

APPLICATION & CHECKLIST – VOLUNTARY ANNEXATION APPLICATION

Project Name/Address: Plum Creek Subdivision

September 1, 2016
(Submittal Date)

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the application to be accepted for review.

- ✓ 1. Letter requesting annexation, signed and dated by all property owners and detailing the following information:
 - a. The name of the property owner(s)
 - b. The street address of the property
 - c. Tax appraisal district property ID number(s)
 - d. Acknowledgement that the property is contiguous to the current city limits.
 - e. Identify the number of residents living on the property.
 - f. Current use of the property.
 - g. Proposed use of the property
- ✓ 2. Map of the subject property
- ✓ 3. A legal description of the property (including a survey, field notes or legal description – subdivision, lot, and block) - label as Exhibit A.
- ✓ 4. Ownership Documents. Clean copy of recorded warranty deed or other document(s) conveying ownership of all the property to be annexed. If the property is owned by a partnership, corporation, trust, or other entity, documents demonstrating signatory's authority to sign Petition on behalf of entity must be included.
- ✓ 5. Application Fee: \$850.00 + \$190.21 (Newspaper Notification Fee)

CITY OF KYLE

SEP 01 2016

PLANNING DEPARTMENT

Property Information

Owners: Lennar Homes of Texas Land and Construction, Ltd

Address: Located Southwest of Intersection F.M. 2770 and F.M. 1626

Phone: 512-531-1375

Email: ryan.mattox@Lennar.com

Acreage: 51.48

Property ID (R#) R146069

Legal Description: A10010 Morton M. McCarver Survey, Tract 1, Parcel 2, Acres 51.48

Number of lots and proposed use: 1 - Residential (PC R-2)

Agent: LandDev Consulting, LLC.

Phone: (512) 872-6696

Email: judd.willmann@landdevconsulting.com

Fax Number:

Please Note: The signature of owner authorizes City of Kyle staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. **Note:** The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One:)

☐ I will represent my application before city staff and the City Council.

☒ I hereby authorize the person named below to act as my agent in processing this application before city staff and city council.

Ryan Mattox

512-531-1375

Owner's Name (printed)
12401 Research Blvd. Bldg. I Suite 300

Phone
Austin

Fax
TX 78759

Owner's Address

City

State Zip



8/30/2016
Date

ryan.mattox@lennar.com
Email Address

Agent's Name: Judd Willmann, P.E.

Company: LandDev Consulting, LLC

Mailing Address: 5508 HWY 290 West, Suite 215
Street

Austin
City

TX 78735
State Zip

512-872-6696

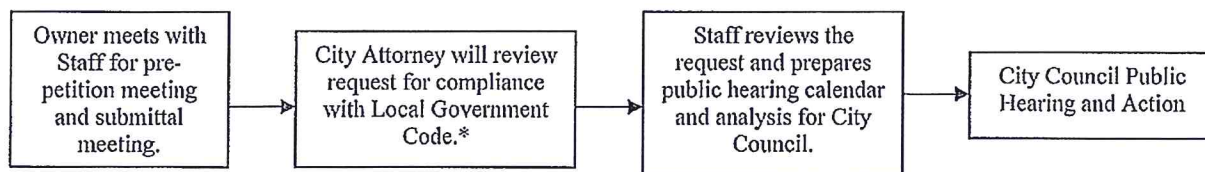
judd.willmann@landdevconsulting.com

Phone

Fax

Email address

GENERAL PROCESS



**If the City Attorney determines the requested annexation does not meet the requirements of the local government code the applicant will be notified in writing and the request for annexation will not proceed.*



September 1, 2016

City of Kyle
Planning Department
100 W. Center Street
Kyle, TX 78640

Subject: Voluntary Annexation and Zoning Request – 51.48 Acres (Morton M McCarver Survey, Tract 1, Parcel 2).

Dear Planning Department,

Please accept this letter as a request for voluntary annexation and zoning of the 51.48-acre property located southwest of intersection F.M. 2770 and F.M. 1626. See attached legal description and property exhibit. The Tax appraisal district property ID number is R146069. Lennar Homes of Texas Land and Construction, Ltd. (Lennar) recently acquired this property that is contiguous to the current city limits and land within the Plum Creek PUD that was also acquired by Lennar. The current use of this property is a radio tower. There are no residents living on the property.

A copy of the Development Agreement between City of Mountain City, Texas and Plum Creek Development Partners, dated March 5, 2002 for the transfer of this property into the City of Kyle's ETJ is included for your reference.

In conjunction with the voluntary annexation, we are requesting that the subject property be incorporated into the zoning district boundary of the Plum Creek PUD Zoning Ordinance No 311 with a PC R-2 use designation applied to the entire 51.48 acres. The subject property will be included in Lennar's future development phases within the Plum Creek PUD.

If you should have any questions or comments please feel free to contact me at 512-872-6696 or at judd.willmann@LandDevConsulting.com.

Sincerely,

A handwritten signature in blue ink, reading "Judd Willmann". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

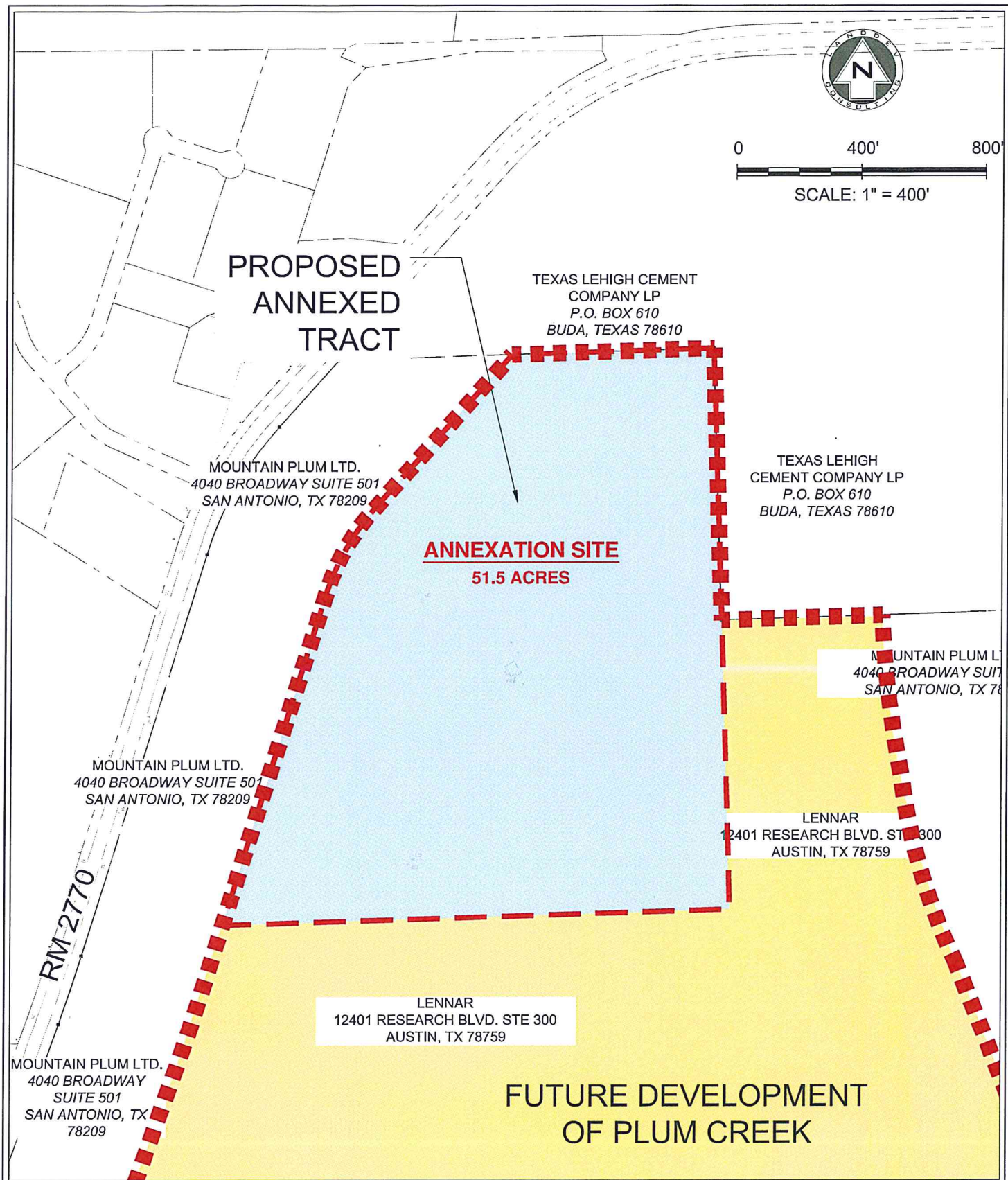
Judd T. Willmann, P.E.
LandDev Consulting, LLC.
TBPE Firm #16384

ATTACHMENT A
TAX APPRAISAL DISTRICT PROPERTY ID MAP

City of Kyle
September 1, 2016

**ATTACHMENT B
ANNEXATION EXHIBIT**

P:\Lennar\LEN15001_Plum Creek\03_ACAD\Exhibits\Annexation 51 ac.dwg, annexation, August 31, 2016, 11:24 AM, Kristen



ANNEXATION EXHIBIT
PLUM CREEK ~ PHASE 2
KYLE, TEXAS
SEPTEMBER, 2016

LENNAR

LAND DEV
CONSULTING, LLC
OFFICE: 512.872.6696
FIRM NO. 16384



FIELD NOTES DESCRIPTION

DESCRIPTION OF 51.48 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE NUMBER 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CERTAIN 983.99 ACRE TRACT DESIGNATED AS TRACT 2 OF EXHIBIT "A" AND DESCRIBED IN THE DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 51.48 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the east right-of-way line of R.M. 2770 (Old Austin-San Marcos Road), a variable width right-of-way, for the northwest corner of the said 983.99 acre tract and for the west corner of a certain tract of land described in a deed to Texas-Lehigh Cement Company of record in Volume 609, Page 843, Real Property Records of Hays County, Texas, from which a 1/2-inch iron rod found bears N 88°07'40" E, a distance of 0.90 feet;

THENCE N 88°07'40" E, leaving the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road), with the north line of the said 983.99 acre tract and a south line of the said Texas-Lehigh Cement Company tract, a distance of 551.74 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 88°07'40" E, continuing with north line of the said 983.99 acre tract and the south line of the said Texas-Lehigh Cement Company tract, with the north line of the tract described herein, at a distance of 622.93 feet, passing a 1/2-inch iron rod found, and continuing for a total distance of 645.48 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the northerly northeast corner of the said 983.99 acre tract and for a re-entrant corner in the west line of the said Texas-Lehigh Cement Company tract, for the northeast corner of the tract described herein;

THENCE S 01°48'26" E, with the east line of the said 983.99 acre tract and the west line of the said Texas-Lehigh Cement Company tract, with the east line of the tract described herein, a distance of 869.97 feet to a 1/2-inch iron rod found at a re-entrant corner in the east line of the said 983.99 acre tract being the southwest corner of the said Texas-Lehigh Cement Company tract for a point-on-line in the east line of the tract described herein, from which a calculated point in the curving west right-of-way line of F.M. 1626, being a certain called 28.91 acre tract described in a deed to the City of Kyle, Texas, of record in Volume 1871, Page 236, Official Public Records of Hays County, Texas bears N 88°09'34" E, a distance of 1016.39 feet, and from said calculated point, a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found bears N 03°01'08" E, a distance of 0.55 feet;

THENCE crossing the said 983.99 acre tract, with the east, south, and west lines of the tract described herein, the following five (5) courses and distances:

1. S 01°48'26" E, a distance of 922.01 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southeast corner of the tract described herein,
2. S 88°07'40" W, a distance of 1618.53 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southwest corner of the tract described herein,
3. N 17°04'43" E a distance of 1116.23 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,
4. with the arc of a curve to the right, having a radius of 695.92 feet, an arc distance of 299.41 feet, and a chord which bears N 29°24'58" E, a distance of 297.11 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of tangency, and
5. N 41°39'39" E, a distance of 665.35 feet to the **POINT OF BEGINNING** and containing 51.48 acres of land, more or less.

51.48-Ac.
M.M. McCarver Sur. No. 4, A-10,
Hays County, Texas

Job No. 5549-01-001
FN1627(en)
Page 2 of 2

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1627(en)
H:\Survey_FieldNotes\FN-1600s\FN1627(en).doc

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the month of July 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31st day of July 2014 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

