



4 pgs

202000078

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME PARK AT BLACKHAWK IV, PHASE 2

OWNERS NAME: PARK 63, LLC

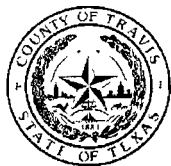
RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE: 2020075360

RETURN:

TNR
512-635-6891 / 512-673-2108



202000078

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

May 11, 2020 03:04 PM

Fee: \$129.00

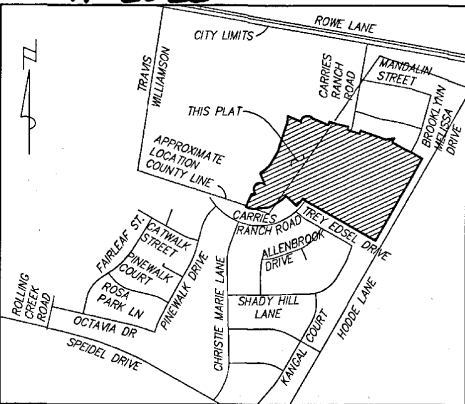
TOMSR

5-11-2020

\$129.00

202000078

FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 2
WILLIAMSON AND TRAVIS COUNTIES, TEXAS



LOCATION MAP
SCALE: 1" = 800'

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

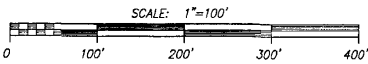
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF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

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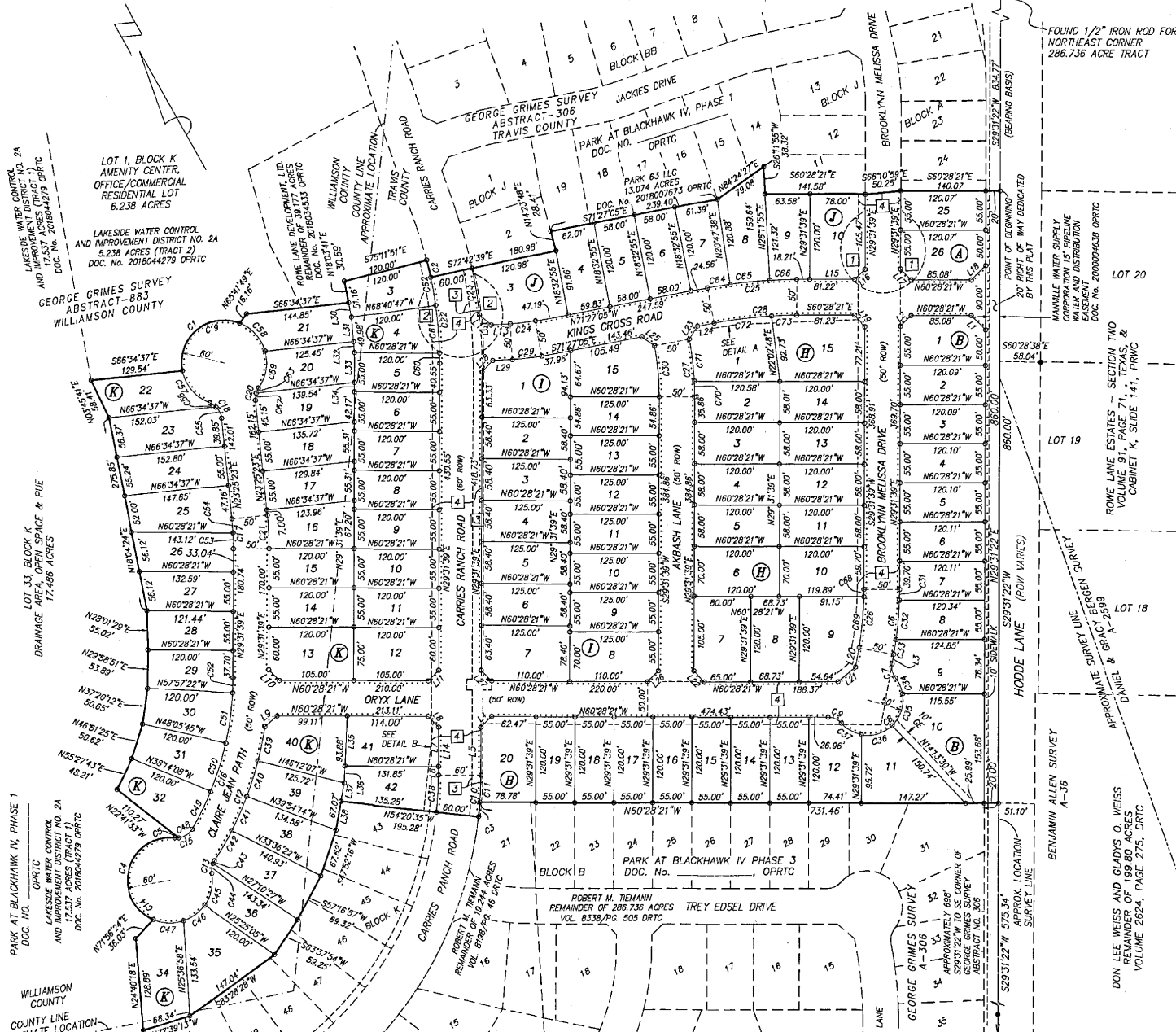
DATE: FEB. 22, 2018

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

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



FINAL PLAT OF PARK AT BLACKHAWK IV, PHASE 2 WILLIAMSON AND TRAVIS COUNTIES, TEXAS



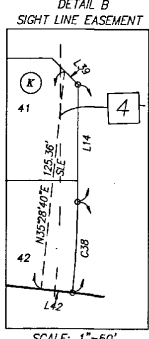
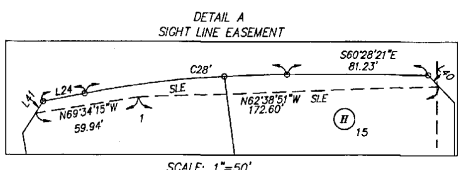
LOT 1, BLOCK K AMENITY CENTER, OFFICE/COMMERCIAL RESIDENTIAL LOT 6.238 ACRES... LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A... GEORGE GRIMES SURVEY ABSTRACT-883 WILLIAMSON COUNTY...

BRIEF DESCRIPTION: BEING 23.419 ACRES SITUATED IN THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, AND IN THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 23.419 ACRES TRACT OF LAND CONVEYED TO PARK 63 LLC BY DEED RECORDED IN DOCUMENT NO. 2018172339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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. 484330285H, TRAVIS COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008, COMMUNITY 481026.

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.

J. Keith Collins 5/16/19 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 EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT.

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



- LEGEND: OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; GE = GAS EASEMENT; etc.

DATE: FEB. 22, 2018 SCALE: 1"=100' RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817 F-9784 RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817 F-10015400

PARK AT BLACKHAWK IV, PHASE 2 WILLIAMSON AND TRAVIS COUNTIES, TEXAS

NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETU. WATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY... 2. WATER SUPPLY (WHOLESALE) WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE)... 3. A TEN FOOT PUBLIC UTILITY AND SIDEWALK EASEMENT (PUE) 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 CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24... 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 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 AND THE CITY OF PFLUGERVILLE FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPAIR, OR REMOVAL OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES... 7. A TEN FOOT (10') SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF HODGE LANE. THE SIDEWALK ON HODGE LANE IS REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER OR POST THE FEE-IN-LIEU OF CONSTRUCTING THE SIDEWALK WITH TRAVIS COUNTY... 8. A MINIMUM OF A FOUR FOOT (4') SIDEWALK SHALL BE CONSTRUCTED ALONG EACH SIDE OF CLAIRE JEAN PATH, ORYX LANE, KINGS CROSS ROAD, AKBASH LANE, BROOKLYN MELISSA DRIVE AND CARRIES RANCH ROAD... 9. 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... 10. 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-BA. 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... 11. 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... 12. THIS SUBDIVISION SHALL MAINTAIN THE DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS... 13. 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... 14. 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... 15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION... 16. 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... 17. 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... 18. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT... 19. 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 CODES... 20. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2002010202 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY... 21. LOTS 1-10 BLOCK B AND LOTS 25-26 BLOCK A, ARE PROHIBITED FROM TAKING ACCESS TO HODGE LANE. LOTS 12, 13, 40, 41 BLOCK K, AND LOTS 7 AND 8 BLOCK I ARE PROHIBITED FROM TAKING ACCESS TO ORYX LANE. LOT 20 BLOCK B IS PROHIBITED FROM TAKING ACCESS TO CARRIES RANCH ROAD. LOT 3 BLOCK J, LOT 1 AND 15 BLOCK J, LOT 1 AND 15 BLOCK H, LOT 26 BLOCK A, LOT 1 BLOCK J AND LOT 9 BLOCK H ARE PROHIBITED FROM TAKING ACCESS TO BROOKLYN MELISSA DRIVE. LOT 7 BLOCK H IS PROHIBITED FROM TAKING ACCESS TO AKBASH LANE... 22. SETBACKS ARE AS FOLLOWS: FRONT: 25'; REAR: 20'; SIDE: 5'; AND STREET SIDE: 15'... 23. A MASONRY FENCE OR PRIVACY WALL SHALL BE CONSTRUCTED ALONG THE EXTENT OF LOTS 1-10 BLOCK B AND 25-26 BLOCK A FACING HODGE LANE. MASONRY FENCE OR PRIVACY WALL SHALL BE OWNED/MAINTAINED BY THE HOA... 24. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR OTHER OBJECT WHICH IS DETERMINED TO CAUSE 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... 25. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR... 26. LOTS WITHIN BLOCK K MAY BE LOCATED WITHIN BOTH TRAVIS AND WILLIAMSON COUNTY, WHICH COULD AFFECT ESD'S RESPONSE... 27. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS... 28. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS... 29. 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... 30. 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... 31. 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... 32. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THAT ARE ENTIRELY WITHIN WILLIAMSON COUNTY AND FOR THE PORTION OF LOTS 4, 5, 6, 8, 13, 14, 15, 16, 17, 18, 34, 35, 37, 38, 39' AND 40, BLOCK K, WITHIN WILLIAMSON COUNTY. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA.

NOTES CONTINUED:

- 34. 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) #484500-08254, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY #481026... 35. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS... 36. ALL BEARINGS ARE BASED ON THE NORTHWEST LINE OF HODGE LANE, CALLED AS S29°31'22"W IN THE DEED RECORDED IN DOCUMENT NO. 2018172339 OPRTC.

EASEMENT LIST:

- [1] = 0.286 ACRE TEMPORARY CUL-DE-SAC EASEMENT TO COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018117924 OPRTC - FROM THE DOCUMENT "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..." [2] = 0.264 ACRE TEMPORARY CUL-DE-SAC EASEMENT TO COUNTY OF TRAVIS, STATE OF TEXAS - DOC. NO. 2018117923 OPRTC - FROM THE DOCUMENT "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] = 0.2743 ACRE TEMPORARY WATER LINE EASEMENT - DOC. NO. OPRTC... [4] = 3.987AC TEMPORARY WASTEWATER LINE EASEMENT TO LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A - DOC. NO. 2018097592 OPRTC - FROM THE DOCUMENT "... THE EASEMENT SHALL AUTOMATICALLY EXPIRE AND BE OF NO FORCE OR EFFECT UPON THE RECORDED OF A SUBDIVISION PLAT THAT INCLUDES THE LAND SUBJECT TO THE EASEMENT, ..."

LOT AREAS:

Table with columns for Block A, Block I, and Block K, listing lot numbers and their corresponding square foot areas.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRNG., CHORD. Lists curve data for various lots.

SITE DATA:

AREA OF THIS PLAT: 23.419 ACRES 17.539 ACRES SINGLE FAMILY 5.485 ACRES STREET AREA 0.395 ACRE RIGHT-OF-WAY DEDICATION BLOCKS SINGLE FAMILY LOTS: 99

TOTALS BY COUNTY:

TRAVIS COUNTY - 72 LOTS AND 3,560 LINEAR FEET OF ROADWAY. WILLIAMSON COUNTY - 27 LOTS AND 864 LINEAR FEET OF ROADWAY.

NEW STREETS:

Table with columns: STREET NAME, LENGTH, WIDTH, ACRES, DESIGN SPEED. Lists streets like CLAIR JEAN PATH, CARRIES RANCH ROAD, AKBASH LANE, etc.

DATE: FEB. 22, 2018

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

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FINAL PLAT OF

PARK AT BLACKHAWK IV, PHASE 2
WILLIAMSON AND TRAVIS COUNTIES, TEXAS

THAT PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS, AND THAT PART OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 23.419 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2018072339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF ROWE LANE AND THE NORTHWEST LINE OF HODGE LANE, BEING ALSO AT THE NORTHWEST CORNER OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8336, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (ORTC);

THENCE S29°31'22"W ALONG THE NORTHWEST LINE OF HODGE LANE, BEING ALSO THE SOUTHWEST LINE OF SAID 286.736 ACRE TRACT A DISTANCE OF 834.77 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID 23.419 ACRE TRACT, BEING THE POINT OF BEGINNING;

THENCE S29°31'22"W (BEARING BASIS) CONTINUING ALONG SAID LINE, A DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 23.419 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT A WESTERLY ANGLE POINT OF SAID HODGE LANE AND AN EASTERLY ANGLE POINT OF SAID 286.736 ACRE TRACT BEARS S29°31'22"W A DISTANCE OF 575.34 FEET, FROM WHICH THE SOUTHWEST CORNER OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306 BEARS APPROXIMATELY S29°31'22"W A DISTANCE OF 699 FEET;

THENCE ALONG THE SOUTH LINE OF SAID 23.419 ACRE TRACT, ACROSS SAID 286.736 ACRE TRACT, AND ACROSS THAT 19.244 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8198, PAGE 48 (ORTC) (BEING A PART OF A 195.98 ACRE TRACT OF LAND CONVEYED TO CAROL ANN SAUNDERS BY DEED RECORDED IN VOLUME 11261, PAGE 354 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC)) THE FOLLOWING NINE COURSES:

- 1. N60°28'21"W A DISTANCE OF 731.46 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- 2. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 20.49 FEET, HAVING A RADIUS OF 546.00 FEET, A CENTRAL ANGLE OF 02°09'01", AND A CHORD BEARING S33°34'54"W A DISTANCE OF 20.49 FEET TO A 1/2" IRON ROD SET;
- 3. N54°20'35"W A DISTANCE OF 195.28 FEET TO A 1/2" IRON ROD SET;
- 4. S39°21'45"W A DISTANCE OF 40.93 FEET TO A 1/2" IRON ROD SET;
- 5. S47°52'16"W A DISTANCE OF 67.62 FEET TO A 1/2" IRON ROD SET;
- 6. S57°16'57"W A DISTANCE OF 69.32 FEET TO A 1/2" IRON ROD SET;
- 7. S63°37'54"W A DISTANCE OF 59.25 FEET TO A 1/2" IRON ROD SET;
- 8. S83°28'28"W A DISTANCE OF 119.04 FEET TO A 1/2" IRON ROD SET;
- 9. N77°31'13"W A DISTANCE OF 68.34 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 23.419 ACRE TRACT, BEING ON THE EAST LINE OF A 17.537 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO LAKEVIEW WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A BY DEED RECORDED IN DOCUMENT NO. 2018044279 (ORTC).

THENCE ALONG THE WEST LINE OF SAID 23.419 ACRE TRACT, BEING THE EAST LINE OF SAID 17.537 ACRE TRACT THE FOLLOWING TWELVE COURSES:

- 1. N24°40'18"E A DISTANCE OF 128.89 FEET TO A 1/2" IRON ROD SET;
- 2. N71°56'24"E A DISTANCE OF 36.03 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- 3. NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 170.91 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 16°31'26", AND A CHORD BEARING N44°12'08"E A DISTANCE OF 118.71 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
- 4. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 5.45 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 12°29'49", AND A CHORD BEARING S00°26'34"E A DISTANCE OF 5.44 FEET TO A 1/2" IRON ROD SET;
- 5. N22°41'33"W A DISTANCE OF 110.27 FEET TO A 1/2" IRON ROD SET;
- 6. N55°27'43"E A DISTANCE OF 48.21 FEET TO A 1/2" IRON ROD SET;
- 7. N46°51'29"E A DISTANCE OF 50.62 FEET TO A 1/2" IRON ROD SET;
- 8. N37°20'12"E A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD SET;
- 9. N28°58'51"E A DISTANCE OF 53.89 FEET TO A 1/2" IRON ROD SET;
- 10. N28°01'29"E A DISTANCE OF 55.02 FEET TO A 1/2" IRON ROD SET;
- 11. N18°04'24"E A DISTANCE OF 275.85 FEET TO A 1/2" IRON ROD SET;
- 12. N03°45'41"E A DISTANCE OF 58.41 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 23.419 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THAT 5.238 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO LAKEVIEW WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2A BY DEED RECORDED IN DOCUMENT NO. 2018044279 (ORTC).

THENCE ALONG THE NORTH LINE OF SAID 23.419 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 5.238 ACRE TRACT, ALONG THE SOUTH LINE OF THE REMAINDER OF A 39.177 ACRE TRACT OF LAND CONVEYED TO ROWE LANE DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018034533 (ORTC), AND ALONG THE SOUTH LINE OF A 13.074 ACRE TRACT OF LAND CONVEYED TO PARK 63 LLC BY DEED RECORDED IN DOCUMENT NO. 2018007673 (ORTC) THE FOLLOWING FIFTEEN COURSES:

- 1. S66°34'37"E A DISTANCE OF 128.54 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- 2. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 128.33 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 122°32'45", AND A CHORD BEARING N79°29'05"E A DISTANCE OF 105.23 FEET TO A 1/2" IRON ROD SET;
- 3. N65°41'49"E A DISTANCE OF 16.16 FEET TO A 1/2" IRON ROD SET;
- 4. S86°34'37"E A DISTANCE OF 144.85 FEET TO A 1/2" IRON ROD SET;
- 5. N18°03'41"E A DISTANCE OF 30.89 FEET TO A 1/2" IRON ROD SET;
- 6. S75°11'51"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- 7. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 24.74 FEET, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 02°29'13", AND A CHORD BEARING S10°20'45"W A DISTANCE OF 24.74 FEET TO A 1/2" IRON ROD SET;
- 8. S72°42'39"E A DISTANCE OF 180.98 FEET TO A 1/2" IRON ROD SET;
- 9. N14°23'48"E A DISTANCE OF 28.41 FEET TO A 1/2" IRON ROD SET;
- 10. S71°27'05"E A DISTANCE OF 239.40 FEET TO A 1/2" IRON ROD SET;
- 11. N84°24'27"E A DISTANCE OF 79.08 FEET TO A 1/2" IRON ROD SET;
- 12. S26°11'55"W A DISTANCE OF 30.32 FEET TO A 1/2" IRON ROD SET;
- 13. S60°28'21"E A DISTANCE OF 141.58 FEET TO A 1/2" IRON ROD SET;
- 14. S66°10'59"E A DISTANCE OF 50.25 FEET TO A 1/2" IRON ROD SET;
- 15. S60°28'21"E A DISTANCE OF 140.07 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 23.419 ACRES, MORE OR LESS. ALL IRON RODS SET HAVE "S" SURVEYING CAPS. ALL BEARINGS ARE BASED ON THE NORTHWEST LINE OF HODGE LANE, CALLED AS S29°31'22"W IN THE DEED RECORDED IN DOCUMENT NO. 2018172339 (ORTC).

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED AUGUST 30, 2018, RECORDED AS DOCUMENT NO. 2018138900 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE
BY: Nick Fuhrman
PRINTED NAME: Nick Fuhrman
TITLE: Senior Vice President
STATE OF TEXAS
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Nick Fuhrman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF March, 2019 A.D.

BY: Araceli Hernandez
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Araceli Hernandez
MY COMMISSION EXPIRES: 6-2-2020



STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT PARK 63 LLC, BEING THE OWNER OF 23.419 ACRES OF LAND OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 306, IN TRAVIS COUNTY, TEXAS AND OUT OF THE GEORGE GRIMES SURVEY, ABSTRACT NO. 883, IN WILLIAMSON COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018172339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 23.419 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS PARK AT BLACKHAWK IV, PHASE 2, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 15 DAY OF March, 2019 A.D.

PARK 63, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Matthew R. Tiemann
MATTHEW R. TIEMANN, VICE PRESIDENT
4421 ROWE LANE
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS
COUNTY OF Williamson

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF March, 2019 A.D.

BY: Amy Little
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

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 ENDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OF THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF STREETS 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 DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28 DAY OF May, 2020 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 OFFICE OF THE COUNTY COURT, THIS THE 11 DAY OF May, 2020 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Carlene
DEPUTY



STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, 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 11 DAY OF May, 2020 A.D. AT 3:24 O'CLOCK P.M. AND DULY RECORDED ON THE 11 DAY OF May, 2020 A.D. AT 3:24 O'CLOCK P.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20200078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 11 DAY OF May, 2020 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Rick Tom's
DEPUTY



RICK TOMS

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED OCTOBER 31, 2018, RECORDED AS DOCUMENT NO. 2018172340 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

ROWE LANE DEVELOPMENT, LTD.

BY: Matthew R. Tiemann
PRINTED NAME: MATTHEW R. TIEMANN
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME ON THIS DAY PERSONALLY APPEARED Matthew R. Tiemann, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF March, 2019 A.D.

BY: Amy Little
NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME: Amy Little

MY COMMISSION EXPIRES: July 19, 2020

APPROVED THIS 16 DAY OF May, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Cesar Little
VICE CHAIR

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

BY: Emily Barron
EMILY BARRON, AICP, PLANNING DIRECTOR



BY: Karen Thompson
KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, 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.

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 ____ DAY OF ____ 20__ A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: FEB. 22, 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