

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, ACCEPTING THE MEADOWS AT KYLE PHASE SIX SUBDIVISION 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, drainage and wastewater improvements 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 the Meadows at Kyle Phase Six Subdivision. The current maintenance surety is hereby \$187,859.76 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 the Meadows at Kyle Phase Six Subdivision 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: November 4, 2016

SUBJECT: Meadows at Kyle Phase Six
Street, Drainage, and Wastewater Improvements
Final Acceptance

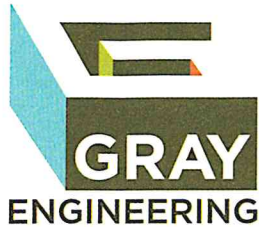
The referenced subdivision is recommended for acceptance by the City of Kyle.

A final walkthrough was completed on August 31, 2016. The punch list items have been completed on the project. The street, drainage 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. 1048906) has been provided for a period of two (2) years in the amount of \$187,859.76.

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



O 512.452.0371 : F 512.454.9933

8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPE 2946

October 25, 2016

Mr. Leon Barba, P.E.
City of Kyle
100 W. Center Street
Kyle, Texas 78640

**RE: Meadows at Kyle Phase Six
Water, Wastewater, Street and Drainage Improvements
Engineer's Concurrence Letter
GEI No. 1283-10878-35**

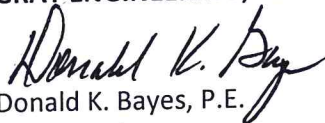
Dear Mr. Barba:

Please find the attached Engineer's Concurrence Letter for Meadows at Kyle Phase Six – Water, Wastewater, Street & Drainage Improvements.

If you have any questions, please do not hesitate to contact me at 512-452-0371.

Sincerely,

GRAY ENGINEERING, INC.


Donald K. Bayes, P.E.
Vice President

DKB:MW:ad

Attachment

cc: Mr. Aaron Bourgeois; D.R. Horton (w/ encl.)
Mr. Eric Sanchez; DNT Construction (w/encl.)
Mr. Mike Williams; Gray Engineering, Inc. (w/encl.)

October 25, 2016

ENGINEER'S CONCURRENCE
FOR
PROJECT ACCEPTANCE

PROJECT: Meadows at Kyle Phase Six
Water, Wastewater, Street & Drainage Improvements

Owner's Name and Address

Consultant Engineer's Name & Address

Continental Homes of Texas, L.P.

Gray Engineering, Inc.

10700 Pecan Park Blvd., Suite 400

8834 N. Capital of Texas Hwy, Ste. 140

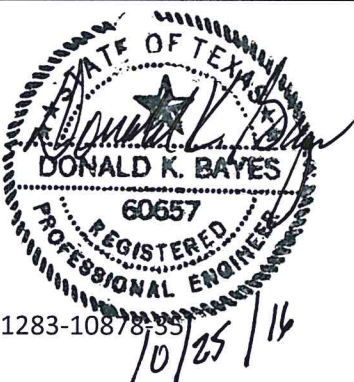
Austin, Texas 78750

Austin, Texas 78759

On this day, the undersigned professional engineer, my representative, or I met with representative of the Owner and the Project Contractor and made a visual inspection of the above-referenced project. No discrepancies in approved construction plans or deficiencies in construction were visible or brought to my attention by the parties at the meeting except those listed below. I, therefore, recommend acceptance of this project by the City of Kyle, once the following listed items are corrected to the satisfaction of the Engineer.

Achieve revegetation in all disturbed areas.

(Seal)



GEI No. 1283-10878-55

Donald K. Bayes
Donald K. Bayes, P.E.

60657
Texas Registration Number

EXHIBIT B

MAINTENANCE BOND

The Hanover Insurance Company

MAINTENANCE BOND

BOND NUMBER 1048906

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 One Hundred Eighty-seven Thousand Eight Hundred Fifty-nine And 76/100's Dollars, (\$187,859.76) 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 January 5, 2016 entered into a contract with said Obligee for:

Meadows at Kyle Section 6 Streets, Drainage and Wastewater

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 13th 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.



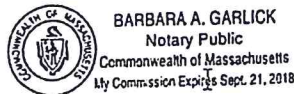
**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA**



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
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 13th day of Sept 2016.

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


Glenn 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: Meadows at Kyle Ph 5 & 6

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

Phase 5

WASTEWATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" PVC SDR-26 (0'-8')	1,559.00	LF	\$ 22.63	\$35,280.17
2	WASTEWATER MANHOLE (0'-8')	6.00	EA	\$ 3,466.12	\$20,796.72
3	EXTRA DEPTH MANHOLE EXTENSIONS (>8')	10.50	VF	\$ 72.79	\$764.30
4	6" DOUBLE WW SERVICE (ALL LENGTHS)	22.00	EA	\$ 1,083.24	\$23,831.28
5	6" SINGLE WW SERVICE (ALL LENGTHS)	4.00	EA	\$ 878.09	\$3,512.36
6	TIE TO EXISTING WW STUB	1.00	EA	\$ 873.38	\$873.38
7	TIE TO EXISTING WW MH & Rehab	1.00	EA	\$ 6,533.03	\$6,533.03
8	TRENCH SAFETY	2,687.00	LF	\$ 1.15	\$3,090.05
					\$94,681.29

DRAINAGE IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	24" RCP CL III (ALL DEPTHS)	87.00	LF	\$ 52.82	\$4,595.34
2	18" RCP CL III (ALL DEPTHS)	527.00	LF	\$ 41.32	\$21,775.64
3	10' STANDARD STORMWATER INLET	4.00	EA	\$ 4,272.93	\$17,091.72
4	15' STANDARD STORMWATER INLET	1.00	EA	\$ 5,979.24	\$5,979.24
5	TRENCH SAFETY	614.00	LF	\$ 1.15	\$706.10
6	NEW-REMOVE BULKHEAD AND TIE TO EXISTING 24" STO	2.00	EA	\$ 947.19	\$1,894.38
					\$52,042.42

STREET IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	STREET EXCAVATION	11,906.00	SY	\$ 3.56	\$42,385.36
2	SUBGRADE PREP	7,512.00	SY	\$ 1.56	\$11,718.72
3	15" COMPACTED FLEX BASE MATERIAL	7,512.00	SY	\$ 12.31	\$92,472.72
4	2" COMPACTED HMAC PAVEMENT	5,628.00	SY	\$ 11.17	\$62,864.76
5	STANDARD CONCRETE CURB AND GUTTER	3,237.00	LF	\$ 13.46	\$43,570.02
6	RESTORATION AND REVEGETATION	5,303.00	SY	\$ 1.76	\$9,333.28
7	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS	1.00	LS	\$ 1,769.56	\$1,769.56
8	REMOVE BARRICADE	2.00	EA	\$ 327.98	\$655.96
9	BARRICADE	1.00	EA	\$ 862.50	\$862.50
10	4' SIDEWALK	105.00	LF	\$ 20.53	\$2,155.65
11	RAMPS	4.00	EA	\$ 1,064.50	\$4,258.00
					\$272,046.53

Phase 5 Bonded Totals \$418,770.24

Phase 6

WASTEWATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" PVC SDR-26 (0'-8')	1,587.00	LF	\$ 22.63	\$35,913.81
2	WASTEWATER MANHOLE (0'-8')	7.00	EA	\$ 3,466.12	\$24,262.84
3	EXTRA DEPTH MANHOLE EXTENSIONS (>8')	17.00	VF	\$ 72.79	\$1,237.43
4	6" DOUBLE WW SERVICE (ALL LENGTHS)	18.00	EA	\$ 1,083.24	\$19,498.32
5	6" SINGLE WW SERVICE (ALL LENGTHS)	6.00	EA	\$ 878.09	\$5,268.54
6	TIE TO EXISTING WW STUB	1.00	EA	\$ 873.38	\$873.38
7	TRENCH SAFETY	2,574.00	LF	\$ 1.15	\$2,960.10
					\$90,014.42

DRAINAGE IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	24" RCP CL III (ALL DEPTHS)	193.00	LF	\$ 52.82	\$10,194.26

DNT CONSTRUCTION FINAL COST AND QUANTITIES

CONTRACT: Meadows at Kyle Ph 5 & 6

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

2	18" RCP CL III (ALL DEPTHS)	535.00	LF	\$ 41.32	\$22,106.20
3	30" RCP CL III (ALL DEPTHS)	215.00	LF	\$ 72.36	\$15,557.40
4	30" RCP CL IV (ALL DEPTHS)	116.00	LF	\$ 75.64	\$8,774.24
5	10' STANDARD STORMWATER INLET	6.00	EA	\$ 4,272.93	\$25,637.58
6	15' STANDARD STORMWATER INLET	1.00	EA	\$ 5,979.24	\$5,979.24
7	4' MH	1.00	EA	\$ 3,017.59	\$3,017.59
8	5' MH	1.00	EA	\$ 5,299.62	\$5,299.62
9	TRENCH SAFETY	1,059.00	LF	\$ 1.15	\$1,217.85
10	30" HW	2.00	EA	\$ 4,679.25	\$9,358.50

\$107,142.48

STREET IMPROVEMENTS					CONTRACT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	STREET EXCAVATION	11,954.00	SY	\$ 3.50	\$41,839.00
2	SUBGRADE PREP	7,695.00	SY	\$ 1.56	\$12,004.20
3	15" COMPACTED FLEX BASE MATERIAL	7,695.00	SY	\$ 12.31	\$94,725.45
4	2" COMPACTED HMAC PAVEMENT	5,791.00	SY	\$ 11.17	\$64,685.47
5	STANDARD CONCRETE CURB AND GUTTER	3,220.00	LF	\$ 13.46	\$43,341.20
6	RESTORATION AND REVEGETATION	9,149.00	SY	\$ 1.76	\$16,102.24
7	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS	1.00	LS	\$ 3,650.00	\$3,650.00
8	REMOVE BARRICADE	3.00	EA	\$ 327.98	\$983.94
9	BARRICADE	1.00	EA	\$ 862.50	\$862.50
10	4' SIDEWALK	90.00	LF	\$ 20.53	\$1,847.70
11	RAMPS	6.00	EA	\$ 1,064.50	\$6,387.00

\$286,428.70

POND					CONTRACT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	CLEARING - SAME UNIT AS 3	0.86	AC	\$ 1,067.30	\$917.88
2	EXCAVATION	2,010.00	CY	\$ 2.08	\$4,180.80
3	EMBANKMENT	673.00	CY	\$ 1.92	\$1,292.16
4	CONCRETE DRIVE	1.00	EA	\$ 1,999.10	\$1,999.10
5	CONCRETE ACCESS DRIVE	40.00	SY	\$ 99.36	\$3,974.40
6	6' TRICKLE CHANNEL	143.00	LF	\$ 48.36	\$6,915.48
7	OUTFALL	1.00	EA	\$ 17,822.36	\$17,822.36
8	SELECT FILL UNDER OUTFALL	180.00	TN	\$ 18.40	\$3,312.00
9	12' WIDE 3X5 ACCESS ROAD	199.00	SY	\$ 10.77	\$2,143.23
10	MORTARED ROCK RIP RAP	93.00	SY	\$ 65.33	\$6,075.69
11	SOIL RETENTION BLANKET	860.00	SY	\$ 1.89	\$1,625.40
12	18" CLASS III GASKET RCP	66.00	LF	\$ 43.91	\$2,898.06

\$53,156.56

Phase 6 Bonded Totals **\$536,742.16** *x .35*

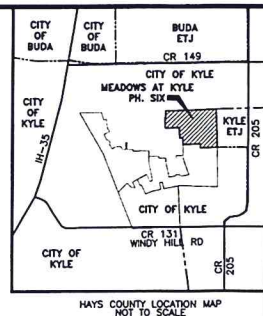
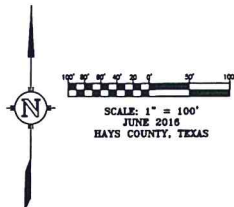
= \$187,859.75

TOTAL BONDED **\$955,512.40**

EXHBIT C

SUBDIVISION MAP

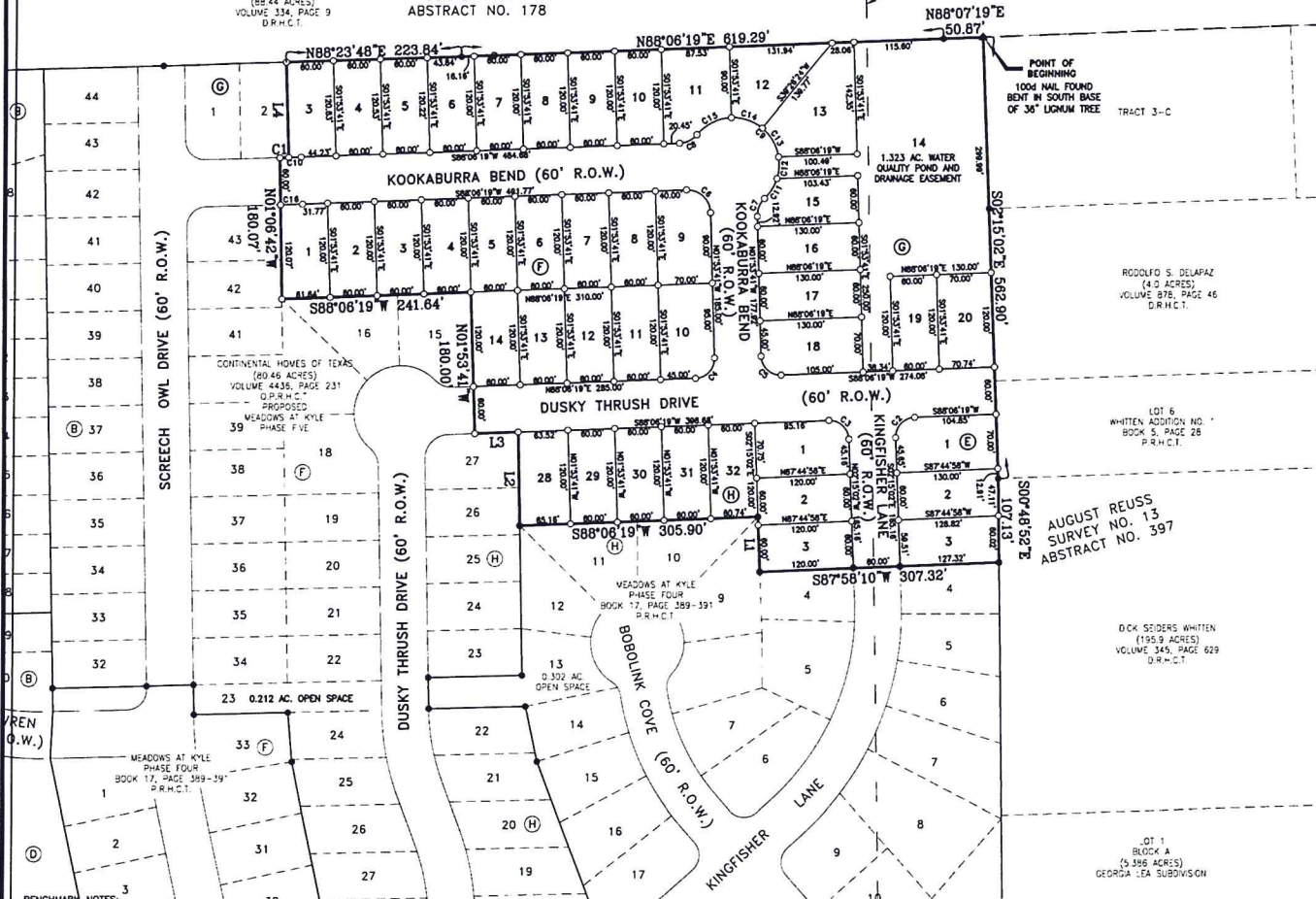
MEADOWS AT KYLE PHASE SIX



DONALD DACY TRACT
NO. 1
(20.44 ACRES)
VOLUME 334, PAGE 9
D.R.H.C.T.

JOHN N. FRANKS
SURVEY NO. 3
ABSTRACT NO. 178

APPROXIMATE LOCATION
OF SURVEY LINE



BENCHMARK NOTES:

- BM #22: 1/2" IRON ROD SET WITH CAP (ZWA), APPROXIMATELY 60 FEET NORTH OF THE NORTHWEST CORNER OF LOT 42, BLOCK "E", ELEV. = 701.30'
- BM #21: "X" INSCRIBED AT THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE IN THE SOUTH RIGHT-OF-WAY OF COUNTY RD. 131 (WINDY HILL RD.), APPROXIMATELY 75' SOUTHEAST OF THE SOUTHWEST CORNER OF LOT 65, BLOCK "E", ELEV. = 698.03'

PLAT NOTES:

- ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
- BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBDIVISION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RRP2 CORN STATION, JOHNSON CITY CORN STATION AND LEDBETTER CORN STATION. COMBINED SCALE FACTOR 1.0009.

LEGEND:

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ⊙ METAL FENCE POST FOUND AS NOTED
- ⊙ BLOCK NUMBER
- ⊙ CALCULATED POINT
- ⊙ BENCHMARK SET
- B.S.L. BUILDING SETBACK LINE
- W.W.E. WASTEWATER EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY TEXAS

LINEAR FEET OF NEW STREET

KOOKABURRA BEND: 880 L.F.
KINGFISHER LANE: 221 L.F.
DUSKY THRUSH DRIVE: 669 L.F.
TOTAL: 1770 L.F.

MEADOWS AT KYLE PHASE SIX

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TX 78750
ACREAGE: 11.175 ACRES
SURVEY: JOHN N. FRANKS SURVEY NO. 3 A-178
& AUGUST REUSS SURVEY NO. 13 A-397
CITY: KYLE
COUNTY: HAYS
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 42 3/4 LOTS (7.384 ACRES), 1 POND AND DRAINAGE LOT (1.323 ACRES), AND RIGHT-OF-WAY (2.468 ACRES)
LINEAR FEET OF NEW STREETS: 1770 L.F.
DATE: JUNE, 2016
SURVEYOR: ZAMORA, L.L.C. (ZWA)
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
ENGINEER: GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759

PROJECT: MEADOWS AT KYLE

PHASE SIX

JOB NUMBER: 13-1008-10

DATE: JUNE 2016

SCALE: 1" = 100'

SURVEYOR: G. RENE ZAMORA

TECHNICIAN: SEGURA

DRAWING: MK-P66-SH1.dwg

FIELDNOTES:

PARTYCHIEF:

FIELDBOOKS:

ZWA

Zamora, L.L.C.
Professional Land Surveyors
Texas Firm No. 10062700
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax: (512) 295-6091



PROJECT NO: *

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SCALE: 1" = 100'

DESIGNED BY:

DRAWN BY:

CHECKED BY: WW

REVISED BY:

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 453-0371
FAX: (512) 454-9933
TBPE FIRM #2946

GRAY
ENGINEERING

MEADOWS AT KYLE

PHASE SIX

11.175 ACRES OF LAND OUT OF

THE JOHN N. FRANKS SURVEY

NO. 3 ABSTRACT NO. 178 &

AUGUST REUSS SURVEY NO. 13

ABSTRACT NO. 397

HAYS COUNTY, TEXAS

SHEET

1

OF

3

ZWA PLAT No.

13-1008-10

MEADOWS AT KYLE PHASE SIX

LEGAL DESCRIPTION

DESCRIPTION OF A 11.175 ACRE TRACT OF LAND SITUATED IN THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178, AND THE AUGUST REUSS SURVEY NO. 13 ABSTRACT NO. 397 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 80.46 ACRE TRACT OF LAND CONVEYED TO THE CONTINENTAL HOMES OF TEXAS, BY WARRANTY DEED DATED SEPTEMBER 14, 2012 AND RECORDED IN VOLUME 4438, PAGE 231, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 11.175 ACRE TRACT AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 100d nail found bent in a 36" Ligum Tree for the northwest corner of Whitten Addition No. 1, a subdivision plat of record in Book 5, Page 28, Plat Records of Hays County, Texas, being also the original 195.9 acre tract of land conveyed to Dick Seiders Whitten of record in Volume 345, Page 622, Deed Records of Hays County, Texas, being also the south line of a called 88.44 acre tract of land conveyed to Douglas C. Dacy and Donald A. Dacy of record in Volume 334, Page 9 of the Deed Records of Hays County, Texas, being also the northeast corner of said 80.46 acre tract and the northeast corner of the herein described tract;

THENCE departing the south line of said 88.44 acre tract and along the east line of said 80.46 acre tract with the east line of the herein described tract, the following two (2) courses and distances:

1. S 02°15'02" E, for a distance of 562.90 feet to a 1/2 inch iron rod found, being the southeast corner of Lot 6 of said Whitten Addition No. 1,

2. S 00°48'52" E, for a distance of 107.13 feet to a 1/2 inch iron rod found (ZWA) for the northeast corner of the Meadows at Kyle, Phase Four, a subdivision plat of record in Book 17, Pages 389-391, Plat Records of Hays County, Texas,

THENCE along the north line of said Meadows at Kyle, Phase Four and along the south line of said 80.46 acre tract with the south line of the herein described tract, the following three (3) courses and distances:

1. S 87°58'10" W, for a distance of 307.32 feet to a 1/2 inch iron rod found (ZWA),

2. N 02°15'02" W, for a distance of 70.74 feet to a 1/2 inch iron rod found (ZWA), and

3. S 88°06'19" W, for a distance of 305.90 feet to a 1/2 inch iron rod found (ZWA), being the northwest corner of said Meadows at Kyle Phase Four;

THENCE departing the north line of said Meadows at Kyle, Phase Four, and over and across said 80.46 acre tract, the following seven (7) courses and distances:

1. N 01°06'42" W, for a distance of 120.01 feet to a 1/2 inch iron rod with cap set (ZWA),

2. S 88°06'19" W, for a distance of 55.93 feet to a 1/2 inch iron rod with cap set (ZWA),

3. N 01°53'41" W, for a distance of 180.00 feet to a 1/2 inch iron rod with cap set (ZWA),

4. S 88°06'19" W, for a distance of 241.64 feet to a 1/2 inch iron rod with cap set (ZWA),

5. N 01°06'42" W, for a distance of 180.07 feet to a 1/2 inch iron rod with cap set (ZWA), at the beginning of a curve to the left,

6. 11.37 feet along the arc of said curve to the right, having a radius of 6970.00 feet, a delta angle of 00°05'36", and a chord bearing and distance of N 88°17'02" E, 11.37 feet to a 1/2 inch iron rod with cap set (ZWA) at the end of said curve, and

7. N 01°45'46" W, for a distance of 121.12 feet to a 1/2 inch iron rod with cap set (ZWA) being the north line of said 80.46 acre tract, being also the south line of said 88.44 acre tract and the northwest corner of the herein described tract,

THENCE along the south line of said 88.44 acre tract and along the north line of said 80.46 acre tract with the north line of the herein described tract, the following three (3) courses and distances:

1. N 88°23'48" E, for a distance of 223.84 feet to a 1/2 inch iron rod found,

2. N 88°06'19" E, for a distance of 619.29 feet to a 1/2 inch iron rod found, and

3. N 88°07'19" E, for a distance of 50.87 feet to the Point of Beginning and containing 11.175 acres of land.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	11.37	6970.00	0°05'36"	N88°17'02"E	11.37
C2	39.43	25.00	90°21'21"	S42°28'39"W	35.48
C3	39.11	25.00	89°38'39"	N47°04'21"W	35.25
C4	39.27	25.00	90°00'00"	N43°06'19"E	35.36
C5	39.27	25.00	90°00'00"	S46°53'41"E	35.36
C6	47.12	30.00	90°00'00"	N48°53'41"W	42.43
C7	25.23	30.00	48°11'23"	S22°12'01"W	24.49
C8	25.23	30.00	48°11'23"	N84°00'38"E	24.49
C9	195.18	80.00	188°22'48"	N46°53'41"W	119.81
C10	16.04	8970.00	0°07'35"	N88°10'17"E	16.04
C11	30.07	60.00	28°43'08"	N31°56'09"E	29.78
C12	28.06	60.00	28°47'38"	N04°10'47"E	27.80
C13	43.29	60.00	41°20'35"	N28°53'19"W	42.38
C14	43.29	60.00	41°20'05"	N71°13'39"W	42.35
C15	50.46	60.00	48°11'23"	S84°00'38"W	46.99
C16	28.23	7030.00	0°13'46"	N88°13'13"E	28.23

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°15'02"W	70.74
L2	N01°06'42"W	120.01
L3	S88°06'19"W	55.93
L4	N01°45'46"W	121.12

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
E	1		X
E	2	X	
E	3		X

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
F	1	X	
F	2		X
F	3	X	
F	4		X
F	5	X	X
F	6		X
F	7	X	
F	8		X
F	9	X	
F	10	X	
F	11		X
F	12	X	
F	13		X
F	14	X	

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
G	3		X
G	4	X	
G	5		X
G	6	X	
G	7		X
G	8	X	
G	9		X
G	10	X	
G	11		X
G	12	X	
G	13		X
G	14		X
G	15	X	
G	16		X
G	17	X	
G	18		X
G	19	X	
G	20		X

FRONT SETBACK			
BLOCK	LOT	25 FT	30 FT
H	1	X	
H	2		X
H	3	X	
H	28		X
H	29	X	
H	30		X
H	31	X	
H	32		X

PROJECT: MEADOWS AT KYLE
PHASE SIX
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SURVEYOR: G. RENE ZAMORA
TECHNICIAN: SEGURA
DRAWING: MW-P6-SH1.dwg
FIELDNOTES:
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MEADOWS AT KYLE
PHASE SIX
11.175 ACRES OF LAND OUT OF
THE JOHN N. FRANKS SURVEY
NO. 3 ABSTRACT NO. 178 &
AUGUST REUSS SURVEY NO. 13
ABSTRACT NO. 397
HAYS COUNTY, TEXAS

SHEET
2
OF
3
ZWA PLAT No.
13-1008-10

MEADOWS AT KYLE PHASE SIX

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE-PRESIDENT, OWNER OF 11.175 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178 AND AUGUST REUSS SURVEY NO. 13, ABSTRACT NO. 397, SITUATED IN HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 80.46 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 4436, PAGE 231, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 11.175 ACRES OF LAND TO BE KNOWN AS:

MEADOWS AT KYLE, PHASE SIX

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 14 DAY OF June, 2016, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
10700 PECAN PARK BOULEVARD, SUITE 400
AUSTIN, TEXAS 78750

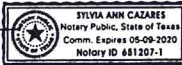
IAN CUDE
IAN CUDE, ASSISTANT SECRETARY

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IAN CUDE, ASSISTANT SECRETARY OF CONTINENTAL HOMES OF TEXAS, L.P., 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 14 DAY OF June, 2016, A.D.

Sylvia Ann Cazares
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Sylvia Ann Cazares
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES ON 6-9-2020

GENERAL NOTES:

1. THE PROVISIONS OF THE CITY OF KYLE UNIFIED DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROJECT.
2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. A 15' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET RIGHTS-OF-WAY. A 5' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES OF ALL SINGLE FAMILY LOTS.
6. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
7. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF KYLE.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
10. OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
12. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 6' BOTH SIDES.
13. WATER SERVICE WILL BE PROVIDED BY GOWORTH WATER SUPPLY CORPORATION.
14. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
15. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
16. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
17. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVING OUTSIDE DEVELOPMENT.
18. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS, WHERE LOT IS NOT RESIDENTIAL OR COMMERCIAL USE, THE SIDEWALK SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.
19. LOT 14, BLOCK C IS DESIGNATED AS WATER QUALITY POND AND DRAINAGE EASEMENT LOT AND SHALL BE DEED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL RESIDENTIAL LOTS SHALL HAVE A 5 FOOT SIDE BUILDING SETBACK AND 10 FOOT REAR SETBACK. THERE SHALL ALSO BE A SIDE SETBACK OF 15 FEET FOR SIDE YARDS ADJACENT TO A PUBLIC STREET. FRONT SETBACKS SHALL BE A MINIMUM OF 25 FEET AND ALTERNATE AS DESCRIBED IN THE TABLE ON SHEET 2.

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, GENA LOFTIS-FRANKLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

GENA LOFTIS-FRANKLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6087
STATE OF TEXAS
ZAMORA, L.L.C. (ZWA)
TEXAS FIRM NO. 10062700
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512) 295-6201, FAX: (512) 295-6091

6-8-16
DATE



REVIEWED BY:
Leon Barba 6/21/16
LEON BARBA, P.E.
CITY ENGINEER

REVIEWED BY:
Hy Wad 6-25-16
DATE
DIRECTOR OF PUBLIC WORKS

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF July, 2016 A.D., AT 10:36 O'CLOCK A M., AND DULY RECORDED ON THE 29 DAY OF July, 2016 A.D., AT 10:36 O'CLOCK A M.,

IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK —, PAGES CFN:16024631

Liz Gonzalez by Carol Hays, Deputy
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



THIS PLAT, MEADOWS AT KYLE PHASE SIX, 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 9th DAY OF June, 2016 A.D.

BY:

Mike Robison

PLANNING AND ZONING COMMISSION CHAIR, CITY OF KYLE, TEXAS

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

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

WITNESS MY HAND THIS 9 DAY OF JUNE, 2016 A.D.

GRAY ENGINEERING, INC.
6834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN TEXAS 78759
PHONE: (512) 452-0371 FAX: (512) 454-9933
TUBE FIRM # 2946

Will Wheeler
WILL WHEELER
REGISTERED PROFESSIONAL ENGINEER NO. 112029

6-9-16
DATE



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