONFIRM 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  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425  
STATE OF TEXAS



SHEET 3 OF 4 SHEETS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	39.64	25.00	90°31'00"	S54°40'39"W
C2	63.47	931.74	3°54'12"	S11°12'15"W
C3	34.00	948.74	2°03'12"	S15°12'54"W
C4	32.39	931.74	1°59'31"	S18°16'12"W
C5	69.87	486.00	8°14'12"	S04°09'25"E
C6	5.00	993.00	0°17'18"	N09°23'48"E
C7	38.98	90.00	24°48'52"	S14°34'49"W
C8	25.22	486.00	2°58'23"	S28°20'39"E
C9	11.95	325.00	6°06'26"	S57°08'07"W
C10	46.16	425.00	2°13'24"	N06°08'28"E
C11	40.73	375.00	6°13'24"	N06°08'28"E
C12	148.24	525.00	16°10'42"	N17°20'30"E
C13	30.52	525.00	3°19'51"	N10°55'06"E
C14	62.08	525.00	6°46'31"	N15°58'15"E
C15	55.64	525.00	6°04'21"	N22°23'41"E
C16	134.12	475.00	16°10'42"	N17°20'30"E
C17	59.88	475.00	7°13'22"	N12°51'50"E
C18	74.24	475.00	8°57'20"	N20°57'11"E
C19	73.57	275.00	15°19'42"	N17°46'00"E
C20	52.31	275.00	10°53'56"	N19°58'53"E
C21	21.26	275.00	4°25'46"	N12°19'02"E
C22	86.95	325.00	15°19'42"	N17°46'00"E
C23	42.53	325.00	7°29'52"	N21°40'56"E
C24	44.42	325.00	7°49'50"	N14°01'04"E
C25	91.77	325.00	16°10'42"	N17°20'30"E
C26	1.80	325.00	0°19'04"	N09°24'41"E
C27	62.31	325.00	10°59'06"	N15°03'46"E
C28	27.66	325.00	4°52'33"	N22°59'35"E
C29	77.65	275.00	16°10'42"	N17°20'30"E
C30	22.00	275.00	4°35'01"	N11°32'40"E
C31	55.65	275.00	11°35'41"	N19°38'01"E
C32	73.57	275.00	15°19'42"	N17°46'00"E
C33	86.95	325.00	15°19'42"	N17°46'00"E
C34	37.79	325.00	6°39'46"	N22°05'59"E
C35	49.15	325.00	8°39'57"	N14°26'07"E
C36	167.73	325.00	23°34'11"	N72°58'25"E
C37	102.77	325.00	18°07'06"	S65°08'26"W
C38	65.44	325.00	11°32'13"	N79°58'06"E
C39	11.47	325.00	2°01'18"	N86°44'51"E
C40	141.92	275.00	29°34'11"	N72°58'25"E
C41	101.66	275.00	21°10'50"	N68°46'44"E
C42	40.26	275.00	8°23'21"	N83°33'50"E
C43	215.06	546.00	22°34'04"	N19°36'44"W
C44	77.83	546.00	8°10'00"	N26°48'46"W
C45	70.81	546.00	7°25'50"	N19°00'50"W
C46	66.42	546.00	6°58'14"	N11°48'49"W
C47	331.52	486.00	39°05'00"	N10°17'21"W
C48	78.81	486.00	9°17'28"	N22°12'44"W
C49	78.81	486.00	9°17'28"	N12°55'15"W
C50	87.49	546.00	9°10'52"	N04°39'43"E
C51	64.99	546.00	6°49'11"	N03°28'53"E
C52	22.50	546.00	2°21'41"	N08°04'19"E
C53	78.81	486.00	9°17'28"	N04°36'25"E
C54	149.65	530.00	16°10'42"	N17°20'30"E
C55	17.52	530.00	1°53'39"	N10°11'59"E
C56	66.28	530.00	7°09'56"	N14°43'47"E
C57	65.14	530.00	7°02'30"	N21°50'00"E
C58	0.71	530.00	0°04'37"	N25°23'33"E
C59	132.71	470.00	16°10'42"	N17°20'30"E
C60	19.33	470.00	2°21'24"	N10°25'52"E
C61	83.81	470.00	10°13'02"	N16°43'05"E
C62	29.57	470.00	3°36'16"	N23°37'44"E
C63	195.36	993.00	11°16'20"	N19°47'41"E
C64	25.90	993.00	1°29'39"	N24°41'02"E
C65	74.39	993.00	4°17'32"	N21°47'26"E
C66	95.07	993.00	5°29'09"	N16°54'06"E
C67	132.65	931.74	8°09'25"	N21°21'09"E
C68	44.08	931.74	2°42'37"	N24°04'33"E
C69	56.18	931.74	3°27'16"	N20°58'36"E
C70	38.90	25.00	89°09'00"	N35°19'21"W
C71	63.39	325.00	11°10'31"	N03°39'54"E
C72	44.86	325.00	7°54'29"	N02°01'53"E
C73	18.53	325.00	3°16'02"	N07°37'08"E
C74	53.64	275.00	11°10'31"	N03°39'54"E
C75	25.41	875.00	1°39'49"	N83°31'09"W
C76	35.62	875.00	2°19'57"	N89°14'37"E
C77	149.10	925.00	9°14'07"	N87°18'18"W
C78	55.36	925.00	3°25'43"	N84°24'06"W
C79	40.19	925.00	2°29'23"	N87°21'40"W
C80	53.55	925.00	3°19'01"	N89°44'09"E
C81	141.41	725.00	11°10'31"	N86°20'06"W
C82	48.96	725.00	3°52'09"	N89°59'17"W
C83	62.85	725.00	4°58'02"	N85°34'12"W
C84	29.60	725.00	2°20'20"	N81°55'01"W
C85	131.66	675.00	11°10'31"	N86°20'06"W
C86	65.87	675.00	5°35'28"	N89°07'37"W
C87	65.79	675.00	5°35'03"	N83°32'22"W
C88	29.63	875.00	1°56'24"	N81°43'03"W
C89	55.04	875.00	3°36'14"	N82°32'57"W

## EASEMENT LIST:

[1] = TEMPORARY CUL-DE-SAC EASEMENT TO THE COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018020794 OPRTC - FROM THE DOCUMENT UNDER GRANT OF EASEMENT NO. 4 TERMINATION "THE EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS AN EXTENSION OF ELAND DRIVE OVER AND THROUGH THE CUL-DE-SAC IS DEDICATED TO GRANTEE."



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 ALL OF THAT 27.799 ACRE TRACT OF LAND (SAVE AND EXCEPT 0.0197 ACRE) CONVEYED TO FELDER MHI-BLACKHAWK, LLC BY DEED RECORDED IN DOCUMENT NO. 2021042682 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), ALSO RECORDED IN DOCUMENT NO. 2021028824 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRW), BEING ALSO PART OF THAT 17.537 ACRE TRACT OF LAND CONVEYED TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A (TRACT 1) BY DEED RECORDED IN DOCUMENT NO. 2018044279, OPRTC, ALSO RECORDED IN DOCUMENT NO. 2018024753, OPRW, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF ROWE LANE (WIDTH VARIES) FOR THE NORTHEAST CORNER OF PARK AT BLACKHAWK IV, PHASE 7B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201600182, OPRTC;

THENCE ALONG THE SOUTH LINE OF SAID ROWE LANE AND THE NORTH LINE OF SAID 27.799 ACRE TRACT, S79°53'51"E A DISTANCE OF 758.53 FEET TO A 1/2" IRON SET AT THE NORTHEAST CORNER OF SAID 27.799 ACRE TRACT, BEING THE NORTHWEST CORNER OF PARK AT BLACKHAWK IV, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201900196, OPRTC;

THENCE ALONG THE WEST LINE OF SAID PARK AT BLACKHAWK IV, PHASE 1 AND THE EAST LINE OF SAID 27.799 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. S10°06'09"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
2. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.64 FEET, 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;
3. 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;
4. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 63.47 FEET, HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 0°35'41", AND A CHORD BEARING S11°12'15"W, 63.46 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE NORTH, EAST, AND SOUTH LINES OF SAID 0.0197 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. S31°25'30"E A DISTANCE OF 24.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 34.00 FEET, HAVING A RADIUS OF 948.74 FEET, A CENTRAL ANGLE OF 0°03'12", AND A CHORD BEARING S15°12'34"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 OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG THE WEST LINE OF SAID PARK AT BLACKHAWK IV, PHASE 1 AND THE EAST LINE OF SAID 27.799 ACRE TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 32.39 FEET, HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 0°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°59'36"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"W A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD SET;
6. S24°47'59"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°36'11"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;
15. S89°57'41"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
16. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 69.87 FEET, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 08°14'12" AND A CHORD BEARING S04°09'25"E, 69.81 FEET TO A 1/2" IRON ROD SET;
17. N81°43'29"E A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
18. S12°55'15"E A DISTANCE OF 59.29 FEET TO A 1/2" IRON ROD SET;
19. S22°12'44"E A DISTANCE OF 59.29 FEET TO A 1/2" IRON ROD SET;
20. S63°08'32"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
21. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 25.22 FEET, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 02°58'23" AND A CHORD BEARING S28°20'39"E, 25.22 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CARRIES RANCH ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF SAID 27.799 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID PARK AT BLACKHAWK IV, PHASE 1, BEING ALSO AN ANGLE POINT ON THE NORTH LINE OF PARK AT BLACKHAWK IV, PHASE 4B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202000149, OPRTC;

THENCE ALONG THE NORTH LINE OF SAID PARK AT BLACKHAWK IV, PHASE 4B AND THE SOUTH LINE OF SAID 27.799 ACRE TRACT THE FOLLOWING FOUR (4) COURSES:

1. S50°33'06"W A DISTANCE OF 60.76 FEET TO A 1/2" IRON ROD FOUND;
2. S01°57'15"E A DISTANCE OF 19.36 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
3. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.98 FEET, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 24°48'52" AND A CHORD BEARING S14°34'49"W, 38.67 FEET TO A 1/2" IRON FOUND, FROM WHICH THE SOUTHEAST CORNER OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 BEARS APPROXIMATELY S52°44'02"E A DISTANCE OF 1531 FEET;
4. N81°12'41"W A DISTANCE OF 115.77 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF LOT 8, BLOCK V OF PARK AT BLACKHAWK IV, PHASE 6B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201500236, OPRTC;

THENCE ALONG THE NORTH LINE OF SAID PARK AT BLACKHAWK IV, PHASE 6B AND THE SOUTH LINE OF SAID 27.799 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. N47°28'23"W A DISTANCE OF 188.98 FEET TO A 1/2" IRON ROD SET;
2. S87°45'30"W A DISTANCE OF 136.00 FEET TO A 1/2" IRON ROD FOUND;
3. S62°42'23"W A DISTANCE OF 112.48 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 27.799 ACRE TRACT, BEING THE WEST CORNER OF LOT 5, BLOCK V OF SAID PARK AT BLACKHAWK IV, PHASE 6B, BEING ALSO THE NORTHEAST CORNER OF PARK AT BLACKHAWK IV, PHASE 5B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201900110, OPRTC;

THENCE ALONG THE NORTH LINE OF SAID PARK AT BLACKHAWK IV, PHASE 5B AND THE WEST LINE OF SAID 27.799 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

1. N31°48'40"W A DISTANCE OF 201.55 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
2. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 11.95 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 02°06'26", AND A CHORD BEARING S57°08'07"W, 11.95 FEET TO A 1/2" IRON ROD SET;
3. N87°06'43"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. N08°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 ON THE EAST LINE OF PARK AT BLACKHAWK IV, PHASE 7A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201800056, OPRTC, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROLLING CREEK ROAD (50' WIDE);

THENCE ALONG THE EAST LINE OF SAID PARK AT BLACKHAWK IV, PHASE 7A AND THE WEST LINE OF SAID 27.799 ACRE TRACT THE FOLLOWING SIX (6) COURSES:

1. N07°18'45"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 29.63 FEET, HAVING A RADIUS OF 875.00 FEET, A CENTRAL ANGLE OF 01°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 THE NORTHEAST CORNER OF LOT 8, BLOCK O OF SAID PARK AT BLACKHAWK IV, PHASE 7A, BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK O OF PARK AT BLACKHAWK, PHASE 7B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201600182, OPRTC, CONTINUING ALONG THE EAST LINE OF SAID PARK AT BLACKHAWK IV, 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 PARK AT BLACKHAWK, PHASE 7B AND THE WEST LINE OF SAID 27.799 ACRE TRACT THE FOLLOWING FIVE (5) COURSES:

1. N25°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. N13°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 27.799 ACRES, MORE OR LESS.

ALL IRON RODS SET OR FOUND HAVE "R/S SURVEYING" CAPS UNLESS NOTED OTHERWISE. BEARINGS ARE BASED ON THE NORTH LINE OF PARK AT BLACKHAWK IV, PHASE 7B, CALLED N79°53'51"W ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201600182, OPRTC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT FELDER MHI-BLACKHAWK, LLC, BEING THE OWNER OF 27.799 ACRES OF LAND (SAVE AND EXCEPT 0.0197 ACRE) OUT 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 DOCUMENT NO. 2021042682 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NO. 2021028824 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 27.799 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 9", 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 23 DAY OF April, 2021 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  
6414 RIVER PLACE BOULEVARD, SUITE 100  
AUSTIN, TEXAS 78730  
(512) 418-5400

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF April, 2021 A.D.

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

PRINTED NAME: Chelle A. Theis

MY COMMISSION EXPIRES: 9/6/2021

STATE OF TEXAS

COUNTY OF TRAVIS

THAT INTERNATIONAL BANK OF COMMERCE, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT RECORDED IN DOCUMENT NO. 2021042683 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NO. 2021028825 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE, A TEXAS STATE BANK

BY: Nicholas Fuhrman  
NICHOLAS FUHRMAN, Senior Vice President  
INTERNATIONAL BANK OF COMMERCE  
500 WEST 5TH STREET  
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICHOLAS FUHRMAN, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 23<sup>th</sup> DAY OF April, 2021 A.D.

BY: Araceli Hernandez  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Araceli Hernandez

MY COMMISSION EXPIRES: 6-2-2024

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M., 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 THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOIR, 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. 2A, BEING THE OWNER OF 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 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 22 DAY OF April, 2021 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  
C/O LLOYD, GOSSELINK ROCHELLE & TOWNSEND, P.C.  
816 CONGRESS AVENUE, SUITE 1900  
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

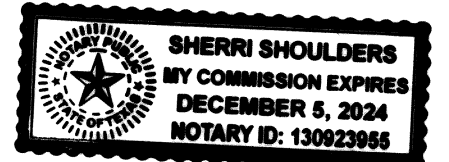
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE SHELLABY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 22<sup>nd</sup> DAY OF April, 2021 A.D.

BY: Sherrri Shoulders  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Sherrri Shoulders

MY COMMISSION EXPIRES: 12/5/24



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 5<sup>th</sup> DAY OF May, 2021 A.D.

Julisa Bak-Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

CITY CERTIFICATION FOR FINAL PLAT:

APPROVED THIS 30 DAY OF February, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Robert Romig  
ROBERT ROMIG, CHAIRMAN

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

ATTEST: Karen Thompson  
BY: 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, 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 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

DATE: JULY 17, 2018

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