

CALLED 49.62 ACRES
KY-TEX PROPERTIES, INC.
VOL. 285, PG. 458
R.P.R.H.C.T.

(N43°08'11"E 462.20')
(N45°26'00"E 462.20')
(N43°08'11"E 462.24')

CALLLED 25 ACRES
EDWARD COSTER
BULLOCK JR.
VOL. 1127, PG. 630
O.P.R.H.C.T.
BEING 150.1 ACRES SAVE
AND EXCEPT 125 ACRES
VOL. 1127, PG. 633
O.P.R.H.C.T.

**ROLAND LANE
(A.K.A. C.R. 137
(R.O.W. VARIES)**

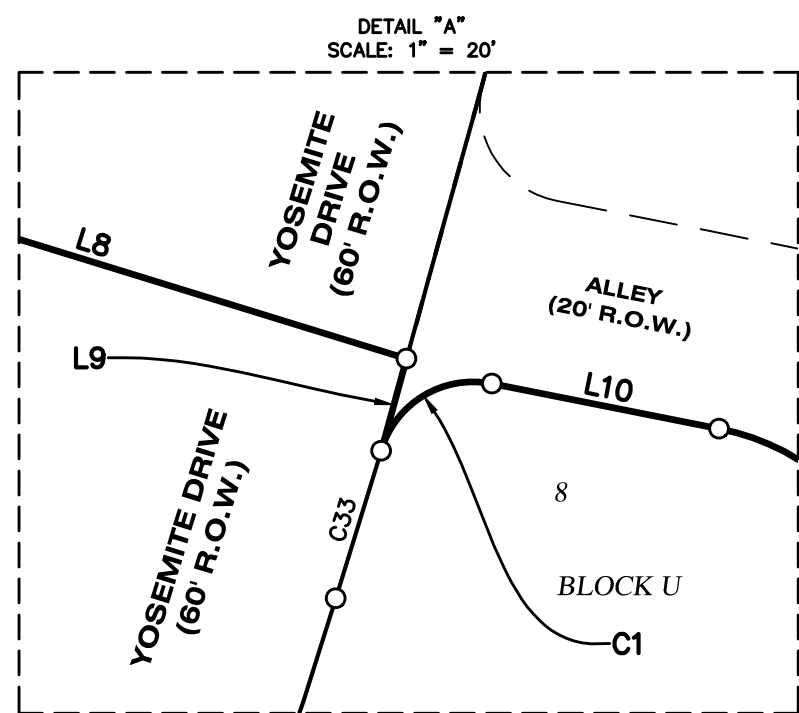
10' WATERLINE
EASEMENT
VOL. 631, PG. 25
D.R.H.C.T.

P.O.B.
GRID N: 13,900,907.46
GRID E: 2,321,210.48

REMAINDER OF A
CALLED 125.00 ACRES
EDWARD COSTER
BULLOCK JR.
VOL. 1127, PG. 633
O.P.R.H.C.T.

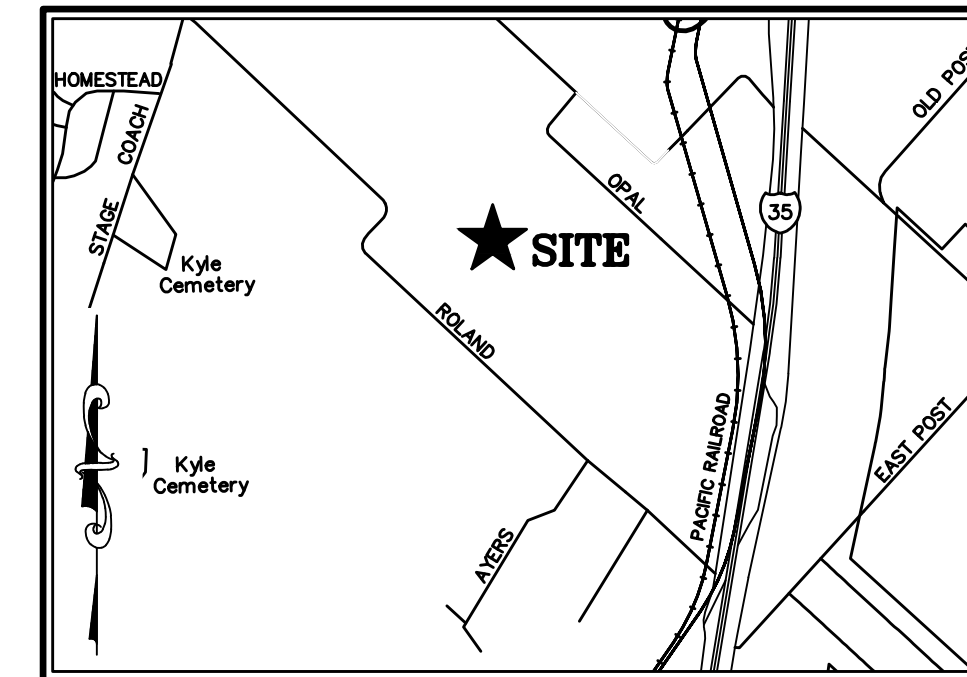
**Z. HINTON
SURVEY NO. 12
ABSTRACT NO. 220**

**JAMES W. WILLIAMS
SURVEY NO. 11
ABSTRACT NO. 473**



LINE #	DIRECTION	LENGTH
L1	S46°35'14"E	5.31'
L2	N43°24'46"E	14.99'
L3	S46°27'11"E	110.93'
L4	S52°24'06"E	61.27'
L5	S31°38'18"E	120.39'
L6	N62°52'34"E	105.63'
L7	N68°11'06"E	49.23'
L8	N61°08'42"E	69.30'
L9	S30°34'57"E	9.94'
L10	N55°09'52"E	24.12'
L11	N29°15'25"E	4.41'
L12	S60°44'35"E	110.00'
L13	N29°15'25"E	4.30'
L14	S32°49'18"W	125.00'
L15	S37°29'26"W	60.00'
L16	S29°15'25"W	103.59'
L17	S46°36'30"E	13.27'
L18	N46°30'41"W	5.00'
L19	S43°28'56"W	127.58'
L20	S11°20'06"W	39.23'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	14.78'	10.00'	84°43'58"	N12°49'31"E	13.47'
C2	34.27'	25.00'	78°32'55"	S85°33'40"E	31.65'
C3	32.96'	25.00'	75°32'38"	S08°30'54"E	30.63'
C4	205.89'	1,010.00'	11°40'48"	S56°36'18"E	205.54'
C5	190.75'	685.00'	15°57'17"	S65°09'20"E	190.13'
C6	45.63'	560.00'	4°40'08"	S54°50'38"E	45.62'
C7	42.86'	25.00'	98°14'01"	S78°22'26"W	37.80'
C8	87.05'	1,174.98'	4°14'42"	S31°22'46"W	87.03'
C9	34.95'	25.00'	80°06'37"	S06°33'12"E	32.18'
C10	29.45'	360.00'	4°41'15"	S45°53'28"W	29.44'
C11	35.85'	300.00'	6°50'52"	N46°58'17"E	35.83'
C12	651.42'	1,736.06'	21°29'56"	S35°46'31"E	647.61'
C13	39.26'	25.00'	89°58'43"	S01°31'20"E	35.35'
C14	39.28'	25.00'	90°01'17"	N88°28'40"E	35.36'
C15	224.70'	560.00'	22°59'25"	N68°40'24"W	223.20'
C16	40.26'	1,249.99'	1°50'44"	N79°14'46"W	40.26'
C17	46.94'	25.00'	107°34'49"	N24°31'59"W	40.34'
C18	33.92'	25.00'	77°44'46"	S68°07'48"W	31.38'
C19	80.15'	1,249.99'	3°40'26"	N71°09'36"W	80.14'
C20	17.21'	10.00'	98°34'49"	N20°01'59"W	15.16'
C21	14.54'	10.00'	83°17'05"	S70°53'58"W	13.29'
C22	90.36'	1,249.99'	4°08'31"	N65°23'14"W	90.34'
C23	40.39'	25.00'	92°34'24"	N17°01'47"W	36.14'
C24	37.94'	25.00'	86°57'14"	S14°13'12"E	34.40'
C25	40.39'	25.00'	92°34'24"	S75°32'37"W	36.14'
C26	90.36'	1,249.99'	4°08'31"	N56°05'55"W	90.34'
C27	14.54'	10.00'	83°17'05"	N12°23'07"W	13.29'
C28	17.13'	10.00'	98°10'22"	N78°20'36"E	15.11'
C29	17.69'	10.00'	101°21'01"	S79°55'56"W	15.47'
C30	391.70'	950.00'	23°37'26"	N37°34'50"W	388.93'
C31	40.89'	949.55'	2°28'03"	N24°32'08"W	40.89'
C32	101.75'	1,059.91'	5°30'01"	N26°00'51"W	101.71'
C33	16.11'	1,073.38'	0°51'35"	N28°55'32"W	16.11'
C34	16.08'	10.00'	92°07'38"	S75°34'29"E	14.40'
C35	15.95'	1,013.38'	0°54'05"	S29°03'37"E	15.94'
C36	96.07'	999.91'	5°30'18"	S26°01'00"E	96.03'
C37	475.83'	1,010.00'	26°59'35"	S36°47'48"E	471.44'
C38	13.88'	10.00'	79°33'01"	S10°31'05"E	12.80'
C39	17.21'	10.00'	98°34'49"	S78°32'50"W	15.16'
C40	636.32'	1,249.99'	29°10'00"	N37°34'45"W	629.47'



VICINITY MAP

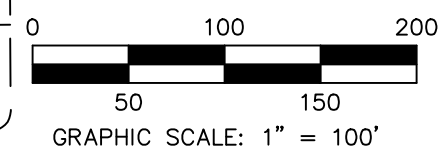
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "G&R" CAP FOUND
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- ▲ NAIL FOUND
- △ CALCULATED POINT
- ⊙ SURVEY CONTROL POINT
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DEED DOC. NO. 18013402
- [.....] RECORD INFORMATION PER DEED VOL. 749 PG. 306

OWNERS: PARAMOUNT PARK, LTD
ADDRESS: P.O. BOX 670649
DALLAS, TX 75367
PHONE: (512) 434-9684 FAX: N/A
CITY OF KYLE
ADDRESS: 100 W. CENTER STREET
KYLE, TX 78640
PHONE: (512) 262-3923 FAX: N/A

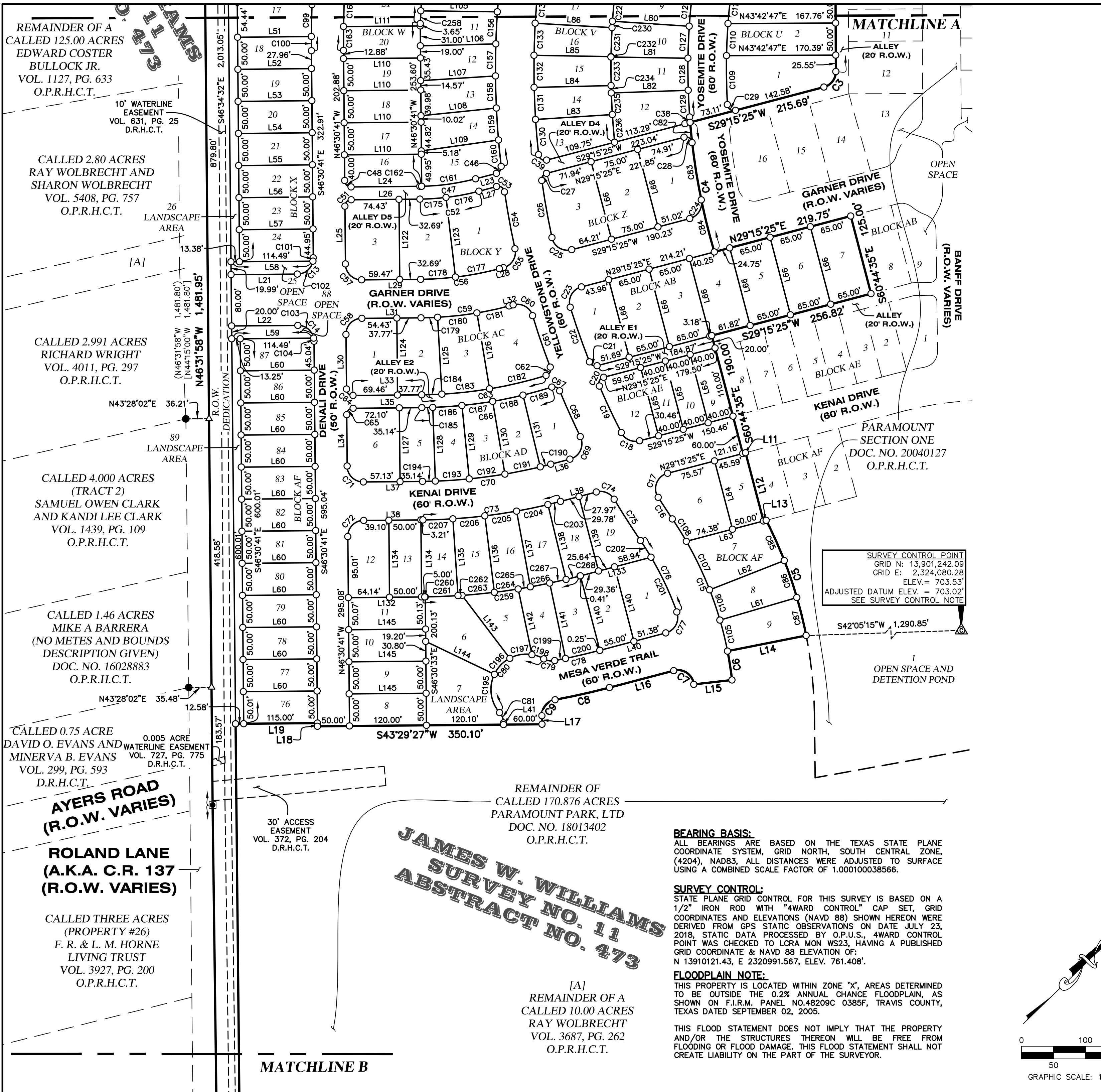
ACREAGE: 35.8872
SURVEY: Z. HINTON SURVEY NO. 12 ABSTRACT NO. 220
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE): 154 RESIDENTIAL; 6 OPEN SPACE
DATE: _____
SURVEYOR: 4WARD LAND SURVEYING, LLC
PHONE: (512) 537-2384 FAX: N/A
ENGINEER: MILLER GRAY, LLC
PHONE: (512) 861-5300 FAX: N/A



**PARAMOUNT
SECTION THREE
City of Kyle,
Hays County, Texas**

**4WARD
Land Surveying**
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/30/2022
Project:	00754
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	JO/SG
Survey Date:	JULY 2018
Sheet:	1 OF 4



REMAINDER OF A CALLED 125.00 ACRES EDWARD COSTER BULLOCK JR. VOL. 1127, PG. 633 O.P.R.H.C.T.

CALLED 2.80 ACRES RAY WOLBRECHT AND SHARON WOLBRECHT VOL. 5408, PG. 757 O.P.R.H.C.T.

CALLED 2.991 ACRES RICHARD WRIGHT VOL. 4011, PG. 297 O.P.R.H.C.T.

CALLED 4.000 ACRES (TRACT 2) SAMUEL OWEN CLARK AND KANDI LEE CLARK VOL. 1439, PG. 109 O.P.R.H.C.T.

CALLED 1.46 ACRES MIKE A BARRERA (NO METES AND BOUNDS DESCRIPTION GIVEN) DOC. NO. 16028883 O.P.R.H.C.T.

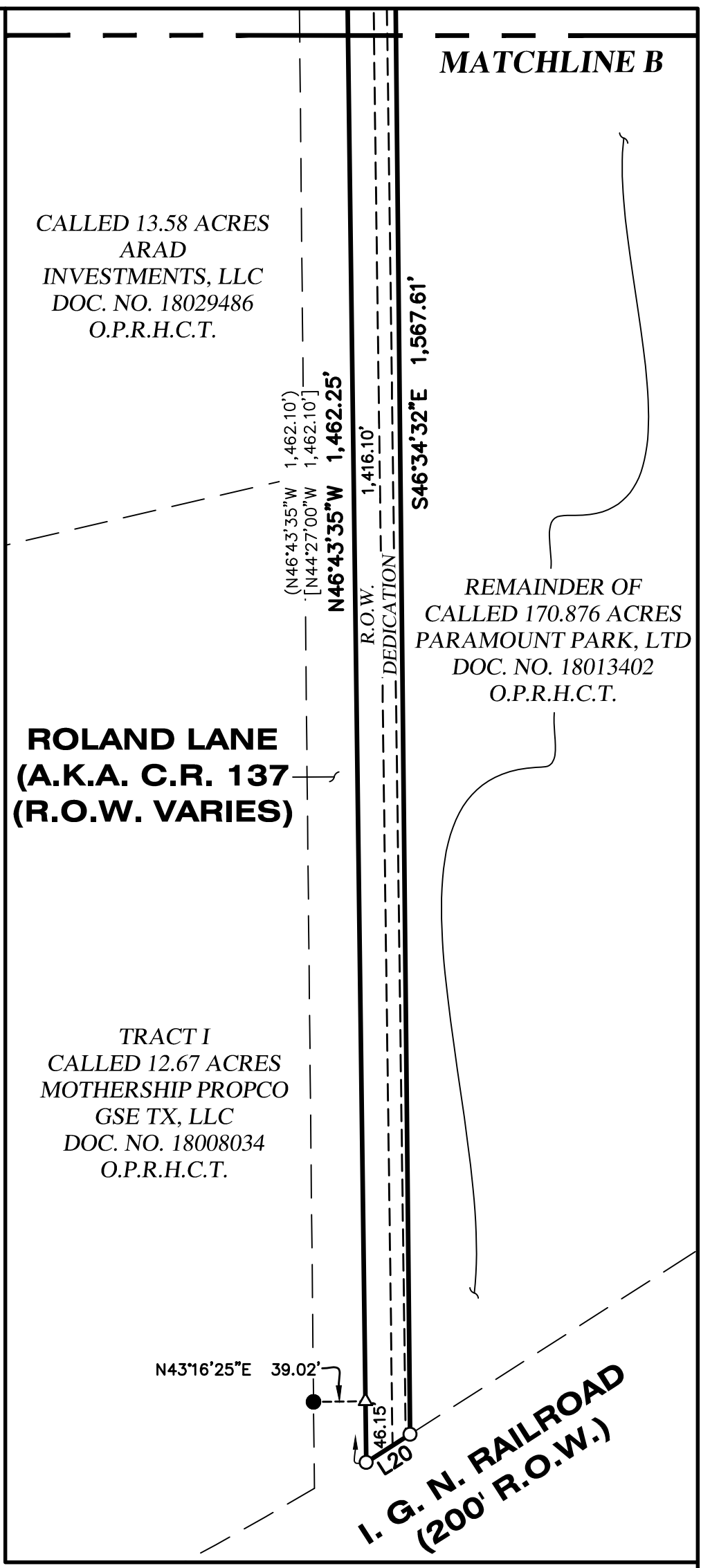
CALLED 0.75 ACRE DAVID O. EVANS AND MINERVA B. EVANS VOL. 299, PG. 593 D.R.H.C.T.

AYERS ROAD (R.O.W. VARIES)

ROLAND LANE (A.K.A. C.R. 137) (R.O.W. VARIES)

CALLED THREE ACRES (PROPERTY #26) F. R. & L. M. HORNE LIVING TRUST VOL. 3927, PG. 200 O.P.R.H.C.T.

MATCHLINE B



CALLED 13.58 ACRES ARAD INVESTMENTS, LLC DOC. NO. 18029486 O.P.R.H.C.T.

ROLAND LANE (A.K.A. C.R. 137) (R.O.W. VARIES)

TRACT 1 CALLED 12.67 ACRES MOTHERSHIP PROPCO GSE TX, LLC DOC. NO. 18008034 O.P.R.H.C.T.

MATCHLINE B

REMAINDER OF CALLED 170.876 ACRES PARAMOUNT PARK, LTD DOC. NO. 18013402 O.P.R.H.C.T.

JAMES W. WILLIAMS
SURVEY NO. 11
ABSTRACT NO. 473

[A] REMAINDER OF A CALLED 10.00 ACRES RAY WOLBRECHT VOL. 3687, PG. 262 O.P.R.H.C.T.

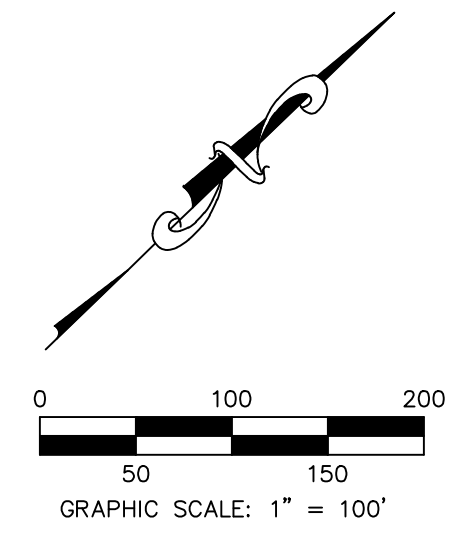
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000100038566.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE JULY 23, 2018, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA MON WS23, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 13910121.43, E 2320991.567, ELEV. 761.408'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48209C 0385F, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 02, 2005.

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.

SURVEY CONTROL POINT
GRID N: 13,901,242.09
GRID E: 2,324,080.28
ELEV. = 703.53'
ADJUSTED DATUM ELEV. = 703.02'
SEE SURVEY CONTROL NOTE



PARAMOUNT SECTION THREE
City of Kyle,
Hays County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/30/2022
Project:	00754
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	JO/SG
Survey Date:	JULY 2018
Sheet:	2 OF 4

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS, THAT PARAMOUNT PARK, LTD., ACTING BY AND THROUGH INTERMANDECO, GP, LLC, OWNER OF 35.9872 ACRES (1,567,601 SQUARE FEET) OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220 AND THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT NO. 473 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 170.876 ACRE TRACT CONVEYED TO PARAMOUNT PARK, LTD., BY DEED IN DOCUMENT NO. 18013402 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, AND TO BE KNOWN AS:

PARAMOUNT SECTION THREE

IN WITNESS THEREOF, THE SAID PARAMOUNT PARK, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY MARIANNE PLANCKE, REPRESENTATIVE, AND THEREUNTO DULY AUTHORIZED

PARAMOUNT PARK, LTD.
BY: INTERMANDECO, GP, LLC
ITS GENERAL PARTNER
MARIANNE PLANCKE, MANAGER
P.O. BOX 670649
DALLAS, TX 75367

STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS THE _____ DAY OF _____, A.D., 20____ BY MARIANNE PLANCKE, REPRESENTATIVE OF PARAMOUNT PARK, LTD., ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF KYLE WATER AND WASTEWATER SYSTEM.
- WATER AND WASTEWATER SYSTEMS, INCLUDING METERS, SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF KYLE STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF KYLE UTILITY DEPARTMENT FOR REVIEW.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF KYLE.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AGENCY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. OBSTRUCTIONS IN DRAINAGE EASEMENTS IS PROHIBITED.
- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCES.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.
- THE SUBDIVISION IS SERVED BY THE FOLLOWING UTILITIES:
WATER CITY OF KYLE
WASTEWATER CITY OF KYLE
ELECTRIC PEDERNALES ELECTRIC COMPANY
TELEPHONE SPECTRUM
GAS CENTER POINT GAS
- ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF, SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS.
- 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.
- A 15 FOOT PUE IS DEDICATED ADJACENT TO THE FRONT OF ALL LOTS, A 10 FOOT PUE IS DEDICATED ALONG SIDE LOT LINES ADJACENT TO STREET RIGHTS OF WAY, A 5 FOOT PUE IS DEDICATED ALONG EACH SIDE LOT LINE AND SIDE LOT LINES ADJACENT TO AN ALLEY, AND A 10 FOOT PUE IS DEDICATED ADJACENT TO ALL REAR LOT LINES. FOR ALL LOTS WITH ALLEYS, THE 10 FOOT REAR PUE IS NOT APPLICABLE.
- REPAIRS TO SURFACE PAVING DUE TO MAINTENANCE AND/OR REPAIR OF CITY UTILITIES WITHIN MUNICIPAL UTILITY EASEMENTS INTERIOR TO LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S).
- THIS ENTIRE SUBDIVISION IS LOCATED WITHIN THE BLANCO RIVER WATERSHED.
- MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
- SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER 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.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE FOLLOWING STREETS: GARNER DRIVE, KENAI DRIVE, MESA VERDE TRAIL, YOSEMITE DRIVE, RAINIER DRIVE, YELLOWSTONE DRIVE, SHENANDOAH DRIVE, AND DENALI DRIVE.
- BLOCK O, LOT 1, BLOCK X, LOTS 25 AND 26, BLOCK AF, LOTS 88 AND 89, AND BLOCK AG, LOT 7 ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE PARAMOUNT ASSOCIATION OF HOMEOWNERS INC.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 35.9872 ACRES (1,567,601 SQUARE FEET) OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 170.876 ACRE TRACT OF LAND CONVEYED TO PARAMOUNT PARK, LTD, IN DOCUMENT NO. 18013402 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID 35.9872 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF ROLAND LANE - COUNTY ROAD 137 (RIGHT-OF-WAY VARIES), BEING IN THE SOUTHWEST LINE OF PARAMOUNT SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 22006861 (O.P.R.H.C.T.), AND BEING THE WEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID PARAMOUNT SECTION ONE BEARS, N46°27'09"W, A DISTANCE OF 547.09 FEET;

THENCE, LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROLAND LANE, COMMON LINE OF SAID PARAMOUNT PARK REMAINDER TRACT AND SAID PARAMOUNT SECTION TWO THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- N43°34'07"E, A DISTANCE OF 195.13 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S46°35'14"E, A DISTANCE OF 5.31 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N43°24'46"E, A DISTANCE OF 14.99 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S46°27'11"E, A DISTANCE OF 110.93 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S52°24'06"E, A DISTANCE OF 61.27 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S31°38'18"E, A DISTANCE OF 120.39 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N62°52'34"E, A DISTANCE OF 105.63 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N68°11'06"E, A DISTANCE OF 49.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N58°21'42"E, A DISTANCE OF 553.82 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N61°08'42"E, A DISTANCE OF 69.30 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING IN THE SOUTHWEST LINE OF PARAMOUNT SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 20040127 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.);

THENCE, WITH THE SOUTHWEST LINE OF SAID PARAMOUNT SECTION ONE THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- S30°34'57"E, A DISTANCE OF 9.94 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 14.78 FEET AND WHOSE CHORD BEARS N12°49'31"E, A DISTANCE OF 13.47 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N55°09'52"E, A DISTANCE OF 24.12 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.27 FEET AND WHOSE CHORD BEARS S85°33'40"E, A DISTANCE OF 31.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- S46°17'13"E, A DISTANCE OF 460.17 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 32.96 FEET AND WHOSE CHORD BEARS S08°30'54"E, A DISTANCE OF 30.63 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- S29°15'25"W, A DISTANCE OF 215.69 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 1,010.00 FEET, WHOSE ARC LENGTH IS 205.89 FEET AND WHOSE CHORD BEARS S56°36'18"E, A DISTANCE OF 205.54 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N29°15'25"E, A DISTANCE OF 219.75 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S60°44'35"E, A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S29°15'25"W, A DISTANCE OF 256.82 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S60°44'35"E, A DISTANCE OF 190.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N29°15'25"E, A DISTANCE OF 4.41 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S60°44'35"E, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N29°15'25"E, A DISTANCE OF 4.30 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 190.75 FEET AND WHOSE CHORD BEARS S65°09'20"E, A DISTANCE OF 190.13 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING THE SOUTH CORNER OF SAID PARAMOUNT SECTION ONE;

THENCE, LEAVING THE SOUTH LINE OF SAID PARAMOUNT SECTION ONE, OVER AND ACROSS SAID PARAMOUNT PARK REMAINDER TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- S32°49'18"W, A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 45.63 FEET AND WHOSE CHORD BEARS S54°50'38"E, A DISTANCE OF 45.62 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S37°29'26"W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.86 FEET AND WHOSE CHORD BEARS S78°22'26"W, A DISTANCE OF 37.80 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- S29°15'25"W, A DISTANCE OF 103.59 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1,174.98 FEET, WHOSE ARC LENGTH IS 87.05 FEET AND WHOSE CHORD BEARS S31°22'46"W, A DISTANCE OF 87.03 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,
- ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.95 FEET AND WHOSE CHORD BEARS S06°33'12"E, A DISTANCE OF 32.18 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- S46°36'30"E, A DISTANCE OF 13.27 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S43°29'27"W, A DISTANCE OF 350.10 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N46°30'41"W, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S43°28'56"W, A DISTANCE OF 127.58 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- S46°34'32"E, A DISTANCE OF 1,567.61 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING IN THE EAST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF I. G. N. RAILROAD (200' RIGHT-OF-WAY);

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD AND THE EAST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT, S11°20'06"W, A DISTANCE OF 39.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTH CORNER HEREOF, BEING THE SOUTHEAST CORNER OF SAID PARAMOUNT PARK REMAINDER TRACT, AND BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROLAND LANE;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD, WITH THE SOUTHWEST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT AND THE NORTHEAST LINE OF SAID ROLAND LANE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N46°43'35"W, A DISTANCE OF 1,462.25 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N46°31'58"W, A DISTANCE OF 1,481.95 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- N46°27'09"W, A DISTANCE OF 657.40 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 35.9872 ACRES (1,567,601 SQUARE FEET) MORE OR LESS.

PLANNING AND ZONING COMMISSION CERTIFICATION:
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING & ZONING COMMISSION.

DATED, THIS ____ DAY OF _____, 20____ A.D.

CHAIRPERSON _____ DATE _____

REVIEWED BY:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

REVIEWED BY:

CITY ENGINEER _____ DATE _____

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, 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 _____, 20____, AT ____O'CLOCK ____M.,

AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D.,

AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN

DOC. # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____

DAY OF _____, 20____ A.D.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

ENGINEER'S CERTIFICATE:

I, J. TRAVIS WILSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY FEMA FIRM PANEL 48209C0385F DATED SEPTEMBER 2, 2005.

J. TRAVIS WILSON, P.E. _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER NO. 97307
MILLER GRAY, LLC
7320 N. MOPAC EXPRESSWAY
SUITE 203
AUSTIN, TEXAS 78731

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. _____ DATE _____
TEXAS REGISTRATION NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78745

**PARAMOUNT
SECTION THREE
City of Kyle,
Hays County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	3/30/2022
Project:	00754
Scale:	1" = 100'
Reviewer:	PRB
Tech:	BAP
Field Crew:	JO/SG
Survey Date:	JULY 2018
Sheet:	4 OF 4