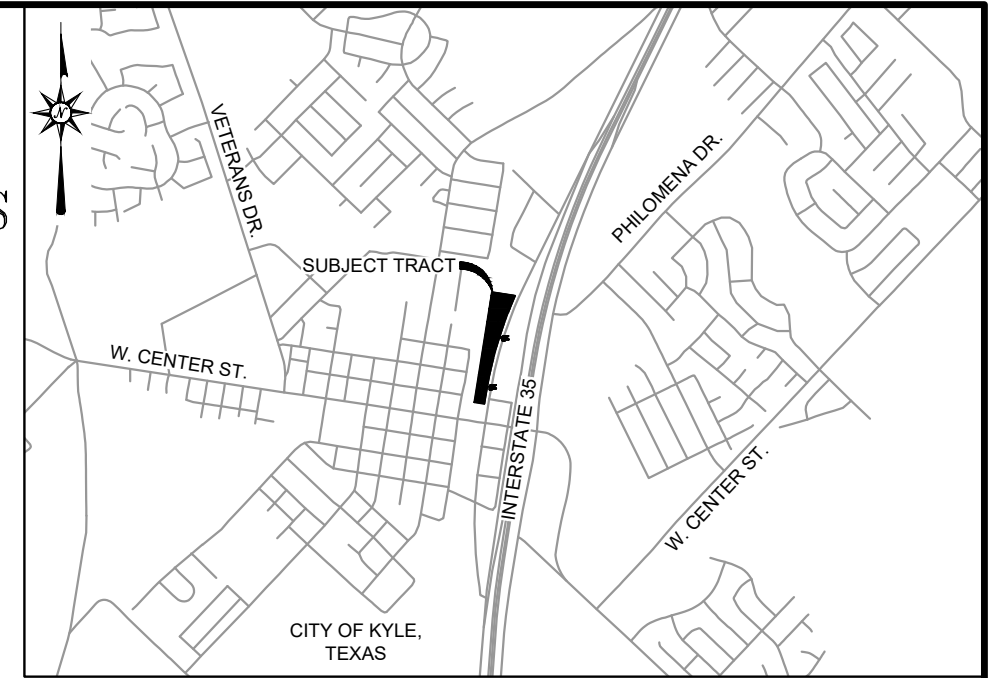


# CENTER 81 - PEC SUBDIVISION A REPLAT OF LOT 2, BLOCK A CENTER 81 SUBDIVISION + 5.79 ACRES



ZONING: RS (RETAIL/SERVICES)  
SITE AREA: 7.16 ACRES  
**VICINITY MAP**  
(NOT TO SCALE)

**AREA TABLE:**

1. TOTAL ACREAGE: 7.16 ACRES
2. TOTAL ACREAGE PROPOSED: 7.16 ACRES
3. THERE ARE NO EXISTING OR PRODUCED PUBLIC STREETS ASSOCIATED WITH THIS SUBDIVISION, NOR PROPOSED R.O.W. DEDICATION.

LOT SUMMARY	
RIGHT-OF-WAY DEDICATION	0.00 ACRES
STREET RIGHT-OF-WAY	0.00 ACRES
LOT 2A	4.51 ACRES
LOT 2B	2.65 ACRES
<b>TOTAL</b>	<b>7.16 ACRES</b>

**FLOODPLAIN NOTE:**

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X" AS RECORDED IN HAYS COUNTY "FIRM" MAP NO. 48209C0483F DATED SEPTEMBER 02, 2005. THERE ARE NO IDENTIFIED FLOOD HAZARD AREAS WITHIN THE PROPERTY BEING PLATTED HEREBY.

**BEARING BASIS:**

ALL BEARINGS 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 1.00013.

**UTILITY NOTE:**

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**GENERAL NOTES:**

1. MINERAL INTERESTS WERE NOT INVESTIGATED AS A PART OF THIS SURVEY.
2. THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES, OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
3. \_\_\_\_\_ XXXX ADDRESS
4. DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721
5. SIDEWALK MAINTENANCE BY \_\_\_\_\_
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
8. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
9. SETBACKS NOT SHOWN SHALL CONFORM TO CITY OF KYLE ZONING ORDINANCE.
10. OBSTRUCTIONS IN DRAINAGE EASEMENTS IS PROHIBITED PER CITY OF KYLE.
11. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY'S ADOPTED ZONING CODE AT THE TIME OF PLATTING
12. THIS PROPERTY IS LOCATED IN THE PLUM CREEK WATERSHED.
13. A 15' MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO PUBLIC ROW. A 5' MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO EACH SIDE PROPERTY LINE, AND A 10' MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE REAR PROPERTY LINE

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



*Matt Overall*  
MATT OVERALL, R.P.L.S. No. 6864  
LJA SURVEYING, INC.,  
7500 RIALTO BLVD, BUILDING II, SUITE 100  
AUSTIN, TEXAS 78735  
T.B.P.E.L.S. FIRM NO. 10194382

DATE: 12/21/2023

## FINAL PLAT OF CENTER 81 - PEC SUBDIVISION A REPLAT OF LOT 2, BLOCK A, CENTER 81 SUBDIVISION + 5.79 ACRES IN THE Z. HINTON SURVEY, ABSTRACT NO. 220 HAYS COUNTY, TEXAS

**LJA Surveying, Inc.**

7500 Rialto Blvd, Building II Phone 512.439.4700  
Suite 100  
Austin, Texas 78735 T.B.P.E.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
JBC	MRO	1"=100'	12/21/23	LJA001-A3819	1 OF 2

STATE OF TEXAS §  
COUNTY OF HAYS §

KYLE MEDICAL INVESTMENTS, LP, A/K/A KYLE MEDICAL INVESTMENTS, L.P., A LIMITED PARTNERSHIP BEING THE OWNER OF A 7.16 ACRE TRACT OF LAND SITUATED IN THE Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A, FINAL PLAT OF CENTER 81, A SUBDIVISION OF RECORD IN VOLUME 17, PAGE 329, PLAT RECORDS, HAYS COUNTY, TEXAS (P.R.H.C.TX.), DESCRIBED AS TRACT 3 AND CONVEYED TO KYLE MEDICAL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 20046476, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ALSO BEING ALL OF TRACT 1 (CALLED 2.96 ACRES) AND TRACT 2 (CALLED 2.878 ACRES) AS CONVEYED TO KYLE MEDICAL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN VOLUME 3075, PAGE 567 (TRACT 2), AND VOLUME 2561, PAGE 38 (TRACT 3), O.P.R.H.C.TX., TO BE KNOWN AS:

**"CENTER 81 - PEC SUBDIVISION"**

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

KYLE MEDICAL INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP  
BY: KYLE MEDICAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
WILLIAM C. BRYANT, MANAGER

TRUSTTEXAS BANK, SSB

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HAYS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY \_\_\_\_\_  
AUTHORIZED AGENT, ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

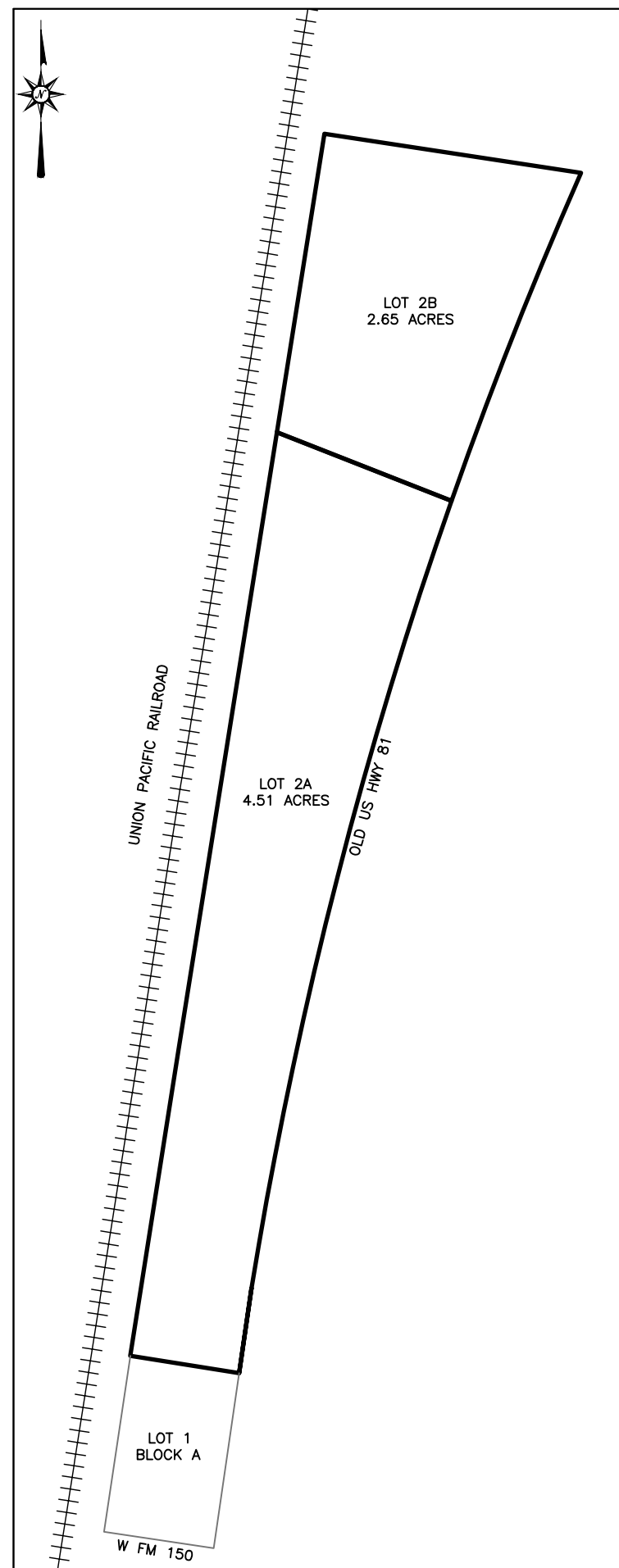
CITY OF KYLE §  
CERTIFICATE OF APPROVAL §

APPROVED AND AUTHORIZED TO BE RECORDED ON \_\_\_\_\_  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**PROPOSED WATER AND WASTEWATER UTILITIES:**

- \_\_\_\_\_ CITY OF KYLE
- \_\_\_\_\_ MONARCH WATER COMPANY
- \_\_\_\_\_ COUNTY LINE WATER SUPPLY CORPORATION
- \_\_\_\_\_ PRIVATE WELLS
- \_\_\_\_\_ SEPTIC TANKS OR OTHER INDIVIDUAL SEWAGE TREATMENT SYSTEM
- \_\_\_\_\_ OTHER \_\_\_\_\_

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 \_\_\_\_\_, A.D., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER \_\_\_\_\_.

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

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

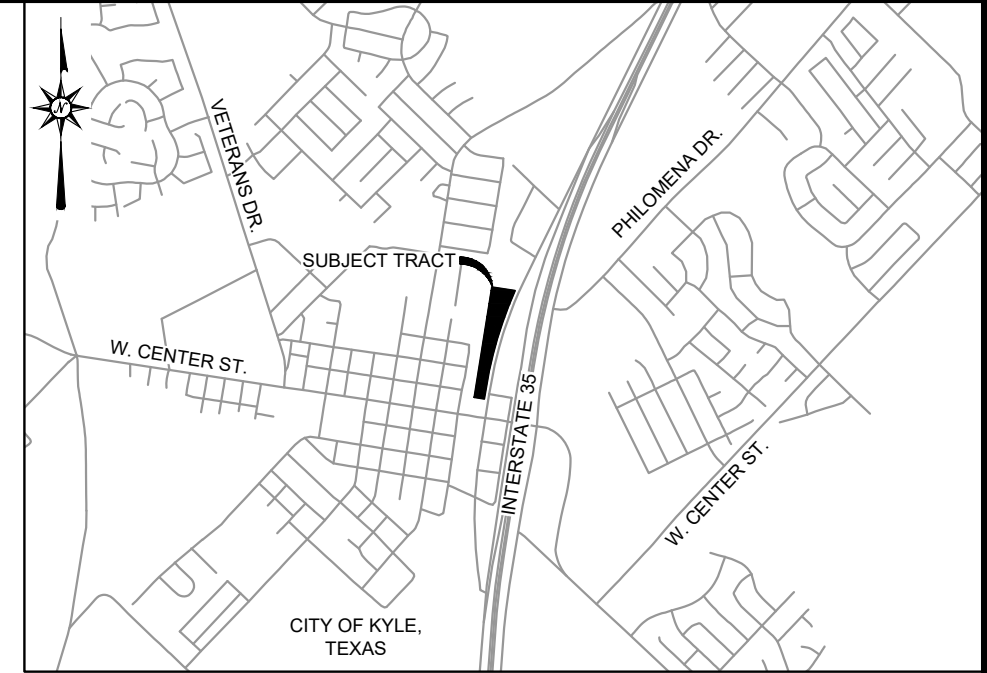
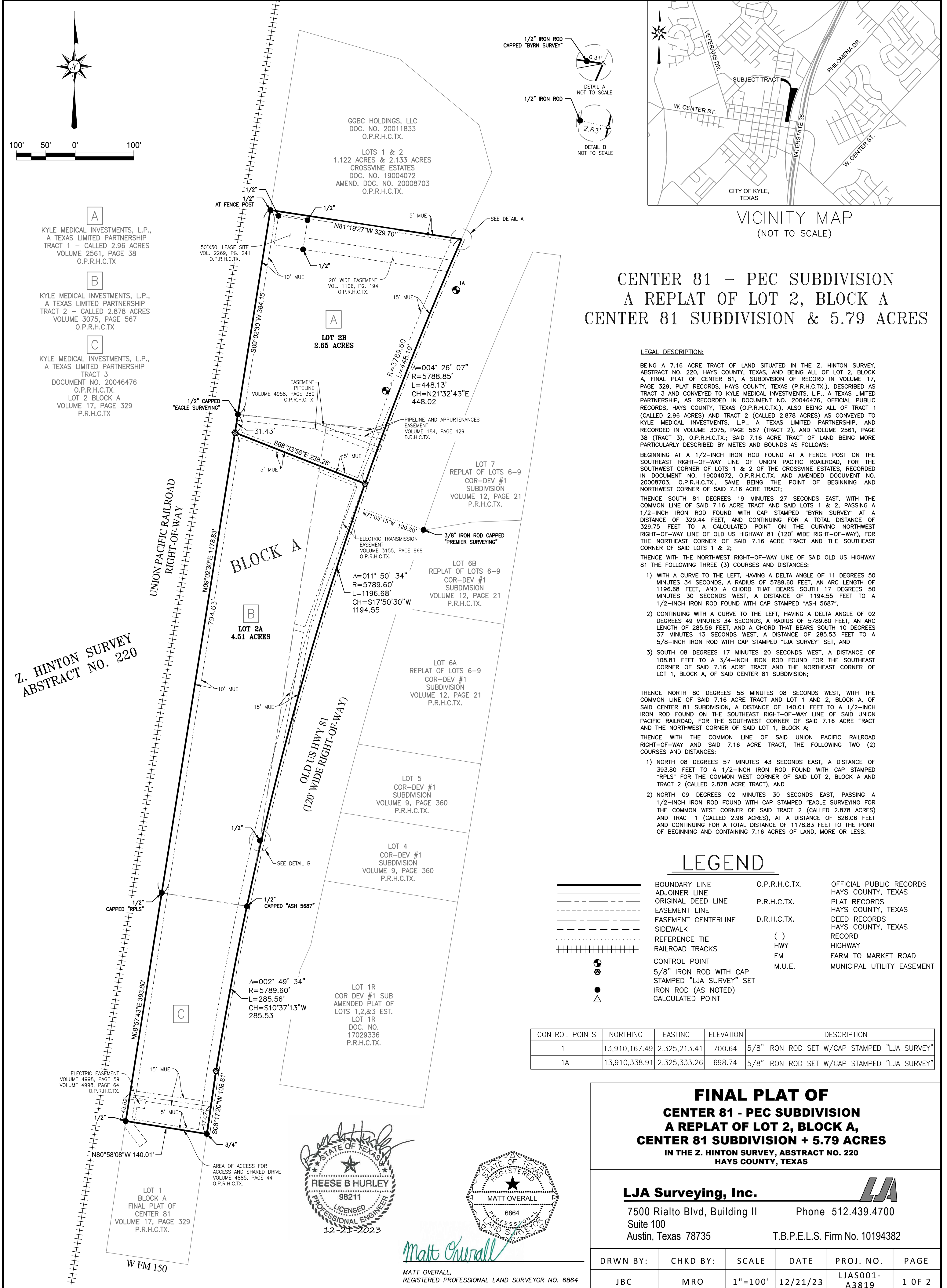
DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C0483F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND/OR OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND THAT THE LOCATION AND DIMENSIONS OF PROPOSED STREETS CONFORM WITH CITY OF KYLE SUBDIVISION ORDINANCE. EXCEPT FOR ANY VARIANCES GRANTED BY THE CITY COUNCIL.

*Reese Hurley*  
REESE HURLEY, P.E. No. 98211  
LJA ENGINEERING, INC.  
7500 RIALTO BLVD, BLDG. II, STE 100  
AUSTIN, TEXAS 78735



DATE: 12-21-2023





VICINITY MAP  
(NOT TO SCALE)

## CENTER 81 - PEC SUBDIVISION A REPLAT OF LOT 2, BLOCK A CENTER 81 SUBDIVISION & 5.79 ACRES

**LEGAL DESCRIPTION:**

BEING A 7.16 ACRE TRACT OF LAND SITUATED IN THE Z. HINTON SURVEY, ABSTRACT NO. 220, HAYS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A, FINAL PLAT OF CENTER 81, A SUBDIVISION OF RECORD IN VOLUME 17, PAGE 329, PLAT RECORDS, HAYS COUNTY, TEXAS (P.R.H.C.TX.), DESCRIBED AS TRACT 3 AND CONVEYED TO KYLE MEDICAL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 20046476, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), ALSO BEING ALL OF TRACT 1 (CALLED 2.96 ACRES) AND TRACT 2 (CALLED 2.878 ACRES) AS CONVEYED TO KYLE MEDICAL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN VOLUME 3075, PAGE 567 (TRACT 2), AND VOLUME 2561, PAGE 38 (TRACT 3), O.P.R.H.C.TX.; SAID 7.16 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT A FENCE POST ON THE SOUTHWEST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, FOR THE SOUTHWEST CORNER OF LOTS 1 & 2 OF THE CROSSVINE ESTATES, RECORDED IN DOCUMENT NO. 19004072, O.P.R.H.C.TX. AND AMENDED DOCUMENT NO. 20008703, O.P.R.H.C.TX., SAME BEING THE POINT OF BEGINNING AND NORTHWEST CORNER OF SAID 7.16 ACRE TRACT;

THENCE SOUTH 81 DEGREES 19 MINUTES 27 SECONDS EAST, WITH THE COMMON LINE OF SAID 7.16 ACRE TRACT AND SAID LOTS 1 & 2, PASSING A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "BYRN SURVEY" AT A DISTANCE OF 329.44 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 329.75 FEET TO A CALCULATED POINT ON THE CURVING NORTHWEST RIGHT-OF-WAY LINE OF OLD US HIGHWAY 81 (120' WIDE RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF SAID 7.16 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOTS 1 & 2;

THENCE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID OLD US HIGHWAY 81 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 11 DEGREES 50 MINUTES 34 SECONDS, A RADIUS OF 5789.60 FEET, AN ARC LENGTH OF 1196.68 FEET, AND A CHORD THAT BEARS SOUTH 17 DEGREES 50 MINUTES 30 SECONDS WEST, A DISTANCE OF 1194.55 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "ASH 5687";
- 2) CONTINUING WITH A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 02 DEGREES 49 MINUTES 34 SECONDS, A RADIUS OF 5789.60 FEET, AN ARC LENGTH OF 285.56 FEET, AND A CHORD THAT BEARS SOUTH 10 DEGREES 37 MINUTES 13 SECONDS WEST, A DISTANCE OF 285.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET, AND
- 3) SOUTH 08 DEGREES 17 MINUTES 20 SECONDS WEST, A DISTANCE OF 108.81 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 7.16 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID CENTER 81 SUBDIVISION;

THENCE NORTH 80 DEGREES 58 MINUTES 08 SECONDS WEST, WITH THE COMMON LINE OF SAID 7.16 ACRE TRACT AND LOT 1 AND 2, BLOCK A, OF SAID CENTER 81 SUBDIVISION, A DISTANCE OF 140.01 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, FOR THE SOUTHWEST CORNER OF SAID 7.16 ACRE TRACT AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A;

THENCE WITH THE COMMON LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY AND SAID 7.16 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 08 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 393.80 FEET TO A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS" FOR THE COMMON WEST CORNER OF SAID LOT 2, BLOCK A AND TRACT 2 (CALLED 2.878 ACRE TRACT), AND
- 2) NORTH 09 DEGREES 02 MINUTES 30 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH CAP STAMPED "EAGLE SURVEYING" FOR THE COMMON WEST CORNER OF SAID TRACT 2 (CALLED 2.878 ACRES) AND TRACT 1 (CALLED 2.96 ACRES), AT A DISTANCE OF 826.06 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1178.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.16 ACRES OF LAND, MORE OR LESS.

### LEGEND

	BOUNDARY LINE	O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS
	ADJOINER LINE	HAYS COUNTY, TEXAS	HAYS COUNTY, TEXAS
	ORIGINAL DEED LINE	P.R.H.C.TX.	PLAT RECORDS
	EASEMENT LINE	HAYS COUNTY, TEXAS	HAYS COUNTY, TEXAS
	EASEMENT CENTERLINE	D.R.H.C.TX.	DEED RECORDS
	SIDEWALK	HAYS COUNTY, TEXAS	HAYS COUNTY, TEXAS
	REFERENCE TIE	( )	RECORD
	RAILROAD TRACKS	HWY	HIGHWAY
	CONTROL POINT	FM	FARM TO MARKET ROAD
	5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET	M.U.E.	MUNICIPAL UTILITY EASEMENT
	IRON ROD (AS NOTED)		
	CALCULATED POINT		

CONTROL POINTS	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13,910,167.49	2,325,213.41	700.64	5/8" IRON ROD SET W/CAP STAMPED "LJA SURVEY"
1A	13,910,338.91	2,325,333.26	698.74	5/8" IRON ROD SET W/CAP STAMPED "LJA SURVEY"

### FINAL PLAT OF CENTER 81 - PEC SUBDIVISION A REPLAT OF LOT 2, BLOCK A, CENTER 81 SUBDIVISION + 5.79 ACRES IN THE Z. HINTON SURVEY, ABSTRACT NO. 220 HAYS COUNTY, TEXAS

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DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
JBC	MRO	1"=100'	12/21/23	LJAS001-A3819	1 OF 2



*Matt Overall*  
MATT OVERALL,  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6864