

Drawing Name: N:\Projects\BURE005 24ac Kyle Tract\Planning\Platting\BURE005 Windy Hill.dwg User: NashNoel Apr 19, 2017 - 3:45pm

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT TODD BUREK, OWNER OF 2784 FM 2001, BEING 23.681 ACRE OF LAND SITUATED IN THE JESSE B. EAVES SURVEY NO. 525 IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 976, PAGE 48, AND BEING THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED TO TODD BUREK AND RECORDED IN VOLUME 5311, PAGE 332 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE 23.681 ACRES OF LAND OUT OF 23.681 ACRES TO BE KNOWN AS WINDY HILL SUBDIVISION, 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.

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.

MOELLER & ASSOCIATES
Engineering Solutions
1040 N. Walnut Ave., Ste. B
New Braunfels, TX 78130
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www.ma-tx.com TBPE FIRM F-13351

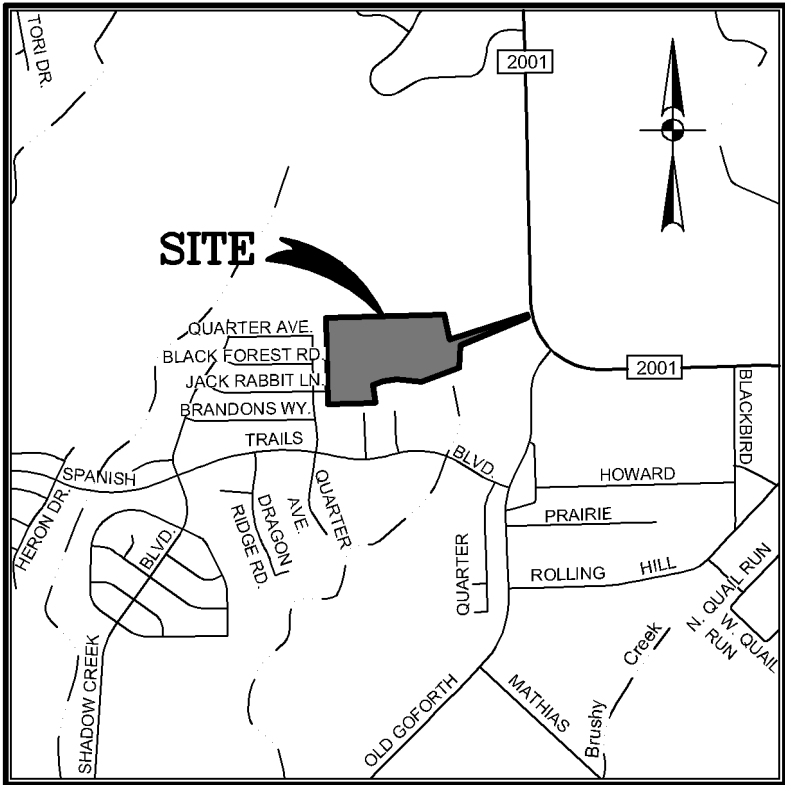
LEGEND:

- 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 - 24 AC.

BEING ALL OF A 23.681 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 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 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.

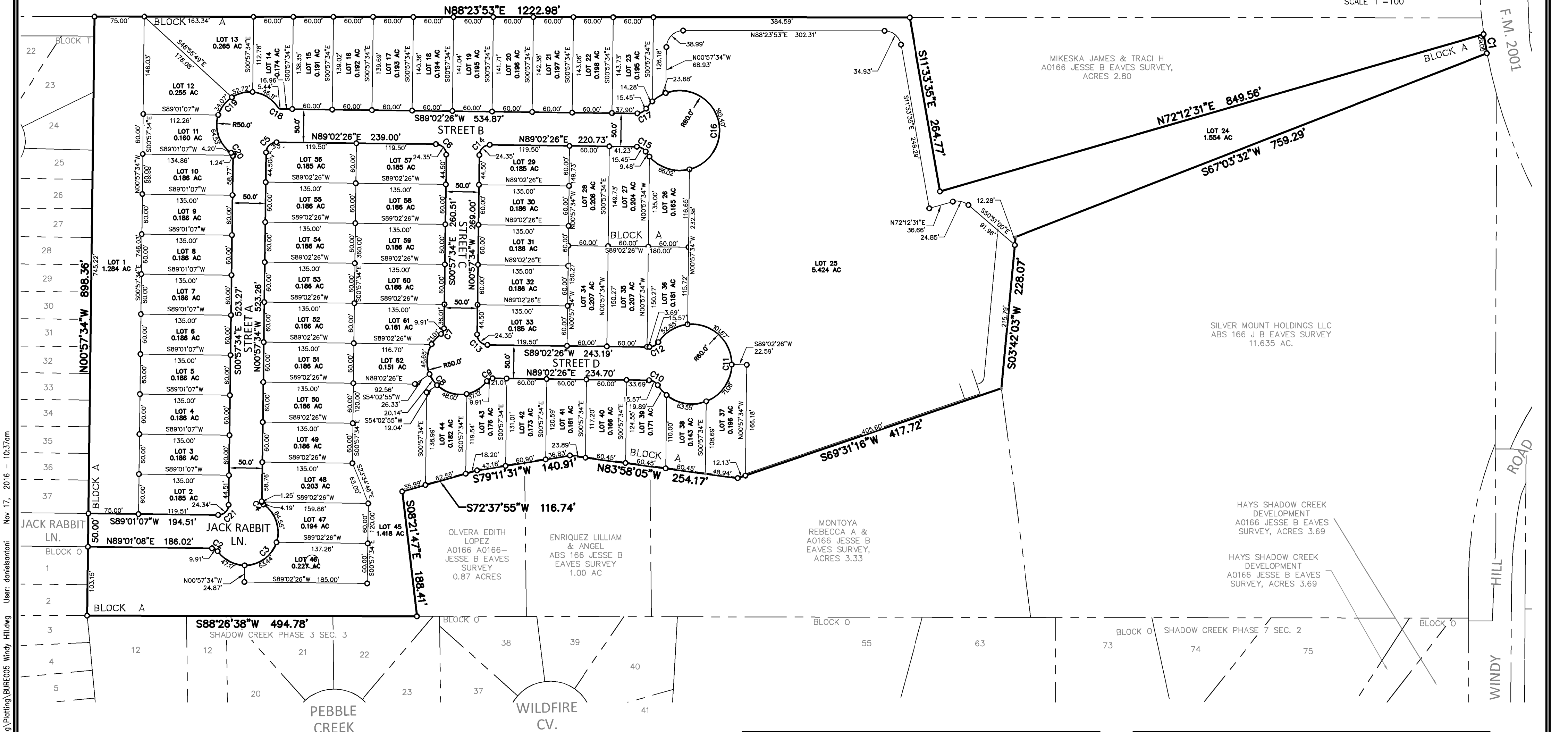
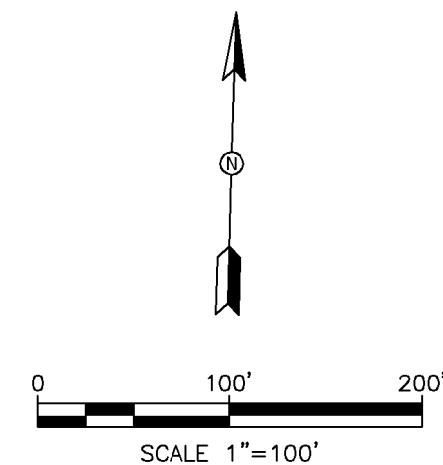
TOM POPE, R.S., C.F.M., HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

SUBDIVISION PLAT ESTABLISHING
WINDY HILL SUBDIVISION - 24 AC.

BEING ALL OF A 23.681 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.

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29.05'	756.25'	212°04"	14.53'	29.05'	S11°09'18"E
C2	9.91'	10.50'	54°04'30"	5.36'	9.55'	S63°56'38"E
C3	175.16'	50.00'	200°43'01"	273.54'	98.37'	N42°44'07"E
C4	5.44'	5.50'	56°39'50"	2.97'	5.22'	N29°17'29"W
C5	24.35'	15.50'	90°00'00"	15.50'	21.92'	N44°02'26"E
C6	24.35'	15.50'	90°00'00"	15.50'	21.92'	S45°57'34"E
C7	9.91'	10.50'	54°04'17"	5.36'	9.55'	S26°04'34"W
C8	172.91'	50.00'	198°08'34"	313.16'	98.75'	S45°57'34"E
C9	9.91'	10.50'	54°04'17"	5.36'	9.55'	N62°00'18"E
C10	15.57'	15.50'	57°33'34"	8.51'	14.92'	S62°10'47"E
C11	309.05'	60.00'	295°07'08"	38.14'	64.37'	N00°57'34"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C12	15.57'	15.50'	57°33'34"	8.51'	14.92'	S60°15'39"W
C13	24.35'	15.50'	90°00'00"	15.50'	21.92'	N45°57'34"W
C14	24.35'	15.50'	90°00'00"	15.50'	21.92'	N44°02'26"E
C15	15.45'	17.02'	52°01'12"	8.30'	14.92'	S62°10'47"E
C16	309.05'	60.00'	295°07'08"	38.14'	64.37'	N00°57'34"W
C17	15.45'	17.02'	52°01'12"	8.30'	14.92'	S60°15'39"W
C18	5.44'	5.50'	56°39'50"	2.97'	5.22'	N62°37'39"W
C19	177.44'	50.00'	203°19'40"	242.21'	97.94'	S44°02'26"W
C20	5.44'	5.50'	56°39'50"	2.97'	5.22'	S29°17'29"E
C21	24.34'	15.50'	89°58'41"	15.49'	21.92'	S44°01'46"W

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