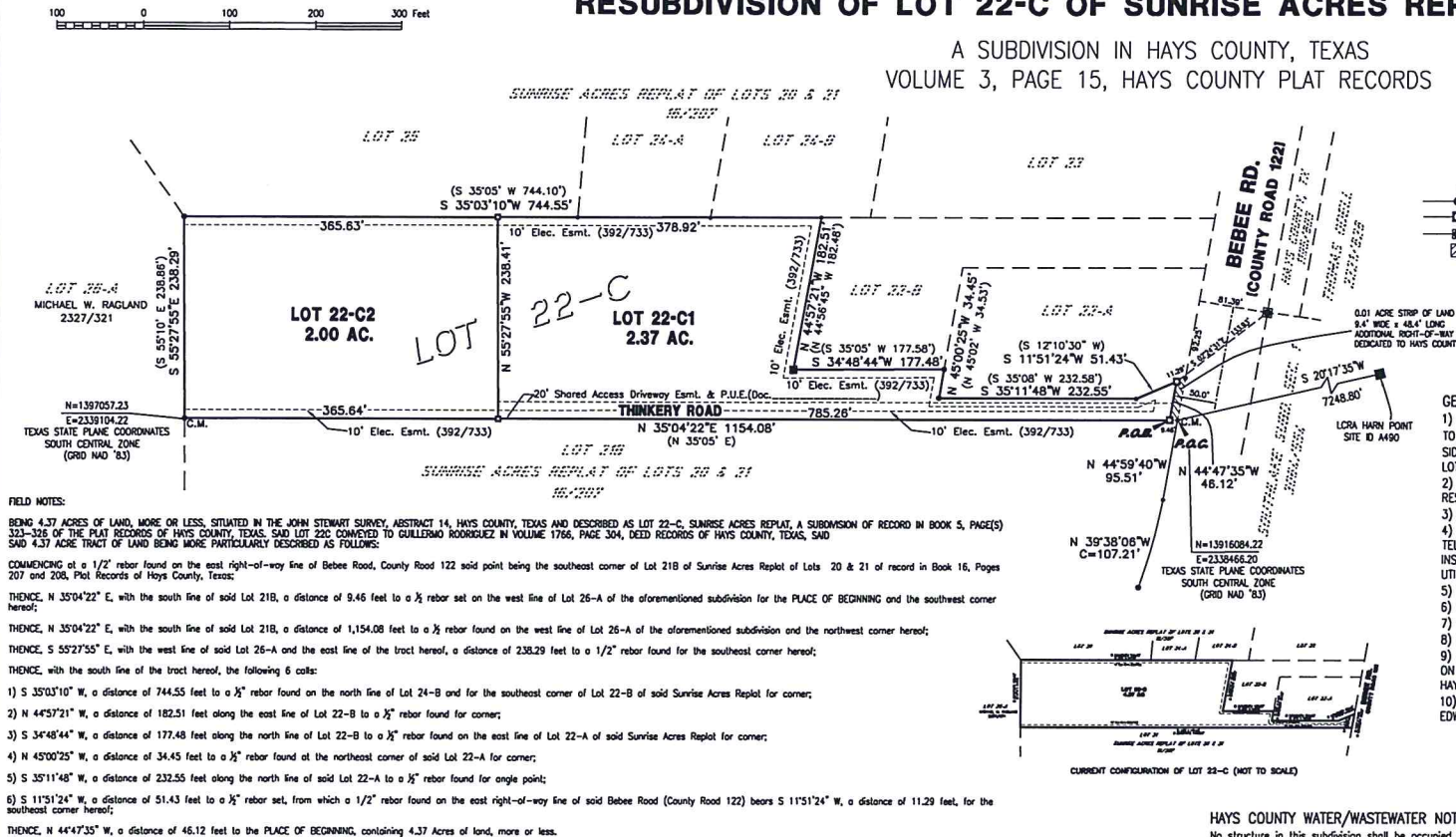


# RESUBDIVISION OF LOT 22-C OF SUNRISE ACRES REPLAT

A SUBDIVISION IN HAYS COUNTY, TEXAS  
VOLUME 3, PAGE 15, HAYS COUNTY PLAT RECORDS



## LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- CAPPED REBAR FOUND
- ADDITIONAL RIGHT OF WAY HEREBY DEDICATED

## VICINITY MAP

NOT TO SCALE

## GENERAL NOTES

- 1) A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT OF WAYS, A FIVE (5) FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- 2) WASTEWATER UTILITIES WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES. LOT 22-C2 IS RESTRICTED TO ADVANCED ON-SITE SEWAGE FACILITIES ONLY.
- 3) ELECTRICITY WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 4) PER SEC. 41-141, CITY OF KYLE ORDINANCE, ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS & REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY OF KYLE ORDINANCE.
- 5) WATER SERVICE PROVIDED BY GOFORTH WATER SUPPLY.
- 6) TELEPHONE SERVICE TO BE PROVIDED BY VERIZON.
- 7) THIS SUBDIVISION LIES WITHIN THE CITY OF KYLE EXTRA-TERRITORIAL JURISDICTION.
- 8) THIS SUBDIVISION LIES WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 9) THIS RESUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON SUNRISE ACRES REPLAT RECORDED IN VOLUME 3, PAGE 15 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
- 10) THIS SUBDIVISION LIES OUTSIDE OF THE CONTRIBUTING AND RECHARGE ZONES OF THE EDWARDS AQUIFER.

## SHARED ACCESS DRIVEWAY NOTES:

ALL LOTS SERVED BY A SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS OF ANY OF THE LOTS OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY, THEN SUCH NEW DWELLING UNIT MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT FRONTAGE AND PHYSICAL ACCESS TO A REGULATED ROADWAY PRIOR TO CONSTRUCTION OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE FAMILY RESIDENCE. THE OWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.

20 FOOT SHARED ACCESS DRIVEWAY EASEMENT AND P.U.E. (THIMBLEY ROAD) DEDICATED BY INSTRUMENT IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS: 1) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751 AND; 2) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

MAINTENANCE AGREEMENT FOR 20 FOOT SHARED ACCESS DRIVEWAY EASEMENT AND P.U.E. (THIMBLEY ROAD) IS RECORDED IN DOCUMENT NO \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

## HAYS COUNTY WATER/WASTEWATER NOTE:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning groundwater availability. Rainwater collection is encouraged and in some areas may offer the best renewable water source. No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services. No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

## FLOODPLAIN NOTE

No portion of this subdivision is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the FEMA Flood Insurance Rate Map Panel 480321 0290 F, dated September 2, 2005.

## PLANNING AND ZONING COMMISSION CERTIFICATION

This final plat has been submitted to and considered by the Planning Department of the City of Kyle, Texas, and is hereby approved by the Director of Planning & Community Development.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Howard J. Koontz, Director of Planning & Community Development

## RECORDING CERTIFICATION

I, Liz O. Gonzalez, Clerk of Hays County, Texas, do hereby certify the foregoing instrument of writing, with its certificate of authentication, was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2016 at \_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D. 2016 at \_\_\_\_ o'clock \_\_\_\_ M. in the Plat records of said County and State in Plat Book No. \_\_\_\_ Page(s) \_\_\_\_.

Witness my hand and seal of office of the County Clerk, this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2016.

Liz O. Gonzalez, County Clerk, Hays County, Texas

## OWNER'S CERTIFICATION

STATE OF TEXAS :  
COUNTY OF HAYS : KNOW ALL MEN BY THESE PRESENTS

That I, Guillermo Rodriguez, owner of Lot 22-C out of the SUNRISE ACRES REPLAT, a Subdivision recorded in Volume 5, Page 323 of the Plat Records of Hays County, Texas; said Lot 22-C being conveyed to me in Document No. 01002542, Official Public Records of Hays County, Texas, DO HEREBY RE-SUBDIVIDE said Lot 22-C into two lots, Lot 22-C1 and Lot 22-C2, to be known as:

"THE RESUBDIVISION OF LOT 22-C OF SUNRISE ACRES REPLAT"

subject to any easements or restrictions heretofore granted and not vacated or released and does hereby grant to the public the use of the streets, alleys, parks as shown hereon, and does hereby dedicate to the utility companies, their successors and assigns, their successors and assigns, their respective utility easement as shown hereon.

WITNESS MY HAND, this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Guillermo Rodriguez  
2205 Beebe Road  
Kyle, Texas 78640

## NOTARY'S CERTIFICATION

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known by me to be the person whose name is subscribed to the foregoing instrument, and He did acknowledge to me that He executed the same in said capacity, for the purposes and considerations expressed therein: GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

OWNER(S): Guillermo Rodriguez  
ADDRESS: 2205 BEEBE ROAD  
KYLE, TX 78640  
PHONE: (512) 785-6236

TOTAL ACREAGE: 4.38 ACRES

SURVEY: JOHN STEWART SURVEY, A-14

NUMBER OF LOTS AND PROPOSED USE: 2 LOTS

DATE: OCTOBER 3, 2013

SURVEYOR: B & G SURVEYING, L.L.C.  
PHONE: (512) 458-6969  
HTTP://WWW.BANDGSURVEY.COM

STATE OF TEXAS :  
COUNTY OF HAYS : KNOW ALL MEN BY THESE PRESENTS

That I, Victor M. Garza, a Professional Land Surveyor in the State of Texas, hereby certify that this plat complies with the survey related requirements of Ordinance #439 of the City Code of Kyle and further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

No portion of the subject Tract lies within the boundaries of the 100 year floodplain as delineated on Hays County Community Plat #48209C 0290 F dated September 2, 2005.

Victor M. Garza  
Registered Professional Land Surveyor  
No. 4740 - State of Texas

Date

REVISION: 04/24/16  
REVISION: 04/05/16

JOB #: B0813713\_PLAT  
DATE: 05/19/14  
SCALE: 1" = 100'



B & G SURVEYING, L.L.C.

FWY REGISTRATION NO. 12033-00

WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd.  
Austin, Texas 78756  
Office 512-458-6969