

BURLESON ACRES

A RESUBDIVISION OF THE EASTERN 1/2 OF BLOCK 3 OF THE D.E. MOORE ADDITION IN THE TOWN OF KYLE, HAYS COUNTY, TEXAS

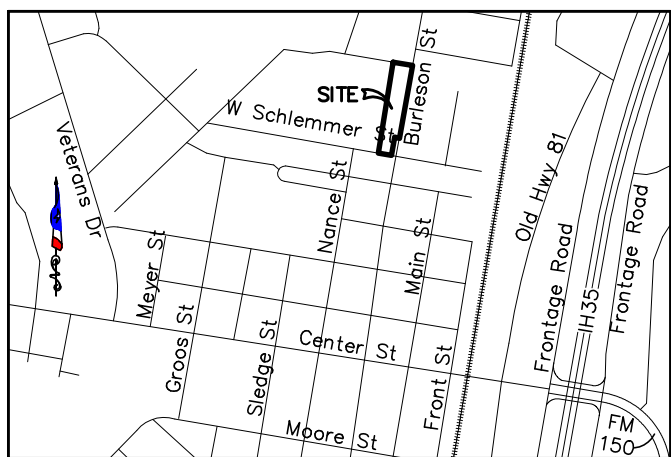
STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, _____, REPRESENTATIVE FOR 161 HOMES, LLC., OWNER OF 2.0277 ACRES (88,325 SQ.FT.) OF LAND, MORE OR LESS, BEING THE EAST 1/2 OF BLOCK 3, D.E. MOORE ADDITION, AN ADDITION TO THE TOWN OF KYLE, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 190, DEED RECORDS OF HAYS COUNTY, TEXAS AS CONVEYED TO ME BY WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT No. 22003260, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 2.0277 ACRES TO BE KNOWN AS:

BURLESON ACRES

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.



LOCATOR MAP
not to scale

ADJOINERS

- (A) 308 W. Schlemmer St.
The Most Reverend Joe S. Vasquez, Bishop of the Catholic Diocese of Austin, and his successors in office, for the benefit of St. Anthony Marie Claret Catholic Church - Kyle, Texas (Doc No. 21015236)
- (B) 504 N. Nance St.
Debora Spencer (Vol. 3316, Pg. 827)
- (C) 308 North Street
Kerri D. Jones (Vol. 1153, Pg. 480)
- (D) 503 N. Burleson Street
William Caldwell (Doc No. 18011219)
- (E) N Burleson Street
Hector V. & Cira R. Guzman (Doc No.)
- (F) 801 Burleson Street
The Most Reverend Louis J. Reicher, Bishop of Austin and his successors in office (Vol. 174, Pg. 401)

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48209C0385F, DATED 9/2/2005.

BENCHMARK:
SET "C" IN ROW
NAVD88 ELEVATION: 724.4'

NUM	BEARING	DISTANCE
L1	N81°14'18"W	14.53'
	(N80°56'18"W)	(14.53')
L2	S08°46'49"W	114.87'
	(N09°04'50"W)	(114.87')
L3	S48°14'56"W	56.06'
L4	S58°35'58"W	65.71'
L5	S81°14'19"E	14.37'

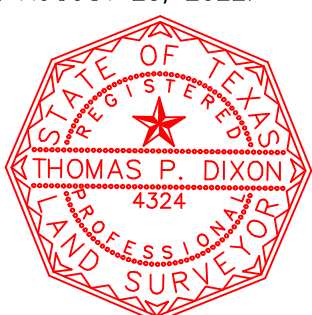
NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

Schlemmer Street
(40' R.O.W.)

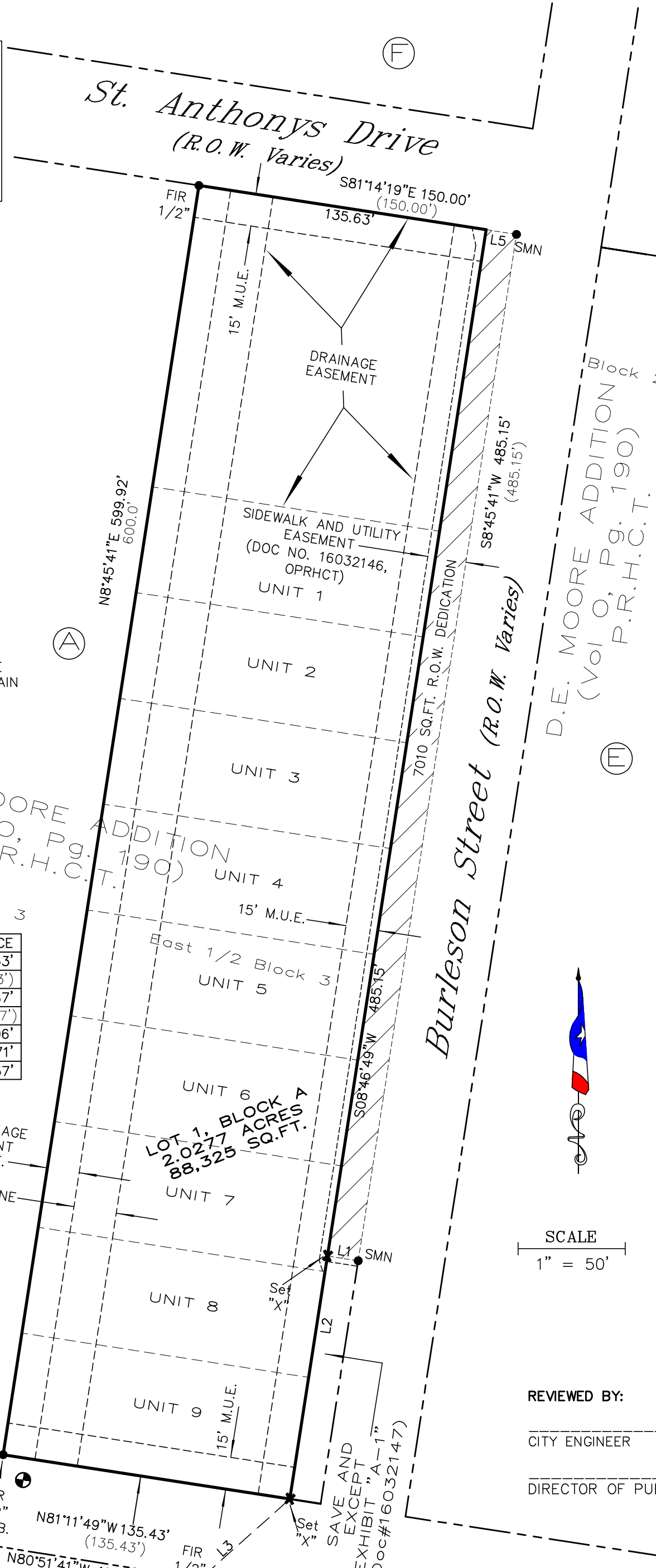
BLOCK 25,
Portion of Lots 18 & 19.

Portion of Lots 18 & 19.

SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 23, 2022.



Thomas P. Dixon R.P.L.S. 4324
DATED NOVEMBER 15, 2023



STATE OF TEXAS:
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, A.D.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY 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 PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UPON MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20 _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: "

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

FIELD NOTES:

BEING 2.0277 ACRES OF LAND, MORE OR LESS, ALSO KNOWN AS THE EASTERN ONE-HALF (1/2) OF BLOCK THREE (3), D.E. MOORE ADDITION, AN ADDITION TO THE TOWN OF KYLE, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 0, PAGE 190, DEED RECORDS, HAYS COUNTY, TEXAS, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THAT CERTAIN 0.0384 ACRE TRACT, THE ENTIRETY OF PROPERTY BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A-1" UNDER DOCUMENT NUMBER 16032147, RECORD OF HAYS COUNTY, TEXAS;

BEGINNING at a found 1/2 inch iron rod on the North right-of-way line of Schlemmer Street, also marking the Southwestern corner of herein described tract of land and the Southeastern corner of a tract of land conveyed to The Most Reverend Joe S. Vasquez, Bishop of the Catholic Diocese of Austin, and his successors in office, for the benefit of St. Anthony Marie-Claret Catholic Church of Kyle, Texas by general warranty deed recorded in Document No. 21015236, Official Public Records of Hays County, Texas, from which a found 1/2 inch iron rod on the South right-of-way line of Schlemmer Street also, being the Northeastern corner of tract of land conveyed to Deborah Spencer by general warranty deed recorded in Volume 3316, Page 827, Official Public Records of Hays County, Texas and being the Northwestern corner of tract of land conveyed to William Caldwell by warranty deed with vendor's lien recorded in Document No.18011219 bears South 58 degrees 35 minutes 58 seconds at a distance of 65.71';

THENCE following the dividing line of herein described tract of land and said The Most Reverend Vasquez tract, North 8 degrees 45 minutes 41 seconds East at a distance of 599.92 feet to a found 1/2 inch iron rod on the South right-of-way line of St. Anthony Street also, being the Northwestern corner of herein described tract of land and the Northeastern corner of The Most Reverend Vasquez tract;

THENCE following the South right-of-way of St. Anthony South 81 degrees 14 minutes 19 seconds East at a distance of 150 feet to a set mag nail in the asphalt being on the West right-of-way line of Burleson Street and being the Northeastern corner of herein described tract of land;

THENCE following the West right-of-way of Burleson and the Eastern most line of herein described tract of land, South 8 degrees 45 minutes 41 seconds West at a distance of 485.15 to a set mag nail in asphalt, being the Northeastern most corner of SAVE AND EXCEPT tract of land called EXHIBIT ?A-1?, being more particularly described by metes and bounds in Document No. 16032147 of the Official Public Records, Hays County, Texas;

THENCE leaving the West right-of-way line of Burleson Street and following the North line of said SAVE AND EXCEPT, North 81 degrees 14 minutes 18 seconds West at a distance of 14.53 feet to a set ?X? on concrete curb, being the Northwestern corner and the West line of said SAVE AND EXCEPT tract and an Eastern line of said tract of land;

THENCE following the West line of said SAVE AND EXCEPT tract and an Eastern line of said tract of land, South 8 degrees 46 minutes 49 seconds West at a distance of 114.87 feet to a set ?X? on concrete gutter, being on the North right-of-way line of Schlemmer Street and being the Southeastern most corner of said tract of land, from which a found 1/2 inch iron rod on the South right-of-way line of Schlemmer and being the Northeastern corner of Caldwell tract of land bears South 48 degrees 14 minutes 56 seconds at a distance of 56.06 feet;

THENCE following the North right-of-way line of Schlemmer and the South line of herein described tract of land, North 81 degrees 11 minutes 49 seconds West at a distance of 135.43 feet to the Point of Beginning, containing 2.0277 acres of land, more or less.

GENERAL NOTES:

1. A FIFTEEN (15) FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W., A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL UNIT LOTS.
2. SETBACKS NOT SHOWN ON UNIT LOTS SHALL CONFORM TO THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PERMITTING.
3. PRIOR TO ANY IMPROVEMENTS ON UNIT LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
4. SUBDIVISION IS INCLUDED IN THE PLUM CREEK WATERSHED.
5. WATER & WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
6. DRAINAGE WAYS SHALL BE MAINTAINED BY PROPERTY OWNERS.
7. COMMON AREAS AND DETENTION AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. FOR HOMEOWNERS ASSOCIATION RULES AND REGULATIONS REFER TO DOC No. _____, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

REVIEWED BY:

CITY ENGINEER

DIRECTOR OF PUBLIC WORKS

PLANNING AND ZONING COMMISSION CERTIFICATION:

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DIRECTOR OF PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, AND IS HEREBY CONSIDERED AND APPROVED BY SARAH ONCKEN, OF PLANNING AND ZONING COMMISSION CHAIRPERSON.

DATED THIS ___ DAY OF _____, 20___.

PLANNING AND ZONING COMMISSION

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 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20___, AT ___ O'CLOCK ___ M., IN THE DULY RECORDED ON THE ___ DAY OF _____, A.D., 20___ AT ___ O'CLOCK ___ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NO. _____.

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

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS.

PROJECT DATA

OWNER:
161 HOMES, LLC.

LEGAL DESCRIPTION:

BEING 2.0277 ACRES (88,325 SQ.FT.) OF LAND, MORE OR LESS, BEING THE EAST 1/2 OF BLOCK 3, D.E. MOORE ADDITION, AN ADDITION TO THE TOWN OF KYLE, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 190, DEED RECORDS OF HAYS COUNTY, TEXAS AS CONVEYED TO ME BY WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT No. 22003260, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

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