



LOCATION MAP
NOT TO SCALE

10' WATER LINE
EASEMENT AGREEMENT
VOL. 4959, PG. 723
O.P.R.H.C.

REMAINDER OF 8.148 ACRES
PLUM CREEK DEVELOPMENT
PARTNERS, LTD.
VOL. 5408, PG. 22
O.P.R.H.C.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°48'03"W	7.49
L2	N01°10'55"W	192.11
L3	S88°49'05"W	2.50
L4	N01°10'55"W	13.00
L5	N88°49'03"E	2.50
L6	N01°10'55"W	25.34
L7	S88°51'54"W	169.03
L8	N01°10'34"W	10.05

THE STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

PLUM CREEK DEVELOPMENT PARTNERS, LTD., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER OF 0.971 ACRES OF LAND, BEING A PORTION OF THAT 8.148 ACRES TRACT OF LAND AS CONVEYED TO PLUM CREEK DEVELOPMENT PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2015-1540035 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND LOCATED IN THE JESSE DAY SURVEY, ABSTRACT NO. 152, DO HEREBY SUBSIDE SAID 0.971 ACRES OF LAND TO BE KNOWN AS "PLUM CREEK PHASE 1, SECTION 12B, LOT 1", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS OF WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE EASEMENTS) PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF THE SAID CORPORATION NAME HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS CORPORATE TITLE, NAME, AND THEREUNTO DULY AUTHORIZED.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.

STATE OF TEXAS
COUNTY OF HAYS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY _____ OF _____ CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS

REVIEWED BY:

CITY ENGINEER

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS

PLANNING AND ZONING COMMISSION CERTIFICATION
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 _____ DAY OF _____, 2016.

CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE 1, SECTION 12B, LOT 1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2016.

BY:

ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE 1, SECTION 12B, LOT 1) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 2016.

BY:

ATTEST:

SECRETARY

THE COUNTY SUBDIVISION REGULATIONS (EXTRATERRITORIAL JURISDICTION), CERTIFICATIONS AS REQUIRED UNDER THE COUNTY SUBDIVISION REGULATIONS.

CERTIFICATION OF THE CITY SECRETARY: THE FOLLOWING CERTIFICATE SHALL BE PLACED ON THE PLAT FOR EXECUTION AFTER IT HAS BEEN FINALLY APPROVED BY THE CITY COUNCIL:

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 _____, 2016. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF KYLE, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

CITY SECRETARY

OWNER ADDITIONAL CERTIFICATION. WHEN NAVIGATION EASEMENTS AND/OR RELEASES ARE REQUIRED PURSUANT TO THIS CHAPTER, THEN THE FOLLOWING CERTIFICATE SHALL BE REQUIRED:

PLUM CREEK PHASE 1,
SECTION 12B, LOT 1
PRELIMINARY PLAT
0.971 ACRES, CITY OF KYLE, HAYS
COUNTY, TEXAS

KOHLERS CROSSING
(COUNTY ROAD 171)
(VARIABLE R.O.W.)
CITY OF KYLE
VOL. 3218, PG. 860
O.P.R.H.C.

10' WATER LINE
EASEMENT AGREEMENT
VOL. 4959, PG. 723
O.P.R.H.C.

REMAINDER OF 8.148 ACRES
PLUM CREEK DEVELOPMENT
PARTNERS, LTD.
VOL. 5408, PG. 22
O.P.R.H.C.

LOT 1
SECTION 12B
0.971 ACRES
(42,293 SQ. FT.)

15' JOINT USE
ACCESS EASEMENT
(PRIVATE)

7.5' PUBLIC UTILITY
EASEMENT
VOL. 5064, PG. 322
O.P.R.H.C.

10' WATER LINE
EASEMENT AGREEMENT
VOL. 4959, PG. 723
O.P.R.H.C.

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GENERAL NOTES:

1. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311.
2. SIDEWALKS ALONG OR WITHIN CROMWELL DRIVE OR KOHLERS CROSSING RIGHT OF WAY SHALL BE INSTALLED BY LOT OWNER / DEVELOPER AT THE TIME OF LOT DEVELOPMENT.
3. OFFSITE WASTEWATER LINES MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY OF KYLE PRIOR TO OCCUPANCY OF ANY BUILDING(S) ON THIS PROPERTY.
4. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
5. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
6. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OR ASSIGNS, AND IT SHALL BE THE PROPERTY OWNERS ASSOCIATION OR ASSIGNS RESPONSIBILITY FOR KEEPING AREAS NEATLY CUT AND FREE OF DEBRIS AND ALL TREE/BRUSH REGROWTH.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 IN THIS SUBDIVISION, APPROVAL OF SITE DEVELOPMENT PLAN FROM THE CITY OF KYLE AND PLUM CREEK DEVELOPMENT PARTNERS, LTD. IS REQUIRED.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE REQUIRED FROM THE CITY OF KYLE.
9. THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP 48205C0270F & 48209C0290F DATED SEPTEMBER 2, 2005.
10. THE 15' JOINT USE ACCESS EASEMENT IS COVERED BY THE TERMS, PROVISIONS AND CONDITIONS OF AN EASEMENT AGREEMENT TO BE RECORDED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS.

PUBLIC UTILITY INFORMATION:

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER: CITY OF KYLE
100 W CENTER ST
KYLE, TEXAS 78640

ELECTRIC: FERNANDEZ ELECTRIC COOP
1810 FM 150 WEST
KYLE, TEXAS 78640

PHONE: VERIZON
6601 FM 323
WIMBERLEY, TEXAS 78739

WASTEWATER: CITY OF KYLE
W. CENTER ST.
KYLE, TEXAS 78640

GAS: CENTERPOINT ENERGY
325 CHEATHAM STREET
SAN MARCOS, TEXAS 78666

THE STATE OF TEXAS)
COUNTY OF HAYS)

I, HARRISON M. HUDSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

ENGINEERED BY: HARRISON M. HUDSON, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 109973
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 300
AUSTIN, TEXAS 78759

I, JAMES W. RUSSELL, 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.

WITNESS MY HAND THIS 2nd DAY OF December, 2016.

JAMES W. RUSSELL
JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4230 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

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Kimley-Horn

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San Antonio, Texas 78216 TBP FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	RAA	JWR	09/11/2016	069252700	1 OF 1

DWG NAME: KYLEA_SURVEY\002252700\KYLEA_PLAT\PLUM CREEK PHASE 1 PLAT.DWG PLOTTED BY: ARNOLD CHUIZ, R001070 7/23/2016 11:02:16 2:00 PM