



Travis County Commissioners Court Agenda Request

Meeting Date: February 7, 2012

Prepared By: Darla Vasterling Phone #: 854-7564

Division Director/Manager: Anna M. Bowlin ACCP, Division Director of Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the use of an Alternative Fiscal Agreement for the Park at Blackhawk II Section 3A, in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an alternative fiscal agreement with Travis County. Under the alternative fiscal agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff and staff finds the use of the subject agreements meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

Under Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time. It is the City of Pflugerville's procedure not to approve the plat until the improvements are built.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements have been posted with Travis County using a Letter of Credit in the amount of \$160,000.00.

Access to Publicly Maintained Road

The Park at Blackhawk II Section 3A takes access from Easel Ridge Lane in the Park at Blackhawk II Phase 2A and the Park at Blackhawk II Jakes Hill and Martin Lane. Both subdivisions are maintained by Travis County.

Waste Water Service

Wastewater service for this subdivision will be provided by the Lakeside Water Control and Improvement District No. 2C.

Construction Plans and Engineer's Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue permit #_____. The estimated cost of the improvements is \$960,442.00. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention.

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of alternate fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None

ATTACHMENTS/EXHIBITS:

- Alternative Fiscal Acknowledgment
- Exhibit "A" – Description
- Extension of Sixty-Day Period
- Proposed Plat
- Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director of Development Services	TNR	854-7561

CC:

AB:SM:dv

1101 - Development Services -

1105 - Subdivision - The Park at Blackhawk II Phase 3A, Precinct One

Exhibit 82.401 (D)

(d) Alternative Fiscal Policy Request and Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in **Exhibit “A”**, which is attached hereto and made a part hereof. The Owner requests that Travis County’s Transportation and Natural Resources Department (“TNR”) hold the proposed plat of land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivisions (the “Standards”) to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary streets improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed, the Owner may not use the proposed subdivision’s description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the completed Improvements and 100% of the cost of the incomplete Improvements to secure the performance of the construction of the Improvements for one year, or more, from the date of the approval of the plat and acceptance of the dedication by the County.

Alternative Fiscal

Executed this 10 day of JANUARY, 2012

OWNER: RMD RESIDENTIAL, LP

Address: 508 Brylor ST.

By: Nathan Neese

AUSTIN TX 78703

Name: NATHAN NEESE

Phone: 512-731-7192

Title: MEMBER OF GP
Authorized Representative

Fax: NONE

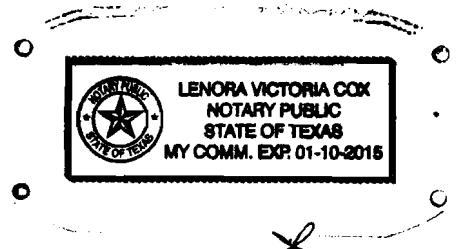
TRAVIS COUNTY, TEXAS:

By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §



This instrument was acknowledged before me on the 10 day of January, 2012, by Nathan Neese in the capacity stated herein.

[Signature]
Notary Public in and for the State of Texas

Lenora Cox
Printed or typed name of notary

My Commission Expires: 1/10/2015

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the _____ day of _____, 2012, in the capacity stated herein.

Notary Public in and for the State of Texas

Printed or typed name of notary

My commission expires: _____

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT ROWE LANE DEVELOPMENT, LTD., ACTING BY AND THROUGH TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ROBERT M. TIEMANN, OWNER OF THAT CERTAIN 21.680 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2008199266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 10.747 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "THE PARK AT BLACKHAWK II PHASE 3A" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SHOWN ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

EXHIBIT 82.201(C)

EXTENSION OF SIXTY-DAY PERIOD FOR COMPLETED PLAT APPLICATION FINAL ACTION

Date: 1/10/2012

Owner's Name and Address: RMD RESIDENTIAL, L.P
508 BAYLOR ST.
Austin, TX 78703

Proposed Subdivision Name and Legal Description (the "Property"): Park at Blackhawk II Phase 3A

The undersigned Owner and the Executive Manager of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the Executive Manager of TNR.

Executed and affective as of the date set forth below.

Owner: RMD RESIDENTIAL, L.P

By: Nathan Neese

Name: NATHAN NEESE

Title: MEMBER OF GP

Authorized Representative

ACKNOWLEDGEMENT

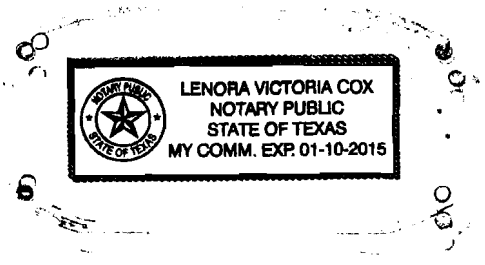
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 10 day of January, ~~2011~~ ²⁰¹², by Nathan Neese of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas
[Signature]

Lenora Cox
(Printed Name of Notary)

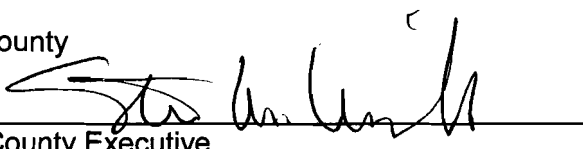
My Commission Expires: 1/10/15



**EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2**

Travis County

By:



County Executive

Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

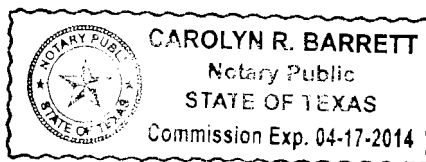
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 27th day of January, 2012, by Steven M. Manula of Travis County, Texas known to me personally or on the basis of an approved form of identification, in the capacity stated.

Notary Public, State of Texas

Carolyn R. Barrett

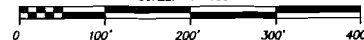
Carolyn R. Barrett
(Printed Name of Notary)



My Commission Expires: 4-17-14

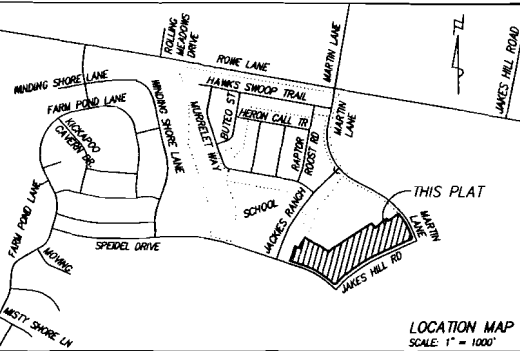
FINAL PLAT OF
THE PARK AT BLACKHAWK II PHASE 3A
 TRAVIS COUNTY, TEXAS

SCALE: 1"=100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	43.63	1025.00	2°26'20"	S69°56'29"E	43.63	21.82
C2	31.54	525.00	3°28'31"	S36°58'02"E	31.53	15.77
C3	207.34	565.00	21°01'32"	S33°29'33"E	206.17	104.85
C4	38.01	25.00	89°21'41"	S21°43'04"W	35.17	24.74
C5	623.57	1545.00	21°07'29"	S54°51'10"W	619.35	316.09
C6	38.31	25.00	87°48'35"	S87°11'43"W	34.67	24.06
C7	341.84	885.00	22°07'53"	N59°57'56"W	339.72	173.09
C8	62.68	565.00	8°21'28"	N40°49'34"W	62.66	31.38
C9	104.78	565.00	10°37'32"	N32°20'04"W	104.63	52.54
C10	39.86	565.00	4°02'32"	N25°00'33"W	39.85	19.94
C11	268.05	1025.00	14°52'18"	N611°21'07"	265.30	133.78
C12	60.72	1025.00	3°23'58"	N69°27'49"W	60.71	30.37
C13	71.65	1025.00	4°00'19"	N65°45'51"W	71.64	35.84
C14	71.65	1025.00	4°00'19"	N61°45'19"W	71.64	35.84
C15	74.56	1025.00	4°10'04"	N55°40'19"W	74.55	37.30
C16	31.09	1025.00	1°44'16"	N54°43'09"W	31.09	15.54
C17	131.81	1075.00	7°01'32"	N65°12'33"W	131.73	65.99
C18	23.01	15.00	87°51'49"	N74°21'18"E	20.82	14.46
C19	11.49	325.00	8°21'33"	N11°25'10"E	11.49	5.75
C20	18.29	275.00	3°48'37"	N32°18'42"E	18.29	9.15
C21	23.01	15.00	87°51'49"	N13°32'31"W	20.82	14.46
C22	68.29	1075.00	3°38'24"	N55°40'13"W	68.28	34.16
C23	95.99	75.00	7°31'50"	N89°29'04"E	88.57	55.83
C24	159.98	125.00	7°31'50"	N89°29'04"E	149.28	93.05
C25	9.32	125.00	4°16'29"	N55°59'14"W	9.32	4.66
C26	57.15	125.00	26°11'39"	N71°13'17"W	56.65	29.08
C27	52.50	125.00	24°03'45"	N83°39'01"E	52.11	26.64
C28	41.02	125.00	18°48'00"	N62°13'09"E	40.83	20.69
C29	318.11	1700.00	10°43'17"	N58°10'47"E	317.64	159.52
C30	10.66	1700.00	0°21'34"	N63°21'38"E	10.66	5.33
C31	68.85	1700.00	2°19'14"	N62°01'14"E	68.85	34.43
C32	68.85	1700.00	2°19'14"	N59°42'00"E	68.85	34.43
C33	68.85	1700.00	2°19'14"	N57°22'46"E	68.85	34.43
C34	68.85	1700.00	2°19'14"	N55°03'32"E	68.85	34.43
C35	32.03	1700.00	1°04'47"	N53°21'32"E	32.03	16.02
C36	327.46	1750.00	10°43'17"	N58°10'47"E	326.98	164.21
C37	30.23	1750.00	0°59'23"	N53°18'50"E	30.23	15.11
C38	69.02	1750.00	2°15'35"	N54°36'19"E	69.01	34.51
C39	69.02	1750.00	2°15'35"	N57°11'54"E	69.01	34.51
C40	69.02	1750.00	2°15'35"	N59°27'29"E	69.01	34.51

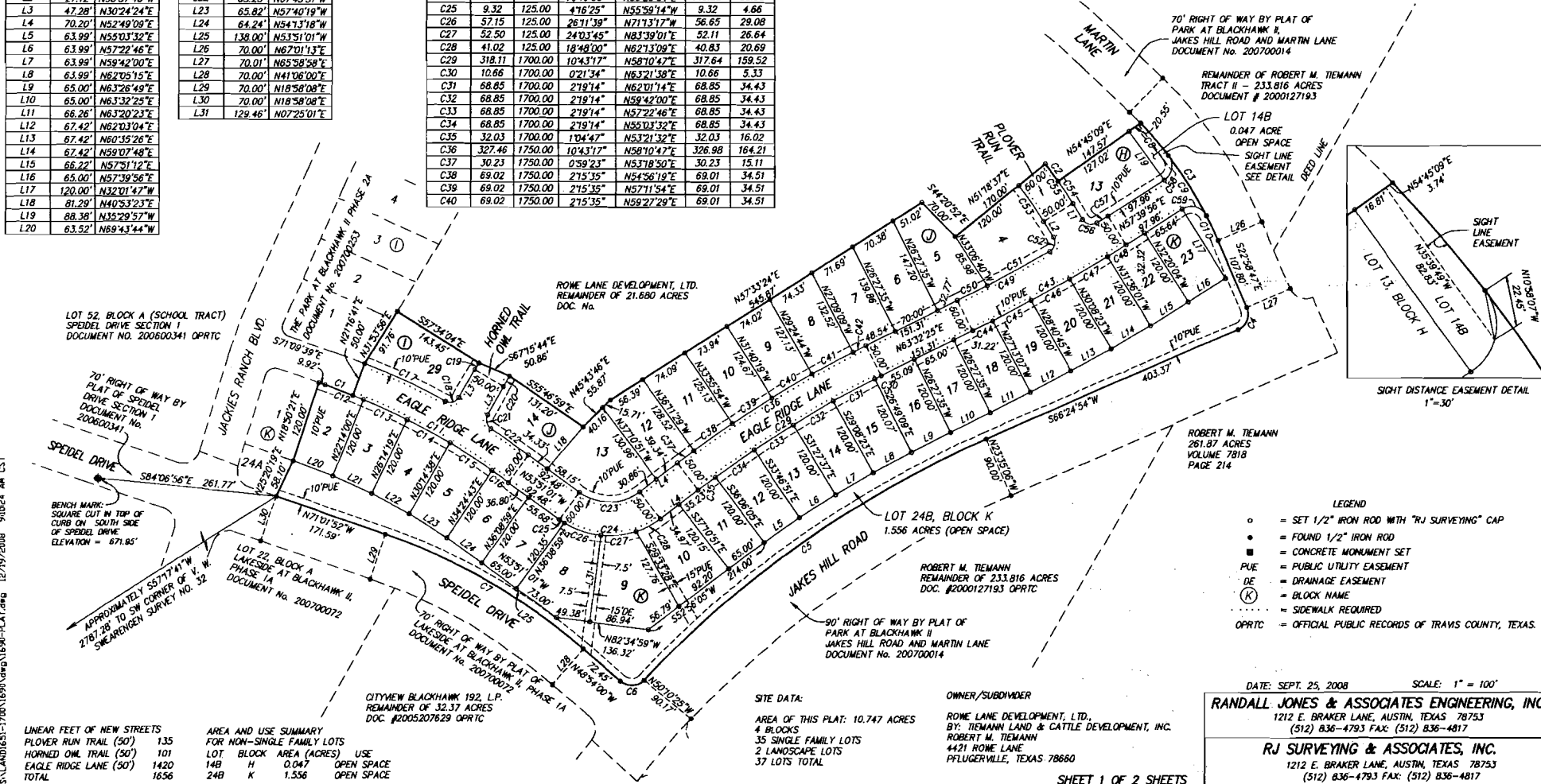
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C41	69.02	1750.00	2°15'35"	N61°43'03"E	69.01	34.51
C42	21.16	1750.00	0°41'34"	N63°11'38"E	21.16	10.58
C43	258.90	2525.00	5°32'30"	N60°36'10"E	258.79	129.57
C44	33.45	2525.00	0°45'33"	N63°109'39"E	33.45	16.73
C45	64.36	2525.00	1°27'38"	N62°10'04"E	64.36	32.18
C46	64.36	2525.00	1°27'38"	N60°35'26"E	64.36	32.18
C47	64.36	2525.00	1°27'38"	N58°07'48"E	64.36	32.18
C48	32.36	2525.00	0°44'03"	N58°01'57"E	32.36	16.18
C49	154.27	2475.00	3°34'17"	N61°45'17"E	154.24	77.16
C50	49.43	2475.00	1°08'40"	N62°58'05"E	49.43	24.72
C51	104.84	2475.00	2°25'37"	N61°10'57"E	104.83	52.43
C52	23.81	15.00	90°55'54"	N14°30'11"E	21.38	15.25
C53	64.06	475.00	7°43'37"	N34°49'34"W	64.01	32.08
C54	39.26	525.00	4°17'08"	N33°06'18"W	39.25	19.64
C55	70.80	525.00	7°43'37"	N34°49'34"W	70.75	35.46
C56	23.81	15.00	90°55'54"	N76°25'43"W	21.38	15.25
C57	19.02	2475.00	0°26'25"	N57°53'08"E	19.02	9.51
C58	41.59	25.00	85°18'46"	N10°00'33"E	36.96	27.43
C59	41.59	25.00	95°18'46"	N74°40'41"E	36.96	27.43



LOCATION MAP
 SCALE: 1" = 1000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.12	N30°57'46"W
L2	27.12	N30°57'46"W
L3	47.28	N30°24'24"E
L4	70.20	N52°49'09"E
L5	63.99	N55°03'32"E
L6	63.99	N57°22'46"E
L7	63.99	N59°42'00"E
L8	63.99	N62°05'15"E
L9	65.00	N63°26'49"E
L10	65.00	N63°32'25"E
L11	66.26	N63°20'23"E
L12	67.42	N62°03'04"E
L13	67.42	N60°35'26"E
L14	67.42	N59°07'48"E
L15	66.22	N57°31'12"E
L16	65.00	N57°39'56"E
L17	120.00	N52°01'47"W
L18	81.29	N40°53'23"E
L19	88.38	N32°29'57"W
L20	63.52	N69°43'44"W

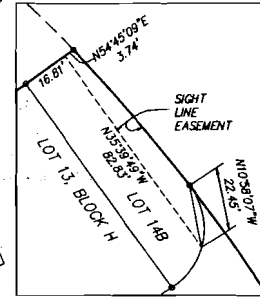
LINE	LENGTH	BEARING
L21	63.25	N63°45'51"W
L22	63.25	N61°45'31"W
L23	65.82	N57°40'19"W
L24	64.24	N54°13'18"W
L25	138.00	N53°51'01"W
L26	70.00	N67°01'13"E
L27	70.01	N65°58'58"E
L28	70.00	N41°06'00"E
L29	70.00	N18°58'08"E
L30	70.00	N18°58'08"E
L31	129.46	N07°25'01"E



70' RIGHT OF WAY BY PLAT OF PARK AT BLACKHAWK II, JAKES HILL ROAD AND MARTIN LANE DOCUMENT NO. 200700014

REMAINDER OF ROBERT M. TIEMANN TRACT II - 233.816 ACRES DOCUMENT # 200127193

LOT 14B 0.047 ACRE OPEN SPACE SIGHT LINE EASEMENT SEE DETAIL DRED LINE



SIGHT DISTANCE EASEMENT DETAIL
 1"=30'

- LEGEND
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD
 - = CONCRETE MONUMENT SET
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - ⊙ = BLOCK NAME
 - = SIDEWALK REQUIRED
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DATE: SEPT. 25, 2008 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

SITE DATA:
 AREA OF THIS PLAT: 10.747 ACRES
 4 BLOCKS
 35 SINGLE FAMILY LOTS
 2 LANDSCAPE LOTS
 37 LOTS TOTAL

OWNER/SUBDIVIDER
 ROME LANE DEVELOPMENT, LTD.,
 BY: TIEMANN LAND & CATTLE DEVELOPMENT, INC.
 ROBERT M. TIEMANN
 4421 ROME LANE
 PFLUGERVILLE, TEXAS 78660

S:\LAND\651-1700\1650\1650-PLAT-3A.DWG 12/19/2008 9:18:24 AM CST

THE PARK AT BLACKHAWK II PHASE 3A

TRAVIS COUNTY, TEXAS

NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.

2. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.

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

4. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET.

5. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. ALL SIDEWALKS SHALL BE 4 FEET IN WIDTH.

6. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NOS. 2002010202 AND 2002132073 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. 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

7. LDT 24B, BLOCK K AND LOT 14B, BLOCK H SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND IS RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT NOS. 2002010202 AND 2004106271 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

8. WATER AND WASTE WATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WIOD) NO. 2C.

9. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

10. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WIOD NO. 2C. 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.

11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.

12. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.

14. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

STATE OF TEXAS
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT ROME LANE DEVELOPMENT, LTD., ACTING BY AND THROUGH TIEMANN LAND AND CATTLE DEVELOPMENT, INC., ROBERT M. TIEMANN, OWNER OF THAT CERTAIN 21,680 ACRE TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2008199266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 10.747 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "THE PARK AT BLACKHAWK II PHASE 3A" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____ A. D. 20__

ROME LANE DEVELOPMENT, LTD.

BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC.

ROBERT M. TIEMANN
4421 ROME LANE
PFLUGERVILLE, TEXAS 78660

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. TIEMANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20__

NOTARY PUBLIC, STATE OF TEXAS SEAL

CITY CERTIFICATION:

APPROVED THIS ____ DAY OF _____, 20__, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
STARLET SATTLER, CHAIRMAN

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

BY: _____
TREY FLETCHER, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

APPROVED THIS ____ DAY OF _____, 20__, BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: _____
JEFF COLEMAN, MAYOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, THIS ____ DAY OF _____ 20__.

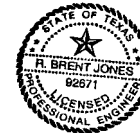
BY: _____
TREY FLETCHER, PLANNING DIRECTOR

ENGINEER'S CERTIFICATION:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C02854, TRAVIS COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 26, 2008.

I, R. BRENT JONES, 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.

R. Brent Jones 12/19/08
R. BRENT JONES
REGISTERED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



SURVEYORS CERTIFICATION:

I, J. KENNETH WEIGAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1964, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.



J. Kenneth Weigand 12-17-2008
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
STATE OF TEXAS

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

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT, 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 THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE ____ DAY OF _____ 20__ A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

I, DANA DEBEAUVOUR, CLERK OF THE 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., IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____ 20__ A.D.

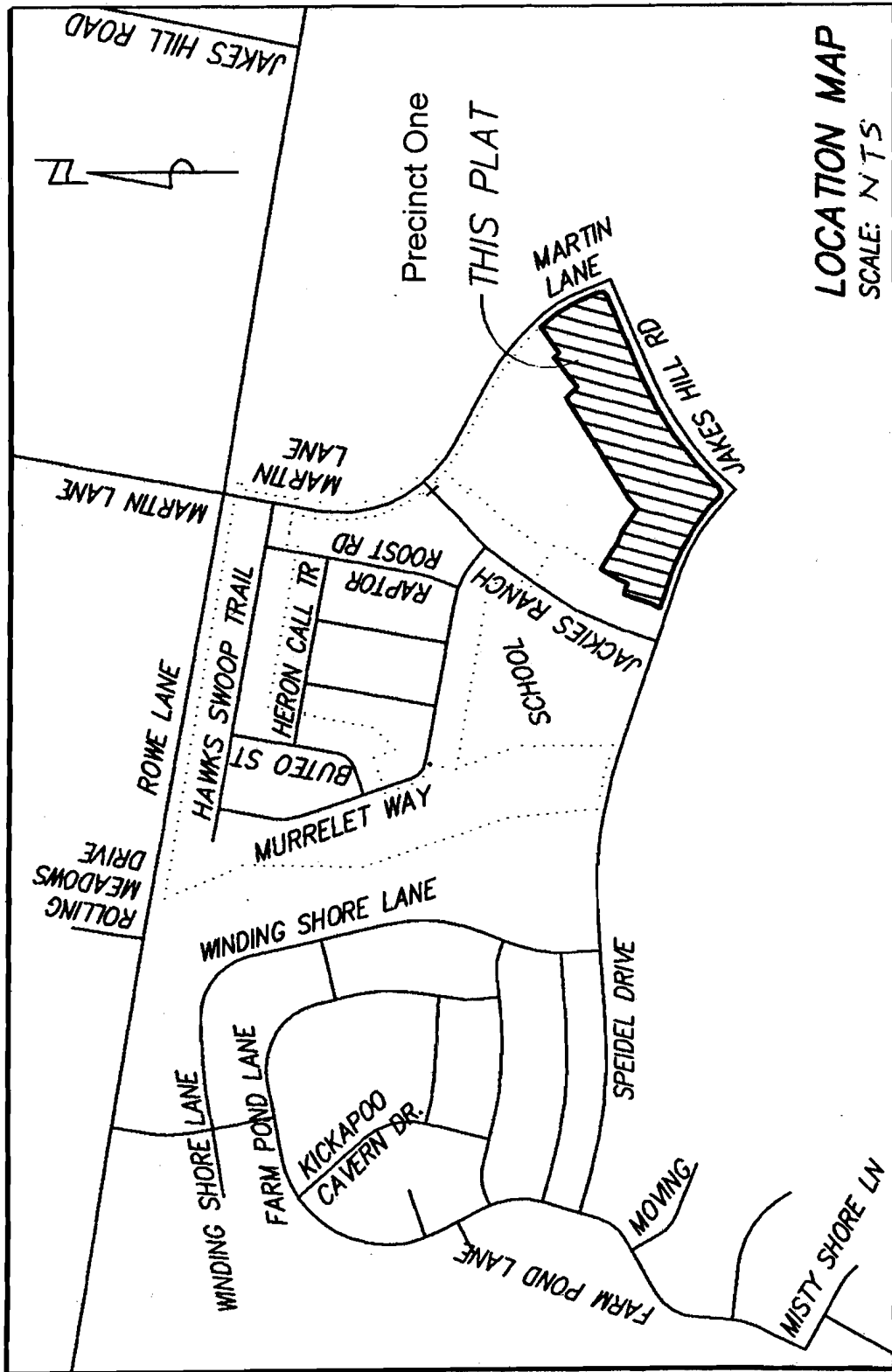
DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

DATE: SEPT. 25, 2008

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817



LOCATION MAP
SCALE: N.T.S.



Precinct One
THIS PLAT

MARTIN LANE

JACKIES HILL RD

MARTIN LANE

MARTIN LANE

ROOST RD

RAPTOR

HERON CALL TR

BUTEO ST

MURRELET WAY

JACKIES RANCH SCHOOL

ROWE LANE

HAWKS SWOOP TRAIL

ROLLING MEADOWS DRIVE

WINDING SHORE LANE

WINDING SHORE LANE

FARM POND LANE

KICKAPOO CAVERN DR.

SPEIDEL DRIVE

FARM POND LANE

MOVING

MISTY SHORE LN