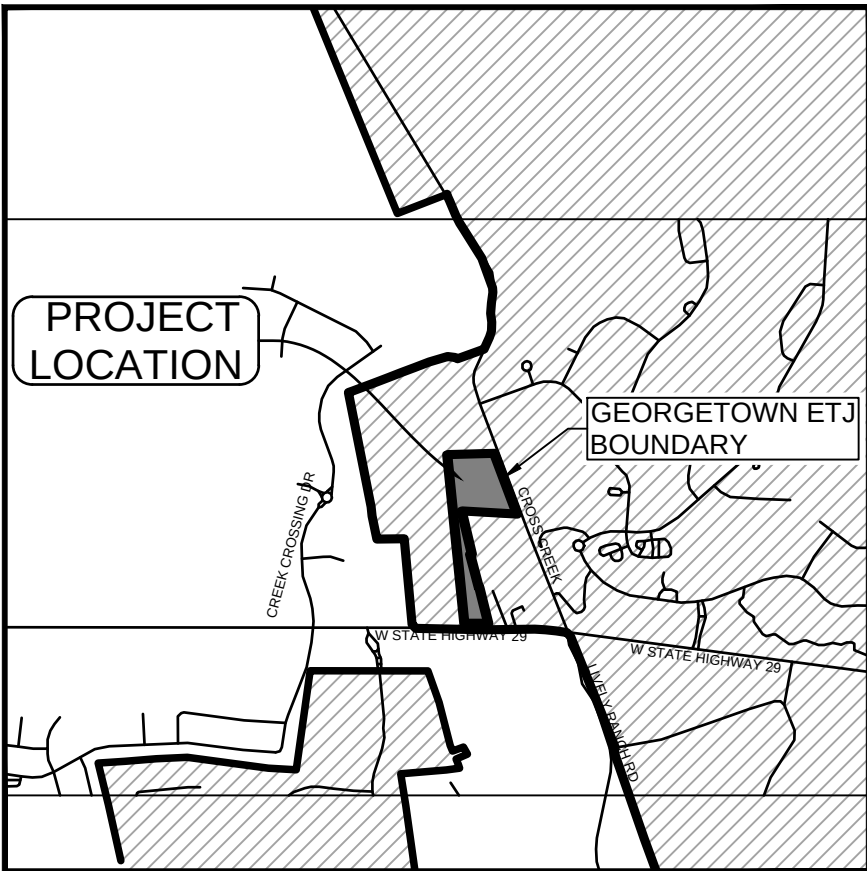


Plotted by: Harry, Plot date: 22/11/2024, File name: h:\02_projects\2023\230903 lot1.bros\07 Sheet\FPI230903 PRELIMINARY PLAT.dwg



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BENCHMARK
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DRAINAGE EASEMENT
- WATER EASEMENT
- BUILDING SETBACK LINE (BSL)
- 25' OSSF SETBACK
- EXISTING ROAD CENTERLINE
- ROW RIGHT-OF-WAY
- VOL./PG. VOLUME/PAGE
- DRWC DEED RECORDS WILLIAMSON COUNTY
- OPRWCT OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- DOC DOCUMENT
- GEORGETOWN ETJ BOUNDARY LINE
- CITY OF GEORGETOWN ETJ

PROPERTY DESCRIPTION:

BEING A 12.45 ACRE TRACT, MORE OR LESS, OUT OF THE GREENLIEF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS, FUTHER BEING A PORTION OF A CALLED 12.673 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO LIBERTY HEIGHTS INVESTMENTS LLC, RECORDED IN DOCUMENT NO. 2021072045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AS MODIFIED BY BOUNDARY LINE AGREEMENT IN VOL. 1395, PG 826, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.45 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29, AT THE SOUTHEAST CORNER OF A CALLED 22.66 ACRE TRACT DESCRIBED IN DOCUMENT TO MRS. SAM GOLDENBERG, RECORDED IN VOLUME 1705, PAGE 793 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 12.673 ACRE TRACT, AND HEREOF;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID 22.66 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 05°49'52" WEST, A DISTANCE OF 1765.46' TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER HEREOF;
- 2) NORTH 88°25'06" EAST, PER SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 490.19' TO 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", AT THE NORTHEAST CORNER OF SAID BLANN TRACT, AND HEREOF;

THENCE SOUTH 20°26'53" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CROSS CREEK ROAD, THE EAST LINE OF SAID BLANN TRACT, AND HEREOF, AT 30.89' PASSING A 60D NAIL FOUND IN A FENCE POST, IN ALL A DISTANCE OF 677.31', TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 2, THE RICHARDS SUBDIVISION, A SUBDIVISION LOCATED IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET X, SLIDE 187 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, WHENCE A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N24°22'15"E, A DISTANCE OF 5.38';

THENCE ALONG THE NORTH AND WEST LINES OF SAID LOT 2, THE EAST LINE OF SAID BLANN TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES;

- 1) NORTH 86°37'24" WEST, A DISTANCE OF 576.64' TO A 1/2" IRON PIN FOUND FOR A REENTRANT CORNER HEREOF AND THE NORTHWEST CORNER OF SAID LOT 2,
- 2) SOUTH 13°19'40" EAST, A DISTANCE OF 461.96' TO A 1/2" IRON PIN WITH CAP "CUPLIN" FOUND AT THE NORTHEAST CORNER OF A CALLED 0.135 ACRE TRACT DESCRIBED IN DOCUMENT TO GEORGETOWN STORAGE, LP, RECORDED IN DOCUMENT NO. 2016061045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID 0.135 ACRE TRACT, AND THE EAST LINE HEREOF, THE FOLLOWING COURSES AND DISTANCES;

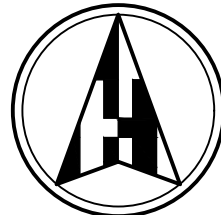
- 1) SOUTH 82°13'02" WEST, A DISTANCE OF 18.94' TO A 1/2" IRON PIN FOUND;
- 2) SOUTH 14°50'23" EAST, A DISTANCE OF 359.39' TO A 1/2" IRON PIN FOUND;
- 3) NORTH 74°58'59" EAST, A DISTANCE OF 4.70' TO A 1/2" IRON PIN WITH CAP "CUPLIN" FOUND;
- 4) SOUTH 14°02'13" EAST, A DISTANCE OF 383.00' TO A 1/2" IRON PIN FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 29, FOR THE SOUTHEAST CORNER OF SAID BLANN TRACT, AND HEREOF,

THENCE NORTH 89°51'05" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 29, THE SOUTH LINE OF SAID BLANN TRACT, AND HEREOF, A DISTANCE OF 248.84' TO **THE POINT OF BEGINNING**, CONTAINING 12.45 ACRES, MORE OR LESS.

PLAT NOTES:

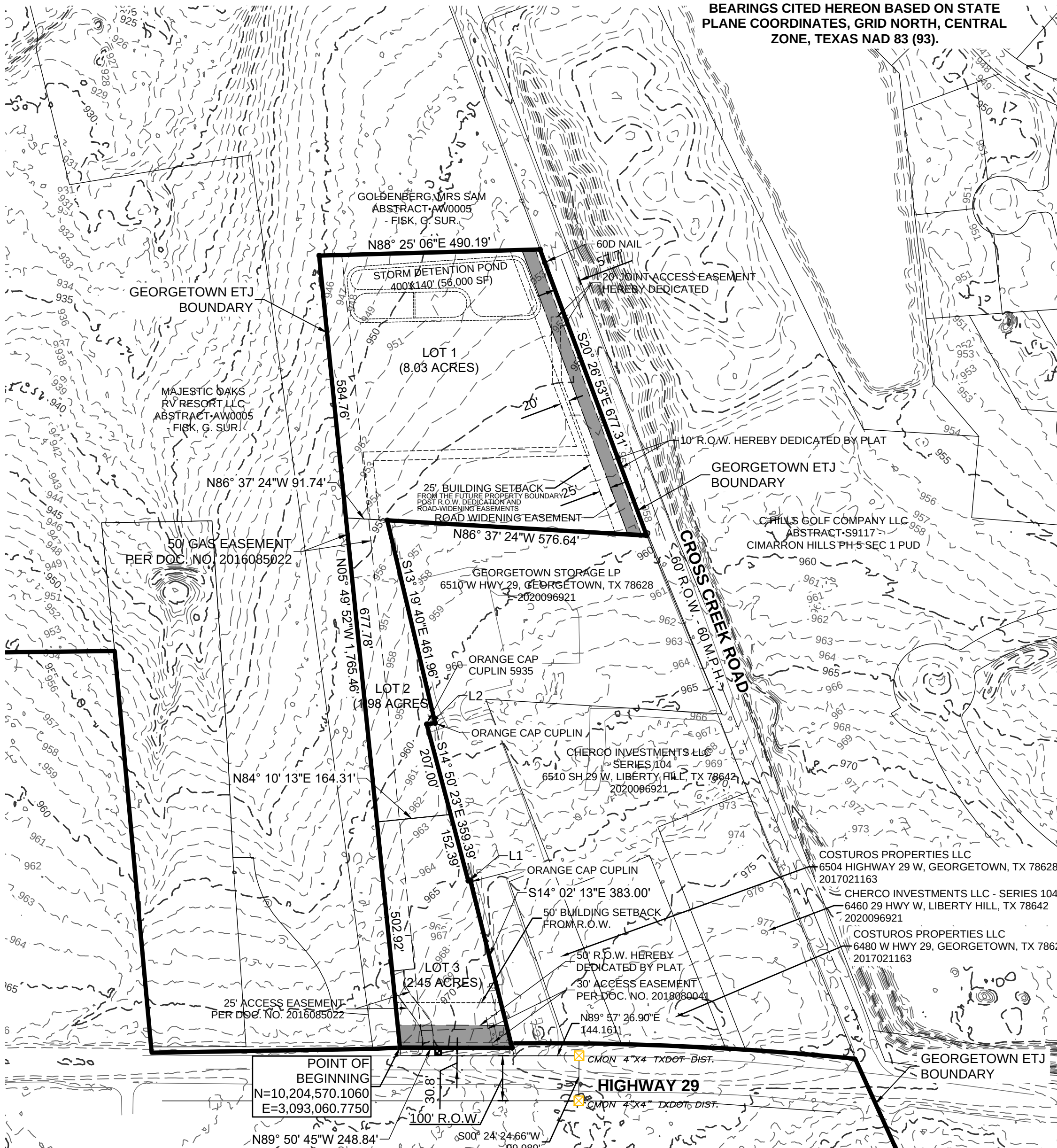
1. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNERS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: CITY OF GEORGETOWN. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: OSSF
3. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUES FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
5. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
6. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
7. THIS TRACT IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
8. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
9. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
10. 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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
12. THIS PROPERTY WAS RELEASED FORM GEORGETOWN ETJ ON 04/23/2024 PER RESOLUTION NO. 042324-5D.

PRELIMINARY PLAT
OF
CROSS CREEK COMMERCIAL PARK



0 200 400
SCALE: 1"=200'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.70	N74° 58' 59"E
L2	18.94	S82° 13' 02"W

LOT TABLE			
PARCEL #	AREA (AC.)	AREA (SF)	OWNER
1	8.03	349,786.8	CROSS CREEK COMMERCIAL PARK, LL (PART OF CONDO ASSOCIATION)
2	1.98	86,248.8	CROSS CREEK COMMERCIAL PARK, LL (PART OF CONDO ASSOCIATION)
3	2.45	106,722	TBN DEVELOPMENT, LLC

SHEET 01 OF 01

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