

CITY OF KYLE

PLANNING AND ZONING COMMISSION SPECIAL CALLED MEETING



a virtual meeting, but can be viewed live on YouTube or Spectrum Channel 10

Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on May 26, 2020, at a virtual meeting, but can be viewed live on YouTube or Spectrum Channel 10, 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 22nd day of May, 2020, prior to 6:30 P.M.

1. CALL THE MEETING TO ORDER

A.Roll Call

2. CITIZEN COMMENTS

A.Persons wishing to submit their thoughts during the citizen comment period of a public meeting must provide their comments in writing to hkoontz@cityofkyle.com no later than 12 P.M. (Noon) on the day of the meeting. Timely submitted comments will be read aloud by the Chair (or Staff) during the citizen comment portion of the meeting.

3. CONSENT

A Majestic Industrial Park Replat of Lots 2 and 3, Block 1 - (SUB-20-0126) 30.810 acres; 2 Commercial Lots for property located on the southwest corner of Kyle Crossing and Kohler's Crossing.

Staff Proposal to P&Z: Approve the Replat.

4. ADJOURNMENT

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to:(1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting."

CITY OF KYLE, TEXAS



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Meeting Date: 5/26/2020
Date time:6:30 PM

Subject/Recommendation: Persons wishing to submit their thoughts during the citizen comment period of a public meeting must provide their comments in writing to hkoontz@cityofkyle.com no later than 12 P.M. (Noon) on the day of the meeting. Timely submitted comments will be read aloud by the Chair (or Staff) during the citizen comment portion of the meeting.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Majestic Industrial Park Replat of
Lots 2 and 3, Block 1 (SUB-20-
0126)

Meeting Date: 5/26/2020
Date time:6:30 PM

Subject/Recommendation: Majestic Industrial Park Replat of Lots 2 and 3, Block 1 - (SUB-20-0126) 30.810 acres; 2 Commercial Lots for property located on the southwest corner of Kyle Crossing and Kohler's Crossing.

Staff Proposal to P&Z: Approve the Replat.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

Plat.

OWNER'S DEDICATION

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That we SHELDON-TANGLEWOOD, LTD, a Texas limited partnership, and Majestic Kyle, LLC, a Delaware limited liability company, being the owner of Lots 1, 2, and 3, Majestic Industrial Park, according to the plat recorded in Instrument No. 18025013 of the Plat Records of Hays County, Texas, and being the owner of that certain tract of land described as "Evans Tract 1" in Warranty Deed to Sheldon-Tanglewood, LTD recorded in Volume 2495, Page 677 in the Deed Records of Hays County, Texas, does hereby subdivide 30.810 acres of land out of the Thomas G. Allen Survey, Abstract No. 26, the Jesse Day Survey, Abstract No. 152, the John King Survey, Abstract No. 276, and the Jesse Day Survey, Abstract No. 159, to be known as

MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3

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 and/or restrictions heretofore granted and not released.

WITNESS BY MY HAND this the ____ day of _____, 2020.

SHELDON-TANGLEWOOD, LTD., a Texas limited partnership

By: Tanglewood Acquisition, L.C., a Texas limited liability company, its General Partner

By: Richard K. Sheldon, Member

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Richard K. Sheldon 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

MAJESTIC KYLE, LLC, a Delaware limited liability company

By: Majestic Realty Co., a California Corporation, Manager's Agent

By: Edward P. Roski, Jr., President and Chairman of the Board

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, a Notary Public in and for the State of California, on this day Edward P. Roski, Jr. 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of California

MAJESTIC INDUSTRIAL PARK

REPLAT OF LOTS 2 & 3

HAYS COUNTY, TEXAS

LEGAL DESCRIPTION

WHEREAS, Sheldon-Tanglewood, LTD, and Majestic Kyle, LLC are the owners of a 30.810 acre parcel of land situated in the Thomas G. Allen Survey No. 1, Abstract No. 26, Jesse Day Survey, Abstract No. 152, John King Survey No. 20, Abstract No. 276, and the Jesse Day Survey, Abstract No. 159; said tract being all of Lots 2, and 3, Majestic Industrial Park, an addition to the City of Kyle, Texas according to the plat recorded in Document No. 18025013 of the Official Public Records of Hays County, Texas; said also tract being part of that certain tract of land described as "Evans Tract 1" in Warranty Deed to Sheldon-Tanglewood, LTD, recorded in Volume 2495, Page 677 of the Deed Records of Hays County, Texas, and part of that certain tract of land described in Special Warranty Deed to Majestic Kyle, LLC recorded in Document No. 18025706 of said Official Public Records; said 30.810 acre parcel being more fully described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the northwest corner of said Sheldon-Tanglewood tract; said point being the southwest corner of said Lot 3 and the southeast corner of that certain tract of land described in Deed Without Warranty to Mountain Plum, Ltd. recorded in Volume 2297, Page 139 of said Deed Records; from said point the southwest corner of said Thomas G. Allen Survey and the northwest corner of said John King survey bears approximately South 45 degrees, 52 minutes West, a distance of 543.5 feet;

THENCE, North 04 degrees, 37 minutes, 34 seconds East, along the west line of said lot 3 and east line of said Mountain Plum tract, a distance of 1,039.47 feet to a 1/2-inch iron rod with yellow cap "GEOMATICS 5519" found for corner in the south right-of-way line of Kohler's Crossing (a variable width right-of-way); said point being the northwest corner of said Lot 3;

THENCE, North 88 degrees, 53 minutes, 56 seconds East, departing the said west line of Lot 3 and said east line of Mountain Plum tract, and along the said south line of Kohlers Crossing, a distance of 189.82 feet to a 1/2-inch iron rod with yellow cap "GEOMATICS 5519" found for corner in the said south line of Kohlers Crossing; said point being the northeast corner of said Lot 3 and the northwest corner of said Lot 1

THENCE, departing the said south line of Kohlers Crossing and the north line of said Lot 3, and along the east line of said Lot 3 and west line of said Lot 1, the following two (2) calls:

South 19 degrees, 39 minutes, 29 seconds West, a distance of 220.45 feet to a 1/2-inch iron rod with yellow cap "GEOMATICS 5519" found for corner;

South 14 degrees, 12 minutes, 52 seconds East, a distance of 188.84 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of said Lot 1, the northwest corner of said Lot 2, and in the east line of said Lot 3;

THENCE, departing the said east line of Lot 3, and along the north line of said Lot 2 and the south line of said Lot 1, the following two (2) calls:

North 75 degrees, 47 minutes, 08 seconds East, a distance of 139.85 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 67 degrees, 21 minutes, 37 seconds East, a distance of 1,220.41 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Lot 1, the northeast corner of said Lot 2, and in the northwest right-of-way line of Kyle Crossing (a variable width right-of-way);

THENCE, departing the said north line of said Lot 2 and the south line of said Lot 1, and the said northwest line of Kyle Crossing, the following three (3) calls:

South 09 degrees, 24 minutes, 54 seconds West, a distance of 607.59 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 11 degrees, 50 minutes, 19 seconds, a radius of 937.00 feet, a chord bearing and distance of South 15 degrees, 34 minutes, 20 seconds West, 193.26 feet, an arc distance of 193.60 feet to a 1/2-inch iron rod with "LOOMIS AUSTIN INC" cap found at the end of said curve; said point being the southeast corner of said Lot 2, and the northeast corner of said "Evans Tract 1"; said point also being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 04 degrees, 49 minutes, 03 seconds, a radius of 953.86 feet, a chord bearing and distance of South 23 degrees, 49 minutes, 21 seconds West, 80.18 feet, an arc distance of 80.20 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, North 67 degrees, 07 minutes, 59 seconds West, departing the said northwest line of said Kyle Crossing and the southeast line of said "Evans Tract 1", into and across said "Evans Tract 1", a distance of 1,504.76 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the west line of said Tract 1;

THENCE, North 45 degrees, 51 minutes, 20 seconds East, along the northwest line of said "Evans Tract 1" and southeast line of said Mountain Plum tract, a distance of 86.94 feet to the POINT OF BEGINNING;

CONTAINING: 1,342,091 square feet or 30.810 acres of land, more or less.

This replat 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 the ____ day of _____, 2020.

By: Chairman

By: Reviewed by: City Engineer

By: Harper Wilder, Director of Public Works

By: Travis Mitchell, Mayor, City of Kyle

By: Approved and authorized for recording by: City Secretary

SURVEYOR'S STATEMENT

THAT I, Jonathan E. Cooper, am authorized under the laws of the State of Texas to practice the profession of surveying, hereby certify that this plat is true and correct, that it was prepared from an actual survey of the property made by me or under my supervision on the ground during the month of April, 2020 and that all necessary survey monuments are correctly set or found as shown hereon.

Dated this the ____ day of _____, 2020

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. RELEASED 5/20/20.

Jonathan E. Cooper Registered Professional Land Surveyor, No. 5369 jcooper@pkce.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

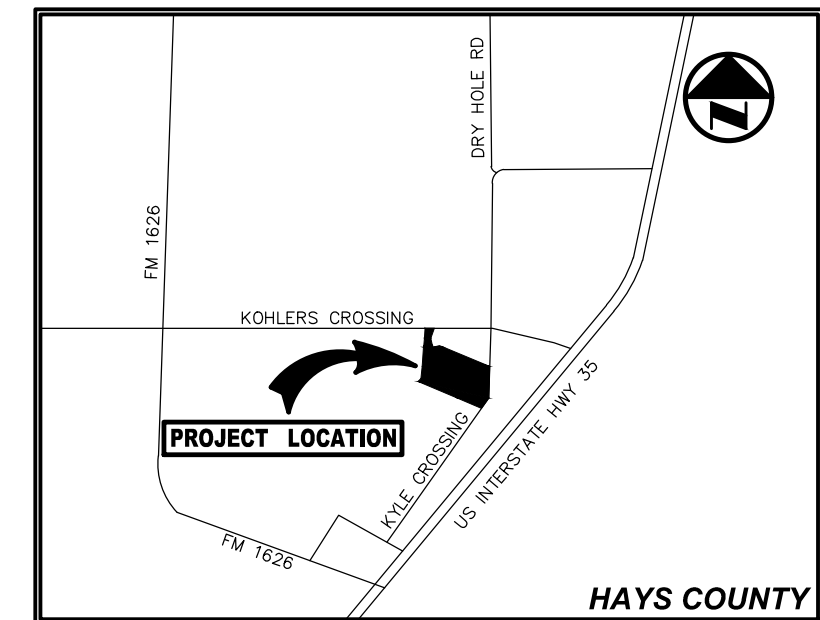
Acreage: 30.810

Number of blocks: 1

Number of lots: 2

Proposed use of lots: Commercial Warehouse and Vacant

Note: Setbacks not shown on lots shall conform to the City of Kyle Zoning Ordinance.



VICINITY MAP (NOT TO SCALE)

SHEET 1 OF 3
MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3
LOTS 2A AND 3A, BLOCK 1

BEING A REPLAT OF LOTS 2 AND 3 LOCATED IN THE CITY OF KYLE AND BEING OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, JOHN KING SURVEY, ABSTRACT NO. 276, JESSE DAY SURVEY, ABSTRACT NO. 159, JESSE DAY SURVEY, ABSTRACT NO. 152, HAYS COUNTY, TEXAS

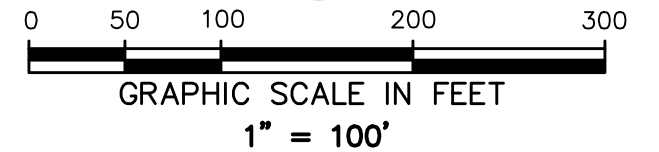
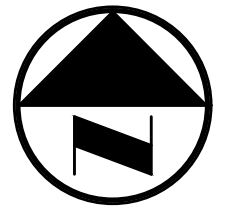
Pacheco Koch logo and contact information: 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

Table with 5 columns: DRAWN BY (DHM), CHECKED BY (MWW/JEC), SCALE (NONE), DATE (MAY 2020), JOB NUMBER (4385-20.136)

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REPLAT - MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3

MATCH LINE (SEE SHEET 3)



MOUNTAIN PLUM LTD.
(VOL. 2297, PG. 139)

ZONE "AE"
(SEE NOTE 2)

LOT 3
MAJESTIC INDUSTRIAL PARK
(INST. NO. 18025013)

LOT 3A,
BLOCK 1
MAJESTIC KYLE, LLC
(INST. NO. 18025706)

LOT 2
MAJESTIC INDUSTRIAL PARK
(INST. NO. 18025013)

LOT 2A, BLOCK 1

30.810 ACRES
(1,342,091 SF)

MAJESTIC KYLE, LLC
(INST. NO. 18025706)

ZONE "X"
(SEE NOTE 2)

LOT SUMMARY		
	ACRES	SQUARE FEET
LOT 2	25.667	1,118,082
LOT 3	5.143	224,009
TOTAL	30.810	1,342,091

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 85°43'09" W	66.37'
L2	N 04°29'35" W	280.72'
L3	N 03°46'46" E	37.99'
L4	N 22°38'52" E	137.01'

POINT OF BEGINNING

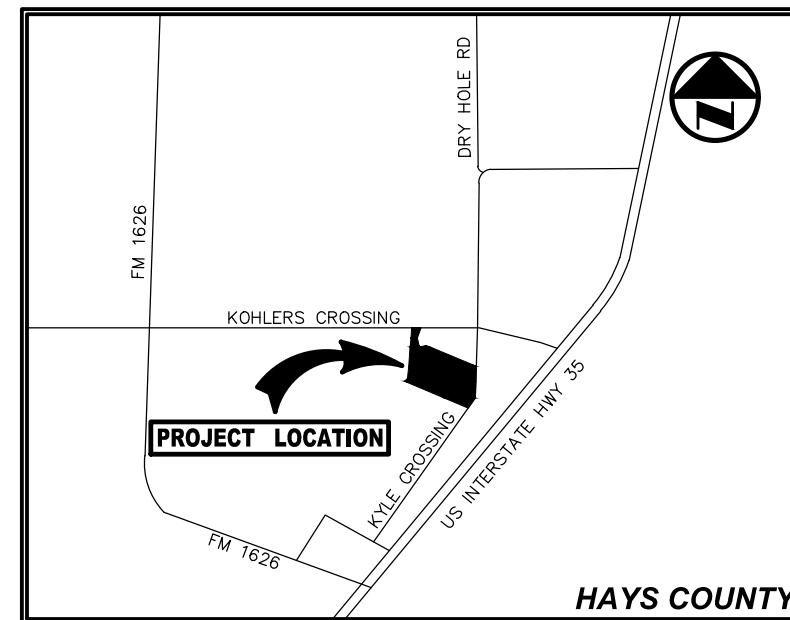
N 45°51'20" E
86.94'

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ABSTRACT LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 5/8-INCH IRON ROD
- IRF W/"PACHECO KOCH" CAP SET
- IRF 1/2-INCH IRON ROD FOUND
- IRF "5519" 1/2-INCH IRON ROD
- IRF "5519" W/"GEOMATICS 5519" CAP FOUND
- IRF "LAI" 1/2-INCH IRON ROD
- IRF "LAI" W/"LAI" CAP FOUND
- IRF "LOOMIS AUSTIN INC" 1/2-INCH IRON ROD
- IRF "LOOMIS AUSTIN INC" W/"LOOMIS AUSTIN INC" CAP FOUND

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Hays County TxDOT surface adjustment factor of 1.000130000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas, Map No. 48209C0290F, Community-Panel No. 481108 0290 F, Revised Date: September 2, 2005, and by LOMR 18-06-3039P, effective date July, 25, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No Base flood elevations determined.
 - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Obstructions are prohibited within drainage easements.
- Utility Providers:
 - Wastewater - City of Kyle
 - Water - City of Kyle
- A fifteen (15) foot PUE or MUE is hereby dedicated adjacent to all street ROW, a five (5) foot PUE is hereby dedicated along each side lot line and a ten (10) foot PUE is hereby dedicated adjacent to all rear lot lines on all lots.
- Sidewalks shall be installed on the subdivision side of Kohlers Crossing and Kyle Crossing. 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.
- Setbacks not shown on lots shall conform to the City of Kyle Zoning Ordinance.
- No objects, including signage, buildings, accessory buildings, fencing, or landscaping which would interfere with conveyance of storm water shall be placed or erected within any drainage easements without the prior approval of the City of Kyle.
- This property lies within the Bunton Branch of the Plum Creek Watershed.
- The property owner(s) and/or the the property owner's association are solely responsible for any and all maintenance and/or repairs to all drainage easements and detention/retention ponds within the property.
- Prior to construction of any improvements on lots within this subdivision, site development permits and building permits will be obtained from the City of Kyle.



VICINITY MAP
(NOT TO SCALE)

KYLE CROSSING

(ALSO KNOWN AS COUNTY ROAD 210)
(A VARIABLE WIDTH RIGHT-OF-WAY)

BUNNY COVE
(A 60 FOOT RIGHT-OF-WAY)

KYLE INDUSTRIAL PARK
(BOOK 3, PG. 364)

LOT 12
KYLE ENTERPRISES, LLC
(VOL. 1366, PG. 359)

LOT 11
KYLE ENTERPRISES, LLC
(VOL. 1366, PG. 359)

LOT 10
JAMES FOULKROD
(VOL. 5135, PG. 863)

LOT 9
HANK ELLIOTT
(VOL. 1409, PG. 845)

SHEET 2 OF 3
MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3, LOTS 2A AND 3A, BLOCK 1
 BEING A REPLAT OF LOTS 2 AND 3 LOCATED IN THE CITY OF KYLE AND BEING OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, JOHN KING SURVEY, ABSTRACT NO. 276, JESSE DAY SURVEY, ABSTRACT NO. 152, JESSE DAY SURVEY, ABSTRACT NO. 159, HAYS COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY DHM	CHECKED BY MWW/JEC	SCALE 1"=100'	DATE MAY 2020	JOB NUMBER 4385-20.136
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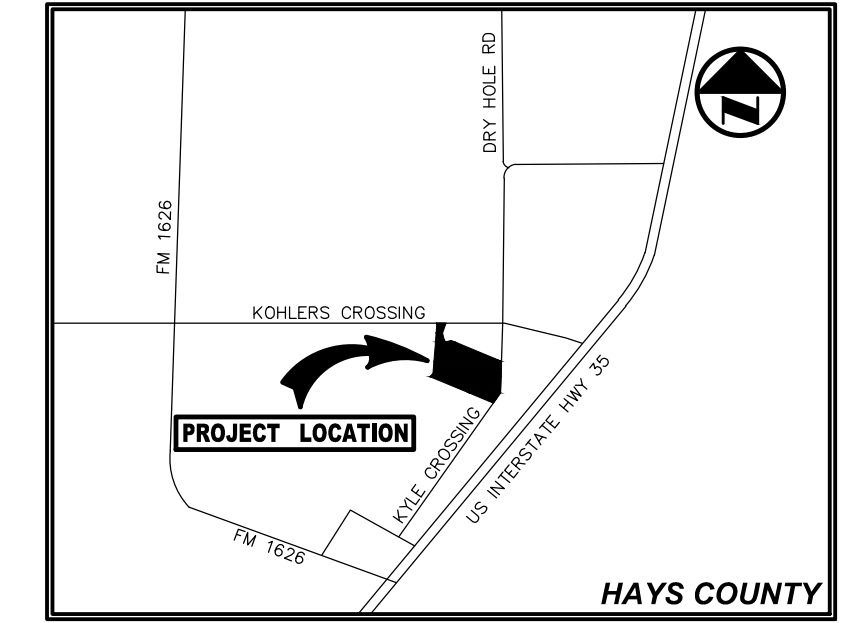
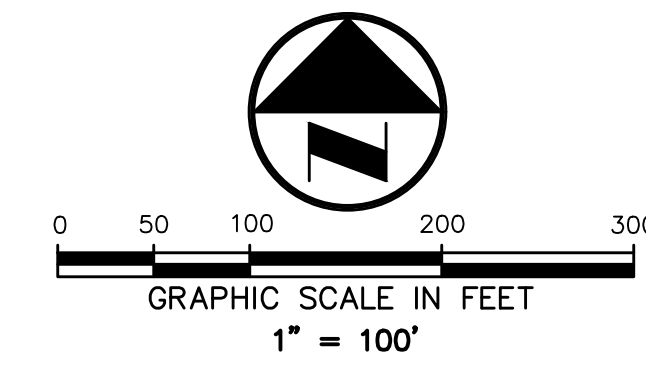
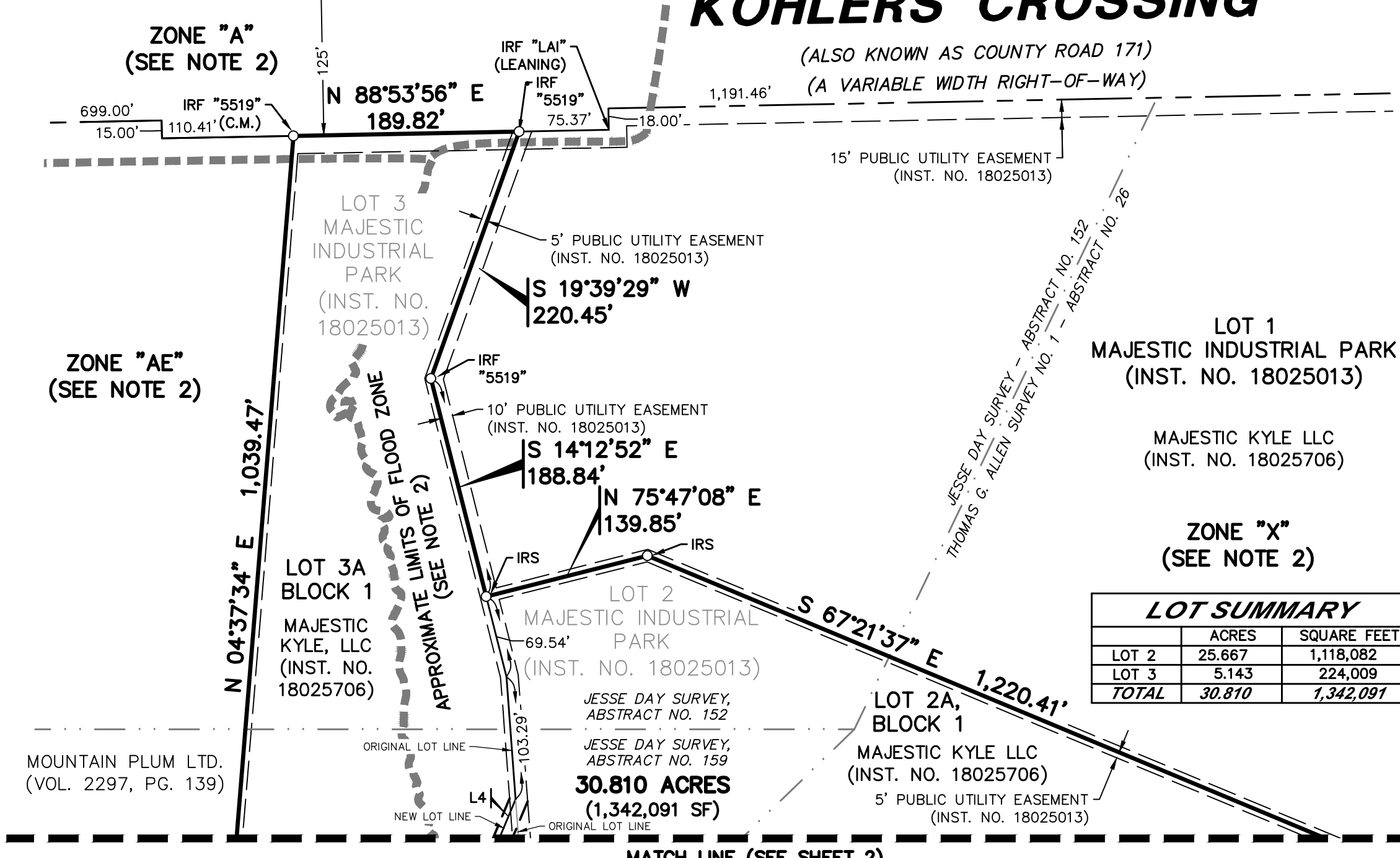
5/20/2020 12:21 PM M:\DWG-43\4385-20.136\DWG\SURVEY C3D 2018\4385-20.136RP.DWG

REPLAT - MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3

TEXAS-LEHIGH CEMENT COMPANY
(VOL. 972, PG. 756)

KOHLERS CROSSING

(ALSO KNOWN AS COUNTY ROAD 171)
(A VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- · · · · ABSTRACT LINE
- (C.M.) CONTROLLING MONUMENT
- IRS 5/8-INCH IRON ROD
- IRF W/"PACHECO KOCH" CAP SET
- IRF 1/2-INCH IRON ROD FOUND
- IRF "5519" 1/2-INCH IRON ROD
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- IRF "LOOMIS AUSTIN INC" 1/2-INCH IRON ROD
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LINE TABLE

LINE	BEARING	LENGTH
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LOT SUMMARY

	ACRES	SQUARE FEET
LOT 2	25.667	1,118,082
LOT 3	5.143	224,009
TOTAL	30.810	1,342,091

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Hays County TxDOT surface adjustment factor of 1.000130000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Hays County, Texas and Incorporated Areas, Map No. 48209C0290F, Community-Panel No. 481108 0290 F, Revised Date: September 2, 2005, and by LOMR 18-06-3039P, effective date July, 25, 2019. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: No Base flood elevations determined.
 - Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Obstructions are prohibited within drainage easements.
- Utility Providers:
 - Wastewater - City of Kyle
 - Water - City of Kyle
- For all the property within the Plum Creek PUD, a 15-foot PUE is hereby dedicated at all the front property lines, a 5-foot PUE is hereby dedicated along all side lot lines, and a 10-foot rear PUE is hereby dedicated at all rear lot lines. For all the property outside of the Plum Creek PUD, a 25-foot Municipal Utility Easement (MUE) is hereby dedicated at the front property line, a 5-foot MUE is hereby dedicated at all side lot lines, and a 10-foot rear MUE is hereby dedicated at all rear lot lines.
- Sidewalks shall be installed on the subdivision side of Kohlers Crossing and Kyle Crossing. 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.
- Setbacks not shown on lots shall conform to the City of Kyle Zoning Ordinance.
- No objects, including signage, buildings, accessory buildings, fencing, or landscaping which would interfere with conveyance of storm water shall be placed or erected within any drainage easements without the prior approval of the City of Kyle.
- This property lies within the Bunton Branch of the Plum Creek Watershed.
- The property owner(s) and/or the the property owner's association are solely responsible for any and all maintenance and/or repairs to all drainage easements and detention/retention ponds within the property.
- Prior to construction of any improvements on lots within this subdivision, site development permits and building permits will be obtained from the City of Kyle.

I, Elaine Cardenas, 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 _____, 2020. A.D., at _____ o'clock ____M., in the plat records of Hays County, Texas, as Instrument No. _____

Witness my hand and seal of office, this the _____ day of _____, 2020. A.D.

Elaine Cardenas,
County Clerk
Hays County, Texas

SHEET 3 OF 3
MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3 LOTS 2A AND 3A, BLOCK 1

BEING A REPLAT OF LOTS 2 AND 3 LOCATED IN THE CITY OF KYLE AND BEING OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT NO. 26, JOHN KING SURVEY, ABSTRACT NO. 276, JESSE DAY SURVEY, ABSTRACT NO. 159, JESSE DAY SURVEY, ABSTRACT NO. 152, HAYS COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY DHM	CHECKED BY MWW/JEC	SCALE 1"=100'	DATE MAY 2020	JOB NUMBER 4385-20.136
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5/20/2020 12:22 PM M:\DWG-43\4385-20.136\DWG\SURVEY C3D 2018\4385-20.136RP.DWG

REPLAT - MAJESTIC INDUSTRIAL PARK REPLAT OF LOTS 2 & 3