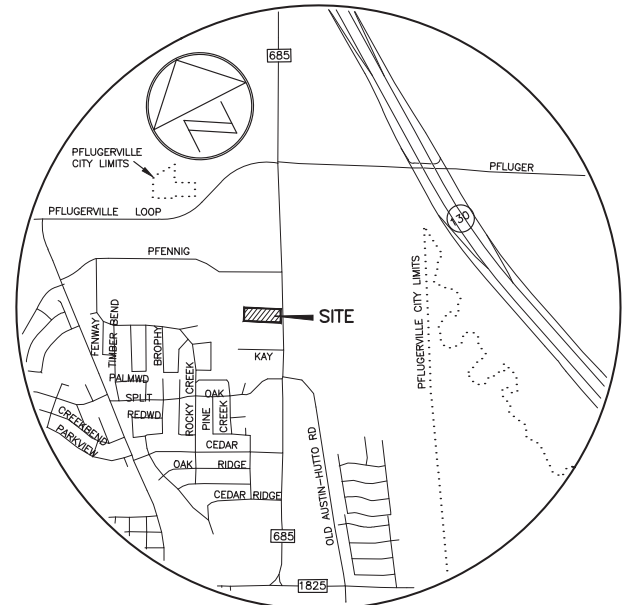
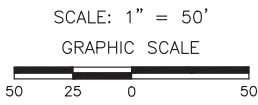


FINAL PLAT CROSS PFLUGERVILLE

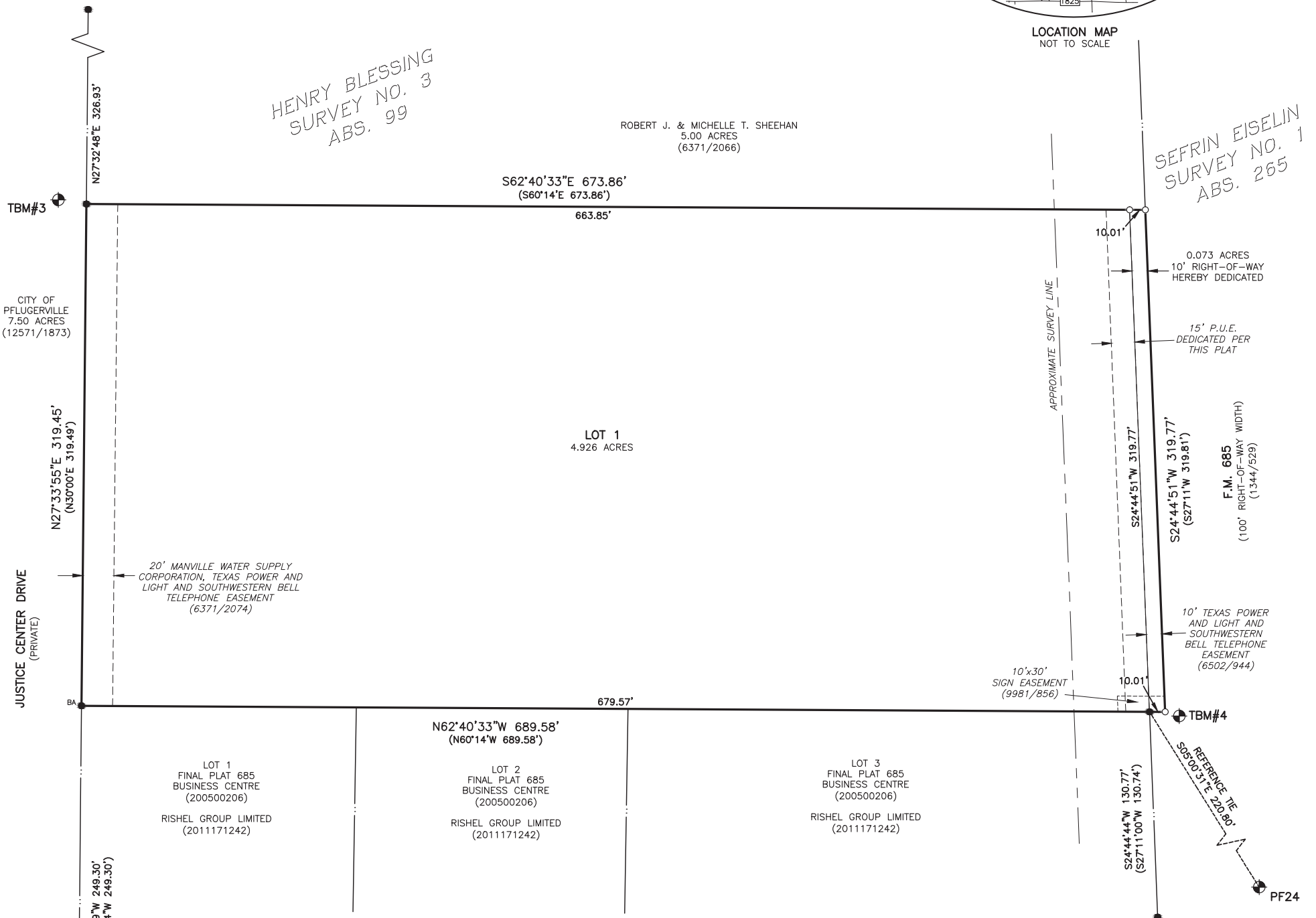
LEGEND	
	1/2" REBAR FOUND (OR AS NOTED)
	1/2" REBAR WITH "CHAPARRAL" CAP SET
	1/2" REBAR WITH "BAKER AIKLEN" CAP FOUND
	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION
—	PROPERTY BOUNDARY
- - -	ADJOINING PROPERTY BOUNDARY
(OTHER LINE TYPES ARE AS NOTED)	



HENRY BLESSING
SURVEY NO. 3
ABS. 99

ROBERT J. & MICHELLE T. SHEEHAN
5.00 ACRES
(6371/2066)

SEFRIN EISELIN
SURVEY NO. 1
ABS. 265



BENCHMARK INFORMATION:

TBM #3: BOX CUT IN CONCRETE AT BACK OF CURB NEAR NORTHWEST PROPERTY CORNER.
ELEVATION = 750.59'
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10138244.36
E 3155372.40

TBM #4: BOX CUT IN NORTHEAST CORNER OF TRANSFORMER PAD AT NEAR SOUTHEAST PROPERTY CORNER.
ELEVATION = 725.40'
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10137627.94
E 3155858.70

VERTICAL DATUM: NAVD 88

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT "PF24"
4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10138524.76
E 3156206.64

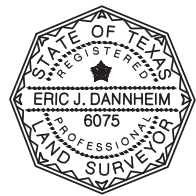
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N 10137418.93
E 3155862.39

ELEVATION = 729.49'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999890928
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000109084
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
TEXAS CENTRAL ZONE 4203



EW 10/23/20.5

OWNER:
WOODROW P. URBAN
51 MUSTANG DRIVE
HUTTO, TX. 78634

TOTAL ACREAGE: 4.999 ACRES

THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99, AND THE SEFRIN EISLIN SURVEY NO. 1, ABSTRACT NO. 265

TOTAL NUMBER OF LOTS: 1

LOT 1 (4.926 AC.)

R.O.W. AREA: 0.073 AC.

LINEAR FOOTAGE OF EXISTING ROADWAY:
F.M. 685: 319.77 L.F.

<p>Professional Land Surveying, Inc. Surveying and Mapping</p> <p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	<p>PROJECT NO.: 973-002</p> <p>DRAWING NO.: 973-002-PL1</p> <p>PLOT DATE: 10/23/15</p> <p>PLOT SCALE: 1" = 50'</p> <p>DRAWN BY: JDB</p>
	<p>SHEET 01 OF 02</p>

FINAL PLAT CROSS PFLUGERVILLE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT WOODROW P. URBAN, BEING OWNER OF 4.999 ACRES IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT 99, AND THE SEFRIN EISLIN SURVEY NO. 1, ABSTRACT 265, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 6371, PAGE 2070 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 4.999 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS
CROSS PFLUGERVILLE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

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

BY: _____
WOODROW P. URBAN
51 MUSTANG DRIVE
HUTTO, TX. 78634

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

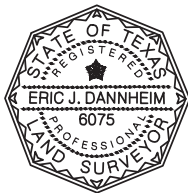
STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC J. DANNHEIM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF PFLUGERVILLE, TEXAS, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2015.

En 10/23/2015

ERIC J. DANNHEIM, R.P.L.S. NO. 6075
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724



ENGINEER'S CERTIFICATION

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

THE 100 YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON THE FEMA MAP COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18, 2014, REVISED TO REFLECT LOMR EFFECTIVE AUGUST 22, 2014, TRAVIS COUNTY, TEXAS.

MATT MOORE, P.E. NO. 95813

ENGINEERING BY:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TEXAS 76021
(817) 281-0572
TEXAS REGISTERED ENGINEERING FIRM NO. 14199

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR WOODROW P. URBAN, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A SIX (6) FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ALONG F.M. 685 AT THE TIME OF SITE DEVELOPMENT.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25 8A.
9. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
10. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
13. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
14. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. ONSITE WASTEWATER INFRASTRUCTURE (PUMP SYSTEM AND ALL RELATED APPURTENANCES) SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

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

RODNEY BLACKBURN, CHAIRMAN

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

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 20____A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 973-002
	DRAWING NO.: 973-002-PL1
PLOT DATE: 10/23/15	PLOT SCALE: 1" = 50'
DRAWN BY: JDB	SHEET 02 OF 02