

Drawing Name: N:\Projects\BURE006 11ac Tract\Planning\Platting\BURE006 Windy Hill.dwg User: NashNoel Apr 19, 2017 - 3:41pm

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 TEXAS  
COUNTY OF HAYS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2016  
BY\_\_\_\_\_

SEAL (SIGNATURE OF NOTARY)

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_, 2016.

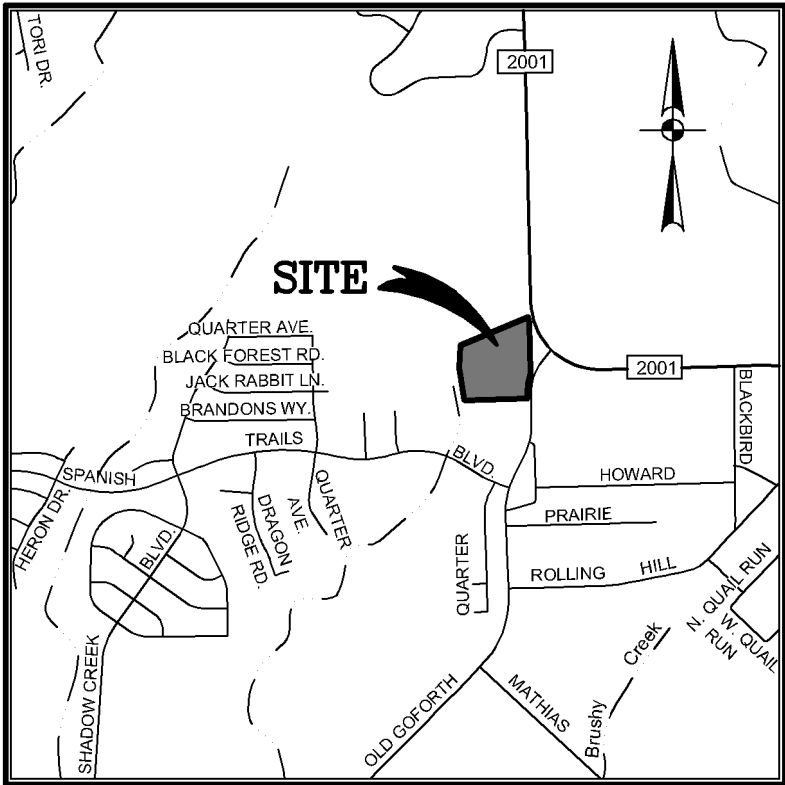


1040 N. Walnut Ave., Ste. B  
New Braunfels, TX 78130  
p h : ( 8 3 0 ) 3 5 8 - 7 1 2 7  
www.ma-tx.com TBPE FIRM F-13351

LEGEND:

- 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
- = 1/2" IRON PIN SET
- = IRON PIN FOUND

SUBDIVISION PLAT ESTABLISHING  
**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.



**LOCATION MAP**  
SCALE: 1"=2,000'

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 INCALLS \_\_\_\_\_.

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 AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY THE COMMISSION.

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.

BY:

CHAIRMAN \_\_\_\_\_.

STATE OF TEXAS  
COUNTY OF HAYS  
I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. \_\_\_\_\_ OF HAYS COUNTY, TEXAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016, AT \_\_\_\_\_ M.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

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

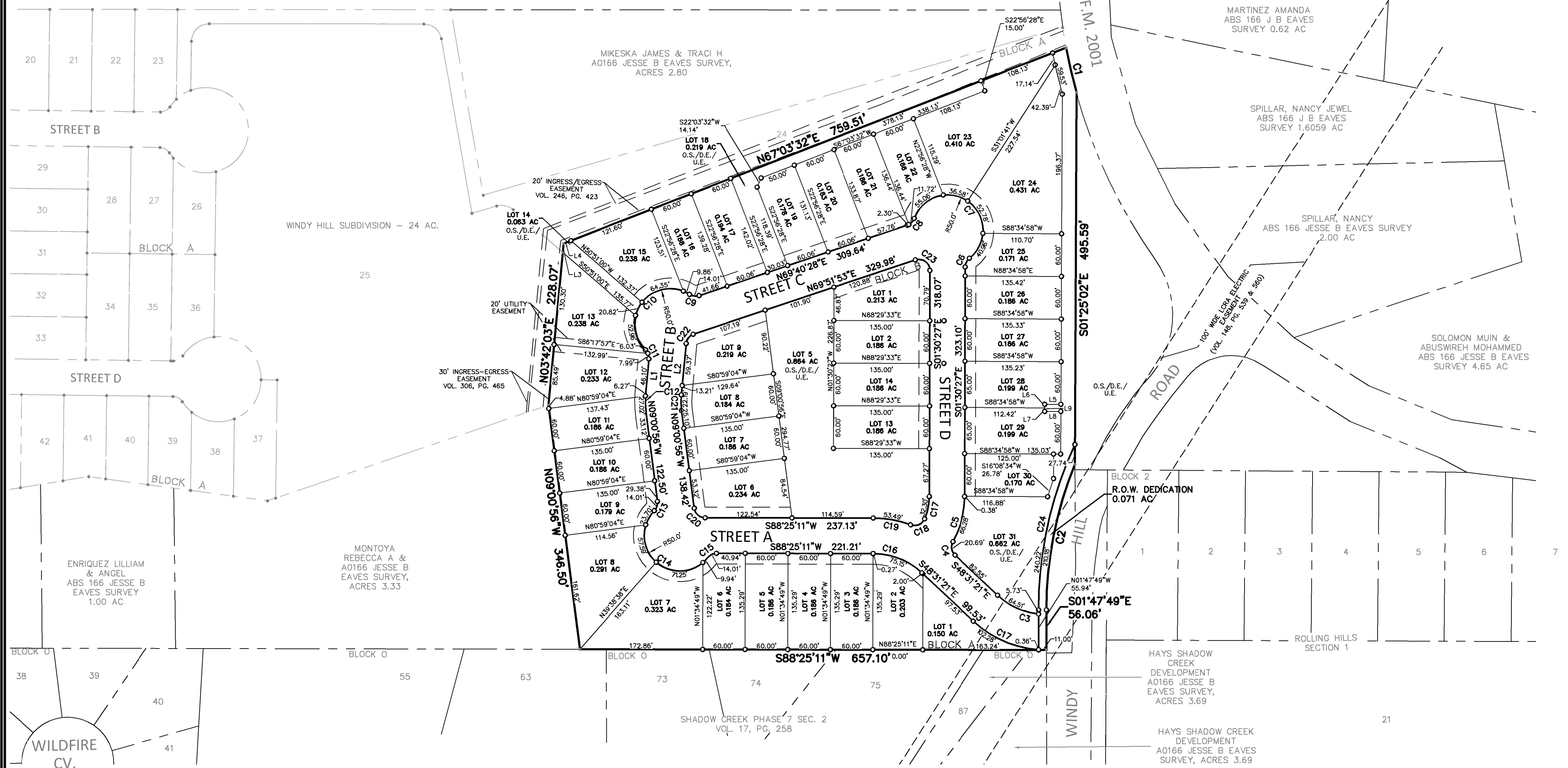
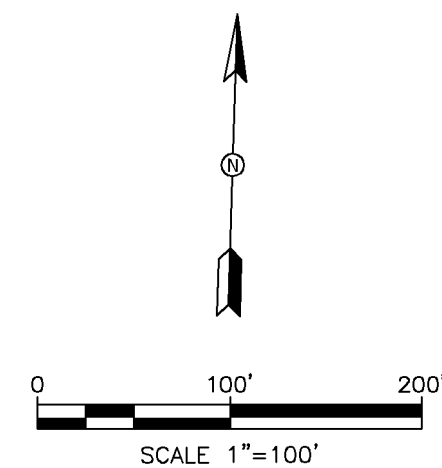
JAMES C. GARZA, DIRECTOR, HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES.

SUBDIVISION PLAT ESTABLISHING  
**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.

WILLANNA PROPERTIES LLC  
ABS 166 JESSE B EAVES  
SURVEY 6.55 AC

GREAVES TONY & CAROL C  
ABS 166 JESSE B EAVES  
SURVEY 197.63 AC (1.00 AC HS)



**LEGEND:**

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	64.36'	756.25'	4°52'35"	32.20'	64.34'	S14°46'28"E
C2	210.18'	538.22'	22°22'28"	106.45'	208.85'	S09°24'19"W
C3	64.51'	99.96'	36°58'32"	33.42'	63.39'	S67°00'07"E
C4	20.69'	15.22'	77°55'08"	12.30'	19.13'	S10°24'31"E
C5	66.28'	130.00'	29°12'46"	33.88'	65.57'	S13°05'56"W
C6	14.01'	15.50'	51°48'21"	7.53'	13.54'	S24°23'45"W
C7	185.38'	50.00'	212°25'51"	171.93'	96.02'	S55°55'00"E
C8	14.01'	15.50'	51°48'22"	7.53'	13.54'	N43°46'17"E
C9	14.01'	15.50'	51°48'23"	7.53'	13.54'	S84°25'21"E
C10	147.99'	50.00'	169°35'11"	548.69'	99.59'	N36°41'15"E
C11	14.01'	15.50'	51°48'23"	7.53'	13.54'	N22°12'07"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C12	33.29'	150.00'	12°43'00"	16.71'	33.22'	N02°39'26"W
C13	14.01'	15.50'	51°48'23"	7.53'	13.54'	N16°53'15"E
C14	162.47'	50.00'	186°10'39"	926.59'	99.85'	S50°17'53"E
C15	14.01'	15.50'	51°48'23"	7.53'	13.54'	S62°30'59"W
C16	75.15'	100.00'	43°03'28"	39.45'	73.39'	N70°03'05"W
C17	102.28'	150.00'	39°04'08"	53.22'	100.31'	N68°03'25"W
C17	32.30'	80.00'	23°08'05"	16.37'	32.08'	N10°03'35"E
C18	23.60'	15.50'	87°13'31"	14.77'	21.38'	N65°14'23"E
C19	53.49'	150.00'	20°25'58"	27.03'	53.21'	S81°21'50"E
C20	22.34'	15.50'	82°33'53"	13.61'	20.45'	S50°17'53"E
C21	22.19'	100.00'	12°43'00"	11.14'	22.15'	S02°39'26"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C22	17.14'	15.50'	63°21'28"	9.57'	16.28'	S35°22'48"W
C23	29.39'	15.50'	108°37'39"	21.58'	25.18'	N55°49'17"W
C24	240.22'	548.22'	25°06'20"	122.07'	238.30'	N10°44'50"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.10'	N03°42'03"E
L2	72.58'	N03°42'03"E
L3	12.28'	N03°42'03"E
L4	11.32'	N67°03'32"E
L5	22.71'	S88°34'58"W
L6	5.00'	S01°25'02"E
L7	5.00'	N01°25'02"W
L8	22.71'	S88°34'58"W
L9	5.00'	S01°25'02"E