



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, January 6, 2026 at 7:00 PM Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 3 business days prior to the scheduled date of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Hazel Sherrod
Tony Wertz
Rick Hudson
Cory Hall
Norm Delay
Brandon DeLeon
Brian Kenard

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on January 6, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on December 2, 2025
- 4.2. Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.
- 4.3. Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.
- 4.4. Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.
- 4.5. Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.

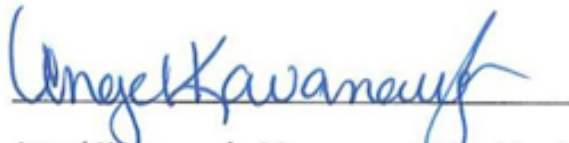
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the January 6, 2026 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 31, 2025 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on December 2, 2025
Meeting: Tuesday, January 6, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes December 2, 2025



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, December 2, 2025 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7 :00 PM

2. ROLL CALL

Tony Wertz - Y
Rick Hudson -Y
Cory Hall - Y
Norm Delay - N
Hazel Sherrod - Y
Brandon DeLeon - Y

3. PUBLIC COMMENT

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on December 2, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 4, 2025.

Vice -Chair Tony Wert made a motion to approve corrected minutes from the regular schedules Planning and Zoning Commission meeting held on November 4, 2025, as corrected, seconded by Commissioner Hazel Sherrod.

Motion passed 5 Ayes to 0 Nays

- 4.2. Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.

Vice Chair Tony Wertz made a motion to approve the 2025/26 submittal calendar as presented, seconded by Commissioner Hazel Sherrod.

Motion passed 5 Ayes to 0 Nays

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.

The public hearing opened at 7:07 PM and closed at 7:07 PM

Staff presented the recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.

A motion was made by Commissioner Hazel Sherrod to approve with conditions the site plan is required with application and that the applicant shall notify 5 business days prior, seconded by Commissioner Cory Hall.

Motion passed 5 Ayes to 0 Nays

- 5.2. Consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multi-family lots, located on County Road 137.

Staff presented consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multifamily lots, located on County Road 137.

A motion was made by Vice Chair Tony Wertz to approve item 5.2 as written, seconded by Chair Rick Hudson.

Motion passed 4 Ayes to 1 Nay

- 5.3. Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.4. Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.5. Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.6. Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.

A motion was made by Chair Rick Hudson to postpone items 5.3,5.4,5.5 and 5.6 until the January 6,2026 Planning and Zoning Commission meeting and to have the developer invited to the meeting to answer questions, seconded by Vice Chair Tony Wertz.

Motion to postpone passed 3 Ayes to 2 Nays

- 5.7. Discussion and possible action to City Council on the Capital Improvement Program. Matt Rector, City Engineer discussed CIP programs and took recommendations from commission

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Chair Rick Hudson asked about year end report.

7. ADJOURNMENT

The meeting was adjourned at 9:05 PM

8. CERTIFICATION

I certify that this notice of the December 2, 2025 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website (huttotx.gov) and the City Hall bulletin board (500 W. Live Oak Street) on November 26, 2025 before 5:30 P.M.

Planning and Zoning Commission Chair or Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, January 6, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the first phase of the development, consisting of 58 residential lots, 1 landscape lot, 1 landscape/ drainage easement. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Bluffs at Black Hawk Phase 3
EAST: Bluffs at Black Hawk Phase 2
SOUTH: Undeveloped Land - Travis County
WEST: Rural Estate - Pflugerville ETJ

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC) and Planned Unit Development (PUD). Staff has determined this request is in compliance with all applicable rules.

STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

4.2.



1. BatBPh1FP-U3-ComlIssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 1 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 1 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0033**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@huttotx.gov

2. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

PLAT-BluffsPH1-U3-(10-28-25)

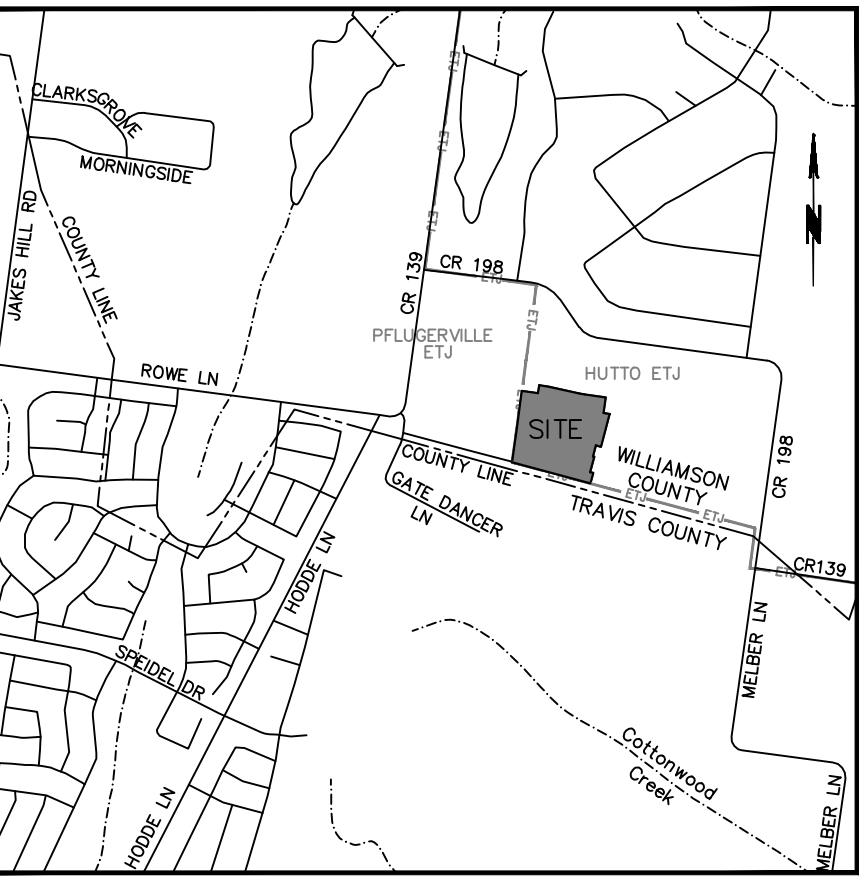
10/28/2025

Attendees

sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
SultanaS (Shahanaz.Sultana@HuttoTX.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

BatBHPH1FP-U3-Plat(10-6-25).pdf



OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 19.208 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 439: COTTON GIN SPINDLE SET IN CENTER OF ASPHALT ROADWAY OF GATE DANCER LANE, APPROXIMATELY 280' SOUTH OF EXISTING ROWE LANE, AND APPROXIMATELY 20' EAST OF STONE MAILBOX, ADDRESS 21101 GATE DANCER LANE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTHING: 10148659.33
EASTING: 3176538.51
ELEVATION: 636.24'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTHING: 10150439.58
EASTING: 3177930.32
ELEVATION: 641.08'

BENCHMARK 15081: PK NAIL SET IN THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE EAST SIDE OF COUNTY ROAD 139 ABOVE A 4' X 4' BOX CULVERT. (NOT SHOWN HEREON)
GRID COORDINATES
NORTH: 10149184.75
EAST: 3176638.76
ELEVATION: 635.16'

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	58	11.475
LANDSCAPE & DRAINAGE EASEMENT	1	2.107
LANDSCAPE LOT	3	0.152
RIGHT-OF-WAY	-	5.474
TOTAL LOTS	62	19.208

NEW STREET TABLE			
STREET NAME	ROW. WIDTH	DESIGN SPEED (MPH)	
ROWE LANE	120'	903.3 LF	45 PUBLIC
CHLOES DRAW DRIVE	50'	110.0 LF	25 PUBLIC
SAN ACACIA TRACE	VARIES 50' 60'	739.3 LF	35&25 PUBLIC
PAXTON LEE COURT	50'	521.1 LF	25 PUBLIC
BOREAL OWL PATH	50'	348.3 LF	25 PUBLIC
SHADOWFAX PATH	50'	769.7 LF	25 PUBLIC
TOTAL:		3,391.7 LF	
NEW STREETS: TOTAL AREA: 5.474 ACRES			

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbglobal.net

Z:\ALM ENGINEERING\BLUFFS AT BLACKHAWK 2021-93\FINAL PLATS BLUFFS PHASES 1 - 4\FINAL PLAT BLUFFS PHASE 1\FINAL PLAT BLUFFS AT BLACKHAWK PHASE 1 20251002.dwg

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ENGINEERING REVIEW
10/24/2025 10:14:12 AM

Review is for general compliance only.
Sole responsibility for correctness
remains with the Engineer of Record.

- ☒ No exceptions taken
☐ Approved with conditions
☐ Denied. Revise and Resubmit

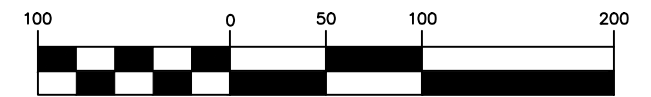
Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-365-9198

No
Comments
10/23/2025 9:00:07 AM

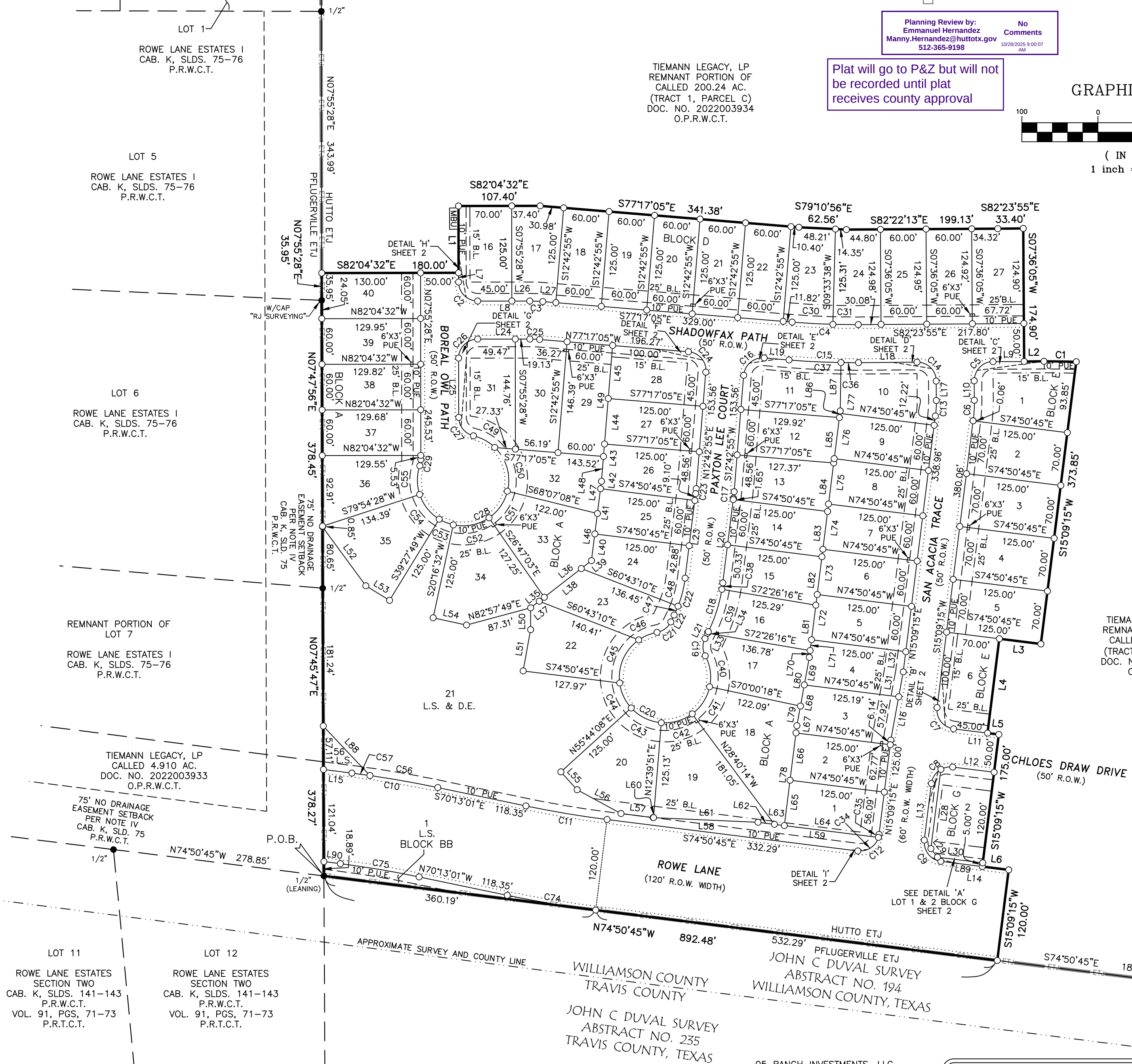
Plat will go to P&Z but will not
be recorded until plat
receives county approval

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

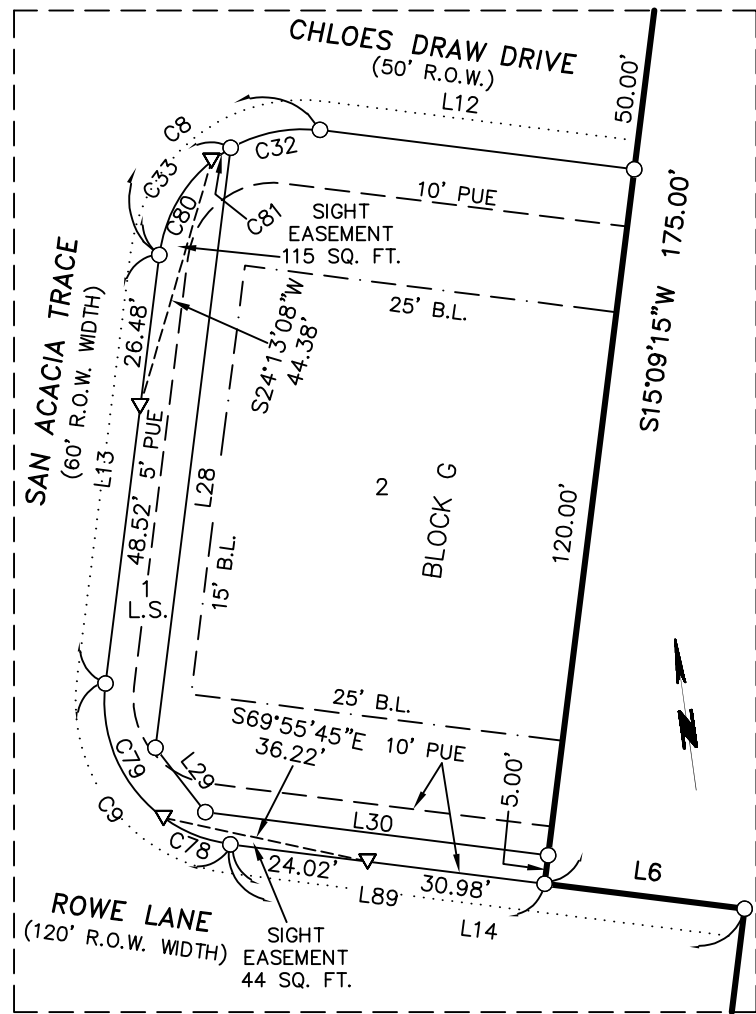
SHEET 1 OF 5

05 RANCH INVESTMENTS, LLC
CALLED 94.623 AC.
DOC. NO. 2025002142 O.P.R.W.C.T.

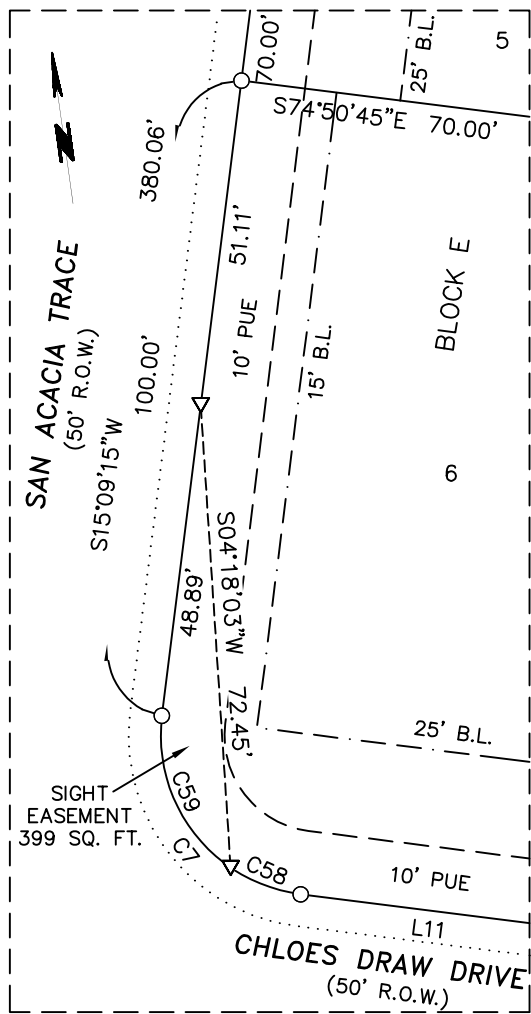
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

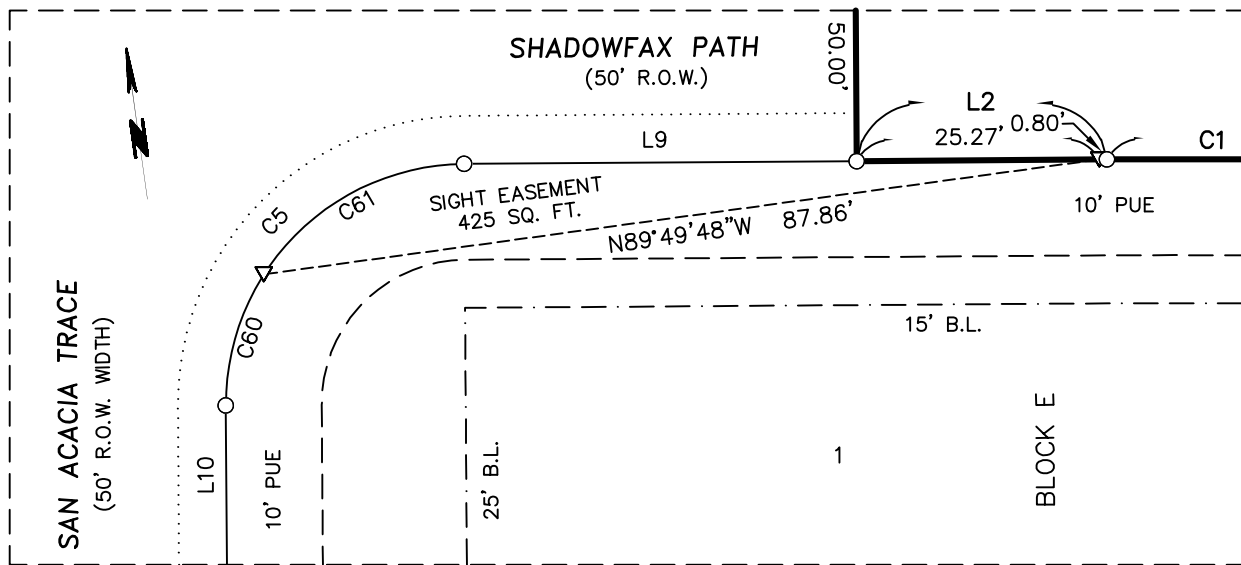
BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



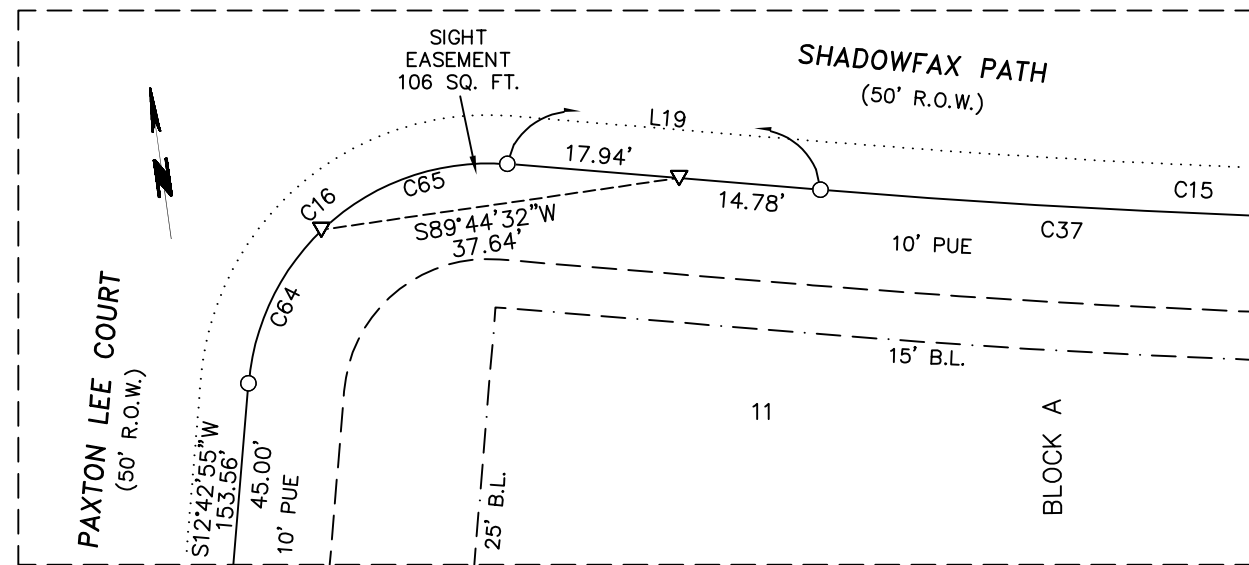
DETAIL 'A'
(1" = 20')



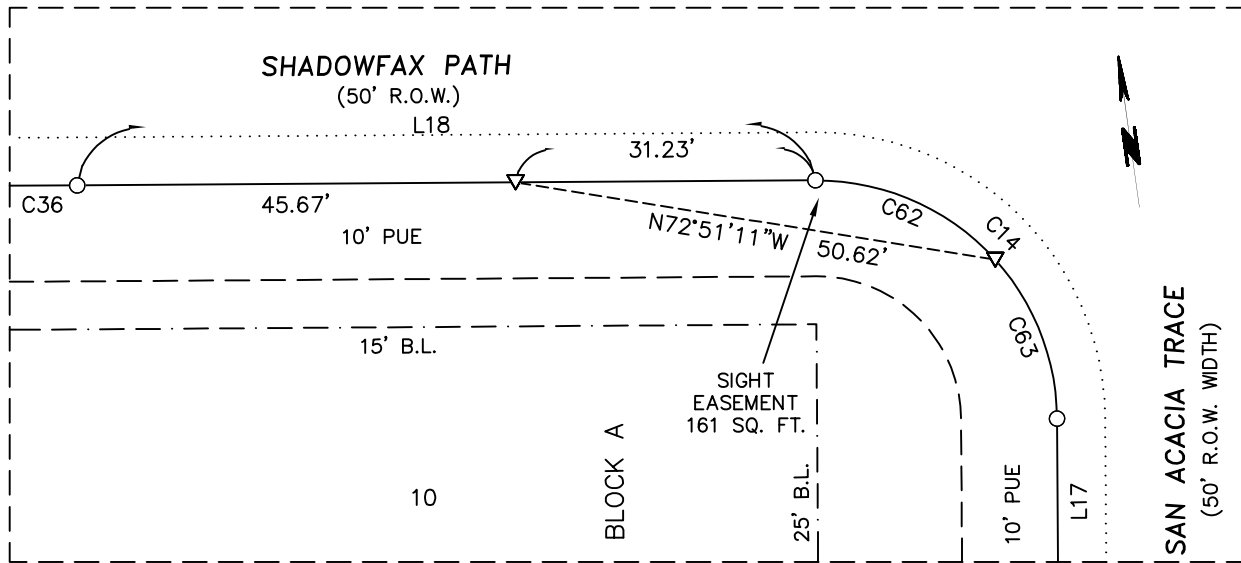
DETAIL 'B'
(1" = 30')



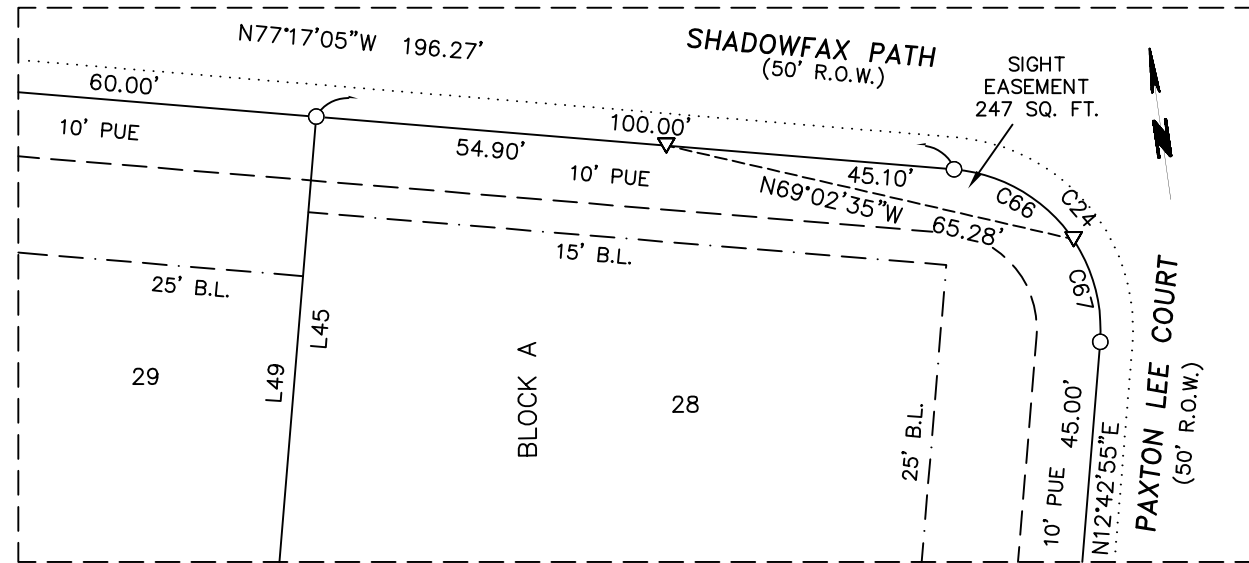
DETAIL 'C'
(1" = 20')



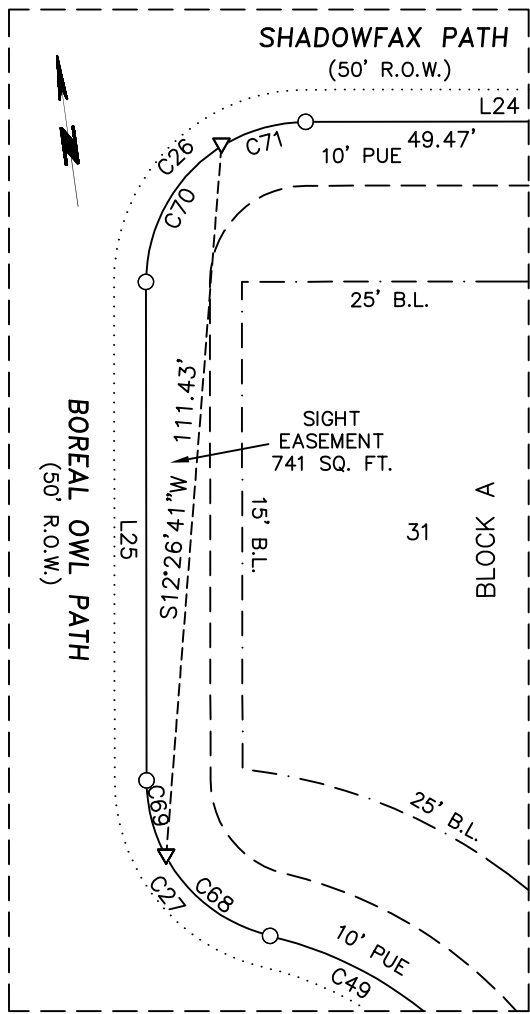
DETAIL 'E'
(1" = 20')



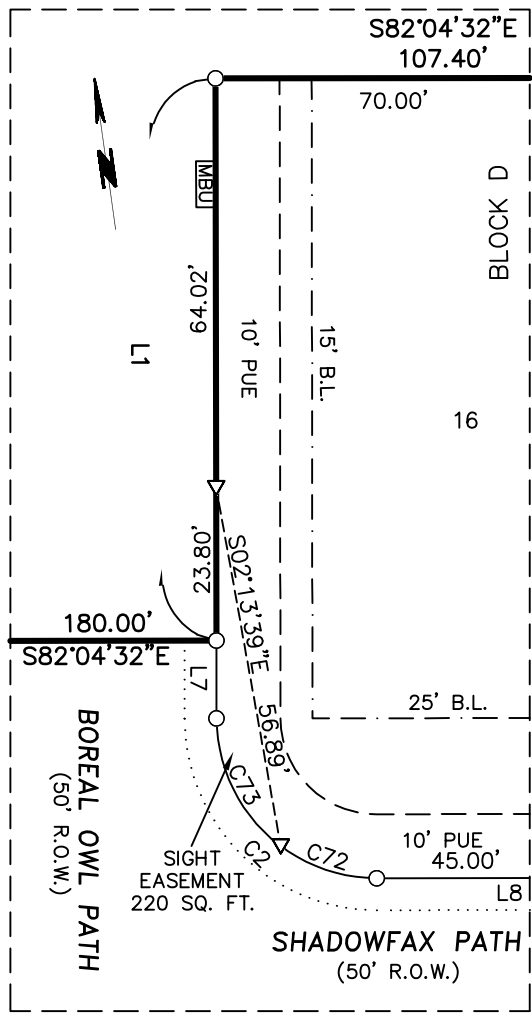
DETAIL 'D'
(1" = 20')



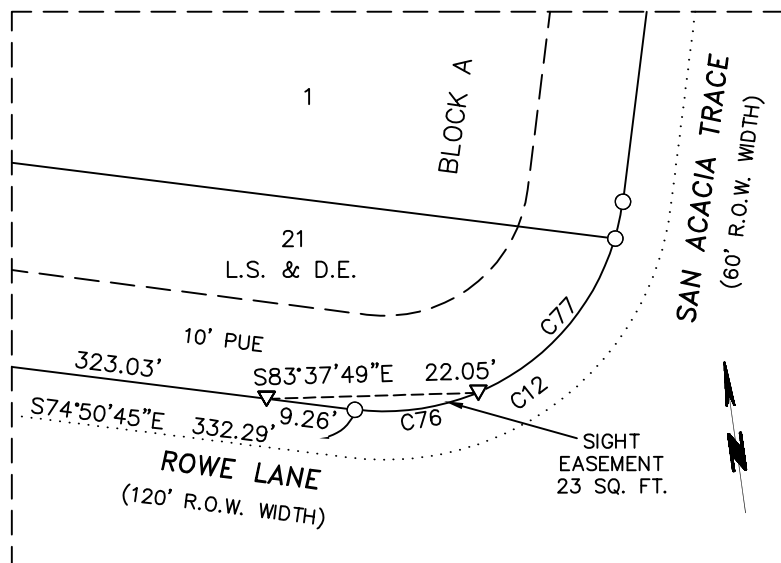
DETAIL 'F'
(1" = 30')



DETAIL 'G'
(1" = 30')



DETAIL 'H'
(1" = 30')



DETAIL 'I'
(1" = 20')

LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ^{DS} IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- MBU MAIL BOX UNITS
- APPROXIMATE SURVEY LINE AND COUNTY LINE
- - - EASEMENT LINE
- ... PROPOSED SIDEWALKS
- BUILDING SETBACK LINE
- ETJ — ETJ LINE
- ETJ EXTRATERRITORIAL JURISDICTION
- L.S. LANDSCAPE LOT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- 6'X3' PUE ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL — SHEET 3)

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	A	7,499	RESIDENTIAL
2	A	7,846	RESIDENTIAL
3	A	8,008	RESIDENTIAL
4	A	7,506	RESIDENTIAL
5	A	7,500	RESIDENTIAL
6	A	7,500	RESIDENTIAL
7	A	7,500	RESIDENTIAL
8	A	7,500	RESIDENTIAL
9	A	7,500	RESIDENTIAL
10	A	9,273	RESIDENTIAL
11	A	8,912	RESIDENTIAL
12	A	7,718	RESIDENTIAL
13	A	7,766	RESIDENTIAL
14	A	7,500	RESIDENTIAL
15	A	7,698	RESIDENTIAL
16	A	7,771	RESIDENTIAL
17	A	9,382	RESIDENTIAL
18	A	14,138	RESIDENTIAL
19	A	13,317	RESIDENTIAL
20	A	11,647	RESIDENTIAL
21	A	91,769	L.S. & D.E.
22	A	10,259	RESIDENTIAL
23	A	8,722	RESIDENTIAL
24	A	8,299	RESIDENTIAL
25	A	7,500	RESIDENTIAL
26	A	7,699	RESIDENTIAL
27	A	7,500	RESIDENTIAL
28	A	8,616	RESIDENTIAL
29	A	8,783	RESIDENTIAL
30	A	9,096	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
31	A	9,833	RESIDENTIAL
32	A	8,286	RESIDENTIAL
33	A	11,693	RESIDENTIAL
34	A	12,875	RESIDENTIAL
35	A	11,097	RESIDENTIAL
36	A	9,171	RESIDENTIAL
37	A	7,777	RESIDENTIAL
38	A	7,785	RESIDENTIAL
39	A	7,793	RESIDENTIAL
40	A	7,799	RESIDENTIAL
56	A	1,740	L.S.

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	E	10,941	RESIDENTIAL
2	E	8,750	RESIDENTIAL
3	E	8,750	RESIDENTIAL
4	E	8,750	RESIDENTIAL
5	E	8,750	RESIDENTIAL
6	E	8,616	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	G	1,406	L.S.
2	G	8,326	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
16	D	8,616	RESIDENTIAL
17	D	7,895	RESIDENTIAL
18	D	7,500	RESIDENTIAL
19	D	7,500	RESIDENTIAL
20	D	7,500	RESIDENTIAL
21	D	7,500	RESIDENTIAL
22	D	7,500	RESIDENTIAL
23	D	7,776	RESIDENTIAL
24	D	7,661	RESIDENTIAL
25	D	7,498	RESIDENTIAL
26	D	7,496	RESIDENTIAL
27	D	8,459	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	BB	3,502	L.S.

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 • almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 2 OF 5

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 19.208 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.208 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC tract, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas,, the northeast corner of Lot 12, Rowe Lane Estates Section Two, a subdivision recorded in Cabinet K, Slides 141-143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71-73 of the Plat Records of Travis County, Texas, same being the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas, same being on the original southeast corner of Lot 7, Rowe Lane Estates I, a subdivision recorded in Cabinet, K, Slides 75-76 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 12 and the northeast corner of Lot 11 of said Rowe Lane Estates Section Two, same being on the south boundary line of said 4.910 acre Tiemann Legacy, LP tract and the original south boundary line of said Lot 7, Rowe Lane Estates I, bears N 74°50'45"W for a distance of 278.85 feet;

THENCE, N 07°45'47"E with the west boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the east boundary line of said 4.910 acre Tiemann Legacy, LP tract and the east boundary line of said Lot 7 Rowe Lane Estates I for a distance of 378.27 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 7 and the southeast corner of Lot 6 of said Rowe Lane Estates I;

THENCE, N 07°47'56"E with said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the east boundary line of said Lot 6, Rowe Lane Estates I for a distance of 378.45 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the northeast corner of said Lot 6 and the southeast corner of Lot 5 of said Rowe Lane Estates I;

THENCE, N 07°55'28"E with said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and with the east boundary line of said Lot 5, Rowe Lane Estates I for a distance of 35.95 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said Lot 5 and the southeast corner of Lot 1 of said Rowe Lane Estates I, same being on said west boundary of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 07°55'28"E for a distance of 343.99 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following seventeen (17) courses and distances:

- S 82°04'32"E for a distance of 180.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 07°55'28"E for a distance of 87.82 feet to a 1/2" iron rod set with cap marked " DIAMOND SURVEYING ";
- S 82°04'32"E for a distance of 107.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 77°17'05"E for a distance of 341.38 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 79°10'56"E for a distance of 62.56 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 82°22'13"E for a distance of 199.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 82°23'55"E for a distance of 33.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof;
- S 07°36'05"W for a distance of 174.90 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 82°23'55"E for a distance of 26.07 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the beginning of a curve to the right;
- With said curve to the right an arc length of 42.51 feet, said curve having a radius of 975.00 feet, a delta angle of 2°29'54" and a chord which bears S 81°08'58"E for a distance of 42.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the end of this curve;
- S 15°09'15"W for a distance of 373.85 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45"W for a distance of 55.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45"E for a distance of 15.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 175.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45"E for a distance of 35.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 120.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the north boundary line of said 94.623 acre 05 Ranch Investments, LLC tract, for the southeast corner hereof, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the northeast corner of said 94.613 acre 05 Ranch Investments, LLC tract, same being on the west boundary line of County Road 198, bears S 74°50'45"E for a distance of 1878.42 feet;

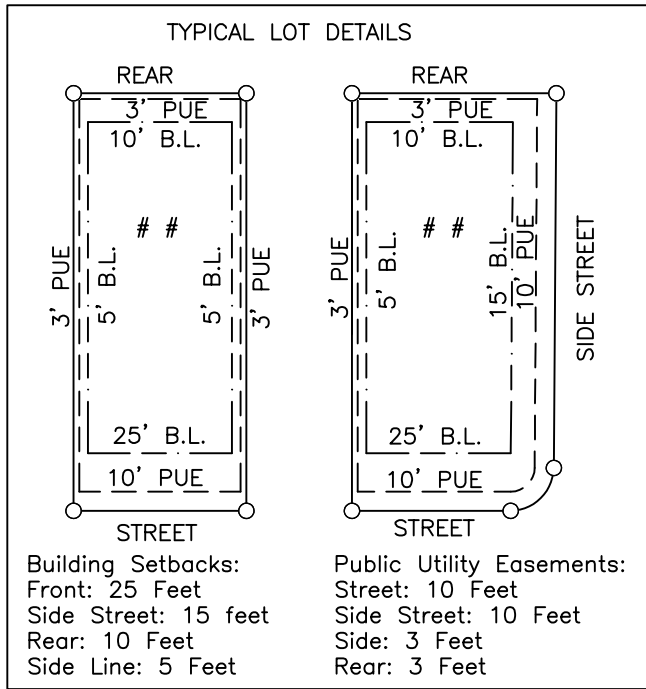
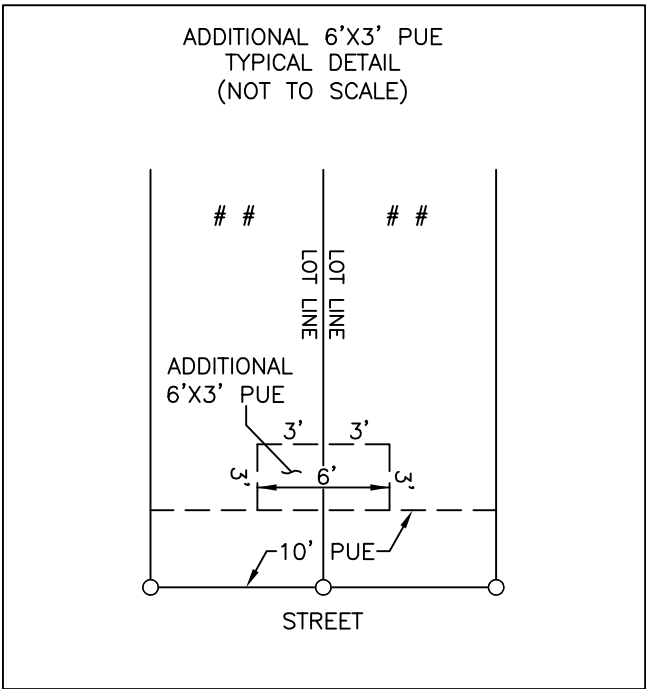
THENCE, N 74°50'45"W with the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract for a distance of 892.48 feet to the POINT OF BEGINNING and containing 19.208 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	975.00'	42.51'	2°29'54"	S81°08'58"E	42.51'
C2	25.00'	39.27'	90°00'00"	S37°04'32"E	35.36'
C3	205.00'	17.14'	4°47'27"	S79°40'49"E	17.14'
C4	975.00'	87.02'	5°06'50"	S79°50'30"E	86.99'
C5	25.00'	39.27'	90°00'00"	S52°36'05"W	35.36'
C6	205.00'	27.02'	7°33'10"	S11°22'40"W	27.00'
C7	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C8	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C9	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C10	1460.00'	114.54'	4°29'42"	S72°27'52"E	114.51'
C11	1340.00'	108.26'	4°37'44"	S72°31'53"E	108.23'
C12	25.00'	39.27'	90°00'00"	N60°09'15"E	35.36'
C13	155.00'	20.43'	7°33'10"	N11°22'40"E	20.42'
C14	25.00'	39.27'	90°00'00"	N37°23'55"W	35.36'
C15	1025.00'	91.48'	5°06'50"	N79°50'30"W	91.45'
C16	25.00'	39.27'	90°00'00"	S57°42'55"W	35.36'
C17	205.00'	8.73'	2°26'20"	S13°56'05"W	8.73'
C18	205.00'	67.27'	18°48'08"	S24°33'18"W	66.97'
C19	25.00'	23.55'	53°58'05"	S06°58'20"W	22.69'
C20	60.00'	301.53'	287°56'10"	N56°02'38"W	70.59'
C21	25.00'	23.55'	53°58'05"	N60°56'25"E	22.69'
C22	155.00'	50.86'	18°48'08"	N24°33'18"E	50.64'
C23	155.00'	6.60'	2°26'20"	N13°56'05"E	6.60'
C24	25.00'	39.27'	90°00'00"	N32°17'05"W	35.36'
C25	155.00'	12.96'	4°47'27"	N79°40'49"W	12.96'
C26	25.00'	39.27'	90°00'00"	S52°55'28"W	35.36'
C27	25.00'	33.49'	76°44'47"	S30°26'56"E	31.04'
C28	60.00'	288.45'	275°26'49"	S68°54'05"W	80.73'
C29	25.00'	8.16'	18°42'02"	N17°16'29"E	8.12'
C30	975.00'	53.68'	3°09'17"	S78°51'44"E	53.68'
C31	975.00'	33.34'	1°57'33"	S81°25'09"E	33.34'
C32	25.00'	16.09'	36°52'12"	S86°43'09"W	15.81'
C33	25.00'	23.18'	53°07'48"	S41°43'09"W	22.36'
C34	25.00'	35.35'	81°00'44"	N64°38'53"E	32.48'
C35	25.00'	3.92'	8°59'16"	N19°38'53"E	3.92'
C36	1025.00'	23.10'	1°17'28"	N81°45'11"W	23.10'
C37	1025.00'	68.39'	3°49'21"	N79°11'46"W	68.37'
C38	205.00'	8.62'	2°24'29"	S16°21'29"W	8.62'
C39	205.00'	58.66'	16°23'38"	S25°45'33"W	58.46'
C40	60.00'	41.90'	40°00'25"	S00°00'31"E	41.05'
C41	60.00'	43.29'	41°20'05"	S40°39'44"W	42.35'
C42	60.00'	43.29'	41°20'05"	S81°59'49"W	42.35'
C43	60.00'	45.10'	43°04'17"	N55°48'01"W	44.05'
C44	60.00'	36.65'	34°59'47"	N16°45'59"W	36.08'
C45	60.00'	65.08'	62°08'52"	N31°48'21"E	61.94'
C46	60.00'	26.23'	25°02'40"	N75°24'07"E	26.02'
C47	155.00'	12.65'	4°40'33"	N31°37'06"E	12.65'
C48	155.00'	38.22'	14°07'35"	N22°13'02"E	38.12'
C49	60.00'	32.25'	30°47'34"	S53°25'32"E	31.86'
C50	60.00'	62.74'	59°54'38"	S08°04'27"E	59.92'
C51	60.00'	43.29'	41°20'05"	S42°32'55"W	42.35'
C52	60.00'	49.28'	47°03'35"	S86°44'45"W	47.91'
C53	60.00'	20.09'	19°11'17"	N60°07'49"W	20.00'
C54	60.00'	42.35'	40°26'39"	N30°18'51"W	41.48'
C55	60.00'	38.45'	36°43'02"	N08°15'59"E	37.80'
C56	1460.00'	90.57'	3°33'15"	N71°59'39"W	90.55'
C57	1460.00'	23.97'	0°56'27"	N74°14'30"W	23.97'
C58	25.00'	11.79'	27°01'13"	N61°20'09"W	11.68'
C59	25.00'	27.48'	62°58'47"	N16°20'09"W	26.12'
C60	25.00'	14.42'	33°03'21"	N24°07'45"E	14.22'
C61	25.00'	24.85'	56°56'39"	N69°07'45"E	23.84'
C62	25.00'	21.11'	48°22'30"	S58°12'40"E	20.49'
C63	25.00'	18.16'	41°37'30"	S13°12'40"E	17.77'
C64	25.00'	18.09'	41°27'11"	N33°26'30"E	17.70'
C65	25.00'	21.18'	48°32'49"	N78°26'30"E	20.55'
C66	25.00'	22.37'	51°16'06"	S51°39'02"E	21.63'
C67	25.00'	16.90'	38°43'54"	S06°39'02"E	16.58'
C68	25.00'	21.01'	48°09'00"	N44°44'49"W	20.40'
C69	25.00'	12.48'	28°35'47"	N06°22'26"W	12.35'
C70	25.00'	25.40'	58°12'55"	N37°01'55"E	24.32'
C71	25.00'	13.87'	31°47'05"	N82°01'55"E	13.69'
C72	25.00'	16.05'	36°47'32"	N63°40'46"W	15.78'
C73	25.00'	23.22'	53°12'28"	N18°40'46"W	22.39'
C74	1460.00'	117.95'	4°37'44"	N72°31'53"W	117.92'
C75	1340.00'	105.13'	4°29'42"	N72°27'52"W	105.10'
C76	25.00'	13.13'	30°05'04"	N89°53'17"W	12.98'
C77	25.00'	26.14'	59°54'56"	S45°06'43"W	24.97'
C78	25.00'	12.59'	28°51'21"	S60°25'05"E	12.46'
C79	25.00'	26.68'	61°08'39"	S15°25'05"E	25.43'
C80	25.00'	19.16'	43°55'05"	N37°06'47"E	18.70'
C81	25.00'	20.11'	46°04'55"	N82°06'47"E	19.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°55'28"E	87.82'
L2	S82°23'55"E	26.07'
L3	N74°50'45"W	55.00'
L4	S15°09'15"W	125.00'
L5	S74°50'45"E	15.00'
L6	S74°50'45"E	35.00'
L7	S07°55'28"W	12.18'
L8	S82°04'32"E	68.59'
L9	N82°23'55"W	40.90'
L10	S07°36'05"W	25.53'
L11	S74°50'45"E	60.00'
L12	N74°50'45"W	55.00'
L13	S15°09'15"W	75.00'
L14	S74°50'45"E	90.00'
L15	S74°42'43"E	37.67'
L16	N18°17'45"E	91.23'
L17	N07°36'05"E	25.53'
L18	N82°23'55"W	76.90'
L19	N77°17'05"W	32.72'
L20	S15°09'15"W	111.98'
L21	S33°57'22"W	10.05'
L22	N33°57'22"E	10.05'
L23	N15°09'15"E	111.98'
L24	N82°04'32"W	68.59'
L25	S07°55'28"W	77.86'
L26	S82°04'32"E	23.59'
L27	S77°17'05"E	17.18'
L28	S15°09'15"W	105.00'
L29	S29°50'45"E	14.14'
L30	S74°50'45"E	60.00'
L31	N18°17'45"E	33.31'
L32	N15°09'15"E	26.74'
L33	N33°57'22"E	7.82'
L34	N33°57'22"E	2.23'
L35	N60°12'55"E	22.66'
L36	N60°12'55"E	78.55'
L37	N60°12'55"E	14.30'
L38	N60°12'55"E	69.95'
L39	N60°12'55"E	16.96'
L40	N15°09'15"E	35.43'
L41	N15°09'15"E	60.00'
L42	N15°09'15"E	9.73'
L43	N12°42'55"E	49.20'
L44	N12°42'55"E	60.00'
L45	N12°42'55"E	70.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N15°09'15"E	62.49'
L47	N15°09'15"E	42.68'
L48	N12°42'55"E	32.81'
L49	N12°42'55"E	146.39'
L50	S08°05'10"W	28.73'
L51	S18°14'24"W	55.08'
L52	S28°20'07"E	96.17'
L53	S50°32'11"E	36.62'
L54	S69°43'28"E	44.95'
L55	S34°15'52"E	31.71'
L56	S53°32'27"E	65.69'
L57	S74°50'45"E	42.51'
L58	S79°27'13"E	138.11'
L59	S74°50'45"E	159.59'
L60	S79°27'13"E	0.60'
L61	S79°27'13"E	137.50'
L62	S74°50'45"E	21.81'
L63	S74°50'45"E	13.09'
L64	S74°50'45"E	124.69'
L65	N15°09'15"E	60.00'
L66	N15°09'15"E	62.77'
L67	N15°09'15"E	9.57'
L68	N18°17'45"E	54.49'
L69	N18°17'45"E	36.74'
L70	N15°09'15"E	9.15'
L71	N15°09'15"E	23.31'
L72	N15°09'15"E	60.00'
L73	N15°09'15"E	60.00'
L74	N15°09'15"E	60.00'
L75	N15°09'15"E	60.00'
L76	N15°09'15"E	60.00'
L77	N15°09'15"E	3.26'
L78	N15°09'15"E	132.33'
L79	N18°17'45"E	26.25'
L80	N18°17'45"E	64.99'
L81	N15°09'15"E	60.05'
L82	N15°09'15"E	64.21'
L83	N15°09'15"E	60.00'
L84	N15°09'15"E	64.31'
L85	N15°09'15"E	60.05'
L86	N15°09'15"E	8.80'
L87	N08°53'46"E	63.63'
L88	S35°17'44"E	89.47'
L89	N74°50'45"W	55.00'
L90	N74°42'43"W	21.82'



SHEET 3 OF 5

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbglobal.net



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512)

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2"PER FOOT FOR A DISTANCE OF AT LEAST 110 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIEBERGY, L.P.
11. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
12. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100 YEAR STORM EVENTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

OWNER'S CERTIFICATION:

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

WILLIAMSON COUNTY PLAT NOTES:

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

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

LIEN HOLDERS CERTIFICATION:

STATE OF {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF {

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

STATE OF {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY JUDGE'S APPROVAL :

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS AND THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE

ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DRIPPING SPRINGS, HAYS COUNTY, TEXAS, THIS 2nd DAY OF October, 2025.

MATTHEW MITCHELL, P.E.
LICENSE NO. 83335
ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TEXAS 78620
(512) 431-9600



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 2ND DAY OF OCTOBER, 2025.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900
(512) 931-3100

NOT FOR RECORDATION
FOR REVIEW ONLY



CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE DAY OF, 20.

JOHN BYRUM, PLANNING MANAGER
DATE

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE DAY OF, 20.

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY IF, 20.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF, 20, A.D., AT O'CLOCK M. AND DULY RECORDED THIS DAY OF, 20, A.D., AT O'CLOCK M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. T

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY,
BY: DEPUTY

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, January 6, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the second phase of the development, consisting of 49 residential lots, 1 landscape lot, 1 landscape/ drainage easement and, 1 landscape/drainage easement/ P.U.E. It is located east of Phase 1 and is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family - SF-1 (ETJ)
EAST: Bluffs at Black Hawk Ph 4
SOUTH: Undeveloped Land - Travis County
WEST: Bluffs at Black Hawk Ph1

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC) and Planned Unit Development (PUD). Staff has determined this request is in compliance with all applicable rules.

STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.3.



ATTACHMENTS:

1. BatBPh2FP-U3-Plat-ComlIssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 2 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 2 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0033**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@huttotx.gov

2. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

PLAT-BluffsPh2-U3-(10-28-25)

10/28/2025

Attendees

sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
SultanaS (Shahanaz.Sultana@HuttoTX.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

BatBHPH2FP-U3-Plat(10-6-25).pdf

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

plat will go to P&Z but will not be recorded until receiving county approval

(IN FEET)
1 inch = 100 ft.

NOTE SEE SIGHT LINE EASEMENT (S.L.E.)
FOR INTERSECTION OF BANNER ELK PASS
AND SHADOWFAX PATH
DETAIL 'A' - SHEET 3

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

1/2"

LOT 11

ROWE LANE ESTATES
SECTION TWO
CAB. K, SLDS. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

LOT 12 (LEANING)

ROWE LANE ESTATES
SECTION TWO
CAB. K, SLDS. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

TIEMANN LEGACY, LP
CALLED 4.910 AC.
DOC. NO. 2022003933
O.P.R.W.C.T.

N74°50'45"W 278.85' 1/2"

P.O.C.

NEW STREET TABLE				
STREET NAME	ROW. WIDTH		DESIGN SPEED (MPH)	
ROWE LANE	120'	920.1 LINEAR FEET	45	PUBLIC
CHLOES DRAW DRIVE	50'	746.1 LINEAR FEET	25	PUBLIC
BANNER ELK PASS	50'	430.7 LINEAR FEET	25	PUBLIC
GREAT GREY OWL WAY	50-60'	868.3 LINEAR FEET	25	PUBLIC
CAMBER WAY	60'	246.8 LINEAR FEET	35	PUBLIC
SHADOWFAX PATH	50'	642.0 LINEAR FEET	25	PUBLIC
TOTAL:		3,854.0 LINEAR FEET		
NEW STREETS: TOTAL AREA: 6.042 ACRES				
COUNTY ROAD 198: 0.769 ACRE RIGHT-OF-WAY HEREBY DEDICATED				

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	49	11.010
LANDSCAPE/D.E./PUE	1	21.922
LANDSCAPE/D.E.	1	0.772
LANDSCAPE LOT	1	0.091
RIGHT-OF-WAY	—	6.042
RIGHT-OF-WAY DEDICATION	—	0.769
TOTAL LOTS	52	40.606

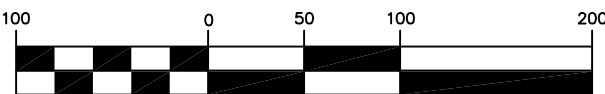
ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

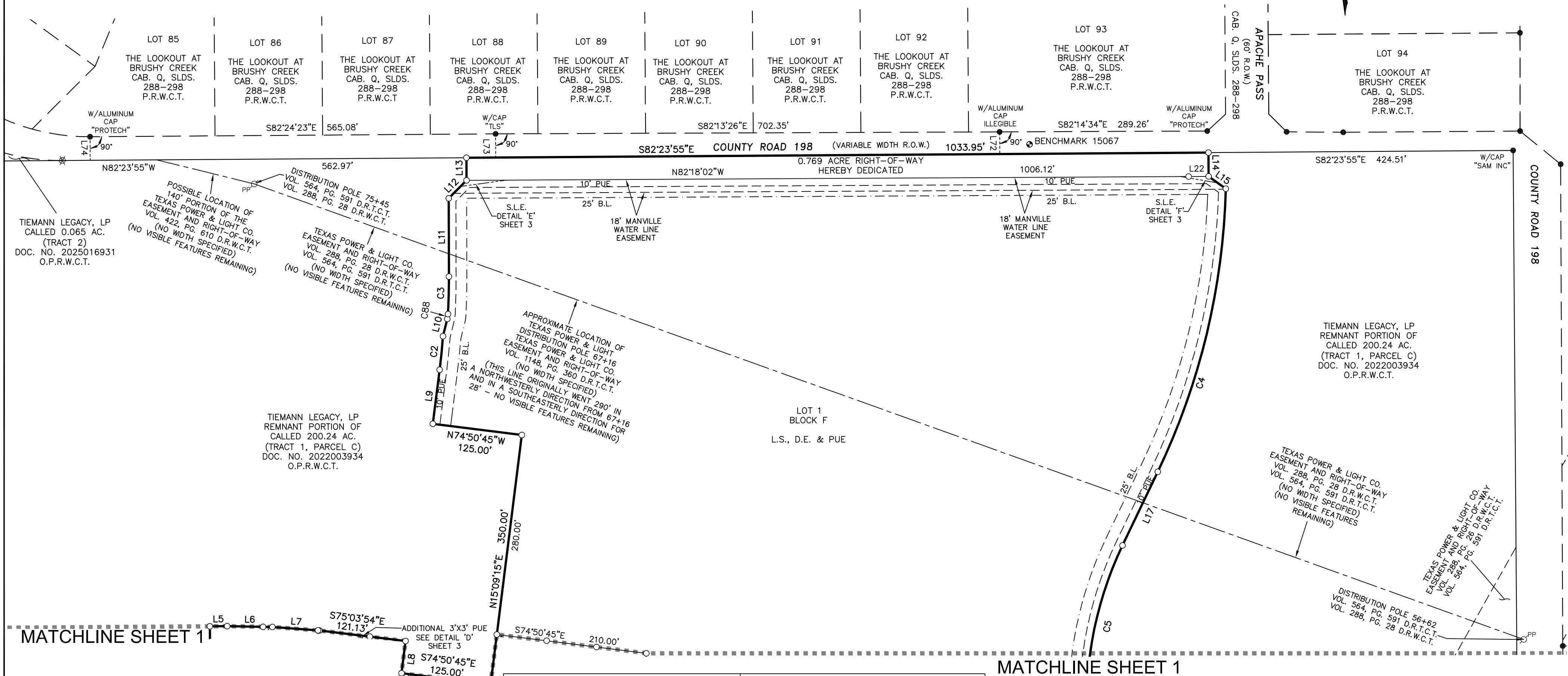
FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ^{DS} IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- ⊙ BENCHMARK
- ⊛ COTTON GIN SPINDLE FOUND
- ▽ CALCULATED POINT
- ⊙^{PP} POWER POLE
- MBU MAIL BOX UNITS
- APPROXIMATE SURVEY LINE AND COUNTY LINE
- - - EASEMENT LINE
- BUILDING SETBACK LINE
- · - · - SIGHT EASEMENT
- ETJ — ETJ LINE
- ===== MATCHLINE
- ===== PLAT BOUNDARY
- ADJOINER BOUNDARY LINE

ABBREVIATIONS

- ETJ EXTRATERRITORIAL JURISDICTION
- L.S. LANDSCAPE LOT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- S.L.E. SIGHT LINE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- 6'X3' PUE ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL - SHEET 4)

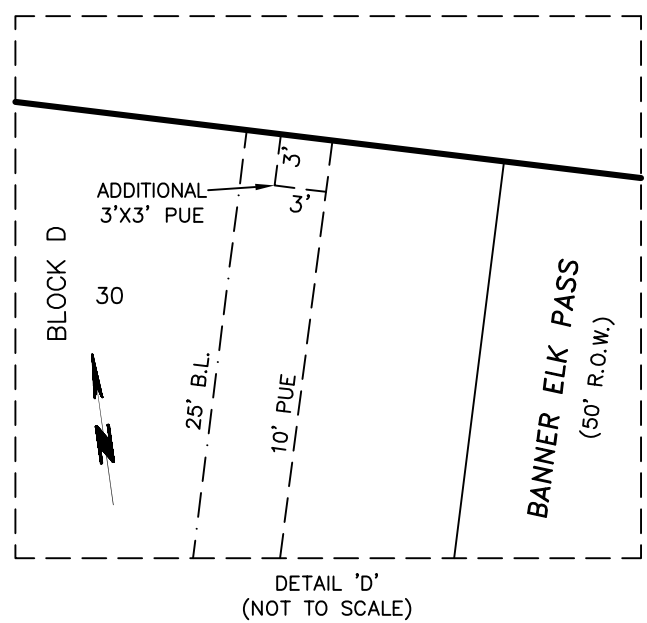
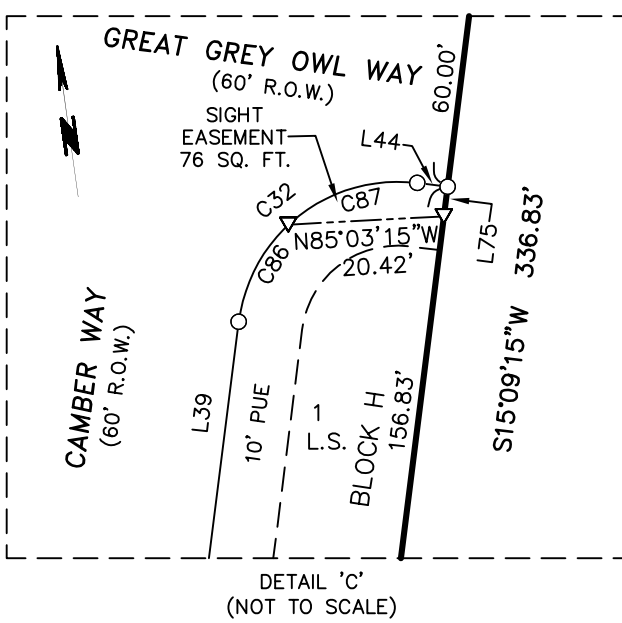
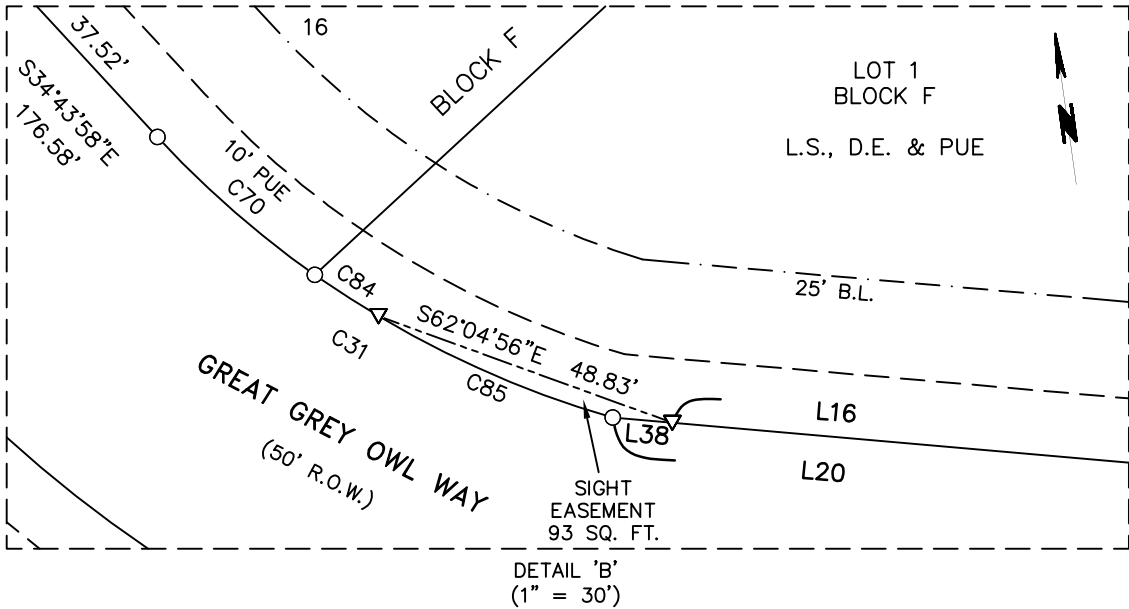
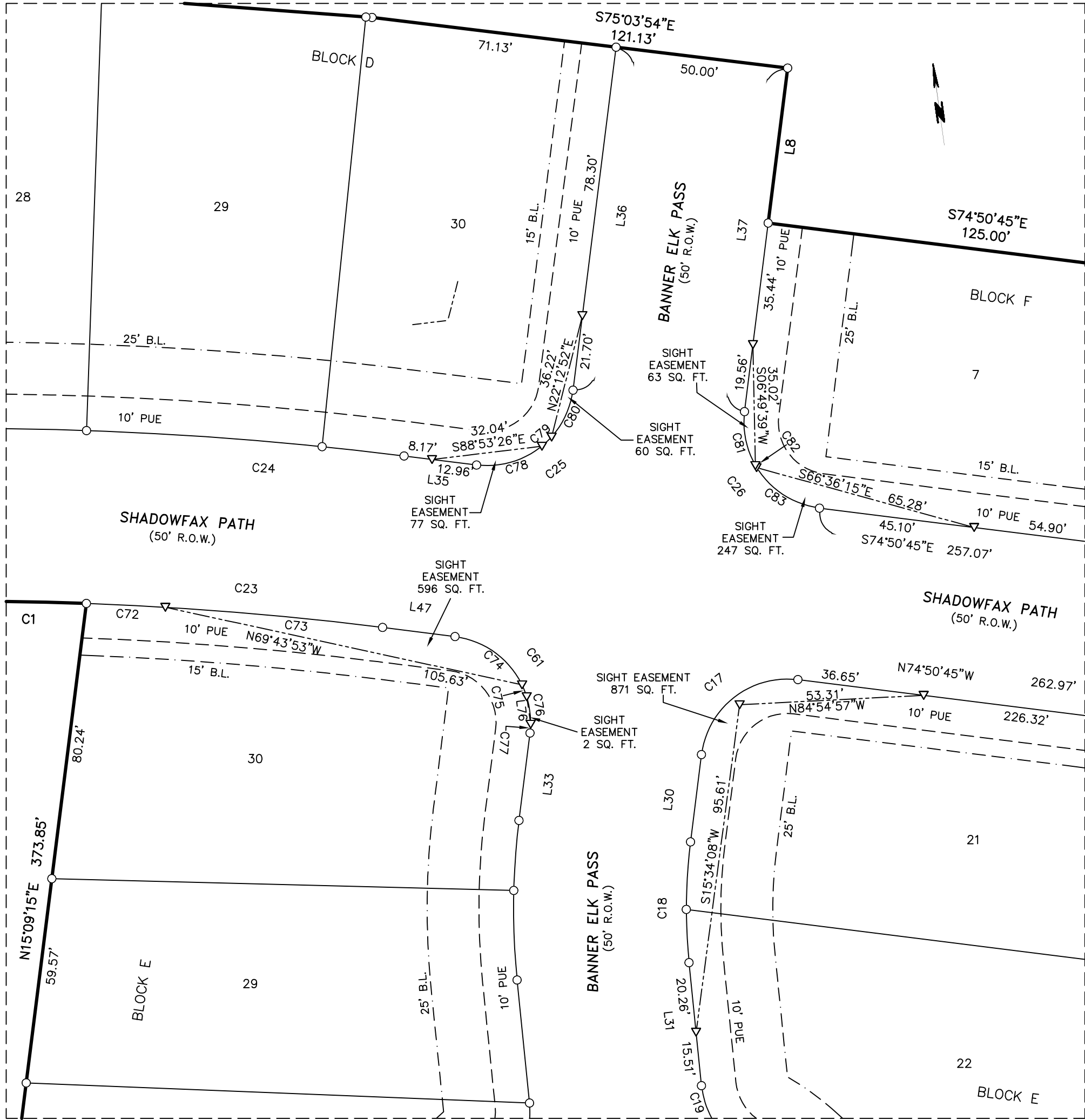
ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbglobal.net

SHEET 2 OF 6

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°50'45"W	35.00'
L2	N74°50'45"W	15.00'
L3	S74°50'45"E	55.00'
L4	N82°23'55"W	26.07'
L5	S82°23'55"E	24.10'
L6	S81°00'49"E	63.08'
L7	S77°43'21"E	65.46'
L8	S15°09'15"W	45.19'
L9	N15°09'15"E	75.86'
L10	N21°59'03"E	24.74'
L11	N07°52'56"E	109.01'
L12	N52°47'27"E	35.30'
L13	N07°36'05"E	31.49'
L14	S07°36'05"W	33.16'
L15	S46°22'39"E	29.49'
L16	S77°00'07"W	74.53'
L17	S33°35'16"W	113.72'
L18	S10°04'40"W	67.63'
L19	N74°50'45"W	101.20'
L20	S77°00'07"E	83.90'
L21	S74°50'45"E	77.00'
L22	N82°31'04"W	27.83'
L23	N15°09'15"E	111.83'
L24	N74°50'45"W	25.00'
L25	N34°43'58"W	34.01'
L26	S55°16'02"W	40.57'
L27	N55°16'02"E	40.57'
L28	N34°43'58"W	42.58'
L29	N15°09'15"E	65.00'
L30	S15°09'15"W	25.48'
L31	S02°12'55"W	35.77'
L32	N02°12'55"E	35.77'
L33	N15°09'15"E	25.48'
L34	S82°23'55"E	26.07'
L35	S74°50'45"E	21.13'
L36	N15°09'15"E	100.00'
L37	S15°09'15"W	100.19'
L38	N77°00'07"W	9.37'
L39	S15°09'15"W	106.83'
L40	S74°50'45"E	2.00'
L41	S74°50'45"E	29.75'
L42	S87°17'51"E	31.98'
L43	S34°43'58"E	67.81'
L44	S74°50'45"E	2.00'
L45	S74°50'45"E	4.57'
L46	S74°50'45"E	20.43'
L47	N74°50'45"W	21.13'
L48	S03°19'15"W	49.73'
L49	S34°43'39"E	69.69'
L50	S34°43'58"E	70.00'
L51	S37°32'51"E	70.08'
L52	S74°50'45"E	60.00'
L53	S74°50'45"E	60.00'
L54	S74°50'45"E	60.00'
L55	S74°50'45"E	60.00'
L56	S74°50'45"E	60.00'
L57	S74°50'45"E	60.00'
L58	S74°50'45"E	60.00'
L59	S74°50'45"E	5.00'
L60	S74°50'45"E	7.16'
L61	S74°50'45"E	45.50'
L62	N15°09'15"E	146.75'
L63	N15°09'15"E	55.89'
L64	N15°09'15"E	143.86'
L65	N15°09'15"E	58.78'
L66	N00°39'17"W	25.98'
L67	N00°39'17"W	72.75'
L68	N00°39'17"W	15.59'
L69	N00°39'17"W	36.38'
L70	N00°39'17"W	72.75'
L71	N00°39'17"W	5.20'
L72	S07°36'05"W	30.80'
L73	S07°36'05"W	32.94'
L74	S07°36'05"W	32.86'
L75	S15°09'15"W	4.14'
L76	N00°04'25"E	8.05'

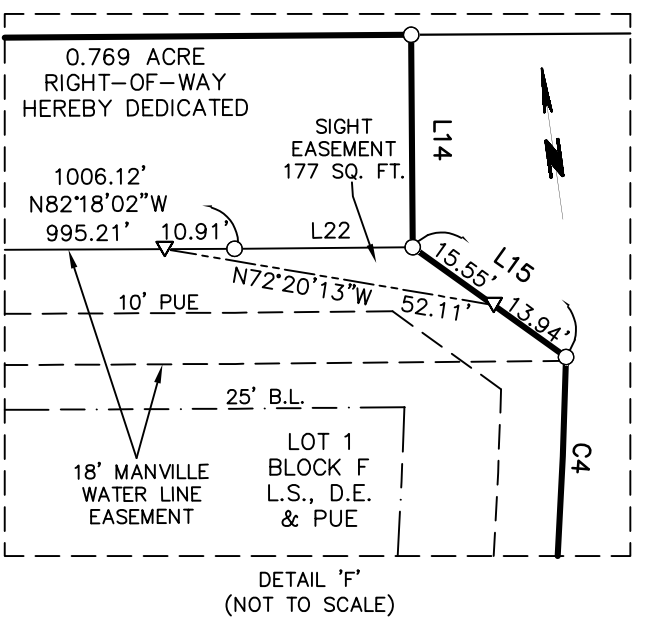
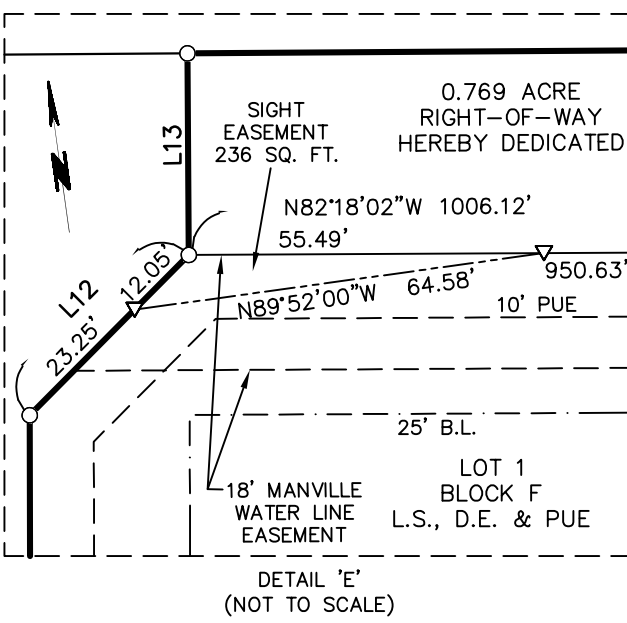
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
28	D	8,926	RESIDENTIAL
29	D	9,042	RESIDENTIAL
30	D	8,791	RESIDENTIAL

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
7	E	7,500	RESIDENTIAL
8	E	7,500	RESIDENTIAL
9	E	7,500	RESIDENTIAL
10	E	7,500	RESIDENTIAL
11	E	7,500	RESIDENTIAL
12	E	7,500	RESIDENTIAL
13	E	7,500	RESIDENTIAL
14	E	10,710	RESIDENTIAL
15	E	12,537	RESIDENTIAL
16	E	11,690	RESIDENTIAL
17	E	15,840	RESIDENTIAL
18	E	9,406	RESIDENTIAL
19	E	9,939	RESIDENTIAL
20	E	12,326	RESIDENTIAL
21	E	10,840	RESIDENTIAL
22	E	11,089	RESIDENTIAL
23	E	10,293	RESIDENTIAL
24	E	16,245	RESIDENTIAL
25	E	12,658	RESIDENTIAL
26	E	14,156	RESIDENTIAL
27	E	14,800	RESIDENTIAL
28	E	8,912	RESIDENTIAL
29	E	8,392	RESIDENTIAL
30	E	9,992	RESIDENTIAL

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
1	F	954,922	L.S., D.E. & PUE	21.922
7	F	9,866	RESIDENTIAL	
8	F	10,500	RESIDENTIAL	
9	F	10,500	RESIDENTIAL	
10	F	9,786	RESIDENTIAL	
11	F	8,750	RESIDENTIAL	
12	F	8,750	RESIDENTIAL	
13	F	13,272	RESIDENTIAL	
14	F	8,874	RESIDENTIAL	
15	F	8,750	RESIDENTIAL	
16	F	8,834	RESIDENTIAL	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
3	G	8,400	RESIDENTIAL	
4	G	8,400	RESIDENTIAL	
5	G	8,400	RESIDENTIAL	
6	G	8,400	RESIDENTIAL	
7	G	7,955	RESIDENTIAL	
8	G	7,200	RESIDENTIAL	
9	G	7,200	RESIDENTIAL	
10	G	7,732	RESIDENTIAL	
11	G	7,645	RESIDENTIAL	
12	G	33,614	L.S. & D.E.	0.772
13	G	10,611	RESIDENTIAL	
14	G	10,406	RESIDENTIAL	
15	G	10,311	RESIDENTIAL	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
1	H	3,966	L.S.	0.091



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 40.606 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 40.606 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, the northeast corner of Lot 12, Rowe Lane Estates Section Two, a subdivision recorded in Cabinet K, Slides 141–143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71–73 of the Plat Records of Travis County, Texas, same being the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas, same being on the original southeast corner of Lot 7, Rowe Lane Estates I, a subdivision recorded in Cabinet, K, Slides 75–76 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 12 and the northeast corner of Lot 11 of said Rowe Lane Estates Section Two, same being on the south boundary line of said 4.910 acre Tiemann Legacy, LP tract and the original south boundary line of said Lot 7, Rowe Lane Estates I, bears N 74°50'45" W for a distance of 278.85 feet;

THENCE, S 74°50'45" E with the south boundary line of said remnant portion of the 200.24 acre Tieman Legacy, LP tract and the north boundary line of said 94.651 acre 05 Ranch Investments, LLC tract for a distance of 892.48 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the southwest corner and POINT OF BEGINNING hereof;

THENCE, through the interior of said remnant portion of the 200.24 acre Tieman Legacy, LP tract, the following twenty six (26) courses and distances:

- N 15°09'15" E for a distance of 120.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45" W for a distance of 35.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15" E for a distance of 175.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45" W for a distance of 15.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15" E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45" E for a distance of 55.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15" E for a distance of 373.85 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- With a curve to the left an arc length of 42.51 feet, said curve having a radius of 975.00 feet, a delta angle of 2°29'54" and a chord which bears N 81°08'58" W for a distance of 42.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 82°23'55" W for a distance of 26.07 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 07°36'05" E for a distance of 174.90 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 82°23'55" E for a distance of 24.10 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 81°00'49" E for a distance of 63.08 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 77°43'21" E for a distance of 65.46 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 75°03'54" E for a distance of 121.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15" W for a distance of 45.19 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45" E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15" E for a distance of 350.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45" W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15" E for a distance of 75.86 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;
- With said curve to the left an arc length of 47.07 feet, said curve having a radius of 1024.98 feet, a delta angle of 2°37'52" and a chord which bears N 13°50'19" E for a distance of 47.06 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 21°59'03" E for a distance of 24.74 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;
- With said curve to the left an arc length of 6.84 feet, said curve having a radius of 35.00 feet, a delta angle of 11°11'53" and a chord which bears N 16°23'07" E for a distance of 6.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a compound curve to the left;
- With said curve to the left an arc length of 52.20 feet, said curve having a radius of 1030.02 feet, a delta angle of 2°54'14" and a chord which bears N 09°20'03" E for a distance of 52.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 07°52'56" E for a distance of 109.01 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 52°47'27" E for a distance of 35.30 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

- N 07°36'05" E for a distance of 31.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northwest corner hereof, from which a cotton gin spindle found monumenting the southeast corner of the called 0.065 acre tract of land (Tract 2) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2025016931, same being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 82°23'55" W for a distance of 562.97 feet;

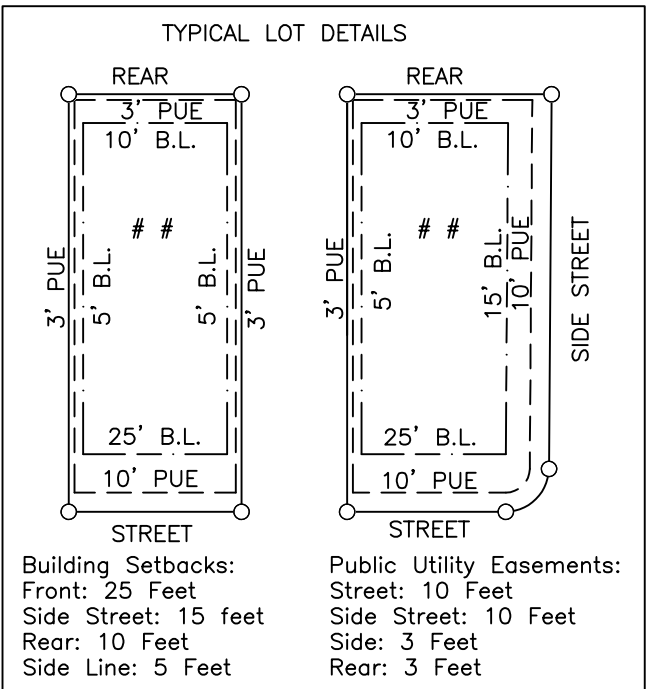
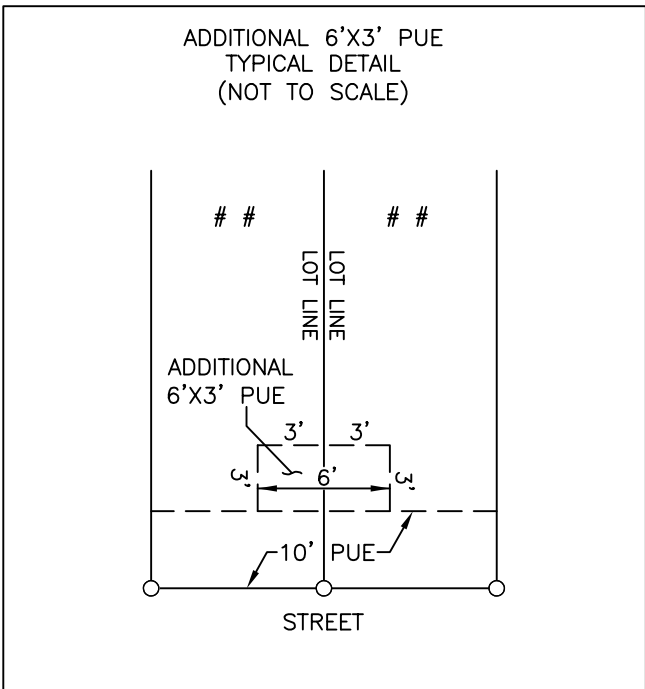
THENCE, S 82°23'55" E with said north boundary line of the remnant portion of the 200.24 Tiemann Legacy, LP tract for a distance of 1033.95 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof, from which an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears S 82°23'55" E for a distance of 424.51 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twelve (12) courses and distances:

- S 07°36'05" W for a distance of 33.16 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 46°22'39" E for a distance of 29.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- With a curve to the right an arc length of 408.52 feet, said curve having a radius of 970.00 feet, a delta angle of 24°07'49" and a chord which bears S 21°31'22" W for a distance of 405.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- S 33°35'16" W for a distance of 113.72 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;
- With said curve to the left an arc length of 230.36 feet, said curve having a radius of 510.00 feet, a delta angle of 25°52'46" and a chord which bears S 20°38'53" W for a distance of 228.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- S 07°42'30" W for a distance of 295.22 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 82°35'23" W for a distance of 125.03 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 07°41'52" W for a distance of 139.32 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 10°04'40" W for a distance of 67.63 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15" W for a distance of 150.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45" W for a distance of 101.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15" W for a distance of 336.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract, for the southeast corner hereof, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the northeast corner of said 94.651 acre 05 Ranch Investments, LLC tract, same being on the west right-of-way line of said County Road 198, bears S 74°50'45" E for a distance of 901.37 feet;

THENCE, N 74°50'45" W with said south boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract for a distance of 977.05 feet to the POINT OF BEGINNING and containing 40.606 acres of land more or less.

Bearing Basis: NAD–83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.



SHEET 4 OF 6

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
- 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- 6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST A10 FEET.
- 10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
- 11. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 12. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- 14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 15. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100 YEAR STORM EVENTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
- 16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- 21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
- 22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
- 23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- 24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

OWNER'S CERTIFICATION:

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) DESCRIBED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 2"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

WILLIAMSON COUNTY PLAT NOTES:

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

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

LIEN HOLDERS CERTIFICATION:

STATE OF {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF {

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 2".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

STATE OF {
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF {

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE
REMANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096
ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO
TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY JUDGE'S APPROVAL :

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR
PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE
COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED,
WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE
PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO,
AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS
PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE
SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS AND THE
FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR
INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT
AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE

ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF
HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DRIPPING SPRINGS, HAYS COUNTY, TEXAS,
THIS 2nd DAY OF October, 2025.

MATTHEW MITCHELL, P.E.
LICENSE NO. 83335
ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TEXAS 78620
(512) 431-9600



SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY
SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS,
THIS 2ND DAY OF OCTOBER, 2025.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900
(512) 931-3100
NOT FOR RECORDATION
FOR REVIEW ONLY



CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS
THE DAY OF, 20.

JOHN BYRUM, PLANNING MANAGER
DATE

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE
DAY OF, 20.

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY IF, 20.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR
RECORD IN MY OFFICE ON THE DAY OF, 20, A.D., AT O'CLOCK, M. AND DULY
RECORDED THIS DAY OF, 20, A.D., AT O'CLOCK, M., IN THE OFFICIAL
PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. T

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY,
BY: DEPUTY

AGENDA ITEM REPORT

4.4.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, January 6, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the second phase of the development, consisting of 49 residential lots, 1 landscape lot, 1 landscape/ drainage easement and, 1 landscape/drainage easement/ P.U.E. It is located east of Phase 1 and is generally located north of Rowe lane and west of CR 189.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the third phase of the development, consisting of 84 residential lots and 1 landscape lot. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family SF-1 (ETJ)
EAST; Phase 2 Bluffs at BlackHawk
SOUTH: Phase 1 Bluffs at BlackHawk
WEST : Undeveloped land Pflugerville ETJ

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC). Staff has determined this request is in compliance with all applicable rules

STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.4.



ATTACHMENTS:

1. BatBPh3FP-U3-ComIssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 3 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 3 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0035**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@huttotx.gov

2. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

PLAT-BluffsPh3-U3(10-28-25)

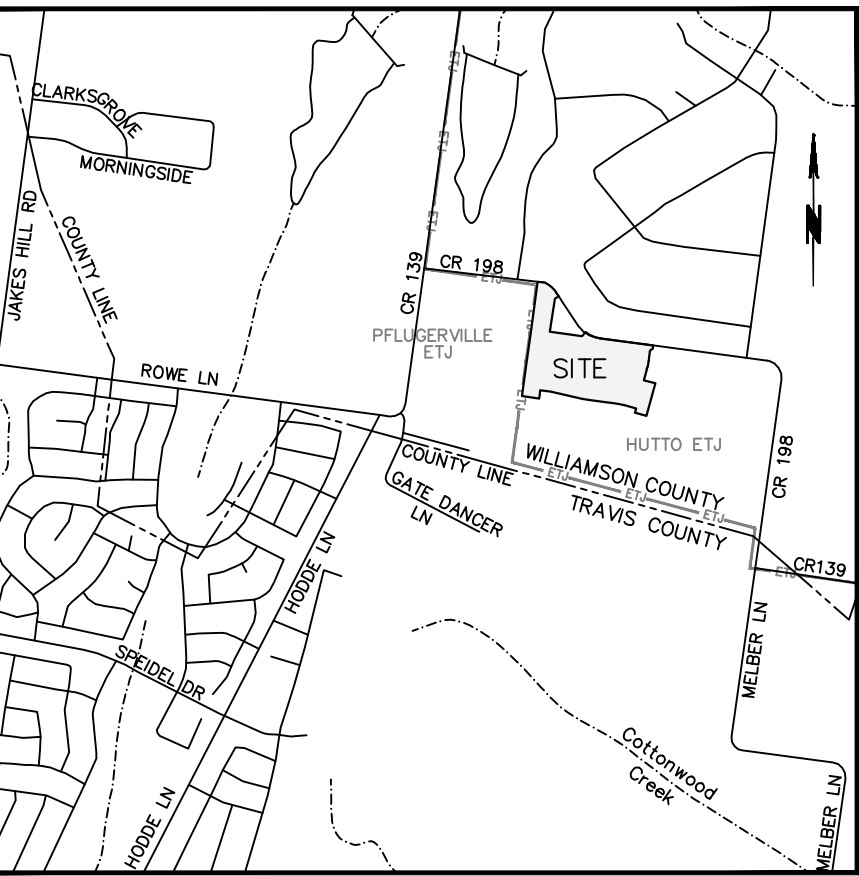
10/28/2025

Attendees

sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
SultanaS (Shahanaz.Sultana@HuttoTX.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

BatBHP3FP-U3-Plat(10-6-25).pdf



OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 21.794 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 15071: PK NAIL SET IN TOP OF NORTHEAST CORNER OF CULVERT ON WEST SIDE OF GRAVEL DRIVEWAY ENTRANCE TO MANVILLE WATER TOWER SITE, ALONG NORTH SIDE OF C.R. 198, APPROXIMATELY 1790 FEET WEST OF "T" INTERSECTION OF C.R. 198 AND APACHE PASS.
GRID COORDINATES:
NORTHING: 10149923.80
EASTING: 3178589.83
ELEVATION: 654.08'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTH = 10150439.58
EAST = 3177930.32
ELEVATION = 641.08'

BENCHMARK 15085: PK NAIL SET IN TOP OF CONCRETE CULVERT (SOUTH EAST CORNER OF CULVERT) ON THE NORTH SIDE OF C.R. 198, APPROXIMATELY 500 FEET EAST OF THE "T" INTERSECTION OF C.R. 198 AND C.R. 139.
GRID COORDINATES
NORTHING: 10150551.40
EASTING: 3177324.53
ELEVATION: 608.71'

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	84	16.310
LANDSCAPE LOT	1	0.368
RIGHT-OF-WAY	-	4.404
RIGHT-OF-WAY DEDICATION	-	0.712
TOTAL LOTS	85	21.794

EASEMENT INFORMATION

(E1) POSSIBLE LOCATION OF 140' PORTION OF THE TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 422, PG. 610 D.R.W.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)

(E2) DISTRIBUTION POLE 75+45 VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T.

(E3) TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttobx.gov
512-365-9198

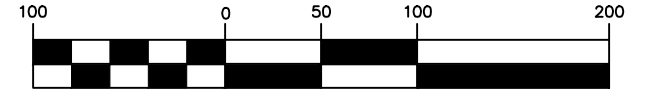
No
Comments
10/28/2025 9:24:12 AM

ENGINEERING REVIEW
10/28/2025 1:06:56 PM
Review is for general compliance only.
Sole responsibility for correctness
remains with the Engineer of Record.

☒ No exceptions taken
☐ Approved with conditions
☐ Denied, Review and Resubmit

Plat will go to P&Z for approval but will not be recorded until receiving approval from county

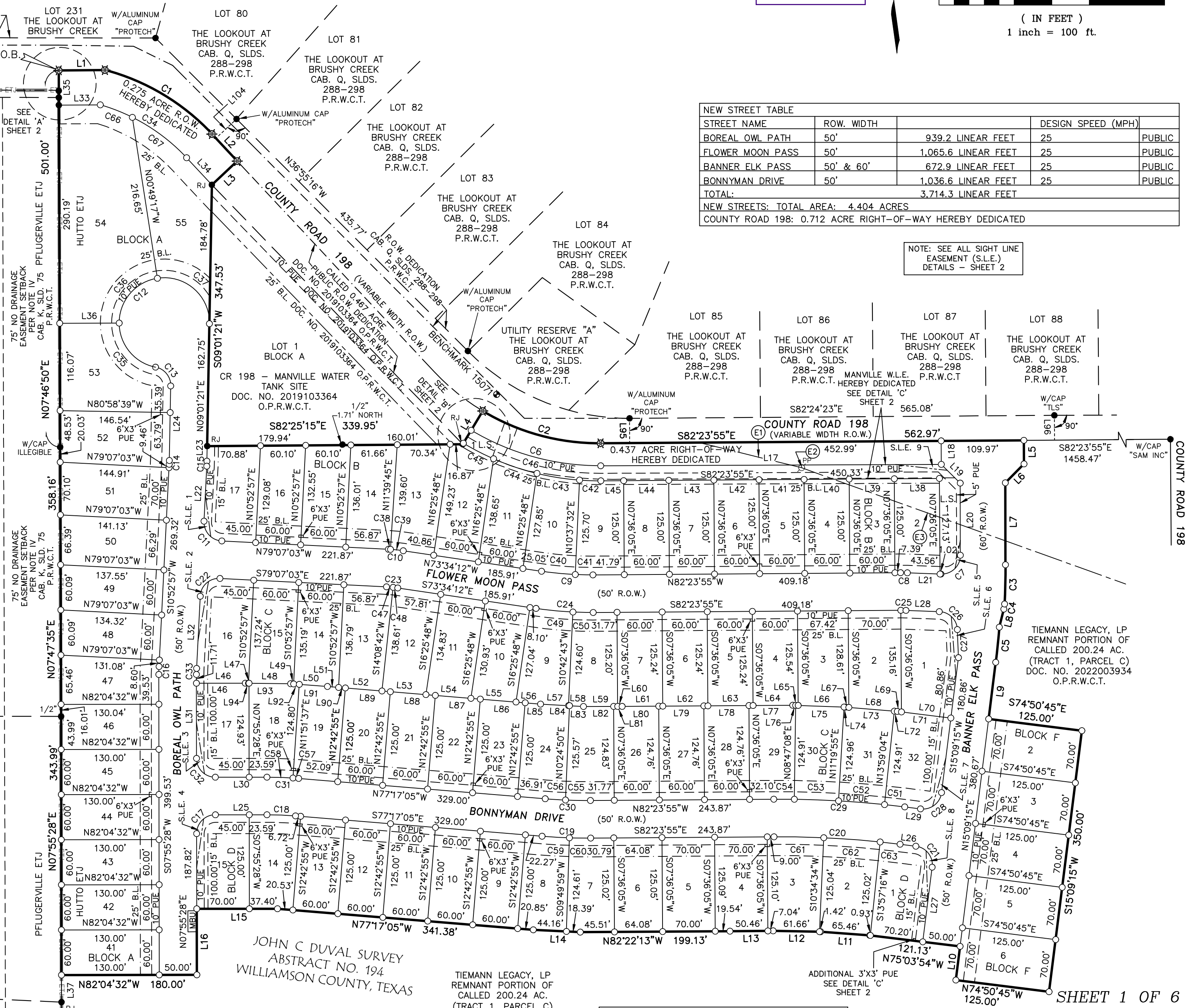
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NEW STREET TABLE				
STREET NAME	ROW. WIDTH		DESIGN SPEED (MPH)	
BOREAL OWL PATH	50'	939.2 LINEAR FEET	25	PUBLIC
FLOWER MOON PASS	50'	1,065.6 LINEAR FEET	25	PUBLIC
BANNER ELK PASS	50' & 60'	672.9 LINEAR FEET	25	PUBLIC
BONNYMAN DRIVE	50'	1,036.6 LINEAR FEET	25	PUBLIC
TOTAL:		3,714.3 LINEAR FEET		
NEW STREETS: TOTAL AREA: 4.404 ACRES				
COUNTY ROAD 198: 0.712 ACRE RIGHT-OF-WAY HEREBY DEDICATED				

NOTE: SEE ALL SIGHT LINE EASEMENT (S.L.E.) DETAILS - SHEET 2



TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

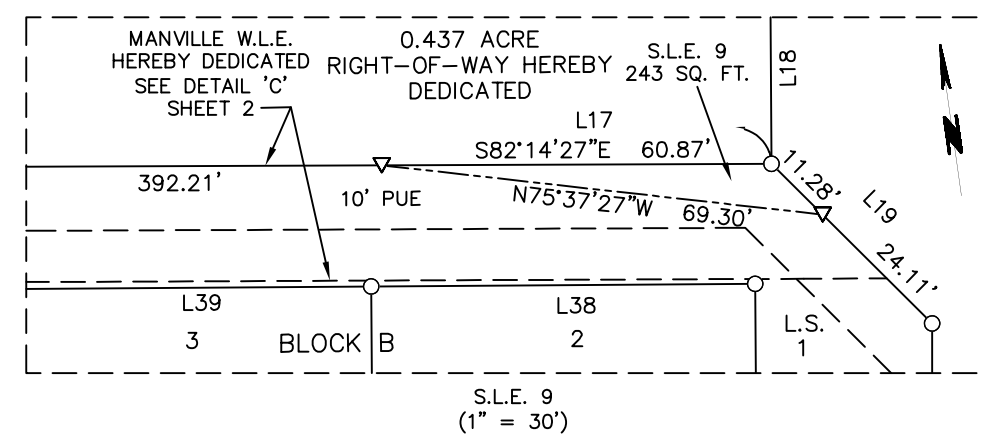
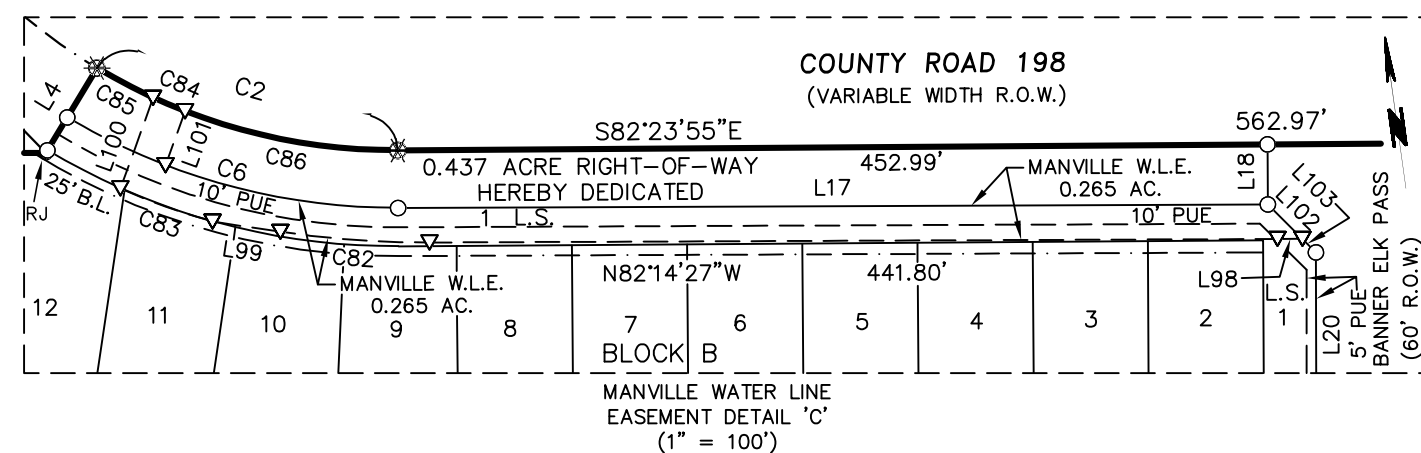
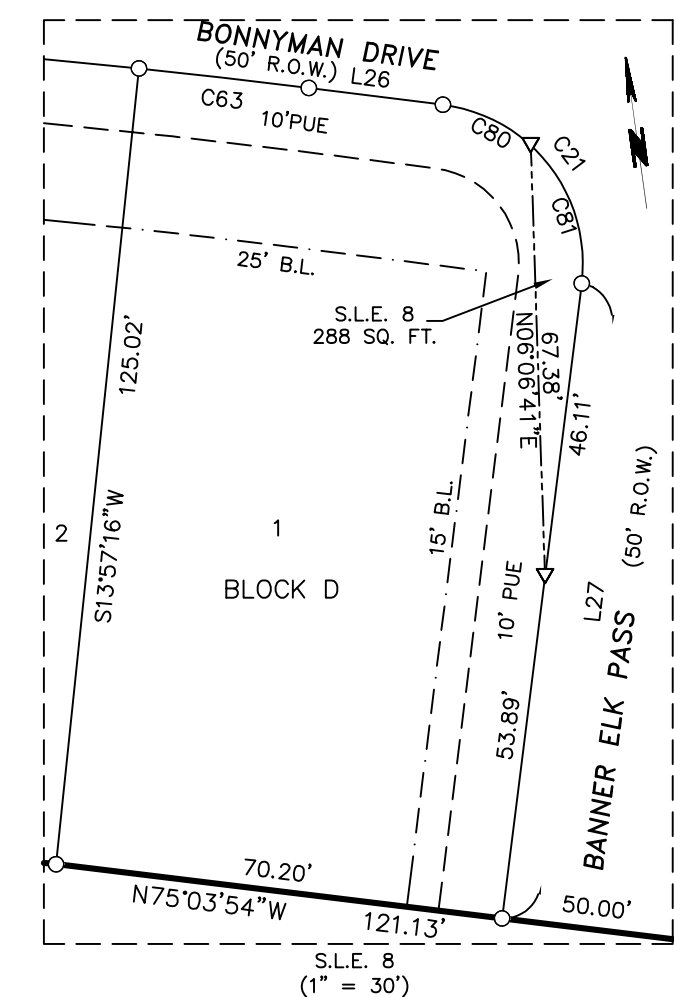
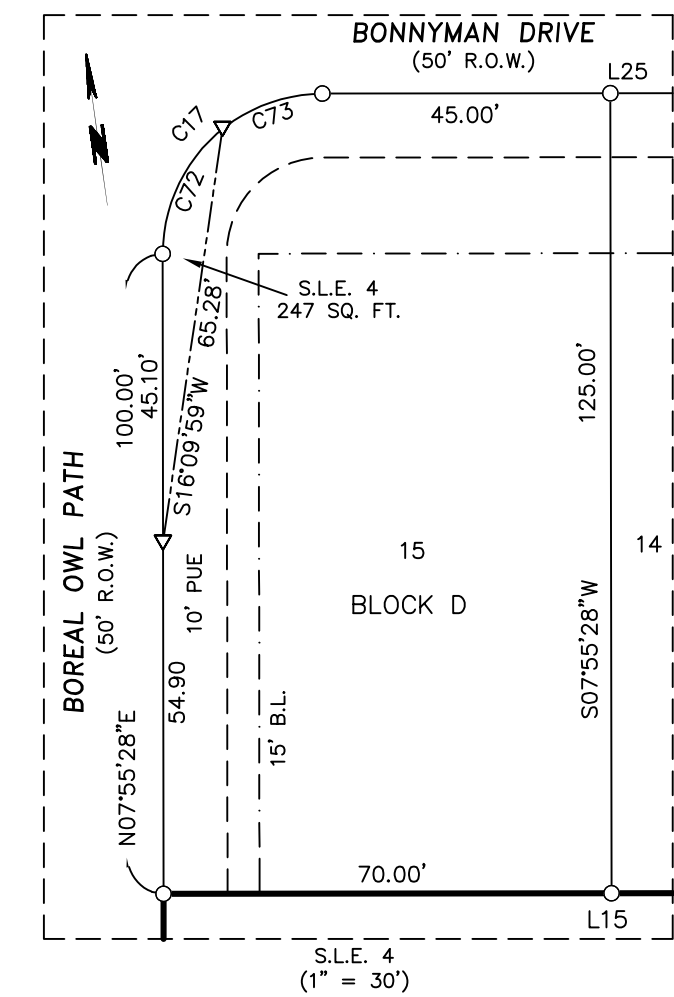
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 1 OF 6

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

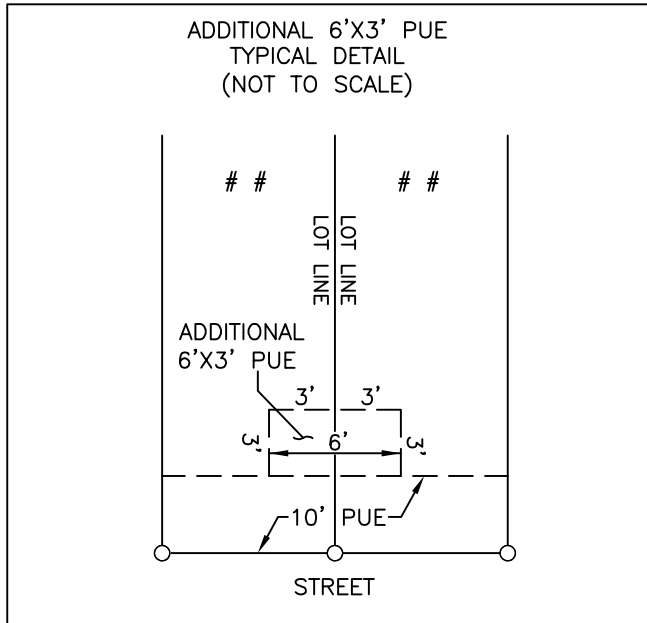
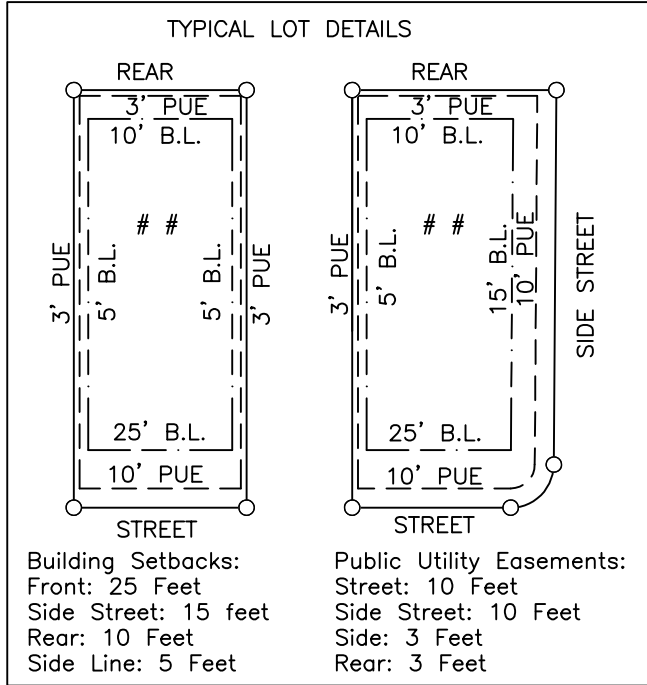
BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°23'39"E	61.40'
L2	S35°05'20"E	49.30'
L3	S54°55'28"W	46.22'
L4	N39°01'56"E	51.58'
L5	S07°36'05"W	31.49'
L6	S52°47'27"W	35.30'
L7	S07°52'56"W	109.01'
L8	S21°59'03"W	24.74'
L9	S15°09'15"W	75.86'
L10	N15°09'15"E	45.19'
L11	N77°43'21"W	65.46'
L12	N81°00'49"W	63.08'
L13	N82°23'55"W	57.50'
L14	N79°10'56"W	62.56'
L15	N82°04'32"W	107.40'
L16	S07°55'28"W	87.82'
L17	S82°14'27"E	453.08'
L18	N07°36'05"E	31.25'
L19	S37°10'46"E	35.39'
L20	S07°52'56"W	95.96'
L21	N79°51'31"W	44.58'
L22	N10°52'57"E	73.26'
L23	N09°01'21"E	20.10'
L24	S09°01'21"W	99.18'
L25	S82°04'32"E	68.59'
L26	S74°50'45"E	21.13'
L27	S15°09'15"W	100.00'
L28	S79°51'31"E	44.35'
L29	N74°50'45"W	21.13'
L30	N82°04'32"W	68.59'
L31	N07°55'28"E	111.71'
L32	N10°52'57"E	96.06'
L33	S82°23'39"E	55.11'
L34	S35°04'52"E	49.27'
L35	N07°46'50"E	46.21'
L36	N82°13'10"W	79.09'
L37	S07°55'28"W	35.95'
L38	S82°23'55"E	60.00'
L39	S82°23'55"E	60.00'
L40	S82°23'55"E	60.00'
L41	S82°23'55"E	60.00'
L42	S82°23'55"E	60.00'
L43	S82°23'55"E	60.00'
L44	S82°23'55"E	60.00'
L45	S82°23'55"E	30.33'
L46	S82°04'32"E	65.00'
L47	S81°19'04"E	4.28'
L48	S81°19'04"E	56.00'
L49	S77°41'34"E	4.04'
L50	S77°41'34"E	45.01'
L51	S77°17'05"E	15.01'
L52	S77°17'05"E	57.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	S77°17'05"E	58.58'
L54	S77°17'05"E	60.13'
L55	S77°17'05"E	60.13'
L56	S77°17'05"E	32.77'
L57	S78°47'47"E	37.29'
L58	S78°47'47"E	19.92'
L59	S82°03'58"E	45.51'
L60	S82°03'58"E	5.94'
L61	S82°23'55"E	54.06'
L62	S82°23'55"E	60.00'
L63	S82°23'55"E	60.00'
L64	S82°23'55"E	52.83'
L65	S79°58'53"E	7.18'
L66	S79°58'53"E	62.90'
L67	S77°13'42"E	4.60'
L68	S77°13'42"E	64.67'
L69	S75°01'38"E	5.64'
L70	S75°01'38"E	66.14'
L71	N75°01'38"W	66.14'
L72	N77°13'42"W	3.94'
L73	N77°13'42"W	65.32'
L74	N79°58'53"W	1.80'
L75	N79°58'53"W	64.44'
L76	N79°58'53"W	3.84'
L77	N82°23'55"W	58.23'
L78	N82°23'55"W	60.00'
L79	N82°23'55"W	60.00'
L80	N82°23'55"W	48.66'
L81	N82°03'58"W	11.34'
L82	N82°03'58"W	40.11'
L83	N78°47'47"W	18.66'
L84	N78°47'47"W	38.55'
L85	N77°17'05"W	20.43'
L86	N77°17'05"W	60.00'
L87	N77°17'05"W	60.00'
L88	N77°17'05"W	60.00'
L89	N77°17'05"W	60.00'
L90	N77°17'05"W	24.02'
L91	N77°41'34"W	37.47'
L92	N77°41'34"W	11.58'
L93	N81°19'04"W	55.28'
L94	N81°19'04"W	5.00'
L95	N07°36'05"E	32.86'
L96	N07°36'05"E	32.94'
L97	S15°09'15"W	25.97'
L98	N82°16'19"W	12.95'
L99	N73°29'27"W	35.81'
L100	N27°45'33"E	50.16'
L101	S27°45'33"W	29.91'
L102	S37°10'46"E	25.42'
L103	S37°10'46"E	9.97'
L104	N54°54'40"E	37.55'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	168.00'	32°05'11"	S51°08'47"E	165.82'
C2	300.00'	164.55'	31°25'37"	S66°41'07"E	162.50'
C3	1030.02'	52.20'	2°54'14"	S09°20'03"W	52.20'
C4	35.00'	6.84'	11°11'53"	S16°23'07"W	6.83'
C5	1024.98'	47.07'	2°37'52"	S13°50'19"W	47.06'
C6	332.97'	180.88'	31°07'32"	S66°40'41"E	178.67'
C7	25.00'	40.26'	92°15'33"	S54°00'43"W	36.05'
C8	205.00'	9.09'	2°32'24"	N81°07'43"W	9.09'
C9	445.00'	68.57'	8°49'44"	N77°59'03"W	68.50'
C10	205.00'	19.85'	5°32'52"	N76°20'38"W	19.84'
C11	25.00'	39.27'	90°00'00"	N34°07'03"W	35.36'
C12	60.00'	272.10'	259°50'01"	S59°06'13"W	92.04'
C13	25.00'	34.83'	79°50'09"	S30°53'44"E	32.08'
C14	155.00'	5.03'	1°51'36"	S09°57'09"W	5.03'
C15	205.00'	6.65'	1°51'36"	N09°57'09"E	6.65'
C16	205.00'	10.58'	2°57'29"	S09°24'12"W	10.58'
C17	25.00'	39.27'	90°00'00"	N52°55'28"E	35.36'
C18	455.00'	38.04'	4°47'27"	S79°40'49"E	38.03'
C19	725.00'	64.71'	5°06'50"	S79°50'30"E	64.69'
C20	1275.00'	168.07'	7°33'10"	S78°37'20"E	167.95'
C21	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C22	25.00'	39.27'	90°00'00"	N55°52'57"E	35.36'
C23	155.00'	15.01'	5°32'52"	S76°20'38"E	15.00'
C24	495.00'	76.28'	8°49'44"	S77°59'03"E	76.20'
C25	155.00'	6.87'	2°32'24"	S81°07'43"E	6.87'
C26	25.00'	37.21'	85°17'16"	S37°12'53"E	33.87'
C27	2933.62'	37.35'	0°43'46"	S05°47'38"W	37.35'
C28	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C29	1325.00'	174.66'	7°33'10"	N78°37'20"W	174.54'
C30	675.00'	60.25'	5°06'50"	N79°50'30"W	60.23'
C31	505.00'	42.23'	4°47'27"	N79°40'49"W	42.21'
C32	25.00'	39.27'	90°00'00"	N37°04'32"W	35.36'
C33	155.00'	8.00'	2°57'29"	N09°24'12"E	8.00'
C34	253.79'	136.21'	30°45'04"	S50°28'44"E	134.58'
C35	60.00'	82.30'	78°35'38"	N31°30'59"W	76.00'
C36	60.00'	85.24'	81°23'53"	N48°28'47"E	78.25'
C37	60.00'	104.55'	99°50'30"	S40°54'02"E	91.82'
C38	205.00'	2.79'	0°46'49"	S78°43'39"E	2.79'
C39	205.00'	17.06'	4°46'03"	S75°57'13"E	17.05'
C40	445.00'	45.08'	5°48'16"	S76°28'20"E	45.06'
C41	445.00'	23.49'	3°01'28"	S80°53'12"E	23.49'
C42	350.00'	28.34'	4°38'21"	N80°04'45"W	28.33'
C43	350.00'	57.41'	9°23'52"	N73°03'39"W	57.34'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C44	350.00'	61.04'	9°59'34"	N63°21'56"W	60.96'
C45	350.00'	45.19'	7°23'53"	N54°40'13"W	45.16'
C46	350.00'	191.98'	31°25'39"	N66°41'06"W	189.58'
C47	155.00'	8.83'	3°15'46"	S77°29'10"E	8.83'
C48	155.00'	6.18'	2°17'06"	S74°42'45"E	6.18'
C49	495.00'	49.40'	5°43'05"	S76°25'44"E	49.38'
C50	495.00'	26.87'	3°06'39"	S80°50'36"E	26.87'
C51	1325.00'	27.05'	1°10'10"	N75°25'51"W	27.05'
C52	1325.00'	61.34'	2°39'09"	N77°20'30"W	61.33'
C53	1325.00'	58.89'	2°32'47"	N79°56'28"W	58.88'
C54	1325.00'	27.39'	1°11'03"	N81°48'24"W	27.39'
C55	675.00'	33.14'	2°48'46"	N80°59'32"W	33.13'
C56	675.00'	27.11'	2°18'04"	N78°26'08"W	27.11'
C57	505.00'	7.54'	0°51'18"	N77°42'44"W	7.54'
C58	505.00'	34.69'	3°56'09"	N80°06'28"W	34.68'
C59	725.00'	36.47'	2°52'55"	S78°43'33"E	36.46'
C60	725.00'	28.24'	2°13'54"	S81°16'58"E	28.24'
C61	1275.00'	66.20'	2°58'29"	S80°54'41"E	66.19'
C62	1275.00'	75.18'	3°22'42"	S77°44'05"E	75.17'
C63	1275.00'	26.70'	1°11'59"	S75°26'45"E	26.70'
C64	25.00'	16.05'	36°47'32"	N60°43'17"W	15.78'
C65	25.00'	23.22'	53°12'28"	N15°43'17"W	22.39'
C66	253.79'	45.86'	10°21'15"	S60°40'38"E	45.80'
C67	253.79'	90.35'	20°23'49"	S45°18'06"E	89.87'
C68	25.00'	23.28'	53°21'09"	N37°33'31"E	22.45'
C69	25.00'	15.99'	36°38'51"	N82°33'31"E	15.72'
C70	25.00'	15.28'	35°01'36"	N64°33'44"W	15.05'
C71	25.00'	23.99'	54°58'24"	N19°33'44"W	23.08'
C72	25.00'	22.37'	51°16'06"	N33°33'31"E	21.63'
C73	25.00'	16.90'	38°43'54"	N78°33'31"E	16.58'
C74	25.00'	19.17'	43°56'05"	S29°50'59"W	18.70'
C75	25.00'	21.09'	48°19'28"	S75°58'45"W	20.47'
C76	25.00'	17.66'	40°28'50"	S59°37'06"E	17.30'
C77	25.00'	19.55'	44°48'26"	S16°58'28"E	19.06'
C78	25.00'	22.43'	51°24'38"	S40°51'33"W	21.69'
C79	25.00'	16.84'	38°35'22"	S85°51'33"W	16.52'
C80	25.00'	15.36'	35°11'56"	S57°14'47"E	15.12'
C81	25.00'	23.91'	54°48'04"	S12°14'47"E	23.01'
C82	510.00'	77.88'	8°45'00"	N77°51'57"W	77.81'
C83	350.00'	50.94'	8°20'19"	N62°10'33"W	50.89'
C84	300.00'	18.03'	3°26'37"	S59°01'15"E	18.03'
C85	300.00'	33.13'	6°19'37"	N54°08'07"W	33.11'
C86	300.00'	113.39'	21°39'23"	S71°34'15"E	112.72'



LEGEND	
●	IRON ROD FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
● ^{RJ}	IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING"
▽	CALCULATED POINT
[MBU]	MAIL BOX UNITS
---	EASEMENT LINE
- - - - -	BUILDING SETBACK LINE
----	SIGHT LINE EASEMENT
=====	ETJ LINE
ETJ	EXTRATERRITORIAL JURISDICTION
S.L.E.	SIGHT LINE EASEMENT
L.S.	LANDSCAPE LOT
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
6'X3' PUE	ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL - SHEET 3)

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
41	A	7,800	RESIDENTIAL
42	A	7,800	RESIDENTIAL
43	A	7,800	RESIDENTIAL
44	A	7,800	RESIDENTIAL
45	A	7,800	RESIDENTIAL
46	A	7,800	RESIDENTIAL
47	A	8,085	RESIDENTIAL
48	A	7,962	RESIDENTIAL
49	A	8,156	RESIDENTIAL
50	A	9,237	RESIDENTIAL
51	A	10,011	RESIDENTIAL
52	A	10,334	RESIDENTIAL
53	A	13,893	RESIDENTIAL
54	A	31,142	RESIDENTIAL
55	A	15,587	RESIDENTIAL

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
1	B	16,018	L.S.
2	B	7,551	RESIDENTIAL
3	B	7,500	RESIDENTIAL
4	B	7,500	RESIDENTIAL
5	B	7,500	RESIDENTIAL
6	B	7,500	RESIDENTIAL
7	B	7,500	RESIDENTIAL
8	B	7,500	RESIDENTIAL
9	B	7,756	RESIDENTIAL
10	B	8,061	RESIDENTIAL
11	B	7,941	RESIDENTIAL
12	B	8,816	RESIDENTIAL
13	B	9,201	RESIDENTIAL
14	B	8,350	RESIDENTIAL
15	B	8,057	RESIDENTIAL
16	B	7,849	RESIDENTIAL
17	B	8,769	RESIDENTIAL

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 21.794 ACRE TRACT OF LAND, SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 21.794 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton gin spindle found monumenting northwest corner of said 2.222 acre Tiemann Legacy, LP tract, same being on the southerly right-of-way line of County Road 198 (variable width right-of-way), for the northwest corner and POINT OF BEGINNING;

THENCE, with the north boundary line of said 2.222 acre Tiemann Legacy, LP tract and said southerly right-of-way line of County Road 198, the following three (3) courses and distances:

1. S 82°23'39"E for a distance of 61.40 feet to a cotton gin spindle found on the beginning of a curve to the right;
2. With said curve to the right an arc length of 168.00 feet, said curve having a radius of 300.00 feet, a delta angle of 32°05'11" and a chord which bears S 51°08'47"E for a distance of 165.82 feet to a cotton gin spindle found on the end of this curve;
3. S 35°05'20"E for a distance of 49.30 feet to a cotton gin spindle found monumenting the northeast corner of said 2.222 acre Tiemann Legacy, LP tract and the northwest corner of the called 0.167 acre Public Right-of-way Dedication, ad dedicated by the Final Plat of CR 198—Manville Water Tank Site, a subdivision recorded in Document No. 2019103364 of the Official Public Records of Williamson County, Texas;

THENCE, S 54°55'28"W with the east boundary line of said 2.222 acre Tiemann Legacy, LP tract, the west boundary line of said 0.467 acre Public Right-of-way Dedication and said southerly right-of-way line of County Road 198 for a distance of 46.22 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southwest corner of said 0.467 acre Public Right-of-way Dedication and the northwest corner of Lot 1, Block A of said CR 198—Manville Water Supply Tank Site;

THENCE, S 09°01'21"W with said east boundary line of said 2.222 acre Tiemann Legacy, LP tract and the west boundary line of said Lot 1, Block A, CR 198—Manville Water Tank Site for a distance of 347.53 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said 2.222 acre Tiemann Legacy, LP tract and the southwest corner of said Lot 1, Block A, CR 198—Manville Water Tank Site, same being on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract;

THENCE, S 82°25'15"E with the south boundary line of said Lot 1, Block A, CR 198—Manville Water Tank Site and said north boundary line of the remnant portion of the 200.24 acre, passing at a distance of 179.94 feet a 1/2" iron rod found 1.71 feet north of this line, in all a total distance of 339.95 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said 0.467 Public Right-of-way Dedication and the southeast corner of said Lot 1, Block A, CR 198—Manville Water Tank Site, same being the southwest corner of said 0.065 acre Tiemann Legacy, LP tract;

THENCE, N 39°01'56"E with the east boundary line of said 0.467 acre Public Right-of-way Dedication, the west boundary line of said 0.065 acre Tiemann Legacy, LP tract and said southerly right-of-way line of County Road 198 for a distance of 51.58 feet to a cotton gin spindle found monumenting the north corner of said 0.065 acre Tiemann Legacy, LP tract, same being on said southerly right-of-way line of County Road 198;

THENCE, with the north boundary line of said 0.065 acre Tiemann Leagcy, LP tract and said southerly right-of-way line of County Road 198, with a curve to the left an arc length of 164.55 feet, said curve having a radius of 300.00 feet, a delta angle of 31°25'37" and a chord which bears S 66°41'07"E for a distance of 162.50 feet to a cotton gin spindle found monumenting the east corner of said 0.065 acre Tiemann Legacy, LP tract and being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract;

THENCE, S 82°23'55"E with said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said south right-of-way line of County Road 198 for a distance of 562.97 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof, from which an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and an interior ell corner of said County Road 198, bears S 82°23'55"E for a distance of 1458.47 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twenty-two (22) courses and distances:

1. S 07°36'05"W for a distance of 31.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
2. S 52°47'27"W for a distance of 35.30 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
3. S 07°52'56"W for a distance of 109.01 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;
4. With said curve to the right an arc length of 52.20 feet, said curve having a radius of 1030.02 feet, a delta angle of 2°54'14" and a chord which bears S 09°20'03"W for a distance of 52.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a compound cure to the right;
5. With said curve to the right an arc length of 6.84 feet, said curve having a radius of 35.00 feet, a delta angle of 11°11'53" and a chord which bears S 16°23'07"W for a distance of 6.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
6. S 21°59'03"W for a distance of 24.74 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;

7. With said curve to the right an arc length of 47.07 feet, said curve having a radius of 1024.98 feet, a delta angle of 2°37'52" and a chord which bears S 13°50'19"W for a distance of 47.06 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;

8. S 15°09'15"W for a distance of 75.86 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

9. S 74°50'45"E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

10. S 15°09'15"W for a distance of 350.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the southeast corner hereof;

11. N 74°50'45"W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

12. N 15°09'15"E for a distance of 45.19 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

13. N 75°03'54"W for a distance of 121.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

14. N 77°43'21"W for a distance of 65.46 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

15. N 81°00'49"W for a distance of 63.08 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

16. N 82°23'55"W for a distance of 57.50 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

17. N 82°22'13"W for a distance of 199.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

18. N 79°10'56"W for a distance of 62.56 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

19. N 77°17'05"W for a distance of 341.38 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

20. N 82°04'32"W for a distance of 107.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

21. S 07°55'28"W for a distance of 87.82 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

22. N 82°04'32"W for a distance of 180.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the west boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the east boundary line of Lot 5, Rowe Lane Estates I, a subdivision recorded in Cabinet K, Slides 75–76 of the Plat Records of Williamson County, Texas, for the southwest corner hereof, from which an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said Lot 5 and the northeast corner of Lot 6 of said Rowe Lane Estates I, same being on said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears S 07°55'28"W for a distance of 35.95 feet;

THENCE, N 07°55'28"E with the east boundary line of said Lot 5, Rowe Lane Estates I and said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract for a distance of 343.99 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 5 and the southeast corner of Lot 1 of said Rowe Lane Estates I;

THENCE, N 07°47'35"E with the east boundary line of said Lot 1, Rowe Lane Estates I and said west boundary line of the remnant portion of the 200.24 acre Tieman Legacy, LP tract for a distance of 358.16 feet to an iron rod found with illegible cap monumenting the northwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the southwest corner of said 2.222 acre Tiemann tract;

THENCE, N 07°46'50"E with the east boundary line of said Lot 1, Rowe Lane Estates I, the most easterly boundary line of the right-of-way dedication as shown on said Rowe Lane Estates I, in part with said southerly right-of-way line County Road 198 and the west boundary line of said 2.222 acre Tiemann tract, passing at a distance of 454.79 feet a 1/2" iron rod found, passing at an additional 10.09 feet a 1/2" iron rod found monumenting the northeast corner of said Lot 1, Rowe Lane Estates I, passing at an additional distance of 8.93 feet a 1/2" iron rod found, in all a total distance of 501.00 feet to the POINT OF BEGINNING and containing 21.794 acres of land more or less.

Bearing Basis: NAD–83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO’S ETJ.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST A10 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
11. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
12. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100–YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100–YEAR FLOODPLAIN OR 100–YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100 YEAR STORM EVENTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION OR THEIR ASSIGNS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER’S ASSOCIATION.
18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT–OF–WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER’S ASSOCIATION OR THEIR ASSIGNS.

SHEET 4 OF 6

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F–3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431–9600 * almeng@sbcglobal.net



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 3"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

LIEN HOLDERS CERTIFICATION:

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 3".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20.

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

WILLIAMSON COUNTY PLAT NOTES:

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

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY JUDGE'S APPROVAL :

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DRIPPING SPRINGS, HAYS COUNTY, TEXAS, THIS 2nd DAY OF October, 2025.

MATTHEW MITCHELL, P.E.
LICENSE NO. 83335
ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TEXAS 78620
(512) 431-9600



CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE DAY OF, 20.

JOHN BYRUM, PLANNING MANAGER
DATE

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE DAY OF, 20.

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR
DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY IF, 20.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS AND THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 2ND DAY OF OCTOBER, 2025.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900
(512) 931-3100



COUNTY CLERK CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF, 20, A.D., AT O'CLOCK M. AND DULY RECORDED THIS DAY OF, 20, A.D., AT O'CLOCK M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. T

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY,
BY: DEPUTY

AGENDA ITEM REPORT

4.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, January 6, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the fourth phase of the development, consisting of 80 residential lots, 2 landscape lots, 1 landscape/ public utility easement lots and 1 open space lot. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family (SF-1) ETJ
EAST: County Road 198 ROW
SOUTH: Undeveloped Land Pflugerville ETJ
WEST: Phase 2 Bluffs at BlackHawk

SUMMARY OF REQUEST:

This application was reviewed to ensure consistency with both applicable state laws and the adopted development standards within the Unified Development Code (UDC). Staff has determined this request is in compliance with all applicable rules

STAFF REVIEW:

This plat is not subject to 212.009 Approval Procedure of the Texas Local Government Code as the applicant waived the "shot clock" bill. Staff recommends approval of this plat.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

4.5.



ATTACHMENTS:

1. BatBPh4FP-U3-Comlssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 4 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 4 Final Plat - Comment Report Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0036**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@huttotx.gov

2. No comments.

This review is based only on the information provided. Please note that plats remain subject to additional staff comments throughout the duration of the review period. This review in no way alleviates the responsibility of the developer to comply with all ordinances adopted by the City of Hutto, or state and federal laws and codes. No code violations are approved by this department.

If you have specific questions regarding any of the comments in this report, please contact the department reviewer noted at the top of the corresponding section.

Sincerely,
Development Services Department

PLAT-Bluffs-Ph4-U3(10-28-25)

10/28/2025

Attendees

sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (todd.meaker@huttotx.gov)
SultanaS (Shahanaz.Sultana@HuttoTX.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

BatBHP4FP-U3-Plat(10-6-25).pdf

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 4

Plat will go to P&Z but will not be recorded
until receiving approval from county

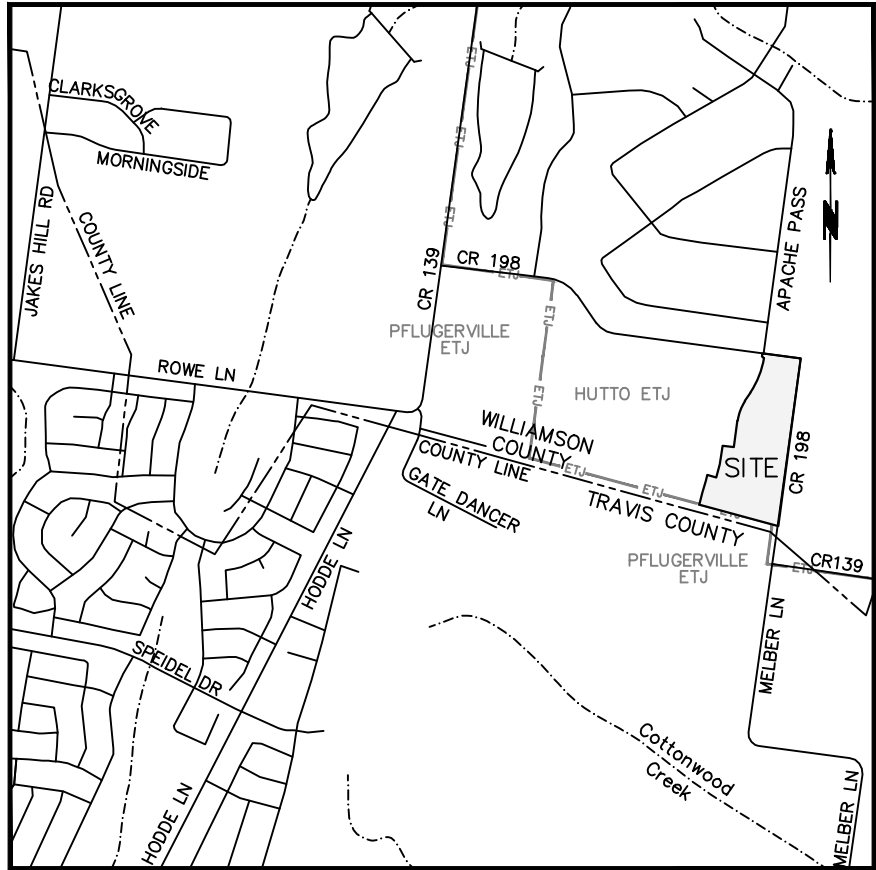
Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@hutto.gov
512-365-9198

No
Comments
20250210 10:19 AM

ENGINEERING REVIEW
10/27/2025 10:19:22 AM
Review is for general compliance only.
Sole responsibility for correctness
remains with the Engineer of Record.

By Order of the Board
Approved with conditions
Correct, Review and Resubmit

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 26.319 ACRES OF LAND, MORE OR LESS
OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594,
WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON
NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	80	14.388
LANDSCAPE/PUE	2	0.886
LANDSCAPE LOT	2	0.482
OPEN SPACE	1	2.847
RIGHT-OF-WAY	-	7.493
RIGHT-OF-WAY DEDICATION	-	0.223
TOTAL LOTS	85	26.319

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 15067: PK NAIL SET IN THE NORTHWEST CORNER OF
THE CONCRETE HEADWALL ON THE NORTH SIDE OF COUNTY ROAD
198. (SHOWN HEREON - SEE SHEET 2)
GRID COORDINATES
NORTH: 10149675.14
EAST: 3180055.13
ELEVATION = 610.26'

BENCHMARK 15071: PK NAIL SET IN TOP OF NORTHEAST CORNER
OF CULVERT ON WEST SIDE OF GRAVEL DRIVEWAY ENTRANCE TO
MANVILLE WATER TOWER SITE, ALONG NORTH SIDE OF C.R. 198,
APPROXIMATELY 1790 FEET WEST OF "T" INTERSECTION OF C.R.
198 AND APACHE PASS. (NOT SHOWN HEREON)
GRID COORDINATES:
NORTHING: 10149923.80
EASTING: 3178589.83
ELEVATION: 654.08'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF
A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD
198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTH = 10150439.58
EAST = 3177930.32
ELEVATION = 641.08'

EASEMENT INFORMATION

- (E3) TEXAS POWER & LIGHT CO.
EASEMENT AND RIGHT-OF-WAY
VOL. 288, PG. 28 D.R.W.C.T.
VOL. 564, PG. 591 D.R.T.C.T.
(NO WIDTH SPECIFIED)
(NO VISIBLE FEATURES REMAINING)
- (E5) DISTRIBUTION POLE 56+62
VOL. 564, PG. 591 D.R.T.C.T.
VOL. 288, PG. 28 D.R.W.C.T.
- (E6) DISTRIBUTION POLE 51+46
VOL. 564, PG. 591 D.R.T.C.T.
VOL. 288, PG. 28 D.R.W.C.T.
- (E7) DISTRIBUTION POLE 45+46
VOL. 564, PG. 591 D.R.T.C.T.
VOL. 288, PG. 28 D.R.W.C.T.
- (E8) CAUSE NO. CV-10-002324
COUNTY COURT NO. 1,
TRAVIS COUNTY, TEXAS
LCRA TRANSMISSION
SERVICES CORPORATION
ROBERT M. TIEMANN, et al
CALLED 7.096 ACRES
DOC. NO. 2013144914
O.P.R.T.C.T.

TIEMANN LEGACY, LP
REMNNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

TIEMANN LEGACY, LP
CALLED 4.910 AC.
DOC. NO. 2022003933
O.P.R.W.C.T.

ROWE LANE ESTATES
SECTION TWO
C&B. K. SLDs. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

NEW STREET TABLE				
STREET NAME	ROW. WIDTH		DESIGN SPEED (MPH)	
ROWE LANE	120'	887.1 LINEAR FEET	45	PUBLIC
VALARIN WAY	50'	300.0 LINEAR FEET	25	PUBLIC
BRISBY LANE	50'	350.0 LINEAR FEET	25	PUBLIC
GREAT GREY OWL WAY	50' - 60'	593.4 LINEAR FEET	25	PUBLIC
APACHE PASS	60'	1,506.2 LINEAR FEET	35	PUBLIC
RAPPAHANNOCK LANE	50'	1,294.9 LINEAR FEET	25	PUBLIC
TOTAL:		4,931.6 LINEAR FEET		
NEW STREETS: TOTAL AREA: 7.493 ACRES				
COUNTY ROAD 198: 0.223 ACRE RIGHT-OF-WAY HEREBY DEDICATED				

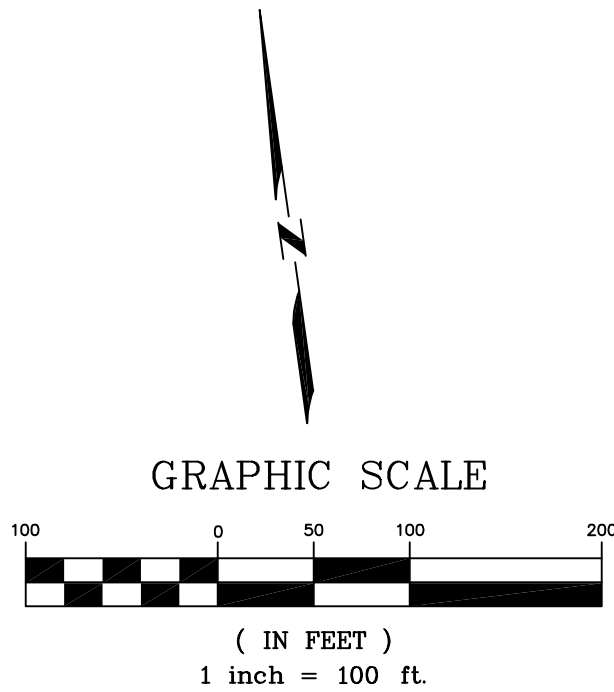
NOTE: SEE SIGHT LINE EASEMENT (S.L.E.)
DETAILS FOR S.L.E. 1 THROUGH S.L.E. 11
ON SHEET 3

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

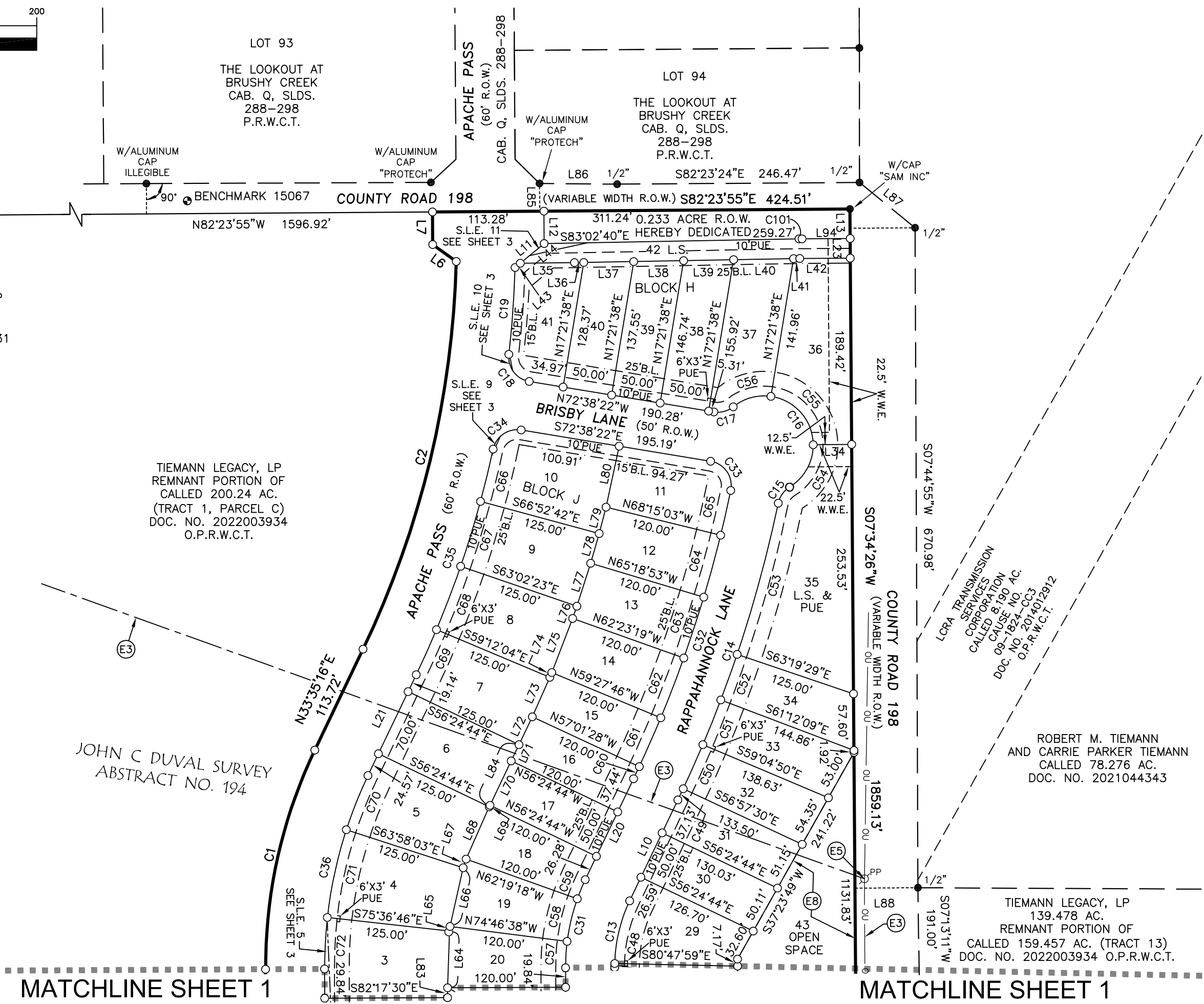
FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND	
●	IRON ROD FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
● ^{DS}	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
⊙	BENCHMARK
⊛	COTTON GIN SPINDLE FOUND
▽	CALCULATED POINT
⊙ ^{PP}	POWER POLE
MBU	MAIL BOX UNITS
- - - - -	APPROXIMATE SURVEY LINE AND COUNTY LINE
- - - - -	EASEMENT LINE
- - - - -	BUILDING SETBACK LINE
- - - - -	SIGHT EASEMENT
———	ETJ LINE
=====	MATCHLINE
=====	PLAT BOUNDARY
- - - - -	ADJOINER BOUNDARY LINE
- - - - -	EXTRATERRITORIAL JURISDICTION
ETJ	ETJ
L.S.	LANDSCAPE LOT
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.L.E.	SIGHT LINE EASEMENT
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
P.O.B.	POINT OF BEGINNING
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
6'X3' PUE	ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL — SHEET 4)

EASEMENT INFORMATION	
(E3)	TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)
(E5)	DISTRIBUTION POLE 56+62 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
(E6)	DISTRIBUTION POLE 51+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
(E7)	DISTRIBUTION POLE 45+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
(E8)	CAUSE NO. CV-10-002324 COUNTY COURT NO. 1, TRAVIS COUNTY, TEXAS LCRA TRANSMISSION SERVICES CORPORATION ROBERT M. TIEMANN, et al CALLED 7.096 ACRES DOC. NO. 2013144914 O.P.R.T.C.T.

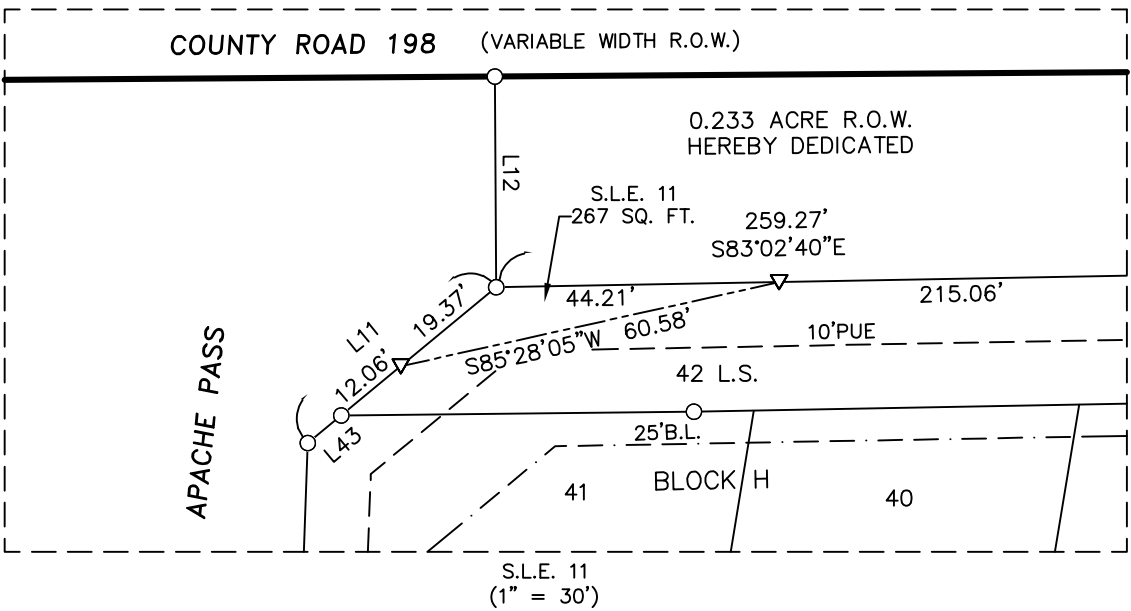
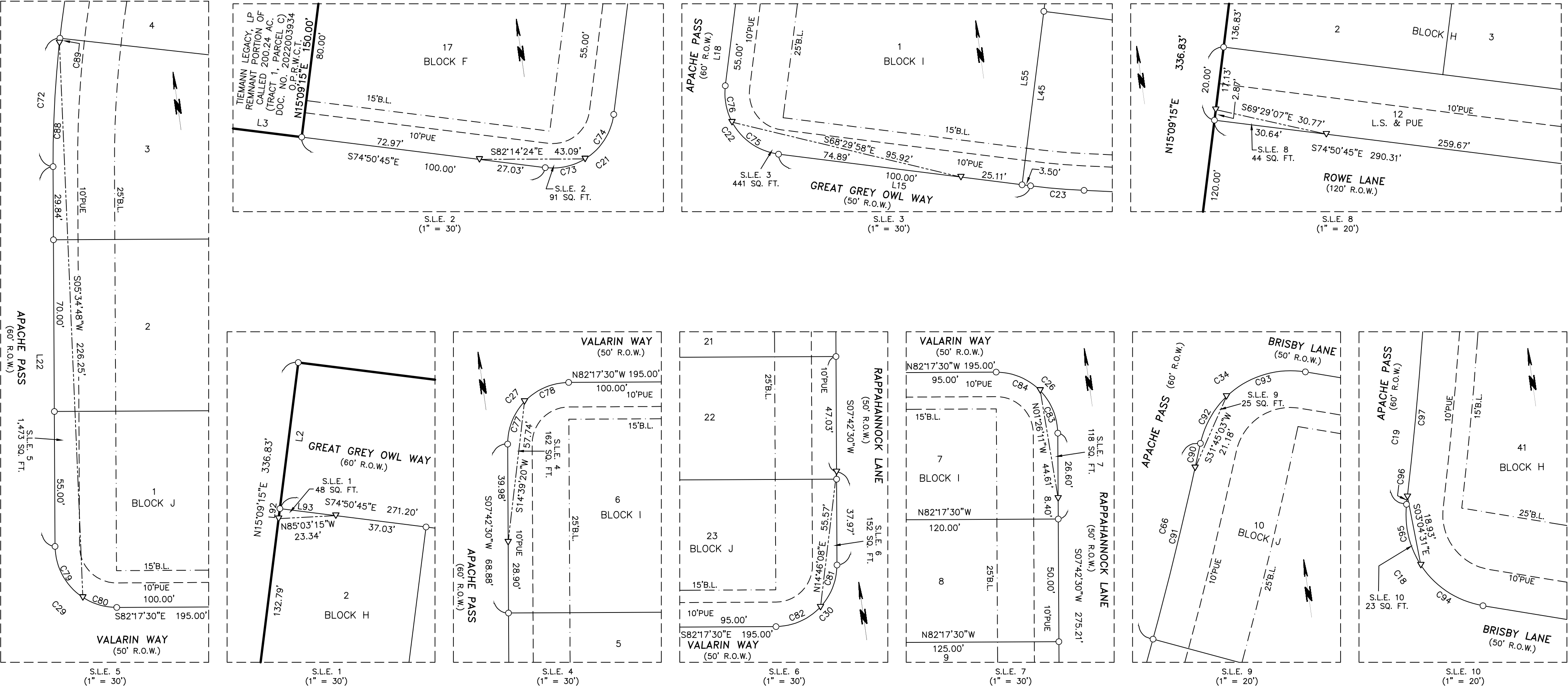


ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

SHEET 3 OF 6

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	510.00'	230.36'	25°52'46"	N20°38'53"E	228.40'
C2	970.00'	408.52'	24°07'49"	N21°31'22"E	405.51'
C5	1460.00'	149.40'	5°51'46"	S77°46'38"E	149.33'
C6	1340.00'	137.12'	5°51'46"	S77°46'38"E	137.06'
C7	25.01'	39.07'	89°29'31"	S37°21'56"E	35.22'
C8	325.00'	25.82'	4°33'09"	S77°07'20"E	25.82'
C9	25.00'	21.03'	48°11'23"	S55°18'13"E	20.41'
C10	50.00'	157.08'	180°00'00"	N58°47'29"E	100.00'
C11	25.38'	22.63'	51°04'39"	N10°35'02"W	21.89'
C12	325.00'	42.23'	7°26'44"	N11°25'53"E	42.20'
C13	155.00'	70.01'	25°52'46"	N20°38'53"E	69.42'
C14	1325.00'	319.35'	13°48'34"	N26°40'59"E	318.58'
C15	25.00'	20.50'	46°59'32"	N43°16'28"E	19.93'
C16	50.00'	163.71'	187°35'59"	N27°01'45"W	99.78'
C17	25.00'	21.03'	48°11'23"	S83°15'57"W	20.41'
C18	25.00'	38.08'	87°17'01"	N28°59'52"W	34.51'
C19	1030.00'	88.61'	4°55'44"	N12°10'47"E	88.58'
C20	440.00'	57.18'	7°26'44"	S11°25'53"W	57.14'
C21	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C22	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C23	275.00'	21.85'	4°33'09"	S77°07'20"E	21.84'
C24	25.00'	37.28'	85°26'51"	N57°52'40"E	33.92'
C25	275.00'	35.74'	7°26'44"	N11°25'53"E	35.71'
C26	25.00'	39.27'	90°00'00"	N37°17'30"W	35.36'
C27	25.00'	39.27'	90°00'00"	S52°42'30"W	35.36'
C28	500.00'	64.98'	7°26'44"	S11°25'53"W	64.93'
C29	25.00'	39.27'	90°00'00"	S37°17'30"E	35.36'
C30	25.00'	39.27'	90°00'00"	N52°42'30"E	35.36'
C31	205.00'	92.59'	25°52'46"	N20°38'53"E	91.81'
C32	1275.00'	310.09'	13°56'06"	N26°37'14"E	309.33'
C33	25.00'	40.27'	92°17'33"	N26°29'36"W	36.06'
C34	25.00'	38.08'	87°17'01"	S63°43'08"W	34.51'
C35	1030.00'	242.88'	13°30'39"	S26°49'57"W	242.32'
C36	450.00'	203.26'	25°52'46"	S20°38'53"W	201.53'
C37	25.00'	2.54'	5°49'13"	S76°29'18"E	2.54'
C38	25.00'	18.49'	42°22'10"	S52°23'36"E	18.07'
C39	50.00'	40.14'	46°00'01"	S54°12'32"E	39.07'
C40	50.00'	18.86'	21°36'48"	S88°00'56"E	18.75'
C41	50.00'	44.77'	51°18'24"	N55°31'28"E	43.29'
C42	50.00'	53.30'	61°04'47"	N00°40'08"W	50.81'
C43	25.38'	6.62'	14°55'57"	N28°39'23"W	6.60'
C44	25.38'	16.01'	36°08'42"	N03°07'03"W	15.75'
C45	325.00'	26.24'	4°37'34"	N12°50'28"E	26.23'
C46	325.00'	15.99'	2°49'10"	N09°07'06"E	15.99'
C47	155.00'	4.04'	1°29'30"	N08°27'15"E	4.04'
C48	155.00'	65.98'	24°23'16"	N21°23'39"E	65.48'
C49	1325.00'	12.63'	0°32'47"	N33°18'53"E	12.63'
C50	1325.00'	49.07'	2°07'19"	N31°58'50"E	49.07'
C51	1325.00'	49.07'	2°07'19"	N29°51'31"E	49.07'
C52	1325.00'	49.07'	2°07'19"	N27°44'11"E	49.07'
C53	1325.00'	159.50'	6°53'49"	N23°13'37"E	159.40'
C54	50.00'	51.66'	59°11'48"	N37°10'20"E	49.39'
C55	50.00'	71.21'	81°36'18"	N33°13'43"W	65.35'
C56	50.00'	40.84'	46°47'53"	S82°34'12"W	39.71'
C57	205.00'	26.89'	7°30'51"	N11°27'56"E	26.87'
C58	205.00'	44.57'	12°27'20"	N21°27'02"E	44.48'
C59	205.00'	21.14'	5°54'34"	N30°37'59"E	21.13'
C60	1275.00'	13.63'	0°36'45"	N33°16'54"E	13.63'
C61	1275.00'	54.26'	2°26'17"	N31°45'23"E	54.25'
C62	1275.00'	65.11'	2°55'34"	N29°04'27"E	65.11'
C63	1275.00'	65.11'	2°55'34"	N26°08'54"E	65.11'
C64	1275.00'	65.33'	2°56'09"	N23°13'02"E	65.33'
C65	1275.00'	46.65'	2°05'47"	N20°42'04"E	46.65'
C66	1030.00'	54.73'	3°02'41"	S21°35'57"W	54.73'
C67	1030.00'	69.01'	3°50'19"	S25°02'27"W	68.99'
C68	1030.00'	69.01'	3°50'19"	S28°52'47"W	69.00'
C69	1030.00'	50.14'	2°47'20"	S32°11'36"W	50.13'
C70	450.00'	59.34'	7°33'19"	S29°48'37"W	59.30'
C71	450.00'	91.46'	11°38'43"	S20°12'36"W	91.30'
C72	450.00'	52.46'	6°40'44"	S11°02'52"W	52.43'
C73	25.00'	16.98'	38°54'23"	S85°42'03"W	16.65'
C74	25.00'	22.29'	51°05'37"	S40°42'03"W	21.56'
C75	25.00'	23.93'	54°50'15"	N47°25'38"W	23.02'
C76	25.00'	15.34'	35°09'45"	N02°25'38"W	15.10'
C77	25.00'	19.15'	43°53'31"	N29°39'16"E	18.69'
C78	25.00'	20.12'	46°06'29"	N74°39'16"E	19.58'
C79	25.00'	24.69'	56°35'13"	N20°35'06"W	23.70'
C80	25.00'	14.58'	33°24'47"	N65°35'06"W	14.37'
C81	25.00'	18.93'	43°22'52"	S29°23'56"W	18.48'
C82	25.00'	20.34'	46°37'08"	S74°23'56"W	19.78'
C83	25.00'	19.30'	44°14'26"	S14°24'43"E	18.83'
C84	25.00'	19.97'	45°45'34"	N59°24'43"W	19.44'
C85	270.00'	3.04'	0°38'45"	S82°43'18"E	3.04'
C86	500.00'	62.13'	7°07'12"	N11°35'39"E	62.09'
C87	500.00'	2.84'	0°19'32"	N07°52'16"E	2.84'
C88	450.00'	50.50'	6°25'46"	N10°55'23"E	50.47'
C89	450.00'	1.96'	0°14'58"	N14°15'45"E	1.96'
C90	1030.00'	6.78'	0°22'37"	N20°15'56"E	6.78'
C91	1030.00'	236.11'	13°08'02"	N27°01'16"E	235.59'
C92	25.00'	14.82'	33°57'22"	N37°03'18"E	14.60'
C93	25.00'	23.27'	53°19'39"	N80°41'48"E	22.44'
C94	25.00'	20.77'	47°36'26"	N48°50'09"W	20.18'
C95	25.00'	17.31'	39°40'35"	N05°11'36"W	16.97'
C96	1030.00'	2.07'	0°06'54"	N14°35'12"E	2.07'
C97	1030.00'	86.54'	4°48'50"	N12°07'20"E	86.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°31'04"E	107.26'
L2	N15°09'15"E	60.00'
L3	S74°50'45"E	101.20'
L4	N10°04'40"E	67.63'
L5	S74°50'45"E	36.36'
L6	N46°22'39"W	29.49'
L7	N07°36'05"E	33.16'
L8	S79°23'54"E	67.17'
L9	N15°09'15"E	106.79'
L10	N33°35'16"E	113.72'
L11	N58°25'42"E	38.20'
L12	N07°36'05"E	32.94'
L13	S07°34'26"W	30.00'
L14	S15°09'15"W	126.08'
L15	S74°50'45"E	103.50'
L16	S79°23'54"E	76.90'
L17	N15°09'15"E	116.51'
L18	S15°09'15"W	131.08'
L19	N07°42'30"E	154.84'
L20	N33°35'16"E	113.72'
L21	S33°35'16"W	113.72'
L22	S07°42'30"W	154.84'
L23	S07°34'26"W	19.98'
L24	S74°50'45"E	60.00'
L25	S74°50'45"E	60.00'
L26	S74°50'45"E	60.00'
L27	S74°50'45"E	60.00'
L28	S74°50'45"E	60.00'
L29	S74°50'45"E	60.00'
L30	S75°14'34"E	50.00'
L31	S76°41'19"E	50.03'
L32	S79°07'46"E	50.14'
L33	S80°35'51"E	69.17'
L34	S82°25'34"E	39.08'
L35	S82°36'24"E	55.11'
L36	S83°02'51"E	9.37'
L37	S83°02'51"E	50.84'
L38	S83°02'51"E	50.84'
L39	S83°02'51"E	50.84'
L40	S83°02'51"E	61.00'
L41	S83°02'51"E	6.19'
L42	S82°25'23"E	51.47'
L43	N58°25'42"E	6.77'
L44	N58°25'42"E	31.43'
L45	N15°09'15"E	71.26'
L46	N15°09'15"E	60.00'
L47	N15°09'15"E	18.74'
L48	N11°49'28"E	38.16'
L49	N11°49'28"E	46.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N07°42'30"E	13.88'
L51	N07°42'30"E	60.00'
L52	N07°42'30"E	50.00'
L53	N07°42'30"E	50.00'
L54	N07°42'30"E	60.00'
L55	N15°09'15"E	80.00'
L56	N15°09'15"E	70.00'
L57	S11°49'28"W	84.40'
L58	N07°42'30"E	70.00'
L59	N07°42'30"E	70.00'
L60	N07°42'30"E	93.88'
L61	N07°42'30"E	60.00'
L62	N07°42'30"E	50.00'
L63	N07°42'30"E	50.00'
L64	N09°54'00"E	57.68'
L65	N14°48'18"E	4.74'
L66	N20°37'40"E	61.23'
L67	N26°51'20"E	9.33'
L68	N31°53'00"E	58.06'
L69	N33°35'16"E	1.70'
L70	N33°35'16"E	50.00'
L71	N33°35'16"E	18.30'
L72	N33°28'01"E	31.49'
L73	N31°53'06"E	43.87'
L74	N30°39'59"E	5.27'
L75	N29°04'24"E	58.98'
L76	N27°17'07"E	13.12'
L77	N25°49'22"E	45.86'
L78	N23°54'15"E	31.52'
L79	N22°26'12"E	27.66'
L80	N20°10'38"E	63.46'
L81	N07°42'30"E	80.00'
L82	N07°42'30"E	70.00'
L83	N07°42'30"E	10.00'
L84	N33°35'16"E	70.00'
L85	N07°36'05"E	28.15'
L86	S81°30'17"E	78.93'
L87	S42°48'54"E	72.89'
L88	N82°25'34"W	64.05'
L89	S82°25'34"E	65.23'
L90	S82°25'34"E	64.47'
L91	S82°25'34"E	59.25'
L92	N15°09'15"E	4.14'
L93	S74°50'45"E	22.97'
L94	S82°23'55"E	48.96'

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
17	F	9,866	RESIDENTIAL
18	F	8,750	RESIDENTIAL
19	F	9,533	RESIDENTIAL
20	F	8,744	RESIDENTIAL
21	F	8,714	RESIDENTIAL

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
2	H	8,210	RESIDENTIAL
3	H	8,210	RESIDENTIAL
4	H	8,210	RESIDENTIAL
5	H	8,210	RESIDENTIAL
6	H	8,229	RESIDENTIAL
7	H	8,375	RESIDENTIAL
8	H	7,075	RESIDENTIAL
9	H	7,078	RESIDENTIAL
10	H	7,128	RESIDENTIAL
11	H	7,711	RESIDENTIAL
12	H	18,470	L.S. & PUE
13	H	15,300	RESIDENTIAL
14	H	9,119	RESIDENTIAL
15	H	7,050	RESIDENTIAL
16	H	6,747	RESIDENTIAL
17	H	6,813	RESIDENTIAL
18	H	6,485	RESIDENTIAL
19	H	6,250	RESIDENTIAL
20	H	6,250	RESIDENTIAL
21	H	6,250	RESIDENTIAL
22	H	6,250	RESIDENTIAL
23	H	6,250	RESIDENTIAL
24	H	6,250	RESIDENTIAL
25	H	6,250	RESIDENTIAL
26	H	6,250	RESIDENTIAL
27	H	6,250	RESIDENTIAL
28	H	6,209	RESIDENTIAL
29	H	8,261	RESIDENTIAL
30	H	6,418	RESIDENTIAL
31	H	6,639	RESIDENTIAL
32	H	7,011	RESIDENTIAL
33	H	7,344	RESIDENTIAL
34	H	6,948	RESIDENTIAL
35	H	20,125	L.S. & PUE
36	H	12,203	RESIDENTIAL
37	H	8,927	RESIDENTIAL
38	H	7,567	RESIDENTIAL
39	H	7,107	RESIDENTIAL
40	H	6,648	RESIDENTIAL
41	H	7,569	RESIDENTIAL
42	H	6,461	L.S.
43	H	123,999	OPEN SPACE

||
||
||

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

- 1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- 3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
- 4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- 6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST A10 FEET.
- 10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
- 11. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- 12. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
- 14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 15. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100 YEAR STORM EVENTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
- 16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
- 20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
- 21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
- 22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
- 23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- 24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

METES AND BOUNDS DESCRIPTION

FOR A 26.319 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP., RECORDED DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 26.319 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "DIAMOND SURVEYING" monumenting southeast corner of said 2.320 acre Tiemann Legacy, LP tract and the northeast corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line of County Road 198 (variable width right-of-way), for the southeast corner and POINT OF BEGINNING hereof;

THENCE, N 74°50'45"W in part with the south boundary line of said 2.320 acre Tiemann Legacy, LP tract, in part with the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, with the north boundary line of said 94.623 acre 05 Ranch Investments, LLC tract, for a distance of 901.37 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on a point in said south boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the southwest corner hereof, from which a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of said 94.623 acre 05 Ranch Investments, LLC tract, the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas and the northeast corner of Lot 12, Rowe Lane Estates Section Two a subdivision recorded in Cabinet K, Slides 141-143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71-73 of the Plat Records of Travis County, Texas, bears N 74°50'45"W for a distance of 1869.52 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twelve (12) courses and distances:

- 1. N 15°09'15"E for a distance of 336.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 2. S 74°50'45"E for a distance of 101.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 3. N 15°09'15"E for a distance of 150.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 4. N 10°04'40"E for a distance of 67.63 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 5. N 07°41'52"E for a distance of 139.32 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 6. S 82°35'23"E for a distance of 125.03 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- 7. N 07°42'30"E for a distance of 295.22 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;
- 8. With said curve to the right an arc length of 230.36 feet, said curve having a radius of 510.00 feet, a delta angle of 25°52'46" and a chord which bears N 20°38'53"E for a distance of 228.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- 9. N 33°35'16"E for a distance of 113.72 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;

10. With said curve to the left an arc length of 408.52 feet, said curve having a radius of 970.00 feet, a delta angle of 24°07'49" and a chord which bears N 21°31'22"E for a distance of 405.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;

11. N 46°22'39"W for a distance of 29.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

12. N 07°36'05"E for a distance of 33.16 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northwest corner hereof, from which a cotton gin spindle found monumenting the southeast corner of the called 0.065 acre tract of land (Tract 2) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2025016931, same being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 82°23'55"W for a distance of 1596.92 feet;

THENCE, S 82°23'55"E with said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for a distance of 424.51 feet to an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northeast corner hereof;

THENCE, S 07°34'26"W in part with the east boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, in part with said west right-of-way line of County Road 198, in part with the east boundary line of said 1.000 acre Tiemann, Legacy, LP tract, and in in part with the east boundary line of said 2.320 acre Tiemann, Legacy, LP tract, for a distance of 1859.13 feet to the POINT OF BEGINNING hereof and containing 26.319 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00010.

WILLIAMSON COUNTY PLAT NOTES:

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

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

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

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

FINAL PLAT OF
BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL THE CALLED 2.320 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 4"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

LIEN HOLDERS CERTIFICATION:

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 4".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF 20

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

STATE OF {
COUNTY OF {
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON:

ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, MATTHEW MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DRIPPING SPRINGS, HAYS COUNTY, TEXAS, THIS DAY OF 20

MATTHEW MITCHELL, P.E.
LICENSE NO. 83335
ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TEXAS 78620
(512) 431-9600

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 2ND DAY OF OCTOBER 2025.

SHANE SHAFER, R.P.L.S.
TEXAS REGISTRATION NO. 5281
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900
(512) 931-3100

NOT FOR RECORDATION
FOR REVIEW ONLY



COUNTY JUDGE'S APPROVAL :

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS AND THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE DAY OF 20

JOHN BYRUM, PLANNING MANAGER

DATE

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE DAY OF 20

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR

DATE

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DAY IF 20

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D., AT O'CLOCK M. AND DULY RECORDED THIS DAY OF 20 A.D., AT O'CLOCK M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. T

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY,

BY: DEPUTY

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900