

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS
ACCEPTING STAGECOACH 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, water and wastewater systems 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 Stagecoach Subdivision Phase 1. The current maintenance surety is hereby \$1,486,780.32 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 Stagecoach 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 _____, 2018.

CITY OF KYLE, TEXAS

Travis Mitchell, 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: May 31, 2018

SUBJECT: Stagecoach Subdivision Phase 1/1A
Final Acceptance

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

A final walkthrough was completed on May 21, 2018. 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 (Sure Tec Insurance Company – Bond No. 4419017) in the amount of \$1,486,780.32 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.
Pervez Moheet, Finance Dept.
Debbie Guerra, Planning and Zoning



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

ENGINEER'S CONCURRENCE

FOR

CITY OF Kyle

May 31, 2018

PROJECT: STAGECOACH PHASE 1

Owner's Name and Address

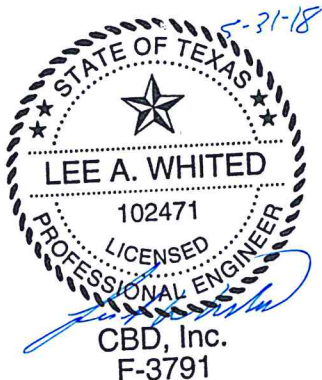
Consultant Engineer's Name
and Address

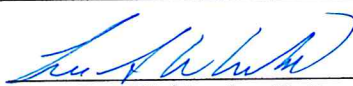
KB HOME
c/o John Zinsmeyer
Authorized Representative
10800 Pecan Park Blvd, st 200
Austin, Texas 78750

Carlson Brigance & Doering, Inc.
5501 West William Cannon Dr
Austin, Texas 78749
(512) 280-5160

On this day, I, the undersigned professional engineer, or my representative, made a visual inspection of the above referenced project. No discrepancies in approved construction plans or deficiencies in construction were visible or brought to my attention by the inspecting authority except those listed below. I, therefore, recommend acceptance of this project by the City of Kyle, once the following listed items are corrected to the satisfaction of the Public Works Department.

Seal




Lee A. Whited, P.E.

102471
Texas Registration Number

EXHIBIT B

MAINTENANCE BOND



SureTec Insurance Company

9737 Great Hills Trail, Suite 320
Austin, Tx 78759
512-732-0099

Bond No. 4419017

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we Austin Engineering Co., Inc. as Principal, and SureTec Insurance Company, a corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto City of Kyle, Texas as Obligee, in the penal sum of One Million Four Hundred Eighty Six Thousand Seven Hundred Eighty and 32/100's (\$1,486,780.32) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has completed, and owner has inspected and accepted as being complete in accordance with applicable design documents (failing which, this bond shall become effective only upon such completion and inspection) that certain work (herein referred to as the "Work") described as: Stagecoach Phase 1, Section 1-A Subdivision Improvements.

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of Two year (s) after substantial completion of the Work against defects in workmanship and materials which are the responsibility of the Principal under the contract under which the Work was constructed, and which did not appear prior to the final completion of the Work.

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of defective materials or workmanship which may first become apparent, and with respect to which written notice is delivered to Surety, before the expiration of the period of Two year (s) from and after date of substantial completion of the Work, then this obligation shall be void, otherwise to remain in full force and effect.

This obligation does not cover normal wear and tear of materials, misuse or abuse by the Obligee or third parties, failure of Owner to perform owner-required maintenance, nor

any defects known to Obligee prior to final completion of the Work nor any defects discovered or occurring after the expiration of the period set forth above.

Surety's liability on any performance bond previously executed in connection with the Work shall terminate automatically upon acceptance of this Bond and Surety's liability shall thereafter be determined exclusively in accordance with the terms of this Bond.

No right of action shall accrue hereunder to or for the benefit of any person or entity other than the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

SIGNED, SEALED AND DATED THIS 31st day of May, 2018.

Austin Engineering Co., Inc.

Principal

By: 

SureTec Insurance Company

By: 

David S. Ballew, Attorney-in-Fact

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

David S. Ballew

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Three Million Dollars and 00/100 (\$3,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment shall continue in force until 12/31/2020 and is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 9th day of May, A.D. 2017.



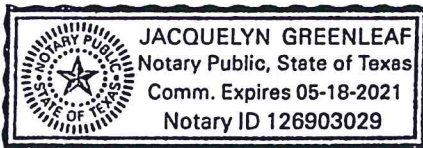
SURETEC INSURANCE COMPANY

By: _____

John Knox Jr., President,

State of Texas ss:
County of Harris

On this 9th day of May, A.D. 2017 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Jacquelyn Greenleaf, Notary Public
My commission expires May 18, 2021

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 31st day of May, 2018, A.D.

M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.

For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.

SureTec Insurance Company THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-475-1771

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Terrorism Risks Exclusion

The Bond to which this Rider is attached does not provide coverage for, and the surety shall not be liable for, losses caused by acts of terrorism, riot, civil insurrection, or acts of war.

**Exclusion of Liability for
Mold, Mycotoxins, Fungi & Environmental Hazards**

The Bond to which this Rider is attached does not provide coverage for, and the surety thereon shall not be liable for, molds, living or dead fungi, bacteria, allergens, histamines, spores, hyphae, or mycotoxins, or their related products or parts, nor for any environmental hazards, bio-hazards, hazardous materials, environmental spills, contamination, or cleanup, nor the remediation thereof, nor the consequences to persons, property, or the performance of the bonded obligations, of the occurrence, existence, or appearance thereof.

Contractor: Austin Engineering Co., Inc.
P. O. Box 342349
Austin, Texas 78734-2349
Phone: (512)327-1464 FAX (512) 327-1765

Owner: KB Home Lone Star, Inc.
Attn: Sarah Lisenbe
10800 Pecan Park, Suite 200
Austin, TX 78750

FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A												AECO Client No. 5050		AECO Job No. 17036	
ITEM	DESCRIPTION	CURRENT			PREVIOUS			CURRENT			TOTAL				
		QTY	UNIT	PRICE	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT		
2 GRADING															
A	ROW EXCAVATION	39,922	SY	\$ 4.00	\$ 159,688.00	39,922	\$ 159,688.00	0	\$ -	39,922	\$ 159,688.00	100%			
B	6' F/B CHANNEL	765.0	LF	\$ 12.00	\$ 9,180.00	765	\$ 9,180.00	0	\$ -	765	\$ 9,180.00	100%			
C	RETAINING WALL	2,700	SF	\$ 24.00	\$ 64,800.00	2700	\$ 64,800.00	0	\$ -	2700	\$ 64,800.00	100%			
	TOTAL GRADING				\$ 233,668.00		\$ 233,668.00		\$ -		\$ 233,668.00	100%			
3 PH. 1 POND IMPROVEMENTS															
A	24" RIPRAP HEADWALL	1	EA	\$ 1,710.00	\$ 1,710.00	1	\$ 1,710.00	0	\$ -	1	\$ 1,710.00	100%			
B	2-30" RIPRAP HEADWALL	1	EA	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00	0	\$ -	1	\$ 2,700.00	100%			
C	24', 2-30" RIPRAP HEADWALL	1	EA	\$ 3,340.00	\$ 3,340.00	1	\$ 3,340.00	0	\$ -	1	\$ 3,340.00	100%			
D	6" CONC WEIR (WIRESH)	1	EA	\$ 13,325.00	\$ 13,325.00	1	\$ 13,325.00	0	\$ -	1	\$ 13,325.00	100%			
E	ROCK RIP-RAP 18"-24"ROCK 24" DEEP	495	CY	\$ 148.00	\$ 73,260.00	495	\$ 73,260.00	0	\$ -	495	\$ 73,260.00	100%			
F	POND REVEG W/CURLEX	60,560	SY	\$ 0.25	\$ 15,140.00	60560	\$ 15,140.00	0	\$ -	60560	\$ 15,140.00	100%			
	TOTAL POND IMPROVEMENTS				\$ 109,475.00		\$ 109,475.00		\$ -		\$ 109,475.00	100%			
4 STREET IMPROVEMENTS															
A	SUBGRADE PREP	24,048	SY	\$ 4.00	\$ 96,192.00	24048	\$ 96,192.00	0	\$ -	24048	\$ 96,192.00	100%			
B	10" BASE	24,048	SY	\$ 14.00	\$ 336,672.00	24048	\$ 336,672.00	0	\$ -	24048	\$ 336,672.00	100%			
C	1.5 " HMAC	20,450	SY	\$ 8.90	\$ 182,005.00	20450	\$ 182,005.00	0	\$ -	20450	\$ 182,005.00	100%			
	TOTAL STREET IMPROVEMENTS				\$ 614,869.00		\$ 614,869.00		\$ -		\$ 614,869.00	100%			
5 PRIVATE SEWER SYSTEM															
A	8" SDR-26 (0-8)	1,252	LF	\$ 44.00	\$ 55,088.00	1252	\$ 55,088.00	0	\$ -	1252	\$ 55,088.00	100%			
B	8" SDR-26 (8-10)	2,008	LF	\$ 50.00	\$ 100,400.00	2008	\$ 100,400.00	0	\$ -	2008	\$ 100,400.00	100%			
C	8" SDR-26 (10-12)	777	LF	\$ 56.00	\$ 43,512.00	777	\$ 43,512.00	0	\$ -	777	\$ 43,512.00	100%			
D	8" SDR-26 (12-14)	328	LF	\$ 64.00	\$ 20,992.00	328	\$ 20,992.00	0	\$ -	328	\$ 20,992.00	100%			
E	8" SDR-26 (14-16)	32	LF	\$ 74.00	\$ 2,368.00	32	\$ 2,368.00	0	\$ -	32	\$ 2,368.00	100%			
F	4' DIA MANHOLE	19	EA	\$ 4,000.00	\$ 76,000.00	19	\$ 76,000.00	0	\$ -	19	\$ 76,000.00	100%			
G	4' DIA MANHOLE ON EXISTING LINE	1	EA	\$ 4,600.00	\$ 4,600.00	1	\$ 4,600.00	0	\$ -	1	\$ 4,600.00	100%			
H	EXTRA MANHOLE DEPTH	5	VF	\$ 300.00	\$ 1,500.00	5	\$ 1,500.00	0	\$ -	5	\$ 1,500.00	100%			
I	DOUBLE SERVICE	54	EA	\$ 1,600.00	\$ 86,400.00	54	\$ 86,400.00	0	\$ -	54	\$ 86,400.00	100%			

Contractor: Austin Engineering Co., Inc.
P. O. Box 342349
Austin, Texas 78734-2349
Phone: (512)327-1464 FAX (512) 327-1765

Owner: KB Home Lone Star, Inc.
Attn: Sarah Lisenbe
10800 Pecan Park, Suite 200
Austin, TX 78750

FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A										AECO Client No. 505(					AECO Job No. 17036				
ITEM	DESCRIPTION	PREVIOUS			CURRENT			TOTAL											
		QTY	UNIT	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	% COMPL								
J	SINGLE SERVICE	11	EA	\$ 1,400.00	\$ 15,400.00	11	\$ 15,400.00	0	\$ -	11	\$ 15,400.00	100%							
K	TRENCH SAFETY	4,397	LF	\$ 1.00	\$ 4,397.00	4397	\$ 4,397.00	0	\$ -	4397	\$ 4,397.00	100%							
L	ADJUST MANHOLE TO GRADE	20	EA	\$ 500.00	\$ 10,000.00	20	\$ 10,000.00	0	\$ -	20	\$ 10,000.00	100%							
TOTAL PRIVATE SEWER SYSTEM		\$ 420,657.00			\$ 420,657.00			\$ 420,657.00			100%								
6 PUBLIC SEWER SYSTEM																			
A	21" SDR-26 (10-12)	1,173	LF	\$ 88.00	\$ 103,224.00	1173	\$ 103,224.00	0	\$ -	1173	\$ 103,224.00	100%							
B	21" SDR-26 (12-14)	696	LF	\$ 98.00	\$ 68,208.00	696	\$ 68,208.00	0	\$ -	696	\$ 68,208.00	100%							
C	21" SDR-26 (14-16)	270	LF	\$ 108.00	\$ 29,160.00	270	\$ 29,160.00	0	\$ -	270	\$ 29,160.00	100%							
D	21" SDR-26 (16-18)	444	LF	\$ 120.00	\$ 53,280.00	444	\$ 53,280.00	0	\$ -	444	\$ 53,280.00	100%							
E	21" SDR-26 (18-20)	110	LF	\$ 132.00	\$ 14,520.00	110	\$ 14,520.00	0	\$ -	110	\$ 14,520.00	100%							
F	4' DIA MANHOLE	12	EA	\$ 4,000.00	\$ 48,000.00	12	\$ 48,000.00	0	\$ -	12	\$ 48,000.00	100%							
G	EXTRA MANHOLE DEPTH	76	VF	\$ 300.00	\$ 22,800.00	76	\$ 22,800.00	0	\$ -	76	\$ 22,800.00	100%							
H	TRENCH SAFETY	2,693	EA	\$ 1.00	\$ 2,693.00	2693	\$ 2,693.00	0	\$ -	2693	\$ 2,693.00	100%							
I	ADJUST MANHOLE TO GRADE	12	EA	\$ 500.00	\$ 6,000.00	12	\$ 6,000.00	0	\$ -	12	\$ 6,000.00	100%							
J	TIE TO EXISTING 21" STUB	1	EA	\$ 1,200.00	\$ 1,200.00	1	\$ 1,200.00	0	\$ -	1	\$ 1,200.00	100%							
TOTAL PUBLIC SEWER SYSTEM		\$ 349,085.00			\$ 349,085.00			\$ 349,085.00			100%								
STORM DRAINAGE SYSTEM																			
A	18" RCP CL-III	1,676	LF	\$ 82.00	\$ 137,432.00	1676	\$ 137,432.00	0	\$ -	1676	\$ 137,432.00	100%							
B	24" RCP CL-III	437	LF	\$ 94.00	\$ 41,078.00	437	\$ 41,078.00	0	\$ -	437	\$ 41,078.00	100%							
C	30" RCP CL-III	248	LF	\$ 104.00	\$ 25,792.00	248	\$ 25,792.00	0	\$ -	248	\$ 25,792.00	100%							
D	36" RCP CL-III	1,300	LF	\$ 124.00	\$ 161,200.00	1300	\$ 161,200.00	0	\$ -	1300	\$ 161,200.00	100%							
E	42" RCP CL-III	91	LF	\$ 150.00	\$ 13,650.00	91	\$ 13,650.00	0	\$ -	91	\$ 13,650.00	100%							
F	48" RCP CL-III	182	LF	\$ 168.00	\$ 30,576.00	182	\$ 30,576.00	0	\$ -	182	\$ 30,576.00	100%							
G	54" RCP CL-III	582	LF	\$ 206.00	\$ 119,892.00	582	\$ 119,892.00	0	\$ -	582	\$ 119,892.00	100%							
H	60" RCP CL-III	246	LF	\$ 230.00	\$ 56,580.00	246	\$ 56,580.00	0	\$ -	246	\$ 56,580.00	100%							
I	5' X 3' BOX CULVERT	668	LF	\$ 270.00	\$ 180,360.00	668	\$ 180,360.00	0	\$ -	668	\$ 180,360.00	100%							
J	4' DIA MANHOLE	5	EA	\$ 4,000.00	\$ 20,000.00	5	\$ 20,000.00	0	\$ -	5	\$ 20,000.00	100%							
K	5' X 5' J-BOX	5	EA	\$ 4,600.00	\$ 23,000.00	5	\$ 23,000.00	0	\$ -	5	\$ 23,000.00	100%							
L	6' X 6' J-BOX	1	EA	\$ 5,200.00	\$ 5,200.00	1	\$ 5,200.00	0	\$ -	1	\$ 5,200.00	100%							

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FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A										AECO Client No. 505(										AECO Job No. 17036									
ITEM	DESCRIPTION	QTY			UNIT	PRICE	AMOUNT			PREVIOUS			CURRENT			TOTAL			COMPL										
		QTY	UNIT	PRICE			AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT												
M	7' X 7' J-BOX	2	EA	\$	6,000.00	\$	12,000.00		2	\$	12,000.00	0	\$	-	2	\$	12,000.00	100%											
N	10' CURB INLET	23	EA	\$	4,115.00	\$	94,645.00		23	\$	94,645.00	0	\$	-	23	\$	94,645.00	100%											
O	15' CURB INLET	4	EA	\$	5,474.00	\$	21,896.00		4	\$	21,896.00	0	\$	-	4	\$	21,896.00	100%											
P	36" HEADWALL w/DISS	1	EA	\$	6,620.00	\$	6,620.00		1	\$	6,620.00	0	\$	-	1	\$	6,620.00	100%											
Q	60" HEADWALL w/DISS	1	EA	\$	12,650.00	\$	12,650.00		1	\$	12,650.00	0	\$	-	1	\$	12,650.00	100%											
R	CONC RIPRAP CHANNEL (WIRESH)	3,795	SY	\$	60.00	\$	227,700.00		3,795	\$	227,700.00	0	\$	-	3,795	\$	227,700.00	100%											
S	TEMP 2-5'X3' 1:1 RIPRAP	1	EA	\$	4,650.00	\$	4,650.00		1	\$	4,650.00	0	\$	-	1	\$	4,650.00	100%											
T	2-5'X3' FW CULV HDW w/DISS	1	EA	\$	14,300.00	\$	14,300.00		1	\$	14,300.00	0	\$	-	1	\$	14,300.00	100%											
U	ADJUST MANHOLE TO GRADE	13	EA	\$	500.00	\$	6,500.00		13	\$	6,500.00	0	\$	-	13	\$	6,500.00	100%											
V	TRENCH SAFETY	5,430	LF	\$	1.00	\$	5,430.00		5,430	\$	5,430.00	0	\$	-	5,430	\$	5,430.00	100%											
TOTAL STORM DRAINAGE SYSTEM					\$ 1,221,151.00			\$ 1,221,151.00						\$ 1,221,151.00						100%									
WATER SYSTEM																													
A	12" C-900 DR-14	2,320	LF	\$	56.00	\$	129,920.00		2,320	\$	129,920.00	0	\$	-	2,320	\$	129,920.00	100%											
B	8" C-900 DR-14	3,872	LF	\$	44.00	\$	170,368.00		3,872	\$	170,368.00	0	\$	-	3,872	\$	170,368.00	100%											
C	12" GATE VALVE	7	EA	\$	2,450.00	\$	17,150.00		7	\$	17,150.00	0	\$	-	7	\$	17,150.00	100%											
D	8" GATE VALVE	13	EA	\$	1,400.00	\$	18,200.00		13	\$	18,200.00	0	\$	-	13	\$	18,200.00	100%											
E	FIRE HYDRANT ASSEMBLY	10	EA	\$	3,800.00	\$	38,000.00		10	\$	38,000.00	0	\$	-	10	\$	38,000.00	100%											
F	12" CONNECTION	1	EA	\$	1,200.00	\$	1,200.00		1	\$	1,200.00	0	\$	-	1	\$	1,200.00	100%											
G	8" CONNECTION	1	EA	\$	800.00	\$	800.00		1	\$	800.00	0	\$	-	1	\$	800.00	100%											
H	2" IRR SERVICE CONNECTION	1	EA	\$	2,200.00	\$	2,200.00		1	\$	2,200.00	0	\$	-	1	\$	2,200.00	100%											
I	DOUBLE SERVICE	54	EA	\$	1,600.00	\$	86,400.00		54	\$	86,400.00	0	\$	-	54	\$	86,400.00	100%											
J	SINGLE SERVICE	11	EA	\$	1,400.00	\$	15,400.00		11	\$	15,400.00	0	\$	-	11	\$	15,400.00	100%											
K	TRENCH SAFETY	6,192	LF	\$	1.00	\$	6,192.00		6,192	\$	6,192.00	0	\$	-	6,192	\$	6,192.00	100%											
L	ADJUST VALVE CASTINGS	30	EA	\$	500.00	\$	15,000.00		30	\$	15,000.00	0	\$	-	30	\$	15,000.00	100%											
WATER SYSTEM TOTAL					\$ 500,830.00			\$ 500,830.00						\$ 500,830.00						100%									
9 RECLAIM WATER LINE PH 1 AND 1-A																													
A	12" C-900 PURPLE PIPE	2,320	LF	\$	56.00	\$	129,920.00		2,320	\$	129,920.00	0	\$	-	2,320	\$	129,920.00	100%											
B	12" GATE VALVE	3	EA	\$	2,450.00	\$	7,350.00		3	\$	7,350.00	0	\$	-	3	\$	7,350.00	100%											

Contractor: Austin Engineering Co., Inc.
P. O. Box 342349
Austin, Texas 78734-2349
Phone: (512)327-1464 FAX (512) 327-1765

Owner: KB Home Lone Star, Inc.
Attn: Sarah Lisenbe
10800 Pecan Park, Suite 200
Austin, TX 78750

FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A					AECO Client No. 505(					AECO Job No. 17036				
ITEM	DESCRIPTION	CURRENT			PREVIOUS			TOTAL						
		QTY	UNIT	PRICE	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	COMPL				
C	ADJUST VALVE CASTINGS	3	EA	\$ 500.00	\$ 1,500.00	3	\$ 1,500.00	0	\$ -	3	\$ 1,500.00	100%		
D	TRENCH SAFETY	2,320	LF	\$ 1.00	\$ 2,320.00	2320	\$ 2,320.00	0	\$ -	2320	\$ 2,320.00	100%		
TOTAL RECLAIM WATER LINE PH 1 & 1-a					\$ 141,090.00		\$ 141,090.00		\$ -		\$ 141,090.00	100%		
CONCRETE WORK														
A	CURB & GUTTER W/2-#4	11,375	LF	\$ 13.70	\$ 155,837.50	11375	\$ 155,837.50	0	\$ -	11375	\$ 155,837.50	100%		
B	4' SIDEWALK (REBAR)	3,575	LF	\$ 26.00	\$ 92,950.00	3575	\$ 92,950.00	0	\$ -	3575	\$ 92,950.00	100%		
C	ADA RAMPS	38	EA	\$ 1,450.00	\$ 55,100.00	38	\$ 55,100.00	0	\$ -	38	\$ 55,100.00	100%		
D	CONCRETE VALLEY GUTTER	2	EA	\$ 5,800.00	\$ 11,600.00	2	\$ 11,600.00	0	\$ -	2	\$ 11,600.00	100%		
TOTAL CONCRETE WORK					\$ 315,487.50		\$ 315,487.50		\$ -		\$ 315,487.50	100%		
MISCELLANEOUS WORK (Signage & Striping)														
A	STREET/STOP/BAR	2	EA	\$ 610.00	\$ 1,220.00	2	\$ 1,220.00	0	\$ -	2	\$ 1,220.00	100%		
B	STREET SIGNAGE	18	EA	\$ 540.00	\$ 9,720.00	18	\$ 9,720.00	0	\$ -	18	\$ 9,720.00	100%		
C	TREE PROTECTION	3755	LF	\$ 3.50	\$ 13,142.50	3755	\$ 13,142.50	0	\$ -	3755	\$ 13,142.50	100%		
D	INSTALL BARRICADE TYPE III	3	EA	\$ 966.00	\$ 2,898.00	3	\$ 2,898.00	0	\$ -	3	\$ 2,898.00	100%		
E	STABILIZED CONSTRUCTION ENTRANCE	1	EA	\$ 1,100.00	\$ 1,100.00	1	\$ 1,100.00	0	\$ -	1	\$ 1,100.00	100%		
F	SILT FENCE	9550	LF	\$ 2.00	\$ 19,100.00	9550	\$ 19,100.00	0	\$ -	9550	\$ 19,100.00	100%		
G	INLET PROTECTION	32	EA	\$ 80.00	\$ 2,560.00	1	\$ 2,560.00	0	\$ -	1	\$ 2,560.00	100%		
H	ROCK BERM	30	LF	\$ 22.00	\$ 660.00	1	\$ 660.00	0	\$ -	1	\$ 660.00	100%		
I	DOUBLE DUTY ROCK BERM	90	LF	\$ 40.00	\$ 3,600.00	1	\$ 3,600.00	0	\$ -	1	\$ 3,600.00	100%		
J	ROW REVEGETATION	12655	SY	\$ 0.75	\$ 9,491.25	12655	\$ 9,491.25	0	\$ -	12655	\$ 9,491.25	100%		
K	CHANNEL REVEGETATION	12780	SY	\$ 0.50	\$ 6,390.00	1	\$ 6,390.00	0	\$ -	1	\$ 6,390.00	100%		
L	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	0	\$ -	1	\$ 15,000.00	100%		
M	STAKING	1	LS	\$ 54,065.00	\$ 54,065.00	1	\$ 54,065.00	0	\$ -	1	\$ 54,065.00	100%		
N	TESTING	1	LS	\$ 18,500.00	\$ 18,500.00	1	\$ 18,500.00	0	\$ -	1	\$ 18,500.00	100%		
TOTAL MISCELLANEOUS WORK					\$ 157,446.75		\$ 157,446.75		\$ -		\$ 157,446.75	100%		
ALTERNATES														
A	MAINTENANCE BOND (ONLY)	1	LS	\$ 6,200.00	\$ 6,200.00	1	\$ 6,200.00	0	\$ -	1	\$ 6,200.00	100%		
TOTAL ALTERNATES					\$ 6,200.00		\$ 6,200.00		\$ -		\$ 6,200.00	100%		

CHANGE ORDER NO. 1 - BID SET vs APPROVED PLAN REVISIONS

Contractor: Austin Engineering Co., Inc.
P. O. Box 342349
Austin, Texas 78734-2349
Phone: (512)327-1464 FAX (512) 327-1765

Owner: KB Home Lone Star, Inc.
Attn: Sarah Lisenbe
10800 Pecan Park, Suite 200
Austin, TX 78750

FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A										AECO Client No. 505(										AECO Job No. 17036									
ITEM	DESCRIPTION	CURRENT			PREVIOUS			TOTAL			COMPL																		
		QTY	UNIT	PRICE	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	QTY		AMOUNT																	
PHASE 1-A PLANS																													
	RELOCATE SILT FENCE	555	LF	\$	2.50	\$	1,387.50	555	\$	1,387.50	0	\$	-	555	\$	1,387.50	100%												
	DELETE 24" RCP	-14	LF	\$	94.00	\$	(1,316.00)	-14	\$	(1,316.00)	0	\$	-	-14	\$	(1,316.00)	100%												
	ADD 18" RCP	38	LF	\$	82.00	\$	3,116.00	1	\$	3,116.00	0	\$	-	1	\$	3,116.00	100%												
	ADD C-900 DR-14	336	LF	\$	44.00	\$	14,784.00	1	\$	14,784.00	0	\$	-	1	\$	14,784.00	100%												
PHASE 1 PLANS																													
	DELETE 60" RCP	-13	LF	\$	230.00	\$	(2,990.00)	1	\$	(2,990.00)	0	\$	-	1	\$	(2,990.00)	100%												
	DELETE 5' x 3' BOX CULVERT	-8	LF	\$	270.00	\$	(2,160.00)	1	\$	(2,160.00)	0	\$	-	1	\$	(2,160.00)	100%												
	ADD ROCK RIPRAP	37	CY	\$	148.00	\$	5,476.00	1	\$	5,476.00	0	\$	-	1	\$	5,476.00	100%												
	ADD IRRIGATION SERVICE	1	EA	\$	2,200.00	\$	2,200.00	1	\$	2,200.00	0	\$	-	1	\$	2,200.00	100%												
	DELETE 12" C-900 DR-14	-14	LF	\$	56.00	\$	(784.00)	1	\$	(784.00)	0	\$	-	1	\$	(784.00)	100%												
	DELETE 21" SDR 26 (10-12")	-30	LF	\$	88.00	\$	(2,640.00)	1	\$	(2,640.00)	0	\$	-	1	\$	(2,640.00)	100%												
	ADD 21" SDR 26 (12-14")	10	LF	\$	98.00	\$	980.00	1	\$	980.00	0	\$	-	1	\$	980.00	100%												
	ADD 21" SDR 26 (14-16")	24	LF	\$	108.00	\$	2,592.00	1	\$	2,592.00	0	\$	-	1	\$	2,592.00	100%												
	ADD 4' DIAMETER MANHOLE	1	LF	\$	4,000.00	\$	4,000.00	1	\$	4,000.00	0	\$	-	1	\$	4,000.00	100%												
	ADD EXTRA DEPTH MANHOLE	6	EVF	\$	300.00	\$	1,800.00	1	\$	1,800.00	0	\$	-	1	\$	1,800.00	100%												
	DELETE RETAINING WALL	-400	SF	\$	24.00	\$	(9,600.00)	1	\$	(9,600.00)	0	\$	-	1	\$	(9,600.00)	100%												
				TOTAL CHANGE ORDER NO. 1				\$	16,845.50					\$				16,845.50											
CO CHANGE ORDER NO. 2 - ADD'L BID SET vs PLAN SET REVISIONS																													
A	CONCRETE VALLEY GUTTER	1	EA	\$	5,800.00	\$	5,800.00	1	\$	5,800.00	0	\$	-	1	\$	5,800.00	100%												
B	10' CURB INLET	-1	EA	\$	4,115.00	\$	(4,115.00)	-1	\$	(4,115.00)	0	\$	-	-1	\$	(4,115.00)	100%												
C	24" HEADWALL	1	EA	\$	4,390.00	\$	4,390.00	1	\$	4,390.00	0	\$	-	1	\$	4,390.00	100%												
D	36" HEADWALL	-1	EA	\$	6,620.00	\$	(6,620.00)	-1	\$	(6,620.00)	0	\$	-	-1	\$	(6,620.00)	100%												
E	CONCRETE RIPRAP CHANNEL	2,015	SY	\$	60.00	\$	120,900.00	2015	\$	120,900.00	0	\$	-	2015	\$	120,900.00	100%												
F	4' SIDEWALK	-514	LF	\$	26.00	\$	(13,364.00)	-514	\$	(13,364.00)	0	\$	-	-514	\$	(13,364.00)	100%												
G	10' CURB INLET	-2	EA	\$	4,115.00	\$	(8,230.00)	-2	\$	(8,230.00)	0	\$	-	-2	\$	(8,230.00)	100%												
H	36" HEADWALL	-1	EA	\$	6,620.00	\$	(6,620.00)	-1	\$	(6,620.00)	0	\$	-	-1	\$	(6,620.00)	100%												
				TOTAL CHANGE ORDER NO. 2				\$	92,141.00					\$				92,141.00											
CO CHANGE ORDER NO. 4 - PUBLIC RECLAIM WATER																													

Contractor: Austin Engineering Co., Inc.
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Attn: Sarah Lisenbe
10800 Pecan Park, Suite 200
Austin, TX 78750

FINAL COST & QUANTITIES

Project: STAGECOACH SECTION 1-1A					AECO Client No. 5051					AECO Job No. 17036				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	QTY	PREVIOUS AMOUNT	QTY	CURRENT AMOUNT	QTY	TOTAL AMOUNT	% COMPL		
A	12" PVC PURPLE PIPE IN OLD STAGECOACH	350	LF	\$ 80.00	\$ 28,000.00	350	\$ 28,000.00	350	\$ 28,000.00	350	\$ 28,000.00	100%		
CO	CHANGE ORDER NO. 6 - 4' SIDEWALK													
A	ADD 4' SIDEWALK	370	LF	\$ 25.40	\$ 9,398.00	370	\$ 9,398.00	370	\$ 9,398.00	370	\$ 9,398.00	100%		
CO	CHANGE ORDER NO. 7 - SILT FENCE BEHIND CURB													
A	SILT FENCE	12,640	LF	\$ 2.50	\$ 31,600.00	12640	\$ 31,600.00	12640	\$ 31,600.00	12640	\$ 31,600.00	100%		
	TOTAL CONTRACT				\$ 4,247,943.75		\$ 4,247,943.75		\$ 4,247,943.75		\$ 4,247,943.75	100%		

5-31-18

STATE OF TEXAS
LEE A. WHITED
102471
LICENSED PROFESSIONAL ENGINEER
CBD, Inc.
F-3791

EXHIBIT C

SUBDIVISION MAP

LEGEND

- | | |
|-------|----------------------------------|
| ○ | CAPPED IRON ROD SET |
| ● | CAPPED IRON ROD FOUND |
| ⊙ | 1/2" IRON PIPE FOUND |
| PUE | PUBLIC UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| LSE | LANDSCAPE EASEMENT |
| SWE | SIDEWALK EASEMENT |
| WWE | WASTEWATER EASEMENT |
| 11 | LOT NUMBER |
| Ⓐ | BLOCK DESIGNATION |
| | APPROXIMATE LOCATION OF SIDEWALK |

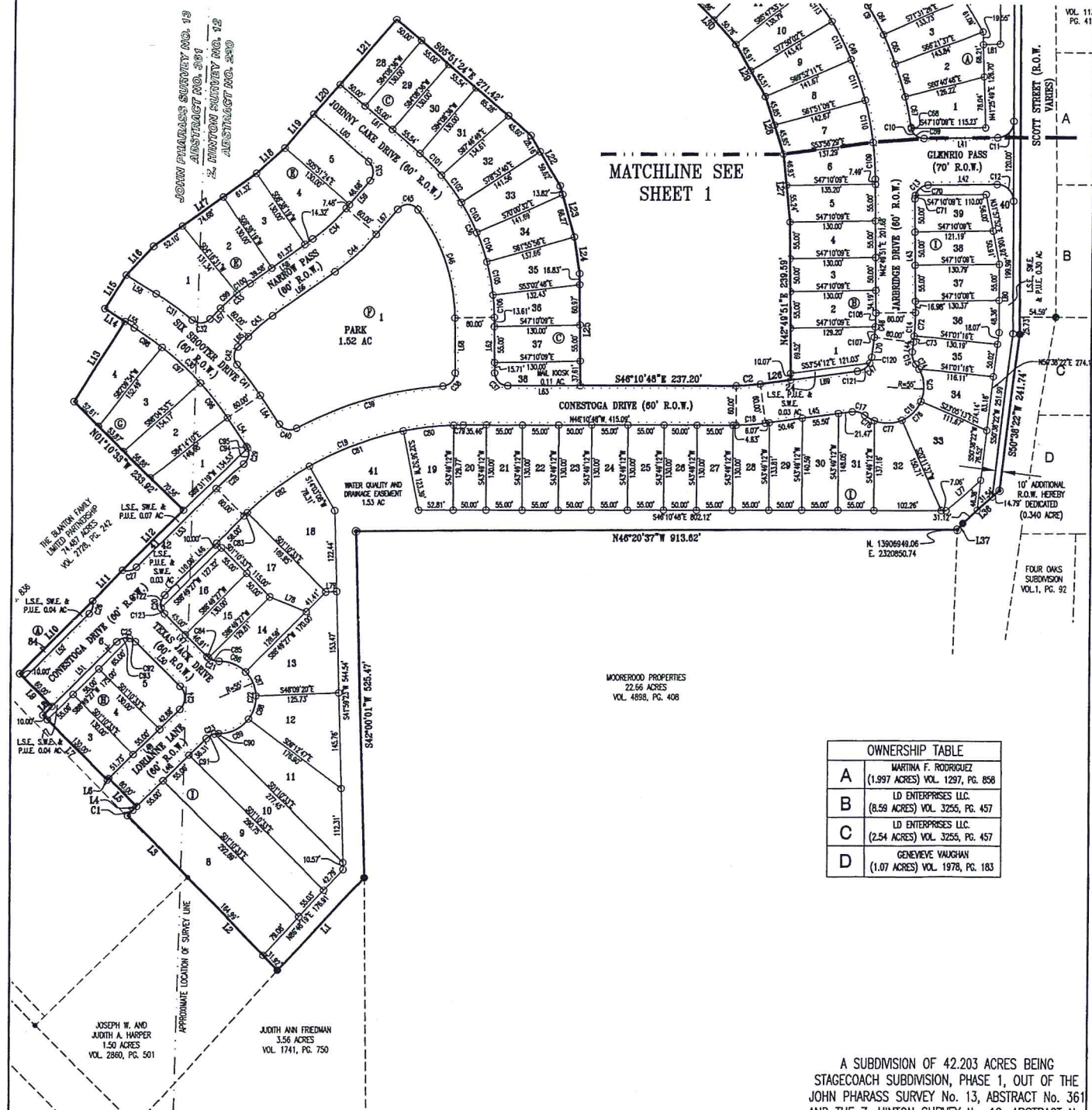
PATH-J: \4927\SURVEY\PLAT-1.dwg

STAGECOACH SUBDIVISION PHASE 1 FINAL PLAT

LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LSE LANDSCAPE EASEMENT
- SWE SIDEWALK EASEMENT
- WWE WASTEWATER EASEMENT
- 11 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- APPROXIMATE LOCATION OF SIDEWALK

SCALE: 1" = 100'



OWNERSHIP TABLE	
A	MARTINA F. RODRIGUEZ (1.997 ACRES) VOL. 1297, PG. 858
B	LD ENTERPRISES LLC (8.59 ACRES) VOL. 3255, PG. 457
C	LD ENTERPRISES LLC (2.54 ACRES) VOL. 3255, PG. 457
D	GENEVIEVE VAUGHAN (1.07 ACRES) VOL. 1978, PG. 183

A SUBDIVISION OF 42.203 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 1, OUT OF THE
JOHN PHARASS SURVEY No. 13, ABSTRACT No. 361
AND THE Z. HINTON SURVEY No. 12, ABSTRACT No.
220 HAYS COUNTY, TEXAS

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying

5501 West William Cannon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

STAGECOACH SUBDIVISION PHASE 1

FINAL PLAT

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	11.51	330.00	N89°42'4"E	11.51	5.76	1°59'54"
C2	36.40	270.00	S87°02'30"E	36.37	18.23	7°43'24"
C3	7.47	270.00	N73°29'01"W	7.47	3.74	1°35'10"
C4	283.00	1000.00	S16°28'02"W	282.06	142.45	16°12'54"
C5	20.32	25.00	N85°36'36"E	19.78	10.78	46°34'03"
C6	158.51	55.00	N30°09'13"W	106.80	308.90	183°02'25"
C7	20.32	25.00	S23°09'36"W	19.78	10.78	46°34'03"
C8	26.85	270.00	S03°01'44"E	26.84	13.34	3°39'21"
C9	372.71	530.00	N16°17'22"E	365.08	194.44	40°17'32"
C10	28.49	20.00	S06°22'01"E	28.14	17.28	8°36'17"
C11	36.08	25.00	N88°03'00"E	35.22	24.81	89°33'42"
C12	36.46	25.00	N01°57'00"E	35.49	25.19	90°26'16"
C13	31.42	20.00	S87°49'51"W	28.28	20.00	90°00'00"
C14	44.96	330.00	N48°44'02"E	44.83	22.51	7°48'22"
C15	20.32	25.00	S27°21'11"W	19.78	10.78	46°34'03"
C16	181.84	55.00	N85°22'00"E	108.46	550.77	185°35'41"
C17	20.32	25.00	N03°37'11"W	19.78	10.78	46°34'03"
C18	44.48	330.00	S57°02'30"E	44.45	22.28	7°43'24"
C19	385.10	470.00	N68°40'41"W	359.69	194.88	44°59'46"
C20	31.42	20.00	S43°48'27"W	28.28	20.00	90°00'00"
C21	20.32	25.00	S24°27'35"E	19.78	10.78	46°34'03"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C22	175.80	55.00	N43°48'27"E	108.96	2008.92	183°06'06"
C23	20.32	25.00	N67°53'32"W	19.78	10.78	46°34'03"
C24	39.27	25.00	N43°48'27"E	35.36	25.00	90°00'00"
C25	31.42	20.00	N46°10'33"W	28.28	20.00	90°00'00"
C26	20.94	20.00	N58°49'27"E	20.00	11.55	80°00'00"
C27	22.78	20.00	S58°31'36"E	21.58	12.81	89°17'14"
C28	55.77	530.00	N58°08'41"W	55.74	27.91	8°01'44"
C29	29.80	20.00	N52°27'40"E	28.87	18.26	84°47'03"
C30	197.81	470.00	N01°56'54"W	196.16	100.29	24°05'24"
C31	67.24	530.00	N10°23'12"W	67.19	33.66	7°16'07"
C32	28.60	20.00	S49°08'40"E	28.57	18.26	84°47'03"
C33	55.60	330.00	N68°26'56"W	55.53	28.38	10°10'31"
C34	68.31	270.00	S85°36'32"E	68.13	34.34	14°29'44"
C35	31.42	20.00	N30°09'36"E	28.28	20.00	90°00'00"
C36	280.42	330.00	N18°29'13"E	272.05	149.30	48°41'15"
C37	31.07	20.00	S01°40'29"E	28.04	19.86	88°00'36"
C38	30.58	20.00	N68°37'59"E	27.89	19.18	87°36'16"
C39	232.85	530.00	N67°08'24"W	230.76	118.23	25°08'01"
C40	29.80	20.00	S32°19'23"E	28.87	18.26	84°47'03"
C41	58.10	530.00	N05°52'27"E	58.07	29.58	6°23'22"
C42	29.80	20.00	S46°04'17"W	28.87	18.26	84°47'03"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C43	47.95	270.00	N85°28'56"W	47.89	24.04	10°10'31"
C44	83.48	330.00	S85°36'32"E	83.27	41.87	14°29'44"
C45	35.34	20.00	N45°14'31"W	30.82	24.36	10°15'46"
C46	178.52	270.00	N24°06'06"E	173.39	91.54	37°27'29"
C47	32.83	25.00	N85°22'00"E	30.80	19.34	75°27'35"
C48	36.79	270.00	N48°44'02"E	36.76	18.42	7°48'22"
C49	399.38	470.00	N18°29'13"E	387.46	212.85	48°41'15"
C50	32.57	330.00	S03°01'44"E	32.56	16.30	3°39'21"
C51	30.50	25.00	N30°09'13"W	28.84	17.47	85°54'19"
C52	24.02	330.00	N72°11'29"W	24.01	12.01	4°10'13"
C53	8.78	25.00	S87°10'16"E	8.74	4.44	20°07'51"
C54	11.54	25.00	N76°32'40"E	11.43	5.87	26°26'11"
C55	45.21	55.00	S85°32'31"W	43.85	23.87	47°05'33"
C56	38.44	55.00	N49°33'11"W	37.86	20.04	40°02'43"
C57	50.22	55.00	N03°22'11"W	48.50	27.02	52°18'16"
C58	22.83	55.00	N34°34'43"E	22.47	11.88	23°34'32"
C59	19.89	530.00	N04°47'33"W	19.89	9.85	2°07'42"
C60	52.54	530.00	N05°53'17"W	52.52	26.28	5°40'49"
C61	47.76	530.00	N04°32'01"E	47.75	23.90	5°08'49"
C62	53.14	530.00	N05°59'17"E	53.12	26.58	5°44'42"
C63	51.95	530.00	N15°40'06"E	51.92	25.98	5°36'56"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C64	47.78	530.00	N21°03'28"E	47.75	23.90	5°09'49"
C65	52.54	530.00	N28°26'47"E	52.52	26.29	5°40'49"
C66	47.32	530.00	N31°52'40"E	47.30	23.86	5°05'56"
C67	2.12	20.00	S17°23'40"W	2.12	1.08	6°04'56"
C68	26.36	20.00	S09°24'28"E	24.49	15.49	75°31'21"
C69	26.36	20.00	N84°55'50"W	24.49	15.49	75°31'21"
C70	5.05	20.00	S00°41'10"W	5.04	2.54	14°28'38"
C71	35.41	330.00	N45°54'17"E	35.39	17.72	6°06'54"
C72	9.55	330.00	N48°48'28"E	9.55	4.77	1°39'28"
C73	9.20	55.00	N05°14'48"E	9.19	4.61	9°35'18"
C74	51.12	55.00	N40°17'08"E	49.30	27.58	53°15'19"
C75	41.55	55.00	N85°33'12"E	40.57	21.82	43°18'50"
C76	42.95	55.00	S47°26'14"E	41.86	22.63	44°41'19"
C77	17.02	55.00	S16°12'07"E	16.95	8.58	17°43'55"
C78	14.56	470.00	N47°04'00"W	14.55	7.27	1°46'24"
C79	77.37	470.00	N52°40'10"W	77.28	38.77	9°25'56"
C80	152.27	470.00	N68°40'00"W	151.80	78.81	18°33'45"
C81	117.92	470.00	N83°08'08"W	117.81	59.27	14°22'31"
C82	3.00	470.00	S89°15'02"W	3.00	1.50	0°51'10"
C83	3.10	25.00	S04°43'53"E	3.10	1.55	7°06'39"
C84	17.22	25.00	S28°00'54"E	16.88	8.97	3°27'24"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C85	44.70	55.00	N24°27'35"W	43.48	23.67	48°34'03"
C86	41.30	55.00	N20°26'03"E	40.33	21.68	43°01'13"
C87	37.38	55.00	N61°18'56"E	36.67	19.45	38°56'33"
C88	52.42	55.00	S71°54'39"E	50.46	28.39	54°36'17"
C89	5.85	25.00	N51°17'42"W	5.82	2.83	13°22'22"
C90	14.48	25.00	N74°34'43"W	14.28	7.46	33°11'41"
C91	10.47	20.00	N18°10'33"E	10.35	5.36	30°00'00"
C92	20.94	20.00	N61°10'33"W	20.00	11.55	80°00'00"
C93	26.41	20.00	N67°01'04"E	24.54	15.53	75°40'14"
C94	3.18	20.00	N14°37'33"E	3.18	1.59	8°08'49"
C95	68.86	470.00	N65°56'38"E	68.80	33.48	8°08'01"
C96	80.01	470.00	N62°57'30"W	79.91	40.10	5°45'14"
C97	50.74	470.00	N10°56'51"W	50.72	25.40	6°11'09"
C98	33.47	330.00	N88°37'00"W	33.48	16.75	5°48'43"
C99	25.13	330.00	N83°32'35"W	25.12	12.57	4°21'46"
C100	46.52	330.00	N07°49'07"W	46.48	23.30	8°04'35"
C101	51.18	330.00	N08°39'45"E	51.13	25.84	8°53'09"
C102	51.18	330.00	N15°32'54"E	51.13	25.84	8°53'09"
C103	46.52	330.00	N20°14'46"E	46.48	23.30	8°04'35"
C104	51.18	330.00	N32°36'38"E	51.13	25.84	8°53'09"
C105	33.85	330.00	N35°53'31"E	33.84	16.84	8°52'39"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C106	15.96	270.00	N45°56'37"E	15.96	7.98	7°23'11"
C107	20.83	270.00	N45°02'28"E	20.82	10.42	6°25'11"
C108	55.55	470.00	N39°26'41"E	55.52	27.81	6°48'20"
C109	64.89	470.00	N32°06'11"E	64.84	32.50	7°54'40"
C110	65.77	470.00	N24°08'20"E	65.71	33.84	8°01'02"
C111	65.33	470.00	N16°08'54"E	65.28	32.72	7°57'51"
C112	65.33	470.00	N08°11'03"E	65.28	32.72	7°57'51"
C113	71.88	470.00	N03°10'45"W	71.81	36.01	8°45'43"
C114	10.64	470.00	N05°12'30"W	10.64	5.32	1°17'46"
C115	29.91	1000.00	N23°44'04"E	29.91	14.95	1°42'49"
C116	56.79	1000.00	N21°15'03"E	56.78	28.40	3°15'13"
C117	196.31	1000.00	N14°00'01"E	195.99	98.47	11°14'51"
C118	12.18	270.00	N07°22'54"W	12.18	6.09	2°35'03"
C119	9.74	25.00	N81°48'08"E	9.88	4.93	22°19'47"
C120	23.18	25.00	S88°28'06"E	22.36	12.50	53°07'48"
C121	20.94	20.00	S86°48'27"W	20.00	11.55	80°00'00"
C122	10.47	20.00	S13°48'27"W	10.35	5.36	30°00'00"

Line #	Length	Direction
L1	191.18	S85°46'03"W
L2	196.90	N07°23'20"W
L3	130.73	N00°00'00"E
L4	7.58	N85°49'27"E
L5	80.00	N01°10'33"W
L6	3.27	S88°48'27"E
L7	140.00	N01°10'33"W
L8	19.46	N88°48'27"E
L9	70.00	N01°10'33"W
L10	155.54	N88°49'27"E
L11	64.53	N67°22'09"E
L12	128.17	N88°48'27"E
L13	142.84	N75°36'44"E
L14	36.07	N14°01'16"W
L15	80.00	N75°36'44"E
L16	59.24	N86°48'16"E
L17	188.10	S81°21'41"E
L18	56.95	S87°44'26"E
L19	68.68	N84°08'36"E
L20	80.00	N84°53'33"E
L21	130.00	N84°08'36"E

Line #	Length	Direction
L22	87.78	S12°40'40"W
L23	80.10	S27°30'17"W
L24	55.54	S34°46'38"W
L25	170.41	S42°48'51"W
L26	46.83	S53°54'12"E
L27	102.17	N37°26'05"E
L28	91.89	N52°22'47"E
L29	91.43	N13°57'24"E
L30	105.82	N01°41'36"E
L31	46.36	N08°05'29"E
L32	80.90	N08°36'19"E
L33	188.96	N15°43'25"E
L34	75.08	S61°05'08"E
L35	80.00	S81°28'00"E
L36	77.45	N86°49'37"W
L37	12.81	S85°47'35"W
L38	75.57	S70°06'23"E
L39	21.97	S00°12'04"E
L40	114.82	N47°10'09"W
L41	107.80	S47°10'09"E
L42	171.96	S42°48'51"W

Line #	Length	Direction
L43	15.06	S50°38'12"W
L44	133.51	S37°54'12"E
L45	188.00	S88°49'27"W
L46	91.81	S01°10'33"E
L47	148.31	S88°48'27"W
L48	149.41	S88°49'27"W
L49	85.00	S01°10'33"E
L50	136.22	N88°48'27"E
L51	136.22	N88°49'27"E

STAGECOACH SUBDIVISION PHASE 1

FINAL PLAT

AREA TABLE	
AREA WITHIN SUBDIVISION	42.203 ACRES
AREA OF SINGLE FAMILY LOTS	19.049 ACRES
AREA OF PARK LOT	1.524 ACRES
AREA OF W.Q AND D.E. LOTS	13.452 ACRES
AREA OF L.S.E. S.W.E. AND P.U.E. LOTS	1.008 ACRES
AREA OF MAIL KIOSK LOT	0.107 ACRES
AREA WITHIN STREETS	6.808 ACRES
AREA OF R.O.W. DEDICATION	0.340 ACRES

BLOCK 'A'			BLOCK 'I'			BLOCK 'C'		
LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.	LOT NO.	ACREAGE	SQ. FT.
1	0.174	7,595	8	0.519	22,587	28	0.149	6,500
2	0.163	7,959	9	0.368	16,045	29	0.164	7,150
3	0.171	7,469	10	0.332	14,447	30	0.166	7,220
4	0.180	7,844	11	0.338	14,711	31	0.168	7,338
5	0.172	7,498	12	0.279	12,144	32	0.199	8,681
6	0.159	6,917	13	0.322	14,011	33	0.203	8,840
7	0.175	7,617	14	0.160	6,969	34	0.180	7,820
8	0.168	7,336	15	0.149	6,500	35	0.191	8,324
9	0.149	6,504	16	0.164	7,141	36	0.162	7,075
10	0.164	7,150	17	0.239	10,401	37	0.164	7,150
11	0.164	7,150	18	0.322	14,024	38	0.107	4,661
12	0.149	6,500	19	0.190	8,261	BLOCK 'E'		
13	0.164	7,150	20	0.149	6,500	LOT NO.	ACREAGE	SQ. FT.
14	0.164	7,150	21	0.164	7,150	1	0.281	12,219
15	0.149	6,500	22	0.164	7,150	2	0.208	9,071
16	0.164	7,150	23	0.149	6,500	3	0.183	7,972
17	0.164	7,150	24	0.164	7,150	4	0.222	9,665
18	0.164	7,141	25	0.164	7,150	5	0.197	8,582
19	0.167	8,146	26	0.164	7,150	BLOCK 'F'		
20	0.267	11,651	27	0.164	7,150	LOT NO.	ACREAGE	SQ. FT.
21	0.161	7,007	28	0.166	7,214	1	1.524	66,366
22	0.185	8,046	29	0.157	6,860	BLOCK 'G'		
23	0.180	7,848	30	0.182	7,937	LOT NO.	ACREAGE	SQ. FT.
24	0.035	1,505	31	0.186	8,099	1	0.202	8,817
25	0.035	1,505	32	0.225	9,813	2	0.214	9,330
26	11.924	519,390	33	0.296	12,910	3	0.237	10,307
27	0.592	25,785	34	0.163	7,092	4	0.203	8,861
BLOCK 'B'			35	0.146	6,381	41	0.067	2,939
LOT NO.	ACREAGE	SQ. FT.	36	0.178	7,747	BLOCK 'H'		
1	0.179	7,811	37	0.165	7,182	LOT NO.	ACREAGE	SQ. FT.
2	0.164	7,144	38	0.150	6,549	3	0.164	7,150
3	0.149	6,500	39	0.146	6,374	4	0.164	7,150
4	0.164	7,150	40	0.304	13,236	5	0.199	8,656
5	0.167	7,293	41	1.527	66,497	6	0.039	1,700
6	0.173	7,516	42	0.028	1,223			
7	0.178	7,755						
8	0.183	7,960						
9	0.182	7,925						
10	0.180	7,860						
11	0.195	8,494						
12	0.172	7,479						
13	0.149	6,500						
14	0.164	7,150						
15	0.164	7,150						
16	0.149	6,500						
17	0.164	7,150						
18	0.164	7,150						
19	0.149	6,500						
20	0.164	7,150						
21	0.164	7,150						
22	0.162	7,054						
23	0.218	9,497						
24	0.027	1,156						

LOT SIZE	NO.
< 1 ACRE	108
1-2 ACRE	2
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.027 AC (1,156 sq. ft.)	
AVERAGE LOT SIZE: 0.317 AC (13,790 sq. ft.)	

A SUBDIVISION OF 42.203 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 1, OUT OF THE
JOHN PHARASS SURVEY No. 13, ABSTRACT No. 361
AND THE Z. HINTON SURVEY No. 12, ABSTRACT No.
220 HAYS COUNTY, TEXAS

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 • REG. # 10024900

Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

STAGECOACH SUBDIVISION PHASE 1 FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT KB HOME LONE STAR INC., BEING THE OWNER OF 78.881 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY NUMBER 13, ABSTRACT NUMBER 361 AND THE Z. HINTON SURVEY NUMBER 12, ABSTRACT NUMBER 220 SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17037111 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 42.203 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

STAGECOACH SUBDIVISION PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

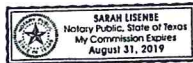
WITNESS MY HAND, THIS THE 26th DAY OF JANUARY, 20 18 A.D.

[Signature] 1/24/18
KB HOME LONE STAR INC.
JOHN ZINSMEYER, VICE PRESIDENT
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TX 78750

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS
[Signature]
PRINTED NOTARY NAME
MY COMMISSION EXPIRES: 8/31/2019



THIS FINAL PLAT, STAGECOACH SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO 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 12th DAY OF October, 20 17 A.D.

[Signature]
CHAIRPERSON

STATE OF TEXAS }
COUNTY OF HAYS }

REVIEWED BY

[Signature] 1/31/18
LEON BARBA, CITY ENGINEER

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.

DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C 0365F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS.

[Signature] 10-25-17
DATE
LEE A. WHITED, P.E. No. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
(512) 280-5160



GENERAL NOTES:

1. A 15'-FOOT WIDE PUBLIC UTILITY EASEMENT ABUTTING THE RIGHT-OF-WAY OF EACH STREET IS HEREBY DEDICATED AS AN EASEMENT FOR UTILITIES, DRAINAGE AND EXCAVATION AND/OR EMBANKMENTS.
2. SIDEWALKS SHALL BE NOT LESS THAN FOUR FEET IN WIDTH AND SHALL BE TWO FEET FROM CURB. SUCH SIDEWALKS SHALL BE INSTALLED AND CONSTRUCTED ON BOTH SIDES OF EACH RESIDENTIAL STREET AND BE SITUATED WHOLLY WITHIN THE DEDICATED RIGHT-OF-WAY.
3. A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINES.
4. A 5' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE PROPERTY LINES.
5. NO OBJECT 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 THE PRIOR APPROVAL OF THE CITY OF KYLE.
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. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
8. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.
9. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES 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.
10. ADJACENT LANE MILE FEE NOT REQUIRED FOR STAGECOACH SUBDIVISION. SCOTT STREET IMPROVEMENTS WILL BE CONSTRUCTED IN LIEU OF ADJACENT LANE MILE FEE.
11. PHASE 1A WILL BE REQUIRED TO BE CONSTRUCTED CONCURRENTLY AS PHASE 1, AS TO MEET KYLE FIRE REQUIREMENTS.
12. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 2 DAY OF February, 20 18 AT 2:46 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER 18004166

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2 DAY OF February, 20 18 A.D.

[Signature]
LIZ GONZALEZ BY [Signature]
COUNTY CLERK
HAYS COUNTY, TEXAS



STATE OF TEXAS }
COUNTY OF HAYS }

REVIEWED BY

[Signature] 1-31-18
HARPER WILLIAMS, DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS }
COUNTY OF HAYS }

I, AARON V. THOMASON, 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.

SURVEYED BY: [Signature] 25 Oct 2017
DATE
AARON V. THOMASON, R.P.L.S. #6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
aaron@cbdeng.com



A SUBDIVISION OF 42.203 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 1, OUT OF THE
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