



Travis County Commissioners Court Agenda Request

Meeting Date: July 1, 2014

Prepared By: Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

Division Director/Manager: Anna Bowlin, Division Director of Development Services Long Range Planning

Carol B. Joseph for
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 a request to use an Alternative Fiscal Agreement for The Park at Blackhawk IV, Section 6A – Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under this 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 which finds that 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 the 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 Long Range Planning authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff 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.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with Travis County using a bond in the amount of \$306,852.00.

Access to Publicly Maintained Road

The Park at Blackhawk IV, Section 6A takes access from Speidel Drive, a street accepted and maintenance by Travis County.

Wastewater Service

Wastewater service for this subdivision will be provided by the Lakeside Water Control and Improvement District.

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 #14-3359. The estimated cost of the improvements is \$1,580,585.91. 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 nor 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:

N/A

ATTACHMENTS/EXHIBITS:

- Alternative Fiscal Acknowledgement
- 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 Long Range Planning	TNR	(512) 854-7561

CC:

Stacey Scheffel	Permit Program Manager	TNR	(512) 854-7565
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SM:AB:ps

1101 - Development Services Long Range Planning - The Park at Blackhawk IV, Section 6A

§ 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 the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the 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 Subdivision (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 street 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 Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this 16th day of June, 2014.

OWNER:

By: Gehan Homes, Ltd.

Name: Chris Lynch

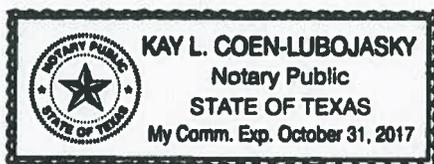
Title: [Signature]
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by Chris Lynch on the 17 day of June, 2014, in the capacity stated herein.



Kay L Coen Lubojasky
Notary Public in and for
the State of Texas

KAY L COEN-LUBOJASKY
Printed or typed name of notary

My commission
expires: 10-31-17

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____ on the ____ day of _____, _____, in the capacity stated herein.

Notary Public in and for
the State of Texas

Printed or typed name
of notary
My commission
expires: _____

Mailing Address of Owner:

Exhibit "A"

15.384 Acres (Park at Blackhawk IV, Phase 6A)

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 261.87 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 7818, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND A PART OF THAT 286.736 ACRE TRACT CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN VOLUME 8338, PAGE 505 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set in the South Line of Speidel Drive, a right of way 70 feet wide as described in Document No. 2007052450 of the Official Public Records of Travis County, Texas; at the Northeast Corner of Lot 38, Block B, Park at Blackhawk VI, Section 1, according to the plat thereof recorded in Document No. 200700176 of the Official Public Records of Travis County, Texas;

THENCE N.12°50'30"E. across Speidel Drive, a distance of 70.00 feet to the North Line of Speidel Drive;

THENCE along the North Line of Speidel Drive the following two courses:

1. S.77°09'30"E. a distance of 89.28 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northeasterly, along the arc of said curve to the left a distance of 39.27 feet, (said curve having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing N.57°50'30"E., 35.36 feet) to a 1/2" iron rod found and the Point of Beginning;

THENCE across the said 261.870 Acre Tract the following six courses:

1. N.12°50'30"E. a distance of 198.12 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northerly, along the arc of said curve to the left a distance of 36.49 feet, (said curve having a radius of 272.30 feet, a central angle of 07°40'38", and a chord bearing N.09°00'11"E., 36.46 feet) to a 1/2" iron rod set;
3. S.85°06'55"E. a distance of 180.70 feet to a 1/2" iron rod set;
4. N.05°50'17"E. a distance of 97.89 feet to a 1/2" iron rod set;
5. N.35°39'18"E. a distance of 179.03 feet to a 1/2" iron rod set;
6. N.56°20'14"E., at a distance of 88.88 feet pass the common line of the 261.870 Acre Tract and the 185.07 Acre Tract, in all a total distance of a distance of 202.64 feet to a 1/2" iron rod set;

THENCE across the said 286.736 Acre Tract the following 13 courses:

1. N.54°20'23"E. a distance of 62.17 feet to a 1/2" iron rod set;
2. S.38°58'21"E. a distance of 120.00 feet to a 1/2" iron rod set;
3. S.50°13'03"E. a distance of 50.90 feet to a 1/2" iron rod set;
4. S.39°48'54"E. a distance of 116.22 feet to a 1/2" iron rod set;
5. N.50°17'19"E. a distance of 78.06 feet to a 1/2" iron rod set;

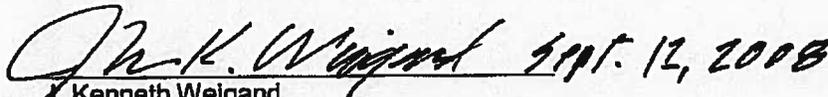
15.384 Acres (Park at Blackhawk IV, Phase 6A)

6. S.53°39'32"E. a distance of 46.47 feet to a 1/2" iron rod set;
7. S.77°09'30"E. a distance of 225.37 feet to a 1/2" iron rod set;
8. S.29°08'51"W. a distance of 36.95 feet to a 1/2" iron rod set;
9. S.60°51'09"E. a distance of 170.00 feet to a 1/2" iron rod set;
10. S.29°08'51"W. a distance of 40.39 feet to a 1/2" iron rod set;
11. S.60°51'09"E. a distance of 120.00 feet to a 1/2" iron rod set;
12. S.29°08'51"W. a distance of 237.87 feet to a 1/2" iron rod set;
13. S.13°44'26"W. a distance of 338.16 feet to a 1/2" iron rod set in the North Line of Speidel Drive;

THENCE along the North Line of Speidel Drive and continuing across the said 185.07 Acre Tract and the 261.870 Acre Tract the following five courses:

1. N.60°09'30"W. a distance of 58.82 feet to a to a 1/2" iron rod set point of curvature of a curve to the left;
2. Westerly, along the arc of said curve to the left a distance of 603.80 feet, (said curve having a radius of 2035.00 feet, a central angle of 17°00'00", and a chord bearing N.68°39'30"W., 601.58 feet) to a 1/2" iron rod found;
3. N.77°09'30"W. a distance of 405.51 feet to a 1/2" iron rod found at to a point of curvature of a curve to the right;
4. Northwesterly, along the arc of said curve to the right a distance of 39.27 feet, (said curve having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing N.32°09'30"W., 35.36 feet) to a 1/2" iron rod found;
5. N.77°09'30"W. a distance of 65.00 feet to the said Point of Beginning.

Containing 15.384 acres, more or less.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753



FINAL PLAT OF PARK AT BLACKHAWK IV, PHASE 6A TRAVIS COUNTY, TEXAS



PARKLAND REQUIREMENT:

LAND REQUIRED PER ORIGINAL DEVELOPMENT AGREEMENT: 100 ACRES*
 LAND DEDICATED BY PRIOR RECORDED PLATS: 70.44
 LAND DEDICATED BY THIS PLAT: 0

THE PARKLAND DEDICATION IS SET OUT IN THE DEVELOPMENT AGREEMENT FOR THIS PROJECT AND IS RECORDED IN THE CITY OF PFLUGERVILLE.

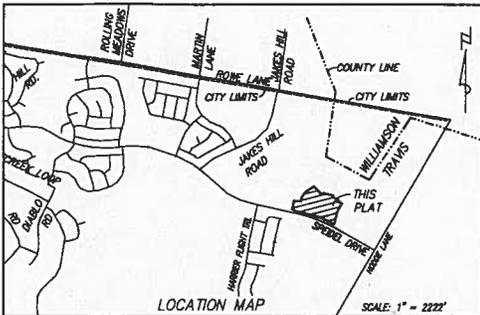
* IF 100 ACRES IS NOT DEDICATED UPON THE COMPLETION OF THE LAKESIDE DEVELOPMENT, A FEE IS REQUIRED FOR ANY SHORTAGE.

LOT AREAS:

(In square feet)
 W-16 9,677
 W-17 11,339
 W-18 8,828
 W-19 9,741
 W-20 8,220
 W-21 9,443
 W-22 8,028
 W-23 8,454
 W-24 7,995

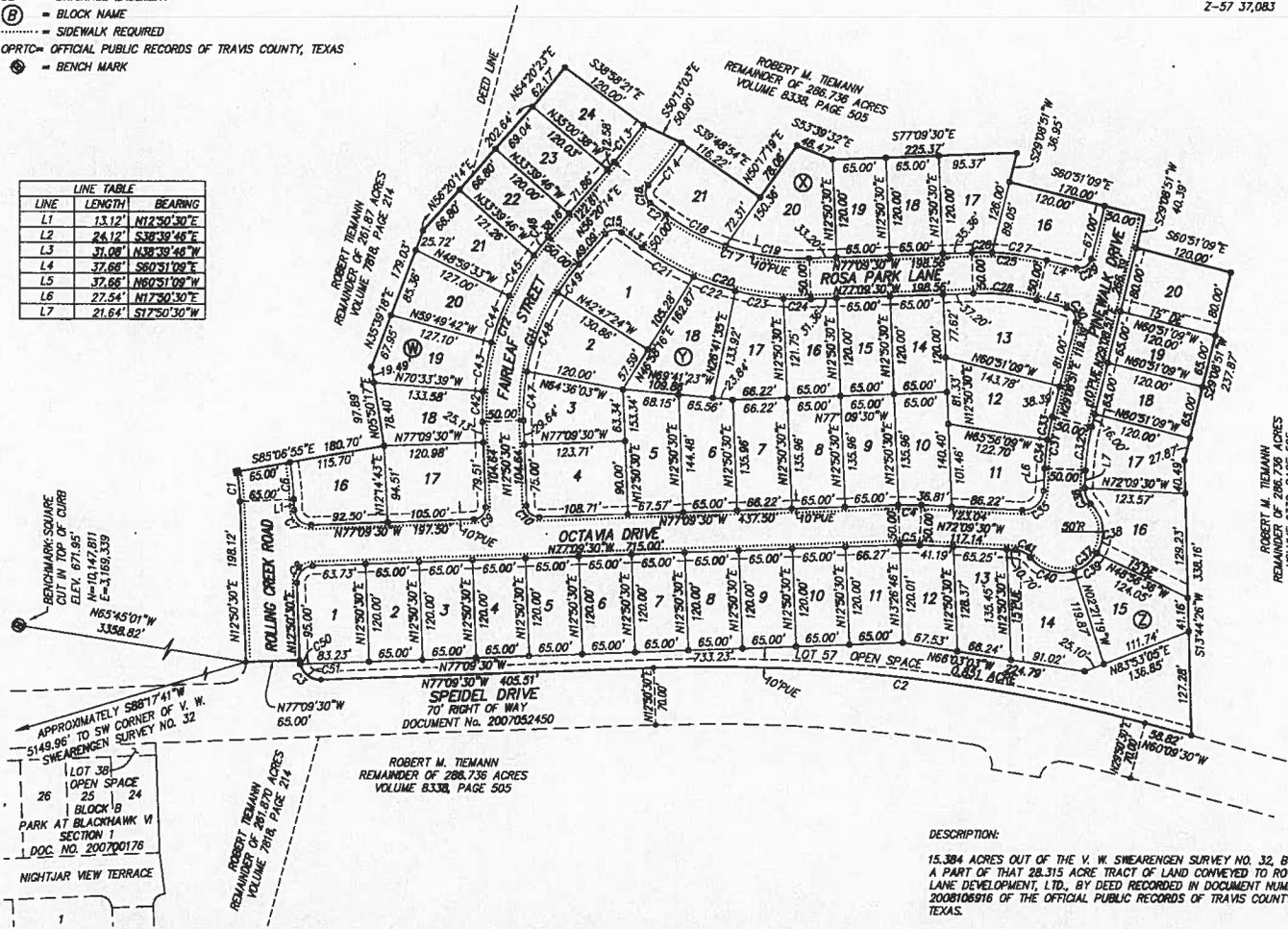
LOT AREAS:

(In square feet)
 Y-12 9,694
 Y-13 14,172
 Y-14 7,800
 Y-15 7,800
 Y-16 7,820
 Y-17 9,460
 Y-18 11,488
 Z-1 9,961
 Z-2 7,800
 Z-3 7,800
 Z-4 7,800
 Z-5 7,800
 Z-6 7,800
 Z-7 7,800
 Z-8 7,800
 Z-9 7,800
 Z-10 7,800
 Z-11 7,877
 Z-12 8,182
 Z-13 8,575
 Z-14 12,209
 Z-15 11,405
 Z-16 11,475
 Z-17 9,665
 Z-18 7,800
 Z-19 7,800
 Z-20 9,600
 Z-57 37,083



- LEGEND**
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD
 - = CONCRETE MONUMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - (B) = BLOCK NAME
 - = SIDEWALK REQUIRED
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - ⊕ = BENCH MARK

LINE	LENGTH	BEARING
L1	13.12'	N12°30'30"E
L2	26.12'	S38°39'46"W
L3	31.08'	N38°39'46"W
L4	37.66'	S80°51'09"E
L5	37.66'	N80°51'09"W
L6	27.54'	N17°09'30"E
L7	21.64'	S17°30'30"W



DESCRIPTION:

15.384 ACRES OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, BEING A PART OF THAT 88.315 ACRE TRACT OF LAND CONVEYED TO ROWE LANE DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2008106916 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NEW STREETS	LENGTH	WIDTH
ROLLING CREEK ROAD	239	65
OCTAVA DRIVE	975	34.04
PINEWALK DRIVE	403	50
ROSA PARK LANE	631	50
FAIRLEAF STREET	560	50
TOTAL	2808	

AREA AND USE SUMMARY

FOR NON-SINGLE FAMILY LOTS
 LOT BLOCK AREA (ACRES) USE
 57 2 0.851 OPEN SPACE

SITE DATA:

AREA OF THIS PLAT: 15.384 ACRES
 4 BLOCKS
 53 SINGLE FAMILY LOTS
 1 LANDSCAPE LOT
 54 LOTS TOTAL
 OWNER/SUBDIVIDER
 ROWE LANE DEVELOPMENT, LTD.,
 BY: TIEMANN LAND & CATTLE DEVELOPMENT, INC.
 4421 ROWE LANE
 PFLUGERVILLE, TEXAS 78660

DATE: AUG. 1, 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

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	36.49	272.30	7°40'38"	N69°00'11"E	38.46	18.27
C2	603.80	2038.00	17°00'00"	N69°39'30"W	601.58	304.13
C3	39.27	25.00	90°00'00"	S72°09'30"E	35.36	25.00
C4	28.36	325.00	90°00'00"	N74°39'30"W	28.35	14.19
C5	24.00	275.00	51°00'00"	N74°39'30"W	23.99	12.01
C6	45.91	337.30	7°43'52"	N69°38'34"E	45.48	22.79
C7	31.42	20.00	90°00'00"	S72°09'30"E	28.28	20.00
C8	31.42	20.00	90°00'00"	S72°09'30"E	28.28	20.00
C9	23.56	15.00	90°00'00"	N57°30'30"E	21.21	15.00
C10	23.56	15.00	90°00'00"	S72°09'30"E	21.21	15.00
C11	208.76	275.00	4°29'44"	S34°33'22"W	203.79	109.70
C12	246.72	325.00	4°29'44"	S34°33'22"W	240.84	128.65
C13	57.92	825.00	5°18'35"	N53°40'56"E	57.90	28.98
C14	65.84	875.00	5°35'20"	N52°58'46"E	65.82	32.85
C15	22.25	15.00	85°00'00"	N81°09'48"W	20.27	13.74
C16	24.72	15.00	84°28'12"	S69°33'20"W	22.02	16.21
C17	184.77	275.00	38°29'44"	S77°34'38"E	181.31	96.02
C18	81.52	275.00	38°29'44"	S77°34'38"E	81.22	41.06
C19	103.24	275.00	21°30'38"	S66°24'11"E	102.64	52.24
C20	218.38	325.00	38°29'44"	S77°34'38"E	214.87	113.48
C21	72.46	325.00	12°48'29"	N48°03'01"W	72.31	36.39
C22	53.21	325.00	16°59'08"	N58°07'40"W	53.15	26.69
C23	88.69	325.00	10°23'59"	S68°01'09"E	88.61	29.58
C24	33.70	325.00	5°56'28"	S74°11'17"E	33.68	16.86
C25	92.49	325.00	18°18'21"	N69°00'20"W	92.18	46.56
C26	24.68	325.00	4°20'49"	N74°59'08"W	24.65	12.33

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C27	67.64	325.00	11°37'32"	N66°48'55"W	67.71	34.04
C28	78.26	275.00	16°16'21"	N69°00'20"W	78.00	38.40
C29	21.56	15.00	90°00'00"	N74°08'51"E	21.21	15.00
C30	21.56	15.00	90°00'00"	N74°08'51"E	21.21	15.00
C31	64.13	325.00	11°18'21"	S23°29'40"W	64.03	32.17
C32	54.26	275.00	11°18'21"	S23°29'40"W	54.18	27.22
C33	28.83	325.00	5°05'00"	S26°36'21"W	28.82	14.43
C34	35.30	325.00	6°13'21"	S20°57'11"W	35.28	17.67
C35	38.27	25.00	90°00'00"	N62°50'30"E	35.36	23.00
C36	31.42	25.00	48°11'23"	S26°15'11"E	20.41	11.18
C37	162.65	50.00	108°22'48"	N62°50'30"E	98.85	89.21
C38	67.20	50.00	77°00'00"	N08°09'09"E	62.25	38.77
C39	33.77	50.00	40°59'31"	N87°08'56"E	35.01	18.69
C40	59.68	50.00	68°23'12"	S58°09'43"E	56.20	33.87
C41	21.03	25.00	48°11'23"	N48°03'49"W	20.41	11.18
C42	37.42	325.00	6°35'51"	S16°08'26"W	37.40	18.73
C43	60.88	325.00	10°43'56"	S24°48'20"W	60.79	30.53
C44	61.46	325.00	10°50'09"	S35°35'22"W	61.37	30.62
C45	58.28	325.00	10°16'30"	S46°08'42"W	58.20	29.22
C46	28.67	325.00	5°03'17"	S33°48'35"W	28.66	14.35
C47	60.27	275.00	12°33'27"	S19°07'15"W	60.15	30.26
C48	104.69	275.00	21°48'39"	S36°16'17"W	104.03	52.98
C49	43.81	275.00	9°07'37"	S51°46'25"W	43.76	21.95
C50	5.03	25.00	11°32'15"	S07°04'23"W	5.03	2.53
C51	34.24	25.00	78°27'47"	S37°55'37"E	31.62	20.41

PARK AT BLACKHAWK IV, PHASE 6A

TRAVIS COUNTY, TEXAS

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. BY ROBERT M. TIEMANN, OWNER OF THAT CERTAIN 28.315 ACRES TRACT OF LAND OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2008106916 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 15.384 ACRES OUT OF SAID TRACT 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 IV, PHASE 6A" 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 2nd DAY OF SEPTEMBER A. D. 2008

ROWE LANE DEVELOPMENT, LTD.
BY: TIEMANN LAND AND CATTLE DEVELOPMENT, INC.

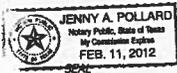
Robert M. Tiemann
ROBERT M. TIEMANN
4421 ROWE LANE
PFLUGERVILLE, TEXAS 78660

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 2nd DAY OF SEPTEMBER, 2008.

Jenny A. Pollard
JENNY A. POLLARD
Notary Public, State of Texas
My Commission Expires
FEB. 11, 2012



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) No. 484530045E, TRAVIS COUNTY, TEXAS EFFECTIVE DATE JUNE 16, 1993.

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
R. BRENT JONES
REGISTERED PROFESSIONAL ENGINEER No. 92671
STATE OF TEXAS



NOTES:

- 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.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- 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.
- THIS SUBDIVISION IN 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. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOT 57, BLOCK Z SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCD) NO. 2A AND IS RESTRICTED TO NON-RESIDENTIAL USES. SEE DOCUMENT No. 2008106917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- WATER AND WASTE WATER SERVICE WILL BE PROVIDED BY LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT (WCD) NO. 2A. THE WHOLESALE WATER WILL BE PROVIDED BY MANVILLE WATER. THE WASTEWATER PROVIDER WILL BE THE CITY OF PFLUGERVILLE.
- THE IMPACT FEE RATE FOR WASTEWATER IS \$1362.00.

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: NAJA NORDER, 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 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 FULL PURPOSE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE, THIS _____ DAY OF _____ 20____.

BY: TREY FLETCHER, PLANNING DIRECTOR

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 8-25-2008
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 DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

I, DANA DEBEAUVOR, 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., OF SAID COUNTY AND STATE IN THE 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 DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

DATE: AUG. 1, 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

§ EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION

Date: June 19th, 2014

Owner's Name and Address: Gehrm Homes I, Inc.
3815 S. Capital of Texas Highway
Barton Creek Plaza III, ste. 275
Austin, TX 78704

Proposed Subdivision Name and Legal Description (the "Property"):

Park at Blackhawk IV Phase 6A

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 effective as of the date set forth below.

Owner: Gehrm Homes I, Inc.

By: Shannon Barksdale

Name: Shannon Barksdale

Title: Area Development Manager

Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19th day of June, 2014 by Shannon Barksdale 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

Marysa Daniel

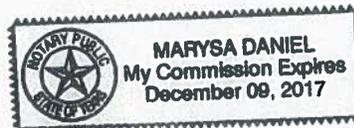


EXHIBIT 82.201(C)
EXTENSION OF SIXTY DAY PERIOD – PAGE 2 OF 2

Travis County

By: *Carol B. [Signature]*
County Executive
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 24th day of June,
2014 by Steven M Manilla, P.E., County Executive of Travis County, Texas known to me
personally or on the basis of an approved form of identification, in the capacity stated.

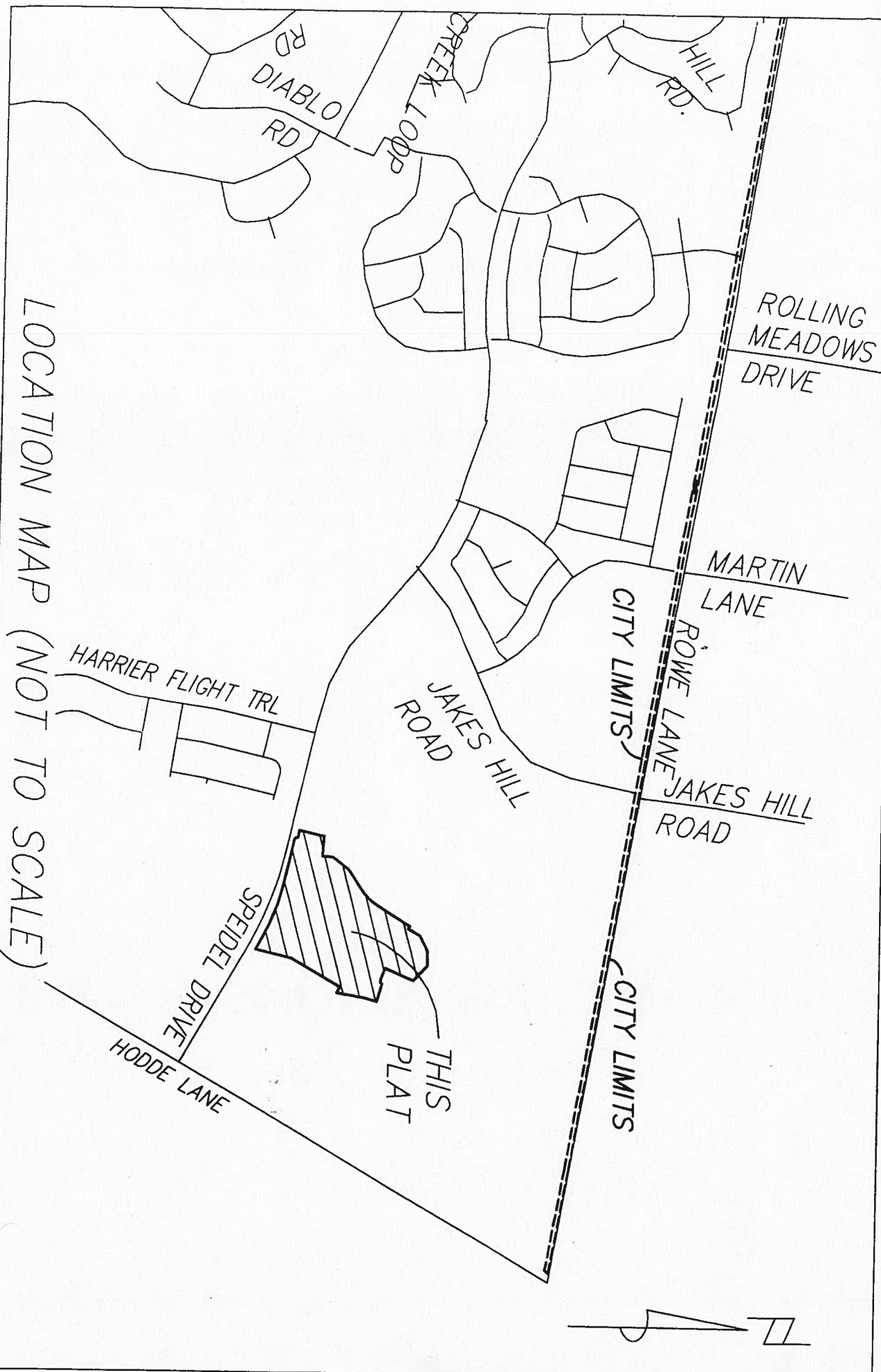
Notary Public, State of Texas

CK Draper

Carolyn R Draper
(Printed Name of Notary)

My Commission Expires:



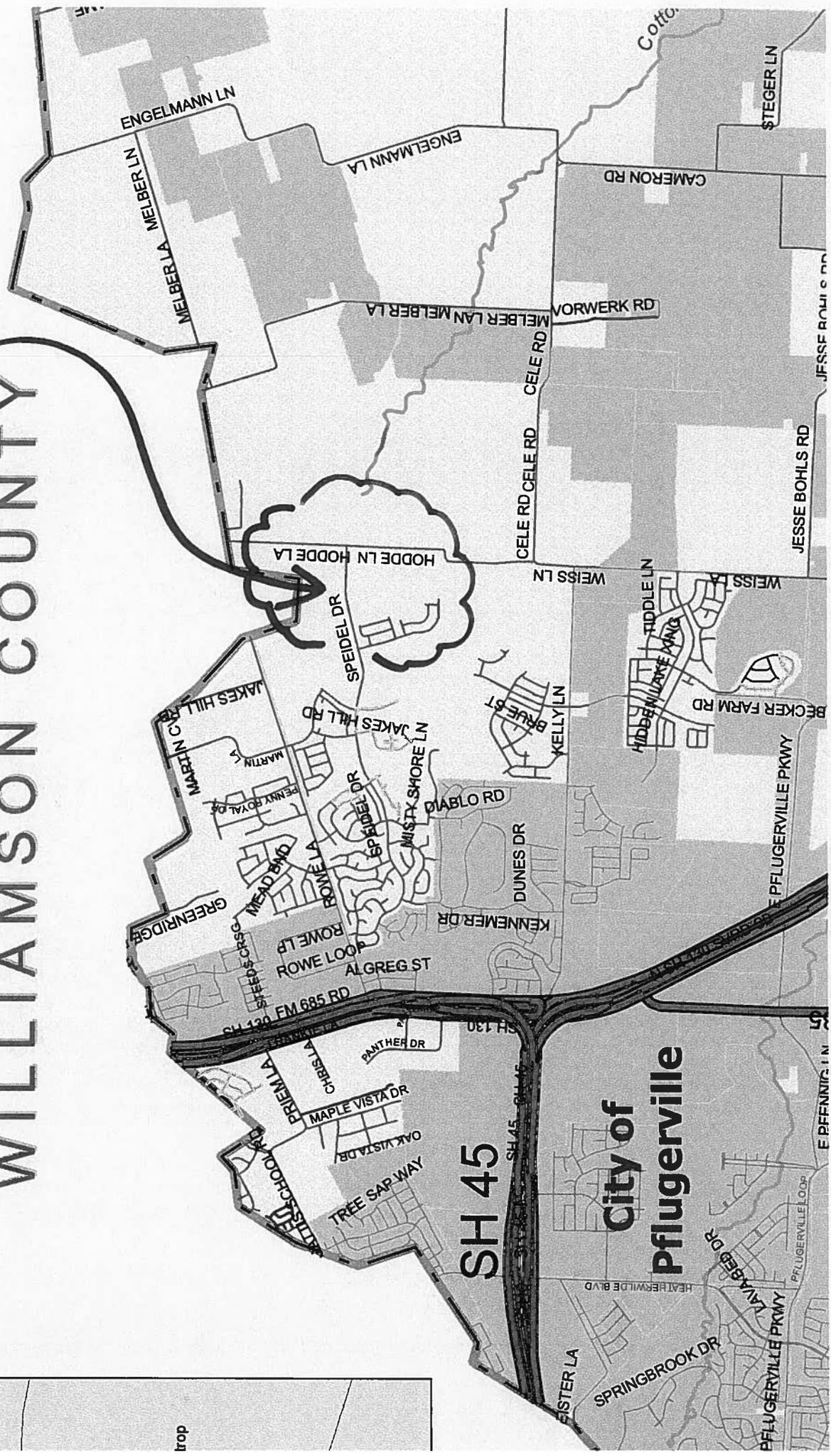
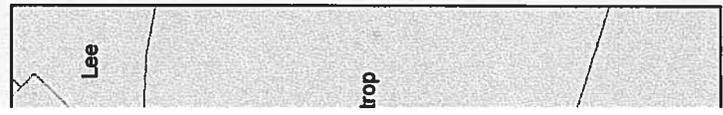


LOCATION MAP (NOT TO SCALE)

PARK AT BLACKHAWK IV PHASE GA

Site Area

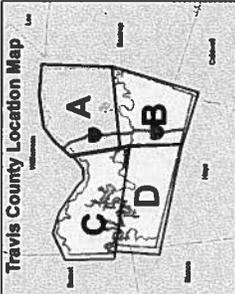
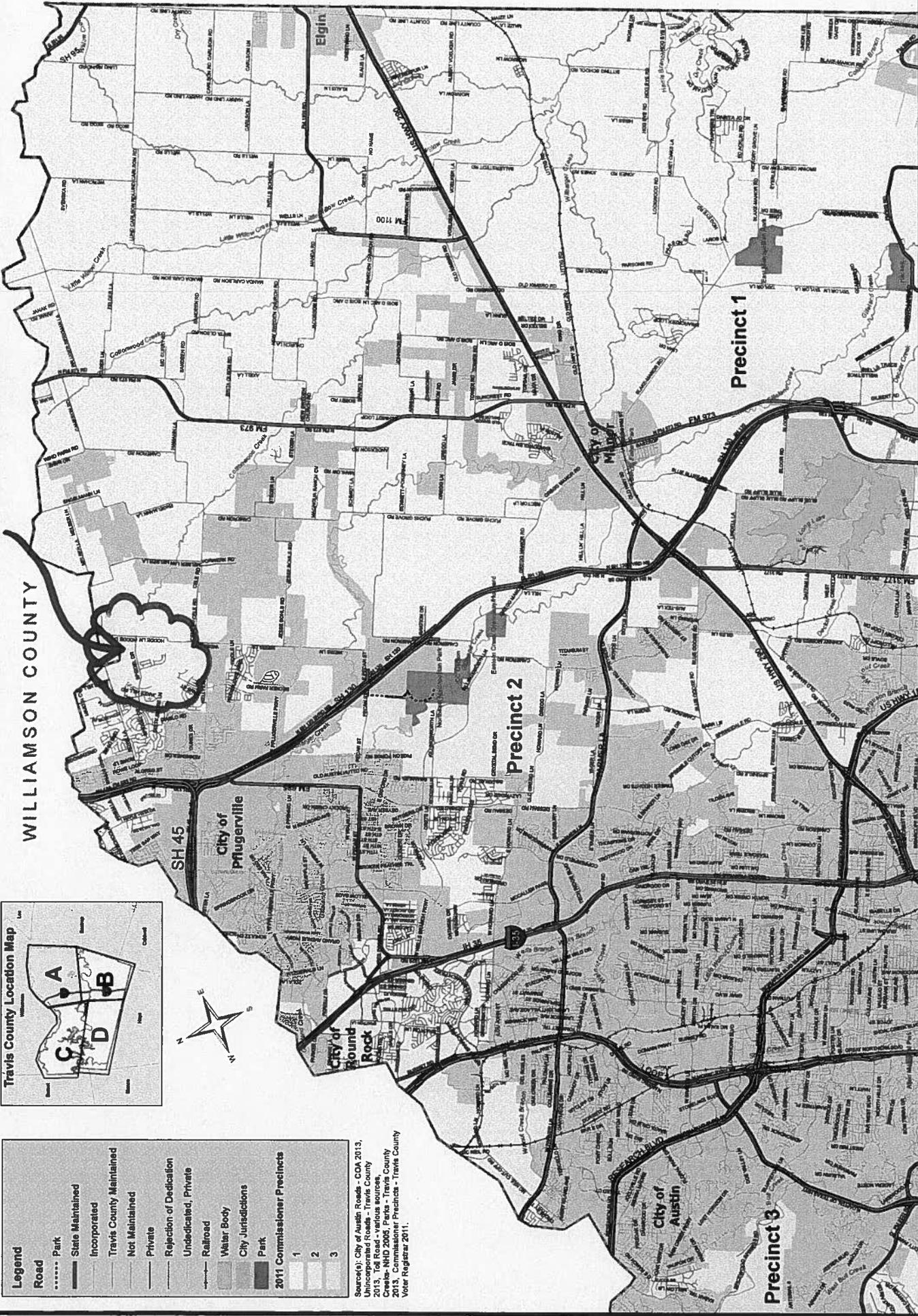
WILLIAMSON COUNTY



SH 45

City of Pflugerville

Site Area



Legend	
Road	
.....	Park
—	State Maintained
—	Incorporated
—	Travis County Maintained
—	Not Maintained
—	Private
—	Rejection of Dedication
—	Undedicated, Private
—	Railroad
—	Water Body
—	City Jurisdictions
—	Park
2011 Commissioner Precincts	
1	
2	
3	

Source(s): City of Austin Roads - COA 2013, Unincorporated Roads - Travis County 2013, Toll Road - various sources, Create-NHD 2006, Parks - Travis County 2013, Commissioner Precincts - Travis County Voter Registrar 2011.

Map Prepared by: Travis County
 Dept. of Transportation & Natural Resources
 Date: 5/21/2013



Travis County Roadways, Map A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Travis County has produced this product for reference purposes only and offers no warranties for the product's accuracy or completeness.