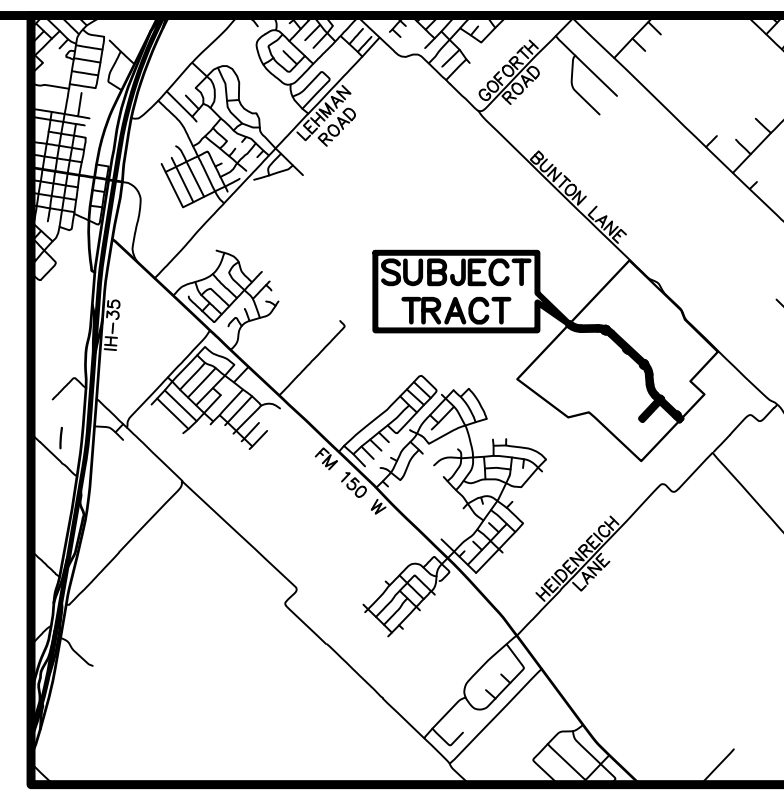
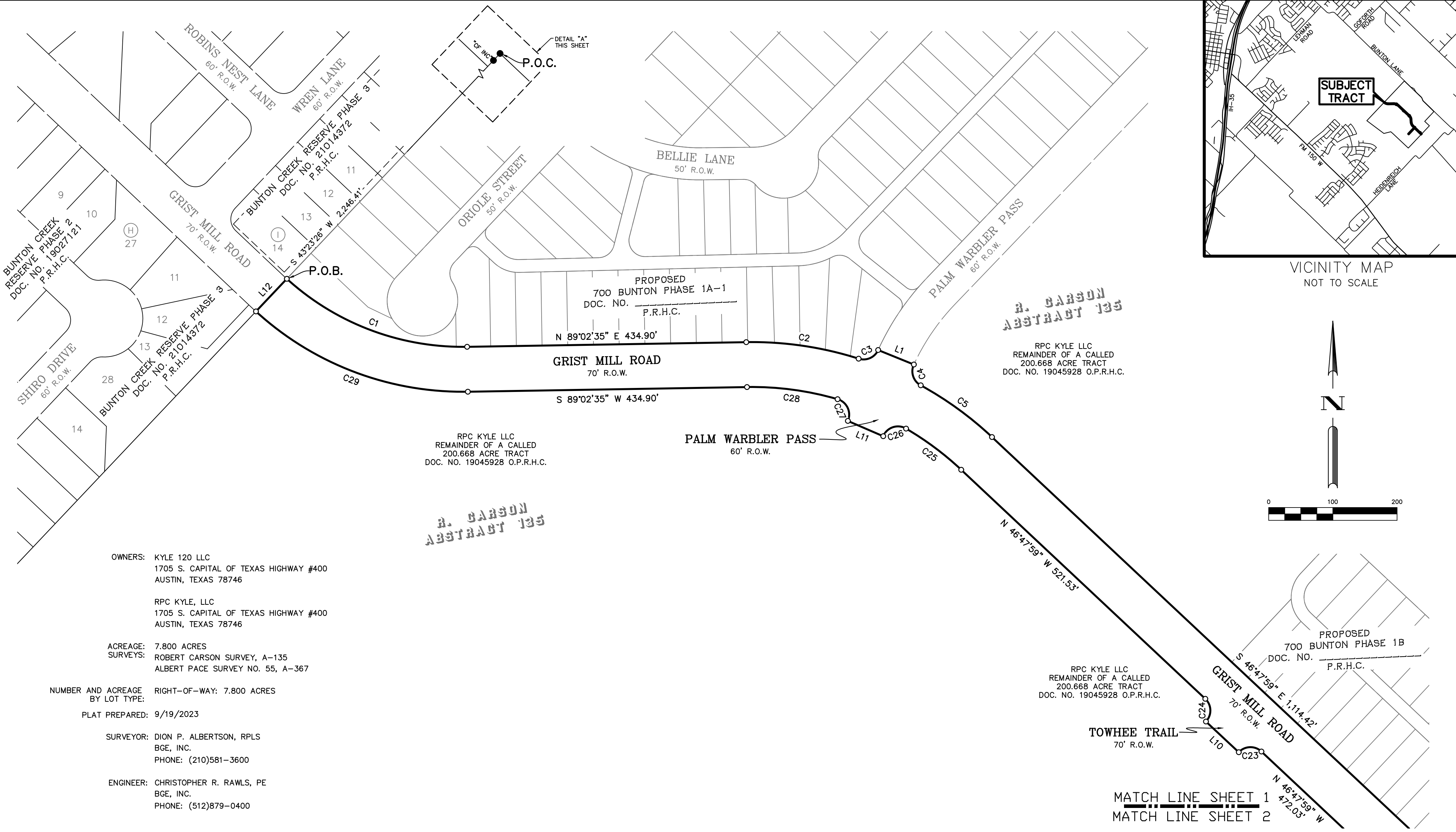
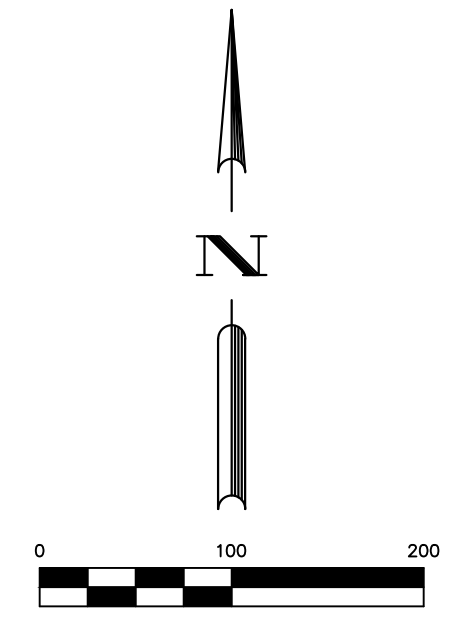


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VICINITY MAP  
NOT TO SCALE



**OWNERS:** KYLE 120 LLC  
1705 S. CAPITAL OF TEXAS HIGHWAY #400  
AUSTIN, TEXAS 78746

RPC KYLE, LLC  
1705 S. CAPITAL OF TEXAS HIGHWAY #400  
AUSTIN, TEXAS 78746

**ACREAGE:** 7.800 ACRES  
**SURVEYS:** ROBERT CARSON SURVEY, A-135  
ALBERT PACE SURVEY NO. 55, A-367

**NUMBER AND ACREAGE BY LOT TYPE:** RIGHT-OF-WAY: 7.800 ACRES

**PLAT PREPARED:** 9/19/2023

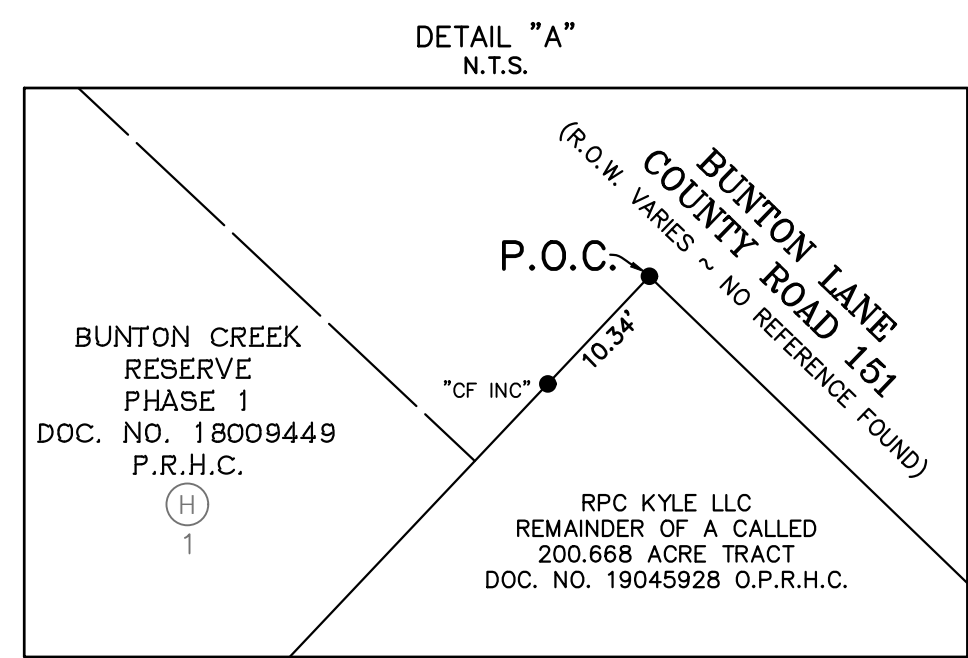
**SURVEYOR:** DION P. ALBERTSON, RPLS  
BGE, INC.  
PHONE: (210)581-3600

**ENGINEER:** CHRISTOPHER R. RAWLS, PE  
BGE, INC.  
PHONE: (512)879-0400

**BASIS OF BEARING:**  
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. DISTANCES SHOWN HEREON ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99990121

**FINAL PLAT**  
**700 BUNTON**  
**PHASE 1A-1**

A SUBDIVISION OF 7.800 ACRES OF LAND LOCATED IN THE ROBERT CARSON SURVEY, A-135, AND THE ALBERT PACE SURVEY NO. 55, A-367, HAYS COUNTY, TEXAS



- LEGEND**
- D.E. DRAINAGE EASEMENT
  - DOC. DOCUMENT
  - D.R.H.C. DEED RECORDS OF HAYS COUNTY
  - NO. NUMBER
  - O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
  - O.S. OPEN SPACE
  - PG. PAGE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.R.H.C. PLAT RECORDS OF HAYS COUNTY
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON ROD W/ "BGE, INC." CAP



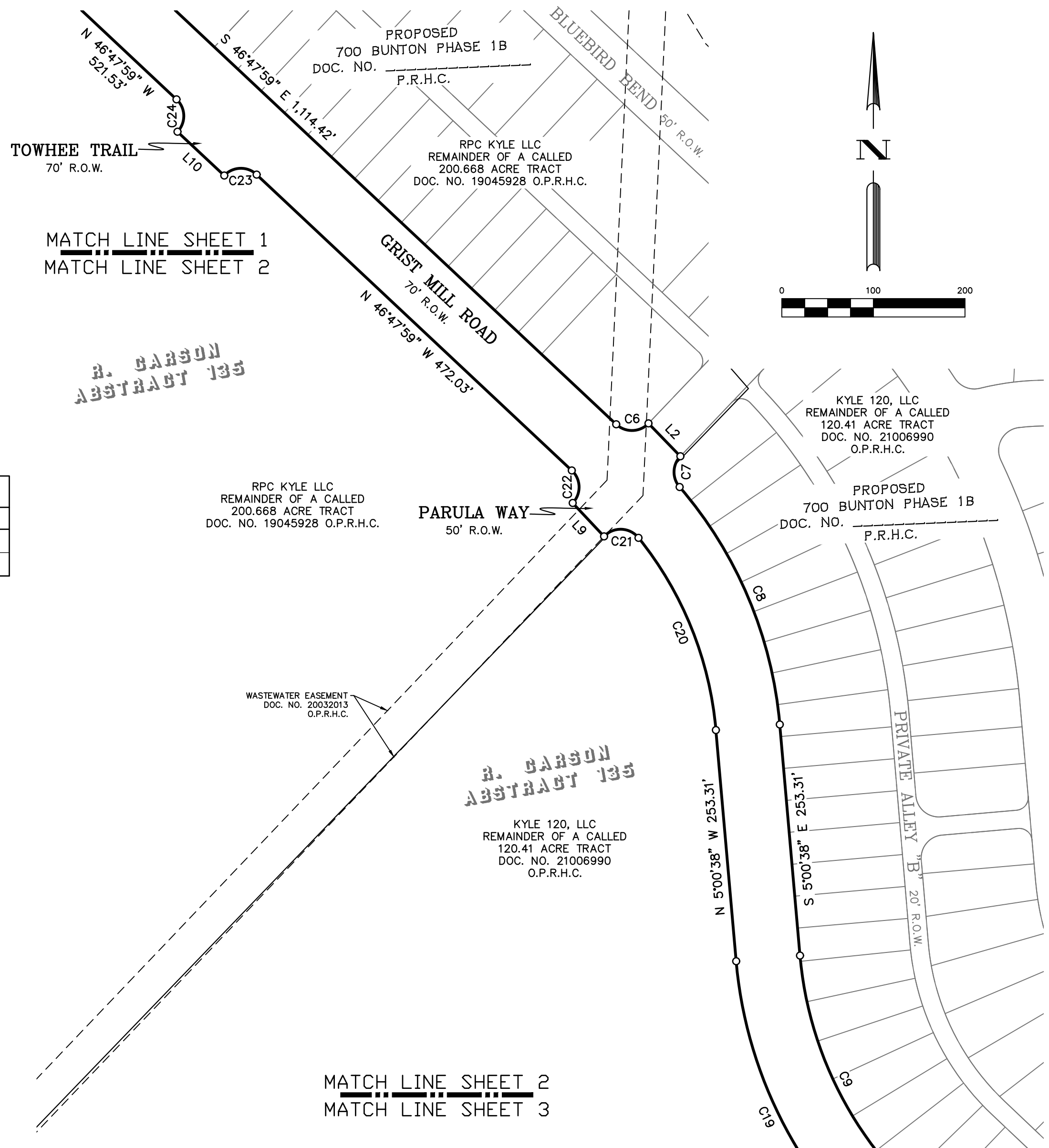
**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	307.45'	407.00'	43°16'52"	S 69°19'00" E	300.19'
C2	177.80'	546.00'	18°39'30"	S 81°37'41" E	177.02'
C3	36.35'	25.00'	83°18'16"	N 66°02'56" E	33.23'
C4	37.54'	25.00'	86°02'19"	S 18°13'17" E	34.11'
C5	137.62'	546.00'	14°26'28"	S 54°01'13" E	137.25'
C6	39.09'	25.00'	89°35'23"	N 88°24'19" E	35.23'
C7	36.79'	25.00'	84°19'37"	S 01°26'49" W	33.56'
C8	286.04'	459.00'	35°42'21"	S 22°51'48" E	281.44'
C9	292.49'	406.00'	41°16'36"	S 25°38'56" E	286.20'
C10	39.48'	25.00'	90°28'31"	N 88°28'30" E	35.50'
C11	39.06'	25.00'	89°31'29"	S 01°31'30" E	35.21'
C12	39.29'	25.00'	90°02'07"	N 88°41'42" E	35.37'
C13	39.50'	25.00'	90°31'35"	S 01°35'08" E	35.52'
C14	98.88'	3,368.00'	1°40'56"	S 46°00'27" E	98.88'
C15	111.68'	3,298.00'	1°56'25"	N 46°06'19" W	111.68'
C16	46.33'	3,368.00'	0°47'17"	N 46°40'53" W	46.33'
C17	39.48'	25.00'	90°28'31"	S 88°28'30" W	35.50'
C18	39.06'	25.00'	89°30'57"	N 01°31'46" W	35.21'
C19	342.92'	476.00'	41°16'36"	N 25°38'56" W	335.55'
C20	229.66'	389.00'	33°49'34"	N 21°55'25" W	226.34'
C21	42.56'	25.00'	97°32'50"	N 87°36'37" W	37.61'
C22	39.45'	25.00'	90°24'37"	N 01°35'41" W	35.48'
C23	39.21'	25.00'	89°51'10"	S 88°16'26" W	35.31'
C24	39.33'	25.00'	90°08'54"	N 01°43'32" W	35.40'
C25	107.50'	476.00'	12°56'23"	N 53°16'11" W	107.27'
C26	42.41'	25.00'	97°11'13"	S 71°40'02" W	37.50'
C27	42.25'	25.00'	96°49'22"	N 25°20'16" W	37.40'
C28	142.96'	476.00'	17°12'29"	N 82°21'11" W	142.42'
C29	361.63'	477.00'	43°26'15"	N 69°14'18" W	353.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 67°54'29" E	60.06'
L2	S 44°05'17" E	50.04'
L3	S 46°17'14" E	123.50'
L4	S 45°48'43" E	50.01'
L5	S 46°47'17" E	50.00'
L6	S 43°21'22" W	70.02'
L7	N 46°34'38" W	60.00'
L8	N 46°17'14" W	119.49'
L9	N 43°11'38" W	50.08'
L10	N 46°54'20" W	70.00'
L11	N 66°35'33" W	60.00'
L12	N 43°23'26" E	70.01'

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	-	7.800 AC.
TOTAL	-	7.800 AC.

STREET NAMES					
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
PALM WARBLER PASS	60 FEET	121 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
TOWHEE TRAIL	70 FEET	60 FEET	35 MPH	PUBLIC	ARTERIAL
PARULA WAY	50 FEET	120 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
WAXWING WAY	50 FEET	753 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
SASSAN STREET	50 FEET	60 FEET	25 MPH	PUBLIC	LOCAL ROAD (RURAL)
GRISTMILL ROAD	70 FEET	4,119 FEET	35 MPH	PUBLIC	ARTERIAL
TOTAL LINEAR FEET OF NEW STREETS: 5,233 FEET					



# FINAL PLAT 700 BUNTON PHASE 1A-1

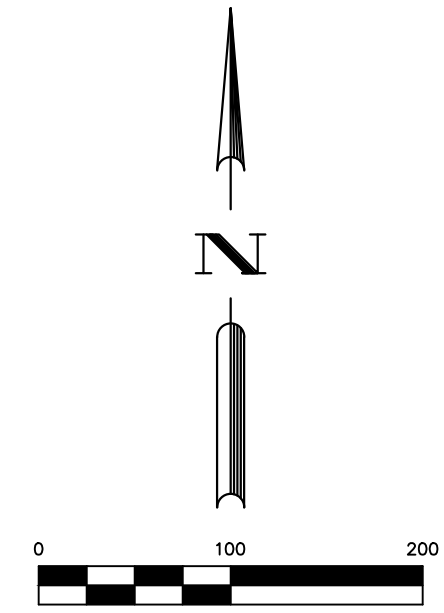
A SUBDIVISION OF 7.800 ACRES OF LAND LOCATED IN THE ROBERT CARSON SURVEY, A-135, AND THE ALBERT PACE SURVEY NO. 55, A-367, HAYS COUNTY, TEXAS



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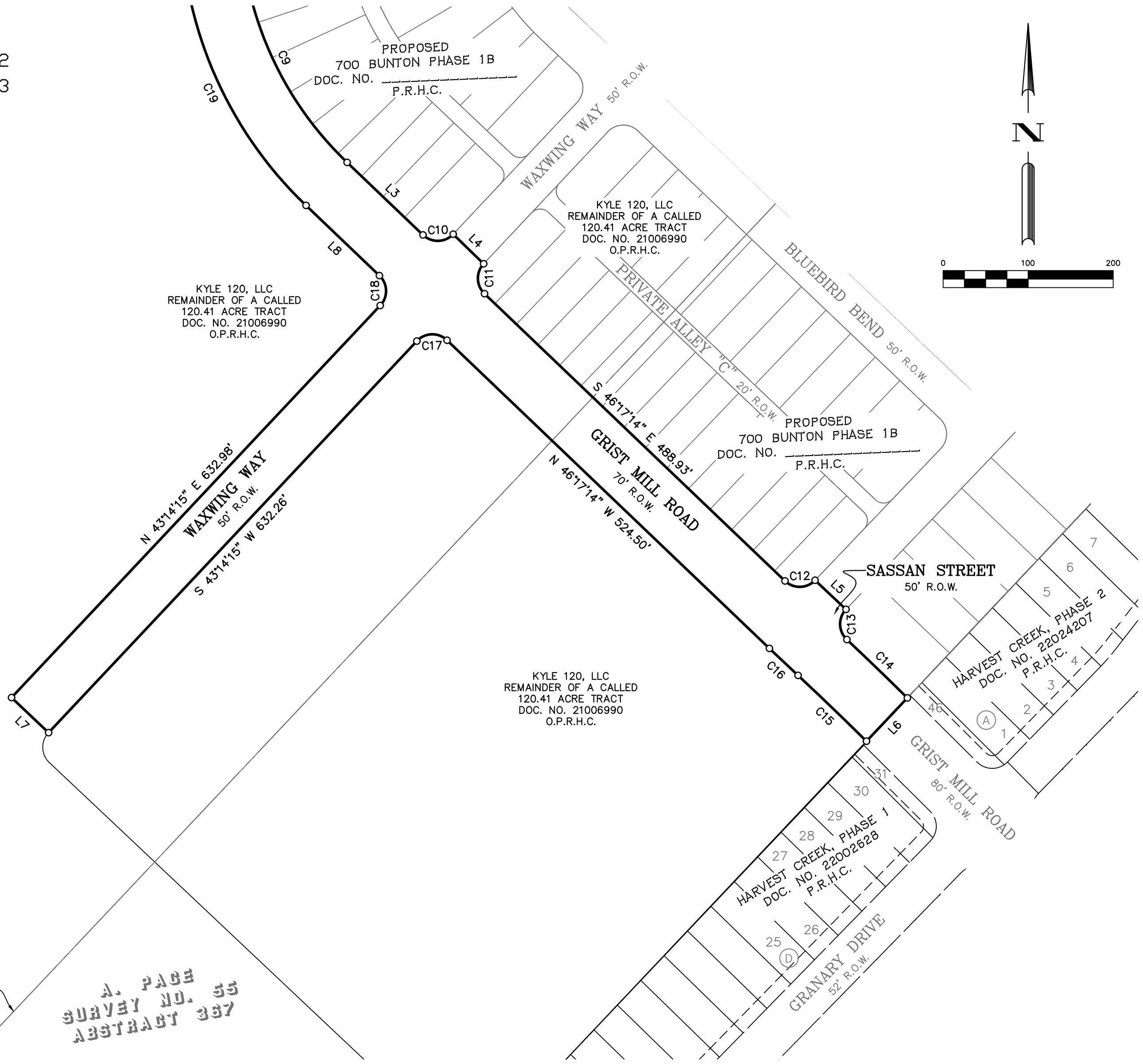
MATCH LINE SHEET 2  
 MATCH LINE SHEET 3



B. CARSON  
 ABSTRACT 135

A. PACE  
 SURVEY NO. 55  
 ABSTRACT 367

APPROXIMATE  
 SURVEY LINE



FINAL PLAT  
**700 BUNTON  
 PHASE 1A-1**

A SUBDIVISION OF 7.800 ACRES OF LAND LOCATED IN  
 THE ROBERT CARSON SURVEY, A-135, AND THE  
 ALBERT PACE SURVEY NO. 55, A-367,  
 HAYS COUNTY, TEXAS



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LEGAL DESCRIPTION

FIELD NOTES FOR A 7.800 ACRE TRACT OF LAND IN THE ROBERT CARSON SURVEY, ABSTRACT NUMBER 135, AND THE ALBERT PACE SURVEY NUMBER 55, ABSTRACT NUMBER 367, HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 200.668 ACRE TRACT OF LAND AS CONVEYED UNTO RPC KYLE, LLC IN DOCUMENT NUMBER 19045928 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND A PORTION OF A CALLED 120.41 ACRE TRACT OF LAND AS CONVEYED UNTO KYLE 120, LLC IN DOCUMENT NUMBER 21006990 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 7.800 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF BUNTON LANE (COUNTY ROAD 151) (R.O.W. ~ VARIES) NO REFERENCE FOUND, AT THE MOST NORTHERLY CORNER OF SAID 200.668 ACRE, THENCE, S 43°23'26" W, COINCIDENT WITH THE COMMON LINE OF THE 200.668 ACRE TRACT AND SAID RIGHT-OF-WAY, PASSING AT A DISTANCE OF 10.34 FEET A 1/2-INCH IRON ROD WITH A CAP STAMPED 'CF INC' FOUND, AND CONTINUING COINCIDENT WITH SAID COMMON LINE, PASSING AT A DISTANCE OF 20.00 FEET THE EAST CORNER OF LOT 1, BLOCK 'H' BUNTON CREEK RESERVE PHASE 1, AS RECORDED IN DOCUMENT NUMBER 18009449 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND CONTINUING COINCIDENT WITH THE COMMON LINE OF THE 200.668 ACRE TRACT, SAID PHASE 1, AND BUNTON CREEK RESERVE PHASE 3, AS RECORDED IN DOCUMENT NUMBER 21014372 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, A TOTAL DISTANCE OF 2,246.41 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE COMMON CORNER OF LOT 14, BLOCK '1', SAID PHASE 3 AND THE RIGHT-OF-WAY OF GRIST MILL ROAD (R.O.W. ~ 70') AS SHOWN ON SAID PLAT OF PHASE 3, AT THE BEGINNING OF A NON-TANGENT CURVE FOR THE MOST NORTHERLY CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 200.668 ACRE TRACT AND THE AFOREMENTIONED 120.41 ACRE TRACT THE FOLLOWING TWENTY-THREE (23) COURSES:

- 1) CURVING TO THE LEFT, WITH A RADIUS OF 407.00 FEET, AN ARC LENGTH OF 307.45 FEET, A CENTRAL ANGLE OF 43°16'52", A CHORD BEARING OF S 69°19'00" E, AND A CHORD DISTANCE OF 300.19 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
2) N 89°02'35" E, A DISTANCE OF 434.90 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
3) CURVING TO THE RIGHT, WITH A RADIUS OF 546.00 FEET, AN ARC LENGTH OF 177.80 FEET, A CENTRAL ANGLE OF 18°39'30", A CHORD BEARING OF S 81°37'41" E, AND A CHORD DISTANCE OF 177.02 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
4) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.35 FEET, A CENTRAL ANGLE OF 83°18'16", A CHORD BEARING OF N 66°02'56" E, AND A CHORD DISTANCE OF 33.23 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
5) S 67°54'29" E, A DISTANCE OF 60.06 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
6) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.54 FEET, A CENTRAL ANGLE OF 86°02'19", A CHORD BEARING OF S 18°13'17" E, AND A CHORD DISTANCE OF 34.11 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
7) CURVING TO THE RIGHT, WITH A RADIUS OF 546.00 FEET, AN ARC LENGTH OF 137.62 FEET, A CENTRAL ANGLE OF 14°26'28", A CHORD BEARING OF S 54°01'13" E, AND A CHORD DISTANCE OF 137.25 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
8) S 46°47'59" E, A DISTANCE OF 1,114.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
9) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.09 FEET, A CENTRAL ANGLE OF 89°35'23", A CHORD BEARING OF N 88°24'19" E, AND A CHORD DISTANCE OF 35.23 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
10) S 44°05'17" E, A DISTANCE OF 50.04 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
11) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.79 FEET, A CENTRAL ANGLE OF 84°19'37", A CHORD BEARING OF S 01°26'49" W, AND A CHORD DISTANCE OF 33.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
12) CURVING TO THE RIGHT, WITH A RADIUS OF 459.00 FEET, AN ARC LENGTH OF 286.04 FEET, A CENTRAL ANGLE OF 35°42'21", A CHORD BEARING OF S 22°51'48" E, AND A CHORD DISTANCE OF 281.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
13) S 05°00'38" E, A DISTANCE OF 253.31 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
14) CURVING TO THE LEFT, WITH A RADIUS OF 406.00 FEET, AN ARC LENGTH OF 292.49 FEET, A CENTRAL ANGLE OF 41°16'36", A CHORD BEARING OF S 25°38'56" E, AND A CHORD DISTANCE OF 286.20 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

- 15) S 46°17'14" E, A DISTANCE OF 123.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
16) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.48 FEET, A CENTRAL ANGLE OF 90°28'31", A CHORD BEARING OF N 88°28'30" E, AND A CHORD DISTANCE OF 35.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
17) S 45°48'43" E, A DISTANCE OF 50.01 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
18) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.06 FEET, A CENTRAL ANGLE OF 89°31'29", A CHORD BEARING OF S 01°31'30" E, AND A CHORD DISTANCE 35.21 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
19) S 46°17'14" E, A DISTANCE OF 488.93 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
20) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.29 FEET, A CENTRAL ANGLE OF 90°02'07", A CHORD BEARING OF N 88°41'42" E, AND A CHORD DISTANCE 35.37 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
21) S 46°47'17" E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
22) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.50 FEET, A CENTRAL ANGLE OF 90°31'35", A CHORD BEARING OF S 01°35'08" E, AND A CHORD DISTANCE OF 35.52 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF NON-TANGENT COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;
23) CURVING TO THE RIGHT, WITH A RADIUS OF 3,368.00 FEET, AN ARC LENGTH OF 98.88 FEET, A CENTRAL ANGLE OF 01°40'56", A CHORD BEARING OF S 46°00'27" E, AND A CHORD DISTANCE OF 98.88 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET ON THE COMMON LINE OF THE 120.41 ACRE TRACT AND NORTHWEST TERMINAL END OF THE RIGHT-OF-WAY OF GRIST MILL ROAD (R.O.W. ~ 80') AS SHOWN ON THE PLAT OF HARVEST CREEK, PHASE 1 AS RECORDED IN DOCUMENT NUMBER 22002628 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AT THE END OF THIS CURVE FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 43°27'21" W, COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 70.02 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR AN EASTERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS THE 120.41 ACRE TRACT AND THE AFOREMENTIONED 200.668 ACRE TRACT THE FOLLOWING TWENTY-SEVEN (27) COURSES:
1) CURVING TO THE LEFT, WITH A RADIUS OF 3,298.00 FEET, AN ARC LENGTH OF 111.68 FEET, A CENTRAL ANGLE OF 01°56'25", A CHORD BEARING OF N 46°06'19" W, AND A CHORD DISTANCE OF 111.68 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF REVERSE CURVATURE OF THE HEREIN DESCRIBED TRACT;
2) CURVING TO THE RIGHT, WITH A RADIUS OF 3,368.00 FEET, AN ARC LENGTH OF 46.33 FEET, A CENTRAL ANGLE OF 00°47'17", A CHORD BEARING OF N 46°40'53" W, AND A CHORD DISTANCE OF 46.33 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
3) N 46°17'14" W, A DISTANCE OF 524.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
4) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.48 FEET, A CENTRAL ANGLE OF 90°28'31", A CHORD BEARING OF S 88°28'30" W, AND A CHORD DISTANCE OF 35.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
5) S 43°14'15" W, A DISTANCE OF 632.26 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A WESTERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
6) N 46°34'38" W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A WEST CORNER OF THE HEREIN DESCRIBED TRACT;
7) N 43°14'15" E, A DISTANCE OF 632.98 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
8) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.06 FEET, A CENTRAL ANGLE OF 89°30'57", A CHORD BEARING OF N 01°31'46" W, AND A CHORD DISTANCE OF 35.21 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
9) N 46°17'14" W, A DISTANCE OF 119.49 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
10) CURVING TO THE RIGHT, WITH A RADIUS OF 476.00 FEET, AN ARC LENGTH OF 342.92 FEET, A CENTRAL ANGLE OF 41°16'36", A CHORD BEARING OF N 25°38'56" W, AND A CHORD DISTANCE OF 335.55 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

- 11) N 05°00'38" W, A DISTANCE OF 253.31 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
12) CURVING TO THE LEFT, WITH A RADIUS OF 389.00 FEET, AN ARC LENGTH OF 229.66 FEET, A CENTRAL ANGLE OF 33°49'34", A CHORD BEARING OF N 21°55'25" W, AND A CHORD DISTANCE OF 226.34 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;
13) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.56 FEET, A CENTRAL ANGLE OF 97°32'50", A CHORD BEARING OF N 87°36'37" W, AND A CHORD DISTANCE OF 37.61 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
14) N 43°11'38" W, A DISTANCE OF 50.08 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
15) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.45 FEET, A CENTRAL ANGLE OF 90°24'37", A CHORD BEARING OF N 01°35'41" W, AND A CHORD DISTANCE OF 35.48 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
16) N 46°47'59" W, A DISTANCE OF 472.03 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
17) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.21 FEET, A CENTRAL ANGLE OF 89°51'10", A CHORD BEARING OF S 88°16'26" W, AND A CHORD DISTANCE OF 35.31 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
18) N 46°54'20" W, A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
19) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.33 FEET, A CENTRAL ANGLE OF 90°08'54", A CHORD BEARING OF N 01°43'32" W, AND A CHORD DISTANCE OF 35.40 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
20) N 46°47'59" W, A DISTANCE OF 521.53 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
21) CURVING TO THE LEFT, WITH A RADIUS OF 476.00 FEET, AN ARC LENGTH OF 107.50 FEET, A CENTRAL ANGLE OF 12°56'23", A CHORD BEARING OF N 53°16'11" W, AND A CHORD DISTANCE OF 107.27 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;
22) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.41 FEET, A CENTRAL ANGLE OF 97°11'13", A CHORD BEARING OF S 71°40'02" W, AND A CHORD DISTANCE OF 37.50 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE END OF THIS CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
23) N 66°35'33" W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET AT THE BEGINNING OF A NON-TANGENT CURVE FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
24) CURVING TO THE LEFT, WITH A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.25 FEET, A CENTRAL ANGLE OF 96°49'22", A CHORD BEARING OF N 25°20'16" W, AND A CHORD DISTANCE OF 37.40 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF COMPOUND CURVATURE OF THE HEREIN DESCRIBED TRACT;
25) CURVING TO THE LEFT, WITH A RADIUS OF 476.00 FEET, AN ARC LENGTH OF 142.96 FEET, A CENTRAL ANGLE OF 17°12'29", A CHORD BEARING OF N 82°21'11" W, AND A CHORD DISTANCE OF 142.42 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
26) S 89°02'35" W, A DISTANCE OF 434.90 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
27) CURVING TO THE RIGHT, WITH A RADIUS OF 477.00 FEET, AN ARC LENGTH OF 361.63 FEET, A CENTRAL ANGLE OF 43°26'15", A CHORD BEARING OF N 69°14'18" W, AND A CHORD DISTANCE OF 353.03 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC' SET ON THE COMMON LINE OF THE 200.668 ACRE TRACT AND THE AFOREMENTIONED BUNTON CREEK RESERVE PHASE 3 AT THE END OF THIS CURVE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 43°23'26" E, COINCIDENT WITH SAID COMMON LINE A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.800 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

700 BUNTON PHASE 1A-1

A SUBDIVISION OF 7.800 ACRES OF LAND LOCATED IN THE ROBERT CARSON SURVEY, A-135, AND THE ALBERT PACE SURVEY NO. 55, A-367, HAYS COUNTY, TEXAS



BGE, Inc. 7330 San Pedro Ave., Suite 202 San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Registration No. F-1046 TBPELS Licensed Surveying Firm No. 10194490

G:\XDC\Projects\Restoration\700-00-Bunton\04-Survey\04-Finals\Drawings\Plat\9125-00-700-Bunton-Phase 1A-1-Plat.dwg, 10/26/2023 9:20 AM, Gorrel Neumann

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT RPC KYLE, LLC, ACTING HEREIN BY AND THROUGH \_\_\_\_\_, BEING THE OWNER OF A CALLED 200.668 ACRE TRACT OF LAND AS CONVEYED TO THEM BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 19045928 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND KYLE 120, LLC, ACTING HEREIN BY AND THROUGH \_\_\_\_\_, BEING THE OWNER OF A CALLED 120.41 ACRE TRACT OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 21006990 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE 7.800 ACRES OF LAND OUT OF THE ROBERT CARSON SURVEY A-135 AND THE ALBERT PACE SURVEY NO. 55, A-367, BOTH SITUATED IN HAYS COUNTY, TEXAS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HERON, PURSUANT TO CHAPTER 122 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

700 BUNTON, PHASE 1A-1

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.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

RPC KYLE, LLC  
1705 S. CAPITAL OF TEXAS HIGHWAY, SUITE 400  
AUSTIN, TEXAS 78746

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

KYLE 120, LLC  
1705 S. CAPITAL OF TEXAS HIGHWAY, SUITE 400  
AUSTIN, TEXAS 78746

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

# FINAL PLAT 700 BUNTON PHASE 1A-1

A SUBDIVISION OF 7.800 ACRES OF LAND LOCATED IN THE ROBERT CARSON SURVEY, A-135, AND THE ALBERT PACE SURVEY NO. 55, A-367, HAYS COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF HAYS §

I, CHRISTOPHER R. RAWLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**PRELIMINARY PENDING  
FINAL REVIEW**

CHRISTOPHER R. RAWLS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 124994  
BGE, INC.  
1701 DIRECTORS BOULEVARD, SUITE 1000  
AUSTIN, TEXAS 78744

DATE \_\_\_\_\_

I, DION P. ALBERTSON, 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 IN AUGUST 2021, AND THAT ALL NECESSARY SURVEY MONUMENTS WILL BE CORRECTLY SET OR FOUND AS SHOWN THEREON UPON COMPLETION OF CONSTRUCTION.

**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**

DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TEXAS 78216

DATE \_\_\_\_\_

### GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF KYLE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0405F, REVISED SEPTEMBER 2, 2005.
5. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF KYLE REQUIREMENTS AND APPROVED BY CITY OF KYLE PUBLIC WORKS DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY FOR MAINTENANCE.
6. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. SIDEWALKS, PEDESTRIAN CROSSINGS 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.
9. GAS IS PROVIDED BY CENTERPOINT ENERGY.
10. TELEPHONE/CABLE PROVIDED BY FRONTIER.
11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
12. WASTEWATER SERVICES ARE PROVIDED AND OPERATED BY THE CITY OF KYLE.
13. WATER IS PROVIDED BY COUNTY LINE SPECIAL UTILITY DISTRICT.
14. ALL 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.
15. POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
16. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
17. LOTS ADJACENT TO THE FLOODPLAIN MAY NEED TO SUBMIT ELEVATION CERTIFICATES PRIOR TO CERTIFICATE OF OCCUPANCY.
18. ANY BUILDING SETBACKS NOT SHOWN SHALL CONFORM TO THE PUD ZONING ORDINANCE NUMBER 1172

STATE OF TEXAS §  
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY 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

\_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

INSTRUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, MBA, PhD  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON \_\_\_\_\_



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490