

STATE OF TEXAS
MATTHEW MITCHELL
83335
LICENSED PROFESSIONAL ENGINEER
9-9-2024

FOR A 107,927 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) CONVEYED TO TIEMANN, LEGACY, LP RECORDED IN DOCUMENT NO. 2020039334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 3.50 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN, RECORDED IN DOCUMENT NO. 2020039334 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 0.61 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN, RECORDED IN DOCUMENT NO. 2003114458 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING OF THE CALLED .000 ACRE TRACT OF LAND CONVEYED TO JOEL TIEMANN, DOCUMENT NO. 2022089419, 2022089420, 2022089421, 2022089422, 2022089423, 2022089424, 2022089425, 2022089426, 2022089427, 2022089428, 2022089429, 2022089430, 2022089431, 2022089432, 2022089433, 2022089434, 2022089435, 2022089436, 2022089437, 2022089438, 2022089439, 2022089440, 2022089441, 2022089442, 2022089443, 2022089444, 2022089445, 2022089446, 2022089447, 2022089448, 2022089449, 2022089450, 2022089451, 2022089452, 2022089453, 2022089454, 2022089455, 2022089456, 2022089457, 2022089458, 2022089459, 2022089460, 2022089461, 2022089462, 2022089463, 2022089464, 2022089465, 2022089466, 2022089467, 2022089468, 2022089469, 2022089470, 2022089471, 2022089472, 2022089473, 2022089474, 2022089475, 2022089476, 2022089477, 2022089478, 2022089479, 2022089480, 2022089481, 2022089482, 2022089483, 2022089484, 2022089485, 2022089486, 2022089487, 2022089488, 2022089489, 2022089490, 2022089491, 2022089492, 2022089493, 2022089494, 2022089495, 2022089496, 2022089497, 2022089498, 2022089499, 2022089500, 2022089501, 2022089502, 2022089503, 2022089504, 2022089505, 2022089506, 2022089507, 2022089508, 2022089509, 2022089510, 2022089511, 2022089512, 2022089513, 2022089514, 2022089515, 2022089516, 2022089517, 2022089518, 2022089519, 2022089520, 2022089521, 2022089522, 2022089523, 2022089524, 2022089525, 2022089526, 2022089527, 2022089528, 2022089529, 2022089530, 2022089531, 2022089532, 2022089533, 2022089534, 2022089535, 2022089536, 2022089537, 2022089538, 2022089539, 2022089540, 2022089541, 2022089542, 2022089543, 2022089544, 2022089545, 2022089546, 2022089547, 2022089548, 2022089549, 2022089550, 2022089551, 2022089552, 2022089553, 2022089554, 2022089555, 2022089556, 2022089557, 2022089558, 2022089559, 2022089560, 2022089561, 2022089562, 2022089563, 2022089564, 2022089565, 2022089566, 2022089567, 2022089568, 2022089569, 2022089570, 2022089571, 2022089572, 2022089573, 2022089574, 2022089575, 2022089576, 2022089577, 2022089578, 2022089579, 2022089580, 2022089581, 2022089582, 2022089583, 2022089584, 2022089585, 2022089586, 2022089587, 2022089588, 2022089589, 2022089590, 2022089591, 2022089592, 2022089593, 2022089594, 2022089595, 2022089596, 2022089597, 2022089598, 2022089599, 2022089600, 2022089601, 2022089602, 2022089603, 2022089604, 2022089605, 2022089606, 2022089607, 2022089608, 2022089609, 2022089610, 2022089611, 2022089612, 2022089613, 2022089614, 2022089615, 2022089616, 2022089617, 2022089618, 2022089619, 2022089620, 2022089621, 2022089622, 2022089623, 2022089624, 2022089625, 2022089626, 2022089627, 2022089628, 2022089629, 2022089630, 2022089631, 2022089632, 2022089633, 2022089634, 2022089635, 2022089636, 2022089637, 2022089638, 2022089639, 2022089640, 2022089641, 2022089642, 2022089643, 2022089644, 2022089645, 2022089646, 2022089647, 2022089648, 2022089649, 2022089650, 2022089651, 2022089652, 2022089653, 2022089654, 2022089655, 2022089656, 2022089657, 2022089658, 2022089659, 2022089660, 2022089661, 2022089662, 2022089663, 2022089664, 2022089665, 2022089666, 2022089667, 2022089668, 2022089669, 2022089670, 2022089671, 2022089672, 2022089673, 2022089674, 2022089675, 2022089676, 2022089677, 2022089678, 2022089679, 2022089680, 2022089681, 2022089682, 2022089683, 2022089684, 2022089685, 2022089686, 2022089687, 2022089688, 2022089689, 2022089690, 2022089691, 2022089692, 2022089693, 2022089694, 2022089695, 2022089696, 2022089697, 2022089698, 2022089699, 2022089700, 2022089701, 2022089702, 2022089703, 2022089704, 2022089705, 2022089706, 2022089707, 2022089708, 2022089709, 2022089710, 2022089711, 2022089712, 2022089713, 2022089714, 2022089715, 2022089716, 2022089717, 2022089718, 2022089719, 2022089720, 2022089721, 2022089722, 2022089723, 2022089724, 2022089725, 2022089726, 2022089727, 2022089728, 2022089729, 2022089730, 2022089731, 2022089732, 2022089733, 20220897

THENCE, N 74°50'45" W through the interior of said remnant portion of the 200.24 acre Tiernann Legacy, LP tract, for a distance of 2770.89 feet to a 1/2" iron rod found leaning on a point in the west boundary line of said remnant portion of the 200.24 acre Tiernann Legacy, LP tract, same being on the northeast corner of Lot 12, Rowley Lane Estates Section Two, a subdivision recorded in Cabinet K, Slide 141 of the Plat Records of Williamson County, Texas, and recorded in Volume 91, Page 71 of the Plat Records of Travis County, Texas, same being on the southeast corner of said Lot 12, Rowley Lane Estates Section Two, a subdivision recorded in Cabinet K, Slide 141 of the Plat Records of Williamson County, Texas, same being on the southeast corner of the called 4.910 acre tract of land conveyed to Tiernann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas, for the southwest corner hereof;

1. N 07°45'47" E passing at a distance of 150.02 feet, a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said 4.910 acre Tiernann Legacy, LP tract, continuing for a total distance of 378.27 feet to a 1/2" iron rod found on the northeast corner of said Lot 7, same being on the southeast corner of Lot 1, Rowe Lane Estates I, for an angle point hereof;
2. N 07°47'56" E for a distance of 378.45 feet to a 1/2" iron rod found on the northeast corner of said Lot 6, same being on the southeast corner of Lot 5 of said Rowe Lane Estates I, for an angle point hereof;
3. N 07°55'28" E for a distance of 379.94 feet to an iron rod found with cap marked "Randell Jones" on the northeast corner of said Lot 5, same being on the southeast corner of Lot 1 of said Rowe Lane Estates I, for an angle point hereof;
4. N 07°47'35" E for a distance of 358.16 feet to an iron rod found with illegible cap on northwest corner of said remnant portion of the 0.500 acre Tiernann Legacy, LP tract, same being on the southwest corner of said remnant portion of the 0.500 acre Tiernann tract, same being on the east boundary line of said Lot 1, Rowe Lane Estates I, for an angle point hereof;

THENCE, with the north boundary line of said remnant portion of the 3.50 acre Tiemann tract, same being through said interior of the right-of-way of County Road 198, the following three (3) courses and distances:

- THENCE, S 54°55'28" W with the common boundary line of said remnant portion of the 3.50 acre Tiemann tract and said 0.467 acre right-of-way dedication, same being through said interior of the right-of-way of County Road 198, for a distance of 46.22 feet to an iron rod found with cap marked "Randell Jones" on an angle point in the east boundary line of said remnant portion of the 3.50 acre Tiemann tract, same being on the west corner of said 0.467 acre right-of-way dedication, same being on the northwest corner of Lot 1, Block A of said CR 198 - Manville Water Tank Site, same being on an angle point in said south right-of-way line of County Road 198, for an angle point hereof

THENCE, S 82°25'15" E with the common boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said Lot 1, Block A, for a distance of 339.96 feet to an iron rod found with cap marked "Randell Jones" on the east corner of said Lot 1, Block A, same being on the south corner of said 0.467 acre right-of-way dedication, same being on the southwest corner of said remnant portion of the 0.61 acre Tiemann tract, same being on said south right-of-way line of County Road 198, for an angle point hereof;

THENCE, with the north boundary line of said remnant portion of the 0.61 acre Tiemann tract, same being through said interior of the right-of-way of County Road 198, with a curve to the left an arc length of 164.55 feet, said curve having a radius of 300.00 feet, a delta angle of 31°25'37" and a chord which bears S 66°41'07" E for a distance of 162.50 feet to a cotton gin spindle set in asphalt roadway on the east corner of said remnant portion of the 0.61 acre Tiemann tract, same being on an angle point in said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for an angle point hereof;

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

FOR A 455.546 ACRE TRAC OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 235, TRAVIS COUNTY, TEXAS, THE L.W. COPES SURVEY, ABSTRACT NO. 37, WILLIAMSON COUNTY, TEXAS, THE L.W. COPES SURVEY, ABSTRACT NO. 38, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 19.979 ACRE TRACT OF LAND CONVEYED TO BOARD OF THE HUTTO INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 202121818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE TIEMANN PARTIAL TRACT 15, 45.450 ACRES OF THE CALLED TRACT 33, ALL OF THE CALLED 78.276 ACRE TRACT OF LAND (TRACT 14), AND ALL OF THE CALLED 19.02 ACRES TRACT OF LAND (TRACT 23), SAID TRACTS 13, 14, AND 23 CONVEYED TO TIEMANN LEGACY LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 555.546 ACRE TRAC OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, N 45°12'35" W with the south boundary line of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract, same being with said north right-of-way line of Melber Lane, for a distance of 45.32 feet to a 1/2" iron rod found on the upper southwest corner of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract, same being on the intersection of said north right-of-way line of Melber Lane and the east right-of-way line of County Road 198 (right-of-way width varies), for the upper southwest corner hereof;

1. N 08°11'45" E for a distance of 474.21 feet to a 1/2" iron rod found, for an angle point hereof;
2. N 08°11'31" E for a distance of 483.76 feet to a 1/2" iron rod found, for an angle point hereof;
3. N 07°41'19" E for a distance of 378.67 feet to a 1/2" iron rod found, for an angle point hereof;
4. N 07°31'31" E for a distance of 191.00 feet to a 1/2" iron rod found on an angle point in said west boundary line of the remnant portion of the 159.457 acre Tiemann Legacy, LP tract, same being on the southwest corner of said 78.276 acre Tiemann Legacy, LP tract, for an angle point hereof;

2. N 42°48'54" W for a distance of 72.89 feet to a 1/2" iron rod found on the southeast corner of Lot 94, The Lookout at Brushy Creek, a subdivision recorded in Cabinet Q, Slide 288 of the Plat Records of Williamson County, Texas, for an angle point hereof;

1. N 08°18'55" E for a distance of 1771.99 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;
2. N 08°09'45" E for a distance of 434.51 feet to a 1/2" iron rod found on the northwest corner of said 78.276 acre Tiemann Legacy, LP tract, same being on the upper southwest corner of said 219.02 acre Tiemann Legacy, LP tract, for an angle point hereof;

1. N 07°30'36" E for a distance of 343.93 feet to a 1/2" iron rod found, for an angle point hereof;
2. N 06°55'28" E for a distance of 123.41 feet to a 1/2" iron rod found, for an angle point hereof;
3. N 10°25'22" E for a distance of 44.52 feet to a 1/2" iron rod found, for an angle point hereof;
4. N 09°57'50" E for a distance of 47.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof, from which a 1/2" iron rod found bears S 07°01'23" W for a distance of 0.66 feet;
5. N 02°24'21" W for a distance of 174.70 feet to an iron rod found with cap marked "TLS", for an angle point hereof;
6. N 07°04'23" E for a distance of 342.03 feet to an iron rod found with cap marked "TLS", on an angle point of the said boundary line of the 210.02 acre Hiemann Legacy tract, some being on the southwest corner of the so-called 43.00 acre tract of land conveyed to Kenneth Adix and Kristi Adix, recorded in Document No. 2021073945 of the Official Public Records of Williamson County, Texas, for an angle point hereof;

1. S 87°16'05" E for a distance of 917.38 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the southeast corner of said 43.00 acre Adix tract, for an angle point hereof;

2. N 07°43'41" E passing at a distance of 1955.16 feet, an iron rod found with cap marked "SB REF PT", continuing for a total distance of 2134.52 feet to a calculated point on the northwest corner of said 219.02 acre Tiemann Legacy, LP tract, same being on the northeast corner of said 43.00 acre Adix tract, same being on a point in the south boundary line of the called 98.65 acre tract of land conveyed to Bigsby Capital, LTD., recorded in Document No. 2021191282 of the Official Public Records of Williamson County, Texas, same being in the approximate center of Brushy Creek, for the northwest corner hereof;

1. N 87°35'00" E for a distance of 114.75 feet to a calculated point;
2. N 68°51'00" E for a distance of 124.70 feet to a calculated point;
3. N 37°46'37" E for a distance of 223.17 feet to a calculated point;
4. N 31°30'41" E for a distance of 251.90 feet to a calculated point;
5. N 05°44'37" E for a distance of 217.89 feet to a calculated point;
6. N 15°45'55" W for a distance of 160.81 feet to a calculated point;
7. N 17°34'36" E for a distance of 132.54 feet to a calculated point;
8. N 74°26'55" E for a distance of 173.32 feet to a calculated point;
9. S 72°48'32" E for a distance of 133.78 feet to a calculated point;
10. S 63°17'38" E for a distance of 358.40 feet to a calculated point;
11. S 72°23'23" E for a distance of 129.73 feet to a calculated point;
12. S 48°41'18" E for a distance of 98.34 feet to a calculated point on the southeast corner of said 99.65 acre Bigsky Capital, LTD. tract, for an angle point hereof

The diagram illustrates two lot configurations: a typical interior lot and a typical corner lot. Both lots are rectangular with a width of 30 feet and a length of 120 feet. The interior lot has setbacks of 10 feet on the top and bottom, 5 feet on the left, and 25 feet on the right. The corner lot has setbacks of 10 feet on the top and bottom, 5 feet on the left, and 15 feet on the right. Both lots have a 10-foot Private Use Easement (P.U.E.) on the top and bottom boundaries. The corner lot also has a 15-foot P.U.E. on the right boundary. The diagram shows the lot dimensions, setbacks, easements, and the location of the sidewalk and curb. The interior lot detail shows a 5-foot sidewalk and a 1-foot curb. The corner lot detail shows a 5-foot sidewalk and a 1-foot curb. The diagram is labeled 'LOT DIMENSIONS VARY NTS'.

THENCE, S 07°40'31" W with the common boundary of said 219.02 acre Tiemann Legacy, LP tract and said 305.777 acre Austin Nome Ventures, LLC tract, in part with the west boundary line of the called 0.86 acre tract of land (Exhibit B) conveyed to Charles Parker and Wife, Gladys Parker, recorded in Volume 2628, Page 55 of the Official Records of Williamson County, Texas, for a distance of 4144.07 feet to an iron rod found with cap marked "TLS" on a point in said west boundary line of the 0.86 acre Parker tract, for an angle point hereof;

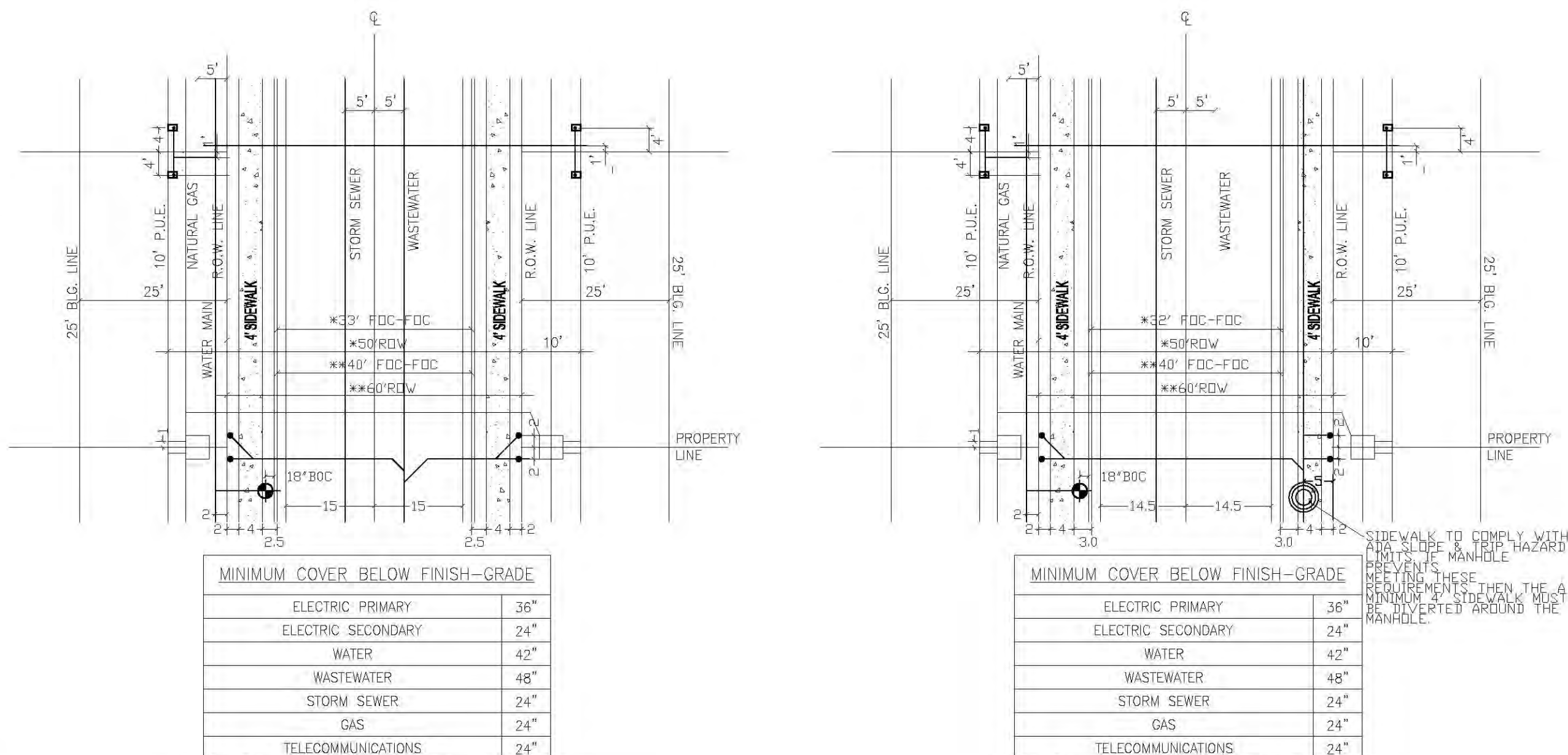
THENCE, S 07°33'24" W continuing with said common boundary of the 219.02 acre Tiemann Legacy, LP tract and the 305.777 acre Austin Name Ventures, LLC tract, for a distance of 298.75 feet to a 1/2" iron rod found on the southeast corner of said 219.02 acre Tiemann Legacy, LP tract, same being on the northeast corner of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract, for an angle point hereof;

THENCE, S 07°56'51" W with the common boundary of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract and said 23.573 acre Ruby Mae Stibba Exempt Family Trust tract, for a distance of 784.67 feet to a 1" iron rod found on the southwest corner of said 23.573 acre Ruby Mae Stibba Exempt Family Trust tract, same being on the northwest corner of the called 21.032 acre tract of land conveyed to Bobb Alan Bishop and wife, Bobbie L. Bishop, recorded in Volume 12468, Page 357 of the Real Property Records of Travis County, Texas, for an angle point hereof;

THENCE, with the common boundary of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract and said Lot 1, the following two (2) courses and distances:

- Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

 DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

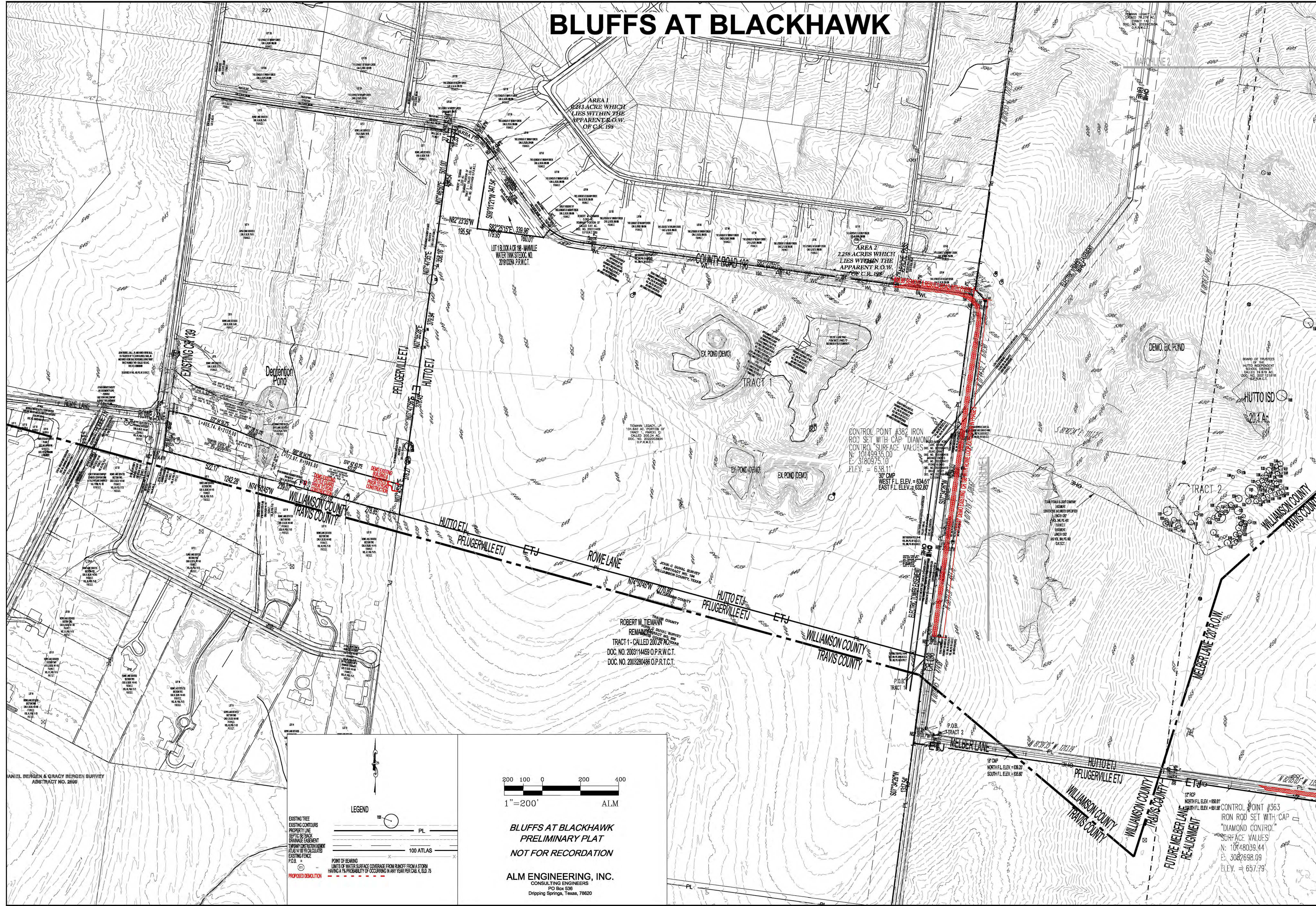


NOTES: 1. DETECTABLE/MARKING TAPE IS REQUIRED ON ALL WATER AND WASTEWATER PIPES.

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TRAVIS COUNTY UTILITY ASSIGNMENTS

BLUFFS AT BLACKHAWK

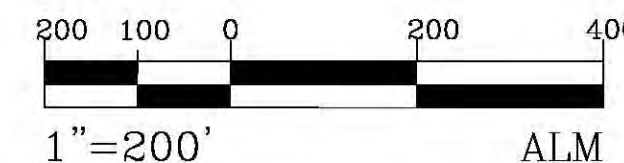


ANIEL BERGEN & GRACY BERGEN SURVEY
ABSTRACT NO. 2669

LEGEND

- EXISTING TREE
- EXISTING CONTOURS
- PROPERTY LINE
- SETBACK
- DRAINAGE EASEMENT
- TRIPWIRE CONSTRUCTION
- 10% SURFACE CALCULATED
- EXISTING FENCE
- P.O.B. =
- PROPOSED DEMOLITION

POINT OF BEARING
LIMITS OF WATER SURFACE COVERAGE FROM RUNOFF FROM A STORM
HAVING A 1% PROBABILITY OF OCCURRING IN ANY YEAR PER C.A. & S.D. 75



**BLUFFS AT BLACKHAWK
PRELIMINARY PLAT
NOT FOR RECORDATION**

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620

EXISTING CONDITIONS PLAT SHEET 1	DATE	REVISION	#
PRELIMINARY - WILLIAMSON	6/8/2023		
BLUFFS AT BLACKHAWK			
	JOB:	SITE	
	DRAWN BY:	MM	
	CHECKED BY:	MM	

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-8600 - matt@almengr.com

STATE OF TEXAS
COUNTY OF WILLIAMSON
63335
6-B-2023

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BLUFFS AT BLACKHAWK

EXISTING CONDITIONS PLAT SHEET 2
PRELIMINARY - WILLIAMSON
BLUFFS AT BLACKHAWK

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512)431-9600 - matt@almengr.com

DATE: 6/8/2023
JOB: F-3565
SITE: MM
DRAWN BY: MM
CHECKED BY: MM

SCALE: 1"=200'

LEGEND
EXISTING TREE
EXISTING CONTOURS
PROPERTY LINE
SEPTIC SETBACK
DRAINAGE EASEMENT
TERRAIN CONTOUR INTERPOLATED
ATLAS IN NO TO CALCULATED
EXISTING FENCE
P.O.B.
PROPOSED DEMOLITION

POINT OF BEARING
LIMITS OF WATER SURFACE COVERAGE FROM RUNOFF FROM A STORM
HAVING A 1% PROBABILITY OF OCCURRING IN ANY YEAR PER C.A.T. §12.75

200 100 0 200 400
1"=200' ALM

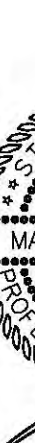
BLUFFS AT BLACKHAWK
PRELIMINARY PLAT
NOT FOR RECORDATION

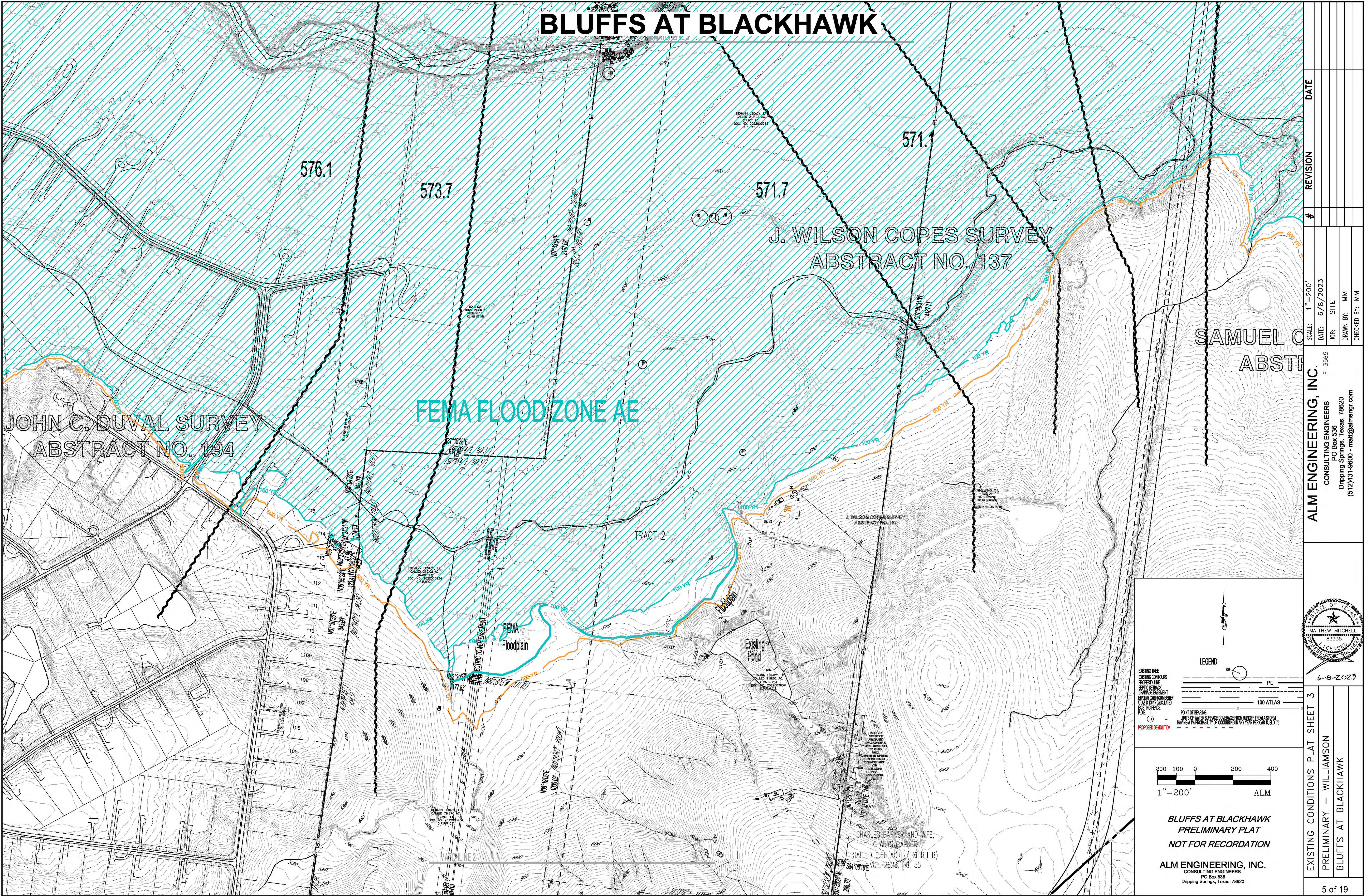
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620

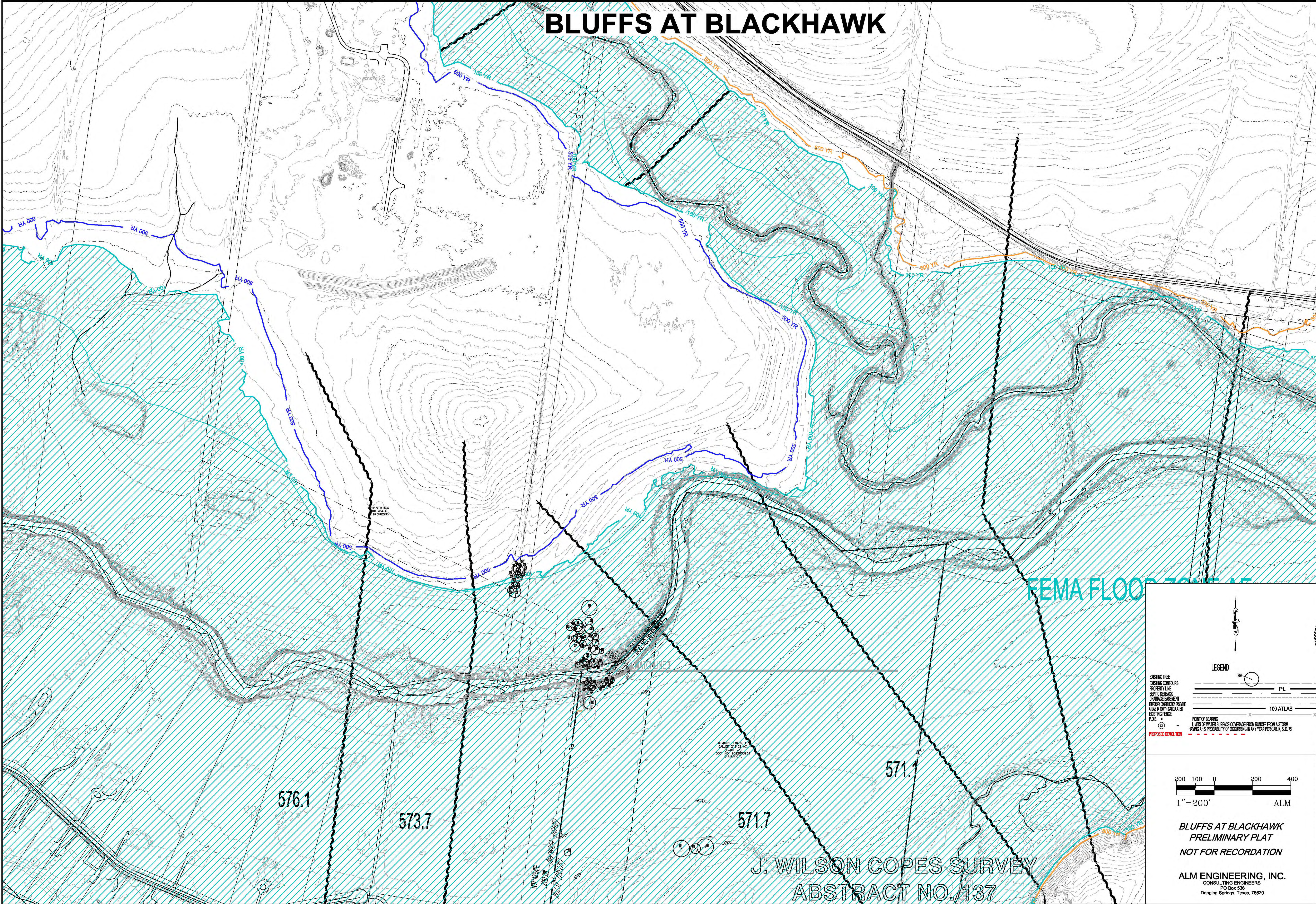
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The map displays a topographic area with numerous contour lines indicating elevation. Key features include:

- Parcel Identification:** TRACT 1, TRACT 2, AREA 2 (228 ACRES), and HUTO EX-POND.
- Easements:** Multiple 15' wide easements for waterlines and access/cable, referenced to Williamson County and Pflugerville ETJ.
- Survey Points:** CONTROL POINT #361, CONTROL POINT #362, and CONTROL POINT #363, all featuring iron rod sets with diamond control surface values.
- Infrastructure:** COUNTY ROAD 190, WEBER LANE 120 ROW, and HUTO RD.
- Other Annotations:** "FUTURE WEBER LANE RE-ALIGNMENT", "ROADWAY WITHIN CO-OPERATION WITH THE CITY OF DRIPPING SPRINGS", and "DEMILITARY PROPERTY".

EXISTING CONDITIONS PLAT SHEET 2		 6-8-2023		ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 MATTHEW MITCHELL PO Box 538 8350 Dripping Springs, Texas, 78620 (512)431-9600 - matt@almengr.com		SCALE: 1" = 200' DATE: 6/8/2023 JOB: SITE DRAWN BY: MM CHECKED BY: MM	#	REVISION	DATE
PRELIMINARY - WILLIAMSON									
BLUFFS AT BLACKHAWK									
4 of 19									





BLUFFS AT BLACKHAWK

EXISTING CONDITIONS PLAT SHEET 4		ALM ENGINEERING, INC.		DATE	
PRELIMINARY - WILLIAMSON		CONSULTING ENGINEERS F-3565		6/8/2023	
BLUFFS AT BLACKHAWK		PO Box 536		SITE	
		Dripping Springs, Texas, 78620		DRAWN BY: MM	
		(512)431-8600 - matt@almengr.com		CHECKED BY: MM	
6 of 19					



LEGEND

EXISTING TREE
EXISTING CONTOURS
PROPERTY LINE
SEPTIC SETBACK
DRAINAGE EASEMENT
TOWARD CONDUIT TO SHED
PLUS 1' TO 1' CALCULATED
EXISTING FENCE
P.O.B.
PROPOSED DEMOLITION

POINT OF BEARING
LIMITS OF WATER SURFACE COVERAGE FROM RUNOFF FROM A STORM
HAVING A 1% PROBABILITY OF OCCURRING IN ANY YEAR PER C&G K, S.D. 75

200 100 0 200 400
1"=200' ALM

**BLUFFS AT BLACKHAWK
PRELIMINARY PLAT
NOT FOR RECORDATION**

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620

BLUFFS AT BLACKHAWK
FEMA FLOOD ZONE AE

PHASING #	AREA (AC)	PHASING						LIFT STATION	SCHOOL	TOTAL
		50' RES.	60' RES.	70' RES.	100' RES.	ESTATE	LANDSCAPE			
REPLAT LOT 7	9.989									3
1	19.113		49	9						61
2	41.064		23	27						52
3	21.495		66	17						84
4	26.104	43	16	21						84
5	55.666		4	40	20					71
6A	24.933		48	30						85
6B	7.875	16	7							25
7A	3.491									1
7B	0.603									1
7C	26.325									1
8A	20.904	62								62
8B	17.228	66	11							77
9	20.828	52	14	1						71
10	16.371	43		3						50
11	23.367		6	34						42
12	21.270		22	35						60
13	20.845		32	26						59
14	46.496		33	25						59
15	151.910							1		34
TOTALS	575.877	282	330	298	20	2	46	1	1	980

BRUSHY
BRUSHY
CREEK

ZONE AE

50' LOTS
60' LOTS
70' LOTS
100' LOTS
ESTATE LOT
TOTAL

282
330
298
20
1
931

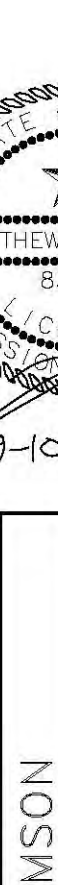
LEGEND

EXISTING CONTOURS
PROPOSED CENTERLINE
PROPOSED EASEMENT
PROPOSED ROW LINE
PROPOSED LOT LINE
SIDEWALK BY DEVELOPER
PHASE LINES
ALTERNATIVE ROAD
PROPOSED SS LINE
PROPOSED 18" SS INLET
PROPOSED 8" WATERLINE
PROPOSED 12" WATERLINE
PROPOSED 16" WATERLINE
PROPOSED FIRE HYDRANT
PROPOSED WW LINE
PROPOSED 4" WW MANHOLE

P.B. = POINT OF BEGINNING
M.B.U. = MAIL BOX UNIT
L.C. = LANDSCAPE LOT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

300 150 0 300 600
1"=300' ALM

BLUFFS AT BLACKHAWK
PRELIMINARY PLAN
NOT FOR RECORDATION
WILLIAMSON & TRAVIS
COUNTY,
TEXAS

OVERALL PRELIMINARY PLAN			ALM ENGINEERING, INC.			DATE: 9/10/2024			#			REVISION			DATE		
PRELIMINARY — WILLIAMSON						CONSULTING ENGINEERS			F-3565								
BLUFFS AT BLACKHAWK						PO Box 536			JOB: SITE								
						Dripping Springs, Texas, 78620			DRAWN BY: MM								
						(512)431-9600 - matt@almengr.com			CHECKED BY: MM								
7 of 19																	