

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS ACCEPTING CROSSWINDS PHASE ONE SUBDIVISION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**WHEREAS**, the developer of this subdivision has completed construction of the improvements in general accordance with plans approved by the City of Kyle; and

**WHEREAS**, the subdivision improvements are defined as water and wastewater systems installed within public rights-of-way and any dedicated public utility easements within the subdivision; and

**WHEREAS**, the contractor has also provided the City a two (2) year maintenance bond in an amount of more than thirty five percent (35%) of the cost of the construction for any repairs that may be necessary during a two-year period from the date of acceptance by City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS** hereby accepts the public improvements and certifies completion of the improvements for Crosswinds Phase One. The current maintenance surety is hereby \$686,478.28 being thirty five percent of the total cost of required improvements, to be held for two years from this date.

**SECTION 1.** That the subdivision improvements within the Crosswinds Phase One are hereby accepted for operation and maintenance.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF KYLE, TEXAS

\_\_\_\_\_  
R. Todd Webster, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Vetrano, City Secretary

**EXHIBIT A**

**STAFF ACCEPTANCE MEMO**




## CITY OF KYLE

100 W. Center St.  
Office (512) 262-1010

Kyle, Texas 78640  
Fax (512) 262-3915

### MEMORANDUM

TO: Scott Sellers, City Manager  
FROM: Leon Barba, P.E., City Engineer   
DATE: May 12, 2017  
SUBJECT: Crosswinds Phase One  
Final Acceptance

The referenced subdivision is recommended for acceptance by the City of Kyle.

A final walkthrough was completed on February 16, 2017 and on May 9, 2017. The punch list items have been completed on the project. The water and wastewater improvements have been constructed in substantial accordance with the City's requirements. Record drawings have been provided to the City.

A Maintenance Bond (The Hanover Insurance Company – Bond No. 1045271) in the amount of \$686,478.28 has been provided for a period of two (2) years.

Please let me know if you need any additional information.

Xc: Harper Wilder, Public Works Dept.  
Pervez Moheet, Finance Dept.  
Debbie Guerra, Planning and Zoning

# CMA Engineering, Inc.

TBPE Firm Registration No. F-3053

Robert P. Callegari, P.E.  
Felix J. Manka, P.E.

May 12, 2017

Leon Barba, P.E.  
City Engineer  
City of Kyle  
100 W. Center Street  
Kyle, TX 78640

Re: Crosswinds MUD  
Phase 1 Section 1 Subdivision Improvements  
Final Completion Letter  
CMA Job Number 1676

Dear Mr. Barba:

I, the undersigned Professional Engineer in the State of Texas, or my representative, made periodic visits to the above referenced project and observed that the water and wastewater utilities were constructed in general accordance with the approved plans.

Punch list items have also been addressed to my satisfaction.

If you have any questions or require any additional information, please feel free to call me at (512) 432-1000.

Sincerely,  
*CMA Engineering, Inc.*



Robert P. Callegari, P.E.  
Principal

5-12-17

Xc: Kevin Kendrick, Development Solutions CW

**EXHIBIT B**

**MAINTENANCE BOND**



MAINTENANCE BOND

Bond Number: 1045271

KNOW ALL MEN BY THESE PRESENTS:

That DNT Construction, LLC, as Principal and  
The Hanover Insurance Company, as Surety are held  
and firmly bound unto City of Kyle

in the full and just sum of Six Hundred Eighty-six Thousand Four Hundred Seventy-eight And 28/100THS  
Dollars, (\$\$686,478.28) the said Principal and the said Surety, bind ourselves, our  
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these  
presents.

WHEREAS, the said Principal has by written agreement, dated entered 8/27/15 into  
a contract with said Oblgee for:

Crosswinds Ph 1-1 Utilities, Streets, Drainage


WHEREAS, the obligee has requested that said work be guaranteed against failure because of  
defective workmanship or material, performed or furnished by said principal for a period of  
period of Two (2) years from date of acceptance by the City of Kyle.

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee  
against loss or damage occasioned directly by the failure of said materials or workmanship,  
then this obligation to be void, otherwise to remain in full force and effect. It is understood,  
however, that this bond shall not include loss or damage by failure or workmanship or  
materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar  
disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil  
commotion, nor any act of God.

Signed and sealed this April 27, 2017.

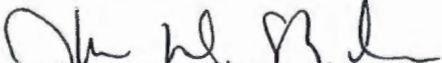
DNT Construction, LLC

PRINCIPAL

By:   
Dean Tomme, President

The Hanover Insurance Company

SURETY

By:   
John W. Schuler, Attorney-In-Fact



**THE HANOVER INSURANCE COMPANY  
MASSACHUSETTS BAY INSURANCE COMPANY  
CITIZENS INSURANCE COMPANY OF AMERICA**

**POWERS OF ATTORNEY  
CERTIFIED COPY**

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

**John W. Schuler, Steve Dobson and/or Walter E. Benson, Jr.**

of Austin, TX and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

**Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance**

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 6th day of May 2014.



**THE HANOVER INSURANCE COMPANY  
MASSACHUSETTS BAY INSURANCE COMPANY  
CITIZENS INSURANCE COMPANY OF AMERICA**

*Robert Thomas*  
Robert Thomas, Vice President

*Joe Brenstrom*  
Joe Brenstrom, Vice President

THE COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF WORCESTER ) ss.

On this 6th day of May 2014 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



BARBARA A. GARLICK  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Sept. 21, 2018

*Barbara A. Garlick*

Barbara A. Garlick, Notary Public  
My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 27th day of April 2017.

**THE HANOVER INSURANCE COMPANY  
MASSACHUSETTS BAY INSURANCE COMPANY  
CITIZENS INSURANCE COMPANY OF AMERICA**

*Glen Margulies*  
Glen Margulies, Vice President



The Hanover Insurance Company | 440 Lincoln Street, Worcester, MA 01653  
Citizens Insurance Company of America | 645 West Grand River Avenue, Howell, MI 48843

## Texas Complaint Notice

### IMPORTANT NOTICE

To obtain information or make a complaint:

You may call The Hanover Insurance Company/Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

**1-800-608-8141**

You may also write to The Hanover Insurance Company/Citizens Insurance Company of America at:

440 Lincoln Street  
Worcester, MA 01615

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

**1-800-252-3439**

You may write the Texas Department of Insurance:

P. O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

### PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**ATTACH THIS NOTICE TO YOUR POLICY:** This notice is for information only and does not become a part or condition of the attached document.

### AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

**1-800-608-8141**

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street  
Worcester, MA 01615

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

**1-800-252-3439**

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
E-mail: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

**UNA ESTE AVISO A SU POLIZA:** Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



**Crosswinds Subdivision  
Phase 1, Section 1  
Warranty Bond Estimate**

**Crosswinds Parkway Water and Wastewater Improvements**

<b>Water Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	8" Waterline PVC DR 14, C-900	384	LF	\$ 25.00	\$9,600.00
2	8" Gate Valve with Box	4	EA	\$ 1,380.00	\$5,520.00
3	12" Waterline PVC DR 14, C-900	1149	LF	\$ 39.00	\$44,811.00
4	12" Gate Valve with Box	3	EA	\$ 2,225.00	\$6,675.00
5	2" Blowoff Valve	3	EA	\$ 1,900.00	\$5,700.00
6	Fire Hydrant Assembly	5	EA	\$ 3,800.00	\$19,000.00
7	Trench Safety	1533	LF	\$ 0.50	\$766.50
					<b>\$92,072.50</b>

<b>Wastewater Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	8" Wastewater PVC SDR 26, 8-10' Depth	105	LF	\$ 24.00	\$2,520.00
2	Trench Safety	105	LF	\$ 1.00	\$105.00
					<b>\$2,625.00</b>

**Water Improvements**

<b>Water Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	12" Waterline PVC DR 14, C-900	2780	LF	\$ 35.00	\$97,300.00
2	12" Gate Valve with Box	3	EA	\$ 2,225.00	\$6,675.00
3	Trench Safety	2780	LF	\$ 0.50	\$1,390.00
4	Remove Cap & Connect to Existing 12" Water Main	1	LS	\$ 900.00	\$900.00
					<b>\$106,265.00</b>

**Wastewater Lift Station, Force Main, and Wastewater Improvements**

<b>General Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	Silt Fence	3606	LF	\$ 2.50	\$9,015.00
2	Restoration and Revegetation (Outside ROW)	9987	SY	\$ 1.50	\$14,980.50
					<b>\$23,995.50</b>

<b>Lift Station Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	Lift Station Wet Well and Valve Vault	1	LS	\$ 116,000.00	\$116,000.00
2	Lift Station Foundation	1	LS	\$ 14,000.00	\$14,000.00
3	Pump and Piping	1	LS	\$ 38,000.00	\$38,000.00

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TBPE Firm Registration No. F-3053  
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Austin, Texas 78737  
(512)432-1000

**Crosswinds Subdivision  
Phase 1, Section 1  
Warranty Bond Estimate**

4	Electrical & Controls	1	LS	\$ 208,000.00	\$208,000.00
5	Chemical Feed System and Foundation	1	LS	\$ 39,000.00	\$39,000.00
6	Auxillary Generator and Foundation	1	LS	\$ 26,000.00	\$26,000.00
7	Chain Link Fencing w/6' Swing Gates	171	LF	\$ 48.00	\$8,208.00
8	8" Thick Base Access Drive & Site Work	1	LS	\$ 4,900.00	\$4,900.00
					<b>\$454,108.00</b>

<b>Force Main Improvements</b>					<b>CONTRACT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	6" Force Main PVC SDR 21	631	LF	\$ 18.00	\$11,358.00
2	6" Gate Valve with Box	1	EA	\$ 1,100.00	\$1,100.00
3	Trench Safety	631	LF	\$ 1.00	\$631.00
					<b>\$13,089.00</b>

<b>Wastewater Improvements</b>					<b>CONTRACT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	12" Wastewater PVC SDR 26,0-8' Depth	502	LF	\$ 31.00	\$15,562.00
2	12" Wastewater PVC SDR 26,8-10' Depth	409	LF	\$ 34.00	\$13,906.00
3	12" Wastewater PVC SDR 26,10-12' Depth	630	LF	\$ 36.00	\$22,680.00
4	12" Wastewater PVC SDR 26,12-14' Depth	175	LF	\$ 38.00	\$6,650.00
5	12" Wastewater PVC SDR 26,14-16' Depth	151	LF	\$ 40.00	\$6,040.00
6	18" Wastewater PVC SDR 26,14-16' Depth	10	LF	\$ 61.00	\$610.00
7	48" Diameter Standard Manhole	6	EA	\$ 3,450.00	\$20,700.00
8	48" Diameter Drop Manhole	2	EA	\$ 4,500.00	\$9,000.00
9	Manhole Extensions	28.2	VF	\$ 175.00	\$4,935.00
10	Trench Safety	1877	LF	\$ 1.00	\$1,877.00
11	Connect to Existing Wastewater Main	1	LS	\$ 450.00	\$450.00
					<b>\$102,410.00</b>

**Phase 1 Water and Wastewater Improvements**

<b>Water Improvements</b>					<b>CONTRACT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>AMOUNT</b>
1	8" Waterline PVC DR 14, C-900	7361	LF	\$ 24.00	\$176,664.00
2	8" Gate Valve with Box	25	EA	\$ 1,350.00	\$33,750.00
3	12" Waterline PVC DR 14, C-900	2393	LF	\$ 37.00	\$88,541.00
4	12" Gate Valve with Box	5	EA	\$ 2,225.00	\$11,125.00
5	2" Blowoff Valve	1	EA	\$ 1,750.00	\$1,750.00
6	Fire Hydrant Assembly	19	EA	\$ 3,700.00	\$70,300.00
7	Single Service	33	EA	\$ 740.00	\$24,420.00
8	Double Service	98	EA	\$ 1,100.00	\$107,800.00
9	Trench Safety	9754	LF	\$ 0.50	\$4,877.00
					<b>\$519,227.00</b>

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TBPE Firm Registration No. F-3053  
235 Ledge Stone Drive  
Austin, Texas 78737  
(512)432-1000



**Crosswinds Subdivision  
Phase 1, Section 1  
Warranty Bond Estimate**

<b>Wastewater Improvements</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	8" Wastewater PVC SDR 26, 0-8' Depth	4162	LF	\$ 22.00	\$91,564.00
2	8" Wastewater PVC SDR 26, 8-10' Depth	2627	LF	\$ 23.00	\$60,421.00
3	8" Wastewater PVC SDR 26,10-12' Depth	1722	LF	\$ 25.00	\$43,050.00
4	8" Wastewater PVC SDR 26,12-14' Depth	721	LF	\$ 27.00	\$19,467.00
5	8" Wastewater PVC SDR 26,14-16' Depth	165	LF	\$ 29.00	\$4,785.00
6	8" Wastewater PVC SDR 26,16-18' Depth	51	LF	\$ 31.00	\$1,581.00
7	8" Wastewater PVC SDR 26,18-20' Depth	50	LF	\$ 33.00	\$1,650.00
8	8" Wastewater PVC SDR 26,20-22' Depth	65	LF	\$ 35.00	\$2,275.00
9	12" Wastewater PVC SDR 26,0-8' Depth	79	LF	\$ 28.00	\$2,212.00
10	12" Wastewater PVC SDR 26,8-10' Depth	14	LF	\$ 31.00	\$434.00
11	12" Wastewater PVC SDR 26,10-12' Depth	59	LF	\$ 33.00	\$1,947.00
12	48" Diameter Standard Manhole	37	EA	\$ 3,200.00	\$118,400.00
13	48" Diameter Drop Manhole	5	EA	\$ 4,400.00	\$22,000.00
14	Manhole Extensions	88.7	VF	\$ 175.00	\$15,522.50
15	Single Service	32	EA	\$ 925.00	\$29,600.00
16	Double Service	98	EA	\$ 1,300.00	\$127,400.00
17	6" Force Main PVC SDR 21	1969	LF	\$ 20.00	\$39,380.00
18	Trench Safety	11684	LF	\$ 1.00	\$11,684.00
19	Wastewater Main Cleanout	1	EA	\$ 775.00	\$775.00
					<b>\$594,147.50</b>

<b>Change Order 2</b>					<b>CONTRACT AMOUNT</b>
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>QTY.</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	
1	8" Waterline PVC DR 14, C-900	97	LF	\$ 25.00	\$2,425.00
2	8" Gate Valve with Box	-3	EA	\$ 1,380.00	(\$4,140.00)
3	Trench Safety	97	LF	\$ 0.50	\$48.50
4	18" Steel Encasement	112	LF	\$ 115.00	\$12,880.00
5	2" Gate Valve	2	EA	\$ 500.00	\$1,000.00
6	2" Sch 40 PVC	155	LF	\$ 15.00	\$2,325.00
7	12" Waterline PVC DR 14, C-900	1097	LF	\$ 35.00	\$38,395.00
8	Trench Safety	1097	LF	\$ 0.50	\$548.50
9	12" Gate Valve with Box	4	EA	\$ 2,225.00	\$8,900.00
10	2" Combination Air/Vac Release Valve	1	EA	\$ 2,540.00	\$2,540.00
11	18" Steel Encasement	25	LF	\$ 115.00	\$2,875.00
12	Silt Fence	1322	LF	\$ 2.50	\$3,305.00
13	Rock Berm	50	SY	\$ 25.00	\$1,250.00
14	12" Wastewater PVC SDR 26,0-8' Depth	-502	LF	\$ 31.00	(\$15,562.00)
15	8" Wastewater PVC SDR 26,0-8' Depth	421	LF	\$ 22.00	\$9,262.00
16	12" Wastewater PVC SDR 26,8-10' Depth	-409	LF	\$ 34.00	(\$13,906.00)
17	8" Wastewater PVC SDR 26,8-10' Depth	723	LF	\$ 23.00	\$16,629.00

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Warranty Bond Estimate**

18	12" Wastewater PVC SDR 26,10-12' Depth	-630	LF	\$	36.00	(\$22,680.00)
19	8" Wastewater PVC SDR 26,10-12' Depth	406	LF	\$	25.00	\$10,150.00
20	12" Wastewater PVC SDR 26,12-14' Depth	-175	LF	\$	38.00	(\$6,650.00)
21	8" Wastewater PVC SDR 26,12-14' Depth	275	LF	\$	27.00	\$7,425.00
22	12" Wastewater PVC SDR 26,14-16' Depth	-151	LF	\$	40.00	(\$6,040.00)
23	18" Wastewater PVC SDR 26,14-16' Depth	-10	LF	\$	61.00	(\$610.00)
24	48" Diameter Standard Manhole	-1	EA	\$	3,450.00	(\$3,450.00)
25	48" Diameter Drop Manhole	-1	EA	\$	4,500.00	(\$4,500.00)
26	Manhole Extensions	-15	VF	\$	175.00	(\$2,625.00)
27	Trench Safety	-52	LF	\$	1.00	(\$52.00)
28	Connect to Existing Wastewater Main	-1	LS	\$	450.00	(\$450.00)
29	2" Combination Air/Vac Release Valve	1	EA	\$	3,725.00	\$3,725.00
30	12" Gate Valve with Box	-1	EA	\$	2,225.00	(\$2,225.00)
31	2" Blowoff Valve	1	EA	\$	1,750.00	\$1,750.00
32	Fire Hydrant Assembly	1	EA	\$	3,700.00	\$3,700.00
33	Double Service	-1	EA	\$	1,100.00	(\$1,100.00)
34	2" Sch 40 PVC	30	LF	\$	15.00	\$450.00
35	48" Diameter Standard Manhole	1	EA	\$	3,200.00	\$3,200.00
36	Double Service	-1	EA	\$	1,300.00	(\$1,300.00)
37	12" Steel Encasement	69	LF	\$	86.00	\$5,934.00

**\$53,427.00**

**TOTAL CONTRACT**

**\$1,961,366.50**

**CITY OF KYLE WARRANTY BOND AMOUNT (35% OF CONTRACT PRICE)**

**\$686,478.28**



CMA Engineering, Inc.  
TBPE Firm Registration No. F-3053  
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Austin, Texas 78737  
(512)432-1000

**EXHIBIT C**

**SUBDIVISION MAP**



OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX

0' 200' 400'



RESUBDIVISION OF  
LOT 1, BLOCK A  
SHADOW CREEK  
PHASE ONE SECTION FIVE  
AND COMMERCIAL ADDITION  
16/231

AGMK WALKER PROPERTIES LTD  
(73.724 ACRES)  
3321/204

POINT OF  
BEGINNING

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WINDY HILL ROAD

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PAGE 2

DEVELOPMENT SOLUTIONS CW LLC  
(445.757 ACRES)  
4960/584

DEVELOPMENT SOLUTIONS CW LLC  
(445.757 ACRES)  
4960/584

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QUAIL COVE

DOVE HILLS ESTATES,  
SECTION TWO  
3/179

JESSE B. EAVES SURVEY NO. S. A-888  
SAMUEL LITTLE SURVEY NO. B. A-286

DEVELOPMENT SOLUTIONS CW LLC  
(445.757 ACRES)  
4960/584

VICINITY MAP



CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

BENCHMARKS:  
BM-1 N13824172.01, E2342483.30 ELEV. 688.80'  
SQUARE CUT IN ROBBINS CURB  
BM-2 N13822104.86, E2342788.91 ELEV. 674.82'  
600 MM SET IN UTILITY POLE  
READING BASIS: TEXAS STATE PLANE GRID (TXSIC-4204; 110 83)

SHEET INDEX

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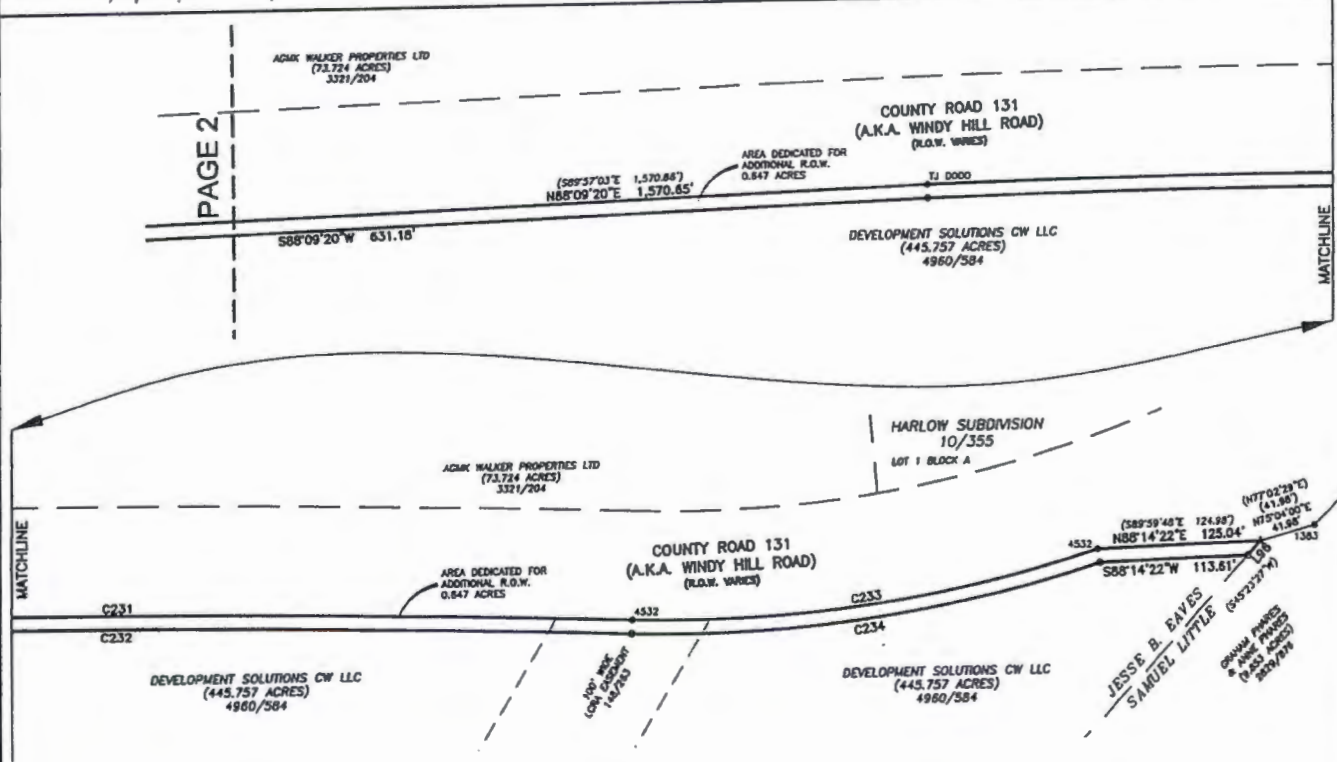
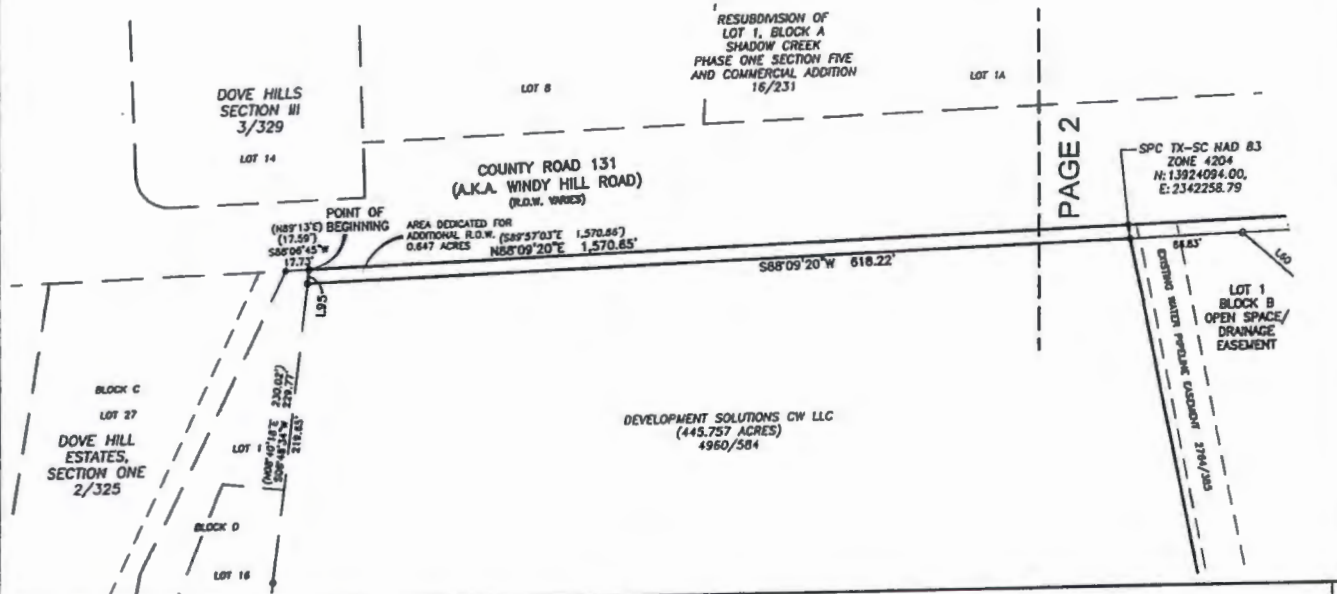
OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX



## CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

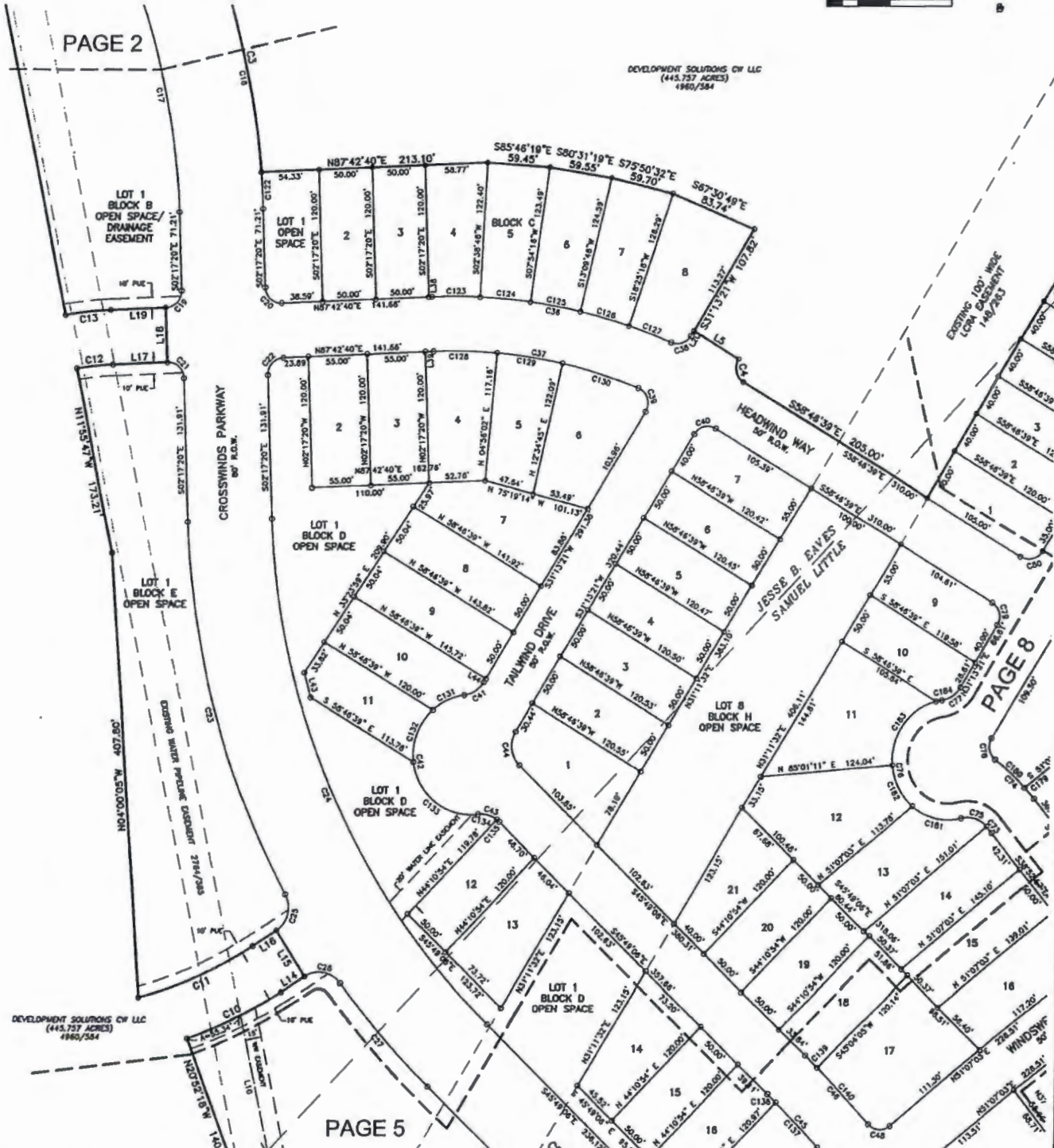
### LEGEND

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ ORANGE CAP (CMA 5011)
- △ NAIL FOUND
- △ NAIL SET
- ( ) RECORD INFORMATION

OWNER / DEVELOPER:  
DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 980-2777  
(972) 980-2660 FAX

# CROSSWINDS PHASE ONE

ENGINEER / SURVEYOR:  
CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX



**CMA ENGINEERING, INC.**  
235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

**LEGEND**

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ORANGE CAP (CMA 9811)
- ▲ NAIL FOUND
- ▲ NAIL SET
- ( ) RECORD INFORMATION



OWNER / DEVELOPER:

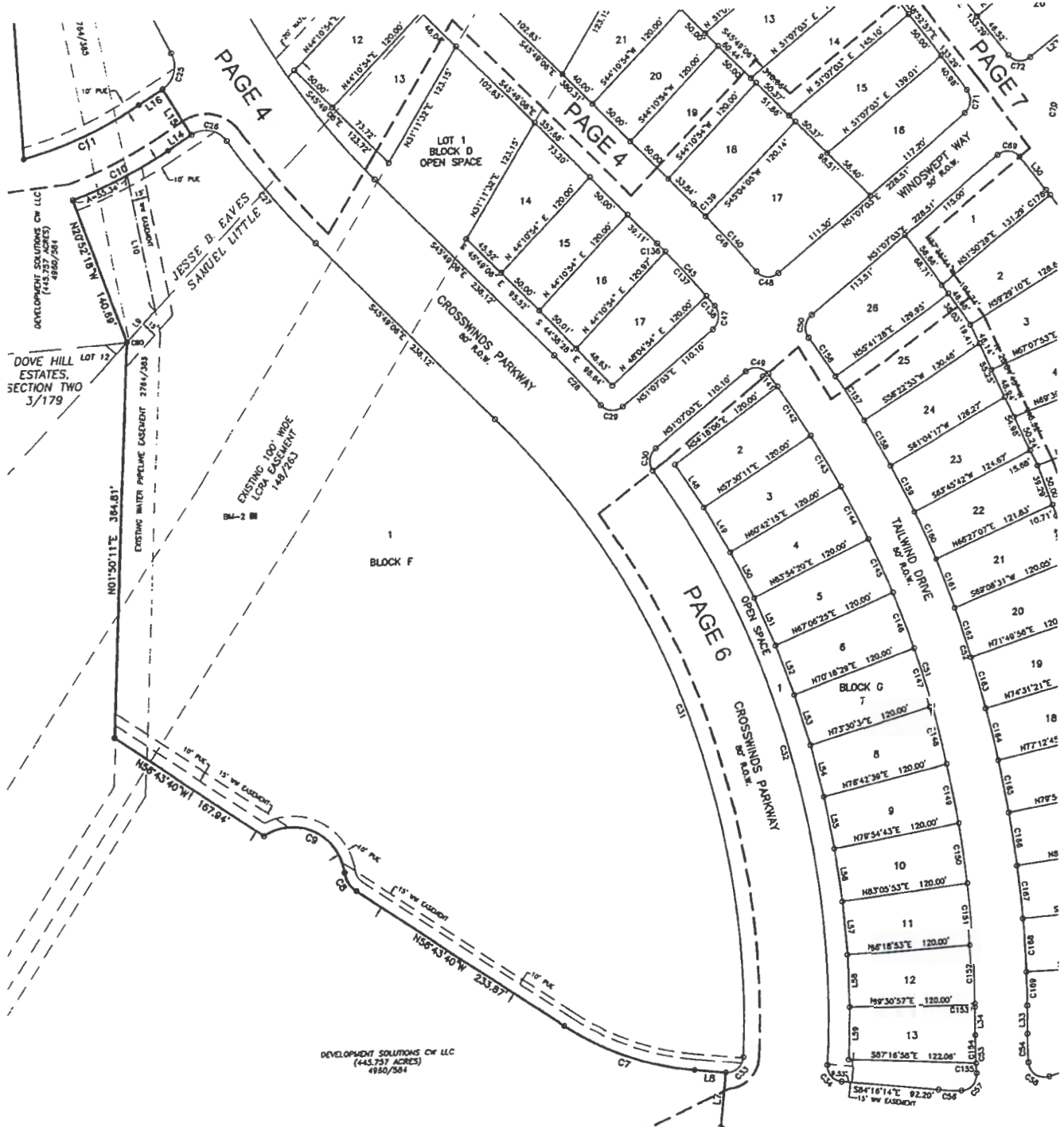
DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX



CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10113988

### LEGEND

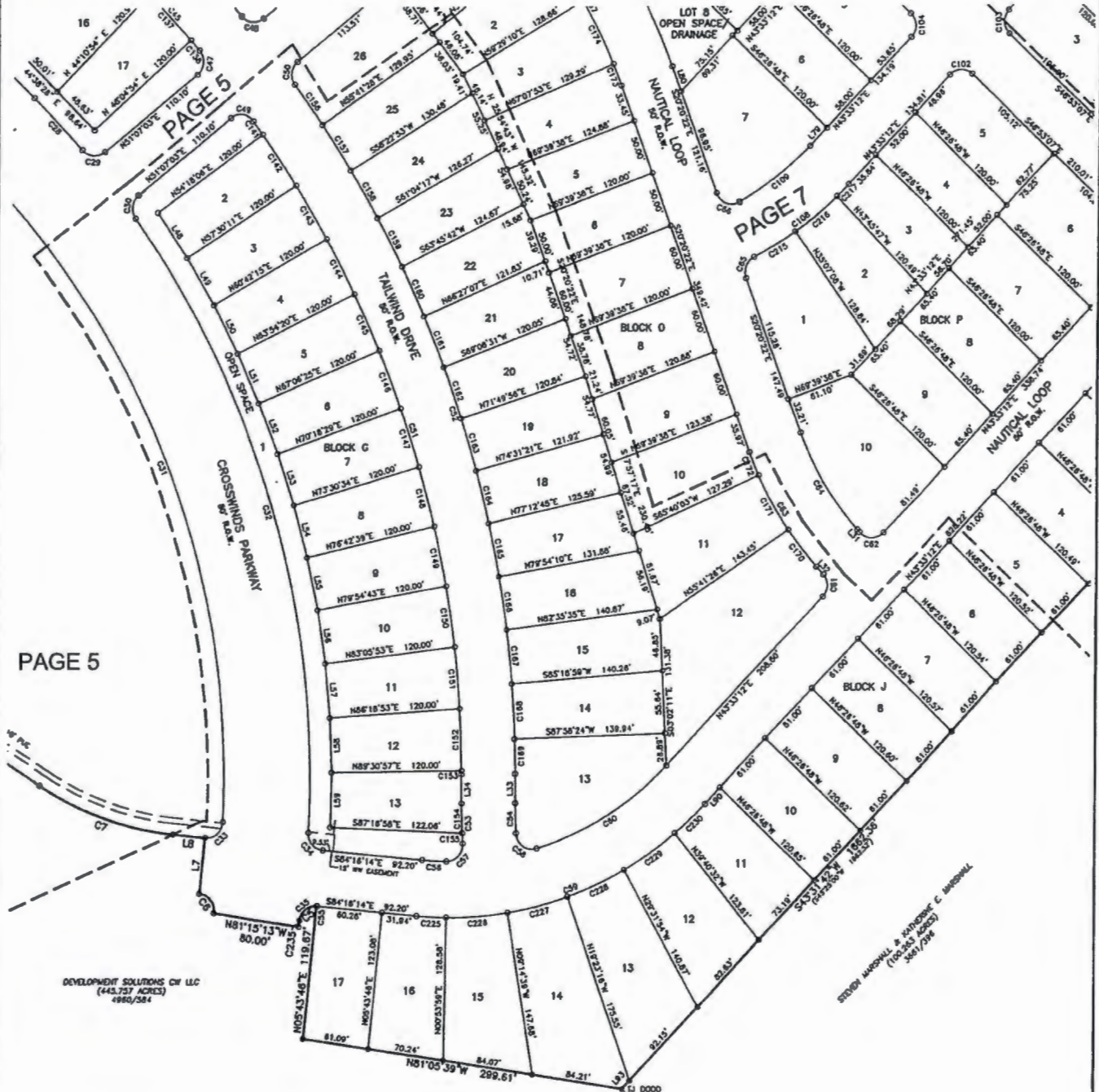
- 3/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/DRAINAGE CAP [CMA 5911]
- NAIL FOUND
- NAIL SET
- ( ) RECORD INFORMATION

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OWNER / DEVELOPER:  
DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS PHASE ONE

ENGINEER / SURVEYOR:  
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235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
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**CMA ENGINEERING, INC.**  
235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

**LEGEND**

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (GAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ORANGE CAP (CMA 5811)
- △ NAIL FOUND
- △ NAIL SET
- ( ) RECORD INFORMATION



OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX



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CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

### LEGEND

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ORANGE CAP (CMA 9811)
- ▲ NAIL FOUND
- ▲ NAIL SET
- ( ) RECORD INFORMATION

7 OF 12



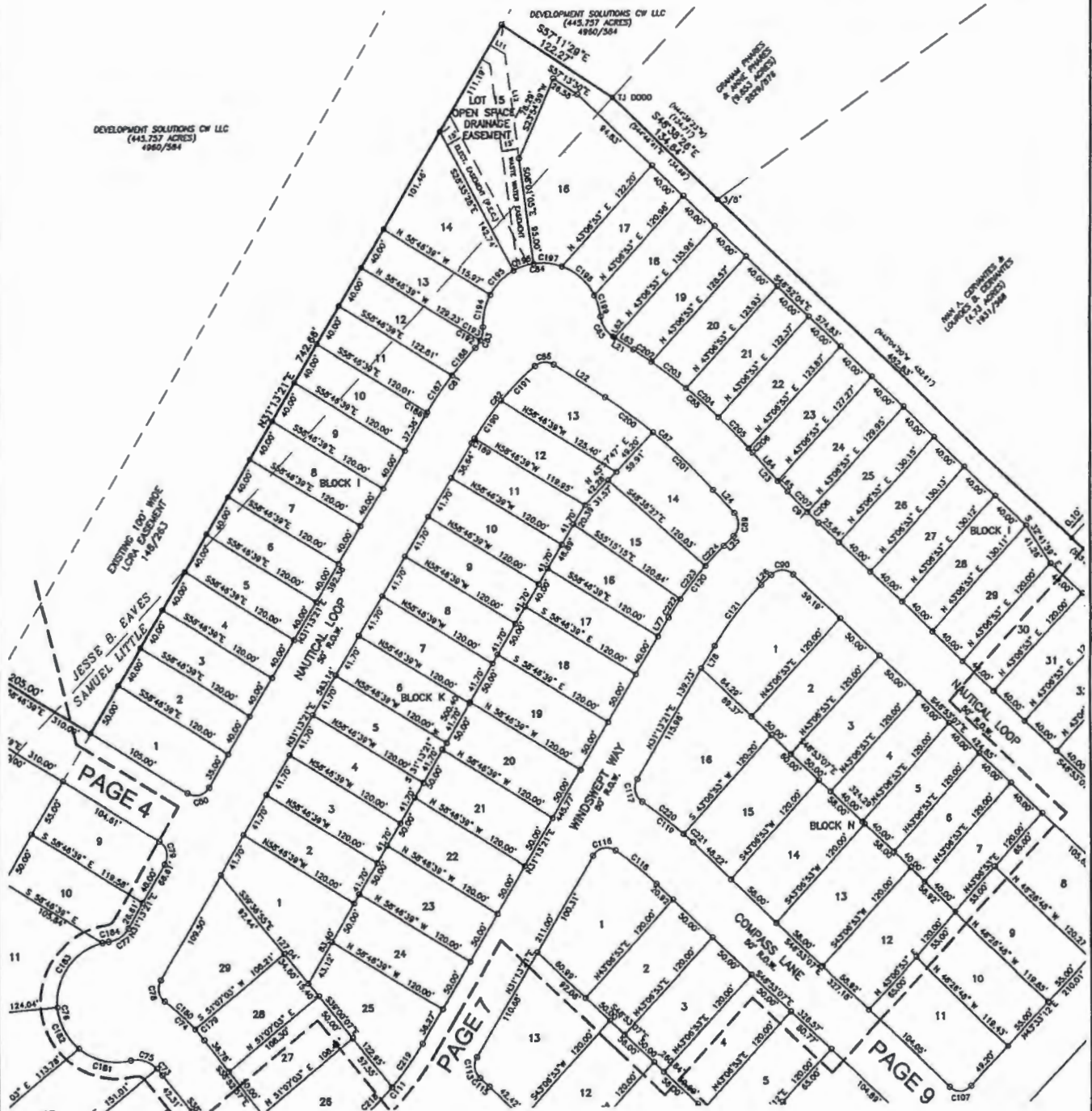
## OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS PHASE ONE

## ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
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## CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

## LEGEND

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ORANGE CAP (CMA 5911)
- △ NAIL FOUND
- △ NAIL SET
- ( ) RECORDED INFORMATION

## OWNER / DEVELOPER:

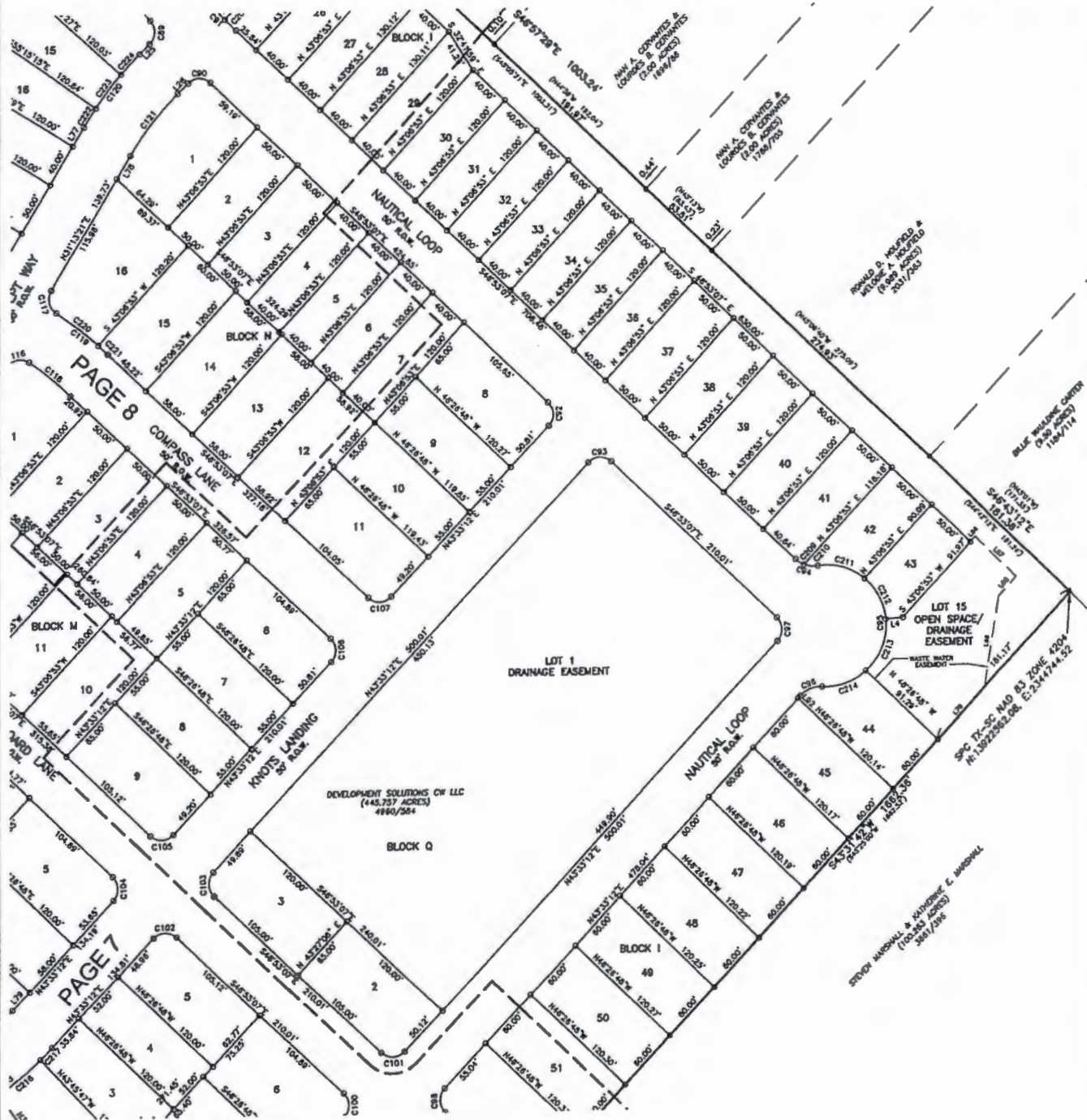
DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

## ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX



## CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988

## LEGEND

- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND (CAPPED AS NOTED)
- 1/2 INCH IRON ROD SET W/ORANGE CAP (CMA 3911)
- ▲ NAIL FOUND
- △ NAIL SET
- ( ) RECORD INFORMATION



OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX

LINE TABLE

LINE	BEARING	DISTANCE
L1	S49°22'39"E	10.37
L2	S29°33'36"E	50.00
L3	S49°26'24"E	50.00
L4	N04°36'44"E	15.00
L5	S58°48'39"E	50.00
L6	N05°43'46"E	50.00
L7	N05°43'46"E	50.00
L8	N04°16'14"E	50.03
L9	N42°53'13"E	59.27
L10	S11°52'12"E	174.92
L11	S26°48'39"E	16.08
L12	N06°01'05"W	84.87
L13	N07°18'22"E	26.23
L14	S37°41'19"E	50.00
L15	S57°18'22"E	26.23
L16	N07°42'40"E	51.82
L17	N07°17'20"W	50.00
L18	S07°42'40"E	51.82
L19	N31°13'21"E	5.45
L20	S57°52'33"E	22.51
L21	S57°52'33"E	56.24
L22	S41°56'15"E	48.39
L23	S41°56'15"E	28.41
L24	N45°47'50"E	12.80
L25	N45°47'50"E	12.84
L26	N45°47'50"E	12.84
L27	N51°07'03"E	48.98
L28	N51°07'03"E	48.98
L29	S48°52'57"E	39.30
L30	S48°52'57"E	39.30
L31	N45°47'50"E	3.08
L32	S41°43'11"E	10.00
L33	S00°18'24"E	25.88
L34	S00°18'24"E	25.88
L35	N07°42'40"E	7.77
L36	N07°42'40"E	7.77
L37	N07°42'40"E	7.77
L38	N07°42'40"E	7.77
L39	N07°42'40"E	7.77
L40	N07°42'40"E	7.77
L41	N07°42'40"E	7.77
L42	N07°42'40"E	7.77
L43	N07°42'40"E	7.77
L44	N07°42'40"E	7.77
L45	N07°42'40"E	7.77
L46	N07°42'40"E	7.77
L47	N07°42'40"E	7.77
L48	N07°42'40"E	7.77
L49	N07°42'40"E	7.77
L50	N07°42'40"E	7.77
L51	N07°42'40"E	7.77
L52	N07°42'40"E	7.77
L53	N07°42'40"E	7.77
L54	N07°42'40"E	7.77
L55	N07°42'40"E	7.77
L56	N07°42'40"E	7.77
L57	N07°42'40"E	7.77
L58	N07°42'40"E	7.77
L59	N07°42'40"E	7.77
L60	N07°42'40"E	7.77
L61	N07°42'40"E	7.77
L62	N07°42'40"E	7.77
L63	N07°42'40"E	7.77
L64	N07°42'40"E	7.77
L65	N07°42'40"E	7.77
L66	N07°42'40"E	7.77
L67	N07°42'40"E	7.77
L68	N07°42'40"E	7.77
L69	N07°42'40"E	7.77
L70	N07°42'40"E	7.77
L71	N07°42'40"E	7.77
L72	N07°42'40"E	7.77
L73	N07°42'40"E	7.77
L74	N07°42'40"E	7.77
L75	N07°42'40"E	7.77
L76	N07°42'40"E	7.77
L77	N07°42'40"E	7.77
L78	N07°42'40"E	7.77
L79	N07°42'40"E	7.77
L80	N07°42'40"E	7.77
L81	N07°42'40"E	7.77
L82	N07°42'40"E	7.77
L83	N07°42'40"E	7.77
L84	N07°42'40"E	7.77
L85	N07°42'40"E	7.77
L86	N07°42'40"E	7.77
L87	N07°42'40"E	7.77
L88	N07°42'40"E	7.77
L89	N07°42'40"E	7.77
L90	N07°42'40"E	7.77
L91	N07°42'40"E	7.77
L92	N07°42'40"E	7.77
L93	N07°42'40"E	7.77
L94	N07°42'40"E	7.77
L95	N07°42'40"E	7.77
L96	N07°42'40"E	7.77
L97	N07°42'40"E	7.77
L98	N07°42'40"E	7.77
L99	N07°42'40"E	7.77
L100	N07°42'40"E	7.77

CURVE TABLES

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	22°27'23"	655.15	258.78	S09°19'45"E	255.14	C121	14°34'30"	275.00	69.95	N36°30'35"E	69.77
C2	90°00'00"	15.00	23.56	S24°26'24"W	21.21	C122	2°31'53"	765.00	33.80	S03°33'16"E	33.79
C3	15°44'24"	765.00	210.18	S07°14'14"E	209.50	C123	4°58'08"	525.00	45.22	N08°40'17"W	45.20
C4	90°00'00"	15.00	23.56	S13°48'39"E	21.21	C124	9°15'30"	525.00	46.18	N04°43'29"W	46.17
C5	84°31'28"	15.00	22.13	S50°37'37"W	20.18	C125	5°15'30"	525.00	46.18	N07°27'59"W	46.17
C6	93°01'01"	15.00	24.35	N37°45'43"W	21.78	C126	5°15'30"	525.00	46.18	N07°41'22"W	46.17
C7	27°32'34"	275.00	132.20	N09°29'57"W	130.93	C127	4°39'09"	525.00	42.83	N09°15'09"W	42.82
C8	48°11'33"	25.00	31.63	N33°37'58"E	20.41	C128	7°13'22"	475.00	58.84	N08°42'07"W	58.84
C9	113°25'30"	50.00	98.88	N45°15'02"E	63.59	C129	7°38'42"	475.00	63.38	N08°14'36"W	63.33
C10	13°21'15"	425.00	99.08	N45°56'59"E	98.83	C130	9°03'54"	475.00	75.15	N07°23'18"W	75.07
C11	18°02'29"	375.00	118.06	S46°19'36"W	117.59	C131	34°24'41"	55.00	33.03	S45°20'04"W	32.54
C12	7°10'18"	275.00	34.42	N08°07'31"E	34.40	C132	5°05'50"	55.00	32.88	S20°34'49"W	50.68
C13	7°33'07"	325.00	42.84	S8°56'07"W	42.81	C133	8°01'04"	55.00	46.53	S12°01'56"W	77.90
C14	24°18'03"	840.00	355.78	S06°25'35"E	353.12	C134	4°34'18"	25.00	19.08	N07°16'31"W	18.62
C15	24°18'03"	740.00	313.42	S06°25'35"E	311.09	C135	7°35'48"	25.00	3.31	N44°36'59"W	3.31
C16	90°00'00"	15.00	23.56	S45°33'36"E	21.21	C136	0°37'36"	995.00	10.89	N45°30'17"W	10.89
C17	18°18'18"	685.00	218.44	S11°25'28"E	217.52	C137	3°18'22"	995.00	56.83	N43°33'17"W	56.83
C18	18°18'18"	785.00	243.93	N11°25'28"W	242.93	C138	0°41'49"	995.00	12.10	N41°34'12"W	12.10
C19	90°00'00"	15.00	23.56	S42°42'40"W	21.21	C139	0°53'11"	1045.00	16.17	N45°22'50"W	16.18
C20	90°00'00"	15.00	23.56	S47°17'20"E	21.21	C140	3°53'13"	1045.00	70.89	N44°29'18"W	70.88
C21	90°00'00"	15.00	23.56	S47°17'20"E	21.21	C141	0°50'41"	995.00	14.67	N36°07'15"W	14.67
C22	90°00'00"	15.00	23.56	S47°42'40"W	21.21	C142	3°12'05"	995.00	55.59	N36°05'53"W	55.59
C23	28°48'35"	765.00	210.18	S45°40'06"E	209.50	C143	3°12'05"	995.00	55.59	N36°05'53"W	55.59
C24	43°14'48"	685.00	520.42	S24°03'13"E	507.99	C144	3°12'05"	995.00	55.59	N07°41'42"W	55.59
C25	86°22'17"	25.00	37.89	S14°07'13"W	34.22	C145	3°12'05"	995.00	55.59	N04°29'38"W	55.59
C26	86°22'17"	25.00	37.89	S14°07'13"W	34.22	C146	3°12'05"	995.00	55.59	N07°17'33"W	55.59
C27	9°29'44"	765.00	128.78	S41°04'14"E	128.84	C147	3°12'05"	995.00	55.59	N08°05'28"W	55.59
C28	4°18'02"	855.00	64.18	S43°40'05"E	64.18	C148	3°12'05"	995.00	55.59	N05°53'24"W	55.59
C29	87°21'53"	15.00	22.87	S05°12'00"E	20.72	C149	3°12'05"	995.00	55.59	N11°41'19"W	55.59
C30	87°21'53"	15.00	22.87	S07°26'07"W	20.72	C150	3°11'59"	995.00	55.59	N06°29'17"W	55.59
C31	48°31'51"	775.00	658.44	S21°33'10"E	636.99	C151	3°12'10"	995.00	55.62	N05°17'12"W	55.61
C32	29°20'29"	855.00	587.08	S16°34'53"E	575.81	C152	3°12'05"	995.00	55.59	N07°00'08"W	55.59
C33	3°01'01"	15.00	24.35	S49°13'18"E	21.78	C153	0°10'38"	995.00	3.08	N05°23'43"W	3.08
C34	87°21'53"	15.00	22.87	S40°33'17"E	20.72	C154	2°54'20"	525.00	26.82	S01°45'34"E	26.82
C35	87°21'53"	15.00	22.87	S27°02'50"W	20.72	C155	0°59'25"	525.00	9.07	S05°42'28"E	9.07
C36	25°21'45"	525.00	232.40	S19°30'37"E	230.50	C156	2°41'25"	1045.00	43.97	N35°30'52"W	43.97
C37	23°55'50"	475.00	188.41	S09°10'20"E	188.37	C157	2°41'25"	1045.00	43.97	N35°27'50"W	43.96
C38	81°51'04"	15.00	21.43	N07°08'25"E	19.85	C158	2°41'25"	1045.00	43.97	N35°18'25"W	43.96
C39	99°34'42"	15.00	26.07	S18°34'00"E	22.91	C159	2°41'25"	1045.00	43.97	N07°35'18"W	43.96
C40	90°00'00"	15.00	23.56	S16°13'21"W	21.21	C160	2°41'25"	1045.00	43.97	N24°53'11"W	43.96
C41	51°19'04"	25.00	22.39	S56°52'53"W	21.85	C161	2°41'25"	1045.00	43.97	N07°12'56"W	43.96
C42	13°40'42"	55.00	179.48	N12°10'53"E	110.00	C162	2°41'25"	1045.00	43.97	N12°30'48"E	43.95
C43	51°19'04"	25.00	22.39	S71°28'58"E	21.85	C163	2°41'25"	1045.00	43.97	N10°48'22"W	43.96
C44	77°02'28"	25.00	33.87	S07°17'53"E	31.14	C164	2°41'25"	1045.00	43.97	N10°48'22"W	43.96
C45	4°35'48"	995.00	79.82	S47°31'12"E	79.80	C165	2°41'25"	1045.00	43.97	N11°28'32"E	43.96
C46	4°48'24"	1045.00	87.06	S47°31'12"E	87.03	C166	2°41'25"	1045.00	43.97	N08°45'08"W	43.95
C47	8°27'00"	15.00	21.43	S49°40'53"E	21.44	C167	2°41'25"	1045.00	43.97	N06°03'53"E	43.95
C48	87°50'15"	15.00	23.00	S84°59'49"E	20.81	C168	2°41'25"	1045.00	43.97	N07°22'18"W	43.95
C49	92°20'21"	15.00	24.17	S82°47'46"E	21.84	C169	1°43'13"	1045.00	31.37	N01°10'00"W	31.37
C50	87°50'15"	15.00	23.00	S01°11'58"W	20.81	C170	7°24'37"	325.00	42.63	S36°00'53"E	42.60
C51	87°50'15"	15.00	23.00	S18°34'00"E	21.84	C171	2°59'18"	325.00	54.50	S29°18'18"E	54.52
C52	36°24'12"	995.00	829.29	S18°34'00"E	829.29	C172	2°59'18"	325.00	22.45	S22°10'20"E	22.84
C53	36°24'12"	995.00	829.29	S18°34'00"E	829.29	C173	2°59'18"	325.00	20.97	N01°36'15"W	20.97
C54	3°53'45"	525.00	35.70	S07°15'18"E	35.89	C174	2°59'18"	475.00	63.38	N04°17'11"W	63.33
C55	2°50'25"	15.00	0.74	S85°41'28"E	0.74	C175	2°59'18"	475.00	63.38	N34°20'11"W	63.33
C56	4°39'34"	23.00	23.56	S85°41'28"E	22.37	C176	0°43'42"	475.00	8.00	N36°31'14"E	8.00
C57	95°19'20"	15.00	24.94	N45°28'02"E	22.17	C177	0°14'20"	525.00	1.88	N36°08'53"E	1.88
C58	103°05'44"	15.00	28.99	S55°07'24"E	23.49	C178	32°31'50"	15.00	8.52	S35°51'08"E	8.40
C59	52°10'35"	325.00	295.98	N67°36'29"E	285.84	C179	3°22'06"	225.00	13.23	N 40°34'01" W	13.23
C60	29°46'52"	275.00	142.91	N5	143.31	C180	9°42'15"	225.00	36.11	N 40°18'12" W	36.08
C61	81°51'33"	15.00	23.00	S00°30'32"E	20.81	C181	4°58'53"	225.00	58.84	S07°03'33"E	58.84
C62	94°43'37"	15.00	24.80	S89°00'29"E	22.07	C182	4°53'36"	55.00	43.80	S27°47'58"E	42.85
C63	21°22'49"	325.00	218.44	S31°01'47"E	120.57	C183	8°12'30"	55.00	78.19	S35°44'56"W	71.77
C64	21°22'49"	275.00	102.82	S31°01'47"E	102.07	C184	8°03'44"	55.00	5.87	S27°30'33"W	5.82
C65	63°01'43"	15.00	21.74	S31°10'42"W	19.89	C185	0°27'42"	325.00	33.17	N33°17'11"E	33.17
C66	90°07'15"	15.00	23.53	S69°04'01"E	21.86	C186	2°59'18"	325.00	40.12	S35°11'09"E	40.83
C67	18°32'54"	475.00	153.73	S29°38'40"E	153.06	C188	5°43'49"	325.00	32.50	S41°37'24"W	32.49
C68	18°32'54"	525.00	189.91	S29°38'40"E	189.17	C189	10°18'12"	275.00	5.06	S34°53'00"W	5.06
C69	90°00'00"	15.00	23.56	S83°52'57"E	21.21	C190	8°38'20"	275.00	41.48	S36°38'48"W	41.42
C70	90°00'00"	15.00	23.56	S86°07'03"E	21.21	C191	8°12'42"	275.00	41.48	S36°38'48"W	41.42
C71	90°00'00"	15.00	23.56	S86°07'03"E	21.21	C192	18°33'41"	25.00	8.10	N33°12'28"E	8.06
C72	90°00'00"	15.00	23.56	S83°52'57"E	21.21	C193	28°21'48"	25.00	12.36	N17°04'44"E	12.25
C73	2°31'03"	175.00	7.89	N48°06'29"W	7.69	C194	31°32'28"	55.00	30.28	S11°24'40"W	29.90
C74	13°04'23"	225.00	8.81	N45°33'08"W	8.63	C195	28°12'35"	55.00	30.28	S45°13'39"W	30.60
C75	52°05'43"	55.00	27.09	N22°28'53"E	25.78	C196	28°12'35"	55.00	19.25	S71°41'44"W	19.84
C76	186°02'10"	55.00	178.58	N10°28'40"E	109.85	C197	28°03'37"	55.00	28.84	N45°59'18"W	28.87
C77	51°19'04"	25.00	22.39	S56°52'53"W	21.85	C198	4°40'06"	55.00	40.98	N46°37'28"W	40.92
C78	63°10'40"	15.00	21.78	S11°21'58"E	19.91	C199	20°43'52"	55.00	19.80	N16°55'20"W	19.78
C79	80°00'00"	15.00	23.56	S12°46'29"E	21.21	C200	6°37'08"	475.00	54.18	N 54°33'59" W	54.84
C80	90°00'00"	15.00	23.56	N76°13'21"E	21.21	C201	9°17'11"	475.00	78.99	N 46°38'50" W	78.90
C81	13°15'58"	325.00	75.25	N37°51'20"E	75.09	C202	21°41'41"	525.00	20.11	N58°46'43"E	20.11
C82	18°53'51"	275.00	90.70	N40°16'10"E	90.29	C203	4°23'45"	525.00	40.78	N58°58'59"E	40.27
C83	46°53'29"	25.00	22.74	N10°15'45"E	20.81	C204	4°23'45"	525.00	40.78	N58°58'59"E	40.27
C84	125°42'41"	55.00	168.83	N83°30'10"E	109.93	C205	4°22'10"	525.00	40.04	N44°43'51"E	40.03
C85	51°19'04"	25.00	22.39	S32°13'01"E	21.85	C206	13°04'31"	525.00	5.27	N42°15'50"E	5.27
C86	72°00'15"	15.00	18.85	N86°07'19"E	17.83	C207	3°12'22"	475.00	26.58	S43°34'26"E	26.58
C87	13°54'19"	475.00	131.86	S49°25'24"E	131.44	C208	1°42'26"	475.00	14.18	S48°01'53"E	14.18
C88	15°54'	525.00	218.44	S49°25'24"E	218.44	C209	1°42'26"	475.00	14.18	S53°12'27"E	14.18
C89	87°46'05"	15.00	22.98	S15°54'46"W	20.80	C210	29°19'54"	25.00	12.60	S82°32'14"E	12.62
C90	87°19'03"	15.00	22.86	S49°27'22"E	20.71	C211	48°40'48"	55.00	48.17	N 74°09'17" W	44.83
C91	4°54'52"	475.00	40.74	S44°25'41"E	40.73	C212	44°43'07"	55.00	42.83	N 27°44'49" W	41.85
C92	90°26'18"	15.00	23.56	S01°58'59"E	21.23	C213	33°48'48"	55.00	42.83	N 27°44'49" W</	



OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX

STREET CLASSIFICATION TABLE

STREET NAME	CLASSIFICATION	LINEAR FOOTAGE
CROSSWINDS PARKWAY	MINOR ARTERIAL	2,029 FEET
HEADWIND WAY	URBANIZED LOCAL ROADWAY	776 FEET
TAILWIND DRIVE	URBANIZED LOCAL ROADWAY	1,668 FEET
NAUTICAL LOOP	URBANIZED LOCAL ROADWAY	4,380 FEET
WINDSWEPT WAY	URBANIZED LOCAL ROADWAY	1,115 FEET
KNOTS LANDING	URBANIZED LOCAL ROADWAY	840 FEET
STARBOARD LANE	URBANIZED LOCAL ROADWAY	350 FEET
COMPASS LANE	URBANIZED LOCAL ROADWAY	412 FEET

LOT SIZE	NO.
> 10 Acres	0
5 to 10 Acres	1
2 to 5 Acres	2
1 to 2 Acres	3
< 1 Acre	231
237 Lots Total	

DEVELOPMENT AGREEMENT LOT SCHEDULE (PER 1.01(e) & (e))

40'	50'	60'	70'	80'
BLOCK LOT AREA (SQ)	BLOCK LOT AREA (SQ)	BLOCK LOT AREA (SQ)	BLOCK LOT AREA (SQ)	BLOCK LOT AREA (SQ)
1 21 5,461	2 21 5,461	3 21 5,461	4 21 5,461	5 21 5,461
6 21 5,461	7 21 5,461	8 21 5,461	9 21 5,461	10 21 5,461
11 21 5,461	12 21 5,461	13 21 5,461	14 21 5,461	15 21 5,461
16 21 5,461	17 21 5,461	18 21 5,461	19 21 5,461	20 21 5,461
21 21 5,461	22 21 5,461	23 21 5,461	24 21 5,461	25 21 5,461
26 21 5,461	27 21 5,461	28 21 5,461	29 21 5,461	30 21 5,461
31 21 5,461	32 21 5,461	33 21 5,461	34 21 5,461	35 21 5,461
36 21 5,461	37 21 5,461	38 21 5,461	39 21 5,461	40 21 5,461
41 21 5,461	42 21 5,461	43 21 5,461	44 21 5,461	45 21 5,461
46 21 5,461	47 21 5,461	48 21 5,461	49 21 5,461	50 21 5,461
51 21 5,461	52 21 5,461	53 21 5,461	54 21 5,461	55 21 5,461
56 21 5,461	57 21 5,461	58 21 5,461	59 21 5,461	60 21 5,461
61 21 5,461	62 21 5,461	63 21 5,461	64 21 5,461	65 21 5,461
66 21 5,461	67 21 5,461	68 21 5,461	69 21 5,461	70 21 5,461
71 21 5,461	72 21 5,461	73 21 5,461	74 21 5,461	75 21 5,461
76 21 5,461	77 21 5,461	78 21 5,461	79 21 5,461	80 21 5,461
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131 21 5,461	132 21 5,461	133 21 5,461	134 21 5,461	135 21 5,461
136 21 5,461	137 21 5,461	138 21 5,461	139 21 5,461	140 21 5,461
141 21 5,461	142 21 5,461	143 21 5,461	144 21 5,461	145 21 5,461
146 21 5,461	147 21 5,461	148 21 5,461	149 21 5,461	150 21 5,461
151 21 5,461	152 21 5,461	153 21 5,461	154 21 5,461	155 21 5,461
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531 21 5,461	532 21 5,461	533 21 5,461	534 21 5,461	535 21 5,461
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571 21 5,461	572 21 5,461	573 21 5,461	574 21 5,461	575 21 5,461
576 21 5,461	577 21 5,461	578 21 5,461	579 21 5,461	580 21 5,461
581 21 5,461	582 21 5,461	583 21 5,461	584 21 5,461	585 21 5,461
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616 21 5,461	617 21 5,461	618 21 5,461	619 21 5,461	620 21 5,461
621 21 5,461	622 21 5,461	623 21 5,461	624 21 5,461	62



## OWNER / DEVELOPER:

DEVELOPMENT SOLUTIONS CW, LLC  
12222 MERIT DRIVE, SUITE 1020  
DALLAS, TX 75251  
(972) 960-2777  
(972) 960-2660 FAX

# CROSSWINDS

## PHASE ONE

## ENGINEER / SURVEYOR:

CMA ENGINEERING, INC.  
235 LEDGE STONE DRIVE  
AUSTIN, TX 78737  
(512) 432-1000  
(512) 432-1015 FAX

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT DEVELOPMENT SOLUTIONS CW, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, OWNER OF 445.757 ACRES OF LAND OUT OF THE JESSE B. EAVES SURVEY, NO. 5, A-166, AND SAMUEL LITTLE SURVEY, NO. 8, A-286, IN HAYS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 4960, PAGE 584, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE A 70.503 ACRE PORTION OF SAID TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

## CROSSWINDS PHASE ONE

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 1<sup>st</sup> DAY OF December, A.D., 2016

Gregory L. Rich  
GREGORY L. RICH, MANAGER  
DEVELOPMENT SOLUTIONS CW, LLC

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED GREGORY L. RICH, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1<sup>st</sup> DAY OF December, A.D., 2016

Erin Davis  
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

## FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF KYLE.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE CITY OF KYLE.
7. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF KYLE.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER CABLE.
10. MINIMUM FRONT SETBACK SHALL BE TWENTY (20') FEET.
11. MINIMUM REAR SETBACK SHALL BE TWENTY (20') FEET.
12. MINIMUM SIDE AND INTERIOR SIDE SETBACKS SHALL BE FIVE (5') FEET.
13. MINIMUM SIDE SETBACK ADJACENT TO A PUBLIC STREET SHALL BE TEN (10') FEET.
14. A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS OF WAY, A FIVE (5') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE, AND A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
15. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF KYLE AND HAYS COUNTY DEVELOPMENT REGULATIONS AND UPON ACCEPTANCE WILL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
16. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
17. NO OBJECTS, INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING, OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL OF THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.
18. THE CROSSWINDS MUNICIPAL UTILITY DISTRICT IS RESPONSIBLE FOR MAINTAINING ALL SIDEWALKS.
19. THE PARKLAND DEDICATION AND PARK DEVELOPMENT REQUIREMENTS ADOPTED BY ORDINANCE EACH HAVE A \$600/LUE FEE, FOR A TOTAL OF \$1,200/LUE FEE TO BE PAID NOT LATER THAN SEPTEMBER 30, 2017 UNLESS AGREED TO DIFFERENTLY BY THE PARKS BOARD AND CITY COUNCIL PURSUANT TO SUBSEQUENT AGREEMENT.
20. TYPICAL LANDSCAPE MAINTENANCE (SUCH AS CUTTING AND TRIMMING) FOR ALL THOSE AREAS WITHIN EASEMENTS, DETENTIONS POND, AND RIGHTS-OF-WAY (UP TO THE EDGE OF PAVEMENT), SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THE CROSSWINDS MUNICIPAL UTILITY DISTRICT.

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION REGULATIONS AND THE CITY 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.

Kevin Mueller  
KEVIN MUELLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5911

STATE OF TEXAS  
COUNTY OF HAYS

I, KEVIN MUELLER, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48209C 0290F, AND 48209C 0293F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Kevin Mueller  
KEVIN MUELLER  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 87636

REVIEWED BY:

Don Baile  
CITY ENGINEER, CITY OF KYLE

REVIEWED BY:

Don Baile  
DIRECTOR OF PUBLIC WORKS, CITY OF KYLE

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS 28 DAY OF December, A.D. 2016.

Don Baile  
CHAIRPERSON

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

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 DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

James C. Garza  
JAMES C. GARZA  
DIRECTOR  
HAYS COUNTY DEVELOPMENT AND  
COMMUNITY SERVICES DEPARTMENT

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE 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  
JAMES C. GARZA  
DIRECTOR  
HAYS COUNTY DEVELOPMENT AND  
COMMUNITY SERVICES DEPARTMENT

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11<sup>th</sup> DAY OF January, A.D. 2017, AT 11:22 O'CLOCK A.M. IN THE PLAT OF RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. 1001579.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 11<sup>th</sup> DAY OF January, A.D. 2017.

Liz Gonzalez  
LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

## CMA ENGINEERING, INC.

235 LEDGE STONE DRIVE  
AUSTIN, TEXAS 78737  
(512) 432-1000 Fax: (512) 432-1015  
Engineering Firm No. F-3053  
Surveying Firm No. 10193988