

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, ACCEPTING THE CYPRESS FOREST PHASE TWO IMPROVEMENTS; 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 street, drainage, water and wastewater improvements installed within public rights-of-way and any dedicated drainage or 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 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 the Cypress Forest Phase Two subdivision. The current maintenance surety is hereby \$539,480.83 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 Cypress Forest Phase Two subdivision 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: August 9, 2017

SUBJECT: Cypress Forest Phase Two  
Street, Drainage, Water and Wastewater Improvements  
Final Acceptance

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

A final walkthrough was completed on August 2, 2017. The punch list items have been completed on the project. The street, drainage, 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. 1064545) has been provided for a period of two (2) years in the amount of \$539,480.83.

Please let me know if you need any additional information.

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

**ENGINEER'S CONCURRENCE FOR PROJECT ACCEPTANCE**

**PROJECT:** Cypress Forest - Phase Two

**SCOPE OF WORK:** W: ☐

WW: ☐

S/D: ☐

ALL: ☒

**OWNER/DEVELOPER'S Name and Address**

Felder CND, LLC  
Attn: Brian Birdwell  
6414 River Place Blvd, Suite 100  
Austin, TX  
78732

**CONSULTANT ENGINEER'S Name and Address**

Malone/Wheeler, Inc. F-786  
5113 Southwest Parkway, Suite 260  
Austin, Texas 78724

This is to certify that I, the undersigned professional engineer, made an on-site inspection of the referenced project. No significant discrepancy or deviation from the approved site development construction plans was noted which may materially affect the usefulness of the work for purpose and life intended for the project by design, except those punch list items on the 8/2/17 walk-through list. I, therefore, recommend acceptance of this project, upon satisfactory correction of the punch list items.

(Seal)



8-3-17

**EXHIBIT B**

MAINTENANCE BOND

Bond No. 1064545

## MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we, DNT Construction, LLC, as Principal, and THE HANOVER INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in Worcester, Massachusetts as Surety, are held and firmly bound unto City of Kyle as Obligee, in the sum of Five Hundred Thirty-nine Thousand Four Hundred Eighty And 83/100THS Dollars (\$539,480.83) lawful money of the United States of America, to be paid to said Obligee, its successors or assigns, for which payment well and truly to be made, we, and each of us do hereby bind ourselves, our and each of our heirs, executors, administrators and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said principal entered into a contract with the City of Kyle dated                      to Cypress Forest Phase Two.

WHEREAS, the Obligee has requested the Principal to furnish a surety maintenance bond in the above mentioned penalty for the maintenance of Cypress Forest Phase Two for the period of 2 years from the date of substantial completion

WHEREAS, the Obligee has agreed to accept a bond guaranteeing the performance of said contract for a period of 2 years from the date of substantial completion.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said principal shall well and truly maintain the said Cypress Forest Phase Two shall make good all defects appearing during the said period due to use of defective materials by the Principal, then this obligation shall be void, otherwise to remain in full force and effect.

Neither non-renewal by the Surety, nor failure, nor inability of the Principal to file a replacement bond shall constitute loss to the Obligee recoverable under this bond.

The bond may be extended for additional terms at the option of the Surety, by continuation certificate executed by the Surety.

SIGNED, sealed and dated this 4th day of August 2017

DNT Construction, LLC  
By: Dean Tomme (Seal)  
DEAN TOMME (Principal) PRESIDENT

THE HANOVER INSURANCE COMPANY  
By: Betty J. Reeh (Seal)  
Betty J. Reeh, Attorney-in-Fact



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

**POWER OF ATTORNEY**

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

**KNOW ALL PERSONS 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, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

**Bryan K. Moore, Gary W. Wheatley, Betty J. Reeh, Clark D. Fresher,  
Michael D. Hendrickson and/or Patricia A. Lytle**

Of Insurance & Bonds Agency of TX PLLC, San Antonio, TX and Irving, TX, each individually, if there be more than one named, as its 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, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

**Any surety bond, recognizance or obligation in the United States, not to exceed \$Thirty-five Million Dollars (\$35,000,000.00) in any single instance.**

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it 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 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.

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 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)

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 11<sup>th</sup> day of January, 2016.



THE COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF WORCESTER ) ss.

On this 11<sup>th</sup> day of January 2016 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.



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

*Robert Thomas*  
Robert Thomas, Vice President

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

*J. Michael Pate*  
J. Michael Pate, Vice President

*Diane J. Marino*  
Diane J. Marino, Notary Public  
My Commission Expires March 4, 2022

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.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 4<sup>th</sup> day of August 2017.

CERTIFIED COPY

*Theodore G. Martinez*  
Theodore G. Martinez, Vice President



CONTRACT: Cypress Forrest Section 2

Final Cost and Quantities

DNT CONSTRUCTION, LLC  
P O Box 6210  
Round Rock, Texas 78683

STREET IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	6" STD SUBGRADE PREP (1' BOC)	21833	SY	\$ 2.02	\$44,102.66
2	8" FLEXIBLE BASE (1' BOC)	10536	SY	\$ 7.15	\$75,332.40
3	10" FLEXIBLE BASE (1' BOC)	11267		\$ 9.08	\$102,304.36
4	1 5" TY D HMA	7862	SY	\$ 8.79	\$69,106.98
5	2" TY C HMA	8834		\$ 10.37	\$91,608.58
6	6" STANDARD CURB & GUTTER	9163	LF	\$ 13.12	\$120,218.56
7	4" CONC SIDEWALK	1407	LF	\$ 24.50	\$34,471.50
8	ADA RAMPS	23	EA	\$ 978.19	\$22,498.37
9	STOP BAR/SIGN	6	EA	\$ 793.33	\$4,759.98
10	STREET SIGN	2	EA	\$ 560.00	\$1,120.00
11	STREET END BARRICADE	8	EA	\$ 1,092.00	\$8,736.00
12	PIPE GATE	1	EA	\$ 1,680.00	\$1,680.00
					<b>\$575,939.39</b>

DRAINAGE IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	18" CLASS III RCP	1363	LF	\$ 48.37	\$65,928.31
2	24" CLASS III RCP	775	LF	\$ 58.97	\$45,701.75
3	30" CLASS III RCP	79	LF	\$ 74.09	\$5,853.11
4	36" CLASS III RCP	308	LF	\$ 110.63	\$34,074.04
5	42" CLASS III RCP	447	LF	\$ 142.99	\$63,916.53
6	48" CLASS III RCP	818	LF	\$ 158.04	\$129,276.72
7	60" CLASS III RCP	70	LF	\$ 225.09	\$15,756.30
8	5X4 BOX CULVERT	150	LF	\$ 263.41	\$39,511.50
9	10' COA STD CURB INLET	15	EA	\$ 4,546.08	\$68,191.20
10	15' COA STD CURB INLET	3	EA	\$ 6,548.64	\$19,645.92
11	6X6 AREA INLET	1	EA	\$ 3,543.76	\$3,543.76
12	STORM MANHOLE/J-BOX	13	EA	\$ 4,202.01	\$54,626.13
13	48" CONC HEADWALL	1	EA	\$ 8,957.94	\$8,957.94
14	5X4 CONC HEADWALL	1	EA	\$ 13,806.02	\$13,806.02
15	CONN TO EXIST	1	EA	\$ 862.67	\$862.67
					<b>\$569,651.90</b>


WATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" PVC DR 14	5383	LF	\$ 33.34	\$179,469.22
2	8" GATE VALVES	26	EA	\$ 1,563.33	\$40,646.58
3	5-1/4 FIRE HYDRANT ASSEMBLY	10	EA	\$ 3,875.90	\$38,759.00
4	2" ARV	4	EA	\$ 2,957.73	\$11,830.92
5	WET CONNECTION	3	EA	\$ 928.30	\$2,784.90
6	SINGLE WATER SERVICE	10	EA	\$ 1,386.63	\$13,866.30
7	SINGLE 1.5" WATER SERVICE - AMENITY CENTER	1	EA	\$ 1,743.96	\$1,743.96
8	DOUBLE WATER SERVICE	31	EA	\$ 2,112.39	\$65,484.09
9	FLUSH VALVE	3	EA	\$ 1,371.52	\$4,114.56
					<b>\$358,699.53</b>

MISC. IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Connect to Existing Stub @ Lift Station MH(Stub By Cash)	1	EA	\$ 1,406.00	\$1,406.00
					<b>\$1,406.00</b>

CHANGE ORDER 2					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Additional Manhole "WW F" at lift station	1	EA	\$ 2,415.00	\$2,415.00
					<b>\$2,415.00</b>

CHANGE ORDER 8 Added Drainage (Arapaho)					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	INSTALL 24" RCP	166	LF	\$ 58.97	\$9,789.02
2	INSTALL 30" RCP	177	LF	\$ 74.09	\$13,113.93
3	INSTALL 5X5 JUNCTION BOX	1	EA	\$ 4,539.28	\$4,539.28
4	INSTALL 24" PLUG	1	EA	\$ 460.00	\$460.00
5	INSTALL 30" HEADWALL	1	EA	\$ 5,359.76	\$5,359.76
					<b>\$33,261.99</b>

ENGINEER SIGNATURE

Malone Wheeler, Inc  
TBD Firm # F-786  


DATE:

8.3.17

TOTAL: \$1,541,373.81



**EXHBIT C**

**SUBDIVISION MAP**

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL THESE MEN BY PRESENTS:

THAT, FELDER CND, L.L.C., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH HOME ADDRESS AT 6414 RIVER PLACE BOULEVARD, SUITE 100, AUSTIN, TEXAS 78750, OWNER OF THAT CERTAIN 112.59 ACRE TRACT OF LAND IN THE SAMUEL PIKASS SURVEY NO. 14, ABSTRACT NO. 160 AND THE JOHN PIKASS SURVEY NO. 13, ABSTRACT NO. 161 SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED AND RECORDED IN VOLUME 3224, PAGE 246, HAYS COUNTY DEED RECORDS, DO HEREBY SUBMIT A COMBINED TOTAL OF 24.85 ACRES OF LAND, TO BE KNOWN AS "CYPRESS FOREST, PHASE TWO", 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, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID FELDER CND, L.L.C., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY EXECUTIVE COMMITTEE MEMBER STEVEN A. KRASHOFF, THEREUNTO DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

FELDER CND, L.L.C.  
6414 RIVER PLACE BLVD., SUITE 100  
AUSTIN, TX 78750  
(512) 785-7087

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEVEN A. KRASHOFF, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

STATE OF TEXAS §  
COUNTY OF HAYS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

KRIN E. BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 507 - STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
TBPLS FIRM NO. 10004700

DATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

DAVID B. FUSLIER  
PROFESSIONAL ENGINEER  
NO. 8710 - STATE OF TEXAS  
BARTON CREEK PLAZA III, SUITE 300  
3815 S. CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TEXAS 78704  
TBPFS FIRM NO. 11206

DATE

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL THESE MEN BY PRESENTS:

THAT, ROBERT B. HARGIS, TRUSTEE, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 3224 PAGE 246, OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DELEGATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

ROBERT B. HARGIS, TRUSTEE  
500 W. 3TH ST. STE. 100  
AUSTIN, TEXAS 78701

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT B. HARGIS, TRUSTEE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

STATE OF TEXAS §  
COUNTY OF TARRANT §  
KNOW ALL THESE MEN BY PRESENTS:

THAT, DAVID A. HANSON, CHIEF ACCOUNTING OFFICER, THE LIEN HOLDER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 3224 PAGE 322, OFFICIAL PUBLIC RECORDS, HAYS COUNTY TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT OF LAND AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND TO THE DELEGATION TO THE PUBLIC THE USE OF THE STREETS, PUBLIC TRAILS, AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

DAVID A. HANSON, CHIEF ACCOUNTING OFFICER

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID A. HANSON, CHIEF ACCOUNTING OFFICER, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS

THAT, LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

THIS PLAT (CYPRESS FOREST, PHASE TWO) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF KYLE, TEXAS AND IS HEREBY CONSIDERED AND APPROVED BY THE PLANNING AND ZONING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
CHAIRPERSON OF PLANNING AND ZONING COMMISSION

REVIEWED BY:

LEON BARRA, P.E.  
CITY ENGINEER  
100 WEST CENTER ST.  
KYLE, TX 78640

DATE:

REVIEWED BY:

HARPER WILDER  
DIRECTOR OF PUBLIC WORKS

DATE:

OWNERS: FELDER CND, LLC  
ADDRESS: 6414 RIVER PLACE BLVD., SUITE 100  
AUSTIN, TX 78739  
PHONE: (512) 785-7087 FAX: (512) 418-5475  
ACREAGE: 26.85 ACRES  
SURVEY: JOINT PHARASS SURVEY NO. 13, ABSTRACT NO. 361 AND SAMUEL PHARASS SURVEY NO. 14, ABSTRACT NO. 360

#### LAND USE TABLE

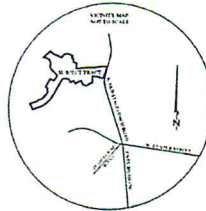
RESIDENTIAL LOTS	73
UTILITY LOTS	4
OPEN SPACE LOTS	2
TOTAL LOTS	79

DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
THREE FIRM NO. 10004700  
OFFICE: (512) 282-5200 FAX: (512) 282-5230

TEXAS ENGINEERING SOLUTIONS, LLC  
BARTON CREEK PLAZA III, SUITE 300  
3815 S. CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TEXAS 78704  
THREE FIRM NO. 11206  
OFFICE: (512) 904-0505 FAX: (512) 904-0509

#### GENERAL NOTES:

1. A 15 FOOT PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY WITHIN CYPRESS FOREST PHASE 2.
2. 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.
3. SIDEWALKS SHALL BE BUILT ALONG BOTH SIDES OF ALL STREETS WITHIN CYPRESS FOREST, PHASE 2. ALL SIDEWALKS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND BUILT IN COMPLIANCE WITH THE LATEST ADA STANDARDS. HANDICAP RAMPS ARE TO BE BUILT AS PART OF THE SUBDIVISION CONSTRUCTION AND SHALL BE IN PLACE PRIOR TO SUBDIVISION ACCEPTANCE. SIDEWALKS ACROSS FRONTAGE OF ALL HOMEOWNERS ASSOCIATION LOTS AND EASEMENTS LOTS SHALL BE BUILT AS PART OF SUBDIVISION STREET CONSTRUCTION.
4. NO OBJECTS INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENT WITHOUT PRIOR APPROVAL OF THE CITY OF KYLE.
5. EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND TREE BRUSH REGROWTH.
6. OWNER(S) OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENT(S) SHALL ALLOW ACCESS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
7. PLACEMENT OF FILL MATERIAL OR STRUCTURES OR CHANNEL MODIFICATIONS WITHIN 100-YEAR FLOOD PLAIN IS PROHIBITED WITHOUT PRIOR APPROVAL.
8. MAINTENANCE AND UPKEEP OF DETENTION BASINS AND RELATED APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
9. ACCESS TO EVERY LOT IS LIMITED TO ONLY STREETS PLATTED AS PART OF THIS SUBDIVISION. ACCESS TO ANY LOT DIRECTLY FROM OLD STAGECOACH ROAD IS PROHIBITED.
10. ALL SETBACKS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE AS MODIFIED BY THE APPROVED DEVELOPMENT AGREEMENT.
11. UTILITY PROVIDERS FOR THIS SUBDIVISION INCLUDE:  
WATER - CITY OF KYLE  
WASTE WATER - CITY OF KYLE  
ELECTRIC - FEDERNALES ELECTRIC COOPERATIVE, INC.  
IN VOLUME 121, PAGE 399, DEED RECORDS, HAYS COUNTY, TEXAS.
12. PLAT SUBJECT TO A RIGHT-OF-WAY EASEMENT CONVEYED TO FEDERNALES ELECTRIC COOPERATIVE, INC., IN VOLUME 121, PAGE 399, DEED RECORDS, HAYS COUNTY, TEXAS.
13. SETBACKS:  
FRONT SETBACK: NOTWITHSTANDING THE REQUIREMENTS IN CHART 1 IN CHAPTER 53 OF THE CODE, THE FRONT SETBACK SHALL BE A MINIMUM OF 20 FEET FOR ALL LOTS LESS THAN 45 FEET WIDE, MEASURED AT 20 FEET FROM THE FRONT PROPERTY LINE. THE FRONT SETBACK SHALL BE A MINIMUM OF 30 FEET FOR ALL LOTS THAT ARE MINIMUM 45 FEET WIDE, MEASURED AT 30 FEET FROM THE FRONT PROPERTY LINE. ALL OTHER LOTS SHALL HAVE A FRONT SETBACK OF 25 FEET IF THEY ARE LESS THAN 130 FEET IN DEPTH OR A FRONT SETBACK OF 30 FEET IF THEY ARE 130 FEET DEEP OR GREATER.  
SIDE SETBACK: 5 FEET, 10 FEET ON CORNERS  
REAR SETBACK: 10 FEET.



**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX. 78745  
office: (512) 282-5200 fax: (512) 282-5230  
TBPLS Firm No. 10004700

## CYPRESS FOREST PHASE TWO

SHEET  
2  
OF  
5



BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

NOTES:  
NO PORTION OF THIS PROJECT IS WITHIN A  
100-YEAR FLOOD PLAIN AS PER FEMA  
FEMA 1-2000/0001 EFFECTIVE  
SEPTEMBER 2, 2005.

THIS PROJECT IS LOCATED OVER THE  
EDWARDS AQUIFER CONTRIBUTING ZONE.  
SEE SHEET 5 OF 5 FOR LINE AND CURVE  
TABLES.  
SEE SHEET 5 OF 5 FOR LINE AND CURVE  
TABLES.

BLAND COUNTY EASEMENT, L.P.  
VOLUME 125, PAGE 181  
O.P.R.H.C.T.X.

FRONT SETBACK, NOTWITHSTANDING THE REQUIREMENTS IN CHAPTER 53 OF THE CODE,  
THE FRONT SETBACK SHALL BE A MINIMUM OF 20 FEET FOR ALL LOTS LESS THAN 60 FEET WIDE,  
MEASURED AT 20 FEET FROM THE FRONT PROPERTY LINE. THE FRONT SETBACK SHALL BE A  
MINIMUM OF 30 FEET FOR ALL LOTS THAT ARE MINIMUM 60 FEET WIDE, MEASURED AT 30 FEET FROM  
THE FRONT PROPERTY LINE. ALL OTHER LOTS SHALL HAVE A FRONT SETBACK OF 25 FEET IF THEY  
ARE LESS THAN 150 FEET IN DEPTH OR A FRONT SETBACK OF 30 FEET IF THEY ARE 150 FEET DEEP OR  
GREATER.  
SIDE SETBACK, 5 FEET, 10 FEET ON CORNERS  
REAR SETBACK, 10 FEET.

JOHN PHARASS SURVEY NO. 13  
ABSTRACT NO. 361 & SAMUEL  
PHARASS SURVEY NO. 14, 360  
HAYS COUNTY, TEXAS  
MARCH 2017

GRAPHIC SCALE  
1" = 100'

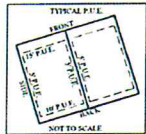
#### LEGEND

- EXISTING PIPE FOUND
- EXISTING ROAD FOUND
- EXISTING ROAD WITH "DELTA SURVEY" CAP SET
- EXISTING ROAD WITH "DELTA SURVEY" CAP SET
- W.W. WATERWATER EASEMENT
- P.U. PUBLIC UTILITY EASEMENT
- R.O. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- U.L. UTILITY LOT
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORD, HAYS COUNTY, TEXAS
- P.R.H.C.T.X. PLAT RECORD, HAYS COUNTY, TEXAS
- D.R.H.C.T.X. DEED RECORD, HAYS COUNTY, TEXAS
- R.P.H.C.T.X. REAL PROPERTY RECORD, HAYS COUNTY, TEXAS

REMAINDER OF  
132.39 ACRES  
FIELD NO. 24, PAGE 24  
O.P.R.H.C.T.X.

REMAINDER OF  
132.39 ACRES  
FIELD NO. 24, PAGE 24  
O.P.R.H.C.T.X.

REMAINDER OF  
132.39 ACRES  
FIELD NO. 24, PAGE 24  
O.P.R.H.C.T.X.



REMAINDER OF  
132.39 ACRES  
FIELD NO. 24, PAGE 24  
O.P.R.H.C.T.X.

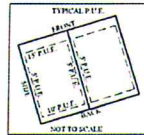
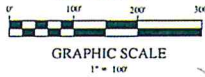
**Delta Survey Group Inc.**

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office: (512) 282-5200 fax: (512) 282-5230  
TBPLS Firm No. 10004700

## CYPRESS FOREST PHASE TWO

SHEET  
3  
OF  
5

JOHN PHARASS SURVEY NO. 13  
ABSTRACT NO. 361 & SAMUEL  
PHARASS SURVEY NO. 14, 360  
HAYS COUNTY, TEXAS  
MARCH 2017



FRONT SETBACK. NOTWITHSTANDING THE REQUIREMENTS IN CHART 1 IN CHAPTER 53 OF THE CODE, THE FRONT SETBACK SHALL BE A MINIMUM OF 30 FEET FOR ALL LOTS LESS THAN 65 FEET WIDE, MEASURED AT 30 FEET FROM THE FRONT PROPERTY LINE. THE FRONT SETBACK SHALL BE A MINIMUM OF 30 FEET FOR ALL LOTS THAT ARE MINIMUM 65 FEET WIDE, MEASURED AT 30 FEET FROM THE FRONT PROPERTY LINE. ALL OTHER LOTS SHALL HAVE A FRONT SETBACK OF 25 FEET IF THEY ARE LESS THAN 150 FEET IN DEPTH OR A FRONTSETBACK OF 30 FEET IF THEY ARE 150 FEET DEEP OR GREATER.

SIDE SETBACK. 5 FEET, 10 FEET ON CORNERS

REAR SETBACK. 10 FEET.

#### LEGEND

- ⊙ 1/2 INCH DOWNSIDE FOUND
- 1/2 INCH DOWNSIDE FOUND
- 1/2 INCH DOWNSIDE WITH "DELTA SURVEY" CAP SET
- ⊙ 1/2 INCH DOWNSIDE WITH "DELTA SURVEY" CAP SET
- W/W/2 WATER WHEEL ASSESSMENT
- P/W/2 PUBLIC UTILITY ASSESSMENT
- R/W/2 RIGHT-OF-WAY
- D/E DRAINAGE EASEMENT
- U/L UTILITY LOT
- OP/R/C/T/X OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- PR/C/T/X PLAT RECORDS, HAYS COUNTY, TEXAS
- DR/C/T/X DEED RECORDS, HAYS COUNTY, TEXAS
- R/P/R/C/T/X REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS

#### OWNER/DEVELOPER

FELDER CND, LLC  
6414 RIVER PLACE BLVD., SUITE 100  
AUSTIN, TX 78730  
(512) 785-7087

#### ENGINEER

TEXAS ENGINEERING SOLUTIONS, LLC  
BARTON CREEK PLAZA III, SUITE 300  
3815 S. CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TEXAS 78704  
TBPE FIRM NO. 11206

#### SURVEYOR

DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
TBPLS FIRM NO. 10004700

NOTES:  
NO PORTION OF THIS PROJECT IS WITHIN A  
100-YEAR FLOOD PLAIN AS PER FEMA  
PANEL 48299C0185F EFFECTIVE  
SEPTEMBER 2, 2005

THIS PROJECT IS LOCATED OVER THE  
EDWARDS AQUIFER CONTRIBUTING ZONE.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

**Delta Survey Group Inc.**

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TBPLS Firm No. 10004700

## CYPRESS FOREST PHASE TWO

SHEET  
4  
OF  
5



CYCLE	R	ΔR	ΔR <sub>1</sub>	ΔR <sub>2</sub>	ΔR <sub>3</sub>	ΔR <sub>4</sub>	ΔR <sub>5</sub>	ΔR <sub>6</sub>	ΔR <sub>7</sub>	ΔR <sub>8</sub>	ΔR <sub>9</sub>	ΔR <sub>10</sub>	ΔR <sub>11</sub>	ΔR <sub>12</sub>	ΔR <sub>13</sub>	ΔR <sub>14</sub>	ΔR <sub>15</sub>	ΔR <sub>16</sub>	ΔR <sub>17</sub>	ΔR <sub>18</sub>	ΔR <sub>19</sub>	ΔR <sub>20</sub>	ΔR <sub>21</sub>	ΔR <sub>22</sub>	ΔR <sub>23</sub>	ΔR <sub>24</sub>	ΔR <sub>25</sub>	ΔR <sub>26</sub>	ΔR <sub>27</sub>	ΔR <sub>28</sub>	ΔR <sub>29</sub>	ΔR <sub>30</sub>	ΔR <sub>31</sub>	ΔR <sub>32</sub>	ΔR <sub>33</sub>	ΔR <sub>34</sub>	ΔR <sub>35</sub>	ΔR <sub>36</sub>	ΔR <sub>37</sub>	ΔR <sub>38</sub>	ΔR <sub>39</sub>	ΔR <sub>40</sub>	ΔR <sub>41</sub>	ΔR <sub>42</sub>	ΔR <sub>43</sub>	ΔR <sub>44</sub>	ΔR <sub>45</sub>	ΔR <sub>46</sub>	ΔR <sub>47</sub>	ΔR <sub>48</sub>	ΔR <sub>49</sub>	ΔR <sub>50</sub>	ΔR <sub>51</sub>	ΔR <sub>52</sub>	ΔR <sub>53</sub>	ΔR <sub>54</sub>	ΔR <sub>55</sub>	ΔR <sub>56</sub>	ΔR <sub>57</sub>	ΔR <sub>58</sub>	ΔR <sub>59</sub>	ΔR <sub>60</sub>	ΔR <sub>61</sub>	ΔR <sub>62</sub>	ΔR <sub>63</sub>	ΔR <sub>64</sub>	ΔR <sub>65</sub>	ΔR <sub>66</sub>	ΔR <sub>67</sub>	ΔR <sub>68</sub>	ΔR <sub>69</sub>	ΔR <sub>70</sub>	ΔR <sub>71</sub>	ΔR <sub>72</sub>	ΔR <sub>73</sub>	ΔR <sub>74</sub>	ΔR <sub>75</sub>	ΔR <sub>76</sub>	ΔR <sub>77</sub>	ΔR <sub>78</sub>	ΔR <sub>79</sub>	ΔR <sub>80</sub>	ΔR <sub>81</sub>	ΔR <sub>82</sub>	ΔR <sub>83</sub>	ΔR <sub>84</sub>	ΔR <sub>85</sub>	ΔR <sub>86</sub>	ΔR <sub>87</sub>	ΔR <sub>88</sub>	ΔR <sub>89</sub>	ΔR <sub>90</sub>	ΔR <sub>91</sub>	ΔR <sub>92</sub>	ΔR <sub>93</sub>	ΔR <sub>94</sub>	ΔR <sub>95</sub>	ΔR <sub>96</sub>	ΔR <sub>97</sub>	ΔR <sub>98</sub>	ΔR <sub>99</sub>	ΔR <sub>100</sub>	ΔR <sub>101</sub>	ΔR <sub>102</sub>	ΔR <sub>103</sub>	ΔR <sub>104</sub>	ΔR <sub>105</sub>	ΔR <sub>106</sub>	ΔR <sub>107</sub>	ΔR <sub>108</sub>	ΔR <sub>109</sub>	ΔR <sub>110</sub>	ΔR <sub>111</sub>	ΔR <sub>112</sub>	ΔR <sub>113</sub>	ΔR <sub>114</sub>	ΔR <sub>115</sub>	ΔR <sub>116</sub>	ΔR <sub>117</sub>	ΔR <sub>118</sub>	ΔR <sub>119</sub>	ΔR <sub>120</sub>	ΔR <sub>121</sub>	ΔR <sub>122</sub>	ΔR <sub>123</sub>	ΔR <sub>124</sub>	ΔR <sub>125</sub>	ΔR <sub>126</sub>	ΔR <sub>127</sub>	ΔR <sub>128</sub>	ΔR <sub>129</sub>	ΔR <sub>130</sub>	ΔR <sub>131</sub>	ΔR <sub>132</sub>	ΔR <sub>133</sub>	ΔR <sub>134</sub>	ΔR <sub>135</sub>	ΔR <sub>136</sub>	ΔR <sub>137</sub>	ΔR <sub>138</sub>	ΔR <sub>139</sub>	ΔR <sub>140</sub>	ΔR <sub>141</sub>	ΔR <sub>142</sub>	ΔR <sub>143</sub>	ΔR <sub>144</sub>	ΔR <sub>145</sub>	ΔR <sub>146</sub>	ΔR <sub>147</sub>	ΔR <sub>148</sub>	ΔR <sub>149</sub>	ΔR <sub>150</sub>	ΔR <sub>151</sub>	ΔR <sub>152</sub>	ΔR <sub>153</sub>	ΔR <sub>154</sub>	ΔR <sub>155</sub>	ΔR <sub>156</sub>	ΔR <sub>157</sub>	ΔR <sub>158</sub>	ΔR <sub>159</sub>	ΔR <sub>160</sub>	ΔR <sub>161</sub>	ΔR <sub>162</sub>	ΔR <sub>163</sub>	ΔR <sub>164</sub>	ΔR <sub>165</sub>	ΔR <sub>166</sub>	ΔR <sub>167</sub>	ΔR <sub>168</sub>	ΔR <sub>169</sub>	ΔR <sub>170</sub>	ΔR <sub>171</sub>	ΔR <sub>172</sub>	ΔR <sub>173</sub>	ΔR <sub>174</sub>	ΔR <sub>175</sub>	ΔR <sub>176</sub>	ΔR <sub>177</sub>	ΔR <sub>178</sub>	ΔR <sub>179</sub>	ΔR <sub>180</sub>	ΔR <sub>181</sub>	ΔR <sub>182</sub>	ΔR <sub>183</sub>	ΔR <sub>184</sub>	ΔR <sub>185</sub>	ΔR <sub>186</sub>	ΔR <sub>187</sub>	ΔR <sub>188</sub>	ΔR <sub>189</sub>	ΔR <sub>190</sub>	ΔR <sub>191</sub>	ΔR <sub>192</sub>	ΔR <sub>193</sub>	ΔR <sub>194</sub>	ΔR <sub>195</sub>	ΔR <sub>196</sub>	ΔR <sub>197</sub>	ΔR <sub>198</sub>	ΔR <sub>199</sub>	ΔR <sub>200</sub>	ΔR <sub>201</sub>	ΔR <sub>202</sub>	ΔR <sub>203</sub>	ΔR <sub>204</sub>	ΔR <sub>205</sub>	ΔR <sub>206</sub>	ΔR <sub>207</sub>	ΔR <sub>208</sub>	ΔR <sub>209</sub>	ΔR <sub>210</sub>	ΔR <sub>211</sub>	ΔR <sub>212</sub>	ΔR <sub>213</sub>	ΔR <sub>214</sub>	ΔR <sub>215</sub>	ΔR <sub>216</sub>	ΔR <sub>217</sub>	ΔR <sub>218</sub>	ΔR <sub>219</sub>	ΔR <sub>220</sub>	ΔR <sub>221</sub>	ΔR <sub>222</sub>	ΔR <sub>223</sub>	ΔR <sub>224</sub>	ΔR <sub>225</sub>	ΔR <sub>226</sub>	ΔR <sub>227</sub>	ΔR <sub>228</sub>	ΔR <sub>229</sub>	ΔR <sub>230</sub>	ΔR <sub>231</sub>	ΔR <sub>232</sub>	ΔR <sub>233</sub>	ΔR <sub>234</sub>	ΔR <sub>235</sub>	ΔR <sub>236</sub>	ΔR <sub>237</sub>	ΔR <sub>238</sub>	ΔR <sub>239</sub>	ΔR <sub>240</sub>	ΔR <sub>241</sub>	ΔR <sub>242</sub>	ΔR <sub>243</sub>	ΔR <sub>244</sub>	ΔR <sub>245</sub>	ΔR <sub>246</sub>	ΔR <sub>247</sub>	ΔR <sub>248</sub>	ΔR <sub>249</sub>	ΔR <sub>250</sub>	ΔR <sub>251</sub>	ΔR <sub>252</sub>	ΔR <sub>253</sub>	ΔR <sub>254</sub>	ΔR <sub>255</sub>	ΔR <sub>256</sub>	ΔR <sub>257</sub>	ΔR <sub>258</sub>	ΔR <sub>259</sub>	ΔR <sub>260</sub>	ΔR <sub>261</sub>	ΔR <sub>262</sub>	ΔR <sub>263</sub>	ΔR <sub>264</sub>	ΔR <sub>265</sub>	ΔR <sub>266</sub>	ΔR <sub>267</sub>	ΔR <sub>268</sub>	ΔR <sub>269</sub>	ΔR <sub>270</sub>	ΔR <sub>271</sub>	ΔR <sub>272</sub>	ΔR <sub>273</sub>	ΔR <sub>274</sub>	ΔR <sub>275</sub>	ΔR <sub>276</sub>	ΔR <sub>277</sub>	ΔR <sub>278</sub>	Δ
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