

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, ACCEPTING THE HAYS COMMERCE PHASE 1 AND 2A 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 site, water, drainage, wastewater and street 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 Hays Commerce Phase 1 and 2A Subdivision. The current maintenance surety is hereby \$1,136,422.58 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 Hays Commerce Phase 1 and 2A 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: Hays Commerce Phase 1 and 2A
Final Acceptance

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

A final walkthrough was completed on September 29, 2016. The punch list items have been completed on the project. The site, water, drainage, wastewater and street 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. 1049032) has been provided for a period of two (2) years in the amount of \$1,136,422.58.

Please let me know if you need any additional information.

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

Hanrahan • Pritchard Engineering, Inc.

8333 Cross Park Drive
Austin, Texas 78754

HPE

Phone: 512.459-4734
Fax: 512.459.4752
E-Mail: info@hp-eng.com
TX PE Firm Reg. No. 416

September 27, 2016

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

Re: **Hays Commerce Center Phases 1&2 A**
Engineer's Letter of Concurrence

Dear Mr. Barba:

I, the undersigned professional engineer in the State of Texas, or my representative, made periodic visits to the above referenced project and observed that the water, wastewater, storm sewer, paving and detention facilities were constructed in general conformance with the approved plans.

Sincerely,



Frederick J. Dennis Jr., P.E.
Hanrahan • Pritchard Engineering, Inc.

EXHIBIT B

MAINTENANCE BOND

The Hanover Insurance Company

MAINTENANCE BOND

BOND NUMBER 1049032

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 Million One Hundred Thirty-six Thousand Four Hundred Twenty Two & Dollars, (\$1,136,422.58) 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 10/26/15 entered into a contract with said Obligor for:

Hays Commerce Center Phase 1&2: Site, Water, Drainage, Wastewater, Streets

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 November, 2016.

DNT Construction, LLC

PRINCIPAL

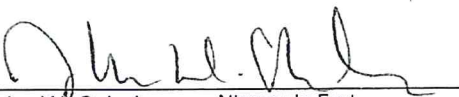
By:


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 Nov 2016.

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

Glenn Margosian, Vice President



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.

Hanrahan • Pritchard Engineering, Inc.8333 Cross Park Drive
Austin, Texas 78754**HPE**Phone: (512) 459-4734
Fax: (512) 459-4752
TX PE Firm Reg. No. 416**PROJECT CONSTRUCTION SUMMARY**PROJECT NAME: Hays Commerce Center Phase 1 & 2ACONTRACTOR: DNT Construction

GENERAL CONDITIONS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$ 81,845.73	\$81,845.73
2	Survey	1	LS	\$ 43,304.40	\$43,304.40
3	Maintenance Bond	1	LS	\$ 30,683.15	\$30,683.15
4	Volume Credit	1	LS	\$15,000.00)	(\$15,000.00)
					\$140,833.28
EROSION CONTROL					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Stabilized Construction Entrance	1	EA	\$ 977.50	\$ 977.50
2	Silt Fence	12270	LF	\$ 2.38	\$29,202.60
3	Inlet Protection	13	EA	\$ 80.93	\$ 1,052.09
4	Revegetation	52945	SY	\$ 0.85	\$ 45,003.25
					\$76,235.44
SITE IMPROVEMENTS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Clear and Grub	20	AC	\$ 589.08	\$ 11,781.60
2	Demolition	1	LS	\$ 1,993.36	\$ 1,993.36
3	Excavation	21166	CY	\$ 2.97	\$ 62,863.02
4	Embankment	31353	CY	\$ 1.38	\$ 43,267.14
5	Subgrade Preparation	22039	SY	\$ 1.74	\$ 38,347.86
6	12" Flexbase	22039	SY	\$ 11.43	\$251,905.77
7	Geogrid - Option D Street Section	22039	SY	\$ 3.12	\$ 68,761.68
8	3.5" Type C HMAC	19440	SY	\$ 18.32	\$356,140.80
9	Curb & Gutter	7800	LF	\$ 12.41	\$ 96,798.00
10	Striping	1	LS	\$13,800.00	\$ 13,800.00
11	Signage	1	LS	\$ 3,277.50	\$ 3,277.50
12	6' Concrete Sidewalk	170	SY	\$ 43.12	\$ 7,330.40
13	Type II Driveway	1	EA	\$5,209.50	\$ 5,209.50
14	Handicap Ramps	8	EA	\$1,282.25	\$ 10,258.00

15	Street Lights	13	EA	\$2,990.00	\$38,870.00
16	End of Road Barricade	3	EA	\$1,246.60	\$ 3,739.80
17	Traffic Control	1	LS	\$2,875.00	<u>\$ 2,875.00</u>
					\$1,017,219.43

POND IMPROVEMENTS

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Excavation	24557	CY	\$ 2.20	\$54,025.40
2	Embankment	1923	CY	\$ 1.50	\$ 2,884.50
3	12" Gabion Mattress	648	SY	\$ 68.28	\$44,245.44
4	Concrete Spillway with Handrail	1	EA	\$ 21,269.87	\$21,269.87
5	30" CL III RCP	50	LF	\$ 65.55	\$ 3,277.50
6	30" Safety End Treatment (3:1)	2	LF	\$ 1,386.38	\$ 2,772.76
7	Dual 8'x4' Box Culvert	136	EA	\$ 660.92	\$89,885.12
8	4' Concrete Pilot Channel	934	LF	\$ 58.19	\$54,349.46
9	Rock Dissipation Area	185	SY	\$ 29.90	\$ 5,531.50
10	Fine Grading	33973	SY	\$ 0.06	\$ 2,038.38
11	Revegetation	44890	SY	\$ 0.73	\$32,769.70
12	Trench Safety	186	EA	\$ 1.15	<u>\$ 213.90</u>
					\$313,263.53

DRAINAGE IMPROVEMENTS

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	18" CL III RCP	658	LF	\$ 40.94	\$ 26,938.52
2	30" CL III RCP	868	LF	\$ 68.06	\$ 59,076.08
3	36" CL III RCP	460	LF	\$ 108.43	\$ 49,877.80
4	42" CL III RCP	989	LF	\$ 122.03	\$120,687.67
5	48" CL III RCP	454	LF	\$ 137.96	\$ 62,633.84
6	54" CL III RCP	1652	LF	\$ 183.72	\$303,505.44
7	60" CL III RCP	538	LF	\$ 228.43	\$122,895.34
8	5' Dia. Manhole	4	EA	\$ 2,720.90	\$ 10,883.60
9	6' Dia. Manhole	6	EA	\$ 3,880.18	\$ 23,281.08
10	7' Dia. Manhole	3	EA	\$ 5,496.79	\$ 16,490.37
11	12'x6' Junction Box	1	EA	\$ 11,939.14	\$ 11,939.14
12	Raise Manholes	14	EA	\$ 446.88	\$ 6,256.32
13	10' Curb Inlet	12	EA	\$ 5,242.05	\$ 62,904.60
14	5'x5' Area Inlet	1	EA	\$ 3,606.56	\$ 3,606.56
15	18" Safety End Treatment (6:1)	2	EA	\$ 2,576.00	\$ 5,152.00
16	Dual 18" Safety End Treatment (6:1)	1	EA	\$ 3,369.50	\$ 3,369.50
17	30" Safety End Treatment (3:1)	2	EA	\$ 1,483.50	\$ 2,967.00
18	Dual 48" Safety End Treatment (3:1)	1	EA	\$ 4,945.00	\$ 4,945.00
19	54" Safety End Treatment (3:1)	2	EA	\$ 3,277.50	\$ 6,555.00
20	60" Safety End Treatment (3:1)	1	EA	\$ 3,841.00	\$ 3,841.00
21	Rock Dissipation at Headwalls	28	SY	\$ 29.90	\$ 837.20

22	Rock Rip-Rap at Temporary Basins	325	SY	\$ 29.90	\$ 9,717.50
23	Trench Safety	5619	LF	\$ 1.15	\$ 6,461.85
					\$924,822.41
WATER IMPROVEMENTS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	2" Service Line	1	EA	\$ 1,761.06	\$ 1,761.06
2	8" DR-14 PVC	779	LF	\$ 31.81	\$ 24,779.99
3	12" DR-14 PVC	7261	LF	\$ 41.25	\$299,516.25
4	12" DI CL 350	520	LF	\$ 91.11	\$ 47,377.20
5	16" DR-18 PVC	940	LF	\$ 55.14	\$ 51,831.60
6	Fire Hydrant	24	EA	\$ 3,340.10	\$ 80,162.40
7	2" Gate Valve	1	EA	\$ 820.29	\$ 820.29
8	8" Gate Valve	33	EA	\$ 1,606.98	\$ 53,030.34
9	12" Gate Valve	30	EA	\$ 2,575.62	\$ 77,268.60
10	16" Gate Valve	4	EA	\$ 7,233.70	\$ 28,934.80
11	Ductile Iron Fittings	18.37	TN	\$ 59.80	\$ 1,098.53
12	Testing	9500	LS	\$ 1.73	\$ 16,435.00
13	Trench Safety	9500	LF	\$ 0.58	\$ 5,510.00
					\$688,526.06

WASTEWATER IMPROVEMENTS					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	8" SDR-26 PVC (0-6' Depth)	318	LF	\$ 19.12	\$ 6,080.16
2	8" SDR-26 PVC (6-8' Depth)	561	LF	\$ 20.08	\$11,264.88
3	8" SDR-26 PVC (8-10' Depth)	2970	LF	\$ 22.30	\$66,231.00
4	8" SDR-26 PVC (10-12' Depth)	815	LF	\$ 24.29	\$19,796.35
5	8" SDR-26 PVC (12-14' Depth)	522	LF	\$ 26.57	\$13,869.54
6	8" SDR-26 PVC (14-16' Depth)	272	LF	\$ 28.42	\$ 7,730.24
7	8" SDR-26 PVC (16-18' Depth)	270	LF	\$ 30.74	\$ 8,299.80
8	12" SDR-26 PVC (10-12' Depth)	25	LF	\$ 33.40	\$ 835.00
9	18" Steel Encasement	40	LF	\$ 174.40	\$ 6,976.00
10	4' Dia. Manhole	27	EA	\$ 2,959.56	\$79,908.12
11	4' Dia Manhole (Extra Depth)	122	VF	\$ 322.31	\$39,321.82
12	Tie to Existing Manhole	1	EA	\$ 10,353.83	\$10,353.83
13	Remove/Replace Existing Manhole	1	EA	\$ 5,185.76	\$ 5,185.76
14	8" Cleanout	2	EA	\$ 429.72	\$ 859.44
15	8" 2-way Cleanout	20	EA	\$ 409.94	\$ 8,198.80
16	Testing	5753	LS	\$ 2.01	\$ 11,563.53
17	Trench Safety	5753	LF	\$ 1.15	\$ 6,615.95
					\$303,090.22

ALTERNATE					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Shred balance of site acreage (64 AC)	1	LS	\$ 7,040.01	<u>\$7,040.01</u>
					\$7,040.01
CHANGE ORDER 1					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Install underground power & communications conduits at four road crossing locations	1	LS	\$ 11,783.00	<u>\$11,783.00</u>
					\$11,783.00
CHANGE ORDER 2					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$ 2,145.00	\$2,145.00
2	Survey	1	LS	\$ 840.00	\$ 840.00
3	Diversion Channel	170	CY	\$ 22.20	\$ 3,774.00
4	Revegetation Channel	1215	SY	\$ 0.76	\$ 923.40
5	3.5" HMAC	11	SY	\$ 19.12	\$ 210.32
6	Curb & Gutter	22	LF	\$ 12.01	\$ 264.22
7	Remove 18" RCP	30	LF	\$ 56.61	\$ 1,698.30
8	Remove 30" RCP	205	LF	\$ 29.23	\$ 5,992.15
9	8" DR-14 PVC Service Extension	31	LF	\$ 71.14	\$ 2,205.34
10	Remove 12" DR-14 PVC	320	LF	\$ 18.59	\$ 5,948.80
11	Remove 12" Gate Valve	1	EA	\$ 1,068.29	\$ 1,068.29
12	16" Insertion Gate Valve	1	EA	\$ 35,231.90	\$35,231.90
13	Retest Water Line	1	LS	\$ 900.00	\$ 900.00
14	Trench Safety	31	LF	\$ 0.60	<u>\$ 18.60</u>
					\$61,220.32
CHANGE ORDER 3					
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	Dry Utility Mainline Install and Wire Pull	1	LS	\$ 25,000.00	\$25,000.00
2	Geo-Grid Credit	1	LS	\$ 15,000.00	\$15,000.00
3	Additional Type D Lift	1	LS	\$ 12,000.00	<u>\$12,000.00</u>
					\$52,000.00

Total

\$ 3,596,033.70

Submitted by



Frederick J. Denny, Jr., E.E.

Date

2016-10-31

$$3,244,921.65 \times 0.35 = \$1,136,422.58$$

EXHIBIT C

SUBDIVISION MAP

HAYS COMMERCE PHASE 1

SCALE: 1" = 100'
GRAPHIC SCALE

H068 (GRID COORDS)
N = 13931116.87
E = 2325165.63

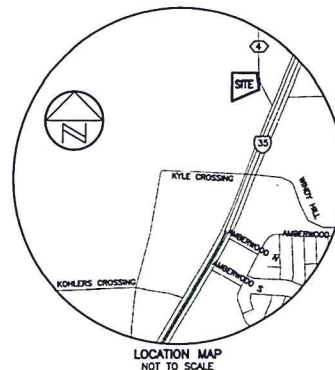
H067 (GRID COORDS)
N = 13931152.65
E = 2326240.80

14.986 AC.
DOUBLE R FAMILY INVESTMENT LP
(3408/480)

A McKOWNE SURVEY
ABS NO. 328

PORTION OF
34.780 AC.
CX PROPERTIES, L.P.
(3312/476)

(GRID COORDS)
N = 13928420.93
E = 2331778.30
LOOP 4 HWY STA
236+67, 40' RT



LOT 2, BLOCK A
COLEMAN SUBDIVISION
(BOOK 7, PAGE 39)

N.M. GATLIN SURVEY
ABS NO. 198

LOT 1, BLOCK A
COLEMAN SUBDIVISION
(BOOK 7, PAGE 39)

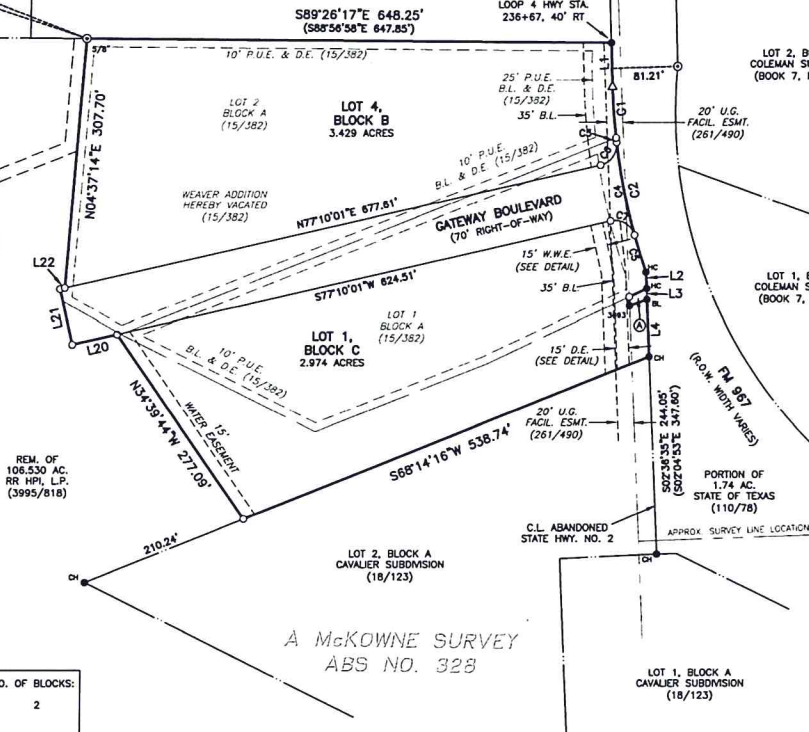
REMANENT OF
0.585 AC.
THAMES AND WIMMER, LLC
(2203/192)
(SEE DETAIL)

OWNER:
RR HPI, LP
3600 N. CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 250
AUSTIN, TEXAS 78746

OWNER:
LIQUID WASTE SOLUTIONS, LLC
11512 VIA GRANDE DRIVE
AUSTIN, TEXAS 78739-1922

ENGINEER (AGENT):
HANRAHAN PRITCHARD ENGINEERING, INC.
TEXAS PE FIRM REG. NO. 416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(512) 459-4734

SURVEYOR:
CHAPARRAL PROFESSIONAL
LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TEXAS 78744
512-443-1724
512-389-0943 F



A McKOWNE SURVEY
ABS NO. 328

LAND USE:	ACREAGE:	NO. OF LOTS:	NO. OF BLOCKS:
LOTS:	6.403	2	2
R.O.W.:	1.139		
TOTAL:	7.542		

LINE	BEARING	DISTANCE
L1	S01°48'02"E	53.95'
L2	S03°22'04"E	20.19'
L3	S01°45'22"E	13.42'
L4	S02°36'35"E	70.02'
L5	N02°36'35"W	122.30'
L6	N12°49'59"W	62.28'
L7	N77°10'01"E	15.00'
L8	S12°49'59"E	63.62'
L9	S02°36'35"E	118.43'
L10	S68°14'16"W	15.88'
L11	N77°10'01"E	3.30'
L12	S06°43'31"E	63.58'
L13	S02°36'35"E	113.49'
L14	N06°43'31"W	63.80'
L15	S68°14'16"W	15.88'
L16	N68°14'16"E	26.46'
L17	S65°02'22"W	23.88'
L18	S03°14'50"E	11.04'
L19	N70°16'35"E	22.77'
L20	S77°10'01"W	56.34'
L21	N12°49'59"W	70.00'
L22	N77°10'01"E	5.98'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	756.20'	4°46'02"	62.92'	S04°28'43"E	62.90'
C2	756.20'	12°53'28"	170.14'	S12°59'52"E	169.78'
C3	756.20'	0°26'17"	5.78'	S06°46'17"E	5.78'
C4	756.20'	8°48'21"	116.22'	S11°23'36"E	116.11'
C5	756.20'	3°38'50"	48.14'	S17°37'11"E	48.13'
C6	25.00'	84°54'28"	37.05'	N35°31'42"E	33.75'
C7	25.00'	87°03'32"	37.99'	N59°28'04"W	34.44'
C8	25.00'	27°22'35"	11.95'	S89°18'32"E	11.83'
C9	25.00'	59°40'57"	26.04'	S45°46'46"E	24.88'

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH HOLT CARSON CAP FOUND
 - 1/2" REBAR WITH "3693" CAP FOUND
 - 1/2" REBAR WITH "BASELINE" CAP FOUND
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - IRON PIPE FOUND (SIZE NOTED)
 - ⊕ CONTROL POINT
 - W.W.E. WATERWATER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
CHAPARRAL CONTROL POINT P241:
ALUMINUM DISC SET IN CONCRETE

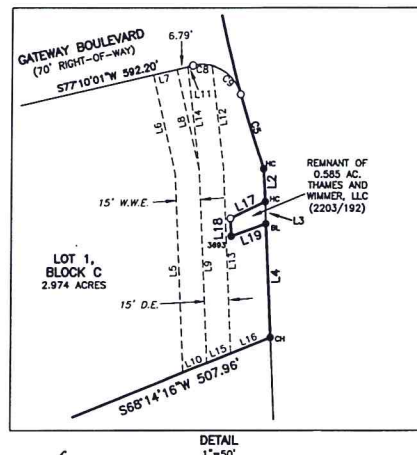
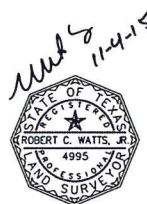
SURFACE COORDINATES:
N 13927834.3686
E 2334121.6825

TEXAS SOUTH CENTRAL ZONE (4204)
STATE PLANE COORDINATES:
N 13926536.3037
E 2333904.1445

COMBINED SCALE FACTOR = 0.99990680
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0000932086
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
TEXAS SOUTH CENTRAL ZONE 4204



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
030-039

DRAWING NO.:
030-039-PL3

PLOT DATE:
11/04/2015

PLOT SCALE:
1"=100'

DRAWN BY:
RCW/JDB

SHEET
01 OF 02

HAYS COMMERCE PHASE 1

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RR HPI, L.P., OWNER OF THAT CERTAIN 106.530 ACRE TRACT OF LAND IN THE ALEXANDER MCKNOWN SURVEY, ABSTRACT NO. 328, THE N.M. CATLIN SURVEY, ABSTRACT NO. 198, AND THE J.M. FRANKS SURVEY, ABSTRACT NO. 177 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 3995, PAGE 818 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

AND LIQUID WASTE SOLUTIONS, LLC, OWNER OF LOTS 1 AND 2, BLOCK A, WEAVER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 382 OF THE PAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 4031, PAGE 795 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

AND 0.026 ACRES GRANTED TO HAYS COUNTY IN VOLUME 2759, PAGE 7, HAVING BEEN DULY VACATED IN VOLUME 5183 PAGE 548 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DOES HEREBY PLAT 7.542 ACRES, BEING THE LAND CONVEYED IN THE AFORESTATED DEEDS AND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "HAYS COMMERCE PHASE 1" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS PLAT INCORPORATES LAND FROM THE 106.530 AC. RR HPI, L.P. TRACT (3995/818), AS WELL AS THE ENTIRETY OF THE FORMER WEAVER ADDITION (VOLUME 15, PAGE 382, PLAT RECORDS OF HAYS COUNTY), BOTH OF WHICH HAVE BEEN SUPERSEDED BY THIS PLAT DOCUMENT. ALL PREVIOUS EASEMENTS AND ENCUMBRANCES PRESENT ON THOSE PLATS ARE HEREBY VACATED BY RIGHT OF THIS PLATTING INSTRUMENT, UNLESS OTHERWISE INDICATED ON THIS PLAT DOCUMENT.

RR HPI, L.P., A TEXAS LIMITED PARTNERSHIP

BY: RR HPI GP, INC., A TEXAS CORPORATION, GENERAL PARTNER

BY: Richard S. Hill
NAME: RICHARD S. HILL
TITLE: PRESIDENT

RR HPI, LP
3600 N. CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 250
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF Nov, 2015 BY

Richard S. Hill, ON BEHALF OF RR HPI, L.P.

NOTARY PUBLIC, STATE OF TEXAS



LIQUID WASTE SOLUTIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Samuel T. Tishia
NAME: Samuel Tishia
TITLE: President

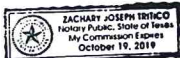
LIQUID WASTE SOLUTIONS, LLC
11512 VIA GRANDE DRIVE
AUSTIN, TEXAS 78739-1922

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF November, 2015 BY

Samuel Tishia, ON BEHALF OF LIQUID WASTE SOLUTIONS, LLC.

Zachary Joseph Tishia
NOTARY PUBLIC, STATE OF TEXAS



SURVEYORS CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

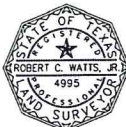
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN.

TO THE BEST OF MY KNOWLEDGE, THIS PLAT COMPLIES WITH ORDINANCE NO. 439 OF THE CITY CODE OF KYLE, ALL PLOTTABLE EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 00102037, EFFECTIVE DATE SEPTEMBER 30, 2010, ISSUED TO THE OWNER OF THE PROPERTY, ARE SHOWN.

BEARING BASIS: GRID AZIMUTH FOR THE TEXAS SOUTH CENTRAL ZONE 1983/93 FROM GPS OBSERVATIONS.

DATE OF SURVEY: MAY 6, 2014.

Robert C. Watts, Jr.
ROBERT C. WATTS, JR., R.P.L.S. 4995
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCALL LANE
AUSTIN, TEXAS 78744
512-443-1724 F
512-389-0943 F
TIDPLS FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, STEPHEN R. JAMISON, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48209C0290F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

Stephen R. Jamison
STEPHEN R. JAMISON, P.E. 86951
HANRAHAN PRITCHARD ENGINEERING, INC.
TEXAS PE FIRM REG. NO. 416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(512) 459-4734



PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING 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: Mark R. Ransom
CHAIRPERSON

REVIEWED BY:

BY: Harper Winder
HARPER WINDER, PUBLIC WORKS DIRECTOR

REVIEWED BY:

Leon Barba 9/30/16
LEON BARBA, P.E. DATE
CITY ENGINEER

GENERAL NOTES:

EASEMENTS ARE RESERVED AS FOLLOWS: 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.

THIS PLAN SHALL BE DEVELOPED IN COMPLIANCE WITH ORDINANCE 311 AND 308.

PERMIT APPROVAL FROM TxDOT SHALL BE REQUIRED FOR ANY DRIVEWAY AND STREET ACCESSING F.W. 967 NOT PREVIOUSLY PERMITTED BY TxDOT. DRIVEWAY ACCESS TO F.W. 967 IS PROHIBITED FROM LOT 4, BLOCK B AND LOT 1, BLOCK C.

ELECTRIC UTILITY CONSTRUCTION ON A LOT SHALL BE INCLUDED IN THE SITE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.

TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.

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.

SITE DEVELOPMENT NOTE:

SITE DEVELOPMENT PLAN FOR EACH LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF KYLE IN ACCORDANCE WITH ORDINANCE 311 PRIOR TO ISSUANCE OF SITE DEVELOPMENT PERMIT.

SIDEWALK NOTE:

SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF FW 967. 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 AREA ALSO REQUIRED TO BE INSTALLED WHEN STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD. #439, ARTICLE V, SEC. 10; KYLE CODE)

DRAINAGE EASEMENT NOTE:

OBSTRUCTIONS WITHIN DRAINAGE EASEMENTS ARE PROHIBITED.

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.

COUNTY CLERK CERTIFICATION

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

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

THE 5th DAY OF October, 2016 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN

PLAT CABINET --- PAGE(S) --- WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK

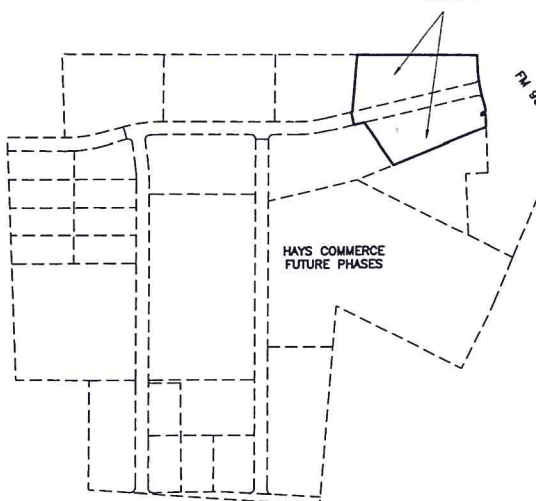
OF SAID COUNTY ON THIS 5th DAY OF October, 2016 FILED FOR RECORD AT 2:17

CLOCK P.M. THIS THE 5th DAY OF October, 2016 A.D.

Uz Q. Gonzalez
UZ Q. GONZALEZ, COUNTY CLERK

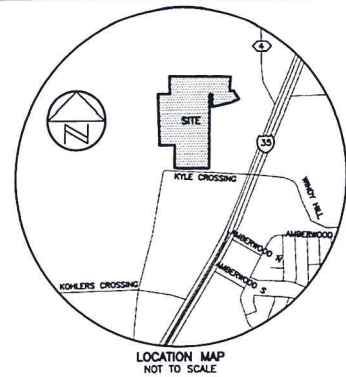


HAYS COMMERCE
PHASE 1



HAYS COMMERCE PHASE 2A

A McKOWNE SURVEY
ABS NO. 328



SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

14.986 AC.
DOUBLE R FAMILY INVESTMENT LP
(3408/480)

PORTION OF
34.780 AC.
CX PROPERTIES, L.P.
(3312/476)

LOCATION MAP
NOT TO SCALE

S89°34'35"E 1238.90'
(S89°02'00"E 1238.90')

S89°28'17"E 648.25'
(S89°58'56"E 647.85')

(GRID COORDS)
N = 13928420.93
E = 2331776.30
LOOP 4 HWY STA.
236+67, 40' RT

FM 987 (N/A LOOP 4 SOUTH)
(R.O.W. WIDTH 140 FEET)

LOT 2,
BLOCK B
4.950 ACRES

LOT 3,
BLOCK B
3.394 ACRES

LOT 4,
BLOCK B
HAYS COMMERCE
PHASE 1
DOC. _____

GATEWAY BOULEVARD
(70' RIGHT-OF-WAY)

LOT 1,
BLOCK C
HAYS COMMERCE
PHASE 1
DOC. _____

LOT 7,
BLOCK D
4.177 ACRES

LOT 2,
BLOCK C
4.196 ACRES

LOT 2, BLOCK A
CAVALIER SUBDIVISION
(18/123)

PORTION OF
1.74 AC.
STATE OF TEXAS
(110/78)

LOT 1, BLOCK A
CAVALIER SUBDIVISION
(18/123)

A McKOWNE SURVEY
ABS NO. 328

REM. OF
106.530 ACRES
RR HPI, L.P.
(3995/818)

OWNER:
RR HPI, LP
3600 N. CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 250
AUSTIN, TEXAS 78748

ENGINEER (AGENT):
HANRAHAN PRITCHARD ENGINEERING, INC.
TEXAS PE FIRM REG. NO. 416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(512) 459-4734

SURVEYOR:
CHAPARRAL PROFESSIONAL
LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TEXAS 78744
512-443-1724
512-389-0943 F

REM. OF
106.530 ACRES
RR HPI, L.P.
(3995/818)

LOT 6,
BLOCK D
13.033 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°10'01"W	5.98'
L2	S12°49'59"E	70.00'
L3	N77°10'01"E	56.34'
L4	N89°34'35"W	120.00'
L5	N86°47'01"W	160.65'
L6	S79°43'22"W	226.90'
L7	N82°43'03"W	265.69'
L8	S75°10'38"W	129.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	50°50'00"	22.18'	N33°12'27"W	21.46'
C2	70.00'	192°46'53"	235.53'	N37°46'00"E	139.13'
C3	25.00'	48°05'58"	20.99'	S69°53'32"E	20.38'
C4	760.00'	4°21'39"	57.84'	N88°14'18"E	57.83'
C5	25.00'	93°06'18"	40.62'	S46°39'50"W	36.30'
C6	70.00'	20°37'38"	25.20'	N48°18'38"W	25.07'
C7	690.00'	7°54'08"	95.17'	S03°50'23"E	95.09'
C8	25.00'	94°05'38"	41.06'	S47°09'30"W	36.60'
C9	25.00'	90°32'47"	39.51'	N45°09'42"W	35.52'
C10	760.00'	7°54'08"	104.82'	N03°50'23"W	104.74'
C11	25.00'	93°16'18"	40.70'	N38°50'41"E	36.35'
C12	690.00'	4°58'35"	59.53'	N87°57'08"E	59.51'
C13	25.00'	89°41'15"	39.13'	S44°43'57"E	35.26'
C14	690.00'	13°15'24"	159.65'	S83°47'43"W	159.29'
C15	70.00'	172°09'15"	210.33'	N48°04'49"E	139.67'
C16	25.00'	90°18'45"	39.41'	N45°16'03"E	35.45'
C17	760.00'	13°15'24"	175.84'	N83°47'43"E	175.45'

LAND USE:	ACREAGE:	NO. OF LOTS:	NO. OF BLOCKS:
LOTS:	65.908	14	4
R.O.W.:	5.129		
TOTAL:	71.037		

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● ^{ALUM}	1/2" REBAR WITH ALUMINUM CAP FOUND
● ^{DOUCET}	1/2" REBAR WITH "DOUCET" CAP FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
○	1/2" REBAR WITH "BASELINE" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
⊕	CONTROL POINT
W.W.E.	WASTEWATER EASEMENT
W.L.E.	WATER LINE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
030-039
DRAWING NO.:
030-039-PL4
PLOT DATE:
06/03/2016
PLOT SCALE:
1"=100'
DRAWN BY:
JDB/RCW
SHEET
01 OF 04



6-3-16

A McKOWNE SURVEY
ABS NO. 328

HO57 (GRID COORDS)
N = 13931152.65
E = 2326240.80

PORTION OF
34.780 AC.
CX PROPERTIES, L.P.
(3312/476)

(GRID COORDS)
N = 13928420.93
E = 2331776.30

14.986 AC.
DOUBLE R FAMILY INVESTMENT LP
(3408/480)

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100

S89°34'35"E 1238.90'
(S89°02'00"E 1238.90')

63.03 ACRES
AUSTIN CEMENT
COMPANY
(285/270, TRACT 7B)

3.20 ACRES
PLUM CREEK
(639/102)

LOT 1,
BLOCK B
5.091 ACRES

LOT 2,
BLOCK B
4.950 ACRES

DEED CALLS
FOR CENTERLINE
OF ROAD

20' WATER LINE
ESMT.

LOT 3,
BLOCK A
8.132 ACRES

PLUM CREEK WATER
COMPANY 10' TEMP.
- CONSTRUCTION ESMT

(639/102)

PLUM CREEK WATER

— COMPANY 5' WATER
PIPELINE EASEMENT
(639/102)

N89°53'22"W 674.34'

WISTA RIDGE DRIVE
(70' RIGHT-OF-WAY)

W.L.E.
(1857/297)
(3036/536)

REM. OF
106.530 ACRES
RR HPI, L.P.
(3995/818)

DEED CALLS
FOR WEST -
SIDE OF ROAD

ROAD AREA

20° WATER LINE
ESMT.

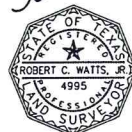
A McKOWNE SURVEY
ABS NO. 328

N89°17'04"W 394.10'
(N90°00'00"W 394.10')

S89°53'19"E 250.00'

589°53'19"E 570.00'

130 30'



mds 6.3.16

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
030-039

DRAWING NO.:
030-039-PL4

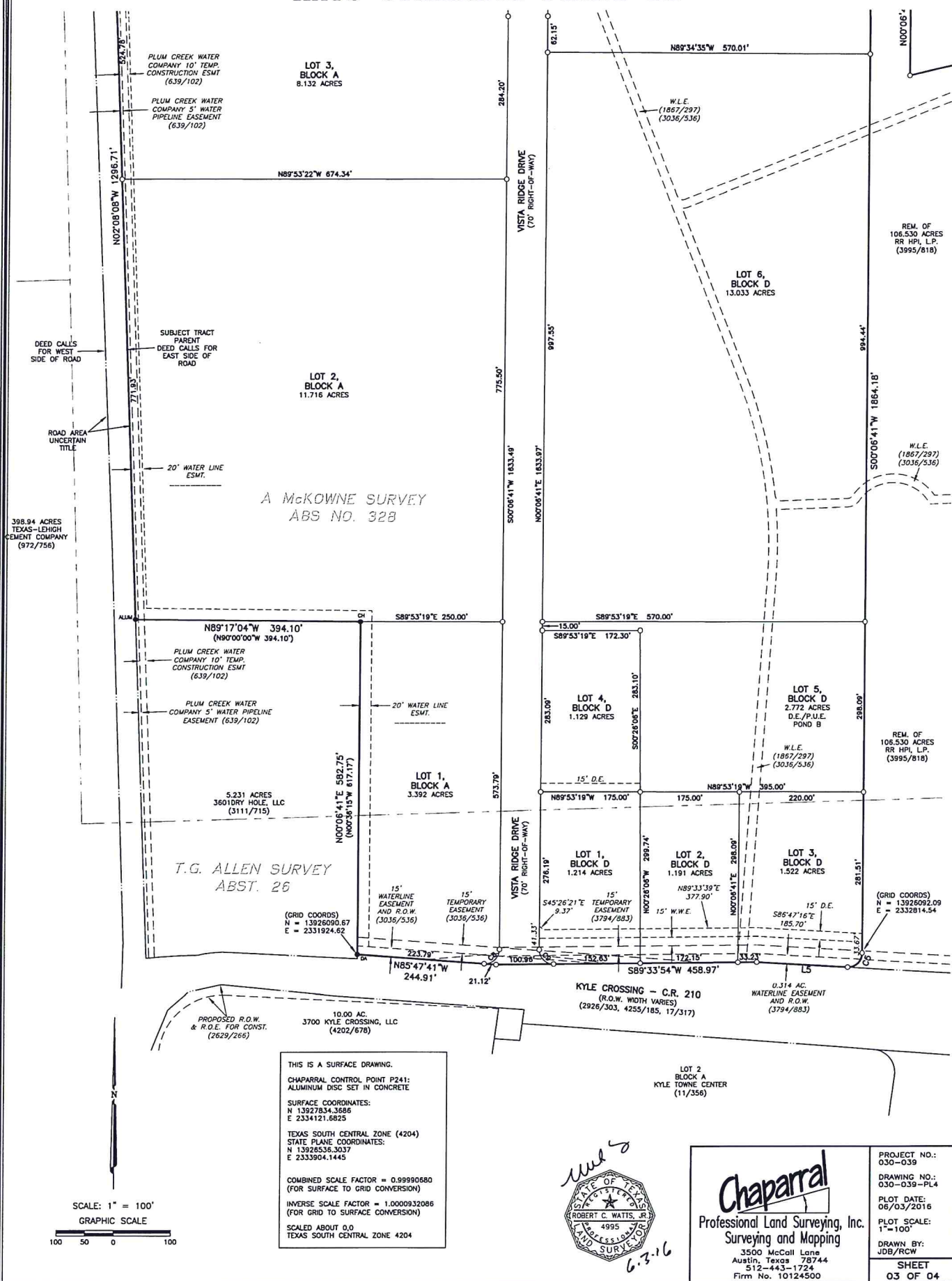
PLOT DATE:
06/03/2016

PLOT SCALE:
1"=100'

DRAWN BY:
JDB/RCW

SHEET
02 OF 04

HAYS COMMERCE PHASE 2A



HAYS COMMERCE PHASE 2A

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RR HPI, L.P., OWNER OF THAT CERTAIN 106.530 ACRE TRACT OF LAND IN THE ALEXANDER McKNOWNE SURVEY, ABSTRACT NO. 328, THE N.M. GATLIN SURVEY, ABSTRACT NO. 198, AND THE J.M. FRANKS SURVEY, ABSTRACT NO. 177, AND THE T.G. ALLEN SURVEY IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 3995, PAGE 818 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DOES HEREBY PLAT 71.037 ACRES, BEING THE LAND CONVEYED IN THE AFORESTATED DEEDS AND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "HAYS COMMERCE PHASE 2A" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RR HPI, L.P., A TEXAS LIMITED PARTNERSHIP

BY: RR HPI CP, INC., A TEXAS CORPORATION, GENERAL PARTNER

BY: [Signature]
NAME: RICHARD S. HILL
TITLE: PRESIDENT

RR HPI, L.P.
3600 N. CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 250
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF August, 2016, BY
Richard S. Hill ON BEHALF OF RR HPI, L.P.

NOTARY PUBLIC, STATE OF TEXAS



SURVEYORS CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

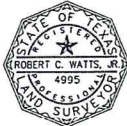
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN.

TO THE BEST OF MY KNOWLEDGE, THIS PLAT COMPLIES WITH ORDINANCE NO. 439 OF THE CITY CODE OF KYLE. ALL PLOTTABLE EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 00102037, EFFECTIVE DATE SEPTEMBER 30, 2010, ISSUED TO THE OWNER OF THE PROPERTY, ARE SHOWN.

BEARING BASIS: GRID AZIMUTH FOR THE TEXAS SOUTH CENTRAL ZONE 1983/93 FROM GPS OBSERVATIONS.

DATE OF SURVEY: MAY 6, 2014.

unt 6.3-16
ROBERT C. WATTS, JR., R.L.P.S., 4995
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TEXAS 78744
512-443-1724 T
512-389-0943 F
TDLPS FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

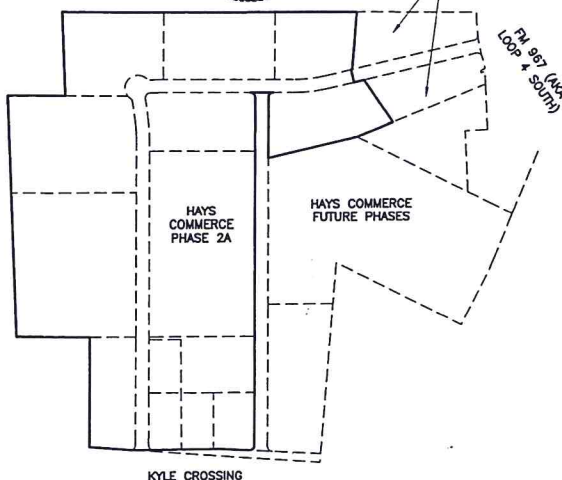
FREDERICK DENNICK JR. P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48209C0290F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature]
FREDERICK DENNICK JR. P.E. 4637
MANRAN-PRITCHARD-SCREER INC.
TEXAS PE FIRM REG. NO. 416
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(512) 459-4734



HAYS COMMERCE
PHASE 1



PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING 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: [Signature]
CHAIRPERSON

REVIEWED BY:

BY: [Signature]
HARPER WILDER, PUBLIC WORKS DIRECTOR

REVIEWED BY:

[Signature] 9/30/16
LEON BARBA, P.E. DATE
CITY ENGINEER

GENERAL NOTES:

EASEMENTS ARE RESERVED AS FOLLOWS: 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.

THIS PLAN SHALL BE DEVELOPED IN COMPLIANCE WITH ORDINANCE 311 AND 308.

PERMIT APPROVAL FROM TxDOT SHALL BE REQUIRED FOR ANY DRIVEWAY AND STREET ACCESSING IN 35 NOT PREVIOUSLY PERMITTED BY TxDOT.

ELECTRIC UTILITY CONSTRUCTION ON A LOT SHALL BE INCLUDED IN THE SITE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.

TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.

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.

SITE DEVELOPMENT NOTE:

SITE DEVELOPMENT PLAN FOR EACH LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF KYLE IN ACCORDANCE WITH ORDINANCE 311 PRIOR TO ISSUANCE OF SITE DEVELOPMENT PERMIT.

SIDEWALK NOTE:

SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF FM 967. 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 AREA ALSO REQUIRED TO BE INSTALLED WHEN STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD. #439, ARTICLE V, SEC. 10; KYLE CODE)

DRAINAGE EASEMENT NOTE:

OBSTRUCTIONS WITHIN DRAINAGE EASEMENTS ARE PROHIBITED.

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.

COUNTY CLERK CERTIFICATION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF October, 2016 A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET — PAGE(S) — CFN 16084294, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON THIS 16 DAY OF October, 2016 FILED FOR RECORD AT 12:34 O'CLOCK PM THIS 16 DAY OF October, 2016 A.D.

Liz Q. Gonzalez by [Signature]
LIZ Q. GONZALEZ, COUNTY CLERK



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
030-039
DRAWING NO.:
030-039-PL-4
PLOT DATE:
06/03/2016
PLOT SCALE:
1"=100'
DRAWN BY:
JDB/RCW
SHEET
04 OF 04