RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, ACCEPTING THE CYPRESS FOREST PHASE ONE 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, water 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 Cypress Forest Phase One subdivision. The current maintenance surety is hereby $1,006,283.08 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 Cypress Forest Phase One 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. Kyle, Texas 78640
Office (512) 262-1010 Fax (512) 262-3915

MEMORANDUM

TO: Scott Sellers, City Manager

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

DATE: December 12, 2016

SUBJECT: Cypress Forest Phase One
Street, Drainage, Water and Wastewater Improvements
Final Acceptance

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

A final walkthrough was completed on September 20, 2016 and November 11, 2016. The punch list items have been completed on the project. The street, drainage, water and wastewater improvements have been constructed in substantial accordance with the City's requirements. Record drawings have been provided to the City.

A Maintenance Bond (Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company – Bond No. MNT9223678) has been provided for a period of two (2) years in the amount of $1,006,283.08.

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

TEXAS ENGINEERING SOLUTIONS
3815 S. Capital of Texas Hwy
Building III, Suite 300
P: (512) 904-0505
F: (512) 904-0509

TBPE Firm #11206

December 5, 2016

Mr. Leon Barba, P.E.
City Engineer
City of Kyle
520 E. RR 150
Kyle, Texas 78640

Re: **Cypress Creek Subdivision – Phase 1**
Engineer's Letter of Concurrence
City of Kyle, Hays County, Texas

Dear Mr. Barba,

Texas Engineering Solutions would like to report that the subdivision infrastructure construction is complete for Phase 1 of the Cypress Forest Subdivision. Per our ongoing site visits and inspections, communications with the contractor, and walk throughs conducted on September 20, 2016 and November 11, 2016, the construction of the subdivision was completed per the approved plans and specifications with insignificant deviations. As seen in the walk throughs with the contractor (Cash Construction) the complete construction includes, but is not limited to, the installation and testing (where required) of the following items:

- Water system and services
- Wastewater system and services, including a wastewater lift station and associated force main
- Roadway construction
- Storm water system/drainage/water quality improvements, including a wet pond designed in accordance with TCEQ Chapter 213 (Edwards Aquifer) requirements
- Street signs and Traffic control signs
- Sidewalks and curb ramps

Furthermore, all items known to be included on the punch list(s) generated by the walk throughs have been addressed.

If you have any questions or comments, please contact me at (512) 904-0505 or dfusilier@txengs.com.

Sincerely,

12/05/2016

STATE OF TEXAS
DAVID B. FUSILIER
87710
LICENSED
PROFESSIONAL ENGINEER

David Fusilier, P.E., Project Manager
Texas Engineering Solutions, LLC

Cc: Brian Birdwell, Vision 360
Harper Wilder, Director of Public Works, City of Kyle

EXHIBIT B

MAINTENANCE BOND

Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company

Bond No: MNT9223678

Maintenance Bond

KNOW ALL MEN BY THESE PRESENTS, that we

Cash Construction Company, Inc. hereinafter

called Principal, as Principal, and Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company ;
a corporation of the State of Maryland , _____ , _____ , hereinafter called Surety, as Surety,

are held and firmly bound unto

City of Kyle

hereinafter called Obligee in the sum of One Million Six Thousand Two Hundred Eighty Three & 08/100's ($1,006,283.08) DOLLARS, lawful money of the United States of America, to be paid to the said Obligee, or its successors or assigns, to the payment of which sum well and truly to be made, we do bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, sealed and dated this 5th day of December , 2016 .

WHEREAS, the Principal entered into a contract with the said Obligee, dated August 3, 2015 ,

for

Cypress Forest Phase 1

and,

WHEREAS, the Obligee requires that these presents be executed on or before the final completion and acceptance of said contract and

WHEREAS, said contract was completed and accepted on the _____ day of _____ , _____ .

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall remedy, without cost to the Obligee, any defects which may develop during a period of Two (2) Years from the date of completion and acceptance of the work performed under the contract, caused by defective or inferior materials or workmanship, then this obligation shall be void: otherwise it shall be and remain in full force and effect.

ATTEST:

Connie Davis

Cash Construction Company, Inc.

By: _____

Fidelity and Deposit Company of Maryland, Colonial American Casualty and Surety Company

By: _____

David S. Ballew , Attorney-in-Fact

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **MICHAEL BOND, Vice President,** in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **David S. BALLEW, of Austin, Texas,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings, EXCEPT bonds on behalf of Independent Executors, Community Survivors and Community Guardians.** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND,** this 13th day of January, A.D. 2016.

ATTEST:

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: _____

Secretary
Eric D. Barnes

_____

Vice President
Michael Bond

State of Maryland
County of Baltimore

On this 13th day of January, A.D. 2016, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **MICHAEL BOND, Vice President, and ERIC D. BARNES, Secretary,** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

_____

Maria D. Adamski, Notary Public
My Commission Expires: July 8, 2019

POA-F 168-0087

ZURICH

Texas Important Notice

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Zurich North America's toll-free telephone number for information or to make a complaint at:

1-800-382-2150

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) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact 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 información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Zurich North America's para obtener información o para presentar una queja al:

1-800-382-2150

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

TO: FELDER CND, LLC.
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TEXAS 78730

FROM: CASH CONSTRUCTION COMPANY, INC.
P.O. BOX 1279
PFLUGERVILLE TX. 78691

APPLICATION FOR PAYMENT

JOB NAME:	**CYPRESS FOREST PHASE 1**
JOB#	764
ESTIMATE #	13
DATE	08/31/2016
ORIG. AMOUNT	**$2,689,603.50**
REV. AMOUNT	**$3,852,947.78**
RETAINAGE	10%

TOTAL WORK THIS ESTIMATE	$50,072.50
TOTAL COMPLETED TO DATE	$3,852,947.78
LESS RETAINAGE	$385,294.78
TOTAL DUE TO DATE	$3,467,653.00
PREVIOUS BILLINGS	$3,422,587.75
AMOUNT DUE THIS ESTIMATE	$45,065.25

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	EROSION CONTROLS										
	STABILIZED CONSTRUCTION ENTRANCE	EA	1.00	$1,500.00	$1,500.00	1	0	$0.00	1	$1,500.00	100.00%
	SILT FENCE	LF	5,445.00	$13,612.50	$2.50	5,445	0	$0.00	5,445	$13,612.50	100.00%
	ROCK BERMS	LF	344.00	$7,568.00	$22.00	344	0	$0.00	344	$7,568.00	100.00%
	12" MULCH LOGS	LF	100.00	$700.00	$7.00	100	0	$0.00	100	$700.00	100.00%
	INLET PROTECTION	EA	18.00	$1,350.00	$75.00	18	0	$0.00	18	$1,350.00	100.00%
	BERMUDA/RYE REVEG (10' BOC)	SY	10,436.00	$5,218.00	$0.50	10,436	0	$0.00	10,436	$5,218.00	100.00%
	SUBTOTAL EROSION CONTROLS			**$29,948.50**				**$0.00**		**$29,948.50**	
	STREET IMPROVEMENTS										
	CLEAR/GRUB	SY	35,855.00	$35,855.00	$1.00	35,855	0	$0.00	35,855	$35,855.00	100.00%
	EXCAVATION/EMBANKMENT	SY	35,855.00	$125,492.50	$3.50	35,855	0	$0.00	35,855	$125,492.50	100.00%
	6" STD SUBGRADE PREP (1' BOC)	SY	18,384.00	$45,960.00	$2.50	18,384	0	$0.00	18,384	$45,960.00	100.00%
	8" FLEXIBLE BASE (1' BOC)	SY	12,875.00	$103,000.00	$8.00	12,875	0	$0.00	12,875	$103,000.00	100.00%
	10" FLEXIBLE BASE (1' BOC)	SY	5,509.00	$55,090.00	$10.00	5,509	0	$0.00	5,509	$55,090.00	100.00%
	1.5" TY D HMAC	SY	10,530.00	$105,300.00	$10.00	10,530	0	$0.00	10,530	$105,300.00	100.00%
	2" TY C HMAC	SY	4,721.00	$56,652.00	$12.00	4,721	0	$0.00	4,721	$56,652.00	100.00%
	6" STANDARD CURB & GUTTER	LF	9,392.00	$112,704.00	$12.00	9,392	0	$0.00	9,392	$112,704.00	100.00%
	CONC DRIVEWAY TY II	EA	1.00	$2,700.00	$2,700.00	1	0	$0.00	1	$2,700.00	100.00%
	ADA RAMPS	EA	22.00	$24,200.00	$1,100.00	22	0	$0.00	22	$24,200.00	100.00%
	4' CONC SIDEWALK	LF	958.00	$22,992.00	$24.00	958	0	$0.00	958	$22,992.00	100.00%
	STOP BAR/SIGN	EA	8.00	$4,800.00	$600.00	8	0	$0.00	8	$4,800.00	100.00%
	STREET SIGN	EA	9.00	$2,475.00	$275.00	9	0	$0.00	9	$2,475.00	100.00%
	STREET END BARRICADE	EA	2.00	$1,800.00	$900.00	2	0	$0.00	2	$1,800.00	100.00%
	STAKING	LS	1.00	$21,100.00	$21,100.00	1	0	$0.00	1	$21,100.00	100.00%
	SUBTOTAL STREET IMPROVEMENTS			**$720,120.50**				**$0.00**		**$720,120.50**	
	DRAINAGE IMPROVEMENTS										
	18" CLASS III RCP	LF	707.00	$23,684.50	$33.50	707	0	$0.00	707	$23,684.50	100.00%
	18" CLASS III RCP (33% For Trenching)	LF	707.00	$11,665.50	$16.50	707	0	$0.00	707	$11,665.50	100.00%
	24" CLASS III RCP	LF	317.00	$13,805.35	$43.55	317	0	$0.00	317	$13,805.35	100.00%
	24" CLASS III RCP (33% For Trenching)	LF	317.00	$6,799.65	$21.45	317	0	$0.00	317	$6,799.65	100.00%
	30" CLASS III RCP	LF	327.00	$18,622.65	$56.95	327	0	$0.00	327	$18,622.65	100.00%
	30" CLASS III RCP (33% For Trenching)	LF	327.00	$9,172.35	$28.05	327	0	$0.00	327	$9,172.35	100.00%
	36" CLASS III RCP	LF	1,684.00	$147,804.68	$87.77	1,684	0	$0.00	1,684	$147,804.68	100.00%
	36" CLASS III RCP (33% For Trenching)	LF	1,684.00	$72,799.32	$43.23	1,684	0	$0.00	1,684	$72,799.32	100.00%
	10' COA STD CURB INLET	EA	13.00	$54,600.00	$4,200.00	13	0	$0.00	13	$54,600.00	100.00%
	15' COA STD CURB INLET	EA	4.00	$26,000.00	$6,500.00	4	0	$0.00	4	$26,000.00	100.00%
	20' COA STD CURB INLET	EA	1.00	$7,800.00	$7,800.00	1	0	$0.00	1	$7,800.00	100.00%
	STORM MANHOLD/J-BOX	EA	9.00	$44,100.00	$4,900.00	9	0	$0.00	9	$44,100.00	100.00%
	18" CONC SET	EA	1.00	$1,800.00	$1,800.00	1	0	$0.00	1	$1,800.00	100.00%
	24" CONC SET	EA	1.00	$2,500.00	$2,500.00	1	0	$0.00	1	$2,500.00	100.00%
	36" CONC HEADWALL	EA	2.00	$12,800.00	$6,400.00	2	0	$0.00	2	$12,800.00	100.00%
	FB CHANNEL	LF	420.00	$16,800.00	$40.00	420	0	$0.00	420	$16,800.00	100.00%
	~~DETENTION POND~~	~~LS~~	~~1.00~~	~~$552,900.00~~	~~$552,900.00~~	~~1~~	~~0.025~~	~~$13,822.50~~	~~1.00~~	~~$552,900.00~~	~~100.00%~~
	TRENCH SAFETY	LF	3,035.00	$3,035.00	$1.00	3,035	0	$0.00	3,035	$3,035.00	100.00%
	STAKING	LF	3,035.00	$3,035.00	$1.00	3,035	0	$0.00	3,035	$3,035.00	100.00%
	SUBTOTAL DRAINAGE IMPROVEMENTS			**$1,029,724.00**				**$13,822.50**		**$1,029,724.00**	

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	WATER IMPROVEMENTS										
	8" PVC DR 14	LF	5,701.00	$148,967.13	$26.13	5,701	0	$0.00	5,701	$148,967.13	100.00%
	8" PVC DR 14 (33% For Trenching)	LF	5,701.00	$73,371.87	$12.87	5,701	0	$0.00	5,701	$73,371.87	100.00%
	8" GATE VALVES	EA	22.00	$28,600.00	$1,300.00	22	0	$0.00	22	$28,600.00	100.00%
	5-1/4 FIRE HYDRANT ASSEMBLY	EA	10.00	$39,000.00	$3,900.00	10	0	$0.00	10	$39,000.00	100.00%
	SINGLE WATER SERVICE	EA	10.00	$11,000.00	$1,100.00	10	0	$0.00	10	$11,000.00	100.00%
	DOUBLE WATER SERVICE	EA	41.00	$65,600.00	$1,600.00	41	0	$0.00	41	$65,600.00	100.00%
	ARV	EA	6.00	$16,800.00	$2,800.00	6	0	$0.00	6	$16,800.00	100.00%
	FLUSH VALVE	EA	1.00	$1,100.00	$1,100.00	1	0	$0.00	1	$1,100.00	100.00%
	WET CONNECTION	EA	1.00	$3,700.00	$3,700.00	1	0	$0.00	1	$3,700.00	100.00%
	HMAC PVMT REPAIR	LF	25.00	$2,500.00	$100.00	25	0	$0.00	25	$2,500.00	100.00%
	TRENCH SAFETY	LF	5,701.00	$2,850.50	$0.50	5,701	0	$0.00	5,701	$2,850.50	100.00%
	STAKING	LF	5,701.00	$5,701.00	$1.00	5,701	0	$0.00	5,701	$5,701.00	100.00%
	SUBTOTAL WATER IMPROVEMENTS			**$399,190.50**				**$0.00**		**$399,190.50**	
	WASTEWATER IMPROVEMENTS										
	8" SDR-26 WASTEWATER LINE (0-8')	LF	1,758.00	$47,114.40	$26.80	1,758	0	$0.00	1,758	$47,114.40	100.00%
	8" SDR-26 WASTEWATER LINE (0-8') (33% For Trenching)	LF	1,758.00	$23,205.60	$13.20	1,758	0	$0.00	1,758	$23,205.60	100.00%
	8" SDR-26 WASTEWATER LINE (8-10')	LF	1,182.00	$36,429.24	$30.82	1,182	0	$0.00	1,182	$36,429.24	100.00%
	8" SDR-26 WASTEWATER LINE (8-10') (33% For Trenching)	LF	1,182.00	$17,942.76	$15.18	1,182	0	$0.00	1,182	$17,942.76	100.00%
	8" SDR-26 WASTEWATER LINE (10-12')	LF	739.00	$23,766.24	$32.16	739	0	$0.00	739	$23,766.24	100.00%
	8" SDR-26 WASTEWATER LINE (10-12') (33% For Trenching)	LF	739.00	$11,705.76	$15.84	739	0	$0.00	739	$11,705.76	100.00%
	8" SDR-26 WASTEWATER LINE (12-14')	LF	205.00	$7,142.20	$34.84	205	0	$0.00	205	$7,142.20	100.00%
	8" SDR-26 WASTEWATER LINE (12-14') (33% For Trenching)	LF	205.00	$3,517.80	$17.16	205	0	$0.00	205	$3,517.80	100.00%
	8" SDR-26 WASTEWATER LINE (14-16')	LF	204.00	$7,927.44	$38.86	204	0	$0.00	204	$7,927.44	100.00%
	8" SDR-26 WASTEWATER LINE (14-16') (33% For Trenching)	LF	204.00	$3,904.56	$19.14	204	0	$0.00	204	$3,904.56	100.00%
	8" SDR-26 WASTEWATER LINE (16-18')	LF	540.00	$24,602.40	$45.56	540	0	$0.00	540	$24,602.40	100.00%
	8" SDR-26 WASTEWATER LINE (16-18') (33% For Trenching)	LF	540.00	$12,117.60	$22.44	540	0	$0.00	540	$12,117.60	100.00%
	4' DIA WW MANHOLES (STD)	EA	26.00	$124,800.00	$4,800.00	26	0	$0.00	26	$124,800.00	100.00%
	4' DIA WW MANHOLES (DROP)	EA	1.00	$5,500.00	$5,500.00	1	0	$0.00	1	$5,500.00	100.00%
	4' DIA EXTRA DEEP MANHOLE	VF	55.00	$20,625.00	$375.00	55	0	$0.00	55	$20,625.00	100.00%
	SINGLE WW SERVICE	EA	11.00	$14,300.00	$1,300.00	11	0	$0.00	11	$14,300.00	100.00%
	DOUBLE WW SERVICE	EA	41.00	$77,900.00	$1,900.00	41	0	$0.00	41	$77,900.00	100.00%
	TRENCH SAFETY	LF	4,628.00	$4,628.00	$1.00	4,628	0	$0.00	4,628	$4,628.00	100.00%
	STAKING	LF	4,628.00	$6,942.00	$1.50	4,628	0	$0.00	4,628	$6,942.00	100.00%
	SUBTOTAL WASTEWATER IMPROVEMENTS			**$474,071.00**				**$0.00**		**$474,071.00**	
	LOT GRADING (#29-37)										
	~~CLEAR/GRUB~~	~~SY~~	~~12,183.00~~	~~$12,183.00~~	~~$1.00~~	~~12,183~~	~~0~~	~~$0.00~~	~~12,183~~	~~$12,183.00~~	~~100.00%~~
	~~MASS EXCV/EMBANK~~	~~SY~~	~~12,183.00~~	~~$24,366.00~~	~~$2.00~~	~~12,183~~	~~0~~	~~$0.00~~	~~12,183~~	~~$24,366.00~~	~~100.00%~~
	SUBTOTAL LOT GRADING (#29-37)			**$36,549.00**				**$0.00**		**$36,549.00**	
	CHANGE ORDER #1										
	ELECTRIC IMPROVEMENTS	LS	1.00	$223,000.00	$223,000.00	1	0.00	$0.00	1.00	$223,000.00	100.00%
	STREET LIGHTS (INSTALL LABOR & MATERIAL)	EA	12.00	$43,200.00	$3,600.00	12	0	$0.00	12	$43,200.00	100.00%
	STREET LIGHTS (DECORATIVE STREET LIGHT MATERIAL ONLY)	EA	12.00	$31,920.00	$2,660.00	12	0	$0.00	12	$31,920.00	100.00%
	SUBTOTAL CHANGE ORDER #1			**$298,120.00**				**$0.00**		**$298,120.00**	1
	CHANGE ORDER #2										
	LIFT STATION AND FORCE MAIN (1+00 - 18+50)										
	LIFT STATION (EXCLUDES FENCE/MOW STRIP, VALVE VAULT COATING, AND CIP WET WELL BASE)	LS	1.00	$435,000.00	$435,000.00	0.95	0.05	$21,750.00	1.00	$435,000.00	100.00%
	4" PVC DR 14 FORCE MAIN	LF	1,750.00	$50,750.00	$29.00	1,750	0	$0.00	1,750	$50,750.00	100.00%
	CARV	EA	1.00	$3,000.00	$3,000.00	1	0	$0.00	1	$3,000.00	100.00%
	TRENCH SAFETY	LF	1,750.00	$1,750.00	$1.00	1,750	0	$0.00	1,750	$1,750.00	100.00%
	STAKING	LF	1,750.00	$2,625.00	$1.50	1,750	0	$0.00	1,750	$2,625.00	100.00%
	SUBTOTAL LIFT STATION AND FORCE MAIN (1+00 - 18+50)			**$493,125.00**				**$21,750.00**		**$493,125.00**	
	EXCESS MATERIAL EMBANKMENT										
	~~CLEAR AND GRUB~~	~~SY~~	~~8,705.00~~	~~$8,705.00~~	~~$1.00~~	~~8,705~~	~~0~~	~~$0.00~~	~~8,705~~	~~$8,705.00~~	~~100.00%~~
	~~EMBANK EXCESS MATERIAL ONSITE~~	~~CY~~	~~21,599.00~~	~~$58,749.28~~	~~$2.72~~	~~21,599~~	~~0~~	~~$0.00~~	~~21,599~~	~~$58,749.28~~	~~100.00%~~
	SUBTOTAL EXCESS MATERIAL EMBANKMENT			**$67,454.28**				**$0.00**		**$67,454.28**	
	SUBTOTAL CHANGE ORDER #2			**$560,579.28**				**$21,750.00**		**$560,579.28**	

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	CHANGE ORDER #3										
	OFFSITE FM & WW										
	SILT FENCE	LF	4,425.00	$11,062.50	$2.50	4,425	0	$0.00	4,425	$11,062.50	100.00%
	ROCK BERM	LF	20.00	$440.00	$22.00	20	0	$0.00	20	$440.00	100.00%
	REVEG (BERMUDA/RYE)	SY	10,434.00	$10,434.00	$1.00	10,434	0	$0.00	10,434	$10,434.00	100.00%
	PREP ROW	LF	3,130.00	$18,780.00	$6.00	3,130	0	$0.00	3,130	$18,780.00	100.00%
	4" PVC DR 14 FM	LF	1,981.00	$57,449.00	$29.00	1,981	0	$0.00	1,981	$57,449.00	100.00%
	8" PVC DR 26 (0-8)	LF	1,103.00	$59,562.00	$54.00	1,103	0	$0.00	1,103	$59,562.00	100.00%
	8" PVC DR 26 (8-10)	LF	421.00	$25,260.00	$60.00	421	0	$0.00	421	$25,260.00	100.00%
	4' DIA MH (STD)	EA	5.00	$24,000.00	$4,800.00	5	0	$0.00	5	$24,000.00	100.00%
	4' DIA MH (VENTED)	EA	1.00	$5,500.00	$5,500.00	1	0	$0.00	1	$5,500.00	100.00%
	4' DIA EXTRA DEPTH	VF	4.00	$1,500.00	$375.00	4	0	$0.00	4	$1,500.00	100.00%
	TIE TO EXIST	EA	1.00	$2,500.00	$2,500.00	1	0	$0.00	1	$2,500.00	100.00%
	CARV	EA	1.00	$3,000.00	$3,000.00	1	0	$0.00	1	$3,000.00	100.00%
	16" STEEL CASING	LF	40.00	$7,200.00	$180.00	40	0	$0.00	40	$7,200.00	100.00%
	PVMT REPAIR (1100S-5)(TRENCH WIDTH)	LF	445.00	$35,600.00	$80.00	445	0	$0.00	445	$35,600.00	100.00%
	18" SET (REMOVE/REPLACE)	EA	1.00	$3,000.00	$3,000.00	1	0	$0.00	1	$3,000.00	100.00%
	4" WHITE EDGE LINE MKG	LF	445.00	$445.00	$1.00	445	0	$0.00	445	$445.00	100.00%
	TRAFFIC CONTROL	LS	1.00	$11,300.00	$11,300.00	1	0	$0.00	1	$11,300.00	100.00%
	TRENCH SAFETY	LF	3,505.00	$3,505.00	$1.00	3,505	0	$0.00	3,505	$3,505.00	100.00%
	STAKING	LF	3,505.00	$5,257.50	$1.50	3,505	0	$0.00	3,505	$5,257.50	100.00%
	SUBTOTAL OFFSITE FM & WW			**$285,795.00**				**$0.00**		**$285,795.00**	
	CLEARING										
	~~CLEAR 20' PEC EASEMENT~~	~~LF~~	~~600.00~~	~~$3,600.00~~	~~$6.00~~	~~600~~	~~0~~	~~$0.00~~	~~600~~	~~$3,600.00~~	~~100.00%~~
	STORM SEWER AND CHANNEL CLEARING	LF	450.00	$2,700.00	$6.00	450	0	$0.00	450	$2,700.00	100.00%
	SUBTOTAL CLEARING			**$6,300.00**				**$0.00**		**$6,300.00**	
	DRAINAGE IMPROVEMENTS										
	18" CLASS III RCP	LF	252.00	$12,600.00	$50.00	252	0	$0.00	252	$12,600.00	100.00%
	24" CLASS III RCP	LF	-87.00	-$5,655.00	$65.00	-87	0	$0.00	-87	-$5,655.00	100.00%
	24" CONC SET	EA	-1.00	-$2,500.00	$2,500.00	-1	0	$0.00	-1	-$2,500.00	100.00%
	STORM MANHOLE/J-BOX	LF	1.00	$4,900.00	$4,900.00	1	0	$0.00	1	$4,900.00	100.00%
	TIE TO EXISTING INLET	EA	1.00	$1,000.00	$1,000.00	1	0	$0.00	1	$1,000.00	100.00%
	V-BOTTOM CHANNEL	LF	475.00	$9,500.00	$20.00	475	0	$0.00	475	$9,500.00	100.00%
	CHANNEL RESTORATION BERMUDA/RYE	SY	800.00	$400.00	$0.50	800	0	$0.00	800	$400.00	100.00%
	SUBTOTAL DRAINAGE IMPROVEMENTS			**$20,245.00**				**$0.00**		**$20,245.00**	
	POND FLOAT ASSEMBLY										
	~~POND FLOAT ASSEMBLY (30 LF 12")~~	~~LF~~	~~1.00~~	~~$3,050.00~~	~~$3,050.00~~	~~1~~	~~0~~	~~$0.00~~	~~1~~	~~$3,050.00~~	~~100.00%~~
	~~3 -2" SCH 40 CONDUIT FOR POND FOUNTAIN ELECTRIC, MAKEUP WATER, POND FLOAT ELECTRIC~~	~~LF~~	~~60.00~~	~~$930.00~~	~~$15.50~~	~~60~~	~~0~~	~~$0.00~~	~~60~~	~~$930.00~~	~~100.00%~~
	~~**SUBTOTAL POND FLOAT ASSEMBLY**~~			~~**$3,980.00**~~				~~**$0.00**~~		~~**$3,980.00**~~	
	SUBTOTAL CHANGE ORDER #3			**$316,320.00**				**$0.00**		**$316,320.00**	
	CHANGE ORDER #4										
	OFFSITE FM & WW										
	PVMT REPAIR (1100S-5)(TRENCH WIDTH)	LF	-421.00	-$33,680.00	$80.00	-421	0	$0.00	-421	-$33,680.00	100.00%
	4" WHITE EDGE LINE MKG	LF	-445.00	-$445.00	$1.00	-445	0	$0.00	-445	-$445.00	100.00%
	SUBTOTAL OFFSITE FM & WW			**-$34,125.00**				**$0.00**		**-$34,125.00**	
	STREET IMPROVEMENTS										
	ADA RAMP	EA	2.00	$2,200.00	$1,100.00	2	0	$0.00	2	$2,200.00	100.00%
	SUBTOTAL STREET IMPROVEMENTS			**$2,200.00**				**$0.00**		**$2,200.00**	
	MAILBOX PAD										
	~~6 CBU'S MAILBOX PAD AND MOUNTING~~	~~LS~~	~~1.00~~	~~$5,750.00~~	~~$5,750.00~~	~~1~~	~~0~~	~~$0.00~~	~~1~~	~~$5,750.00~~	~~100.00%~~
	SUBTOTAL DRAINAGE IMPROVEMENTS			**$5,750.00**				**$0.00**		**$5,750.00**	
	SUBTOTAL CHANGE ORDER #4			**-$26,175.00**				**$0.00**		**-$26,175.00**	

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	CONTRACT AMOUNT	UNIT PRICE	PREVIOUS QUANTITY	QTY THIS ESTIMATE	AMOUNT THIS ESTIMATE	QUANITITY TO DATE	AMOUNT TO DATE	PERCENT COMPLETE
	CHANGE ORDER #5										
	OFFSITE FM & WW										
	8" WASTEWATER EXTENSION OUTSIDE LS FENCE	LS	1.00	$5,000.00	$5,000.00	0	1	$5,000.00	1	$5,000.00	100.00%
	SUBTOTAL OFFSITE FM & WW			**$5,000.00**				**$5,000.00**		**$5,000.00**	
	POND										
	~~SINGLE PHASE 100 AMP 120/240 VOLT ELECTRIC SERVICE~~	~~LS~~	~~1.00~~	~~$9,500.00~~	~~$9,500.00~~	~~0~~	~~1~~	~~$9,500.00~~	~~1~~	~~$9,500.00~~	~~100.00%~~
	SUBTOTAL POND IMPROVEMENTS			**$9,500.00**				**$9,500.00**		**$9,500.00**	
	SUBTOTAL CHANGE ORDER #5			**$14,500.00**				**$14,500.00**		**$14,500.00**	
	TOTAL CONTRACT			**$3,852,947.78**				**$50,072.50**		**$3,852,947.78**	

$2,875,094.50

EXHBIT C

SUBDIVISION MAP

Vol 19 Pg 195

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

THAT, FELDER CND, LLC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH HOME ADDRESS AT 6414 RIVER PLACE BOULEVARD., SUITE 100, AUSTIN, TEXAS 78730, OWNER OF THAT CERTAIN 132.59 ACRE TRACT OF LAND IN THE SAMUEL PHARASS SURVEY NO. 13, ABSTRACT NO. 361, SITUATED IN HAYS COUNTY, TEXAS , AS CONVEYED TO IT BY DEED AND RECORDED IN VOLUME 5224, PAGE 246, HAYS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE A COMBINED TOTAL OF 43.83 ACRES OF LAND, TO BE KNOWN AS "CYPRESS FOREST, PHASE ONE", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID FELDER CND, LLC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY EXECUTIVE COMMITTEE MEMBER STEVEN A. KRASOFF, THEREUNTO DULY AUTHORIZED, THIS 11 DAY OF March, 2016 A.D.

Exec Committee

FELDER CND, LLC
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TX 78730
(512) 785-7087

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVEN A. KRASOFF, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11 DAY OF March, 2016 A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)
Michelle A. Thomas
(PRINT OR TYPE NOTARY'S NAME)

MICHELLE A. THOMAS
Notary Public, State of Texas
My Commission Expires
September 15, 2017

STATE OF TEXAS §
COUNTY OF HAYS §

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

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5057 STATE OF TEXAS
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

3-10-16
DATE

STATE OF TEXAS REGISTERED JOHN E BRAUTIGAM 5057 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DAVID B. FUSILIER
PROFESSIONAL ENGINEER
No. 87710 STATE OF TEXAS
BARTON CREEK PLAZA III, SUITE 300
3815 S. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78704
TBPE FIRM NO. 11206

03/10/16
DATE

STATE OF TEXAS DAVID B. FUSILIER 87710 LICENSED PROFESSIONAL ENGINEER

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

THAT, ROBERT B. BARNES, TRUSTEE, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 5224 PAGE 290, OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 22nd DAY OF March A.D. 2016.

Robert B. Barnes
ROBERT B. BARNES, TRUSTEE
500 W. 5TH ST. STE. 100
AUSTIN, TEXAS 78701

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT B. BARNES, TRUSTEE, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF March, 2016 A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)
Kayla Monarres
(PRINT OR TYPE NOTARY'S NAME)

KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019

STATE OF TEXAS §
KNOW ALL THESE MEN BY PRESENTS:
COUNTY OF TARRANT §

THAT, DAVID A. HANSON, CHIEF ACCOUNTING OFFICER, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 5224 PAGE 322, OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DEDICATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF March A.D. 2016.

DAVID A. HANSON, CHIEF ACCOUNTING OFFICER

United Development Funding IV,
A Maryland Real Estate Investment Trust

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID A. HANSON, CHIEF ACCOUNTING OFFICER, KNOWN 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF March, 2016 A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)
Jacklyn Kiefer
(PRINT OR TYPE NOTARY'S NAME)

JACKLYN KIEFER
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 07-22-2018
NOTARY ID 129892963

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS Firm No. 10004700

CYPRESS FOREST
PHASE ONE

VOL 17 PG 198

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 THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 27 DAY OF April 2016 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET 19 PAGE(S) 195 - 198 WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 27 DAY OF April, 2016. FILED FOR RECORD AT 1:29 O'CLOCK P.M. THIS THE 27 DAY OF April, 2016 A.D.

Liz Q Gonzalez by J. Garcia, deputy

LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

THIS FINAL PLAT (CYPRESS FOREST, PHASE ONE) 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 8th DAY OF March, 2016

BY: M A Rahman
CHAIRMAN

REVIEWED BY:

Leon Barba
LEON BARBA, P.E.
CITY OF KYLE
100 WEST CENTER ST.
KYLE, TX 78640

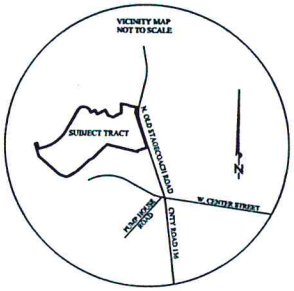
4/19/16
DATE

REVIEWED BY:

Hy Wilder 4-19-16
HARPER WILDER
DIRECTOR OF PUBLIC WORKS

GENERAL NOTES:

1. A 15-FOOT PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY WITHIN CYPRESS FOREST PHASE 1.
2. 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.
3. SIDEWALKS SHALL BE BUILT ALONG BOTH SIDES OF ALL STREETS WITHIN CYPRESS FOREST, PHASE 1. ALL SIDEWALKS SHALL BE A MINIMUM OF 4-FEET IN WIDTH AND BUILT IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF KYLE. HANDICAP RAMPS ARE TO BE BUILT AS PART OF THE SUBDIVISION CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO SUBDIVISION ACCEPTANCE. SIDEWALKS ACROSS FRONTAGE OF ALL HOMEOWNERS ASSOCIATION LOTS AND EASEMENTS LOTS SHALL BE BUILT AS PART OF SUBDIVISION STREET CONSTRUCTION.
4. NO OBJECTS INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF KYLE.
5. EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND TREE/BRUSH REGROWTH.
6. OWNER(S) OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENT(S) SHALL ALLOW ACCESS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
7. PLACEMENT OF FILL MATERIAL, OR STRUCTURES, OR CHANNEL MODIFICATIONS WITHIN 100-YEAR FLOOD PLAIN IS PROHIBITED WITHOUT PRIOR APPROVAL.
8. MAINTENANCE AND UPKEEP OF DETENTION BASINS AND RELATED APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
9. ACCESS TO EVERY LOT IS LIMITED TO ONLY STREETS PLATTED AS PART OF THIS SUBDIVISION. ACCESS TO ANY LOT DIRECTLY FROM OLD STAGECOACH ROAD IS PROHIBITED.
10. ALL SETBACKS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE AS MODIFIED BY THE APPROVED DEVELOPMENT AGREEMENT.
11. UTILITY PROVIDERS FOR THIS SUBDIVISION INCLUDE:
    WATER - CITY OF KYLE
    WASTE WATER - CITY OF KYLE
    ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE, INC.
12. PLAT SUBJECT TO A RIGHT-OF-WAY EASEMENT CONVEYED TO PEDERNALES ELECTRIC COOPERATIVE, INC., IN VOLUME 121, PAGE 309, DEED RECORDS, HAYS COUNTY, TEXAS.



OWNERS: FELDER CND, LLC
ADDRESS: 6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TX 78730
PHONE: (512) 785-7087 FAX: (512) 418-5475
ACREAGE: 43.83 ACRES
SURVEY: JOHN PHARASS SURVEY NO. 13

LAND USE TABLE

RESIDENTIAL LOTS	92
UTILITY LOTS	2
OPEN SPACE LOTS	3
TOTAL LOTS	97

DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700
OFFICE: (512) 282-5200 FAX: (512) 282-5230

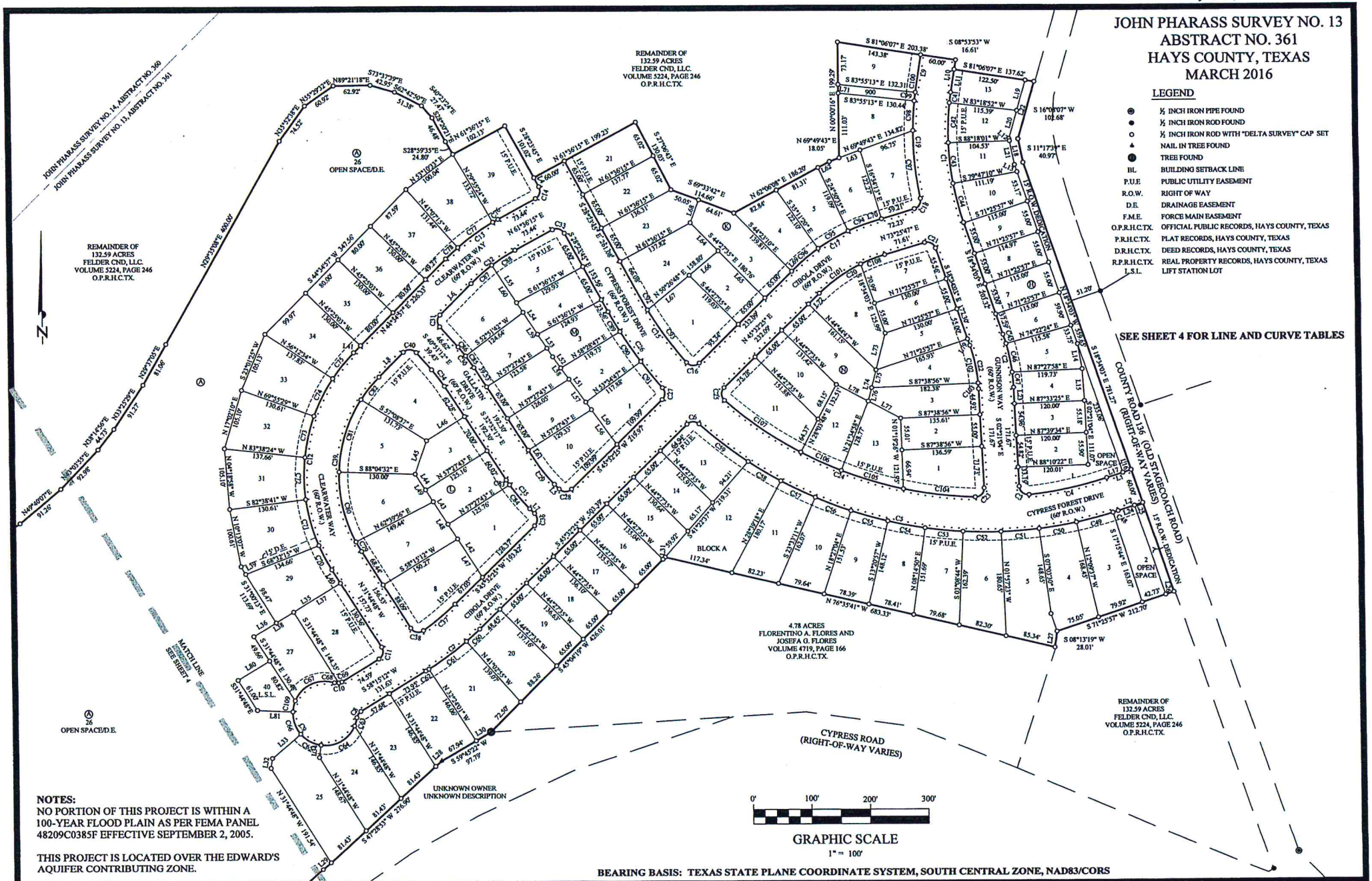
TEXAS ENGINEERING SOLUTIONS, LLC
BARTON CREEK PLAZA III, SUITE 300
3815 S. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78704
TBPE FIRM NO. 11206
OFFICE: (512) 904-0505 FAX: (512) 904-0509

JOHN PHARASS SURVEY NO. 13
ABSTRACT NO. 361
HAYS COUNTY, TEXAS
MARCH 2016

LEGEND

- ½ INCH IRON PIPE FOUND
- ½ INCH IRON ROD FOUND
- ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- NAIL IN TREE FOUND
- TREE FOUND
- BL BUILDING SETBACK LINE
- P.U.E PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- F.M.E. FORCE MAIN EASEMENT
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS, HAYS COUNTY, TEXAS
- R.P.R.H.C.TX. REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
- L.S.L. LIFT STATION LOT

SEE SHEET 4 FOR LINE AND CURVE TABLES



NOTES:
NO PORTION OF THIS PROJECT IS WITHIN A 100-YEAR FLOOD PLAIN AS PER FEMA PANEL 48209C0385F EFFECTIVE SEPTEMBER 2, 2005.

THIS PROJECT IS LOCATED OVER THE EDWARD'S AQUIFER CONTRIBUTING ZONE.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS Firm No. 10004700

CYPRESS FOREST PHASE ONE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	470.00'	225.30'	223.15'	S 04°50'05" E	27°27'56"
C2	330.00'	93.40'	93.09'	S 10°27'34" E	16°12'58"
C3	15.00'	24.59'	21.93'	S 49°19'15" E	93°56'22"
C4	670.00'	136.76'	136.53'	N 77°51'41" E	11°41'44"
C5	730.00'	765.26'	730.70'	N 77°57'16" W	60°03'49"
C6	15.00'	22.66'	20.56'	S 88°48'31" W	86°32'13"
C7	530.00'	117.60'	117.36'	S 51°53'48" W	12°42'47"
C8	15.00'	13.09'	12.68'	S 33°15'21" W	49°59'41"
C9	55.00'	268.77'	70.71'	N 31°44'48" W	279°59'23"
C10	15.00'	13.09'	12.68'	N 83°15'02" E	49°59'41"
C11	15.00'	23.56'	21.21'	N 13°15'12" E	90°00'00"
C12	305.00'	406.32'	376.93'	N 06°25'04" E	76°19'45"
C13	380.00'	112.89'	112.48'	N 53°05'36" E	17°01'18"
C14	15.00'	23.56'	21.21'	N 16°36'15" E	90°00'00"
C15	670.00'	141.78'	141.52'	S 34°27'29" E	12°07'28"
C16	15.00'	24.59'	21.93'	S 87°29'24" E	93°56'22"
C17	330.00'	160.63'	159.05'	N 59°29'06" E	27°53'22"
C18	15.00'	22.32'	20.32'	N 30°47'52" E	85°15'50"
C19	530.00'	191.78'	190.73'	N 01°28'05" W	20°43'56"
C20	270.00'	131.43'	130.13'	N 59°29'06" E	27°53'22"
C21	15.00'	23.04'	20.84'	S 62°34'08" E	88°00'10"
C22	270.00'	76.42'	76.16'	S 10°27'34" E	16°12'58"
C23	15.00'	24.59'	21.93'	S 44°37'07" W	93°56'22"
C24	670.00'	467.89'	458.44'	N 68°24'20" W	40°00'45"
C25	15.00'	24.59'	21.93'	N 01°25'46" W	93°56'22"
C26	730.00'	160.55'	160.22'	S 34°41'47" E	12°36'04"
C27	15.00'	22.66'	20.56'	S 02°16'18" W	86°32'13"
C28	15.00'	23.56'	21.21'	N 89°27'35" W	90°00'00"
C29	245.00'	50.98'	50.89'	N 38°29'56" W	11°55'19"
C30	305.00'	44.26'	44.23'	N 36°41'44" W	8°18'55"
C31	15.00'	22.37'	20.35'	N 01°51'52" E	85°26'08"
C32	320.00'	95.07'	94.72'	N 53°05'36" E	17°01'18"
C33	15.00'	23.56'	21.21'	S 73°23'45" E	90°00'00"
C34	245.00'	35.56'	35.53'	S 36°41'44" E	8°18'55"
C35	305.00'	63.46'	63.35'	S 38°29'56" E	11°55'19"
C36	15.00'	23.56'	21.21'	S 00°32'25" W	90°00'00"
C37	470.00'	70.21'	70.14'	S 49°49'11" W	8°33'32"
C38	15.00'	24.65'	21.97'	N 78°49'26" W	94°09'14"
C39	245.00'	326.39'	302.78'	N 06°25'04" E	76°19'45"
C40	15.00'	24.76'	22.04'	S 88°08'08" E	94°33'52"
C41	470.00'	18.15'	18.15'	S 07°47'31" W	2°12'45"
C42	470.00'	68.79'	68.72'	S 02°29'35" W	8°23'07"
C43	470.00'	69.84'	69.78'	S 05°57'25" E	8°30'51"
C44	470.00'	68.52'	68.46'	S 14°23'26" E	8°21'13"
C45	330.00'	16.69'	16.69'	N 17°07'08" W	2°53'51"
C46	330.00'	50.43'	50.38'	N 11°17'33" W	8°45'19"
C47	330.00'	26.28'	26.28'	N 04°37'59" W	4°33'49"
C48	730.00'	9.22'	9.22'	N 72°22'33" E	0°43'26"
C49	730.00'	65.00'	64.98'	N 75°17'19" E	5°06'07"
C50	730.00'	65.00'	64.98'	N 80°23'26" E	5°06'07"
C51	730.00'	65.00'	64.98'	N 85°29'33" E	5°06'07"
C52	730.00'	65.00'	64.98'	S 89°24'20" E	5°06'07"
C53	730.00'	65.00'	64.98'	S 84°18'13" E	5°06'07"
C54	730.00'	65.00'	64.98'	S 79°12'06" E	5°06'07"
C55	730.00'	65.00'	64.98'	S 74°05'59" E	5°06'07"
C56	730.00'	65.00'	64.98'	S 68°59'52" E	5°06'07"
C57	730.00'	65.00'	64.98'	S 63°53'45" E	5°06'07"
C58	730.00'	65.00'	64.98'	S 58°47'38" E	5°06'07"
C59	730.00'	106.01'	105.92'	S 52°04'58" E	8°19'13"
C60	530.00'	31.55'	31.55'	N 47°14'45" E	3°24'40"
C61	530.00'	80.00'	79.92'	N 53°16'32" E	8°38'54"
C62	530.00'	6.05'	6.05'	N 57°55'35" E	0°39'13"
C63	55.00'	14.70'	14.65'	N 15°54'51" E	15°18'41"
C64	55.00'	71.42'	66.51'	N 60°46'16" E	74°24'08"
C65	55.00'	40.00'	39.13'	S 61°11'27" E	41°40'26"
C66	55.00'	41.07'	40.13'	S18°57'34"E	42°47'21"
C67	55.00'	81.89'	74.53'	S 65°35'36" W	85°18'33"
C68	15.00'	7.55'	7.47'	S 86°10'25" E	28°50'36"
C69	15.00'	5.54'	5.51'	N 68°49'44" E	21°09'06"
C70	305.00'	47.25'	47.20'	S 27°18'33" E	8°52'31"
C71	305.00'	82.60'	82.34'	S 15°06'48" E	15°30'58"
C72	305.00'	73.01'	72.84'	S 00°29'52" E	13°42'55"
C73	305.00'	73.01'	72.84'	S 13°13'03" W	13°42'55"
C74	305.00'	73.01'	72.84'	S 26°55'58" W	13°42'55"
C75	305.00'	57.45'	57.36'	S 39°11'11" W	10°47'31"
C76	380.00'	10.13'	10.13'	S 60°50'25" W	1°31'39"
C77	380.00'	74.26'	74.15'	S 54°28'40" W	11°11'51"
C78	380.00'	28.50'	28.49'	S 46°43'51" W	4°17'48"
C79	245.00'	18.87'	18.86'	S 29°32'26" E	4°24'45"
C80	245.00'	125.11'	123.76'	S 12°42'18" E	29°15'32"
C81	245.00'	132.27'	130.67'	S 17°23'26" W	30°55'55"
C82	245.00'	50.14'	50.05'	S 38°43'10" W	11°43'33"
C83	305.00'	9.98'	9.98'	S 33°28'31" E	1°52'29"
C84	305.00'	53.48'	53.42'	S 39°26'11" E	10°02'50"
C85	305.00'	24.49'	24.48'	N 34°50'18" W	4°36'02"
C86	305.00'	19.77'	19.77'	N 38°59'45" W	3°42'53"
C87	320.00'	47.53'	47.49'	S 48°50'16" W	8°30'39"
C88	320.00'	47.53'	47.49'	S 57°20'55" W	8°30'39"
C89	730.00'	39.81'	39.80'	S 29°57'29" E	3°07'27"
C90	730.00'	62.43'	62.41'	S 33°58'13" E	4°54'00"
C91	730.00'	58.31'	58.29'	S 38°42'31" E	4°34'36"
C92	670.00'	29.32'	29.32'	S 29°38'59" E	2°30'28"
C93	670.00'	112.46'	112.32'	S 35°42'43" E	9°37'00"
C94	330.00'	47.65'	47.61'	S 69°17'36" W	8°16'22"

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C95	330.00'	59.59'	59.51'	S 59°59'03" W	10°20'45"
C96	330.00'	53.40'	53.34'	S 50°10'32" W	9°16'16"
C97	530.00'	116.99'	116.75'	S 05°30'38" E	12°38'50"
C98	530.00'	50.85'	50.83'	S 03°33'42" W	5°29'48"
C99	530.00'	15.00'	15.00'	S 07°07'15" W	1°37'19"
C100	530.00'	8.94'	8.94'	S 08°24'54" W	0°57'59"
C101	270.00'	87.37'	86.99'	S 54°48'39" W	18°32'28"
C102	270.00'	66.35'	66.18'	N 11°31'41" W	14°04'44"
C103	270.00'	10.07'	10.07'	N 03°25'12" W	2°08'14"
C104	670.00'	123.53'	123.36'	S 83°07'47" E	10°33'50"
C105	670.00'	110.28'	110.16'	S 73°07'57" E	9°25'51"
C106	670.00'	75.78'	75.74'	S 65°10'37" E	6°28'49"
C107	670.00'	158.30'	157.94'	S 55°10'05" E	13°32'15"
C108	270.00'	44.05'	44.00'	S 68°45'20" W	9°20'54"
C109	55.00'	19.68'	19.58'	S12°41'13"W	20°30'13"

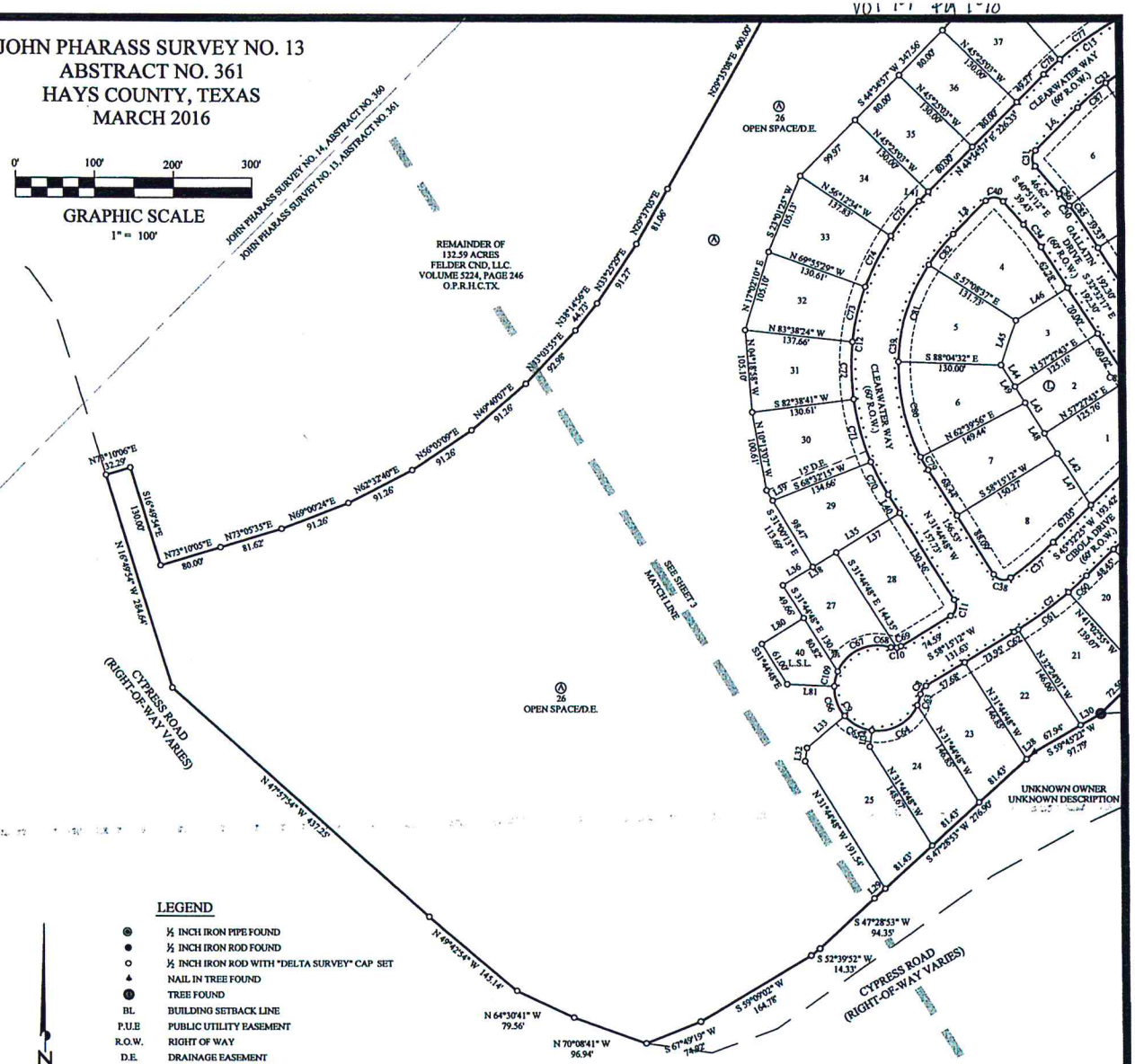
LINE	BEARING	DISTANCE
L1	N 72°00'49" E	44.19'
L2	S 72°00'49" W	44.80'
L4	N 28°23'45" W	17.52'
L5	N 44°27'35" W	11.46'
L6	N 44°34'57" E	76.25'
L7	S 44°27'35" E	11.46'
L8	N 44°34'57" E	59.79'
L9	N 08°53'53" E	56.85'
L10	S 08°53'53" W	56.85'
L11	S 08°53'53" W	40.24'
L12	S 11°17'39" E	4.11'
L13	S 18°34'03" E	12.77'
L14	S 09°44'50" E	43.88'
L15	S 03°43'11" E	55.15'
L16	S 72°00'49" W	15.00'
L17	S 72°00'49" W	29.19'
L18	N 11°17'39" W	45.59'
L19	N 16°08'07" E	54.36'
L20	N 16°08'07" E	50.07'
L21	N 11°17'39" W	41.48'
L22	N 16°08'07" E	104.43'
L23	S 02°21'04" E	28.69'
L24	N 72°00'49" E	29.80'
L25	N 72°00'49" E	15.00'
L26	S 71°25'57" W	15.00'
L27	S 08°13'19" W	28.01'
L28	S 47°28'53" W	14.00'
L29	S 47°28'53" W	18.60'
L30	S 59°45'22" W	29.86'
L31	S 45°04'19" W	5.24'
L32	N 08°07'44" E	17.15'
L33	S 49°38'46" W	64.05'
L34	N 07°58'20" E	21.21'
L35	S 58°15'12" W	130.13'
L36	S 58°15'12" W	44.87'
L37	N 58°15'12" E	95.00'
L38	N 58°15'12" E	80.00'
L39	N 31°00'13" W	15.21'
L40	N 31°44'48" W	27.37'
L41	N 44°34'57" E	17.05'
L42	N 32°10'45" W	108.12'
L43	N 32°10'45" W	70.00'
L44	N 32°10'45" W	32.09'
L45	S 18°57'48" W	60.89'
L46	N 57°27'43" E	77.30'

LINE	BEARING	DISTANCE
L47	N 32°11'45" W	78.01'
L48	N 32°09'44" W	75.80'
L49	N 32°10'45" W	56.41'
L50	N 35°25'45" W	89.69'
L51	N 35°30'54" W	72.60'
L52	N 35°10'00" W	23.79'
L53	N 32°47'13" W	46.39'
L54	N 32°47'13" W	65.19'
L55	N 32°47'13" W	76.70'
L56	S 35°25'45" E	73.55'
L57	S 35°25'45" E	65.08'
L58	S 35°25'45" E	47.46'
L59	S 32°47'13" E	73.99'
L60	S 32°47'13" E	96.69'
L61	N 32°32'17" W	22.77'
L62	N 62°06'08" E	22.05'
L63	N 69°49'43" E	38.08'
L64	N 44°27'35" W	67.30'
L65	S 44°27'35" E	113.47'
L66	N 50°25'59" E	65.24'
L67	N 50°27'22" E	93.56'
L68	N 20°36'31" E	41.51'
L69	N 45°32'25" E	6.75'
L70	S 73°25'47" W	13.02'
L71	N 00°00'16" E	15.08'
L72	N 45°32'25" E	26.31'
L73	S 14°35'21" W	65.70'
L74	S 14°35'21" W	55.66'
L75	S 14°35'21" W	31.64'
L76	S 14°35'21" W	24.02'
L77	S 61°39'55" E	62.75'
L78	S 61°39'55" E	61.09'
L79	S 18°34'03" E	11.75'
L80	S58°15'12"W	63.47'
L81	S87°33'54"E	60.16'

JOHN PHARASS SURVEY NO. 13
ABSTRACT NO. 361
HAYS COUNTY, TEXAS
MARCH 2016

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'



OWNER/DEVELOPER
FELDER CND, LLC
6414 RIVER PLACE BLVD., SUITE 100
AUSTIN, TX 78730
(512) 785-7087

ENGINEER
TEXAS ENGINEERING SOLUTIONS, LLC
BARTON CREEK PLAZA III, SUITE 300
3815 S. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TEXAS 78704
TBPE FIRM NO. 11206

SURVEYOR
DELTA SURVEY GROUP, INC.
8213 BRODIE LANE, SUITE 102
AUSTIN, TEXAS 78745
TBPLS FIRM NO. 10004700

N

LEGEND

⊗	½ INCH IRON PIPE FOUND
●	½ INCH IRON ROD FOUND
○	½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET
▲	NAIL IN TREE FOUND
◉	TREE FOUND
BL	BUILDING SETBACK LINE
P.U.E	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
F.M.E.	FORCE MAIN EASEMENT
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS, HAYS COUNTY, TEXAS
R.P.R.H.C.TX.	REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS
L.S.L.	LIFT STATION LOT

NOTES:
NO PORTION OF THIS PROJECT IS WITHIN A 100-YEAR FLOOD PLAIN AS PER FEMA PANEL 48209C0385F EFFECTIVE SEPTEMBER 2, 2005.

THIS PROJECT IS LOCATED OVER THE EDWARD'S AQUIFER CONTRIBUTING ZONE.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

Delta Survey Group Inc.
8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
TBPLS Firm No. 10004700

CYPRESS FOREST PHASE ONE