

BROOKSIDE PHASE 3

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS:

That, BIGELOW SAN MARCOS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, owner of 3.714 acres of land out of the M.B. ATKINSON Survey, Abstract No. 21, in Hays County, Texas, and being a part of the remnant portion of the called 26.145 acre tract of land conveyed to BIGELOW SAN MARCOS DEVELOPMENT, LLC as recorded in Volume 4963, Page 874 of the Official Public Records of Hays County, Texas, and being a part of the remnant portion of the called 11.847 acre tract of land conveyed to BIGELOW SAN MARCOS DEVELOPMENT, LLC as recorded in Document No. 2015-15015525 of the Official Public Records of Hays County, Texas and does hereby subdivide said 3.714 acres of land in accordance with this plat, to be known as BROOKSIDE PHASE 3 and do hereby dedicate to the public ROW, streets, alleys, easements, parks, and other open spaces to public use.

WITNESS MY HAND, this the _____ day of _____
20____ A.D.

James P. Bigelow, President
Bigelow San Marcos Development, LLC

Before me, the undersigned authority on this day personally appeared James P. Bigelow, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

THIS PLAT (BROOKSIDE PHASE 3), 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____

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS

DATE

CITY ENGINEER

DATE

STATE OF TEXAS)
COUNTY OF HAYS)

I, Shane Shafer, a Registered Professional Land Surveyor in the State of Texas 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 _____ April 7, 2017
Shane Shafer
Registered Professional Land Surveyor
No. 5281 - State of Texas
Diamond Surveying, Inc.
116 Skyline Road
Georgetown, TX 78628
(512) 931-3100

STATE OF TEXAS)
COUNTY OF HAYS)

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.

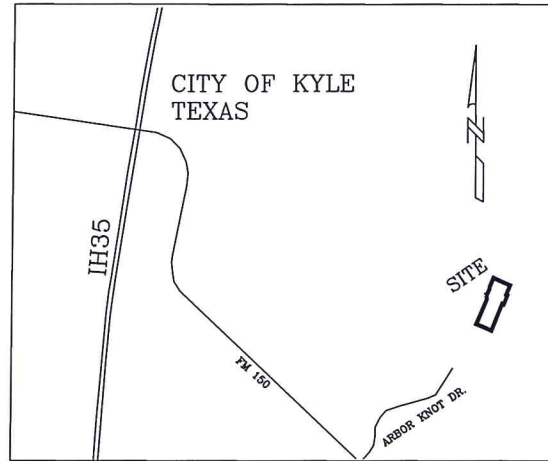
Stephen R. Jamison, P.E. Date
Registered Professional Engineer
No. 86951 - State of Texas
TBE Firm No. F-17756
Jamison Civil Engineering, LLC
13812 Research Blvd. #8-2
Austin, Texas 78750
737-484-0880

STATE OF TEXAS)
COUNTY OF HAYS)

I, Liz Gonzales, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____ A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 20____ A.D. at _____ o'clock _____ M., in the Plat Records of said County and State on document# _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT of said County, the _____ day of _____, 20____ A.D.

Liz Gonzales, County Clerk
Hays County, Texas



LOCATION MAP
NOT TO SCALE

AMERICAN MIDWEST BANK, SUCCESSOR BY MERGER TO,
AMERICAUNITED BANK AND TRUST COMPANY USA
321 WEST GOLF ROAD
SCHAUMBURG, ILLINOIS 60196

BY: _____

NAME: _____

TITLE: _____

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ON THE _____ DAY OF _____, 2016 BY AMERICAN MIDWEST BANK, SUCCESSOR BY MERGER TO AMERICAUNITED BANK AND TRUST COMPANY USA.

NOTARY PUBLIC, STATE OF ILLINOIS

ZECHARIAH, LLC
P.O. BOX 848
SAN MARCOS, TEXAS 78667

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS)
COUNTY OF HAYS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ON THE _____ DAY OF _____, 2016 BY ZECHARIAH, LLC.

NOTARY PUBLIC, STATE OF TEXAS

BROOKSIDE PHASE 3

3.714 ACRES

CITY OF KYLE, HAYS COUNTY, TEXAS

SHEET 1 OF 2



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

BROOKSIDE PHASE 3

BIGELOW SAN MARCOS
DEVELOPMENT, LLC.
REMNANT PORTION
OF CALLED 11.847 ACRES
DOC. 2015-15015525

WALTON TEXAS LP
CALLED 234.82 AC.
VOL. 4399, PG. 768

BIGELOW SAN MARCOS
DEVELOPMENT, LLC.
REMNANT PORTION
OF CALLED 11.847 ACRES
DOC. 2015-15015525

SCALE: 1" = 60'
0 60 120

CITY OF KYLE
CALLED 118.832 AC.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 21°12'18" E	8.17'
2	N 60°25'09" E	10.63'
3	N 22°21'35" E	18.44'
4	N 33°19'34" E	2.05'
5	S 68°10'18" E	18.52'
6	N 21°49'42" E	17.10'

LOT AREA TABLE

Block	Lot	SF
1	6425	
2	5365	
3	5654	
4	5649	
5	6962	
6	5702	
7	4452	
8	4466	
9	4238	
10	5075	
11	5462	
12	4551	
13	4796	
14	4768	
15	6204	
16	6932	
17	6310	
18	5698	
19	5698	
20	5407	
21	6598	
22	3583	
23	3583	
24	3583	
25	3583	
26	3583	
27	3583	
28	3583	
29	3583	
30	6627	
31	6328	
32	3761	

BROOKSIDE PHASE 2
VOL. 19, PGS. 126 - 128

PRIVATE PARK, PUE & ACCESS EASEMENT

ARBOR KNOT DRIVE (54' R.O.W.)

FERRULE DRIVE (R.O.W. WIDTH VARIES)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.52	18.00	43°02'00"	S 89°41'18" E	13.20
C2	14.76	18.00	46°58'00"	N 45°18'42" E	14.35
C3	16.15	18.00	51°24'33"	N 03°52'34" W	15.61
C4	12.12	18.00	38°35'27"	N 48°52'34" W	11.90
C5	13.69	18.00	43°33'42"	N 89°25'07" E	13.36
C6	14.39	18.00	45°48'40"	N 44°43'56" E	14.01
C7	24.08	18.00	76°38'04"	N 16°29'26" W	22.32
C8	4.20	18.00	13°21'42"	N 61°29'19" W	4.19
C9	15.74	50.50	17°51'40"	N 12°52'48" E	15.68
C10	53.43	50.50	60°37'24"	N 26°21'44" W	50.97
C11	7.28	22.50	18°32'10"	N 72°19'39" W	7.25
C12	69.18	50.50	78°29'03"	N 17°23'54" W	63.89
C13	56.35	18.00	179°22'02"	N 21°30'54" E	36.00
C14	56.55	18.00	180°00'00"	N 21°49'42" E	36.00

CITY OF KYLE
CALLED 50.14 AC.
VOL. 3918, PG. 28

BROOKSIDE PHASE 3

3.714 ACRES
CITY OF KYLE, HAYS COUNTY, TEXAS
SHEET 2 OF 2

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

NORTHEAST CORNER OF
BIGELOW SAN MARCOS
DEVELOPMENT, LLC.
26.145 ACRES
VOL. 4963, PG. 874

RIGHT OF WAY AND EASEMENT (NO WIDTH SPECIFIED)
UNITED GAS PUBLIC SERVICE COMPANY VOL. 108, PG. 27
(LOCATION IS BASED ON GAS LINE MARKER POSTS)

RIGHT OF WAY AND EASEMENT DEED FOR DISTRIBUTION SYSTEM
CENTERPOINT ENERGY ENTER
VOL. 2083, PG. 248
30' WIDE, 15' EITHER SIDE OF GAS LINE AS LAID
(LOCATION IS BASED ON GAS LINE MARKER POSTS)

BIGELOW SAN MARCOS
DEVELOPMENT, LLC.
REMNANT PORTION
OF CALLED 26.145 ACRES
VOL. 4963, PG. 874

LEGEND

- FOUND IRON ROD
- PUE PUBLIC UTILITY EASEMENT
- PUE PRIVATE UTILITY SERVICE EASEMENT
- BL BUILDING SETBACK LINE
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY

- TOTAL ACREAGE: 3.709 ACRES
- TOTAL NUMBER OF LOTS: 32
RESIDENTIAL: 29
PRIVATE PARK & ACCESS ESMT.:
PUE, PUE & ACCESS ESMT.:
PUE & ACCESS ESMT.: 1
PRIVATE PARK, PUE & ACCESS ESMT.: 2
- BEARING BASIS: NAD-83, TEXAS SOUTH CENTRAL (4204),
STATE PLANE SYSTEM.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE
UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHTS OF WAY,
PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL
LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAN SHALL BE
MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR
ASSIGNS. IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING
SAID RIGHTS OF WAY, LOTS AND LANDSCAPE EASEMENT AREAS
NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH
REGROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS
SHOWN HEREON.
- ACCESS TO ALL PRIVATE RIGHTS OF WAY HEREON IS
GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING
AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE
HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING LOTS
WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS
WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- HOME BUILDER IS RESPONSIBLE FOR INSTALLING SIDEWALK IN
COURTYARD AND ALONG FRONTAGE OF ALL PRIVATE OR PUBLIC
STREETS. DEVELOPER IS RESPONSIBLE FOR SIDEWALK ALONG
PARK STREET FRONTAGE.
- LOT PINS WILL BE SET AFTER UTILITY AND STREET
CONSTRUCTION OR SOONER IF DIRECTED BY DEVELOPER.
- ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE
OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING,
WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS
AND RIGHTS OF WAY TO THE PAVEMENT TO BE THE
RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY
AND/OR HOME 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 STATE LAWS REGARDING ACCESS
FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

OWNER INFORMATION:
BIGELOW SAN MARCOS DEVELOPMENT, LLC.,
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 848
SAN MARCOS, TX 78667