

FINAL PLAT
PLUM CREEK UPTOWN PHASE 1A
CITY OF KYLE, HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, UPTOWN AT PLUM CREEK PHASE 1A, LLC A TEXAS LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT _____, TEXAS, BEING THE OWNER OF 15.036 ACRES OF LAND, MORE OR LESS, BEING ALL OF THOSE CERTAIN TRACTS DESCRIBED IN A WARRANTY DEED TO UPTOWN AT PLUM CREEK PHASE 1A, LLC, OF RECORD IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND ALL OF THOSE CERTAIN TRACTS DESCRIBED IN A WARRANTY DEED TO UPTOWN AT PLUM CREEK PHASE 1A, LLC, OF RECORD IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

DO HEREBY SUBDIVIDE SAID 15.036 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK UPTOWN PHASE 1A TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID UPTOWN AT PLUM CREEK PHASE 1A, LLC A TEXAS LIMITED LIABILITY COMPANY, OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING MEMBER, MG-CARDINAL UPTOWN AT PLUM CREEK, LLC A TEXAS LIMITED LIABILITY COMPANY,

UPTOWN AT PLUM CREEK PHASE 1A, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MG-CARDINAL UPTOWN AT PLUM CREEK, LLC
A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____, A MEMBER/MANAGER

ITS: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ OF MG-CARDINAL UPTOWN AT PLUM CREEK, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER, 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 _____, 2019.

BY: _____ NOTARY PUBLIC

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE COORDINATES SHOWN HEREON ARE GRID.

FLOODPLAIN NOTE:

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON COMMUNITY-PANEL MAP NUMBER 48209C0270F, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2005. THERE MAY BE ADDITIONAL INFORMATION (LETTER OF MAP REVISIONS, LETTER OF MAP AMENDMENTS, OR LETTER OF MAP CHANGES) NOT PROVIDED TO, NOR RESEARCHED BY THE UNDERSIGNED SURVEYOR, THAT COULD AFFECT THE SUBJECT PROPERTY. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION:

I, COLEEN M. JOHNSON, 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, COMPLIES WITH ORDINANCE #439, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

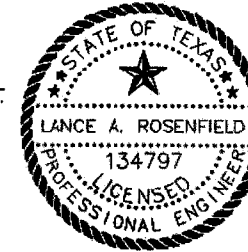
Coleen M. Johnson Oct 30, 2019
COLEEN M. JOHNSON
TEXAS REGISTRATION NO. 4871
WANTMAN GROUP, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
TBPELS SURVEY FIRM NO. 10194451 & NO. 10194509
Phone No. 512.669.5560



ENGINEER'S CERTIFICATION:

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.

Lance A. Rosenfield 10-30-2019
LANCE A. ROSENFELD P.E.
TEXAS REGISTRATION NO. 134797
WANTMAN GROUP, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
512.669.5560



NOTES:

1. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 2.412 ACRES.
2. TOTAL ACREAGE: 15.036 ACRES
3. TOTAL NUMBER OF LOTS: 5
4. THIS PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCES 308 AND 311.
5. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS.
6. OFFSITE WATER AND WASTEWATER LINES MUST BE CONSTRUCTED AND ACCEPTED BY CITY PRIOR TO OCCUPANCY OF ANY BUILDING(S) ON THIS PROPERTY.
7. A FIFTEEN (15) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, 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.
8. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE.
9. THIS SUBDIVISION SHALL COMPLY WITH THE CENTRAL BUSINESS DISTRICT OF THE CITY OF KYLE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF BENNER, AVENUE A AND BURNHAM. 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. (ORD. # 439, ARTICLE V, SEC. 10; KYLE CODE)

PUBLIC UTILITY INFORMATION:

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER: CITY OF KYLE 101 BURLISON KYLE, TEXAS 78640	ELECTRIC: PEDERNALES ELECTRIC COOP. 1810 F.M. 150 WEST KYLE, TEXAS 78640
WASTEWATER: CITY OF KYLE 101 BURLISON KYLE, TEXAS 78640	GAS: RELIANT ENERGY 328 CHEATHAM STREET SAN MARCOS, TEXAS 78666
TELEPHONE: VERIZON 6601 F.M. 3237 WIMBERLEY, TEXAS 78738	

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF KYLE, HEREBY CERTIFIES 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

REVIEWED BY:

LEON BARBA, CITY ENGINEER

REVIEWED BY:

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

THIS PLAT (PLUM CREEK UPTOWN, PHASE 1A) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 2019.

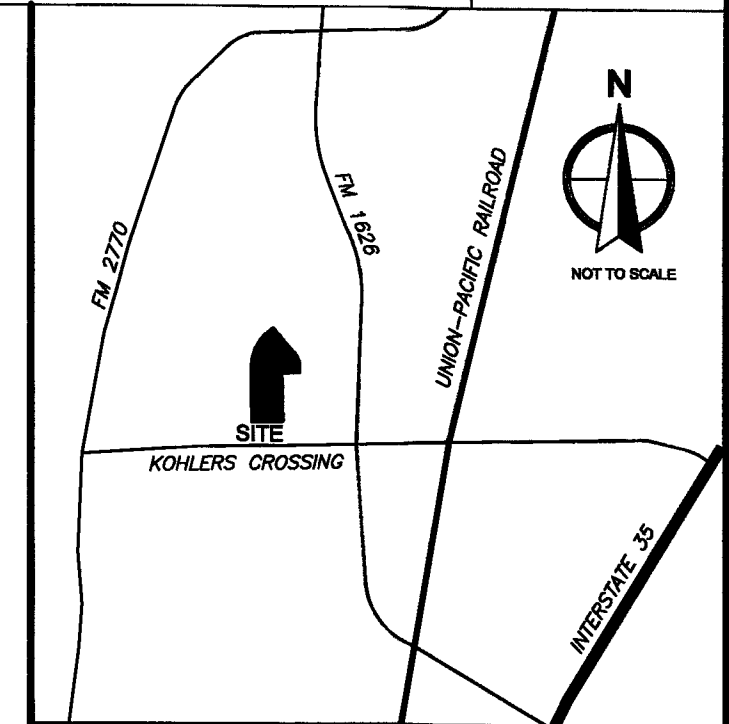
BY: _____
ATTEST:

SECRETARY



2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	10-29-2019
PROJECT:	30194242.00
SCALE:	1" = 100'
CHECK/QC:	CMJ
TECH:	MRG
FIELD CREW:	JA
SURVEY DATE:	10-2019
SHEET:	1 OF 2



LOCATION MAP
PROJECT LOCATED IN
CITY OF KYLE, HAYS COUNTY, TEXAS

BY: OWNERS: PLUM CREEK DEVELOPMENT PARTNERS, LTD.
ADDRESS: 4040 BROADWAY STREET, SUITE 501
SAN ANTONIO, TEXAS 78209
PHONE: (512) 391-1788 FAX: _____

ACREAGE: 15.036
SURVEY: M. M. McCARVER SURVEY NO. 4 ABST. NO. 10
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): 5 LOTS - MULTI-FAMILY RESIDENTIAL

DATE: October 29, 2019
SURVEYOR: COLEEN JOHNSON, R.P.L.S.
PHONE: 512-669-5560 FAX: _____
ENGINEER: LANCE ROSENFELD, P.E.
PHONE: 512-669-5560 FAX: _____

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, 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

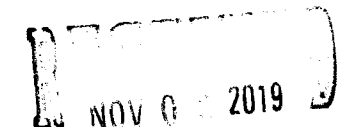
OFFICE ON THE _____ DAY OF _____, 2019, A.D., IN THE PLAT

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____
WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON

THIS THE _____ DAY OF _____, 2019 A.D. FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 2019, A.D.

BY:

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



EY:

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°44'59"W	60.00'
L3	N00°44'59"W	16.24'
L4	S01°11'10"E	75.00'

FINAL PLAT PLUM CREEK UPTOWN PHASE 1A CITY OF KYLE, HAYS COUNTY, TEXAS



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FIELD CREW:	JA
SURVEY DATE:	10-2019
SHEET:	2 OF 2

SYMBOLS LEGEND:

- FOUND 1/2" IRON ROD (AS NOTED)
- SET 5/8" IRON ROD AND CAP STAMPED "WGI 10194509" UNLESS NOTED
- ◆ BENCHMARK

ABBREVIATIONS LEGEND:

BM	BENCHMARK
CAB.	CABINET
E	EASTING
ELEV.	ELEVATION
IR	IRON ROD
IR&C	IRON ROD AND CAP
N	NORTHING
OPRHCTX	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PRHCTX	PLAT RECORDS OF HAYS COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RPLS	REGISTERED PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
SF/NF	SEARCHED FOR/NOT FOUND
VOL.	VOLUME
WGI	WANTMAN GROUP INC.



0 50 100 200
SCALE: 1" = 100'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	584.82'	665.00'	50°23'16"	N24°26'39"E	566.16'
C2	213.14'	311.00'	39°15'58"	S20°44'43"E	208.99'
C3	190.72'	215.00'	50°23'16"	N24°13'34"E	184.52'
C4	252.81'	285.00'	50°23'16"	S24°13'34"W	244.60'
C5	70.19'	160.00'	25°08'04"	N11°27'16"E	69.63'
C6	249.41'	550.00'	25°58'54"	N37°00'45"E	247.27'

LEGAL DESCRIPTION

BEING 15.036 ACRES OF LAND OUT OF AND A PART OF THE M.M. McCARVER SURVEY NO. 4, ABSTRACT NO. 10, IN THE CITY OF KYLE, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS TRACT NO. 2 IN A DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); ALSO BEING A PORTION OF THAT CERTAIN CALLED 5.002 ACRE TRACT DESCRIBED AS TRACT THREE, PARCEL ONE IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PC OPERATING PARTNERS, LTD., OF RECORD IN VOLUME 5233, PAGE 198, O.P.R.H.C.T.; SAID 15.036 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Benner, a public right-of-way (ROW), and the north right-of-way line of Doherty, a public ROW, both dedicated by Plum Creek Phase II, Section 1A, a subdivision of record in Cabinet 14, Pages 225-226, Plat Records of Hays County, Texas, same being the for the southwesterly corner of the tract described herein;

THENCE, with the north right-of-way line of said Doherty, same being the south line of said 5.002 acre tract, North 88°48'55" East, a distance of 70.00 feet to a 1/2-inch iron rod found with a cap stamped "BCG", for the southwest corner and POINT OF BEGINNING of the tract described herein;

THENCE, with the west line of the tract described herein, over and across said 5.002 acre tract, and over and across a remainder of said Tract 2, North 00°44'59" West, a distance of 762.07 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" in the south line of proposed Avenue A;

THENCE, continuing with the west line of the tract described herein, over and across a remainder of said Tract 2 described in Volume 2297, Page 139, O.P.R.H.C.T., the following four (4) courses and distances:

1. North 00°44'59" West, over and across said proposed Avenue A, a distance of 60.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
2. North 00°44'59" West, a distance of 16.24 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
3. 584.82 feet along the arc of said curve, with a radius of 665.00 feet, a central angle of 50°23'16", and whose chord bears, North 24°26'39" East, a distance of 566.16 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509"; and
4. North 49°38'17" East, a distance of 122.89 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for the most northerly corner of the tract described herein;

THENCE, with the east line of the tract described herein, continuing over and across said Tract 2, the following nine (9) courses and distances:

1. South 40°22'42" East, a distance of 382.85 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
2. South 40°22'42" East, a distance of 70.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
3. South 40°22'42" East, a distance of 53.98 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
4. 213.14 feet along the arc of said curve, with a radius of 311.00 feet, a central angle of 39°15'58", and whose chord bears, South 20°44'43" East, a distance of 208.99 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
5. South 01°06'44" East, a distance of 15.53 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for an ell corner of the tract described herein;
6. South 88°53'16" West, a distance of 284.52 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for an ell corner of the tract described herein;
7. South 01°11'10" East, a distance of 255.81 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
8. South 01°11'10" East, a distance of 75.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509"; and
9. South 01°11'10" East, a distance of 260.52 feet to a 1/2-inch iron rod found with cap stamped "LAT" in the north line of said 5.002 acre tract;

THENCE, continuing with the east line of the tract described herein, over and across said 5.002 acre tract, South 01°11'10" East, a distance of 230.15 feet to a 1/2-inch iron rod found with cap stamped "BCG" in said north right-of-way line of Doherty, for the southeast corner of the tract described herein;

THENCE, with the south line of the tract described herein, with said north right-of-way line of Doherty, South 88°48'55" West, at a distance of 70.00 feet passing a 1/2-inch iron rod found with cap stamped "BCG", a total distance of 452.25 feet to the POINT OF BEGINNING and containing 15.036 acres of land within these metes and bounds.

Drawing Name: C:\pwworking\wginc\johnson\30194242\2019_10-29-2019_9-33am User: Coleen Johnson Oct 30, 2019 9:33am