

CITY OF KYLE

PLANNING & ZONING COMMISSION REGULAR MEETING



<https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10 OR Call In: US: +1(800)3368975 Meeting ID: 743 645 1934

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on April 14, 2020, at

<https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10 OR Call In: US: +1(800)3368975 Meeting ID: 743 645 1934, for the purpose of discussing the following agenda.

NOTE: There may be a quorum of the City Council of Kyle, Texas present at the meeting who may participate in the discussion. No official action will be taken by the City Council members in attendance.

Posted this 10th day of April 2020, prior to 6:30 P.M.

1. Call Meeting To Order

2. Roll Call

3. Citizen Comments

A. This meeting will be held by teleconference. Any citizen wanting to make a comment should dial in to US: +1(800) 336-8975 Meeting ID: 743 645 1934 to register for citizen comments. Those wishing to speak are encouraged to call in 15 minutes before the meeting begins at the number provided above.

4. Consent

A. Bunton Creek Subdivision Phase 3 - Preliminary Plan (PP-17-001) 18.739 acres, 64 Single Family Lots and 4 Parkland/Drainage Lots for property located off of Bunton Lane at the intersection of Winding Creek Road and Treeta Trail.

Staff Proposal to P&Z: Approve the Preliminary Plan.

B. Kyle Towne Center Replat of Lot 1-A, Block A, Kyle Towne Center, Second Replat of Lot 1, Block A (SUB-20-0105) 65.591 acres; 23 Lots (Restaurant/Retail/Hotel/Drainage/Future Development) for property located at 19000 IH-35.

Staff Proposal to P&Z: Approve the plat.

5. Consider and Possible Action

A. Consider a request by KB Home for a final plat extension for Stagecoach Subdivision, Phase 2 (SUB-18-0028) which expires on May 14, 2020.

6. General Discussion

A. Discussion only regarding Planning and Zoning Commission request for future agenda items.

7. Staff Report

A. Staff Report by Howard J. Koontz, Director of Planning and Community Development.

8. Adjournment



CITY OF KYLE, TEXAS

Citizen Comment by Phone

Meeting Date: 4/14/2020

Date time:6:30 PM

Subject/Recommendation: This meeting will be held by teleconference. Any citizen wanting to make a comment should dial in to US: +1(800) 336-8975 Meeting ID: 743 645 1934 to register for citizen comments. Those wishing to speak are encouraged to call in 15 minutes before the meeting begins at the number provided above.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Bunton Creek Subdivision Phase 3 - Preliminary Plan (PP-17-001)

Meeting Date: 4/14/2020
Date time: 6:30 PM

Subject/Recommendation: Bunton Creek Subdivision Phase 3 - Preliminary Plan (PP-17-001) 18.739 acres, 64 Single Family Lots and 4 Parkland/Drainage Lots for property located off of Bunton Lane at the intersection of Winding Creek Road and Treeta Trail.

Staff Proposal to P&Z: Approve the Preliminary Plan.

Other Information: See attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Preliminary Plan
- Location Map

BUNTON CREEK PHASE 3 PRELIMINARY PLAN KYLE, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY LAYOUT
3	PRELIMINARY DRAINAGE STUDY PLAN
4	PRELIMINARY UTILITY LAYOUT

OWNER(S): LGI HOMES - TEXAS, LLC
 ADDRESS: 1450 LAKE ROBBINS DRIVE, SUITE 430
 THE WOODLANDS, TEXAS 77380
 PHONE: (281) 362-8998 FAX: (800) 989-4671

ACREAGE: 18.739

SURVEY: _____

NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS THAT ARE PLANNED FOR EACH USE): 68 LOTS TOTAL (64 SINGLE FAMILY, 4 LOTS PARKLAND/DRAINAGE)

DATE: NOVEMBER 2019

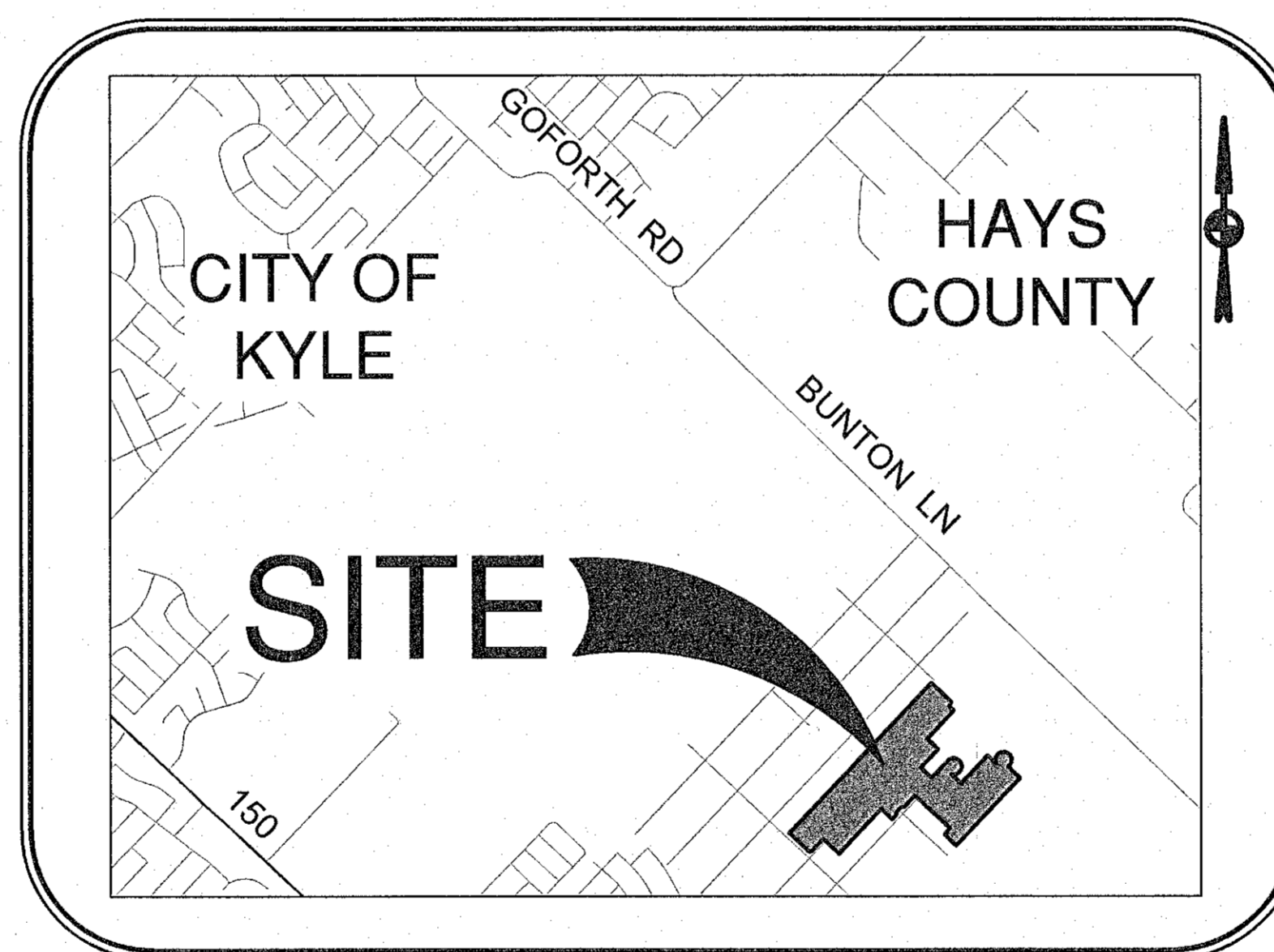
SURVEYOR: PAPE-DAWSON ENGINEERS
 PHONE: (512) 454-8711 FAX: (512) 459-8867

ENGINEER: PAPE-DAWSON ENGINEERS
 PHONE: (210) 375-9000 FAX: (210) 375-9000

STREET & DRAINAGE WATER & WASTEWATER IMPROVEMENTS DECEMBER 2019

PRELIMINARY NOTES

- NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERRECTED WITHIN ANY DRAINAGE EASEMENT(S) WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
- PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENT(S) ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND ALL TREE/BURSH REGROWTH.
- EACH PROPERTY OWNER OF A LOT ON WHICH DETENTION/RETENTION IS LOCATED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND DETENTION/RETENTION AREA FREE OF DEBRIS AND ALL TREE/BRUSH REGROWTH, MAINTENANCE AND UPKEEP OF DETENTION RETENTION FACILITIES IS RESPONSIBILITY OF EACH PROPERTY OWNER ON WHICH FACILITY IS LOCATED.
- ELECTRIC DISTRIBUTION SYSTEM SHALL BE LOCATED UNDERGROUND.
- PARK LAND FEES SHALL BE PAID IN LIEU OF DEDICATION.
- THE STORM SEWER SYSTEM SHALL BE DESIGNED TO CONVEY THE 25 YEAR STORM. THE 100 YEAR STORM WILL BE CONTAINED AND CONVEYED WITHIN EASEMENTS AND RIGHT-OF-WAY.
- A FIFTEEN (15) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W., A FIVE (5) FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A SEVEN AND TEN (10) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF EXISTING ADJACENT PUBLIC ROADS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
- PHASE 3 IS NOT VESTED UNDER ORD. NO. 296 OR THE DEVELOPMENT & SETTLEMENT AGREEMENT FOR THE BUNTON CREEK SUBDIVISION PHASE 3 MUST COMPLY WITH CURRENT CITY OF KYLE SUBDIVISION ORDINANCE AND REGULATIONS AND ZONING REGULATIONS.



NOT-TO-SCALE

SUBMITTED BY:

I, JON ADAME, P.E. 82567, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

PAPE-DAWSON ENGINEERS
JON ADAME, P.E. 82567

Jon Adame 3/9/20 DATE

APPROVED BY:

CITY ENGINEER DATE
CITY OF KYLE

DIRECTOR OF PUBLIC WORKS DATE
CITY OF KYLE

COUNTY LINE SUD DATE

OWNER/DEVELOPER:

LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PHONE: (281) 362-8998
FAX: (800) 989-4671

ENGINEER & SURVEYOR:

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210) 375-9000
FAX: (210) 375-9010

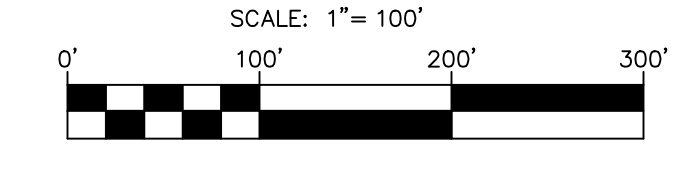
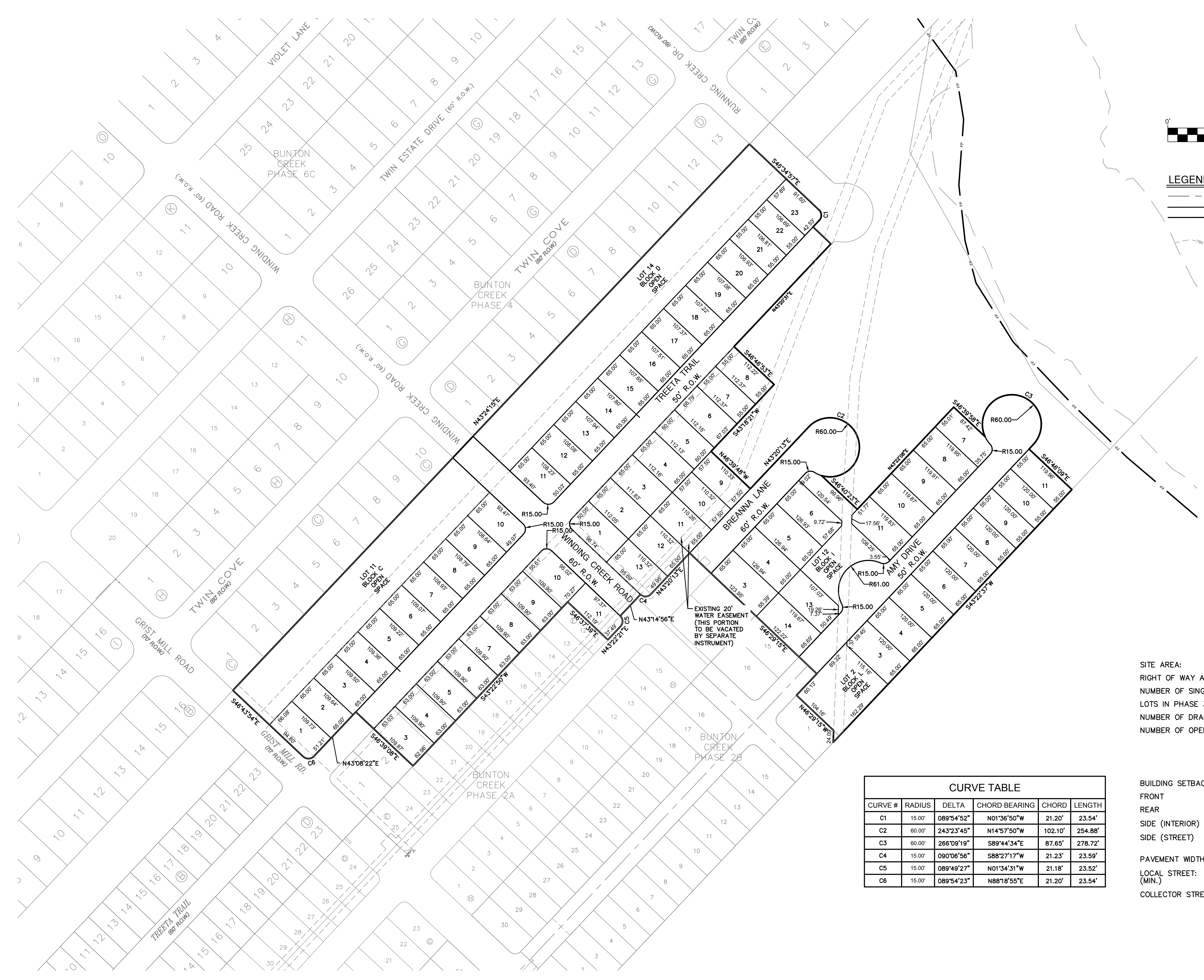
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10028800

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LEGEND	
	CENTER LINE
	LOT LINE
	R.O.W. LINE
	PHASE BOUNDARY
	EXISTING CONTOUR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	089°54'52"	N01°36'50"W	21.20'	23.54'
C2	60.00'	243°23'45"	N14°57'50"W	102.10'	254.88'
C3	60.00'	266°09'19"	S89°44'34"E	87.65'	278.72'
C4	15.00'	090°06'56"	S88°27'17"W	21.23'	23.59'
C5	15.00'	089°49'27"	N01°34'31"W	21.18'	23.52'
C6	15.00'	089°54'23"	N88°18'55"E	21.20'	23.54'

SITE AREA:	18.74 AC
RIGHT OF WAY AREA:	3.87 AC
NUMBER OF SINGLE FAMILY LOTS:	64
LOTS IN PHASE 3:	71
NUMBER OF DRAINAGE LOTS:	1
NUMBER OF OPEN SPACE LOTS:	4

BUILDING SETBACK DIMENSIONS	
FRONT	25
REAR	15
SIDE (INTERIOR)	7.5
SIDE (STREET)	10
PAVEMENT WIDTHS	
LOCAL STREET:	30-36' F-F
(MIN.)	
COLLECTOR STREET:	38' F-F (MIN.)

NO.	REVISION	DATE

**PAPE-DAWSON
ENGINEERS**

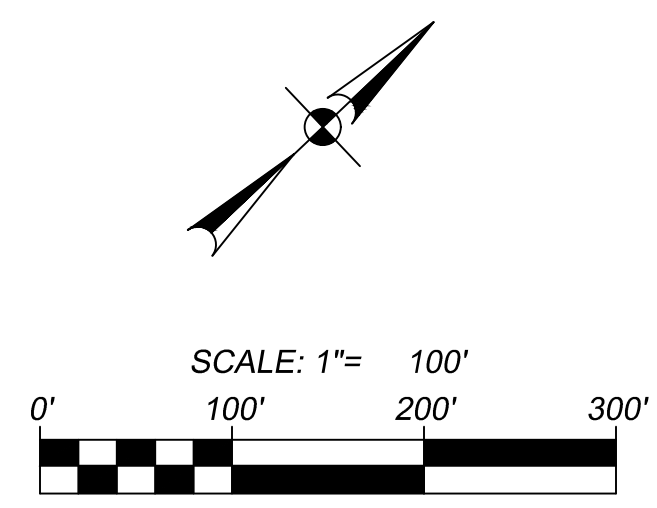
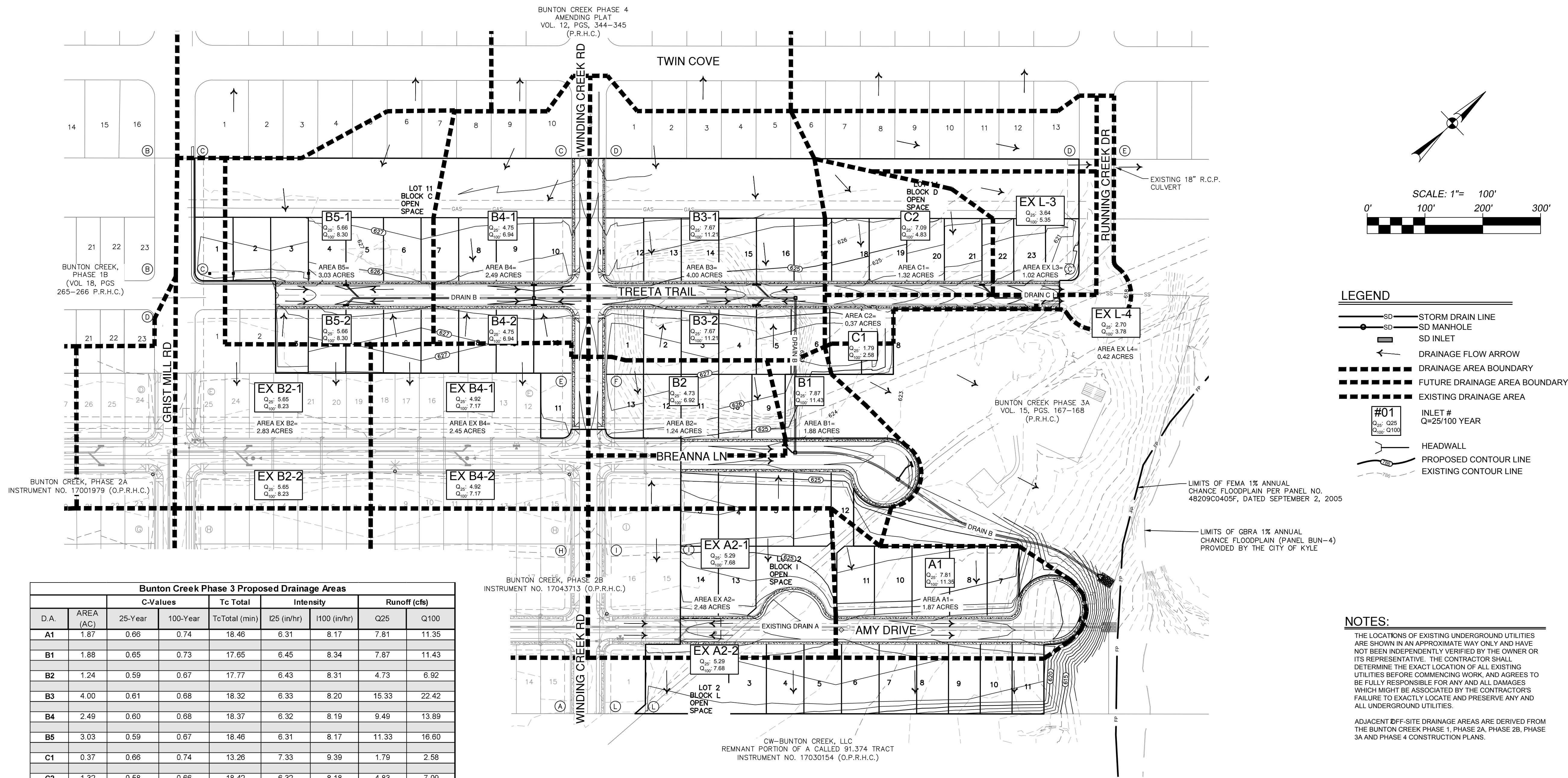
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 200 W | AUSTIN, TX 78737 | 512.464.8711
TXPE Firm REGISTRATION #470 | TXPE-LS Firm REGISTRATION #10028601

**BUNTON CREEK - PHASE 3
PRELIMINARY PLAN
CITY OF KYLE, TEXAS
PRELIMINARY LAYOUT**

CITY JOB No. _____
JOB NO. 08408-32
DATE December 2019
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET **2 OF 4**

Date: Dec 11, 2019, 4:07pm User ID: gperez
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- LEGEND**
- STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - FUTURE DRAINAGE AREA BOUNDARY
 - EXISTING DRAINAGE AREA
 - INLET #
Q₂₅: 0.25
Q₁₀₀: 0.100
 - HEADWALL
 - PROPOSED CONTOUR LINE
 - EXISTING CONTOUR LINE

NOTES:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ADJACENT OFF-SITE DRAINAGE AREAS ARE DERIVED FROM THE BUNTON CREEK PHASE 1, PHASE 2A, PHASE 2B, PHASE 3A AND PHASE 4 CONSTRUCTION PLANS.

Bunton Creek Phase 3 Proposed Drainage Areas								
D.A.	AREA (AC)	C-Values		Tc Total (min)	Intensity		Runoff (cfs)	
		25-Year	100-Year		I25 (in/hr)	I100 (in/hr)	Q25	Q100
A1	1.87	0.66	0.74	18.46	6.31	8.17	7.81	11.35
B1	1.88	0.65	0.73	17.65	6.45	8.34	7.87	11.43
B2	1.24	0.59	0.67	17.77	6.43	8.31	4.73	6.92
B3	4.00	0.61	0.68	18.32	6.33	8.20	15.33	22.42
B4	2.49	0.60	0.68	18.37	6.32	8.19	9.49	13.89
B5	3.03	0.59	0.67	18.46	6.31	8.17	11.33	16.60
C1	0.37	0.66	0.74	13.26	7.33	9.39	1.79	2.58
C2	1.32	0.58	0.66	18.42	6.32	8.18	4.83	7.09
EX A2	2.48	0.66	0.74	17.68	6.44	8.33	10.57	15.35
EX B2	2.83	0.66	0.74	5.00	10.11	12.54	11.29	16.45
EX B4	2.45	0.66	0.74	5.00	10.11	12.54	9.84	14.34
EX L-3	1.02	0.57	0.64	18.58	6.29	8.15	3.64	5.35
EX L-4	0.42	0.66	0.74	5.85	9.71	12.11	2.70	3.78

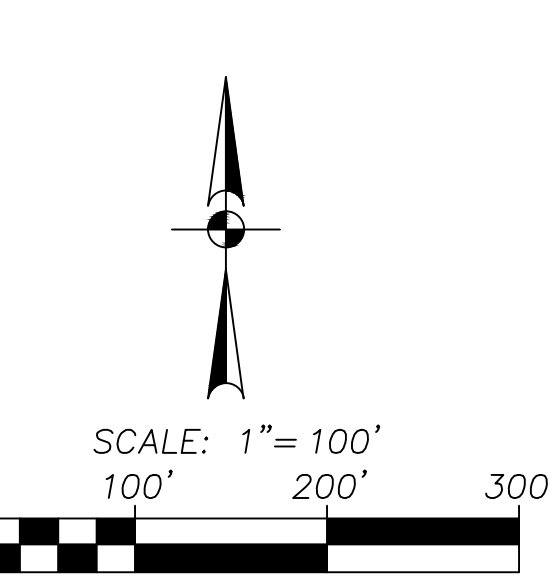
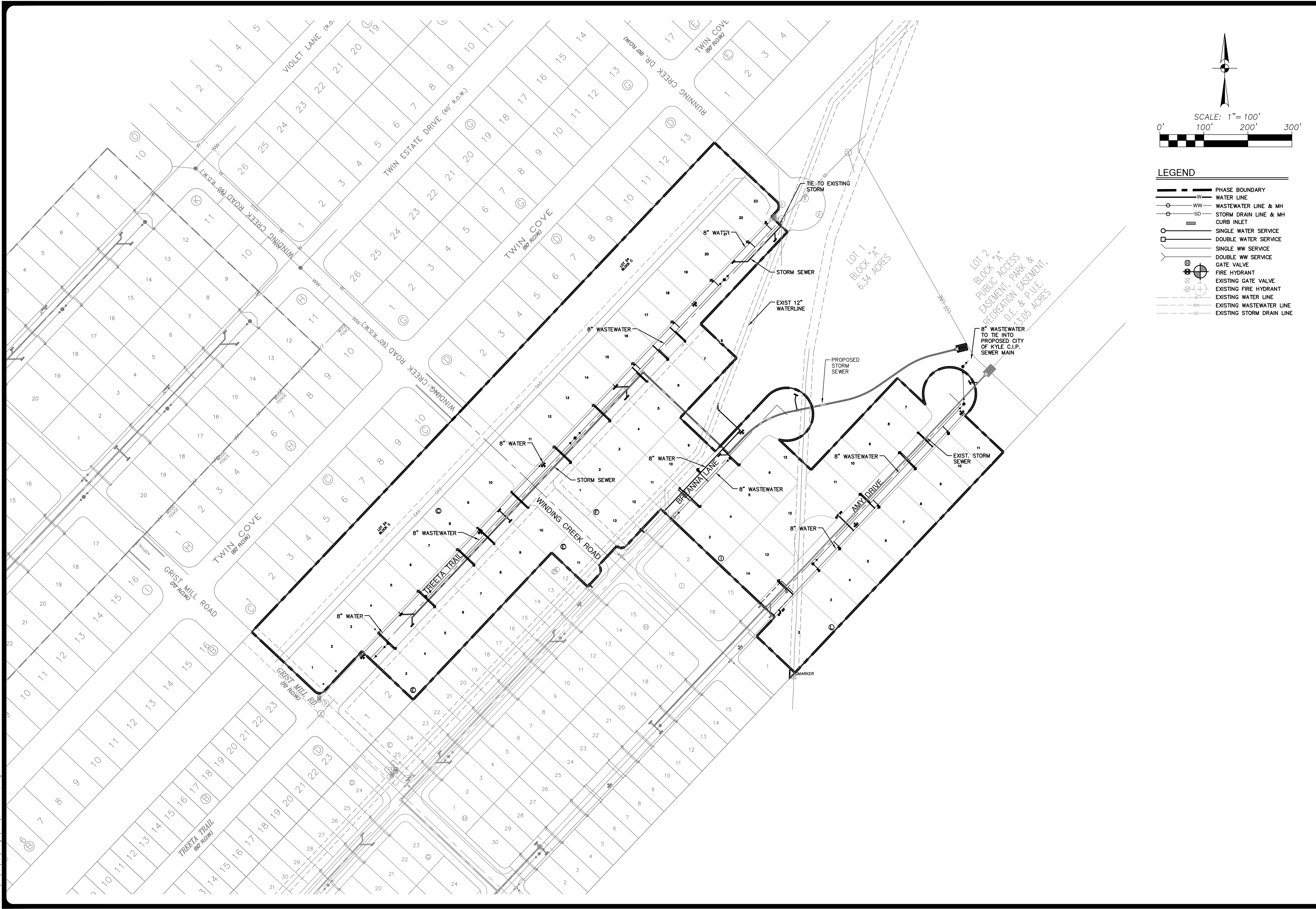
NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7800 SHOAL CREEK BLVD., STE. 220 W | AUSTIN, TX 78757 | 512-464-8711
 TEPIC FIRM REGISTRATION #10028801

BUNTON CREEK - PHASE 3
PRELIMINARY PLAN
 CITY OF KYLE, TEXAS
PRELIMINARY DRAINAGE STUDY PLAN

CITY JOB No. _____
 JOB NO. 08408-32
 DATE December 2019
 DESIGNER _____
 CHECKED _____ DRAWN _____
 SHEET **3 OF 4**

Date: Mar 09, 2020, 7:20am User ID: AGaston
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LEGEND	
	PHASE BOUNDARY
	WATER LINE
	WASTEWATER LINE & MH
	STORM DRAIN LINE & MH CURB INLET
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WW SERVICE
	DOUBLE WW SERVICE
	GATE VALVE
	FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM DRAIN LINE

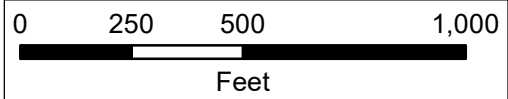
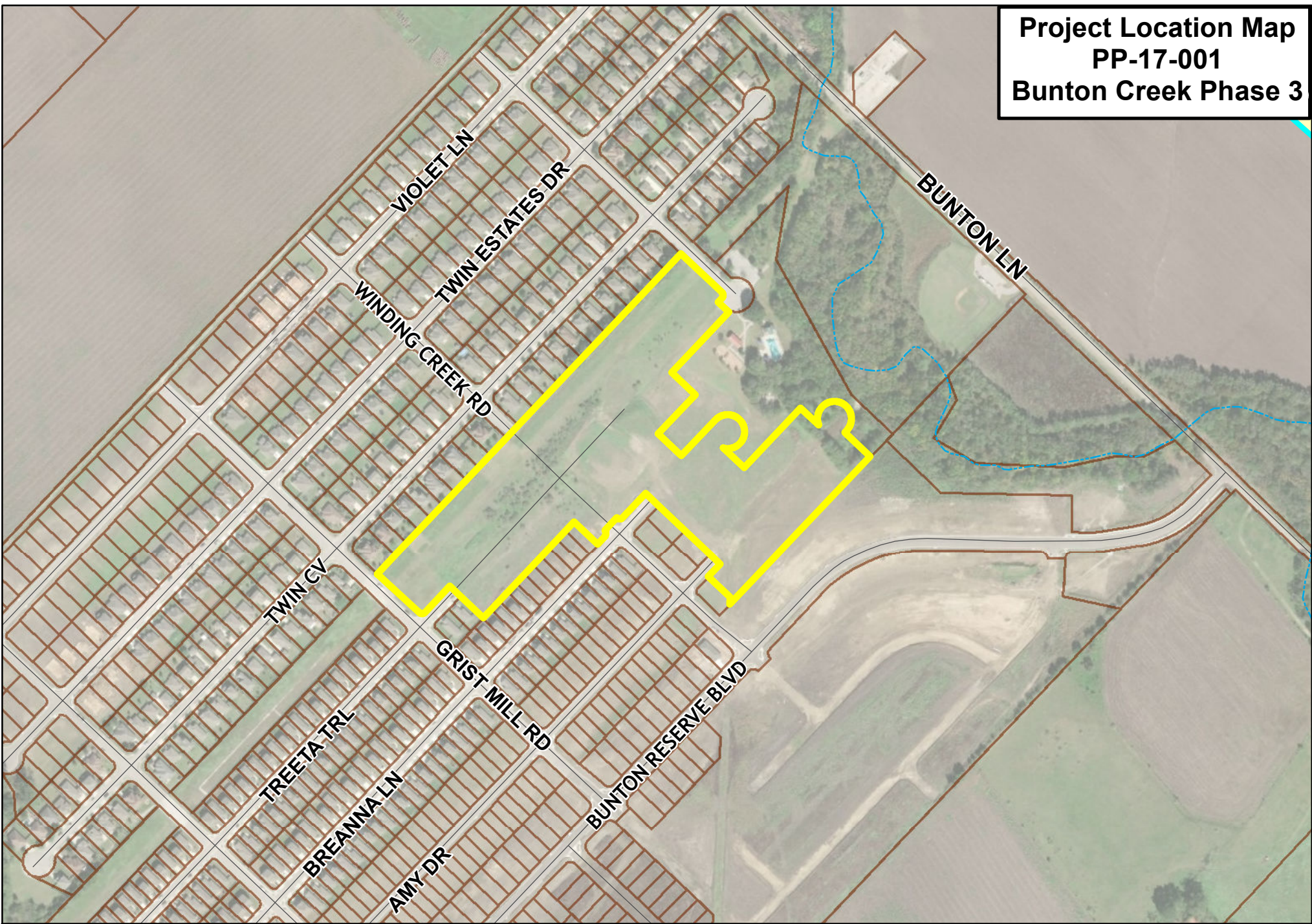
BUNTON CREEK - PHASE 3
 PRELIMINARY PLAN
 CITY OF KYLE, TEXAS
 PRELIMINARY UTILITY LAYOUT

CITY JOB No. _____
 JOB NO. 08408-32
 DATE March 2020
 DESIGNER _____
 CHECKED _____ DRAWN _____
 SHEET 4 OF 4

PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
 TUBE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

NO.	REVISION	DATE

Project Location Map
PP-17-001
Bunton Creek Phase 3



 Property Location
Item # 2

 Parcel Lines



CITY OF KYLE, TEXAS

Kyle Towne Center Replat of Lot 1-A, Block A, Second Replat of Lot 1, Block A (SUB-20-0105)

Meeting Date: 4/14/2020
Date time:6:30 PM

Subject/Recommendation: Kyle Towne Center Replat of Lot 1-A, Block A, Kyle Towne Center, Second Replat of Lot 1, Block A (SUB-20-0105) 65.591 acres; 23 Lots (Restaurant/Retail/Hotel/Drainage/Future Development) for property located at 19000 IH-35.

Staff Proposal to P&Z: Approve the plat.

Other Information: See attached.

Legal Notes: N/A

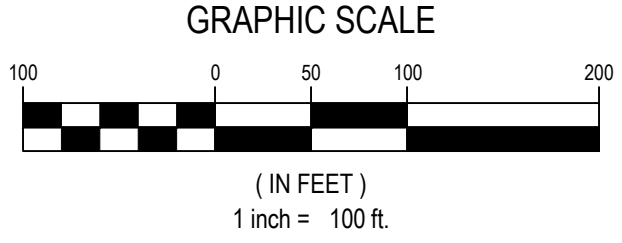
Budget Information: N/A

ATTACHMENTS:

Description

- Plat
- Location Map

MATCHLINE SHEET 2
MATCHLINE SHEET 1



LEGEND

- 1/2" IRON ROD W/ CAP SET STAMPED "CUNNINGHAM-ALLEN INC"
- MASONRY NAIL FOUND WITH WASHER STAMPED "CHAPARRAL"
- ▲ 1/2" IRON ROD FOUND WITH CAP STAMPED "CHAPARRAL"
- TXDOT TYPE I R.O.W. MONUMENT FOUND
- △ MASONRY NAIL SET WITH WASHER STAMPED "CUNNINGHAM-ALLEN"
- DA DOUCET AND ASSOCIATES
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTE WATER EASEMENT
- ESMT. EASEMENT
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

OWNERS: I35 KYLE CROSSING LTD., A TEXAS LIMITED PARTNERSHIP

DEVELOPER: I35 KYLE CROSSING LTD.
500 W 5TH ST.
AUSTIN, TX 78701

ACREAGE: 65.591 ACRES

SURVEY: THOMAS G. ALLEN SURVEY NO. 1,
ABSTRACT NO. 26, HAYS CO., TX

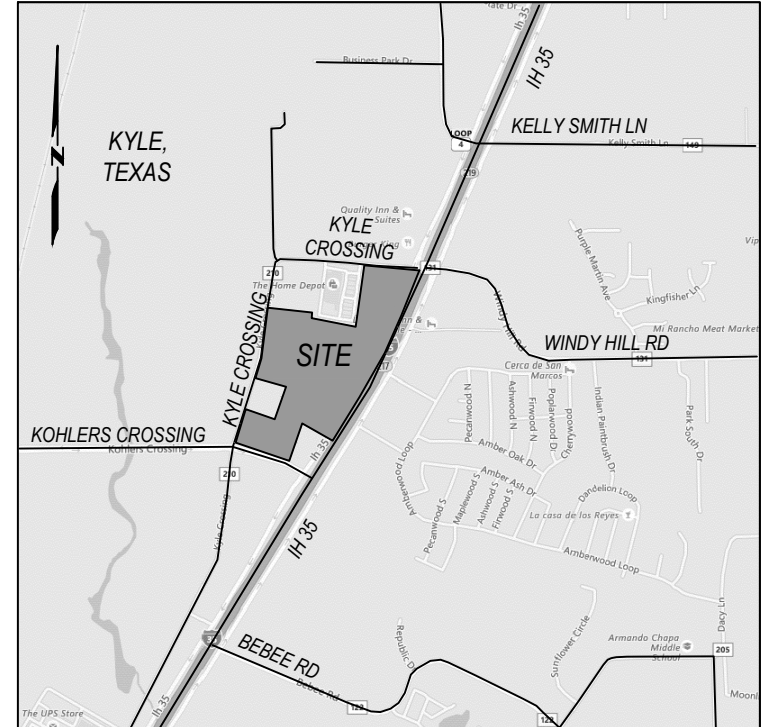
TOTAL LOTS: 23

USE: RESTAURANT / RETAIL / HOTEL / DRAINAGE /
FUTURE DEVELOPMENT

DATE: JANUARY 3, 2020

SURVEYOR:
TOMMY P. WATKINS, R.P.L.S.
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
512-327-2946 O 512-327-2973 F

ENGINEER:
CURTIS MORRIS, P.E.
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, STE. 202
AUSTIN, TEXAS 78746
512-327-2946 O 512-327-2973 F



LOCATION MAP
NOT TO SCALE

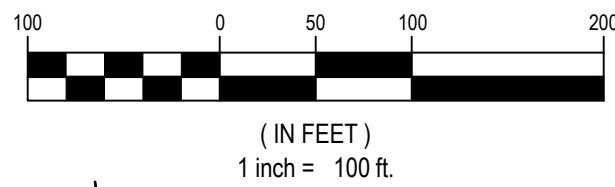
SUBMITTAL DATE: 01/2020

KYLE TOWNE CENTER REPLAT OF LOT 1-A, BLOCK A KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A

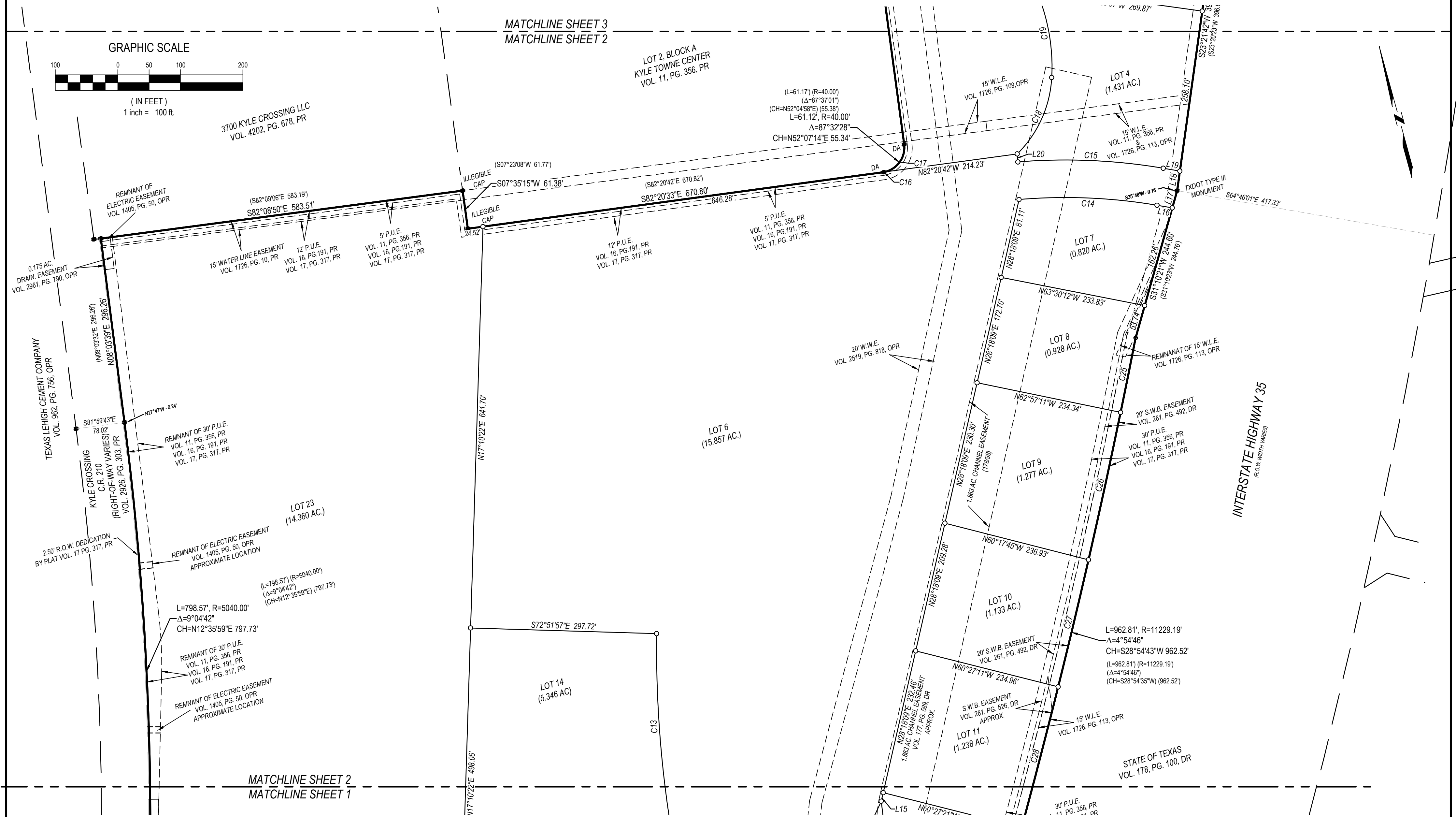
Item # 3

 Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 01/06/2020 DRAWN BY: dk	PROJECT NO.: 277.3702 SHEET 1 OF 5

GRAPHIC SCALE



MATCHLINE SHEET 3
MATCHLINE SHEET 2



MATCHLINE SHEET 2
MATCHLINE SHEET 1

KYLE TOWNE CENTER
REPLAT OF LOT 1-A, BLOCK A
KYLE TOWN CENTER, SECOND REPLAT OF
LOT 1, BLOCK A

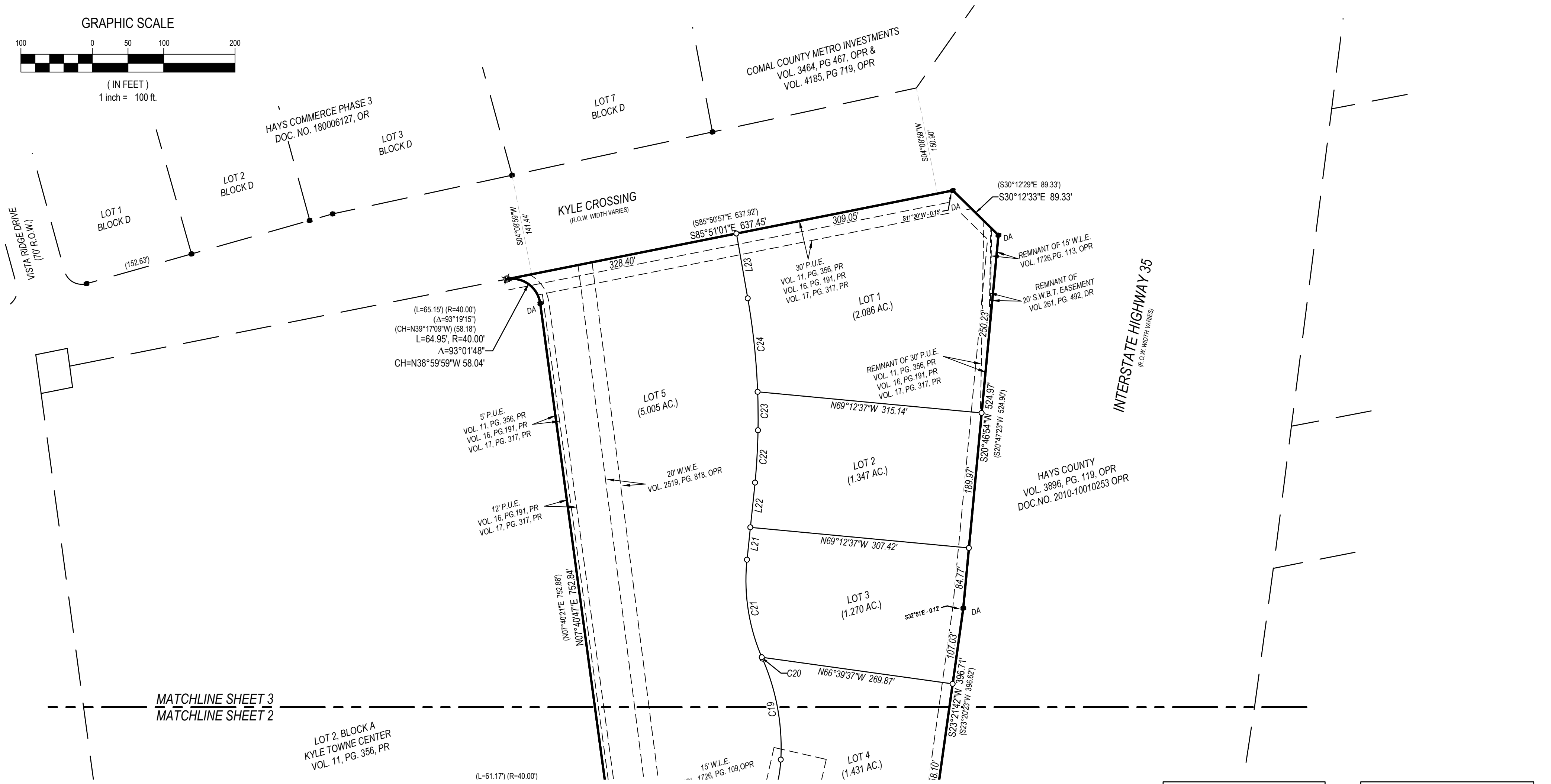
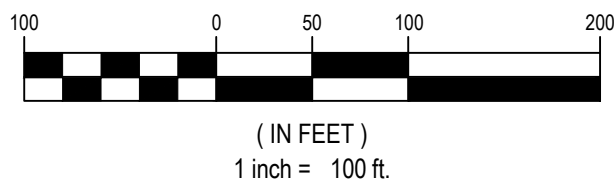
LEGEND

- 1/2" IRON ROD W/CAP SET STAMPED "CUNNINGHAM-ALLEN INC"
- ▲ MASONRY NAIL FOUND WITH WASHER STAMPED "CHAPARRAL"
- 1/2" IRON ROD FOUND WITH CAP STAMPED "CHAPARRAL"
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- △ MASONRY NAIL SET WITH WASHER STAMPED "CUNNINGHAM-ALLEN"
- DA DOUCET AND ASSOCIATES
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTE WATER EASEMENT
- ESMT. EASEMENT
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

SUBMITTAL DATE: 01/2020

 Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 01/06/2020 DRAWN BY: dk	PROJECT NO.: 277.3702 SHEET 2 OF 5	

GRAPHIC SCALE



MATCHLINE SHEET 3
MATCHLINE SHEET 2

LOT 2, BLOCK A
KYLE TOWNE CENTER
VOL. 11, PG. 356, PR

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0000950254.

ALL EASEMENT OF WHICH THE SURVEYOR IS AWARE ARE EITHER SHOWN OR NOTED ON THIS FINAL PLAT.

ADJOINER INFORMATION NOTED HEREON WAS OBTAINED FROM HAYS COUNTY CENTRAL APPRAISAL DISTRICT CURRENT APPRAISAL DISTRICT MAPS.

THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF KYLE.

BENCHMARKS:

TBM#1947-56: SQUARE CUT ON TOP OF CURB, EAST SIDE OF A CONCRETE DRIVE BEHIND SCHLOTZKY'S, +/- 3 FEET SOUTH OF TERMINUS OF SAID DRIVE.
ELEVATION = 742.53' (NAVD88)

TBM#1947-56A: SQUARE CUT ON TOP OF THE SOUTH END OF A HEADWALL DRAINAGE STRUCTURE LOCATED APPROXIMATELY +/- 500 FEET NORTH OF ENTRANCE TO SUNOCO/SCHLOTZKY'S & APPROXIMATELY 50 FEET WEST OF CENTERLINE OF SOUTHBOUND FRONTAGE ROAD FOR INTERSTATE 35.
ELEVATION = 718.62' (NAVD88)

TBM#1947-58: SQUARE CUT ON TOP OF THE SOUTHWEST CORNER OF HEADWALL DRAINAGE STRUCTURE LOCATED APPROXIMATELY +/- 30 FEET EAST OF ENTRANCE TO HOME DEPOT AND APPROXIMATELY 50 FEET SOUTH OF CENTERLINE OF KYLE CROSSING.
ELEVATION = 735.15' (NAVD88)

Lot Table		
Lot #	Area	Use
1	2.086	GAS STATION
2	1.347	RESTAURANT/RETAIL
3	1.270	RESTAURANT/RETAIL
4	1.431	RESTAURANT/RETAIL
5	5.005	DRAINAGE
6	15.857	RESTAURANT/RETAIL
7	0.820	RESTAURANT/RETAIL
8	0.928	RESTAURANT/RETAIL
9	1.277	RESTAURANT/RETAIL
10	1.133	RESTAURANT/RETAIL
11	1.238	RESTAURANT/RETAIL
12	0.941	RESTAURANT/RETAIL

Lot Table		
Lot #	Area	Use
13	1.501	RESTAURANT/RETAIL
14	5.346	HOTEL
15	1.402	FUTURE DEVELOPMENT
16	0.734	RESTAURANT/RETAIL
17	1.341	RESTAURANT/RETAIL
18	2.369	DRAINAGE
19	1.422	RESTAURANT/RETAIL
20	1.158	RESTAURANT/RETAIL
21	1.139	RESTAURANT/RETAIL
22	1.487	RESTAURANT/RETAIL
23	14.360	MULTI-FAMILY

KYLE TOWNE CENTER

REPLAT OF LOT 1-A, BLOCK A

KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A

Item # 3

SUBMITTAL DATE: 01/2020

<p>Cunningham Allen Engineers • Surveyors</p>	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 01/06/2020 DRAWN BY: dk	PROJECT NO.: 277.3702 SHEET 3 OF 5	

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS, THAT 135 KYLE CROSSING LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 17, PAGE 317, PLAT RECORDS OF HAYS COUNTY, TEXAS, CONTAINING 65.951 ACRES, BEING OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED FILED FOR RECORD FEBRUARY 13, 2020, AND RECORDED IN DOCUMENT NUMBER 20005427, HAYS COUNTY OFFICIAL PUBLIC RECORDS, DOES HEREBY SUBDIVIDE 65.951 ACRES OF LAND OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, TO BE KNOWN AS:

KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A

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 AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____ AD., 20_____.

135 KYLE CROSSING LP., A TEXAS LIMITED PARTNERSHIP

BY: _____
NAME: _____

STATE OF TEXAS }
COUNTY OF _____ }

I, THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF _____, 20__ A.D. DID PERSONALLY APPEAR _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__ A.D. _____, ON BEHALF OF _____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF KYLE CROSSING, KOHLER'S CROSSING AND 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 FRONTAGE 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 SHOUT 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

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, 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 DURING THE MONTH OF DECEMBER, 2017 AND JANUARY AND FEBRUARY, 2018, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

TOMMY P. WATKINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4549

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

STATE OF TEXAS }
COUNTY OF HAYS }

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

CURTIS MORRIS
REGISTERED PROFESSIONAL ENGINEER
NO. 86337

FLOODPLAIN NOTE:

THIS PROPERTY LIES IN A ZONE DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN" AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, PANEL MAP NUMBER 48209C0290F, EFFECTIVE SEPTEMBER 2, 2005.

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF KYLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

LEON BARBA, CITY ENGINEER DATE

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE CITY OF KYLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF KYLE SUBDIVISION ORDINANCE AND HEREBY RECOMMEND APPROVAL.

HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

STATE OF TEXAS }
COUNTY OF HAYS }

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

THAT ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DOES 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., 20__, AT ___ O'CLOCK __.M. AND DULY RECORDED ON THE ____ DAY OF _____, A.D., 20__, AT ___ O'CLOCK __.M., IN THE PLAT RECORDS OF HAYS COUNTY AND STATE, IN DOCUMENT NO. _____.


ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

KYLE TOWNE CENTER

REPLAT OF LOT 1-A, BLOCK A

KYLE TOWN CENTER, SECOND REPLAT OF LOT 1, BLOCK A

SUBMITTAL DATE: 01/2020

 Cunningham Allen Engineers • Surveyors	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900	Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 01/06/2020	PROJECT NO.: 277.3702
DRAWN BY: dk	SHEET 4 OF 5	

Item # 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°15'09"W	45.79'
L2	S31°29'11"W	17.33'
L3	S31°29'11"W	60.00'
L4	N58°31'53"W	129.53'
L5	N58°31'53"W	129.54'
L6	N89°56'31"W	38.05'
L7	N05°15'57"W	56.63'
L8	S31°29'11"W	147.79'
L9	N13°12'55"W	85.35'
L10	N21°44'38"W	107.68'
L11	N08°32'26"E	124.64'
L12	S43°27'02"W	20.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N72°49'44"W	53.45'
L14	N17°10'16"E	61.00'
L15	N28°18'09"E	14.05'
L16	S65°00'02"E	24.76'
L17	S31°10'21"W	28.60'
L18	S23°21'42"W	31.58'
L19	N65°00'02"W	26.93'
L20	N10°53'45"E	12.90'
L21	N21°20'45"E	45.60'
L22	N21°20'45"E	63.00'
L23	N05°28'33"E	92.20'

FIELD NOTE DESCRIPTION:

DESCRIPTION OF A 65.591 ACRES OF LAND LOCATED IN THE THOMAS G. ALLEN SURVEY NO. 1, ABSTRACT NO. 26, HAYS COUNTY, TEXAS, BEING ALL OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 317, PLAT RECORDS HAYS COUNTY, TEXAS, SAID 1-A, BLOCK A, BEING CONVEYED TO STERLING BABCOCK & BROWN LP IN A DEED RECORDED IN VOLUME 2982, PAGE 314, OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS; SAID 65.591 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND IN THE NORTH LINE OF SAID LOT 1-A AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35 AS DEDICATED TO THE HAYS COUNTY TEXAS IN A DONATION DEED RECORDED IN VOLUME 3869, PAGE 119, OF SAID OFFICIAL PUBLIC RECORDS AND SOUTH RIGHT-OF-WAY LINE OF KYLE CROSSING, AS DEDICATED BY PLAT OF KYLE TOWNE CENTER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 356, OF SAID PLAT RECORDS;

THENCE, WITH THE COMMON LINE OF SAID INTERSTATE HIGHWAY NO. 35 AND SAID LOT 1-A THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- SOUTH 30°12'33" EAST (RECORD: SOUTH 30°12'29" EAST), A DISTANCE OF 89.33 (RECORD: 89.33) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND;
- SOUTH 20°46'54" WEST (RECORD: SOUTH 20°47'23" WEST), A DISTANCE OF 524.97 (RECORD: 524.90) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND;
- SOUTH 23°21'42" WEST (RECORD: SOUTH 23°20'23" WEST), A DISTANCE OF 396.71 (RECORD: 396.62) FEET TO 1/2 INCH IRON ROD (TXDOT TYPE III WITH ALUMINUM CAP) FOUND;
- SOUTH 31°10'21" WEST (RECORD: SOUTH 31°10'23" WEST), A DISTANCE OF 244.60 (RECORD: 244.76) FEET TO 1/2 INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11229.19 FEET, AN ARC LENGTH OF 962.81 FEET, A DELTA ANGLE OF 04°54'46", AND A CHORD WHICH BEARS SOUTH 28°54'43" WEST (RECORD: SOUTH 28°54'35" WEST), A DISTANCE OF 962.52 (RECORD: 962.52) FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND AT THE END OF SAID CURVE;
- SOUTH 31°29'11" WEST (RECORD: SOUTH 31°28'07" WEST), A DISTANCE OF 317.29 (RECORD: 317.49) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND;
- SOUTH 24°15'09" WEST (RECORD: SOUTH 24°18'16" WEST), A DISTANCE OF 197.22 (RECORD: 196.94) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- SOUTH 35°48'11" WEST (RECORD: SOUTH 35°45'18" WEST), A DISTANCE OF 208.33 (RECORD: 208.37) FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LOT 1-A AND LOT 4, BLOCK A, KYLE TOWNE CENTER REPLAT OF LOT 1, BLOCK A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 191, OF SAID PLAT RECORDS;

THENCE, WITH THE COMMON LINE OF SAID LOT 1-A AND SAID LOT 4 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 58°27'44" WEST (RECORD: NORTH 58°26'45" WEST), A DISTANCE OF 348.22 (RECORD: 348.22) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1489.40 FEET, AN ARC LENGTH OF 300.77 FEET, A DELTA ANGLE OF 11°34'13", AND A CHORD WHICH BEARS SOUTH 26°14'43" WEST (RECORD: SOUTH 26°15'41" WEST), A DISTANCE OF 300.26 (RECORD: 300.26) FEET TO THE END OF SAID CURVE;
- SOUTH 20°06'54" WEST (RECORD: SOUTH 20°07'52" WEST), A DISTANCE OF 133.12 (RECORD: 133.12) FEET TO A STEEL NAIL WITH ALUMINUM WASHER STAMPED "CHAPARRAL BOUNDARY" FOUND IN THE CURVING NORTH RIGHT-OF-WAY LINE OF KOHLER'S CROSSING, SAME BEING THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED DEDICATION OF RIGHT-OF-WAY RECORDED IN VOLUME 3172, PAGE 312, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE COMMON SOUTH CORNER OF SAID LOT 1-A AND SAID LOT 4;

THENCE, WITH THE COMMON LINE OF SAID LOT 1-A AND KOHLER'S CROSSING THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 87.36 FEET, A DELTA ANGLE OF 05°00'18", AND A CHORD WHICH BEARS NORTH 72°03'32" WEST (RECORD: NORTH 72°02'32" WEST), A DISTANCE OF 87.33 (RECORD: 87.33) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE END OF SAID CURVE;
- NORTH 74°36'13" WEST (RECORD: NORTH 74°36'15" WEST), A DISTANCE OF 654.32 (RECORD: 654.32) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- NORTH 31°34'37" WEST (RECORD: NORTH 31°33'39" WEST), A DISTANCE OF 65.88 (RECORD: 65.88) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE INTERSECTION OF SAID COMMON LINE WITH THE EAST RIGHT-OF-WAY LINE OF KYLE CROSSING (AKA CR 210) AS DEDICATED BY PLAT OF KYLE TOWNE CENTER SECOND REPLAT OF LOT 1A, BLOCK A;

THENCE, NORTH 17°07'58" EAST (RECORD: NORTH 17°07'51" EAST), WITH THE COMMON LINE OF SAID LOT 1-A AND SAID KYLE CROSSING (AKA CR 210), A DISTANCE OF 262.63 (RECORD: 262.39) FEET TO A STEEL NAIL WITH ALUMINUM WASHER STAMPED "CHAPARRAL BOUNDARY" FOUND FOR A COMMON CORNER OF SAID LOT 1-A AND LOT 1-B, BLOCK A, KYLE TOWNE CENTER SECOND REPLAT OF LOT 1A, BLOCK A;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF KYLE CROSSING (AKA CR 210), WITH THE COMMON LINE OF SAID LOT 1-A AND SAID LOT 1-B THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- SOUTH 74°37'43" EAST (RECORD: SOUTH 74°37'04" EAST), A DISTANCE OF 757.64 (RECORD: 757.32) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1505.09 FEET, AN ARC LENGTH OF 199.15 FEET, A DELTA ANGLE OF 07°34'52", AND A CHORD WHICH BEARS NORTH 30°37'50" EAST (RECORD: NORTH 30°37'14" EAST), A DISTANCE OF 199.00 (RECORD: 199.09) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE END OF SAID CURVE;
- NORTH 58°18'26" WEST (RECORD: NORTH 58°26'45" WEST), A DISTANCE OF 76.51 (RECORD: 76.51) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- NORTH 17°06'27" EAST (RECORD: NORTH 17°10'16" EAST), A DISTANCE OF 158.21 (RECORD: 158.41) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- SOUTH 74°40'25" EAST (RECORD: SOUTH 74°37'04" EAST), A DISTANCE OF 58.27 (RECORD: 58.08) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- NORTH 17°08'16" EAST (RECORD: NORTH 17°10'16" EAST), A DISTANCE OF 317.16 (RECORD: 371.33) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- NORTH 74°37'28" WEST (RECORD: NORTH 74°37'04" WEST), A DISTANCE OF 788.26 (RECORD: 788.32) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND IN SAID EAST LINE OF KYLE CROSSING (AKA CR 210);

THENCE, WITH THE COMMON LINE OF SAID LOT 1-A AND SAID KYLE CROSSING (AKA CR 210) THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- NORTH 17°08'28" EAST (RECORD: NORTH 17°07'51" EAST), A DISTANCE OF 29.69 (RECORD: 29.88) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5040.00 FEET, AN ARC LENGTH OF 798.57 FEET, A DELTA ANGLE OF 09°04'42", AND A CHORD WHICH BEARS NORTH 12°35'59" EAST (RECORD: NORTH 12°35'59" EAST), A DISTANCE OF 797.73 (RECORD: 797.73) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND AT THE END OF SAID CURVE;
- NORTH 08°03'39" EAST (RECORD: NORTH 08°03'32" EAST), A DISTANCE OF 296.26 (RECORD: 296.26) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1-A BEING IN THE SOUTH LINE OF THAT 10.00 ACRE TRACT OF LAND CONVEYED TO 3700 KYLE CROSSING, LLC IN A DEED RECORDED IN VOLUME 4202, PAGE 678, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 82°08'50" EAST (RECORD: SOUTH 82°09'06" EAST), WITH THE COMMON LINE OF SAID LOT 1-A AND SAID 10.00 ACRE TRACT, A DISTANCE OF 583.51 (RECORD: 583.19) FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF LOT 2, BLOCK A, OF SAID KYLE TOWNE CENTER, FOR THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 1-A AND SAID LOT 2, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:


- SOUTH 07°35'15" WEST (RECORD: SOUTH 07°23'08" WEST), A DISTANCE OF 61.38 (RECORD: 61.77) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "CHAPARRAL BOUNDARY" FOUND;
- SOUTH 82°20'33" EAST (RECORD: SOUTH 82°20'42" EAST), A DISTANCE OF 670.80 (RECORD: 670.82) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;
- WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 61.12 FEET, A DELTA ANGLE OF 87°32'28", AND A CHORD WHICH BEARS NORTH 52°07'14" EAST (RECORD: NORTH 52°04'58" EAST), A DISTANCE OF 55.34 (RECORD: 55.38) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND;
- NORTH 07°40'47" EAST (RECORD: NORTH 07°40'21" EAST), A DISTANCE OF 752.84 (RECORD: 752.88) FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DOUCET & ASSOC" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 64.95 FEET, A DELTA ANGLE OF 93°01'48", AND A CHORD WHICH BEARS NORTH 38°59'59" WEST (RECORD: NORTH 07°40'21" WEST), A DISTANCE OF 58.04 (RECORD: 58.18) FEET TO THE COMMON NORTH CORNER OF SAID LOT 1-A AND SAID LOT 2, BEING THE SOUTH RIGHT-OF-WAY LINE OF KYLE CROSSING (AKA CR 210), FROM WHICH A PUNCHMARK IN CONCRETE FOUND, BEARS NORTH 56°04' EAST, A DISTANCE OF 0.75 FEET;

THENCE, SOUTH 85°51'01" EAST (RECORD: SOUTH 85°50'57" EAST), WITH THE COMMON LINE OF SAID LOT 1-A AND SAID KYLE CROSSING (AKA CR 210), A DISTANCE OF 637.45 (RECORD: 637.92) FEET TO THE POINT OF BEGINNING CONTAINING 65.591 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

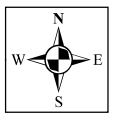
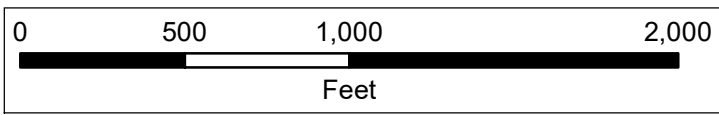
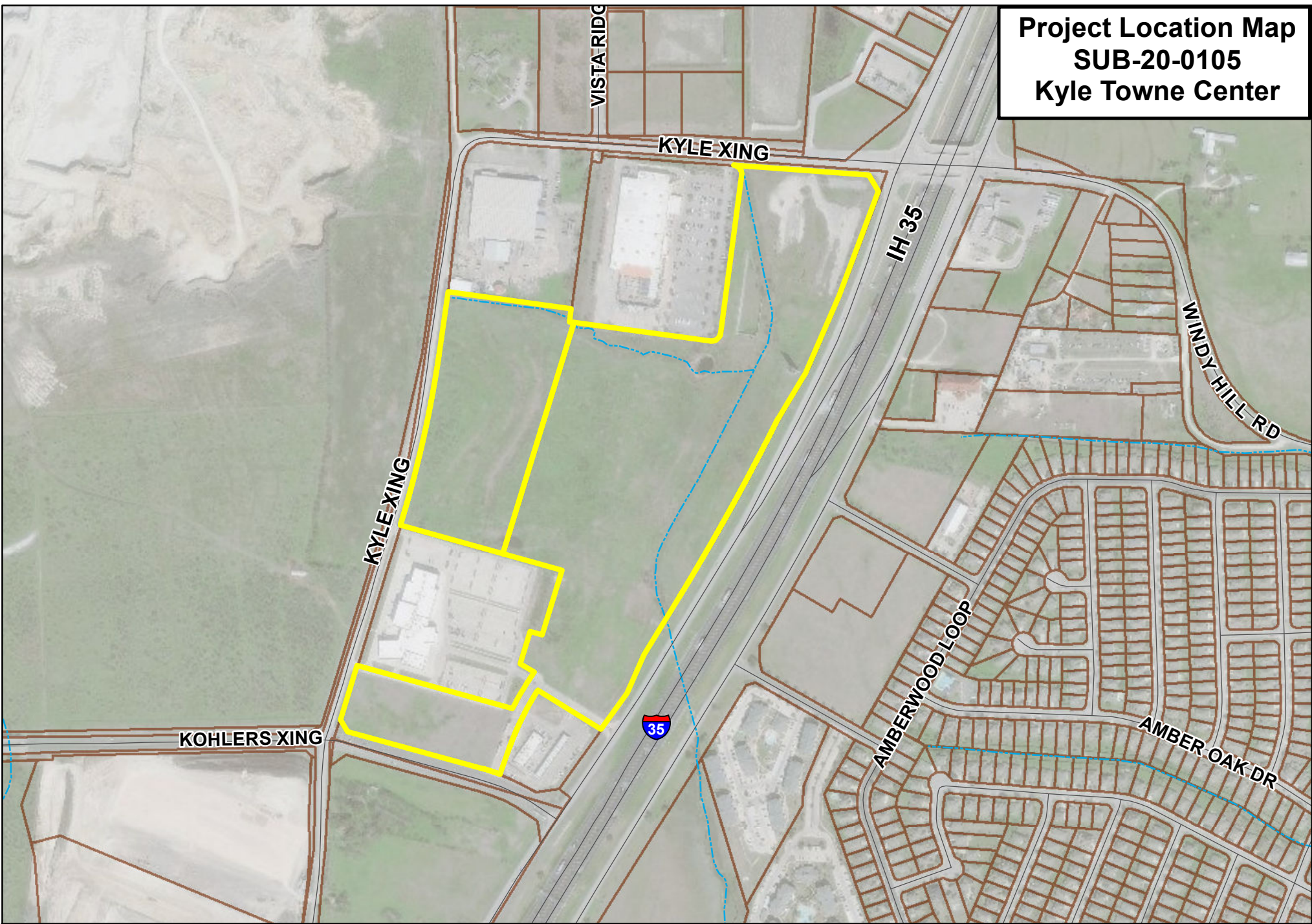
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1000.00'	60.70'	3°28'40"	N71°17'43"W	60.69'
C2	1000.00'	26.66'	1°31'38"	N73°47'52"W	26.66'
C3	1550.07'	175.76'	6°29'49"	N23°42'06"E	175.67'
C4	530.00'	128.09'	13°50'51"	N51°36'28"W	127.78'
C5	300.00'	54.67'	10°26'31"	S39°27'47"E	54.60'
C6	300.00'	12.80'	2°26'41"	S33°01'11"E	12.80'
C7	400.00'	165.83'	23°45'14"	N19°55'13"W	164.65'
C8	470.00'	113.59'	13°50'51"	N51°36'28"W	113.32'
C9	240.00'	53.98'	12°53'12"	N38°14'26"W	53.87'
C10	340.00'	43.92'	7°24'04"	N28°05'48"W	43.89'
C11	315.00'	54.65'	9°56'27"	N48°24'17"E	54.58'
C12	1705.00'	88.67'	2°58'47"	S41°44'58"W	88.66'
C13	1813.00'	296.20'	9°21'38"	N11°27'22"E	295.87'
C14	878.00'	221.43'	14°26'59"	S72°13'32"E	220.84'
C15	938.00'	233.37'	14°15'18"	N72°07'41"W	232.77'
C16	40.00'	1.61'	2°18'17"	S85°15'40"E	1.61'
C17	40.00'	59.51'	85°14'11"	N50°58'06"E	54.17'
C18	185.00'	137.13'	42°28'14"	N39°43'12"E	134.01'
C19	310.00'	145.11'	26°49'14"	N05°04'28"E	143.79'
C20	272.82'	2.09'	0°26'20"	N08°06'59"W	2.09'
C21	272.82'	139.72'	29°20'36"	N06°46'29"E	138.20'
C22	969.50'	73.43'	4°20'22"	N18°37'00"E	73.41'
C23	969.50'	53.91'	3°11'11"	N14°51'13"E	53.91'
C24	969.50'	131.73'	7°47'05"	N09°22'05"E	131.62'
C25	11229.19'	121.31'	0°37'08"	S26°45'55"W	121.31'
C26	11229.19'	241.25'	1°13'51"	S27°41'25"W	241.24'
C27	11229.19'	208.60'	1°03'52"	S28°50'16"W	208.60'
C28	11229.19'	232.40'	1°11'09"	S29°57'46"W	232.40'
C29	11229.19'	159.25'	0°48'45"	S30°57'44"W	159.25'

KYLE TOWNE CENTER REPLAT OF LOT 1-A, BLOCK A KYLE TOWN CENTER, SECOND REPLAT OF LOT 1, BLOCK A


SUBMITTAL DATE: 01/2020

	3103 Bee Cave Road, Suite 202 Austin, Texas 78746-6819 www.cunningham-allen.com TBPELS Reg. # F-284 Firm # 10000900		Tel.: (512) 327-2946 Fax: (512) 327-2973
	DATE: 01/06/2020 DRAWN BY: dk	PROJECT NO.: 277.3702 SHEET 5 OF 5	

Project Location Map
SUB-20-0105
Kyle Towne Center



 Property Location
Item # 3

 Parcel Lines



CITY OF KYLE, TEXAS

Stagecoach Subdivision Phase 2 - Final Plat

Meeting Date: 4/14/2020
Date time:6:30 PM

Subject/Recommendation: Consider a request by KB Home for a final plat extension for Stagecoach Subdivision, Phase 2 (SUB-18-0028) which expires on May 14, 2020.

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Request for Plat Extension
- Final Plat
- Location Map



Built on
Relationships®

Date: April 9th, 2020

To: Planning and Zoning Commission
City of Kyle
100 W. Center Street
Kyle, Texas 78640

10800 Pecan Park Blvd.
Suite 200
Austin, TX 78750

Subject: KB Home Stagecoach Subdivision Phase 2, Final Plat
Request for Extension.

888-KB-HOMES
kbhome.com

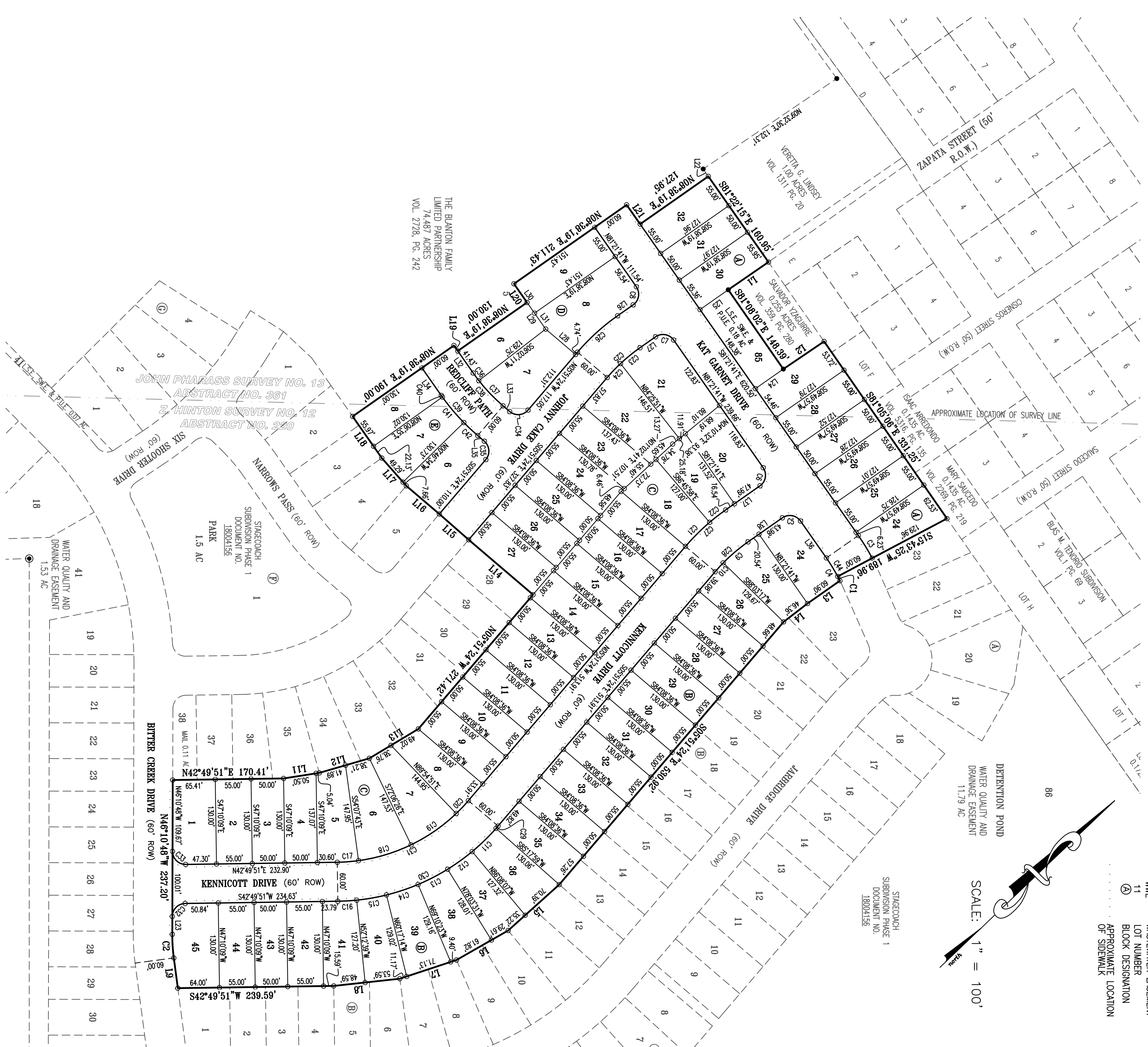
Dear Planning and Zoning Commission:

I hope my request finds you all safe and doing well. We were currently in the process of recording the Final Plat for Stagecoach Section 2, which is scheduled to expire on May 14th, 2020, when the COVID-19 virus impacted us worldwide. In order to complete the recordation process we would be required to obtain fiscal surety in the form of a Performance Bond in the amount of 110% of the site development cost which has currently been approved at \$1,936,613.36. We will also be required to pay parkland fees in the amount of \$38,400.00 and park improvement fee in the amount of \$38,400 for a total of \$76,800.00. Currently these costs are very impactful causing a hardship to our Company during this fluid environment and therefore, we are respectfully requesting and extension of these payments and plat expiration to September 30th, 2020. Your favorable consideration in this matter would be greatly appreciated.

Sincerely,

Laurie Lara
Director, Land Development
KB Home
10800 Pecan Park, Suite 200
Austin, Texas 78750
512-663-1791

STAGECOACH SUBDIVISION PHASE 2 FINAL PLAT



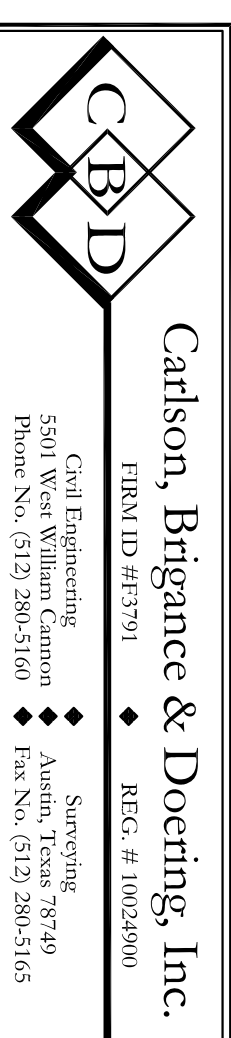
LEGEND

- CAPPED IRON ROD SET
- 1/2" IRON PIPE FOUND
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- WASTEWATER EASEMENT
- ① LOT NUMBER
- ② BLOCK DESIGNATION
- ③ APPROXIMATE LOCATION OF SIDEWALK

SCALE: 1" = 100'

A SUBDIVISION OF 14,801 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 2, OUT OF THE
JOHN PHARRASS SURVEY NO. 13, ABSTRACT NO. 361
AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO.
220 HAYS COUNTY, TEXAS

Carlson, Brigrance & Doering, Inc.



DATE: MAY 1, 2018
OWNER:
TG HOME, LOWE STARK, INC.
1600 FARMERS BLVD., STE. 200
AUSTIN, TX 78750

TOTAL NUMBER OF LOTS: 66
NUMBER OF SINGLE FAMILY LOTS: 65
NUMBER OF L.S.E., S.W.E. AND
P.U.E. LOTS: 1
NUMBER OF BLOCKS: 5

ACREAGE: 14,801 ACRES
SURVEY:
JOHN PHARRASS SURVEY NO. 13,
ABSTRACT NO. 361 AND THE
HINTON SURVEY NO. 12,
ABSTRACT NO. 220
HAYS COUNTY, TEXAS

SHEET 1 OF 3

STAGECOACH SUBDIVISION PHASE 2 FINAL PLAT

Curve Table					
Curve #	Length	Radius	Chord Direction	Bearing	DETA
C1	7.47	270.00	S73°20'1"E	7.47	1°31'0"
C2	36.40	270.00	S69°02'20"W	36.37	18.23
C3	40.81	300.00	S77°40'0"E	40.78	20.43
C4	40.86	270.00	S77°01'30"W	40.82	20.47
C5	31.42	20.00	S53°38'19"W	28.28	20.00
C6	31.42	20.00	S53°38'19"W	28.28	20.00
C7	31.42	20.00	S53°38'19"W	28.28	20.00
C8	31.42	20.00	S53°38'19"W	28.28	20.00
C9	48.88	270.00	S33°40'30"E	48.80	28.01
C10	18.43	270.00	S33°40'30"E	18.43	9.22
C11	51.18	300.00	S02°34'1"E	51.13	26.84
C12	46.52	300.00	S07°34'1"E	46.48	23.30
C13	51.18	300.00	S16°23'0"W	51.13	26.84
C14	51.18	300.00	S25°16'2"W	51.13	26.84
C15	46.52	300.00	S33°40'30"E	46.48	23.30
C16	29.04	300.00	S40°18'20"W	28.03	14.53
C17	32.79	270.00	N67°10'4"E	32.77	16.42
C18	84.72	270.00	N68°25'9"E	84.38	42.71
C19	84.72	270.00	N68°25'13"E	84.37	42.71
C20	27.20	270.00	N02°38'17"W	27.18	13.81
C21	52.36	300.00	N01°18'11"W	52.30	26.53
C22	31.13	300.00	N05°36'11"E	31.12	15.58

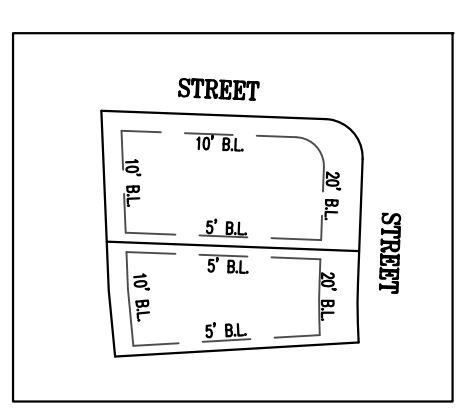
Curve Table					
Curve #	Length	Radius	Chord Direction	Bearing	DETA
C23	38.66	270.00	S02°32'11"W	38.63	19.37
C24	20.64	270.00	S02°42'1"E	20.63	10.76
C25	68.31	270.00	N07°23'28"E	68.13	34.34
C26	83.49	300.00	S07°23'28"W	83.27	41.97
C27	83.48	300.00	S07°23'28"W	83.27	41.97
C28	68.31	270.00	N07°23'28"E	68.13	34.34
C29	4.81	30.00	N02°28'07"E	4.81	2.41
C30	286.42	300.00	N16°29'13"E	272.06	148.30
C31	228.43	270.00	S19°23'13"W	222.29	122.18
C32	31.07	20.00	S10°40'20"E	28.04	19.69
C33	31.76	20.00	N68°19'31"E	28.53	20.35
C34	31.42	20.00	N65°12'4"W	28.28	20.00
C35	31.42	20.00	N65°12'4"W	28.28	20.00
C36	14.47	270.00	S82°53'47"E	14.47	7.24
C37	53.84	270.00	N68°08'32"W	53.75	27.01
C38	88.31	270.00	N68°08'32"W	88.13	34.34
C39	83.49	300.00	S08°26'32"E	83.27	41.97
C40	3.05	30.00	N67°30'31"E	3.05	1.52
C41	51.18	300.00	S68°00'0"W	51.13	26.84
C42	29.28	300.00	S68°41'0"W	29.25	14.64
C43	33.39	270.00	S77°49'0"E	33.37	16.71

Line Table	
Line #	Length
L1	75.03
L2	75.69
L3	60.90
L4	42.36
L5	108.62
L6	91.43
L7	91.69
L8	102.17
L9	46.83
L10	55.54
L11	54.54
L12	80.10
L13	87.78
L14	130.00
L15	60.00
L16	68.88
L17	54.85
L18	78.10
L19	10.29
L20	34.84

Line Table	
Line #	Length
L21	30.06
L22	13.76
L23	21.32
L24	42.36
L25	52.36
L26	29.17
L27	50.00
L28	51.72
L29	29.94
L30	54.00
L31	25.00
L32	51.72
L33	13.46
L34	51.72
L35	13.46
L36	88.30
L37	64.32
L38	64.32

LOT SIZE	NO.
< 1 ACRE	65
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0

MINIMUM LOT SIZE:
0.146 AC (6,370 SQ. FT.)
AVERAGE LOT SIZE:
0.175 AC (7,641 SQ. FT.)



BLOCK 'A'			
LOT NO.	ACREAGE	SQ. FT.	DETA
24	0.160	6895	1.97
25	0.160	6978	2.00
26	0.161	6993	2.01
27	0.146	6370	1.83
28	0.161	7021	2.02
29	0.160	6950	1.99
30	0.163	7107	2.05
31	0.147	6398	1.84
32	0.162	7038	2.04
33	0.179	7813	2.22
34	0.164	6990	2.01
35	0.175	7620	2.16
36	0.158	6990	1.94
37	0.149	6500	1.79
38	0.164	7150	2.04
39	0.164	6990	2.01
40	0.164	6990	2.01
41	0.173	7523	2.15
42	0.164	7150	2.04
43	0.149	6500	1.79
44	0.164	7150	2.04
45	0.205	8939	2.54

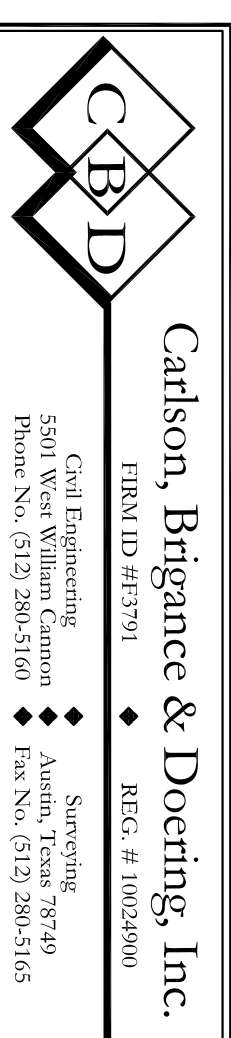
BLOCK 'B'			
LOT NO.	ACREAGE	SQ. FT.	DETA
1	0.164	7150	2.04
2	0.149	6500	1.79
3	0.149	6500	1.79
4	0.149	6500	1.79
5	0.155	6827	1.93
6	0.179	7825	2.22
7	0.208	9151	2.59
8	0.171	7463	2.13
9	0.164	7150	2.04
10	0.149	6500	1.79
11	0.164	7150	2.04
12	0.164	7150	2.04
13	0.149	6500	1.79
14	0.164	7150	2.04
15	0.164	7150	2.04
16	0.149	6500	1.79
17	0.164	7150	2.04
18	0.183	7967	2.31
19	0.159	6942	1.91
20	0.207	8938	2.54
21	0.278	12129	3.45
22	0.238	10350	2.94
23	0.169	7376	2.15
24	0.164	7152	2.04
25	0.149	6500	1.79
26	0.164	7150	2.04
27	0.164	7150	2.04

BLOCK 'C'			
LOT NO.	ACREAGE	SQ. FT.	DETA
1	0.197	8590	2.44
2	0.164	7150	2.04
3	0.149	6500	1.79
4	0.149	6500	1.79
5	0.155	6827	1.93
6	0.179	7825	2.22
7	0.208	9151	2.59
8	0.171	7463	2.13
9	0.164	7150	2.04
10	0.149	6500	1.79
11	0.164	7150	2.04
12	0.164	7150	2.04
13	0.149	6500	1.79
14	0.164	7150	2.04
15	0.164	7150	2.04
16	0.149	6500	1.79
17	0.164	7150	2.04
18	0.183	7967	2.31
19	0.159	6942	1.91
20	0.207	8938	2.54
21	0.278	12129	3.45
22	0.238	10350	2.94
23	0.169	7376	2.15
24	0.164	7152	2.04
25	0.149	6500	1.79
26	0.164	7150	2.04
27	0.164	7150	2.04

AREA TABLE	
DESCRIPTION	ACREAGE
AREA WITHIN SUBDIVISION	14,801 ACRES
AREA OF SINGLE FAMILY LOTS	11,226 ACRES
AREA OF L.S.E., S.W.E. AND P.U.E. LOTS	0.179 ACRES
AREA WITHIN STREETS	3,396 ACRES

A SUBDIVISION OF 14,801 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 2, OUT OF THE
JOHN PHARRASS SURVEY NO. 13, ABSTRACT NO. 361
AND THE Z. HINTON SURVEY NO. 12, ABSTRACT NO.
220 HAYS COUNTY, TEXAS

Carlson, Brigrance & Doering, Inc.



DATE: MAY 1, 2018
OWNER:
TG HOME, LOWE STARK, INC.
1600 FARMERS BLVD., STE. 200
AUSTIN, TX 78750

TOTAL NUMBER OF LOTS: 66
NUMBER OF SINGLE FAMILY LOTS: 65
NUMBER OF L.S.E., S.W.E. AND
P.U.E. LOTS: 1
NUMBER OF BLOCKS: 5

ACREAGE: 14,801 ACRES
SURVEY:
JOHN PHARRASS SURVEY NO. 13,
ABSTRACT NO. 361 AND THE
HINTON SURVEY NO. 12,
ABSTRACT NO. 220
HAYS COUNTY, TEXAS

SHEET 2 OF 3

SHEET 2 OF 3

PATH-D:\AC3D\4972\SURVEY\PLAT-STAGECOACH PHASE 2

STAGECOACH SUBDIVISION PHASE 2 FINAL PLAT

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT KB HOME LONE STAR INC., BEING THE OWNER OF 78.881 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY NUMBER 13, ABSTRACT NUMBER 361 AND THE Z. HINTON SURVEY NUMBER 12, ABSTRACT NUMBER 220 SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 17037111 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.801 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

STAGECOACH SUBDIVISION PHASE 2

AND DO HEREBY DEDICATE TO THE CITY OF KYLE FOR THE PUBLIC USE OF THE EASEMENTS, STREETS, TRAILS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

KB HOME LONE STAR INC.
JOHN ZINSMEYER, VICE PRESIDENT
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TX 78750

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME
MY COMMISSION EXPIRES: _____

THIS FINAL PLAT, STAGECOACH SUBDIVISION PHASE 2, 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____, A.D.

CHAIRPERSON

STATE OF TEXAS }
COUNTY OF HAYS }

REVIEWED BY

LEON BARBA, CITY ENGINEER

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THE OWNERS OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, MUNICIPAL UTILITY EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE) MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

OWNER

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

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 GIVEN UPON MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

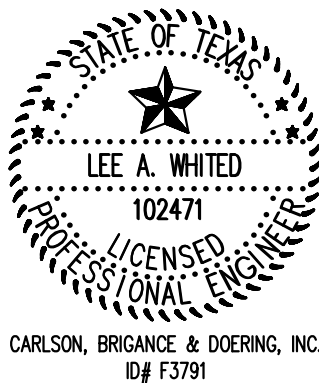
MY COMMISSION EXPIRES

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 48209C 0385F, 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.

LEE A. WHITED, P.E. No. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
(512) 280-5160



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

GENERAL NOTES:

1. A 15-FOOT WIDE MUNICIPAL UTILITY EASEMENT ABUTTING THE RIGHT-OF-WAY OF EACH STREET IS HEREBY DEDICATED AS AN EASEMENT FOR UTILITIES, DRAINAGE AND EXCAVATION AND/OR EMBANKMENTS.
2. SIDEWALKS SHALL BE NOT LESS THAN FOUR FEET IN WIDTH AND SHALL BE TWO FEET FROM CURB. SUCH SIDEWALKS SHALL BE INSTALLED AND CONSTRUCTED ON BOTH SIDES OF EACH RESIDENTIAL STREET AND BE SITUATED WHOLLY WITHIN THE DEDICATED RIGHT-OF-WAY.
3. A 10' MUNICIPAL UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINES.
4. A 5' MUNICIPAL UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE PROPERTY LINES.
5. NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING, WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENT WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
6. OWNER(S) OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENT(S) SHALL ALLOW ACCESS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
8. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.
9. ALL SIDEWALKS WILL BE AT LEAST 4- FEET IN WIDTH. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES 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.
10. ADJACENT LANE MILE FEE NOT REQUIRED FOR STAGECOACH SUBDIVISION. SCOTT STREET IMPROVEMENTS WILL BE CONSTRUCTED IN LIEU OF ADJACENT LANE MILE FEE
11. 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.

I, LIZ GONZALEZ, 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____ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER _____.

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

LIZ GONZALEZ BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF HAYS }

REVIEWED BY

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS }
COUNTY OF HAYS }

I, AARON V. THOMASON, 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 THEREON.

SURVEYED BY: _____ DATE _____
AARON V. THOMASON, R.P.L.S #6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
aaron@cbdeng.com



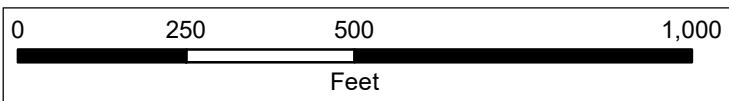
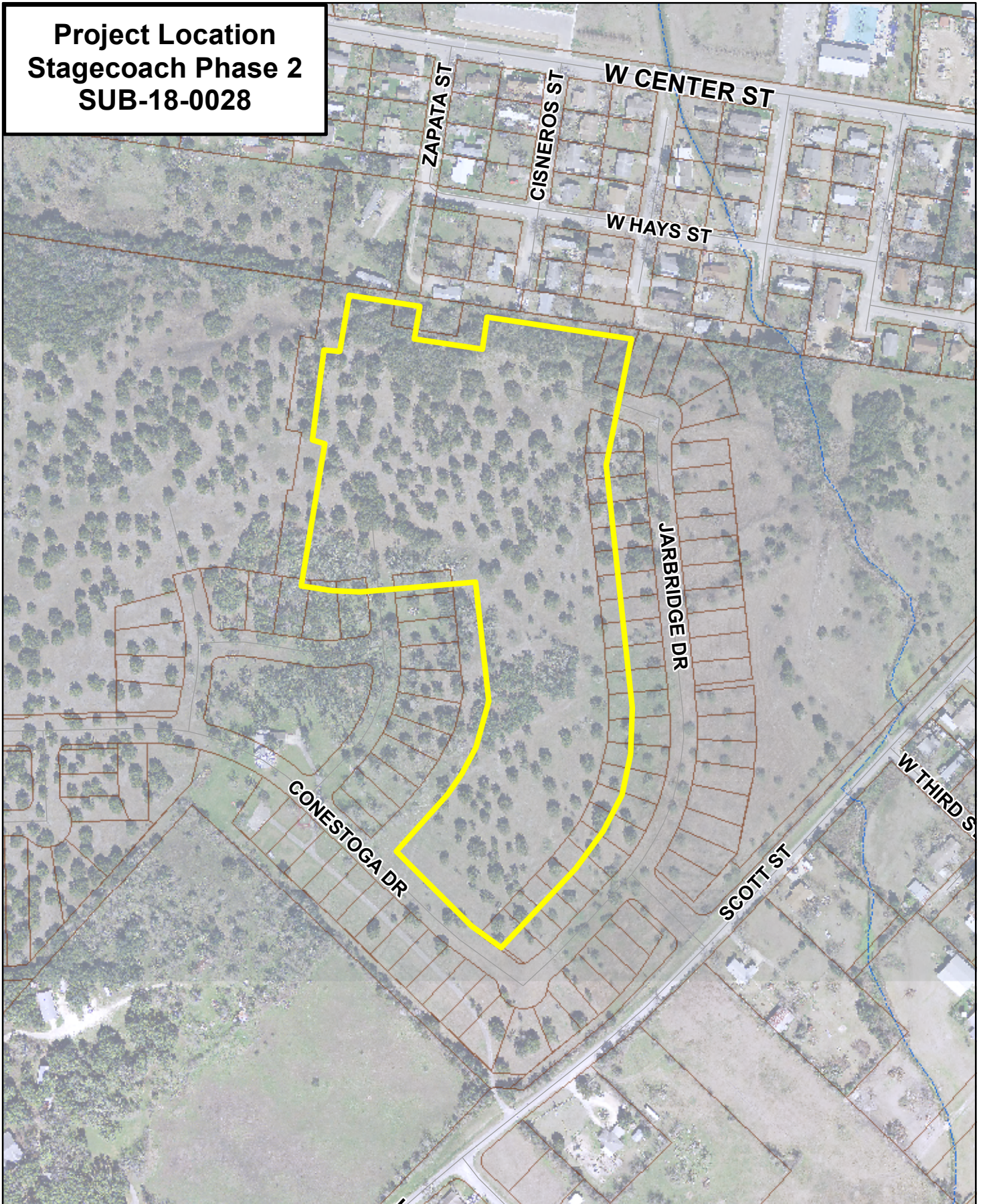
A SUBDIVISION OF 14.801 ACRES BEING
STAGECOACH SUBDIVISION, PHASE 2, OUT OF THE
JOHN PHARASS SURVEY No. 13, ABSTRACT No. 361
AND THE Z. HINTON SURVEY No. 12, ABSTRACT No.
220 HAYS COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

**Project Location
Stagecoach Phase 2
SUB-18-0028**



 Property Location

 Parcel Lines



CITY OF KYLE, TEXAS

Discussion only regarding Planning and Zoning Commission request for future agenda items.

Meeting Date: 4/14/2020
Date time:6:30 PM

Subject/Recommendation: Discussion only regarding Planning and Zoning Commission request for future agenda items.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Staff Report by Howard J. Koontz

Meeting Date: 4/14/2020

Date time:6:30 PM

Subject/Recommendation: Staff Report by Howard J. Koontz, Director of Planning and Community Development.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available