

# FINAL PLAT

## PLUM CREEK PHASE 1, SECTION 7B

### HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, 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, SUITE 501, SAN ANTONIO, TEXAS 78209, BEING THE OWNER OF 23.492 ACRES IN THE JOHN COOPER SURVEY, ABSTRACT 100, THE JESSE DAY SURVEY NO. 162, ABSTRACT 152 AND THE JESSE DAY SURVEY, ABSTRACT 159, BEING A PORTION OF A CERTAIN CALLED 185.77 ACRE TRACT DESIGNATED AS TRACT 4, EXHIBIT "A" AND DESCRIBED IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 23.492 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE 1, SECTION 7B** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND 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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID MOUNTAIN PLUM, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, MP GENERAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGERS, \_\_\_\_\_, \_\_\_\_\_, AND MOUNTAINCITYLAND, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED BY \_\_\_\_\_, ITS MANAGER, THEREUNTO DULY AUTHORIZED.

MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP

BY: MP GENERAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_, NAME: \_\_\_\_\_, MANAGER

BY: \_\_\_\_\_, NAME: \_\_\_\_\_, MANAGER

BY: MOUNTAINCITYLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER

BY: \_\_\_\_\_, NAME: \_\_\_\_\_, MANAGER

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. DID PERSONALLY APPEAR \_\_\_\_\_, MANAGER OF MP GENERAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. DID PERSONALLY APPEAR \_\_\_\_\_, MANAGER OF MP GENERAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. DID PERSONALLY APPEAR \_\_\_\_\_, MANAGER OF MOUNTAINCITYLAND, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER OF MP GENERAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, ON BEHALF OF SAID LIMITED LIABILITY COMPANIES AND LIMITED PARTNERSHIP.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS

THAT, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER

CLERK'S FILE NUMBER \_\_\_\_\_, WITNESS MY HAND AND SEAL OF OFFICE OF HAYS

COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

APPROVAL CITY OF KYLE

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING 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 (**PLUM CREEK PHASE 1, SECTION 7B**) 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

REVIEWED BY:

LEON BARBA, CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY:

HARPER WILDER, DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HAYS §

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.

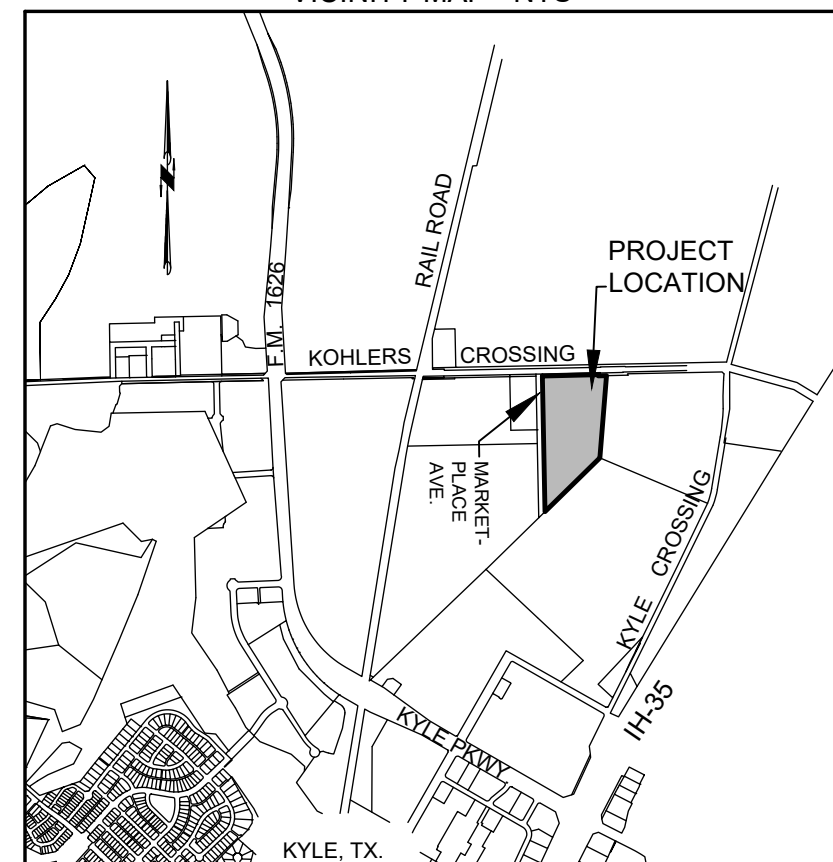
BY: \_\_\_\_\_

ANTHONY J. ENNIS, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 125658- STATE OF TEXAS  
LANDDEV CONSULTING, LLC.  
FIRM# F-16384  
4201 WEST PARMER LANE, SUITE C-100  
AUSTIN, TEXAS 78727  
(512) 872-6696

PLAT PREPARATION DATE: JUNE 3, 2020  
APPLICATION SUBMITTAL DATE: \_\_\_\_\_, 2020

CITY PROJECT  
NUMBER \_\_\_\_\_

VICINITY MAP - NTS



**"PRELIMINARY"**  
This Document shall not be Recorded  
for any purpose

SURVEYOR'S CERTIFICATION:

I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ERNESTO NAVARRETE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6642 - STATE OF TEXAS  
LANDDEV CONSULTING, LLC.  
FIRM# 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TEXAS 78735  
(512) 872-6696

NOTES:

1. TOTAL ACREAGE: 23.492 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS: 0.0 ACRES.
3. TOTAL NUMBER OF LOTS: 2.
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SETBACKS NOT SHOWN ON LOTS SHALL CONFIRM TO THE CITY OF KYLE ZONING ORDINANCES.
6. A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY IS HEREBY DEDICATED AS SHOWN AND DEPICTED HEREON.
7. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH THE CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF KYLE.
8. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
9. ALL OPEN SPACES, DRAINAGE EASEMENT 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. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING WITHIN THE SUBDIVISION, ALL EASEMENTS AND RIGHT-OF-WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
10. THE OWNER OF LOT 1 AND LOT 2, BLOCK A, ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1 AND LOT 2, BLOCK A, TO THE CITY OF KYLE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AND, IF NOT THE SAME PARTIES AS ARE IN PLUM CREEK DEVELOPMENT PARTNERS, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE PLUM CREEK HOME OWNER'S ASSOCIATION, FOR THEIR RESPECTIVE REVIEW AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1 AND LOT 2, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALK AND ANY OTHER IMPROVEMENTS REQUIRE HEREIN.
11. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 AND LOT 2, BLOCK A, IN THIS SUBDIVISION, A SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
12. THIS SUBDIVISION LIES WITHIN THE BUNTON BRANCH-PLUM CREEK WATERSHED.
13. EASEMENTS SHOWN HEREON WHICH ARE CREATED BY SEPARATE INSTRUMENTS AND NOT DEDICATED PER THIS PLAT ARE GOVERNED BY THE TERMS OF SUCH SEPARATE INSTRUMENTS.
14. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1 AND LOT 2, BLOCK A, SHALL BE INSTALLED BY THE OWNER OF LOT 1 AND LOT 2, BLOCK A, AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK A. SIDEWALKS, PEDESTRIAN CROSSING 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.
15. THE OWNER OF THE LAND DEDICATED BY THIS PLAT RESERVES THE RIGHT TO USE AND ENJOY THE SURFACE OF ALL EASEMENT AREAS FOR ALL PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT AREAS FOR THE PURPOSE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO PLACE SURFACING MATERIALS OVER AND ACROSS THE EASEMENT AREA AND TO USE THE SAME FOR PARKING AREAS, DRIVEWAYS, WALKWAYS, SIDEWALK, LANDSCAPING AND LIGHTING.
16. FLOODPLAIN ANALYSIS MAY BE REQUIRED PER CITY ADOPTED RAINFALL DEPTH AT THE TIME OF SITE DEVELOPMENT.

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 0.999902.

**PUBLIC UTILITY INFORMATION:**

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

<b>WATER:</b> CITY OF KYLE 100 W. CENTER ST. KYLE, TEXAS 78640	<b>WASTEWATER:</b> CITY OF KYLE 100 W. CENTER ST. KYLE, TEXAS 78640
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**ELECTRIC:**  
PEDERNALES ELECTRIC COOPERATIVE  
1819 RANCH TO MARKET RD 150  
KYLE, TX 78640

SHEET 1 OF 2

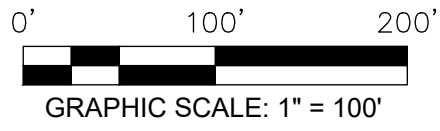
**LANDDEV**  
CONSULTING, L.L.C.  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.872.6696  
TITLE FIRM NO. 10194101

# FINAL PLAT

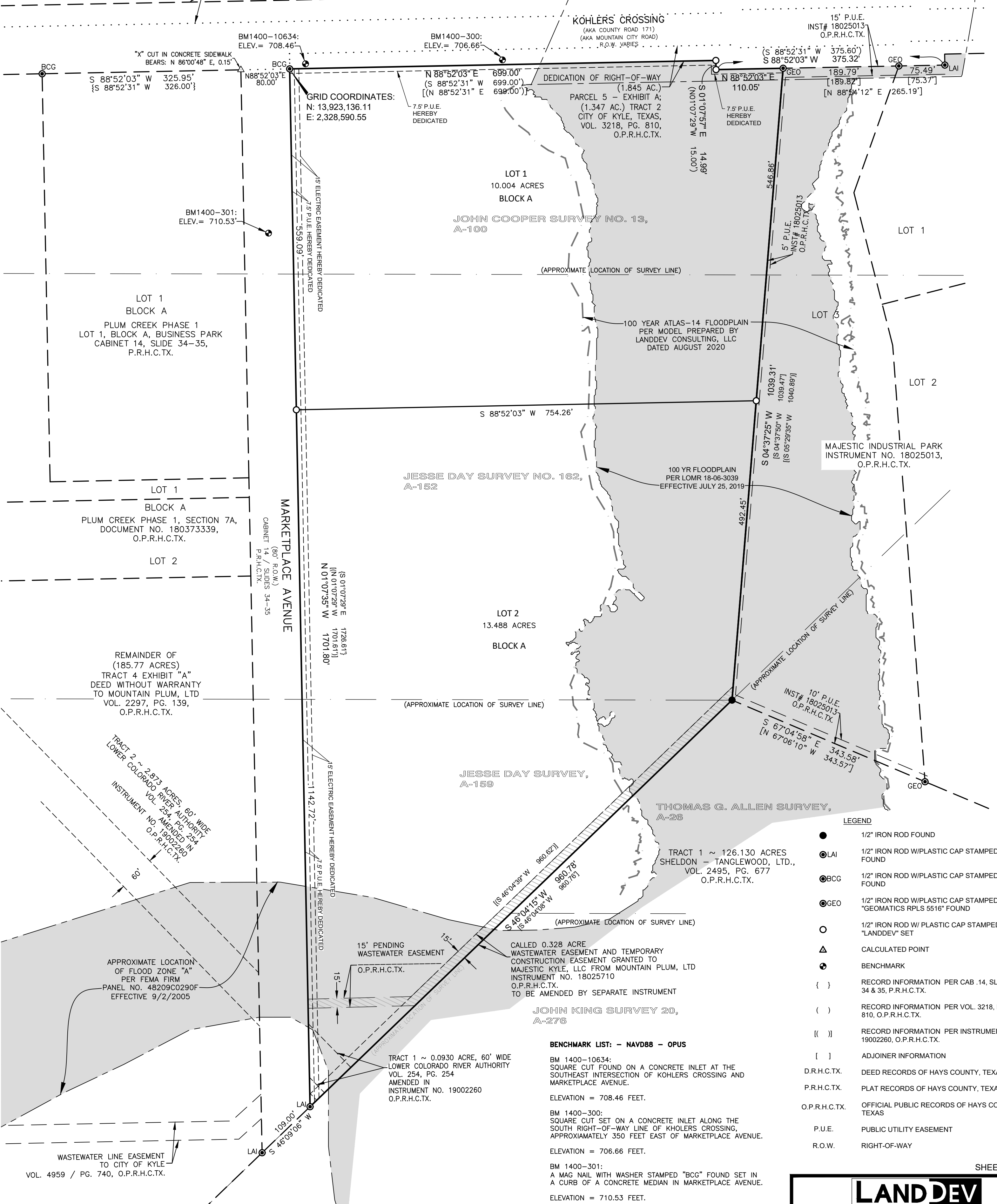
## PLUM CREEK PHASE 1, SECTION 7B

### HAYS COUNTY, TEXAS

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CALLLED 2.844 AC.  
DEDICATION OF RIGHT-OF-WAY  
CITY OF KYLE, TEXAS,  
VOL. 2926, PG. 240, O.P.R.H.C.TX.



- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ LAI 1/2" IRON ROD W/PLASTIC CAP STAMPED "LAI" FOUND
  - ⊙ BCG 1/2" IRON ROD W/PLASTIC CAP STAMPED "BCG" FOUND
  - ⊙ GEO 1/2" IRON ROD W/PLASTIC CAP STAMPED "GEOMATICS RPLS 5516" FOUND
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
  - △ CALCULATED POINT
  - ⊙ BENCHMARK
  - { } RECORD INFORMATION PER CAB. 14, SLIDES 34 & 35, P.R.H.C.TX.
  - ( ) RECORD INFORMATION PER VOL. 3218, PG. 810, O.P.R.H.C.TX.
  - [ ( ) ] RECORD INFORMATION PER INSTRUMENT NO. 19002260, O.P.R.H.C.TX.
  - [ ] ADJOINER INFORMATION
  - 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
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY

**BENCHMARK LIST: - NAVD88 - OPUS**

BM 1400-10634:  
SQUARE CUT FOUND ON A CONCRETE INLET AT THE  
SOUTHEAST INTERSECTION OF KOHLERS CROSSING AND  
MARKETPLACE AVENUE.  
ELEVATION = 708.46 FEET.

BM 1400-300:  
SQUARE CUT SET ON A CONCRETE INLET ALONG THE  
SOUTH RIGHT-OF-WAY LINE OF KOHLERS CROSSING,  
APPROXIMATELY 350 FEET EAST OF MARKETPLACE AVENUE.  
ELEVATION = 706.66 FEET.

BM 1400-301:  
A MAG NAIL WITH WASHER STAMPED "BCG" FOUND SET IN  
A CURB OF A CONCRETE MEDIAN IN MARKETPLACE AVENUE.  
ELEVATION = 710.53 FEET.

PLAT PREPARATION DATE: JUNE 3, 2020  
APPLICATION SUBMITTAL DATE: \_\_\_\_\_, 2020

CITY PROJECT NUMBER

LAND DEV

CONSULTING, L.L.C.  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
OFFICE: 512.878.6696  
FPLS FIRM NO. 10194101

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PLOT DATE: Aug 13, 2020 - 3:35pm