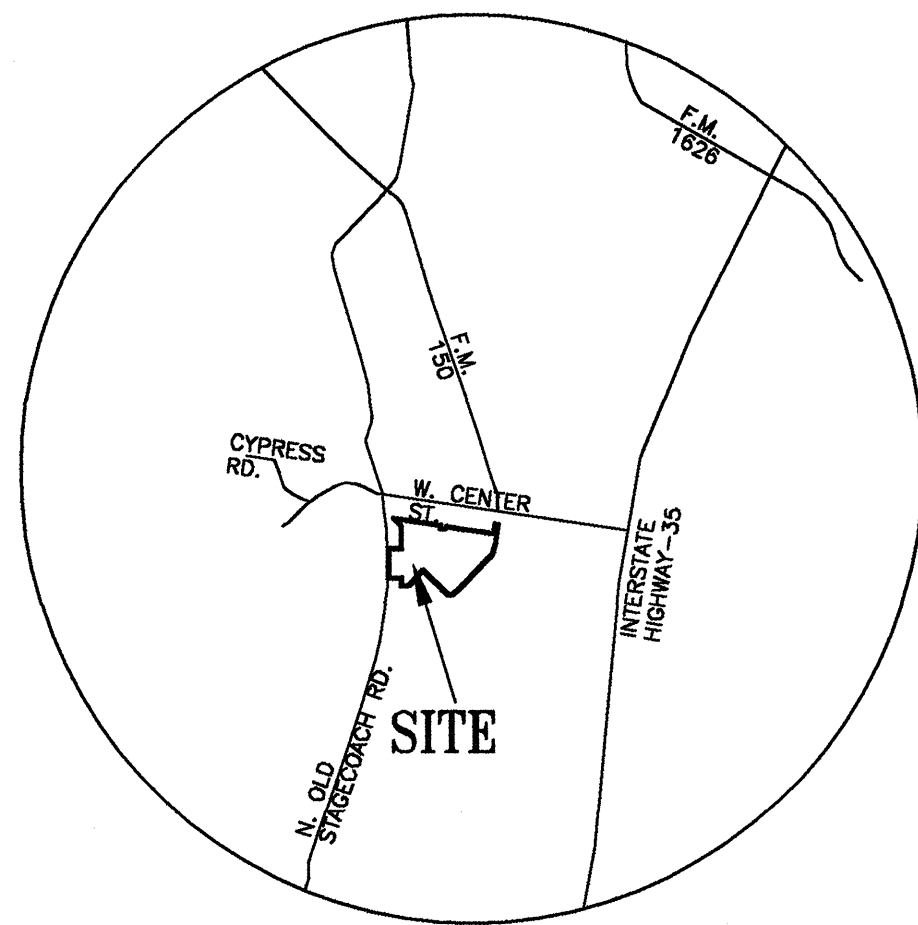
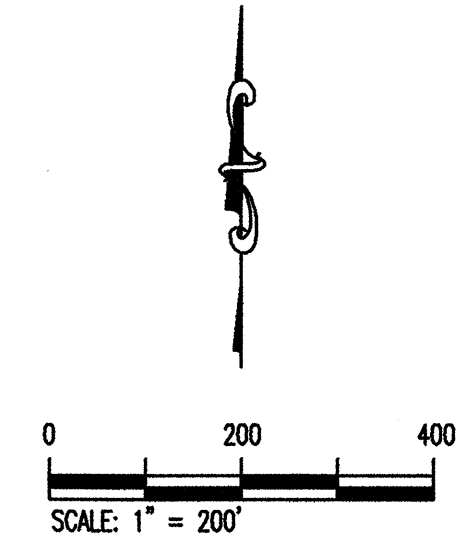


A PRELIMINARY PLAT OF THE
STAGECOACH SUBDIVISION
BEING 85.160 ACRES OF LAND, OUT OF THE JOHN PHARASS SURVEY ABSTRACT 361
AND Z. HINTON SURVEY ABSTRACT 220, HAYS COUNTY, TEXAS



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOHN PHARASS SURVEY NUMBER 13, ABSTRACT NUMBER 361, AND THE Z. HINTON SURVEY 12, ABSTRACT NUMBER 220, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN CALLED 74.487 ACRE TRACT OF LAND, CONVEYED TO THE BLANTON FAMILY LIMITED PARTNERSHIP IN VOLUME 2728, PAGE 242, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, (O.P.R.H.C.T.X.), AND ALL OF THAT CERTAIN CALLED 4.391 ACRE TRACT OF LAND CONVEYED TO THE BLANTON FAMILY LIMITED PARTNERSHIP IN VOLUME 2844, PAGE 836 (O.P.R.H.C.T.X.), AND BEING ALL OF THE REMAINDER OF A CALLED 8.26 ACRE TRACT OF LAND CONVEYED TO THOMAS L. KAMINSKI IN VOLUME 1311, PAGE 20 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.X.), SAID AND EXCEPT 1.00 ACRE TRACT OF LAND CONVEYED THOMAS LINDSEY IN VOLUME 1311, PAGE 20 (O.P.R.H.C.T.X.), SAID 85.160 ACRES (3,709,552 SQUARE FEET) TRACT OF LAND

TOTAL ACREAGE: 85.160 ACRES
SURVEY: JOHN PHARASS SURVEY 12 ABSTRACT NO. 361
AND Z. HINTON SURVEY 13 ABSTRACT NO. 220
HAYS COUNTY, TEXAS

TOTAL NUMBER OF LOTS: 285
TOTAL NUMBER OF SINGLE FAMILY LOTS: 272
TOTAL NUMBER OF LSE, SWE & PUE LOTS: 8
TOTAL NUMBER OF WATER QUALITY ESMT. & D.E. LOTS: 3
TOTAL NUMBER OF PARK LOTS: 1
TOTAL NUMBER OF MAIL KIOSK LOTS: 1
TOTAL NUMBER OF BLOCKS: 9

LOTS 83-87 BLOCK "A"; LOT 38 BLOCK "C"; LOT 1 BLOCK "F";
LOT 41 BLOCK "G"; LOT 6 BLOCK "H"; LOTS 40-42 BLOCK "I"
ARE RESTRICTED TO NON-RESIDENTIAL USES, ARE TO BE OWNED
AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS
ASSIGNS.

SEE SHEET 2 FOR ADJOINER'S PROPERTY OWNERS
INFORMATION

NOTES:

1. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A SEVEN AND TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
2. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE.
3. THIS SUBDIVISION IS WITHIN THE HAYS COUNTY SCHOOL DISTRICT.
4. TOPOGRAPHY USED IS LIDAR TOPOGRAPHY BASED ON USGS DATUM NAD 83-SOUTH CENTRAL ZONE US FOOT.
5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
6. PROPOSED WATER AND WASTEWATER WILL CONNECT TO THE CITY OF KYLE SERVICE SYSTEMS.
7. OBSTRUCTION OF DRAINAGE EASEMENTS IS PROHIBITED.

OWNERS: THE BLANTON FAMILY
LIMITED PARTNERSHIP
ATTN: PERRY BLANTON
323 WAUFORD WAY
NEW BRAUNFELS, TEXAS 78132
PHONE #: (512) XXX-XXXX

THOMAS L. KAMINSKI
507 CANYON WREN DRIVE
BUDA, TEXAS 78610
PHONE #:

ENGINEER/SURVEYOR: CARLSON,
BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE #: (512) 280-5160
FAX #: (512) 280-5165

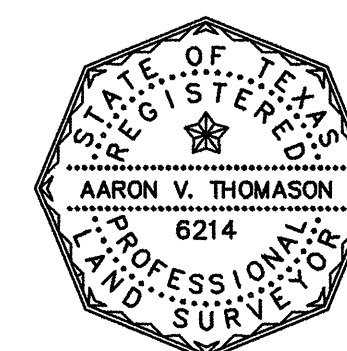
BENCH MARKS:
80231 2320361.5330' 13907814.1000' 771.237' CP CIRS
80230 2320459.1080' 13907664.1200' 767.953' CP MAG NL
80000 2320336.6830' 13907544.1500' 769.591' CP MAG NLS

I, AARON V. THOMASON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THESE PLANS.

TO CERTIFY WHICH, I HAVE MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 02 DAY OF JULY, 2017.

SURVEYED BY:
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE AND DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160 FAX: 512-280-5165
AARON@CBDENG.COM <MAIL TO: AARON@CBDENG.COM>

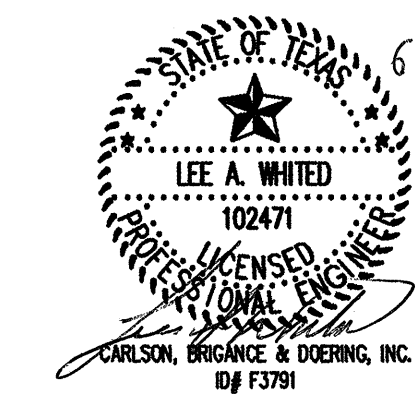
BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (+203), NAD 83



LEGEND	
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	EASEMENT LINE
---	SIDEWALK LOCATION
---	CREEK CENTERLINE

SHEET INDEX

- 1 OVERALL PRELIMINARY PLAT (200 SCALE)
- 2 GENERAL NOTES
- 3 PRELIMINARY PLAT (100 SCALE)



FLOOD PLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48209C0385F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF KYLE CODES AND ORDINANCES AND HAYS COUNTY.

WITNESS MY HAND THIS 5th DAY OF June, 2017.

LEE A. WHITE P.E. NO. 102471

Owners: THE BLANTON FAMILY LIMITED PARTNERSHIP
Address: PO BOX 401 KYLE, TEXAS 78640-0401
Phone: (512) XXX-XXXX Fax:
Acres: 85.160 Ac.
Survey: JOHN PHARASS SURVEY ABSTRACT NO. 361 & Z. HINTON SURVEY ABSTRACT NO. 220
Number of lots and proposed use (if more than one use is planned for the lots, provide land use summary showing # of lots are planned for each use): 272 - Residential Lots, 8 - LSE/SWE/PUE
1 - Park Lot, 1 - Mail Kiosk Lot, 3 - WQE & D.E. Lots
Date: DECEMBER 29, 2016
Surveyor: Carlson, Brigance & Doering, Inc.
Phone: (512) 280-5160 Fax: (512) 280-5165
Engineer: Carlson, Brigance & Doering, Inc.
Phone: (512) 280-5160 Fax: (512) 280-5165

Carlson, Brigance & Doering, Inc.
FIRM ID #E9791
Civil Engineering
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165



PRELIMINARY PLAN - 200 SCALE
DATE: JANUARY 2017
DRAFTED BY: J.S.L.
DESIGNED BY: L.A.W.
STAGECOACH SUBDIVISION
STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS
JOB NAME
PROJECT
JOB NUMBER 4826
1 SHEET OF 3

FILE PATH: A:\AutoCad 2004 and Project\48209\dwg\ Preliminary Plan 05-65 LOTS.dwg - Jun 05, 2017 - 9:02am

GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF KYLE STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.

2. WATERSHED STATUS – THIS PROJECT IS LOCATED IN THE PLUM CREEK WATERSHED. THE SITE IS PARTIALLY OVER THE EDWARDS AQUIFER RECHARGE ZONE.

3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF KYLE WATER AND WASTEWATER SYSTEM.

4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF KYLE CODE OF ORDINANCES. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE KYLE WATER UTILITY. THE UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF KYLE.

5. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF KYLE FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.

6. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF KYLE CODE OF ORDINANCES.

7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.

8. PUBLIC SIDEWALKS, BUILT TO THE CITY OF KYLE STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: MCGINNIS TRAIL, LORIANNE LANE, NARROWS PASS, GLENRIO PASS, JARBRIDGE DRIVE, CORNETT COURT, REDCLIFF PATH, TEXAS JACK DRIVE, SIX SHOOTER DRIVE, JOHNNY CAKE DRIVE, CONESTOGA DRIVE, KENNICOTT DRIVE, AND KAT GARNET DRIVE; AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

9. THE CITY OF KYLE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.

10. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE ELECTRIC COMPANY THAT SHALL SERVICE THIS SUBDIVISION WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF KYLE CODE OF ORDINANCES.

11. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE.

13. PARKLAND REQUIREMENTS WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

15. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF KYLE CODE OF ORDINANCES FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, SIDEWALK, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING PUBLIC STREETS:

MCGINNIS TRAIL
LORIANNE LANE
NARROWS PASS
GLENRIO PASS
JARBRIDGE DRIVE
CORNETT COURT
REDCLIFF PATH
TEXAS JACK DRIVE
SIX SHOOTER DRIVE
JOHNNY CAKE DRIVE
CONESTOGA DRIVE
KENNICOTT DRIVE
KAT GARNET DRIVE

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:

MCGINNIS TRAIL
LORIANNE LANE
NARROWS PASS
GLENRIO PASS
JARBRIDGE DRIVE
CORNETT COURT
REDCLIFF PATH
TEXAS JACK DRIVE
SIX SHOOTER DRIVE
JOHNNY CAKE DRIVE
CONESTOGA DRIVE
KENNICOTT DRIVE
KAT GARNET DRIVE

16. THIS SUBDIVISION IS IN THE CITY LIMITS OF KYLE, TEXAS.

17. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

A PRELIMINARY PLAT OF THE
STAGECOACH SUBDIVISION
BEING 85.160 ACRES OF LAND, OUT OF THE JOHN PHARASS SURVEY ABSTRACT 361
AND Z. HINTON SURVEY ABSTRACT 220, HAYS COUNTY, TEXAS

18. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.

19. APPROVAL OF THIS PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY OF KYLE'S CODE OF ORDINANCES IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY OF KYLE'S REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

20. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF KYLE
ELECTRIC – PEDERNALES ELECTRIC COOPERATIVE
GAS – CENTER POINT ENERGY

21. LOTS 69–70 & 73 BLOCK "A"; LOT 41 BLOCK "B"; LOT 33 BLOCK "C"; LOT 1 BLOCK "F" LOT 36 BLOCK "G"; LOT 6 BLOCK "H"; LOTS 34–36 BLOCK "I" ARE RESTRICTED TO NON–RESIDENTIAL USES, ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS. ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR HIS ASSIGNS.

STREET STANDARDS CHART			
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	CL LENGTH (L.F.)
MCGINNIS TRAIL	60'	32' F–F	710 LF
LORIANNE LANE	60'	32' F–F	364 LF
NARROWS PASS	60'	32' F–F	418 LF
GLENRIO PASS	60'	32' F–F	191 LF
JARBRIDGE DRIVE	60'	32' F–F	1387 LF
CORNETT COURT	60'	32' F–F	403 LF
REDCLIFF PATH	60'	32' F–F	454 LF
TEXAS JACK DRIVE	60'	32' F–F	1375 LF
SIX SHOOTER DRIVE	60'	32' F–F	1114 LF
JOHNNY CAKE DRIVE	60'	32' F–F	1032 LF
CONESTOGA DRIVE	60'	32' F–F	1801 LF
KENNICOTT DRIVE	60'	32' F–F	1243 LF
KAT GARNET DRIVE	60'	32' F–F	1069 LF

22. TOTAL LINEAR FOOTAGE OF STREETS: 11,561 LF

23. THE PRELIMINARY PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF KYLE'S CODE OF ORDINANCES.

24. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

25. THE LANDOWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSION AND SYSTEM UPGRADES.

26. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE UNDERGROUND.

27. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.

28. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

29. PUBLIC ROADWAY CONNECTIONS CONNECTING STAGECOACH DRIVE WITH SCOTT STREET WILL BE PROVIDED WITH PHASE 1 OF THE DEVELOPMENT.

30. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.

31. POST–CONSTRUCTION STORM WASTER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

32. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

33. THIS PRELIMINARY PLAT IS ZONED R1–3. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION SHALL COMPLY WITH THE LOT SIZE AND SETBACK MINIMUM REQUIREMENTS OF THE R1–3 ZONING CATEGORY.

34. A COMPACTED FLEXIBLE BASE PAVEMENT SHALL BE PROVIDED PRIOR TO CONSTRUCTION OF COMBUSTIBLE MATERIALS AS AN ALL–WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS TOTAL LIVE LOAD OF 80,000 POUNDS.

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48209C0385F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2003.

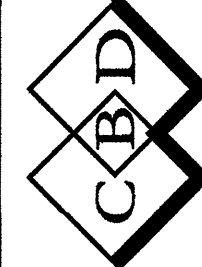
ADJOINING OWNER'S INFORMATION TABLE

ADJOINING OWNER'S	Parcel ID	SITE #	PREFIX	SITE STREET	SITE RD	SITE CITY	SITE STATE	SITE ZIP	MAILING ADDRESS	LINE 2	APT/STE	CITY	STATE	ZIP
FRIEDMAN, JUDITH ANN	R14710	805		OLD STAGECOACH	RD	KYLE	TX	78640	1191 ELLIOTT RANCH RD			BUDA	TX	78610-9395
BLANTON FAMILY LIMITED PARTNERSHIP	R14814			SCOTT	ST	KYLE	TX	78640	323 WALDFORD WAY			NEW BRAUNFELS	TX	78152
ROMERO ANDRES EST	R16987			OLD STAGECOACH	RD	KYLE	TX	78640	% MARY ORTINO	P O BOX 667		KYLE	TX	78640-0667
MOOREWOOD PROPERTIES LLC	R14740	900		SCOTT	ST	KYLE	TX	78640	1003 SOUTH 2ND			AUSTIN	TX	78704-1653
MCMAULIN ROY & DIANA	R14727	624		OLD STAGECOACH	RD	KYLE	TX	78640	109 STAGELINE DR			KYLE	TX	78640-4020
RIZO CRUZ EST OF	R16984	608	S	OLD STAGECOACH	RD	KYLE	TX	78640	P O BOX 77			KYLE	TX	78640-0077
ROMERO CARLOS EST OF	R16988	100	S	STAGECOACH	RD	KYLE	TX	78640	% CASTILLO EUFEMIO & JULIA	P O BOX 984		KYLE	TX	78640-0984
ROMERO CARLOS EST OF	R16988	100	S	STAGECOACH	RD	KYLE	TX	78640	% CASTILLO EUFEMIO & JULIA	P O BOX 984		KYLE	TX	78640-0984
UNDSEY, VERETTA G	R16959	110		ZAPATA	ST	KYLE	TX	78640	P O BOX 401			KYLE	TX	78640-0401
ESPIRITU CHRISTIAN & DIANA	R16960			OLD STAGECOACH	RD	KYLE	TX	78640	1951 HUNTER RD	APT 16202		SAN MARCOS	TX	78666-5379
VARELA MANUEL & ISELA ROBLES	R16961			STAGECOACH	RD	KYLE	TX	78640	11602 SADDLE MOUNTAIN TRL			AUSTIN	TX	78739
ROMERO ANDREW	R16993	1706		CENTER	ST	KYLE	TX	78640	PO BOX 1481			KYLE	TX	78640-0945
HERNANDEZ, RUDOLPH	R46620	108		CASTILLO	ST	KYLE	TX	78640	P O BOX 863			KYLE	TX	78640-0863
RIZO, ARTURO	R70370	608	S	OLD STAGECOACH	RD	KYLE	TX	78640	P O BOX 40053			AUSTIN	TX	78704-0053
POWELL TROY D & EMMA	R135772	802	S	OLD STAGECOACH	RD	KYLE	TX	78640	802 S OLD STAGECOACH RD			KYLE	TX	78640-5642
MARTINEZ, CARLOS	R14721	801		OPAL	LN	KYLE	TX	78640	109 TORI DR			BUDA	TX	78610
PENA ROBERT & PENIA RENI MELENDEZ	R14725	1007		SCOTT	ST	KYLE	TX	78640	2309 WILLOW ST			AUSTIN	TX	78702
CLAUSS CARL & SHERI	R17008	1110		OLD STAGECOACH	RD	KYLE	TX	78640	1110 S OLD STAGECOACH RD			KYLE	TX	78640-9326
RODRIGUEZ, MARTINA F	R14630	513		SCOTT	ST	KYLE	TX	78640	513 SCOTT ST			KYLE	TX	78640
MOOREWOOD PROPERTIES LLC	R14647			OLD STAGECOACH	RD	KYLE	TX	78640	1003 SOUTH 2ND			AUSTIN	TX	78704-1653
SCHWARTZ, SALLY A	R14714	703		OPAL	LN	KYLE	TX	78640	P O BOX 764			KYLE	TX	78640-0764
BIDDLE, PATRICIA S	R14676	1305		SCOTT	ST	KYLE	TX	78640	1305 SCOTT ST			KYLE	TX	78640-9433
CALVIN, ERVIN BERNARD	R27929	900		HAYS	ST	KYLE	TX	78640	PO BOX 1378			KYLE	TX	78640-1378
FALCON, ELIDA	R14753	507		SCOTT	ST	KYLE	TX	78640	507 SCOTT ST			KYLE	TX	78640
OLD STAGECOACH ROAD LLC	R17021	1014		OLD STAGECOACH	RD	KYLE	TX	78640	1014 S OLD STAGECOACH RD			KYLE	TX	78640-5643
VILLASANA, YANET	R46628			GONZALES	ST	KYLE	TX	78640	200 GONZALES ST			KYLE	TX	78640
LD ENTERPRISES LLC	R70247			SCOTT	ST	KYLE	TX	78640	13105 LAKE VIEW DR			AUSTIN	TX	78732
CEDILLO RODOLFO & SANTOS G	R136892	808		FIRST	ST	KYLE	TX	78640	PO BOX 1742			KYLE	TX	78640-1742
PASSMORE DANNY R	R103494	801	W	FIRST	ST	KYLE	TX	78640	801 FIRST ST			KYLE	TX	78640
KYLE CITY OF	R134175	550		SCOTT	ST	KYLE	TX	78640	P O BOX 40			KYLE	TX	78640-0040
LYONS REX ALLEN JR	R142728		S	OLD STAGECOACH	RD	KYLE	TX	78640	1004 SOUTH OLD STAGECOACH RD			KYLE	TX	78640
SILER JOSE E SR & LINDA C	R116701	771		OPAL	LN	KYLE	TX	78640	PO BOX 1186			KYLE	TX	78640-1186
WOLBRECHT, RAY & SHARON	R16947		S	OLD STAGECOACH	RD	KYLE	TX	78640	546 S OLD STAGECOACH RD			KYLE	TX	78640
HARPER, JOSEPH W & JUDITH A	R17001		S	OLD STAGECOACH	RD	KYLE	TX	78640	801 S. OLD STAGECOACH RD			KYLE	TX	78640
YZAGURRE, S.M.	R46623			ZAPATA	ST	KYLE	TX	78640	200 ZAPATA ST			KYLE	TX	78640



FOR REVIEW:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE
AUTHORITY OF LEE A. WHITED, P.E. #102471, ON THIS DATE 6-5-17.
IT IS NOT TO BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791



DATE
JANUARY 2017

PRELIMINARY PLAN - 200 SCALE

DESIGNED BY:
J.S.L.

L.A.W.

STAGECOACH SUBDIVISION

PROJECT
STREET, DRAINAGE, WATER & WASTEWATER
IMPROVEMENTS

JOB NAME
JOB NUMBER
4826

SHEET
2 OF 3

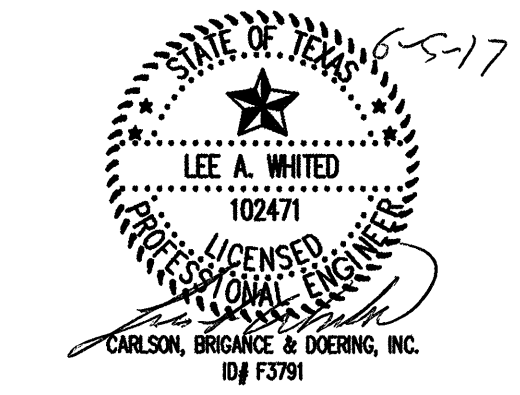
A PRELIMINARY PLAT OF THE
STAGECOACH SUBDIVISION
BEING 85.160 ACRES OF LAND, OUT OF THE JOHN PHARASS SURVEY ABSTRACT 361
AND Z. HINTON SURVEY ABSTRACT 220, HAYS COUNTY, TEXAS

FILE PATH: J:\Muncie\2004 Land Projects\Stagecoach\Stagecoach Prelim Plan 85.160 LOTS.dwg, Jun 05, 2017, 9:16am



LEGEND

- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- WL ESMT. WATER LINE EASEMENT
- WW ESMT. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.E. DRAINAGE ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- 17 LOT NUMBER
- (A) BLOCK NUMBER
- EASEMENT LINE
- ... SIDEWALK LOCATION
- CREEK CENTERLINE



SHEET 3 OF 3	JOB NUMBER 4826	PROJECT STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS	DESIGNED BY: L.A.W.	DRAFTED BY: J.S.L.	DATE JANUARY 2017	PRELIMINARY PLAN - 100 SCALE	 Carlson, Brigance & Doering, Inc. FIRM ID #F3791	Surveying 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 Fax No. (512) 280-5165