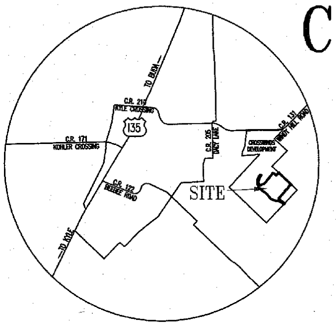
22020808 PLAT Total Pages: 7
Filed and Recorded: 04/27/2022 10:42:09 AM

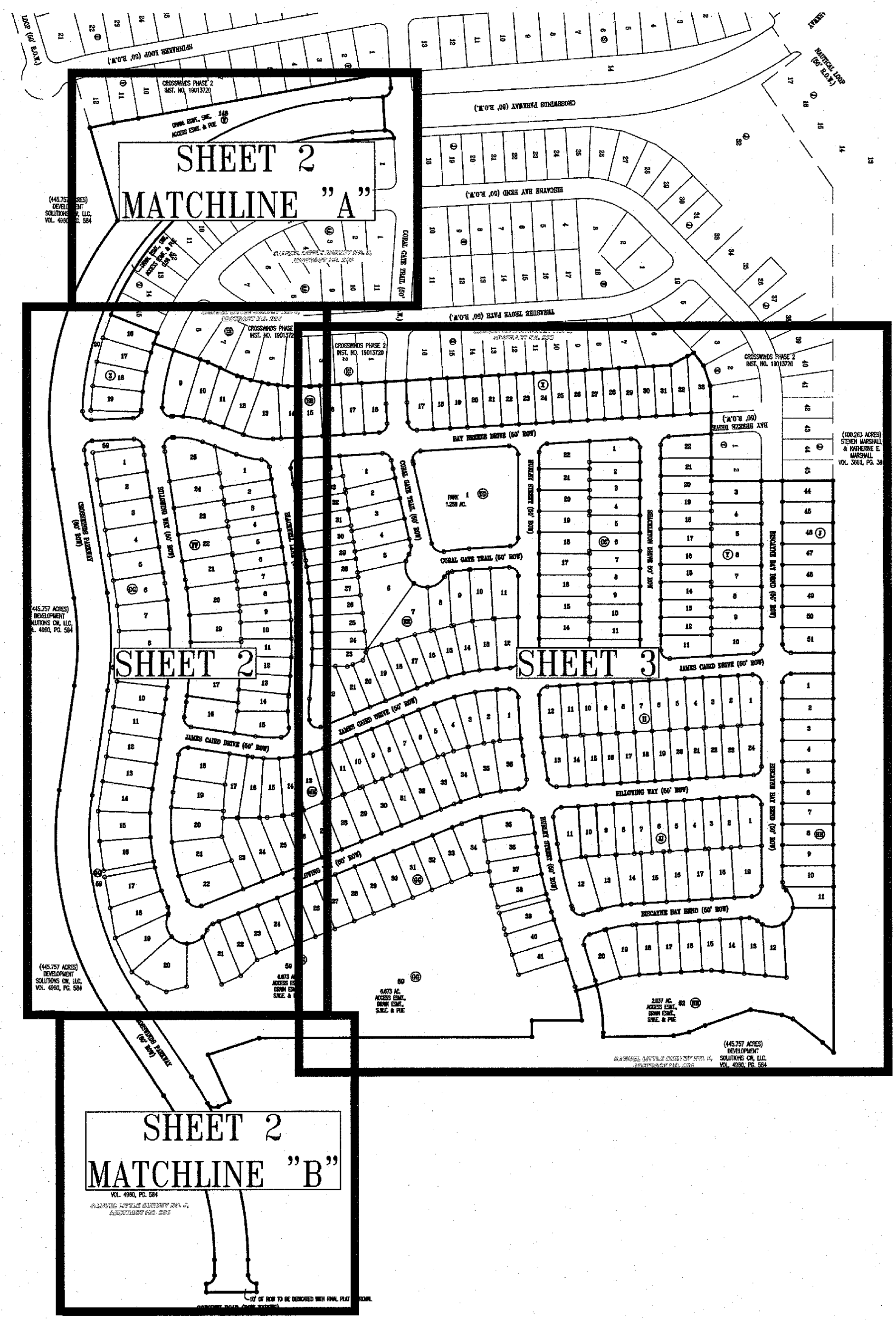
CROSSWINDS PHASE THREE-A



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 200'

OVERALL LAYOUT



SHEET NO. 1 OF 7

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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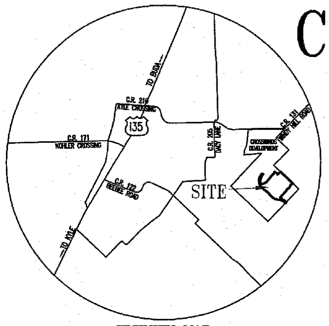
CROSSWINDS PHASE THREE-A



OWNER:
CROSSWINDS DEVELOPMENT, INC.
2100 NORTHLAND DRIVE
AUSTIN, TX 78756
(512) 656-7549 PHONE

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE
(512) 280-5165 FAX

DATE: JANUARY 22, 2021
ACREAGE: 70.028 ACRES

SURVEY: SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286, HAYS COUNTY, TEXAS

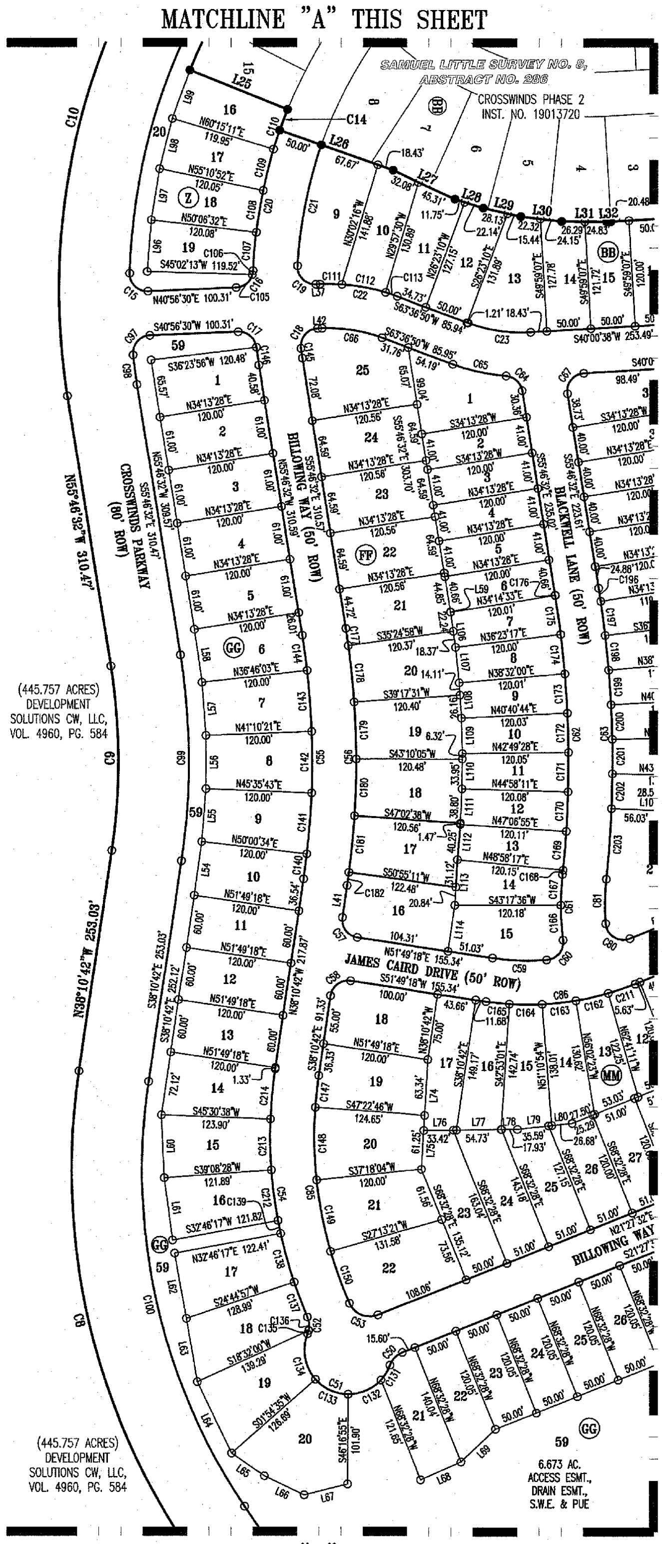
F.E.M.A. MAP NO. 48209C0290F
NO. 48209C0293F
HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005

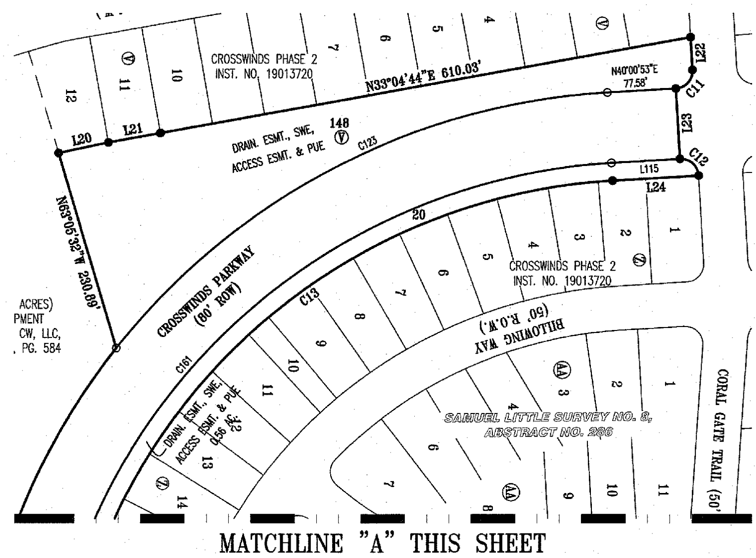
SINGLE FAMILY LOTS	280
DRAINAGE, SIDEWALK, ACCESS & PUBLIC UTILITY LOTS	4
PARK LOTS	1
NUMBER OF BLOCKS	14

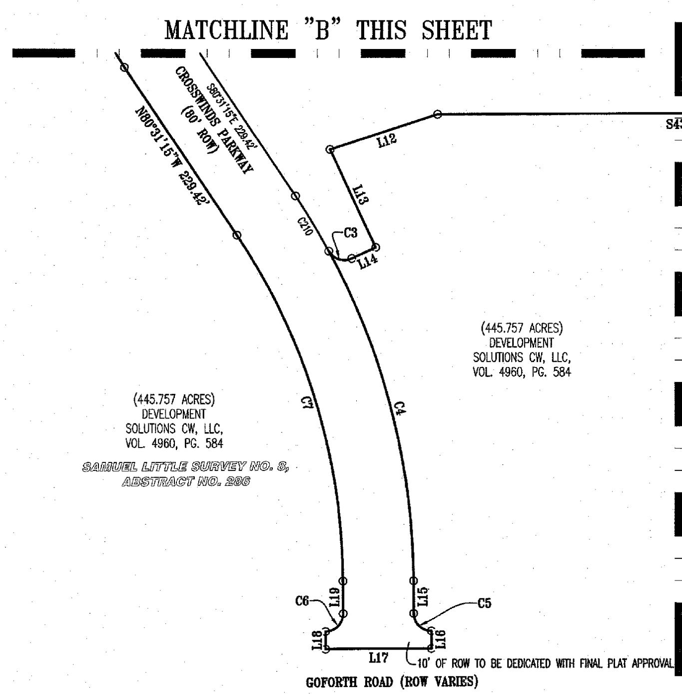
LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 25 LOT NUMBER
- Ⓕ BLOCK DESIGNATION

SCALE: 1" = 100'







SHEET NO. 2 OF 7

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
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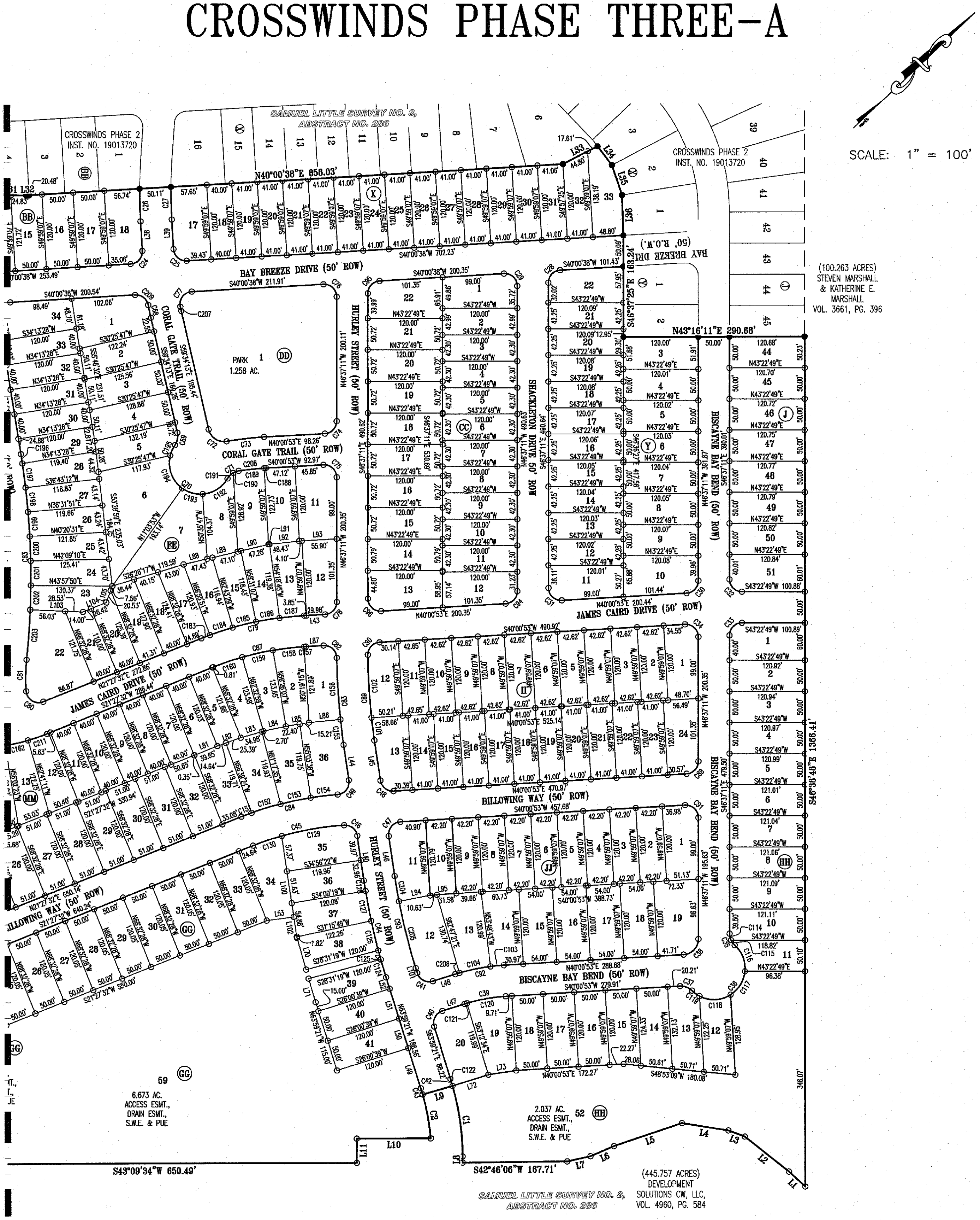
CROSSWINDS PHASE THREE-A



SHEET NO. 3 OF 7

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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CROSSWINDS PHASE THREE-A

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	115.04	425.00	S54°38'49"E	114.69	57.87	15°30'33"
C2	71.83	375.00	S56°54'50"E	71.72	36.03	10°58'30"
C3	30.13	20.00	S61°38'22"W	27.36	18.76	86°19'16"
C4	390.31	790.00	S61°02'46"E	386.35	199.23	28°18'28"
C5	31.41	20.00	N88°06'44"E	28.28	20.00	89°59'29"
C6	31.42	20.00	N01°53'16"W	28.29	20.00	90°00'31"
C7	416.72	710.00	N63°42'24"W	410.77	214.56	33°37'43"
C8	565.35	765.00	N59°20'58"W	552.57	296.28	42°20'34"
C9	210.38	685.00	N46°58'37"W	209.56	106.03	17°35'50"
C10	632.55	765.00	N32°05'15"W	614.69	335.62	47°22'33"
C11	31.42	20.00	S04°59'22"E	28.28	20.00	90°00'00"
C12	31.42	20.00	N85°00'38"E	28.28	20.00	90°00'00"
C13	750.86	664.30	S07°38'50"W	711.53	421.27	64°45'42"
C14	25.44	545.00	S26°00'58"E	25.44	12.72	2°40'29"
C15	32.78	20.00	N87°53'40"E	29.23	21.41	93°53'48"
C16	29.81	20.00	N01°45'42"W	27.13	18.46	85°24'23"
C17	29.83	20.00	S83°40'12"W	27.14	18.47	85°27'22"
C18	33.30	20.00	S06°45'41"E	29.59	21.98	95°24'22"
C19	33.32	20.00	N88°40'29"E	29.60	22.01	95°27'59"
C20	162.76	545.00	S35°54'33"E	162.16	81.99	17°06'41"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	140.29	495.00	S35°28'22"E	139.82	70.62	16°14'18"
C22	89.03	225.00	S52°16'40"W	88.45	45.11	22°40'20"
C23	72.09	175.00	N51°48'44"E	71.58	36.56	23°36'11"
C24	31.41	20.00	N04°59'14"W	28.28	20.00	89°59'46"
C25	31.42	20.00	N85°00'46"E	28.29	20.00	90°00'14"
C26	52.56	825.00	S48°09'37"E	52.55	26.29	3°39'00"
C27	52.57	775.00	S48°02'32"E	52.56	26.29	3°53'10"
C28	30.24	20.00	S03°18'16"E	27.44	18.86	86°37'50"
C29	32.59	20.00	S86°41'44"W	29.10	21.21	93°22'10"
C30	30.24	19.99	N03°18'09"W	27.44	18.87	86°41'04"
C31	32.59	20.00	N86°41'53"E	29.10	21.21	93°21'54"
C32	31.42	20.00	N88°22'49"E	28.28	20.00	90°00'00"
C33	31.42	20.00	S01°37'11"E	28.28	20.00	90°00'00"
C34	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56"
C35	21.03	25.00	S70°42'53"E	20.41	11.18	48°11'23"
C36	159.71	50.00	N03°18'00"W	99.97	1897.35	183°01'09"
C37	21.03	25.00	S64°06'44"W	20.41	11.18	48°11'42"
C38	37.80	25.00	N03°18'09"W	34.30	23.57	86°38'04"
C39	67.21	275.00	S33°00'46"W	67.05	33.78	14°00'14"
C40	31.42	20.00	S18°59'21"E	28.28	20.00	90°00'00"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	31.42	20.00	N71°00'39"E	28.28	20.00	90°00'00"
C42	11.78	425.00	N63°11'43"W	11.78	5.89	1°35'16"
C43	10.39	375.00	N63°11'43"W	10.39	5.20	1°35'16"
C44	159.73	1025.00	S59°31'30"E	159.57	80.03	8°55'43"
C45	150.88	475.00	S30°33'32"W	150.25	76.08	18°11'58"
C46	29.77	20.00	S82°17'56"W	27.10	18.42	85°16'51"
C47	33.19	20.00	S07°31'23"E	29.51	21.85	95°04'31"
C48	29.64	20.00	N82°28'37"E	27.00	18.30	84°55'29"
C49	32.79	20.00	N08°05'29"W	29.24	21.42	93°56'19"
C50	21.03	25.00	S02°38'09"E	20.41	11.18	48°11'23"
C51	158.86	50.00	N64°17'27"E	99.98	2804.47	182°02'34"
C52	19.71	25.00	N47°16'39"W	19.21	10.40	45°10'45"
C53	38.45	25.00	N65°31'14"E	34.77	24.19	88°07'24"
C54	287.60	520.00	S54°01'21"E	283.95	147.58	31°41'20"
C55	277.95	905.00	N46°58'37"W	276.86	140.08	17°35'50"
C56	293.31	955.00	N46°58'37"W	292.16	147.82	17°35'50"
C57	31.42	20.00	S83°10'42"E	28.28	20.00	90°00'00"
C58	31.42	20.00	S06°49'18"W	28.28	20.00	90°00'00"
C59	61.74	275.00	N45°23'23"E	61.61	31.00	12°51'51"
C60	32.36	20.00	N07°23'31"W	28.94	20.97	92°41'56"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	74.66	325.00	S47°09'37"E	74.50	37.50	13°09'44"
C62	318.27	1200.00	N48°10'38"W	317.34	160.07	15°11'47"
C63	331.53	1250.00	N48°10'38"W	330.56	166.74	15°11'47"
C64	26.67	20.00	S86°01'37"W	24.73	15.74	76°23'42"
C65	61.98	225.00	N55°43'18"E	61.79	31.19	15°47'03"
C66	69.25	175.00	S52°16'40"W	68.80	35.08	22°40'20"
C67	33.44	20.00	S07°52'57"E	29.68	22.13	95°47'10"
C68	20.95	525.00	S58°25'38"E	20.95	10.48	2°17'12"
C69	21.03	25.00	N35°28'32"W	20.41	11.18	48°11'23"
C70	161.93	50.00	N75°50'28"E	99.88	1030.36	185°33'23"
C71	22.54	25.00	S08°53'29"W	21.78	12.10	51°39'25"
C72	37.97	25.00	N76°54'50"E	34.43	23.74	87°01'53"
C73	60.62	525.00	S36°42'23"W	60.59	30.35	6°36'59"
C74	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"
C75	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56"
C76	32.59	20.00	S86°41'44"W	29.10	21.21	93°22'10"
C77	34.47	20.00	S09°21'47"E	30.36	23.31	98°44'52"
C78	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"
C79	170.02	525.00	S30°44'12"W	169.28	85.76	18°33'20"
C80	37.50	20.00	N75°10'02"E	32.24	27.24	107°25'00"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C81	50.61	275.00	S45°51'06"E	50.54	25.38	10°32'43"
C82	32.38	20.00	S86°23'50"W	28.96	20.99	92°45'56"
C83	140.27	1025.00	S51°08'25"E	140.16	70.24	7°50'27"
C84	159.61	525.00	S30°10'06"W	158.99	80.42	17°25'08"
C85	264.46	470.00	S54°17'53"E	260.99	135.83	32°14'22"
C86	172.23	325.00	N36°38'25"E	170.22	88.19	30°21'46"
C87	153.83	475.00	S30°44'12"W	153.16	77.60	18°33'20"
C88	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"
C89	137.86	975.00	S51°00'35"E	137.75	69.05	8°06'06"
C90	30.36	20.00	S03°28'19"E	27.53	18.97	86°58'27"
C91	32.59	20.00	S86°41'51"W	29.10	21.21	93°21'56"
C92	79.43	325.00	S33°00'46"W	79.24	39.92	14°00'14"
C93	151.94	975.00	S59°31'30"E	151.78	76.12	8°55'43"
C94	30.24	20.00	N03°18'09"W	27.44	18.86	86°38'04"
C95	30.24	20.00	S03°18'16"E	27.44	18.86	86°37'50"
C96	32.59	20.00	N86°41'51"E	29.10	21.21	93°21'56"
C97	32.76	20.00	S05°58'53"E	29.22	21.39	93°50'57"
C98	34.17	685.00	S54°20'47"E	34.17	17.09	2°51'30"
C99	234.95	765.00	N46°58'37"W	234.03	118.41	17°35'50"
C100	506.23	685.00	S59°20'58"E	494.79	265.30	42°20'34"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C101	36.76	975.00	S53°58'50"E	36.76	18.38	2°09'37"
C102	101.10	975.00	S49°55'47"E	101.06	50.60	5°56'28"
C103	21.71	325.00	N38°06'05"E	21.70	10.86	3°49'36"
C104	50.92	325.00	N31°41'58"E	50.87	25.51	8°58'38"
C105	25.28	20.00	N04°43'48"E	23.63	14.64	72°25'24"
C106	4.53	20.00	N37°58'24"W	4.52	2.28	12°58'59"
C107	43.75	545.00	N42°09'55"W	43.74	21.89	4°35'57"
C108	48.24	545.00	N37°19'48"W	48.22	24.13	5°04'15"
C109	48.23	545.00	N32°15'33"W	48.22	24.13	5°04'15"
C110	47.99	545.00	N27°12'05"W	47.97	24.01	5°02'42"
C111	24.62	225.00	N44°04'33"E	24.60	12.32	6°16'06"
C112	50.39	225.00	N53°37'33"E	50.29	25.30	12°49'55"
C113	14.03	225.00	N61°49'40"E	14.03	7.02	3°34'19"
C114	10.84	25.00	S59°02'13"E	10.75	5.50	24°50'03"
C115	10.19	25.00	S83°07'54"E	10.12	5.17	23°21'20"
C116	46.76	50.00	S68°01'08"E	45.07	25.25	53°34'53"
C117	45.77	50.00	S15°00'24"E	44.18	24.63	52°26'35"
C118	52.49	50.00	S41°17'22"W	50.11	28.95	60°08'56"
C119	14.70	50.00	S79°47'12"W	14.65	7.40	16°50'45"
C120	63.47	275.00	S33°24'09"W	63.33	31.88	13°13'27"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C121	3.74	275.00	S26°24'02"W	3.74	1.87	0°46'47"
C122	11.78	425.00	S63°11'43"E	11.78	5.89	1°35'16"
C123	646.41	765.00	N15°48'27"E	627.35	343.92	48°24'51"
C124	29.92	1025.00	N63°09'11"W	29.92	14.96	1°40'21"
C125	15.00	1025.00	N61°53'51"W	15.00	7.50	0°50'19"
C126	49.05	1025.00	N60°06'26"W	49.04	24.53	2°44'30"
C127	49.05	1025.00	N57°21'56"W	49.04	24.53	2°44'30"
C128	16.71	1025.00	N55°31'40"W	16.71	8.36	0°56'03"
C129	101.87	475.00	S33°30'52"W	101.68	51.13	12°17'17"
C130	49.01	475.00	S24°24'53"W	48.99	24.53	5°54'41"
C131	19.83	50.00	N15°22'12"W	19.70	10.05	22°43'16"
C132	41.65	50.00	N19°51'16"E	40.46	22.12	47°43'40"
C133	42.06	50.00	N67°48'50"E	40.83	22.36	48°11'29"
C134	55.33	50.00	S56°23'21"E	52.55	30.88	63°24'09"
C135	4.06	25.00	N29°20'05"W	4.05	2.03	9°17'38"
C136	15.66	25.00	N51°55'28"W	15.40	8.10	35°53'07"
C137	42.19	520.00	S67°32'33"E	42.18	21.11	4°38'57"
C138	57.51	520.00	S62°02'59"E	57.48	28.78	6°20'11"
C139	15.00	520.00	S58°03'18"E	15.00	7.50	1°39'11"
C140	28.63	905.00	N39°05'04"W	28.63	14.32	1°48'45"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C141	69.72	905.00	N42°11'51"W	69.70	34.88	4°24'50"
C142	69.73	905.00	N46°36'43"W	69.72	34.88	4°24'54"
C143	69.70	905.00	N51°01'34"W	69.69	34.87	4°24'47"
C144	40.17	905.00	N54°30'14"W	40.16	20.09	2°32'35"
C145	11.09	495.00	S55°06'21"E	11.09	5.54	1°16'59"
C146	20.43	545.00	N54°40'28"W	20.43	10.21	2°08'51"
C147	36.44	470.00	S40°23'58"E	36.43	18.23	4°26'32"
C148	82.67	470.00	S47°39'35"E	82.57	41.44	10°04'42"
C149	82.67	470.00	S57°44'17"E	82.57	41.44	10°04'42"
C150	62.67	470.00	S66°35'51"E	62.63	31.38	7°38'25"
C151	17.27	525.00	N22°24'04"E	17.26	8.63	1°53'03"
C152	49.15	525.00	N26°01'30"E	49.13	24.59	5°21'49"
C153	49.54	525.00	N31°24'37"E	49.52	24.79	5°24'24"
C154	43.65	525.00	N36°29'45"E	43.64	21.84	4°45'51"
C155	41.19	1025.00	N53°54'34"W	41.19	20.60	2°18'09"
C156	99.07	1025.00	N49°59'20"W	99.04	49.58	5°32'17"
C157	2.78	475.00	S39°50'49"W	2.78	1.39	0°20'08"
C158	50.69	475.00	S36°37'19"W	50.67	25.37	6°06'52"
C159	50.69	475.00	S30°30'27"W	50.67	25.37	6°06'52"
C160	49.67	475.00	S24°27'16"W	49.65	24.86	5°59'28"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C161	1018.27	685.00	S02°34'17"E	927.07	629.58	85°10'18"
C162	37.72	325.00	S30°29'14"W	37.70	18.88	6°38'58"
C163	38.34	325.00	S37°11'30"W	38.32	19.19	6°45'33"
C164	37.13	325.00	S43°50'38"W	37.11	18.58	6°32'42"
C165	26.69	325.00	S49°28'09"W	26.68	13.35	4°42'19"
C166	39.70	325.00	N50°14'30"W	39.68	19.88	6°59'58"
C167	34.96	325.00	N43°39'38"W	34.94	17.50	6°09'46"
C168	5.12	1200.00	N40°42'05"W	5.12	2.56	0°14'40"
C169	44.15	1200.00	N41°52'40"W	44.15	22.08	2°06'28"
C170	44.77	1200.00	N44°00'02"W	44.77	22.39	2°08'16"
C171	44.77	1200.00	N46°08'18"W	44.77	22.39	2°08'16"
C172	44.77	1200.00	N48°16'33"W	44.77	22.39	2°08'16"
C173	44.77	1200.00	N50°24'49"W	44.77	22.39	2°08'15"
C174	44.77	1200.00	N52°33'04"W	44.77	22.39	2°08'15"
C175	44.77	1200.00	N54°41'19"W	44.77	22.39	2°08'15"
C176	0.38	1200.00	N55°45'59"W	0.38	0.19	0°01'05"
C177	19.86	955.00	S55°10'47"E	19.86	9.93	1°11'30"
C178	64.60	955.00	S52°38'45"E	64.59	32.31	3°52'33"
C179	64.60	955.00	S48°46'12"E	64.59	32.31	3°52'33"
C180	64.60	955.00	S44°53'39"E	64.59	32.31	3°52'33"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C181	64.60	955.00	S41°01'06"E	64.59	32.31	3°52'33"
C182	15.04	955.00	S38°37'45"E	15.04	7.52	0°54'08"
C183	14.75	525.00	N22°15'51"E	14.75	7.38	1°36'36"
C184	38.54	525.00	N25°10'20"E	38.53	19.28	4°12'22"
C185	38.54	525.00	N29°22'42"E	38.53	19.28	4°12'22"
C186	38.54	525.00	N33°35'04"E	38.53	19.28	4°12'22"
C187	39.65	525.00	N37°51'04"E	39.64	19.83	4°19'37"
C188	2.88	475.00	S39°50'28"W	2.88	1.44	0°20'49"
C189	41.02	475.00	S37°11'37"W	41.01	20.52	4°56'52"
C190	9.47	25.00	S23°51'58"W	9.41	4.79	21°42'25"
C191	13.07	25.00	S01°57'44"E	12.92	6.69	29°56'59"
C192	49.17	50.00	S11°14'00"W	47.21	26.78	56°20'27"
C193	34.50	50.00	S59°10'10"W	33.82	17.97	39°31'54"
C194	59.68	50.00	N66°52'14"W	56.20	33.97	68°23'17"
C195	18.58	50.00	N22°01'43"W	18.48	9.40	21°17'45"
C196	15.12	1250.00	S55°25'44"E	15.12	7.56	0°41'35"
C197	39.13	1250.00	S54°11'08"E	39.13	19.57	1°47'37"
C198	39.37	1250.00	S52°23'11"E	39.37	19.69	1°48'16"
C199	39.37	1250.00	S50°34'55"E	39.37	19.69	1°48'17"
C200	39.37	1250.00	S48°46'38"E	39.37	19.69	1°48'17"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C201	39.37	1250.00	S46°58'22"E	39.37	19.69	1°48'17"
C202	39.37	1250.00	S45°10'05"E	39.37	19.69	1°48'17"
C203	80.43	1250.00	S42°25'21"E	80.41	40.23	3°41'11"
C204	41.24	975.00	S56°16'20"E	41.23	20.62	2°25'24"
C205	110.70	975.00	S60°44'12"E	110.64	55.41	6°30'19"
C206	6.81	325.00	N26°36'39"E	6.81	3.40	1°12'00"
C207	6.91	475.00	S59°09'13"E	6.91	3.45	0°50'00"
C208	43.90	475.00	S37°22'02"W	43.88	21.96	5°17'42"
C209	28.87	20.00	S81°21'48"W	26.43	17.60	82°42'20"
C210	73.36	790.00	N77°51'38"W	73.34	36.71	5°19'15"
C211	32.35	325.00	S24°18'39"W	32.34	16.19	5°42'13"
C212	57.81	520.00	S54°02'38"E	57.78	28.93	6°22'10"
C213	57.81	520.00	S47°40'27"E	57.78	28.93	6°22'10"
C214	57.28	520.00	S41°20'02"E	57.25	28.67	6°18'41"

SHEET NO. 4 OF 7

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CROSSWINDS PHASE THREE-A

RIGHT-OF-WAY LINEAR FOOTAGE

BAY BREEZE DRIVE	50' R.O.W.	1,549'	LOCAL
BILLOWING WAY	50' R.O.W.	2,849'	LOCAL
BISCAYNE BAY BEND	50' R.O.W.	1,507'	LOCAL
BLACKWELL LANE	50' R.O.W.	710'	LOCAL
CORAL GATE DRIVE	50' R.O.W.	695'	LOCAL
CROSSWINDS PARKWAY	80' R.O.W.	3,358'	ARTERIAL
FRANK WILD DRIVE	50' R.O.W.	492'	LOCAL
HURLEY DRIVE	50' R.O.W.	1,416'	LOCAL
JAMES CAIRD DRIVE	50' R.O.W.	1,612'	LOCAL
SHACKLETON DRIVE	50' R.O.W.	581'	LOCAL
TOTAL	ROW=18.335 AC.	14,769'	

Line Table

Line #	Length	Direction
L1	35.75	S86°09'23"W
L2	90.46	S81°49'28"W
L3	28.08	S63°58'51"W
L4	75.40	S52°33'21"W
L5	115.13	S24°28'30"W
L6	41.08	S20°06'39"W
L7	38.19	S30°46'41"W
L8	9.88	N46°53'32"W
L9	50.00	S27°35'55"W
L10	118.83	S43°08'05"W
L11	39.10	S46°53'32"E
L12	128.28	S25°18'26"W
L13	122.93	S71°31'16"E
L14	29.84	S18°28'44"W
L15	37.06	S46°53'32"E
L16	20.12	S46°53'32"E
L17	120.00	S43°06'28"W
L18	20.14	N46°53'32"W
L19	37.04	N46°53'32"W
L20	57.64	N31°25'56"E

Line Table

Line #	Length	Direction
L21	60.00	N33°05'52"E
L22	37.13	S49°59'22"E
L23	80.00	S49°59'22"E
L24	97.59	S40°00'38"W
L25	119.78	N65°16'39"E
L26	136.10	N62°38'47"E
L27	77.39	N68°09'34"E
L28	33.89	N60°59'19"E
L29	43.58	N56°00'00"E
L30	46.46	N50°12'04"E
L31	51.12	N43°54'57"E
L32	4.76	N40°19'01"E
L33	62.41	N16°03'09"E
L34	38.15	S83°50'14"E
L35	50.49	S65°13'03"E
L36	64.97	S48°23'25"E
L37	5.00	S40°56'30"W
L38	47.48	S49°59'07"E
L39	47.47	S49°59'07"E
L40	72.93	N55°03'38"W

Line Table

Line #	Length	Direction
L41	36.54	S38°10'42"E
L42	5.05	N40°56'30"E
L43	33.83	N40°00'53"E
L44	57.47	N55°03'38"W
L45	65.35	S55°03'38"E
L46	64.95	S55°03'38"E
L47	37.76	S26°00'39"W
L48	37.76	N26°00'39"E
L49	67.35	N63°59'21"W
L50	50.00	N63°59'21"W
L51	50.00	N63°59'21"W
L52	19.21	N63°59'21"W
L53	44.22	N34°56'22"E
L54	61.37	N38°32'42"W
L55	60.46	N42°11'51"W
L56	60.46	N46°36'41"W
L57	60.46	N51°01'31"W
L58	60.84	N55°02'51"W
L59	0.33	S54°41'37"E
L60	71.46	S49°16'55"E

Line Table

Line #	Length	Direction
L61	71.32	S54°06'11"E
L62	75.28	S56°51'05"E
L63	73.10	S56°19'42"E
L64	90.00	S72°25'24"E
L65	45.06	N78°12'13"E
L66	50.00	N69°05'42"E
L67	51.03	N29°09'17"E
L68	50.03	S19°27'47"W
L69	53.85	S00°20'11"E
L70	53.08	S62°42'52"E
L71	39.38	S63°11'11"E
L72	60.04	S26°00'40"W
L73	45.36	N34°49'56"E
L74	80.33	S43°19'35"E
L75	44.26	S43°19'35"E
L76	36.92	N42°43'52"E
L77	50.69	N42°43'52"E
L78	18.48	N42°43'52"E
L79	39.15	N36°59'35"E
L80	23.12	N36°59'35"E

Line Table

Line #	Length	Direction
L81	40.00	N21°30'25"E
L82	40.03	N23°49'15"E
L83	37.68	N27°16'23"E
L84	37.48	N30°36'42"E
L85	37.61	N33°56'51"E
L86	50.68	N37°52'12"E
L87	28.60	S40°00'53"W
L88	38.73	N30°00'03"E
L89	50.64	N30°00'03"E
L90	50.77	N30°00'03"E
L91	1.66	N30°00'03"E
L92	48.43	N37°06'39"E
L93	60.00	N40°00'53"E
L94	51.00	N32°30'58"E
L95	42.21	N38°56'33"E
L96	58.85	S42°26'13"E
L97	58.84	S37°18'03"E
L98	58.84	S32°09'55"E
L99	58.48	S27°02'43"E
L100	131.44	N55°05'49"W

Line Table

Line #	Length	Direction
L101	8.33	S63°59'21"E
L102	34.27	S55°05'49"E
L103	84.56	N45°46'29"E
L104	40.42	N21°27'32"E
L105	28.08	N27°07'01"W
L106	40.27	N54°41'37"W
L107	40.27	N52°32'21"W
L108	40.27	N50°23'38"W
L109	40.27	N48°14'54"W
L110	40.27	N46°06'11"W
L111	40.27	S43°57'27"E
L112	40.25	N41°48'43"W
L113	51.96	N43°23'03"W
L114	52.75	S38°15'24"E
L115	77.58	S40°00'53"W

DEVELOPMENT AGREEMENT LOT SCHEDULE [PER 1.01(a) & (e)]

40' LOTS

BLK.	LOT	S.F.
X	17	7,015
X	18	4,800
X	19	4,920
X	20	4,920
X	21	4,920
X	22	4,920
X	23	4,920
X	24	4,920
X	25	4,920
X	26	4,920
X	27	4,920
X	28	4,920
X	29	4,920
X	30	4,920
X	31	4,924
X	32	5,289
X	33	6,159
Y	11	6,357
Y	12	5,071
Y	13	5,071
Y	14	5,071
Y	15	5,072
Y	16	5,072
Y	17	5,073
Y	18	5,073
Y	19	5,074
Y	20	5,074
Y	21	5,074
Y	22	6,460
Z	16	6,357
Z	17	6,400
Z	18	6,404
Z	19	6,403
CC	1	6,309
CC	2	5,159
CC	3	5,076
CC	4	5,076
CC	5	5,076
CC	6	5,076
CC	7	5,076
CC	8	5,076
CC	9	5,076
CC	10	5,076
CC	11	5,076
CC	12	6,359
EE	12	6,209
EE	13	5,734
EE	14	5,041
EE	15	4,983
EE	16	5,089
EE	17	5,046
EE	18	5,046
EE	19	5,342
EE	20	4,505
EE	21	4,553
EE	22	11,555
EE	23	4,826
EE	24	5,289
EE	25	5,104
EE	26	4,980
EE	27	4,914
EE	28	4,665
EE	29	4,794
EE	30	4,800
EE	31	4,800
EE	32	4,800
EE	33	4,800
EE	34	6,466

40' LOTS

BLK.	LOT	S.F.
FF	1	8,159
FF	2	4,920
FF	3	4,920
FF	4	4,920
FF	5	4,920
FF	6	4,921
FF	7	5,107
FF	8	5,108
FF	9	5,108
FF	10	5,109
FF	11	5,110
FF	12	5,112
FF	13	5,074
FF	14	5,506
FF	15	7,432
II	1	6,169
II	2	5,114
II	3	5,114
II	4	5,114
II	5	5,114
II	6	5,114
II	7	5,114
II	8	5,114
II	9	5,114
II	10	5,114
II	11	5,118
II	12	6,022
II	13	6,404
II	14	4,920
II	15	4,920
II	16	4,920
II	17	4,920
II	18	4,920
II	19	4,920
II	20	4,920
II	21	4,920
II	22	4,920
II	23	4,920
II	24	6,280
JJ	1	6,461
JJ	2	5,064
JJ	3	5,064
JJ	4	5,064
JJ	5	5,064
JJ	6	5,064
JJ	7	5,064
JJ	8	5,064
JJ	9	5,064
JJ	10	5,081
JJ	11	6,991
MM	1	6,005
MM	2	5,432
MM	3	5,463
MM	4	5,417
MM	5	4,834
MM	6	4,801
MM	7	4,800
MM	8	4,800
MM	9	4,800
MM	10	4,800
MM	11	4,800
MM	12	5,327
MM	13	5,668
MM	14	5,976
MM	15	6,640
MM	16	6,455
MM	17	6,373

50' LOTS

BLK.	LOT	S.F.
J	44	6,049
J	45	6,036
J	46	6,037
J	47	6,038
J	48	6,040
J	49	6,042
J	50	6,042
J	51	7,166
Y	3	6,216
Y	4	6,001
Y	5	6,001
Y	6	6,002
Y	7	6,002
Y	8	6,003
Y	9	6,004
Y	10	7,412
BB	9	9,437
BB	10	6,810
BB	11	6,762
BB	12	6,449
BB	13	8,474
BB	14	6,203
BB	15	6,023
BB	16	6,000
BB	17	6,000
BB	18	6,550
CC	13	7,399
CC	14	6,095
CC	15	6,086
CC	16	6,086
CC	17	6,086
CC	18	6,086
CC	19	6,086
CC	20	6,086
CC	21	6,086
CC	22	7,410
EE	1	8,485
EE	2	6,195
EE	3	6,361
EE	4	6,527
EE	5	6,481
EE	6	14,992
EE	7	10,938
EE	8	5,592
EE	9	6,300
EE	10	6,063
EE	11	7,525
GG	21	6,760
GG	22	6,502
GG	23	6,003
GG	24	6,003
GG	25	6,003
GG	26	6,003
GG	27	6,003
GG	28	6,003
GG	29	6,003
GG	30	6,003
GG	31	6,003
GG	32	6,003
GG	33	6,003
GG	34	7,368
GG	35	7,160
GG	36	6,079
GG	37	6,287
GG	38	6,286
GG	39	6,206
GG	40	6,000
GG	41	6,000

50' LOTS

BLK.	LOT	S.F.
HH	1	7,168
HH	2	6,047
HH	3	6,048
HH	4	6,049
HH	5	6,050
HH	6	6,051
HH	7	6,053
HH	8	6,054
HH	9	6,055
HH	10	6,048
HH	11	5,171
HH	12	6,064
HH	13	6,616
HH	14	6,412
HH	15	6,059
HH	16	6,000
HH	17	6,000
HH	18	6,000
HH	19	7,164
HH	20	7,196
JJ	12	8,627
JJ	13	7,595
JJ	14	6,811
JJ	15	6,480
JJ	16	6,480
JJ	17	6,480
JJ	18	6,480
JJ	19	8,140
MM	18	8,914
MM	19	8,346
MM	20	8,853
MM	21	9,065
MM	22	10,523
MM	23	8,192
MM	24	7,809
MM	25	6,861
MM	26	6,212
MM	27	6,120
MM	28	6,120
MM	29	6,120
MM	30	6,120
MM	31	6,120
MM	32	6,120
MM	33	6,275
MM	34	6,559
MM	35	6,717
MM	36	7,700

60' LOTS

BLK.	LOT	S.F.
FF	16	8,911
FF	17	8,304
FF	18	8,272
FF	19	8,272
FF	20	8,272
FF	21	7,934
FF	22	7,787
FF	23	7,787
FF	24	7,787
FF	25	10,878
GG	1	7,598
GG	2	7,320
GG	3	7,320
GG	4	7,320
GG	5	7,320
GG	6	7,636
GG	7	7,834
GG	8	7,836
GG	9	7,835
GG	10	7,601
GG	11	7,200
GG	12	7,200
GG	13	7,200
GG	14	7,919
GG	15	7,896
GG	16	7,823
GG	17	8,025
GG	18	8,592
GG	19	8,213
GG	20	11,613

LOT SUMMARY

WIDTH	PHASE 3A	% OF PHASE 3A	% OF TOTAL[1]
40'	135	48%	9%
50'	110	39%	7.3%
60'	35	13%	2.4%
TOTAL	280	100%	18.7%

[1] 1500 LOTS – MAXIMUM ALLOWED

SHEET NO. 5 OF 7

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J:\AC3D\5239\Survey\PLAT – CROSSWINDS PHASE 3A

CROSSWINDS PHASE THREE-A

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KYLE.
2. THIS PROJECT IS LOCATED IN THE BRUSHY CREEK – PLUM CREEK SUB WATERSHED.
3. NO PORTION OF THIS PRELIMINARY PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE CITY OF KYLE.
6. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF KYLE.
7. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
8. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
9. ORGANIZED GAS SERVICE MAY BE PROVIDED.
10. MINIMUM FRONT SETBACK SHALL BE TWENTY (20') FEET.
11. MINIMUM REAR SETBACK SHALL BE FIFTEEN (15') FEET.
12. MINIMUM SIDE AND INTERIOR SIDE SETBACKS SHALL BE FIVE (5') FEET.
13. MINIMUM SIDE SETBACK ADJACENT TO A PUBLIC STREET SHALL BE TEN (10') FEET.
14. A 15' MUNICIPAL UTILITY EASEMENT (M.U.E.) SHALL BE LOCATED ALONG THE FRONT OF EACH LOT ADJACENT TO THE R.O.W., A 10' M.U.E. ALONG SIDE YARDS ADJACENT TO THE ROW AND A 10' M.U.E. ALONG REAR PROPERTY LINES.
15. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF KYLE AND HAYS COUNTY DEVELOPMENT REGULATIONS AND DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
16. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
18. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF KYLE CODE OF ORDINANCES. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE KYLE WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF KYLE.
19. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF KYLE FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
21. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF KYLE.
22. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
23. ALL ROADWAYS WILL BE PUBLICLY DEDICATED AND MAINTAINED.
24. DRAINAGE EASEMENTS SHALL REMAIN OPEN AND FREE OF OBSTRUCTIONS.
25. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
26. PUBLIC SIDEWALKS BUILT TO THE CITY OF KYLE STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, INCLUDING CROSSWINDS PARKWAY, WHICH SHALL HAVE A 10 CONCRETE SIDEWALK ON ONE SIDE AND A 5' DECOMPOSED GRANITE ON THE OPPOSITE SIDE. ALL THE OTHER STREETS SHALL HAVE 4' CONCRETE SIDEWALKS EACH SIDE.
27. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF GOFORTH ROAD. THIS INCLUDES EXISTING STREETS ADJACENT TO THE PROPOSED SUBDIVISION, WHERE SIDEWALKS DO NOT ALREADY EXIST OR ARE IN NEED OF REPLACEMENT. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED (ORD. #439, ARTICLE V, SEC. 10). SIDEWALKS TO BE MAINTAINED BY THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
28. THE CITY OF KYLE HAS THE RIGHT TO PRUNE AND REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
29. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC COMPANY THAT SHALL SERVICE THIS SUBDIVISION WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF KYLE CODE OF ORDINANCES.
30. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
31. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
32. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE AND HAYS COUNTY.
33. PARKLAND REQUIREMENTS ARE SATISFIED THROUGH THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
35. THIS FINAL PLAT IS LOCATED WITHIN ESD #5.
36. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
37. LOT 148. BLOCK "V", LOT 20 BLOCK "Z", LOT 52 BLOCK "HH", LOT 1, BLOCK "DD", AND LOT 59 BLOCK "GG", ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS OR HERS ASSIGNS.
38. 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 KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
39. THE LANDOWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION AND SYSTEM UPGRADES.
40. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE UNDERGROUND.
41. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
42. PER CHAPTER 731 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, STORM WATER DRAINAGE FACILITIES MAY BE REQUIRED SUCH THAT THERE IS NO ADVERSE IMPACT TO THE LOCAL FLOODPLAIN, DRAINAGE WAYS, OR ROADWAYS. PER SECTION 3.02 POST DEVELOPED FLOW SHALL EQUAL PRE-DEVELOPED FOR THE 2,5,10,25, AND 100 YEAR STORM.
43. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TxDOT OR FHWA APPROVED DESIGN.
44. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVALIABLE FOR REVIEW UPON REQUEST.

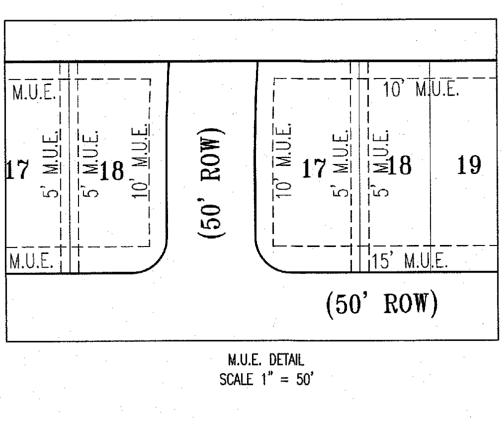
AREA TABLE	
AREA WITHIN SUBDIVISION	78.028 ACRES (3,050,407 sq. ft.)
AREA OF SINGLE FAMILY LOTS	40.291 ACRES (1,755,076 sq. ft.)
AREA WITHIN STREETS	18.335 ACRES

BLK.	LOT	S.F.	ACRES
J	44	6,049	0.139
J	45	6,036	0.139
J	46	6,037	0.139
J	47	6,038	0.139
J	48	6,040	0.139
J	49	6,042	0.139
J	50	6,042	0.139
J	51	7,166	0.165
V	148	62,189	1.428
X	17	7,015	0.161
X	18	4,800	0.110
X	19	4,920	0.113
X	20	4,920	0.113
X	21	4,920	0.113
X	22	4,920	0.113
X	23	4,920	0.113
X	24	4,920	0.113
X	25	4,920	0.113
X	26	4,920	0.113
X	27	4,920	0.113
X	28	4,920	0.113
X	29	4,920	0.113
X	30	4,920	0.113
X	31	4,924	0.113
X	32	5,289	0.121
X	33	6,159	0.141
Y	3	6,216	0.143
Y	4	6,001	0.138
Y	5	6,001	0.138
Y	6	6,002	0.138
Y	7	6,002	0.138
Y	8	6,003	0.138
Y	9	6,004	0.138
Y	10	7,412	0.170
Y	11	6,357	0.146
Y	12	5,071	0.116
Y	13	5,071	0.116
Y	14	5,071	0.116
Y	15	5,072	0.116
Y	16	5,072	0.116
Y	17	5,073	0.116
Y	18	5,073	0.116
Y	19	5,074	0.116
Y	20	5,074	0.116
Y	21	5,074	0.116
Y	22	6,460	0.148
Z	16	6,357	0.146
Z	17	6,400	0.147
Z	18	6,404	0.147
Z	19	6,403	0.147
Z	20	24,517	0.563
BB	9	9,437	0.217
BB	10	6,810	0.156
BB	11	6,762	0.155
BB	12	6,449	0.148
BB	13	8,474	0.195
BB	14	6,203	0.142
BB	15	6,023	0.138
BB	16	6,000	0.138
BB	17	6,000	0.138
BB	18	6,550	0.150
CC	1	6,309	0.145
CC	2	5,159	0.118
CC	3	5,076	0.117
CC	4	5,076	0.117
CC	5	5,076	0.117
CC	6	5,076	0.117
CC	7	5,076	0.117
CC	8	5,076	0.117
CC	9	5,076	0.117
CC	10	5,076	0.117
CC	11	5,076	0.117
CC	12	6,359	0.146

BLK.	LOT	S.F.	ACRES
CC	13	7,399	0.170
CC	14	6,095	0.140
CC	15	6,086	0.140
CC	16	6,086	0.140
CC	17	6,086	0.140
CC	18	6,086	0.140
CC	19	6,086	0.140
CC	20	6,086	0.140
CC	21	6,086	0.140
CC	22	7,410	0.170
EE	1	8,485	0.195
EE	2	6,195	0.142
EE	3	6,361	0.146
EE	4	6,527	0.150
EE	5	6,481	0.149
EE	6	14,992	0.344
EE	7	10,938	0.251
EE	8	5,592	0.128
EE	9	6,300	0.145
EE	10	6,063	0.139
EE	11	7,525	0.173
EE	12	6,209	0.143
EE	13	5,734	0.132
EE	14	5,041	0.116
EE	15	4,983	0.114
EE	16	5,089	0.117
EE	17	5,046	0.116
EE	18	5,046	0.116
EE	19	5,342	0.123
EE	20	4,505	0.103
EE	21	4,553	0.105
EE	22	11,555	0.265
EE	23	4,826	0.111
EE	24	5,289	0.121
EE	25	5,104	0.117
EE	26	4,980	0.114
EE	27	4,914	0.113
EE	28	4,665	0.114
EE	29	4,794	0.110
EE	30	4,800	0.110
EE	31	4,800	0.110
EE	32	4,800	0.110
EE	33	4,800	0.110
EE	34	6,466	0.148
FF	1	8,159	0.187
FF	2	4,920	0.113
FF	3	4,920	0.113
FF	4	4,920	0.113
FF	5	4,920	0.113
FF	6	4,921	0.113
FF	7	5,107	0.117
FF	8	5,108	0.117
FF	9	5,108	0.117
FF	10	5,109	0.117
FF	11	5,110	0.117
FF	12	5,112	0.117
FF	13	5,074	0.116
FF	14	5,506	0.126
FF	15	7,432	0.171
FF	16	8,911	0.205
FF	17	8,304	0.191
FF	18	8,272	0.190
FF	19	8,272	0.190
FF	20	8,272	0.190
FF	21	7,934	0.182
FF	22	7,787	0.179
FF	23	7,787	0.179
FF	24	7,787	0.179
FF	25	10,878	0.250
GG	1	7,598	0.174
GG	2	7,320	0.168
GG	3	7,320	0.168
GG	4	7,320	0.168
GG	5	7,320	0.168

BLK.	LOT	S.F.	ACRES
GG	6	7,636	0.175
GG	7	7,834	0.180
GG	8	7,836	0.180
GG	9	7,835	0.180
GG	10	7,601	0.175
GG	11	7,200	0.165
GG	12	7,200	0.165
GG	13	7,200	0.165
GG	14	7,919	0.182
GG	15	7,896	0.181
GG	16	7,823	0.180
GG	17	8,317	0.191
GG	18	8,648	0.199
GG	19	8,919	0.205
GG	20	10,817	0.248
GG	21	6,760	0.155
GG	22	6,502	0.149
GG	23	6,003	0.138
GG	24	6,003	0.138
GG	25	6,003	0.138
GG	26	6,003	0.138
GG	27	6,003	0.138
GG	28	6,003	0.138
GG	29	6,003	0.138
GG	30	6,003	0.138
GG	31	6,003	0.138
GG	32	6,003	0.138
GG	33	6,003	0.138
GG	34	7,374	0.169
GG	35	7,160	0.164
GG	36	6,076	0.139
GG	37	6,282	0.144
GG	38	6,286	0.144
GG	39	6,206	0.142
GG	40	6,000	0.138
GG	41	6,000	0.138
GG	59	290,696	6.673
HH	1	7,168	0.165
HH	2	6,047	0.139
HH	3	6,048	0.139
HH	4	6,049	0.139
HH	5	6,050	0.139
HH	6	6,051	0.139
HH	7	6,053	0.139
HH	8	6,054	0.139
HH	9	6,055	0.139
HH	10	6,048	0.139
HH	11	5,171	0.119
HH	12	6,064	0.139
HH	13	6,616	0.152
HH	14	6,412	0.147
HH	15	6,059	0.139
HH	16	6,000	0.138
HH	17	6,000	0.138
HH	18	6,000	0.138
HH	19	7,164	0.164
HH	20	7,196	0.165
HH	52	88,734	2.037
II	1	6,169	0.142
II	2	5,114	0.117
II	3	5,114	0.117
II	4	5,114	0.117
II	5	5,114	0.117
II	6	5,114	0.117
II	7	5,114	0.117
II	8	5,114	0.117
II	9	5,114	0.117
II	10	5,114	0.117
II	11	5,118	0.117
II	12	6,022	0.138
II	13	6,404	0.147
II	14	4,920	0.113
II	15	4,920	0.113
II	16	4,920	0.113

BLK.	LOT	S.F.	ACRES
II	17	4,920	0.113
II	18	4,920	0.113
II	19	4,920	0.113
II	20	4,920	0.113
II	21	4,920	0.113
II	22	4,920	0.113
II	23	4,920	0.113
II	24	6,280	0.144
JJ	1	6,461	0.148
JJ	2	5,064	0.116
JJ	3	5,064	0.116
JJ	4	5,064	0.116
JJ	5	5,064	0.116
JJ	6	5,064	0.116
JJ	7	5,064	0.116
JJ	8	5,064	0.116
JJ	9	5,064	0.116
JJ	10	5,081	0.117
JJ	11	6,991	0.160
JJ	12	8,627	0.198
JJ	13	7,595	0.174
JJ	14	6,811	0.156
JJ	15	6,480	0.149
JJ	16	6,480	0.149
JJ	17	6,480	0.149
JJ	18	6,480	0.149
JJ	19	8,140	0.187
MM	1	6,005	0.138
MM	2	5,432	0.125
MM	3	5,463	0.125
MM	4	5,417	0.124
MM	5	4,834	0.111
MM	6	4,801	0.110
MM	7	4,800	0.110
MM	8	4,800	0.110
MM	9	4,800	0.110
MM	10	4,800	0.110
MM	11	4,800	0.110
MM	12	5,327	0.122
MM	13	5,668	0.130
MM	14	5,976	0.137
MM	15	6,640	0.152
MM	16	6,455	0.148
MM	17	6,373	0.146
MM	18	8,914	0.205
MM	19	8,346	0.192
MM	20	8,853	0.203
MM	21	9,065	0.208
MM	22	10,523	0.242
MM	23	8,192	0.188
MM	24	7,809	0.179
MM	25	6,861	0.158
MM	26	6,212	0.143
MM	27	6,120	0.140
MM	28	6,120	0.140
MM	29	6,120	0.140
MM	30	6,120	0.140
MM	31	6,120	0.140
MM	32	6,120	0.140
MM	33	6,275	0.144
MM	34	6,559	0.151
MM	35	6,717	0.154
MM	36	7,700	0.177



M.U.E. DETAIL
SCALE 1" = 50'

SHEET NO. 6 OF 7

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J: \AC3D\5239\Survey\PLAT – CROSSWINDS PHASE 3A

CROSSWINDS PHASE THREE-A

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS:
THAT CROSSWINDS DEVELOPMENT, INC., ACTING BY AND THROUGH ITS Attorney in fact Greg Rich, OWNER OF 70.028 ACRES OF LAND, ALSO KNOWN AS TRACT 3, OUT OF THE SAMUEL LITTLE SURVEY, NO. 8, A-286, IN HAYS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 21069744, AND CORRECTED IN INSTRUMENT NUMBER 22008979, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 70.028 ACRE PORTION OF SAID TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

"CROSSWINDS PHASE THREE-A"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

WITNESS MY HAND THIS THE 30th DAY OF March A.D. 2022

NAME: Gregory L. Rich
TITLE: Attorney-in-Fact
CF CSLK XWINDS LLC.
12222 MERIT DRIVE, SUITE 1020
DALLAS, TX 75251

STATE OF TEXAS }
COUNTY OF HAYS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED Gregory L. Rich, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF March A.D. 2022

NOTARY PUBLIC, STATE OF TEXAS

KATHLEEN FRAZEE
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 08/16/23
NOTARY ID 13213371-5

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATED TO USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, MUNICIPAL UTILITY EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICE REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF DEDICATIONS OF EXACTIONS MADE HEREIN.

CF CSLK ALLGT LLC,
a Delaware limited liability company

By:
Name: Gregory L. Rich
Title: Attorney-in-Fact

STATE OF TEXAS }
COUNTY OF HAYS}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gregory L. Rich 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 STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF March A.D. 2022

NOTARY PUBLIC, STATE OF TEXAS

KATHLEEN FRAZEE
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 08/16/23
NOTARY ID 13213371-5

MY COMISSION EXPIRES: 8-16-2023

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C 0290F AND 48209C 0293F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS.

BRETT R. PASQUARELLA, P.E. No. 84769 — 3-24-2022 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
(512) 280-5160

STATE OF TEXAS
BRETT R. PASQUARELLA
84769
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED BY:
AARON V. THOMASON, R.P.L.S #6214 — 24 Mar 2022 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

REVIEWED BY:

CITY ENGINEER, CITY OF KYLE — 4/8/22 DATE

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS, CITY OF KYLE — 4-14-22 DATE

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS 22nd DAY OF February A.D. 2022

CHAIRPERSON

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

4-19-22
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

4-19-2022
ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS
I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

4-19-22
MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS }
COUNTY OF HAYS }

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF April, 2022 A.D., AND DULY RECORDED ON THE 27 DAY OF April, 2022 A.D., AT 10:42 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER 22020808.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF April, 2022, A.D.

Elaine H. Cardenas by Madison Hsh, Deputy
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

SHEET NO. 7 OF 7

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
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