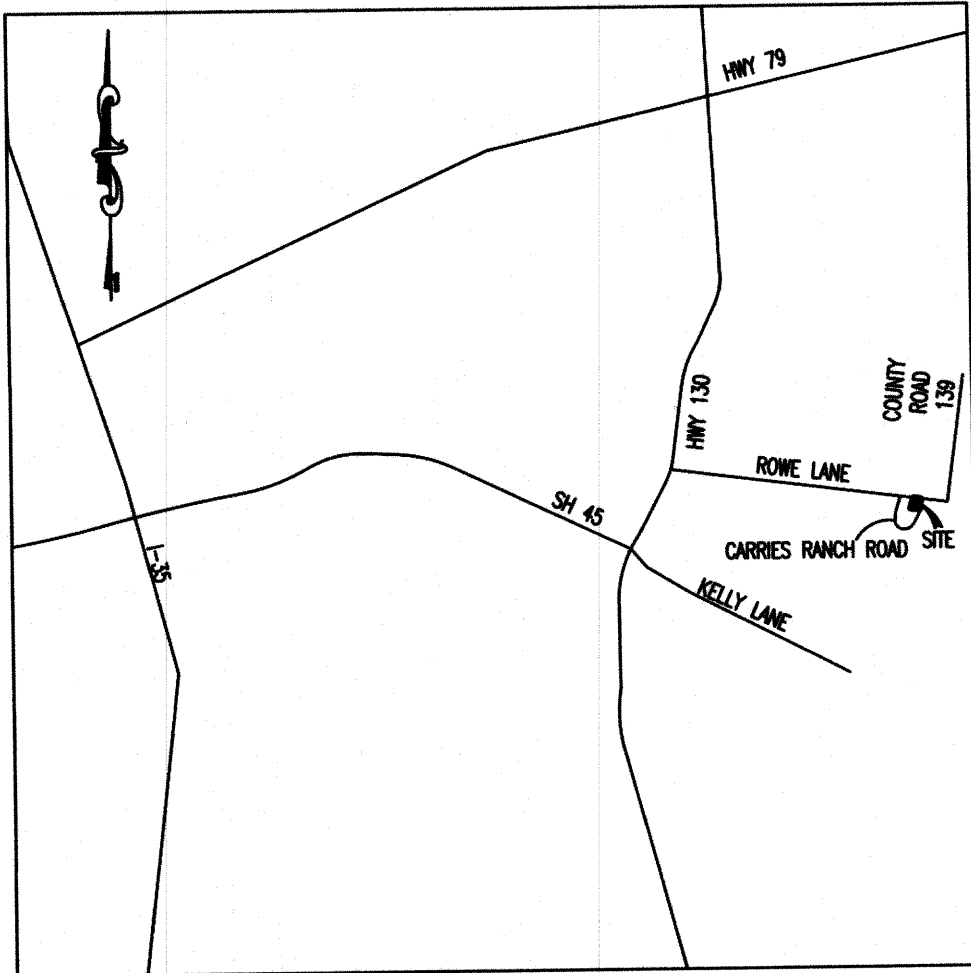


PARK AT BLACKHAWK IV, PHASE 1, REPLAT OF LOT 1, BLOCK K

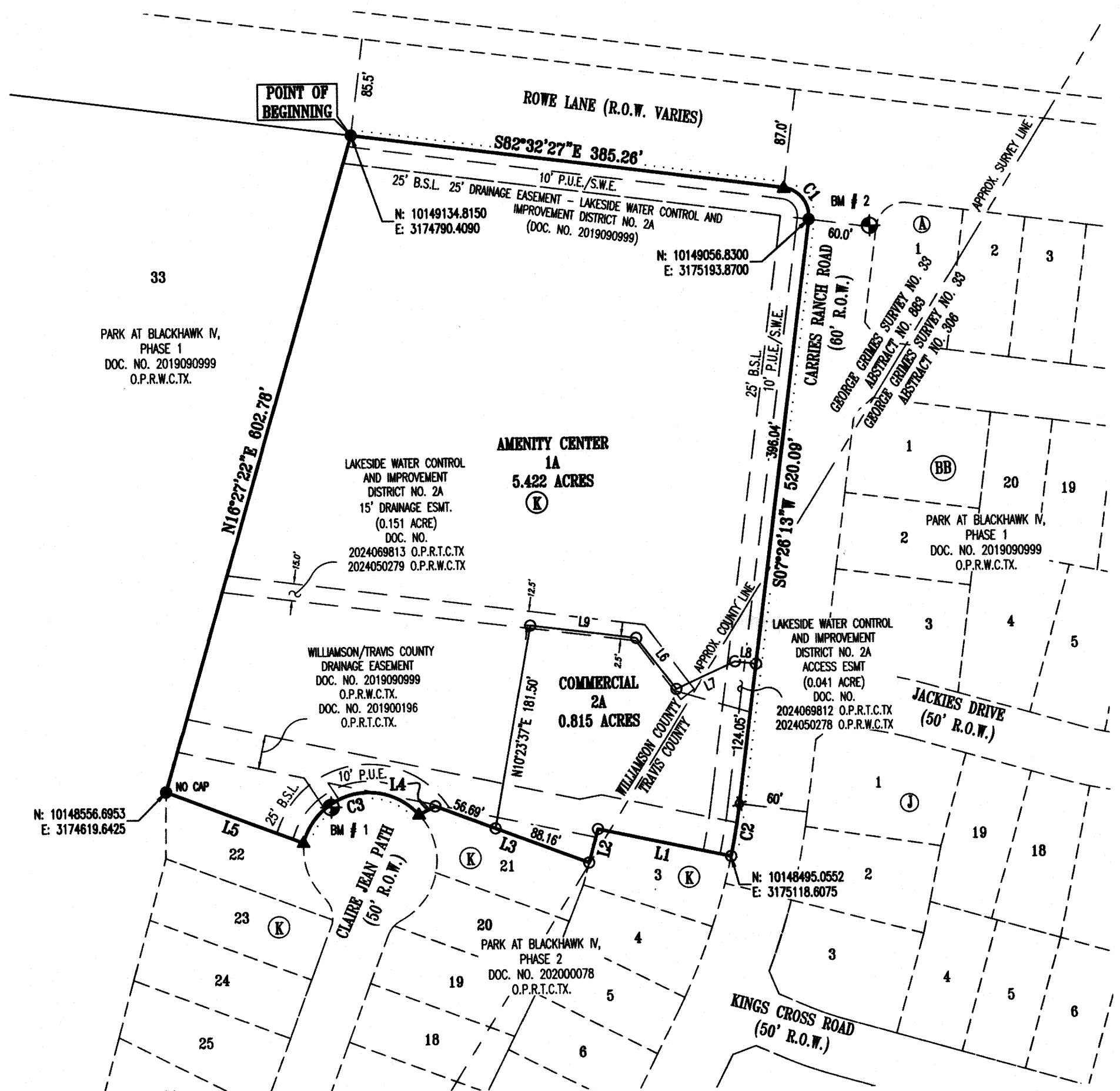
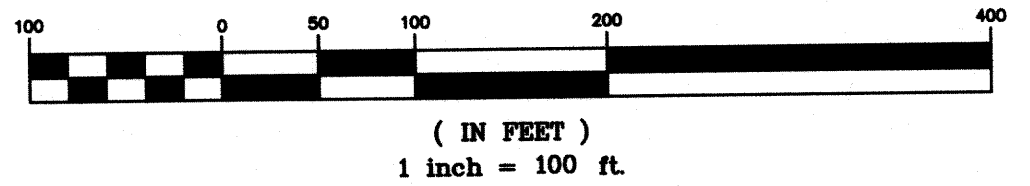


VICINITY MAP
NOT TO SCALE

LEGEND

- CAPPED 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
STAMPED "RJ SURVEYING"
- CAPPED 1/2" IRON ROD SET
STAMPED "CBD SETSTONE"
- ▲ MAG NAIL FOUND
- ⊗ "X" FOUND IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.W.E. SIDEWALK EASEMENT
- 1A LOT NUMBER
- Ⓚ BLOCK DESIGNATION
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- APPROXIMATE SIDEWALK LOCATION (SEE PLAT NOTE 7, SHEET NO. 2)

SCALE: 1" = 100'
GRAPHIC SCALE



DATE: OCTOBER 6, 2025

OWNER:
LAKESIDE WCID NO 2A
816 CONGRESS AVE STE 1900
AUSTIN TX 78701

ROWE LANE DEVELOPMENT LTD
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660-6423

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: 512-280-5160
FAX: 512-280-5165

TOTAL ACREAGE: 6.237 ACRES
SURVEY: GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 883 AND GEORGE GRIMES SURVEY NO. 33, ABSTRACT NO. 306

F.E.M.A. MAP NO. 48491C0675F
WILLIAMSON COUNTY, TEXAS
DATED: DECEMBER 20, 2019 AND
MAP NO. 48453C0285H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS : 2
NO. OF AMENITY CENTER LOTS: 1
NO. COMMERCIAL LOTS: 1
NO. OF BLOCKS: 1

AREA BY USE	
AMENITY CENTER	5.422 ACRES
COMMERCIAL	0.815 ACRES
TOTAL	6.237 ACRES

LOT AREAS		
BLOCK	LOT	SQ.FT.
K	1A	236,186
K	2A	35,502

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

BENCHMARKS:

BM #1 - MAG NAIL SET IN SIDEWALK
N: 10148541.96
E: 3174765.57
ELEV: 641.32 (NAVD '88)

BM #2 - MAG NAIL SET IN INLET
N: 10149050.79
E: 3175247.78
ELEV: 646.75 (NAVD '88)

Line Table		
Line #	Length	Direction
L1	120.00	N77°51'48"W
L2	30.69	S15°23'45"W
L3	144.85	N69°14'33"W
L4	16.28	S63°19'10"W
L5	129.44	N69°14'54"W
L6	57.48	S37°26'39"E
L7	57.28	N65°28'13"E
L8	18.64	S82°33'47"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.13	25.00	S37°30'06"E	35.26	24.86	89°41'14"
C2	46.76	570.00	S09°47'13"W	46.74	23.39	4°42'00"
C3	128.25	60.00	S76°53'15"W	105.19	109.30	122°28'09"

CASE NO. S-24-280
SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PARK AT BLACKHAWK IV, PHASE 1, REPLAT OF LOT 1, BLOCK K

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY LIMITS AND ETJ OF PFLUGERVILLE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE WCD NO. 2A. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY (WHOLESALE). WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A TEN FOOT PUBLIC UTILITY EASEMENT (P.U.E.) AND SIDEWALK EASEMENT (S.W.E.) IS HEREBY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
4. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF CLUTTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY, WILLIAMSON COUNTY AND THE CITY OF PFLUGERVILLE.
6. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, WILLIAMSON COUNTY, AND THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. PUBLIC SIDEWALKS BUILT TO TRAVIS COUNTY STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG THE SUBDIVISION SIDE OF CARRIES RANCH ROAD AND A SIX FOOT (6') PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG THE SUBDIVISION SIDE OF ROWE LANE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING 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.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION SHALL MITIGATE THE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
10. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
12. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, WILLIAMSON COUNTY, AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
13. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION CONTROL PLAN (SWPPP). THE SWPPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
17. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS TO THE PARK AT BLACKHAWK AND LAKESIDE AT BLACKHAWK MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2004108271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. 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)
19. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT OR THE CITY OF PFLUGERVILLE AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
20. 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.
21. ALL SIDEWALKS IN WILLIAMSON COUNTY WILL BE MAINTAINED BY THE PARK AT BLACKHAWK AND LAKESIDE HOMEOWNER'S ASSOCIATION.
22. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
23. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
24. 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.
25. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
26. 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.
27. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
28. THIS PLAT IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RULES.
29. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
30. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
31. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
32. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
33. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
34. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
35. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
36. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
37. BY APPROVING THIS PLAT, TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO TRAVIS COUNTY STANDARDS MAY BE JUST THE CAUSE FOR TRAVIS COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
38. THE OWNER SHALL CONSTRUCT AND POST FISCAL SECURITY FOR SIDEWALKS AND CURB RAMPS ON ARTERIAL AND COLLECTOR STREETS AND ADJACENT TO SCHOOLS, PARKS, OR OTHER COMMON AREAS CONCURRENT WITH CONSTRUCTION AND POSTING OF FISCAL SECURITY FOR SUBDIVISION INFRASTRUCTURE. IF RESIDENTIAL CONSTRUCTION OR OTHER SITE DEVELOPMENT WILL OCCUR SHORTLY AFTER STREET CONSTRUCTION, THE COUNTY EXECUTIVE MAY GRANT VARIANCES WHEREBY SIDEWALKS AND CONSTRUCTED AND FISCAL SECURITY POSTED AT A LATER DATE AND/OR BY THE HOMEOWNER OR OTHER PERSON UNDERTAKING SITE DEVELOPMENT IN LIEU OF THE OWNER.

PLAT NOTES (CONTINUED):

39. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
40. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
41. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
42. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 484910675F, EFFECTIVE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
43. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 ROADS, OR OTHER PUBLIC THROUGHFARES 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.
44. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
45. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
46. EXCEPT AS MAY BE MODIFIED HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF PARK AT BLACKHAWK IV, PHASE 1, AS RECORDED IN DOCUMENT NUMBER 2019090999, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY AND ALSO RECORDED IN DOCUMENT NUMBER 201900196, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
47. AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SEC. 16.014 OF THE TEXAS WATER CODE.
48. LOT 1A, BLOCK K, TO BE OWNED AND MAINTAINED BY LAKESIDE WCD # 2A.
49. A DRIVEWAY PERMIT IS REQUIRED FOR ANY ACCESS TO A TRAVIS COUNTY ROAD.

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 6.237 ACRE TRACT OF LAND, SITUATED IN THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 883, WILLIAMSON COUNTY, TEXAS, AND THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 306, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK K, PARK AT BLACKHAWK IV, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019090999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NUMBER 201900196, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.237 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "R.J. SURVEYING" AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK K, BEING AT THE NORTHEAST CORNER OF LOT 33, BLOCK K, SAID PARK AT BLACKHAWK IV, PHASE 1, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROWE LANE (R.O.W. VARIES), FOR A NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, S82°32'27"E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID ROWE LANE, A DISTANCE OF 385.26 FEET TO A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID ROWE LANE AND THE WEST RIGHT-OF-WAY LINE OF CARRIES RANCH ROAD (60' R.O.W.), BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND CARRIES RANCH ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

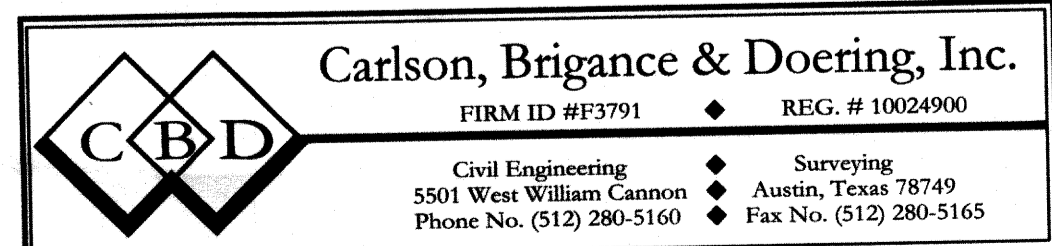
- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.13 FEET, AND A CHORD THAT BEARS S37°30'06"E, A DISTANCE OF 35.26 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "R.J. SURVEYING" FOR CORNER,
- 2) S07°26'13"W, A DISTANCE OF 520.09 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, AN ARC LENGTH OF 46.76 FEET, AND A CHORD THAT BEARS S09°47'13"W, A DISTANCE OF 46.74 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING AT THE NORTHEAST CORNER OF LOT 3, BLOCK K, THE PARK AT BLACKHAWK IV, PHASE 2, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 20200078, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID LOT 1, AND THE NORTH LINE OF SAID THE PARK AT BLACKHAWK IV, PHASE 2, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

- 1) N77°51'48"W, A DISTANCE OF 120.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 2) S15°23'45"W, A DISTANCE OF 30.89 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 3) N69°14'33"W, A DISTANCE OF 144.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 4) S63°19'10"W, A DISTANCE OF 16.28 FEET TO A MAG NAIL FOUND IN CONCRETE FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 5) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 128.25 FEET, AND A CHORD THAT BEARS S76°53'15"W, A DISTANCE OF 105.19 FEET TO A MAG NAIL FOUND IN CONCRETE FOR CORNER, AND
- 6) N69°14'54"W, A DISTANCE OF 129.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING AT THE NORTHWEST CORNER OF LOT 22, BLOCK K, SAID THE PARK AT BLACKHAWK IV, PHASE 2, SAME BEING ON THE EAST LINE OF SAID LOT 33, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND,

THENCE, N18°27'22"E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 33, A DISTANCE OF 602.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.237 ACRES OF LAND.

CASE NO. S-24-280
SHEET NO. 2 OF 3



PARK AT BLACKHAWK IV, PHASE 1, REPLAT OF LOT 1, BLOCK K

STATE OF TEXAS

COUNTY OF TRAVIS
AND WILLIAMSON

LAKESIDE W.C.D., BY AND THROUGH DACE WARD, PRESIDENT, BEING THE OWNER OF A PORTION OF BLOCK K, LOT 1 OF PARK AT BLACKHAWK IV, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019090999 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 201900196 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THAT CERTAIN 5.916 TRACT OF LAND SITUATED IN THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 883, WILLIAMSON COUNTY, TEXAS, AND 0.321 ACRES SITUATED IN THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 306, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 20180474279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS & DEED AS RECORDED IN DOCUMENT NO. 2018024753 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

AND ROWE LANE DEVELOPMENT, BY AND THROUGH MATTHEW R. TIEMANN, PRESIDENT, BEING THE OWNER OF OF BLOCK K, LOT 1 OF PARK AT BLACKHAWK IV, PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2019090999 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 201900196 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THAT CERTAIN 5.916 TRACT OF LAND SITUATED IN THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 883, WILLIAMSON COUNTY, TEXAS, AND 0.321 ACRES SITUATED IN THE GEORGE GRIMES SURVEY NUMBER 33, ABSTRACT NUMBER 306, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2018034533 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS & DEED AS RECORDED IN DOCUMENT NO. 2018019381 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 6.237 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON

"PARK AT BLACKHAWK IV, PHASE 1, REPLAT OF LOT 1, BLOCK K"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

TO CERTIFY WHICH, WITNESS MY HAND, THIS 27 DAY OF February, 2026 A.D.

Dace Ward
DACE WARD, PRESIDENT

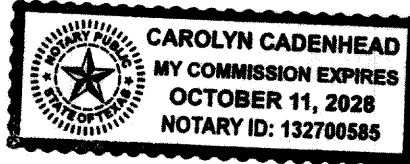
LAKESIDE W.C.D. NO 2A
816 CONGRESS AVE STE 1900
AUSTIN TX 78701

STATE OF Texas §
COUNTY OF Travis §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 27 DAY OF February, 2026 A.D.

Carolyn Cadenhead
NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES ON: 10/11/28

TO CERTIFY WHICH, WITNESS MY HAND, THIS 20th DAY OF FEBRUARY, 2026 A.D.

ROWE LANE DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

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

Matthew R. Tiemann
MATTHEW R. TIEMANN, PRESIDENT

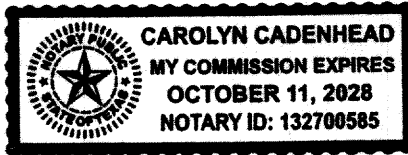
ROWE LANE DEVELOPMENT, LTD.
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

STATE OF Texas §
COUNTY OF Travis §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF February, 2026 A.D.

Carolyn Cadenhead
NOTARY PUBLIC SIGNATURE



MY COMMISSION EXPIRES ON: 10/11/26

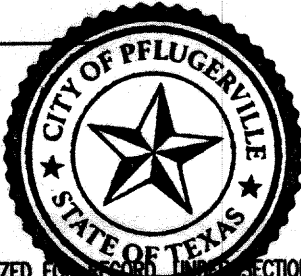
APPROVED THIS 4th DAY OF November, 2024, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

Trista Evans
CHAIRMAN

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

Ashley Bailey
JEREMY FRAZELLE, PLANNING DIRECTOR ATTEST: Ashley Bailey

Trista Evans
TRISTA EVANS, CITY SECRETARY



APPROVED, ACCEPTED AND AUTHORIZED FOR RECORDATION PURSUANT TO SECTION 482.201, TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 2nd DAY OF April, 2026 A.D.

Cynthia C. McDonnell
CYNTHIA C. MCDONNELL, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

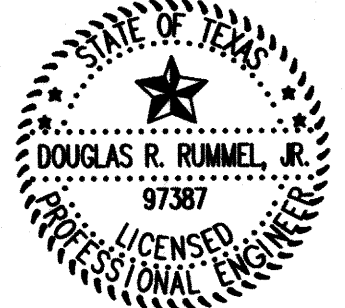
STATE OF TEXAS §
COUNTY OF TRAVIS §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND 48453C0285H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

I, DOUGLAS R. RUMMEL, JR., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TRAVIS COUNTY SUBDIVISION REGULATIONS SECTION 482, AS AMENDED.

ENGINEERING BY: *Douglas R. Rummel, Jr.* 2-19-26

DOUGLAS R. RUMMEL, JR., P.E. NO. 97387 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, AARON V. THOMSON, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY SUBDIVISION REGULATIONS SECTION 482, AS AMENDED, AND DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENT AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE AMENDED PLAT ARE SHOWN HEREON.

SURVEYED BY: *Aaron V. Thomson* 19 FEB 2026

AARON V. THOMSON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2nd DAY OF March, 2026 A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Teresa Baker

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

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 INSTRUMENT 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

CASE NO. S-24-280
SHEET NO. 3 OF 3

