

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER BY GOFORTH SPECIAL UTILITY DISTRICT. ELECTRIC SERVICE WILL BE PROVIDED BY PERDENALES ELECTRIC CO.-OP. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM. SEWER SERVICES FOR THIS SUBDIVISION ARE BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY WITHIN THIS SUBDIVISION.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- A PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN, ZONE "AE", AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 48209C0291F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- PERMANENT AND STABLE MONUMENTATION WAS FOUND OR SET FOR ALL CORNERS ON THE OUTER BOUNDARY OF THIS PLAT. UPON COMPLETION OF UTILITY INSTALLATIONS AND STREET CONSTRUCTION, OR AS THE CITY ENGINEER MAY REQUIRE, PROPERTY CORNERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "HMT" WHERE PRACTICAL. OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- THIS SUBDIVISION CONTAINS 2 LOTS WITH THE AVERAGE SIZE OF EACH LOT BEING 1.0 ACRE. THE TWO (2) LOTS ARE WITHIN THE SIZE CATEGORY OF LARGER THAN 1.00 ACRE AND SMALLER THAN 2.0 ACRES.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- LOT 2 SHALL RETAIN AN EASEMENT FOR INGRESS AND EGRESS ALONG THE GRAVEL ROAD NOW IN PLACE FROM WINDY HILL ROAD OVER TO LOT 1 JUST EAST OF THE PROPERTY. THIS EASEMENT SHALL TERMINATE WHEN AND IF THE LAND BENEFITED BY SUCH EASEMENT EVER CEASES BEING USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES; THE EASEMENT SHALL BE USED IN CONNECTION WITH ONLY ONE RESIDENCE. THE OWNER OF THE LOT 2 MAY AT ANY TIME MOVE THE EASEMENT SO AS TO BE ADJACENT TO THE NORTHEAST LINE OF THE PROPERTY, PROVIDED THAT, PRIOR TO THE RELINQUISHMENT OF THE PRESENT ROADWAY AND EASEMENT, LOT 2, ITS SUCCESSORS OR ASSIGNS, CONSTRUCTS A ROAD OF THE SAME OR BETTER QUALITY ALONG THE COURSE OF THE NEW EASEMENT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STATE OF TEXAS  
COUNTY OF HAYS

I, THOMAS LEMMAN, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL CIPRES, LOT 2, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

THOMAS LEMMAN  
2301 WINDY HILL ROAD  
KYLE, TEXAS 78640

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOUGLAS B. COTTLE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

DOUGLAS B. COTTLE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149  
410 N. SEGUIN NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED JANUARY 3, 2018

**HMT**  
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS 78130  
WWW.HMTNB.COM  
PH: (830)625-8555  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

FINAL SUBDIVISION PLAT:  
EL CIPRES SUBDIVISION,  
BLOCK A, LOTS 1 & 2

KYLE, TEXAS

CITY OF KYLE

JAN 03 2018

PLANNING DEPARTMENT



SCALE: 1"=50'

- LEGEND:
- = FND 1/2" IRON PIN
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
  - B.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - M.P.R.H.C.T. = MAP AND PLAT RECORDS, HAYS COUNTY, TEXAS
  - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE

OWNER: THOMAS & THERESA LEMMAN  
ADDRESS: P.O. BOX 1586, BUDA, TEXAS 78610  
PHONE: 512-295-4171 FAX: 512-295-8141

ACREAGE: 1.0001  
SURVEY: JESSE B. FAVES SURVEY, ABSTRACT NO. 166  
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE): 1 LOT - WAREHOUSE  
DATE: DECEMBER 18, 2017  
SURVEYOR: DOUGLAS B. COTTLE - HMT ENGINEERING & SURVEYING  
PHONE: 830-625-8555 FAX: 830-625-8556

OWNER: HERIBERTO HERNANDEZ  
ADDRESS: 2305 WINDY HILL RD, KYLE, TEXAS 78640  
PHONE: 512-295-4171 FAX: 512-295-8141

ACREAGE: 1.0002  
SURVEY: JESSE B. FAVES SURVEY, ABSTRACT NO. 166  
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE): 1 LOT - RESIDENTIAL  
DATE: DECEMBER 18, 2017  
SURVEYOR: DOUGLAS B. COTTLE - HMT ENGINEERING & SURVEYING  
PHONE: 830-625-8555 FAX: 830-625-8556

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_ 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_

WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, THERESA LEMMAN, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL CIPRES, LOT 2, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

THERESA LEMMAN  
2301 WINDY HILL ROAD  
KYLE, TEXAS 78640

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HAYS

I, HERIBERTO HERNANDEZ, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS EL CIPRES, LOT 1, SUBDIVIDE THIS PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

HERIBERTO HERNANDEZ  
2305 WINDY HILL ROAD  
KYLE, TEXAS 78640

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_