

PLUM CREEK PHASE I, SECTION 11E-2  
FINAL PLAT  
FOR REVIEW ONLY

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CM KYLE III, LP, A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, WITH ITS HOME ADDRESS AT 2711 CENTERVILLE ROAD, SUITE 400, WILMINGTON, DELAWARE 19808, BEING THE OWNER OF THAT CERTAIN 13.736 ACRE TRACT OF LAND IN THE JESSE DAY SURVEY, A-159, AND THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 12.531 ACRE TRACT OF LAND, DESIGNATED AS TRACT FIVE, PARCEL ONE AND DESCRIBED IN THE DEED OF RECORD IN VOLUME 5233 PAGE 170 OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, ALL OF THAT 0.256 OF ONE ACRE TRACT DESIGNATED AS TRACT FIVE, PARCEL TWO AND DESCRIBED IN THE DEED OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING ALL OF THAT 0.950 OF ONE ACRE TRACT DESIGNATED AS TRACT FIVE, PARCEL THREE AND DESCRIBED IN THE DEED OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 13.736 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE 1, SECTION 11E-2** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID CM KYLE III, LP, OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, CMKIII GP, LLC, A TEXAS LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, \_\_\_\_\_

CM KYLE III, LP,  
A DELAWARE LIMITED PARTNERSHIP  
BY: CMKIII GP, LLC, GENERAL PARTNER  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_, A MEMBER/MANAGER  
ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, VICE PRESIDENT OF \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY: \_\_\_\_\_  
NOTARY PUBLIC

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_  
LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING 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: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE 1, SECTION 11E-2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
SECRETARY

THIS PLAT (PLUM CREEK PHASE 1, SECTION 11E-2) 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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
SECRETARY

STATE OF TEXAS §  
COUNTY OF BEXAR §

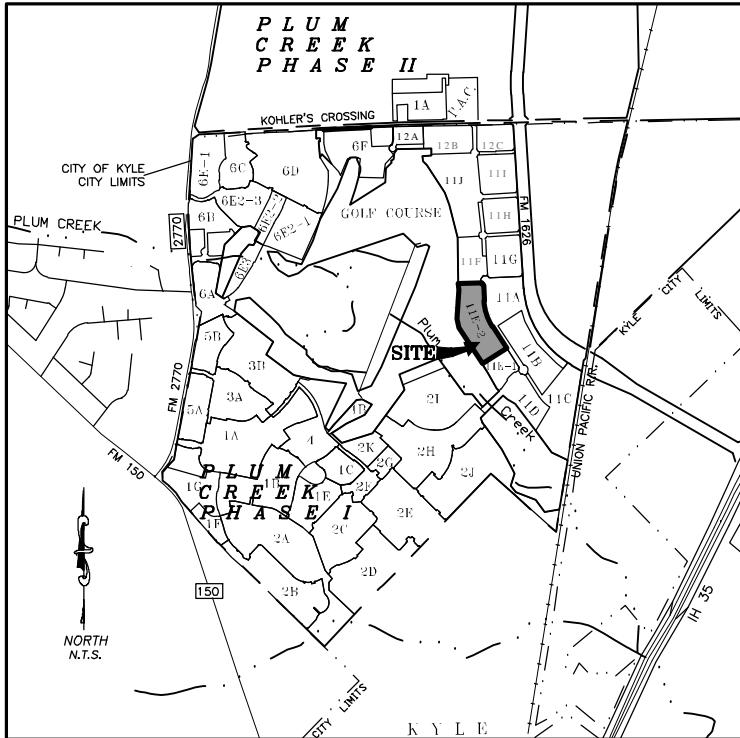
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS,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

BY: \_\_\_\_\_  
WILLIAM O'NEAL SCHOCK, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 88636 - STATE OF TEXAS  
TERRA ASSOCIATES, INC.  
404 EAST RAMSEY ROAD, SUITE 104  
SAN ANTONIO, TEXAS 78216  
210-298-1600

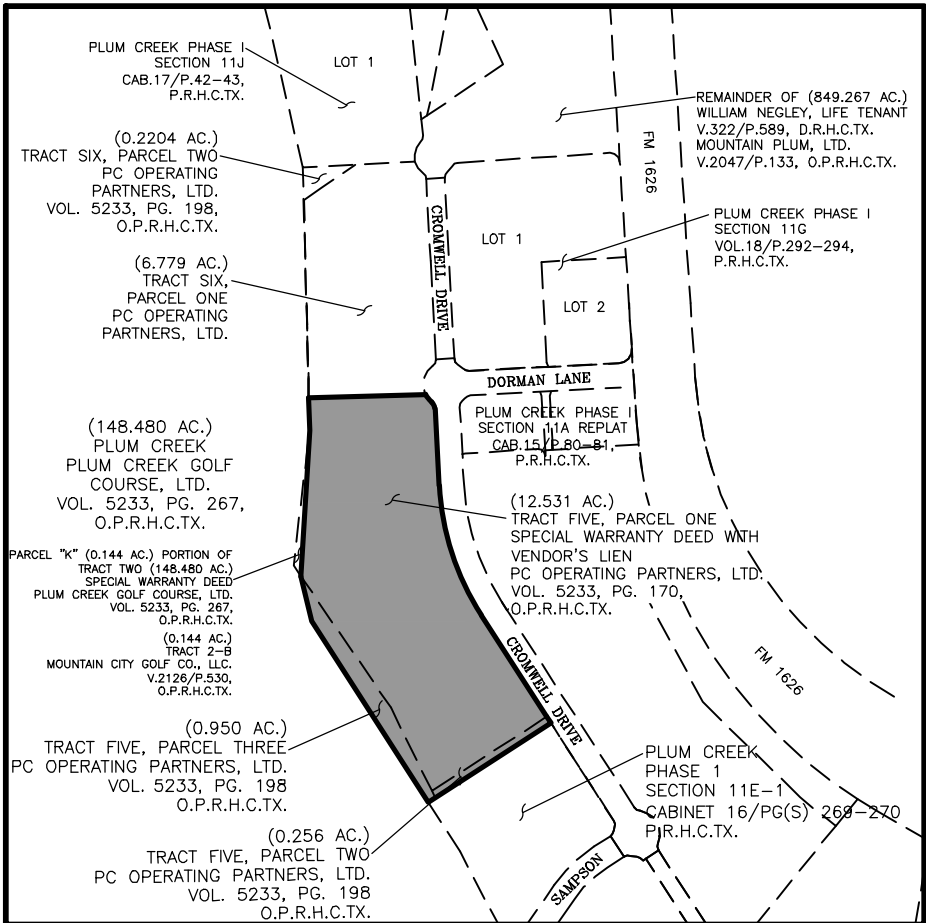
STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_  
JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5749 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
1120 CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220  
AUSTIN, TEXAS 78746  
512-327-1180



VICINITY MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1" = 500'

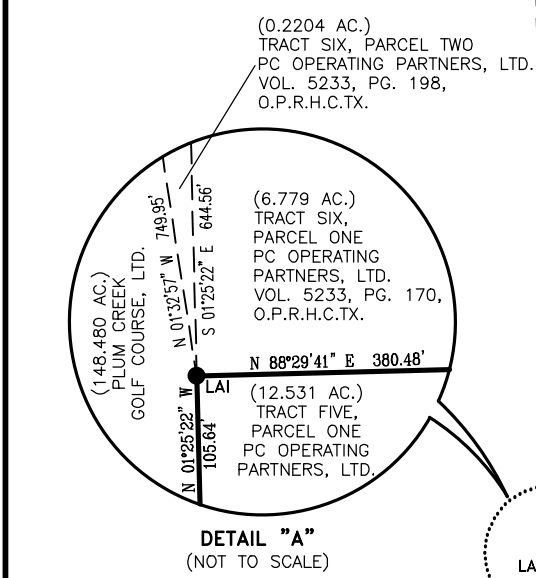
FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11E\11E-2\Plat\Plum-11E-2 FINAL PLAT.dwg			
DATE: 11-14-16	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1180	
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.  
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT  
PLUM CREEK  
PHASE I – SECTION 11E-2  
HAYS COUNTY, TEXAS

PLUM CREEK  
PHASE I, SECTION 11E-2 FINAL PLAT  
FOR REVIEW ONLY



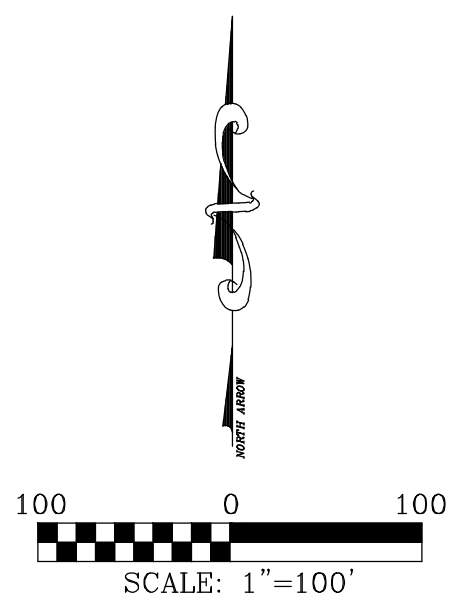
(185.171 AC.)  
TRACT ONE: TRACT TWO  
(148.480 AC.)  
SPECIAL WARRANTY DEED  
PLUM CREEK GOLF COURSE, LTD.  
VOL. 5233, PG. 267,  
O.P.R.H.C.TX.

PARCEL "K" (0.144 AC.) PORTION OF  
TRACT TWO (148.480 AC.)  
SPECIAL WARRANTY DEED  
PLUM CREEK GOLF COURSE, LTD.  
VOL. 5233, PG. 267,  
O.P.R.H.C.TX.

(0.144 AC.)  
TRACT 2-B  
MOUNTAIN CITY GOLF CO., LLC.  
V.2126/P.530,  
O.P.R.H.C.TX.

A-290  
HENRY LOLLAR SURVEY NO. 19

(185.171 AC.)  
TRACT ONE: TRACT TWO  
(148.480 AC.)  
SPECIAL WARRANTY DEED  
PLUM CREEK GOLF COURSE, LTD.  
VOL. 5233, PG. 267,  
O.P.R.H.C.TX.



FEBRUARY, 2017  
HAYS COUNTY, TEXAS

(6.779 AC.)  
TRACT SIX, PARCEL ONE  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 170,  
O.P.R.H.C.TX.

SHARED ACCESS EASEMENT  
BETWEEN PLUM CREEK, PHASE 1,  
SEC. 11F AND PLUM CREEK,  
PHASE 1, SEC. 11E-2, STATE OF  
TEXAS, COUNTY OF HAYS.  
INSTRUMENT NO. 17003380,  
O.P.R.H.C.TX.

A-159  
JESSE DAY SURVEY

(12.531 AC.)  
TRACT FIVE, PARCEL ONE  
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 170,  
O.P.R.H.C.TX.

BLOCK A  
LOT 1  
13.736 ACRES

(0.950 AC.)  
TRACT FIVE, PARCEL THREE  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 198  
O.P.R.H.C.TX.

(0.256 AC.)  
TRACT FIVE, PARCEL TWO  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 198  
O.P.R.H.C.TX.

TEMPORARY DRAINAGE EASEMENT  
V.4336/P.463, O.P.R.H.C.TX.  
INSTRUMENT NO. 2012-2011069,  
O.P.R.H.C.TX.

WATER METER EASEMENT  
HEREBY DEDICATED  
(SEE DETAIL "B")

PLUM CREEK  
PHASE 1  
SECTION 11E-1  
CABINET 16/PG(S) 269-270  
P.R.H.C.TX.

BLOCK A  
LOT 1  
5.000 ACRES

PLUM CREEK  
PHASE 1  
SECTION 11G  
CABINET 18/PG(S) 292-294  
P.R.H.C.TX.

BLOCK A

LOT 1

LOT 2

DORMAN LANE  
[80' R.O.W.]

PLUM CREEK  
PHASE 1  
SECTION 11A REPLAT  
CABINET 15/PG(S) 80-81  
P.R.H.C.TX.

LOT 2  
1.146 ACRES

LOT 1  
1.190 ACRES

BLOCK A

PLUM CREEK PHASE 1  
SECTION 11A LOT 3A  
RESUBDIVISION OF LOTS 3 & 4,  
SECTION 11A REPLAT  
CABINET 16/PG(S) 258-259  
P.R.H.C.TX.

LOT 3A  
5.144 ACRES

BLOCK A

LOT 1  
12.359 ACRES  
BLOCK A

PLUM CREEK  
PHASE 1  
SECTION 11B  
CABINET 15/PG(S) 136-137  
P.R.H.C.TX.

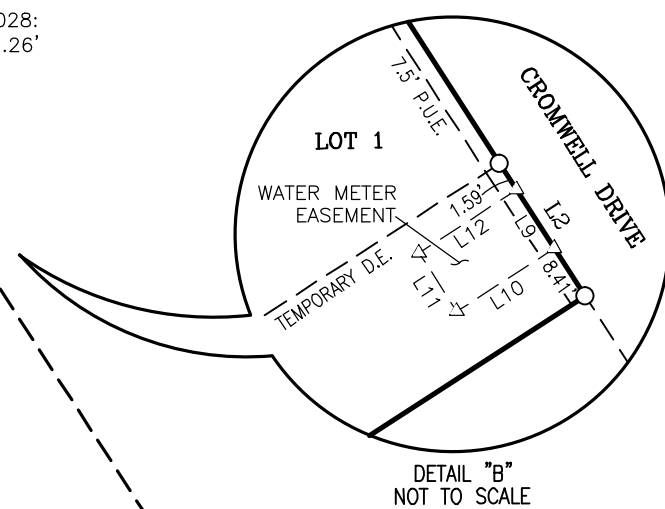
BM:5549\_60028:  
ELEV. = 731.26'

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- MS IRON ROD CAP STAMPED "McANGUS SURVEYING" FOUND (SIZE NOTED)
- RLS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RANGER LAND SURVEYING" FOUND
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- BENCHMARK
- ( ) RECORD INFORMATION
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.



SHEET 2 OF 3

FILE: H:\Survey\Plum\_Crk\_Ph1\Section-11\Sec-11E\11E-2\Plat\Plum-11E-2 FINAL PLAT.dwg

DATE: 11-14-16  
SCALE: 1"=100'  
JOB #: 005549

DRAWN BY: EN  
CHECKED BY: J.D.B.  
DRAWING: FINAL

CREW: MK, CAF  
FB #:  
PLAN #: 1180

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4062  
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FINAL PLAT  
PLUM CREEK  
PHASE I - SECTION 11E-2  
HAYS COUNTY, TEXAS

PLOT DATE: Feb 09,2017-9:15am

PLAN #: 1180



PLUM CREEK  
PHASE I, SECTION 11E-2 FINAL PLAT  
FOR REVIEW ONLY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 57°09'29" W	27.89'
(L1)	(S 57°09'29" W)	(27.89')
L2	S 32°50'31" E	25.00'
(L2)	(S 32°50'31" E)	(25.00')
L3	N 26°23'18" W	25.16'
(L3)	(N 26°24'53" W)	(25.16')
L4	N 34°20'31" W	43.07'
(L4)	(N 33°45'19" W)	(43.12')
L5	N 87°00'20" E	80.00'
L6	N 57°09'29" E	80.00'
L7	N 01°30'19" W	50.00'
L8	N 88°29'41" E	50.41'
L9	S 32°50'31" E	15.00'
L10	S 57°09'09" W	23.00'
L11	N 32°50'44" W	15.00'
L12	N 57°09'09" E	23.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	75.00'	34.07'	S 39°26'15" E	33.78'
C2	25.00'	21.58'	S 27°43'25" E	20.92'
(C2)	(25.00')	(21.58')	(N 27°43'25" W)	(20.92')
C3	860.00'	448.01'	S 17°55'06" E	442.96'
(C3)	(860.00')	(448.01')	(N 17°55'06" W)	(442.96')
C4	75.00'	104.80'	N 13°36'30" E	96.48'
(C4)	(75.00')	(104.80')	(S 13°36'30" W)	(96.48')
C5	75.00'	42.41'	S 10°13'19" E	41.85'
C6	75.00'	53.59'	N 33°10'06" E	52.46'

NOTES:

- TOTAL ACREAGE: 13.736 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
- TOTAL NUMBER OF LOTS: 1
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
- SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1, BLOCK A.
- 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.
- ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
- ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
- THE OWNER OF LOT 1, BLOCK A IS REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1, BLOCK A TO THE CITY OF KYLE, PCDP, AND, IF NOT THE SAME PARTIES AS ARE IN PCDP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE
- THE SHARED ACCESS EASEMENT TO THE NORTH WAS RECORDED AT LAND CLOSING PER INSTRUMENT NO. 17003380, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE TEMPORARY DRAINAGE EASEMENT SHOWN HEREON WILL TERMINATE UPON COMPLETION OF DRAINAGE IMPROVEMENTS PER INSTRUMENT NO. 2012-12011969, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FLOOD NOTE:

A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0270F, DATED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK 080410-04:  
SQUARE SET ON WEST END OF MEDIAN CURB IN THE DORMAN LANE  
RIGHT-OF-WAY.  
ELEVATION=744.14'

BENCHMARK 5549\_60028:  
SQUARE SET ON SOUTH END OF MEDIAN CURB IN THE CROMWELL DRIVE  
RIGHT-OF-WAY.  
ELEVATION=731.26'

FILE: H:\Survey\Plum_Crk_Ph1\Section-11\_Sec-11E\11E-2\Plat\Plum-11E-2 FINAL PLAT.dwg			
DATE: 11-14-16	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1180	
NO.	REVISION	BY	DATE



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HAYS COUNTY, TEXAS