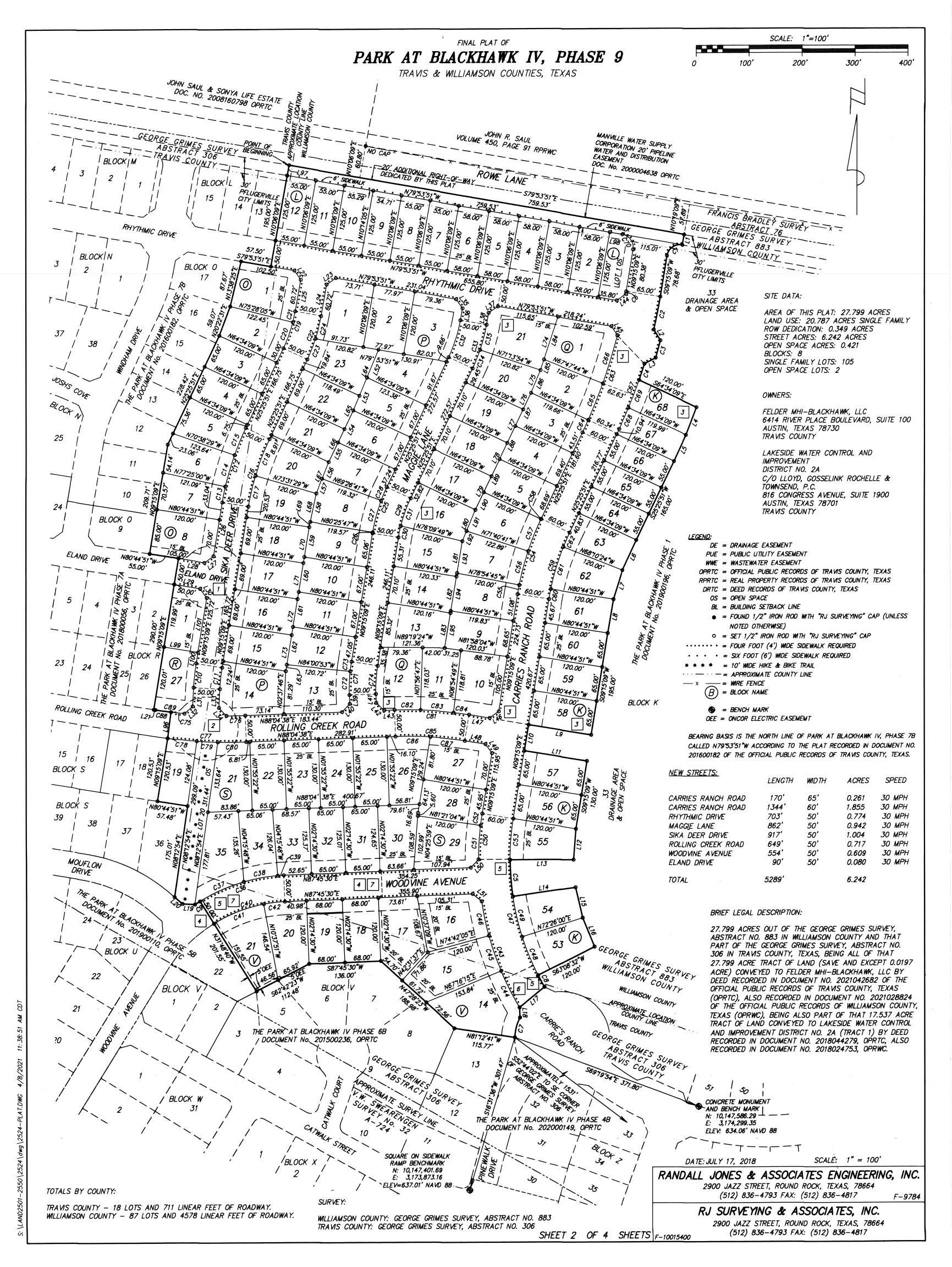
SCALE: 1" = 600'

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES

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



THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.

THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE

AMENDED. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY

MANVILLE WATER SUPPLY (WHOLESALE) WASTEWATER SERVICE TO THE

WCID No. 2A. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL

BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS

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.

A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF RYTHMIC DRIVE, SIKA DEER DRIVE, MAGGIE LANE, CARRIES RANCH ROAD, ROLLING CREEK ROAD, WOODVINE AVENUE AND ELAND DRIVE. A SIX FOOT (6') SIDEWALK SHALL BE CONSTRUCTED ALONG THE SOUTH SIDE OF ROWE LANE. THE 10' HIKE AND BIKE TRAIL IS TO BE CONSTRUCTED AT THE SAME TIME AS THE PUBLIC INFRASTRUCTURE OF THE SUBDIVISION. 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.

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 WASTERWATER 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

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 12. "ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.

13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS,

ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE. 14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY TRAVIS COUNTY.

WILLIAMSON COUNTY, AND 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. 16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES

AND REQUIREMENTS. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE

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 OF THE OFFICIAL RECORDS OF

TRAVIS COUNTY. 20. LOT 1, BLOCK 0; LOTS 1 AND 21, BLOCK Q ARE PROHIBITED FROM TAKING ACCESS TO RYTHMIC DRIVE. LOT 1, BLOCK P; LOTS 1 AND 27, BLOCK R ARE PROHIBITED FROM TAKING ACCESS TO SIKA DEER DRIVE. LOTS 14 AND 13, BLOCK P, AND LOT 27, BLOCK S ARE PROHIBITED FROM TAKING ACCESS TO ROLLING CREEK ROAD. LOT 3, BLOCK P, AND LOT 12, BLOCK Q ARE PROHIBITED FROM TAKING ACCESS TO MAGGIE LANE. LOT 10, BLOCK Q IS PROHIBITED FROM TAKING ACCESS TO CARRIES RANCH ROAD. LOT 16, BLOCK V AND LOT 29, BLOCK S ARE PROHIBITED FROM TAKING TO ACCESS TO WOODVINE AVENUE. LOT 8. BLOCK O IS PROHIBITED FROM TAKING ACCESS TO ELAND DRIVE.

21. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'.

22. THE ASSESSED WASTEWATER IS \$1362.00 PER LOT PURSUANT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND & CATTLE, INC. AND THE CITY OF 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. 23. PARKLAND DEDICATION REQUIREMENT NOTE: TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND

THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED. 24. THIS SUBDIVISION IS SUBJECT TO THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC AND THE CITY OF PFLUGERVILLE, DATED APRIL 29, 1997, AND AS AMENDED (WITH

RESPECT TO TREE PRESERVATION.) 25. ALL SIDEWALKS IN WILLIAMSON COUNTY WILL BE MAINTAINED BY THE PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION.

26. IT IS THE RESPONSIBILITY OF THE OWNER, NOT TRAVIS COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR

MAINTENANCE BY THE COUNTY. 27. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

28. THIS PLAT IS LOCATED IN BOTH WILLIAMSON COUNTY AND TRAVIS COUNTY. 29. LOT 1, BLOCK L AND LOT 20, BLOCK S SHALL BE OWNED AND MAINTAINED AS OPEN SPACE LOTS BY THE HOMEOWNERS ASSOCIATION AND ARE RESTRICTED TO NON-RESIDENTIAL USE.

30. LOTS 15 THROUGH 20, BLOCK V; LOT 12, BLOCK L; LOTS 1 THROUGH 4, BLOCK O AND LOT 35, BLOCK S ARE LOCATED IN BOTH WILLIAMSON COUNTY AND TRAVIS COUNTY, WHICH COULD AFFECT ESD'S RESPONSE. 31. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE

FREE OF LIENS. 32. IT IS THE RESPONSIBILITY OF THE OWNER, NOT WILLIAMSON COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING

AND DEVELOPMENT OF THIS PROPERTY. 33. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND

34. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT LIE ENTIRELY WITHIN WILLIAMSON COUNTY AND FOR THE PORTION OF LOT 12, BLOCK L, LOTS 20 AND 35, BLOCK S, LOTS 1, 2, 3, AND 4, BLOCK O, LOTS 15, 16, 17, 18, 19, AND 20, BLOCK V, WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

35. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0285H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.

WCESD #3 WILL RESPOND FOR THE CALLS IN THEIR DISTRICT AND TCESD WILL RESPOND FOR THE CALLS THAT ARE IN THEIR DISTRICT. HOMEOWNER MAY EXPERIENCE DELAY IN AN EMERGENCY DEPENDING ON THEIR LOCATION AND THE RESPECTIVE SERVICE PROVIDER'S PROXIMITY FROM THEIR HOME.

FINAL PLAT OF

## PARK AT BLACKHAWK IV, PHASE 9

TRAVIS & WILLIAMSON COUNTIES, TEXAS

IRAVIS & WILLIAMS	SON CO	UNTIES, TE	XAS
BLOCK-LOT AREA	<u> </u>	LINE TABLE	
K - 53 8,337 SQ. FT.	LINE	BEARING	LENGTH
K — 54 8,337 SQ. FT. K — 55 8,337 SQ. FT.	L1 L2	S10°06'09"W S31°25'30"E	<u>20.00</u> 24.00
K - 56 7,800 SQ. FT.	L3	S61°51'18"W	<u>24.00</u> 24.00
K — 57 7,800 SQ. FT. K — 58 7,800 SQ. FT.	L4	S20°59'36"W	<b>56.17</b>
K - 59 7,800 SQ. FT.	L5	S24°20'43"W	<u>55.01</u>
K — 60 7,800 SQ. FT. K — 61 7,810 SQ. FT.	L6 L7	S24°47'59"W S17"15'26"W	<u>62.84</u> 57.43
K - 62 8,518 SQ. FT.	L8	S09'36'11"W	65.00
K — 63 8,012 SQ. FT. K — 64 6,600 SQ. FT.	L9	N80°44°51"W	120.00
K - 65 6,600 SQ. FT.	L10	S0975'09"W	50.00
K — 66 6,600 SQ. FT. K — 67 6,587 SQ. FT.	L11 L12	S80°44°51″E S04°36′25″W	120.00 59.29
K - 68 6,704 SQ. FT.	L13	S89°57'41"W	120.00
L - 1 6,016 SQ. FT.	L14	N81°43'29"E	120.00
L - 2 7,250 SQ. FT. OPEN SPACE	L15 L16	S12°55'15"E S22°12'44"E	59.29
L – 3 7,250 SQ. FT. L – 4 7,250 SQ. FT.	L17	S50°33'06"W	59.29 60.76
L – 5 7,250 SQ. FT.	L18	S01°57'15"E	19.36
L — 6 7,250 SQ. FT. L — 7 6,875 SQ. FT.	L19	N87°06'43"W	23.60
L — 8 6,875 SQ. FT. L — 9 6,857 SQ. FT.	L20 L21	N48°58'59"W N80°44'51"W	<u>19.63</u> 3.04
L — 10 <b>6,893 SQ</b> . FT.	L22	N34°53'51"W	21.21
L - 11 6,875 SQ. FT. L - 12 6,875 SQ. FT.	L23	N55'06'09"E	21.21
·	L24 L25	N10"06'09"E	60.72
0 - 1 10,985 SQ. FT. 0 - 2 8,636 SQ. FT.	L25	N10°06'09"E N09°15'09"E	60.72 103.04
0 – 3 7, <b>80</b> 0 SQ. FT.	L27	N5475'09"E	21.21
0 — <b>4</b> 7, <b>80</b> 0 SQ. FT. 0 — <b>5 8,332</b> SQ. FT.	L28	N80°44°51"W	50.00
0 – 6 <b>8,598</b> SQ. FT.	L29 L30	N80°44'51"W N35°44'51"W	50.00 21.21
0 – 7 8,059 SQ. FT. 0 – 8 10,087 SQ. FT.	L31	NO3°01'46"E	35.70
	L32	N49'05'37"E	20.82
P — 1 10,577 SQ. FT. P — 2 9,357 SQ. FT.	L33 L34	N03'01'46"E	35.70
P - 3 10,872 SQ. FT.	L35	N43°02'05"W N34°53'51"W	20.82 21.21
P — <b>4</b> 9,307 SQ. FT. P — 5 <b>8,</b> 153 SQ. FT.	L36	N10°06'09"E	22.99
P — <b>6 8,040</b> SQ. FT. P — 7 <b>8,382</b> SQ. FT.	L37	N55'06'09"E	21.21
P - 8 8,837 SQ. FT.	L38 L39	N10°06'09"E N01°55'22"W	22.99 16.70
P — <b>9 8,03</b> 7 SQ. FT. P — 10 <b>8.021</b> SQ. FT.	L40	N43°04'38"E	21.21
P - 11 8,028 SQ. FT.	L41	NO1 '55'22"W	16.70
P - 12 8,281 SQ. FT. P - 13 10,295 SQ. FT.	L42	N46°55'22"W	21.21
P — 14 11,287 SQ. FT.	L43 L44	N88°04'38"E N55°02'17"E	19.46 21.19
P — 15 <b>8,284</b> SQ. FT. P — 16 <b>8,29</b> 1 SQ. FT.	L45	N33°05'09"W	20.53
P - 17 <b>8,298 SQ</b> . FT.	L46	N5475'09"E	21.21
P - 18 8,306 SQ. FT. P - 19 8.793 SQ. FT.	L47 L48	N80°44'51"W N80°44'51"W	39.32
P - 20 8,912 SQ. FT.	L49	N35°44'51"W	39.32 21.21
P — 21 8,280 SQ. FT. P — 22 8,257 SQ. FT.	L50	N43'31'17"E	21.49
P - 23 9,204 SQ. FT.	L51	N49°53'29"W	22.17
Q - 1 11,517 SQ. FT.	L52 L53	N22°32'41"E N22°32'41"E	57.13° 67.09°
Q — 2 8,494 SQ. FT. Q — 3 8,325 SQ. FT.	L54	N25"25"51"E	67.00
Q - 4 8,328 SQ. FT.	L55	N25°25'51"E	41.12
Q — 5 <b>8,328</b> SQ. FT. Q — 6 <b>8,799</b> SQ. FT.	L56 L57	N21 '34'22"E N21 '34'22"E	33.96 30.36
Q — 7 9,056 SQ. FT.	L58	N11'43'41"E	55.01°
Q — 8 8,446 SQ. FT. Q — 9 8,385 SQ. FT.	L59	N09'37'37"E	67.53
Q - 10 10,175 SQ. FT.	L60	N0975'09"E	67.00
Q — 11 8,096 SQ. FT. Q — 12 9,859 SQ. FT.	L61 L62	N0915'09*E	67.00°
Q — 13 9,158 SQ. FT.	L63	N0975'09"E	12.22
Q — 14 8,429 SQ. FT. Q — 15 8,728 SQ. FT.	L64	N22'32'41"E	94.31
Q — 16 9,227 SQ. FT.	L65 L66	N24 10'50"E N25"25'51"E	69.02°
Q - 17 8,412 SQ. FT. Q - 18 8,412 SQ. FT.	L67	N21'34'22"E	64.32
Q — 19 8,412 SQ. FT. Q — 20 8,908 SQ. FT.	L68	N11°43'41"E	55.01
Q - 21 11,883 SQ. FT.	L69	N11"43"41"E	10.21
R - 1 7,686 SQ. FT.	L70 L71	N0975'09*E N0975'09*E	69.00°
R - 2 7,949 SQ. FT.	L72	N0975'09*E	69.00
S - 19 6,879 SQ. FT.	L73	N0975'09"E	69.00
S - 20 12,348 SQ. FT.	L74 L75	N1870'47"E N22'43'30"E	106.21 46.50
S - 21 9,418 SQ. FT. S - 22 8,450 SQ. FT.	L76	N25°25'51"E	34.73
S - 23 8,450 SQ. FT. OPEN SPACE	L77	N25 25 51 E	70.10
S - 24 8,450 SQ. FT. GLA STAGE S - 25 8,450 SQ. FT.	L78	N25°25'51"E N25°25'51"E	70.10°
S – 26 8,984 SQ. FT. S – 27 10,017 SQ. FT.	L80	N22°36'01"E	64.05
S — <b>28 8,292 SQ</b> . FT.	L81	N09°23'28"E	67.70
S — 29 10,867 SQ. FT. S — 30 8,839 SQ. FT.	L82 L83	N09°23'28"E	70.10
S - 31 8,114 SQ. FT.	L84	N09°23'28"E N18°10'47"E	67.22 85.03
S — 32 8,137 SQ. FT. S — 33 8,331 SQ. FT.	L <b>8</b> 5	N1870'47"E	21.18
S - 34 8,420 SQ. FT.	L86	N22'43'30"E	46.50
S - 35 11,228 SQ. FT.	L87 L88	N25°25'51"E N25°25'51"E	69.40°
V - 14 13,348 SQ. FT. V - 15 13,025 SQ. FT	L89	N25 25 51 E	69.40
V - 15 13,025 SQ. FT. V - 16 11,140 SQ. FT.	L90	N25°25'51"E	36.83
V – 17 11,289 SQ. FT. V – 18 8,160 SQ. FT.	L91	N22'36'01"E	43.40
V - 19 8,160 SQ. FT.	L92 L93	N22°36'01"E N09°23'28"E	20.65 61. <b>38</b>
V - 20 9,574 SQ. FT. V - 21 11,113 SQ. FT.	L94	N09°23'28"E	72.44
	L95	N09°23'28"E	71.20
	L96	N0718'45"E N10'06'09"E	50.00 20.00
	L98	S79°53'51"E	24.52
	L99	N80°46°21"W	65.00
	L100 L101	S0975'09"W S0975'09"W	20.76 104.96
		, Joe 10 US II	

THE FULLY DEVELOPED 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN

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

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

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.

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



J. KEITH COLLINS

80579

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S57'08'07"W 2'06'26" C10 46.16 425.00 673'24" 46.14 N06°08'28"E C11 375.00 N06°08'28"E 40.71 40.73 673'24" C12 148.24 525.00 147.75 1670'42" N17°20'30"E C13 *525.00 30.52* 30.52 379'51" N10°55'05"E *62.08 525.00 62.05* C14 6°46'31" N15°58'15"E C15. 55.64 525.00 55.61 6'04'21" N22°23'41"E 475.00 | 1670'42" N17°20'30"E 134.12 133.68 C17 59.88 | 475.00 | 713'22" 59.84 N12°51'50°E C18 74.24 475.00 74.17 8°57'20" N20°57'11"E C19 *73.57* 275.00 1579'42" N17°46'00"E *73.3*5 C20 *52.31* 275.00 10°53'56" *52.23* N19°58'53"E 275.00 4°25'46" C21 21.26 N1279'02"E 21.25 C22 86.95 | 325.00 | 1579'42" N17°46'00"E 86.69 C23 42.53 | 325.00 | 7°29'52" N21°40'56"E 42.50 C24 44.42 | 325.00 | 7\*49'50" N14°01'04"E 44.38 325.00 1670'42" C25 91.77 N17°20'30"E 91.46 325.00 1.80 C26 1.80 079'04" N09°24'41"E 325.00 10'59'06" C27 *62.31* N15°03'46"E 62.21 325.00 4°52'33" C28 27.66 27.65 N22°59'35"E 275.00 1670'42" N17°20'30"E C29 *77.65 77.39* C30 22.00 | 275.00 | 4°35°01" N11°32'40"E 21.99 55.65 275.00 11.35'41" C31 N19°38'01"E 55.56 C32 73.57 275.00 1579'42" N17°46'00"E *73.3*5 C33 *325.00* | *1579'42*" 86.69 86.95 N17°46'00"E 37.79 | 325.00 | 6°39'46" C34 37.77 N22°05'59"E 49.15 325.00 8°39'57" C35 49.11 N14°26'07"E 167.73 | 325.00 | 29°34'11" | N72°58'25"E C36 165.87 102.77 | 325.00 | 1807'06" | S65'08'26"W | 102.35 C.37 325.00 11°32′13″ *65.33* C38 65.44 N79°58'06"E 325.00 C39 11.47 201'18" N86°44°51°E 11.47 275.00 29'34'11" N72'58'25"E C40 141.92 140.35 C41 101.66 275.00 2170'50" 101.08 N68°46'44"E 40.26 275.00 8°23'21" N83°33'50"E 40.23 C43 215.06 | 546.00 | 22°34'04" | N19°36'44"W | 213.67 77.83 546.00 810'00" N26'48'46"W C44 77.76 C45 70.81 546.00 7°25'50" N19°00'50"W *70.76* C46 66.42 546.00 6°58′14″ N11°48'49"W *66.38* 331.52 486.00 39°05'00" C47 N1077'21"W 325.13 486.00 917'28" C48 78.72 78.81 N2272'44"W 486.00 977'28" N12'55'15"W C49 *78.72* C50 87.49 | 546.00 | 970'52" | N04'39'43"E | 87.40 546.00 6'49'11" C51 64.99 64.95 NO3°28'53"E 546.00 C52 22.50 2"21'41" N08°04'19"E 22.50 C53 78.81 | 486.00 | 97*7'28"* NO4°36'25"E *78.72* 149.65 530.00 1670'42" C54 149.16 N17°20'30"E N1071'59"E 17.52 530.00 1°53'39" 17.52 C56 66.28 | 530.00 | 7°09'56" N14°43'47"E 66.24 65.14 | 530.00 | 7°02'30" C57 65.10 N21°50'00"E 530.00 004'37" C58 0.71 0.71 N25°23'33"E 470.00 | 1670'42" C59 132.27 132.71 N17°20'30"E 19.33 | 470.00 | 2'21'24" 19.33 C60 N10°25'52"E C61 83.81 470.00 1073°02" *83.70* N16°43'05"E 29.57 470.00 3'36'16" N23'37'44"E 29.56 C62 C6.3 195.36 | 993.00 | 1176'20" | N19'47'41"E | 195.05 25.90 993.00 1'29'39" C64 25.90 N24°41'02"E N21 47 26 E 74.**39** 993.00 477'32" 74.37 C66 95.07 | 993.00 | 5°29'09" 95.04 N16°54'06"E 132.65 931.74 809'25" C67 132.54 N21 21 09 E 44.08 931.74 2°42'37" N24°04'33"E 44.07 C69 56.18 931.74 3°27'16" N20°59'36"E *56.17* C70 38.90 | 25.00 | 89°09'00" | N3579'21"W | 35.09 325.00 1170'31" N03'39'54"E 63.39 *63.29* C71 44.86 325.00 7.54'29" N02'01'53"E 44.82 C73 18.53 325.00 376'02" N07'37'08"E 18.53 C74 53.64 275.00 1170'31" N03'39'54"E 53.55 *25.41* | *875.00* | *1'39'49"* N83°31'09"W 25.41 C76 35.62 875.00 279'57" N8974'37"E 35.62 149.10 | 925.00 | 974'07" N8778'18"W 148.93 C77 55.36 925.00 C78 *55.36* 3°25'43" N84°24'06"W C79 40.19 | 925.00 | 40.19 2"29'23" N87°21'40"W 53.55 925.00 53.54 C80 379'01" N89°44'09"E C81 141.41 725.00 1170'31" N86°20'06"W 48.96 725.00 3°52'09" N89°59'17"W 48.95 C82 C83 62.85 | 725.00 | 4°58'02" | N85°34'12"W | 62.83 C84 29.60 725.00 2°20'20" N81°55'01"W 29.59 C85 131.66 | 675.00 | 1170'31" | N86'20'06"W | 131.45 N89°07'37"W 65.84 C86 65.87 | 675.00 | 5'35'28" C87 65.79 675.00 5°35'03" N83'32'22"W 65.76 29.63 | 875.00 | 1°56'24" | N81°43'03"W | 29.63 C89 | 55.04 | 875.00 | 3'36'14" | N82'32'57"W | 55.03

CURVE TABLE

90°51'00"

3°54'12"

1°59'31"

874'12"

077'18"

24'48'52"

2°58'23"

20312"

25.00

931.74

948.74

931.74

486.00

993.00

90.00

486.00

*325.00* 

CURVE LENGTH RADIUS

39.64

63.47

34.00

*32.39* 

69.87

*5.00* 

*38.98* 

25.22

11.**9**5

C1

C2

C3

C4

C5

C6

C7

C8

DELTA CHORD BRNG. CHORD

S04°09'25"E

N09°23'48°E

S14°34'49"W

S28"20'39"E

S54°40'39"W 35.62

S1172'15"W 63.46

S1572'54"W 34.00

S1876'12"W 32.39

69.81

5.00

*38.67* 

*25.22* 

11.95

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." [2] = TEMPORARY CUL-DE-SAC EASEMENT TO THE COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018020793 OPRTC - FROM THE DOCUMENT UNDER GRANT OF EASEMENT NO. 4 TERMINATION "THE EASEMENT SHALL AUTOMATICALLY TERMINATE AT SUCH TIME AS AN EXTENSION OF ROLLING CREEK ROAD OVER AND THROUGH THE CUL-DE-SAC IS DEDICATED TO GRANTEE.

3 = TEMPORARY SPOILS STORAGE EASEMENT TO PARK 63, LLC -DOC. NO. "2018097591 OPRTC — FROM THE DOCUMENT "THE EASEMENT SHALL BE IN FORCE FOR AS LONG AS THE EASEMENT IS REQUIRED BY GRANTEE FOR THE PURPOSE OF STORAGE OF EXCAVATED SOILS AND EXCAVATION SPOILS; HOWEVER, THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT, IN WHICH EVENT GRANTEE SHALL EXECUTE AND FILE A RELEASE OF THE

EASEMENT AT THE REQUEST OF GRANTOR". 4 = TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND TMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2016197491 OPRTC - FROM THE DOCUMENT "THE EASEMENT SHALL BE IN FORCE FOR AS LONG AS THE EASEMENT IS REQUIRED BY GRANTEE FOR CONVEYANCE OF STORM WATER; PROVIDED, HOWEVER, THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT, IN WHICH EVENT GRANTEE SHALL EXECUTE AND FILE A <u>RE</u>LEASE OF THE EASEMENT AT THE REQUEST OF GRANTOR".

5 = TEMPORARY UTILITY AND DRAINAGE EASEMENT - DOC. NO. 2018168444 OPRTC - FROM THE DOCUMENT "THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT."

6 = OMITTED= TEMPORARY DRAINAGE EASEMENT TO LAKESIDE WATER CONTROL AND TMPROVEMENT DISTRICT NO. 2A — DOC. NO. 2017031372 OPRTC — FROM THE DOCUMENT "THE EASEMENT SHALL BE IN FORCE FOR AS LONG AS THE EASEMENT IS REQUIRED BY GRANTEE FOR CONVEYANCE OF STORM WATER; PROVIDED, HOWEVER, THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDATION OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT, IN WHICH EVENT GRANTEE SHALL EXECUTE AND FILE A RELEASE OF THE EASEMENT AT THE REQUEST OF GRANTOR".

DATE: JULY 17, 2018

RANDALL JONES & ASSOCIATES ENGINEERING. INC.

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

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-9784

(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 3 OF 4 SHEETS

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 (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, 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,

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 759.53 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:

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;

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;

SO9'15'09"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;
SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 63.47 FEET, HAVING A RADIUS

OF 931.74 FEET, A CENTRAL ANGLE OF 03°54'12", AND A CHORD BEARING S1172'15"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:

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 02°03'12" AND A CHORD BEARING

S1572'54"W, 34.00 FEET TO A 1/2" IRON ROD SET; 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:

SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 32.39 FEET, HAVING A RADIUS OF 931.74 FEET, A CENTRAL ANGLE OF 01°59'31" AND A CHORD BEARING S1876'12"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; S20'59'36"W A DISTANCE OF 56.17 FEET TO A 1/2" IRON ROD SET; S24"20'43"W A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD SET;

\$25"25'51"W A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD SET; \$24"47'59"W A DISTANCE OF 62.84 FEET TO A 1/2" IRON ROD SET; \$17"15'26"W A DISTANCE OF 57.43 FEET TO A 1/2" IRON ROD SET; \$09"36'11"W A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD SET;

S0975'09"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; S0975'09"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;

SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 69.87 FEET, HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 0814'12" 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. S2272'44"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 0258'23" 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;

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; SO1"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; 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;

N8172'41"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:

N47°28'23"W A DISTANCE OF 188.98 FEET TO A 1/2" IRON ROD SET;

S87°45'30"W A DISTANCE OF 136.00 FEET TO A 1/2" IRON ROD FOUND; 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:

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;

N87'06'43"W A DISTANCE OF 23.60 FEET TO A 1/2" IRON ROD SET; N48'58'59"W A DISTANCE OF 19.63 FEET TO A 1/2" IRON ROD SET;

RIGHT-OF-WAY LINE OF ROLLING CREEK ROAD (50' WIDE);

NO812'54"E A DISTANCE OF 175.01 FEET TO A 1/2" IRON ROD SET; N80'44'51"W A DISTANCE OF 57.48 FEET TO A 1/2" IRON ROD SET; NO975'09"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

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:

NO718'45"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;

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;

N80'44'51"W A DISTANCE OF 3.04 FEET TO A 1/2" IRON ROD FOUND; NO975'09"E A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD FOUND;

N80'44'51"W A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD FOUND; NO975'09"E, PASSING AT A DISTANCE OF 74.00 FEET THE NORTHEAST CORNER OF LOT 9, 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:

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; N13'38'25"E A DISTANCE OF 87.67 FEET TO A 1/2" IRON ROD FOUND; 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 "RJ 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

KNOW ALL MEN BY THESE PRESENTS

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 27.7793 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

FELDER MHI-BLACKHAWK, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: SCOTT FELDER HOMES, LLC, A TEXAS LIMITED LIABILITY

PRÉSIDENT AND CHIEF EXECUTIVE OFFICER

COMPANY, MEMBER

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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF April 23 \_\_, 20<u>21</u> A.D.

PRINTED NAME: Credle A. Theis MY COMMISSION EXPIRES: 915 2021

NOTARY PUBLIC, STATE OF TEXAS

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 FURTHER 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

NICHOLAS FUHRMAN, Said Vin 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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 88 DAY OF \_\_\_\_, 20<u>al</u>\_\_ A.D.

PRINTED NAME: Araceli Hernández MY COMMISSION EXPIRES: 4-2-2024



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

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 \_\_\_\_\_ AT \_\_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., DULY RECORDED ON THE \_\_ \_ DAY OF \_.M., OF SAID

RECORDS OF TRAVIS COUNTY. WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_ DAY

DANA DEBEAUVOIR. COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT OF

## PARK AT BLACKHAWK IV, PHASE 9

TRAVIS & WILLIAMSON COUNTIES, TEXAS

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS 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

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A

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

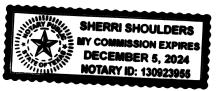
COUNTY OF TRAVIS

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 DAY OF \_\_\_\_\_\_, 20 21 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Sherr: Shoulders MY COMMISSION EXPIRES: \_12/5/24



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

enera Bak-Teresa Baker WILLIAMSON COUNTY ADDRESSING COORDINATOR

CITY CERTIFICATION FOR FINAL PLAT: APPROVED THIS 3PD DAY OF TEBLUARY , 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY. ROBERT ROMIG, CHAIRMAN

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

EMILY BARRON, AICP, PLANNING DIRECTOR ATTEST: 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 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

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 DATE WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF

\_\_\_, 20\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_.M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 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

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

\_\_\_\_ OF THE OFFICIAL PUBLIC