



## **Travis County Commissioners Court Agenda Request**

**Meeting Date:** October 30, 2012

**Prepared By:** Paul Scoggins **Phone #:** 854-7619

**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 3B 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 agreement 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 \$114,000.00.

page 2  
October 30, 2012

**Access to Publicly Maintained Road**

The Park at Blackhawk II, Section 3B takes access from sections Plover Run Trail with one section being dedicated as part of Park at Blackhawk II Phase 2A and the other as part of Park at Blackhawk II, Phase 3A. Both subdivisions are maintained by Travis County.

**Wastewater 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 #12-1260. The estimated cost of the improvements is \$548,882.00. 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, Development Services	TNR	854-7561

§ EXHIBIT 82.401 (D)

ALTERNATIVE FISCAL POLICY REQUEST AND ACKNOWLEDGMENT

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 County Executive 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 Basic 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.

**RECEIVED**

**OCT 11 2012**

**TRAVIS COUNTY - TNR  
PERMITS DEPARTMENT**

Alternative Fiscal



Exhibit 82.401 (D) Alternative Fiscal Request and Acknowledge – page 2 of 3

Executed this 10 day of October, 2012

OWNER: RMD Residential, LP

Address: 508 Baylor St.

By: Nathan Neese

Austin TX 78703

Name: Nathan Neese

Phone: 512-731-7192

Title: Manager  
Authorized Representative

Fax: —

ACKNOWLEDGEMENT

STATE OF TEXAS §

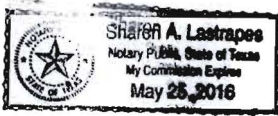
COUNTY OF TRAVIS §

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

Sharon A. Lastrapes  
Notary Public in and for the State of Texas

My Commission Expires: 25 May 2016

Sharon A. Lastrapes  
Printed or typed name of notary





TRAVIS COUNTY, TEXAS:

By: \_\_\_\_\_  
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me by County Judge Samuel T. Biscoe, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the capacity stated herein.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Printed or typed name of notary

## THE PARK AT BLACKHAWK II, PHASE 3B – 10.93 ACRES

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE V. W. SWEARENGEN SURVEY No. 32, AND BEING A PART OF THAT 21.680 ACRE TRACT OF LAND CONVEYED TO RMD RESIDENTIAL. L.P., BY DEED RECORDED IN DOCUMENT No. 2012007146 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set at the Southeast Corner of Lot 1, Block I, of the Plat of The Park at Blackhawk II, Phase 2A, according to the plat thereof recorded in Document No. 200700253 of the Official Public Records of Travis County, Texas;

N.31°53'56"E. (at 77.61 feet pass a 1/2" iron rod set at the Northeast Corner of said Lot 1 and continue along the East Line of Lot 2) in all a distance of 91.76 feet to a 1/2" iron rod set at the Point of Beginning;

THENCE along the Easterly Line said Plat of The Park at Blackhawk II, Phase 2A and along the East Line of the Plat of The Park at Blackhawk II, Phase 2B, according to the plat thereof recorded in Document No. 200800048 of the Official Public Records of Travis County, Texas, the following six courses:

1. N.31°53'56"E. a distance of 180.43 feet to a 1/2" iron rod set;
2. N.10°11'45"E. a distance of 150.10 feet to a 1/2" iron rod set;
3. N.36°27'24"E. a distance of 179.23 feet to a 1/2" iron rod set;
4. N.41°57'47"E. a distance of 203.28 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
5. Northwesterly along the arc of said curve, a distance of 20.86 feet, said curve having a radius of 475.00 feet, a central angle of 02°30'57" and a chord bearing N.48°03'49"W., 20.86 feet to a 1/2" iron rod set;
6. N.43°11'40"E. a distance of 143.68 feet to a 1/2" iron rod set in the Southwesterly Line of Martin Lane as shown on the Plat of Park at Blackhawk II, Jakes Hill Road and Martin Lane, according to the plat thereof recorded in Document No. 200700014 of the Official Public Records of Travis County, Texas and to a point on a non-tangent curve to the left;

THENCE along the Southwesterly Line of Martin Lane the following five courses:

1. Southeasterly along the arc of said curve, a distance of 138.78 feet, said curve having a radius of 635.00 feet, a central angle of 12°31'18" and a chord bearing S.55°37'55"E., 138.50 feet to a 1/2" iron rod set
2. S.61°53'34"E. a distance of 303.86 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
3. Southeasterly, along the arc of said curve to the right a distance of 221.72 feet, said curve having a radius of 815.00 feet, a central angle of 15°35'14", and a chord bearing S.54°05'57"E., 221.04 feet, to a 1/2" iron rod set;
4. S.46°18'20"E. a distance of 101.80 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
5. Southeasterly, along the arc of said curve to the right a distance of 22.69 feet, said curve having a radius of 565.00 feet, a central angle of 02°18'02", and a chord bearing S.45°09'19"E., 22.68 feet to a 1/2" iron rod set;

THENCE across the said 21.680 Acre Tract the following nine courses:

1. S.54°45'09"W. a distance of 147.57 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;

## THE PARK AT BLACKHAWK II, PHASE 3B – 10.93 ACRES

2. Northwesterly along the arc of said curve, a distance of 31.54 feet, said curve having a radius of 525.00 feet, a central angle of  $03^{\circ}26'31''$  and a chord bearing  $N.36^{\circ}58'07''W.$ , 31.53 feet to a  $1/2''$  iron rod set;
3.  $S.51^{\circ}18'37''W.$  a distance of 170.00 feet to a  $1/2''$  iron rod set;
4.  $N.44^{\circ}20'52''W.$  a distance of 70.00 feet to a  $1/2''$  iron rod set;
5.  $S.57^{\circ}33'24''W.$  a distance of 545.87 feet to a  $1/2''$  iron rod set;
6.  $S.45^{\circ}43'46''W.$  a distance of 55.87 feet to a  $1/2''$  iron rod set;
7.  $N.55^{\circ}46'59''W.$  a distance of 131.20 feet to a  $1/2''$  iron rod set;
8.  $N.67^{\circ}15'44''W.$  a distance of 50.86 feet to a  $1/2''$  iron rod set;
9.  $N.57^{\circ}34'04''W.$  a distance of 143.45 feet to the said Point of Beginning.

Containing 10.93 acres, more or less.

All iron rods set have RJ Surveying caps

The East Line of Lot 1, Block I, of the Plat of The Park at Blackhawk II, Phase 2A, is assumed to bear  $N.31^{\circ}53'56''E.$  as shown on the recorded plat.

This parcel is shown on a separate drawing.



**EXHIBIT 82.201(D)**

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

Date: 21 June 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 3B

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, LP

By: Nathan Neese

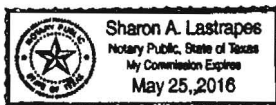
Name: Nathan Neese

Title: Manager  
Authorized Representative

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 21 day of June, 20 12,  
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.



Sharon A. Lastrapes

Notary Public, State of Texas

My Commission Expires: 25 May 2016

Sharon A. Lastrapes

(Printed Name of Notary)

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ 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 \_\_\_\_\_

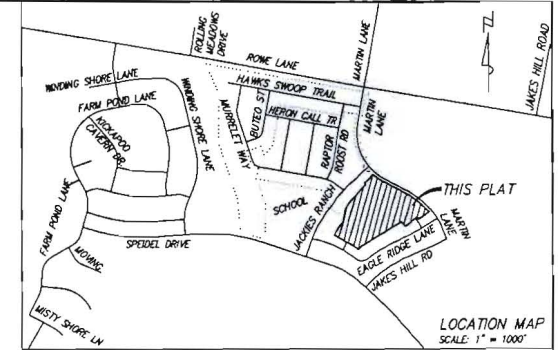
My Commission Expires:

\_\_\_\_\_  
(Printed Name of Notary)

After Completing Return To:

Travis County, Texas  
Attention: *Michael Hettenhausen*  
Transportation and Natural Resources Department  
P.O. Box 1748  
Austin, Texas 78767-1748

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



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

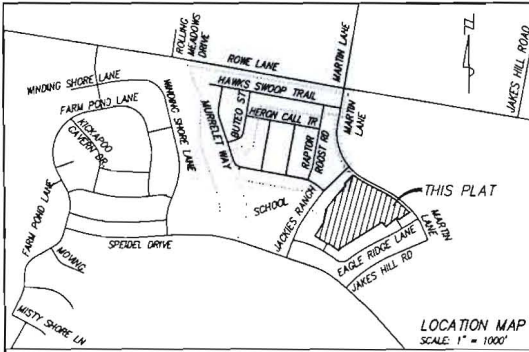
S:\LAND\651-1700\1691\eng\1691-PLAT.dwg 8/8/2012 11:35:24 AM CDT

DATE: JULY 30, 2012

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817 F-9784

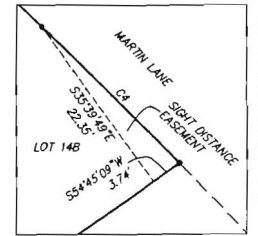
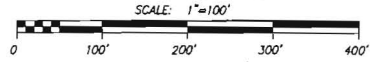
**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817





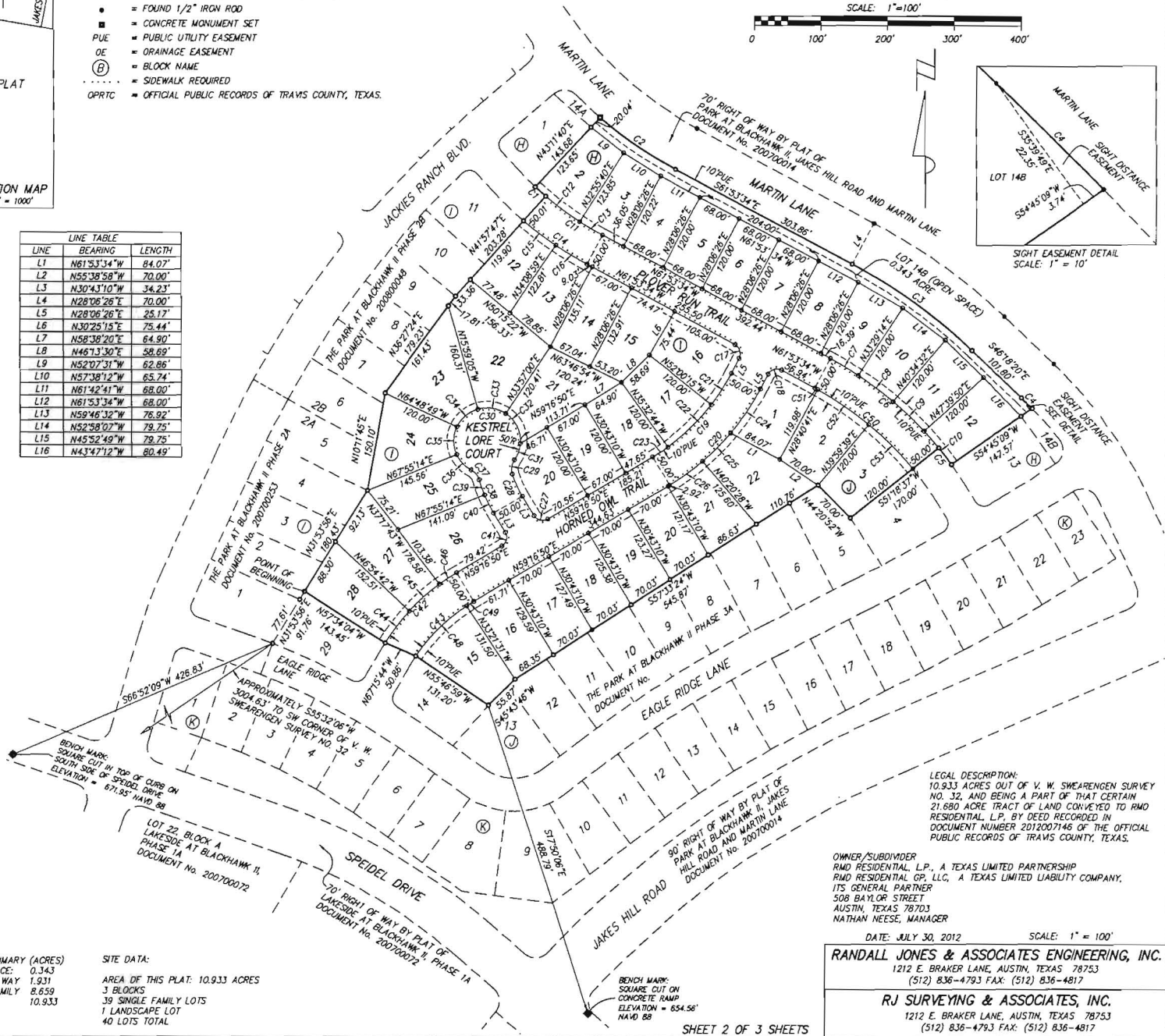
- LEGEND
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - = FOUND 1/2" IRON ROD
  - = CONCRETE MONUMENT SET
  - PUE = PUBLIC UTILITY EASEMENT
  - OE = DRAINAGE EASEMENT
  - Ⓟ = BLOCK NAME
  - ⋯ = SIDEWALK REQUIRED
  - = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	20.86	475.00	2°30'57"	N48°03'49"W	20.85	10.43
C2	138.78	635.00	12°31'18"	S55°37'55"E	138.50	69.67
C3	221.72	815.00	15°35'14"	S54°05'57"E	221.04	111.55
C4	22.69	565.00	2°18'02"	S45°09'19"E	22.68	11.34
C5	31.54	525.00	3°26'31"	N36°58'07"W	31.53	15.77
C6	212.61	525.00	23°12'11"	N50°17'29"W	211.16	107.78
C7	49.30	525.00	5°22'48"	N59°12'10"W	49.28	24.67
C8	64.95	525.00	7°05'18"	N52°58'07"W	64.91	32.52
C9	64.95	525.00	7°05'18"	N45°52'49"W	64.91	32.52
C10	64.95	525.00	7°05'18"	N38°47'30"W	64.91	32.52
C11	104.22	475.00	12°34'17"	N55°36'26"W	104.01	52.32
C12	85.11	475.00	10°16'00"	N51°56'20"W	85.00	42.67
C13	39.96	475.00	4°49'14"	N59°28'57"W	39.95	19.99
C14	116.31	525.00	12°41'37"	N55°32'45"W	116.07	58.40
C15	60.95	525.00	6°39°05"	N52°31°29"W	60.91	30.51
C16	55.37	525.00	6°02°33"	N58°52°18"W	55.34	27.71
C17	23.56	15.00	90°00°00"	N67°53°34"W	21.21	15.00
C18	23.56	15.00	90°00°00"	N73°06°26"W	21.21	15.00
C19	176.82	325.00	31°10'24"	N43°41'38"E	174.65	90.66
C20	204.03	375.00	31°10'24"	N43°41'38"E	201.52	104.61
C21	56.09	325.00	9°53'19"	N33°03'05"E	56.02	28.12
C22	93.36	325.00	16°27'31"	N46°13'30"E	93.04	47.00
C23	27.37	325.00	4°49'34"	N56°52'03"E	27.37	13.70
C24	80.45	375.00	12°17'28"	N34°15'10"E	80.29	40.38
C25	60.61	375.00	9°15'38"	N45°01'43"E	60.54	30.37
C26	62.97	375.00	9°37'18"	N54°28'11"E	62.90	31.56
C27	23.56	15.00	90°00°00"	N75°43'10"W	21.21	15.00
C28	37.36	155.00	13°48'31"	N23°48'55"W	37.27	18.77
C29	22.62	25.00	51°50'21"	N09°00'31"E	21.86	12.15
C30	241.08	50.00	276°15'28"	N76°47'57"E	66.75	44.82
C31	26.86	50.00	30°46'35"	N19°32'24"E	26.54	13.76
C32	52.54	50.00	60°12'06"	N25°56'57"W	50.15	28.99
C33	43.58	50.00	49°56'06"	N81°01'03"W	42.21	23.28
C34	42.61	50.00	48°49'44"	N49°36'03"E	41.33	22.70
C35	43.29	50.00	49°36'38"	N00°22'52"E	41.95	23.11
C36	32.21	50.00	36°54'19"	N42°52'37"W	31.65	16.68
C37	20.09	25.00	46°01'58"	N38°18'48"W	19.55	10.62
C38	55.18	205.00	15°25'22"	N23°00'30"W	55.01	27.76
C39	24.27	205.00	6°46'57"	N18°41'17"W	24.25	12.15
C40	30.91	205.00	8°38'25"	N26°23'58"W	30.88	15.49
C41	23.56	15.00	90°00°00"	N14°16'50"E	21.21	15.00
C42	152.29	325.00	26°50'53"	N45°51'23"E	150.90	77.57
C43	120.30	275.00	25°03'49"	N46°44'55"E	119.34	61.13
C44	60.44	325.00	10°39'22"	N37°45'37"E	60.36	30.31
C45	60.90	325.00	10°44'09"	N48°27'22"E	60.81	30.54
C46	30.95	325.00	5°27'22"	N56°33'08"E	30.94	15.49
C48	107.63	275.00	22°25'28"	N45°25'45"E	106.94	54.51
C49	12.67	275.00	2°38'20"	N57°52'39"E	12.66	6.33
C50	192.36	475.00	23°12'11"	N50°17'29"W	191.05	97.52
C51	4.73	475.00	0°34'15"	N61°36'27"W	4.73	2.37
C52	93.81	475.00	11°18'58"	N55°39'50"W	93.66	47.06
C53	93.81	475.00	11°18'58"	N44°20'52"W	93.66	47.06

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°53'34"W	84.07'
L2	N55°38'58"W	70.00'
L3	N30°43'10"W	34.23'
L4	N28°06'26"E	70.00'
L5	N28°06'26"E	25.17'
L6	N30°25'15"E	75.44'
L7	N48°39'20"E	64.90'
L8	N46°13'30"E	58.69'
L9	N52°07'31"W	62.86'
L10	N57°38'12"W	65.74'
L11	N61°42'41"W	68.00'
L12	N61°53'34"W	68.00'
L13	N59°46'32"W	76.92'
L14	N52°58'02"W	79.75'
L15	N45°52'49"W	79.75'
L16	N43°14'12"W	80.49'



LINEAR FEET OF NEW STREETS			
NAME	LENGTH	ACREAGE	AREA SUMMARY (ACRES)
FLOWER RUN TRAIL (50')	705	0.796	OPEN SPACE: 0.343
HORNED OWL TRAIL (50')	717	0.819	RIGHT OF WAY 1.931
KESTREL LORE COURT (50')	177	0.316	SINGLE FAMILY 8.659
TOTAL	1619	1.931	TOTAL: 10.933

SITE DATA:  
 AREA OF THIS PLAT: 10.933 ACRES  
 3 BLOCKS  
 39 SINGLE FAMILY LOTS  
 1 LANDSCAPE LOT  
 40 LOTS TOTAL

LEGAL DESCRIPTION:  
 10.933 ACRES OUT OF V. W. SWEARENGEN SURVEY NO. 32, AND BEING A PART OF THAT CERTAIN 21.680 ACRE TRACT OF LAND CONVEYED TO RMO RESIDENTIAL, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER/SUBDIVIDER  
 RMO RESIDENTIAL, L.P., A TEXAS LIMITED PARTNERSHIP  
 RMO RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,  
 ITS GENERAL PARTNER  
 508 BAYLOR STREET  
 AUSTIN, TEXAS 78703  
 NATHAN NEESE, MANAGER

DATE: JULY 30, 2012 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



# THE PARK AT BLACKHAWK II PHASE 3B

NOTES:

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE.
2. 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.
3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. 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.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMP, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. ALL SIDEWALKS SHALL BE 4 FEET IN WIDTH.
7. 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. 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 (WCID) 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 WCID 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. 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.
12. 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.
13. THE ASSESSED IMPACT FEE RATE FOR ONE SERVICE UNIT WITH A 5/8" METER SIZE FOR WASTEWATER SHALL BE \$1362.
14. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
15. ALL NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
16. WHERE EXISTING OVERHEAD ELECTRIC SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
17. ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
18. A 10 FOOT PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE. A MINIMUM OF A 4 FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF HORNED OWL TRAIL, PLOVER RUN TRAIL AND LESTRAL LORE COURT.

STATE OF TEXAS  
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS THAT RMD RESIDENTIAL, L.P. ACTING BY AND THROUGH RMD RESIDENTIAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, NATHAN NEESE, MANAGER, OWNER OF THAT CERTAIN 21,680 ACRE TRACT OF LAND OUT OF THE V. W. SWARENGEN SURVEY NO. 32 SURVEY CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2012007146 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 10.933 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 3B" 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.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A. D. 20\_\_

RMD RESIDENTIAL, L.P., A TEXAS LIMITED PARTNERSHIP

BY: RMD RESIDENTIAL GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
508 BAYLOR STREET, AUSTIN, TEXAS 78703

BY: \_\_\_\_\_  
NATHAN NEESE, MANAGER

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN NEESE, 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\_\_

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF

THAT, SLF IV - BLACKHAWK, L.P., THE LIEN HOLDER OF THAT CERTAIN ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012007147 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 10.93 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

SLF IV - BLACKHAWK, L.P.

BY: \_\_\_\_\_ ITS \_\_\_\_\_

5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225

THE STATE OF TEXAS  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT, INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012007146 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 10.93 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

BY: \_\_\_\_\_ ITS \_\_\_\_\_

816 CONGRESS AVENUE, SUITE 100  
AUSTIN, TEXAS 78701

THE STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME:  
MY COMMISSION EXPIRES:

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: \_\_\_\_\_  
THOMAS ANKER, CHAIR

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

BY: \_\_\_\_\_  
TREY FLETCHER, PLANNING DIRECTOR

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHFARES 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

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 1984, AS AMENDED, AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

*J. Kenneth Weigand* 8-8-2012  
J. KENNETH WEIGAND  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5741  
STATE OF TEXAS



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) #4845300285H, 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* 8/8/12  
R. BRENT JONES  
LICENSED PROFESSIONAL ENGINEER No. 92671  
STATE OF TEXAS

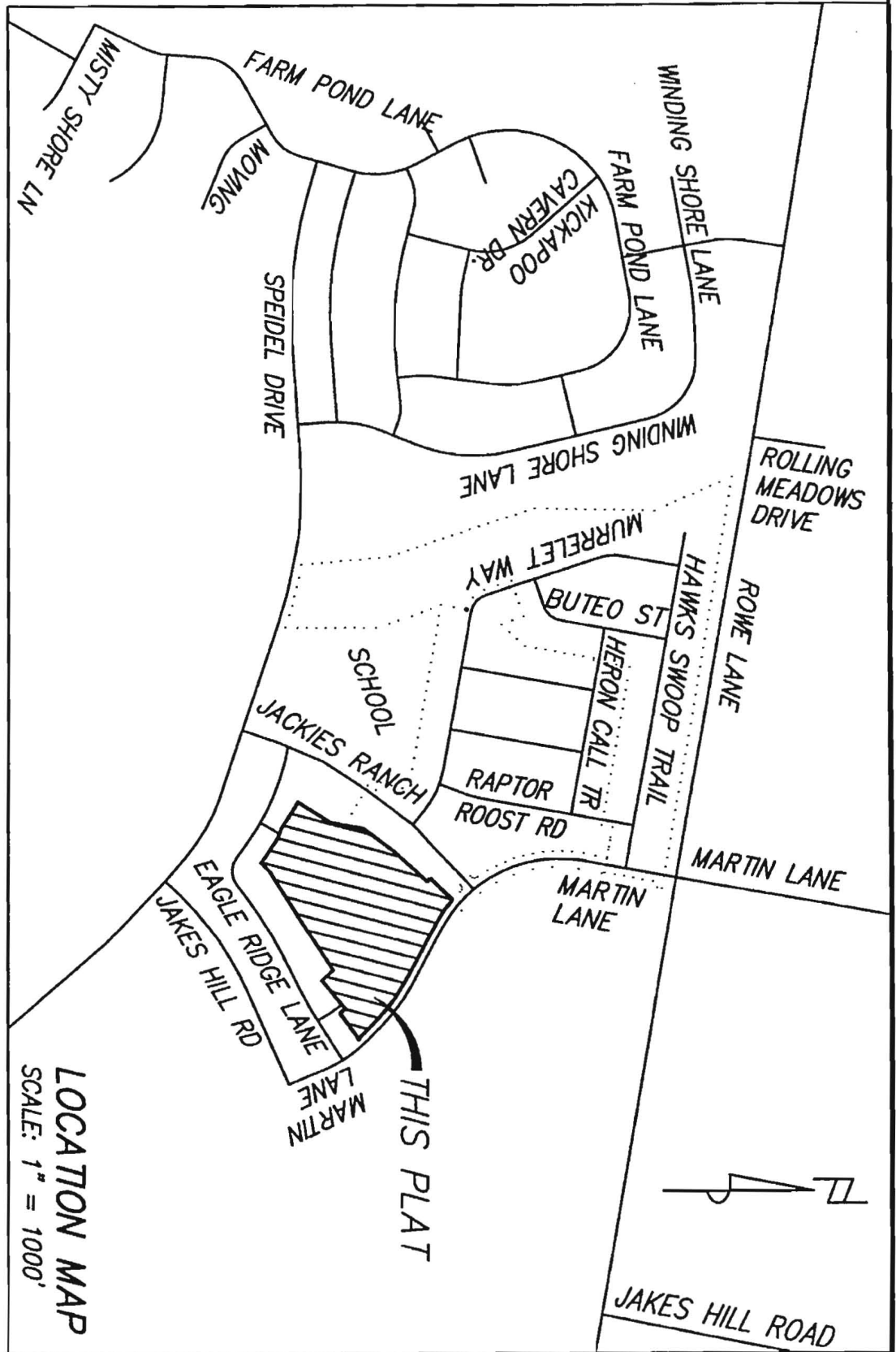


DATE: JULY 30, 2012

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

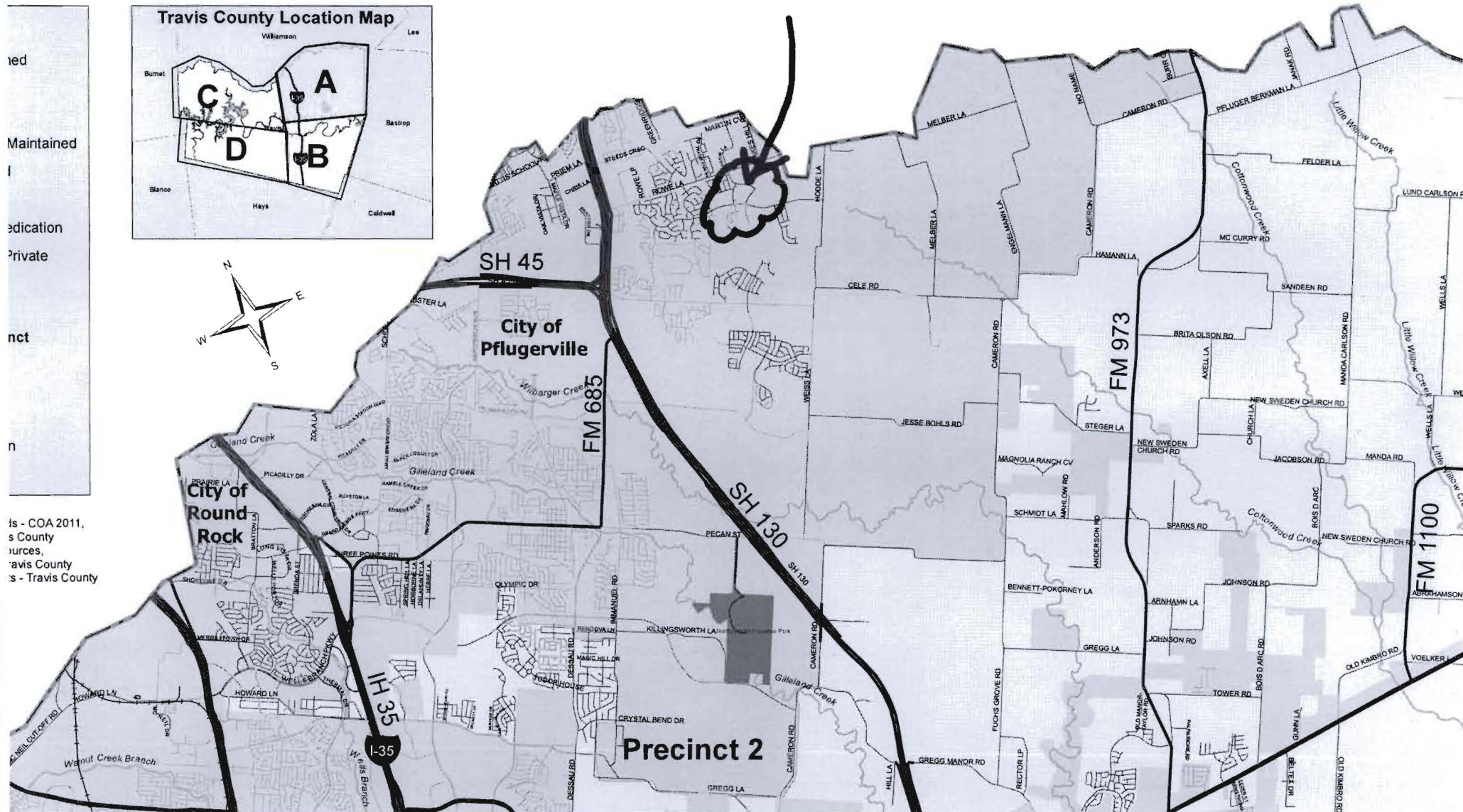
**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753  
(512) 836-4793 FAX: (512) 836-4817

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# Site



Is - COA 2011,  
s County  
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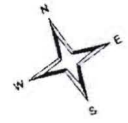
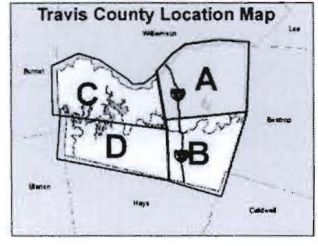


Site

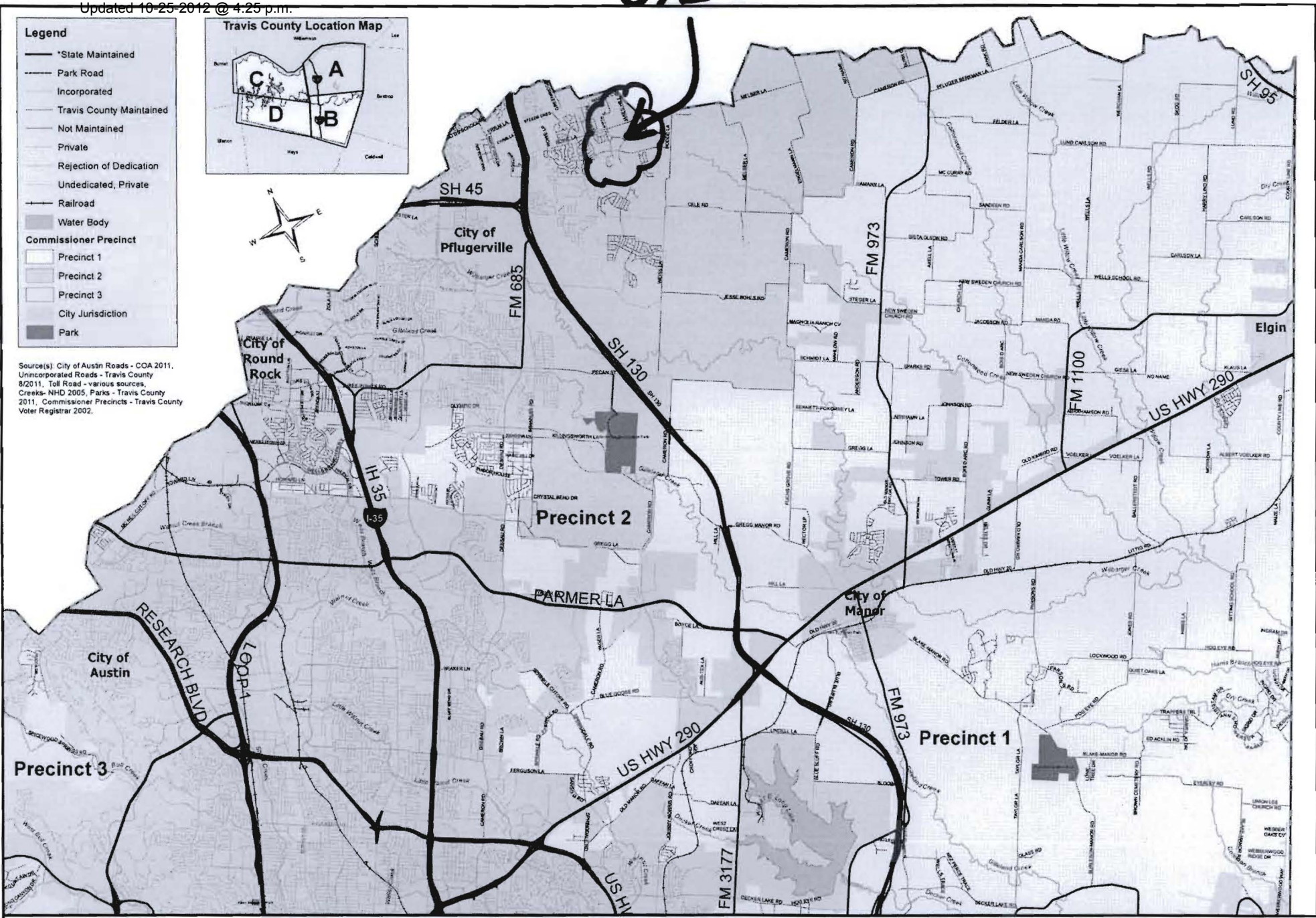
Updated 10-25-2012 @ 4:25 p.m.

**Legend**

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct
  - Precinct 1
  - Precinct 2
  - Precinct 3
- City Jurisdiction
- Park

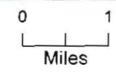


Source(s): City of Austin Roads - COA 2011, Unincorporated Roads - Travis County 8/2011, Toll Road - various sources, Creeks-NHD 2005, Parks - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map A



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 8/9/2011