

PLUM CREEK PHASE I, SECTION 11F  
PRELIMINARY PLAT  
FOR REVIEW ONLY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 610 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 6.999 ACRE TRACT OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 6.779 ACRE TRACT OF LAND DESIGNATED AS TRACT SIX, PARCEL ONE AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 170, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 0.2204 ACRE TRACT OF LAND DESIGNATED AS TRACT SIX, PARCEL TWO AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 198, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 6.999 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE 1, SECTION 11F** 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 PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCOP GP, LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: PCOP GP, LLC, GENERAL PARTNER  
A TEXAS LIMITED LIABILITY COMPANY

BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER  
A TEXAS CORPORATION

BY: MYRA J. GOEPP, VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPP, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 PLAT CABINET \_\_\_\_\_, PAGE(S) \_\_\_\_\_ 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 11F) 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 11F) 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 TRAVIS §

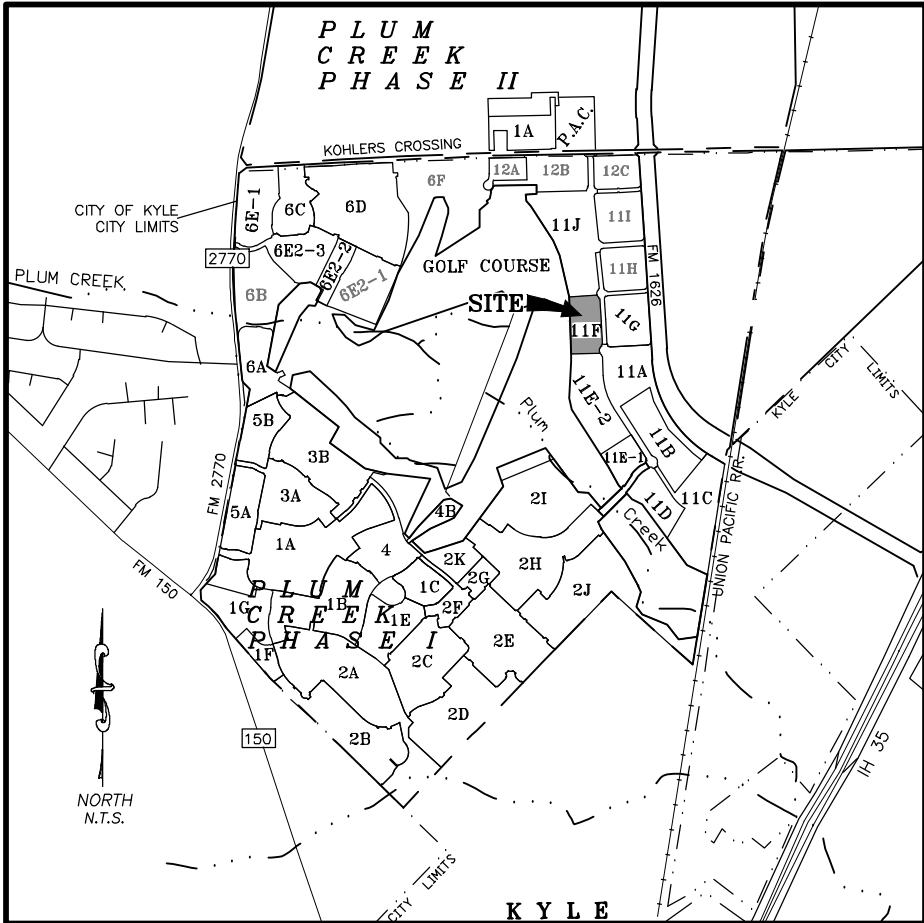
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS,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

BY: NICOLE FOLTA FINDEISEN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 91778 — STATE OF TEXAS  
AXIOM ENGINEERS INC.  
13276 RESEARCH BLVD., ST. 208  
AUSTIN, TEXAS 78750  
512-506-9335

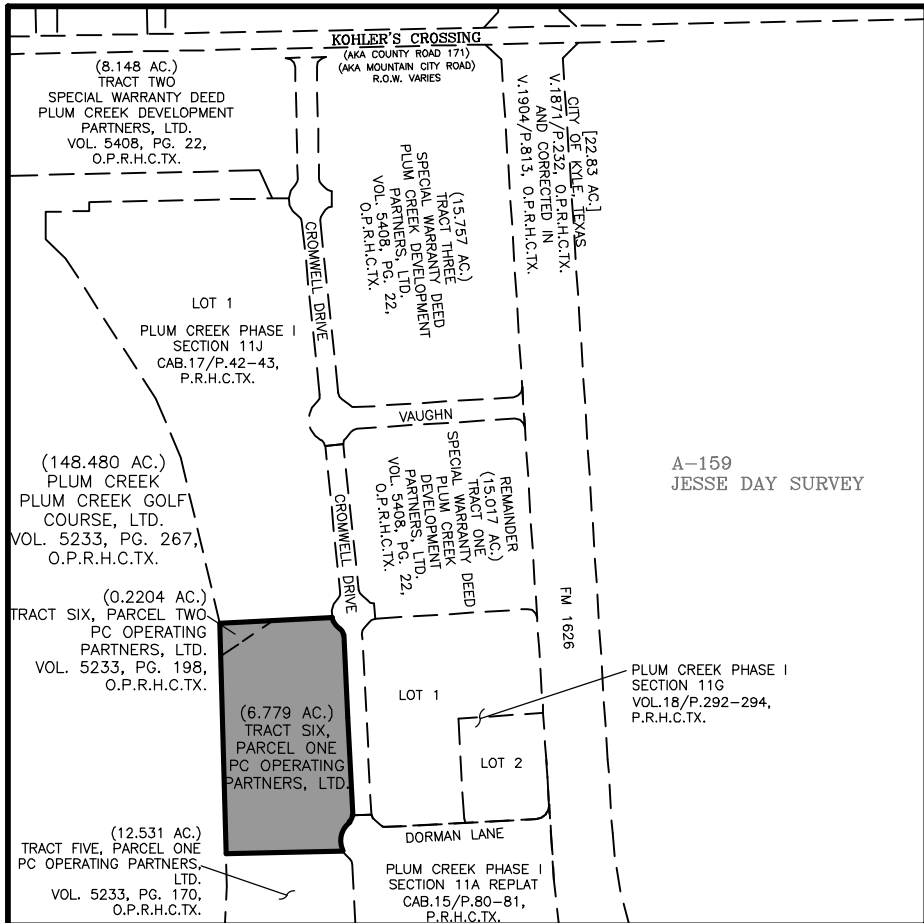
STATE OF TEXAS §  
COUNTY OF TRAVIS §

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



LOCATION MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1" = 500'

NOTES:

- TOTAL ACREAGE: 6.999 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. PLANNED UNIT DEVELOPMENT & 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, PLUM CREEK OPERATING PARTNERS, AND, IF NOT THE SAME PARTIES AS ARE IN PLUM CREEK OPERATING PARTNERS, 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

FLOOD NOTE:

THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11F) IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS, CITY OF KYLE COMMUNITY NO. 481108, MAP NUMBER 48209C 0290F, EFFECTIVE DATE SEPTEMBER 2, 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 LAI BM100801-01:  
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH OF THE INTERSECTION WITH DORMAN LANE.  
ELEVATION = 742.72 FEET

BENCHMARK 080410-01:  
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.  
ELEVATION=776.53 FEET

BENCHMARK 100801-02:  
SQUARE SET ON NW CORNER OF CONCRETE CULVERT APRON  
ELEVATION=741.71'

BENCHMARK 080410-03:  
MAG-NAIL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND KYLE PARKWAY.  
ELEVATION=760.14 FEET

BENCHMARK 080410-04:  
SQUARE SET ON TOP OF CURB  
ELEVATION=744.14'

FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11F\11F\Plat\Plum-11F-PRELIMINARY PLAT.dwg			
DATE: 11-08-16	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: PRELIMINARY	PLAN #: 1179A	
NO.	REVISION	BY	DATE

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
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www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT  
PLUM CREEK  
PHASE I — SECTION 11F  
HAYS COUNTY, TEXAS

PLUM CREEK  
PHASE I, SECTION 11F – PRELIMINARY PLAT  
FOR REVIEW ONLY

FUTURE SECTION 11H

BLOCK A  
LOT 1

PLUM CREEK PHASE I  
SECTION 11J  
SUBDIVISION  
VOL.17/P.42-43,  
P.R.H.C.TX.

JOINT-USE EASEMENT

VOL. \_\_\_\_\_/PG. \_\_\_\_\_  
O.P.R.H.C.TX.

(S 87°00'20" W 366.59')  
N 87°00'20" E 366.59'

N 87°00'20" E 172.03'  
(N 87°00'20" E 172.03')

WASTEWATER  
R EASEMENT

20'

(S 55°41'40" W 749.95')

(S 55°41'40" W 749.95')

(0.2204 AC.)  
TRACT SIX, PARCEL TWO  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 198,  
O.P.R.H.C.TX.

(0.2204 AC.)  
TRACT SIX, PARCEL TWO  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 198,  
O.P.R.H.C.TX.

(6.779 AC.)  
TRACT SIX, PARCEL ONE  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 170,  
O.P.R.H.C.TX.

LOT 1  
PUBLIC UTILITY  
EASEMENT

(NOT TO SCALE)

BLOCK A

LOT 1  
6.999 AC.

A-159  
JESSE DAY SURVEY

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.

20' WASTEWATER  
EASEMENT

N 88°29'39" E 348.06'  
S 88°29'41" W 380.48'  
(S 88°29'41" W 380.48')

(0.2204 AC.)  
TRACT SIX, PARCEL TWO  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 198,  
O.P.R.H.C.TX.

(6.779 AC.)  
TRACT SIX, PARCEL ONE  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 170,  
O.P.R.H.C.TX.

(12.531 AC.)  
TRACT FIVE, PARCEL ONE  
PC OPERATING PARTNERS, LTD.  
VOL. 5233, PG. 170,  
O.P.R.H.C.TX.

NOTES:

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

(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.

(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.

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.

FILE: H:\Survey\Plum\_Crk\_Ph1\Section-11\Sec-11F\11F\Plat\  
Plum-11F-PRELIMINARY PLAT.dwg

DATE: 11-08-16 DRAWN BY: EN CREW: MK, CAF  
SCALE: 1"=60' CHECKED BY: J.D.B. FB #:  
JOB #: 005549 DRAWING: PRELIMINARY PLAN #: 1179A

NO. REVISION BY DATE

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT  
PLUM CREEK  
PHASE I – SECTION 11F  
HAYS COUNTY, TEXAS

PLAN #: 1179A



60 0 60  
SCALE: 1"=60'

JANUARY, 2017  
HAYS COUNTY, TEXAS

LEGEND

- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- RLS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RANGERLAND SURVEYING" FOUND
- △ CALCULATED POINT
- ⬢ BENCHMARK
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- ( ) RECORD INFORMATION
- P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
- P.U.E. PUBLIC UTILITY EASEMENT
- DEED LINE

FUTURE WHITTENBURG  
50' R.O.W.

LOT 1

BLOCK A

PLUM CREEK PHASE I  
SECTION 11G  
SUBDIVISION  
VOL.18/P.292-294,  
P.R.H.C.TX.

LOT 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 87°00'20" E	7.64'
L2	S 88°29'41" W	8.19'
L3	S 87°00'20" W	1.98'
L4	N 02°59'40" W	16.17'
L5	N 87°00'20" E	1.98'
L6	S 42°55'08" W	21.56'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	65.00'	46.16'	S 34°58'57" E	45.19'
(C1)	(65.00')	(46.16')	(S 34°58'57" E)	(45.19')
C2	25.00'	22.83'	S 29°09'35" E	22.05'
(C2)	(25.00')	(22.83')	(S 29°09'35" E)	(22.05')
C3	25.00'	24.71'	S 25°19'20" W	23.72'
(C3)	(25.00')	(24.71')	(S 25°19'20" W)	(23.72')
C4	75.00'	104.80'	S 13°36'28" W	96.48'
(C4)	(75.00')	(104.80')	(S 13°36'28" W)	(96.48')
C5	75.00'	34.08'	S 39°26'16" E	33.78'
(C5)	(75.00')	(34.08')	(S 39°26'16" E)	(33.78')
C6	82.50'	111.83'	S 14°48'23" W	103.46'
C7	82.50'	18.26'	S 17°41'08" E	18.22'
C8	82.50'	93.57'	S 21°08'49" W	88.63'
C9	17.50'	17.30'	N 25°19'24" E	16.60'
C10	17.50'	15.98'	N 29°09'35" W	15.43'
C11	72.50'	53.02'	N 34°22'23" W	51.85'

DORMAN LANE  
(80' R.O.W.)

BENCHMARK 080410-04:  
SQUARE SET ON TOP OF CURB  
ELEVATION=744.14'

LOT 2

PLUM CREEK PHASE I  
SECTION 11A REPLAT  
CAB.15/P.80-81, P.R.H.C.TX.

LOT 1

SHEET 2 OF 2