

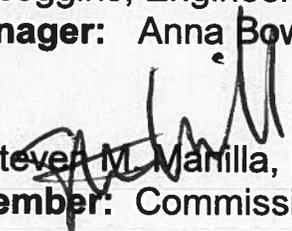


Travis County Commissioners Court Agenda Request

Meeting Date: December 2, 2014

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

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

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 Park at Blackhawk IV, Phase 6B – 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 Agreement Policy 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 the Travis County as a bond in the amount of \$198,750.32.

Access to Publicly Maintained Road

Park at Blackhawk IV, Phase 6B takes access from Park at Blackhawk IV, Phase 6A. Phase 6A is also under the Alternative Fiscal Policy and under construction.

Wastewater Service

Wastewater service for this subdivision will be provided by Lakeside WCID #2A.

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 #14-5162. The estimated cost of the improvements is \$927,331.08. 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 alternative 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 Acknowledgment
- Exhibit "A" – Description
- Extension of Sixty-Day Period
- Proposed Plat
- Maps

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 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

SM:AB:ps

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

§ 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 3rd day of November, 2014.

OWNER:

By: [Signature]

Name: John Damrich

Title: Corp. V.P. Land
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

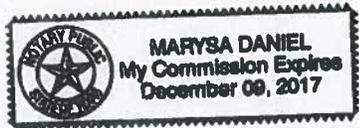
ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me by John Damrich on the 3rd day of November, 2014, in the capacity stated herein.



Marysa Daniel
Notary Public in and for
the State of Texas

Marysa Daniel
Printed or typed name of notary

My commission
expires: 12/9/17

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:

12.93 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 28.315 ACRE TRACT CONVEYED TO ROWE LANE DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT NO. 2008106916 OF THE OFFICIAL PUBLIC 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 at the Southwest Corner of the said 28.315 Acre Tract;

THENCE along the West Line of the said 28.315 Acre Tract the following seven 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., a distance of 202.64 feet to a 1/2" iron rod set;
7. N.54°20'23"E. a distance of 62.17 feet to a 1/2" iron rod set and the Point of Beginning;

THENCE along the Westerly Line of said 28.315 Acre Tract the following four courses:

1. N.47°34'17"E. a distance of 60.89 feet to a 1/2" iron rod set;
2. N.40°39'34"E. a distance of 60.89 feet to a 1/2" iron rod set;
3. N.33°52'22"E. a distance of 61.38 feet to a 1/2" iron rod set;
4. N.31°41'52"E. a distance of 337.93 feet to a 1/2" iron rod set;

THENCE along the Northerly Line of said 28.315 Acre Tract the following 12 courses:

1. S.60°51'09"E. a distance of 28.69 feet to a 1/2" iron rod set;
2. N.29°08'51"E. a distance of 120.00 feet to a 1/2" iron rod set;
3. N.62°42'23"E. a distance of 153.62 feet to a 1/2" iron rod set;
4. N.87°45'30"E. a distance of 136.00 feet to a 1/2" iron rod set;

12.93 Acres

5. S.47°28'23"E. a distance of 188.98 feet to a 1/2" iron rod set;
6. S.23°20'06"W. a distance of 276.54 feet to a 1/2" iron rod set;
7. S.60°51'09"E. a distance of 29.29 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
8. Easterly, along the arc of said curve to the left a distance of 68.01 feet, said curve having a radius of 275.00 feet, a central angle of 14°10'08", and a chord bearing S.67°56'13"E., 67.83 feet to a 1/2" iron rod set;
9. S.75°01'17"E. a distance of 33.40 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
10. Northeasterly, along the arc of said curve to the left a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing N.59°58'43"E., 21.21 feet;
11. N.14°58'43"E. a distance of 7.37 feet to a 1/2" iron rod set;
12. S.75°01'17"E. a distance of 171.27 feet to a 1/2" iron rod set;

THENCE along the East Line of said 28.315 Acre Tract the following four courses:

1. S.15°37'26"W. a distance of 130.01 feet to a 1/2" iron rod set;
2. S.09°25'22"W. a distance of 249.02 feet to a 1/2" iron rod set;
3. N.60°51'09"W. a distance of 61.19 feet to a 1/2" iron rod set;
4. S.29°08'51"W. a distance of 282.13 feet to a 1/2" iron rod set;

THENCE across said 28.315 Acre Tract the following ten courses:

1. N.60°51'09"W. a distance of 120.00 feet to a 1/2" iron rod set;
2. N.29°08'51"E. a distance of 40.39 feet;
3. N.60°51'09"W. a distance of 170.00 feet to a 1/2" iron rod set;
4. N.29°08'51"E. a distance of 36.95 feet to a 1/2" iron rod set;
5. N.77°09'30"W. a distance of 225.37 feet to a 1/2" iron rod set;
6. N.53°39'32"W. a distance of 46.47 feet to a 1/2" iron rod set;
7. S.50°17'19"W. a distance of 78.06 feet to a 1/2" iron rod set;
8. N.39°48'54"W. a distance of 116.22 feet to a 1/2" iron rod set;
9. N.50°13'03"W. a distance of 50.90 feet to a 1/2" iron rod set;
10. N.38°58'21"W. a distance of 120.00 feet to the said Point of Beginning.

Containing 12.93 acres, more or less, as shown on the plat attached.

John K. Weigand May 20, 2014

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

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753
F-10015400



All iron rods set have RJ Surveying caps
Bearings are based on the plat of Park at Blackhawk VI, Section 1

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

Date: August 21, 2014

Owner's Name and Address: Giehan Homes, Ltd.

16725 North Dallas Pkwy., Ste. 300

Addison, TX 75001

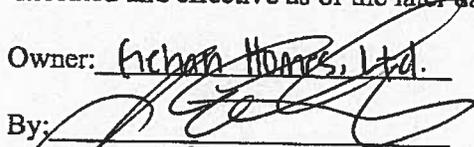
Proposed Subdivision Name and Legal Description (the "Property"):

Park at Blackhawk IV Phase UB

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 for the reasonable period of: _____

Executed and effective as of the later date set forth below.

Owner: Giehan Homes, Ltd.

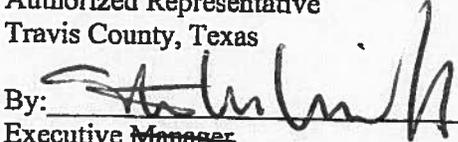
By: 

Justin Eicher

Name: Austin Division President

Title: _____

Authorized Representative
Travis County, Texas

By: 

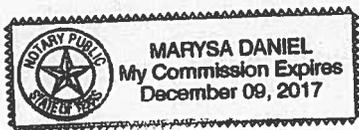
County Executive Manager
Travis County Transportation and Natural Resources Department

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the day of July 30, 2014 by Justin Fisher of Genia Honey, Ltd. of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

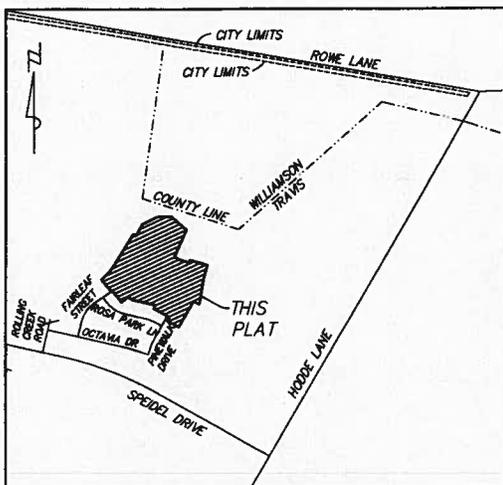


Marysa Daniel

Notary Public, State of Texas

My Commission Expires: 12/9/17

Marysa Daniel
(Printed Name of Notary)



LOCATION MAP
SCALE: 1" = 800'

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOME BUYERS

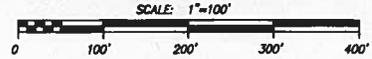
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF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

DATE: MAY 20, 2014

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

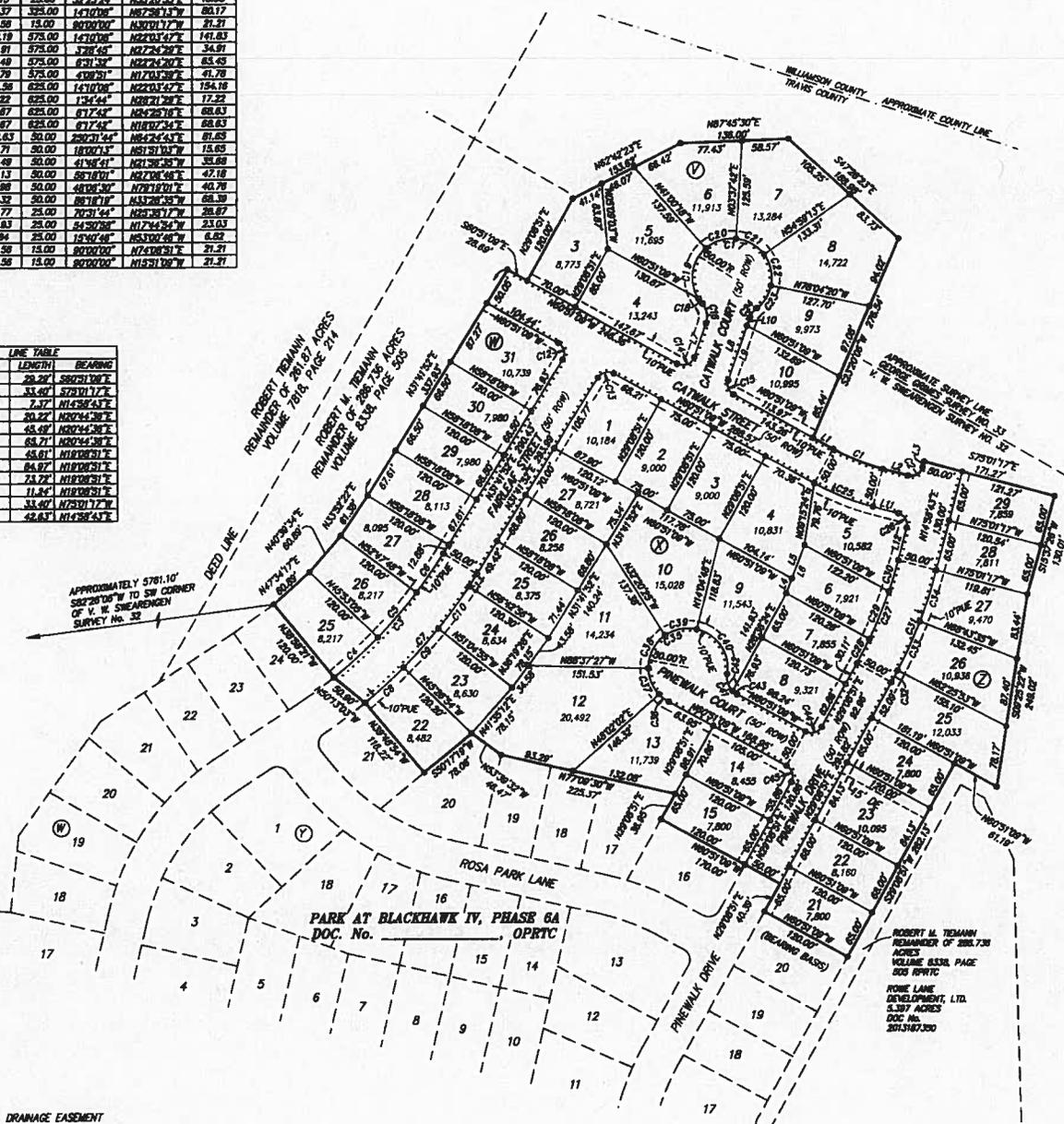
RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

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



CURVE	LENGTH	RADIUS	DELTA	CHORD BEING	CHORD
C1	68.01	275.00	147.00°	S87°26'13\"	67.83
C2	23.56	15.00	80.00°	N58°28'45\"	21.21
C3	210.86	625.00	187°18'47\"	N47°21'43\"	209.86
C4	75.40	625.00	67°44'44\"	N47°34'17\"	75.35
C5	75.40	625.00	67°44'44\"	N49°38'24\"	75.35
C6	60.00	625.00	57°00'00\"	N57°37'20\"	60.00
C7	217.60	675.00	172°51'44\"	N57°26'28\"	216.65
C8	66.36	675.00	57°30'00\"	N47°22'06\"	66.34
C9	66.37	675.00	57°30'00\"	N47°44'02\"	66.34
C10	66.37	675.00	57°30'00\"	N48°06'02\"	66.34
C11	18.69	675.00	17°33'17\"	N47°28'28\"	18.69
C12	24.23	15.00	82°31'01\"	N1°34'30\"	23.74
C13	22.69	15.00	82°38'29\"	N1°34'21\"	22.94
C14	26.18	15.00	100°00'00\"	N1°34'21\"	22.98
C15	20.84	15.00	80°00'00\"	N1°34'10\"	18.28
C16	26.30	25.00	62°53'51\"	N11°37'07\"	25.28
C17	238.34	30.00	273°07'15\"	N63°01'41\"	68.78
C18	7.98	30.00	87°02'27\"	N57°00'30\"	7.97
C19	71.67	30.00	81°28'21\"	N58°18'31\"	63.54
C20	41.15	30.00	47°02'17\"	N72°34'21\"	40.00
C21	41.36	30.00	47°23'23\"	N59°02'14\"	40.19
C22	42.83	30.00	46°23'12\"	N47°15'36\"	40.89
C23	34.57	30.00	39°28'35\"	N37°43'57\"	33.89
C24	14.13	30.00	37°23'24\"	N36°20'33\"	13.85
C25	60.37	325.00	147.00°	N67°38'13\"	60.17
C26	23.56	15.00	80°00'00\"	N59°01'17\"	21.21
C27	142.18	675.00	100°00'00\"	N57°26'28\"	141.83
C28	34.91	675.00	178°56'45\"	N27°24'20\"	34.91
C29	63.49	675.00	67°31'38\"	N42°24'20\"	63.45
C30	41.79	675.00	47°02'17\"	N17°03'38\"	41.78
C31	154.58	625.00	147.00°	N22°07'47\"	154.18
C32	17.22	625.00	17°44'44\"	N22°11'28\"	17.22
C33	66.67	625.00	81°27'47\"	N42°28'19\"	66.63
C34	66.67	625.00	81°27'47\"	N42°28'19\"	66.63
C35	218.63	30.00	250°31'44\"	N44°24'45\"	81.63
C36	15.71	30.00	180°00'00\"	N41°31'07\"	15.65
C37	36.49	30.00	41°48'41\"	N41°36'33\"	36.89
C38	48.13	30.00	58°16'01\"	N47°04'48\"	47.18
C39	41.98	30.00	48°08'30\"	N47°11'01\"	40.78
C40	75.32	30.00	82°18'18\"	N43°28'29\"	68.18
C41	30.77	25.00	70°31'44\"	N55°28'17\"	28.87
C42	23.83	25.00	54°20'38\"	N17°34'24\"	23.03
C43	6.84	25.00	15°00'48\"	N51°00'48\"	6.82
C44	23.56	15.00	80°00'00\"	N15°08'31\"	21.21
C45	23.56	15.00	80°00'00\"	N15°10'07\"	21.21

LINE	LENGTH	BEARING
L1	28.28	S80°20'17\"
L2	33.40	S70°17'17\"
L3	7.37	N14°38'47\"
L4	20.22	N20°24'38\"
L5	45.49	N20°24'38\"
L6	68.71	N20°24'38\"
L7	45.61	N19°03'51\"
L8	66.87	N19°03'51\"
L9	18.22	N18°31'31\"
L10	11.84	N18°31'31\"
L11	33.40	N23°21'17\"
L12	42.61	N14°38'47\"



LEGEND:
 DE DRAINAGE EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 WWE WASTEWATER EASEMENT
 ○ SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 FOUR FOOT (4') WIDE SIDEWALK REQUIRED
 7,800 LOT AREA IN SQUARE FEET
 OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 RPTIC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

NEW STREETS	LENGTH	WIDTH
CATWALK COURT	159	50
CATWALK STREET	620	50
FAIRLEAF STREET	547	50
PINWALK COURT	299	30
PINWALK DRIVE	572	50
TOTAL	2107	

DESCRIPTION:
 12.83 ACRES OUT OF THE V. W. SWEARENGEN SURVEY NO. 32, AND THE GEORGE GRIMES SURVEY No. 33 BEING A PART OF THAT 28.315 ACRE TRACT OF LAND CONVEYED TO ROWE LANE DEVELOPMENT, LTD., BY DEED RECORD NUMBER 2008108916 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SITE DATA:
 AREA OF THIS PLAT: 12.83 ACRES
 4 BLOCKS
 45 SINGLE FAMILY LOTS

OWNER & SUBDIVIDER:
 GEHAN HOMES, LTD
 3815 S. CAPITAL OF TEXAS HIGHWAY
 SUITE 215
 AUSTIN, TEXAS 78704

DATE: MAY 19, 2014 SCALE: 1" = 100'

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 F-10015400

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FINAL PLAT OF
PARK AT BLACKHAWK IV, PHASE 6B
 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 30 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. FOUR FOOT (4') SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF CATHARTY COURT, CATHARTY STREET, FARLEAF STREET, PINEWALK COURT, AND PINEWALK DRIVE IN THIS SUBDIVISION, AND SIDEWALK RAMPS FOR HANDICAP ACCESS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS.
6. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 2003010022 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY.
7. ALL 15 FOOT WIDE DRAINAGE EASEMENTS SHALL HAVE THE DRAINAGE FLOW IN AN ENCLOSED CONDUIT.
8. 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.
9. 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.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
11. 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.
12. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAKESIDE HOOD No. 2A. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS. WATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY (WHOLESALE) WASTEWATER SERVICE TO THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF PFLUGERVILLE (WHOLESALE).
13. WASTEWATER IMPACT FEE RATE: \$1302.00
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 ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
16. WHERE EXISTING OVERHEAD ELECTRICAL SERVICE EXISTS, ELECTRIC UTILITY SERVICE LINES FOR STREET OR SITE LIGHTING SHALL BE PLACED UNDERGROUND.
17. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT OF WAY. A TEN FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED BY THIS PLAT ALONG ALL STREET FRONTAGE.
18. THIS SUBDIVISION IS SUBJECT TO THAT CERTAIN COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN TENAHAM LAND & CATTLE, INC. AND THE CITY OF PFLUGERVILLE, TEXAS INCLUDING CONSENT TO CREATION OF WATER CONTROL AND IMPROVEMENT DISTRICTS AND THE DEVELOPMENT OF A CERTAIN 1113 ACRE TRACT LOCATED IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS DATED APRIL 24, 1997 AND ALL AMENDMENT THERE TO (AMENDMENTS THROUGH W)

THE FULLY DEVELOPED 100 YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) 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) PANEL NO. 4845300820A, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

I, J. KENNETH COLLINS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Kenneth Collins
 J. KENNETH COLLINS
 LICENSED PROFESSIONAL ENGINEER No. 80570
 STATE OF TEXAS



STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, J. KENNETH WEGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS AND THAT ALL KNOWN EASEMENTS AS SHOWN ON THE LATEST TITLE COMMITMENT WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

John Kenneth Wegand
 J. KENNETH WEGAND
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
 STATE OF TEXAS



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

BY: _____
 CHAIR

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

BY: _____
 PLANNING DIRECTOR

ATTEST:
 KAREN THOMPSON, CITY SECRETARY

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

BY: _____
 PLANNING DIRECTOR

STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT GENAH HOMES, LTD BEING THE OWNER OF 28.315 ACRES OF LAND OUT OF THE V. W. SHAWNEEN SURVEY NO. 32, AND THE GEORGE GRUBBS SURVEY NO. 33 SURVEY IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014080247 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.83 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "PARK AT BLACKHAWK IV, PHASE 6B" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

JUSTIN ECHER, DIVISION PRESIDENT
 GENAH HOMES, LTD
 3515 S. CAPITAL OF TEXAS HIGHWAY
 SUITE 215
 AUSTIN, TEXAS 78704

ACKNOWLEDGMENT

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2014, BY

NOTARY PUBLIC - STATE OF TEXAS

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

DEPUTY

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M, OF SAID COUNTY AND STATE 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.

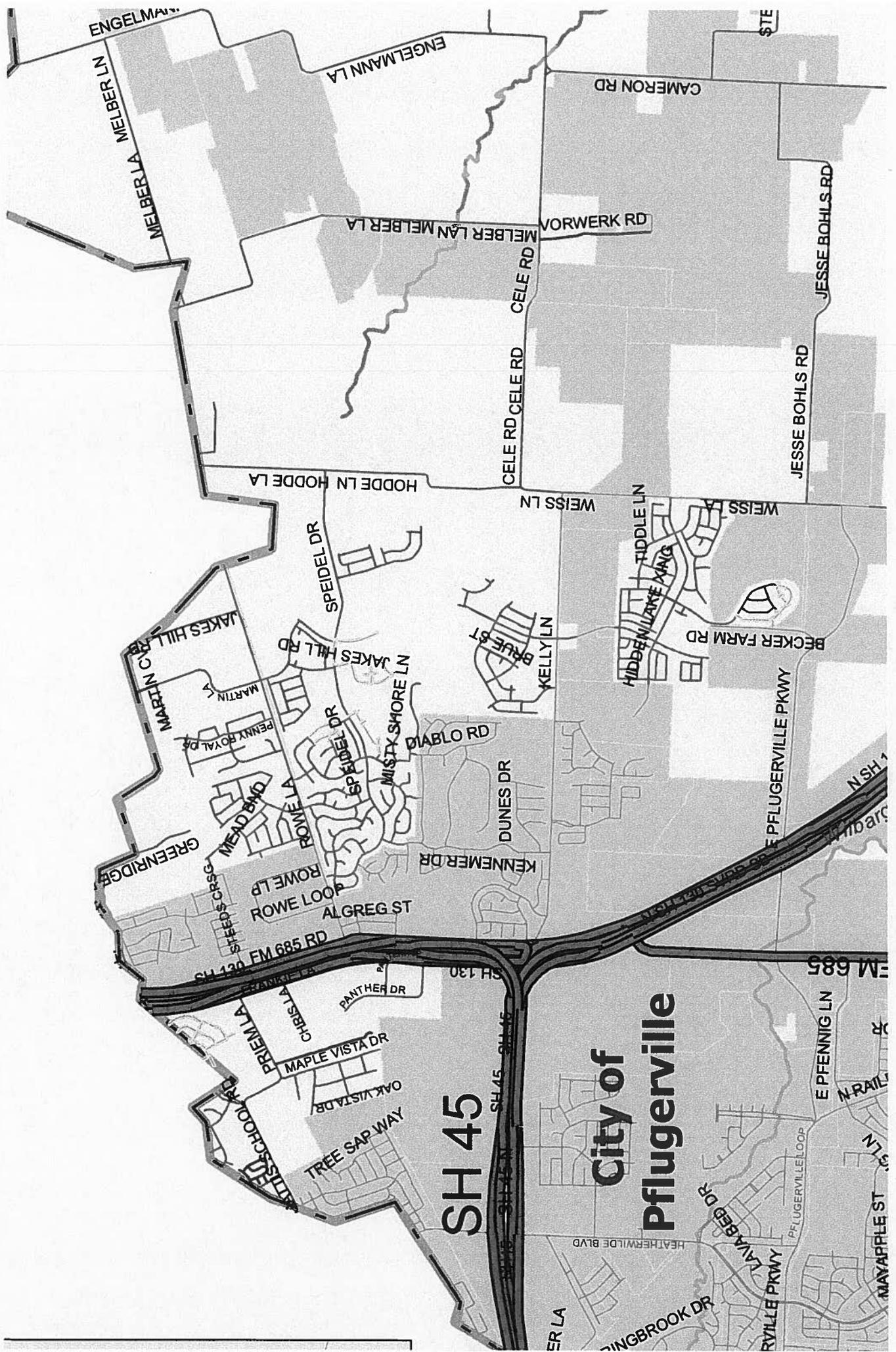
DANA DEBEAUVOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY

DATE: MAY 19, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4703 FAX (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4703 FAX (512) 836-4817 F-10015400



ENGELMANN LA

MELBER LN

ENGELMANN LA

CAMERON RD

STATE

MELBER LN MELBER LA

CELE RD

JESSE BOHLS RD

HODDE LN HODDE LA

WEISS LN

TIDDLE LN

WEISS LA

JAKES HILL RD

JAKES HILL RD

BRUE ST

KELLY LN

HIDDEN LAKE DR

BECKER FARM RD

SPEIDEL DR

MISTY SHORE LN

DIABLO RD

DUNES DR

E PFLUGERVILLE PKWY

GREENRIDGE

MEADOW

ROMETA

SPEIDEL DR

KENNERMER DR

ALGREG ST

ROWE LP

ROWE LP

SH 130

PANTHER DR

PREMILLA

MAPLE VISTA DR

OAK VISTA DR

TREE SAP WAY

SH 45

City of Pflugerville

FM 685

E PFENNIG LN

N RAIL

NTN

MAYAPPLE ST

WINGBROOK DR

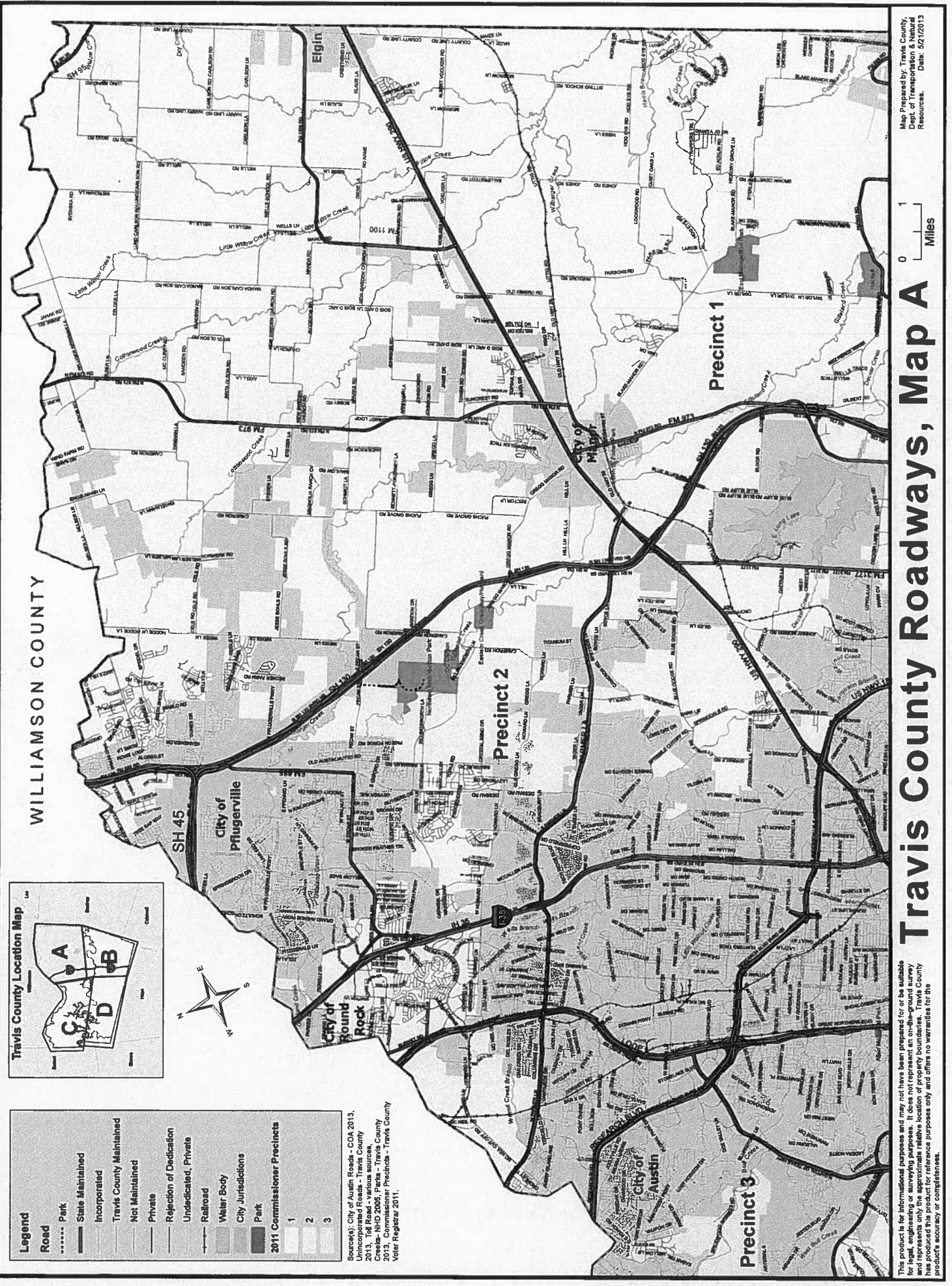
PFLUGERVILLE LOOP

LAKE BED DR

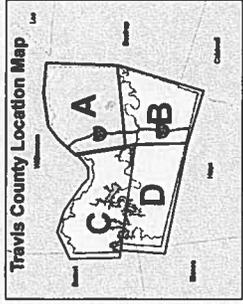
RYVILLE PKWY

HEATHERWILDE BLVD

ER LA



WILLIAMSON COUNTY



Legend	
Road	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, TIGER/Line 2010 Census Tracts, County 2013, Commissioner Precincts - Travis County 2013, Commissioner Precincts - Travis County Voter Registrar 2011.

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 5/2/2013



Travis County Roadways, Map A

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