

PLUM CREEK PHASE II,
NORTHWEST BUSINESS PARK – FINAL PLAT
FOR REVIEW ONLY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 610 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 3.551 ACRES TRACT OF LAND IN THE M.M. McCARVER LEAGUE NO. 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 14.42 ACRE TRACT OF LAND DESIGNATED AS TRACT TWO AND DESCRIBED IN THE DEED TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 170, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 3.551 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE II, NORTHWEST BUSINESS PARK** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCOP GP, LLC, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PCOP GP, LLC, GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER
A TEXAS CORPORATION

BY: _____
MYRA J. GOEPP, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPP, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____,

BY: _____
NOTARY PUBLIC

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 NO. _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 20____, A.D.

FILED FOR RECORD AT _____ O'CLOCK __.M. THIS THE _____ DAY OF _____, 20____, A.D.

BY: _____
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE II, NORTHWEST BUSINESS PARK) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE II, NORTHWEST BUSINESS PARK) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

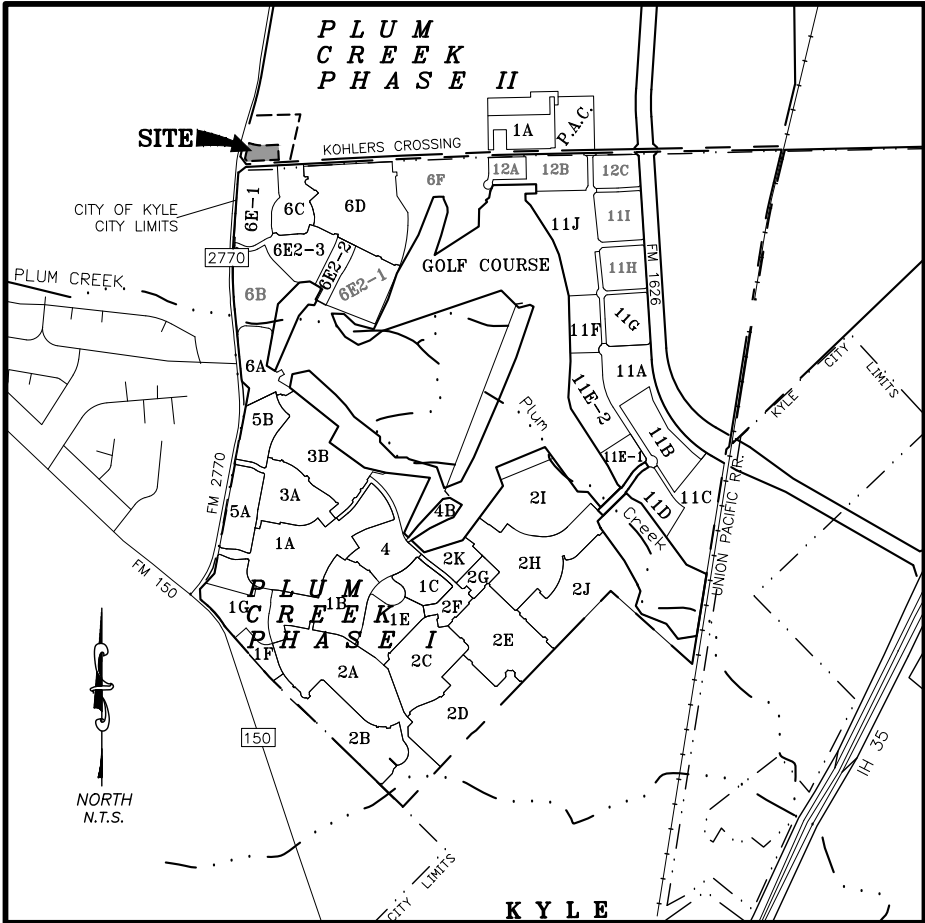
I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

BY: _____
LAWRENCE M. HANRAHAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 58474 – STATE OF TEXAS
TBPE FIRM NO. F-15581
CIVILE LLC
8200 N. MOPAC EXPY., SUITE 250
AUSTIN, TEXAS 78759
512-402-6878

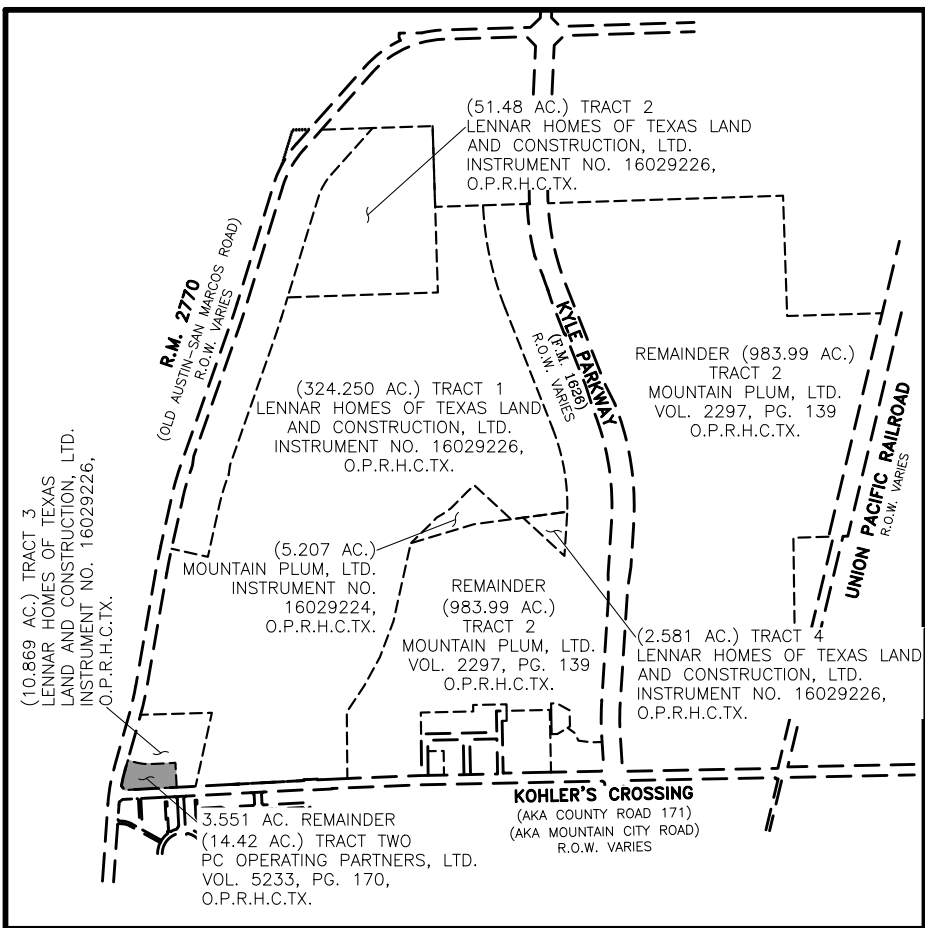
STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 – STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

NOTES:

- TOTAL ACREAGE: 3.551 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
- TOTAL NUMBER OF LOTS: 1
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. PLANNED UNIT DEVELOPMENT & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
- SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1, BLOCK A.
- NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
- ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
- ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
- THE OWNER OF LOT 1, BLOCK A IS REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1, BLOCK A TO THE CITY OF KYLE, PLUM CREEK OPERATING PARTNERS, AND, IF NOT THE SAME PARTIES AS ARE IN PLUM CREEK OPERATING PARTNERS, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE
- THE UTILITY EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS RECORDED IN DOCUMENT NO. 9918596, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS MAY AFFECT THE SUBJECT LOT 1, BLOCK A, (CANNOT BE PLOTTED DUE TO AN AMBIGUOUS DESCRIPTION.)
- THIS PLAT IS IN COMPLIANCE WITH ORD. 296-2, PERIMETER ROAD FEE AND PLUM CREEK ADDENDUM NO. 1, SECTION 1. NO ADDITIONAL RIGHT-OF-WAY OR PERIMETER ROAD FEE IS REQUIRED.
- THIS TRACT OF LAND IS WHOLLY WITHIN THE M. M. MCCARVER LEAGUE NO. 4, A-10, AS DETERMINED BY ITS CHAIN OF TITLE AND ON-THE-GROUND SURVEYS.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS, MAP NO. 48209C-0270F, CITY OF KYLE COMMUNITY NO. 481108, AND REVISED SEPTEMBER 2, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BENCHMARK LIST: – DATUM – NAVD88

BENCHMARK 020905-07:
SQUARE SET ON THE PLUM CREEK SIGN
AT THE SOUTHEAST INTERSECTION OF
KOHLER'S CROSSING AND R.M. 2770,
BEARING S 10°59'04" W, 132.99 FEET
FROM THE SOUTHERLY SOUTHWEST CORNER
OF THE SUBJECT LOT SHOWN HEREON.
ELEVATION=798.91'

PUBLIC UTILITY INFORMATION:

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER:

CITY OF KYLE
100 W. CENTER ST.
KYLE, TEXAS 78640

WASTEWATER:

CITY OF KYLE
100 W. CENTER ST.
KYLE, TEXAS 78640

FILE: P:\005549 – Plum Creek\005549-00-001 (SUR)\Survey__Ph2\Work__Plats\Plum-Ph2_Area 14 Final Plat.dwg			
DATE: 02-07-17	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=80'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1184	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 2

FINAL PLAT
PLUM CREEK PHASE II,
NORTHWEST BUSINESS PARK
HAYS COUNTY, TEXAS

PLUM CREEK PHASE II,
NORTHWEST BUSINESS PARK – FINAL PLAT
FOR REVIEW ONLY



JUNE, 2017
HAYS COUNTY, TEXAS

LEGEND

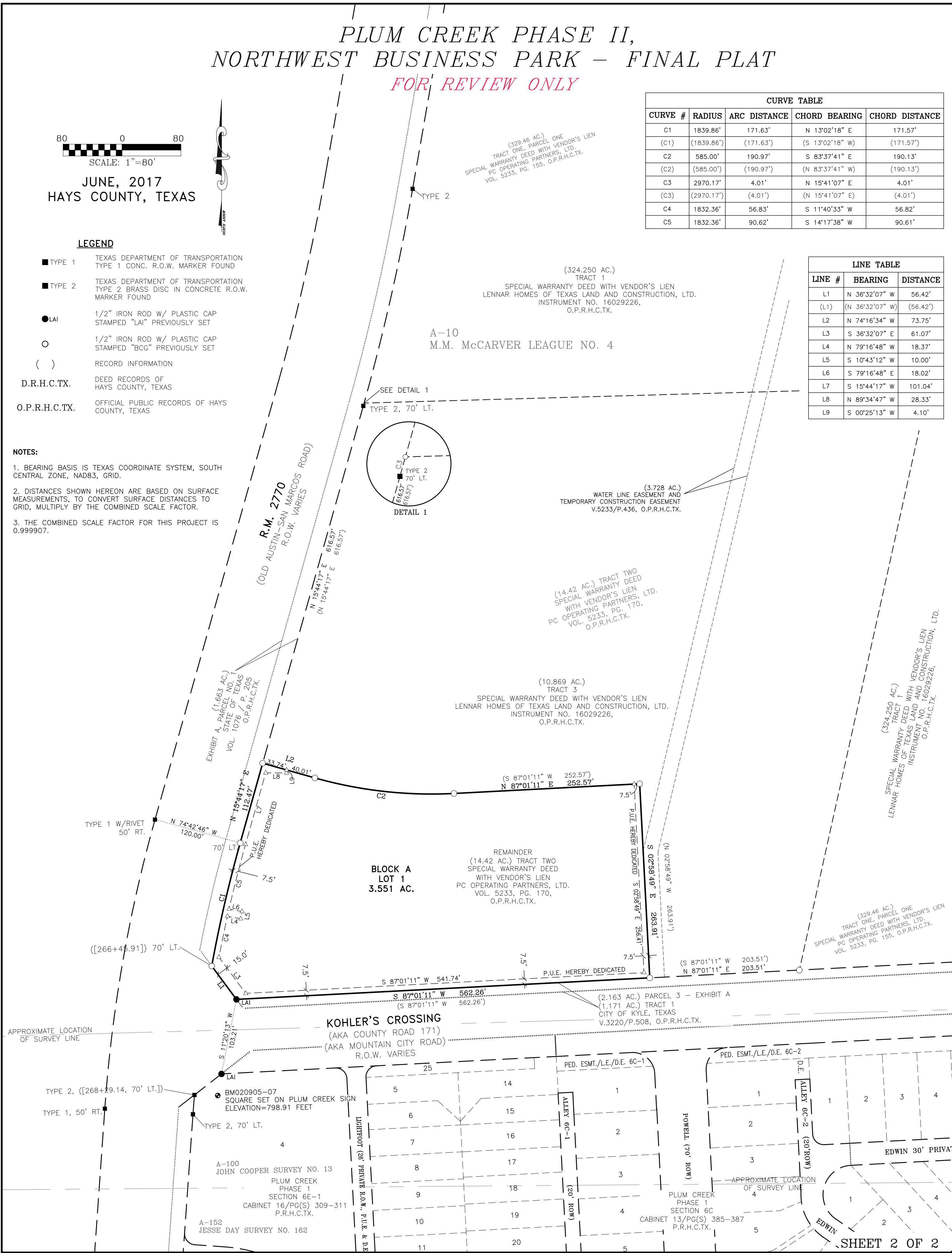
- TYPE 1 TEXAS DEPARTMENT OF TRANSPORTATION
TYPE 1 CONC. R.O.W. MARKER FOUND
- TYPE 2 TEXAS DEPARTMENT OF TRANSPORTATION
TYPE 2 BRASS DISC IN CONCRETE R.O.W.
MARKER FOUND
- LAI 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "LAI" PREVIOUSLY SET
- O 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BCG" PREVIOUSLY SET
- () RECORD INFORMATION
- D.R.H.C.TX. DEED RECORDS OF
HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS

NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH
CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE
MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO
GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS
0.999907.

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1839.86'	171.63'	N 13°02'18" E	171.57'
(C1)	(1839.86')	(171.63')	(S 13°02'18" W)	(171.57')
C2	585.00'	190.97'	S 83°37'41" E	190.13'
(C2)	(585.00')	(190.97')	(N 83°37'41" W)	(190.13')
C3	2970.17'	4.01'	N 15°41'07" E	4.01'
(C3)	(2970.17')	(4.01')	(N 15°41'07" E)	(4.01')
C4	1832.36'	56.83'	S 11°40'33" W	56.82'
C5	1832.36'	90.62'	S 14°17'38" W	90.61'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 36°32'07" W	56.42'
(L1)	(N 36°32'07" W)	(56.42')
L2	N 74°16'34" W	73.75'
L3	S 36°32'07" E	61.07'
L4	N 79°16'48" W	18.37'
L5	S 10°43'12" W	10.00'
L6	S 79°16'48" E	18.02'
L7	S 15°44'17" W	101.04'
L8	N 89°34'47" W	28.33'
L9	S 00°25'13" W	4.10'



FILE: P:\005549 - Plum Creek\005549-00-001 (SUR)\Survey\Ph2\Work\Plots\Plum-Ph2_Area 14 Final Plat.dwg			
DATE: 02-07-17	DRAWN BY: EN	CREW: MK, CAF	
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