

CITY OF KYLE

PLANNING AND ZONING COMMISSION SPECIAL CALLED MEETING

Kyle City Hall, 100 W. Center Street,
Kyle, Texas 78640

SPECIAL NOTE: Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held in-person and by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called 'social distancing') to slow the spread of COVID-19. Some City Council members will be present in the chamber while others will attend the meeting via videoconferencing. This meeting can be viewed live online at <https://www.cityofkyle.com/kyletv/kyle-10-live> OR Spectrum10.



Notice is hereby given that Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on June 23, 2020, at Kyle City Hall, 100 W. Center Street, Kyle, Texas 78640, 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.

1. CALL THE MEETING TO ORDER

A.Roll Call

2. CITIZEN COMMENTS

A.Members of the public that wish to provide citizen comment have the following options: •In-Person at Kyle City Hall •Virtual Attendance - Persons wishing to submit their thoughts during the citizen comment period of a public meeting must provide their comments in writing to <https://www.cityofkyle.com/council/citizen-comment-sign> no later than 12 P.M. (Noon) on the day of the meeting. Timely submitted comments will be read aloud by the Chair (of Staff) during the citizen comment portion of the meeting.

3. CONSENT

A Six Creeks Phase 1, Sections 5-7 Preliminary Plan (SUB-19-0082) 59.81 total acres; 181 Single Family Lots, 7 Open Space Lots, 1 Garden Home Lot and 1 Amenity Center Lot for property located on the west side of N. Old Stagecoach Road, north of Cypress Road.

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

B Casetta Ranch Section One - Final Plat (SUB-19-0080) 97.646 acres; 121 Single Family Lots, 2 Open Space Lots, 1 Pond, 2 Landscape Lots and 1 Amenity Center for property located off on Bunton Creek Road and Goforth Road.

Staff Proposal to P&Z: Approve the Final Plat.

C Bunton Creek Reserve Phase 3 - Final Plat (SUB-20-0115) 30.60 acres; 144 Single Family Lots and 5 Open Space Lots for property located off of Bunton Reserve Boulevard.

Staff Proposal to P&Z: Approve the Final Plat.

D Silberberg Sidewalk Extension - Site Plan (4210 Benner - SD-20-0070) A sidewalk extension to connect Fairway Landing sidewalk to Benner along Kohler's Crossing right-of-way.

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

4. CONSIDER AND POSSIBLE ACTION

A Consider a zoning ordinance amendment to Chapter 53, Exhibit A – Plum Creek Planned Unit Development, Article II, Part C – PUD Districts: Regulations and Performance Standards, Sec. 8(D)(6)(c) – “MXD” mixed used development PUD

district, Site development regulations, of the City of Kyle Code of Ordinances.

- Public Hearing
- Recommendation to City Council

5. GENERAL DISCUSSION

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

6. STAFF REPORT

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

7. 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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- Virtual Attendance - Persons wishing to submit their thoughts during the citizen comment period of a public meeting must provide their comments in writing to <https://www.cityofkyle.com/council/citizen-comment-sign> no later than 12 P.M. (Noon) on the day of the meeting. Timely submitted comments will be read aloud by the Chair (of Staff) during the citizen comment portion of the meeting.

Meeting Date:
6/23/2020
Date time:6:30
PM

Subject/Recommendation: Members of the public that wish to provide citizen comment have the following options:

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- Virtual Attendance - Persons wishing to submit their thoughts during the citizen comment period of a public meeting must provide their comments in writing to <https://www.cityofkyle.com/council/citizen-comment-sign> no later than 12 P.M. (Noon) on the day of the meeting. Timely submitted comments will be read aloud by the Chair (of Staff) during the citizen comment portion of the meeting.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Six Creeks Phase 1, Sections 5-7 Preliminary Plan (SUB-19-0082)

Meeting Date: 6/23/2020

Date time:6:30 PM

Subject/Recommendation: Six Creeks Phase 1, Sections 5-7 Preliminary Plan (SUB-19-0082) 59.81 total acres; 181 Single Family Lots, 7 Open Space Lots, 1 Garden Home Lot and 1 Amenity Center Lot for property located on the west side of N. Old Stagecoach Road, north of Cypress Road.

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

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Preliminary Plan
- Hays County 1445 Approval Letter

6 CREEKS-PHASE 1, SECTIONS 5-7

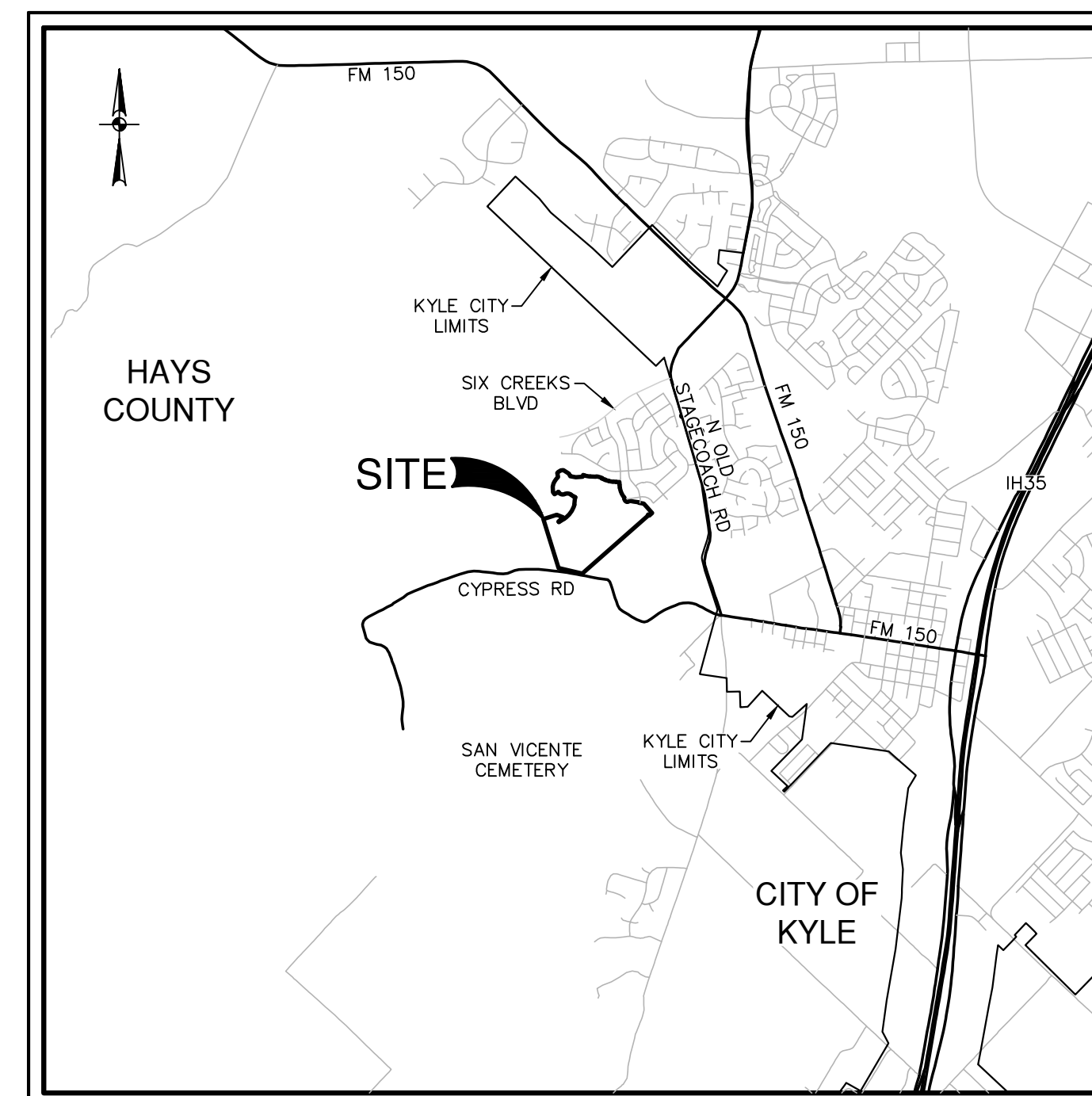
HAYS COUNTY, TEXAS

PRELIMINARY PLANS

LOT SUMMARY						
SECTION	50' SINGLE FAMILY LOTS	55' SINGLE FAMILY LOTS	60' SINGLE FAMILY LOTS	70'+ SINGLE FAMILY LOTS	GARDEN HOMES	TOTAL
1	73		37			110 **
2	90		31			121 **
3		52		51		103 **
4	59		89			148 **
5A		42		15		57 **
5B		33		22		55 **
6A					82	82 **
7		69				69 **
8		124		51		175
9			109			109
10				66		66
11					64	64
12	79					79
13	106					106
14			177			177
15			81			81
16	118					118
17				56		56
18		92				92
19			64			64
20				75		75
21				58		58
TOTAL	525	412	588	394	146	2065
% TOTAL	25.4%	20.0%	28.5%	19.1%	7.1%	
MAX ALLOWED*	26%	22%	29%	N/A	7%	

*PER BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA DE-ANNEXATION AND DEVELOPMENT AGREEMENT)

** LOT COUNT BASED ON A PLAT AND/OR PRELIMINARY PLAN SUBMITTED TO THE CITY OF KYLE. ALL OTHER LOT COUNTS ARE PROPOSED AND SUBJECT TO CHANGE. TOTAL LOT COUNT NOT TO EXCEED 2100 PER DEVELOPMENT AGREEMENT. LOT COUNT DOES NOT INCLUDE OPEN SPACE LOTS.



LOCATION MAP
NOT-TO-SCALE

PREPARED FOR:

HMBRR DEVELOPMENT, INC.
1011 N LAMAR
AUSTIN, TEXAS 78703

MARCH 2020

PAPE-DAWSON ENGINEERS

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



SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	C0.00
SITE PLAN	C1.00
SITE PLAN	C1.01
LOT SUMMARY	C1.02
OVERALL STORM WATER PLAN	C2.00
OVERALL STORM WATER PLAN	C2.01
EXISTING DRAINAGE CONDITIONS	C2.02
OVERALL SANITARY SEWER PLAN	C3.00
OVERALL SANITARY SEWER PLAN	C3.01
OVERALL WATER DISTRIBUTION PLAN	C4.00
OVERALL WATER DISTRIBUTION PLAN	C4.01

NOTES:

- THIS PRELIMINARY PLAN HAS BEEN PREPARED TO COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KYLE AND HMBRR DEVELOPMENT, INC APPROVED BY THE CITY OF KYLE CITY COUNCIL ON MAY 31, 2017.
- THE LIMITS OF THIS PROJECT ARE IN ZONE X AND ZONE A OF THE FEMA FLOODPLAIN MAPS. A LOMR HAS BEEN APPROVED BY HAYS COUNTY. (CASE NO.18-06-1606P)
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
- THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD #5 AND #9 AND LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- UTILITY EASEMENTS SHALL BE IN ACCORDANCE WITH CITY CODE, SECTION 41-141 IN PLACE AS OF THE VESTING DATE OF MAY 16, 2017 OF THE BLANCO RIVER RANCH DE-ANNEXATION AND DEVELOPMENT AGREEMENT. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS DEDICATED BY PLAT ADJACENT TO ALL STREET RIGHT OF WAY, EXCEPT ADJACENT TO CORNER LOTS WHERE EASEMENT ADJACENT TO SIDE LOT IS 10'. A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT EACH SIDE LOT LINE, AND A TEN (10) FOOT REAR MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT THE REAR LOT LINE OF EACH LOT.
- BUILDING SETBACKS SHALL COMPLY WITH EXHIBIT "D" OF THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT.
- NO OBSTRUCTIONS ARE TO BE PLACED WITHIN DRAINAGE EASEMENTS.
- THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- THE MAINTENANCE OF SIDEWALKS WITHIN THIS PRELIMINARY PLAN (6 CREEKS-PHASE 1, SECTIONS 5-7) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF KYLE OR HAYS COUNTY.
- HAYS COUNTY APPROVED MOISTURE BARRIERS TO BE USED ON CURBED MEDIAN ISLANDS. SEE CONSTRUCTION DOCUMENTS FOR DETAILS. CONSTRUCTION ENTRANCES TO BE ADDED AT ALL ACCESS POINTS. SEE CONSTRUCTION DOCUMENTS FOR DETAIL.
- THE LOTS SHOWN HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH DRIVEWAY SPACING REQUIREMENTS.
- SECTIONS 5A, 5B, AND 7 WILL SEEK PUBLIC DEDICATION OF ROADWAYS WHILE SECTION 6 WILL BE DESIGNATED AS PRIVATE ROADWAYS.

APPROVED BY:

CITY OF KYLE-CITY ENGINEER DATE

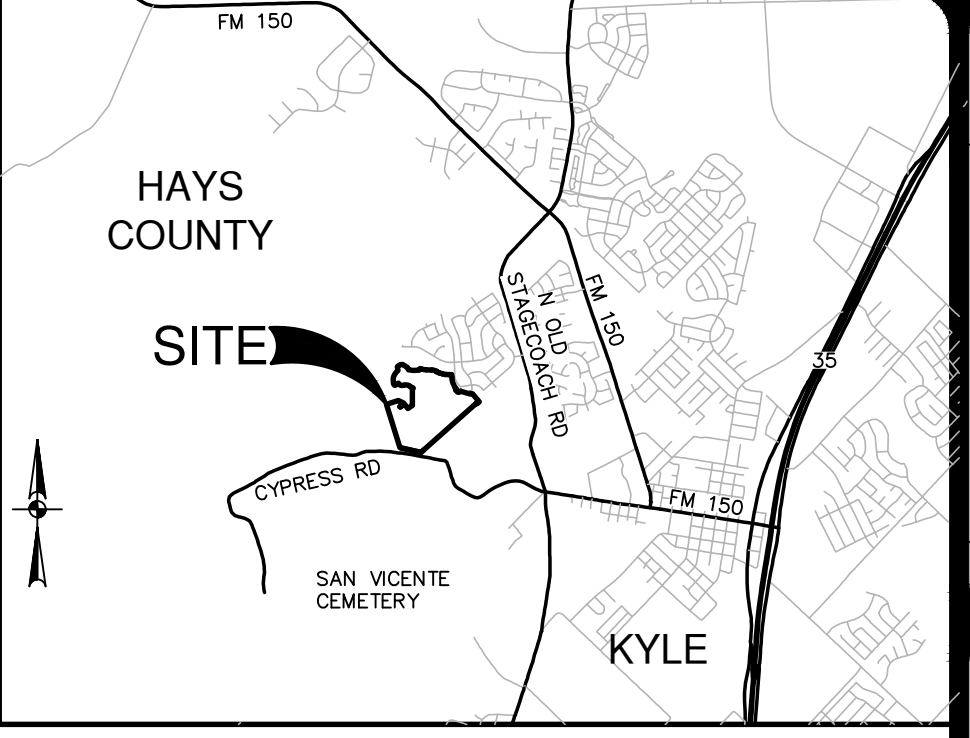
CITY OF KYLE-DIRECTOR OF PUBLIC WORKS DATE

OWNERS:	HMBRR DEVELOPMENT, INC. 1011 N LAMAR AUSTIN, TEXAS (512) 481-0303 (512) 481-0333
ACREAGE:	97.36 AC
SURVEY:	SAMUEL PHARASS 1/4 LEAGUE SURVEY NO. 14, ABSTRACT NO. 360
NUMBER OF LOTS AND PROPOSED LAND USE:	181 SINGLE FAMILY LOTS 1 GARDEN HOME LOT 1 AMENITY CENTER LOT
DATE:	MARCH 2020
SURVEYOR:	PAPE-DAWSON ENGINEERS, INC. PHONE (210) 375- 9000 FAX: (210) 375-9010
ENGINEER:	PAPE-DAWSON ENGINEERS, INC. PHONE: (210) 375-9000 FAX: (210) 375-9010

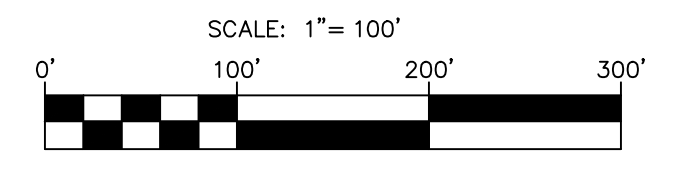
SHEET C0.00

LIST OF ROADWAYS			
ROADWAY	DEVELOPMENT AGREEMENT CLASSIFICATION	TOTAL LENGTH (FT)	ROW WIDTH (FT)
CLEAR BLANCO RUN	RESIDENTIAL COLLECTOR	2,951	60
IRON CREEK WAY	RESIDENTIAL LANE	1,282	50
LEFT FORK DRIVE	RESIDENTIAL LANE	1,084	50
BALD EAGLE LANE	RESIDENTIAL LANE	486	50
WARM SPRINGS LANE	RESIDENTIAL LANE	215	50
MILL CREEK LANE	RESIDENTIAL LANE	310	50
FIVE MILE CREEK WAY	RESIDENTIAL LANE	1,935	50
ARROW CREEK ROAD	RESIDENTIAL LANE	724	50
LASSEN DRIVE	RESIDENTIAL LANE	366	50
OAK FORK DRIVE	RESIDENTIAL LANE	337	50
ROARING RIVER CIRCLE	RESIDENTIAL LANE	111	50

LAND USE SUMMARY				
	SECTION 5A	SECTION 5B	SECTION 7	TOTAL
RESIDENTIAL LOT ACREAGE	10.44	11.58	14.42	36.44
OPEN SPACE ACREAGE	5.42	3.25	1.61	10.28
ROW ACREAGE	4.71	4.18	4.20	13.09
TOTAL ACREAGE	20.57	19.01	20.23	59.81



NO.	REVISION	DATE
1	LIST OF ROADWAYS ADDED	04/15/20
2	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20

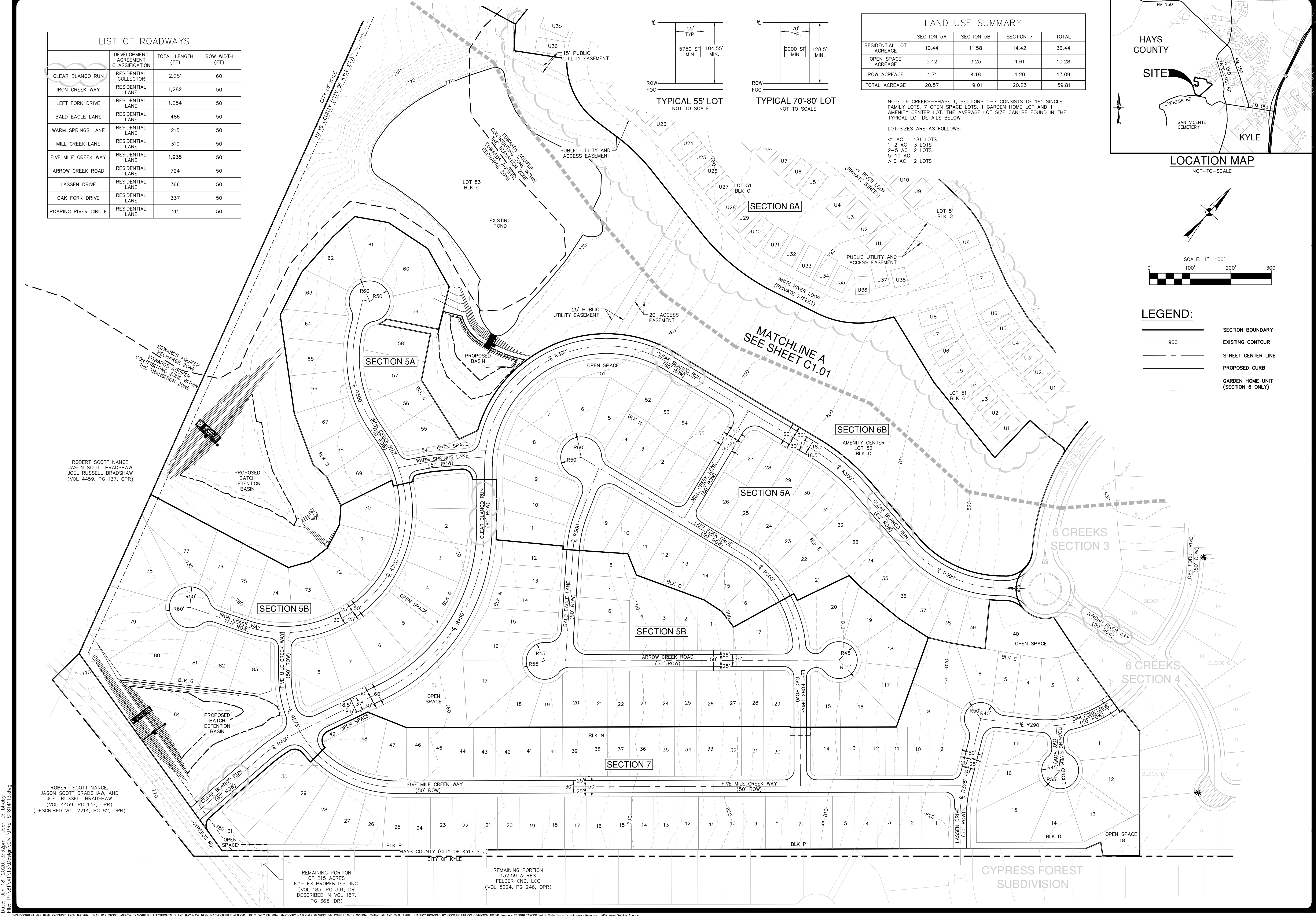


LEGEND:	
	SECTION BOUNDARY
	EXISTING CONTOUR
	STREET CENTER LINE
	PROPOSED CURB
	GARDEN HOME UNIT (SECTION 6 ONLY)

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPEL FIRM REGISTRATION #270 | TPEL FIRM REGISTRATION #1008880

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 SITE PLAN

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C1.00

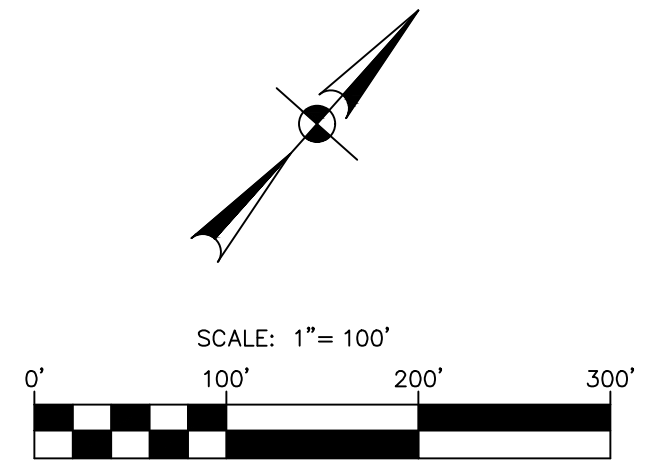
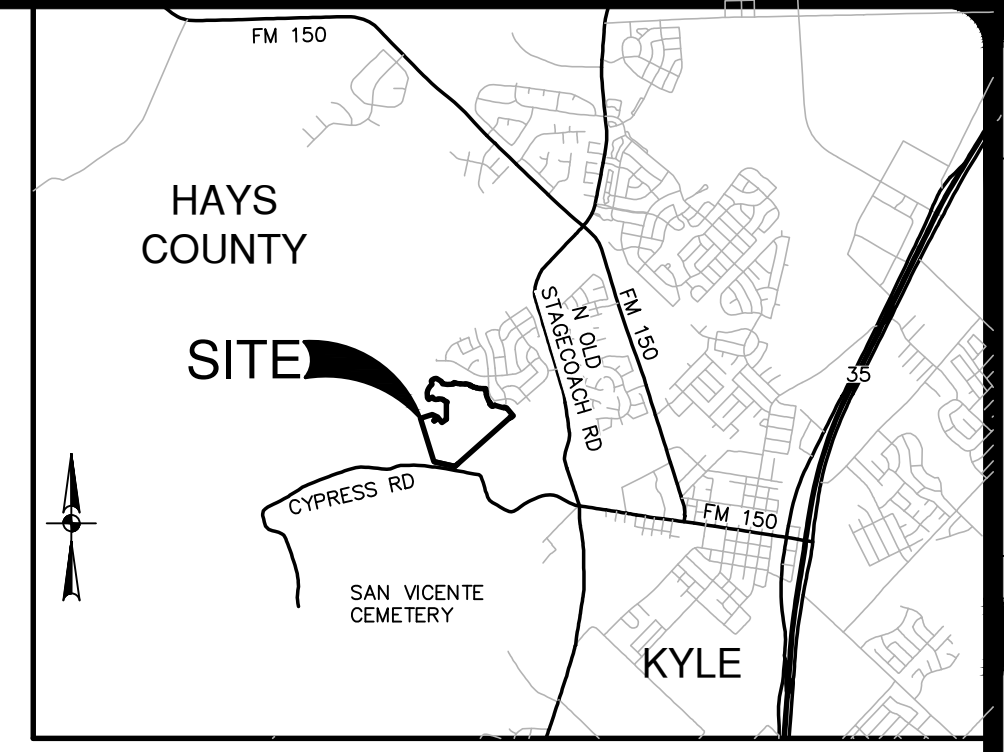
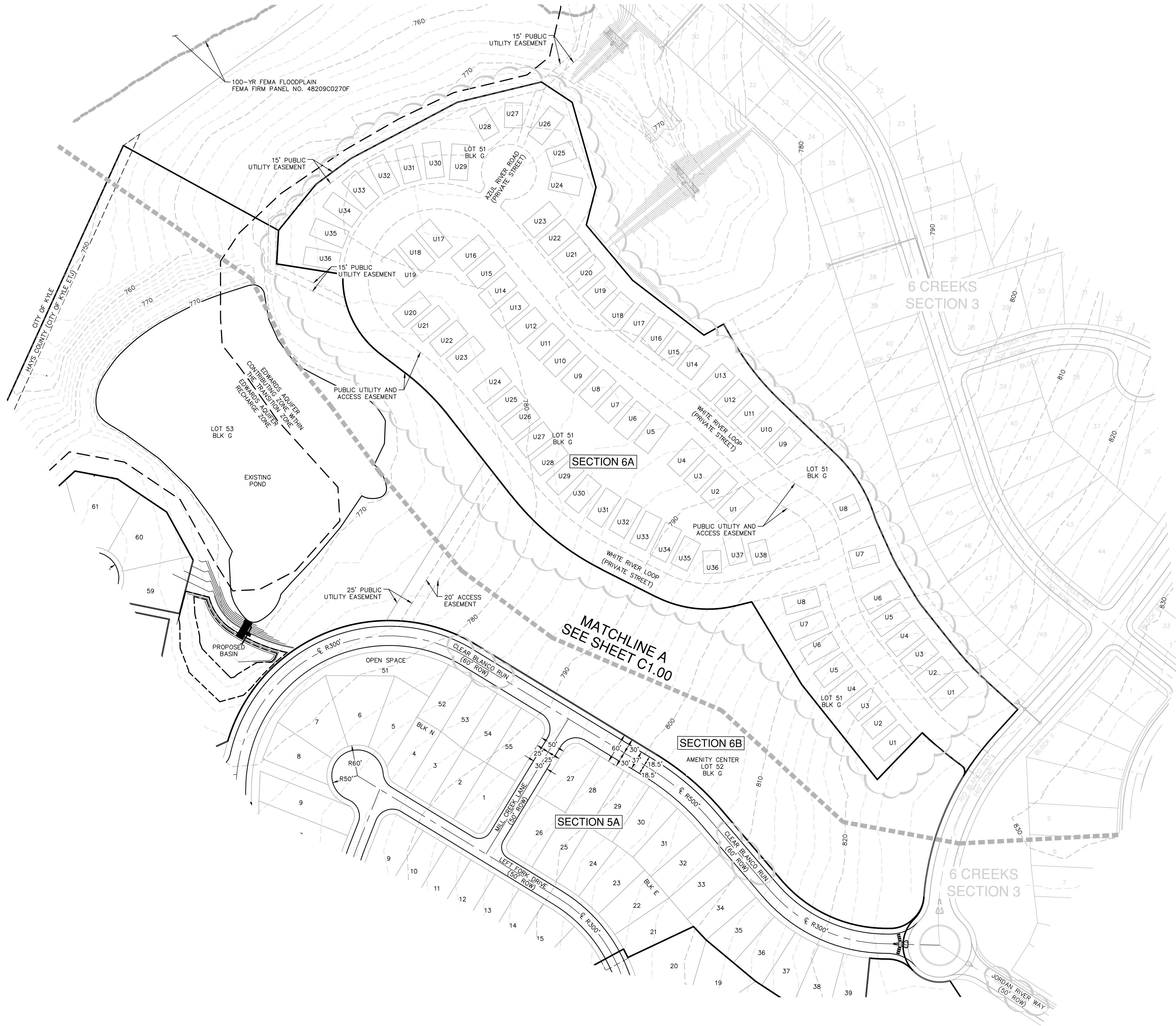


ROBERT SCOTT NANCE,
 JASON SCOTT BRADSHAW, AND
 JOEL RUSSELL BRADSHAW
 (VOL. 4459, PG. 137, OPR)

REMAINING PORTION OF 215 ACRES
 KY-TEX PROPERTIES, INC.
 (VOL. 185, PG. 391, DR DESCRIBED IN VOL. 167, PG. 365, DR)

REMAINING PORTION OF 132.59 ACRES
 FELDER CND, LLC
 (VOL. 5224, PG. 246, OPR)

Date: Jun 18, 2020, 3:39pm, User ID: bhahy, File: P:\BA\13\Design\Coa\PRE-SPR4113.dwg



LEGEND:

	SECTION BOUNDARY
	EXISTING CONTOUR
	STREET CENTER LINE
	PROPOSED CURB
	GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPUS FIRM REGISTRATION #070 | TBPUS FIRM REGISTRATION #1008880

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 SITE PLAN

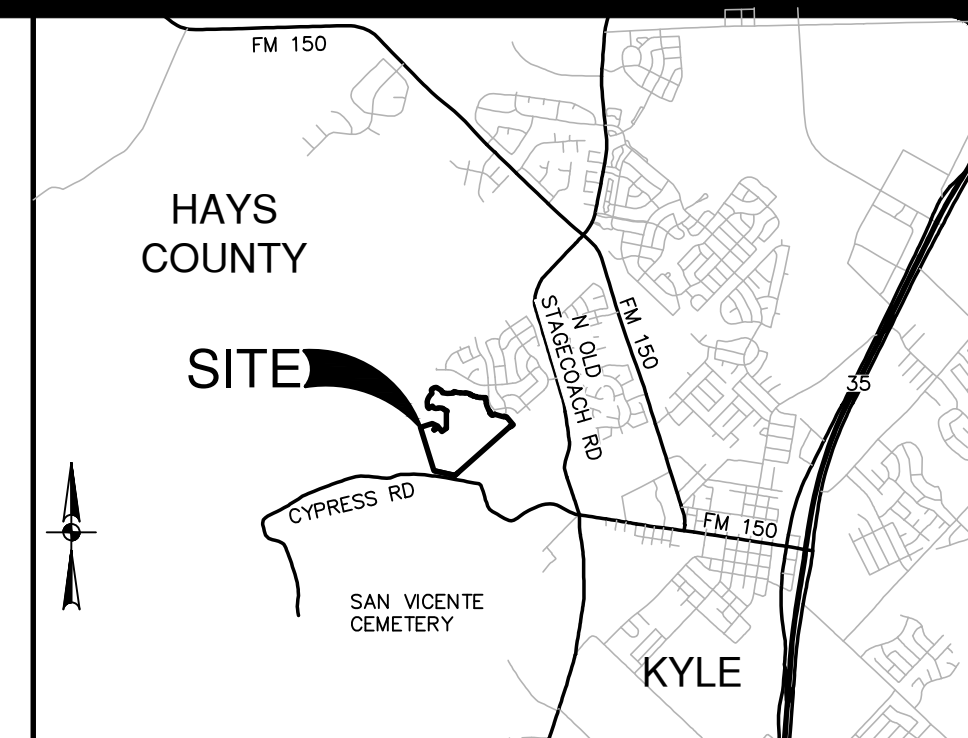
PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C1.01

Date: Jun 18, 2020, 3:39pm, User ID: bhahy, File: P:\8141\13\Design\Civil\PRE-SPB\4113.dwg

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Item # 2

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LOCATION MAP
NOT-TO-SCALE

NO.	REVISION	DATE
1	SECTION 6A & 6B LOTS	06/18/20



SECTION 5A
*LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE

LOT	BLK	LOT WIDTH	LOT AREA
21	E	55.03'	8350 SF
22	E	55.03'	7838 SF
23	E	55.03'	7806 SF
24	E	55.02'	7413 SF
25	E	55.00'	6875 SF
26	E	65.29'	8114 SF
27	E	64.81'	8354 SF
28	E	55.00'	7150 SF
29	E	58.49'	7382 SF
30	E	66.95'	7853 SF
31	E	65.02'	7737 SF
32	E	55.00'	7151 SF
33	E	55.00'	7152 SF
34	E	55.00'	7120 SF
35	E	55.02'	7511 SF
36	E	55.03'	7452 SF
37	E	55.03'	7695 SF
38	E	55.03'	7679 SF
39	E	55.01'	7376 SF
54	G	N/A	2937 SF
55	G	70.34'	11474 SF
56	G	87.29'	10198 SF
57	G	102.62'	12469 SF
58	G	86.01'	10719 SF
59	G	70.43'	11071 SF
60	G	70.83'	13579 SF
61	G	70.83'	14322 SF
62	G	70.94'	12009 SF
63	G	70.16'	11449 SF
64	G	70.03'	11109 SF
65	G	70.05'	11195 SF
66	G	70.05'	10820 SF
67	G	70.05'	11294 SF
68	G	70.02'	11039 SF
69	G	95.96'	12702 SF
1	N	65.00'	8239 SF
2	N	55.00'	7012 SF
3	N	55.00'	7193 SF
4	N	55.00'	7176 SF
5	N	55.09'	9634 SF
6	N	55.59'	12130 SF
7	N	55.59'	11406 SF
8	N	55.06'	8202 SF
9	N	55.00'	10699 SF
10	N	55.06'	10831 SF
11	N	55.02'	9759 SF
51	N	N/A	22408 SF
52	N	55.00'	6640 SF
53	N	55.00'	6832 SF
54	N	55.00'	7013 SF
55	N	64.49'	8153 SF
9	O	79.75'	10916 SF
10	O	55.00'	7343 SF
11	O	55.00'	7664 SF
12	O	55.00'	8052 SF
13	O	55.00'	7479 SF
14	O	55.00'	6906 SF
15	O	72.15'	7650 SF
16	O	80.47'	8113 SF

SECTION 5B
*LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE

LOT	BLK	LOT WIDTH	LOT AREA
15	E	72.06'	8956 SF
16	E	57.12'	11210 SF
17	E	55.67'	12369 SF
18	E	55.67'	13717 SF
19	E	55.62'	9963 SF
20	E	97.22'	16434 SF
70	G	133.39'	12909 SF
71	G	114.06'	12777 SF
72	G	106.31'	11485 SF
73	G	102.62'	11304 SF
74	G	102.62'	11843 SF
75	G	70.59'	11327 SF
76	G	70.00'	10719 SF
77	G	70.87'	22635 SF
78	G	70.93'	18189 SF
79	G	70.94'	21076 SF
80	G	70.63'	17335 SF
81	G	70.00'	10310 SF
82	G	70.00'	10354 SF
83	G	70.13'	10862 SF
84	G	N/A	81151 SF
12	N	55.00'	8412 SF
13	N	55.72'	8573 SF
14	N	55.90'	9391 SF
15	N	55.90'	10496 SF
16	N	69.05'	11316 SF
17	N	55.67'	15417 SF
18	N	55.44'	11919 SF
19	N	55.23'	7395 SF
20	N	55.00'	7544 SF
21	N	55.00'	7590 SF
22	N	55.00'	7590 SF
23	N	55.00'	7590 SF
24	N	55.00'	7590 SF
25	N	55.00'	7590 SF
26	N	55.00'	7590 SF
27	N	55.00'	7590 SF
28	N	55.00'	7590 SF
29	N	65.00'	8922 SF
50	N	N/A	30063 SF
1	O	89.66'	9170 SF
2	O	56.64'	7984 SF
3	O	55.00'	8894 SF
4	O	55.00'	9423 SF
5	O	74.77'	9154 SF
6	O	55.00'	6818 SF
7	O	55.00'	7013 SF
8	O	59.69'	7407 SF
17	O	65.05'	11360 SF
1	R	77.01'	10712 SF
2	R	70.05'	10218 SF
3	R	70.05'	10850 SF
4	R	70.05'	11320 SF
5	R	70.05'	11093 SF
6	R	70.05'	10983 SF
7	R	70.05'	10873 SF
8	R	70.85'	12870 SF
9	R	N/A	16318 SF

SECTION 6A
*LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE

LOT	BLK	LOT WIDTH	LOT AREA
51	G	N/A	699311 SF

SECTION 6B
*LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE

LOT	BLK	LOT WIDTH	LOT AREA
52	G	N/A	345840 SF
53	G	N/A	758990 SF

SECTION 7
*LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE

LOT	BLK	LOT WIDTH	LOT AREA
11	D	73.18'	14514 SF
12	D	60.56'	14236 SF
13	D	65.99'	12978 SF
14	D	55.67'	10599 SF
15	D	55.67'	18342 SF
16	D	55.33'	11048 SF
17	D	65.41'	9976 SF
18	D	N/A	16756 SF
2	E	84.94'	9308 SF
3	E	82.04'	9163 SF
4	E	59.85'	8086 SF
5	E	55.00'	7714 SF
6	E	55.39'	9482 SF
7	E	55.76'	15868 SF
8	E	55.32'	11537 SF
9	E	69.19'	9349 SF
10	E	55.00'	6600 SF
11	E	55.00'	6600 SF
12	E	55.00'	6600 SF
13	E	55.00'	6600 SF
14	E	74.03'	8835 SF
40	E	N/A	21432 SF
30	N	65.00'	7882 SF
31	N	55.00'	6710 SF
32	N	55.00'	6710 SF
33	N	55.00'	6710 SF
34	N	55.00'	6710 SF
35	N	55.00'	6710 SF
36	N	55.00'	6710 SF
37	N	55.00'	6710 SF
38	N	55.00'	6710 SF
39	N	55.00'	6710 SF
40	N	55.00'	6710 SF
41	N	55.00'	6710 SF
42	N	55.00'	6710 SF
43	N	55.00'	6710 SF
44	N	55.00'	6710 SF
45	N	55.00'	6710 SF
46	N	55.00'	6710 SF
47	N	71.97'	8155 SF
48	N	142.03'	13289 SF
49	N	N/A	2356 SF
1	P	70.70'	8730 SF
2	P	55.00'	7150 SF
3	P	55.00'	7150 SF
4	P	55.00'	7150 SF
5	P	55.00'	7150 SF
6	P	55.00'	7150 SF
7	P	55.00'	7150 SF
8	P	55.00'	7150 SF
9	P	55.00'	7150 SF
10	P	55.00'	7150 SF
11	P	55.00'	7150 SF
12	P	55.00'	7150 SF
13	P	55.00'	7150 SF
14	P	55.00'	7150 SF
15	P	55.00'	7150 SF
16	P	55.00'	7150 SF
17	P	55.00'	7150 SF
18	P	55.00'	7150 SF
19	P	55.00'	7150 SF
20	P	55.00'	7150 SF
21	P	55.00'	7150 SF
22	P	55.00'	7150 SF
23	P	55.00'	7150 SF
24	P	55.00'	7150 SF
25	P	55.02'	7685 SF
26	P	55.04'	7414 SF
27	P	55.04'	8810 SF
28	P	55.04'	11546 SF
29	P	55.04'	16188 SF
30	P	55.52'	16664 SF
31	P	N/A	13540 SF

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #070 | TYPE FIRM REGISTRATION #1008880

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 LOT SUMMARY

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C1.02

Date: Jun 18, 2020 9:45am User ID: bhshy
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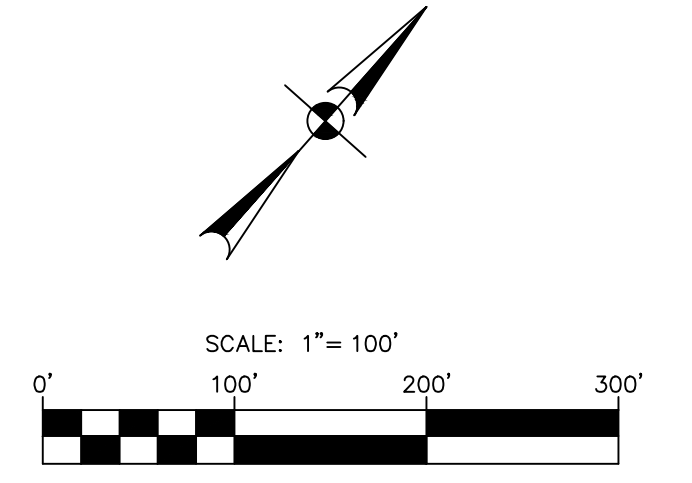
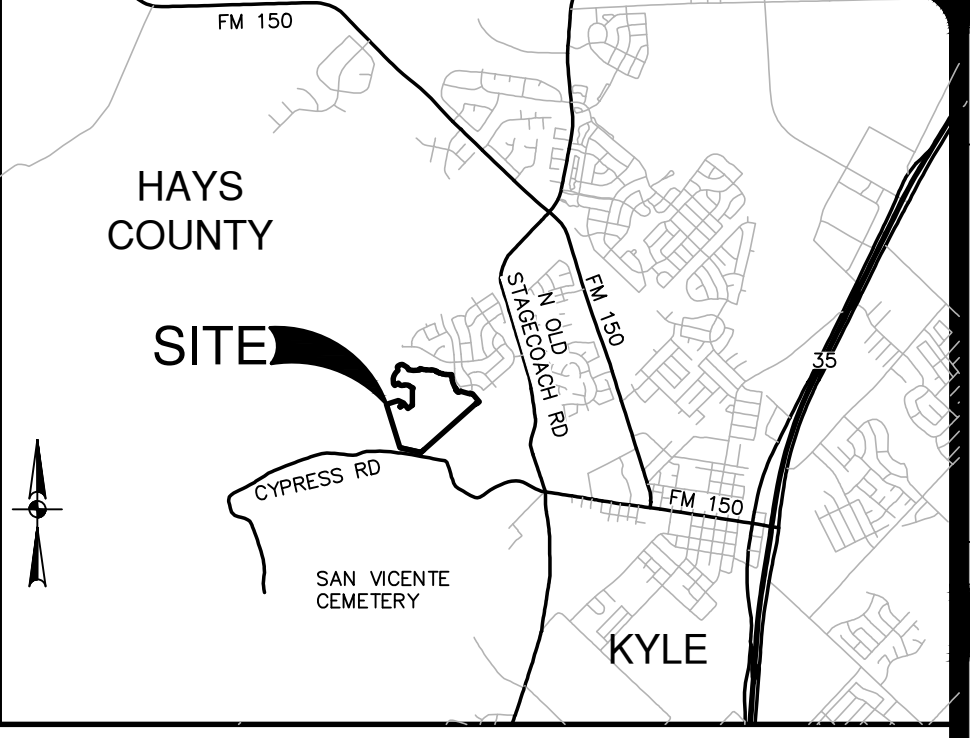
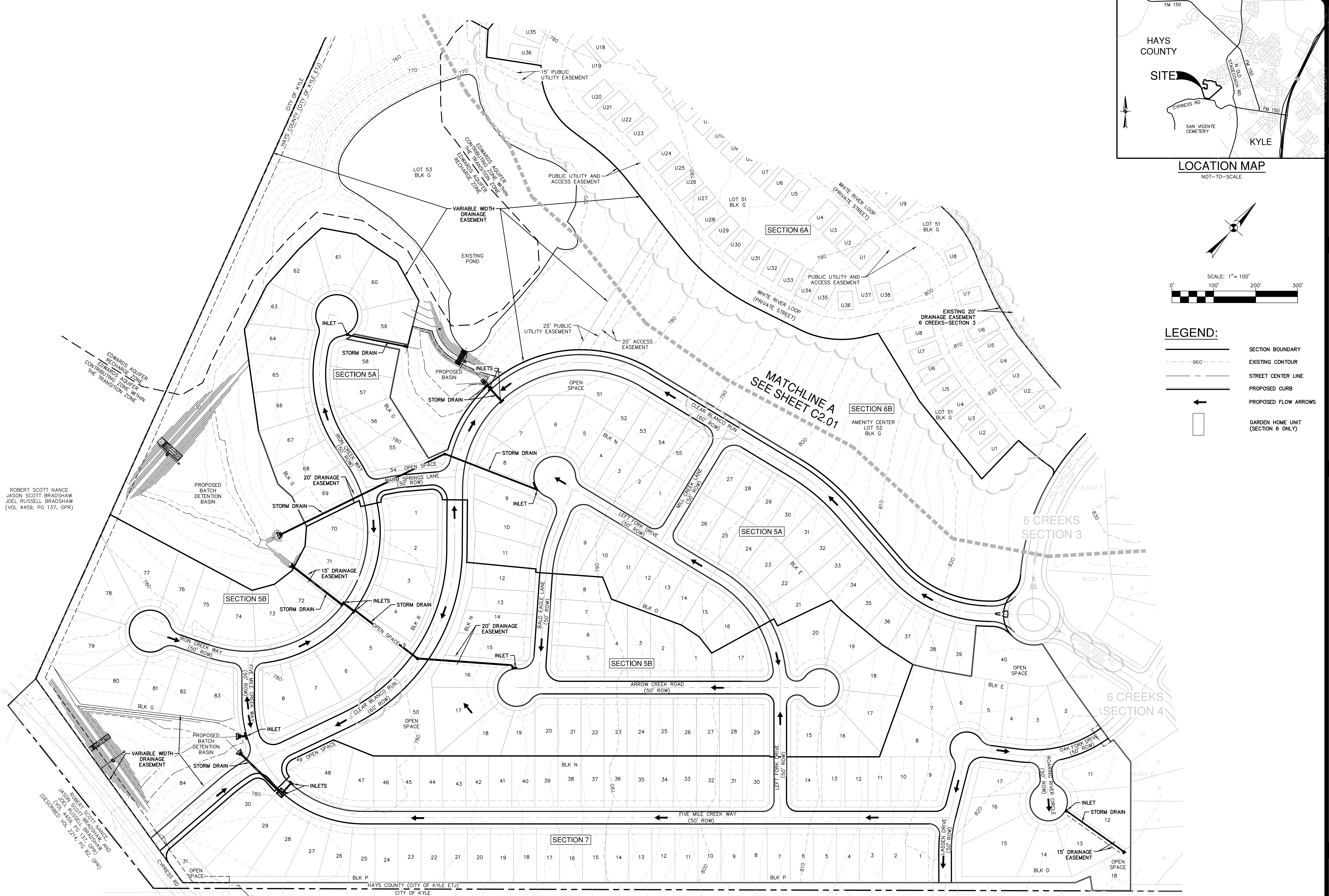
ROBERT SCOTT NANCE
JASON SCOTT BRADSHAW
JOEL RUSSELL BRADSHAW
(VOL 4459, PG 137, OPR)

ROBERT SCOTT NANCE AND
JASON SCOTT BRADSHAW AND
JOEL RUSSELL BRADSHAW
(VOL 4459, PG 137, OPR)
(DESIGNED FOR 221A, PG 82, OPR)

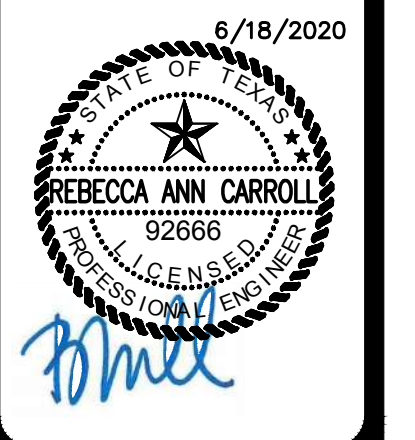
REMAINING PORTION
OF 215 ACRES
KY-TEX PROPERTIES, INC.
(VOL 185, PG 391, DR
DESCRIBED IN VOL 167,
PG 365, DR)

REMAINING PORTION
132.59 ACRES
FELDER CND, LCC
(VOL 5224, PG 246, OPR)

CYPRESS FOREST
SUBDIVISION



NO.	REVISION
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN



PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #270 | TYPE FIRM REGISTRATION #1008880

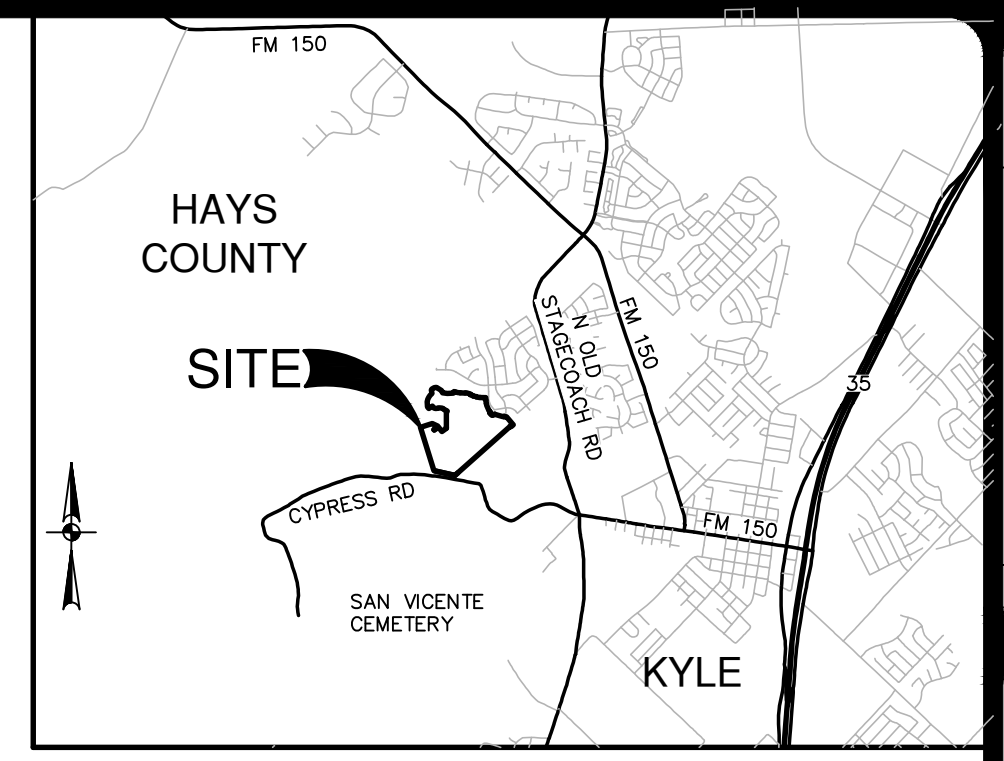
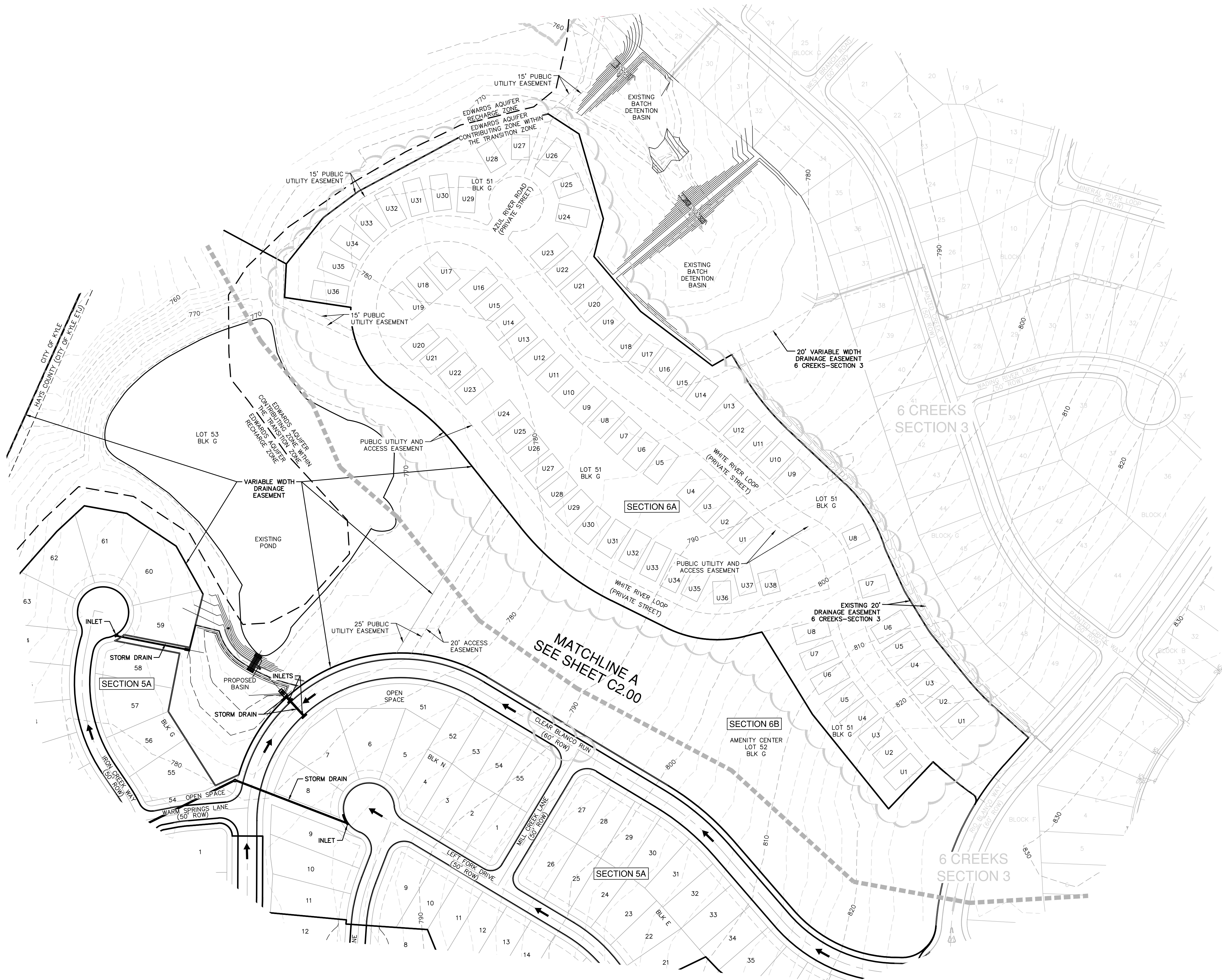
6 CREEKS-PHASE 1, SECTIONS 5-7
HAYS COUNTY, TEXAS
PRELIMINARY PLAN
OVERALL STORM WATER PLAN

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C2.00

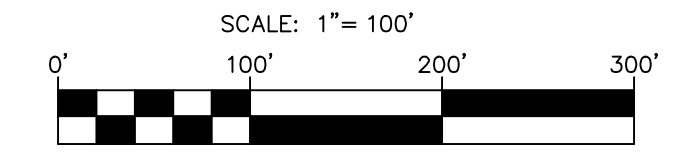
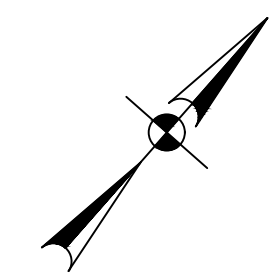
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Item # 2



LOCATION MAP
NOT-TO-SCALE



LEGEND:

- SECTION BOUNDARY
- EXISTING CONTOUR
- STREET CENTER LINE
- PROPOSED CURB
- PROPOSED FLOW ARROWS
- GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20

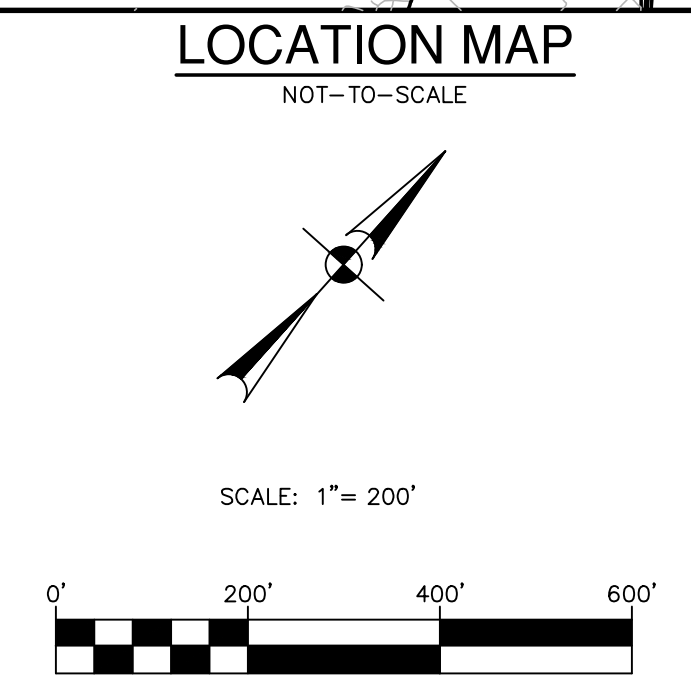
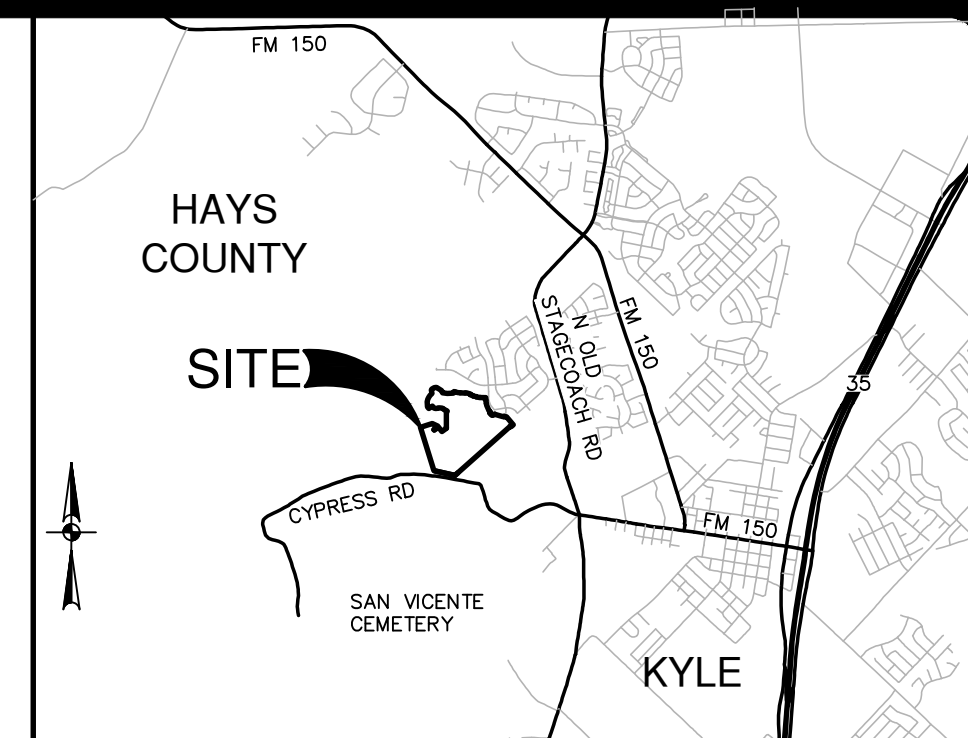


PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #1008880

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 OVERALL STORM WATER PLAN

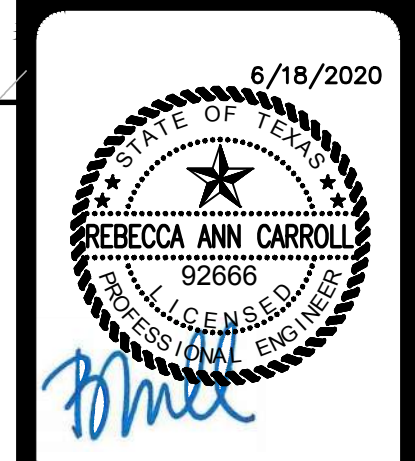
PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C2.01

Date: Jun 18, 2020, 5:04am User ID: bhshy
 File: P:\81\4\13\Design\Coa\UPFE-DRAW\581413.dwg



- LEGEND:**
- SECTION BOUNDARY
 - EXISTING 10' CONTOUR
 - DRAINAGE AREAS
 - 1 DRAINAGE CALCULATION POINT
 - 100-YEAR FEMA FLOODPLAIN
 - GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED SECTION 6A SITE PLAN	6/18/20

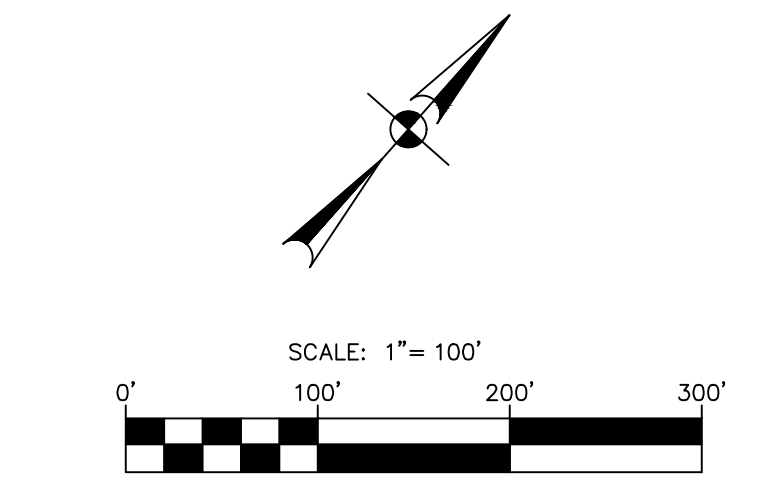
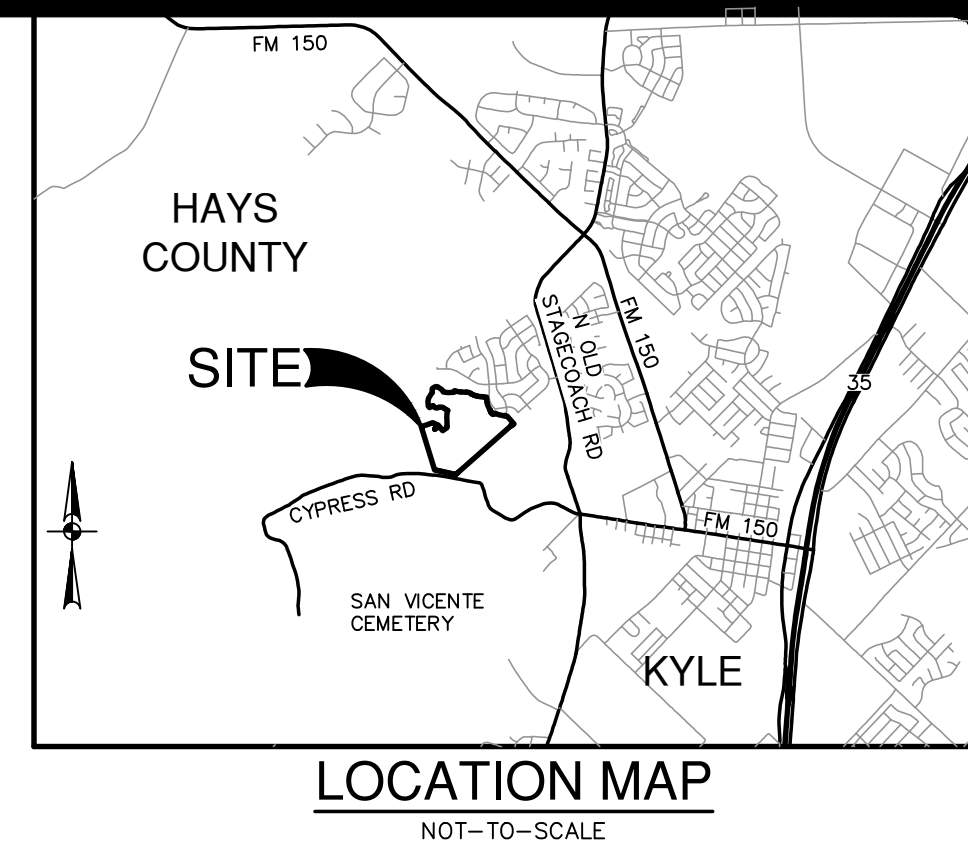
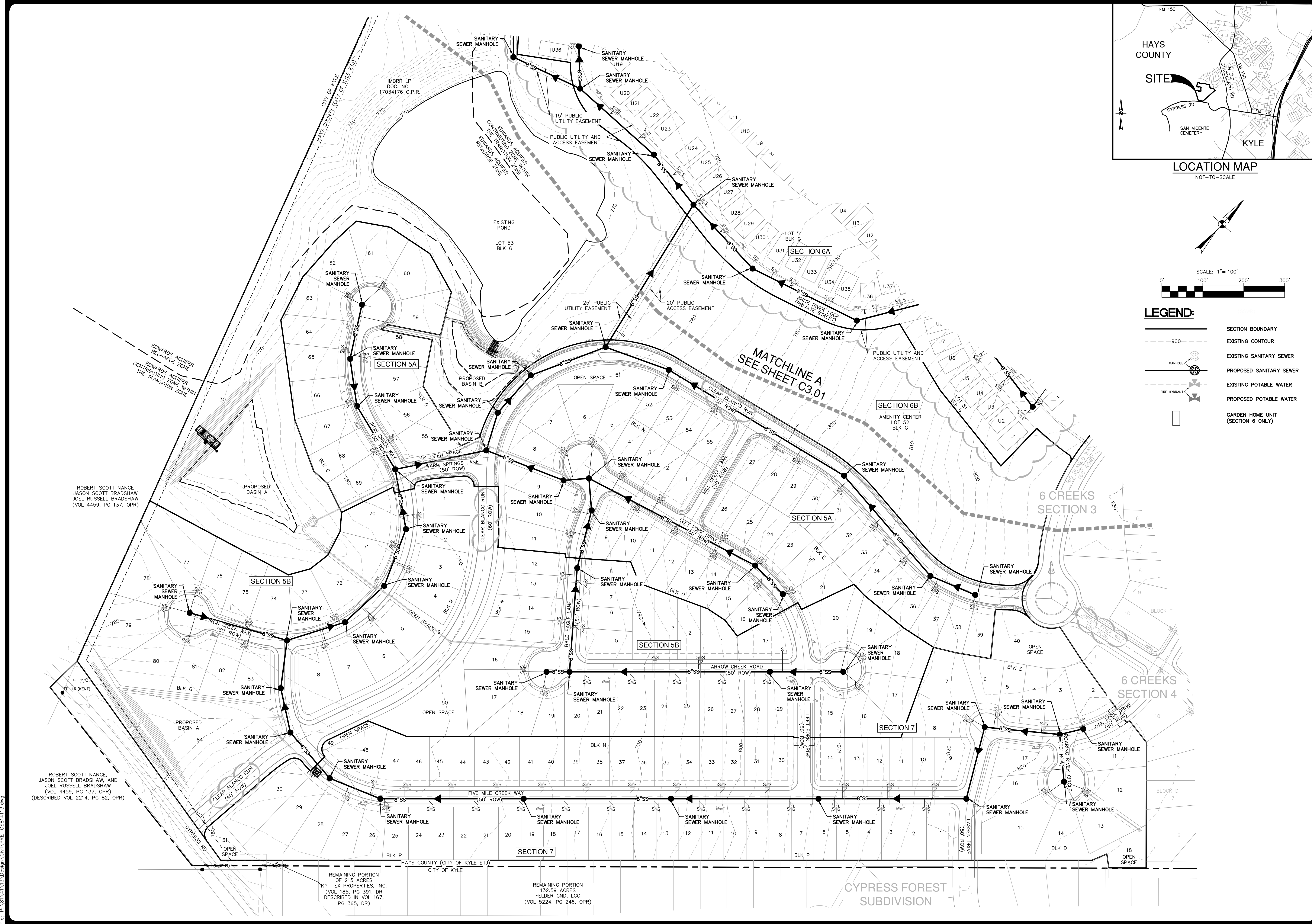


PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #1008880

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 EXISTING DRAINAGE CONDITIONS

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C2.02

DATE: JUN 18, 2020 2:11 PM User: ID: hbbby
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LEGEND:

	SECTION BOUNDARY
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING POTABLE WATER
	PROPOSED POTABLE WATER
	FIRE HYDRANT
	GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20



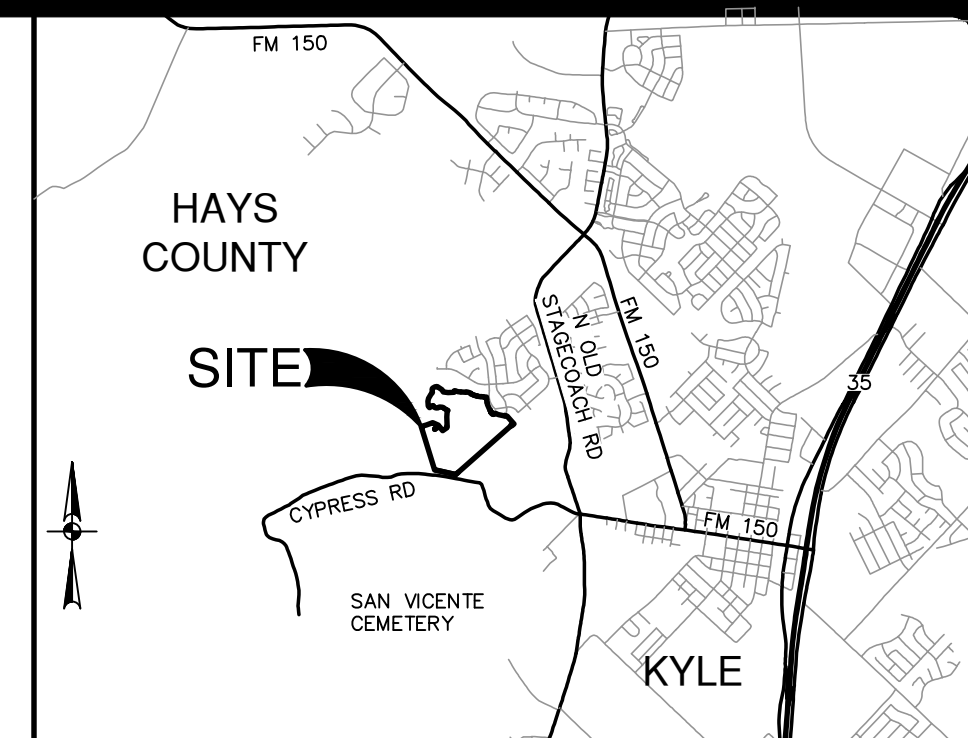
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEPER FIRM REGISTRATION #470 | TEPER FIRM REGISTRATION #1008890

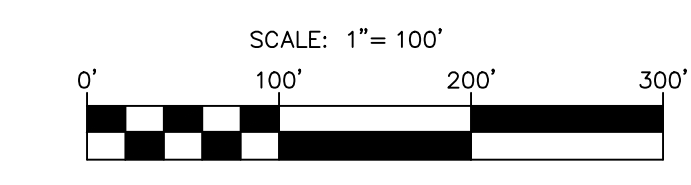
6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS

PRELIMINARY PLAN
 OVERALL SANITARY SEWER PLAN

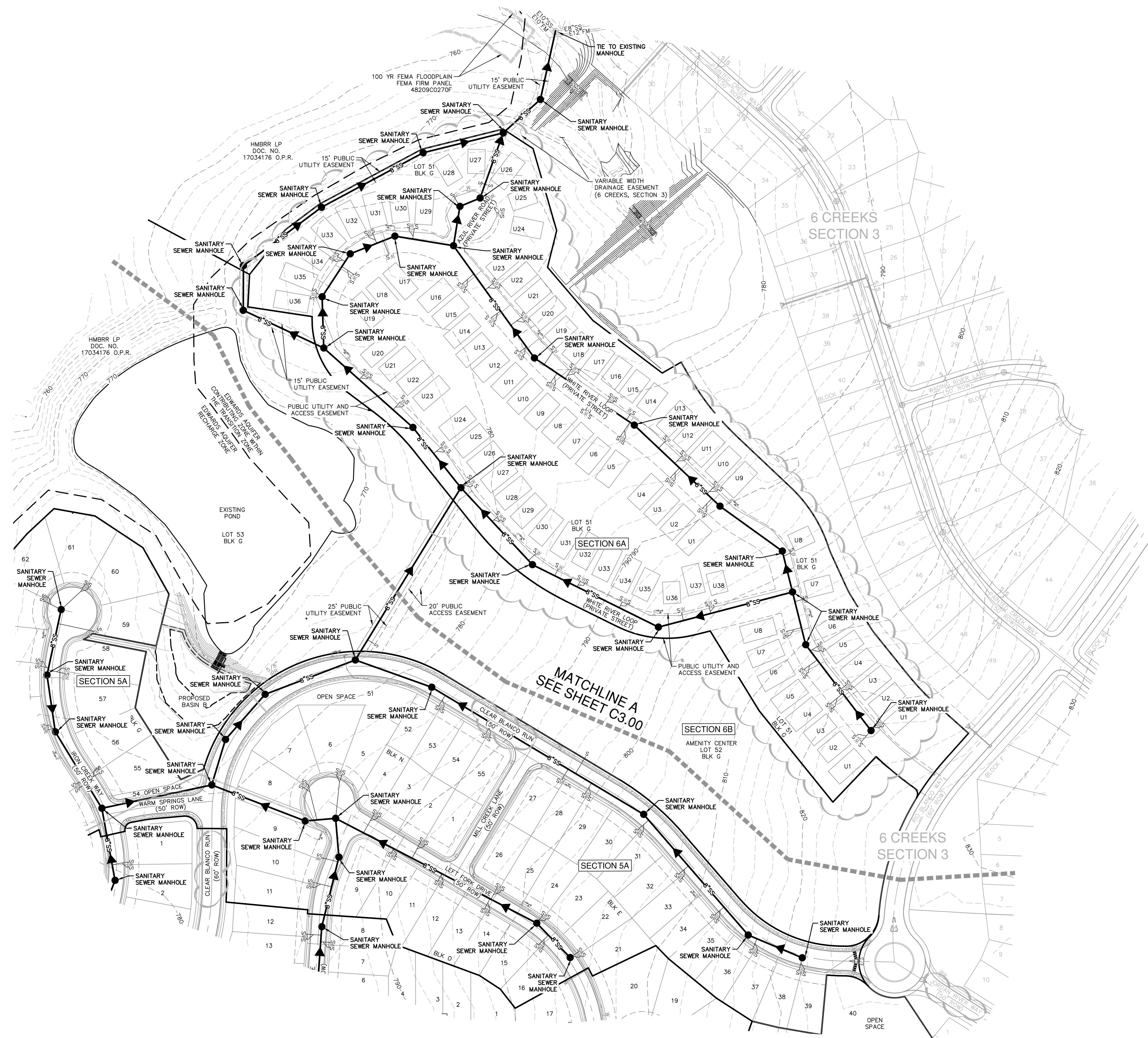
PLAT NO.	8141-13
JOB NO.	JUNE 2020
DATE	MS
DESIGNER	CHECKED DRAWN LP
CHECKED	SHEET
	C3.00



NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20



- LEGEND:**
- SECTION BOUNDARY
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING POTABLE WATER
 - PROPOSED POTABLE WATER
 - GARDEN HOME UNIT (SECTION 6 ONLY)



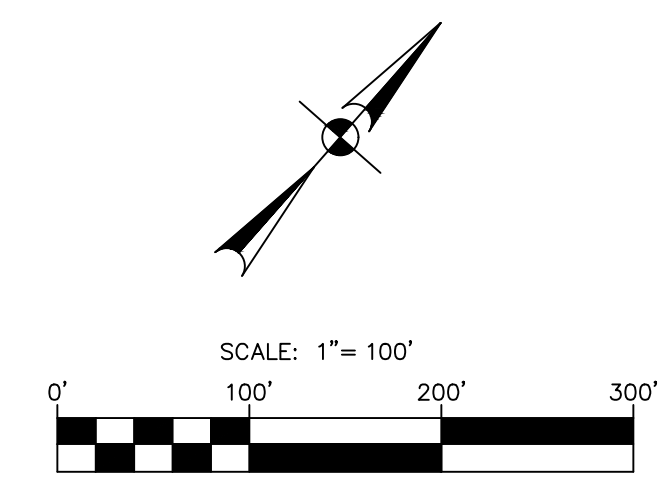
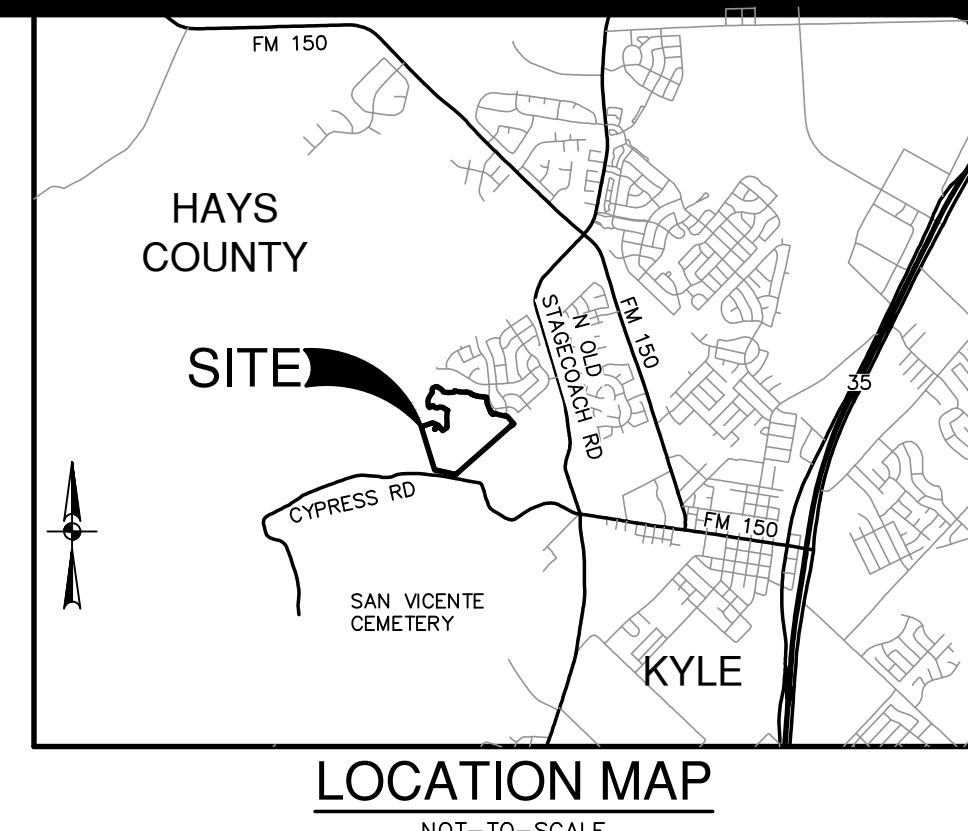
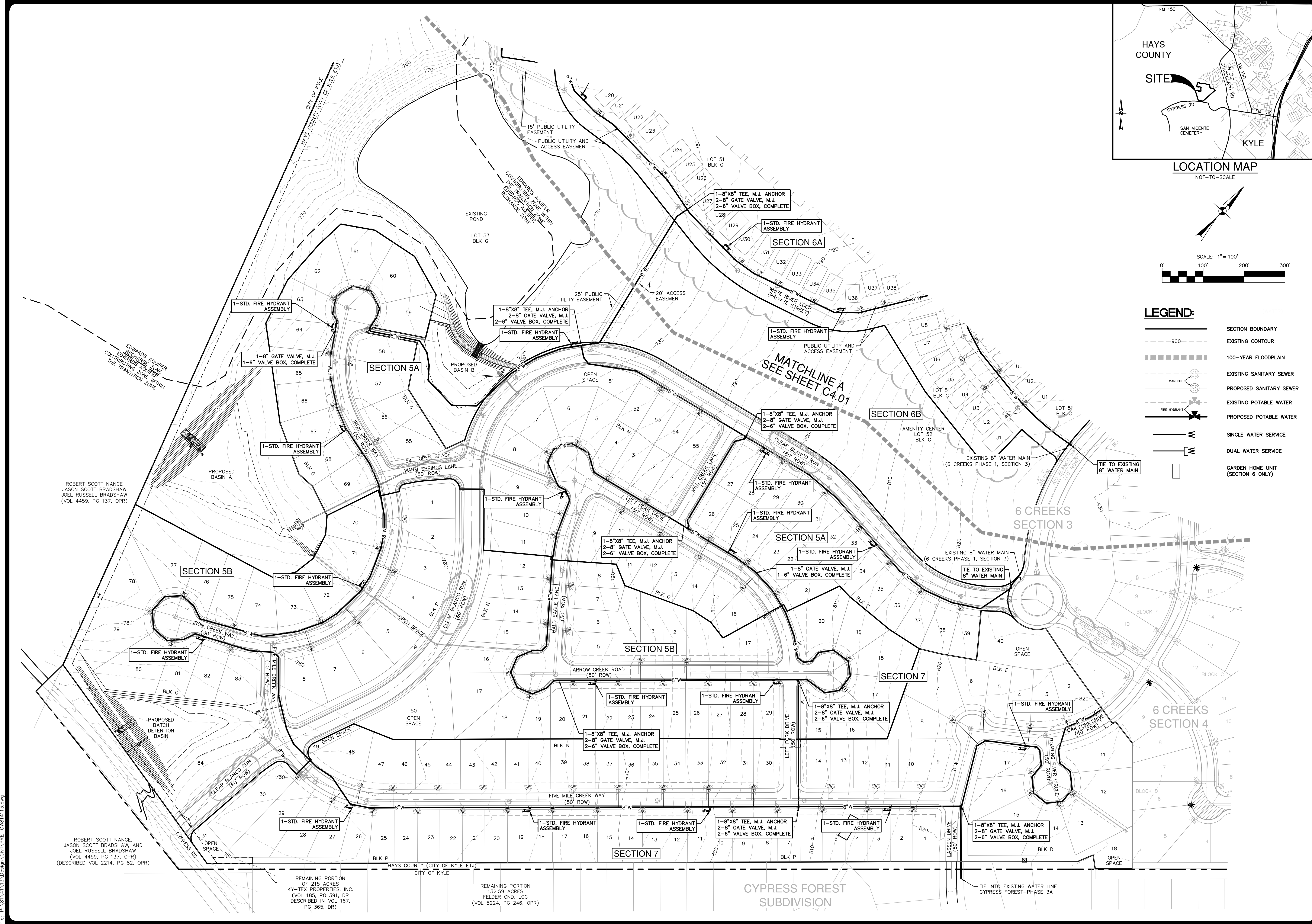
6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 OVERALL SANITARY SEWER PLAN

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C3.01

Date: Jun 18, 2020 2:12pm User: lbh User ID: lbh User File: P:\8141\13\Design\Civil\PRE-DSS\81413.dwg

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Item # 2



LEGEND:

	SECTION BOUNDARY
	EXISTING CONTOUR
	100-YEAR FLOODPLAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING POTABLE WATER
	PROPOSED POTABLE WATER
	SINGLE WATER SERVICE
	DUAL WATER SERVICE
	GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A	06/18/20



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS FIRM REGISTRATION #01088890

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 OVERALL WATER DISTRIBUTION PLAN

PLAT NO.	8141-13
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C4.00

Date: Jun 18, 2020, 2:12pm User: JD_bbbby
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ROBERT SCOTT NANCE
 JASON SCOTT BRADSHAW
 JOEL RUSSELL BRADSHAW
 (VOL. 4459, PG 137, OPR)

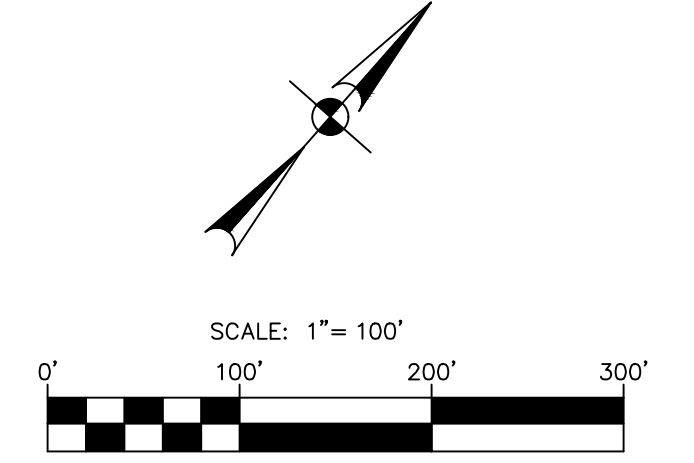
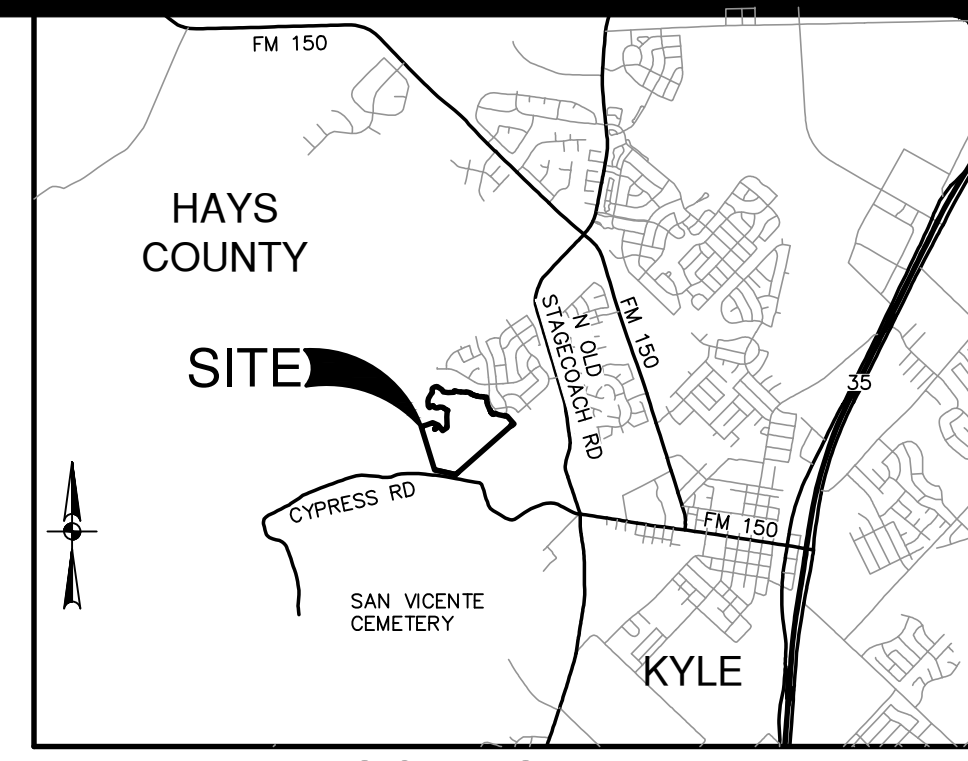
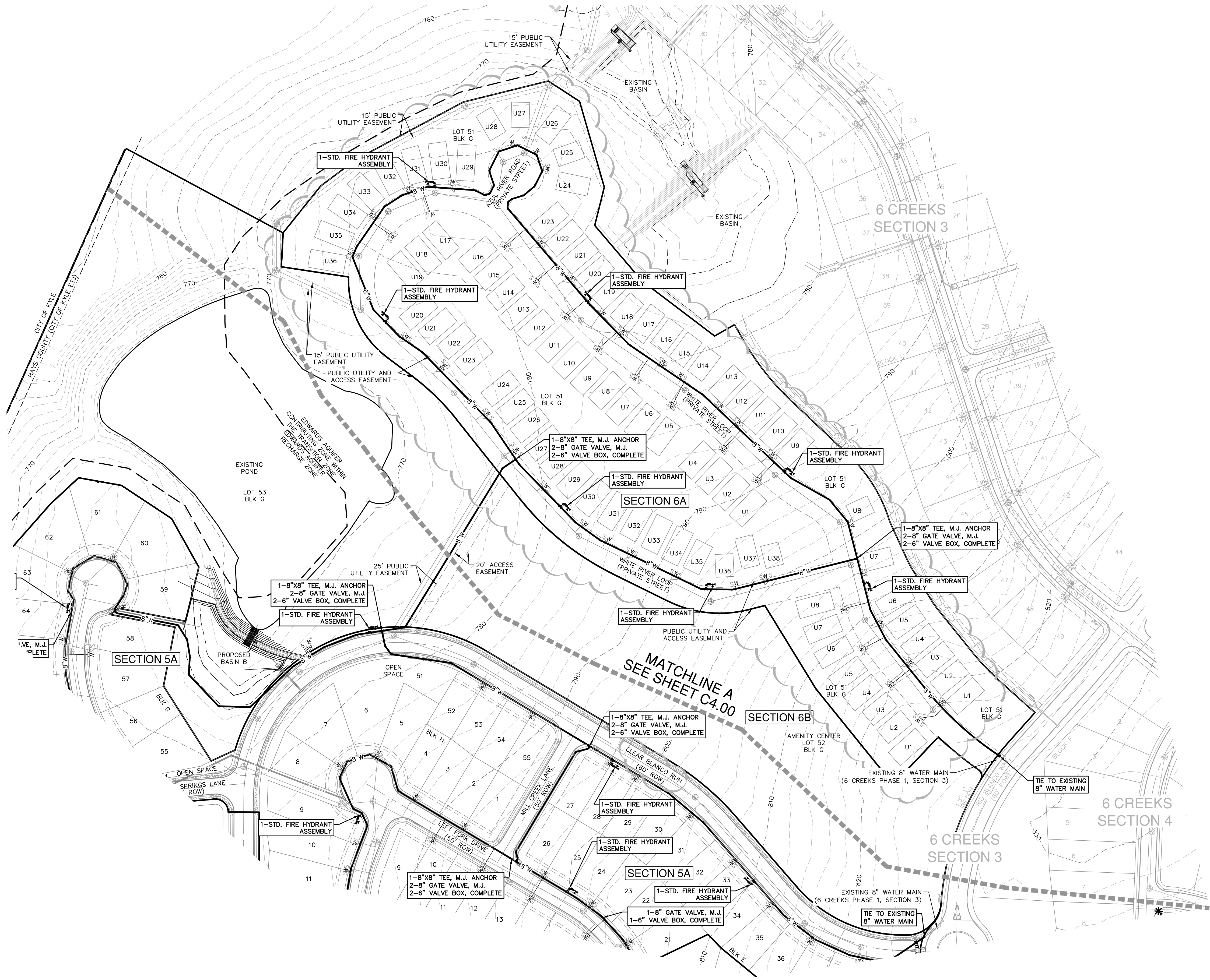
ROBERT SCOTT NANCE,
 JASON SCOTT BRADSHAW, AND
 JOEL RUSSELL BRADSHAW
 (VOL. 4459, PG 137, OPR)
 (DESCRIBED VOL. 2214, PG 82, OPR)

REMAINING PORTION OF 215 ACRES
 KY-TEX PROPERTIES, INC.
 (VOL. 185, PG 391, DR
 DESCRIBED IN VOL. 167,
 PG. 365, DR)

REMAINING PORTION
 132.59 ACRES
 FELDER CND, LCC
 (VOL. 5224, PG 246, OPR)

Doc#: 18_2020_21747 User: lhhahy
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- LEGEND:**
- SECTION BOUNDARY
 - EXISTING CONTOUR
 - 100-YEAR FLOODPLAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING POTABLE WATER
 - PROPOSED POTABLE WATER
 - SINGLE WATER SERVICE
 - DUAL WATER SERVICE
 - GARDEN HOME UNIT (SECTION 6 ONLY)

NO.	REVISION	DATE
1	REVISED STREET NAMES AND SECTION 6A SITE PLAN	06/18/20



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS FIRM REGISTRATION #0188890

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
 PRELIMINARY PLAN
 OVERALL WATER DISTRIBUTION PLAN

PLAT NO.	
JOB NO.	8141-13
DATE	JUNE 2020
DESIGNER	MS
CHECKED	DRAWN LP
SHEET	C4.01



Hays County Development Services
P.O Box 1006 San Marcos TX 78667-1006
2171 Yarrington Road San Marcos TX 78666
512-393-2150 / 512-493-1915 fax

June 8, 2020

Howard Koontz
Director of Planning
City of Kyle

Re: 6 Creeks, Phase One, Sections 5, 6 and 7, Preliminary Plan (PLN-1380-NP)

Mr. Koontz,

The Hays County Development Services staff has had an opportunity to review the aforementioned subdivision for compliance with Hays County subdivision and development regulations. Hays County staff has no further review comments at this time.

Pursuant to the Interlocal Cooperation Agreement between Hays County and the City of Kyle for subdivision regulation within the extraterritorial jurisdiction of the City of Kyle, please move forward with approval of the plat as submitted.

If you have any questions please let me know.

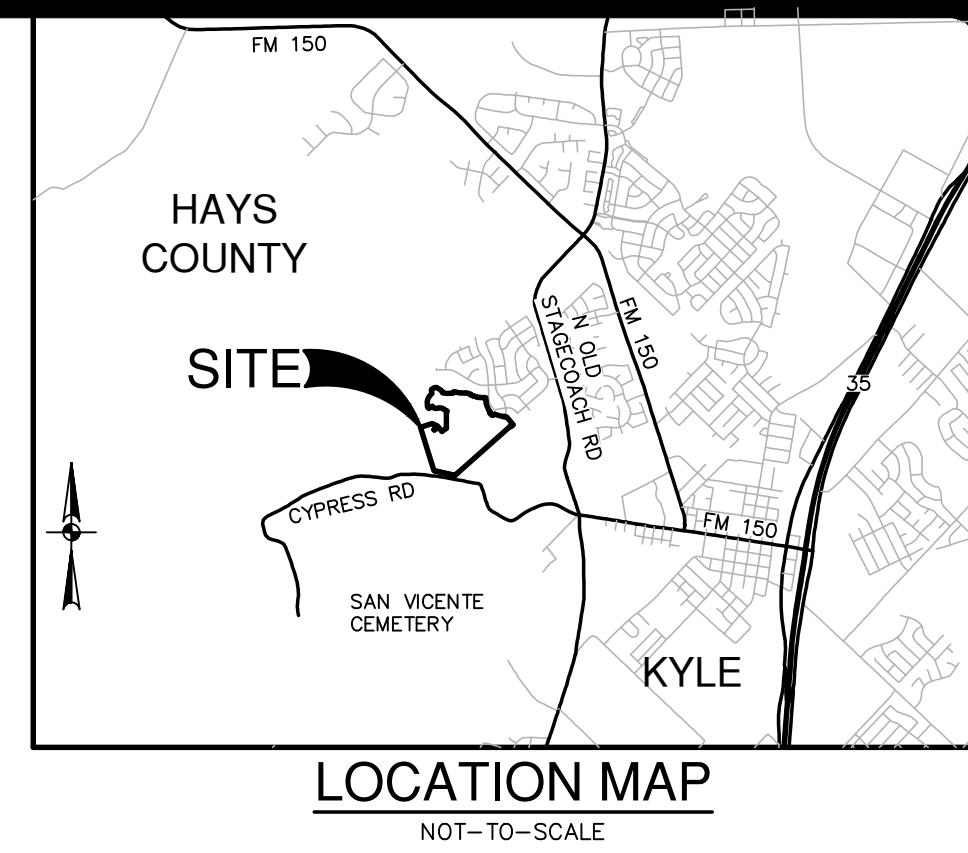
Regards,

Caitlyn J. Strickland

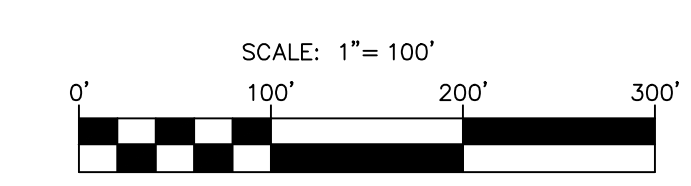
Caitlyn Strickland
Director
Hays County Development Services

LIST OF ROADWAYS			
ROADWAY	DEVELOPMENT AGREEMENT CLASSIFICATION	TOTAL LENGTH (FT)	ROW WIDTH (FT)
COLD RIVER RUN	RESIDENTIAL COLLECTOR	2,951	60
IRON CREEK WAY	RESIDENTIAL LANE	1,282	50
LEFT FORK DRIVE	RESIDENTIAL LANE	1,084	50
BALD EAGLE LANE	RESIDENTIAL LANE	486	50
WARM SPRINGS LANE	RESIDENTIAL LANE	215	50
MILL CREEK LANE	RESIDENTIAL LANE	310	50
FIVE MILE CREEK WAY	RESIDENTIAL LANE	1,935	50
ARROW CREEK ROAD	RESIDENTIAL LANE	724	50
LASSEN DRIVE	RESIDENTIAL LANE	366	50
OAK FORK DRIVE	RESIDENTIAL LANE	337	50
ROARING RIVER CIRCLE	RESIDENTIAL LANE	111	50

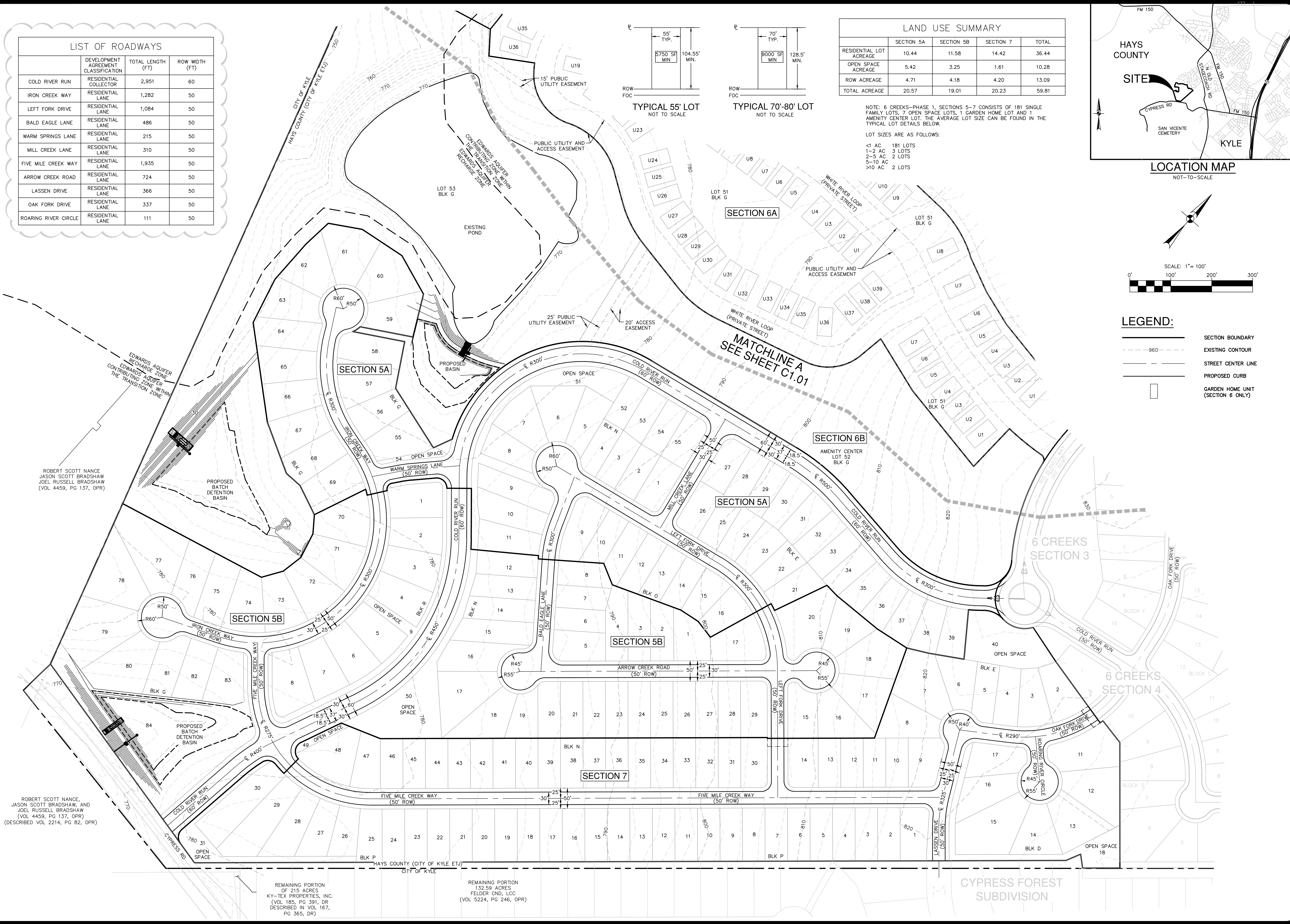
LAND USE SUMMARY				
	SECTION 5A	SECTION 5B	SECTION 7	TOTAL
RESIDENTIAL LOT ACREAGE	10.44	11.58	14.42	36.44
OPEN SPACE ACREAGE	5.42	3.25	1.61	10.28
ROW ACREAGE	4.71	4.18	4.20	13.09
TOTAL ACREAGE	20.57	19.01	20.23	59.81



NO.	REVISION	DATE
1	LIST OF ROADWAYS ADDED	04/15/20



- LEGEND:**
- SECTION BOUNDARY
 - EXISTING CONTOUR
 - STREET CENTER LINE
 - PROPOSED CURB
 - GARDEN HOME UNIT (SECTION 6 ONLY)



Date: May 13, 2020, 11:05am, User: ID: hshy, File: P:\31\41\13\Design\6 Creeks\PRE-SP5B\413.dwg
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ROBERT SCOTT NANCE,
 JASON SCOTT BRADSHAW,
 AND
 JOEL RUSSELL BRADSHAW
 (VOL. 4459, PG. 137, OPR)
 (DESCRIBED VOL. 2214, PG. 82, OPR)

REMAINING PORTION
 OF 215 ACRES
 KY-TEX PROPERTIES, INC.
 (VOL. 185, PG. 391, DR
 DESCRIBED IN VOL. 167,
 PG. 365, DR)

REMAINING PORTION
 132.59 ACRES
 FELDER CND, LLC
 (VOL. 5224, PG. 246, OPR)

6 CREEKS-PHASE 1, SECTIONS 5-7
 HAYS COUNTY, TEXAS
PRELIMINARY PLAN
SITE PLAN

PLAT NO.	8141-13
JOB NO.	MAY 2020
DATE	MS
DESIGNER	LP
CHECKED	LP
SHEET	C1.00



CITY OF KYLE, TEXAS

Casetta Ranch Section One - Final Plat (SUB-19-0080)

Meeting Date: 6/23/2020
Date time:6:30 PM

Subject/Recommendation: Casetta Ranch Section One - Final Plat (SUB-19-0080) 97.646 acres; 121 Single Family Lots, 2 Open Space Lots, 1 Pond, 2 Landscape Lots and 1 Amenity Center for property located off on Bunton Creek Road and Goforth Road.

Staff Proposal to P&Z: Approve the Final Plat.

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

Final Plat

CASETTA RANCH SECTION ONE

STATE OF TEXAS:
COUNTY OF HAYS: KNOW ALL MEN BY THESE PRESENTS

THAT WE, CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 6720 VAUGHT RANCH ROAD, SUITE 200, AUSTIN, TEXAS 78730, OWNER OF 97.646 ACRES OUT OF THE MILTON B. ATKINSON SURVEY, No. 110, ABSTRACT No. 21 AND THE JOHN STEWART LEAGUE, ABSTRACT No. 14, IN HAYS COUNTY, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 19010347, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 38,2652 ACRES OUT OF 97.646 ACRES OF LAND OUT OF THE MILTON B. ATKINSON SURVEY, No. 110, ABSTRACT No. 21 AND THE JOHN STEWART LEAGUE, ABSTRACT No. 14, IN HAYS COUNTY TO BE KNOWN AS

CASETTA RANCH SECTION ONE

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: CLAYTON PROPERTIES GROUP, INC
DBA: BROHN HOMES
ATTN: ADAM BOENIG, VICE PRESIDENT
6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN TEXAS 78730

"STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UPON MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20 _____,

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

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

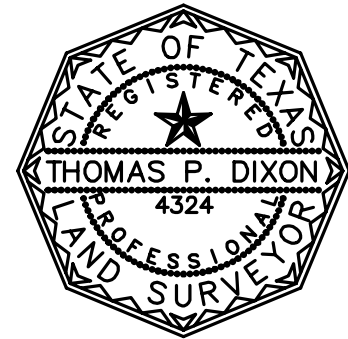
JURISDICTION:
THIS SUBDIVISION LIES WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF KYLE, TEXAS, THIS THE ___ DAY OF ____, 20____, A.D.

ENGINEER'S CERTIFICATION:
I, JOHN D. HINES, AM LICENSED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND IS IN GENERAL ACCORDANCE WITH THE REGULATIONS OF THE CITY OF KYLE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 48209C0405F, DATED 9/2/2005.

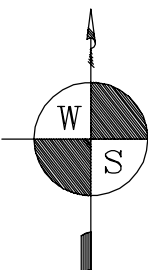
JOHN D. HINES, P.E.
SEAL# 96691

SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 27, 2019.



Thomas P. Dixon
THOMAS P. DIXON R.P.L.S. #4324

12/2/2019
DATE



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
J15343P Ph1

DRAWN BY: BOBO
PARTY CHIEF: P.Teal, C.Dorval, Z.Herman

SUBDIVISION: CASETTA RANCH SUBDIVISION
OWNER: CLAYTON PROPERTIES GROUP, INC.
DBA: BROHN HOMES

SCALE: 50 SCALE
DATE OF PREPARATION: 7/17/2019
PARENT SURVEY: 97.646 ACRES OUT OF THE MILTON B. ATKINSON SURVEY, No. 110, ABSTRACT No. 21 AND THE JOHN STEWART LEAGUE, ABSTRACT No. 14, IN HAYS COUNTY.

REVIEWED BY:

CITY ENGINEER

DIRECTOR OF PUBLIC WORKS

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

DATED THIS ___ DAY OF _____, 20____.

MADAM CHAIRPERSON OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HAYS:

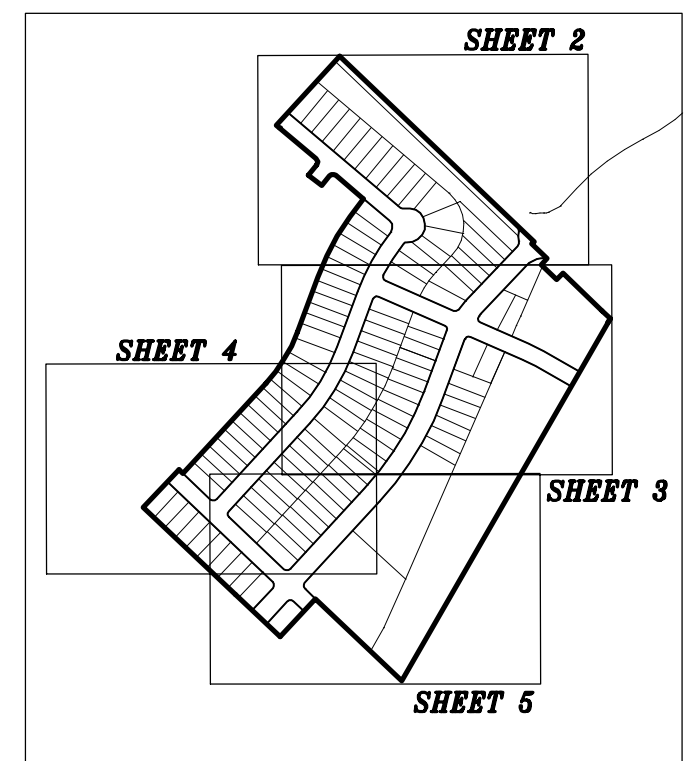
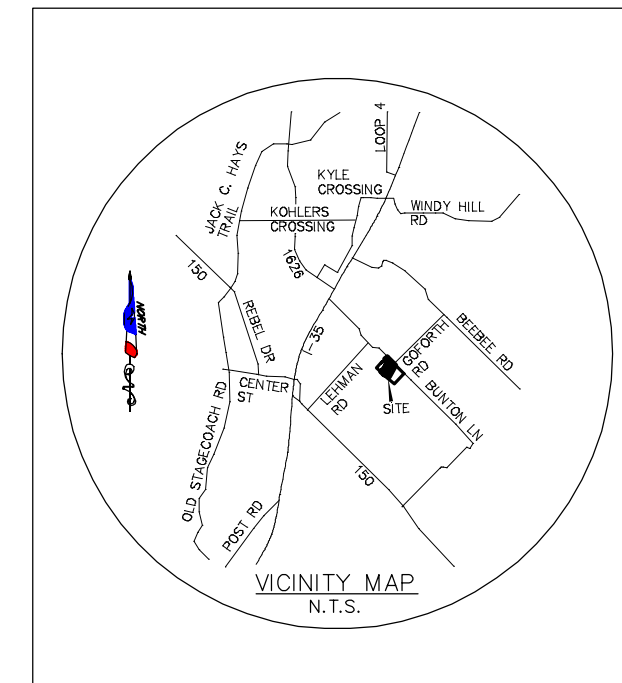
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20____, AT ____ O'CLOCK __M., IN THE DULY RECORDED ON THE ___ DAY OF _____, A.D., 20__ AT ____ O'CLOCK __M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NO. _____.

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

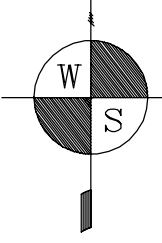
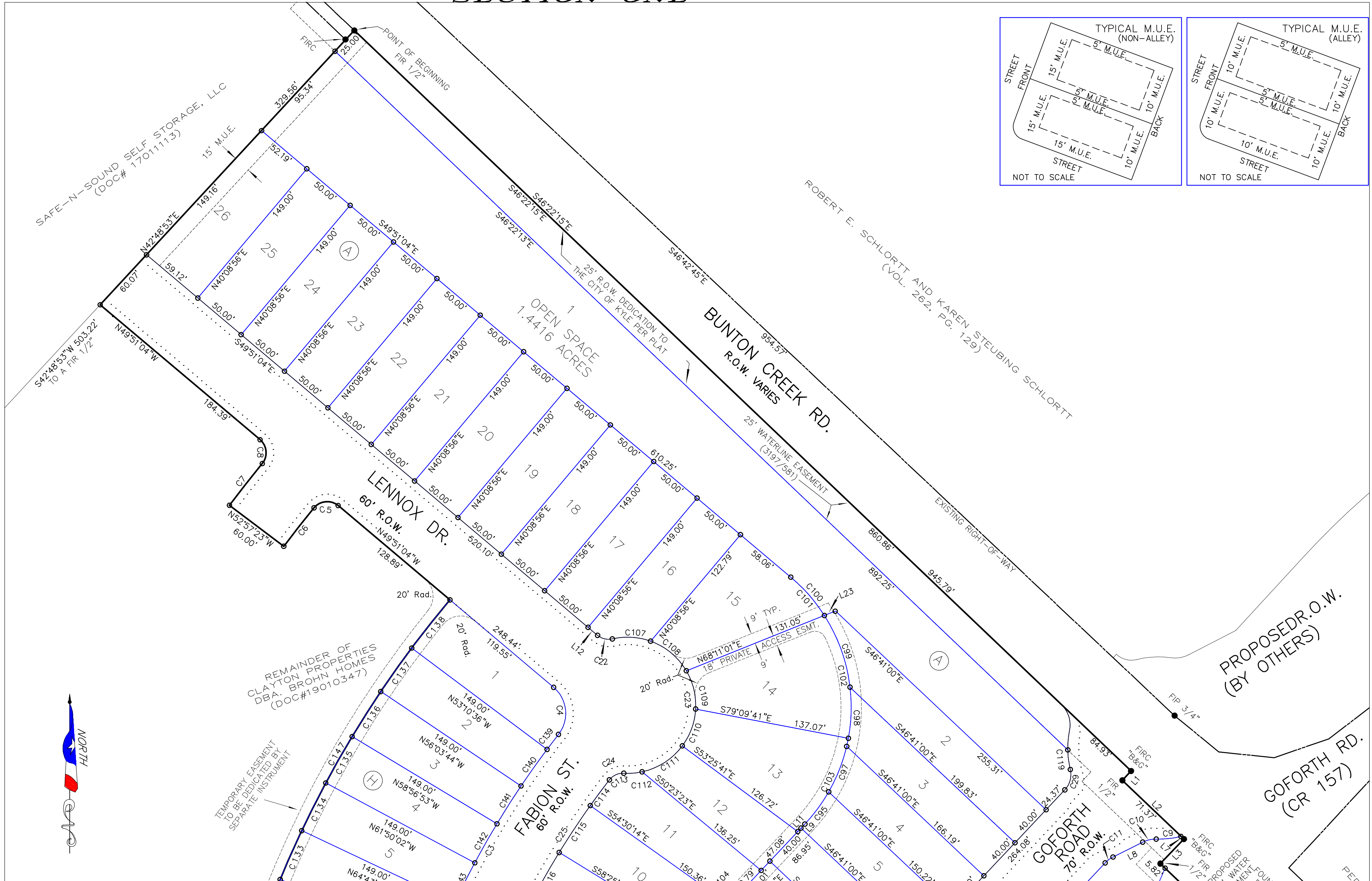
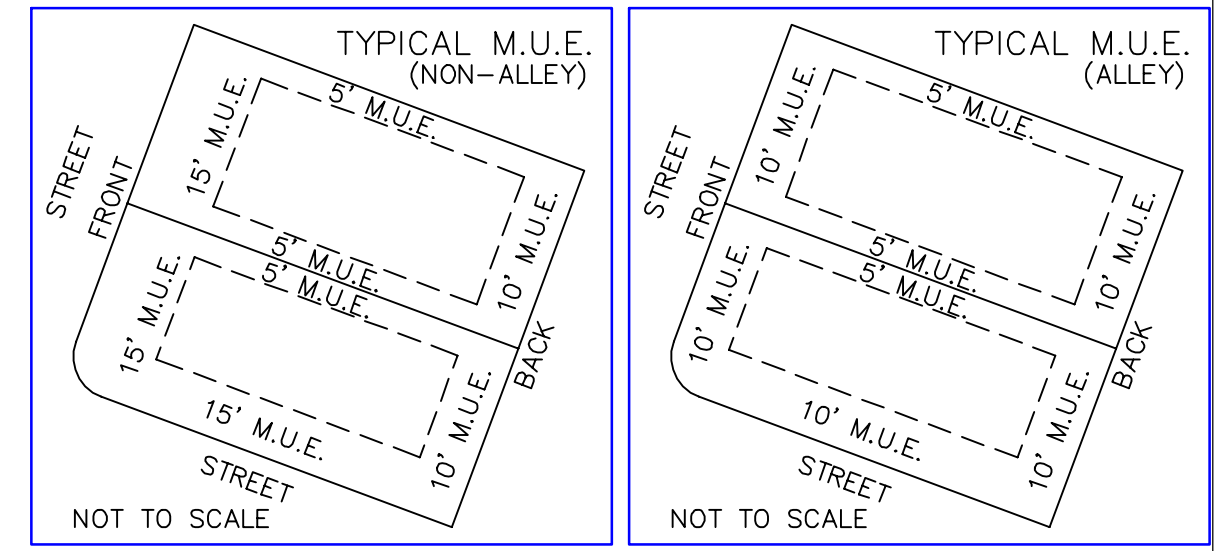
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS.

GENERAL NOTES:

- THE PROVISIONS OF THE CITY OF KYLE DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROPERTY.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED JULY 17, 2019, INCLUDING AMENDMENTS RECORDED IN HAYS COUNTY OFFICIAL PUBLIC RECORDS DOC. NO. 19031785.
- THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHT-OF-WAY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNING BODY.
- ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
- ALL ALLEYS IN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY CITY OF KYLE.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
- OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
- SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 4' BOTH SIDES. 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. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.
- WATER SERVICE WILL BE PROVIDED BY CITY OF KYLE.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.
- MUNICIPAL UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS DESCRIBED IN THE DEVELOPMENT AGREEMENT.
- BUILDING COVERAGE LIMITATION SHALL BE GOVERNED BY THE DEVELOPMENT AGREEMENT.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE. AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.
- LOT 1, BLOCK A; LOT 1 & 4, BLOCK B; LOT 25, BLOCK F ARE DESIGNATED AS OPEN SPACE AND SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 26, BLOCK F IS DESIGNATED AS DETENTION POND AND SHALL BE DEEDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO SECTION 2.02 OF THE DEVELOPMENT AGREEMENT.
- ALL EXISTING EASEMENTS ARE SHOWN AND NOTED ON THE PLAT.
- POST-CONSTRUCTION STORM WATER 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.
- OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- NO FENCES ALLOWED WITHIN 15' M.U.E. ON LOT 26, BLOCK A.
- FOR ALL ALLEY LOAD LOTS WITH A WIDTH OF 35- FEET AND/OR A WIDTH OF 40- FEET, ONE 10- FOOT MUE IS HEREBY DEDICATED ADJACENT TO THE FRONT YARD PUBLIC STREET ROW, ONE 5- FOOT MUE IS HEREBY DEDICATED TO EACH SIDE LOT LINE, EXCEPT FOR CORNER LOTS WHICH WILL HAVE A 10- FOOT MUE DEDICATED, AND ONE REAR 10- FOOT MUE DEDICATED. ALL OTHER LOTS WILL HAVE A FRONT 15- FOOT MUE ADJACENT TO ALL PUBLIC STREET ROW, ONE 5- FOOT SIDE MUE FOR EACH SIDE LOT LINE, AND ONE REAR 10- FOOT MUE HEREBY DEDICATED.
- LOT 48, BLOCK G IS A PRIVATE ACCESS LOT DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR PURPOSES OF A PEDESTRIAN TRAIL AND/OR SIDEWALK.



CASSETTA RANCH
SECTION ONE

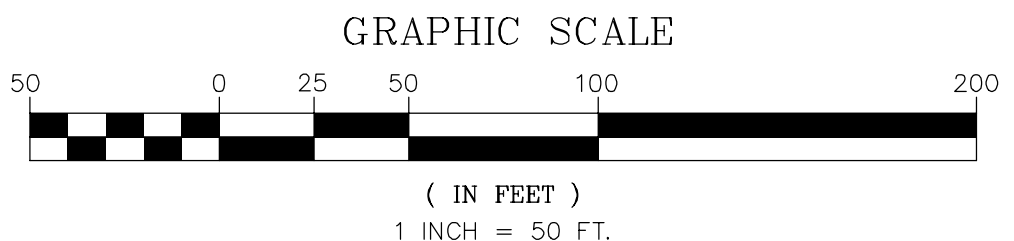


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J15343P Ph1
DRAWN BY: BOBO
PARTY CHIEF: P.Teal, C.Dorval, Z.Herman

LEGEND
 FOUND CORNER ●
 FOUND 1/2" IRON ROD ●
 FOUND IRON ROD W/CAP ●
 FOUND 1/2" IRON PIPE ○
 SET 1/2" IRON ROD W/CAP ○
 LABELED "WATERLOO RPLS 4324" ○
 SIDEWALK ○

Item # 3

SEE SHEET 3

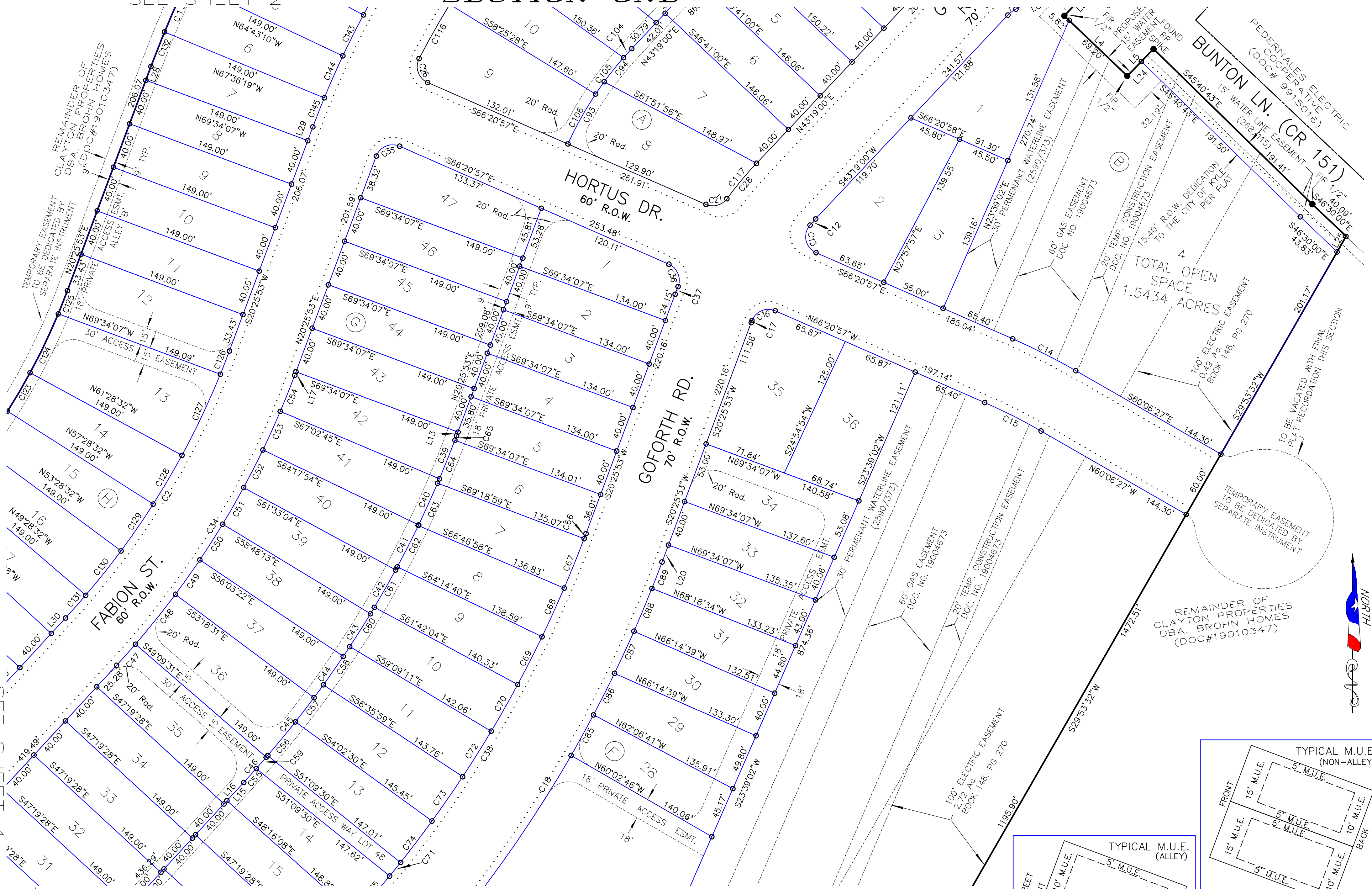


SHEET
2
OF 6
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CASSETTA RANCH

SEE SHEET 2

SECTION ONE



SEE SHEET 5

GRAPHIC SCALE



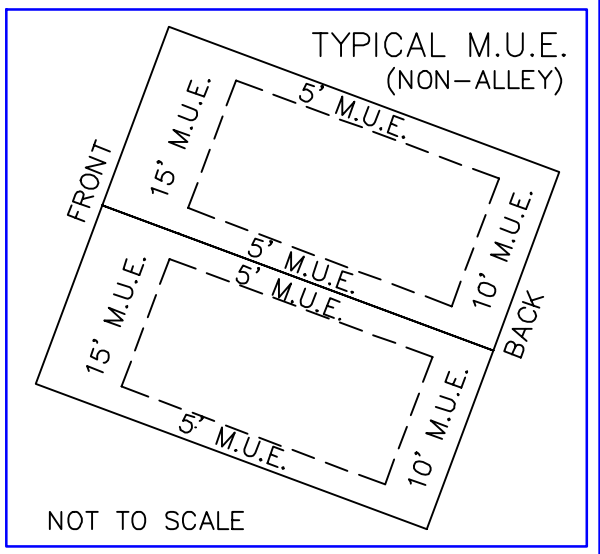
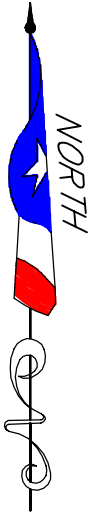
(IN FEET)

1 INCH = 50 FT.

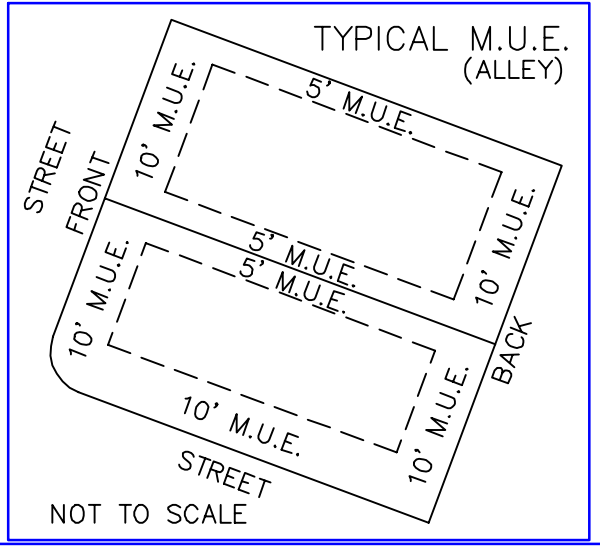
- LEGEND: FOUND CORNER, FOUND 1/2" IRON ROD, FOUND IRON ROD W/CAP, FOUND 1/2" IRON PIPE, SET 1/2" IRON ROD W/CAP, LABELED "WATERLOO RPLS 4324" SIDEWALK, FIR, FIRC, FIP, and a symbol for FOUND 1/2" IRON ROD W/CAP.

Item # 3

WATERLOO SURVEYORS INC. PO BOX 160176 AUSTIN, TEXAS 78716-0176 Phone: 512-481-9602 www.waterlosurveyors.com T.B.P.L.S. FIRM#10124400 J15343P Ph1 DRAWN BY: BOBO PARTY CHIEF: P.Teal, C.Dorval, Z.Herman



NOT TO SCALE



NOT TO SCALE

SHEET 3 OF 6

REMAINDER OF CLAYTON PROPERTIES DBA. BROHN HOMES (DOC#19010347)

TOTAL OPEN SPACE 1.5434 ACRES

(B)

HORTUS DR. 60' R.O.W.

GOFORTH RD. 70' R.O.W.

FABION ST. 60' R.O.W.

BUNTON LN. (CR 151)

FEDERALES ELECTRIC COOPERATIVE (DOC# 9915016)

15' WATER LINE EASEMENT (268/115)

15' WATER EASEMENT FOUND

15' TEMP. CONSTRUCTION EASEMENT TO THE CITY OF KYLE PER PLAT

15'40' R.O.W. DEDICATION

100' ELECTRIC EASEMENT 0.49 AC. BOOK 148, PG 270

60' GAS EASEMENT DOC. NO. 19004673

30' PERMANENT WATERLINE EASEMENT (2590/373)

20' TEMP. CONSTRUCTION EASEMENT DOC. NO. 19004673

60' GAS EASEMENT DOC. NO. 19004673

100' ELECTRIC EASEMENT 0.49 AC. BOOK 148, PG 270

60' GAS EASEMENT DOC. NO. 19004673

20' TEMP. CONSTRUCTION EASEMENT DOC. NO. 19004673

30' PERMANENT WATERLINE EASEMENT (2590/373)

60' GAS EASEMENT DOC. NO. 19004673

100' ELECTRIC EASEMENT 0.49 AC. BOOK 148, PG 270

60' GAS EASEMENT DOC. NO. 19004673

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30' PERMANENT WATERLINE EASEMENT (2590/373)

60' GAS EASEMENT DOC. NO. 19004673

100' ELECTRIC EASEMENT 0.49 AC. BOOK 148, PG 270

60' GAS EASEMENT DOC. NO. 19004673

TO BE VACATED WITH FINAL PLAT RECORDATION THIS SECTION

TEMPORARY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT

30' PERMANENT WATERLINE EASEMENT (2590/373)

60' GAS EASEMENT DOC. NO. 19004673

20' TEMP. CONSTRUCTION EASEMENT DOC. NO. 19004673

15'40' R.O.W. DEDICATION TO THE CITY OF KYLE PER PLAT

15' WATER EASEMENT FOUND

15' WATER LINE EASEMENT (268/115)

FEDERALES ELECTRIC COOPERATIVE (DOC# 9915016)

BUNTON LN. (CR 151)

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30' PERMANENT WATERLINE EASEMENT (2590/373)

60' GAS EASEMENT DOC. NO. 19004673

100' ELECTRIC EASEMENT 0.49 AC. BOOK 148, PG 270

SEE SHEET 4

CASETTA RANCH

SECTION ONE

BEING 38.2652 ACRES OUT OF 97.646 ACRES OF LAND OUT OF THE MILTON B. ATKINSON SURVEY No. 110 ABSTRACT No. 21 AND THE JOHN STEWART LEAGUE ABS No. 14 IN HAYS COUNTY AND BEING THE SAME TRACT CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DOING BUSINESS IN TEXAS AS BROHN HOMES AS RECORDED IN DOCUMENT No. 19010347, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 38.2652 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF BUNTON CREEK ROAD, BEING THE NORTHERN MOST CORNER OF SAID 97.646 ACRES, ALSO BEING THE EASTERN MOST CORNER OF THAT CERTAIN TRACT CONVEYED TO SAFE-N-SOUND SELF STORAGE BY DEED RECORDED IN DOCEUMENT No. 17011113, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF BUNTON CREEK ROAD AND THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT, THE FOLLOWING EIGHT (#1-8) CALLS:

- 1) SOUTH 46°22'15" EAST FOR A DISTANCE OF 945.79 FEET TO A FOUND CAPPED IRON ROD STAMPED "B&G";
- 2) SOUTH 42°57'30" WEST FOR A DISTANCE OF 11.19 FEET TO A FOUND 1/2" IRON ROD;
- 3) SOUTH 46°20'00" EAST FOR A DISTANCE OF 74.97 FEET TO A FOUND CAPPED IRON ROD STAMPED "B&G";
- 4) SOUTH 43°44'41" WEST FOR A DISTANCE OF 29.99 FEET TO A FOUND 1/2" IRON ROD;
- 5) SOUTH 46°16'00" EAST FOR A DISTANCE OF 75.02 FEET TO A FOUND 1/2" IRON PIPE;
- 6) NORTH 44°15'03" EAST FOR A DISTANCE OF 32.44 FEET TO A FOUND RAIL ROAD SPIKE;
- 7) SOUTH 45°40'43" EAST FOR A DISTANCE OF 191.41 FEET TO A FOUND 1/2" IRON ROD;
- 8) SOUTH 46°30'00" EAST FOR A DISTANCE OF 40.09 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";

THENCE OVER AND ACROSS SAID 97.646 ACRES, THE FOLLOWING 3 (#1-3) CALLS:

- 1) SOUTH 29°53'32" WEST FOR A DISTANCE OF 1472.51 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 2) NORTH 46°33'21" WEST FOR A DISTANCE OF 420.03 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 3) SOUTH 43°26'39" WEST FOR A DISTANCE OF 182.05 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" IN THE SOUTHWEST LINE OF SAID 97.646 ACRE TRACT, FROM WHICH A FOUND 1/2" IRON ROD IN THE SOUTHWEST LINE OF SAID 97.646 ACRE TRACT BEARS SOUTH 46°43'25" EAST AT A DISTANCE OF 269.56 FEET;

THENCE WITH THE SOUTHWEST LINE OF SAID 97.646 ACRES TRACT AND THE NORTHEAST LINE OF THAT CERTAIN 342.14 ACRE TRACT CONVEYED TO WALTON TEXAS, L.P., BY DEED RECORDED IN VOLUME 4399, PAGE 768, DEED RECORDS OF HAYS COUNTY, TEXAS, THE FOLLOWING 2 (#1-2) CALLS:

- 1) NORTH 46°43'25" WEST FOR A DISTANCE OF 214.89 FEET TO A FOUND 1/2" IRON ROD;
- 2) NORTH 46°41'32" WEST FOR A DISTANCE OF 446.97 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FROM WHICH A FOUND 1/2" IRON ROD THE THE WESTERLY MOST CORNER OF SAID 97.646 ACRE TRACT BEARS NORTH 46°41'32" WEST AT A DISTANCE OF 622.84 FEET;

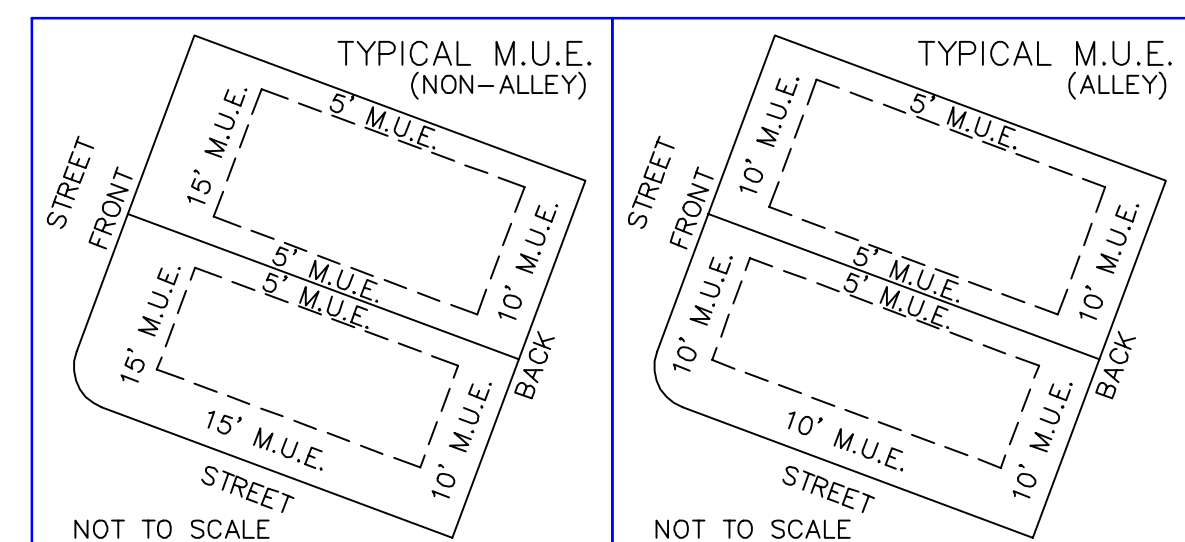
THENCE OVER AND ACROSS SAID 97.646 ACRE TRACT, THE FOLLOWING 13 (1-13) CALLS:

- 1) NORTH 43°26'39" EAST FOR A DISTANCE OF 183.73 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 2) SOUTH 46°33'21" EAST FOR A DISTANCE OF 18.37 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 3) NORTH 42°40'32" EAST FOR A DISTANCE OF 431.49 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 551 FEET;
- 4) FOLLOWING SAID CURVE FOR A LENGTH OF 213.92 FEET, WHOSE CHORD BEARS NORTH 31°33'12" EAST FOR A DISTANCE OF 212.58 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR THE POINT OF TANGENCY;
- 5) NORTH 20°25'53" EAST FOR A DISTANCE OF 206.07 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324", FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 934 FEET;
- 6) FOLLOWING SAID CURVE FOR A LENGTH OF 321.42 FEET, WHOSE CHORD BEARS NORTH 30°17'24" EAST FOR A DISTANCE OF 319.84 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 7) NORTH 49°51'04" WEST FOR A DISTANCE OF 128.89 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET;
- 8) FOLLOWING SAID CURVE FOR A LENGTH OF 23.78 FEET, WHOSE CHORD BEARS SOUTH 84°44'32" WEST FOR A DISTANCE OF 21.37 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR THE POINT OF COMPOUND CURVATURE, CURVING TO THE LEFT, HAVING A RADIUS OF 1078.85 FEET;
- 9) FOLLOWING SAID CURVE FOR A LENGTH OF 43.16 FEET, WHOSE CHORD BEARS SOUTH 38°11'23" WEST FOR A DISTANCE OF 43.16 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324";
- 10) NORTH 52°57'23" WEST FOR A DISTANCE OF 60.00 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1131.25 FEET;
- 11) FOLLOWING SAID CURVE FOR A LENGTH OF 46.82 FEET, WHOSE CHORD BEARS NORTH 38°13'07" EAST FOR A DISTANCE OF 46.81 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR A POINT OF REVERSE CURVATURE, CURVING TO THE LEFT, HAVING A RADIUS OF 15.00 FEET;
- 12) FOLLOWING SAID CURVE FOR A LENGTH OF 23.37 FEET, WHOSE CHORD BEARS NORTH 5°12'42" WEST FOR A DISTANCE OF 21.08 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" FOR A POINT OF TANGENCY;
- 13) NORTH 49°51'04" WEST FOR A DISTANCE OF 184.39 FEET TO A SET CAPPED IRON ROD STAMPED "WATERLOO RPLS 4324" IN THE NORTHWEST LINE OF SAID 97.646 ACRE TRACT AND THE SOUTHEAST LINE OF THAT CERTAIN TRACT CONVEYED TO SAFE-N-SOUND SELF STORAGE, LLC, BY DEED RECORDED IN DOCUMENT No. 17011113, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD FOR AN INTERIOR ELL CORNER OF SAID 97.646 ACRE TRACT BEARS SOUTH 42°48'53" WEST AT A DISTANCE OF 503.22 FEET;

THENCE WITH THE COMMON LINE OF SAID 97.646 ACRE TRACT AND SAID SAFE-N-SOUND TRACT, NORTH 42°48'53" EAST FOR A DISTANCE OF 329.56 FEET TO THE POINT OF BEGINNING CONTAINING 38.2652 ACRES MORE OR LESS.

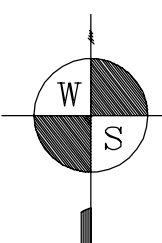
REMAINDER OF
CLAYTON PROPERTIES
DBA. BROHN HOMES
(DOC#19010347)

TEMPORARY EASEMENT
TO BE DEDICATED BY
SEPARATE INSTRUMENT



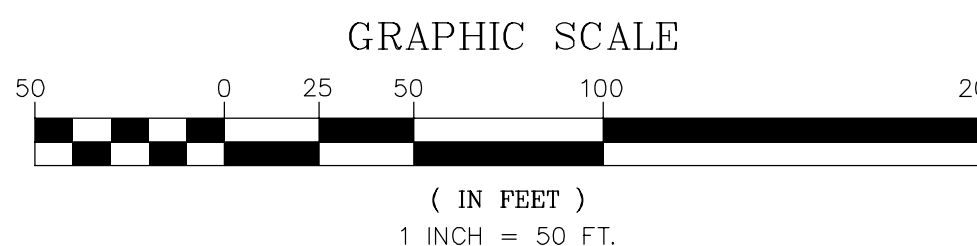
LEGEND

- FOUND CORNER
- FOUND 1/2" IRON ROD
- FOUND IRON ROD W/CAP
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/CAP
- LABELED "WATERLOO RPLS 4324"
- SIDEWALK
- FIR
- FIR C
- FIR P



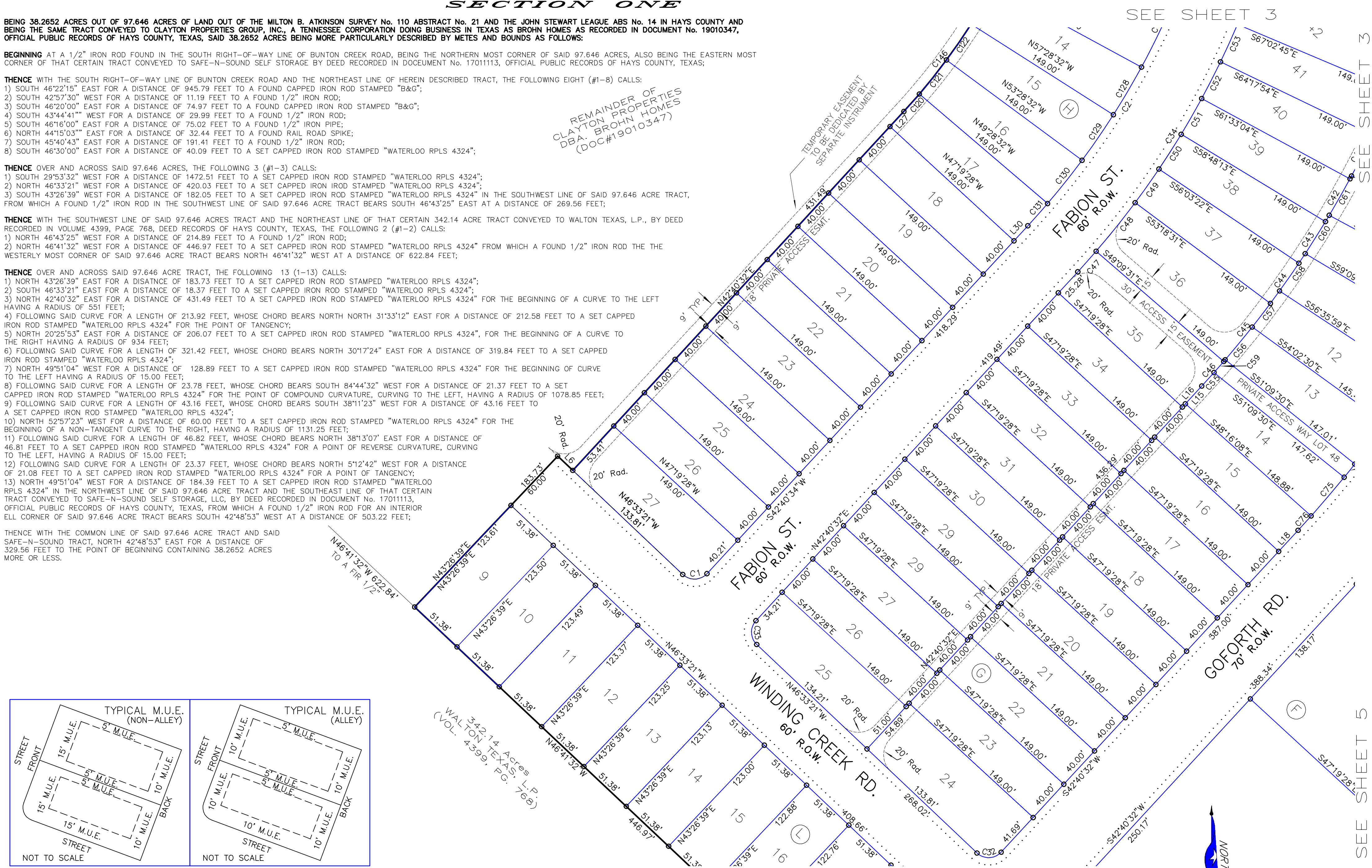
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AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
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J15343P Ph1
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PARTY CHIEF: P.Teal, C.Dorval, Z.Herman

Item # 3



SHEET
4
OF 6

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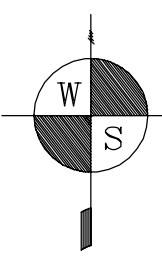
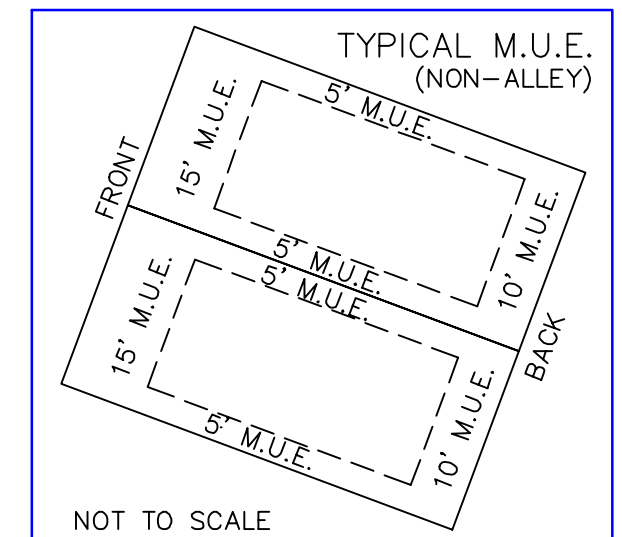
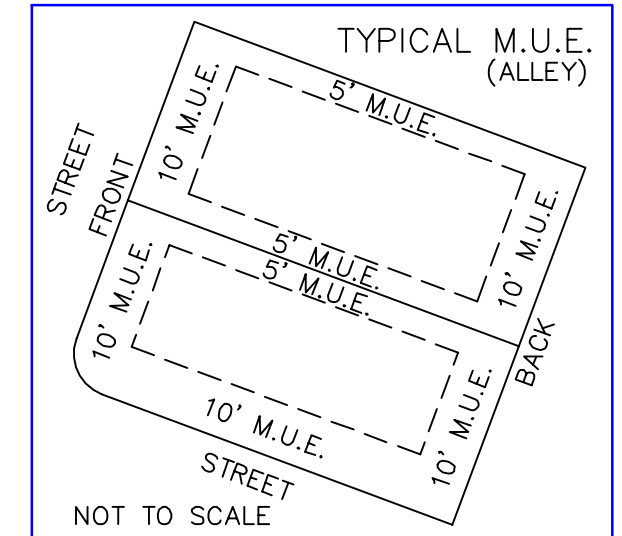
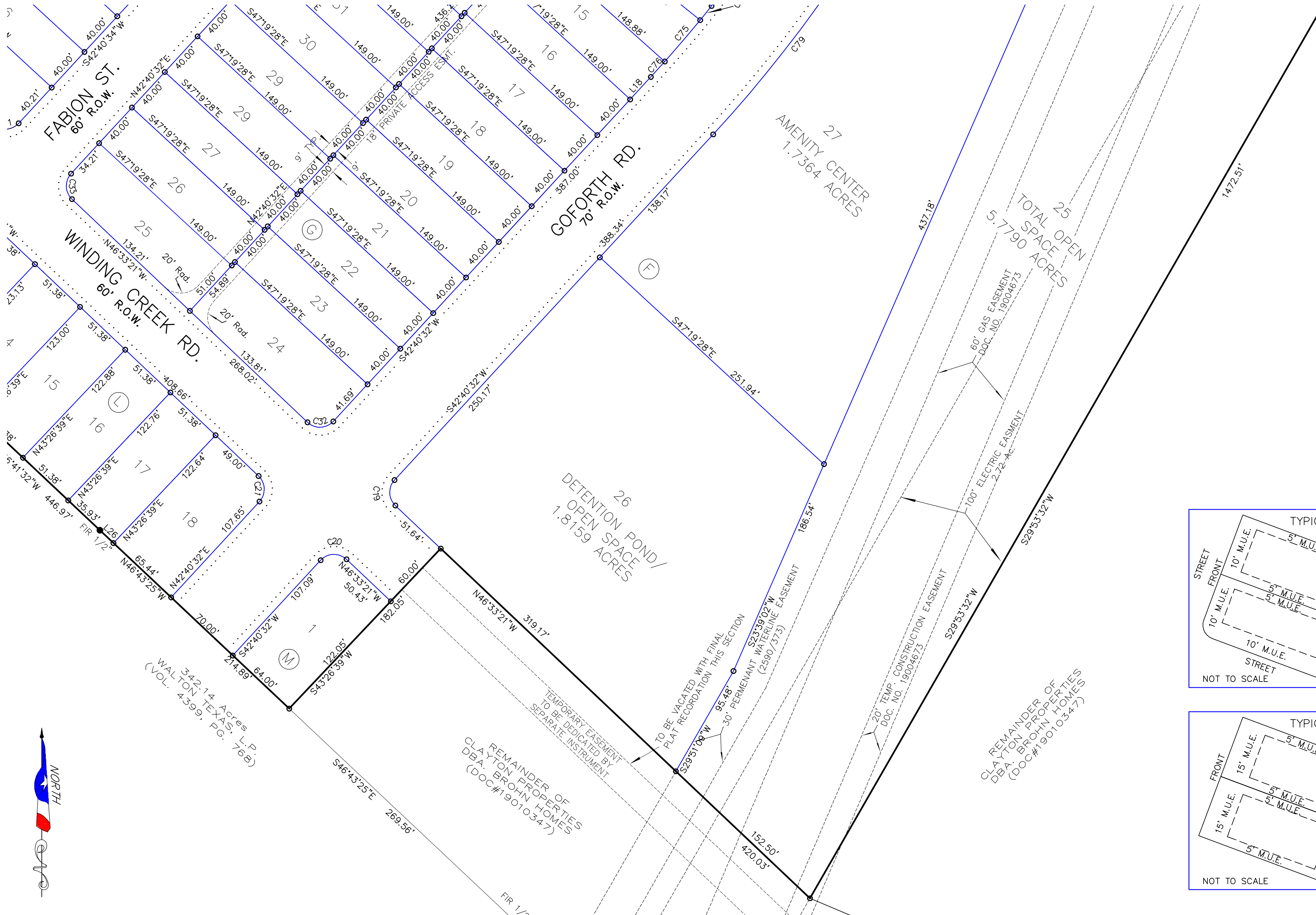


CASSETTA RANCH

SECTION ONE

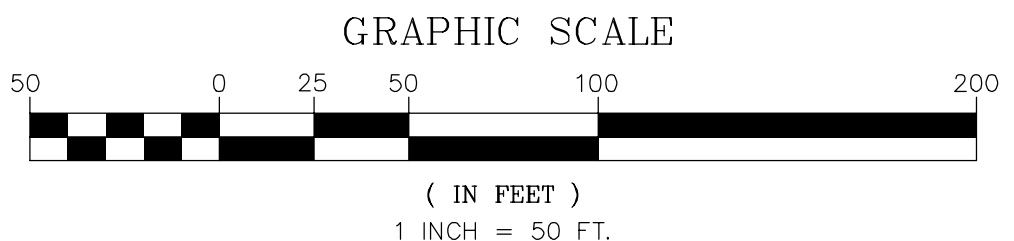
SEE SHEET 3

SEE SHEET 4



WATERLOO SURVEYORS INC.
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 T.B.P.L.S. FIRM#10124400
 J15343P Ph1
 DRAWN BY: BOBO
 PARTY CHIEF: P.Teal, C.Dorval, Z.Herman

LEGEND
 FOUND CORNER ●
 FOUND 1/2" IRON ROD ●
 FOUND IRON ROD W/CAP ●
 FOUND 1/2" IRON PIPE ○
 SET 1/2" IRON ROD W/CAP ○
 LABELED "WATERLOO RPLS 4324" ○
 SIDEWALK



Item # 3

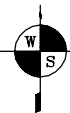
CASSETTA RANCH SECTION ONE

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°46'39"	23.76	15.00'	N88°03'35"E	21.36'
C2	22°14'47"	271.76	699.93'	N31°33'10"E	270.06'
C3	17°36'29"	241.24	785.00'	N29°14'07"E	240.30'
C4	87°52'41"	46.02	30.00'	N5°53'59"W	41.64'
C5	90°48'47"	23.78	15.00'	S84°44'32"W	21.37'
C6	21°31'51"	43.16	1078.85'	S38°11'23"W	43.16'
C7	2°22'16"	46.82	1131.25'	N38°13'07"E	46.81'
C8	89°12'48"	23.37	15.00'	N5°12'42"W	21.08'
C9	15°43'16"	21.95	80.00'	N83°38'28"E	21.88'
C10	28°10'55"	12.30	25.00'	S77°24'33"W	12.17'
C11	20°00'00"	8.73	25.00'	S53°19'00"W	8.68'
C12	1°32'55"	7.16	265.00'	S42°32'33"W	7.16'
C13	108°07'02"	28.31	15.00'	S12°17'26"E	24.29'
C14	6°14'30"	61.01	560.00'	N63°13'42"W	60.97'
C15	6°14'30"	54.47	500.00'	N63°13'42"W	54.44'
C16	92°48'39"	24.30	15.00'	S67°14'44"W	21.73'
C17	0°24'32"	1.89	265.00'	S20°38'08"W	1.89'
C18	22°14'40"	430.94	1110.00'	N31°33'12"E	428.24'
C19	89°13'54"	23.36	15.00'	S1°56'25"E	21.07'
C20	90°46'06"	23.76	15.00'	S88°03'35"W	21.35'
C21	89°13'54"	23.36	15.00'	N1°56'25"W	21.07'
C22	53°07'48"	13.91	15.00'	S76°24'59"E	13.42'
C23	196°13'31"	205.49	60.00'	N4°52'07"W	118.80'
C24	55°30'52"	14.53	15.00'	S65°29'12"W	13.97'
C25	10°23'30"	131.49	725.00'	S32°32'01"W	131.31'
C26	93°41'12"	24.53	15.00'	S19°30'21"E	21.88'
C27	77°10'00"	20.20	15.00'	N75°04'03"E	18.71'
C28	6°49'57"	39.95	335.00'	S39°54'02"W	39.93'
C29	56°47'17"	19.33	19.50'	N14°55'22"E	18.55'
C32	90°46'06"	23.76	15.00'	N88°03'35"E	21.35'
C33	88°51'41"	23.34	15.05'	S1°56'25"E	21.07'
C34	22°14'40"	295.06	760.00'	N31°33'12"E	293.21'
C35	93°13'11"	24.40	15.00'	S67°02'28"W	21.80'
C36	87°59'33"	23.04	15.00'	N22°21'10"W	20.84'
C37	11°24'44"	7.09	335.00'	S21°02'15"W	7.09'
C38	22°14'40"	403.77	1040.00'	N31°33'12"E	401.24'
C39	2°31'22"	40.03	909.00'	N21°41'34"E	40.02'
C40	2°44'51"	43.59	909.00'	N24°19'40"E	43.58'
C41	2°44'51"	43.59	909.00'	N27°04'31"E	43.58'
C42	2°44'51"	43.59	909.00'	N29°49'22"E	43.58'
C43	2°44'51"	43.59	909.00'	N32°34'13"E	43.58'
C44	2°44'50"	43.59	909.03'	N35°19'03"E	43.58'
C45	4°09'00"	65.84	909.01'	N38°45'59"E	65.83'
C46	1°50'03"	29.10	909.00'	N41°45'31"E	29.10'
C47	1°50'04"	24.33	760.00'	N41°45'31"E	24.33'
C48	4°09'00"	55.05	760.00'	N38°45'59"E	55.04'
C49	2°44'50"	36.44	760.02'	N35°19'03"E	36.44'
C50	2°44'51"	36.44	760.01'	N32°34'13"E	36.44'
C51	2°44'51"	36.44	760.01'	N29°49'22"E	36.44'
C52	2°44'50"	36.44	760.04'	N27°04'31"E	36.44'
C53	2°44'51"	36.44	760.01'	N24°19'40"E	36.44'
C54	2°31'22"	33.46	760.02'	N21°41'34"E	33.46'
C55	1°00'53"	16.10	909.00'	N42°10'06"E	16.10'
C58	2°21'50"	37.51	909.00'	N39°31'57"E	37.50'
C57	2°31'19"	40.01	909.00'	N37°05'22"E	40.01'
C58	2°31'19"	40.01	909.00'	N34°34'03"E	40.01'
C59	0°56'47"	15.01	909.00'	N41°11'16"E	15.01'
C60	2°31'19"	40.01	909.00'	N32°02'44"E	40.01'
C61	2°31'19"	40.01	909.00'	N29°31'25"E	40.01'
C62	2°31'19"	40.01	909.00'	N27°00'05"E	40.01'
C63	2°31'19"	40.01	909.00'	N24°28'46"E	40.01'
C64	2°31'20"	40.01	909.00'	N21°57'26"E	40.01'
C65	0°15'54"	4.20	909.00'	N20°33'50"E	4.20'
C66	0°15'09"	4.58	1040.00'	N20°33'27"E	4.58'
C67	2°32'00"	45.99	1040.00'	N21°57'01"E	45.98'
C68	2°32'18"	46.08	1040.00'	N24°29'11"E	46.07'
C69	2°32'36"	46.17	1040.00'	N27°01'38"E	46.16'
C70	2°32'54"	46.25	1040.00'	N29°34'23"E	46.25'
C71	0°49'35"	15.00	1040.00'	N38°50'30"E	15.00'
C72	2°33'11"	46.34	1040.00'	N32°07'25"E	46.34'
C73	2°33'29"	46.43	1040.00'	N34°40'45"E	46.43'
C74	2°28'13"	44.84	1040.00'	N37°11'36"E	44.84'
C75	2°28'35"	45.95	1040.00'	N40°29'35"E	44.94'
C76	0°56'40"	17.14	1040.00'	N42°12'12"E	17.14'

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C79	12°43'18"	246.46	1110.00'	N36°18'53"E	245.96'
C85	20°03'55"	40.01	1110.00'	N28°55'17"E	40.01'
C86	2°04'04"	40.06	1110.00'	N26°51'17"E	40.06'
C87	2°03'55"	40.01	1110.00'	N24°47'18"E	40.01'
C88	2°03'55"	40.01	1110.00'	N22°43'23"E	40.01'
C89	1°15'33"	24.40	1110.00'	N21°03'39"E	24.40'
C90	5°40'33"	29.72	300.00'	N26°29'19"E	29.71'
C93	11°52'28"	62.17	300.00'	S30°17'38"W	62.06'
C94	7°05'08"	37.10	300.00'	S39°46'26"W	37.08'
C95	13°31'00"	35.39	150.00'	N36°33'30"E	35.30'
C97	16°30'34"	43.22	150.00'	N21°32'43"E	43.07'
C98	20°03'53"	52.53	150.00'	N3°15'30"W	52.26'
C99	25°50'29"	67.65	150.00'	N19°41'41"W	67.08'
C100	17°14'09"	45.12	150.00'	N41°14'00"W	44.95'
C101	17°14'09"	45.12	150.00'	N41°14'00"W	44.95'
C102	43°06'42"	112.87	150.00'	N11°03'34"W	110.22'
C103	32°49'13"	85.92	150.00'	N26°54'24"E	84.75'
C104	2°00'29"	10.51	300.00'	S42°18'46"W	10.51'
C105	7°33'02"	39.53	300.00'	S37°32'00"W	39.51'
C106	8°24'06"	49.23	289.99'	S29°03'27"W	49.17'
C107	32°40'07"	34.21	60.00'	N86°38'50"W	33.75'
C108	39°52'09"	41.75	60.00'	N50°22'41"W	40.91'
C109	31°36'34"	35.18	60.00'	N13°38'49"W	34.68'
C110	33°25'21"	35.00	60.00'	N19°51'38"E	34.51'
C111	41°13'11"	43.17	60.00'	N57°10'55"E	42.24'
C112	15°27'19"	16.18	59.99'	N85°31'05"E	16.13'
C113	55°30'15"	14.53	15.00'	S65°29'12"W	13.97'
C114	2°13'59"	28.26	724.99'	S36°36'46"W	28.26'
C115	3°55'15"	49.61	725.00'	S33°32'09"W	49.60'
C116	4°14'16"	63.62	725.02'	S29°27'24"W	53.61'
C117	6°49'58"	39.95	335.00'	S39°54'02"W	39.93'
C119	12°29'26"	17.44	80.00'	S71°33'4"E	17.40'
C120	2°09'04"	20.69	551.00'	N41°36'00"E	20.88'
C121	3°59'59"	38.47	551.02'	N38°31'28"E	38.46'
C122	4°00'00"	38.47	550.99'	N34°31'28"E	38.46'
C123	4°00'00"	38.47	550.98'	N30°31'28"E	38.46'
C124	5°51'00"	56.26	550.99'	N25°35'59"E	56.23'
C125	2°14'38"	21.58	551.03'	N21°33'12"E	21.58'
C126	1°43'39"	21.57	715.42'	N21°18'16"E	21.57'
C127	6°18'25"	77.31	702.29'	N25°21'39"E	77.27'
C128	3°59'06"	48.87	702.65'	N30°31'41"E	48.86'
C129	4°00'00"	48.87	689.98'	N34°31'27"E	48.86'
C130	4°00'01"	48.87	689.95'	N38°31'39"E	48.86'
C131	2°08'41"	26.28	702.05'	N41°36'00"E	26.28'
C132	1°57'49"	32.01	934.00'	S21°24'47"W	32.01'
C133	2°53'08"	47.04	934.02'	S23°50'16"W	47.04'
C134	2°53'09"	47.04	934.00'	S26°43'24"W	47.04'
C135	2°53'08"	47.04	934.01'	S29°36'33"W	47.04'
C136	2°53'08"	47.04	934.01'	S32°29'41"W	47.04'
C137	2°53'08"	47.04	934.01'	S35°22'50"W	47.04'
C138	3°19'31"	54.21	934.01'	S38°29'09"W	54.20'
C139	1°15'14"	16.66	761.08'	S37°25'19"W	16.65'
C140	3°00'04"	39.54	754.85'	S35°22'50"W	39.53'
C141	3°03'25"	39.54	741.05'	S32°29'41"W	39.53'
C142	3°04'43"	39.54	735.84'	S29°36'33"W	39.53'
C143	2°50'21"	39.54	787.86'	S26°44'37"W	39.53'
C144	2°55'36"	39.54	774.00'	S23°50'16"W	39.53'
C145	2°02'50"	26.90	753.01'	S21°25'15"W	26.90'
C146	22°14'40"	213.92	551.00'	N31°33'12"E	212.58'
C147	19°43'02"	321.42	934.00'	N30°17'24"E	319.84'

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S42°57'30"W	11.19'
L2	S46°20'00"E	74.97'
L3	S43°44'41"W	29.99'
L4	S46°16'00"E	75.02'
L5	N44°15'03"E	32.45'
L6	S46°33'21"E	18.37'
L7	S48°48'43"E	3.60'
L8	S63°19'00"W	29.26'
L9	N43°19'00"E	4.94'
L10	N43°19'00"E	20.24'
L11	N43°19'00"E	9.08'
L12	S49°51'04"E	10.98'
L13	N20°25'53"E	3.27'
L14	N42°40'32"E	11.38'
L16	N42°40'32"E	25.28'
L17	N20°25'53"E	3.27'
L18	S42°40'32"W	25.31'
L19	S42°40'32"W	17.87'
L20	S20°25'53"W	15.61'
L23	N68°11'01"E	10.21'
L24	N44°15'03"E	17.44'
L25	N29°53'32"E	15.59'
L26	N46°43'25"W	15.45'
L27	N42°40'32"E	18.08'
L28	N20°25'53"E	12.64'
L29	S20°25'53"W	12.63'
L30	S42°40'34"W	18.08'

LAND USE AREAS	
PHASE 1	38,2652 ac.
R.O.W.	7,1452 ac.
BLOCK A	6,2846 ac.
BLOCK B	2,1245 ac.
BLOCK F	10,3343 ac.
BLOCK G	6,6798 ac.
BLOCK H	4,0212 ac.
BLOCK L	1,4878 ac.
BLOCK M	0,1806 ac.



WATERLOO SURVEYORS INC.
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 T.B.P.L.S. FIRM#10124400
 J15343P Ph1
 DRAWN BY: BOBO
 PARTY CHIEF: P.Teal, C.Dorval, Z.Herman

Item # 3

SHEET
6
OF 6

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CITY OF KYLE, TEXAS

Bunton Creek Reserve Phase 3 - Final Plat (SUB-20-0115)

Meeting Date: 6/23/2020
Date time:6:30 PM

Subject/Recommendation: Bunton Creek Reserve Phase 3 - Final Plat (SUB-20-0115) 30.60 acres; 144 Single Family Lots and 5 Open Space Lots for property located off of Bunton Reserve Boulevard.

Staff Proposal to P&Z: Approve the Final Plat.

Other Information: See attached.

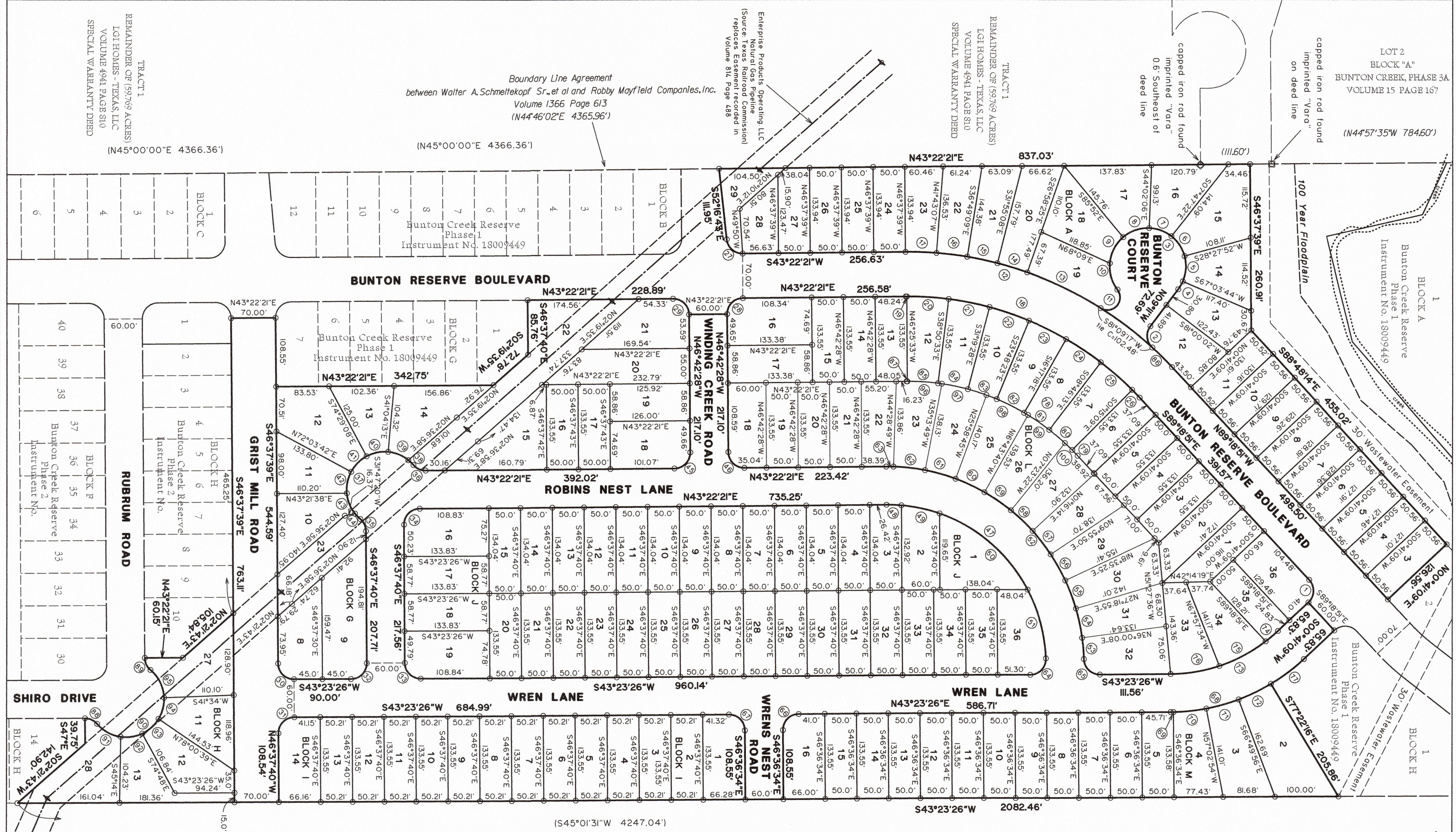
Legal Notes: N/A

Budget Information: N/A

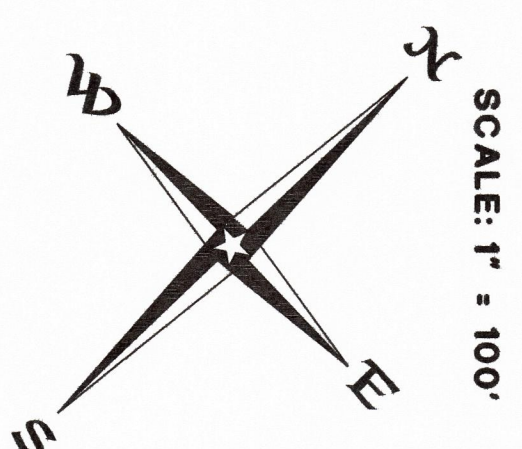
ATTACHMENTS:

Description

☐ Final Plat



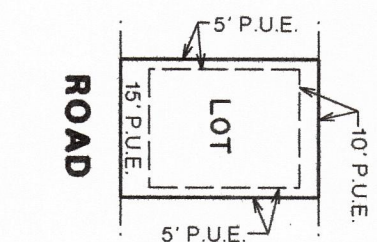
- Legend**
- ⊗ 1/2" Iron Rod Found with plastic cap
 - ⊙ Imprinted "Varo" as noted herein
 - ⊙ 60D Nail Found
 - ⊙ 1/2" Iron Rod Found with plastic cap Imprinted with "Hot Carson, Inc."
 - (Record Bearing and Distance)
 - DE = Drainage Easement
 - M.U.E. = Municipal Utility Easement
 - W.W.E. = Wastewater Easement



SCALE: 1" = 100'

ROBERT CARSON SURVEY
ABSTRACT NO. 135

DETAIL
TYPICAL EASEMENTS



(200,668 ACRES)
RRC KYLE LLC
Instrument No. 19045928
General Warranty Deed

BUNTON CREEK RESERVE PHASE 3

Item # 4

CURVE DATA

- (1) Δ= 90°00'00"
R= 25.00'
T= 25.00'
C= 35.36'
A= 39.27'
CB= S44°18'51"E
- (2) Δ= 84°30'19"
R= 25.00'
T= 22.71'
C= 35.36'
A= 36.87'
CB= N51°26'07"W
- (3) Δ= 254°22'18"
R= 60.00'
T= N/A
C= 95.60'
A= 266.38'
CB= S43°37'54"W
- (4) Δ= 13°45'19"
R= 60.00'
T= 7.24'
C= 14.37'
A= 40.42'
CB= N16°03'37"W
- (5) Δ= 38°35'51"
R= 60.00'
T= 21.01'
C= 39.66'
A= 37.97'
CB= N79°39'45"W
- (6) Δ= 36°15'14"
R= 60.00'
T= 19.64'
C= 37.33'
A= 37.96'
CB= S64°05'16"W
- (7) Δ= 36°14'44"
R= 60.00'
T= 19.64'
C= 37.33'
A= 37.96'
CB= S24°45'11"W
- (8) Δ= 42°25'27"
R= 60.00'
T= 23.29'
C= 45.86'
A= 44.43'
CB= S18°55'37"E
- (9) Δ= 44°56'09"
R= 60.00'
T= 24.81'
C= 45.86'
A= 47.08'
CB= S18°55'37"E
- (10) Δ= 42°09'34"
R= 60.00'
T= 23.13'
C= 43.16'
A= 44.15'
CB= S62°28'29"E
- (11) Δ= 159°33'06"
R= 20.00'
T= 110.89'
C= 39.36'
A= 55.89'
CB= S3°46'43"E
- (12) Δ= 32°37'30"
R= 570.00'
T= 166.81'
C= 320.20'
A= 55.89'
CB= S59°41'05"W
- (13) Δ= 12°58'15"
R= 570.00'
T= 64.80'
C= 128.76'
A= 129.04'
CB= S69°50'43"W
- (14) Δ= 4°56'44"
R= 570.00'
T= 24.61'
C= 49.18'
A= 49.20'
CB= S60°33'14"W
- (15) Δ= 4°54'01"
R= 570.00'
T= 24.39'
C= 48.73'
A= 48.74'
CB= S55°37'52"W
- (16) Δ= 4°54'32"
R= 570.00'
T= 24.43'
C= 48.82'
A= 48.84'
CB= S45°49'37"W
- (17) Δ= 4°54'32"
R= 570.00'
T= 24.43'
C= 48.82'
A= 48.84'
CB= N67°01'45"E
- (18) Δ= 47°18'49"
R= 500.00'
T= 219.04'
C= 401.26'
A= 412.89'
CB= N67°01'45"E
- (19) Δ= 0°12'07"
R= 500.00'
T= 0.98'
C= 1.76'
A= 1.76'
CB= N43°28'24"E
- (20) Δ= 7°35'00"
R= 500.00'
T= 33.14'
C= 66.13'
A= 66.18'
CB= N47°21'57"E
- (21) Δ= 7°31'05"
R= 500.00'
T= 32.85'
C= 65.56'
A= 65.61'
CB= N54°55'00"E
- (22) Δ= 7°31'05"
R= 500.00'
T= 32.85'
C= 65.56'
A= 65.61'
CB= N62°26'04"E
- (23) Δ= 7°31'05"
R= 500.00'
T= 32.85'
C= 65.56'
A= 65.61'
CB= N69°57'09"E
- (24) Δ= 7°31'05"
R= 500.00'
T= 32.85'
C= 65.56'
A= 65.61'
CB= N77°28'14"E
- (25) Δ= 7°31'05"
R= 500.00'
T= 32.85'
C= 65.56'
A= 65.61'
CB= N84°59'19"E
- (26) Δ= 1°56'18"
R= 500.00'
T= 8.46'
C= 16.91'
A= 16.91'
CB= N89°43'00"E
- (27) Δ= 84°20'56"
R= 25.00'
T= 22.65'
C= 35.37'
A= 36.80'
CB= S85°32'48"W
- (28) Δ= 90°04'49"
R= 25.00'
T= 25.04'
C= 35.38'
A= 39.30'
CB= N1°40'04"W
- (29) Δ= 89°55'11"
R= 25.00'
T= 24.96'
C= 35.33'
A= 39.23'
CB= N88°19'56"E
- (30) Δ= 89°58'54"
R= 25.00'
T= 24.99'
C= 35.35'
A= 39.26'
CB= S88°22'53"W
- (31) Δ= 90°01'05"
R= 25.00'
T= 25.01'
C= 35.36'
A= 39.28'
CB= N1°37'07"W
- (32) Δ= 90°01'06"
R= 25.00'
T= 25.01'
C= 35.36'
A= 39.28'
CB= S1°37'07"E
- (33) Δ= 89°58'55"
R= 25.00'
T= 24.99'
C= 35.35'
A= 39.26'
CB= S34°38'14"E
- (34) Δ= 90°00'00"
R= 25.00'
T= 25.00'
C= 35.36'
A= 39.27'
CB= N1°37'40"W
- (35) Δ= 49°40'47"
R= 25.00'
T= 11.57'
C= 21.00'
A= 21.68'
CB= S71°28'04"E
- (36) Δ= 49°40'47"
R= 25.00'
T= 11.57'
C= 21.00'
A= 21.68'
CB= S68°12'44"W
- (37) Δ= 189°21'35"
R= 60.00'
T= N/A
C= 119.60'
A= 198.30'
CB= S1°37'40"E
- (38) Δ= 10°43'52"
R= 60.00'
T= 5.64'
C= 11.22'
A= 11.24'
CB= N87°41'13"W
- (39) Δ= 88°10'52"
R= 250.00'
T= 242.19'
C= 347.90'
A= 384.76'
CB= N87°27'47"E
- (40) Δ= 33°25'00"
R= 60.00'
T= 18.01'
C= 34.50'
A= 35.00'
CB= S65°36'45"W
- (41) Δ= 33°25'00"
R= 60.00'
T= 18.01'
C= 34.50'
A= 35.00'
CB= S32°11'46"W
- (42) Δ= 14°07'08"
R= 250.00'
T= 30.96'
C= 61.45'
A= 61.61'
CB= N55°50'35"E
- (43) Δ= 25°44'50"
R= 250.00'
T= 57.14'
C= 182.86'
A= 187.20'
CB= N84°21'16"E
- (44) Δ= 33°25'00"
R= 60.00'
T= 18.01'
C= 34.50'
A= 35.00'
CB= S34°38'14"E
- (45) Δ= 25°44'50"
R= 250.00'
T= 57.14'
C= 182.86'
A= 187.20'
CB= S61°19'12"E
- (46) Δ= 8°39'36"
R= 310.00'
T= 23.47'
C= 46.81'
A= 46.85'
CB= N75°44'22"W
- (47) Δ= 8°39'36"
R= 310.00'
T= 23.47'
C= 46.81'
A= 46.85'
CB= N84°23'58"W
- (48) Δ= 8°39'36"
R= 310.00'
T= 23.47'
C= 46.81'
A= 46.85'
CB= S86°56'26"W
- (49) Δ= 8°39'36"
R= 310.00'
T= 23.47'
C= 46.81'
A= 46.85'
CB= N84°23'58"W
- (50) Δ= 8°39'36"
R= 310.00'
T= 23.47'
C= 46.81'
A= 46.85'
CB= S77°56'29"W
- (51) Δ= 9°20'18"
R= 310.00'
T= 25.32'
C= 50.47'
A= 50.53'
CB= S68°38'48"W
- (52) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S99°23'43"W
- (53) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S68°38'48"W
- (54) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S99°23'43"W
- (55) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S50°08'38"W
- (56) Δ= 2°08'45"
R= 310.00'
T= 5.81'
C= 11.61'
A= 11.61'
CB= S44°26'43"W
- (57) Δ= 8°40'46"
R= 310.00'
T= 23.53'
C= 46.92'
A= 46.96'
CB= N50°54'52"W
- (58) Δ= 6°08'34"
R= 310.00'
T= 16.63'
C= 33.22'
A= 33.24'
CB= N50°54'52"W
- (59) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S87°45'53"W
- (60) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S61°19'12"E
- (61) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= S87°45'53"W
- (62) Δ= 9°15'05"
R= 310.00'
T= 25.08'
C= 50.00'
A= 50.05'
CB= N50°54'52"W
- (63) Δ= 2°08'45"
R= 310.00'
T= 5.81'
C= 11.61'
A= 11.61'
CB= N58°19'33"W
- (64) Δ= 9°47'02"
R= 310.00'
T= 26.53'
C= 52.87'
A= 52.94'
CB= N28°03'35"E
- (65) Δ= 9°47'02"
R= 310.00'
T= 26.53'
C= 52.87'
A= 52.94'
CB= N28°03'35"E
- (66) Δ= 9°47'02"
R= 310.00'
T= 26.53'
C= 52.87'
A= 52.94'
CB= N37°46'29"E
- (67) Δ= 9°47'02"
R= 310.00'
T= 26.53'
C= 52.87'
A= 52.94'
CB= N42°59'39"E
- (68) Δ= 47°18'49"
R= 366.45'
T= 160.53'
C= 294.08'
A= 302.61'
CB= N28°03'30"E
- (69) Δ= 47°18'49"
R= 366.45'
T= 160.53'
C= 294.08'
A= 302.61'
CB= N88°23'26"E
- (70) Δ= 12°02'25"
R= 310.00'
T= 32.69'
C= 65.02'
A= 65.14'
CB= N88°23'26"E
- (71) Δ= 17°54'55"
R= 250.00'
T= 59.41'
C= 77.85'
A= 78.17'
CB= N1°36'34"W
- (72) Δ= 19°00'39"
R= 250.00'
T= 41.86'
C= 82.40'
A= 82.57'
CB= N1°36'34"W
- (73) Δ= 5°46'63"
R= 250.00'
T= 12.62'
C= 25.50'
A= 25.21'
CB= S3°34'30"W
- (74) Δ= 5°46'63"
R= 250.00'
T= 12.62'
C= 25.50'
A= 25.21'
CB= S15°58'11"W
- (75) Δ= 19°00'39"
R= 250.00'
T= 41.86'
C= 82.40'
A= 82.57'
CB= S15°58'11"W
- (76) Δ= 7°35'00"
R= 366.45'
T= 24.08'
C= 48.05'
A= 48.08'
CB= S54°55'00"W
- (77) Δ= 7°35'00"
R= 366.45'
T= 24.08'
C= 48.05'
A= 48.08'
CB= S47°21'57"W
- (78) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S88°29'57"W
- (79) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S43°28'24"W
- (80) Δ= 0°12'07"
R= 366.45'
T= 0.65'
C= 1.29'
A= 1.29'
CB= S43°28'24"W
- (81) Δ= 8°44'34"
R= 366.45'
T= 28.01'
C= 55.86'
A= 55.92'
CB= S88°29'57"W
- (82) Δ= 8°44'34"
R= 366.45'
T= 28.01'
C= 55.86'
A= 55.92'
CB= S47°21'57"W
- (83) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S88°29'57"W
- (84) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S47°21'57"W
- (85) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S43°28'24"W
- (86) Δ= 4°22'25"
R= 570.00'
T= 21.77'
C= 43.50'
A= 43.51'
CB= S43°28'24"W
- (87) Δ= 0°12'07"
R= 366.45'
T= 0.65'
C= 1.29'
A= 1.29'
CB= S43°28'24"W
- (88) Δ= 0°12'07"
R= 366.45'
T= 0.65'
C= 1.29'
A= 1.29'
CB= S43°28'24"W
- (89) Δ= 49°40'47"
R= 25.00'
T= 11.57'
C= 21.00'
A= 21.68'
CB= N1°37'07"E
- (90) Δ= 49°40'47"
R= 25.00'
T= 11.57'
C= 21.00'
A= 21.68'
CB= N1°37'07"E
- (91) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (92) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (93) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (94) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (95) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (96) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (97) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (98) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (99) Δ= 11°21'48"
R= 366.45'
T= 36.46'
C= 72.56'
A= 72.68'
CB= N11°21'48"E
- (100) Δ= 4°25'34"
R= 366.45'
T= 14.16'
C= 28.30'
A= 28.31'
CB= N88°28'22"E

BUNTON CREEK RESERVE PHASE 3

GENERAL NOTES:

1. ALL STREETS, DRAINAGE STRUCTURES AND PERMANENT EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC WATER SUPPLY SYSTEM.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.
4. NO PORTION OF THIS SUBDIVISION IS WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL No. 48209C 0405F, DATED SEPTEMBER 2, 2005.
5. UTILITY SERVICE:
 - WATER: COUNTY LINE S.U.D.
 - WASTEWATER: CITY OF KYLE
 - ELECTRIC: FEDERMALES ELECTRIC COOPERATIVE, INC.
 - GAS: ENTEX
 - SCHOOL: HAYS COUNTY I.S.D.
6. ELEVATION BENCHMARKS:
 - A. 3/4" IRON ROD SET WITH AN ALUMINUM CAP IN CONCRETE NEAR NORTHWEST CORNER OF BUNTON CREEK RESERVE PHASE I, ELEVATION = 604.90'
 - B. 3/4" IRON ROD SET WITH AN ALUMINUM CAP IN CONCRETE NEAR SOUTHEAST CORNER OF BUNTON CREEK RESERVE PHASE I, ELEVATION = 614.90'
7. NO OBJECTS, INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERRECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE.
8. PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
9. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNER OR HIS/HER ASSIGNS.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF BUNTON RESERVE BOULEVARD, WINDING CREEK ROAD, GRIST MILL ROAD, WRENS NEST ROAD, BUNTON RESERVE COURT, ROBINS NEST LANE, SHIRO DRIVE, AND WREN LANE. 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.
11. THIS SUBDIVISION IS LOCATED WITHIN THE BUNTON CREEK WATERSHED.
12. A FIFTEEN FEET (15') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY.
13. ACCESS TO CORNER LOTS IS LIMITED TO FRONT STREET ONLY.
14. ALL SIDEWALKS WILL BE CONSTRUCTED TO MEET OR EXCEED 2010 ADA STANDARDS.
15. A FIVE FEET (5') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LINE OF ALL LOTS. A TEN FEET (10') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE REAR LINE OF ALL LOTS.
16. THE FOLLOWING LOTS ARE HEREBY DEDICATED AS OPEN SPACE LOTS:
 - LOT 29 BLOCK A
 - LOT 22 BLOCK G
 - LOT 23 BLOCK G
 - LOT 27 BLOCK H
 - LOT 28 BLOCK H

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

I 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, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR EXACTIONS MADE HEREIN.

TO BE KNOWN AS

BUNTON CREEK RESERVE PHASE 3

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE CITY OF KYLE FOR THE PUBLIC USE OF THE STREETS, EASEMENTS AND TRAILS SHOWN HEREON.

KEITH PEARSON VP OF LAND
STARBLIGHT HOMES OF TEXAS, AS LIMITED AGENT FOR
CW-BUNTON, LLC
10721 RESEARCH BLVD, SUITE B-210
AUSTIN, TEXAS 78759

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED KEITH PEARSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____ 20__

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

REVIEWED BY: _____
CITY ENGINEER _____
REVIEWED BY: _____

DIRECTOR OF PUBLIC WORKS _____

CITY OF KYLE:
CERTIFICATE OF APPROVAL:
APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____
20__ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE.

CHAIRPERSON _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, HOLT CARSON, 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 IS WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

SURVEYED BY: _____ DATE _____

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
FIRM REGISTRATION 10050700

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, STEPHEN R. JAMISON, P.E. DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

THE 100 YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

ENGINEERING BY: _____ DATE _____

STEPHEN R. JAMISON P.E.
JAMISON CIVIL ENGINEERING, LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBP# FIRM REG. F-17756

THE STATE OF TEXAS
COUNTY OF HAYS

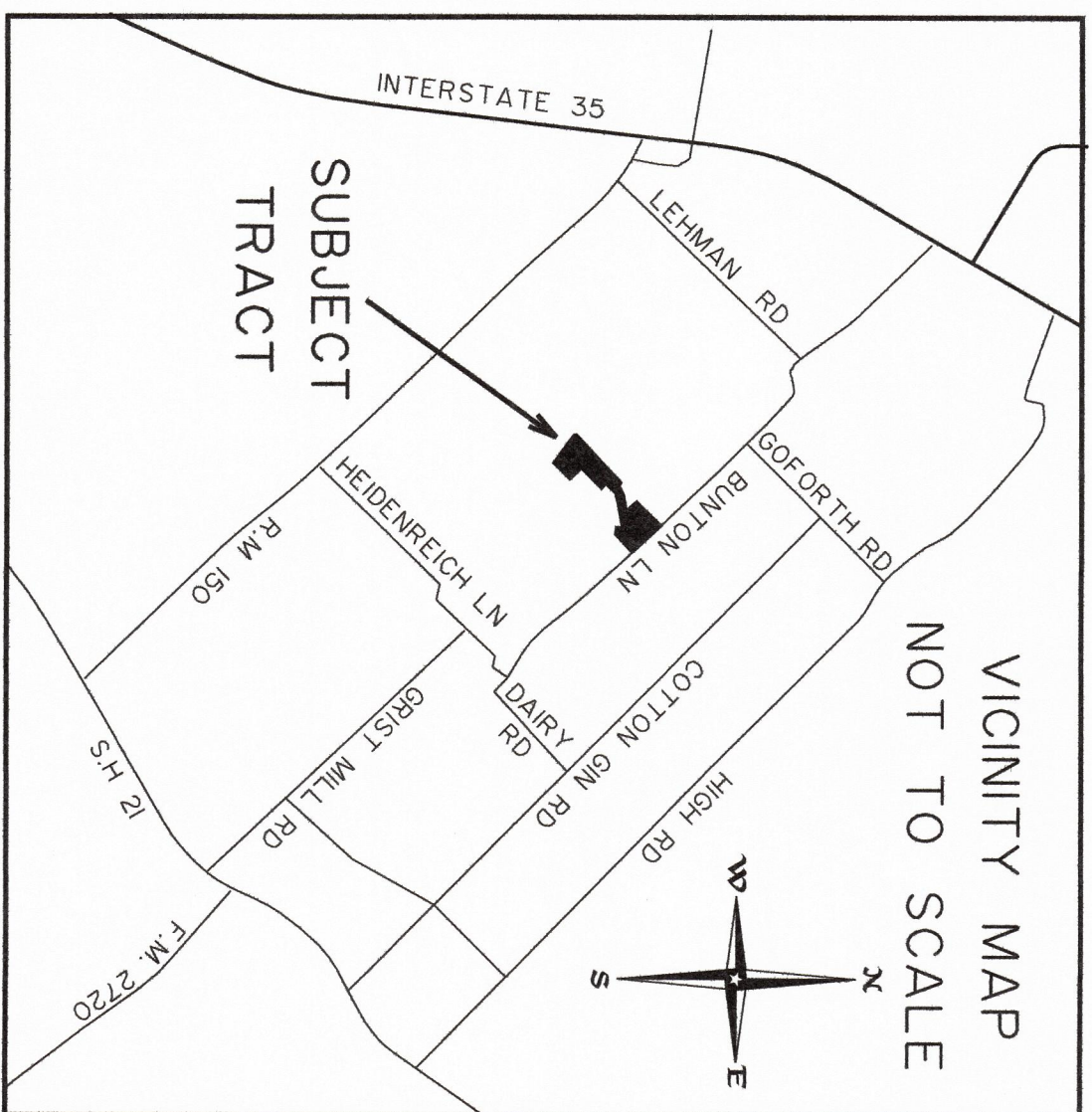
I, ELAINE GARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20__ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NO. _____

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

ELAINE GARDENAS COUNTY CLERK
HAYS COUNTY, TEXAS.

DATE: DECEMBER 8, 2019
TOTAL ACREAGE: 30.60
SURVEY: ROBERT CARSON SURVEY, ABSTRACT NO. 135
NO. OF SINGLE FAMILY LOTS: 144
PUBLIC ACCESS, PUBLIC UTILITY,
PARKLAND AND DRAINAGE EASEMENT LOTS: 0
NUMBER OF OPEN SPACE LOTS: 5
TOTAL NUMBER OF BLOCKS: 7
TOTAL NUMBER OF LOTS: 149

F.E.M.A. MAP NO. 48209C 0405 F HAYS COUNTY, TEXAS DATED: SEPTEMBER 2, 2005
PLAT DATE: DECEMBER 8, 2019



BUNTON CREEK RESERVE PHASE 3



CITY OF KYLE, TEXAS

Silberberg Sidewalk Extension - Site Plan (SD-20-0070)

Meeting Date: 6/23/2020
Date time:6:30 PM

Subject/Recommendation: Silberberg Sidewalk Extension - Site Plan (4210 Benner - SD-20-0070) A sidewalk extension to connect Fairway Landing sidewalk to Benner along Kohler's Crossing right-of-way.

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

Other Information: See attached.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

Site Plan

LEGEND

- LIMITS OF CONSTRUCTION
- ... ACCESSIBLE ROUTE
- FIRE LANE
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ▨ LANDSCAPE AREA
- ▨ CONCRETE SIDEWALK

NOTES

1. SEE EXISTING RECORDED PLAT FOR SITE BOUNDARY AND EASEMENT INFORMATION.
2. SEE LANDSCAPE PLANS FOR LOCATIONS OF PROPOSED PLANTINGS, BENCHES, TRASH RECEPTACLES, FURNITURE AND BICYCLE RACKS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING AND FACE OF RETAINING WALL UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, ALL PARKING LOT RADII ARE 2.0"
5. ALL SIGNS SHALL COMPLY WITH THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. CONTRACTOR SHALL CALL ONE-CALL CENTER (1-800-545-6005) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN EASEMENTS OR STREET R.O.W.
7. A MINIMUM VERTICAL CLEARANCE OF 14'-0" IS REQUIRED FOR ALL DRIVEWAYS AND INTERNAL CIRCULATION AREAS ON SITE.
8. ALL HANDICAPPED PARKING SPACES SHALL BE 9'-0" WIDE MINIMUM WITH A 9'-0" ADJACENT ACCESS AISLE UNLESS OTHERWISE NOTED.
9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. SEE DETAIL, SHEET 17.
10. SEE ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
11. ALL THROUGHFARES DESIGNATED "FIRE LANE" ON THIS SITE PLAN SHALL BE RED WITH WHITE STENCILING READING "FIRE LANE / NO PARKING" IN LETTERING AT LEAST 3-INCHES HIGH. THE STENCILING SHALL BE AT INTERVALS 30 FEET OR LESS.
12. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING PLAN AND DETAILS.
13. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
14. FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
15. SEE SHEET 21 FOR PAVEMENT SECTION DETAILS.
16. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPES OF LESS THAN 2.0% AND RUNNING SLOPES OF LESS THAN 5.0% SLOPES FOR ALL SIDEWALKS ADJACENT TO ALL PROPOSED DOORS, HANDICAPPED PARKING AREAS AND AT ALL SIDEWALK INTERSECTIONS AND/OR TURNS SHALL BE LESS THAN 2.0% IN ALL DIRECTIONS. SEE SPOT ELEVATIONS ON SHEET 9.
17. EACH BUILDING SHALL HAVE AN INDIVIDUAL KNOX BOX. IN ADDITION TO BUILDING KEYS, THE OWNER SHALL PROVIDE A KEY TO THE LOCK ON THE LADDER FOR FOR EACH BUILDING.
18. THE REAR DOORS OF EACH SUITE SHALL BE LABELLED WITH THE SUITE NUMBER AND BUSINESS NAME FOR FIRE DEPARTMENT IDENTIFICATION.

	PHASE 1	PHASES 1 & 2	PHASES 1, 2 & 3	PHASES 1, 2, 3 & 4
TOTAL AREA (S.F.)	105,720			
TOTAL AREA (AC.)	2.427			
PROPOSED CONDITIONS:				
TOTAL FLOOR AREA (SF)	6,382	13,402	19,535	27,545
FLOOR AREA RATIO	0.06:1.00	0.13:1.0	0.18:1.0	0.26:1.0
TOTAL IMPERVIOUS COVER (SF)	28,866	51,831	71,016	80,202
TOTAL IMPERVIOUS COVER (AC)	0.66	1.19	1.63	1.84
TOTAL IMPERVIOUS COVER (%)	27.3	49.0	67.2	75.9
BUILDING COVERAGE (SF)	6,382	13,402	19,535	27,545
BUILDING COVERAGE (%)	6.0	12.7	18.5	26.1
PARKING SUMMARY:				
VAN ACCESSIBLE SPACES	2	6	8	8
STANDARD SPACES	48	82	120	120
TOTAL SPACES	50	88	128	128
PARKING RATIO	128	152	153	215

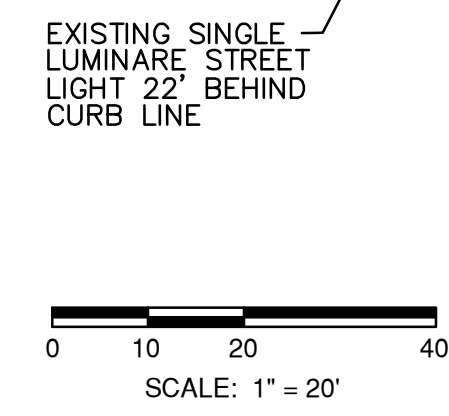
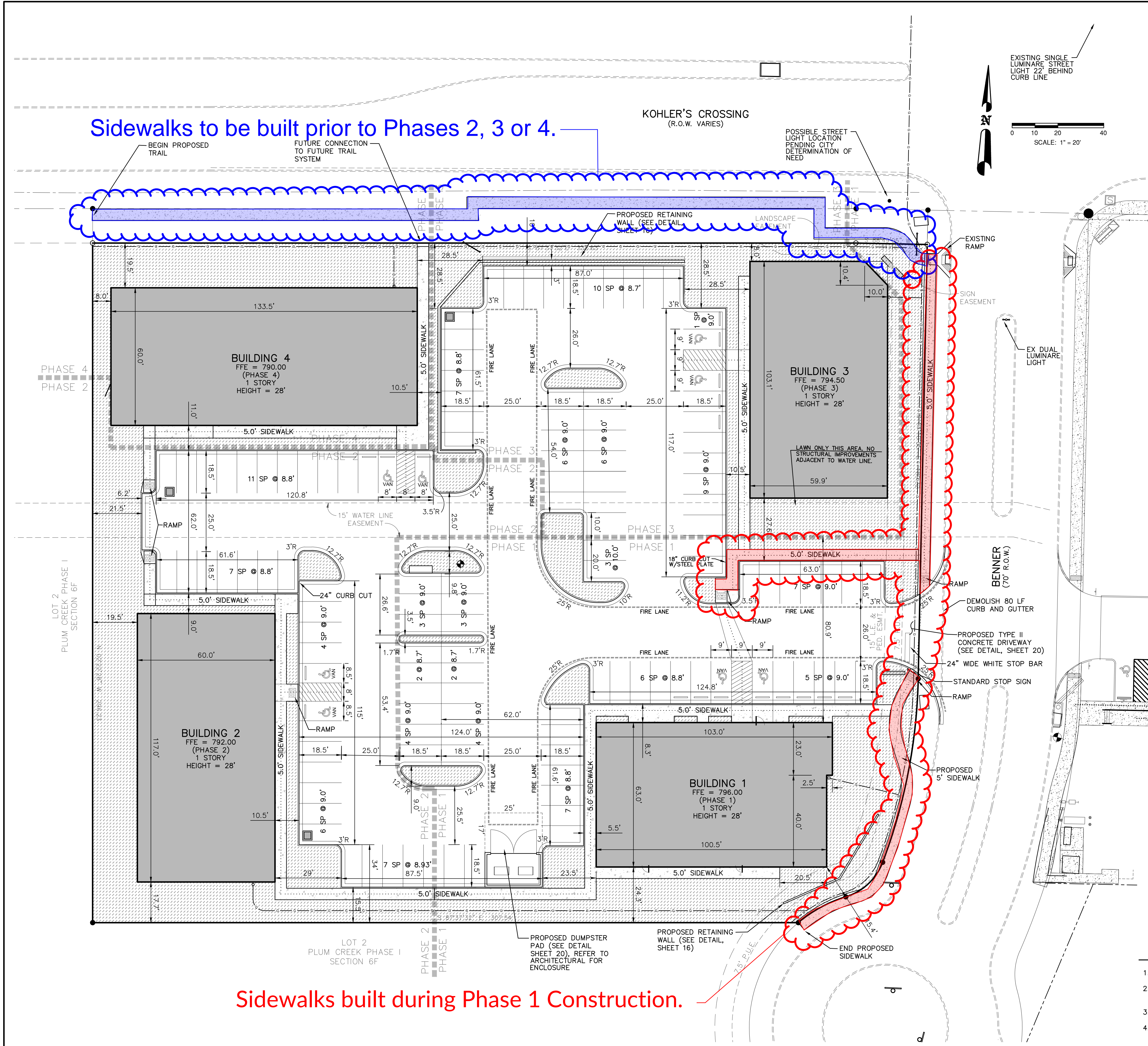
LEGAL DESCRIPTION: LOT 3, BLOCK A, PLUM CREEK PHASE I, SECTION 6F
 PER SECTION 53-33 (n)(4) OF CITY OF KYLE CODE, UP TO 50% OF THE STANDARD PARKING SPACES MAY BE BETWEEN 8.5' AND 9.0 FEET IN WIDTH. THIS PROJECT PROPOSES 61 STANDARD SPACES 9.0' OR WIDER AND 59 STANDARD SPACES BETWEEN 8.7' AND 9.0' IN WIDTH (49%)

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

Sidewalks to be built prior to Phases 2, 3 or 4.

Sidewalks built during Phase 1 Construction.



13276 Research Blvd Ste 208
 Austin, Texas 78750
 Ph: (512) 506-9335
 Fax: (512) 506-9377
 www.axiomtx.com
 Texas P.E. Firm No. F-43

AXIOM
 Engineers, Inc.

Silberberg Development
 4210 BENNER, KYLE, TEXAS

SITE PLAN

DESIGNED: ADR
 APPROVED: ADR
 FILE: SILB-SITE
 JOB NO.: 282-01
 DATE: JULY 2016
 SHEET 4 OF 26

REVISION NO. DATE

07/06/16



CITY OF KYLE, TEXAS

Zoning Ordinance Amendment to Chapter 53 - Plum Creek MXD

Meeting Date: 6/23/2020

Date time:6:30 PM

Subject/Recommendation: Consider a zoning ordinance amendment to Chapter 53, Exhibit A – Plum Creek Planned Unit Development, Article II, Part C – PUD Districts: Regulations and Performance Standards, Sec. 8(D)(6)(c) – “MXD” mixed used development PUD district, Site development regulations, of the City of Kyle Code of Ordinances.

- Public Hearing
- Recommendation to City Council

Other Information: Please see attachments.

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

- Staff Memo
- Ordinance Exhibit A
- Plum Creek MXD District Lot Depth Amendment (Redline)
- Plum Creek Uptown 1A Plat



CITY OF KYLE

Community Development Department



MEMORANDUM

TO: Planning & Zoning Commission

FROM: Will Atkinson – City Planner

DATE: Tuesday, June 23, 2020

SUBJECT: Plum Creek PUD, MXD Zoning District Amendment

REQUEST

Staff requests your consideration of an amendment to the Plum Creek MXD (Mixed Use) zoning district, specifically removing the lot depth requirement.

TEXT OF THE ZONING ORDINANCE

Chapter 53, Exhibit A – Plum Creek Planned Unit Development, Article II, Part C – PUD Districts: Regulations and Performance Standards, Sec. 8(D)(6)(c) – “MXD” mixed used development PUD district, Site development regulations:

(6) The following site development regulations shall be applicable to nonresidential development within the MXD area:

(a) Minimum lot size: 4,000 square feet.

(b) Minimum lot width: 35 feet.

~~(c) Minimum lot depth: 100 feet.~~

(d) Maximum height: No building or structure shall be erected, enlarged or structurally altered to exceed five stories or 65 feet. A 25-foot minimum compatibility setback shall be required adjacent to a "R-1" or "R-2" development within the commercial site which limits maximum building height to three and one-half stories or 50 feet. Any development over three stories shall install an elevator to provide service to stories above three stories.

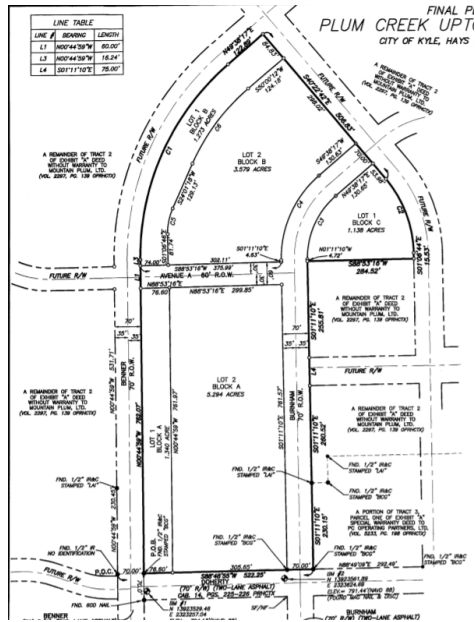
- (e) Minimum setbacks:
 - (i) Front yard: none.
 - (ii) Side yard: none.
 - (iii) Rear yard: none.
- (f) Maximum floor area ratio: 1.5 FAR of the lot area.

ANALYSIS

Staff is currently reviewing the first vertical mixed-use project in the Plum Creek Uptown District. The mixed-use project will be split into two phases; Phase 1 facing the central park/green of the Uptown District (on Burnham, Lot 2 Block A, Lot 2 Block B) and Phase 2 will face the rear of the block on Benner (Lot 1 Block A, Lot 1 Block B). This project is the first high-intensity activity development, in an urban “live, work, play” style, anywhere in Plum Creek.

Currently, the Plum Creek MXD zoning district requires a minimum of 35-feet of width, a minimum lot depth of 100-feet, and a minimum area of 4,000 square feet. Due to lender financing, the mixed-use project will be required to be split into two phases. Phase 1 will include buildings along Burnham and most of the expected parking for the project. Phase 2 will primarily be utilized for additional multi-family residential buildings (additional parking included).

To align with the future extensions of Burnham and Benner, block widths will only be approximately 375 – 385 feet in width, with the Burnham side utilizing about 300-feet of the width. Approximately 75 – 85 feet of remaining block width will remain. As the buildings are expected to face Benner, the street addresses will refer to Benner, and therefore the remaining block width will also be the lot depth for Lot 1 Block A & Lot 1 Block B. With the minimum depth requirement per code being 100-feet, 75 – 85 feet of actual depth is insufficient.



If this change to the Plum Creek MXD zoning district were approved, it would be applicable to all future projects in the PUD district. The idea of not requiring lot depth minimums is usual and customary in the City of Kyle development code. Most of the zoning districts outside of the Plum Creek PUD do not have a minimum lot depth (only lot width and area minimums). The City of Kyle subdivision code also has requirements for standard lot design, so that lots will not be designed in a sub-standard manner.

RECOMMENDATION

Staff supports the amendment to the Plum Creek MXD zoning district as presented, and requests that the Planning & Zoning Commission favorably recommend the amendment.

ATTACHMENTS

1. Draft Ordinance
2. Red-Lined Amendment
3. Final Plat

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KYLE, TEXAS, AMENDING ORDINANCE NO. 311, THE PLUM CREEK PLANNED UNIT DEVELOPMENT ZONING ORDINANCE; AMENDING ARTICLE II, PART C, SECTION 8(D), SUBSECTION (6) TO REMOVE THE LOT DEPTH REQUIREMENT FOR NONRESIDENTIAL DEVELOPMENT WITHIN THE MXD DISTRICT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND AN OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City, by prior zoning ordinance, has required minimum lot depths as part of the site development regulations applicable to nonresidential development within the MXD mixed use development PUD district; and

Whereas, the City hereby finds it appropriate to no longer require minimum lot depths as part of the site development regulations applicable to nonresidential development within the MXD mixed use development PUD district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Amendment of Article II, Part C, Section 8(D), Subsection (6). City of Kyle, Texas, Ordinance No. 311, Article II – Planned Unit Development Zoning District, Part C – PUD Districts: Regulations and Performance Standards, Section 8 – “MXD” mixed use development PUD district, Part (D) – Site Development Regulations, Subsection (6) is hereby amended in its entirety, to read as follows:

(6) The following site development regulations shall be applicable to nonresidential development within the MXD area:

(a) Minimum lot size: 4,000 square feet.

(b) Minimum lot width: 35 feet.

(c) Maximum height: No building or structure shall be erected, enlarged or structurally altered to exceed five stories or 65 feet. A 25-foot minimum compatibility setback shall be required adjacent to a "R-1" or "R-2" development within the commercial site which limits maximum building height to three and one-half stories or 50 feet. Any development over three stories shall install an elevator to provide service to stories above three stories.

(d) Minimum setbacks:

- (i) Front yard: none.
- (ii) Side yard: none.
- (iii) Rear yard: none.

(e) Maximum floor area ratio: 1.5 FAR of the lot area.

Section 3. Amendment of Ordinances. Ordinance No. 311 is hereby amended to the extent of any conflict or inconsistency herewith only and all ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the city, the terms and provisions of this Ordinance shall govern.

Section 4. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading this ____ day of _____, 2020.

FINALLY PASSED AND APPROVED on this ____ day of _____, 2020.

ATTEST:

THE CITY OF KYLE, TEXAS

Jennifer Vetrano, City Secretary

Travis Mitchell, Mayor

Chapter 53, Exhibit A – Plum Creek Planned Unit Development, Article II, Part C – PUD Districts: Regulations and Performance Standards, Sec. 8(D)(6)(c) – “MXD” mixed used development PUD district, Site development regulations

(6) The following site development regulations shall be applicable to nonresidential development within the MXD area:

(a) Minimum lot size: 4,000 square feet.

(b) Minimum lot width: 35 feet.

~~(c) Minimum lot depth: 100 feet.~~

~~(d)~~(c) Maximum height: No building or structure shall be erected, enlarged or structurally altered to exceed five stories or 65 feet. A 25-foot minimum compatibility setback shall be required adjacent to a "R-1" or "R-2" development within the commercial site which limits maximum building height to three and one-half stories or 50 feet. Any development over three stories shall install an elevator to provide service to stories above three stories.

~~(e)~~(d) Minimum setbacks:

(i) Front yard: none.

(ii) Side yard: none.

(iii) Rear yard: none.

~~(f)~~(e) Maximum floor area ratio: 1.5 FAR of the lot area.

FINAL PLAT

PLUM CREEK UPTOWN PHASE 1A

CITY OF KYLE, HAYS COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HAYS**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, UPTOWN AT PLUM CREEK PHASE 1A, LLC A TEXAS LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT _____ TEXAS, BEING THE OWNER OF 15.036 ACRES OF LAND, MORE OR LESS, BEING ALL OF THOSE CERTAIN TRACTS DESCRIBED IN A WARRANTY DEED TO UPTOWN AT PLUM CREEK PHASE 1A, LLC, OF RECORD IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND ALL OF THOSE CERTAIN TRACTS DESCRIBED IN A WARRANTY DEED TO UPTOWN AT PLUM CREEK PHASE 1A, LLC, OF RECORD IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

DO HEREBY SUBDIVIDE SAID 15.036 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK UPTOWN PHASE 1A TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID UPTOWN AT PLUM CREEK PHASE 1A, LLC A TEXAS LIMITED LIABILITY COMPANY, OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING MEMBER, MG-CARDINAL UPTOWN AT PLUM CREEK, LLC A TEXAS LIMITED LIABILITY COMPANY,

UPTOWN AT PLUM CREEK PHASE 1A, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MG-CARDINAL UPTOWN AT PLUM CREEK, LLC
A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____ A MEMBER/MANAGER

ITS: _____

**STATE OF TEXAS
COUNTY OF _____**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ OF MG-CARDINAL UPTOWN AT PLUM CREEK, LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

_____ 2019.

BY: _____ NOTARY PUBLIC

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE COORDINATES SHOWN HEREON ARE GRID.

FLOODPLAIN NOTE:

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON COMMUNITY-PANEL MAP NUMBER 48209C0270F, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2005. THERE MAY BE ADDITIONAL INFORMATION (LETTER OF MAP REVISIONS, LETTER OF MAP AMENDMENTS, OR LETTER OF MAP CHANGES) NOT PROVIDED TO, NOR RESEARCHED BY THE UNDERSIGNED SURVEYOR, THAT COULD AFFECT THE SUBJECT PROPERTY. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION:

I, COLEEN M. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH ORDINANCE #439, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

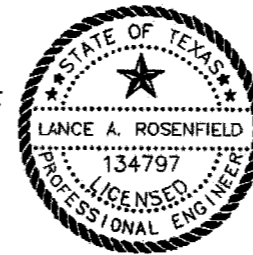
Coleen M. Johnson Oct. 30, 2019
COLEEN M. JOHNSON
TEXAS REGISTRATION NO. 4871
WANTMAN GROUP, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
TBPELS SURVEY FIRM NO. 10194451 & NO. 10194509
Phone No. 512.689.5560



ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS AND RELEVANT STATE STANDARDS.

Lance A. Rosenfield 10.30.2019
LANCE A. ROSENFIELD, P.E.
TEXAS REGISTRATION NO. 134797
WANTMAN GROUP, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702
512.669.5560



NOTES:

1. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 2.412 ACRES.
2. TOTAL ACREAGE: 15.036 ACRES
3. TOTAL NUMBER OF LOTS: 5
4. THIS PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCES 308 AND 311.
5. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
6. OFFSITE WATER AND WASTEWATER LINES MUST BE CONSTRUCTED AND ACCEPTED BY CITY PRIOR TO OCCUPANCY OF ANY BUILDING(S) ON THIS PROPERTY.
7. A FIFTEEN (15) FOOT PUE 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.
8. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCE.
9. THIS SUBDIVISION SHALL COMPLY WITH THE CENTRAL BUSINESS DISTRICT OF THE CITY OF KYLE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF BENNER, AVENUE A AND BURHAM. 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. (ORD. # 439, ARTICLE V, SEC. 10; KYLE CODE)

PUBLIC UTILITY INFORMATION:

THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER: CITY OF KYLE 101 BURLISON KYLE, TEXAS 78640	ELECTRIC: PEDERNALES ELECTRIC COOP. 1810 F.M. 150 WEST KYLE, TEXAS 78640
WASTEWATER: CITY OF KYLE 101 BURLISON KYLE, TEXAS 78640	GAS: RELANT ENERGY 328 CHEATHAM STREET SAN MARCOS, TEXAS 78666
TELEPHONE: VERIZON 6601 F.M. 3237 WIMBERLEY, TEXAS 78738	

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF KYLE, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

REVIEWED BY:

LEON BARBA, CITY ENGINEER

REVIEWED BY:

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

THIS PLAT (PLUM CREEK UPTOWN, PHASE 1A) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 2019.

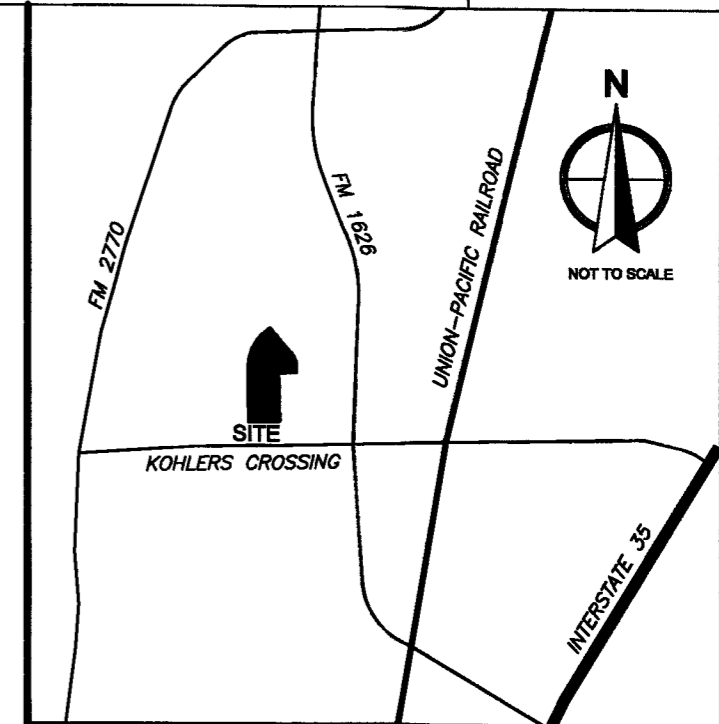
BY: _____
ATTEST:

SECRETARY



2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

DATE:	10-29-2019
PROJECT:	30194242.00
SCALE:	1" = 100'
CHECK/QC:	CMJ
TECH:	MRG
FIELD CREW:	JA
SURVEY DATE:	10-2019
SHEET:	1 OF 2



**LOCATION MAP
PROJECT LOCATED IN
CITY OF KYLE, HAYS COUNTY, TEXAS**

BY: OWNERS: PLUM CREEK DEVELOPMENT PARTNERS, LTD.
ADDRESS: 4040 BROADWAY STREET, SUITE 501
SAN ANTONIO, TEXAS 78209

PHONE: (512) 391-1788 FAX: _____

ACREAGE: 15.036

SURVEY: M. M. McCARVER SURVEY NO. 4, ABST. NO. 10

NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE): 5 LOTS - MULTI-FAMILY RESIDENTIAL

DATE: October 29, 2019

SURVEYOR: COLEEN JOHNSON, R.P.L.S.

PHONE: 512-689-5560 FAX: _____

ENGINEER: LANCE ROSENFIELD, P.E.

PHONE: 512-689-5560 FAX: _____

**STATE OF TEXAS
COUNTY OF HAYS**

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY COURT, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

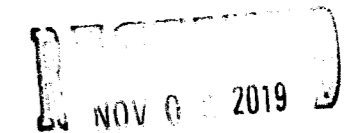
OFFICE ON THE _____ DAY OF _____, 2019, A.D., IN THE PLAT

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____
WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON

THIS THE _____ DAY OF _____, 2019 A.D. FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS THE _____ DAY OF _____, 2019, A.D.

BY:

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS



EY:

Drawn by: Colleen M. Johnson, kvlh@wgt.com; 1088-04-24-2019, Plot: 085; User: M. Johnson, 10/29/2019, 4:32:14 PM

FINAL PLAT PLUM CREEK UPTOWN PHASE 1A CITY OF KYLE, HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°44'59"W	60.00'
L3	N00°44'59"W	16.24'
L4	S01°11'10"E	75.00'

2021 EAST 5TH STREET, SUITE 200, AUSTIN, TX 78702
Phone No. 512.669.5560 www.wginc.com
TBPELS Survey Firm # 10194509 TBPELS Eng. Firm # F-15085

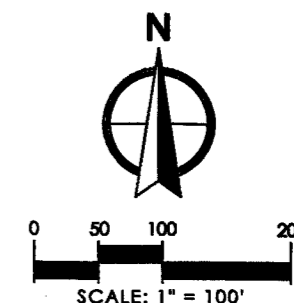
DATE:	10-29-2019
PROJECT:	30194242.00
SCALE:	1" = 100'
CHECK/GC:	CMJ
TECH:	MRG
FIELD CREW:	JA
SURVEY DATE:	10-2019
SHEET:	2 OF 2

SYMBOLS LEGEND:

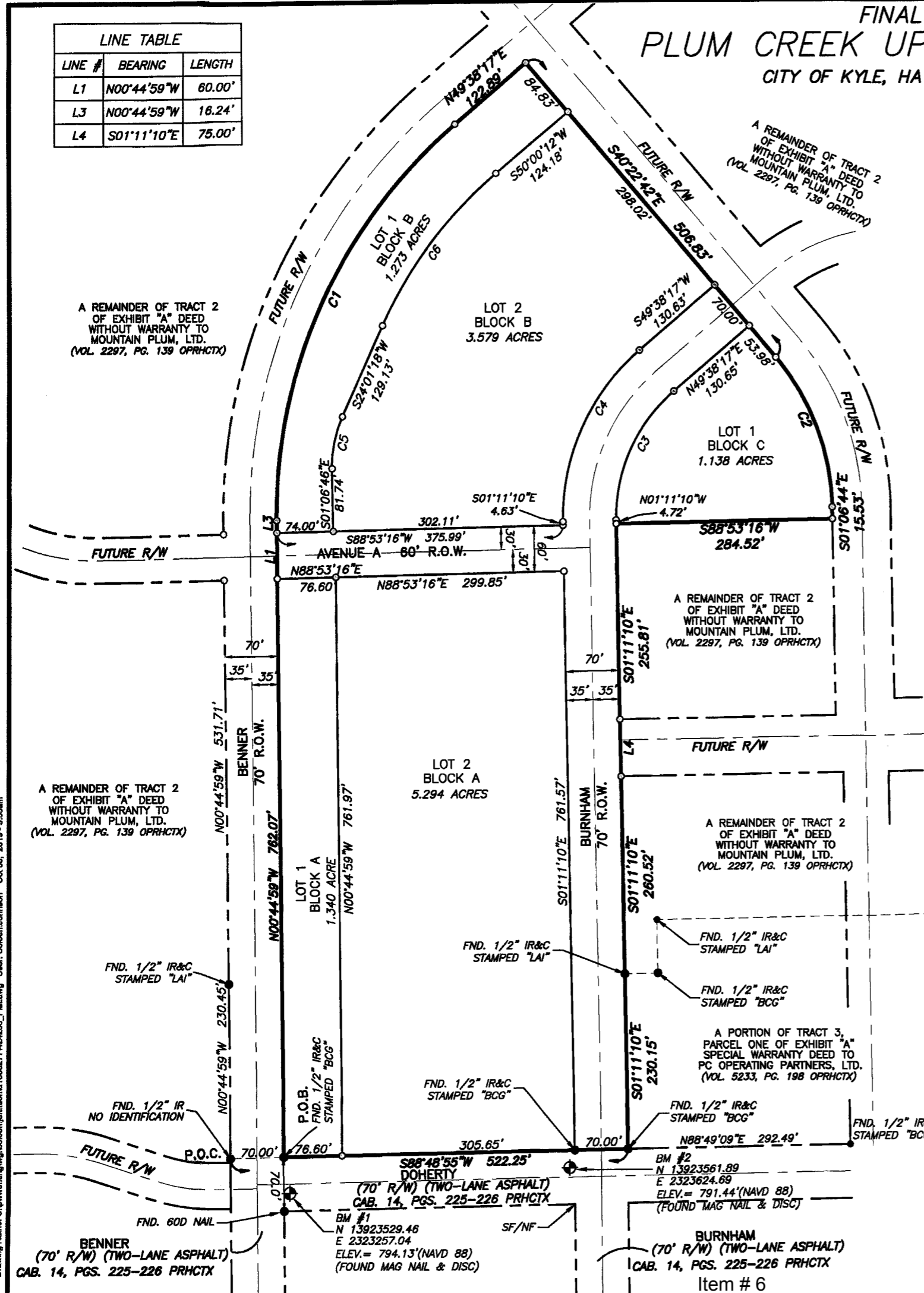
- FOUND 1/2" IRON ROD (AS NOTED)
- SET 5/8" IRON ROD AND CAP STAMPED "WGI 10194509" UNLESS NOTED
- ◆ BENCHMARK

ABBREVIATIONS LEGEND:

- BM BENCHMARK
- CAB. CABINET
- E EASTING
- ELEV. ELEVATION
- IR IRON ROD
- IR&C IRON ROD AND CAP
- N NORTHING
- OPRHCTX OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PRHCTX PLAT RECORDS OF HAYS COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RPLS REGISTERED PROFESSIONAL LAND SURVEYOR
- R/W RIGHT-OF-WAY
- SF/NF SEARCHED FOR/NOT FOUND
- VOL. VOLUME
- WGI WANTMAN GROUP INC.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	584.82'	665.00'	50°23'16"	N24°26'39"E	566.16'
C2	213.14'	311.00'	39°15'58"	S20°44'43"E	208.99'
C3	190.72'	215.00'	50°23'16"	N24°13'34"E	184.52'
C4	252.81'	285.00'	50°23'16"	S24°13'34"W	244.60'
C5	70.19'	160.00'	25°08'04"	N11°27'16"E	69.63'
C6	249.41'	550.00'	25°58'54"	N37°00'45"E	247.27'



LEGAL DESCRIPTION

BEING 15.036 ACRES OF LAND OUT OF AND A PART OF THE M.M. McCARVER SURVEY NO. 4, ABSTRACT NO. 10, IN THE CITY OF KYLE, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS TRACT NO. 2 IN A DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); ALSO BEING A PORTION OF THAT CERTAIN CALLED 5.002 ACRE TRACT DESCRIBED AS TRACT THREE, PARCEL ONE IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PC OPERATING PARTNERS, LTD., OF RECORD IN VOLUME 5233, PAGE 198, O.P.R.H.C.T.; SAID 15.036 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Benner, a public right-of-way (ROW), and the north right-of-way line of Doherty, a public ROW, both dedicated by Plum Creek Phase II, Section 1A, a subdivision of record in Cabinet 14, Pages 225-226, Plat Records of Hays County, Texas, same being the for the southwest corner of the tract described herein;

THENCE, with the north right-of-way line of said Doherty, same being the south line of said 5.002 acre tract, North 88°48'55" East, a distance of 70.00 feet to a 1/2-inch iron rod found with a cap stamped "BCG", for the southwest corner and POINT OF BEGINNING of the tract described herein;

THENCE, with the west line of the tract described herein, over and across said 5.002 acre tract, and over and across a remainder of said Tract 2, North 00°44'59" West, a distance of 762.07 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" in the south line of proposed Avenue A;

THENCE, continuing with the west line of the tract described herein, over and across a remainder of said Tract 2 described in Volume 2297, Page 139, O.P.R.H.C.T., the following four (4) courses and distances:

1. North 00°44'59" West, over and across said proposed Avenue A, a distance of 60.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
2. North 00°44'59" West, a distance of 16.24 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
3. 584.82 feet along the arc of said curve, with a radius of 665.00 feet, a central angle of 50°23'16", and whose chord bears, North 24°26'39" East, a distance of 566.16 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509"; and
4. North 49°38'17" East, a distance of 122.89 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for the most northerly corner of the tract described herein;

THENCE, with the east line of the tract described herein, continuing over and across said Tract 2, the following nine (9) courses and distances:

1. South 40°22'42" East, a distance of 382.85 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
2. South 40°22'42" East, a distance of 70.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
3. South 40°22'42" East, a distance of 53.98 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
4. 213.14 feet along the arc of said curve, with a radius of 311.00 feet, a central angle of 39°15'58", and whose chord bears, South 20°44'43" East, a distance of 208.99 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
5. South 01°06'44" East, a distance of 15.53 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for an ell corner of the tract described herein;
6. South 88°53'16" West, a distance of 284.52 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509" for an ell corner of the tract described herein;
7. South 01°11'10" East, a distance of 255.81 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509";
8. South 01°11'10" East, a distance of 75.00 feet to a 5/8-inch iron rod set with a plastic cap stamped "WGI 10194509"; and
9. South 01°11'10" East, a distance of 260.52 feet to a 1/2-inch iron rod found with cap stamped "LAT" in the north line of said 5.002 acre tract;

THENCE, continuing with the east line of the tract described herein, over and across said 5.002 acre tract, South 01°11'10" East, a distance of 230.15 feet to a 1/2-inch iron rod found with cap stamped "BCG" in said north right-of-way line of Doherty, for the southeast corner of the tract described herein;

THENCE, with the south line of the tract described herein, with said north right-of-way line of Doherty, South 88°48'55" West, at a distance of 70.00 feet passing a 1/2-inch iron rod found with cap stamped "BCG", a total distance of 452.25 feet to the POINT OF BEGINNING and containing 15.036 acres of land within these metes and bounds.

Drawing Name: C:\pwworking\wginc\johnson\1502277424200_Plat.dwg User: Coleen.LJohnson Oct 30, 2019 9:33am



CITY OF KYLE, TEXAS

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

Meeting Date: 6/23/2020
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: 6/23/2020

Date time:6:30 PM

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

Other Information: N/A

Legal Notes: N/A

Budget Information: N/A

ATTACHMENTS:

Description

No Attachments Available