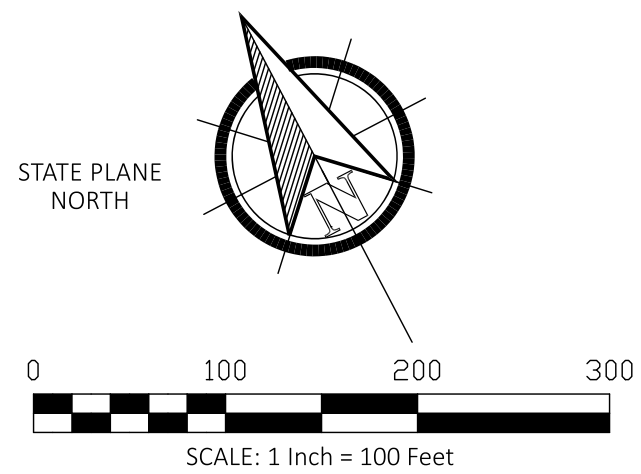


FINAL PLAT CROSSLEY SUBDIVISION



LEGEND

POB	PLACE OF BEGINNING
R.P.R.T.C.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET W/CAP (UNLESS NOTED)
()	RECORD INFORMATION

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.26'	N 17°27'14" W	35.35'
[C1]	25.00'	39.34'	N 15°06'29" W	35.40'
(C1)	25.00'	39.27'	N 15°06'14" W	35.36'
C2	1155.00'	64.25'	S 29°09'48" W	64.24'
C3	1155.00'	263.17'	N 34°05'50" E	262.60'
(C3)	1155.00'	263.15'	N 36°25'24" E	262.59'
C4	1155.00'	198.92'	N 35°41'27" E	198.67'
C5	2060.22'	286.55'	N 58°14'47" W	286.32'



LINE LEGEND

-----	ADJOINER PROPERTY LINES
-----	PUBLIC UTILITY EASEMENTS
-----	SUBJECT BOUNDARY
.....	6' SIDEWALK TO BE BUILT

LEGAL DESCRIPTION

BEING 5.653 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABS. NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED AS 'TRACT 2' IN THE DEED TO CROSSLEY AND CROSSLEY, RECORDED IN VOLUME 12016, PAGE 573, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER:

CROSSLEY AND CROSSLEY, LLC.
P. O. BOX 1117
ROUND ROCK, TEXAS 78680

SURVEYOR:

FRED L. DODD, JR.
FRED L. DODD, JR., SURVEYOR, INC.
8019 W. GRAND PKWY S., STE 1060 #464
RICHMOND, TEXAS 77407
(512) 953-5705 PH

ENGINEER:

DANIEL J. ARREDONDO
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660
(512) 944-6077 PH

PLAT SUMMARY

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2
LOT 1 = 1.265 ACRES
LOT 2 = 4.388 ACRES

TOTAL ACREAGE: 5.653 ACRES

DATE OF PLAT PREPARATION: 01/23/2019

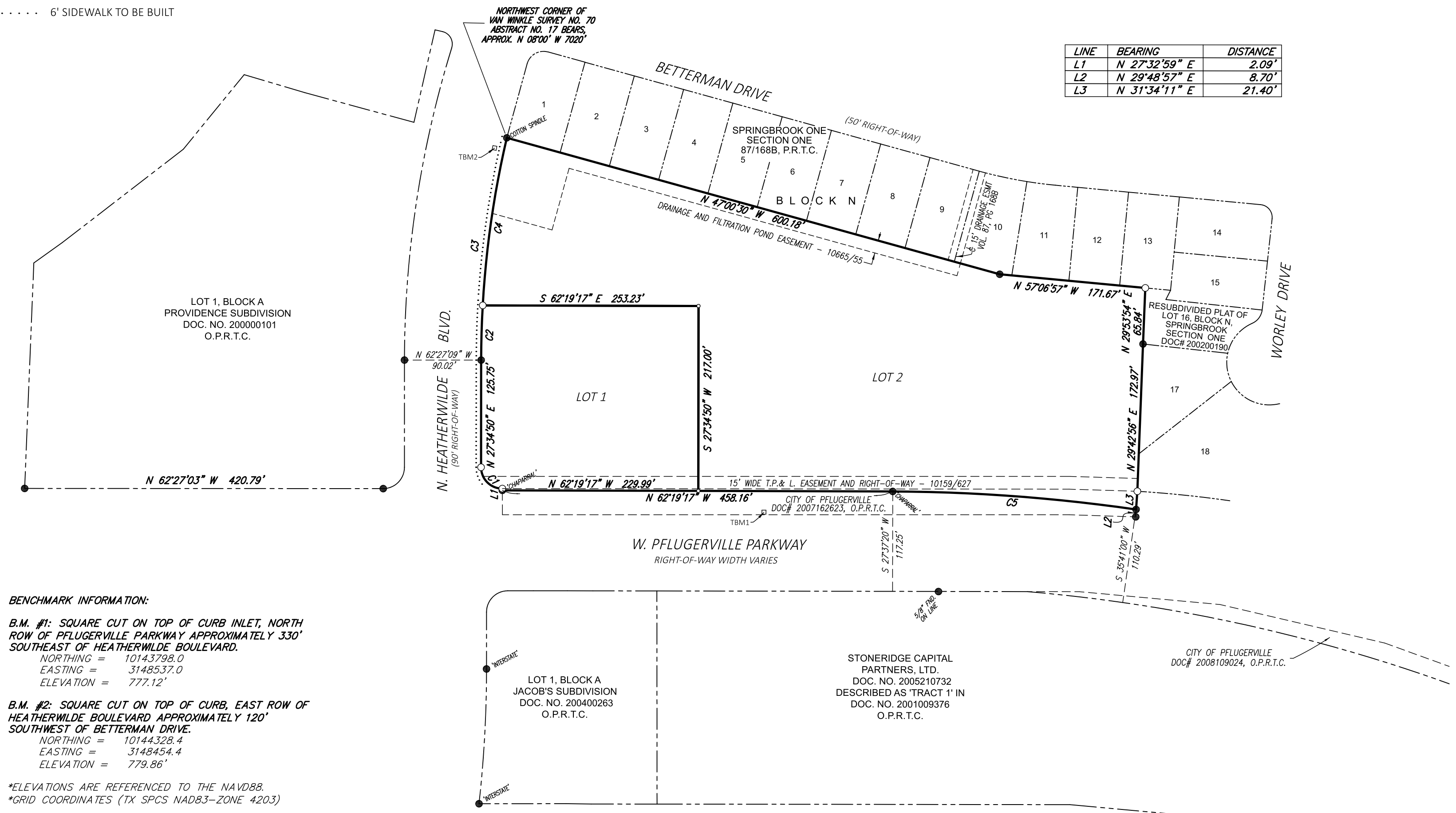
REVISIONS			
NO.	DATE	CORRECTED	CHECKED
△			
△			

BENCHMARK INFORMATION:

B.M. #1: SQUARE CUT ON TOP OF CURB INLET, NORTH ROW OF PFLUGERVILLE PARKWAY APPROXIMATELY 330' SOUTHEAST OF HEATHERWILDE BOULEVARD.
NORTHING = 10143798.0
EASTING = 3148537.0
ELEVATION = 777.12'

B.M. #2: SQUARE CUT ON TOP OF CURB, EAST ROW OF HEATHERWILDE BOULEVARD APPROXIMATELY 120' SOUTHWEST OF BETTERMAN DRIVE.
NORTHING = 10144328.4
EASTING = 3148454.4
ELEVATION = 779.86'

*ELEVATIONS ARE REFERENCED TO THE NAVD88.
*GRID COORDINATES (TX SPCS NAD83-ZONE 4203)



FRED L. DODD JR.
SURVEYOR, INC.
PROFESSIONAL LAND SURVEYING

SHEET 1 OF 2

ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

Catalyst Engineering Group
100 South 2nd Street Office (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 944-6077

8019 W. GRAND PKWY.
SUITE 1060 #464
RICHMOND, TX 77407

FINAL PLAT CROSSLEY SUBDIVISION

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 10-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, CROSSLEY & CROSSLEY, LLC., 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. WHERE SIDEWALK IS MISSING, A MINIMUM OF A SIX (6) FOOT-WIDE PUBLIC SIDEWALK SHALL BE CONSTRUCTED AT TIME OF SITE DEVELOPMENT ALONG THE EXTENT OF EACH LOT ADJACENT TO A PUBLIC STREET.
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 BA.
9. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED 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.
10. 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.
11. 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.
12. 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.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
14. 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 .
15. 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.
16. TIA WITH DOCUMENTED IMPROVEMENTS AND PRO-RATA FEES ASSOCIATED WITH PHASE 1 ARE TO BE PAID WITH THE FIRST SITE PLAN APPLICATION ON LOT 1 AND THE DOCUMENTED IMPROVEMENTS AND PRO-RATA FEES ASSOCIATED WITH PHASE 2 ARE TO BE PAID WITH THE FIRST SITE PLAN APPLICATION ON LOT 2.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., 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 SUPERVISION IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

PRELIMINARY NOT FOR RECORDATION

FRED L. DODD, JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6392
FRED L. DODD, JR. SURVEYOR, INC.
8019 W. GRAND PKWY S., STE 1060 #464
RICHMOND, TX 77407
(512) 953-5705

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0260J, TRAVIS COUNTY, EFFECTIVE DATE AUGUST 18, 2014.

I, DANIEL J. ARREDONDO, 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.

DANIEL J. ARREDONDO DATE
LICENSED PROFESSIONAL ENGINEER NO. 119989
STATE OF TEXAS

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

PAT EPSTEIN, 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

KNOW ALL MEN BY THESE PRESENTS

THAT CROSSLEY AND CROSSLEY, LLC, A TEXAS LIMITED LIABILITY CORPORATION, BY AND THROUGH C.H. CROSSLEY, SR., AS THE OWNER OF 5.653 ACRES OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 17, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACT DESCRIBED AS 'TRACT 2' IN THE DEED TO CROSSLEY AND CROSSLEY, RECORDED IN VOLUME 12016, PAGE 573, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 5.653 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, THAT, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS

CROSSLEY SUBDIVISION,

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

C.H. CROSSLEY, SR., MANAGER
CROSSLEY AND CROSSLEY, LLC.
P. O. BOX 1117
ROUND ROCK, TEXAS 78680

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

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

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

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 THE ____ DAY OF _____ 20____ A.D.

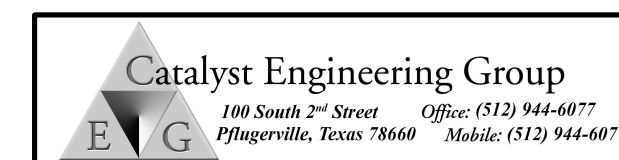
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



SHEET 2 OF 2

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