

OWNER(S): I35 KYLE CROSSING LOT 22, LTD
ADDRESS: 500 W. 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701
PHONE: 512-682-5500

ACREAGE: 1.487
SURVEY: THOMAS G. ALLEN SURVEY NO. 1, ABSTRACT NO. 26
NO. OF LOTS: 1 (RETAIL)

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING, LLC
PHONE: 512-537-2384

ENGINEER: CUNNINGHAM-ALLEN, INC.
PHONE: 512-327-2946

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 1.000099042872.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAMP SET, WITH GRID COORDINATES (STATE PLANE TEXAS SOUTH CENTRAL - 4204) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM O.P.U.S. SOLUTION REPORT COMPUTED ON FEBRUARY 02, 2022.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0290F HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 2, 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.

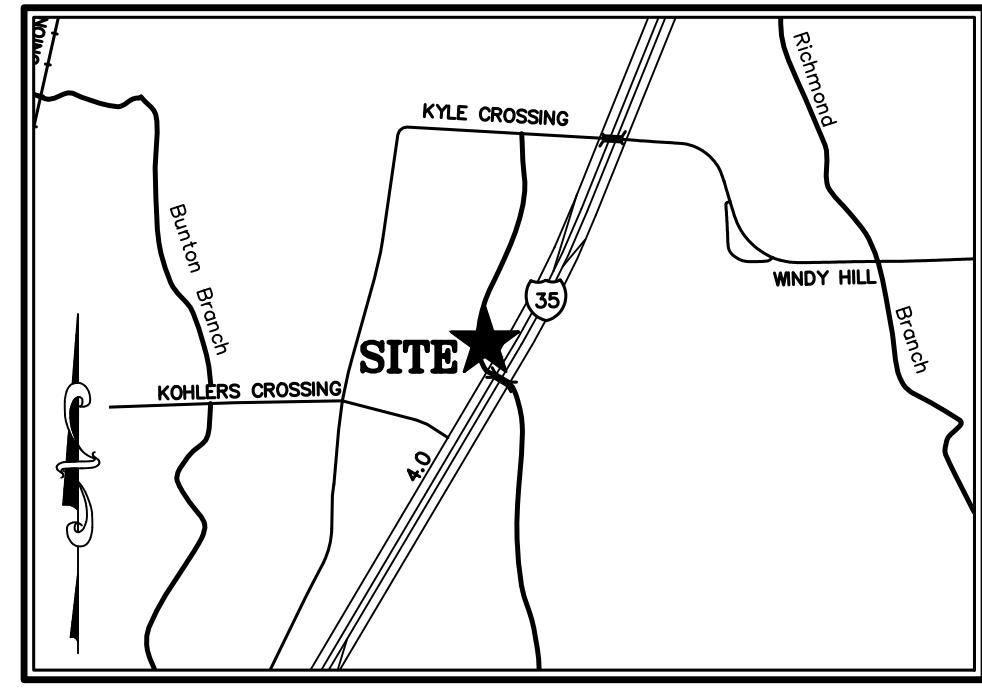
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT SUMMARY TABLE

LOT 21 -DEVELOPMENT 1.7300 ACRES (75,357 SQ. FT.)
LOT 22 -DEVELOPMENT 1.0601 ACRES (46,180 SQ. FT.)

TOTAL - 2.7901 ACRES (121,537 SQ. FT.)

**REPLAT OF
LOT 21A, REPLAT OF
LOTS 6, 14, 15, 16, 17, 19, 20 & 21,
KYLE TOWNE CENTER
REPLAT OF LOT 1-A, BLOCK A
AND
LOT 22, KYLE TOWNE CENTER,
REPLAT OF LOT 1-A, BLOCK A,
KYLE TOWNE CENTER
SECOND REPLAT OF LOT 1, BLOCK A
City Of Kyle,
Hays County, Texas**



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N17°08'11"E	262.69'
L2	S74°37'59"E	394.22'
L3	S15°24'23"W	307.65'
L4	N31°42'23"W	65.79'
L5	S74°37'59"E	209.70'
L6	S74°37'59"E	184.52'
L7	N74°35'18"W	169.35'
L8	N74°35'18"W	184.60'
L9	S74°37'59"E	113.22'
L10	S74°35'18"E	113.18'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	N17°07'58"E	262.63
(L3)	S15°24'45"W	307.63
[L4]	N31°34'37"W	65.88
[L5]	S74°37'43"E	209.65
(L6)	S74°37'43"W	184.58
[L7]	N74°36'13"W	169.35
(L8)	N74°36'13"W	184.58
(L9)	S74°37'43"E	113.23
(L10)	S74°36'13"E	113.23

STATE OF TEXAS §
CITY OF KYLE §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT I, JEFFREY S. NEWBERG, EXECUTIVE VICE PRESIDENT OF THE 135 KYLE CROSSING LOT 20, LTD., OWNER OF LOT 20, KYLE TOWNE CENTER REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A, AS RECORDED IN DOCUMENT NO. 20015578 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, 135 KYLE CROSSING LOT 21, LTD., OWNER OF LOT 21, KYLE TOWNE CENTER REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A, AS RECORDED IN DOCUMENT NO. 20015578 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, 135 KYLE CROSSING LOT 22 LTD., OWNER OF LOT 22, KYLE TOWNE CENTER REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A, AS RECORDED IN DOCUMENT NO. 20015578 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 20 CONVEYED BY DEED IN DOCUMENT NO. 20030801 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 21 CONVEYED BY DEED IN DOCUMENT NO. 20030802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND SAID LOT 22 CONVEYED BY DEED IN DOCUMENT NO. 20030804 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 2.7958 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF KYLE CODE TO BE KNOWN AS:

REPLAT OF LOT 21A, REPLAT OF LOTS 6, 14, 15, 16, 17, 19, 20 & 21, KYLE TOWNE CENTER, REPLAT OF LOT 1-A BLOCK A AND LOT 22, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER SECOND REPLAT OF LOT 1, BLOCK A

AND DOES 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.

135 KYLE CROSSING LOT 21, LTD
A TEXAS LIMITED PARTNERSHIP

135 KYLE CROSSING LOT 22, LTD
A TEXAS LIMITED PARTNERSHIP

135 KYLE CROSSING LOT 20, LTD
A TEXAS LIMITED PARTNERSHIP

BY: EOP II SUB GP ONE, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY S. NEWBERG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

THAT SOUTHSIDE BANK, A TEXAS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 1.3465 ACRE OF LAND RECORDED IN DOCUMENT NO. 20030753 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 1.3465 ACRES OF LAND SITUATED IN THE CITY OF KYLE, HAYS COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.
IN WITNESS WHEREOF THE LEINHOLDER, SOUTHSIDE BANK, A TEXAS STATE BANK, AS LENDER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PARTNERSHIP TITLE, NAME AND THERUNTO DULY AUTHORIZED,

PHYLIS MILSTEAD, EXECUTIVE VICE PRESIDENT
SOUTHSIDE BANK, A TEXAS STATE BANK

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHYLIS MILSTEAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

GENERAL NOTES:

1) NO SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF INTERSTATE HIGHWAY NO. 35. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTRAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

2) OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

3) UTILITY PROVIDERS:
WASTEWATER- CITY OF KYLE
WATER- MONARCH WATER COMPANY

4) PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

5) NO OBJECT, INCLUDING SIGNAGE, BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH THE CONVEYANCE OF STORMWATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENTS WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.

6) EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENTS ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND TREE/BRUSH REGROWTH.

7) OWNERS OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENTS SHALL ALLOW ACCESS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.

8) PROPERTY LIES WITHIN THE BUNTON BRANCH OF THE PLUM CREEK WATERSHED.

9) THE PROPERTY OWNER(S) AND/OR THE PROPERTY OWNERS ASSOCIATION ARE SOLELY RESPONSIBLE FOR ANY AND ALL MAINTENANCE AND/OR REPAIRS TO ALL DRAINAGE EASEMENTS AND DETENTION/RETENTION PONDS WITHIN THE PROPERTY.

10) THE REQUIREMENT TO PROVIDE MUE's ALONG ALL SIDE LOT LINES WAS WAIVED BY CITY COUNCIL ACTION ON APRIL 7, 2020.

ENGINEER CERTIFICATION:

I, RICHARD G. COUCH, P.E. NO. 87285, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

RICHARD G. COUCH
REGISTERED PROFESSIONAL ENGINEER NO. 87285
CUNNINGHAM-ALLEN ENGINEERING FIRM 10000900.
3103 BEE CAVE ROAD, SUITE 202,
AUSTIN, TX 78746

DATE

STATE OF TEXAS §
COUNTY OF HAYS §

THIS 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____.

ALEX GUERRA, CHAIRPERSON

REVIEWED BY: _____
LEON BARBA, CITY ENGINEER DATE

HARPER WILDER, DIRECTOR OF PUBLIC WORKS 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 VOLUME _____, PAGE _____.
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

SURVEYOR'S CERTIFICATE:

THAT I, JASON WARD, 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 HEREON.

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.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811

DATE

**REPLAT OF
LOT 21A, REPLAT OF
LOTS 6, 14, 15, 16, 17, 19, 20 & 21,
KYLE TOWNE CENTER
REPLAT OF LOT 1-A, BLOCK A
AND
LOT 22, KYLE TOWNE CENTER,
REPLAT OF LOT 1-A, BLOCK A,
KYLE TOWNE CENTER
SECOND REPLAT OF LOT 1, BLOCK A
City Of Kyle,
Hays County, Texas**

