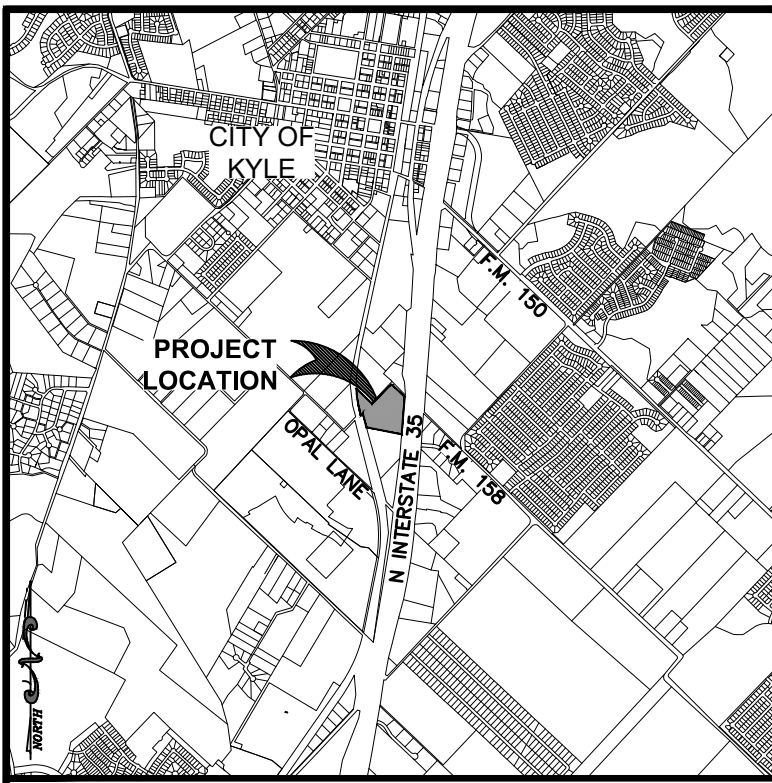


NO.	DATE	COMMENTS



LOCATION MAP SCALE: 1" = 2000'

LEGEND

- FIR = FOUND 1/2" IRON ROD
- ROW = RIGHT-OF-WAY
- DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- CB = COUNTY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- CL = CENTER LINE
- BLDG. = BUILDING
- ELEC. = ELECTRIC
- TEL = TELEPHONE
- CATV = CABLE TELEVISION
- SAN_SWR = SANITARY SEWER
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
- 100--- = EX. MAJOR CONTOURS
- 10--- = EX. MINOR CONTOURS
- — — = EXISTING PROPERTY LINE
- — — = EXISTING EASEMENT
- — — = PROPERTY LINE
- — — = PROPOSED EASEMENT
- ① = EXISTING EASEMENT
- ② = PROPOSED EASEMENT

EASEMENTS

**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF KYLE.

DAMIAN M. ESQUIVEL
LICENSED PROFESSIONAL ENGINEER NO. 98362
LIQUE ENGINEERS, LLC
FIRM NO. F-20405
816 CAMARON STE. 110
SAN ANTONIO, TX. 78212
PHONE: 210-549-4207

**STATE OF TEXAS
COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

KYLE PRESSLER, RPLS
FIRM NO. F-10194727
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5586
LIQUE ENGINEERS & SURVEYING
SAN ANTONIO, TEXAS 78238
PHONE: 210-549-4207

FLOODPLAIN VERIFICATION NOTE:

REFERENCED PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48209C0385F, HAYS COUNTY, TEXAS DATED SEPTEMBER 02, 2005

NOTES:

- * WATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- * PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF KYLE.
- * PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF KYLE FOR REVIEW.
- * THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- * ALL BUILDING SETBACKS LINES SHALL CONFORM TO THE CITY OF KYLE'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
- * WASTEWATER WILL BE AN OSSF. THE DESIGN WILL BE APPROVED AND INSPECTED BY HAYS COUNTY.
- * A 15-FOOT MUNICIPAL UTILITY EASEMENT (M.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC R.O.W. (H-35 & CR 208). A 5-FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL SIDE LOT LINES, AND A 10-FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO THE REAR PROPERTY LINE.
- * THE EXISTING PUBLIC WATER EASEMENT (DOC# 18039952) SERVICING THE SITE MUST BE CONVERTED TO PRIVATE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ZONING NOTE:

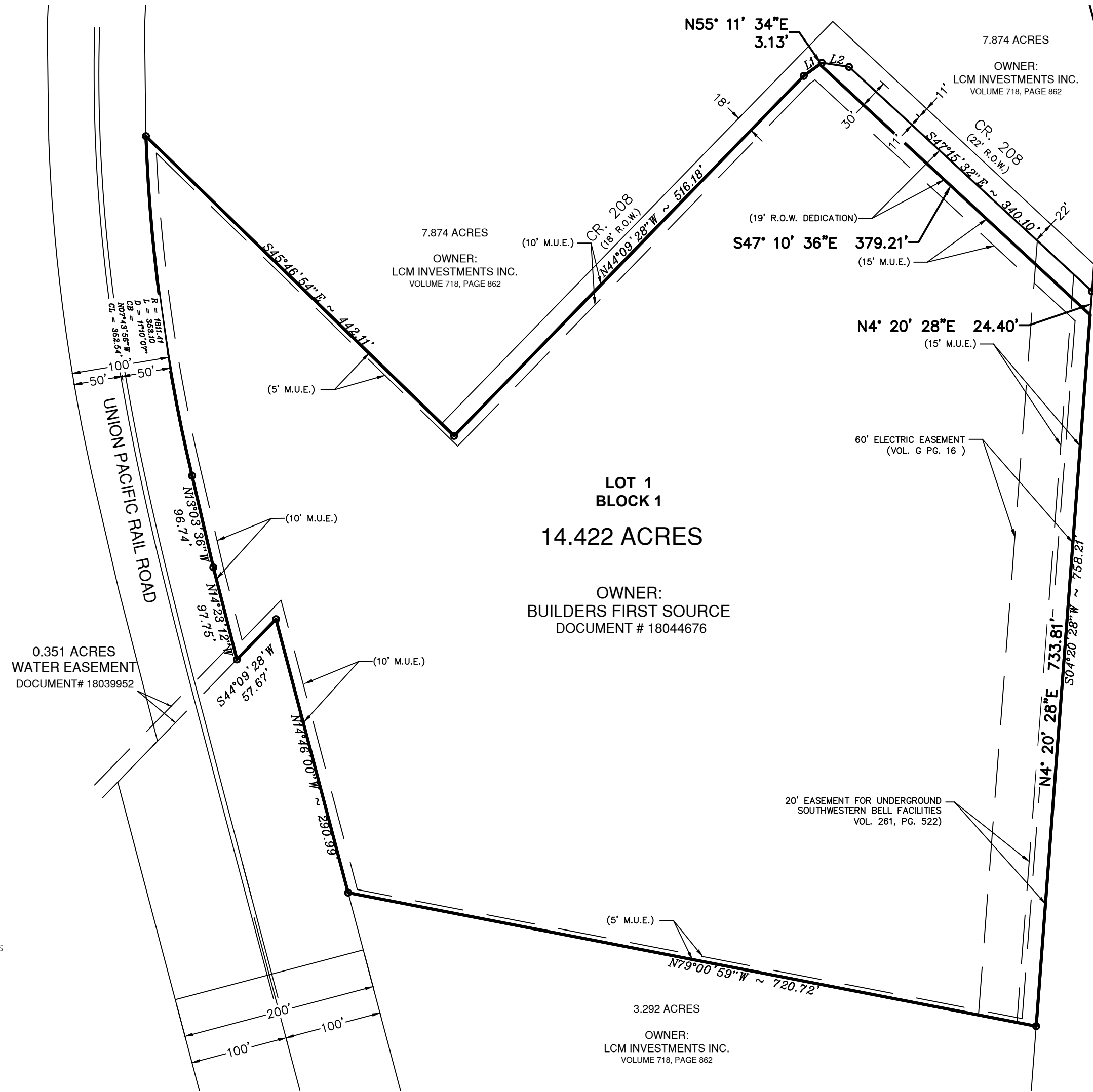
THIS PROPERTY IS NOT LOCATED WITHIN A PLANNED UNIT DEVELOPMENT

LIDAR:

CONTOURS SHOWN ON THIS PLAT DERIVE FROM TNRIS CENTRAL TEXAS 2011.

SURVEYOR NOTES:

1. ALTA SURVEY COMPLETED ON MAY 11, 2018.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.

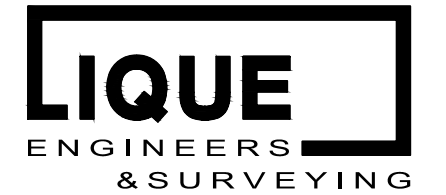
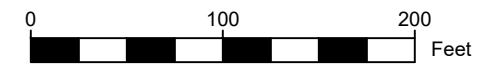


CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	353.10'	1811.42'	11°10'07"	N7°17'57"W	352.54'

**PLAT ESTABLISHING
BFS - KYLE**

A 14.422 ACRE TRACT OF LAND, CONSISTING OF 12.664 ACRES OUT OF THE JAMES W. WILLIAMS SURVEY NO. 11 ABSTRACT 473 AND 1.758 ACRES OUT OF THE Z. HINTON SURVEY NO. 12 ABSTRACT 220

DATE: 2/22/23



TBPELS # - 20405 &
- 10194727
816 Camaron Ste. 110
San Antonio, TX. 78212
Phone: 210-549-4207

OWNER/DEVELOPER:
BFS GROUP, LLC.
2001 BRYAN STREET, SUITE 1600
DALLAS, TX. 75201

**STATE OF TEXAS
COUNTY OF HAYS**

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
PAUL W. DUNN, VP - REAL ESTATE
BFS GROUP, LLC.
2001 BRYAN STREET, SUITE 1600
DALLAS, TX 75201

CITY OF KYLE ACKNOWLEDGEMENTS

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE THE PLANNING AND ZONING COMMISSION OF CITY OF KYLE, TEXAS, AND IS HEREBY

RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION ON THIS THE DAY OF _____, 2023 A.D.

APPROVED:

CHAIRPERSON

LEON BARBA, CITY ENGINEER

DATE

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

DATE

**STATE OF TEXAS
COUNTY OF HAYS**

I, REBECCA GUERRERO, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2022 AT _____ O'CLOCK _____ M., DULY RECORDED ON THE DAY OF _____ 20____ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL RECORDS OF HAYS COUNTY, TEXAS.

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

COUNTY CLERK,
HAYS COUNTY, TEXAS

BY _____ DEPUTY

Date: May 11, 2023, 1:38pm User ID: Damian File: P1111BFS Kyle Railroads PLAT.dwg