

MAJESTIC
INDUSTRIAL PARK
FINAL PLAT
HAYS COUNTY, TEXAS

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THE COUNTY OF HAYS

That we, MOUNTAIN PLUM, LTD., a limited partnership organized and existing under the laws of the State of Texas, with its home address at 4040 Broadway #501, San Antonio, TX 78209, being the owner of 185.77 acres of land conveyed by Deed without Warranty dated August 25, 2003, from William Negley to Mountain Plum, Ltd., of record in Volume 2297, Page 139, Official Public Records, Hays County, Texas, in the Thomas G. Allen Survey No. 1, Abstract No. 26, the Jesse Day Survey, Abstract No. 152, the Jesse Day Survey, Abstract No. 159, and the John King Survey No. 20, Abstract No. 276, situated in Hays County, Texas, do hereby subdivide 46.232 acres of land to be known as:

"MAJESTIC INDUSTRIAL PARK"

in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the _____ day of _____, 201__ A.D.

Mountain Plum, Ltd., a Texas limited partnership
By: MP General, LLC, a Texas limited liability company
General Partner

Name: _____, Manager

Name: _____, Manager

By: MountainCityLand, LLC, a Texas limited liability company, Manager

Name: _____, Manager

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, the undersigned authority, on this the _____ day of _____, 201__ A.D. did personally appear _____, Manager of MP General, LLC, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration therein expressed.

Notary Public

Printed Name/Commission Expires

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, the undersigned authority, on this the _____ day of _____, 201__ A.D. did personally appear _____, Manager of MP General, LLC, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration therein expressed.

Notary Public

Printed Name/Commission Expires

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, the undersigned authority, on this the _____ day of _____, 201__ A.D. did personally appear _____, Manager of MountainCityLand, LLC, Manager of MP General, LLC, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and consideration therein expressed.

Notary Public

Printed Name/Commission Expires

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, Judd T. Willmann, am authorized under the laws of the State of Texas to practice the profession of engineering, hereby certify that proper engineering consideration has been given this plat.

A portion of this subdivision is within the boundaries of the 100-year floodplain according to the Federal Flood Administration FIRM Panel 48209C0290F dated September 2, 2005.

_____, Date: _____
Judd T. Willmann, P.E.
Texas Registration No. - P.E. 90356
LandDev Consulting, LLC, TBPE FIRM No.: F-16384
5508 Highway 290 West, Suite 215
Austin, TX 78720
(512) 872-6696

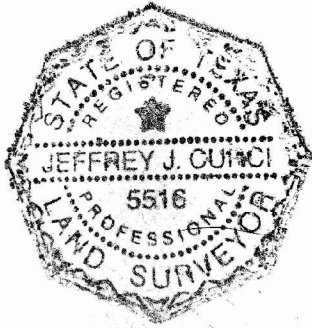
Surveyor's Note:
This subdivision lies within the boundaries of the City of Kyle corporate city limits.

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, Jeffrey J. Curci, am authorized under the laws of the State of Texas to practice the profession of surveying, hereby certify that this plat is true and correct, that it was prepared from an actual survey of the property made by me or under my supervision on the ground during the months of January - March 2018 and that all necessary survey monuments are correctly set or found as shown hereon.

_____, Date: 5/07/2018

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
Geomatics Surveying and Mapping Inc.
10415 Old Manchaca Road #202
Austin, Texas 78748
(512) 917-0184



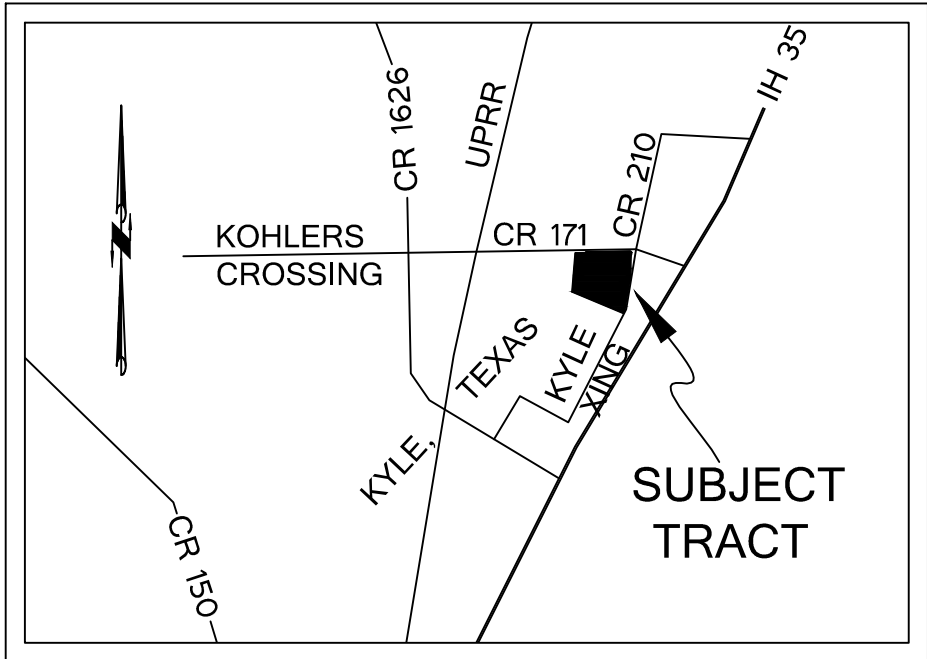
Reviewed by: City Engineer

Reviewed by: Director of Public Works

This final plat 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 the _____ day of _____, 20__.

Chairperson



VICINITY MAP - NTS

LEGAL DESCRIPTION:

A DESCRIPTION OF A 46.232 ACRE TRACT OF LAND, LOCATED IN THE THOMAS G. ALLEN SURVEY No. 1, ABSTRACT No. 26, THE JESSE DAY SURVEY, ABSTRACT No. 152, THE JESSE DAY SURVEY, ASBSTRACT No. 159, AND THE JOHN KING SURVEY No. 20, ABSTRACT No. 276 OF HAYS COUNTY, TEXAS. SAID 46.232 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 185.77 ACRES OF LAND IN A DEED WITHOUT WARRANTY, RECORDED AUGUST 25, 2003, FROM WILLIAM NEGLEY TO MOUNTAIN PLUM, LTD., OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. SAID 46.232 ACRES, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch iron rod (Grid Coordinates = N: 13,922,101.25 E: 2,329,315.78) found monumenting an angle point in the south line of said 185.77 acre tract and the north line of that certain tract or parcel of land described as containing 126.130 acres of land (Tract 1) in a Warranty Deed recorded June 30, 2004, from Harvey and Gloria Evans, Trustees to Sheldon-Tanglewood, Ltd., of record in Volume 2495, Page 677, Official Public Records, Hays County, Texas, from which an iron rod with cap stamped "LA" found monumenting a southeast line of said 185.77 acre tract, a northwest line of said 126.130 acre tract and the south line of that certain tract or parcel of land described as a 100-foot wide right of way in a Right of Way Agreement recorded October 20, 1972, from Richard and Laura Negley to Lower Colorado River Authority, of record in Volume 254, Page 254, Official Public Records, Hays County, Texas, bears, S 46° 04' 08" W, a distance of 960.76 feet, and from said point of beginning the southwest corner of said Thomas G. Allen Survey and the northwest corner of said John King Survey, bears APPROXIMATELY, S 46° 04' 08" W, a distance of 528 feet (NO EVIDENCE OF THE ORIGINAL SURVEY CORNER WAS FOUND);

THENCE, N 04° 37' 50" E, over and across said 185.77 acre tract, a distance of 1039.47 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the south right of way of Kohlers Crossing (County Road No. 171), a varying width public right of way, being that certain tract or parcel of land described as containing 1.347 acres of land (Parcel 5, Tract 2) in a Special Warranty Deed Dedication of Right of Way recorded July 30, 2007, from Plum Creek Development Partners, Ltd. to the City of Kyle, Texas, of record in Volume 3218, Page 810, Official Public Records, Hays County, Texas, from which an "X" cut in concrete found monumenting said south right of way of Kohlers Crossing, a southeast corner of that certain tract or parcel of land described as containing 0.498 acre of land (Parcel 5, Tract 1) in said Special Warranty Deed Dedication of Right of Way and the west right of way of Marketplace Avenue, an 80 foot wide public right of way, bears, S 89° 49' 13" W, a distance of 889.11 feet;

THENCE, with said south right of way of said Kohlers Crossing, continuing over and across said 185.77 acre tract, the following four (4) courses:

1. N 88° 54' 12" E, a distance of 265.19 feet to a ½ inch iron rod with cap stamped "LA" found,
2. N 01° 05' 48" W, a distance of 18.00 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set,
3. N 88° 54' 12" E, a distance of 1191.46 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set, and
4. S 44° 33' 01" E, a distance of 33.55 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument the east line of said 185.77 acre tract and the west right of way of Kyle Crossing (County Road 210), a varying width public right of way;

THENCE, with the west right of way of said Kyle Crossing, the west line of that certain tract or parcel of land described as containing 0.353 acre of land (Parcel 2) in a Special Warranty Deed with Vendor's Lien, recorded April 13, 2006, from Mountain Plum, Ltd. to Plum Creek Development Partners, Ltd., of record in Volume 2902, Page 563, Official Public Records, Hays County, Texas, over and across said 185.77 acre tract, the following six (6) courses:

1. along a curve to the left, an arc distance of 80.43 feet, having a radius of 1007.50 feet, a central angle of 04° 34' 26", and a chord which bears, S 04° 05' 56" W, a distance of 80.40 feet to a ½ inch iron rod with cap stamped "LOOMIS AUSTIN" found monumenting a point of tangency,
2. S 01° 54' 46" W, a distance of 197.58 feet to a ½ inch iron rod with cap stamped "LOOMIS AUSTIN" found,
3. S 00° 44' 42" E, a distance of 160.31 feet to a ½ inch iron rod found monumenting a point of curvature of a curve to the right,
4. Along said curve to the right, an arc distance of 358.09 feet, having a radius of 2835.00 feet, a central angle of 07° 14' 13", and a chord which bears, S 05° 56' 33" W, a distance of 357.85 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set to monument a point of tangency,
5. S 09° 25' 10" W, a distance of 658.92 feet to an iron rod with cap stamped "HAYS COUNTY" found monumenting a point of curvature of a curve to the right, and
6. Along said curve to the right, an arc distance of 193.60 feet, having a radius of 937.00 feet, a central angle of 11° 50' 18", and a chord which bears, S 15° 34' 36" W, a distance of 193.26 feet to a ½ inch iron rod with cap stamped "LOOMIS AUSTIN" found monumenting the south line of said 185.77 acre tract, the north line of said 126.130 acre tract, the southwest corner of said 0.353 acre tract, and the northwest corner of that certain tract or parcel of land described as containing 0.390 acre of land (Parcel 3) in a Donation Deed recorded June 13, 2006, from Sheldon-Tanglewood Ltd. to Hays County, Texas, of record in Volume 2941, Page 666, Official Public Records, Hays County, Texas;

THENCE, with said south line of said 185.77 acre tract, and said north line of said 126.130 acre tract, the following two (2) courses:

1. N 67° 08' 37" W, a distance of 1118.28 feet to a ½ inch iron rod with cap stamped "GEOMATICS 5516" set, and
2. N 67° 06' 10" W, a distance of 353.86 feet to the **POINT OF BEGINNING** of the herein described tract and containing 46.232 acres of land, more or less.

GENERAL NOTES:

1. Setbacks not shown hereon shall conform to the City of Kyle Zoning Ordinance.
2. Prior to construction of any improvements on lots in this subdivision, site development permits and building permits will be obtained from the City of Kyle.
3. No objects, including signage, buildings, accessory buildings, fencing or landscaping which would interfere with conveyance of storm water shall be placed or erected within any drainage easements without the prior approval of the City of Kyle.
4. Each property owner of a lot on which drainage easement(s) are platted shall be responsible for keeping grass and weeds neatly cut and easement area free of debris and tree/brush regrowth.
5. Owner(s) of property with drainage and utility easement(s) shall allow access for inspection, repair, maintenance and reconstruction as may be necessary.
6. A fifteen (15) foot PUE is hereby dedicated adjacent to all street R.O.W., a five (5) foot PUE is hereby dedicated along each side lot line and a ten (10) foot PUE is hereby dedicated adjacent to all rear lot lines on all lots.
7. 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 owners associations.
8. 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 to Title II entities.
9. Sidewalks shall be installed on the subdivision side of Kohlers Crossing and Kyle Crossing. Those sidewalks not abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontage lots, sidewalks on the street to which access is prohibited are also required to be installed when the streets in the subdivision are constructed.
10. Property lies within the Bunton Branch-Plum Creek Watershed.
11. 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 office of the owner or operator, and made available for review by the city.
12. The property owner(s) and/or the property owner's association are solely responsible for any and all maintenance and/or repairs to all drainage easements and detention/retention ponds within the property.

THE STATE OF TEXAS
THE COUNTY OF HAYS

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 _____ day of _____,

201__ A.D., at _____ o'clock __.M., in the plat records of Hays County, Texas, as Instrument

No. _____

Witness my hand and seal of office, this the _____ day of _____, 201__ A.D.

Liz Gonzalez,
County Clerk
Hays County, Texas

DATE OF PREPARATION: March 30, 2018

SUBMITTED: May 4, 2018

PAGE 1 OF 2

GEOMATICS

SURVEYING AND MAPPING INC.

10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION No. 10194101 |



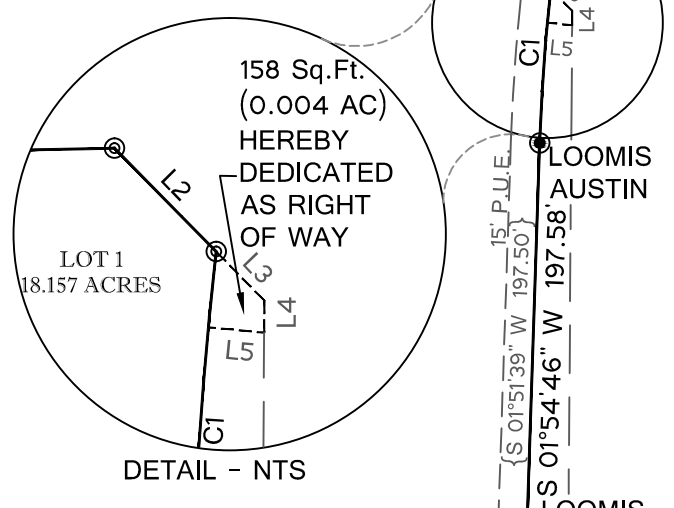
MAJESTIC
INDUSTRIAL PARK
FINAL PLAT
HAYS COUNTY, TEXAS

JOHN COOPER SURVEY
ABSTRACT No. 100

CITY OF KYLE, TX
2.844 ACRES
VOL. 2926, PG. 240, O.P.R.H.C.T.

KOHLERS CROSSING / (VARYING WIDTH R.O.W.) [C.R. 171]

JESSE DAY SURVEY
ABSTRACT No. 152



LOT 1
18.157 ACRES

BENCHMARK: TRIANGLE CUT IN
CONCRETE ELEVATION = 736.50'

MOUNTAIN PLUM LTD
VOL. 2297, PG. 139
O.P.R.H.C.T.

THOMAS G. ALLEN SURVEY No. 1
ABSTRACT No. 26

JESSE DAY
SURVEY
ABSTRACT
No. 159

APPROXIMATE
LOCATION OF 100-YEAR
FLOODPLAIN BOUNDARY -
per GBRA, USACE, TWDB, HAYS
COUNTY PHASE 3 STUDY
(2016/HALFF ASSOC.)

POINT OF BEGINNING
GRID COORDINATES:
N: 13922101.25
E: 2329315.78

LINE	BEARING	DISTANCE
L1	N 01°05'48" W	18.00'
{L1}	N 01°07'29" W	18.00'
L2	S 44°33'01" E	33.55'
{L2&3}	S 44°34'42" E	49.09'
L3	S 44°33'01" E	15.54'
L4	S 01°32'13" E	7.66'
L5	N 84°32'34" W	12.98'
{L5}	N 84°32'57" W	12.97'
L6	S 80°29'11" E	63.16'
L7	S 46°04'08" W	960.76'
L8	N 67°06'10" W	10.29'
L9	S 89°49'13" W	889.11'
L10	N 87°15'38" W	1896.63'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.43'	1007.50'	4°34'26"	S 04°05'56" W	80.40'
C2	358.09'	2835.00'	7°14'13"	S 05°56'33" W	357.85'
{C2}	358.08'	2835.00'	-----	S 05°53'27" W	357.85'
C3	193.60'	937.00'	11°50'18"	S 15°34'36" W	193.26'
{C3}	192.99'	937.00'	-----	S 15°24'36" W	192.65'

SHELDON-TANGLEWOOD, LTD
TRACT I - 126.130 ACRES
VOL. 2495, PG. 677
O.P.R.H.C.T.

JOHN KING SURVEY No. 20
ABSTRACT No. 276

OWNER: MOUNTAIN PLUM, LTD.
4040 BROADWAY STREET
SAN ANTONIO, TEXAS 78209

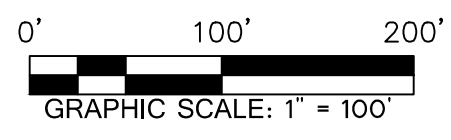
ACREAGE: 46.232
PATENT SURVEY: THOMAS G. ALLEN SURVEY No. 1, ABSTRACT No. 26
JESSE DAY SURVEY, ABSTRACT No. 152
JESSE DAY SURVEY, ABSTRACT No. 159
JOHN KING SURVEY No. 20, ABSTRACT No. 276

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREET: 0'
NUMBER OF LOTS: 3

SURVEYOR: GEOMATICS SURVEYING AND MAPPING, INC.
10415 OLD MANCHACA ROAD #202
AUSTIN, TEXAS 78748
JEFFREY J. CURCI, R.P.L.S. 5516
512-917-0184
TBPLS FIRM REGISTRATION NO. 10194101

ENGINEER: LANDDEV CONSULTING, LLC
5508 HIGHWAY 290 WEST, STE. 215
AUSTIN, TEXAS 78735
JUDD T. WILLMANN, P.E. 90356
512-872-6696
TBPE FIRM NO. F-16384

HAYS COUNTY, TEXAS
PARCEL 3 - 0.390 ACRE
VOL. 2941, PG. 666
O.P.R.H.C.T.



LEGEND
● IRON ROD FOUND (size noted)
● IRON ROD FOUND WITH CAP (as labeled)
⊗ "X" in CONCRETE FOUND
⊗ IRON ROD SET WITH CAP "GEOMATICS 5516"
--- APPROXIMATE LOCATION SURVEY LINES
--- PUBLIC UTILITY EASEMENT
--- BUILDING SETBACK LINE
--- PLAT RECORDS, HAYS COUNTY, TEXAS
--- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
--- RECORD INFORMATION
(VOL. 2297 PG. 139)
{VOL. 2902 PG. 563}
[VOL. 3218 PG. 810]

DATE OF PREPARATION: March 30, 2018
SUBMITTED: May 4, 2018

GEOMATICS
SURVEYING AND MAPPING INC.

10415 Old Manchaca Rd., #202, Austin, TX 78748
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