

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
KYLE, TEXAS ACCEPTING COOL SPRINGS SUBDIVISION  
PHASE 1; 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, 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 the Cool Springs Subdivision, Phase 1. The current maintenance surety is hereby \$986,674.98 being more than 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 Cool Springs Subdivision Phase 1 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: October 12, 2017  
SUBJECT: Cool Springs Subdivision, Phase 1  
Final Acceptance

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

A final walkthrough was completed on September 20, 2017. The punch list items have been completed on the project. The street, drainage, 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. 1064573) in the amount of \$986,674.98 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.  
Perwez Moheet, Finance Dept.  
Debbie Guerra, Planning and Zoning

**ENGINEER'S CONCURRENCE  
FOR FINAL INSPECTION AND  
ENGINEERING RELEASE**

**PROJECT:**   Cool Springs Subdivision Phase I  
              2000 Block of Ranch to Market Road 150  
              Kyle, Texas 78640

**SCOPE OF WORK:**   W   X   WW   X   S/D   X   ALL   X  

**OWNER/DEVELOPER'S NAME & ADDRESS**

Lennar Homes of Texas Land and Construction, Ltd.  
12401 Research Blvd.  
Austin, Texas 78759

**CONSULTANT ENGINEER'S NAME & ADDRESS**

Tom Curran, P.E.  
Doucet + Chan  
7401B Hwy 71 West, #160  
Austin, Texas 78735

On this day 10/12/2017, I, the undersigned professional engineer made a final visual inspection of the above referenced project. I also have visited the site during construction and observed that the public subdivision improvements consisting of water & wastewater lines, streets, drainage inlets and pipes, channels and detention facilities, were constructed per the approved plans, with insignificant deviation. I, therefore, verify the adequate completion of the following items:

All streets, drainage piping system, channels, ponds, water and wastewater lines contained within the Cool Springs Subdivision Phase I Construction Plans; with the following deviations or incompletes items noted below.

1. Establish vegetation of disturbed areas, particularly along channel and within right-of-way of Cool Springs Blvd.



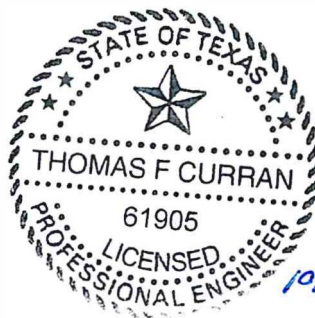
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Tom Curran, P.E.

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
61905

\_\_\_\_\_  
Texas Registration No.



**EXHIBIT B**

**MAINTENANCE BOND**

Bond No. 1064573

## 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 Nine Hundred Eighty-six Thousand Six Hundred Seventy-four And 98/100THS Dollars (\$986,674.98) 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 Cool Springs Subdivision Phase 1 PSS.

WHEREAS, the Obligee has requested the Principal to furnish a surety maintenance bond in the above mentioned penalty for the maintenance of Cool Springs Subdivision for the period of two [2] years from substantial completion

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

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said principal shall well and truly maintain the said Cool Springs Subdivision 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 29th day of August 2017

DNT Construction, LLC  
By: [Signature] (Seal)  
DEAN T. LEMME (Principal) PRESIDENT  
THE HANOVER INSURANCE COMPANY  
By: [Signature] (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.

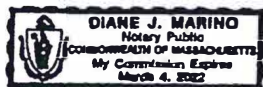
RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all 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 11th 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 Pote*  
J. Michael Pote, Vice President

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 29<sup>th</sup> day of August 2017.

**CERTIFIED COPY**

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

## Texas Complaint Notice

Commercial Lines

### 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:

1-800-343-6044

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

440 Lincoln Street  
Worcester, MA 01653

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.texas.gov>  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### 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:

1-800-343-6044

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

440 Lincoln Street  
Worcester, MA 01653

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.texas.gov>  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

### DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un  
reclamo, debe comunicarse con el agente o la com-  
pania 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.



**COOL SPRINGS SUBDIVISION PHASE I SUBDIVISION IMPROVEMENTS**  
**City as-built quantities and costs for Warranty Bond**

**ON SITE WASTEWATER IMPROVEMENTS**

1	6" PVC SDR-26 (0'-8')	571	LF	19.17	\$10,946.07
2	6" PVC SDR-26 (8'-10')	593	LF	20.66	\$12,251.38
6	8" PVC SDR-26 (0'-8')	1,682	LF	22.53	\$37,895.46
7	8" PVC SDR-26 (8'-10')	1,062	LF	23.78	\$25,254.36
8	8" PVC SDR-26 (10'-12')	417	LF	25.81	\$10,762.77
9	8" PVC SDR-26 (12'-14')	212	LF	28.12	\$5,961.44
10	8" PVC SDR-26 (14'-16')	65	LF	29.95	\$1,946.75
11	WASTEWATER MANHOLE (0'-8')	17	EA	3611.85	\$61,401.45
12	EXTRA DEPTH MANHOLE EXTENSIONS (>8')	25.5	VF	163.25	\$4,162.88
13	6" DOUBLE WW SERVICE (ALL LENGTHS)	49	EA	1432.87	\$70,210.63
14	6" SINGLE WW SERVICE (ALL LENGTHS)	2	EA	989.65	\$1,979.30
15	TRENCH SAFETY	6,837	LF	1.12	\$7,657.44
16	ROCK RIP RAP CREEK CROSSING	1	LS	2979.2	\$2,979.20
17	CLEANOUT	1	EA	632.98	\$632.98
<b>SUBTOTAL – ON SITE WASTEWATER</b>					<b>\$254,042.11</b>

**OFF SITE WASTEWATER IMPROVEMENTS**

1	10" PVC SDR-26 (0'-8')	40	LF	41.08	\$1,643.20
2	10" PVC SDR-26 (8'-10')	227	LF	27.1	\$6,151.70
3	10" PVC SDR-26 (10'- 12')	173	LF	29.35	\$5,077.55
4	10" PVC SDR-26 (12'- 14')	342	LF	31.39	\$10,735.38
5	10" PVC SDR-26 (14'- 16')	365	LF	38.64	\$14,103.60
6	WASTEWATER MANHOLE (0'-8')	7	EA	3876.44	\$27,135.08
7	EXTRA DEPTH MANHOLE EXTENSIONS (>8')	28.5	VF	163.07	\$4,647.50
8	16" BORE	101	LF	374.6	\$37,834.60
9	TIE TO EXISTING WW STUB	1	EA	963.55	\$963.55
10	TRENCH SAFETY	1,260	LF	1.12	\$1,411.20
<b>SUBTOTAL – OFF SITE WASTEWATER</b>					<b>\$109,703.36</b>

**TOTAL - WASTEWATER****\$363,745.46****STREET IMPROVEMENTS**

1	STREET EXCAVATION	40,268	SY	4.17	\$167,917.56
2	SUBGRADE PREP W/ 8" LIME	28,029	SY	7.85	\$220,027.65
3	10" COMPACTED FLEX BASE MATERIAL	17,630	SY	7.68	\$135,398.40
4	8" COMPACTED FLEX BASE MATERIAL	10,399	SY	6.32	\$65,721.68
5	2" COMPACTED HMAC PAVEMENT	7,772	SY	9.35	\$72,668.20
5A	2.5" COMPACTED HMAC PAVEMENT	13,211	SY	11.03	\$145,717.33
6	STANDARD CONCRETE CURB AND GUTTER	12,707	LF	14.41	\$183,107.87
7	RESTORATION AND REVEGETATION (ROW, Pond, Chan, Off WW)	20,947	SY	2.3	\$48,178.10
8	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS	1	LS	11172.56	\$11,172.56
9	BARRICADE	1	EA	1064	\$1,064.00
10	4' SIDEWALK	803	LF	25.27	\$20,291.81
11	5' SIDEWALK	2,591	LF	31.43	\$81,435.13
11	RAMPS	28	EA	1037.98	\$29,063.44
12	VALLEY GUTTER	3	EA	5575.36	\$16,726.08

**TOTAL - STREETS****\$1,198,489.81****DRAINAGE IMPROVEMENTS**

1	12" RCP CL III (ALL DEPTHS)	114	EA	27.34	\$3,116.76
2	18" RCP CL III (ALL DEPTHS)	1,156	LF	33.44	\$38,656.64
3	24" RCP CL III (ALL DEPTHS)	1,108	LF	43.54	\$48,242.32
4	30" RCP CL III (ALL DEPTHS)	162	EA	59.03	\$9,562.86
5	36" RCP CL III (ALL DEPTHS)	910	EA	81.59	\$74,246.90
6	42" RCP CL III (ALL DEPTHS)	106	EA	101.7	\$10,780.20
7	6-8X3 BOX CULVERT	77	LF	2114.46	\$162,813.42
8	HW FOR 6-8X3 BOX	2	EA	20825.81	\$41,651.62
9	10' STANDARD STORMWATER INLET	22	EA	4112.81	\$90,481.82
10	12" SLOPING HW	1	EA	1818.5	\$1,818.50
11	18" SLOPING HW	4	EA	2563.3	\$10,253.20
12	42" SLOPING HW	1	EA	3520.9	\$3,520.90
13	4' MANHOLE	5	EA	2504.56	\$12,522.80

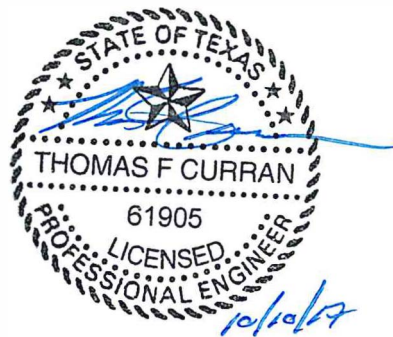
14	5' MANHOLE	1	EA	3433.73	\$3,433.73
15	6' MANHOLE	1	EA	4544.52	\$4,544.52
16	DETENTION POND	1	LS	6220.19	\$6,220.19
17	5-7x4 CULVERT POND OUTFALL STRUCTURE W/ HEADWALLS	1	LS	38452.96	\$38,452.96
18	ROCK RIP RAP	1,700	CY	69	\$117,300.00
19	CONCRETE APRON	101	SY	96.17	\$9,713.17
20	LIMESTONE WALL	1	LS	60873.5	\$60,873.50
21	CHANNEL EXCAVATION	1	LS	8931.72	\$8,931.72
22	TRENCH SAFETY	3,556	LF	1.12	\$3,982.72
<b>TOTAL -DRAINAGE</b>					<b>\$761,120.45</b>

#### GRADING

1	EROSION BLANKET	17,521	SY	5.04	\$88,305.84
<b>TOTAL – GRADING Fixed Improvements in Public ROW</b>					<b>\$88,305.84</b>

TOTAL Public Improvements for Cool Springs Phase I  
2-year Minimum 35% Maintenance Bond Amount

\$2,411,661.56  
\$844,081.55



## **EXHIBIT C**

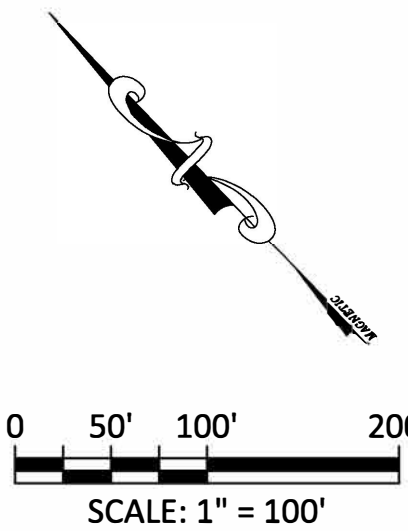
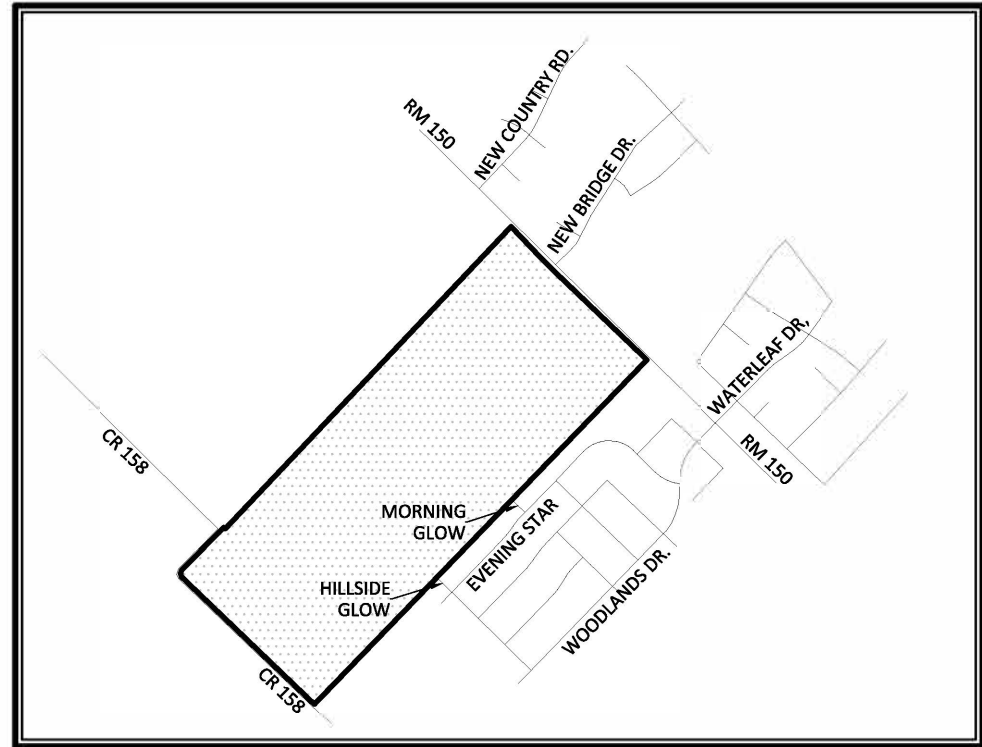
### **SUBDIVISION MAP**



COOL SPRINGS SUBDIVISION  
PHASE 1

VICINITY MAP

SCALE: 1" = 1500'

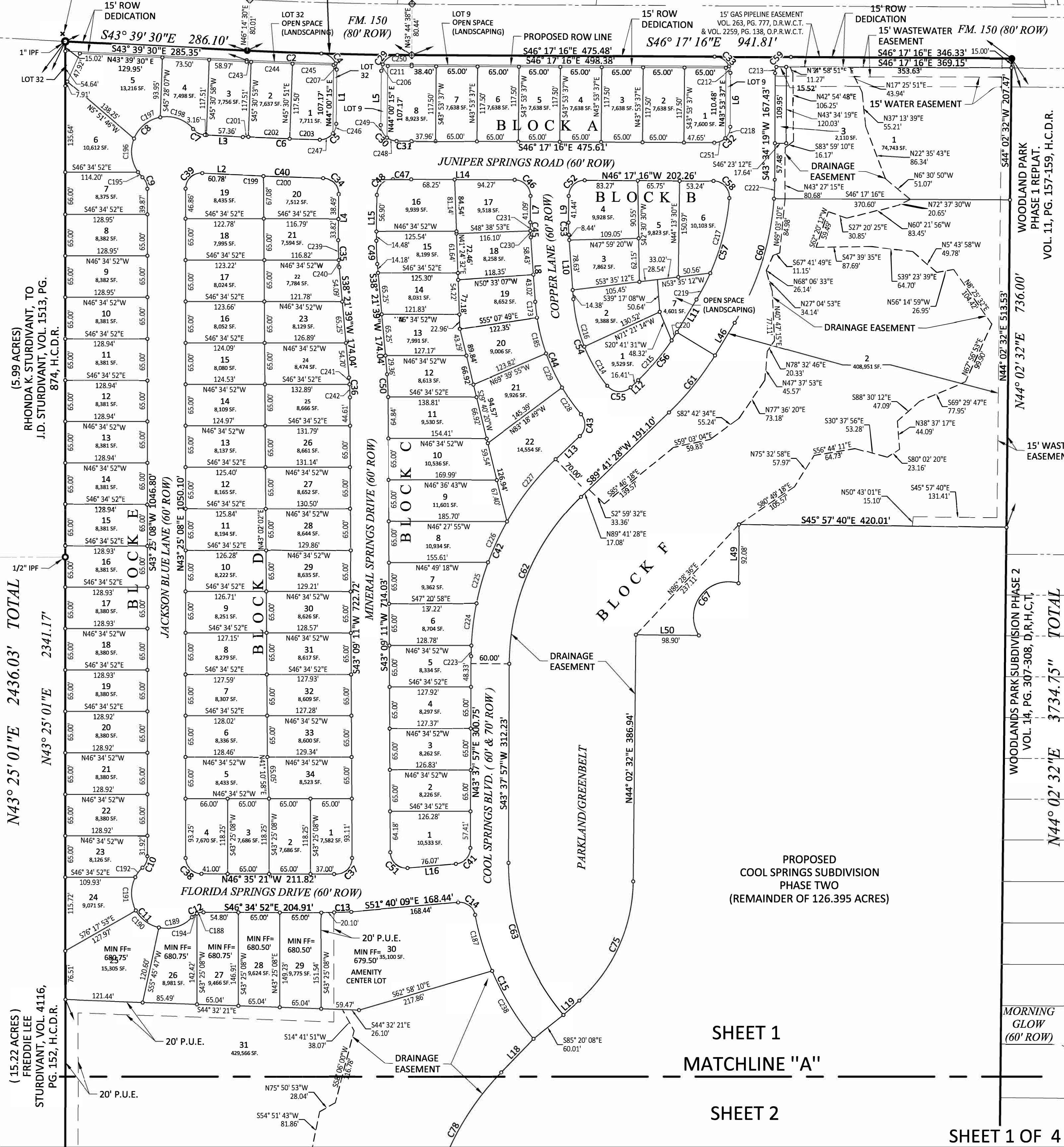


WATERLEAF SUBDIVISION  
PHASE B SECTION 2

WATERLEAF SUBDIVISION  
PHASE B SECTION 5

NEW BRIDGE DRIVE

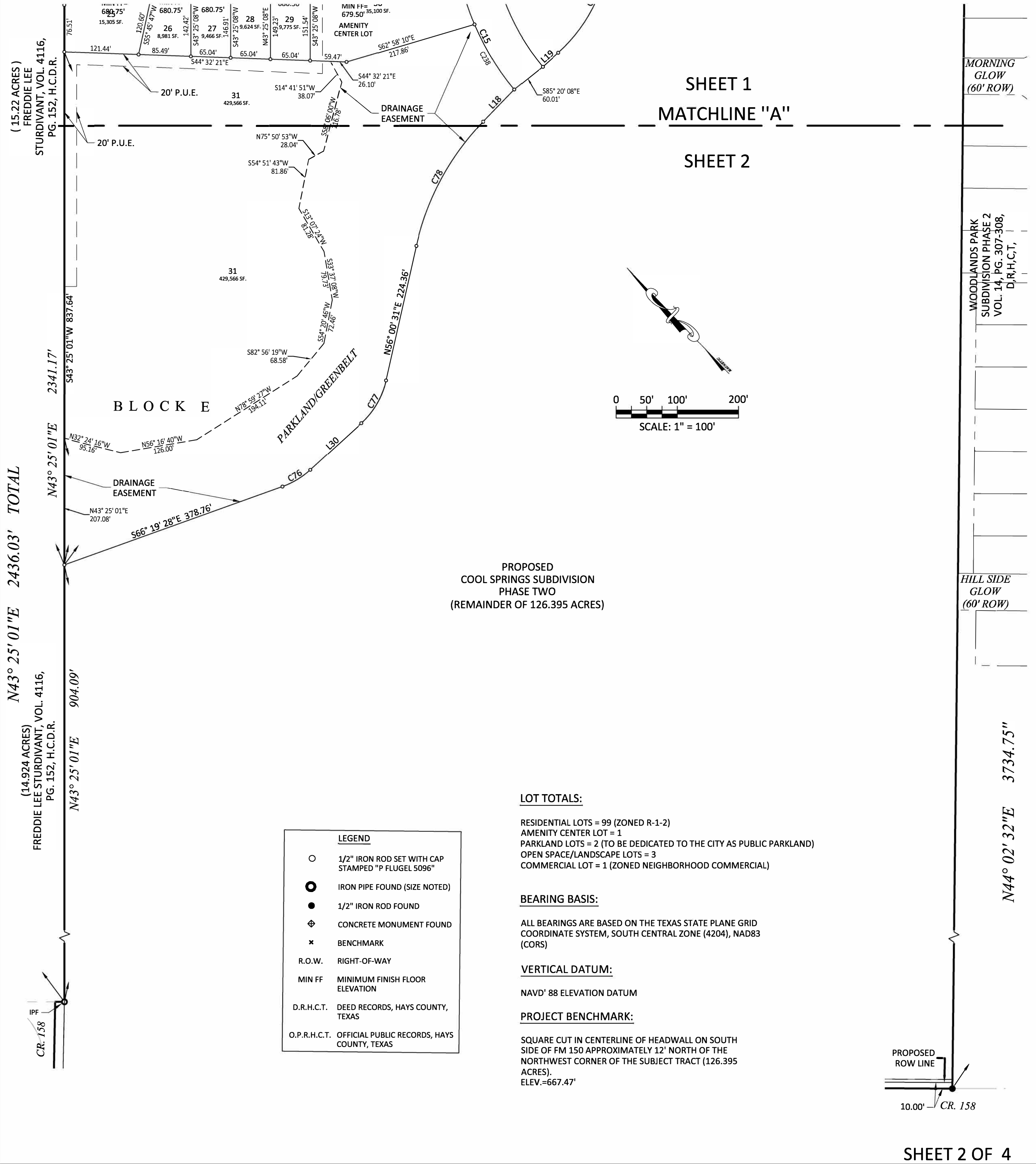
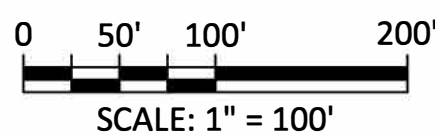
(1.15 ACRES)  
BERNARD & DIANE  
SCHMEITKOPF, VOL. 728, PG.  
40, H.C.D.R.



COOL SPRINGS SUBDIVISION  
PHASE 1

SHEET 1  
MATCHLINE "A"

SHEET 2



LOT TOTALS:

RESIDENTIAL LOTS = 99 (ZONED R-1-2)  
AMENITY CENTER LOT = 1  
PARKLAND LOTS = 2 (TO BE DEDICATED TO THE CITY AS PUBLIC PARKLAND)  
OPEN SPACE/LANDSCAPE LOTS = 3  
COMMERCIAL LOT = 1 (ZONED NEIGHBORHOOD COMMERCIAL)

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE GRID  
COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83  
(CORS)

VERTICAL DATUM:

NAVD' 88 ELEVATION DATUM

PROJECT BENCHMARK:

SQUARE CUT IN CENTERLINE OF HEADWALL ON SOUTH  
SIDE OF FM 150 APPROXIMATELY 12' NORTH OF THE  
NORTHWEST CORNER OF THE SUBJECT TRACT (126.395  
ACRES).  
ELEV.=667.47'

LEGEND	
○	1/2" IRON ROD SET WITH CAP STAMPED "P FLUGEL 5096"
●	IRON PIPE FOUND (SIZE NOTED)
●	1/2" IRON ROD FOUND
⊕	CONCRETE MONUMENT FOUND
✱	BENCHMARK
R.O.W.	RIGHT-OF-WAY
MIN FF	MINIMUM FINISH FLOOR ELEVATION
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



COOL SPRINGS SUBDIVISION  
PHASE 1

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C173	24.37	305.00	4.58	N37° 09' 32"E	24.37
C185	58.76	305.00	11.04	N29° 21' 01"E	58.67
C187	92.24	430.00	12.29	N26° 32' 00"E	92.06
C188	10.50	25.00	24.07	N58° 37' 03"W	10.43
C189	56.55	55.00	58.91	N63° 41' 32"W	54.09
C190	46.02	55.00	47.94	N10° 16' 03"W	44.69
C191	54.50	55.00	56.77	N42° 05' 16"E	52.29
C192	18.73	55.00	19.51	N80° 13' 48"E	18.64
C194	9.82	25.00	22.50	N81° 54' 08"W	9.75
C195	10.59	55.00	11.03	N2° 21' 58"E	10.57
C196	55.35	55.00	57.66	N36° 42' 32"E	53.04
C197	55.35	55.00	57.66	S85° 38' 03"E	53.04
C198	57.32	55.00	59.71	S26° 56' 54"E	54.76
C201	8.65	5904.94	0.08	S43° 47' 14"E	8.65
C202	65.00	5905.23	0.63	S44° 08' 40"E	65.00
C203	47.24	5905.23	0.46	S44° 41' 21"E	47.24
C206	10.30	25.00	23.60	S55° 48' 12"W	10.22
C207	9.86	25.00	22.60	N32° 42' 19"E	9.80
C211	45.53	5784.58	0.45	S46° 05' 16"E	45.53
C212	10.23	25.00	23.44	N31° 51' 11"E	10.16
C213	10.35	25.00	23.72	S55° 25' 52"W	10.28
C214	71.56	245.00	16.74	S13° 07' 35"W	71.31
C215	82.05	370.00	12.71	N83° 20' 18"E	81.88
C216	76.77	245.00	17.95	S30° 28' 16"W	76.46
C217	121.76	365.00	19.11	N57° 43' 50"E	121.20
C218	20.13	25.00	46.13	N66° 38' 11"E	19.59
C219	46.74	364.99	7.34	N70° 57' 23"E	46.71

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C220	15.24	370.00	2.36	N75° 48' 20"E	15.24
C222	30.00	435.00	3.95	S45° 32' 52"W	30.00
C223	16.67	430.00	2.22	N44° 44' 36"E	16.67
C224	67.40	430.00	8.98	N50° 20' 40"E	67.33
C225	66.40	430.00	8.85	N59° 15' 30"E	66.33
C226	70.65	430.00	9.41	N68° 23' 19"E	70.57
C227	124.55	430.00	16.60	N81° 23' 36"E	124.11
C228	51.39	305.00	9.65	N7° 53' 38"E	51.33
C229	59.14	305.00	11.11	N18° 16' 33"E	59.05
C230	10.13	305.00	1.90	N40° 24' 00"E	10.13
C231	13.53	305.00	2.54	N42° 37' 22"E	13.53
C238	125.24	430.00	16.69	N12° 02' 40"E	124.80
C243	7.04	5787.42	0.07	N43° 46' 52"W	7.04
C244	65.00	5787.42	0.64	N44° 08' 15"W	65.00
C245	64.62	5787.42	0.64	N44° 46' 45"W	64.62
C246	16.09	25.00	36.87	N62° 26' 21"E	15.81
C247	23.65	25.00	54.21	S72° 01' 20"E	22.78
C248	16.13	25.00	36.96	S27° 36' 24"E	15.85
C249	23.18	25.00	53.13	S17° 26' 21"W	22.36
C250	45.53	5784.58	0.45	S46° 05' 16"E	45.53
C251	19.20	25.00	44.01	S68° 17' 37"E	18.73

OWNERS DEDICATION: .

STATE OF TEXAS  
COUNTY OF HAYS

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, BEING THE OWNER OF 50.796 ACRES OF LAND, BEING A PORTION OF A 126.395 ACRES OF LAND CONVEYED IN DOCUMENT #16042270, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 50.796 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS "COOL SPRINGS SUBDIVISION, PHASE 1" , AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREET RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/ OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD TITLE

STATE OF TEXAS:  
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

GENERAL NOTES:

- NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH EASEMENT ACCESS SHALL BE PLACED OR ERECTED WITHIN UTILITY EASEMENT(S) UNLESS OTHERWISE APPROVED BY GOVERNING AUTHORITY,
- PROPERTY OWNERS SHALL ALLOW CITY ACCESS TO UTILITY EASEMENT(S) FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) IS PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND THE EASEMENT AREA FREE OF DEBRIS AND ALL TREE/BUSH RE-GROWTH. MAINTENANCE AND UPKEEP OF ALL STORM WATER FACILITIES IS THE RESPONSIBILITY OF EACH OWNER ON WHICH SUCH FACILITIES ARE LOCATED.
- OBSTRUCTIONS IN DRAINAGE EASEMENTS ARE PROHIBITED.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF KYLE.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
- ANY NEW ELECTRIC SERVICE SHALL BE UNDERGROUND.
- A FIFTEEN FOOT P.U.E. IS HEREBY DEDICATED ALONG ALL STREET R.O.W.'s, A FIVE FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF SUBDIVISION STREETS.

12. THE MINIMUM BUILDING SETBACK LINES FOR SINGLE FAMILY LOTS SHALL BE AS FOLLOWS:

FRONT SETBACK:  
20' (LOTS 4,6, AND 7, BLOCK E, LOTS 20 & 21, BLOCK D, LOTS 18 & 19, BLOCK C, AND LOTS 3 & 4, BLOCK B.)  
25' ( ALL OTHER SINGLE FAMILY LOTS )

REAR SETBACK:  
15' ( ALL SINGLE FAMILY LOTS )

SIDE SETBACK:  
7.5' ( ALL SINGLE FAMILY LOTS )

CORNER LOTS AT SIDE STREET:  
15' ( ALL SINGLE FAMILY LOTS )

STREET SIDE YARD:  
10' ( ALL SINGLE FAMILY LOTS )

13. SIGHT DISTANCE AT ALL INTERSECTIONS TO COMPLY WITH ORD. #439, ARTICLE V, SEC. 4 (m)(iv); KYLE CODE

14. CUL-DE-SACS ARE DESIGNED SO THAT STORMWATER DRAINAGE WILL BE CONTAINED WITHIN THE R.O.W. OF THE CUL-DE-SAC.

15. SUBDIVISION COMPLIES WITH THE CITY OF KYLE ROADWAY PLAN.

16. PARKLAND DEDICATION AND DEVELOPMENT FEE REQUIREMENTS HAVE BEEN MET THROUGH DEDICATION AND DEVELOPMENT OF A PUBLIC PARK WITH LOT 31, BLOCK E, & LOT 2, BLOCK F, TO BE DEDICATED TO THE CITY OF KYLE, IN ACCORDANCE WITH THE COOL SPRINGS DEVELOPMENT AGREEMENT WITH THE CITY.

17. THERE WILL BE NO DRIVEWAY ENTRANCE OR EXIT ONTO COOL SPRINGS BLVD FROM ANY SINGLE FAMILY LOT. THOSE LOTS WITH DOUBLE FRONTAGE OR CORNER LOTS WILL BE PROVIDED ACCESS FROM ANOTHER STREET.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS }  
COUNTY OF HAYS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY, 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.

PAUL J. FLUGEL, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5096  
FLUGEL LAND SURVEYING FIRM NO. 10193837  
2007 S. 1ST. ST., STE 103  
AUSTIN, TX 78704  
(512)394-1900

COOL SPRINGS SUBDIVISION  
PHASE 1

ENGINEER'S CERTIFICATION:

STATE OF TEXAS }  
COUNTY OF HAYS }

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

THOMAS CURRAN, P.E. #61905 DATE  
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS  
DOUCET + CHAN  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TEXAS 78735  
(512) 583-2600  
(512) 583-2601 (FAX)

REVIEWED BY CITY ENGINEER:

NAME: LEON BARBA DATE:  
CITY OF KYLE ENGINEER

REVIEWED BY DIRECTOR OF PUBLIC WORKS :

NAME: HARPER WILDER  
DIRECTOR OF PUBLIC WORKS

PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS  
COUNTY OF HAYS

THIS FINAL PLAT HAS BEEN SUBMITTED 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

CHAIRPERSON

COUNTY CLERK CERTIFICATION

STATE OF TEXAS  
COUNTY OF HAYS

KNOWN ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, CLERK OF HAYS COUNTY COURT, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS OF IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_ A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET \_\_\_\_ PAGE(S) \_\_\_\_\_  
WITNESS MY HAND AND SEAL OF OFFICE, OF THE 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.

NAME: LIZ GONZALES  
COUNTY CLERK HAYS COUNTY, TEXAS

ENGINEER:

OWNER/DEVELOPER:

LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION, LTD  
12401 RESEARCH BLVD. BLDG 1 STE 300  
AUSTIN, TX 78759

THOMAS CURRAN, P.E. #61905  
DOUCET + CHAN  
7401B HIGHWAY 71 WEST, STE 160  
AUSTIN, TX 78735  
512.583.2600  
512.583.2601 (FAX)

SURVEYOR:

PAUL J. FLUGEL, RPLS #5096  
FLUGEL LAND SURVEYING  
2007 S. 1ST ST., STE 103  
AUSTIN, TX 78704  
(512)394-1900

UTILITIES:

WATER: COUNTY LINE SPECIAL UTILITY DISTRICT  
WASTEWATER: CITY OF KYLE  
ELECTRIC: PEDERNALES ELECTRIC CO-OP  
PHONE: VERIZON  
GAS: CENTER POINT