WINDY HILL SUBDIVISION - 11 AC.

BEING ALL OF A 11.66 ACRE TRACT OF LAND OUT OF THE JESSE B. EAVES SURVEY NO. 525, HAYS COUNTY, TEXAS, AND BEING SITUATED IN THE JESSE B. EAVES SURVEY NO. 525 AS DESCRIBED IN VOLUME 976, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING
132 CADDELL LN
NEW BRAUNFELS, TEXAS 78130
(830) 632-5092

STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT TODD BUREK, OWNER OF WINDY HILL SUBDIVISION—11 AC., BEING ALL OF A 11.66 ACRE TRACT OF LAND OUT OF THE JESSE B. EAVES SURVEY NO. 525, HAYS COUNTY, TEXAS, AS DESCRIBED IN VOLUME 976, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS., AND BEING THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED TO TODD BUREK AND RECORDED IN VOLUME 976 PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE 11.66 ACRES OF LAND OUT OF 11.66 ACRES TO BE KNOWN AS WINDY HILL SUBDIVISION—11 AC., 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 AND EASEMENTS SHOWN HEREON.

SILVER MOUNT HOLDINGS, LLC C/O TODD BUREK

22711 FOSSIL PEAK SAN ANTONIO, TEXAS 78261

STATE OF TEVAS

STATE OF TEXAS
COUNTY OF HAYS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ______, 2016

SEAL (SIGNATURE OF NOTARY)

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

MOELLER & ASSOCIATES Engineering Solutions

1040 N. Walnut Ave., Ste. B

New Braunfels, TX 78130

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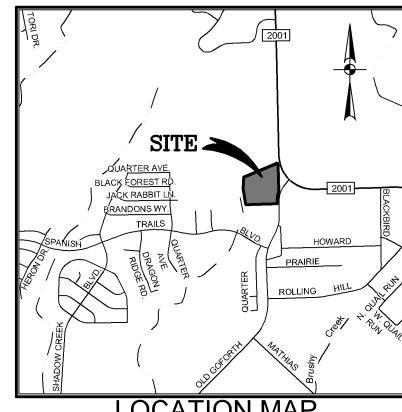
P.O.

P.O.B. = POINT OF BEGINNING
B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
O = 1/2" IRON PIN SET
IRON PIN FOUND

LEGEND:

NOTES.

- 1. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS, ALL OTHER P.U.E.'S TO BE DEDICATED ADJACENT TO LOT LINES ARE DEPICTED.
- 2. SETBACKS NOT SHOWN ON LOTS SHALL BE TO THE CITY OF KYLE ZONING ORDINANCE.
- 3. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY THE HAYS COUNTY, TEXAS COMMUNITY PANEL NUMBER 48209C0291F, EFFECTIVE DATE SEPTEMBER 2, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 4. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER BY THE GOFORTH SPECIAL UTILITY DISTRICT, AND SEWER BY WINDY HILL UTILITY DISTRICT. ELECTRIC SERVICE BY THE PEDERNALES ELECTRIC COOPERATIVE. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
- 5. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WTIHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF KYLE AND HAYS COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.
- 6. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF F.M. 2001. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- 7. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY HAYS COUNTY.
- 8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- 9. THE SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 10. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- 11. PROPERTY CORNERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP LABELED "DAM #5348 PROP. COR." WHERE PRACTICAL. OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. UNLESS OTHERWISE NOTED.
- 12. <u>WINDY HILL SUBDIVISION 11 AC.</u> DOES NOT FALL WITHIN THE CITY LIMITS OF THE CITY OF KYLE. THE ENTIRE PROPERTY IS WITHIN EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.
- 13. <u>WINDY HILL SUBDIVISION 11 AC.</u> ESTABLISHING A TOTAL OF 40 LOTS, WITH 36 BEING BUILDABLE LOTS. THE AVERAGE RESIDENTIAL LOT SIZE IS 0.211 ACRES OF WHICH:
- 13.1. O ARE GREATER THAN 10 ACRES.
- 13.2. O ARE GREATER THAN 5 ACRES BUT LESS THAN 10 ACRES.
- 13.3. O ARE 2 ACRES OR LARGER UP TO 5 ACRES.
- 13.4. O ARE LARGER THAN 1 ACRE BUT LESS THAN 2 ACRES.
- 13.5. 36 ARE LESS THAN 1 ACRE.
- 14. 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.
- 15. NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR
- 16. WINDY HILL SUBDIVISION 11 AC. FALLS WITHIN THE EMERGENCY SERVICE DISTRICT 2 & 8.



LOCATION MAP

KNOW ALL MEN BY THESE PRESENTS:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF KYLE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

	JAMES INGALLS	.
LICENSED PROFESSIONAL ENGINEER, NO. 107416 MOELLER & ASSOCIATES 1040 N. WALNUT AVE, STE B NEW BRAUNFELS, TX 78130 (830) 358-7127 THIS PLAT OF WINDY HILL SUBDIVISION HAS BEEN SUBMITTED TO A CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE AND IS HEREBY APPROVED BY THE COMMISSION.		6
		THE CITY OF KYLE, TEXAS,
	DATED THIS DAY OF	,2016.

I, THE UNDERSIGNED, CHAIRMAN 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.

CHAIRMAN	
INSTRUMENT WAS FILED FOR REC	HEREBY CERTIFY THAT THE FOREGOING CORD IN THE MAP AND PLAT RECORDS, OF HAYS COUNTY, TEXAS ON
THE DAY OF	,A.D. 2016, AT
WITNESS MY HAND AND OFFICIAL ,A.D. 2016.	SEAL OF OFFICE THIS DAY OF
COUNTY CLERK, HAYS COUNTY,	TEXAS

DEPUTY

REVIEWED BY:

CITY ENGINEER

DIRECTOR OF PUBLIC WORKS

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

JAMES C. GARZA, DIRECTOR, HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES.

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 RESOURCE. NO STRUCTURE IN THE 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.

TOM POPE, R.S., C.F.M., HAYS COUNTY FLOODPLAIN ADMINISTRATOR

JAMES C. GARZA, DIRECTOR, HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES.

