

PLUM CREEK PHASE I, SECTION 6B-2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 610 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 2.319 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 14.575 ACRE TRACT OF LAND DESIGNATED AS TRACT NINE, AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 2.319 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE 1, SECTION 6B-2** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCOP GP, LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PCOP GP, LLC, GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER
A TEXAS CORPORATION

BY: MYRA J. GOEPP, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPP, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

BY: _____ NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 20____, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20____, A.D.

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

BY: _____
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE 1, SECTION 6B-2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE 1, SECTION 6B-2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

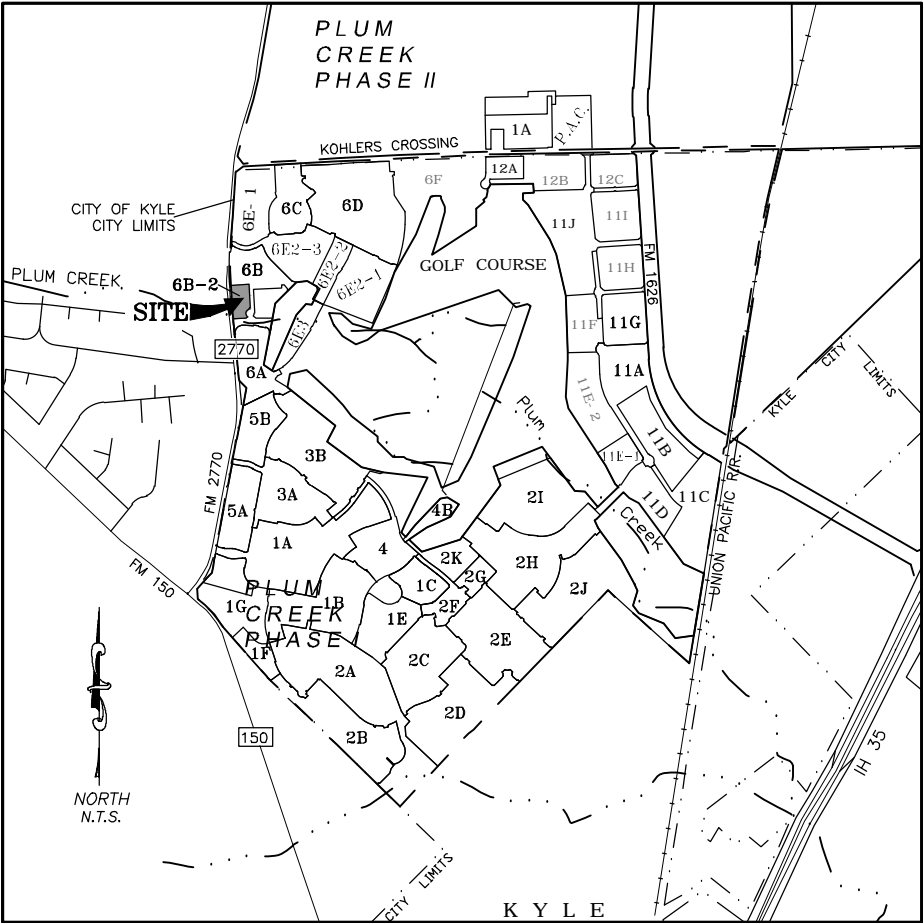
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

BY: _____
ALAN D. RHAMES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72089 - STATE OF TEXAS
TBPE FIRM NO. F-43
AXIOM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

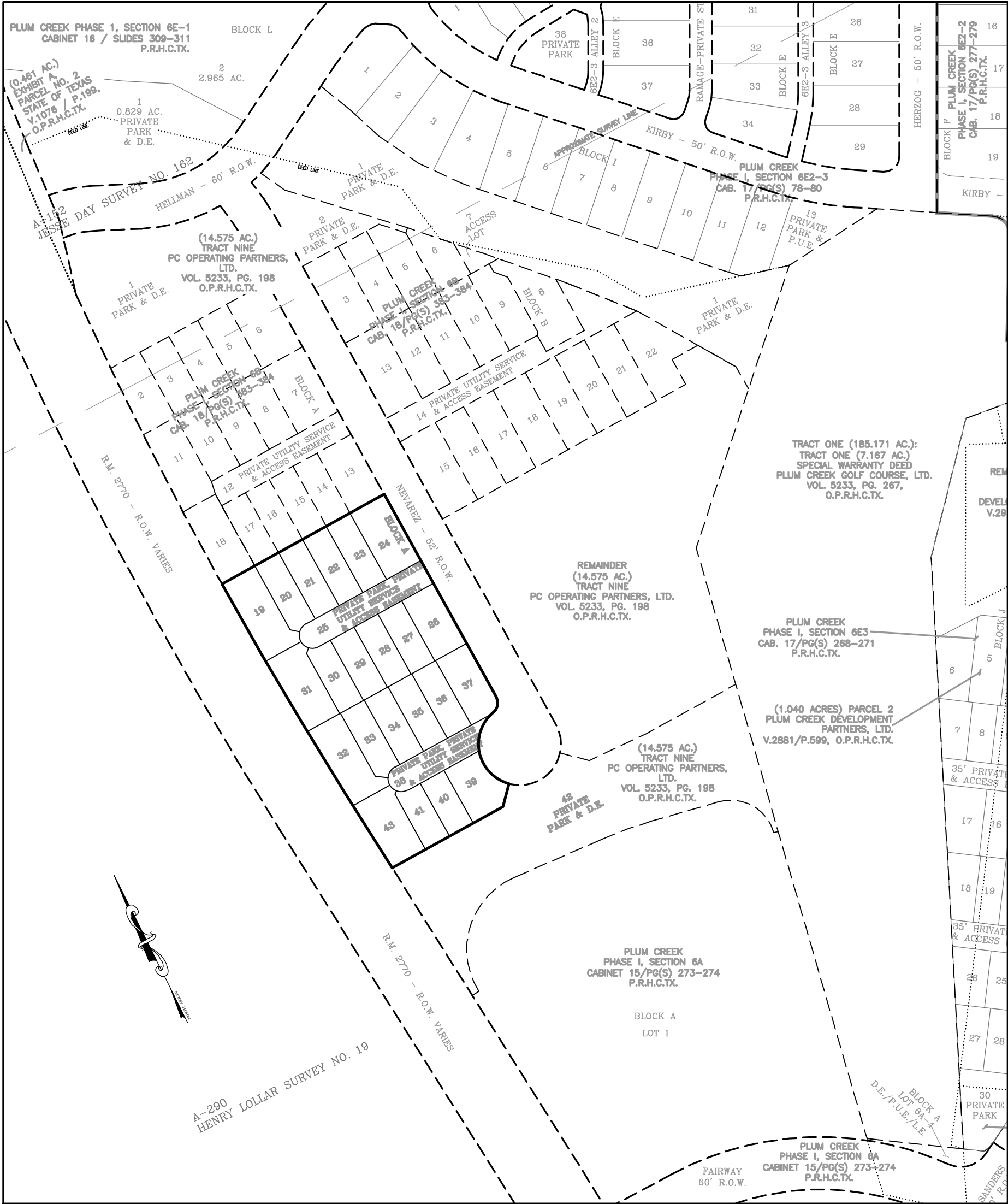
STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:
A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6B-2) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COMMUNITY-PANEL NUMBER 48209C 0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED CLOMR CASE NO. 07-06-0898R, DATED MARCH 25, 2008.

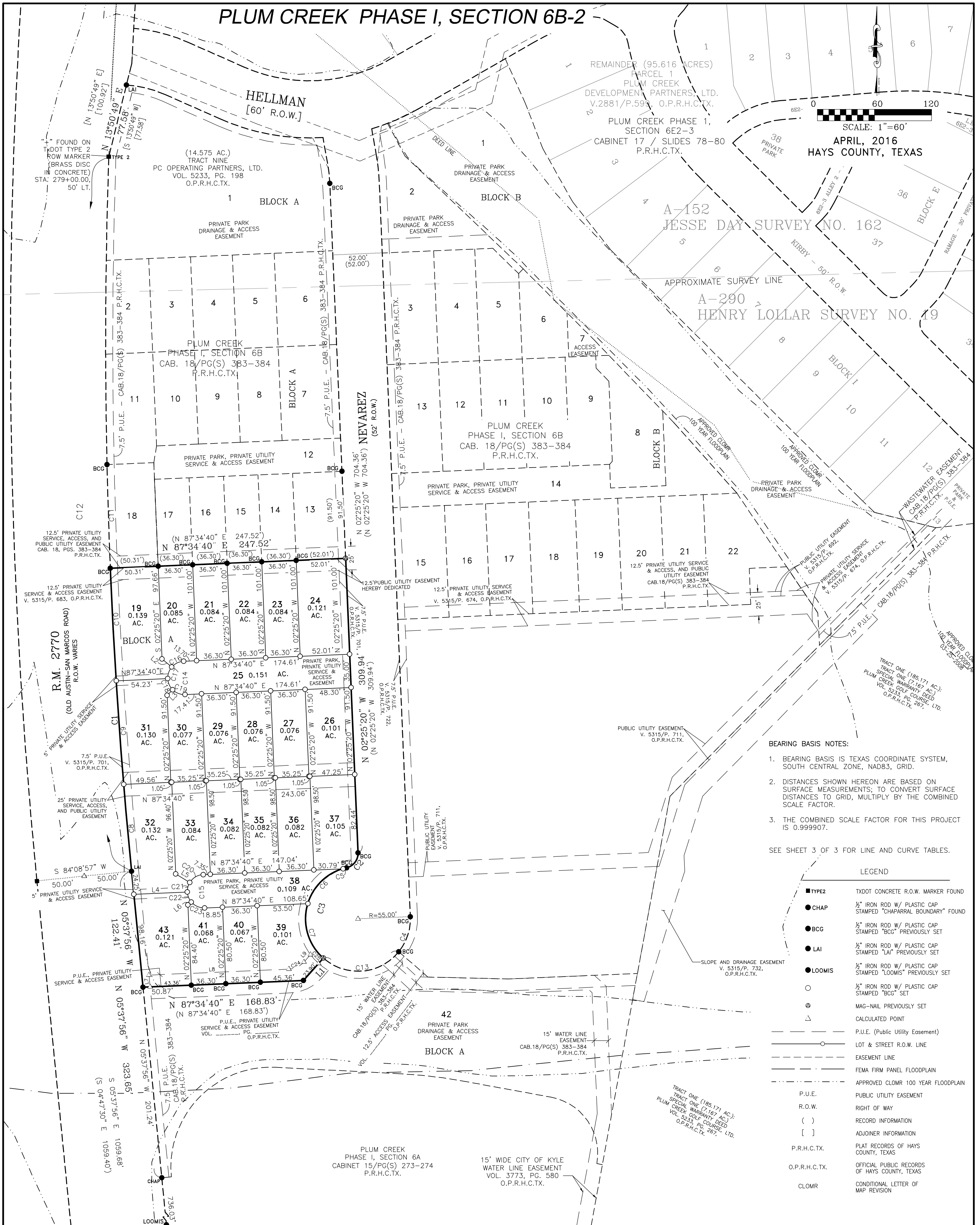
FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6__SEC-6B\PLATS\6B\PLUM-6B-2 FINAL PLAT.DWG		
DATE: 11-19-15	DRAWN BY: G.T., E.N.	CREW: CAF, MK
SCALE: N.T.S.	CHECKED BY: J.D.B.	FB #:
JOB #: 5549	DRAWING #: PLUM-6B-2-PLAT	PLAN #: 1156
PCDP, LTD. REVIEW & APPROVAL DATE_____ INITIAL_____		
BIGELOW HOMES REVIEW & APPROVAL DATE_____ INITIAL_____		

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 3
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6B-2
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6B-2



BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

LEGEND

■ TYPE2	TXDOT CONCRETE R.O.W. MARKER FOUND
● CHAP	1/2" IRON ROD W/ PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND
● BCG	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
● LAI	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
● LOOMIS	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
⊗	MAG-NAIL PREVIOUSLY SET
△	CALCULATED POINT
---	P.U.E. (Public Utility Easement)
---	LOT & STREET R.O.W. LINE
---	EASEMENT LINE
---	FEMA FIRM PANEL FLOODPLAIN
---	APPROVED CLOMR 100 YEAR FLOODPLAIN
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
[]	ADJOINER INFORMATION
P.R.H.C.TX.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
CLOMR	CONDITIONAL LETTER OF MAP REVISION

FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6B\SEC-6B\PLATS\6B\PLUM-6B-2 FINAL PLAT.DWG
DATE: 11-19-15 DRAWN BY: G.T., E.N. CREW: CAF, MK
SCALE: 1"=60' CHECKED BY: J.D.B. FB #:
JOB #: 5549 DRAWING #: PLUM-6B-2-PLAT PLAN #: 1156

PCDP, LTD. REVIEW & APPROVAL DATE INITIAL

BIGELOW HOMES REVIEW & APPROVAL DATE INITIAL

PLOT DATE: Apr 12,2016-8:37am

Bowman
CONSULTING

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Phone: (512) 327-1180 Fax: (512) 327-4062
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SHEET 2 OF 3
FINAL PLAT
PLUM CREEK
PHASE I - SECTION 6B-2
HAYS COUNTY, TEXAS

PLAN NO. 1156

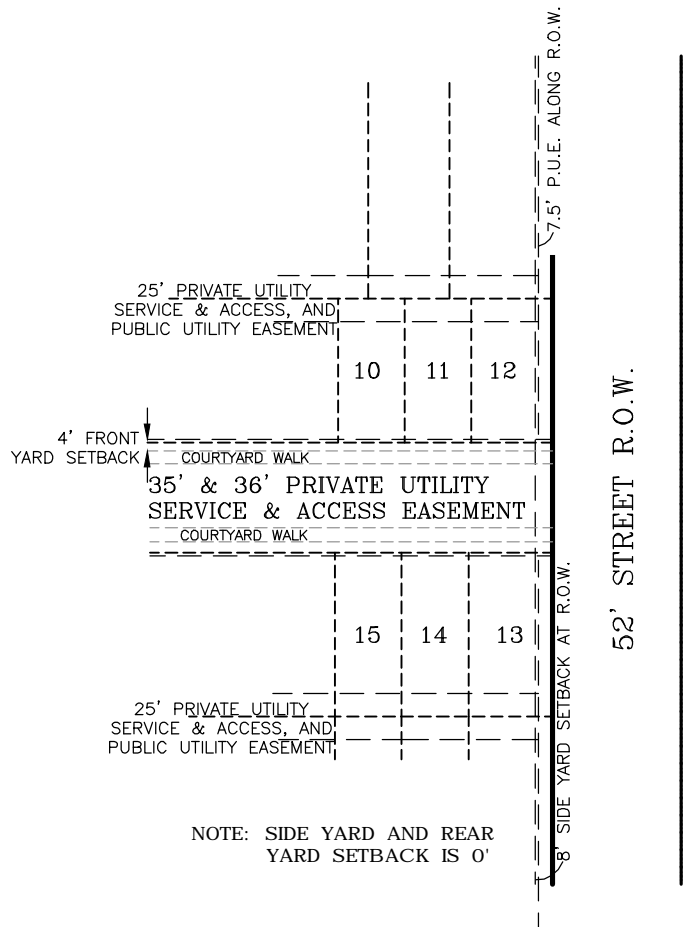
PLUM CREEK PHASE I, SECTION 6B-2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°33'15" W	31.40'
(L1)	(N 41°33'15" E)	(31.40')
L2	N 50°24'41" W	13.25'
L3	S 45°34'01" W	8.25'
L4	N 87°34'40" E	56.31'
L5	S 58°19'11" E	17.46'
L6	S 49°38'12" W	4.62'
L7	N 05°37'56" W	12.52'
L8	N 87°34'40" E	147.15'
L9	N 41°33'15" E	10.29'

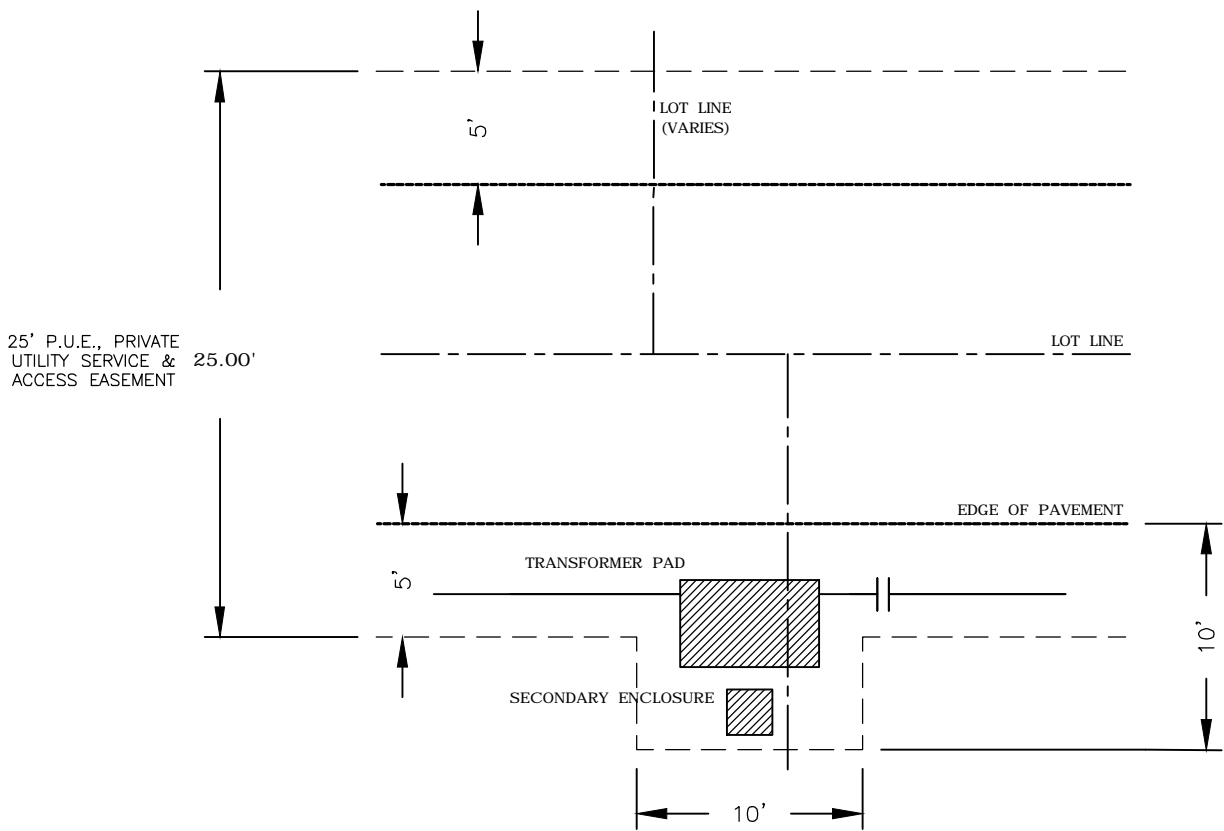
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	5679.58'	319.45'	N 04°00'35" W	319.41'
(C1)	(5679.58')	(319.45')	(S 04°00'35" E)	(319.41')
C2	15.50'	21.58'	S 37°28'16" W	19.88'
C3	55.00'	120.77'	S 14°27'34" W	97.93'
(C3)	(55.00')	(120.77')	(N 14°27'34" E)	(97.93')
C4	55.00'	39.58'	N 18°13'17" E	38.73'
(C4)	(55.00')	(39.58')	(S 18°13'17" W)	(38.73')
C5	55.00'	3.79'	S 75°23'18" W	3.79'
C6	55.00'	54.11'	S 45°13'38" W	51.95'
C7	55.00'	62.86'	S 15°42'06" E	59.50'
C8	5679.58'	91.89'	N 05°09'27" W	91.89'
C9	5679.58'	109.05'	N 04°08'38" W	109.05'
C10	5679.58'	118.51'	N 02°59'46" W	118.51'
C11	5679.58'	109.01'	N 01°50'55" W	109.01'
(C11)	(5679.58')	(109.01')	(N 01°50'55" W)	(109.01')
C12	5679.58'	752.18'	N 01°49'37" W	751.63'
(C12)	(5679.58')	(752.18')	(S 01°49'37" E)	(751.63')
C13	55.00'	89.00'	S 85°11'44" W	79.60'
(C13)	(55.00')	(89.00')	(S 85°11'44" W)	(79.60')
C14	17.50'	54.98'	S 02°25'20" E	35.00'
C15	17.50'	54.98'	S 02°25'20" E	35.00'
C16	17.50'	14.30'	S 64°10'06" W	13.91'
C17	17.50'	13.19'	S 19°10'06" W	12.88'
C18	17.50'	13.19'	S 24°00'47" E	12.88'
C19	17.50'	14.30'	S 69°00'47" E	13.91'
C20	17.50'	17.07'	S 59°37'44" W	16.40'
C21	17.50'	10.42'	S 14°37'44" W	10.26'
C22	17.50'	11.59'	S 21°23'34" E	11.38'
C23	17.50'	15.90'	S 66°23'34" E	15.36'
C24	22.50'	18.07'	N 64°33'57" E	17.59'
C25	62.50'	12.58'	S 42°40'39" E	12.56'

NOTES:

1. TOTAL ACREAGE: 2.319 ACRES.
2. TOTAL NUMBER OF LOTS: 24
RESIDENTIAL: 22
EASEMENT & PARK: 2
3. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 690.
4. ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
5. ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL NUISANCE TREE/BRUSH RE-GROWTH.
6. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
7. A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC STREETS IS HEREBY DEDICATED.
8. ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
9. THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
10. PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
11. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWELVE (12) INCHES ABOVE THE ADJACENT GRADE.
12. HOME BUILDER IS RESPONSIBLE FOR INSTALLING SIDEWALK IN COURTYARD AND ALONG FRONTAGE OF ALL PRIVATE OR PUBLIC STREETS. DEVELOPER IS RESPONSIBLE FOR SIDEWALK ALONG PARK STREET FRONTAGE (LOTS 25 AND 38, BLOCK A).



TYPICAL BUILDING SETBACK
EASEMENT DETAIL
NOT TO SCALE



TYPICAL PUE TRANSFORMER
PAD DETAIL (25' PUE, PRIVATE
UTILITY SERVICE & ACCESS EASEMENT)
NOT TO SCALE

FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6__SEC-6B\PLATS\6B\PLUM-6B-2_FINAL_PLAT.DWG

DATE: 11-19-15	DRAWN BY: G.T., E.N.	CREW: CAF, MK
SCALE: N.T.S.	CHECKED BY: J.D.B.	FB #:
JOB #: 5549	DRAWING #: PLUM-6B-2-PLAT	PLAN #: 1156

PCDP, LTD. REVIEW & APPROVAL DATE _____ INITIAL _____

BIGELOW HOMES REVIEW & APPROVAL DATE _____ INITIAL _____

Bowman
CONSULTING

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SHEET 3 OF 3

FINAL PLAT
PLUM CREEK
PHASE I – SECTION 6B-2
HAYS COUNTY, TEXAS