

# CITY OF KYLE

## PLANNING & ZONING COMMISSION REGULAR MEETING

Kyle City Hall, 100 W. Center Street, Kyle, TX 78640;  
Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>

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 Planning and Zoning Commissioner's 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 the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on May 11, 2021, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640; Spectrum 10; <https://www.cityofkyle.com/kyletv/kyle-10-live>, for the purpose of discussing the following agenda.

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

Posted this 7th day of May, 2021, prior to 6:30 P.M.

- 
1. **Call Meeting To Order**
  2. **Roll Call**
  3. **Citizen Comments**

A.Members of the public that wish to provide citizen comment have the following options:

1. In-Person at Kyle City Hall
2. Virtual Attendance - Submit the online registration form found at: <https://www.cityofkyle.com/bc/citizen-comment-sign>. Registration must be received by 12 p.m. on the day of the meeting.

#### **4. Consent**

A. Trails at Windy Hill, Phase 4 - Final Plat (SUB-20-0114) 21.545 acres; 58 residential lots, 1 open space/drainage easement/pond, 1 drainage easement, right-of-way, and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.

Staff Proposal to P&Z: Approve the final plat.

B. Trails at Windy Hill, Phase 5 - Final Plat (SUB-20-0116) 20.630 acres; 104 residential lots, 1 open space lot, 1 right-of-way and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.

Staff Proposal to P&Z: Approve the final plat.

C. Windy Hill Development - Final Plat (SUB-20-0161) 4.62 acres; 1 commercial lot for property located at 400 Windy Hill Road.

Staff Proposal to P&Z: Approve the final plat.

D. Brooks Ranch, Phase 2 - Final Plat (SUB-20-0162) 25.67 acres; 83 single family lots, 1 buffer lot and 2 D.E. and M.U.E. lots for property located

Staff Proposal to P&Z: Approve the final plat.

#### **5. Consider and Possible Action**

A. Consider a request by Goforth Partners, Inc. (Z-21-0078) to rezone approximately 1.63 acres of land from Construction Manufacturing 'CM' to Retail Service District 'RS' for property located at 1050 Bunton Creek Road, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

B. Consider a request by CTX Park, LLC (Z-21-0079) to assign original zoning to approximately 1.105 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located within the 1800 block of Goforth Road, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

C. Consider a request for the purpose of amending (Sec. 53-893) relating to when a Conditional Use Permit is required for commercial development.

- Public Hearing
- Recommendation to City Council

#### **6. General Discussion**

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

B. Municipal Outdoor Lighting Discussion. ~ *Commissioner Snidow*

**7. Staff Report**

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

**8. Adjournment**



# CITY OF KYLE, TEXAS

## Citizen Comment Information

**Meeting Date: 5/11/2021**

**Date time:6:30 PM**

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

1. In-Person at Kyle City Hall
2. Virtual Attendance - Submit the online registration form found at:  
<https://www.cityofkyle.com/bc/citizen-comment-sign>. Registration must be received by 12 p.m. on the day of the meeting.

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available





# CITY OF KYLE, TEXAS

## Trails at Windy Hill, Phase 4 - Final Plat (SUB-20-0114)

Meeting Date: 5/11/2021

Date time:6:30 PM

**Subject/Recommendation:** Trails at Windy Hill, Phase 4 - Final Plat (SUB-20-0114) 21.545 acres; 58 residential lots, 1 open space/drainage easement/pond, 1 drainage easement, right-of-way, and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.

Staff Proposal to P&Z: Approve the final plat.

**Other Information:** See attached.

**Legal Notes:** N/A

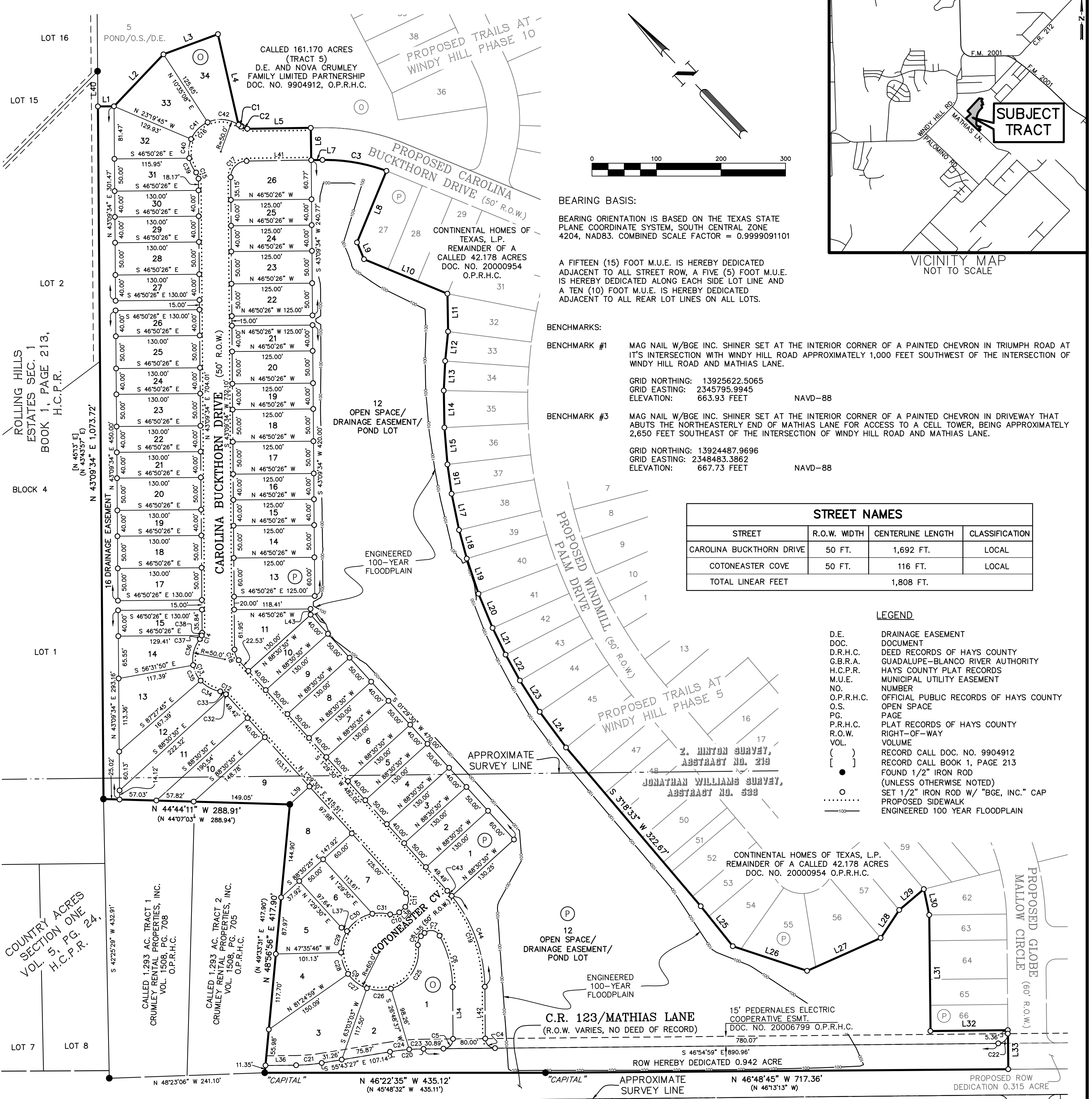
**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Final Plat
- 1445 Approval Letter from Hays County



BEARING BASIS:  
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. COMBINED SCALE FACTOR = 0.9999091101

A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

BENCHMARKS:  
BENCHMARK #1 MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN TRIUMPH ROAD AT IT'S INTERSECTION WITH WINDY HILL ROAD APPROXIMATELY 1,000 FEET SOUTHWEST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
GRID NORTHING: 13925622.5065  
GRID EASTING: 2345795.9945  
ELEVATION: 663.93 FEET NAVD-88  
BENCHMARK #3 MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN DRIVEWAY THAT ABUTS THE NORTHEASTERLY END OF MATHIAS LANE FOR ACCESS TO A CELL TOWER, BEING APPROXIMATELY 2,650 FEET SOUTHEAST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
GRID NORTHING: 13924487.9696  
GRID EASTING: 2348483.3862  
ELEVATION: 667.73 FEET NAVD-88

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
CAROLINA BUCKTHORN DRIVE	50 FT.	1,692 FT.	LOCAL
COTONEASTER COVE	50 FT.	116 FT.	LOCAL
TOTAL LINEAR FEET		1,808 FT.	

- LEGEND**
- D.E. DRAINAGE EASEMENT
  - DOC. DOCUMENT
  - D.R.H.C. DEED RECORDS OF HAYS COUNTY
  - G.B.R.A. GUADALUPE-BLANCO RIVER AUTHORITY
  - H.C.P.R. HAYS COUNTY PLAT RECORDS
  - M.U.E. MUNICIPAL UTILITY EASEMENT
  - NO. NUMBER
  - O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
  - O.S. OPEN SPACE
  - PG. PAGE
  - P.R.H.C. PLAT RECORDS OF HAYS COUNTY
  - R.O.W. RIGHT-OF-WAY
  - VOL. VOLUME
  - ( ) RECORD CALL DOC. NO. 9904912
  - [ ] RECORD CALL BOOK 1, PAGE 213
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - SET 1/2" IRON ROD W/ "BGE, INC." CAP
  - ..... PROPOSED SIDEWALK
  - ENGINEERED 100 YEAR FLOODPLAIN

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	58	8.930 AC.
RIGHT-OF-WAY	-	2.312 AC.
O.S., D.E., & POND	1	8.655 AC.
DRAINAGE EASEMENT	1	0.706 AC.
C.R. 123 DEDICATION	1	0.942 AC.
TOTAL	61	21.545 AC.



41 TRAILS AT WINDY HILL PHASE 1 DOC. NO. 19046208 O.P.R.H.C.

26 OPEN SPACE/ DRAINAGE EASEMENT

TRAILS AT WINDY HILL PHASE 2 DOC. NO. 20050099 O.P.R.H.C.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
ADDRESS: 10700 PECAN PARK BLVD. SUITE 400 AUSTIN, TX. 78750  
PHONE: (512) 345-4663 FAX: \_\_\_\_\_

ACREAGE: 21.545 ACRES  
SURVEY: Z. HINTON SURVEY, ABSTRACT NO. 219 & JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538

NUMBER AND ACREAGE BY LOT TYPE: RESIDENTIAL: 58 LOTS/8.930 ACRES  
O.S./D.E./POND: 1 LOTS/8.655 ACRE  
DRAINAGE EASEMENT: 1 LOT/0.706 ACRE  
RIGHT-OF-WAY: 2.312 ACRES  
C.R. 123 ROW DEDICATION: 0.942 ACRE

02/18/2020

SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)  
PHONE: (512) 879-0441 FAX: \_\_\_\_\_

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)  
PHONE: (512) 879-0433 FAX: \_\_\_\_\_



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

# FINAL PLAT TRAILS AT WINDY HILL PHASE 4

A SUBDIVISION OF 21.545 ACRES OF LAND  
LOCATED IN THE  
Z. HINTON SURVEY, ABSTRACT NO. 219 AND  
JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538  
HAYS COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	4.97'	50.00'	5°41'53"	N 10°19'33" W	4.97'
C2	10.40'	15.00'	39°42'54"	S 27°20'04" E	10.19'
C3	101.28'	275.00'	21°06'05"	N 36°38'29" W	100.71'
C4	23.56'	15.00'	89°58'36"	N 01°55'39" W	21.21'
C6	82.97'	175.00'	27°09'58"	S 29°28'40" W	82.20'
C7	27.33'	15.00'	104°24'11"	S 36°18'24" E	23.71'
C8	15.12'	15.00'	57°46'09"	N 62°36'26" E	14.49'
C9	309.49'	60.00'	295°32'17"	N 01°29'30" E	64.00'
C10	15.12'	15.00'	57°46'09"	N 59°37'26" W	14.49'
C11	23.56'	15.00'	90°00'00"	S 46°29'30" W	21.21'
C12	10.40'	15.00'	39°42'54"	S 18°21'57" E	10.19'
C13	105.68'	50.00'	121°05'53"	N 22°19'32" E	87.08'
C14	10.40'	15.00'	39°42'54"	S 63°01'01" W	10.19'
C15	10.40'	15.00'	39°42'54"	S 23°18'07" W	10.19'
C16	147.55'	50.00'	169°04'43"	N 87°59'01" E	99.55'
C18	18.18'	25.00'	41°40'04"	N 22°19'32" E	17.78'
C19	163.24'	225.00'	41°34'09"	S 22°16'35" W	159.69'
C20	52.27'	340.00'	8°48'28"	N 51°19'13" W	52.21'
C21	39.97'	260.00'	8°48'28"	S 51°19'13" E	39.93'
C22	23.58'	15.00'	90°03'24"	N 88°03'19" E	21.22'
C23	22.09'	340.00'	3°43'23"	N 48°46'41" W	22.09'
C24	30.17'	340.00'	5°05'05"	N 53°10'55" W	30.16'
C25	87.01'	60.00'	83°05'15"	N 75°15'59" E	79.58'
C26	37.95'	60.00'	36°14'27"	S 45°04'10" E	37.32'
C27	37.21'	60.00'	35°31'58"	S 09°10'58" E	36.62'
C28	35.42'	60.00'	33°49'13"	S 25°29'37" W	34.90'
C29	34.88'	60.00'	33°18'28"	S 59°03'28" W	34.39'
C30	49.06'	60.00'	46°50'55"	N 80°51'51" W	47.70'
C31	27.96'	60.00'	26°42'02"	N 44°05'22" W	27.71'
C32	0.58'	15.00'	2°12'50"	N 00°23'05" E	0.58'
C33	9.82'	15.00'	37°30'04"	N 19°28'22" W	9.64'
C34	35.57'	50.00'	40°45'39"	S 17°50'35" E	34.83'
C35	26.99'	50.00'	30°55'55"	S 18°00'13" W	26.67'
C36	43.11'	50.00'	49°24'18"	S 58°10'19" W	41.79'
C37	6.19'	15.00'	23°37'35"	N 71°03'41" E	6.14'
C38	4.21'	15.00'	16°05'20"	N 51°12'14" E	4.20'
C39	24.89'	50.00'	28°31'31"	S 17°42'25" W	24.64'
C40	30.27'	50.00'	34°41'19"	S 49°18'50" W	29.81'
C41	37.46'	50.00'	42°55'39"	S 88°07'18" W	36.59'
C42	49.95'	50.00'	57°14'22"	N 41°47'41" W	47.90'
C43	10.51'	225.00'	2°40'36"	N 02°49'48" E	10.51'
C44	152.73'	225.00'	38°53'34"	N 23°36'53" E	149.82'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 46°50'26" E	25.00'
L2	N 87°13'11" E	111.24'
L3	S 66°40'41" E	90.00'
L4	S 30°50'50" W	143.95'
L5	S 47°11'31" E	98.38'
L6	S 42°48'29" W	50.00'
L7	S 47°11'31" E	17.47'
L8	S 66°04'49" W	119.80'
L10	S 23°55'11" E	140.00'
L11	S 42°37'12" W	58.64'
L12	S 49°18'40" W	45.91'
L13	S 46°14'03" W	45.91'
L14	S 42°46'22" W	57.38'
L15	S 38°55'37" W	57.38'
L16	S 35°27'57" W	45.91'
L17	S 32°00'16" W	57.38'
L18	S 28°32'35" W	45.91'
L19	S 25°04'54" W	57.38'
L20	S 21°14'08" W	57.38'
L21	S 17°46'26" W	45.91'
L22	S 14°41'50" W	45.90'
L23	S 11°14'10" W	57.39'
L24	S 07°12'50" W	68.87'
L25	S 04°52'30" W	79.37'
L26	S 28°00'38" E	121.43'
L27	S 70°28'58" E	124.85'
L28	N 77°13'10" E	52.04'
L29	S 86°41'27" E	50.00'
L30	S 31°48'05" W	40.78'
L31	S 43°01'37" W	180.00'
L32	S 46°58'23" E	120.00'
L33	S 43°01'37" W	60.55'
L34	S 43°03'40" W	80.33'
L35	N 88°30'30" W	7.49'
L36	N 46°54'59" W	47.54'
L37	N 14°17'19" W	10.00'
L38	S 88°30'30" E	12.52'
L39	S 88°30'30" E	41.16'
L40	S 43°09'34" W	54.54'
L42	S 43°03'40" W	80.36'
L43	N 43°09'34" E	8.97'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
1	O	12,190	18	O	6,500	1	P	7,801	17	P	6,250
2	O	7,108	19	O	5,200	2	P	6,500	18	P	6,250
3	O	13,245	20	O	6,500	3	P	5,200	19	P	5,000
4	O	8,358	21	O	5,200	4	P	6,500	20	P	6,250
5	O	8,193	22	O	5,200	5	P	5,200	21	P	5,000
6	O	5,341	23	O	6,500	6	P	6,500	22	P	6,250
7	O	7,965	24	O	5,200	7	P	5,200	23	P	6,250
8	O	9,262	25	O	6,500	8	P	6,500	24	P	5,000
9	O	9,792	26	O	5,200	9	P	6,500	25	P	5,000
10	O	6,786	27	O	5,200	10	P	5,200	26	P	7,416
11	O	10,724	28	O	6,500	11	P	6,834			
12	O	8,401	29	O	5,200	12	P	376,991			
13	O	8,677	30	O	5,200	13	P	7,500			
14	O	6,600	31	O	6,269	14	P	6,250			
15	O	5,199	32	O	6,527	15	P	5,000			
16	O	30,754	33	O	8,926	16	P	5,000			
17	O	6,500	34	O	8,608						

# FINAL PLAT TRAILS AT WINDY HILL PHASE 4

A SUBDIVISION OF 21.545 ACRES OF LAND  
LOCATED IN THE  
Z. HINTON SURVEY, ABSTRACT NO. 219 AND  
JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538  
HAYS COUNTY, TEXAS



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Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 42.178 ACRE TRACT OF LAND OUT OF THE JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 AND THE Z. HINTON SURVEY, ABSTRACT NO. 219, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 20000954 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.545 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRAILS AT WINDY HILL PHASE 4

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ADIB KHOURY, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADIB KHOURY, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

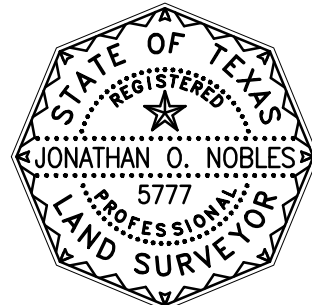
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES \_\_\_\_\_

I, JONATHAN O. NOBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

03/05/2021  
DATE



JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

STATE OF TEXAS §  
COUNTY OF HAYS §

I, THE UNDERSIGNED, INTERIM DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

MARCUS PACHECO  
INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO  
INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M.  
INTERIM HAYS COUNTY FLOODPLAIN ADMINISTRATOR

TRAILS AT WINDY HILL PHASE 4 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER  
GOFORTH SPECIAL UTILITY DISTRICT

DATE

MICHAEL CHASE, PRESIDENT  
NORTH HAYS COUNTY M.U.D. NO. 1

DATE

THIS PLAT WAS REVIEWED BY THE CITY OF KYLE PLANNING & ZONING COMMISSION,  
AND HEREBY APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CITY OF KYLE, PLANNING & ZONING  
COMMISSION CHAIRPERSON

REVIEWED BY:

LEON BARBA, CITY ENGINEER

DATE

REVIEWED BY:

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

DATE

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE AND HAYS COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0291F, EFFECTIVE SEPTEMBER 2, 2005.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
- GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO HAYS COUNTY 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.
- GAS IS PROVIDED BY CENTERPOINT ENERGY.
- TELEPHONE/CABLE PROVIDED BY FRONTIER.
- ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
- WASTEWATER SERVICES ARE PROVIDED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
- WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
- THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 60. THE AVERAGE LOT SIZE IS 0.310 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 1. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 59.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- THIS SUBDIVISION IS LOCATED IN HAYS COUNTY ESD 2 & 8.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS SCALED FROM THE TEXAS GLO GIS DATA, THE PLAT OF COUNTRY ACRES SECTION ONE AND AS DESCRIBED ON THE ORIGINAL 33.99 AND 100 ACRE TRACTS OF LAND DESCRIBED IN VOLUME 155, PAGES 485 AND 532 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT 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 AND MADE VISIBLE FOR REVIEW UPON REQUEST.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

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 AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, MBA, PhD  
COUNTY CLERK  
HAYS COUNTY, TEXAS

# FINAL PLAT TRAILS AT WINDY HILL PHASE 4

A SUBDIVISION OF 21.545 ACRES OF LAND  
LOCATED IN THE  
Z. HINTON SURVEY, ABSTRACT NO. 219 AND  
JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538  
HAYS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



**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

May 5th, 2021

Howard Koontz  
Director of Planning  
City of Kyle

**Re: Trails at Windy Hill, Phase 4, Final Plat (PLN-1444-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,

*Marcus Pacheco*

Marcus Pacheco  
Director  
Hays County Development Services

**BENCHMARKS:**

**BENCHMARK #1** MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN TRIUMPH ROAD AT IT'S INTERSECTION WITH WINDY HILL ROAD APPROXIMATELY 1,000 FEET SOUTHWEST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13926877.7433  
 GRID EASTING: 2346021.0439  
 ELEVATION: 663.93 FEET NAVD-88

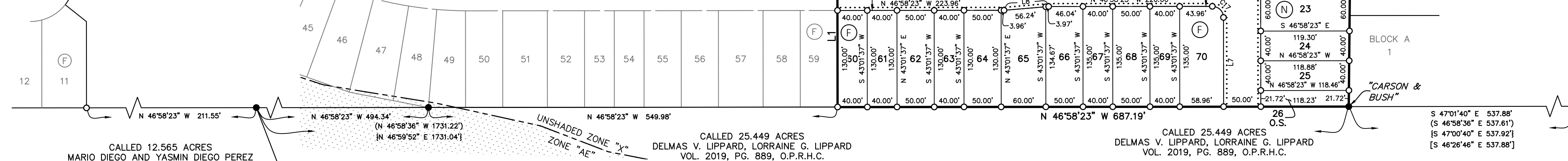
**BENCHMARK #3** MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN DRIVEWAY THAT ABUTS THE NORTHEASTERLY END OF MATHIAS LANE FOR ACCESS TO A CELL TOWER, BEING APPROXIMATELY 2,650 FEET SOUTHEAST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13925753.6204  
 GRID EASTING: 2348696.8588  
 ELEVATION: 667.73 FEET NAVD-88

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
SPIDER LILY DRIVE	VARIABLES	544 FT.	MINOR COLLECTOR
APACHE PLUM DRIVE	50 FT.	2,005 FT.	LOCAL
FROSTWEED DRIVE	60 FT.	811 FT.	MINOR COLLECTOR
TOTAL LINEAR FEET:		3,360 FT.	

**LEGEND**

- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- D.R.H.C. DEED RECORDS OF HAYS COUNTY
- G.B.R.A. GUADALUPE-BLANCO RIVER AUTHORITY
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- M.U.E. MUNICIPAL UTILITY EASEMENT
- NO. NUMBER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.R.H.C. PLAT RECORDS OF HAYS COUNTY
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- RECORD CALL DOC. NO. 17016288
- RECPD CALL VOL. 18, PG. 68
- RECORD CALL VOL. 103, PG. 10
- RECORD CALL VOL. 2019, PG. 889
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ "BGE, INC." CAP
- CALCULATED POINT
- PROPOSED SIDEWALK
- FEMA ZONE "AE"
- STREET NAME BREAK SYMBOL

TRAILS AT WINDY HILL  
 PHASE 1  
 DOC. NO. 19046208  
 O.P.R.H.C.



**FINAL PLAT**  
**TRAILS AT WINDY HILL PHASE 3**  
 A SUBDIVISION OF 18.564 ACRES OF LAND  
 LOCATED IN THE  
 SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
 HAYS COUNTY, TEXAS

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	103	14.080 AC.
RIGHT-OF-WAY	-	4.087 AC.
OPEN SPACE	4	0.397 AC.
TOTAL	107	18.564 AC.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 ADDRESS: 10700 PECAN PARK BLVD. SUITE 400  
 AUSTIN, TX 78750  
 PHONE: (512) 345-4663 FAX: \_\_\_\_\_

ACREAGE: 18.564 ACRES  
 SURVEY: SAMUEL LITTLE SURVEY NO. 8 ABS NO. 286

NUMBER AND ACREAGE BY LOT TYPE: RESIDENTIAL: 103 LOTS/14.080 ACRES  
 OPEN SPACE: 4 LOTS/0.397 ACRE  
 RIGHT-OF-WAY: 4.087 ACRES

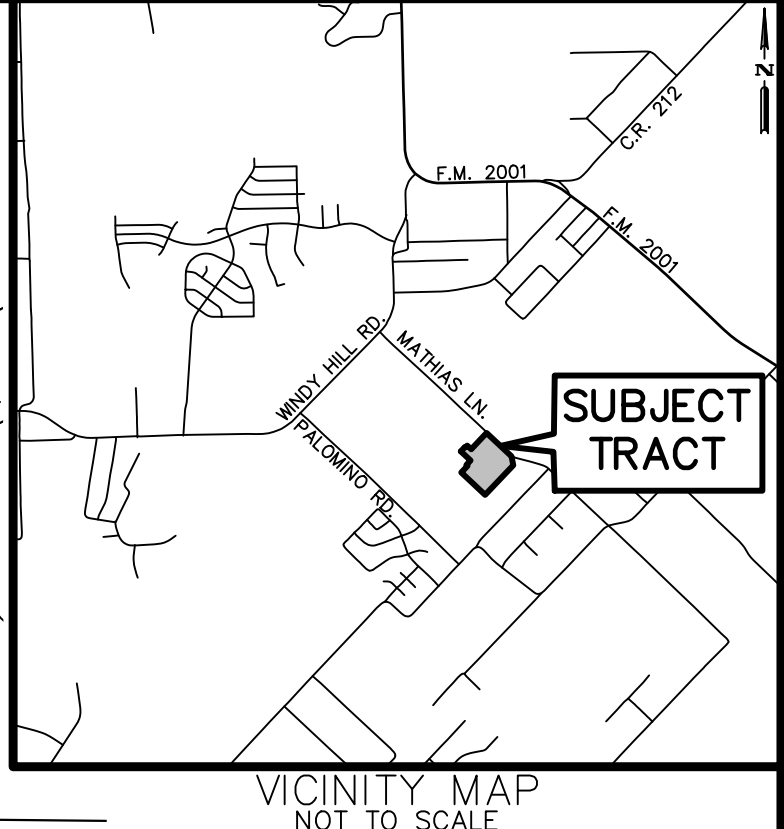
PLAT PREPARED: 12/31/2019

SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)  
 PHONE: (512) 879-0441 FAX: \_\_\_\_\_

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)  
 PHONE: (512) 879-0433 FAX: \_\_\_\_\_



**BGE, Inc.**  
 101 West Louis Henna Blvd., Suite 400  
 Austin, TX 78728  
 Tel: 512-879-0400 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502



BEARING BASIS:  
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. COMBINED SCALE FACTOR = 0.9999091101

A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C2	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C3	23.56'	15.00'	90°00'00"	N 01°58'23" W	21.21'
C4	39.27'	25.00'	90°00'00"	S 88°01'37" W	35.36'
C5	10.40'	15.00'	39°42'54"	S 23°10'10" W	10.19'
C6	147.86'	50.00'	169°25'49"	N 88°01'37" E	99.57'
C7	10.40'	15.00'	39°42'54"	N 27°06'56" W	10.19'
C8	39.27'	25.00'	90°00'00"	N 88°01'37" E	35.36'
C9	10.40'	15.00'	39°42'54"	N 23°10'10" E	10.19'
C10	147.86'	50.00'	169°25'49"	S 88°01'37" W	99.57'
C11	10.40'	15.00'	39°42'54"	S 27°06'56" E	10.19'
C12	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C13	23.56'	15.00'	90°00'00"	S 01°58'23" E	21.21'
C14	10.40'	15.00'	39°42'54"	S 66°49'50" E	10.19'
C15	147.86'	50.00'	169°25'49"	N 01°58'23" W	99.57'
C16	10.40'	15.00'	39°42'54"	S 62°53'04" W	10.19'
C17	23.56'	15.00'	90°00'00"	N 01°58'23" W	21.21'
C18	23.56'	15.00'	90°00'00"	S 01°58'23" E	21.21'
C19	23.56'	15.00'	90°00'00"	S 88°01'37" W	21.21'
C20	39.27'	25.00'	90°00'00"	N 01°58'23" W	35.36'
C21	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C22	24.59'	50.00'	28°10'41"	N 17°24'03" E	24.34'
C23	39.42'	50.00'	45°10'24"	N 54°04'36" E	38.41'
C24	36.52'	50.00'	41°50'59"	S 82°24'43" E	35.71'
C25	39.34'	50.00'	45°05'02"	S 38°56'42" E	38.34'
C26	7.98'	50.00'	9°08'42"	S 11°49'50" E	7.97'
C27	2.48'	50.00'	2°50'43"	S 04°44'04" W	2.48'
C28	46.55'	50.00'	53°20'33"	S 32°49'42" W	44.89'
C29	36.52'	50.00'	41°50'59"	S 80°25'28" W	35.71'
C30	32.65'	50.00'	37°25'00"	N 59°56'32" W	32.08'
C31	29.65'	50.00'	33°58'33"	N 24°14'45" W	29.22'
C32	29.65'	50.00'	33°58'33"	N 69°42'01" W	29.22'
C33	49.19'	50.00'	56°21'47"	N 24°31'51" W	47.23'
C34	42.68'	50.00'	48°54'28"	N 28°06'16" E	41.40'
C35	26.34'	50.00'	30°11'01"	N 67°39'01" E	26.04'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°01'37" E	190.00'
L2	N 46°58'23" W	31.47'
L3	N 43°01'37" E	130.00'
L4	N 43°01'37" E	115.00'
L5	N 43°01'37" E	50.00'
L6	S 46°58'23" E	115.13'
L7	N 43°01'37" E	120.00'
L8	N 51°44'12" W	60.21'
L9	N 53°25'45" E	9.74'
L10	N 53°25'45" E	20.33'
L11	S 54°59'31" W	48.60'
L12	S 88°01'37" W	8.97'
L13	N 01°58'23" W	9.12'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
60	F	5,200
61	F	5,200
62	F	6,500
63	F	5,200
64	F	6,500
65	F	7,931
66	F	6,749
67	F	5,400
68	F	6,750
69	F	5,400
70	F	7,911

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	K	7,752
2	K	5,200
3	K	6,500
4	K	5,200
5	K	6,451
6	K	6,189
7	K	12,748
8	K	7,754
9	K	5,524
10	K	4,600
11	K	5,750
12	K	5,750
13	K	5,750
14	K	6,766
15	K	7,152
16	K	6,000
17	K	6,600
18	K	6,000
19	K	4,800
20	K	4,800
21	K	6,000
22	K	7,200
23	K	6,008
24	K	4,980
25	K	6,271
26	K	7,477
27	K	5,200
28	K	6,500
29	K	5,200

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
33	M	7,085
34	M	4,813
35	M	4,814
36	M	6,019
37	M	6,020
38	M	4,798
39	M	6,472
40	M	12,593
41	M	7,937
42	M	4,767
43	M	5,064
44	M	6,328
45	M	6,326
46	M	6,302
47	M	1,869

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	L	7,002
2	L	4,700
3	L	4,700
4	L	4,700
5	L	5,875
6	L	4,700
7	L	4,700
8	L	5,875
9	L	7,050
10	L	5,875
11	L	4,700
12	L	4,700
13	L	7,002
14	L	7,002
15	L	4,700
16	L	4,700
17	L	5,875
18	L	7,050
19	L	5,875
20	L	4,700
21	L	4,700
22	L	5,875
23	L	4,700
24	L	4,700
25	L	4,700
26	L	6,916

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	1,867
2	N	6,296
3	N	6,314
4	N	5,049
5	N	5,048
6	N	6,009
7	N	12,363
8	N	4,590
9	N	4,807
10	N	6,298
11	N	5,020
12	N	5,003
13	N	6,230
14	N	4,965
15	N	4,948
16	N	6,162
17	N	7,359
18	N	6,104
19	N	4,864
20	N	4,847
21	N	6,036
22	N	6,009
23	N	7,177
24	N	4,763
25	N	4,747
26	N	2,570

FINAL PLAT  
**TRAILS AT  
WINDY HILL PHASE 3**

A SUBDIVISION OF 18.564 ACRES OF LAND  
LOCATED IN THE  
SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
HAYS COUNTY, TEXAS



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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

c:\TXC\Projects\DRHorton\7251-00\_Windy\_Hills\_Ph3\06\_Survey\04\_Finals\Drawings\7251-00\_Windy\_Hills\_Ph3\06\_Survey\11/23/2020 10:08 AM mmiskok.1:0



STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF AN 81.3113 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 18043360 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.564 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRAILS AT WINDY HILL PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ADIB KHOURY, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADIB KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

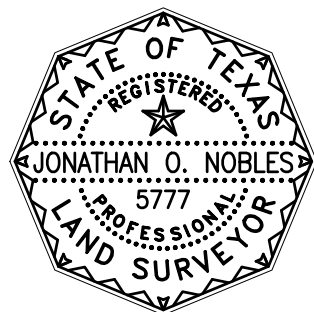
PRINT NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

I, JONATHAN O. NOBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

DATE \_\_\_\_\_



STATE OF TEXAS §  
COUNTY OF HAYS §

I, THE UNDERSIGNED DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

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 AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, MBA, PhD  
COUNTY CLERK  
HAYS COUNTY, TEXAS

SEWAGE DISPOSAL/ INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, C.F.M., R.S.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

TRAILS AT WINDY HILL PHASE 3 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER  
GOFORTH SPECIAL UTILITY DISTRICT

DATE \_\_\_\_\_

MICHAEL CHASE, PRESIDENT  
NORTH HAYS COUNTY M.U.D. NO. 1

DATE \_\_\_\_\_

THIS PLAT WAS REVIEWED BY THE CITY OF KYLE PLANNING & ZONING COMMISSION, AND HEREBY APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CITY OF KYLE, PLANNING & ZONING  
COMMISSION CHAIRPERSON

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE AND HAYS COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0293F AND 4209C0291F, REVISED SEPTEMBER 2, 2005. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY (LIMITS OF DETAILED STUDY STOP AT THE SOUTH BOUNDARY LINE OF THE PARENT TRACT).
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

- NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
- GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES 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.
- GAS IS PROVIDED BY CENTERPOINT ENERGY.
- TELEPHONE/CABLE PROVIDED BY FRONTIER.
- ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
- WASTEWATER SERVICES ARE PROVIDED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
- WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
- THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 104. THE AVERAGE LOT SIZE IS 0.136 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 104.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
- THIS SUBDIVISION IS LOCATED IN HAYS COUNTY ESD 2 & 8.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS SCALED FROM THE TEXAS GLO GIS DATA, THE PLAT OF COUNTRY ACRES SECTION ONE AND AS DESCRIBED ON THE ORIGINAL 33.99 AND 100 ACRE TRACTS OF LAND DESCRIBED IN VOLUME 155, PAGES 485 AND 532 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721, OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

# FINAL PLAT TRAILS AT WINDY HILL PHASE 3

A SUBDIVISION OF 18.564 ACRES OF LAND  
LOCATED IN THE  
SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
HAYS COUNTY, TEXAS





# CITY OF KYLE, TEXAS

## Trails at Windy Hill, Phase 5 - Final Plat (SUB-20-0116)

Meeting Date: 5/11/2021

Date time: 6:30 PM

**Subject/Recommendation:** Trails at Windy Hill, Phase 5 - Final Plat (SUB-20-0116) 20.630 acres; 104 residential lots, 1 open space lot, 1 right-of-way and 1 right-of-way dedication for property located off of Windy Hill Road and Mathias Lane.

Staff Proposal to P&Z: Approve the final plat.

**Other Information:** See attached.

**Legal Notes:** N/A

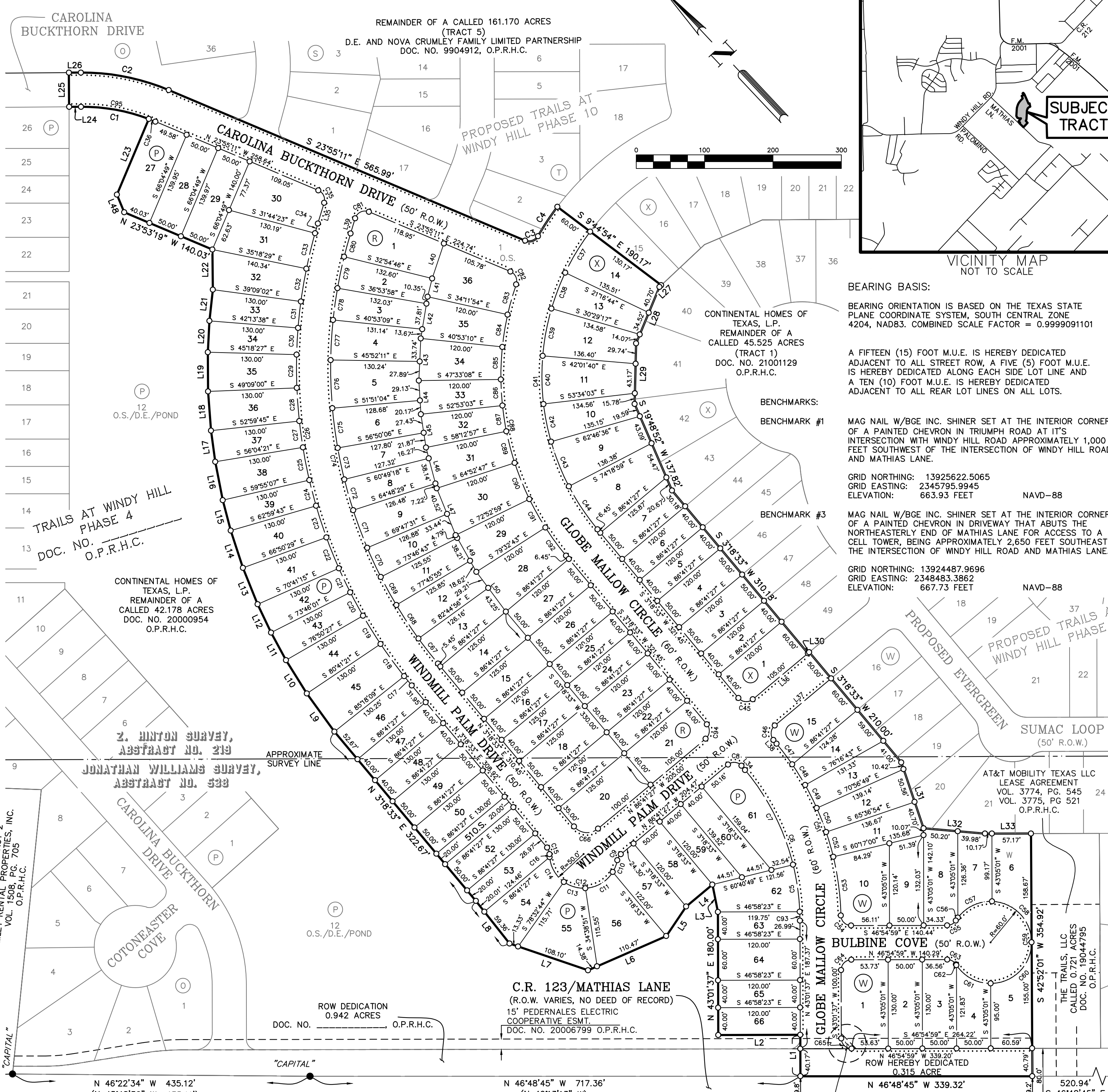
**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Final Plat
- 1445 Approval Letter from Hays County

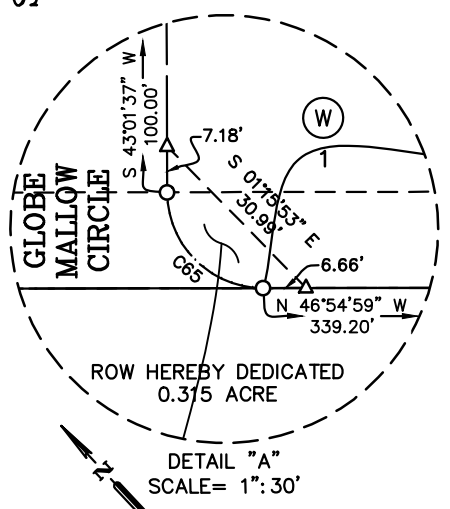
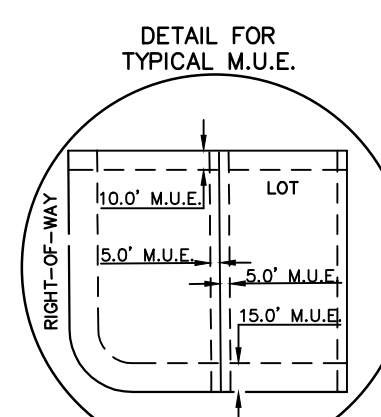


**BEARING BASIS:**  
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. COMBINED SCALE FACTOR = 0.9999091101

A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW. A FIVE (5) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

**BENCHMARKS:**  
 BENCHMARK #1  
 MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN TRIUMPH ROAD AT IT'S INTERSECTION WITH WINDY HILL ROAD APPROXIMATELY 1,000 FEET SOUTHWEST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13925622.5065  
 GRID EASTING: 2345795.9945  
 ELEVATION: 663.93 FEET NAVD-88

BENCHMARK #3  
 MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN DRIVEWAY THAT ABUTS THE NORTHEASTERLY END OF MATHIAS LANE FOR ACCESS TO A CELL TOWER, BEING APPROXIMATELY 2,650 FEET SOUTHEAST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13924487.9696  
 GRID EASTING: 2348483.3862  
 ELEVATION: 667.73 FEET NAVD-88



**OWNER:** CONTINENTAL HOMES OF TEXAS, L.P.  
 ADDRESS: 10700 PECAN PARK BLVD., SUITE 400  
 AUSTIN, TX, 78750  
 PHONE: (512) 345-4663 FAX: \_\_\_\_\_

**ACREAGE:** 20.630 ACRES  
**SURVEY:** Z. HINTON SURVEY, ABSTRACT NO. 219 & JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538

**NUMBER AND ACREAGE BY LOT TYPE:** RESIDENTIAL: 104 LOTS/15.348 ACRES  
 OPEN SPACE: 1 LOTS/0.060 ACRE  
 RIGHT-OF-WAY: 4.908 ACRES  
 RIGHT-OF-WAY DEDICATION: 0.315 ACRE

**PLAT PREPARED:** 02/24/2020

**SURVEYOR:** BGE, INC. (JONATHAN O. NOBLES, RPLS)  
 PHONE: (512) 879-0441 FAX: \_\_\_\_\_

**ENGINEER:** BGE, INC. (TIMOTHY M. HOLLAND, PE)  
 PHONE: (512) 879-0433 FAX: \_\_\_\_\_



**BGE, Inc.**  
 101 West Louis Henna Blvd., Suite 400  
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 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502

**FINAL PLAT**  
**TRAILS AT WINDY HILL PHASE 5**

A SUBDIVISION OF 20.630 ACRES OF LAND LOCATED IN THE Z. HINTON SURVEY, ABSTRACT NO. 219 AND JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 HAYS COUNTY, TEXAS

**LEGEND**

D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.H.C.	DEED RECORDS OF HAYS COUNTY
G.B.R.A.	GUADALUPE-BLANCO RIVER AUTHORITY
H.C.P.R.	HAYS COUNTY PLAT RECORDS
M.U.E.	MUNICIPAL UTILITY EASEMENT
NO.	NUMBER
O.P.R.H.C.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.R.H.C.	PLAT RECORDS OF HAYS COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
( )	RECORD CALL DOC. NO. 17016288
●	FOUND 1/2" IRON ROD
○	(UNLESS OTHERWISE NOTED)
△	SET 1/2" IRON ROD W/ "BGE, INC." CAP
.....	CALCULATED POINT
.....	PROPOSED SIDEWALK
[Pattern]	FEMA ZONE "AE"

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET
27	P	8,199	47	P	5,200	1	R	8,604	19	R	5,000	1	X	7,152	1	W	8,832
28	P	6,998	48	P	5,200	2	R	5,602	20	R	7,366	2	X	4,800	2	W	6,500
29	P	6,999	49	P	6,500	3	R	5,586	21	R	7,152	3	X	6,000	3	W	6,468
30	P	8,604	50	P	6,500	4	R	6,920	22	R	4,800	4	X	6,000	4	W	5,148
31	P	7,761	51	P	2,600	5	R	8,234	23	R	6,000	5	X	4,800	5	W	6,518
32	P	7,172	52	P	6,500	6	R	6,805	24	R	4,800	6	X	4,800	6	W	6,451
33	P	5,505	53	P	5,178	7	R	5,415	25	R	4,800	7	X	6,058	7	W	5,368
34	P	5,506	54	P	6,687	8	R	5,408	26	R	6,000	8	X	8,960	8	W	6,940
35	P	6,875	55	P	8,601	9	R	6,738	27	R	6,000	9	X	7,745	9	W	6,304
36	P	6,875	56	P	8,785	10	R	5,372	28	R	7,746	10	X	6,076	10	W	8,242
37	P	5,505	57	P	6,212	11	R	5,362	29	R	6,525	11	X	7,733	11	W	6,041
38	P	6,875	58	P	6,000	12	R	6,690	30	R	7,813	12	X	7,659	12	W	6,062
39	P	5,505	59	P	5,190	13	R	5,985	31	R	6,525	13	X	6,147	13	W	6,005
40	P	6,875	60	P	5,971	14	R	6,250	32	R	5,230	14	X	7,588	14	W	5,992
41	P	6,875	61	P	9,146	15	R	6,250	33	R	5,230				15	W	7,324
42	P	5,506	62	P	6,677	16	R	5,000	34	R	6,525						
43	P	5,505	63	P	4,799	17	R	5,000	35	R	6,546						
44	P	6,876	64	P	7,200	18	R	6,250	36	R	8,428						
45	P	8,250	65	P	4,800												
46	P	6,644	66	P	4,800												

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	101.28'	275.00'	21°06'05"	N 36°38'29" W	100.71'
C2	132.01'	325.00'	23°16'20"	S 35°33'21" E	131.10'
C3	21.74'	15.00'	83°02'22"	N 65°26'22" W	19.89'
C4	51.63'	410.00'	7°12'54"	N 76°38'54" E	51.60'
C5	69.59'	345.00'	11°33'25"	N 35°05'16" E	69.47'
C6	239.16'	345.00'	39°43'03"	N 23°10'05" E	234.40'
C7	156.56'	345.00'	26°00'01"	N 16°18'34" E	155.22'
C8	21.99'	14.00'	90°00'00"	N 41°41'27" W	19.80'
C9	10.40'	15.00'	39°42'54"	S 73°27'06" W	10.19'
C10	18.55'	50.00'	21°15'04"	N 64°13'11" E	18.44'
C11	48.47'	50.00'	55°32'29"	S 77°23'03" E	46.59'
C12	147.86'	50.00'	169°25'49"	S 41°41'27" E	99.57'
C13	33.30'	50.00'	38°09'32"	S 30°32'02" E	32.69'
C14	43.21'	50.00'	49°30'45"	S 13°18'07" W	41.88'
C15	10.40'	15.00'	39°42'54"	N 23°10'01" E	10.19'
C16	4.33'	50.00'	4°57'59"	S 40°32'29" W	4.33'
C17	17.57'	725.00'	1°23'17"	S 04°00'12" W	17.56'
C18	58.41'	725.00'	4°36'57"	S 07°00'19" W	58.39'
C19	48.67'	725.00'	3°50'46"	S 11°14'10" W	48.66'
C20	38.93'	725.00'	3°04'36"	S 14°41'51" W	38.93'
C21	38.93'	725.00'	3°04'36"	S 17°46'27" W	38.93'
C22	48.67'	725.00'	3°50'46"	S 21°14'08" W	48.66'
C23	48.67'	725.00'	3°50'46"	S 25°04'54" W	48.66'
C24	38.93'	725.00'	3°04'36"	S 28°32'35" W	38.93'
C25	48.67'	725.00'	3°50'46"	S 32°00'16" W	48.66'
C26	718.36'	725.00'	56°46'15"	S 31°41'41" W	689.33'
C27	38.93'	725.00'	3°04'36"	S 35°27'57" W	38.93'
C28	48.67'	725.00'	3°50'46"	S 38°55'37" W	48.66'
C29	48.67'	725.00'	3°50'46"	S 42°46'24" W	48.66'
C30	38.93'	725.00'	3°04'36"	S 46°14'04" W	38.92'
C31	38.93'	725.00'	3°04'36"	S 49°18'40" W	38.93'
C32	48.67'	725.00'	3°50'46"	S 52°46'21" W	48.66'
C33	53.34'	725.00'	4°12'56"	S 56°48'12" W	53.33'
C34	14.79'	725.00'	1°10'08"	S 59°29'45" W	14.79'
C35	21.99'	15.00'	84°00'00"	N 18°04'49" E	20.07'
C36	10.42'	275.00'	2°10'15"	N 25°00'19" W	10.42'
C37	70.47'	350.00'	11°32'09"	S 74°29'20" W	70.35'
C38	56.25'	350.00'	9°12'33"	S 64°06'59" W	56.19'
C39	70.49'	350.00'	11°32'23"	S 53°44'32" W	70.37'
C40	70.49'	350.00'	11°32'23"	S 42°12'08" W	70.37'
C41	470.05'	350.00'	76°56'51"	S 41°46'59" W	435.51'
C42	56.26'	350.00'	9°12'33"	S 31°49'40" W	56.19'
C43	70.49'	350.00'	11°32'23"	S 21°27'12" W	70.37'
C44	75.59'	350.00'	12°22'27"	S 09°29'47" W	75.44'
C45	23.56'	15.00'	90°00'00"	S 41°41'27" E	21.21'
C46	23.56'	15.00'	90°00'00"	S 48°18'33" W	21.21'
C47	37.99'	405.00'	5°22'26"	N 05°59'46" E	37.97'
C48	35.61'	405.00'	5°02'18"	N 11°12'08" E	35.60'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49	37.69'	405.00'	5°19'54"	N 16°23'14" E	37.67'
C50	37.69'	405.00'	5°19'54"	N 21°43'09" E	37.67'
C51	273.46'	405.00'	38°41'12"	N 22°39'10" E	268.30'
C52	37.69'	405.00'	5°19'54"	N 27°03'03" E	37.67'
C53	86.80'	405.00'	12°16'46"	N 35°51'23" E	86.63'
C54	23.28'	15.00'	88°54'45"	S 02°27'37" E	21.01'
C55	15.12'	15.00'	57°46'09"	S 75°48'04" E	14.49'
C56	5.24'	60.00'	5°00'15"	N 77°49'00" E	5.24'
C57	57.49'	60.00'	54°53'43"	S 72°14'01" E	55.31'
C58	91.56'	60.00'	87°26'11"	S 01°04'04" E	82.93'
C59	309.49'	60.00'	295°32'17"	S 43°05'01" W	64.00'
C60	94.25'	60.00'	90°00'00"	S 88°05'01" W	84.85'
C61	59.11'	60.00'	56°26'34"	N 18°41'42" W	56.75'
C62	1.39'	60.00'	1°19'35"	S 10°11'22" W	1.39'
C63	15.12'	15.00'	57°46'09"	N 18°01'55" W	14.49'
C64	23.58'	15.00'	90°03'24"	S 88°03'19" W	21.22'
C65	23.55'	15.00'	89°56'36"	S 01°56'41" E	21.20'
C66	39.27'	25.00'	90°00'00"	N 41°41'27" W	35.36'
C67	46.44'	675.00'	3°56'30"	N 05°16'49" E	46.43'
C68	58.71'	675.00'	4°59'02"	N 09°44'34" E	58.70'
C69	46.97'	675.00'	3°59'12"	N 14°13'41" E	46.96'
C70	46.97'	675.00'	3°59'12"	N 18°12'53" E	46.96'
C71	58.71'	675.00'	4°59'02"	N 22°42'00" E	58.70'
C72	46.97'	675.00'	3°59'12"	N 27°11'06" E	46.96'
C73	46.97'	675.00'	3°59'12"	N 31°10'18" E	46.96'
C74	668.82'	675.00'	56°46'15"	N 31°41'41" E	641.79'
C75	58.71'	675.00'	4°59'02"	N 35°39'25" E	58.70'
C76	70.47'	675.00'	5°58'53"	N 41°08'22" E	70.43'
C77	58.71'	675.00'	4°59'02"	N 46°37'20" E	58.70'
C78	46.97'	675.00'	3°59'12"	N 51°06'26" E	46.96'
C79	46.97'	675.00'	3°59'12"	N 55°05'38" E	46.96'
C80	35.26'	675.00'	2°59'35"	N 58°35'01" E	35.26'
C81	25.13'	15.00'	96°00'00"	S 71°55'11" E	22.29'
C82	22.56'	15.00'	86°09'20"	S 19°09'29" W	20.49'
C83	46.04'	410.00'	6°26'03"	S 59°01'08" W	46.02'
C84	47.86'	410.00'	6°41'17"	S 52°27'28" W	47.83'
C85	47.70'	410.00'	6°39'58"	S 45°46'51" W	47.67'
C86	38.15'	410.00'	5°19'54"	S 39°46'55" W	38.14'
C87	38.15'	410.00'	5°19'54"	S 34°27'00" W	38.14'
C88	421.67'	410.00'	58°55'36"	S 32°46'21" W	403.33'
C89	47.70'	410.00'	6°39'58"	S 28°27'04" W	47.68'
C90	57.26'	410.00'	8°00'04"	S 21°07'03" W	57.21'
C91	47.70'	410.00'	6°39'58"	S 13°47'01" W	47.68'
C92	51.10'	410.00'	7°08'29"	S 06°52'48" W	51.07'
C93	13.01'	345.00'	2°09'38"	N 41°56'48" E	13.01'
C94	23.56'	15.00'	90°00'00"	S 48°18'33" W	21.21'
C95	111.70'	275.00'	23°16'20"	N 35°33'21" W	110.93'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°01'37" E	60.55'
L2	N 46°58'23" W	120.00'
L3	N 31°48'05" E	40.78'
L4	N 86°41'27" W	50.00'
L5	S 77°13'10" W	52.04'
L6	N 70°28'58" W	124.85'
L7	N 28°00'38" W	121.43'
L8	N 04°52'30" E	79.37'
L9	N 07°12'50" E	68.87'
L10	N 11°14'10" E	57.39'
L11	N 14°41'50" E	45.90'
L12	N 17°46'26" E	45.91'
L13	N 21°14'08" E	57.38'
L14	N 25°04'54" E	57.38'
L15	N 28°32'35" E	45.91'
L16	N 32°00'16" E	57.38'
L17	N 35°27'57" E	45.91'
L18	N 38°55'37" E	57.38'
L19	N 42°46'22" E	57.38'
L20	N 46°14'03" E	45.91'
L21	N 49°18'40" E	45.91'
L22	N 42°37'12" E	58.64'
L23	N 66°04'49" E	120.06'
L24	N 47°11'31" W	17.47'
L25	N 42°48'29" E	50.00'
L26	S 47°11'31" E	17.47'
L27	S 89°58'07" W	3.57'
L28	S 65°38'28" W	89.30'
L29	S 44°37'49" W	88.68'
L30	S 86°41'27" E	2.50'
L31	S 24°31'18" W	101.69'
L32	S 41°50'42" E	90.18'
L33	S 46°54'58" E	67.34'
L34	N 03°18'33" E	8.07'
L35	N 60°04'49" E	31.70'
L36	S 86°41'27" E	107.50'
L37	N 86°41'27" W	107.50'
L38	S 03°18'33" W	7.07'
L39	N 60°04'49" E	23.29'
L40	S 61°41'40" W	54.12'
L41	S 57°17'05" W	27.43'
L42	S 52°27'28" W	61.83'
L43	S 45°46'51" W	61.63'
L44	S 39°46'55" W	49.30'
L45	S 34°27'00" W	49.30'
L46	N 28°	

STATE OF TEXAS §  
 COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 42.178 ACRE TRACT OF LAND OUT OF THE JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 AND THE Z. HINTON SURVEY, ABSTRACT NO. 219, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 20000954 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 20.635 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRAILS AT WINDY HILL PHASE 5

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ADIB KHOURY, ASSISTANT SECRETARY  
 CONTINENTAL HOMES OF TEXAS, L.P.  
 10700 PECAN PARK BLVD. SUITE 400  
 AUSTIN, TEXAS 78750

STATE OF TEXAS §  
 COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADIB KHOURY, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

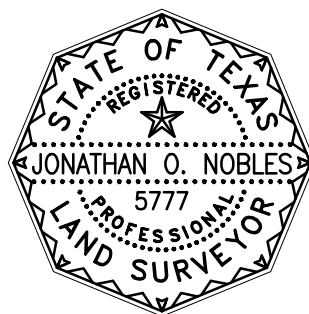
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

I, JONATHAN O. NOBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

3/05/2021  
 DATE



JONATHAN O. NOBLES, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
 BGE, INC.  
 101 WEST LOUIS HENNA BLVD., SUITE 400  
 AUSTIN, TEXAS 78728

STATE OF TEXAS §  
 COUNTY OF HAYS §

I, THE UNDERSIGNED, INTERIM DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

MARCUS PACHECO  
 INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO--WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON--SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO  
 INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M.  
 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

TRAILS AT WINDY HILL PHASE 5 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER  
 GOFORTH SPECIAL UTILITY DISTRICT

DATE

MICHAEL CHASE, PRESIDENT  
 NORTH HAYS COUNTY M.U.D. NO. 1

DATE

THIS PLAT WAS REVIEWED BY THE CITY OF KYLE PLANNING & ZONING COMMISSION,  
 AND HEREBY APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
 CITY OF KYLE, PLANNING & ZONING  
 COMMISSION CHAIRPERSON

REVIEWED BY:

LEON BARBA, CITY ENGINEER

DATE

REVIEWED BY:

HARPER WILDER, DIRECTOR OF PUBLIC WORKS

DATE

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE AND HAYS COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0291F, EFFECTIVE SEPTEMBER 2, 2005.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
- GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO HAYS COUNTY 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.
- GAS IS PROVIDED BY CENTERPOINT ENERGY.
- TELEPHONE/CABLE PROVIDED BY FRONTIER.
- ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
- WASTEWATER SERVICES ARE PROVIDED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
- WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
- THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 105. THE AVERAGE LOT SIZE IS 0.147 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 105.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- THIS SUBDIVISION IS LOCATED IN HAYS COUNTY ESD 2 & 8.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS SCALED FROM THE TEXAS GLO GIS DATA, THE PLAT OF COUNTRY ACRES SECTION ONE AND AS DESCRIBED ON THE ORIGINAL 33.99 AND 100 ACRE TRACTS OF LAND DESCRIBED IN VOLUME 155, PAGES 485 AND 532 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT 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 AND MADE VISIBLE FOR REVIEW UPON REQUEST.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

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 AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

INSTRUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, MBA, PhD  
 COUNTY CLERK  
 HAYS COUNTY, TEXAS

# FINAL PLAT TRAILS AT WINDY HILL PHASE 5

A SUBDIVISION OF 20.630 ACRES OF LAND  
 LOCATED IN THE  
 Z. HINTON SURVEY, ABSTRACT NO. 219 AND  
 JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538  
 HAYS COUNTY, TEXAS



**BGE, Inc.**  
 101 West Louis Henna Blvd., Suite 400  
 Austin, TX 78728  
 Tel: 512-879-0400 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502





**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

May 5th, 2021

Howard Koontz  
Director of Planning  
City of Kyle

**Re: Trails at Windy Hill, Phase 5, Final Plat (PLN-1445-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,

*Marcus Pacheco*

Marcus Pacheco  
Director  
Hays County Development Services

**BENCHMARKS:**

**BENCHMARK #1** MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN TRIUMPH ROAD AT IT'S INTERSECTION WITH WINDY HILL ROAD APPROXIMATELY 1,000 FEET SOUTHWEST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13926877.7433  
 GRID EASTING: 2346021.0439  
 ELEVATION: 663.93 FEET NAVD-88

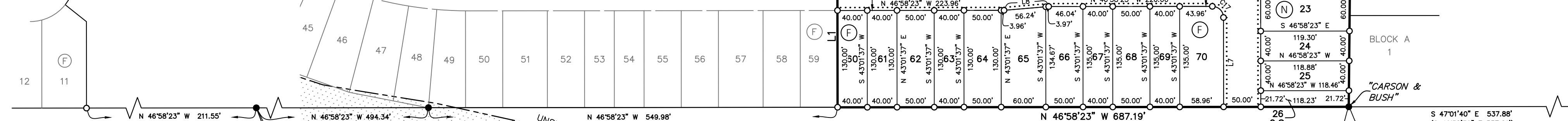
**BENCHMARK #3** MAG NAIL W/BGE INC. SHINER SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON IN DRIVEWAY THAT ABUTS THE NORTHEASTERLY END OF MATHIAS LANE FOR ACCESS TO A CELL TOWER, BEING APPROXIMATELY 2,650 FEET SOUTHEAST OF THE INTERSECTION OF WINDY HILL ROAD AND MATHIAS LANE.  
 GRID NORTHING: 13925753.6204  
 GRID EASTING: 2348696.8588  
 ELEVATION: 667.73 FEET NAVD-88

STREET NAMES			
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION
SPIDER LILY DRIVE	VARIABLES	544 FT.	MINOR COLLECTOR
APACHE PLUM DRIVE	50 FT.	2,005 FT.	LOCAL
FROSTWEED DRIVE	60 FT.	811 FT.	MINOR COLLECTOR
TOTAL LINEAR FEET:		3,360 FT.	

**LEGEND**

- D.E. DRAINAGE EASEMENT
- DOC. DOCUMENT
- D.R.H.C. DEED RECORDS OF HAYS COUNTY
- G.B.R.A. GUADALUPE-BLANCO RIVER AUTHORITY
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- M.U.E. MUNICIPAL UTILITY EASEMENT
- NO. NUMBER
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY
- O.S. OPEN SPACE
- PG. PAGE
- P.R.H.C. PLAT RECORDS OF HAYS COUNTY
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- RECORD CALL DOC. NO. 17016288
- RECPD CALL VOL. 18, PG. 68
- RECORD CALL VOL. 103, PG. 10
- RECORD CALL VOL. 2019, PG. 889
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ "BGE, INC." CAP
- CALCULATED POINT
- PROPOSED SIDEWALK
- FEMA ZONE "AE"
- STREET NAME BREAK SYMBOL

TRAILS AT WINDY HILL  
 PHASE 1  
 DOC. NO. 19046208  
 O.P.R.H.C.



CALLED 12.565 ACRES  
 MARIO DIEGO AND YASMIN DIEGO PEREZ  
 DOC. NO. 17013654, O.P.R.H.C.

CALLED 25.449 ACRES  
 DELMAS V. LIPPARD, LORRAINE G. LIPPARD  
 VOL. 2019, PG. 889, O.P.R.H.C.

CALLED 25.449 ACRES  
 DELMAS V. LIPPARD, LORRAINE G. LIPPARD  
 VOL. 2019, PG. 889, O.P.R.H.C.

S 47°01'40" E 537.88'  
 (S 46°58'36" E 537.61')  
 (S 47°00'40" E 537.92')  
 (S 46°26'46" E 537.88')

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 ADDRESS: 10700 PECAN PARK BLVD. SUITE 400  
 AUSTIN, TX 78750  
 PHONE: (512) 345-4663 FAX: \_\_\_\_\_

ACREAGE: 18.564 ACRES  
 SURVEY: SAMUEL LITTLE SURVEY NO. 8 ABS NO. 286

NUMBER AND ACREAGE BY LOT TYPE: RESIDENTIAL: 103 LOTS/14.080 ACRES  
 OPEN SPACE: 4 LOTS/0.397 ACRE  
 RIGHT-OF-WAY: 4.087 ACRES

PLAT PREPARED: 12/31/2019

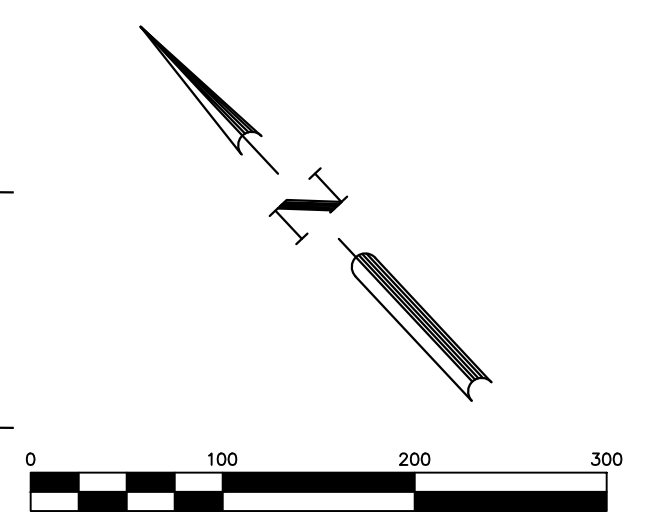
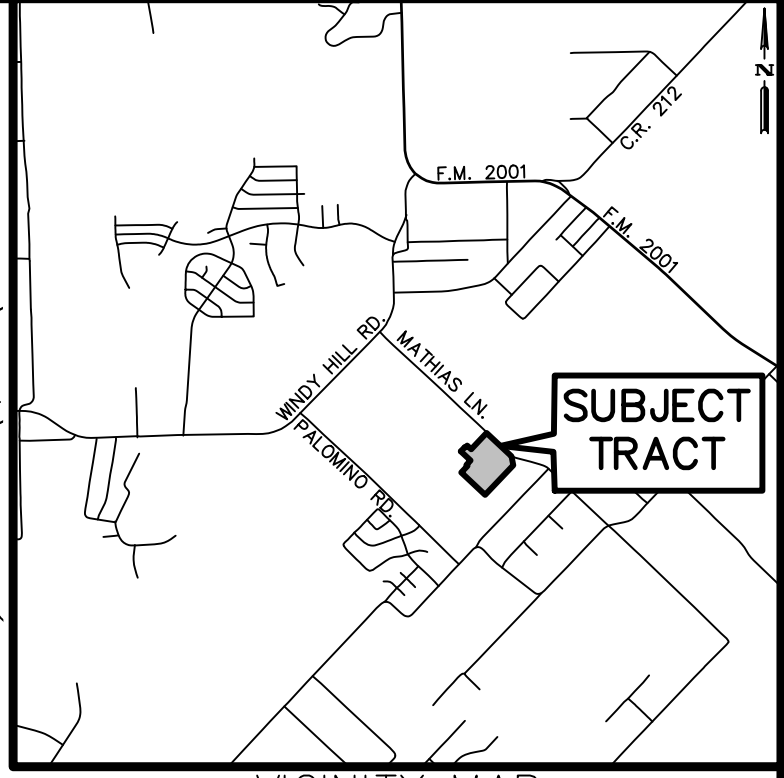
SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)  
 PHONE: (512) 879-0441 FAX: \_\_\_\_\_  
 ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)  
 PHONE: (512) 879-0433 FAX: \_\_\_\_\_

**BGE, Inc.**  
 101 West Louis Henna Blvd., Suite 400  
 Austin, TX 78728  
 Tel: 512-879-0400 • www.bgeinc.com  
 TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	103	14.080 AC.
RIGHT-OF-WAY	-	4.087 AC.
OPEN SPACE	4	0.397 AC.
TOTAL	107	18.564 AC.

# FINAL PLAT TRAILS AT WINDY HILL PHASE 3

A SUBDIVISION OF 18.564 ACRES OF LAND  
 LOCATED IN THE  
 SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
 HAYS COUNTY, TEXAS



BEARING BASIS:  
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. COMBINED SCALE FACTOR = 0.9999091101

A FIFTEEN (15) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT M.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT M.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

FOSTER PLACE  
 VOL. 103, PG. 10  
 O.P.R.H.C.

"CARSON & BUSH"

S 47°01'40" E 537.88'  
 (S 46°58'36" E 537.61')  
 (S 47°00'40" E 537.92')  
 (S 46°26'46" E 537.88')

TBPELS Registration No. F-1046  
 TBPELS Licensed Surveying Firm No. 10106502

C:\TDC\Projects\DRH\Drawings\7251-00\_Windy\_Hills\_Ph3\_Plat\_2020123.dwg, 11/23/2020 10:08 AM, mmsiskok, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C2	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C3	23.56'	15.00'	90°00'00"	N 01°58'23" W	21.21'
C4	39.27'	25.00'	90°00'00"	S 88°01'37" W	35.36'
C5	10.40'	15.00'	39°42'54"	S 23°10'10" W	10.19'
C6	147.86'	50.00'	169°25'49"	N 88°01'37" E	99.57'
C7	10.40'	15.00'	39°42'54"	N 27°06'56" W	10.19'
C8	39.27'	25.00'	90°00'00"	N 88°01'37" E	35.36'
C9	10.40'	15.00'	39°42'54"	N 23°10'10" E	10.19'
C10	147.86'	50.00'	169°25'49"	S 88°01'37" W	99.57'
C11	10.40'	15.00'	39°42'54"	S 27°06'56" E	10.19'
C12	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C13	23.56'	15.00'	90°00'00"	S 01°58'23" E	21.21'
C14	10.40'	15.00'	39°42'54"	S 66°49'50" E	10.19'
C15	147.86'	50.00'	169°25'49"	N 01°58'23" W	99.57'
C16	10.40'	15.00'	39°42'54"	S 62°53'04" W	10.19'
C17	23.56'	15.00'	90°00'00"	N 01°58'23" W	21.21'
C18	23.56'	15.00'	90°00'00"	S 01°58'23" E	21.21'
C19	23.56'	15.00'	90°00'00"	S 88°01'37" W	21.21'
C20	39.27'	25.00'	90°00'00"	N 01°58'23" W	35.36'
C21	23.56'	15.00'	90°00'00"	N 88°01'37" E	21.21'
C22	24.59'	50.00'	28°10'41"	N 17°24'03" E	24.34'
C23	39.42'	50.00'	45°10'24"	N 54°04'36" E	38.41'
C24	36.52'	50.00'	41°50'59"	S 82°24'43" E	35.71'
C25	39.34'	50.00'	45°05'02"	S 38°56'42" E	38.34'
C26	7.98'	50.00'	9°08'42"	S 11°49'50" E	7.97'
C27	2.48'	50.00'	2°50'43"	S 04°44'04" W	2.48'
C28	46.55'	50.00'	53°20'33"	S 32°49'42" W	44.89'
C29	36.52'	50.00'	41°50'59"	S 80°25'28" W	35.71'
C30	32.65'	50.00'	37°25'00"	N 59°56'32" W	32.08'
C31	29.65'	50.00'	33°58'33"	N 24°14'45" W	29.22'
C32	29.65'	50.00'	33°58'33"	N 69°42'01" W	29.22'
C33	49.19'	50.00'	56°21'47"	N 24°31'51" W	47.23'
C34	42.68'	50.00'	48°54'28"	N 28°06'16" E	41.40'
C35	26.34'	50.00'	30°11'01"	N 67°39'01" E	26.04'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°01'37" E	190.00'
L2	N 46°58'23" W	31.47'
L3	N 43°01'37" E	130.00'
L4	N 43°01'37" E	115.00'
L5	N 43°01'37" E	50.00'
L6	S 46°58'23" E	115.13'
L7	N 43°01'37" E	120.00'
L8	N 51°44'12" W	60.21'
L9	N 53°25'45" E	9.74'
L10	N 53°25'45" E	20.33'
L11	S 54°59'31" W	48.60'
L12	S 88°01'37" W	8.97'
L13	N 01°58'23" W	9.12'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
60	F	5,200
61	F	5,200
62	F	6,500
63	F	5,200
64	F	6,500
65	F	7,931
66	F	6,749
67	F	5,400
68	F	6,750
69	F	5,400
70	F	7,911

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	K	7,752
2	K	5,200
3	K	6,500
4	K	5,200
5	K	6,451
6	K	6,189
7	K	12,748
8	K	7,754
9	K	5,524
10	K	4,600
11	K	5,750
12	K	5,750
13	K	5,750
14	K	6,766
15	K	7,152
16	K	6,000
17	K	6,600
18	K	6,000
19	K	4,800
20	K	4,800
21	K	6,000
22	K	7,200
23	K	6,008
24	K	4,980
25	K	6,271
26	K	7,477
27	K	5,200
28	K	6,500
29	K	5,200

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
33	M	7,085
34	M	4,813
35	M	4,814
36	M	6,019
37	M	6,020
38	M	4,798
39	M	6,472
40	M	12,593
41	M	7,937
42	M	4,767
43	M	5,064
44	M	6,328
45	M	6,326
46	M	6,302
47	M	1,869

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	L	7,002
2	L	4,700
3	L	4,700
4	L	4,700
5	L	5,875
6	L	4,700
7	L	4,700
8	L	5,875
9	L	7,050
10	L	5,875
11	L	4,700
12	L	4,700
13	L	7,002
14	L	7,002
15	L	4,700
16	L	4,700
17	L	5,875
18	L	7,050
19	L	5,875
20	L	4,700
21	L	4,700
22	L	5,875
23	L	4,700
24	L	4,700
25	L	4,700
26	L	6,916

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	1,867
2	N	6,296
3	N	6,314
4	N	5,049
5	N	5,048
6	N	6,009
7	N	12,363
8	N	4,590
9	N	4,807
10	N	6,298
11	N	5,020
12	N	5,003
13	N	6,230
14	N	4,965
15	N	4,948
16	N	6,162
17	N	7,359
18	N	6,104
19	N	4,864
20	N	4,847
21	N	6,036
22	N	6,009
23	N	7,177
24	N	4,763
25	N	4,747
26	N	2,570

FINAL PLAT  
**TRAILS AT  
WINDY HILL PHASE 3**

A SUBDIVISION OF 18.564 ACRES OF LAND  
LOCATED IN THE  
SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
HAYS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\DRHorton\7251-00\_Windy\_Hills\_Ph3\06\_Survey\04\_Finals\Drawings\7251-00\_Windy\_Hills\_Ph3\06\_Survey\11/23/2020 10:08 AM mmiskok.1:0

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF AN 81.3113 ACRE TRACT OF LAND OUT OF THE SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286, SITUATED IN HAYS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN INSTRUMENT NUMBER 18043360 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 18.564 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRAILS AT WINDY HILL PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ADIB KHOURY, ASSISTANT SECRETARY  
CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD. SUITE 400  
AUSTIN, TEXAS 78750

STATE OF TEXAS §  
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADIB KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

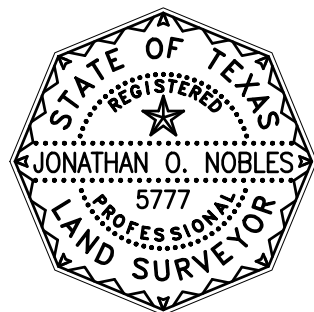
PRINT NOTARY'S NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

I, JONATHAN O. NOBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

DATE \_\_\_\_\_



STATE OF TEXAS §  
COUNTY OF HAYS §

I, THE UNDERSIGNED DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF KYLE FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE.

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

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 AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, MBA, PhD  
COUNTY CLERK  
HAYS COUNTY, TEXAS

SEWAGE DISPOSAL/ INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CAITLYN STRICKLAND  
DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE, C.F.M., R.S.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

TRAILS AT WINDY HILL PHASE 3 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT AND THE NORTH HAYS COUNTY M.U.D. NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER  
GOFORTH SPECIAL UTILITY DISTRICT

DATE \_\_\_\_\_

MICHAEL CHASE, PRESIDENT  
NORTH HAYS COUNTY M.U.D. NO. 1

DATE \_\_\_\_\_

THIS PLAT WAS REVIEWED BY THE CITY OF KYLE PLANNING & ZONING COMMISSION, AND HEREBY APPROVED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CITY OF KYLE, PLANNING & ZONING  
COMMISSION CHAIRPERSON

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE AND HAYS COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0293F AND 4209C0291F, REVISED SEPTEMBER 2, 2005. ALL FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY (LIMITS OF DETAILED STUDY STOP AT THE SOUTH BOUNDARY LINE OF THE PARENT TRACT).
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.

- NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
- GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES 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.
- GAS IS PROVIDED BY CENTERPOINT ENERGY.
- TELEPHONE/CABLE PROVIDED BY FRONTIER.
- ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
- WASTEWATER SERVICES ARE PROVIDED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
- WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
- THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 104. THE AVERAGE LOT SIZE IS 0.136 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 104.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
- THIS SUBDIVISION IS LOCATED IN HAYS COUNTY ESD 2 & 8.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS SCALED FROM THE TEXAS GLO GIS DATA, THE PLAT OF COUNTRY ACRES SECTION ONE AND AS DESCRIBED ON THE ORIGINAL 33.99 AND 100 ACRE TRACTS OF LAND DESCRIBED IN VOLUME 155, PAGES 485 AND 532 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN CHAPTER 721, OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND / OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

# FINAL PLAT TRAILS AT WINDY HILL PHASE 3

A SUBDIVISION OF 18.564 ACRES OF LAND  
LOCATED IN THE  
SAMUEL LITTLE SURVEY NO. 8, ABSTRACT NO. 286  
HAYS COUNTY, TEXAS





# CITY OF KYLE, TEXAS

## Windy Hill Development - Final Plat (SUB-20-0161)

Meeting Date: 5/11/2021  
Date time:6:30 PM

**Subject/Recommendation:** Windy Hill Development - Final Plat (SUB-20-0161) 4.62 acres; 1 commercial lot for property located at 400 Windy Hill Road.

Staff Proposal to P&Z: Approve the final plat.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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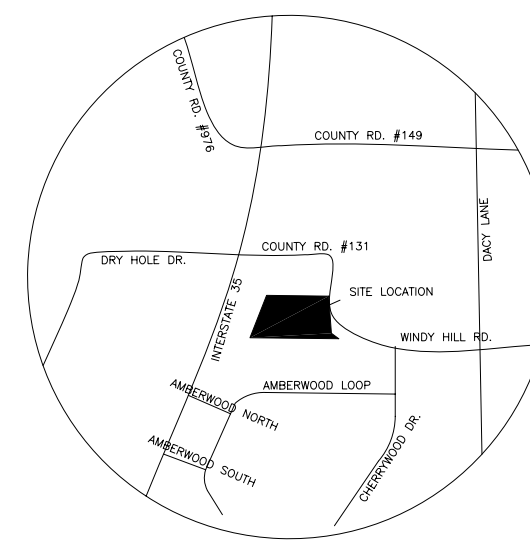
### ATTACHMENTS:

#### Description

- Final Plat

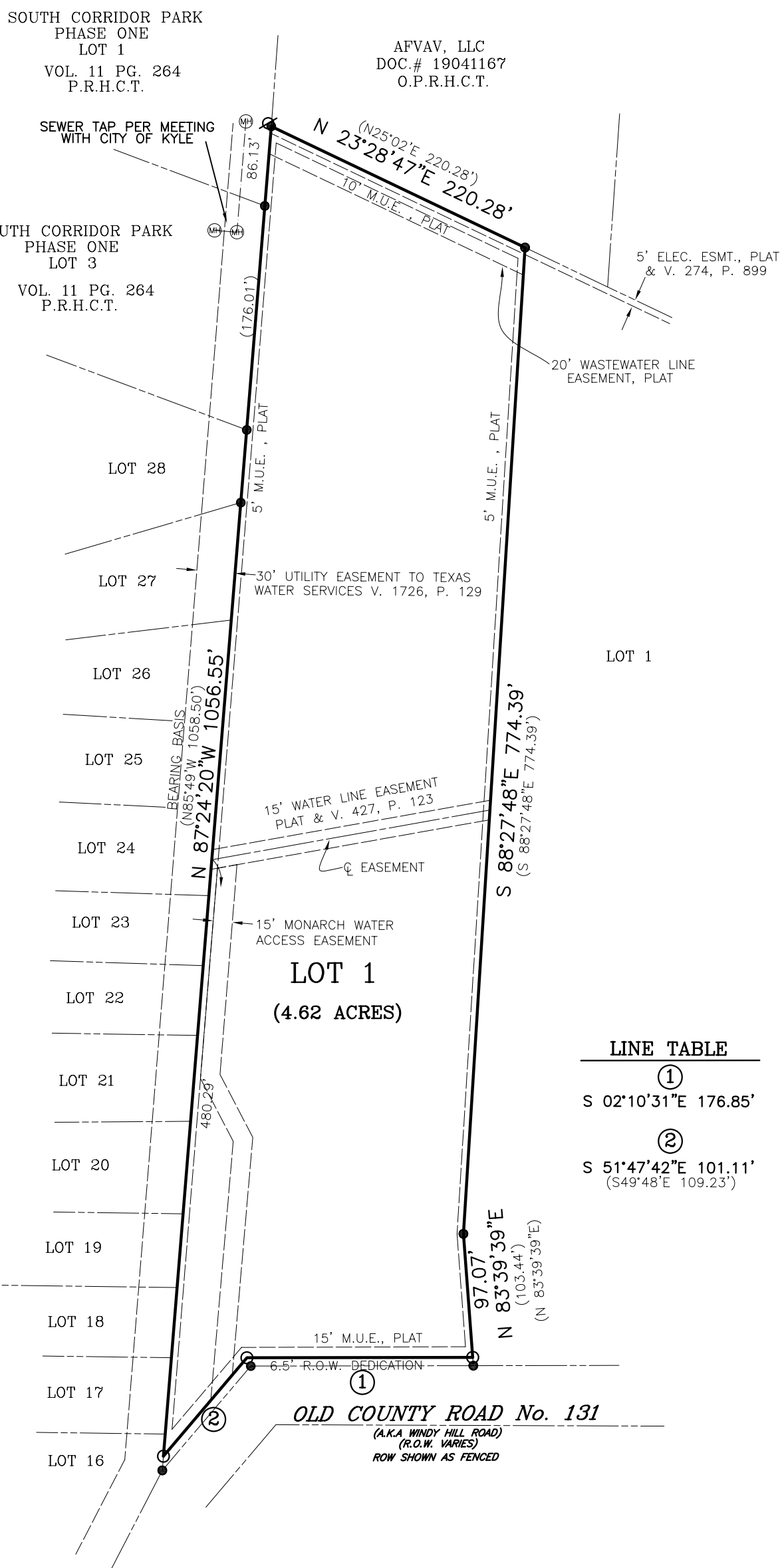
SCALE: 1"=100'

# WINDY HILL DEVELOPMENT



VICINITY MAP  
NOT TO SCALE

- LEGEND**
- WOOD FENCE
  - CHAIN LINK FENCE
  - UTILITY LINE
  - WROUGHT IRON FENCE
  - TELE. PED.
  - IRON ROD FND.
  - 1/2" IRON ROD W/ PLASTIC CAP, STAMPED "ALL POINTS" SET
  - UTILITY POLE
  - GUY ANCHOR
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - M.U.E. MUNICIPAL UTILITY EASEMENT



**PUBLIC UTILITY INFORMATION**

**WASTEWATER:**  
CITY OF KYLE  
300 WEST CENTER STREET  
KYLE, TEXAS 78640

**PHONE:**  
VERIZON  
6601 F.M. 3237  
WIMBERLEY, TEXAS 78738

**ELECTRIC:**  
PEDERNALES ELECTRIC COOP.  
1810 F.M. 150 WEST  
KYLE, TEXAS 78640

**GAS:**  
CENTERPOINT ENERGY  
326 CHEATHAM STREET  
SAN MARCOS, TEXAS 78666

**WATER:**  
MONARCH UTILITIES I L.P.  
12535 REED ROAD  
SUGAR LAND, TX. 77478

**METES AND BOUNDS DESCRIPTION:**

FIELD NOTES OF A 4.62 ACRE PORTION OF THAT CERTAIN TRACT CALLED 8.594 ACRES OF LAND DESCRIBED BY FIELD NOTES IN A DEED TO HUSSEIN CHMEIS OF RECORD UNDER DOCUMENT No. 9928273, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.O.H.C.T.) AND A PORTION OF THAT CERTAIN TRACT CALLED 0.939 OF AN ACRE AND ALL OF THAT CERTAIN TRACT CALLED 0.500 OF AN ACRE, BOTH THE 0.939 AND 0.500 OF AN ACRE TRACTS ARE DESCRIBED BY METES AND BOUNDS IN ONE DEED WHICH IS CONVEYED TO ALI H. CHMEIS OF RECORD UNDER DOCUMENT No. 06027086, O.P.R.O.H.C.T., ALL OF THE ABOVE MENTIONED TRACTS ARE OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT #26 AND THE D. DOWNER SURVEY, BOTH IN HAYS COUNTY, TEXAS. THE HEREIN DESCRIBED 4.62 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Southwest corner of the above said 8.594 acre tract, said rod is in the South line of a 27.00 acre tract conveyed to Homer A. Hall by deed of record in Volume 256, Page 51, Deed Records of Hays County, Texas, said rod lies in the North line of Lot 1, South Corridor Park Phase One, a subdivision of record in Volume 11, Page 264, Plat Records of Hays County, Texas, said iron rod is the Southwest corner of the herein described 4.62 acres and is the PLACE OF BEGINNING hereof, and from which the called Southwest corner (no monument recovered) of the above called 27.00 acres tract bears (N87°24'20"W, 453.97 ft.)

THENCE along the West line of the above called 8.594 acre tract, same being the East line of the Vanisha Development KL Hospitality, Inc. tract of record in Volume 3260, Page 672, Deed Records of Hays County, Texas, N 23°28'47"E, 220.28 ft. to an iron rod set with an All Points plastic cap, for the Northwest corner hereof;

THENCE S 88°27'48"E, 774.39 ft. to an iron rod set with an All Points plastic cap for an angle point hereof;

THENCE N 83°39'39"E, 103.43 ft. to an iron rod set with an All Points plastic cap, said rod is in the West margin of Old County Road No. 131, for the Northeast corner hereof;

THENCE along the East line of the above said 0.939 acre tract, same being the West margin of Old County Road No. 131, the following two (2) calls:

- 1.) S 02°08'13"E, 174.21 ft. to an iron rod set with an All Points plastic cap,
- 2.) S 51°45'24"E, 107.33 ft. to an iron rod set with an All Points plastic cap for the Southeast corner hereof, said rod is in the North line of Lot 16, Block U, of Amberwood Phase Four, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 11, Page 306, Plat Records of Hays County, Texas;

THENCE along the North line of said Amberwood Phase Four, recorded in Plat Volume 11, Page 306, Hays County, Texas Plat Records, the North line of Amberwood Phase Two, recorded in Plat Volume 10, Page 349, Hays County, Texas, Plat Records, the North line of South Corridor Park Phase One, same being the South line of said 8.594 acres, same being the South line of the herein described Lot 2, N 87°24'20"W, (bearing basis), a distance of 1056.55 ft. to the PLACE OF BEGINNING and containing 4.62 acres of land.

The bearing basis of this subdivision is the North line of the above said Amberwood Phase Four, Amberwood Phase Two and South Corridor Park Ph. 1: N 87°24'20"W.

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

That We, Hussein Chmies, owner of that certain called 8.594 acres tract out of the Thomas G. Allen Survey, Abstract No. 26 and the D. Downer Suvey, both in Hays County, Texas, described in Document No. 9928273 of the Official Public Records of Hays County, Texas and Ali Chmies, owner of that 0.939 acre and 0.500 acre tracts described in Document No. 06027086 of the Official Public Records of Hays County, Texas, in the City of Kyle, Hays County, Texas. Do hereby amend said tract as shown hereon and adopt this plat as our Short Form Final Plat to be known as "WINDY HILL DEVELOPMENT", and do dedicate the public use of streets and easements shown hereon.

Hussein Chmies	Date	Ali Chmies	Date
11910 Uplands Ridge Drive		11910 Uplands Ridge Drive	
Austin, Texas 78738		Austin, Texas 78738	

Before me, the undersigned authority on this day personally appeared Hussein Chmies, 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 herein expressed and in the capacities therein stated. Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Print Name  
Notary in and for the State of Texas  
My Commission expires:

Before me, the undersigned authority on this day personally appeared Ali Chmies, 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 herein expressed and in the capacities therein stated. Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Print Name  
Notary in and for the State of Texas  
My Commission expires:

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

I, ELAINE CARDENAS, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing and its certification of authentication was filed for recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ in the Official Public Records of Hays County, Texas, as Document \_\_\_\_\_ of the Hays County Plat Records. Witness my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Deputy  
Filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_, this the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By: \_\_\_\_\_  
Deputy

STATE OF TEXAS  
COUNTY OF HAYS  
REVIEWED BY:  
\_\_\_\_\_  
Director of Public Works Date

STATE OF TEXAS  
COUNTY OF HAYS  
REVIEWED BY:  
\_\_\_\_\_  
City Engineer Date

- NOTES:**
1. A 15 foot M.U.E. is hereby dedicated adjacent to all street R.O.W., a 5 foot M.U.E. is hereby dedicated along each side lot line and a 10 foot M.U.E. is hereby dedicated to all rear lot lines on all lots.
  2. 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.
  3. This subdivision shall comply with the Corridor Interstate Highway 35 Corridor Conditional Use Overlay District Ordinance of the City of Kyle.
  4. Maintenance of drainage easements shall be the responsibility of the property owner.
  5. A site plan must be presented before any clearing or construction can begin on the property.
  6. This subdivision lies within the corporate limits of the City of Kyle, Texas.
  7. A sidewalk shall be constructed on the subdivision side of County Rd. 131.
  8. Access to all easements shall be allowed for inspection, repair, maintenance and reconstruction for upkeep.
  9. A site development plan meeting the requirements of Ordinance No. 374, as amended and Zoning Ordinance No. 438, as amended, is required prior to development of each lot. Storm water detention will be required with the site development.
  10. Construction and placement of signs within this subdivision shall be in compliance with Ordinance No. 356, as amended.
  11. New electrical service to each lot shall be underground.

ACCEPTED AND RECOMMENDED FOR APPROVAL:  
I, the undersigned Chairman of the Planning & Zoning Commission of the City of Kyle hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations to the city as to which the Commission's approval is required.

PLANNING & ZONING COMMISSION:  
\_\_\_\_\_  
Chairman, Planning Commission Date

NO PORTION OF THE PROPERTY LIES WITHIN A 100 yr. FLOODPLAIN OR SPECIAL FLOOD HAZARD ZONE PER F.E.M.A. FLOOD RATE INSURANCE MAP #48209C0290F, DATED SEPTEMBER, 2, 2005

STATE OF TEXAS  
COUNTY OF HAYS

I hereby certify that this plat and subdivision which represents an actual survey made on the ground under my supervision and the existing boundary monumentation is true and correct to the best of my knowledge.

*Roger L. Way*  
ROGER L. WAY  
RPLS No. #3910



# CITY OF KYLE, TEXAS

## Brooks Ranch Phase 2 - Final Plat (SUB-20-0162)

Meeting Date: 5/11/2021  
Date time:6:30 PM

**Subject/Recommendation:** Brooks Ranch, Phase 2 - Final Plat (SUB-20-0162) 25.67 acres; 83 single family lots, 1 buffer lot and 2 D.E. and M.U.E. lots for property located

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









STATE OF TEXAS {}

KNOW ALL BY THESE PRESENTS;

COUNTY OF HAYS {}

THAT THE UNDERSIGNED, BROOKS RANCH AT KYLE LLC. OWNER OF 47.25 ACRES OF LAND AS SHOWN ON THIS PLAT, BY VIRTUE OF GENERAL WARRANTY BY DEED OF RECORD IN DOCUMENT NO. 20006306 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

OWNER(S) OF THIS PROPERTY, BROOKS RANCH AT KYLE DO HEREBY SUBDIVIDE SAID 25.67 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BROOKS RANCH PHASE 2"

KNOWN 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 COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

BROOKS RANCH AT KYLE LLC. DATE
2088 OLD TAYLOR ROAD
OXFORD, MS. 38655

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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, THE DAY OF A.D., 2020.

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

STATE OF TEXAS {}

COUNTY OF HAYS {}

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

P.E., REGISTERED PROFESSIONAL ENGINEER DATE

REGISTERED PROFESSIONAL ENGINEER NO. 86951 STATE OF TEXAS
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE #F-17756
(TELE.) 737-484-0880

P.E. FIRM REG. NO. \_\_\_\_\_

STATE OF TEXAS {}

COUNTY OF HAYS {}

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND ABILITY AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE AND THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY.

THIS TRACT LIES IN ZONE A, AREA WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND THE TRACT LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AND ZONE A, SPECIAL FLOOD HAZARD REA WITHOUT BASE FLOOD ELEVATION, AS DEPICTED ON FIRM MAP NUMBER 48209C0270F, EFFECTIVE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

TRAVIS S. TABOR DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF KYLE, HAYS COUNTY, TEXAS.
2. THIS TRACT LIES IN ZONE A, AREA WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND THE TRACT LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AND ZONE A, SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION, AS DEPICTED ON FIRM MAP NUMBER 48209C0270F, EFFECTIVE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
3. NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KYLE, TEXAS CODE OF ORDINANCES.
5. NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR TRANSITION ZONE.
6. THIS TRACT LIES WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
7. UTILITY SERVICE:
ELECTRIC SERVICE: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE: VERIZON
WATER: CITY OF KYLE
WASTEWATER: CITY OF KYLE
8. PEDERNALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THESE MUNICIPAL UTILITY EASEMENTS CLEAR. PEDERNALES ELECTRIC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF KYLE UNIFIED DEVELOPMENT CODE.
9. MAINTENANCE OF ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATION.
10. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE BUILT WITH 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.
11. WITH THE RECENTLY ADOPTED STORMWATER MANAGEMENT ORDINANCE, A GENERAL NOTE NEED TO BE ADD THAT STATES" POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.
12. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDES OF BROOKS RANCH DRIVE, SAVANNA COVE, HORSESHOE COVE, AND DONN BROOKS DRIVE. 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 IS REQUIRED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

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 2020 A.D AT O'CLOCK .M. AND DULY RECORDED ON THE DAY OF 2020, A.D. AT O'CLOCK, .M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN PLAT INSTRUMENT NO. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 2020, A.D.

COUNTY CLERK HAYS COUNTY, TEXAS

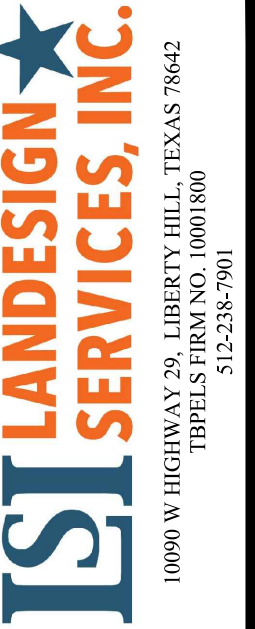
LEON BARBA, CITY ENGINEER DATE

HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

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

DATED THIS DAY OF 2020,

MADAM CHAIRPERSON



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBBELS FIRM NO. 10001800
512-238-7901

BROOKS RANCH
PHASE 2
FINAL PLAT

Table with 2 columns: DATE, DESCRIPTION. Includes project name, job number, date, scale, drawing file path, fieldnote file path, and checked by information.

DRAWING NAME:
BROOKS PH 2



# CITY OF KYLE, TEXAS

Goforth Partners, Inc. - Zoning (Z-21-0078)

Meeting Date: 5/11/2021

Date time:6:30 PM

**Subject/Recommendation:** Consider a request by Goforth Partners, Inc. (Z-21-0078) to rezone approximately 1.63 acres of land from Construction Manufacturing 'CM' to Retail Service District 'RS' for property located at 1050 Bunton Creek Road, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

- Staff Memo
- Request Letter
- Landowner Authorization Letter
- Deed
- Franchise Tax Account Status
- Project Location Map
- Current Zoning Map
- Land Use Districts Map



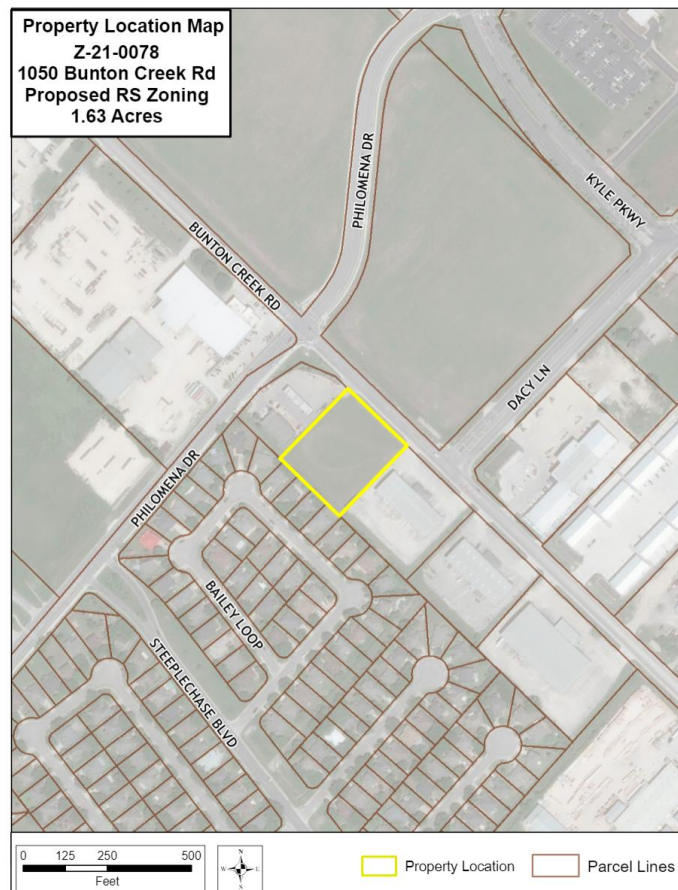
**Property Location** 1050 Bunton Creek Road, Kyle, TX 78640

**Owner** Goforth Partners Inc.  
Suffian Emmar, President  
2623 Jones Rd,  
Austin, TX 78745

**Agent** Sarah Corona, Office Manager  
Professional StruCIVIL Engineers Inc.  
2205 W. Parmer Lane, Ste. 201  
Austin, TX 78727

**Request** Rezone 1.63-Acres "CM" (Construction Manufacturing) to "RS" (Retail Services)

**Vicinity Map**

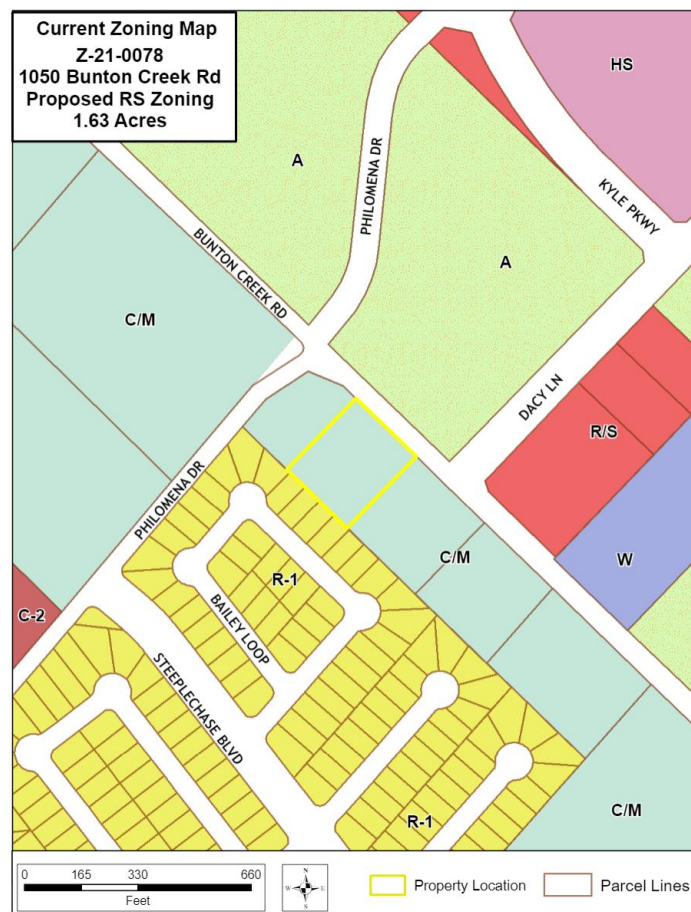




## Site Description

The site is an undeveloped lot located at 1050 Bunton Creek Road. It's currently zoned "CM" or "Construction Manufacturing". Immediately to the northwest is located a convenience store and fuel station (Breadbasket) and zoned "CM". To the north is approximately 12-acres zoned for "A" (Agriculture) across Bunton Creek Road, and also undeveloped. To the southeast is a property zoned "CM" with a steel paneled building suitable for warehousing or manufacturing businesses (as allowed per the "CM" zoning district). To the south behind the subject property is the Steeplechase neighborhood, zoned R-1 (Single-Family Residential).

## Zoning Map



## **Existing Zoning**

### **A (Agriculture)**

#### **Sec. 53-36.**

The permitted uses in the agricultural district A allow farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum one-acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

## **Requested Zoning**

### **Retail and Services District, RS**

#### **Sec. 53-480. – Purpose and permitted uses**

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in section 53-1230.

## **Conditions of the Zoning Ordinance**

### **Sec. 53-1205 Amendments**

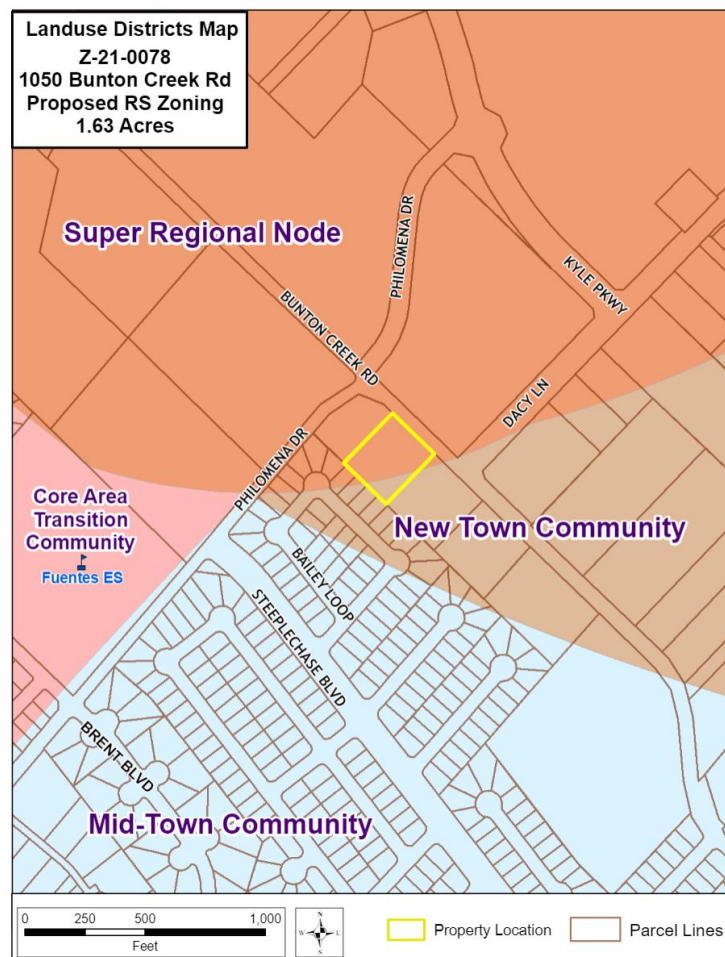
(d)

*Referral of amendment to planning and zoning commission.* Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city

council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

*Action by the planning and zoning commission.* The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



### Comprehensive Plan Text

The subject site is located within the “Super Regional Node” and the “New Town Community” land use districts. The “RS” zoning district is a recommended district in both the “Super Regional Node” and “New Town Community” land use districts.

## Super Regional Node

Recommended: E, HS, R-3-2, R-3-3, **R/S**, MXD, O/I

Conditional: ----

## New Town Community

Recommended: R-1-1, R-1-2, R-1-3, R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC, NC, **RS**, MXD, O/I

Conditional: E, A, C/M, R-1-A, R-3-1, RV, T/U, UE, HS, W

## **Super Regional Node**

'Character': The Super Regional Node should contain large-scale institutional, commercial, retail, and where appropriate, high density multifamily land uses to create the highest classification activity center in Kyle. The Seton Medical Center should serve as the key distinguishing employment component, serving as the primary institutional use in the district upon which support enterprises can base their business locations. The Super Regional Node is in the early stages of development, and care should be taken to ensure that as development processes, it is in keeping with the character and intent outlined below for this Node. Seton Hospital serves as a regional attractor and, in large part, alongside destination retail and business services, defines the Super Regional Node. Associated health providers and goods and service providers should be attracted to this area and encouraged to create a diverse commercial and employment center. The aggregation of commercial square footage in this Node creates a significant commercial destination that will be visible to regional travelers along the I-35 corridor. This proximity to highway infrastructure results in the rare instance of a district primarily designed to be automobile oriented, with patrons arriving and inter-locating primarily by car. The commercial focus of this Node should be on acting as an economic activity center, generating much needed real estate, sales and hotel occupancy tax revenue for the city while fulfilling the retail and service needs of patrons from a targeted distance of no less than 10-15 mile away. Additionally, ancillary entertainment uses, such as movie theaters or bowling alleys, may be appropriate in this Node. This Node should serve as a destination for Kyle, attracting people due to the hospital and/or commercial offerings, and encouraging them to extend their stay due to unique and diverse uses and connections to other areas of Kyle.

'Intent': The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle. Situated at the intersection of I-35 and Texas State Highway 1626, these high classification roadways are best suited to bring in out-of-region patrons with the least impact to Kyle's local street network. This Node should take advantage of the medical center and of I-35

traffic to increase Kyle's competitiveness in the surrounding region. Existing employment opportunities should be referenced when targeting complimentary commercial uses and opportunities for increased value capture. Due to the concentration and diversity of uses in this Node, appropriate land use transitions to adjacent Communities is critical. The anchor of the Super Regional Node should be employment and they daytime population created by those positions, and the Super Regional Node should have the highest level of development intensity of all Nodes.

## **Analysis**

The subject property is located on approximately 1.63-acres, zoned "CM" (Construction Manufacturing). This site is currently undeveloped, and split by both the "Super Regional Node" land use district, and the "New Town Community" land use district. By far, a majority of the platted lot is within the "Super Regional Node" and this staff report will focus on the "Super Regional Node" for this reason.

The stretch of Bunton Creek Road between Philomena Drive and Lehman Road has the following built environment.

- Western portion (Philomena Drive to Dacy Lane) – Retail and Service type uses (Breadbasket & Gemstone Palace). Immediately east of 1050 Bunton Creek Road are existing warehouse or manufacturing type uses.
- Between Gemstone Palace and Universal Forest Products are uses/zoning primarily focusing on warehousing or manufacturing. One childcare facility exists at 1381 Bunton Creek Road (zoned RS).
- Between 1381 Bunton Creek Road and Lehman Road are acreage lots of single family residential (north side of Bunton Creek Road), and the Steeplechase neighborhood to the south of Bunton Creek Road (zoned R-1).

This area of development along Bunton Creek Road hosts a diverse amount of land uses, primarily focusing on commercial. The request to rezone 1050 Bunton Creek Road from "CM" to "RS" fits into the streetscape from a zoning perspective.

As this property is within the "Super Regional Node", any future use should help attract activity from within the city and also on a far-reaching level. All the retail, service, and medical uses, as an aggregate, will help achieve this goal. Typical uses will draw from this idea and will likely be successful in doing so.

From a use perspective, the "RS" zoning district is more restrictive (less permissive) and will effectively be a down zoning (per request of the applicant). What this means to adjacent land owners and residents behind and within the Steeplechase neighborhood is that more intensive uses like manufacturing and the outdoor sales of goods and

services inside buildings will no longer be permissible by right on the lot. Water and wastewater services at the site will be provided by the City of Kyle, and Bunton Creek Road was upgraded a few years ago.

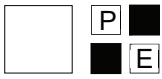
## **Recommendation**

The site has sufficient utilities, road infrastructure, and supports the Comprehensive Plan. Staff supports the rezoning to “RS” and asks the Planning & Zoning Commission to vote recommending approval of the rezoning request.

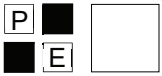
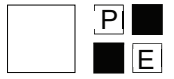
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## **Attachments**

- Staff Report
- Location Map
- Current Zoning Map
- Land Use Districts Map
- Landowner Authorization Form
- Franchise Tax Account Status
- Deed
- Applicant Request Letter



# PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL                      CIVIL                      TRANSPORTATION



2205 W. PARMER LN., SUITE #201, AUSTIN, TEXAS 78727  
512.238.6422    [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM)    REGISTERED FIRM F-4951

Sarah Corona, Applicant  
Office Manager, PSCE, Inc.  
2205 W. Parmer LN., Ste. 201 Austin, TX 78727  
(512) 238-6422, psce@psceinc.com

To Whom It May Concern,

I am submitting this letter on behalf of Sufian Emmar, Managing Partner of Goforth Partners, Inc., owner of the property located at 1050 Bunton Creek Road, Kyle, Texas 78640. Please let it be known that Sufian Emmar, Managing Partner of Goforth Partners, Inc., does hereby give permission to have Sarah Corona (Applicant Representative) of Professional StruCIVIL Engineers, Inc., file with the City of Kyle for a zoning change, from CM Zoning to RS Zoning, for the property located at 1050 Bunton Creek Road, Kyle, Texas, 78640, Lot 114, Block C, Steeplechase Subdivision Phase 3, Section 7, Hays County, Texas, according to the map or plat recorded thereof in Volume 8, Pages 255-256, as noted on the attached survey. The client is pursuing this zoning change in order to increase the number of possible parking spaces, and to reduce the building setbacks needed for his development. Thank you for taking the time to read my correspondence; please do not hesitate to contact me if there are any questions or concerns.

Sincerely,

Sarah Corona

Office Manager, PSCE Inc.



LANDOWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION

Subdivision Name, Block, Lot, or legal description if not subdivided: Lot 114, Block C, Steeplechase Subdivision, Phase 3, Section 7
# of lots (if subdivided): 1 # of acres: 1.63
Site APN/Property ID #(s): R88995
Location: 1050 Bunton Creek Rd County: Hays
Development Name: Bunton Retail Center

OWNER

Company/Applicant Name: Goforth Partners Inc.
Authorized Company Representative (if company is owner): Sufian Emmar
Type of Company and State of Formation: Corporation, Texas
Title of Authorized Company Representative (if company is owner): President
Applicant Address: 2623 Jones Road, Austin, Texas 78745
Applicant Fax: N/A
Applicant Phone: (512) 913-7167
Applicant/Authorized Company Representative Email: somar12366@aol.com

APPLICANT REPRESENTATIVE

Check one of the following:

I will represent the application myself; or

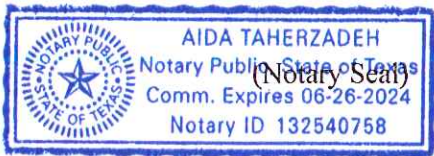
I hereby designate Sarah Corona, Professional Structural Engineers, Inc. (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Kyle (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

Owner's Signature: Sufian Emmar Date: 03/22/21

State of TX §
County of Travis §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).



SUBSCRIBED AND SWORN TO before me, this the 22nd day of March, 2021.

Notary Public's Signature
My Commission Expires 06/26/2024

PROJECT REPRESENTATIVE

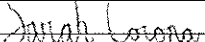


Representative Name: Sarah Corona, Office Manager, Professional StruCIVIL Engineers, Inc.

Representative Address: 2205 W. Parmer Lane, Suite 201

Representative Phone: (512) 238-6422

Representative Email: psce@psceinc.com

Representative's Signature:  Date: 03/22/2021

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

SPECIAL WARRANTY DEED

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

THAT BEDROCK KYLE BUDA PROPERTIES, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration in hand paid by GOFORTH PARTNERS, INC., a Texas corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all that certain real property situated in Hays County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all and singular the rights, privileges and appurtenances in anywise belonging thereto (including Grantor's interest in minerals, utilities, adjacent streets, alleys, strips, gores, rights-of-way, licenses and permits) and all improvements thereon (collectively, the "Property").

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO those matters set forth on Exhibit "B" attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Ad valorem taxes on the Property for the year 2021 have been prorated as of the date of the delivery of this deed, and taxes for 2021 and subsequent years are assumed by Grantee.

Executed as of the acknowledgment date hereinbelow, but effective as of the 16<sup>th</sup> day of March, 2021.

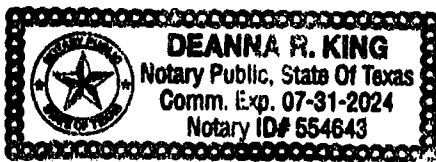
GRANTOR:

BEDROCK KYLE BUDA PROPERTIES, LLC, a Texas limited liability company

By: Shannon R. Cameron  
Shannon R. Cameron, Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS         §

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 16<sup>th</sup> day of March, 2021, by Shannon R. Cameron, Manager of Bedrock Kyle Buda Properties, LLC, a Texas limited liability company, on behalf of said company.



Deanna R. King  
Notary Public in and for the State of Texas

Exhibits:

“A” - Description of Property

“B” - Permitted Exceptions

ADDRESS OF GRANTEE:

1514 Holly Street  
Austin, Texas 78702

11-GF#202100178 DRK  
RETURN TO: HERITAGE TITLE  
401 CONGRESS AVE., STE.1500  
AUSTIN, TEXAS 78701

**EXHIBIT "A"**

DESCRIPTION OF PROPERTY

Lot 114, Block C, STEEPLECHASE SUBDIVISION, PHASE III, SECTION 7, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.

**EXHIBIT "B"**

## PERMITTED EXCEPTIONS

1. An undivided 3/4th interest in all oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded in Volume 104, Page 318 of the Deed Records of Hays County, Texas.
2. Drainage and public utility easement 30 feet in width along the rear property line(s), as shown by the Plat recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.
3. Public utility easement 20 feet in width along the front property line(s), as shown and stated by the Plat recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.
4. Public utility easement 5 feet in width along the side property line(s), as stated on the Plat recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.
5. Public utility easement 10 feet in width along the rear property line(s), as stated on the Plat recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.
6. Building setback 25 feet in width along the front property line(s), as shown by the Plat recorded in Volume 8, Page 225 of the Plat Records of Hays County, Texas.
7. Rights of others to use the drive, curb and gutter that traverses the property leading to the adjacent lot as shown on survey dated April 15, 2020, prepared by Sherman L. Posey, Registered Professional Land Surveyor No. 6433 ("the Survey").
8. The terms, conditions and stipulations of that certain Easement Agreement for Access dated October 1, 2020, recorded under Document No. 2020-20044119 of the Official Public Records of Hays County, Texas.



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21012977 DEED  
03/17/2021 01:04:37 PM Total Fees: \$42.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas





As of : 03/23/2021 08:56:05

**This page is valid for most business transactions but is not sufficient for filings with the Secretary of State**

[Obtain a certification](#) for filings with the Secretary of State.

<b>GOFORTH PARTNERS, INC.</b>	
<b>Texas Taxpayer Number</b>	32042745011
<b>Mailing Address</b>	2623 JONES RD AUSTIN, TX 78745-2640
<b>? Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	10/01/2010
<b>Texas SOS File Number</b>	0801325396
<b>Registered Agent Name</b>	SUFIAN EMMAR
<b>Registered Office Street Address</b>	2623 JONES ROAD AUSTIN, TX 78745

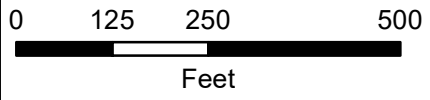
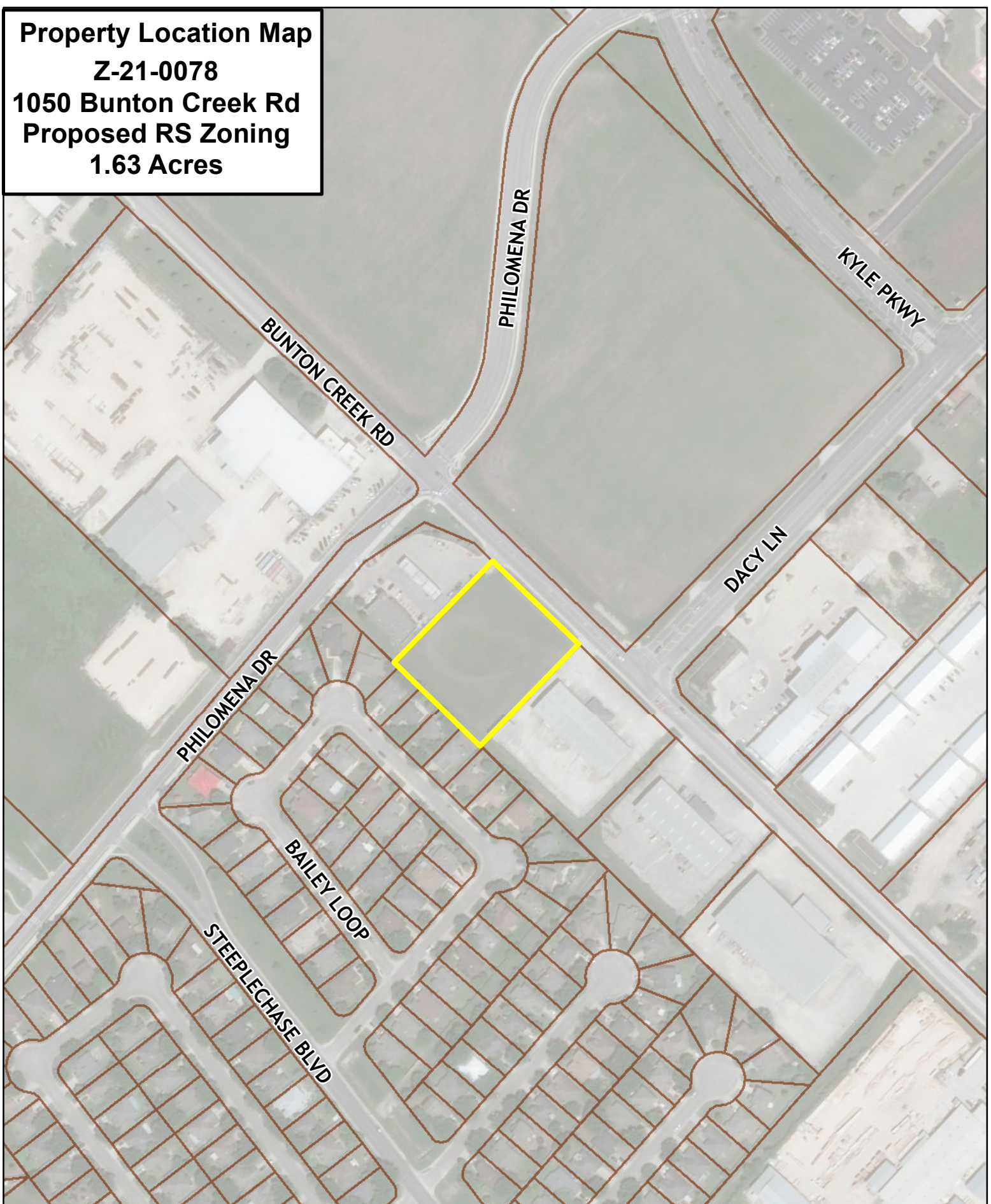
**Property Location Map**

**Z-21-0078**

**1050 Bunton Creek Rd**

**Proposed RS Zoning**

**1.63 Acres**

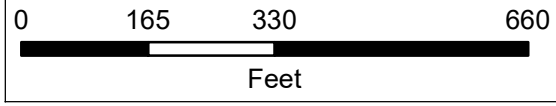
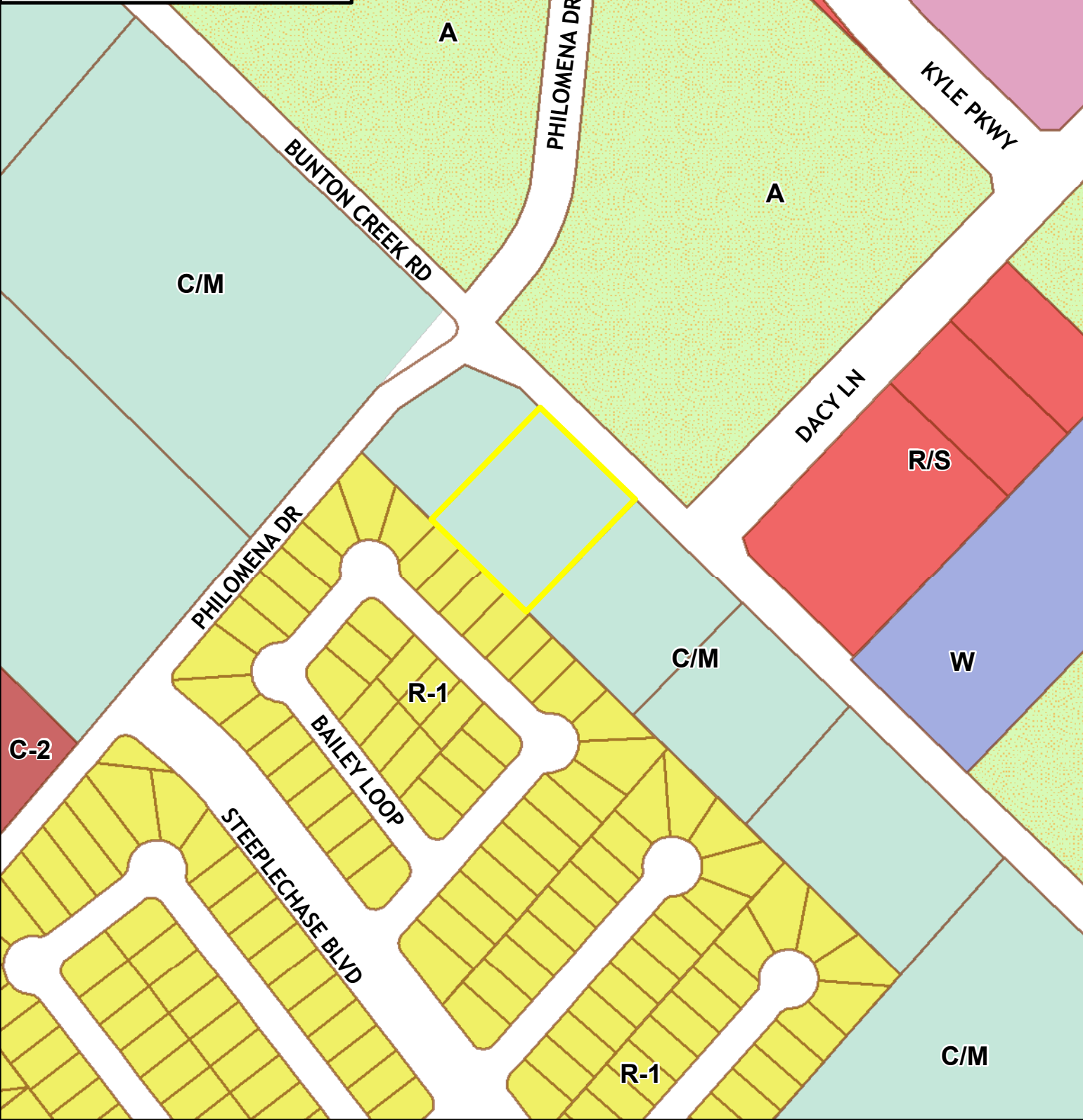


 Property Location

 Parcel Lines



**Current Zoning Map**  
**Z-21-0078**  
**1050 Bunton Creek Rd**  
**Proposed RS Zoning**  
**1.63 Acres**



 Property Location

 Parcel Lines

Landuse Districts Map  
Z-21-0078  
1050 Bunton Creek Rd  
Proposed RS Zoning  
1.63 Acres

**Super Regional Node**

**Core Area  
Transition  
Community**

Fuentes ES

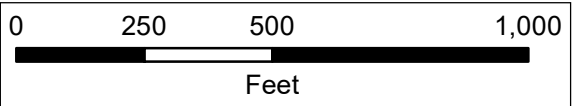
**New Town Community**

**Mid-Town Community**

BUNTON CREEK RD  
PHILOMENA DR  
KYLE PKWY  
DACY LN

PHILOMENA DR  
BAILEY LOOP  
STEEPLECHASE BLVD

BRENT BLVD



 Property Location

 Parcel Lines





# CITY OF KYLE, TEXAS

CTX Park, LLC - Zoning (Z-21-0079)

Meeting Date: 5/11/2021  
Date time:6:30 PM

**Subject/Recommendation:** Consider a request by CTX Park, LLC (Z-21-0079) to assign original zoning to approximately 1.105 acres of land from Agriculture 'AG' to Retail Service District 'RS' for property located within the 1800 block of Goforth Road, in Hays County, Texas.

- Public Hearing
- Recommendation to City Council

**Other Information:**

**Legal Notes:**

**Budget Information:**

---

**ATTACHMENTS:**

**Description**

- Staff Memo
- Summary Letter
- Landowner Authorization Letter
- Deed
- Franchise Tax Account Status
- Project Location Map
- Current Zoning Map
- Land Use Districts Map

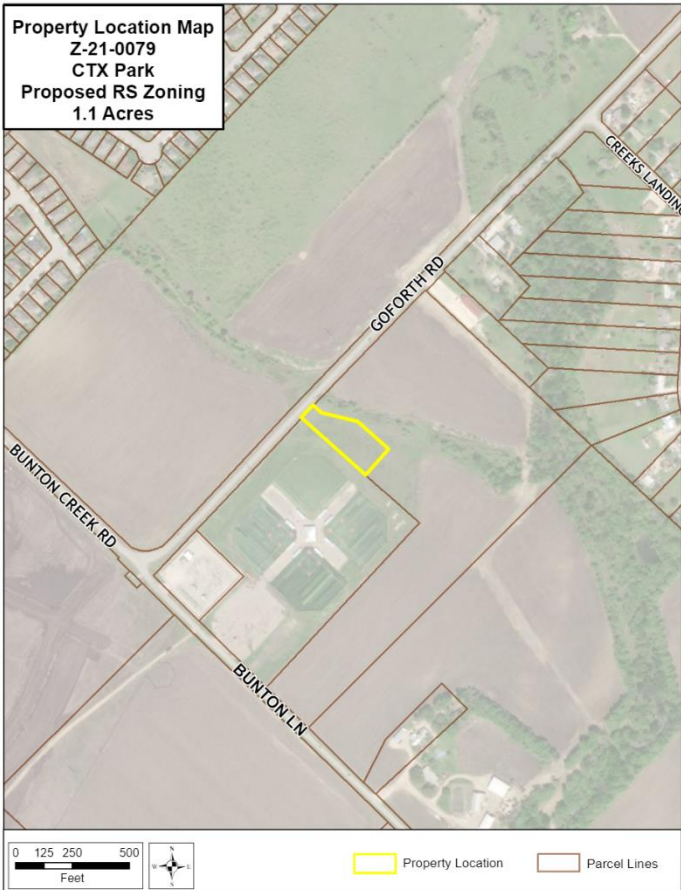
**Property Location**                      **Approximately 1000 Feet Northeast of Intersection of Bunton Creek Road and Goforth Road, Kyle, Texas 78640**

**Owner**                                      **CTX Park, LLC  
Adam Couch  
740 Willow Ridge Drive, San Marcos, TX 78640**

**Agent**                                        **Andrew Dodson, P.E.  
361 Middle Creek  
Buda, TX 78610**

**Request**                                      **Rezone 1.105 - Acres "A" (Agriculture) to "RS" (Retail Services)**

**Vicinity Map**



## Site Description

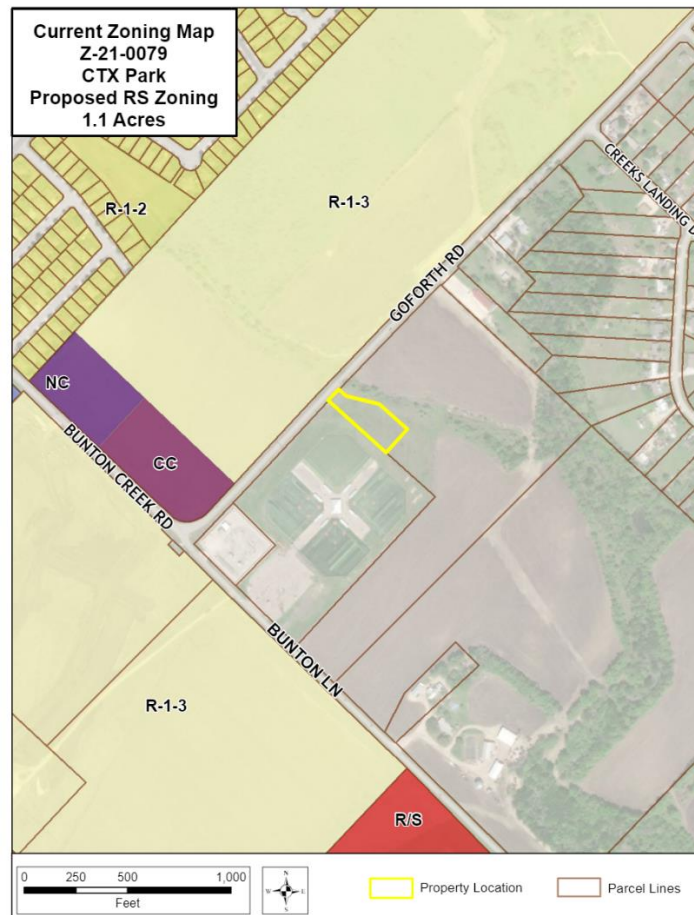
The site is located approximately 1,000 feet northeast of the intersection of Bunton Creek Road and Goforth Road., The parcel is currently zoned “A” (Agriculture). The 1.105-acre lot is currently vacant and recently purchased. Prior to the purchase, the acreage was part of a larger 25-acre portion of land used for agricultural purposes (ETJ) by the Jansen family.

To the north and east is farmland recently annexed (Agriculture zoning, “A”). To the south is a private baseball facility, consisting of four (4) baseball diamonds, concessions and parking area (outside Kyle’s corporate limits, in the ETJ). To the west and northwest, and across Goforth Road, is land zoned for 50-foot, single-family residences (R-1-3, subdivision in review).

The applicant seeks to rezone the property from “A” (Agriculture) to “RS” (Retail Services).

\*Please note that as of this reading at the Planning & Zoning Commission, the site may still be moving through the annexation process, and therefore may or may not be within the city limits.

### Current Zoning



### **Sec. 53-36. - Agricultural district A.**

The permitted uses in the agricultural district A allow farming, ranching, pasturage, detached single-family residences and related accessory structures, on a minimum one acre tract. Parks, playgrounds, greenbelts and other public recreational facilities, owned and/or operated by the municipality or other public agency are permitted.

(Ord. No. 438, § 23, 11-24-2003)

### **Requested Zoning**

#### RS (Retail Services District)

### **Sec. 53-480. - Purpose and permitted uses.**

This district allows general retail sales of consumable products and goods within buildings of products that are generally not hazardous and that are commonly purchased and used by consumers in their homes, including most in-store retail sales of goods and products that do not pose a fire or health hazard to neighboring areas, e.g., clothing, prescription drugs, furniture, toys, hardware, electronics, pet supply, variety, department, video rental and antique stores, art studio or gallery, hobby shops and florist shops., and the retail sale of goods and products (in the following listed use areas) to which value has been added on site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following: Any use permitted in CBD-1 or CBD-2 and RS districts as provided in [section 53-1230](#).

(Ord. No. 438, § 42(a), 11-24-2003)

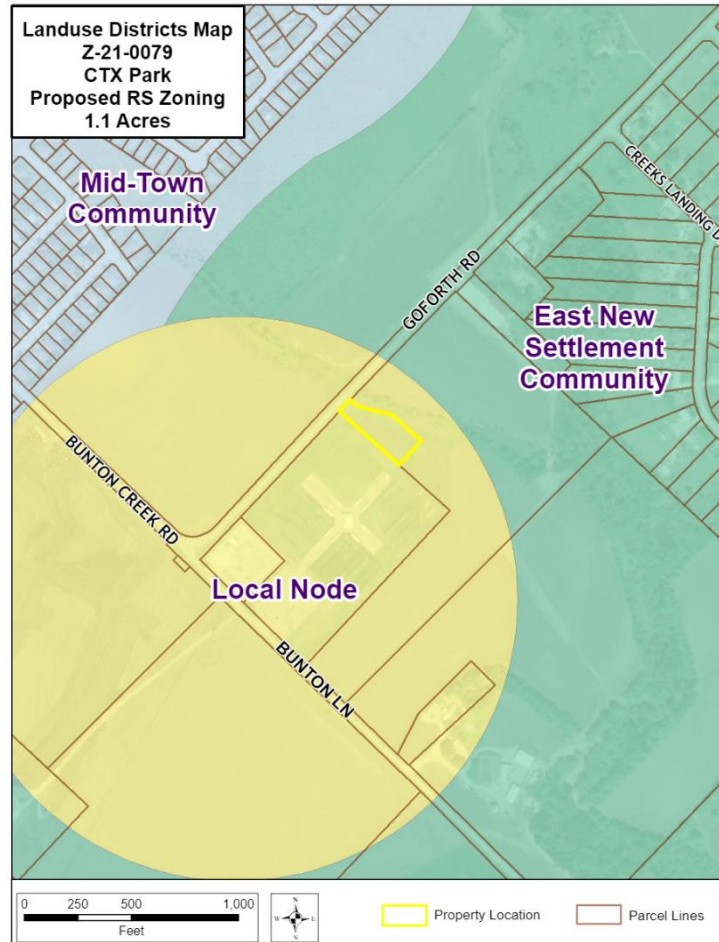
### **Conditions of the Zoning Ordinance**

#### **Sec. 53-1205 Amendments**

- (d) *Referral of amendment to planning and zoning commission.* Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.



- (e) *Action by the planning and zoning commission.* The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



**Comprehensive Plan Text**

The subject site is located in the “Local Node” District. The RS zoning district is recommended conditionally in the “Local Node” District

**Current Land Use Chart**

Local Node

Recommended Zoning Categories: R-1-C, R-3-2, R-3-3, CC, NC, MXD

Conditional Zoning Categories: R-1-T, R-3-1, **R/S**

## **Local Node**

### **'Character':**

Some Local Nodes occur at existing intersections, where a greater intensity of use should be fostered to take advantage of the benefits conferred by that intersection. Other Local Nodes are located at points where new corridors will create significant local intersections in the future. Local Nodes should be comprised of neighborhood-scale retail uses, small public gathering spaces, such as plazas, playgrounds, and trails, and some higher intensity residential opportunities where appropriate. Local Nodes should be designed to serve the local population living within or adjacent to the individual Node. For this reason, Local Nodes should provide goods and services that enhance convenience and, therefore, quality of life for local residents. A central gathering location should be created within each Local Node to foster a sense of community for the surrounding residents.

### **'Intent':**

The anchor of each Local Node should be service retail, and, of all the Nodes, the Local Nodes should have the lowest level of non-residential development intensity. General goods and services required on a daily basis by residents should be located in Local Nodes, including small food markets, restaurants, banks, and small shops. These Nodes should be connected to the surrounding communities with sidewalks and trails to encourage walking, minimize traffic congestion, and increase safety.

## **Analysis**

The subject property is sited within the "Local Node", centered on Bunton Creek Road and Goforth Road. The property itself will have a future address on Goforth Road.

The 1.105-Acre site is currently undergoing annexation, as a part of the annexation of the parent parcel (25.2 total acres). The parent parcel up until now was subject to a Chapter 43 non-annexation agreement. Per development agreements of this nature, if the property owner seeks to develop the property outside of prescribed uses which support agricultural processes, then the property is subject to municipal annexation as if it were submitted as a voluntary request by the owner.

To develop the property in a manner consistent with the plans of the new property owner (CTX Park, LLC, 1.105-Acres), the applicant is requesting the "RS" zoning district for the acreage.

The "Local Node" is a type of land use district, intended to have a higher intensity of use and associated zoning districts. Its area is meant to be walkable, but also creating options

for convenience retail and services, restaurants, offices, etc. Nodal type developments tend to center on the confluence of major roads throughout the city, and this “Local Node” is consistent with that requirement.

Both Bunton Creek Road and Goforth Road are heavily travelled by vehicular traffic, at all times of the day, and this intersection is currently under construction to improve vehicular circulation. The traffic circle is being built by the Cassetta Ranch developer (Brohn Homes). Eventually, Goforth Road will also be improved to a 3-Lane collector, as required in the City of Kyle’s Transportation Master Plan. Water will be provided by County Line Special Utility District, and the wastewater will be provided by the City of Kyle. Additionally, following approval of the rezoning, the site will be expected to comply with all regulations relating to platting, site plan and conditional use permits (Goforth Road Overlay).

### **Recommendation**

In conclusion, staff supports the rezoning from “A” (Agriculture) to RS (Retail Services) for the 1.105-Acre property. Staff asks the Planning & Zoning Commission to vote recommending approval of the rezoning request.

---

### **Attachments**

- Staff Memo
- Location Map
- Existing Zoning Map
- Land Use Districts Map
- Deed
- Landowner Authorization Letter
- Franchise Tax Account Status
- Non-Annexation Development Agreement



April 2, 2021

City of Kyle  
Planning Department

RE: Zoning Request CTX Park 1.105 acres

CTX Park, LLC owner of 1.105 acres out of the John Stewart League, ABS 14 in Hays County, Texas, hereby request property be rezoned from Interim AG zoning to RS Retail Services. Pending annexation that is currently in process. The site is located on Goforth Road immediately adjacent to an existing baseball field complex. The property was conveyed to CTX Park, LLC via document number 21011388. It does not have a unique property ID through Hays CAD, but is part of parcel R11514.

Pursuant to an existing development agreement with "Lehmann Farms", the property is required to be annexed in the city. The owner is would like to request RS zoning for the proposed development of the site. A zoning case will be filed next week requesting RS zoning. A subdivision plat is being prepared and will be submitted when completed.

Water is to be provided via County Line SUD, electric will be via Pedernales Electric COOP, wastewater will be extended from existing city lines to the northeast.

Sincerely,

*Andrew Dodson*

Andrew Dodson, PE

Dodson Civil Group, LLC



LANDOWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION

Subdivision Name, Block, Lot, or legal description if not subdivided: John Stewart League, ABS 14
# of lots (if subdivided): # of acres: 1.105
Site APN/Property ID #(s): Portion of R11514
Location: Goforth Rd County: Hays
Development Name: CTX Park

OWNER

Company/Applicant Name: CTX Park, LLC
Authorized Company Representative (if company is owner): Adam Couch
Type of Company and State of Formation: LLC
Title of Authorized Company Representative (if company is owner):
Applicant Address: 740 Willow Ridge Drive, San Marcos, TX 78666
Applicant Fax:
Applicant Phone: 512-913-0579
Applicant/Authorized Company Representative Email: accouch21@yahoo.com

APPLICANT REPRESENTATIVE

Check one of the following:

I will represent the application myself; or

X I hereby designate Andrew Dodson, PE (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Kyle (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

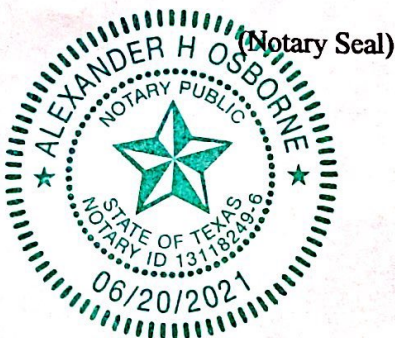
Owner's Signature: [Signature] Date: 3-12-21

State of Texas §
County of Hays §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).

SUBSCRIBED AND SWORN TO before me, this the 12th day of March, 2021

[Signature]
Notary Public's Signature
06-20-2021
My Commission Expires



PROJECT REPRESENTATIVE

Representative Name: Andrew Dodson, PE \_\_\_\_\_

Representative Address: \_361 Middle Creek, Buda, TX 78610\_\_\_\_\_

Representative Phone: \_\_\_\_\_512-748-3253\_\_\_\_\_

Representative Email: \_\_\_\_\_dodsoncivil@gmail.com\_\_\_\_\_

Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** March 9, 2021  
**Grantor:** PEGGY LEHMAN JANSEN  
**Grantor's Mailing Address:** 1000 Lehman Road  
Kyle, Texas 78640  
**Grantee:** CTX PARK, LLC, a Texas limited liability company  
**Grantee's Mailing Address:** 740 Willow Ridge Dr.  
San Marcos, TX 78666

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of BRADLEY HULLUM, the proceeds of which shall be used, in whole or in part, to acquire the Property identified below. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BRADLEY HULLUM and by a first-lien deed of trust of even date from Grantee to CHI REECE, trustee.

**Property (including any improvements):**

1.105 acres out of the John Stewart League, Abstract No. 14 in Hays County, Texas: Same being out of that certain 38.9 acre tract conveyed to Peggy Lehman Jansen in the warranty deed recorded in instrument No. 16043789, Official Public records of Hays County, Texas, and being more particularly described by Metes and Bounds in Exhibit "A" attached hereto and made a part hereof.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

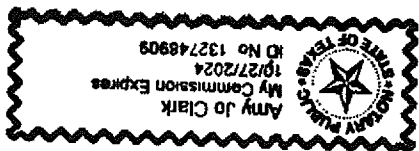
Bradley Hullum, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Bradley Hullum and are transferred to Bradley Hullum without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

*Peggy Lehman Jansen*  
\_\_\_\_\_  
PEGGY LEHMAN JANSEN

STATE OF TEXAS                   §  
   §  
COUNTY OF HAYS               §

This instrument was acknowledged before me on March 9, 2021, by PEGGY LEHMAN JANSEN.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 10/27/2024





EXHIBIT "A"

LEGAL DESCRIPTION

BEING 1.105 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN STEWART LEAGUE, ABSTRACT No. 14 IN HAYS COUNTY, TEXAS; SAME BEING OUT OF THAT CERTAIN 38.9 ACRE TRACT CONVEYED TO PEGGY LEHMAN JANSEN IN THE WARRANTY DEED RECORDED IN INSTRUMENT No. 16043789 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 1.105 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rebar with cap found in the southeasterly right of way of Goforth Road at the west corner of that certain 13.731 acre tract conveyed to Central Texas Sports Portfolio, L.P. in Special Warranty Deed recorded in instrument No. 19018791, Official Public Records of said County; said 1/2" iron rebar found being the north corner of that certain 2.07 acre tract conveyed to Pedernales Electric Cooperative, Inc. in General Warranty Deed recorded in Instrument No. 9915016, Official Public Records of said County and from which the calculated intersection of the southeasterly right of way line of Goforth Road and the northeasterly right of way line of Barton Lane, said calculated point being the west corner of said Pedernales tract bears: S 44° 43' 00" W a distance of 300.00 feet;

THENCE with the southeasterly right of way line of Goforth Road, N 44° 43' 00" E (Bearing Basis) a distance of 675.00 feet to a 1/2" iron rebar with cap found at the north corner of said Central Texas tract, and from which a 1/2" iron rebar found at the north corner of the aforementioned Jansen tract bears: N 44° 43' 00" E (Bearing Basis) a distance of 780.95 feet, said 1/2" rebar with cap found being the west corner of said 1.105 acre tract and the PLACE OF BEGINNING hereof.

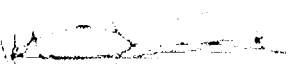

THENCE along the southeast line of said Goforth Road and the northwest line of said Jansen tract, N 44° 43' 00" E a distance of 74.95 feet to a 1/2" iron rebar with B&G Surveying cap set at the north corner of said 1.105 acre tract for the north corner hereof.

THENCE over and across said Jansen tract the following four courses

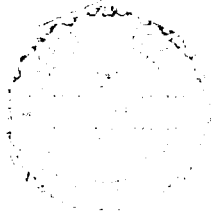
- 1. S 45° 17' 00" E a distance of 48.71 feet to a 1/2" iron rebar with B&G Surveying cap set for an angle point hereof;
- 2. S 72° 52' 52" E a distance of 167.41 feet to a 1/2" iron rebar with B&G Surveying cap set for an angle point hereof;
- 3. S 45° 17' 00" E a distance of 182.16 feet to a 1/2" iron rebar with B&G Surveying cap set at the east corner of said 1.105 acre tract, for the east corner hereof.
- 4. S 44° 43' 00" W a distance of 152.56 feet to a 1/2" iron rebar with B&G Surveying cap set in the northeast line of said Central Texas tract at the south corner of said 1.105 acre tract, for the south corner hereof, from which a 1/2" iron rebar with cap found at the east corner of said Central Texas tract bears: S 45° 17' 00" E a distance of 124.70 feet.

THENCE with the northeast line of said Central Texas tract and the southwest line of said 1.105 acre tract, N 45° 17' 00" W a distance of 378.13 feet to the PLACE OF BEGINNING hereof, containing a calculated map area of 1.105 acres of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.

   
Michael J. Lancaster R.F.L.S. 3529 Date

B & G Surveying, L.P.  
1404 W. North Loop Blvd  
Aurora, Texas 78703  
Phone (512) 458-6359  
www.bngsurvey.com  
Firm Reg. No. 100303-00



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21011388 DEED  
03/09/2021 03:02:58 PM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas





## Franchise Tax Account Status

As of : 03/31/2021 14:38:21

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

<b>CTX PARK, LLC</b>	
<b>Texas Taxpayer Number</b>	32065090550
<b>Mailing Address</b>	2709 LESLIE LN SAN MARCOS, TX 78666-5185
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	10/11/2017
<b>Texas SOS File Number</b>	0802834309
<b>Registered Agent Name</b>	#1 STARZ OVER TEXAS, INC.
<b>Registered Office Street Address</b>	2709 LESLIE LN SAN MARCOS, TX 78666

Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

■ Taxpayer number 32065090550	■ Report year 2020	■ Due date 07/15/2020
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Taxpayer name CTX PARK LLC				Secretary of State file number or Comptroller file number 0802834309	
Mailing address 2709 LESLIE LN					
City SAN MARCOS	State TX	Country UNITED STATES	ZIP code plus 4 786665185	Check box if the address has changed <input type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code 531190	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>			Check box to request a Certificate of Account Status <input type="checkbox"/>		
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this No Tax Due Report (Check all boxes that apply.):

1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) (Passive income does NOT include rent.) 1.
2. This entity's annualized total revenue is below the no tax due threshold. 2.
3. This entity has zero Texas Gross Receipts. 3.
4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4.
5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions.) (Must have formed after Jan. 1, 2016 and must be pre-qualified.) 5.

XT 692234

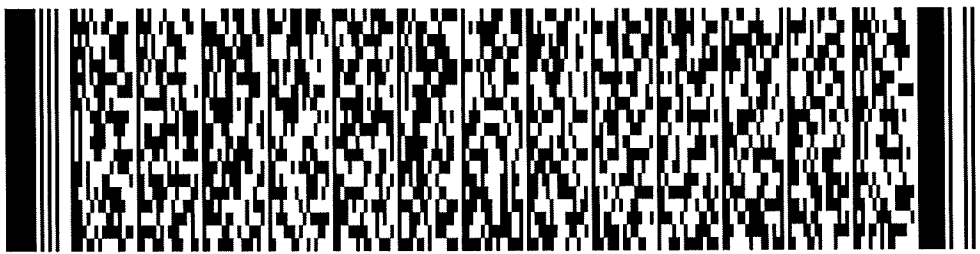
6a. Accounting year begin date	m m d d y y	6b. Accounting year end date	m m d d y y
6a. <input type="checkbox"/> 010119		6b. <input type="checkbox"/> 123119	

7. TOTAL REVENUE (Whole dollars only) 7.  0.00

Print or type name ADAM COUCH		Area code and phone number (512) 913-0579	
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		Mail original to: Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348	
sign here	Date		

Instructions for each report year are online at [www.comptroller.texas.gov/taxes/franchise/forms/](http://www.comptroller.texas.gov/taxes/franchise/forms/). If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only

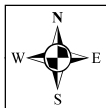
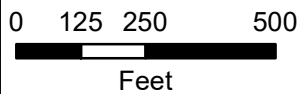
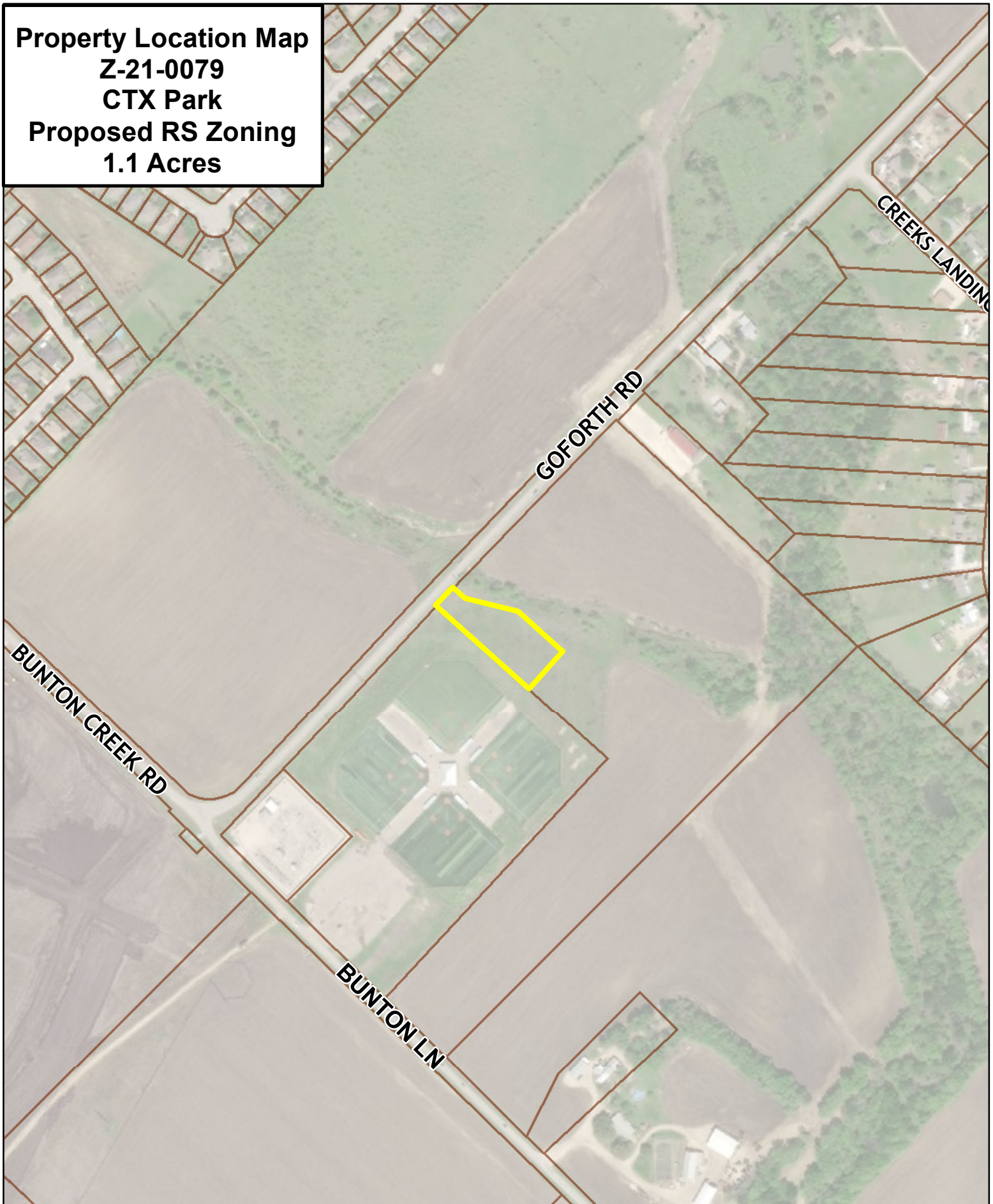



VE/DE	<input type="checkbox"/>
PM Date	<input type="text"/>





**Property Location Map**  
**Z-21-0079**  
**CTX Park**  
**Proposed RS Zoning**  
**1.1 Acres**

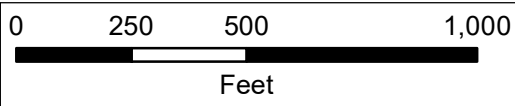
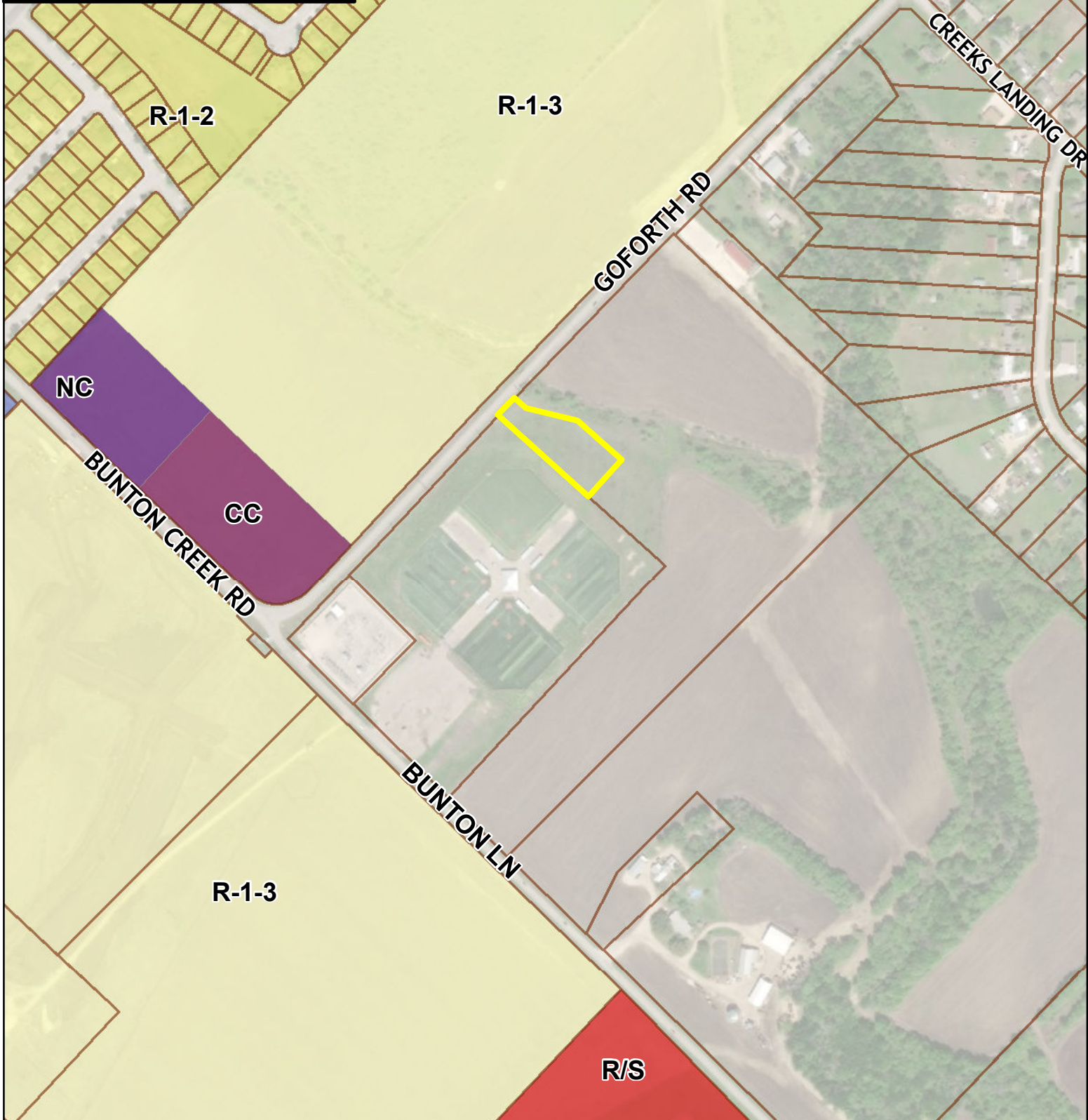


 Property Location

 Parcel Lines  
Item # 7



**Current Zoning Map**  
**Z-21-0079**  
**CTX Park**  
**Proposed RS Zoning**  
**1.1 Acres**



 Property Location

 Parcel Lines  
Item # 7

Landuse Districts Map  
Z-21-0079  
CTX Park  
Proposed RS Zoning  
1.1 Acres

**Mid-Town  
Community**

**East New  
Settlement  
Community**

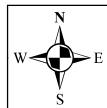
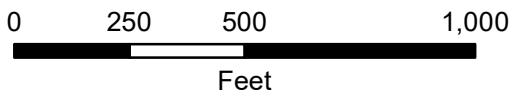
**Local Node**

BUNTON CREEK RD

GOFORTH RD

CREEKS LANDING DR

BUNTON LN



 Property Location

 Parcel Lines  
Item # 7





# CITY OF KYLE, TEXAS

## Conditional Use Permit Amendment to Section (53-893)

Meeting Date: 5/11/2021  
Date time: 6:30 PM

**Subject/Recommendation:** Consider a request for the purpose of amending (Sec. 53-893) relating to when a Conditional Use Permit is required for commercial development.

- Public Hearing
- Recommendation to City Council

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

- Staff Memo
- Exhibit A - Redlined
- Exhibit A



# CITY OF KYLE

## Community Development Department

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### MEMORANDUM

**TO:** Planning & Zoning Commission

**FROM:** Will Atkinson – City Planner

**DATE:** Tuesday, May 11, 2021

**SUBJECT:** Amending Sec. 53-893 - Conditional Use Permit Required

### REQUEST

At the Planning & Zoning Commission's direction, staff has brought forth an amendment to Sec. 53-893 - Conditional use permit required. This amendment seeks to slightly alter Sec. 53-893 to better control how commercial projects are developed. This section of code discusses *when* a Conditional Use Permit is required, a permit that controls how the façade of a commercial building looks and complies with overlay districts within the City of Kyle. Below, Sec. 53-892 references the existing overlay districts. Sec. 53-893 is the text to be amended.

### OVERLAY DISTRICTS

#### **Sec. 53-892. - Districts and boundaries.**

- (a) *Established.* Seven conditional use overlay districts are established as follows:
- (1) *The 1-35 overlay district.* The Interstate Highway 35 corridor conditional use overlay district (the 1-35 overlay district) extends from the northernmost city limit boundary at 1-35 to the southernmost city limit boundary at 1-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of 1-35;
  - (2) *The Old Highway 81 overlay district.* The Old Highway 81 corridor conditional use overlay district (the Old Highway 81 overlay district) extends from the intersection of Burleson Street and Old Highway 81 on the north to the intersection of Opal Lane and Old Highway 81 on the south, and includes all real property within 200 feet from the outer most edge of the highway right-of-way of Old Highway 81;



- (3) *The Center Street overlay district.* The Center Street conditional use overlay district (the Center Street overlay district), Center Street is also known as Farm-to-Market Road No. 150, extends from the intersection of Center Street and 1-35 on the east to the intersection of Center Street and Rebel Drive on the west, and includes all real property within 200 feet from the centerline of Center Street; and all real property within all central business district-1 (CBD-1) and central business district-2 (CBD-2) zoning districts; and
  - (4) *The Rebel Drive overlay district.* The Rebel Drive conditional use overlay district (the Rebel Drive overlay district), Rebel Drive is also known as Farm-to-Market Road No. 150, extends from the intersection of Rebel Drive and Center Street on the south to the northernmost city limit boundary at Rebel Drive on the north, and includes all real property within 400 feet of the outer most edge of the street right-of-way of Rebel Drive.
  - (5) The FM 1626 conditional use overlay district (FM 1626 overlay district). The FM 1626 overlay district extends from the intersection of FM 1626 and IH 35 on the south and east to the city limit boundary to the north and west, and includes all real property within 500 feet of the outer most edge of the street right-of-way of FM 150 East.
  - (6) The FM 150 East conditional use overlay district (FM 150 East overlay district). The FM 150 East overlay district extends from the intersection of FM 150 East and IH 35 on the west to the city limit boundary on the east, and includes all real property within 400 feet of the outer most edge of the street right-of-way of FM 150 East.
  - (7) The Goforth Road conditional use overlay district (Goforth Road overlay district). Goforth Road is also known as County Road 157. The Goforth Road overlay district extends from the intersection of Goforth Road and IH 35 on the west to the city limit boundary on the north and east, and includes all real property within 400 feet of the outer most edge of the street right-of-way of Goforth Road.
- (b) *Map.* The boundaries of the conditional use overlay districts are additionally set forth on the city map which is attached hereto and made part hereof. The I-35 overlay district, the Old Highway 81 overlay district, Center Street overlay district, the Rebel Drive overlay district, the FM 1626 overlay district, the FM 150 East overlay district and the Goforth Road overlay district are hereinafter collectively sometimes referred to as the "overlay districts."

## **TEXT OF THE ZONING ORDINANCE**

**“Sec. 53-896.** – Conditional use permit required.

(a) A conditional use permit shall be required prior to the construction or erection of any new structure for a commercial, retail, or business use within one of the overlay districts. A conditional use permit shall also be required:

- (1) Prior to any existing structure within one of the overlay districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by 50 percent or more; ~~and~~ or
- (2) If such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design (~~including color~~), material, ~~material~~, finish grade line, landscaping, or orientation of the structure.

(b) The conditional use permit shall be in addition to and not in lieu of the required site plan and the appropriate underlying zoning required for the proposed use.”

## **STAFF ANALYSIS**

Currently, the code states that one is required to 1) expand or decrease the building area by 50% or more **and** (2) complete exterior site or building work to require a Conditional Use Permit. This amendment decouples the two requirements, and will trigger the Conditional Use Permit if **either** one or the other is proposed (see “Text of the Zoning Ordinance”). Approving this code amendment will give the City of Kyle greater control over how commercial buildings shall appear and give the Planning & Zoning Commission another tool to require compliance.

## **RECOMMENDATION**

Staff believes this simple amendment corrects an unintentional oversight in the City of Kyle’s zoning code and asks the Planning & Zoning Commission to vote recommending approval of the amendment.

## **ATTACHMENTS**

1. Staff Memo
2. Code Amendment Exhibit

## Exhibit A

### Sec. 53-893 Amendment

#### **Sec. 53-893. - Conditional use permit required.**

(a) A conditional use permit shall be required prior to the construction or erection of any new structure for a commercial, retail, or business use within one of the overlay districts. A conditional use permit shall also be required:

- (1) Prior to any existing structure within one of the overlay districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by 50 percent or more; ~~and~~ or
- (2) If such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design (including color), material, ~~material,~~ finish grade line, landscaping, or orientation of the structure.

(b) The conditional use permit shall be in addition to and not in lieu of the required site plan and the appropriate underlying zoning required for the proposed use.

## Exhibit A

### Sec. 53-893 Amendment

#### **Sec. 53-893. - Conditional use permit required.**

(a) A conditional use permit shall be required prior to the construction or erection of any new structure for a commercial, retail, or business use within one of the overlay districts. A conditional use permit shall also be required:

- (1) Prior to any existing structure within one of the overlay districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by 50 percent or more; or
- (2) If such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design (including color), material, finish grade line, landscaping, or orientation of the structure.

(b) The conditional use permit shall be in addition to and not in lieu of the required site plan and the appropriate underlying zoning required for the proposed use.



# CITY OF KYLE, TEXAS

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

Meeting Date: 5/11/2021  
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:**

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**ATTACHMENTS:**

**Description**

No Attachments Available





# CITY OF KYLE, TEXAS

## Municipal Outdoor Lighting Discussion

Meeting Date: 5/11/2021  
Date time:6:30 PM

**Subject/Recommendation:** Municipal Outdoor Lighting Discussion. ~ *Commissioner Snidow*

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

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### ATTACHMENTS:

#### **Description**

No Attachments Available



# CITY OF KYLE, TEXAS

## Staff Report

Meeting Date: 5/11/2021

Date time:6:30 PM

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

**Other Information:**

**Legal Notes:**

**Budget Information:**

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**ATTACHMENTS:**

**Description**

No Attachments Available