

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS ACCEPTING THE CREEKSIDE VILLAGE SECTION 1 & 2 IMPROVEMENTS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the developer of this subdivision has completed construction of the improvements in general accordance with plans approved by the City of Kyle; and

WHEREAS, the subdivision improvements are defined as street, water, wastewater, and drainage systems installed within public rights-of-way and any dedicated drainage or public utility easements within the subdivision; and

WHEREAS, the contractor has also provided the City a two (2) year maintenance bond in an amount of thirty five percent (35%) of the cost of the construction for any repairs that may be necessary during a two-year period from the date of acceptance by City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS hereby accepts the public improvements and certifies completion of the improvements for Creekside Village Section 1 & 2. The current maintenance surety is hereby \$690,924.92 being thirty five percent of the total cost of required improvements, to be held for two years from this date.

SECTION 1. That the subdivision improvements within Creekside Village Section 1 & 2 are hereby accepted for operation and maintenance.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the ____ day of _____, 2016.

CITY OF KYLE, TEXAS

R. Todd Webster, Mayor

ATTEST:

Jennifer Vetrano, City Secretary

EXHIBIT A

STAFF ACCEPTANCE MEMO



CITY OF KYLE

100 W. Center St.
Office (512) 262-1010

Kyle, Texas 78640
Fax (512) 262-3915

MEMORANDUM

TO: Scott Sellers, City Manager

FROM: Leon Barba, P.E., City Engineer 

DATE: September 14, 2016

SUBJECT: Creekside Village Section 1 & 2
Street, Drainage, and Wastewater Improvements
Final Acceptance

The referenced subdivision is recommended for acceptance by the City of Kyle.

A final walkthrough was completed on September 1, 2016. The punch list items have been completed on the project. The street, drainage, water and wastewater improvements have been constructed in substantial accordance with the City's requirements. Record drawings have been provided to the City.

A Maintenance Bond (The Hanover Insurance Company – Bond No. 1048921) in the amount of \$690,924.92 has been provided for a period of two (2) years.

Please let me know if you need any additional information.

Xc: Harper Wilder, Public Works Dept.
Pervez Moheet, Finance Dept.
Debbie Guerra, Planning and Zoning



JONES | CARTER

September 8, 2016

1701 Directors Boulevard
Suite 400
Austin, Texas 78744-1024
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

Mr. Leon Barba
City Engineer
P.O Box 40,
Kyle, TX 78640

RE: Engineer's Concurrence Letter
Creeside Village Section 1 & 2

Dear Mr. Barba;

On September 1, 2016, I, the undersigned professional engineer, made a final visual inspection of Section One and Two of Creekside Village Subdivision. I or my representative also visited the site during construction and observed that the site grading, drainage structures, water and wastewater facilities and detention pond were constructed per the approved plans and as-builts, with insignificant deviation. I, therefore, verify the adequate completion of the following items:

All berms, curbs, storm sewers, ponds, weirs, inlets, driveways and water and wastewater utilities and similar construction items for Section One and Two.

Joshua W Miksch, P.E.
Texas Registration Number
122089

JWM/dgb



EXHIBIT B

MAINTENANCE BOND

The Hanover Insurance Company

MAINTENANCE BOND

BOND NUMBER 1048921

KNOW ALL MEN BY THESE PRESENTS:

THAT DNT Construction, LLC

as Principal, and The Hanover Insurance Company, as Surety are held and firmly bound unto

City of Kyle

in the full and just sum of Six Hundred Ninety Thousand Nine Hundred Twenty-four And 92/100THS Dollars, (\$690,924.92) Dollars, for the payment of which are well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has by written agreement, dated November 4, 2015 entered into a contract with said Obligor for:

Creekside Village Sections 1&2, Kyle, Texas - Street & Lot, Drainage, Water, Wastewater, Electric and Erosion Control

WHEREAS, the obligee has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a period of Two (2) years from date of acceptance by the City of Kyle

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure or workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

Signed and sealed this 8th day of September, 2016.

DNT Construction, LLC

PRINCIPAL

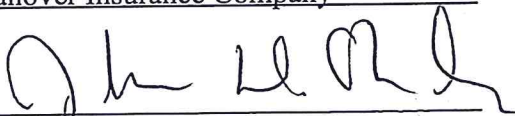
By: 

DEAN TOMME

PRESIDENT

The Hanover Insurance Company

SURETY

By: 

John W. Schuler, Attorney-In-Fact

**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA**

**POWERS OF ATTORNEY
CERTIFIED COPY**

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

John W. Schuler, Steve Dobson and/or Walter E. Benson, Jr.

of Austin, TX and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 6th day of May 2014.



**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA**

Robert Thomas, Vice President

Joe Brenstrom, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 6th day of May 2014 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



BARBARA A. GARLICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 21, 2018

Barbara A. Garlick, Notary Public
My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 8th day of Sept 2016.

**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA**

Glen Margosian, Vice President



The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653
Citizens Insurance Company of America | 645 West Grand River Avenue, Howell, MI 48843

Texas Complaint Notice

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-608-8141

You may also write to The Hanover Insurance Company/Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01615

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

1-800-608-8141

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01615

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

DNT CONSTRUCTION FINAL COST AND QUANTITIES

CONTRACT: Creekside Village Sections 1 & 2

CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

STREET & LOT IMPROVEMENTS					CONTRACT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Clear and Grub(ROW, lots, pond)	21.88	AC	\$ 1,987.22	\$43,480.37
2	Excavation for Streets, Pond & Lots	31705	CY	\$ 2.17	\$68,799.85
3	Embankment for Streets, Pond & Lots	16698	CY	\$ 2.97	\$49,593.06
4	Stockpile	18232	CY	\$ 0.09	\$1,640.88
5	Subgrade Prep- Streets 3' BOC	19445	SY	\$ 2.02	\$39,278.90
6	8" Base 3' BOC	12395	SY	\$ 7.15	\$88,624.25
7	1.5" HMAc	9226	SY	\$ 7.73	\$71,316.98
8	12" Base 3' BOC	7050	SY	\$ 10.67	\$75,223.50
9	2" HMAc	5401	SY	\$ 9.97	\$53,847.97
10	Curb and Gutter	8562	LF	\$ 14.39	\$123,207.18
11	Ribbon Curb	121	LF	\$ 21.41	\$2,590.61
12	4' Sidewalk- Common Area	614	LF	\$ 23.57	\$14,471.98
13	Curb Ramps	18	EA	\$ 999.82	\$17,996.76
14	Barricades	1	EA	\$ 1,232.00	\$1,232.00
15	Street Signs	1	LS	\$ 4,740.44	\$4,740.44
					\$656,044.73

DRAINAGE IMPROVEMENTS					CONTRACT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	18" RCP	1,129	LF	\$ 48.09	\$54,293.61
2	24" RCP	1,139	LF	\$ 58.83	\$67,007.37
3	30" RCP	654	LF	\$ 78.15	\$51,110.10
4	36" RCP	707	LF	\$ 117.67	\$83,192.69
5	3x2 Box Culvert	86	LF	\$ 142.88	\$12,287.68
6	4x2 Box Culvert	145	LF	\$ 180.20	\$26,129.00
7	4x3 Box Culvert	142	LF	\$ 250.63	\$35,589.46
8	4' Storm Manholes	7	EA	\$ 2,634.96	\$18,444.72
9	5x5 Junction Box	3	EA	\$ 3,817.10	\$11,451.30
10	10' Curb Inlet	18	EA	\$ 4,601.77	\$82,831.86
11	3x2 BC Wingwall	1	EA	\$ 3,724.38	\$3,724.38
12	4x2 BC Wingwall	2	EA	\$ 4,937.34	\$9,874.68
13	4x3 BC Wingwall	1	EA	\$ 6,789.08	\$6,789.08
14	Detention Pond	1	LS	\$ 48,868.10	\$48,868.10
15	Trench Safety, Complete and In Place	4,002	LF	\$ 1.12	\$4,482.24
16	Spring Branch Concrete Channel	-	SY	\$ 81.61	\$0.00
17	Area Inlet	3	EA	\$ 2,340.88	\$7,022.64
18	15' Inlet	2	EA	\$ 5,808.81	\$11,617.62
					\$534,716.53

WATER IMPROVEMENTS					CONTRACT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	8" DR 14 C900	4,220	LF	\$ 32.33	\$136,432.60
2	Fire Hydrants	6	EA	\$ 4,102.76	\$24,616.56
3	8" Cut-In Connection	1	EA	\$ 1,289.24	\$1,289.24
4	8" Gate Valves	16	EA	\$ 1,387.26	\$22,196.16
5	Double Service	49	EA	\$ 2,103.34	\$103,063.66
6	Single Service	2	EA	\$ 898.09	\$1,796.18
7	Trench Safety, Complete and In Place	4,220	LF	\$ 1.12	\$4,726.40
8	Traffic Control	1	LS	\$ 3,785.60	\$3,785.60
9	Pavement Repair	35	SY	\$ 84.00	\$2,940.00
10	6" SCH 40 Sleeve	60	LF	\$ 26.04	\$1,562.40

DNT CONSTRUCTION FINAL COST AND QUANTITIES

CONTRACT: Creekside Village Sections 1 & 2

CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

\$302,408.80

WASTEWATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" SDR 35 PVC (All Depths)	4,488	LF	\$ 31.22	\$140,115.36
2	WW Manhole (All Depths)	26	EA	\$ 3,772.59	\$98,087.34
3	Connect to Existing Manhole & Rehab	1	EA	\$ 6,922.70	\$6,922.70
4	Single Service	98	EA	\$ 1,485.61	\$145,589.78
5	Trench Safety, Complete and In Place	8,088	LF	\$ 1.12	\$9,058.56
					\$399,773.74

EROSION CONTROL					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Construction Entrance	1	EA	\$ 952.00	\$952.00
2	Revegetation of ROW, Pond	18,721	SY	\$ 2.57	\$48,112.97
3	Silt Fence	5,661	LF	\$ 2.73	\$15,454.53
4	Inlet Protection	19	EA	\$ 78.80	\$1,497.20
5	Tree Protection	4,295	LF	\$ 3.09	\$13,271.55
6	Rock Berm	42	LF	\$ 16.80	\$705.60
7	Soil Retention Blanket At Channel	-	SY	\$ 6.72	\$0.00
8	Dry Rock Rip Rap In Channel	-	SY	\$ 29.12	\$0.00
9	12" of 2"4" Rock In Channel	-	CY	\$ 43.30	\$0.00
10	6" Sandy Loam Over 2"-4" Rock in Channel	-	CY	\$ 5.88	\$0.00
11	2x4 Tree Protection	11	EA	\$ 103.05	\$1,133.55
					\$81,127.40

TOTAL CONTRACT

TOTAL BONDED ITEMS

\$1,974,071.20

NON BONDED ITEMS

GENERAL CONDITIONS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Mobilization	1.00	LS	\$ 114,861.23	\$114,861.23
					\$114,861.23

CHANGE ORDER #1 - ELECTRIC IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Mobilization, Layout, & Supervision	1	LS	\$ 25,000.00	\$25,000.00
2	Trench Excavation	8,280	LF	\$ 13.50	\$111,780.00
3	4" SCH 40 Conduit	4,815	LF	\$ 3.75	\$18,056.25
4	3" SCH 40 Conduit	10,890	LF	\$ 3.25	\$35,392.50
5	Transformer Pad	14	EA	\$ 1,825.00	\$25,550.00
6	74 Pad	1	EA	\$ 2,400.00	\$2,400.00
7	74 Enclosure	1	EA	\$ 800.00	\$800.00
8	Switchgear Vault (Single Stacked)	1	EA	\$ 12,000.00	\$12,000.00
9	Above Ground Secondary Pedestals	54	EA	\$ 425.00	\$22,950.00
10	Standard PEC Street Lights (Shown on Civil Plans)	12	EA	\$ 3,300.00	\$39,600.00
					\$293,528.75

CHANGE ORDER #2 - GROUND WATER RELIEF					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	OPEN TRENCHES FOR GROUNDWATER RELIEF	1	LS	\$ 5,000.00	\$5,000.00
					\$5,000.00

CHANGE ORDER #3 - SWITCHGEAR VAULT					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	

DNT CONSTRUCTION FINAL COST AND QUANTITIES

CONTRACT: Creekside Village Sections 1 & 2

CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

1	Added Switchgear Vault	1	EA	\$ 12,000.00	\$12,000.00
					\$12,000.00

TOTAL NON BONDED ITEMS **\$425,389.98**

TOTAL CONTRACT **\$2,399,461.18**

EXHBIT C

SUBDIVISION MAP

CREEKSIDE VILLAGE SECTION 1 & 2

KNOW ALL MEN BY THESE PRESENTS, That WE, ORCHARD AT PLUMB CREEK LLC, a corporation organized under the laws of the State of Texas, do hereby certify that the following is a true and correct copy of the plat of the subdivision of the land out of the Henry Lollar Survey, A-296 and the 2nd Addition, Hays County, Texas, as conveyed to it by deed recorded in Volume 3515, Page 653, Official Public Records of Hays County, Texas, DOES HEREBY SUBMIT 23.21 acres of land being 24.27 acres out of the Henry Lollar Survey, A-296 and the 2nd Addition, Hays County, Texas, to the City of Kyle, Texas, for the purpose of dedicating the same to the public for the use of the streets and easements shown hereon, and the City of Kyle, Texas, does hereby accept of the same.

IN WITNESS WHEREOF the said Corporation Name has caused these presents to be executed by its Corporate Title, Name, and Signature duly authorized.

ORCHARD AT PLUMB CREEK LLC,
a Texas limited liability corp.

By: Steve Tucker, Member
Orchard at Plumb Creek LLC
4303 Russell Drive
Austin, TX 78704
Tel: (512) 892-2100

State of Texas §
County of Travis §

This instrument was acknowledged before me on May 2, 2014 by Steve Tucker, Member of ORCHARD AT PLUMB CREEK LLC, a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

State of Texas §
County of Hays §

KNOW ALL MEN BY THESE PRESENTS:

I, Liz Gonzalez, County Clerk of Hays County, Texas, do certify that the foregoing instrument in writing with its certificate of authentication was filed for record in my office on the day of May at 2:01 o'clock PM in the plat records of Hays County, Texas, in book 100396-00, page(s) 1, and in my hand and seal of office, this the 2 day of May, A.D. 2014.

Liz Gonzalez
County Clerk
Hays County, Texas

Reviewed By:

Leon Barbo, P.E., City Engineer

Reviewed By:

Harper Wilder, Director of Public Works

State of Texas §
County of Hays §

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 20 day of May, 2014.

Chairperson

I hereby certify that the above and foregoing plat of Addition to the City of Kyle, Texas, was approved by the city council of the City of Kyle on the day of May, 2014. Said addition shall be subject to all the requirements of the subdivision ordinance of the City of Kyle, Texas.

City Secretary

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 correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown thereon.

Timothy A. Lenz, RPLS
Professional Land Surveyor No. 4393
4303 Russell Drive
Austin, TX 78704
Tel: (512) 443-1174
Firm No. 100290-00



State of Texas §
County of Travis §

I, the undersigned, a licensed professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

A portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Hays County Community Panel #48209C0270F and #48209C0290F dated September 2, 2005.



Lonnie D. Eaves, P.E.
Registered Professional Engineer No. 87030
4303 Russell Drive
Austin, TX 78704
Tel: (512) 326-2667

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704

SURVEY # 2014-0155

P# 939/65

CREEKSIDE VILLAGE
SECTION 1 & 2

DATE 4/24/2014

SHEET 1 OF 3



GROUND MAP - MTS

- Notes:
1. The total area of public street right-of-way, including the easement for the proposed street, is 5.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres.
 2. Total acreage: 23.21 acres.
 3. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres.
 4. Typical landscape maintenance, cutting and clearing, within the subdivision, shall be the responsibility of the property owners and/or the Homeowner's Association.
 5. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres. The easement for the proposed street is 1.95 acres.
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 10. A fifteen (15) foot PUE is hereby dedicated adjacent to all street ROW, a five (5) foot PUE is hereby dedicated along each side lot line and a ten (10) foot PUE is hereby dedicated adjacent to all rear lot lines on all lots. No building permit shall be issued for Lot 22-33, Block 1 until a Letter of Map Revision Based on FH (LOMR-F) is issued and approved by FEMA.
 - 11.

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND
- (UNLESS NOTED)
- 1/2" STEEL PIN FOUND IN CONCRETE
- 1/2" STEEL PIN SET W/CAP
- 1/2" STEEL PIN SET W/CAP
- MARKED LENS & ASSOC.

(BRG-DIST.) RECORD CALL

(BRG-DIST.) RECORD CALL

PUBLIC UTILITY EASEMENT

BLD. EASEMENT

S.S.E. SANITARY SEWER EASEMENT

MARKED LENS & ASSOC.

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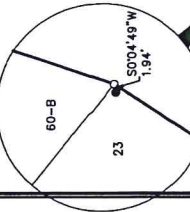
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DETAIL - NOT TO SCALE

CREEKSIDE VILLAGE

SECTION 1 & 2

DATE: 4/24/2014

SHEET 2 OF 3

NOTE:
SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES
SEE SHEET 3 OF 3 FOR TYPICAL DRAINAGE AND LOCATIONS OF THE
BUILDING SETBACK AND THE PUBLIC UTILITY EASEMENT (P.U.E.).

LENZ & ASSOCIATES, INC.

FORM NO. 100280-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

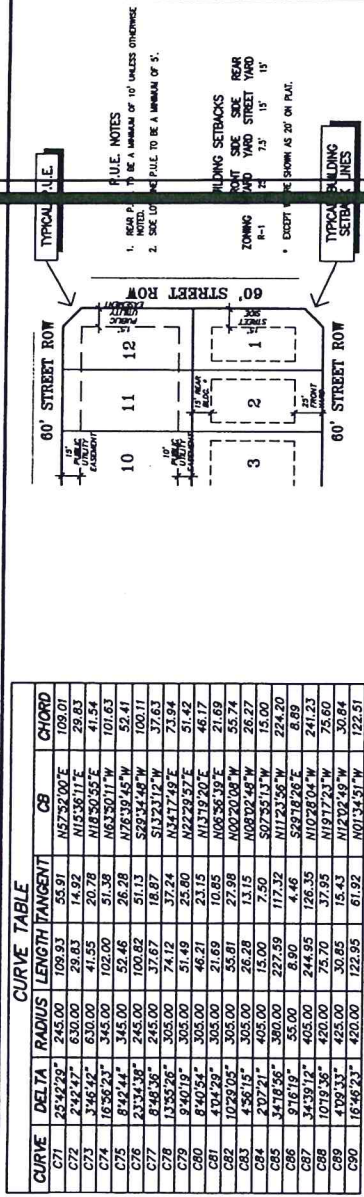
(512) 443-1174

4303 RUSSELL DRIVE

AUSTIN, TEXAS 7870

SURVEY # 2014-0155

B. 939/65



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	217.52°	305.00	112.83	57.12	112.29
C2	372.07°	345.00	116.73	116.73	225.11
C3	36.46°	405.00	289.95	134.63	285.51
C4	700.00°	405.00	49.48	24.77	49.48
C5	700.00°	345.00	42.15	21.10	42.12
C6	700.00°	345.00	42.15	21.10	42.12
C7	700.00°	405.00	49.48	24.77	49.48
C8	700.00°	405.00	49.48	24.77	49.48
C9	700.00°	405.00	49.48	24.77	49.48
C10	700.00°	405.00	49.48	24.77	49.48
C11	700.00°	405.00	49.48	24.77	49.48
C12	700.00°	405.00	49.48	24.77	49.48
C13	700.00°	405.00	49.48	24.77	49.48
C14	700.00°	405.00	49.48	24.77	49.48
C15	700.00°	405.00	49.48	24.77	49.48
C16	700.00°	405.00	49.48	24.77	49.48
C17	700.00°	405.00	49.48	24.77	49.48
C18	700.00°	405.00	49.48	24.77	49.48
C19	700.00°	405.00	49.48	24.77	49.48
C20	700.00°	405.00	49.48	24.77	49.48
C21	700.00°	405.00	49.48	24.77	49.48
C22	700.00°	405.00	49.48	24.77	49.48
C23	700.00°	405.00	49.48	24.77	49.48
C24	700.00°	405.00	49.48	24.77	49.48
C25	700.00°	405.00	49.48	24.77	49.48
C26	700.00°	405.00	49.48	24.77	49.48
C27	700.00°	405.00	49.48	24.77	49.48
C28	700.00°	405.00	49.48	24.77	49.48
C29	700.00°	405.00	49.48	24.77	49.48
C30	700.00°	405.00	49.48	24.77	49.48
C31	700.00°	405.00	49.48	24.77	49.48
C32	700.00°	405.00	49.48	24.77	49.48
C33	700.00°	405.00	49.48	24.77	49.48
C34	700.00°	405.00	49.48	24.77	49.48
C35	700.00°	405.00	49.48	24.77	49.48
C36	700.00°	405.00	49.48	24.77	49.48
C37	700.00°	405.00	49.48	24.77	49.48
C38	700.00°	405.00	49.48	24.77	49.48
C39	700.00°	405.00	49.48	24.77	49.48
C40	700.00°	405.00	49.48	24.77	49.48
C41	700.00°	405.00	49.48	24.77	49.48
C42	700.00°	405.00	49.48	24.77	49.48
C43	700.00°	405.00	49.48	24.77	49.48
C44	700.00°	405.00	49.48	24.77	49.48
C45	700.00°	405.00	49.48	24.77	49.48
C46	700.00°	405.00	49.48	24.77	49.48
C47	700.00°	405.00	49.48	24.77	49.48
C48	700.00°	405.00	49.48	24.77	49.48
C49	700.00°	405.00	49.48	24.77	49.48
C50	700.00°	405.00	49.48	24.77	49.48
C51	700.00°	405.00	49.48	24.77	49.48
C52	700.00°	405.00	49.48	24.77	49.48
C53	700.00°	405.00	49.48	24.77	49.48
C54	700.00°	405.00	49.48	24.77	49.48
C55	700.00°	405.00	49.48	24.77	49.48
C56	700.00°	405.00	49.48	24.77	49.48
C57	700.00°	405.00	49.48	24.77	49.48
C58	700.00°	405.00	49.48	24.77	49.48
C59	700.00°	405.00	49.48	24.77	49.48
C60	700.00°	405.00	49.48	24.77	49.48
C61	700.00°	405.00	49.48	24.77	49.48
C62	700.00°	405.00	49.48	24.77	49.48
C63	700.00°	405.00	49.48	24.77	49.48
C64	700.00°	405.00	49.48	24.77	49.48
C65	700.00°	405.00	49.48	24.77	49.48
C66	700.00°	405.00	49.48	24.77	49.48
C67	700.00°	405.00	49.48	24.77	49.48
C68	700.00°	405.00	49.48	24.77	49.48
C69	700.00°	405.00	49.48	24.77	49.48
C70	700.00°	405.00	49.48	24.77	49.48

LINE	LENGTH	BEARING
L1	4.97	N42°02'05"E
L2	21.21	N42°02'05"E
L3	21.21	N42°02'05"E
L4	21.21	N42°02'05"E
L5	21.21	N42°02'05"E
L6	21.21	N42°02'05"E
L7	21.21	N42°02'05"E
L8	21.21	N42°02'05"E
L9	21.21	N42°02'05"E
L10	21.21	N42°02'05"E
L11	21.21	N42°02'05"E
L12	21.21	N42°02'05"E
L13	21.21	N42°02'05"E
L14	21.21	N42°02'05"E
L15	21.21	N42°02'05"E
L16	21.21	N42°02'05"E
L17	21.21	N42°02'05"E
L18	21.21	N42°02'05"E
L19	21.21	N42°02'05"E
L20	21.21	N42°02'05"E
L21	21.21	N42°02'05"E
L22	21.21	N42°02'05"E
L23	21.21	N42°02'05"E
L24	21.21	N42°02'05"E
L25	21.21	N42°02'05"E
L26	21.21	N42°02'05"E
L27	21.21	N42°02'05"E
L28	21.21	N42°02'05"E
L29	21.21	N42°02'05"E
L30	21.21	N42°02'05"E
L31	21.21	N42°02'05"E
L32	21.21	N42°02'05"E
L33	21.21	N42°02'05"E
L34	21.21	N42°02'05"E
L35	21.21	N42°02'05"E
L36	21.21	N42°02'05"E
L37	21.21	N42°02'05"E
L38	21.21	N42°02'05"E
L39	21.21	N42°02'05"E
L40	21.21	N42°02'05"E
L41	21.21	N42°02'05"E
L42	21.21	N42°02'05"E
L43	21.21	N42°02'05"E
L44	21.21	N42°02'05"E
L45	21.21	N42°02'05"E
L46	21.21	N42°02'05"E
L47	21.21	N42°02'05"E
L48	21.21	N42°02'05"E
L49	21.21	N42°02'05"E
L50	21.21	N42°02'05"E
L51	21.21	N42°02'05"E
L52	21.21	N42°02'05"E
L53	21.21	N42°02'05"E
L54	21.21	N42°02'05"E
L55	21.21	N42°02'05"E
L56	21.21	N42°02'05"E
L57	21.21	N42°02'05"E

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

4303 RUSSELL DRIVE
 AUSTIN, TEXAS 78704

PHONE: 512-443-1174
 FAX: 512-443-1175

SURVEY # 2014-0155 F.B. 339/66

SEASIDE VILLAGE

SECTION 1 & 2

DATE: 4/24/2014

SHEET 3 OF 3