

REPLAT OF PLUM CREEK PHASE I, SECTION 11G FINAL PLAT

STATE OF TEXAS §
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4040 BROADWAY, SUITE 501, SAN ANTONIO, TEXAS 78209, BEING THE OWNER OF 6.789 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK A, PLUM CREEK PHASE I, SECTION 11G, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 18, PAGES 292-294, PLAT RECORDS OF HAYS COUNTY, TEXAS; DORMAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND PLUM BIZ INVESTMENT, INC., A TEXAS CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4640 SOUTH FM 1626, KYLE, TEXAS 78640, BEING THE OWNER OF 2.173 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS; BEING ALL OF LOT 2, BLOCK A, PLUM CREEK PHASE I, SECTION 11G, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 18, PAGES 292-294, PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED IN THE DEED OF RECORD IN VOLUME 5282, PAGE 177, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 6.789 ACRES AND SAID 2.173 ACRES, CONTAINING A TOTAL OF 8.962 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **REPLAT OF PLUM CREEK PHASE I, SECTION 11G** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCDP GENERAL PARTNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBERS/MANAGERS, _____, AND _____, AND WHEREOF THE SAID DORMAN PROPERTIES, LLC AND PLUM BIZ INVESTMENT, INC., OWNERS, HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBERS/MANAGERS, _____, AND _____, THEREUNTO DULY AUTHORIZED.

PLUM CREEK DEVELOPMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP BY: PCDP GENERAL PARTNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____	DORMAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____ BY: _____, A MEMBER/MANAGER ITS: _____	PLUM BIZ INVESTMENT, INC., A TEXAS CORPORATION BY: _____ ITS: _____
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STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF PCDP GENERAL PARTNER, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF PCDP GENERAL PARTNER, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF PCDP GENERAL PARTNER, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF DORMAN PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF DORMAN PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF DORMAN PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, MANAGER OF PLUM BIZ INVESTMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:
THAT, LIZ 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 GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

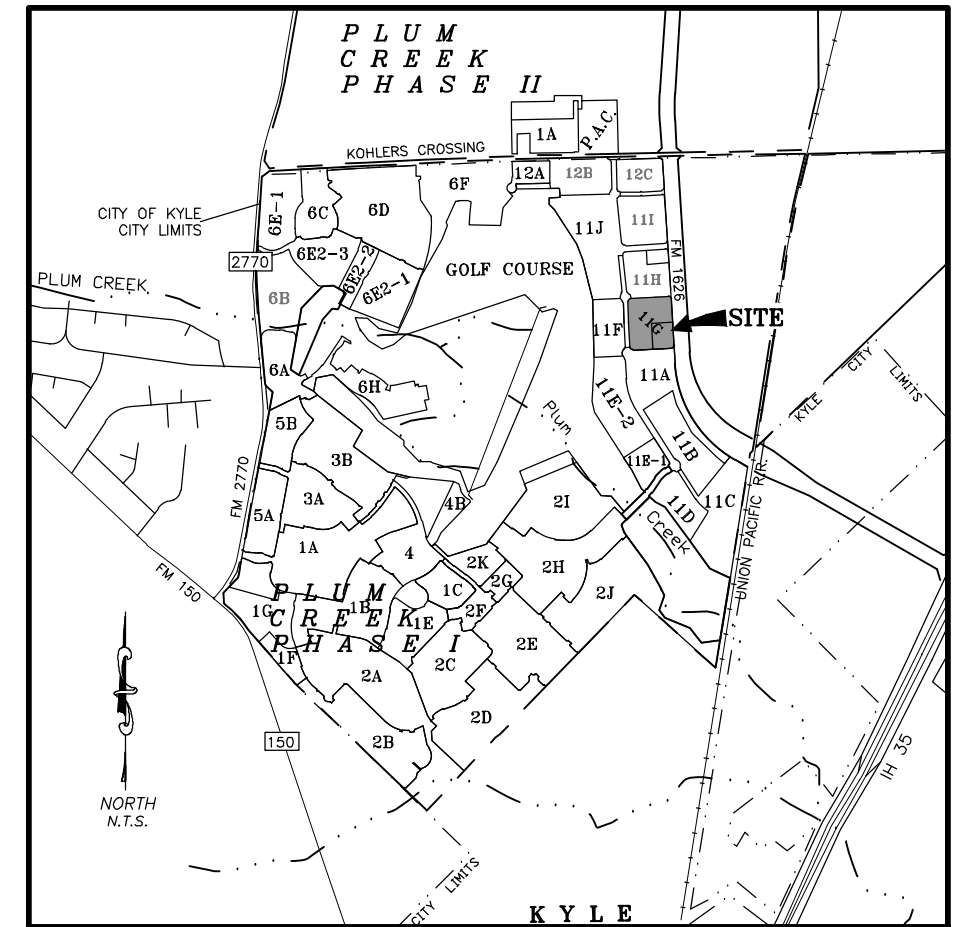
I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

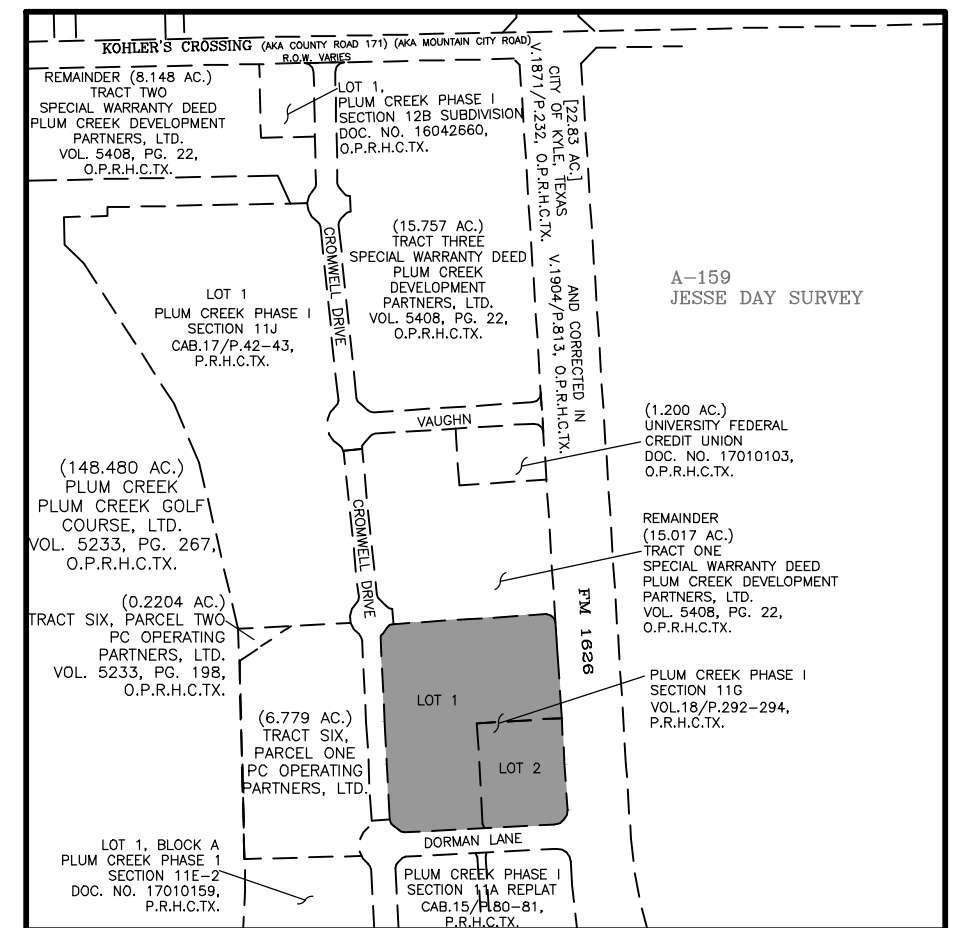
THIS PLAT (REPLAT OF PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ATTEST:
SECRETARY



LOCATION MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 500'

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 S. CAPITAL OF TEXAS HWY, SUITE 220
AUSTIN, TEXAS 78746
512-327-1180

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

REVIEWED BY: _____ DATE _____
CITY ENGINEER _____ DATE _____
REVIEWED BY: _____ DATE _____
DIRECTOR OF PUBLIC WORKS _____ DATE _____

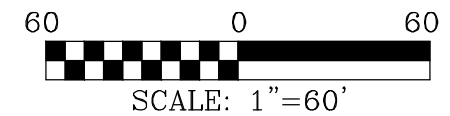
FILE: P:\005549 - Plum Creek\005549-00-001			
(SUR)\Survey\Ph1\Section-11G\Sec-11G\Plat\Plum-11G_Replat			
DATE: 06-28-17	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1189	
NO.	REVISION	BY	DATE



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

FINAL PLAT
REPLAT OF PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS

REPLAT OF PLUM CREEK PHASE I, SECTION 11G FINAL PLAT



FEBRUARY 2018
HAYS COUNTY, TEXAS

LEGEND

- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- ⊙ MAG-NAIL W/WASHER STAMPED "BCG" SET
- △ CALCULATED POINT
- RLS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "RANGER LAND SURVEYING" FOUND
- BENCHMARK
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- () RECORD INFORMATION
- P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT

LAI BM100801-01:
CORNER OF A CONCRETE HEADWALL,
ALONG THE EAST R.O.W. OF F.M. 1626,
APPROXIMATELY 350 FEET NORTH OF THE
INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.72 FEET (NAVD88)

KYLE PARKWAY
(F.M. 1626)
(R.O.W. VARIES)

(22.83 ACRES)
CITY OF KYLE, TEXAS
V.1871/P.232, O.P.R.H.C.TX.
AND CORRECTED IN
V.1904/P.813, O.P.R.H.C.TX.

(22.83 ACRES) EXHIBIT B
DEDICATION OF PUBLIC
RIGHT-OF-WAY
V.4122/P.67, O.P.R.H.C.TX.

PLUM CREEK PHASE I
SECTION 11J
SUBDIVISION
CAB.17/P.42-43,
P.R.H.C.TX.

BLOCK A
LOT 1

FUTURE SECTION 11H

REMAINDER
(15.017 AC.)
TRACT ONE
SPECIAL WARRANTY DEED
PLUM CREEK DEVELOPMENT PARTNERS, LTD.
VOL. 5408, PG. 22,
O.P.R.H.C.TX.

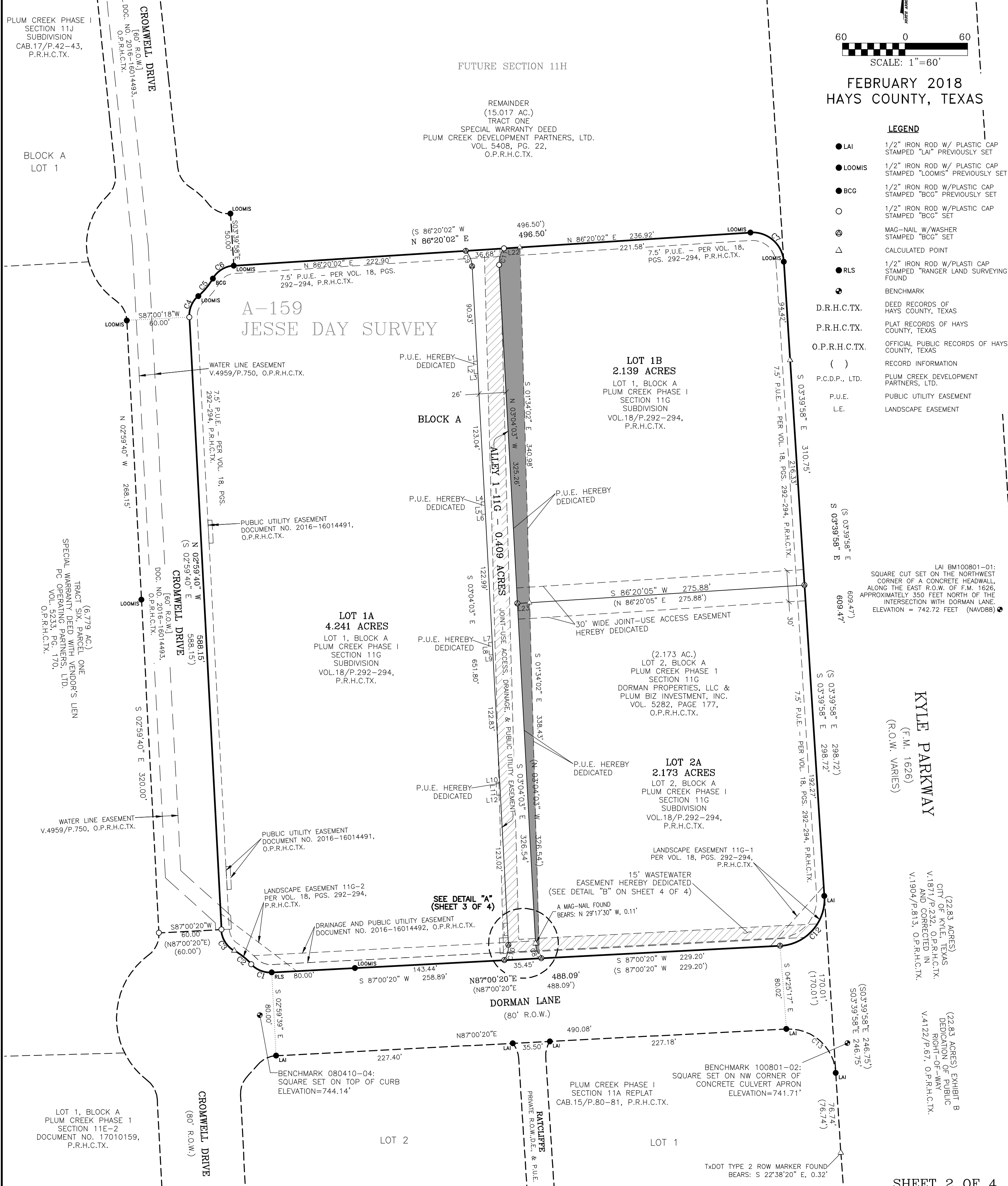
A-159
JESSE DAY SURVEY

LOT 1B
2.139 ACRES
LOT 1, BLOCK A
PLUM CREEK PHASE I
SECTION 11G
SUBDIVISION
VOL.18/P.292-294,
P.R.H.C.TX.

LOT 1A
4.241 ACRES
LOT 1, BLOCK A
PLUM CREEK PHASE I
SECTION 11G
SUBDIVISION
VOL.18/P.292-294,
P.R.H.C.TX.

LOT 2A
2.173 ACRES
LOT 2, BLOCK A
PLUM CREEK PHASE I
SECTION 11G
SUBDIVISION
VOL.18/P.292-294,
P.R.H.C.TX.

DORMAN LANE
(80' R.O.W.)



FILE: P:\005549 - Plum Creek\005549-00-001			
(SUR) Survey\Ph1\Section-11\Sec-11G\Plat\Plum-11G_Replat			
DATE: 06-28-17	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1189	
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FINAL PLAT
REPLAT OF PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS

SHEET 2 OF 4

REPLAT OF PLUM CREEK PHASE I, SECTION 11G FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	21.58'	S 68°15'55" E	20.92'
C2	75.00'	21.06'	N 51°34'54" W	20.99'
C3	25.00'	24.71'	S 31°18'39" E	23.72'
C4	25.00'	22.83'	S 23°10'14" W	22.05'
C5	65.00'	21.84'	N 39°42'34" E	21.74'
C6	25.00'	24.54'	S 58°12'31" W	23.57'
C7	30.00'	47.12'	N 48°39'58" W	42.43'
C8	24.50'	15.47'	S 21°11'51" E	15.21'
C9	24.50'	16.38'	N 22°13'19" W	16.08'
C10	24.50'	15.42'	N 15°03'45" E	15.16'
C11	24.50'	16.81'	S 16°05'13" W	16.48'
C12	45.00'	71.21'	S 41°40'11" W	64.01'
C13	24.50'	8.06'	N 06°27'47" E	8.03'
C14	24.50'	7.35'	N 24°29'21" E	7.33'
C15	24.09'	12.11'	S 17°21'23" E	11.98'
C16	24.09'	3.39'	S 35°46'58" E	3.38'
C17	45.00'	18.31'	S 43°34'59" W	18.19'
C18	45.00'	24.95'	N 71°07'27" E	24.63'
C19	45.00'	27.95'	N 14°07'44" E	27.50'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 86°53'14" E	3.50'
L2	N 03°06'46" W	12.00'
L3	S 86°53'14" W	3.49'
L4	N 86°53'14" E	3.50'
L5	N 03°06'46" W	12.00'
L6	S 86°53'14" W	3.49'
L7	N 86°53'14" E	3.50'
L8	N 03°06'46" W	12.00'
L9	S 86°53'14" W	3.49'
L10	N 86°53'14" E	3.50'
L11	N 03°06'46" W	12.00'
L12	S 86°53'14" W	3.49'
L13	N 86°53'14" E	3.50'
L14	N 03°06'46" W	12.00'
L15	S 86°53'14" W	3.50'
L16	S 87°00'20" W	8.48'
L17	S 02°59'40" E	15.00'
L18	S 87°00'20" W	7.18'
L19	S 03°06'46" E	12.00'
L20	S 03°06'46" E	1.90'
L21	S 03°06'46" E	7.08'
L22	N 86°20'02" E	15.33'
L22	N 86°20'02" E	15.33'
L23	S 86°20'05" W	11.82'

NOTES:

1. TOTAL ACREAGE: 8.962 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES. THE TOTAL AREA OF PRIVATE STREET RIGHT-OF-WAY (ALLEY) TO BE DEDICATED IN THIS SUBDIVISION IS 0.409 ACRES.
3. TOTAL NUMBER OF LOTS: 3
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1A, LOT 1B, AND LOT 2A, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1A, LOT 1B, AND LOT 2A, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1A, LOT 1B, AND LOT 2A, BLOCK A. 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.
6. 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.
7. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. 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. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHTS OF WAY TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
9. THE OWNER OF LOT 1A, LOT 1B, AND LOT 2A, BLOCK A ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1A, LOT 1B, AND LOT 2A, BLOCK A TO THE CITY OF KYLE, PCDP, AND, IF NOT THE SAME PARTIES AS ARE IN PCDP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1A, LOT 1B, AND LOT 2A, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1A, LOT 1B, AND LOT 2A, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE
11. THE LOTS SHALL BE ALLOWED TO UTILIZE MFR PARKING WHEN THE STRUCTURES ARE USED AS RENTAL PRODUCTS ON A SINGLE LOT (A SINGLE RESIDENTIAL OPERATION), BUT IF AND WHEN THE STRUCTURES ARE EITHER (1) SUBDIVIDED ONTO THEIR OWN LOTS OR (2) SOLD CONDOMINIUM FOR PRIVATE OCCUPANCY (MULTIPLE SINGLE OPERATIONS), THEN THE PARKING FOR EACH DWELLING NEEDS TO MEET THE CITY'S STANDARD FOR SFR.

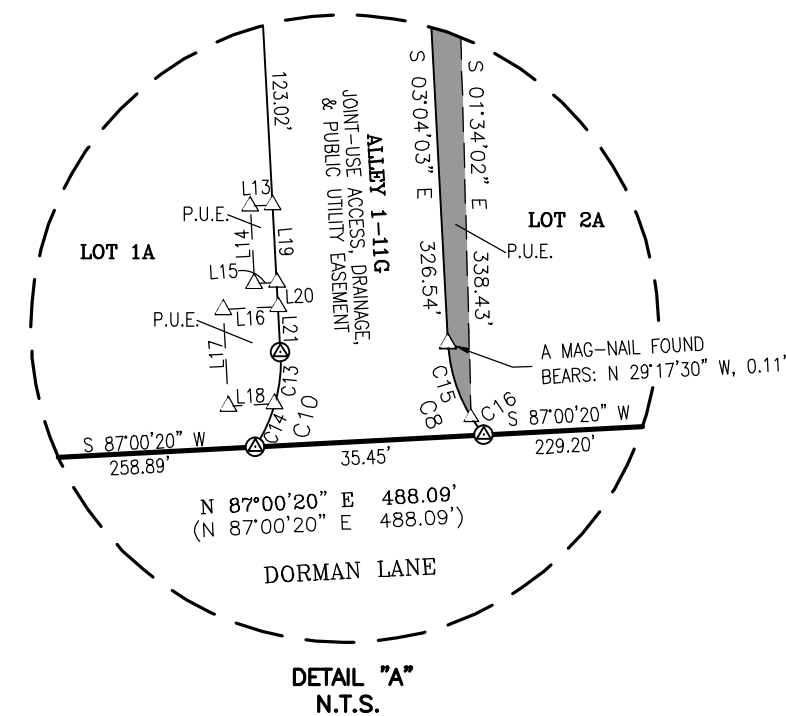
FLOOD NOTE:

THIS SUBDIVISION (REPLAT OF PLUM CREEK PHASE I, SECTION 11G) 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, CITY OF KYLE COMMUNITY NO. 481108, MAP NUMBER 48209C 0290F, EFFECTIVE DATE 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).

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999907.



BENCHMARK LIST: - DATUM - NAVD88

LAI BM100801-01:
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH OF THE INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.72 FEET

BENCHMARK 080410-01:
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.
ELEVATION=776.53 FEET

BENCHMARK 100801-02:
SQUARE SET ON NW CORNER OF CONCRETE CULVERT APRON
ELEVATION=741.71'

BENCHMARK 080410-03:
MAG-NAIL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND KYLE PARKWAY.
ELEVATION=760.14 FEET

BENCHMARK 080410-04:
SQUARE SET ON TOP OF CURB
ELEVATION=744.14'

FILE: P:\005549 - Plum Creek\005549-00-001			
(SUR)\Survey\Ph1\Section-11\Sec-11G\Plat\Plum-11G_Replat			
DATE: 06-28-17	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1189	
NO.	REVISION	BY	DATE

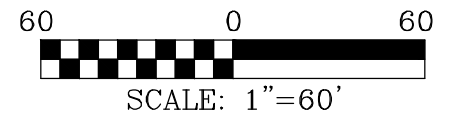
Bowman

CONSULTING

Bowman Consulting Group, Ltd.
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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

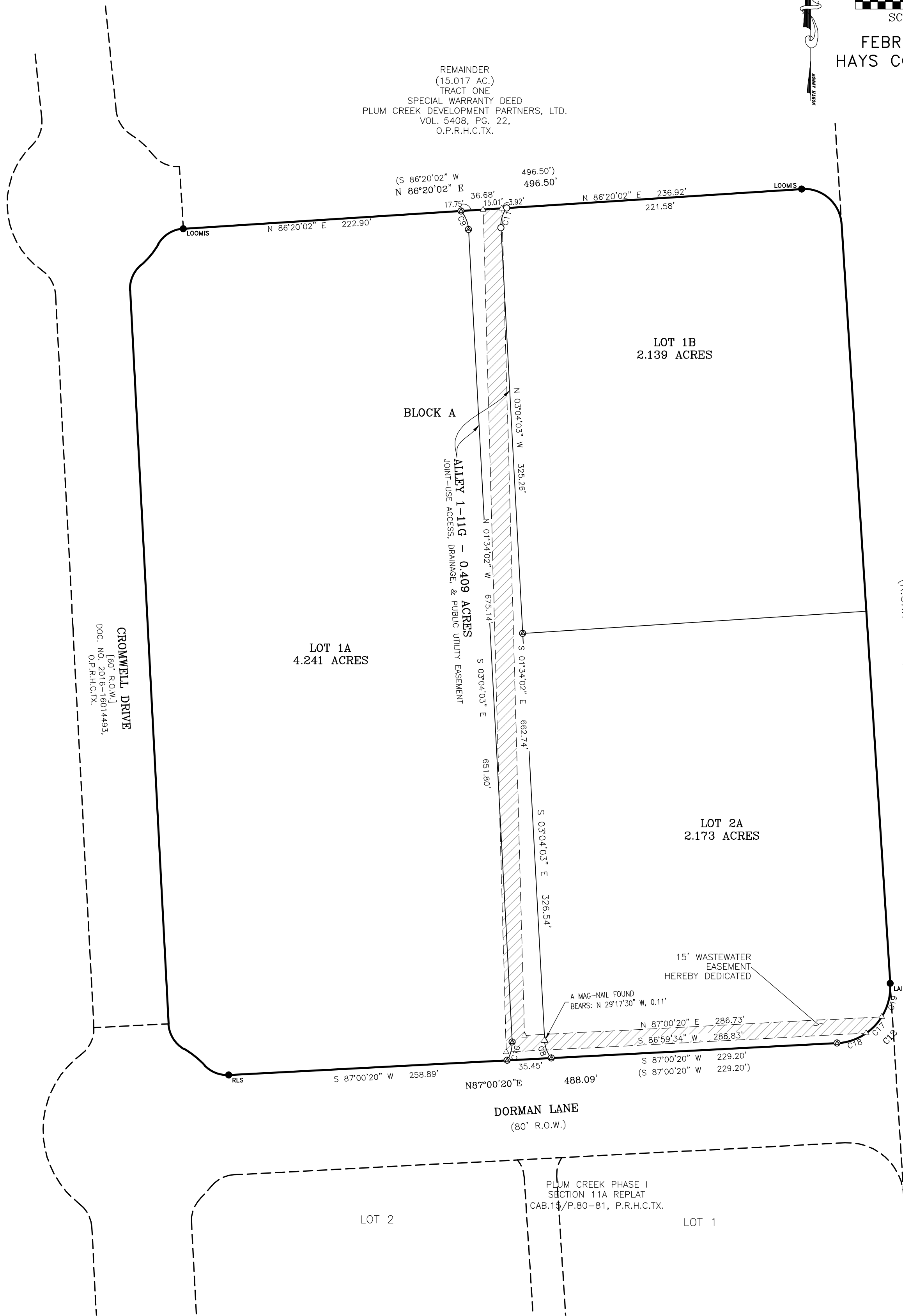
FINAL PLAT
REPLAT OF PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS

REPLAT OF PLUM CREEK PHASE I, SECTION 11G FINAL PLAT



FEBRUARY 2018
HAYS COUNTY, TEXAS

REMAINDER
(15,017 AC.)
TRACT ONE
SPECIAL WARRANTY DEED
PLUM CREEK DEVELOPMENT PARTNERS, LTD.
VOL. 5408, PG. 22,
O.P.R.H.C.TX.



CROMWELL DRIVE
[60' R.O.W.]
DOC. NO. 2016-16014493,
O.P.R.H.C.TX.

KYLE PARKWAY
(F.M. 1626)
(R.O.W. VARIES)

15' WASTEWATER
EASEMENT
HEREBY DEDICATED

A MAG-NAIL FOUND
BEARS: N 29°17'30" W, 0.11'

N 87°00'20" E 286.73'
S 86°59'34" W 288.83'

S 87°00'20" W 229.20'
(S 87°00'20" W 229.20')

DORMAN LANE
(80' R.O.W.)

PLUM CREEK PHASE I
SECTION 11A REPLAT
CAB. 11/P.80-81, P.R.H.C.TX.

DETAIL "B"
1" = 60'

FILE: P:\005549 - Plum Creek\005549-00-001			
(SUR)\Survey\Ph1\Section-11\Sec-11G\Plat\Plum-11G_Replat			
DATE: 06-28-17	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1189	
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
REPLAT OF PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS