### CITY OF KYLE

# PLANNING & ZONING COMMISSION REGULAR MEETING



Kyle City Hall, 100 W. Center Street, Kyle, TX 78640 The public can watch remotely at: Spectrum 10; https://www.cityofkyle.com/kyletv/kyle-10-live. One or more members of the governing body may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the governing body will be present at Kyle City Hall.

Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on June 14, 2022, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, for the purpose of discussing the following agenda.

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

Posted this 10th day of June, 2022, prior to 6:30 P.M.

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

A.Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

#### 4. Consent

A.6 Creeks Phase 1 Section 9 - Preliminary Plan (SUB-21-0216) 99.66 acres; 284 single family lots for property located off N. Old Stagecoach Road and Six Creeks Boulevard.

Staff Proposal to P&Z: Approve the preliminary plan.

B. Trails at Windy Hill Phase 8 - Final Plat (SUB-21-0171) 33.266 acres; 140 residential lots; 1 open space lot, 1 open space and waterline easement, 1 pond / open space, 1 access easement and right-of-way for property located off Mathias Lane and Big Sandy Drive.

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

C.Satterwhite South LLC - Final Plat (SUB-21-0209) 9.08 acres; 1 lot and right-of-way for property located 3225 FM 2001.

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

D.Kyle Towne Center Replat of Lot 2A & 2B of Kyle Towne Center, Replat of Lot 1A, Block A (SUB-22-0258) 1.3465 acres; 1 lot located at 18900 IH-35.

Staff Proposal to P&Z: Approve the replat.

E. Brick and Mortar Phase 1B - Site Plan (SD-22-0136) 8.72 acres; 2 lots located at the intersection of Benner and Jack Ryan.

Staff Proposal to P&Z: Approve the site plan.

F. Paramount Subdivision, Phase 3 - Final Plat (SUB-21-0215) 35.9872 acres; 154 residential lots and 6 open space lots for property located west of the Union Pacific Railroad, south of Opal Lane, and north of Roland Lane.

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

G. Valencia Apartments Addition - Final Plat (SUB-22-0251) 16.18 acres; 2 lots located at 20139 IH-35.

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

H.Sage Hollow Replat (SUB-22-0254) 57.293 acres; 222 residential lots and 8 greenbelts located along the south side of FM 150, across from Dove Hollow Subdivision.

Staff Proposal to P&Z: Approve the replat.

#### 5. Consider and Possible Action

A.Consider a request to construct an approximately 1,791 square foot, free standing Waffle House building and site plan for property located at 5767 Kyle Parkway within the I-35 zoning overlay district. (Waffle House - CUP-22-0055)

#### 6. Zoning

- A.Consider and possible action on a recommendation to the City Council regarding a request by Rey Cedillos to rezone approximately 5.4 acres of land from 'A' to 'R-1-T' (Residential Townhouse 1) & approximately 4.6 acres 'RS' (Retail Services) for property located at 951 Windy Hill Road in Hays County, Texas. (Everardo Rosales Z-22-0098)
  - Public Hearing
  - Recommendation to City Council

- B. Consider and possible action on a recommendation to the City Council regarding a request by Stephen R. Jamison, P.E. to rezone approximately 32.34 acres of land from 'A' (Agriculture) to 'RS' (Retail Services) for property located at the north corner of E. RR 150 & SH-21 in Hays County, Texas. (FM RD 812, LLC Z-22-0100)
  - Public Hearing
  - Recommendation to City Council

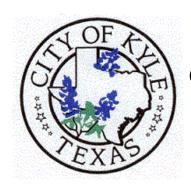
#### 7. General Discussion

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

#### 8. Staff Report

A.Staff Report by Kaela Sharp, City Planner.

#### 9. Adjournment



#### Citizen Comment Information

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Citizen Comment Period. The Planning and Zoning Commission welcomes comments

from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter

concerning city business, and they must observe the three-minute time limit.

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

**Description** 

No Attachments Available



# 6 Creeks Phase 1 Section 9 - Preliminary Plan

Meeting Date: 6/14/2022 Date time:6:30 PM

**Subject/Recommendation:** 6 Creeks Phase 1 Section 9 - Preliminary Plan (SUB-21-0216) 99.66 acres; 284 single

family lots for property located off N. Old Stagecoach Road and Six Creeks Boulevard.

Staff Proposal to P&Z: Approve the preliminary plan.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

#### Description

☐ Hays County 1445 Approval Letter & Preliminary Plan



#### Hays County Development Services P.O Box 1006 San Marcos TX 78667-1006 2171 Yarrington Road San Marcos TX 78666

512-393-2150 / www.hayscountytx.com

May 16th, 2022

William Atkinson City Planner City of Kyle

Re: 6 Creeks, Phase 1, Sec 9, Preliminary (PLN-1853-NP)

Mr. Atkinson,

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** 

# 6 CREEKS-PHASE 1, SECTION

# IOB NO 81

# 6 CREEKS-PHASE 1, SECTION 9 HAYS COUNTY, TEXAS

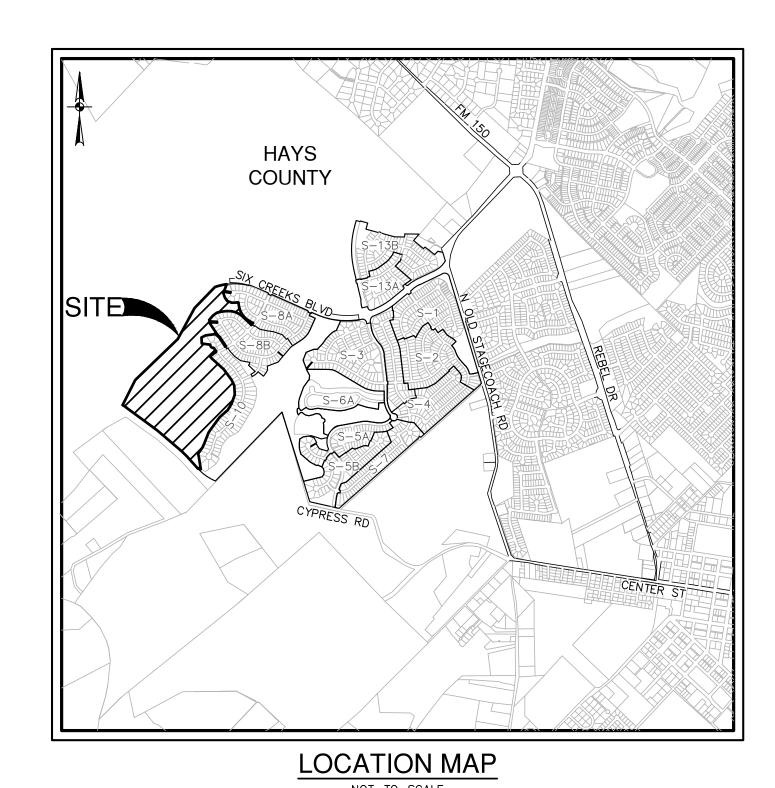
# PRELIMINARY PLAN

			LOT SUMMA	RY (6 CREEKS	)			
SECTION	LAND USE	50' SINGLE FAMILY LOTS	55' SINGLE FAMILY LOTS	60' SINGLE FAMILY LOTS	65' SINGLE FAMILY LOTS	70'+ SINGLE FAMILY LOTS	GARDEN HOMES	TOTAL
1	RESIDENTIAL	37		73				110 **
2	RESIDENTIAL	89		32				121 **
3	RESIDENTIAL		49			54		103 **
4A	RESIDENTIAL			57				57 **
4B	RESIDENTIAL	59		32				91 **
5A	RESIDENTIAL		42			15		57 **
5B	RESIDENTIAL		33			22		55 **
6A	RESIDENTIAL						79	79 **
6B	AMENITY							0
7	RESIDENTIAL		69					69 **
8A	RESIDENTIAL		59	3		32		94 **
8B	RESIDENTIAL		58			31		89 **
9	RESIDENTIAL			102				102
10	RESIDENTIAL					72		72 **
11	RESIDENTIAL						71	71
12	RESIDENTIAL	83						83
13A	RESIDENTIAL				44			44 *:
13B	RESIDENTIAL			79				79 *
14A	RESIDENTIAL				67			67 *
14B	RESIDENTIAL			105				105 *
15	RESIDENTIAL			81				81
16	RESIDENTIAL	118						118
17	RESIDENTIAL					56		56
18	RESIDENTIAL		92					92
18B	AMENITY							
19	RESIDENTIAL			64				64
20	RESIDENTIAL					75		75
21	RESIDENTIAL					58		58
TOTAL		386	402	628	111	415	150	2092
% TOTAL		18.5%	19.2%	30.0%	5.3%	19.8%	7.2%	
AX ALLOWED*		26%	22%	29%	N/A	N/A	7%	

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

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

# CITY OF KYLE-PLANNING AND ZONING CHAIR CITY OF KYLE-CITY ENGINEER DATE CITY OF KYLE-DIRECTOR OF PUBLIC WORKS DATE



PREPARED FOR:

HM 6 CREEKS DEVELOPMENT, INC.
1011 N LAMAR
AUSTIN, TEXAS 78703

OCTOBER 2021



TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800



10/7/2021

#### SHEET INDEX

Sheet Description	Sheet No.					
COVER SHEET	C0.00					
SITE PLAN	C1.00					
LOT SUMMARY	C1.01					
OVERALL STORMWATER PLAN	C2.00					
EXISTING DRAINAGE CONDITIONS	C2.01					
OVERALL SANITARY SEWER PLAN	C3.00					
OVERALL WATER DISTRIBUTION PLAN	C4.00					

#### NOTES:

- 1. THIS PRELIMINARY PLAN HAS BEEN DEVELOPED TO COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KYLE AND THE PROPERTY OWNER APPROVED BY THE CITY OF KYLE CITY COUNCIL ON MAY 31, 2017 AND SUBSEQUENT AMENDMENT(S).
- 2. THE LIMITS OF THIS PROJECT ARE IN ZONE X OF THE FEMA FLOODPLAIN MAP NO. 48209C0270F DATED SEPTEMBER 2, 2005.
- 3. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER TRANSITION ZONE AND THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
- 4. THIS SITE IS LOCATED WITHIN HAYS COUNTY ESD #5 AND #9 AND LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
- 5. WATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE
- 6. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
- 7. UTILITY EASEMENTS SHALL BE IN ACCORDANCE WITH CITY CODE, SECTION 41-141 IN PLACE AS OF THE VESTING DATE OF MAY 16, 2017 OF THE BLANCO RIVER RANCH DE-ANNEXATION AND DEVELOPMENT AGREEMENT. A FIFTEEN (15) FOOT PUBLIC UTILITY EASEMENT IS DEDICATED BY PLAT ADJACENT TO ALL STREET RIGHT OF WAY, EXCEPT ADJACENT TO CORNER LOTS WHERE EASEMENT ADJACENT TO SIDE LOT IS 10', A FIVE (5) FOOT MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT EACH SIDE LOT LINE, AND A TEN (10) FOOT REAR MUNICIPAL UTILITY EASEMENT IS DEDICATED BY PLAT AT THE REAR LOT LINE OF
- 8. BUILDING SETBACKS SHALL COMPLY WITH EXHIBIT "D" OF THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT.
- 9. NO OBSTRUCTIONS ARE THE BE PLACED WITHIN DRAINAGE EASEMENTS.
- 10. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 11. THE MAINTENANCE OF SIDEWALKS WITHIN THIS PRELIMINARY PLAN SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF KYLE OR HAYS COUNTY.
- 12. THE LOTS SHOWN HAVE ADEQUATE FRONTAGE TO ALLOW FOR COMPLIANCE WITH DRIVEWAY SPACING REQUIREMENTS.
- 13. ALL ROADWAYS SHALL BE PUBLIC AND DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- 14. 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 AVAILABLE FOR REVIEW UPON REQUEST.
- 15. THIS SITE IS LOCATED WITHIN THE BARTON SPRINGS GROUNDWATER CONSERVATION DISTRICT.

OWNERS: HM 6 CREEKS DEVELOPMENT, INC.
1011 N LAMAR AUSTIN, TX 78703
PHONE: (512) 481–0303 FAX: (512) 481–0333

ACREAGE: 99.66 AC

SURVEY: SAMUEL PHARASS 1/4 LEAGUE
SURVEY NO. 14, ABSTRACT NO. 360

NUMBER OF LOTS AND PROPOSED LAND USE: 284 SINGLE FAMILY LOTS

DATE: OCTOBER 2021

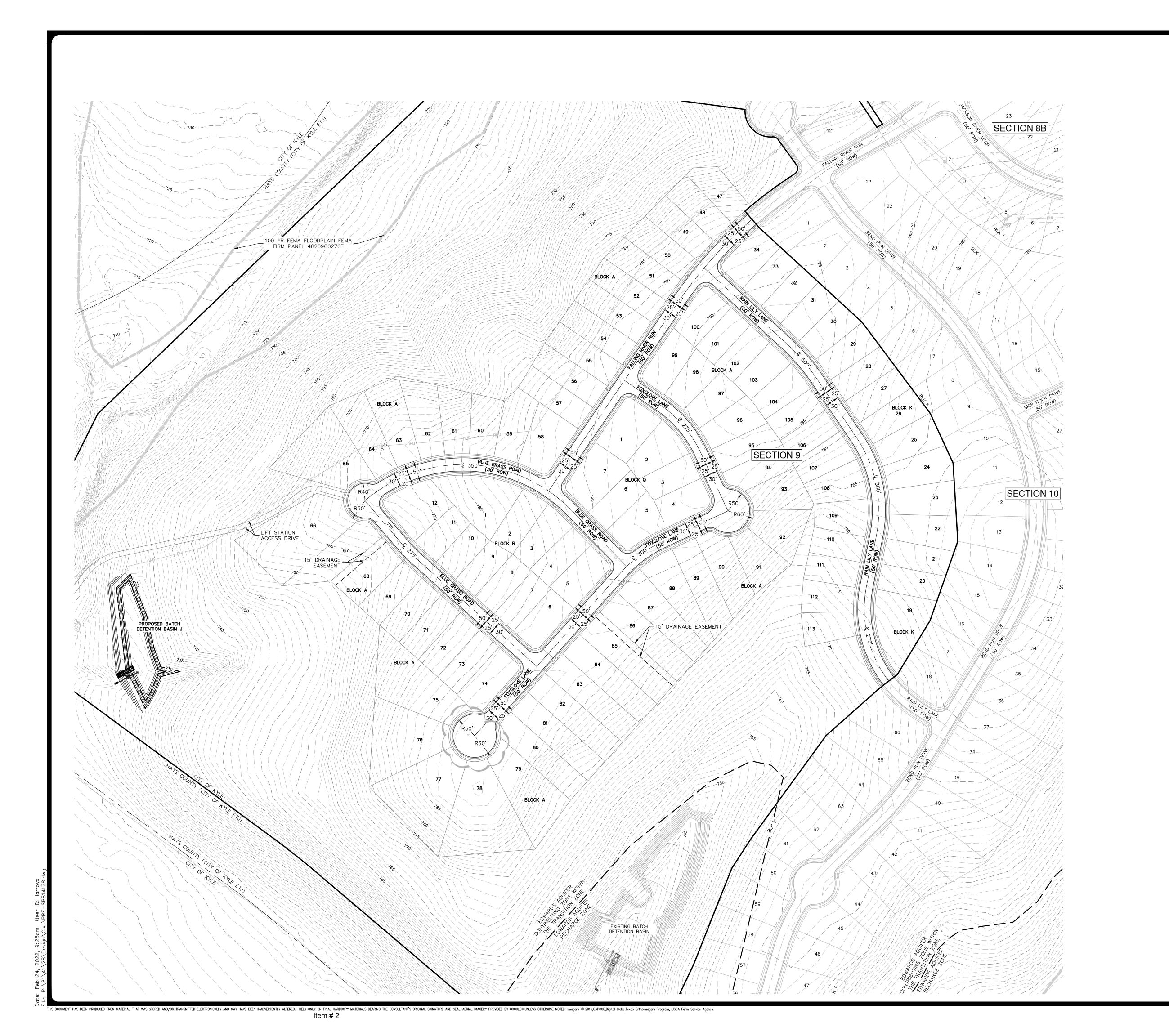
SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
PHONE (210) 375–9000 FAX: (210) 375–9010

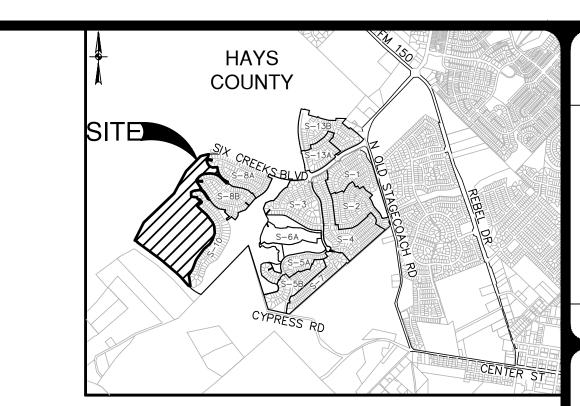
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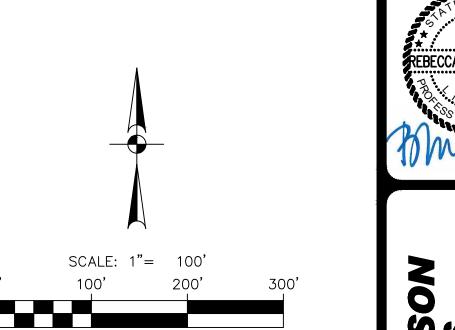
SHEET CO.OO

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Item # 2







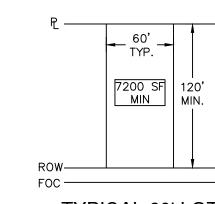
### <u>LEGEND:</u>

SECTION BOUNDARY

EXISTING CONTOUR

STREET CENTER LINE

PROPOSED CURB



TYPICAL 60' LOT NOT TO SCALE

LIS	ST OF RO	ADWAYS	
	DEVELOPMENT AGREEMENT CLASSIFICATION	TOTAL LENGTH (FT)	ROW WIDTH (FT)
BLUE GRASS ROAD	RESIDENTIAL LANE	1,263	50
FALLING RIVER RUN	RESIDENTIAL LANE	788	50
FOXGLOVE LANE	RESIDENTIAL LANE	1,192	50
RAIN LILY LANE	RESIDENTIAL LANE	1,121	50

	LAND	USE
	SUMM	IARY
		SECTION 9
	RESIDENTIAL LOT ACREAGE	26.33
	OPEN SPACE ACREAGE	55.44
	ROW ACREAGE	5.26
	TOTAL ACREAGE	87.03
h .		

NOTE: 6 CREEKS—PHASE 1, SECTION 9 CONSISTS OF 102 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOT. THE AVERAGE LOT SIZE CAN BE FOUND IN THE TYPICAL LOT DETAILS BELOW.

LOT SIZES ARE AS FOLLOWS:

<1 AC 102 LOTS 1-2 AC 2-5 AC 5-10 AC >10 AC 1 LOT 6 CREEKS-PHASE 1, SECT HAYS COUNTY, TEXAS

PRELIMINARY PLAN SITE PLAN

PLAT NO.

JOB NO. 8141-28

DATE FEBRUARY 2022

DESIGNER JB

CHECKED DRAWN JB

SECTION 9 \* LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE PER THE BLANCO RIVER RANCH (PHASE ONE RESIDENTIAL AREA) DE-ANNEXATION AND DEVELOPMENT AGREEMENT. (REFÉRENCE EXHIBIT D, NUMBER 18) LOT SUMMARY LOT BLK LOT WIDTH\* LOT AREA FRONTAGE 47 | A | 59.98 8987 SF 58.84 59.98 9703 SF 58.84 59.98 9800 SF 58.84 59.99 10163 SF 58.84 60.00 10632 SF 51 | A | 59.13 52 A 60.00 10512 SF 60.00 10525 SF 53 A 60.00 60.00 60.00 10538 SF 60.00 60.00 10551 SF 60.00 60.00 10443 SF 56 | A | 57 A 60.00 10215 SF 60.00 76.75 12553 SF 200.29 58 A 59 A 59.86 10713 SF 56.88 59.85 9072 SF 56.88 59.86 10271 SF 56.88 61 | A | 12682 SF 62 A 59.86 56.88 14062 SF 56.88 63 A 59.86 59.86 14133 SF 56.86 107.73 24263 SF 84.75 94.28 29989 SF 66.39 67 A 13006 SF 68.13 71.61 12056 SF 68 A 74.91 73.17 69 A 59.99 9131 SF 59.08 60.00 8773 SF 60.00 60.00 8773 SF 71 | A 72 A 60.00 8773 SF 60.00 60.00 60.00 73 A 8773 SF 74 A 70.00 10192 SF 221.88 71.91 23779 SF 65.45 65.90 23360 SF 49.65 77 A 65.90 27871 SF 49.46 299504 SF 47.21 78 A 62.08 79 A 65.58 20923 SF 60.63 69.30 65.36 14161 SF 14400 SF 60.00 60.00 82 A 60.00 14400 SF 60.00 83 A 60.00 14400 SF 60.00 60.00 14400 SF 60.00 70.00 16800 SF 70.00 60.00 14400 SF 60.00 86 | A | 87 A 73.56 14615 SF 76.16 13000 SF 81.78 87.62 88 A 60.00 13149 SF 60.00 89 | A | 76.70 12867 SF 81.54 91 | A | 60.40 10484 SF 51.21 11091 SF 92 A 60.70 43.51 10031 SF 60.39 51.41 93 | A | 67.47 8819 SF 71.35 60.00 9021 SF 60.00 96 A 59.79 9532 SF 56.38 59.78 8736 SF 56.13 59.80 8478 SF 56.48 98 A 203.32 70.00 9385 SF 200.24 80.36 9325 SF 7500 SF 101 | A | 60.00 60.00 102 A 60.00 7500 SF 60.00 103 A 7948 SF 68.97 67.15 104 A 71.51 8274 SF 74.47 60.00 7557 SF 60.00 106 A 60.00 7696 SF 107 A 71.71 8710 SF 74.74 108 A 88.40 9616 SF 95.82 109 A 82.91 8808 SF 89.07 | 110 | A | 60.00 7225 SF 60.00 60.00 7408 SF | 111 | A 112 A 59.78 8131 SF 56.13 113 A 59.78 8131 SF 56.13 19 K 179.63 16783 SF 209.31 60.00 8759 SF 60.00 60.00 9278 SF 21 | K | 22 K 60.03 11083 SF 53.75 60.04 10671 SF 56.42 23 K 56.42 24 K 59.92 10907 SF 60.04 10425 SF 59.97 9573 SF 57.90 26 | K | 27 K 60.00 8578 SF 60.00 60.00 8404 SF 60.00 28 K 58.31 59.95 8806 SF 30 K 59.92 8682 SF 57.75 59.93 8038 SF 31 | K | 60.00 7800 SF 60.00 33 K 60.00 7800 SF 60.00 34 K 73.37 9260 SF 97.15 12150 SF 224.04 91.30 9761 SF 99.91 2 | Q | 3 Q 63.04 7749 SF 63.80 4 Q 69.50 8266 SF 179.27 70.10 60.00 8089 SF 60.00 12513 SF 204.49 7 Q 83.10

1 R

2 R

3 | R |

4 R

5 | R |

6 R

7 | R |

8 R

9 | R |

10 | R |

11 R

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Item # 2

190.38

65.97

74.73

60.00

70.04

70.00

60.00

60.00

60.00

60.00

67.80

116.85

16890 SF

9216 SF

9200 SF

9694 SF

9186 SF

7915 SF

7915 SF

7200 SF

7831 SF

12849 SF

221.00

67.69

77.64

60.00

194.45

60.00

60.00

60.00

69.78

239.29

SS

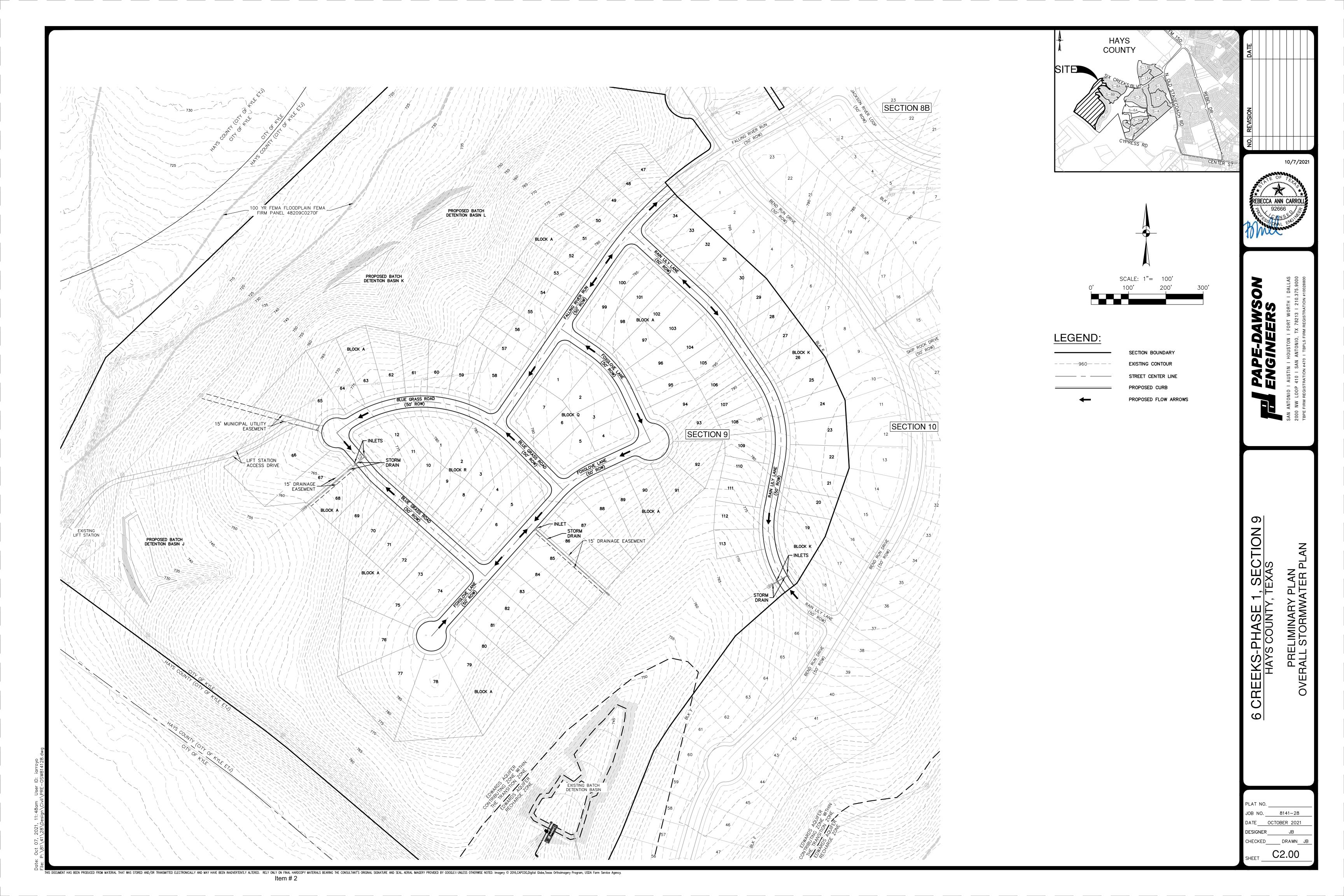
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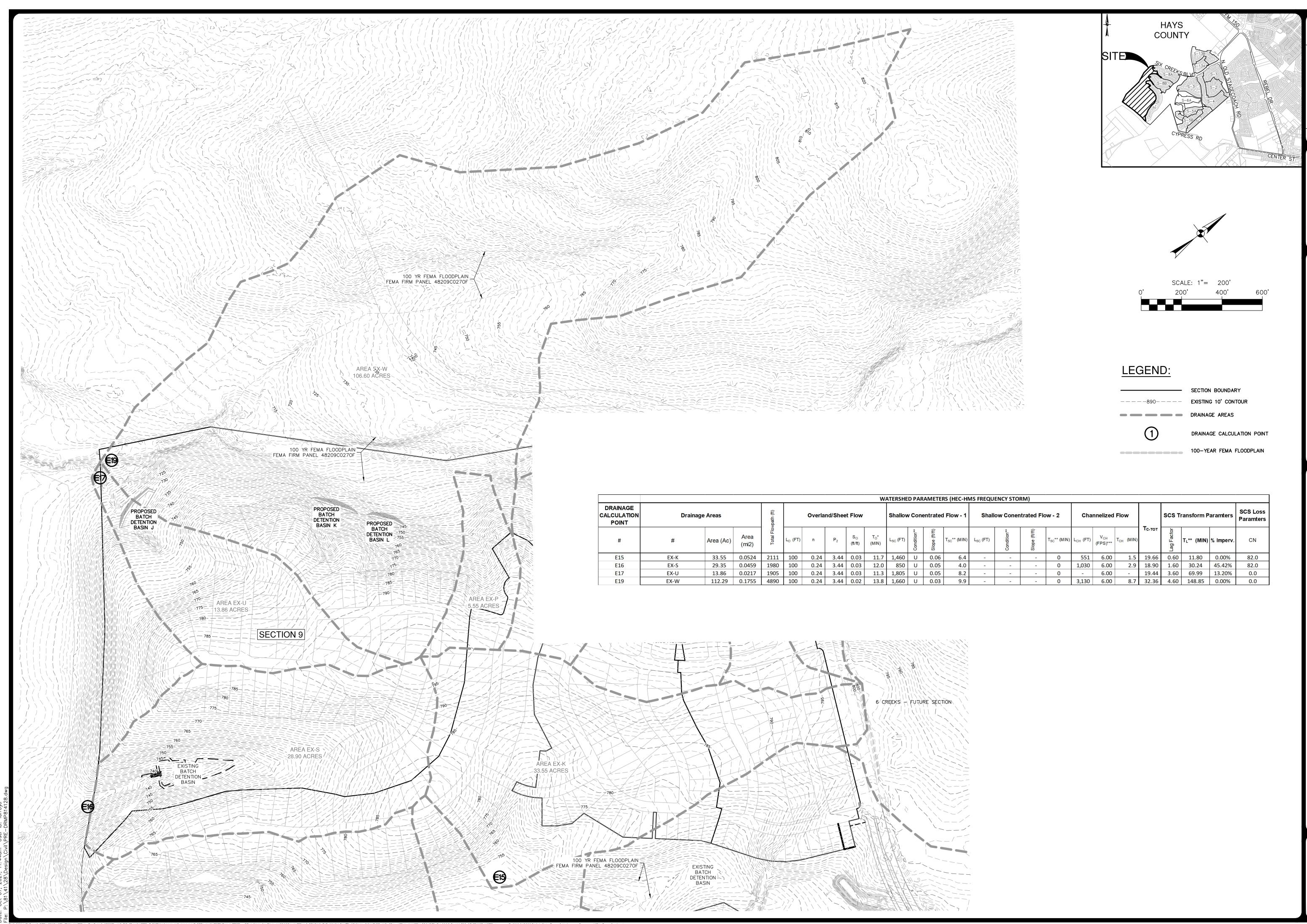
REBECCA ANN CARROLL

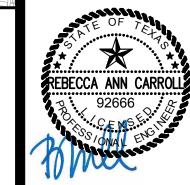
KS-PHASE 1, SECHAYS COUNTY, TEXAS

JOB NO. 8141-28 DATE NOVEMBER 2021 DESIGNER

CHECKED\_\_ DRAWN JB





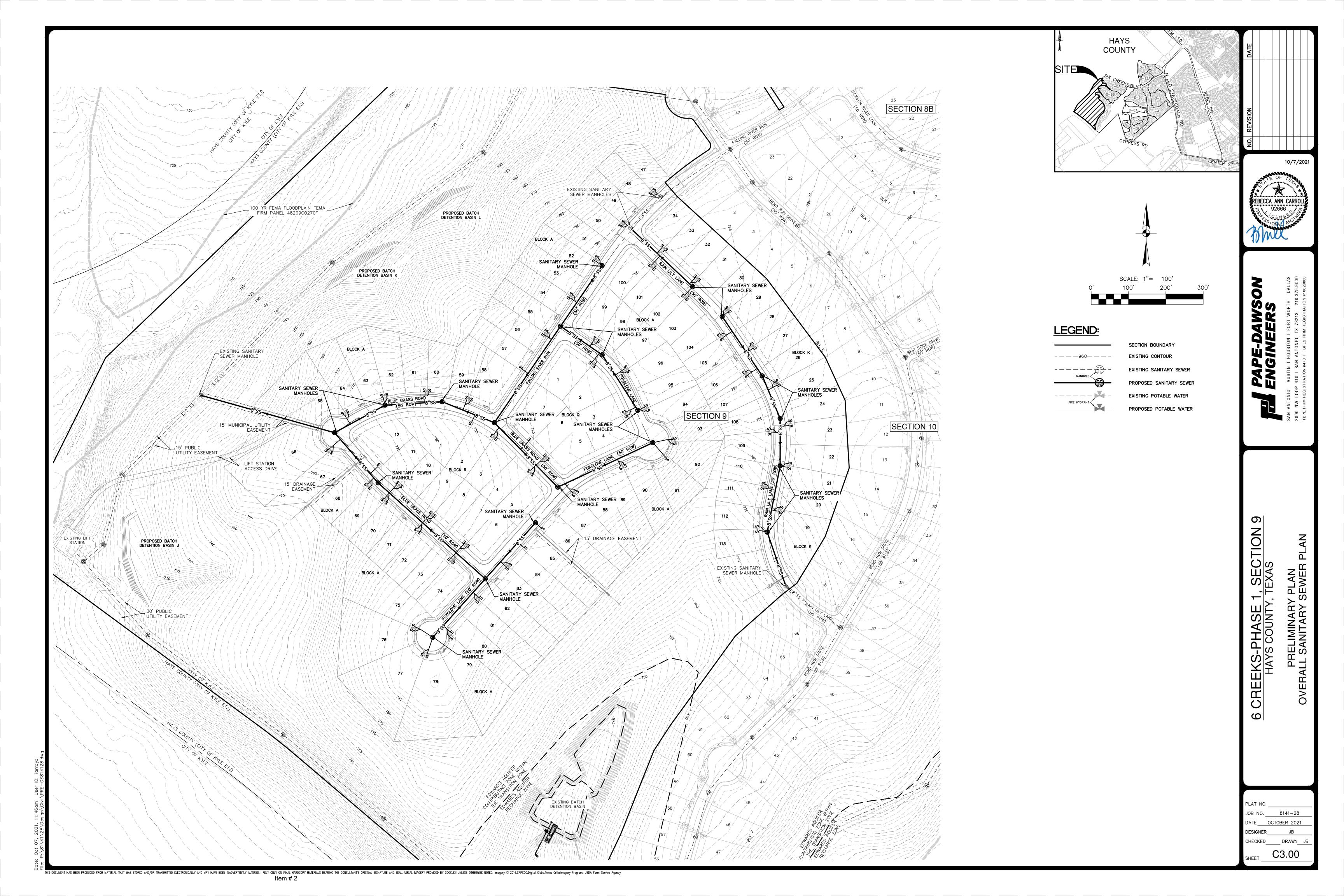


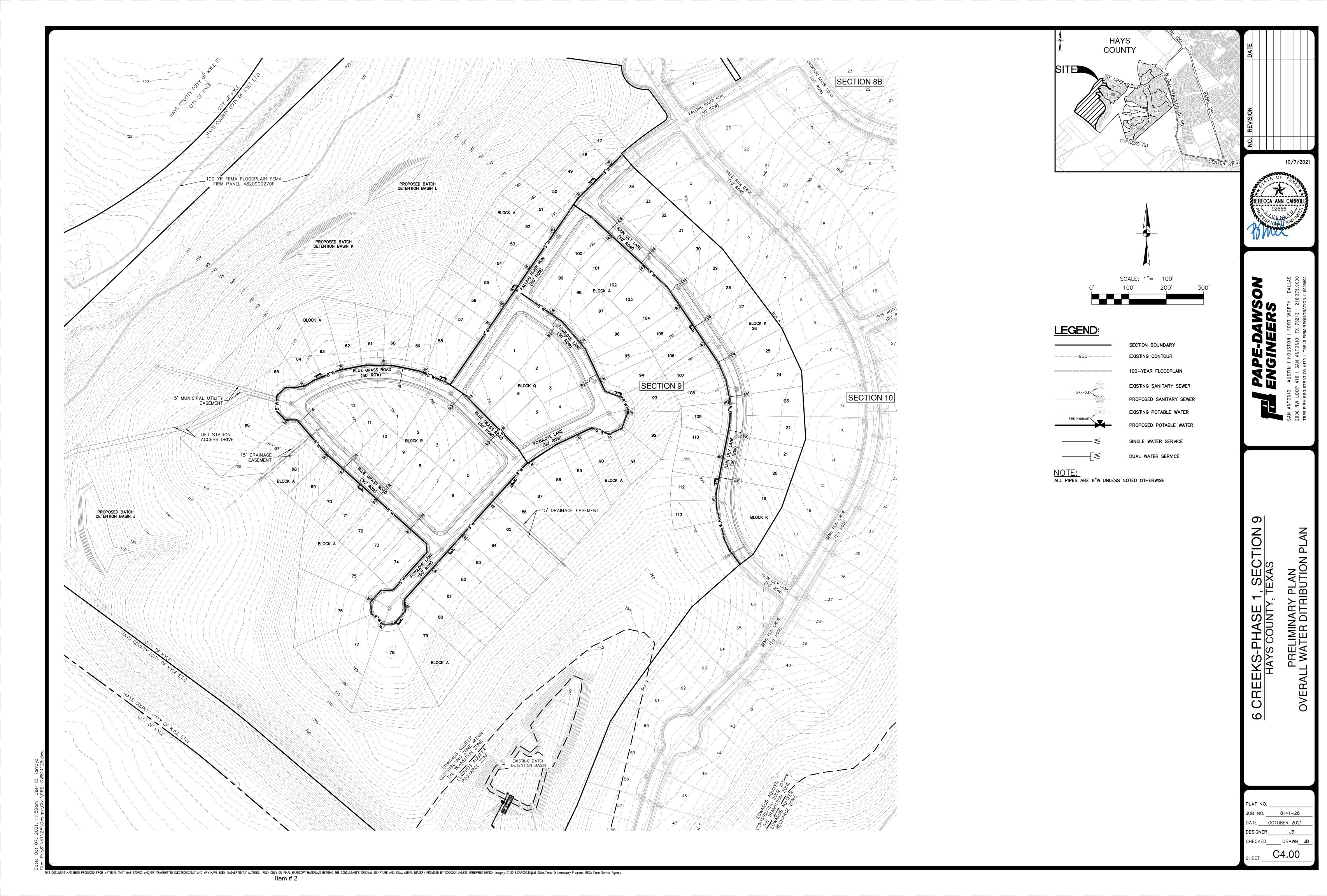
0 6 CREEKS-PHASE 1, SECTION HAYS COUNTY, TEXAS

PRELIMINARY PLAN EXISTING DRAINAGE CONDITIONS

JOB NO. 8141-28 DATE OCTOBER 2021 DESIGNER\_\_\_ CHECKED\_\_\_\_\_DRAWN\_\_JB SHEET \_\_\_C2.01

Item # 2







## Trails at Windy Hill Phase 8 - Final Plat

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Trails at Windy Hill Phase 8 - Final Plat (SUB-21-0171) 33.266 acres; 140 residential

lots; 1 open space lot, 1 open space and waterline easement, 1 pond / open space, 1 access easement and right-of-way for property located off Mathias Lane and Big Sandy

Drive.

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 and Hays County 1445 Approval Letter



#### Hays County Development Services P.O Box 1006 San Marcos TX 78667-1006 2171 Yarrington Road San Marcos TX 78666

512-393-2150 / www.hayscountytx.com

May 24th, 2022

William Atkinson City Planner City of Kyle

Re: Trails at Windy Hill, Phase 8, Final (PLN-1667-NP)

Mr. Atkinson,

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.

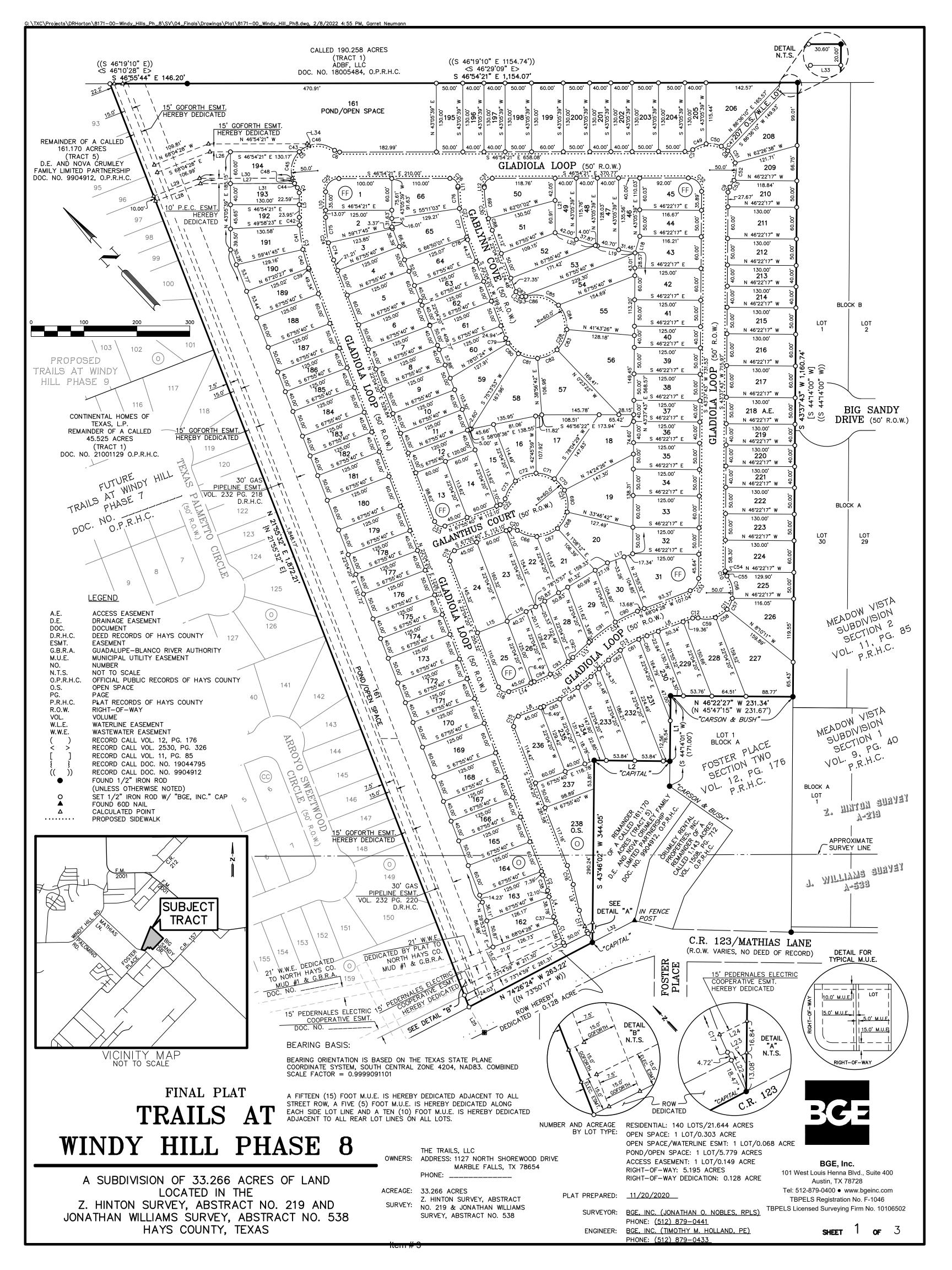
Regards,

Marcus Pacheco

Marcus Pacheco

Director

**Hays County Development Services** 



NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.25'	275.00°	10°53'11"	N 2310'12" E	52.17'
C2	30.71			N 25°58'59" E	
		225.00'	7°49'16" 21°01'18"		30.69'
C3	100.90'	275.00'		N 32°35'00" E	100.33'
C4	10.40'	15.00'	39*42'54"	N 23°14'11" E	10.19'
C5	147.86'	50.00'	169*25'49"	N 88°05'39" E	99.57'
C6	10.40'	15.00'	39*42'54"	S 27°02'54" E	10.19'
C7	10.40'	15.00'	39°42'54"	S 66°45'49" E	10.19'
C8	148.32'	50.00'	169*57'54"	S 01°38'19" E	99.62'
C9	10.40'	15.00'	39*42'54"	S 63°29'10" W	10.19'
C10	10.40'	15.00'	39°42'54"	S 23°46'16" W	10.19'
C11	128.92'	50.00'	147*43'37"	N 77°46'37" E	96.06'
C12	10.40'	15.00'	39*42'54"	N 48°13'01" W	10.19'
C13	86.34'	225.00'	21*59'14"	N 79°04'05" W	85.81'
C14	106.24	275.00'	22°08'03"	N 78*59'41" W	105.58'
C15	23.56'	15.00'	90*00'00"	N 67°04'20" E	21.21'
C16	37.54'	275.00'	7 <b>*</b> 49 <b>'</b> 16"	S 25°58'59" W	37.51'
C17	42.22'	225.00'	10°45'05"	S 23°06'09" W	42.16'
C18	23.56'	15.00'	90*00'00"	N 22*55'40" W	21.21'
C19	23.56'	15.00'	90'00'00"	S 67°04'20" W	21.21'
C20	15.12'	15.00'	57*46'09"	S 39°02'35" E	14.49'
C21	309.49'	60.00'	295*32'17"	N 22°04'20" E	64.00'
C22	15.12'	15.00'	57*46'09"	S 83°11'16" W	14.49'
C23	23.56'	15.00'	90'00'00"	N 22*55'40" W	21.21'
C24	82.55'	225.00'	21°01'18"	N 32*35'00" E	82.09'
C25	39.27	25.00'	90°00'00"	S 88°05'39" W	35.36'
C26	23.56'	15.00'	90°00'00"	S 01°54'21" E	21.21'
C27	100.90'	275.00'	21°01'18"	S 32°35'00" W	100.33'
C28	278.74	60.00'	266*10'39"	S 68*59'01" W	87.64
C29	22.56'	15.00'	86*10'39"	N 21°00'59" W	20.49'
C30	82.55'	225.00'	21°01'18"	N 32°35'00" E	82.09'
C31	23.56'	15.00'	90'00'00"	S 88°05'39" W	21.21'
C32	39.50'	25.00'	90*32'05"	S 01°38'19" E	35.52'
C33	29.80'	25.00'	68*17'48"	S 77°46'37" W	28.07'
C34	105.53	275.00'	21*59'14"	N 79*04'05" W	104.88'
C35	86.92'	225.00'	22'08'03"	S 78*59'41" E	86.38'
C36	40.54'	275.00	8°26'51"	S 21°57'01" W	40.51'
C37	11.71'	275.00	2°26'21"	S 27°23'37" W	11.71'
				N 25*58'59" E	
C38	30.71' 2.82'	225.00'	7*49'16"	N 25 58 59 E S 22°21'57" W	30.69'
C39		275.00'	0°35'12"		2.82'
C40	36.69'	275.00'	7*38'42"	S 26°28'54" W	36.67'
C41	46.67'	275.00'	9*43'22"	S 35°09'56" W	46.61'
C42	14.72'	275.00'	3*04'01"	S 41°33'38" W	14.72'
C43	21.94'	50.00'	25*08'24"	S 78°29'30" E	21.76'
C44	9.48'	50.00'	10°51'47"	S 08*48'38" W	9.47'
C45	65.18'	50.00'	74*41'47"	S 51°35'25" W	60.67'
C46	73.19'	50.00'	83 <b>°</b> 52'15"	N 49*07'34" W	66.83'
C47	15.23'	50.00'	17*27'27"	N 12*07'34" W	15.18'
C48	10.86'	50.00'	12°26'23"	S 20°27'43" W	10.83'

			CURVE TAB	LE	
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49	28.02'	50.00'	32*06'21"	N 70°34'05" W	27.65'
C50	29.37'	50.00'	33*39'37"	N 37°41'06" W	28.95'
C51	27.01'	50.00'	30 <b>°</b> 57 <b>'</b> 13"	N 12°04'46" E	26.68'
C52	33.74'	50.00'	38'39'45"	N 46°53'15" E	33.10'
C53	14.94'	50.00'	17*07'31"	N 74°46'52" E	14.89'
C54	1.71'	15.00'	6'31'16"	S 40°22'05" W	1.71'
C55	8.69'	15.00'	3311'39"	S 20°30'38" W	8.57'
C56	44.90'	50.00'	51 <b>°</b> 27'05"	N 29°38'21" E	43.41'
C57	23.00'	50.00'	26°21'03"	N 68°32'25" E	22.79'
C58	27.29'	50.00'	31°16'37"	S 82°38'44" E	26.96'
C59	33.73'	50.00'	38*38'52"	S 47°41'00" E	33.09'
C60	16.74'	225.00'	4°15'44"	N 70°12'20" W	16.73'
C61	40.62'	225.00'	10°20'39"	N 77°30'32" W	40.57'
C62	28.98'	225.00'	7°22'51"	N 86°22'17" W	28.96'
C63	31.82'	275.00'	6*37'45"	S 86*44'50" E	31.80'
C64	40.82'	275.00'	8'30'18"	S 79°10'48" E	40.78'
C65	33.60'	275.00'	7*00'00"	S 71°25'39" E	33.58'
C66	39.53'	60.00'	37*44'44"	S 29°01'53" E	38.82'
C67	42.89'	60.00'	40°57'33"	S 68°23'02" E	41.98'
C68	36.56'	60.00'	34 <b>°</b> 54'54"	N 73°40'45" E	36.00'
C69	42.55'	60.00'	40*37'44"	N 35°54'26" E	41.66'
C70	28.82'	60.00'	27*31'05"	N 01°50'01" E	28.54'
C71	36.97'	60.00'	3518'29"	N 29°34'46" W	36.39'
C72	42.64'	60.00'	40°43'03"	N 67°35'32" W	41.75'
C73	39.53'	60.00'	37*44'44"	S 73°10'34" W	38.82'
C74	33.90'	225.00'	8'37'55"	S 26°23'18" W	33.87'
C75	48.65'	225.00'	12*23'24"	S 36°53'57" W	48.56'
C76	39.73'	275.00'	816'42"	S 38°57'18" W	39.70'
C77	55.91'	275.00'	11*38'58"	S 28*59'28" W	55.82'
C78	5.25'	275.00'	1°05'38"	S 22°37'10" W	5.25'
C79	10.57'	60.00'	10°05'44"	S 17°01'28" W	10.56'
C80	28.01'	60.00'	26*44'44"	S 01°23'46" E	27.75'
C81	38.00'	60.00'	36 <b>°</b> 17'11"	S 32*54'43" E	37.37'
C82	41.19'	60.00'	39*20'03"	S 70°43'20" E	40.39'
C83	43.29'	60.00'	41°20'05"	N 68 <b>°</b> 56'36" E	42.35'
C84	50.17'	60.00'	47*54'22"	N 24°19'22" E	48.72'
C85	67.52'	60.00'	64*28'30"	N 31°52'04" W	64.01'
C86	7.52'	15.00'	28*42'47"	S 49*44'55" E	7.44'
C87	15.04'	15.00'	57*27'51"	S 06*39'35" E	14.42'
C88	23.21'	225.00'	5*54'37"	S 25°01'39" W	23.20'
C89	59.34'	225.00'	15*06'41"	S 35*32'18" W	59.17'
C90	46.83'	275.00'	9'45'24"	N 72°57'10" W	46.77
C91	58.70'	275.00'	12*13'50"	N 83°56'47" W	58.59'
C92	12.03'	225.00'	3°03'48"	S 88*31'48" E	12.03'
C93	41.25'	225.00'	10*30'16"	S 81°44'46" E	41.19
C94	33.64'	225.00'	8'33'59"	S 72°12'39" E	33.61'

	LINE TABLE						
NUMBER	BEARING	DISTANCE					
L1	S 43°47'54" W	123.54'					
L2	N 46*10'07" W	143.08'					
L3	N 17 <b>°</b> 43 <b>'</b> 36" E	5.57'					
L4	N 29*53'37" E	50.88'					
L5	N 43°05'39" E	46.54'					
L6	N 68*04'28" W	92.64'					
L7	N 89*56'18" E	45.80'					
L8	N 67*55'40" W	51.49'					
L9	S 29*53'37" W	50.29'					
L10	N 43°05'39" E	48.07'					
L11	S 43°05'39" W	2.41'					
L12	N 43°05'39" E	2.41'					
L13	N 89*56'18" E	45.80'					
L14	N 67°55'40" W	51.49'					
L15	N 67°55'40" W	60.00'					
L16	S 73°49'17" E	60.32'					
L17	S 66°32'49" E	50.60'					

LINE TABLE							
NUMBER	BEARING	DISTANCE					
L18	N 59°15'35" E	32.64'					
L19	N 36°14'45" W	76.16'					
L20	S 29*10'01" E	79.86'					
L21	S 43*05'39" W	102.96'					
L22	N 17°43'36" E	23.19'					
L23	S 73*14'59" E	9.10'					
L24	S 73*14'59" E	16.26'					
L25	N 12°08'55" E	56.38'					
L26	S 46*54'21" E	38.74'					
L27	S 46*54'21" E	177.94'					
L28	S 68*04'28" E	91.05'					
L29	N 68°04'28" W	92.92'					
L30	N 46*54'21" W	175.63'					
L31	S 46°54'21" E	121.21'					
L32	S 74°13'06" E	89.83'					
L33	N 46°54'21" W	28.72'					
L34	N 01°54'21" W	5.09'					

STREET NAMES							
STREET	R.O.W. WIDTH	CENTERLINE LENGTH	CLASSIFICATION				
GLADIOLA LOOP	50 FT.	3,596 FT.	LOCAL				
GALANTHUS COURT	50 FT.	216 FT.	LOCAL				
GABLYNN COVE	50 FT.	369 FT.	LOCAL				
TOTAL LINEAR FEET		4,181 FT.					

LAND USE SCHEDULE								
DESCRIPTION	NO.	ACREAGE						
RESIDENTIAL	140	21.644 AC.						
RIGHT-OF-WAY	-	5.195 AC.						
OPEN SPACE	1	0.303 AC.						
OPEN SPACE/WATER LINE ESMT.	1	0.068 AC.						
POND/OPEN SPACE	1	5.779 AC.						
ACCESS EASEMENT	1	0.149 AC.						
RIGHT-OF-WAY DEDICATION	1	0.128 AC.						
TOTAL	144	33.266 AC.						

L	OT ARE	EA TABLE	L	OT AR	EA TABLE	L	OT ARE	EA TABLE	LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AR	EA TABLE	LOT AREA TABLE		EA TABLE	LOT AREA TABLE	
LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LO.	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	LOT	BLOCK	SQUARE FEET	
161	0	251,724	181	0	6,250	201	0	5,200	221	0	5,200	1	FF	7,366	23	FF	9,433	45	FF	6,948	
162	0	6,341	182	0	5,000	202	0	5,200	222	0	6,500	2	FF	6,012	24	FF	9,571	46	FF	5,423	
163	0	6,282	183	0	5,000	203	0	6,500	223	0	6,500	3	FF	5,706	25	FF	7,452	47	FF	5,272	
164	0	7,500	184	0	6,250	204	0	6,500	224	0	7,800	4	FF	6,250	26	FF	5,055	48	FF	4,885	
165	0	6,250	185	0	5,000	205	0	4,925	225	0	5,978	5	FF	7,500	27	FF	4,993	49	FF	4,374	
166	0	5,000	186	0	5,000	206	0	10,168	226	0	8,690	6	FF	6,250	28	FF	5,860	50	FF	7,833	
167	0	5,000	187	0	6,250	207	0	2,954	227	0	13,450	7	FF	5,000	29	FF	6,422	51	FF	7,706	
168	0	6,250	188	0	7,500	208	0	9,575	228	0	9,396	8	FF	5,000	30	FF	6,341	52	FF	7,014	
169	0	7,500	189	0	6,599	209	0	5,804	229	0	7,058	9	FF	6,250	31	FF	10,528	53	FF	8,127	
170	0	6,250	190	0	5,709	210	0	6,391	230	0	5,328	10	FF	5,000	32	FF	6,250	54	FF	7,208	
171	0	5,000	191	0	7,640	211	0	7,800	231	0	8,291	11	FF	5,000	33	FF	7,500	55	FF	10,827	
172	0	5,000	192	0	5,483	212	0	6,500	232	0	10,299	12	FF	4,800	34	FF	6,250	56	FF	15,061	
173	0	6,250	193	0	5,140	213	0	5,200	233	0	8,323	13	FF	6,769	35	FF	6,250	57	FF	10,904	
174	0	5,000	194	0	7,117	214	0	5,200	234	0	5,487	14	FF	6,817	36	FF	5,000	58	FF	10,123	
175	0	5,000	195	0	6,500	215	0	6,500	235	0	5,200	15	FF	6,817	37	FF	5,000	59	FF	8,931	
176	0	6,250	196	0	5,200	216	0	7,800	236	0	7,717	16	FF	6,580	38	FF	6,250	60	FF	5,848	
177	0	5,000	197	0	5,200	217	0	7,800	237	0	5,442	17	FF	9,101	39	FF	6,250	61	FF	6,250	
178	0	5,000	198	0	6,500	218	0	6,500	238	0	13,185	18	FF	11,529	40	FF	5,000	62	FF	5,000	
179	0	6,250	199	0	7,800	219	0	5,200		•		19	FF	11,378	41	FF	6,250	63	FF	5,000	
180	0	7,500	200	0	6,500	220	0	5,200				20	FF	9,456	42	FF	7,500	64	FF	6,352	
					•		1					21	FF	6,531	43	FF	7,362	65	FF	8,830	
												22	FF	6,788	44	FF	5,822	66	FF	8,305	

## FINAL PLAT TRAILS AT WINDY HILL PHASE 8

A SUBDIVISION OF 33.266 ACRES OF LAND LOCATED IN THE Z. HINTON SURVEY, ABSTRACT NO. 219 AND JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 HAYS COUNTY, TEXAS BENCHMARKS:

BENCHMARK #3

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: 13925622.51 2345795.99 663.93' GRID EASTING: **ELEVATION:**

(NAVD-88)

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: GRID EASTING: 13924487.97 2348483.39 **ELEVATION:** 

667.73

(NAVD-88)



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\8171-00-Windy_Hills_Ph_8\SV\04_Finals\Drawings\Plat\8171-00_Windy_Hill_Ph8.dwg, 2/8/2022 4:55 PM, Garret Neumann	
STATE OF TEXAS \$ COUNTY OF HAYS \$ KNOW ALL MEN BY THESE PRESENTS:	THIS PLAT WAS REVIEWED BY THE CITY OF KYLE PLANNING & ZONING COMMISSION, AND HEREBY APPROVED ON THIS THE DAY OF, 20, A.D.
THAT TRAILS, LLC, BEING THE OWNERS OF A 33.266 ACRE TRACT OF LAND AS CONVEYED TO THEM BY GENERAL WARRANTY DEED RECORDED IN DOC. NO. 20058538 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 33.266 ACRES OF LAND OUT OF THE JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 AND THE Z. HINTON SURVEY, ABSTRACT NO. 219, BOTH SITUATED IN HAYS COUNTY, TEXAS, 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:	CITY OF KYLE, PLANNING & ZONING COMMISSION CHAIRPERSON
TRAILS AT WINDY HILL PHASE 8	REVIEWED BY:
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.	LEON BARBA, CITY ENGINEER DATE  REVIEWED BY:
MATTHEW TRENNER, ASSISTANT SECRETARY CONTINENTAL HOMES OF TEXAS, L.P. 10700 PECAN PARK BLVD, SUITE 400 AUSTIN, TEXAS 78750	HARPER WILDER, DIRECTOR OF PUBLIC WORKS  DATE
STATE OF TEXAS \$ COUNTY OF WILLIAMSON \$	GENERAL NOTES:  1. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KYLE AND HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MATTHEW TRENNER, 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.	COUNTY.  2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
NOTARY PUBLIC, STATE OF TEXAS	<ol> <li>THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. THIS SUBDIVISION FALLS WITHIN THE PLUM CREEK GROUNDWATER CONSERVATION DISTRICT.</li> </ol>
	4. 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, AND 48209C0293F BOTH
PRINT NOTARY'S NAME MY COMMISSION EXPIRES	EFFECTIVE SEPTEMBER 2, 2005.  5. 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.
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	6. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
THEREON.  PRELIMINARY, THIS DOCUMENT SHALL NOT	7. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
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	8. 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 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.
BGE, INC.  101 WEST LOUIS HENNA BLVD., SUITE 400	9. GAS IS PROVIDED BY CENTERPOINT ENERGY.
AUSTIN, TEXAS 78728	10. TELEPHONE/CABLE PROVIDED BY FRONTIER.
STATE OF TEXAS §	11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
COUNTY OF HAYS §	12. WASTEWATER SERVICES ARE PROVIDED BY NORTH HAYS COUNTY MUD #1 AND OPERATED BY GUADALUPE-BLANCO RIVER AUTHORITY OF TEXAS.
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	13. WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
THE CITY OF KYLE.	14. ALL MAINTENANCE WITHIN THIS SUBDIVISION, OF EASEMENTS, DETENTION PONDS AND RIGHTS OF WAY TO THE PAVEMEN' TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNER'S ASSOCIATION
MARCUS PACHECO DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES  STATE OF TEXAS §	15. 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.
COUNTY OF HAYS §	16. THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 143. THE AVERAGE LOT SIZE IS
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	0.195 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 142.  17. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT
INSTRUMENT NUMBER  WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF, 20, A.D.	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.
	18. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
ELAINE H. CARDENAS, MBA, PhD COUNTY CLERK	19. THIS SUBDIVISION IS LOCATED IN HAYS COUNTY ESD 2 & 8.
HAYS COUNTY, TEXAS	20. 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.
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:	GUADALUPE-BLANCO RIVER AUTHORITY NOTES:
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.	1. 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.
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.	<ol> <li>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.</li> </ol>
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.	3. 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.
MARCUS PACHECO DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES	4. 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.
	5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
ERIC VAN GAASBEEK, R.S., C.F.M. HAYS COUNTY FLOODPLAIN ADMINISTRATOR	6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
TRAILS AT WINDY HILL PHASE 8 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	7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEM.	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.
MARIO TOBIAS, GENERAL MANAGER DATE GOFORTH SPECIAL UTILITY DISTRICT	IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND
KURT SELL, PRESIDENT DATE	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
NORTH HAYS COUNTY M.U.D. NO. 1	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
FINAL PLAT	HAYS COUNTY, TEXAS, AND THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS,

FINAL PLAT TRAILS AT WINDY HILL PHASE 8

A SUBDIVISION OF 33.266 ACRES OF LAND LOCATED IN THE Z. HINTON SURVEY, ABSTRACT NO. 219 AND JONATHAN WILLIAMS SURVEY, ABSTRACT NO. 538 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.



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



# Satterwhite South LLC - Final Plat (SUB-21-0209)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Satterwhite South LLC - Final Plat (SUB-21-0209) 9.08 acres; 1 lot and right-of-way for

property located 3225 FM 2001.

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 and Hays County 1445 Approval Letter



#### Hays County Development Services P.O Box 1006 San Marcos TX 78667-1006 2171 Yarrington Road San Marcos TX 78666

2171 Yarrington Road San Marcos TX 786 512-393-2150 / www.hayscountytx.com

June 1st, 2022

William Atkinson City Planner City of Kyle

Re: Satterwhite South LLC (PLN-1838-NP)

Mr. Atkinson,

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.

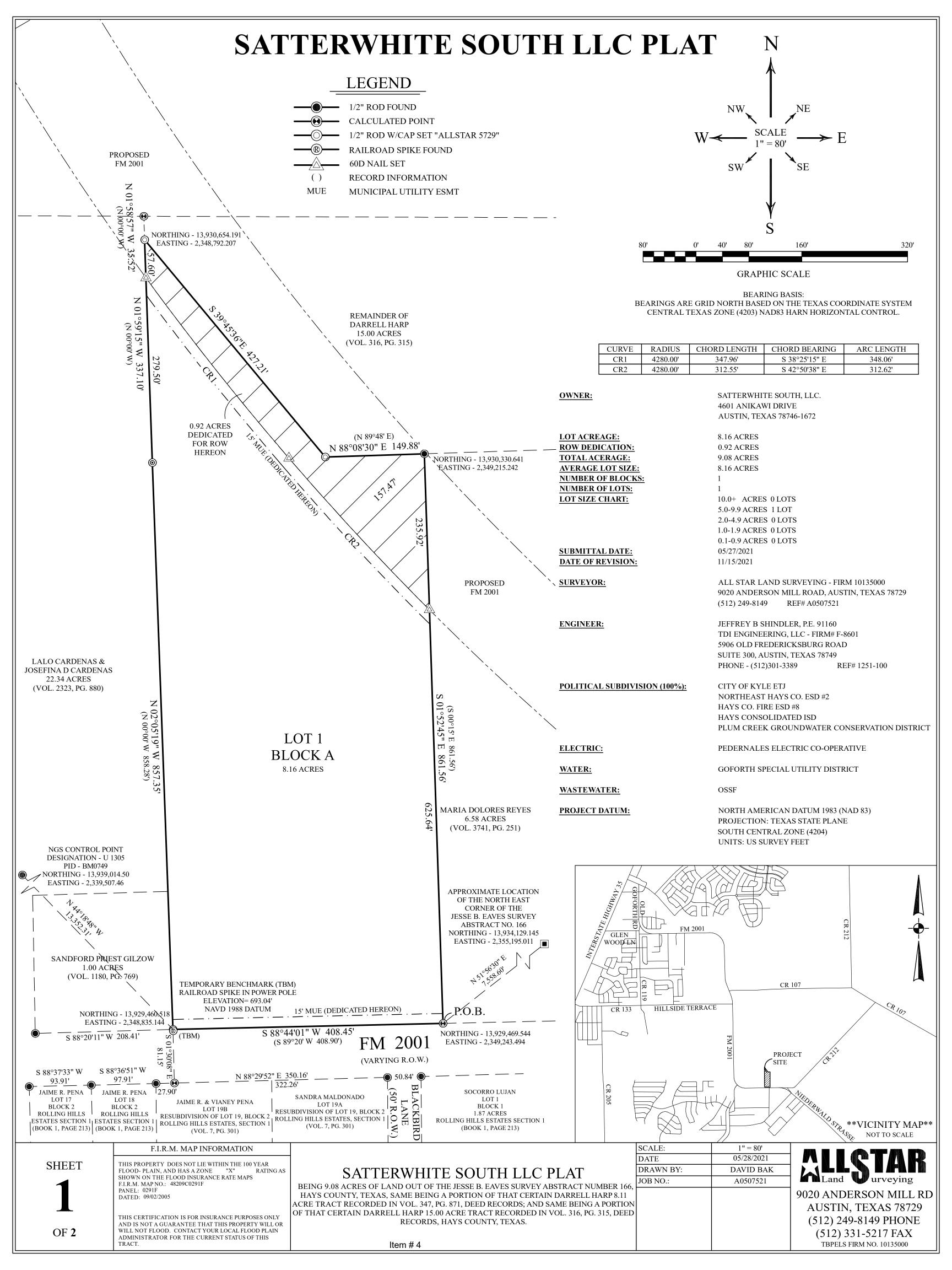
Regards,

Marcus Pacheco

Marcus Pacheco

Director

**Hays County Development Services** 



# SATTERWHITE SOUTH LLC PLAT

NOTES:	STATE OF TEXAS   \$ KNOW ALL MEN BY THESE PRESENTS:
) NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48209C0291F,	COUNTY OF HAYS §  THAT I, SATTERWHITE SOUTH, LLC., A COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF
DATED SEPTEMBER 02, 2005.  PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.	TEXAS, WITH ITS HOME ADDRESS AT 4601 ANIKAWI DRIVE, AUSTIN, TEXAS, OWNER OF 9.08 ACRES OF LAND OUT OF THE JESSE B. EAVES SURVEY, ABSTRACT NUMBER 166, HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED, AND RECORDED IN DOCUMENT NUMBER 21015693, HAYS COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 9.08 ACRES OF LAND OUT OF THE JESSE B. EAVES SURVEY, ABSTRACT NUMBER 166, TO BE KNOWN AS:
THIS PROPERTY IS WITHIN THE CITY OF KYLE EXTRA-TERRITORIAL JURISDICTION IN HAYS COUNTY, TEXAS.	"SATTERWHITE SOUTH LLC PLAT".
) THIS PLAT IS IN THE BRUSHY CREEK WATERSHED. THIS PLAT IN NOT WITHIN THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING, OR TRANSITION ZONES.	IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS
WATER SERVICE PROVIDER IS GOFORTH SPECIAL UTILITY DISTRICT.	SHOWN HEREON.
6) WASTEWATER SERVICE WILL BE ON SITE SEWAGE FACILITY (OSSF).	IN WITNESS WHEREOF THE SAID SATTERWHITE SOUTH, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS CEO, JUAN YAMAL CHAMOUN, AND THEREUNTO DULY AUTHORIZED.
Y) A 15-FOOT MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED AT BOTH FRONTAGES OF LOT 1, BLOCK A OF THE SATTERWHITE SOUTH, LLC PLAT.	
POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHAL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOT THE 2, 5, 10, 25 AND 100-YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.	JUAN YAMAL CHAMOUN SATTERWHITE SOUTH, LLC. 4601 ANIKAWI DRIVE AUSTIN, TEXAS 78746-1672
P) 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.	STATE OF TEXAS: COUNTY OF HAYS:
DPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.	THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE DAY OF , 20 A.D., BY JUAN YAMAL CHAMOUN, CEO OF SATTERWHITE SOUTH, LLC. A TEXAS COPORATION, ON BEHALF OF SAID
0) IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOTS WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED JNDER CHAPTER 751, AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN	NOTARY PUBLIC, STATE OF TEXAS
CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.  1) ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS	
COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.	PRINTED NAME MY COMMISSION EXPIRES
2) ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED TXDOT OR FHWA APPROVED DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.	
	HAYS COUNTY 1445 APPROVAL BLOCK:
	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.
REVIEWED BY:	MARCUS PACHECO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES
CITY ENGINEER	
REVIEWED BY:	HAYS COUNTY WATER/WASTEWATER NOTE(S):  SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:
CEVIEWED D1.	NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY
DATE  DIRECTOR OF PUBLIC WORKS	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 GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
STATE OF TEXAS COUNTY OF HAYS	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.
, JEFFREY SHINDLER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.	NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
THIS SITE DOES NOT FALL WITHIN THE TCEQ EDWARDS AQUIFER PROTECTION PROGRAM CONTRIBUTING ZONE OR	
RECHARGE ZONE.	MARCUS PACHECO, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES  DATE
JEFFREY B SHINDLER P.E. 91160  DATE	
TDI ENGINEERING, LLC REGISTERED ENGINEERING FIRM# F-8601 5906 OLD FREDERICKSBURG ROAD SUITE 300, AUSTIN, TEXAS 78727 (512) 301-3389	ERIC VAN GAASBEEK, R.S., C.F.M. HAYS COUNTY, FLOODPLAIN ADMINISTRATOR
	STATE OF TEXAS: COUNTY OF HAYS:
STATE OF TEXAS	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
COUNTY OF HAYS , EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION	ON THE DAY OF, 20 A.D., AT O'CLOCKM., PLAT RECORDS OF HAYS COUNTY,
OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ORDINANCE #439 OF THE CITY OF CYLE, TEXAS AND, THAT ALL EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A CITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF PROPERTY IS TRUE AND	TEXAS, IN INSTRUMENT NUMBER
CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JNDER MY SUPERVISION ON THE GROUND.	WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF, 20 A.D.
EDWARD C DIMSEV D DI S #5720	ELAINE H. CARDENAS, COUNTY CLERK HAYS COUNTY, TEXAS

**SHEET** 

OF **2** 

REF# A0507521

EDWARD C. RUMSEY R.P.L.S. # 5729

ALL STAR LAND SURVEYING

F.I.R.M. MAP INFORMATION

DATE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48209C0291F PANEL: 0291F DATED: 09/02/2005

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

#### SATTERWHITE SOUTH LLC PLAT

BEING 9.08 ACRES OF LAND OUT OF THE JESSE B. EAVES SURVEY ABSTRACT NUMBER 166 HAYS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN DARRELL HARP 8.11 ACRE TRACT RECORDED IN VOL. 347, PG. 871, DEED RECORDS; AND SAME BEING A PORTIO OF THAT CERTAIN DARRELL HARP 15.00 ACRE TRACT RECORDED IN VOL. 316, PG. 315, DEE RECORDS, HAYS COUNTY, TEXAS.

Item # 4

	DATE	05/28/2021
	DRAWN BY:	DAVID BAK
56,	JOB NO.:	A0507521
)0, [		
NC		
ED		

SCALE:

ALL STAR urveying 9020 ANDERSON MILL RD

AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPELS FIRM NO. 10135000



Kyle Towne Center Replat of Lot 2A & 2B of Kyle Towne Center, Replat of Lot 1A, Block A (SUB-22-0258)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Kyle Towne Center Replat of Lot 2A & 2B of Kyle Towne Center, Replat of Lot 1A,

Block A (SUB-22-0258) 1.3465 acres; 1 lot located at 18900 IH-35.

Staff Proposal to P&Z: Approve the replat.

**Other Information:** See attached.

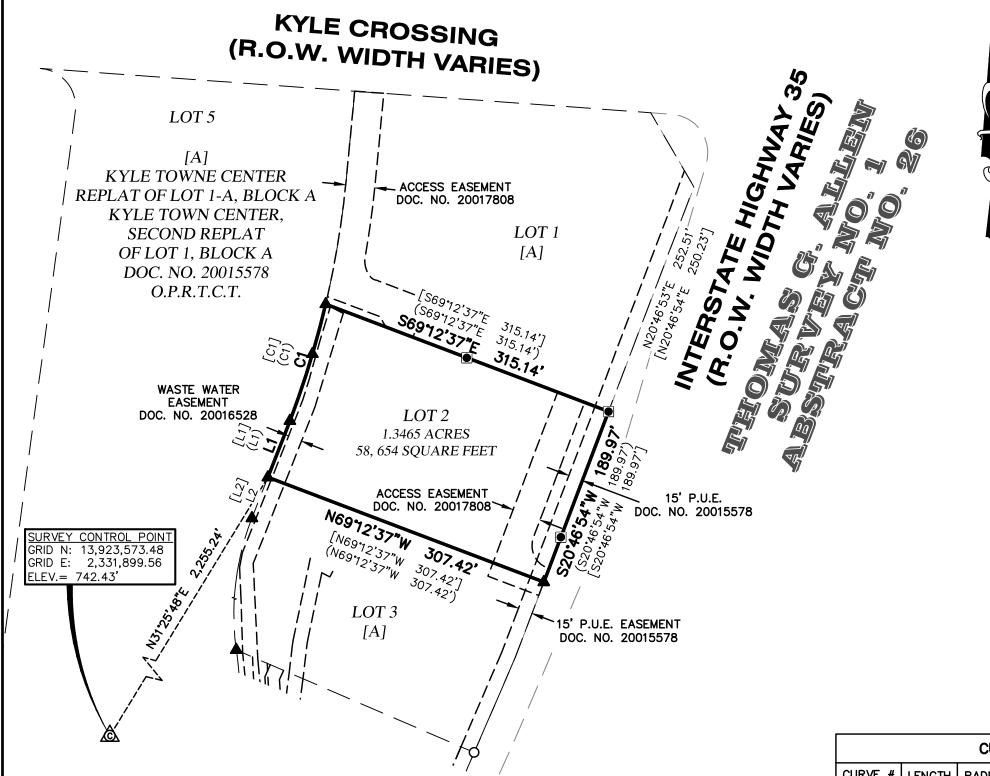
**Legal Notes:** N/A

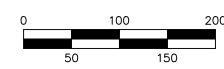
**Budget Information:** N/A

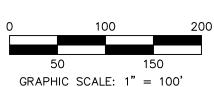
#### **ATTACHMENTS:**

Description

□ Replat









KYLE CROSSING

SCALE: 1" = 2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	127.34'	969.50'	7*31'32"	N17°01'24"E	127.25
C1	127.34'	969.50'	7°31'32"	N17°01'24"E	127.25

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C1]	127.34	969.50'	7*31'32"	N17°01'24"E	127.25
(C1)	127.34'	969.50'	7*31'32"	N17°01'24"E	127.25'

LINE TABLE				
LINE #	DIRECTION	LENGTH		
L1	N21°20'45"E	63.00'		
L2	N21°20'49"E	45.61'		

RECORD LINE TABLE				
LINE #	DIRECTION	LENGTH		
[L1]	N21°20'45"E	63.00'		
(L1)	N21°20'45"E	63.00'		
[L2]	N21°20'49"E	45.61		

#### **LEGEND** PROPERTY LINE ---- EXISTING PROPERTY LINES EXISTING EASEMENTS 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET IRON ROD WITH "CUNNINGHAM ALLEN INC." CAP FOUND (UNLESS NOTED) PUNCH HOLE FOUND IN CONCRETE MAG WITH "CAI" WASHER FOUND (UNLESS NOTED) SURVEY CONTROL POINT DOC. NO. DOCUMENT NUMBER VOLUME, PAGE RIGHT-OF-WAY PLAT RECORDS, HAYS COUNTY, TEXAS P.R.H.C.T. O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS RECORD INFORMATION PER PLAT DOC. NO. 21038012 RECORD INFORMATION PER PLAT DOC. NO. 20015578

PHONE: 512-327-2946

ACREAGE: 1.3465

NO. OF LOTS: 1 (RETAIL)

ENGINEER: CUNNINGHAM-ALLEN, INC.

OWNER(S): 135 KYLE CROSSING LOT 2, LTD., ADDRESS: 500 W. 5TH STREET, SUITE 700 AUSTIN, TEXAS 78701 512-682-5500

SURVEYOR: JASON WARD, 4WARD LAND SURVEYING PHONE: 512-537-2384

SURVEY: THOMAS G. ALLEN SURVEY NO. 1, ABSTRACT NO. 26

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000099042872.

#### **SURVEY CONTROL:**

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, WITH GRID COORDINATES (STATE PLANE TEXAS SOUTH CENTRAL - 4204) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM O.P.U.S. SOLUTION REPORT COMPUTED ON FEBRUARY 02, 2022.

#### FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0290F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 2, 2005.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

#### LOT SUMMARY TABLE

LOT 2 -DEVELOPMENT 1.3465 ACRES (58,654 SQ. FT.) TOTAL -1.34655 ACRES (58,654 SQ. FT.)

**KYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF KYLE TOWNE CENTER, REPLAT OF LOT** 1-A, BLOCK A City Of Kyle, **Hays County, Texas** 



TBPELS FIRM #10174300

1" = 100'SV/JJ Field Crew: Survey Date: APR. 2022

5/10/2022

#### STATE OF TEXAS § CITY OF KYLE§ COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT I, JEFFREY S. NEWBERG, EXECUTIVE VICE PRESIDENT OF THE 135 KYLE CROSSING LTD., OWNER OF A BEING LOT 2A AND 2B, REPLAT OF LOT 2, 8, 9, 10, 11 AND 12, KYLE TOWNE CENTER, AS RECORDED IN DOCUMENT NUMBER 21038012 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TÉXAS, AS CONVEYED BY DEED IN DOCUMENT NO. 20030753 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 1.3465 ACRES OF LAND ACCORDING WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF KYLE CODE TO BE KNOWN AS:

#### KYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A

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

135 KYLE CROSSING LOT 2, LTD. A TEXAS LIMITED PARTNERSHIP

BY: EOP II SUB GP ONE, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

NAME:

#### STATE OF TEXAS § COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY S. NEWBERG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

#### STATE OF TEXAS § COUNTY OF HAYS §

THAT SOUTHSIDE BANK, A TEXAS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN 1.3465 ACRE OF LAND RECORDED IN DOCUMENT NO. 20030753 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 1.3465 ACRES OF LAND SITUATED IN THE CITY OF KYLE, HASY COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. IN WITNESS WHEREOF THE LEINHOLDER, SOUTHSIDE BANK, A TEXAS STATE BANK, AS LLENDER, HAS

CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PARTNERSHIP TITLE, NAME AND THERUNTO DULY AUTHORIZED,

PHYLLIS MILSTEAD, EXECUTIVE VICE PRESIDENT SOUTHSIDE BANK, A TEXAS STATE BANK

#### STATE OF TEXAS § COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHYLLIS MILSTEAD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

#### **ENGINEER CERTIFICATION:**

, RICHARD G. COUCH, P.E. NO. 87285, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

RICHARD G. COUCH REGISTERED PROFESSIONAL ENGINEER NO. 87285 CUNNINGHAM-ALLEN ENGINEERING FIRM 10000900. 3103 BEE CAVE ROAD, SUITE 202, AUSTIN, TX 78746

#### SURVEYOR'S CERTIFICATE:

THAT I, JASON WARD, 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 HEREON.

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. FOR REVIEW PURPOSES ONLY.

TEXAS REGISTRATION NO. 5811

1) NO SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF INTERSTATE HIGHWAY NO. 35. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

- 2) OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- 3) UTILITY PROVIDERS: WASTEWATER- CITY OF KYLE WATER- MONARCH WATER COMPANY

4) PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

- 5) NO OBJECT, INCLUDING SIGNAGE, BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH THE CONVEYANCE OF STORMWATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENTS WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
- 6) EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE EASEMENTS ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRASS AND WEEDS NEATLY CUT AND EASEMENT AREA FREE OF DEBRIS AND

7) OWNERS OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENTS SHALL ALLOW ACCESS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.

- 8) PROPERTY LIES WITHIN THE BUNTON BRANCH OF THE PLUM CREEK WATERSHED.
- 9) THE PROPERTY OWNER(S) AND/OR THE PROPERTY OWNERS ASSOCIATION ARE SOLELY RESPONSIBLE FOR ANY AND ALL MAINTENANCE AND/OR REPAIRS TO ALL DRAINAGE EASEMENTS AND DETENTION/RETENTION

#### STATE OF TEXAS § COUNTY OF HAYS §

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY S	
DATED THIS DAY OF	, 20
ALEX GUERRA, CHAIRPERSON	_
REVIEWED BY:	
LEON BARBA, CITY ENGINEER	DATE
HARPER WILDER, DIRECTOR OF PUBLIC WORKS	DATE
STATE OF TEXAS \$ COUNTY OF HAYS \$	
I,, THE CITY SECRETARY OF THE CITY CERTIFY THAT THE ABOVE FOREGOING PLAT OF RESUBDIVISION CREEK, PHASE I, SECTION 6F SUBDIVISION, WAS APPROVED IN OF KYLE, TEXAS, ON	ON LOT 3, BLOCK "A", PLUM

SAID PLAT IS SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE

CITY OF KYLE, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE

\_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_, 20\_\_\_ A.D.

CITY SECRETARY, CITY OF KYLE, TEXAS

ELAINE H. CARDENAS, COUNTY CLERK

HAYS COUNTY, TEXAS

#### STATE OF TEXAS § COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED
FOR RECORD IN MY OFFICE ON THEDAY OF, 20, ATO'CLOCKM.,
AND DULY RECORDED ON THE DAY OF, 20 A.D., AT
O'CLOCK M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN
VOLUME, PAGE
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE DAY
OF, 20 A.D.

**KYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF KYLE TOWNE CENTER, REPLAT OF LOT** 1-A, BLOCK A City Of Kyle, **Hays County, Texas** 

THE

5/10/2022

01368

SV/J

ield Crew:

Survey Date: APR. 2022

1" = 100



TBPELS FIRM #10174300



#### Brick and Mortar Phase 1B - Site Plan (SD-22-0136)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Brick and Mortar Phase 1B - Site Plan (SD-22-0136) 8.72 acres; 2 lots located at the

intersection of Benner and Jack Ryan.

Staff Proposal to P&Z: Approve the site plan.

**Other Information:** See attached.

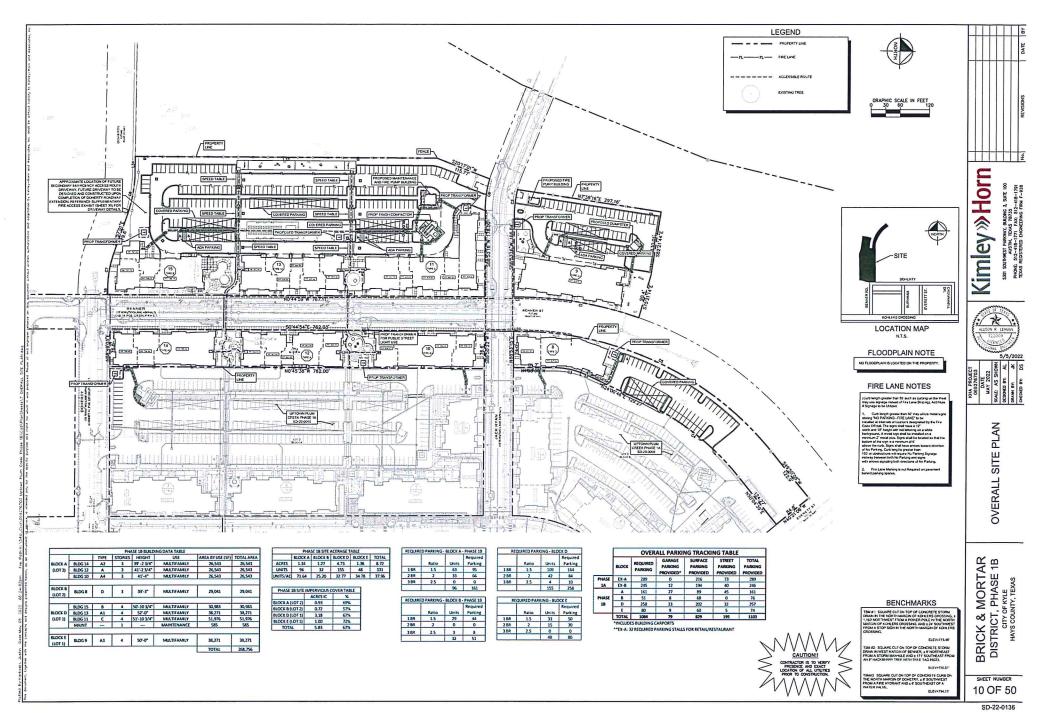
**Legal Notes:** N/A

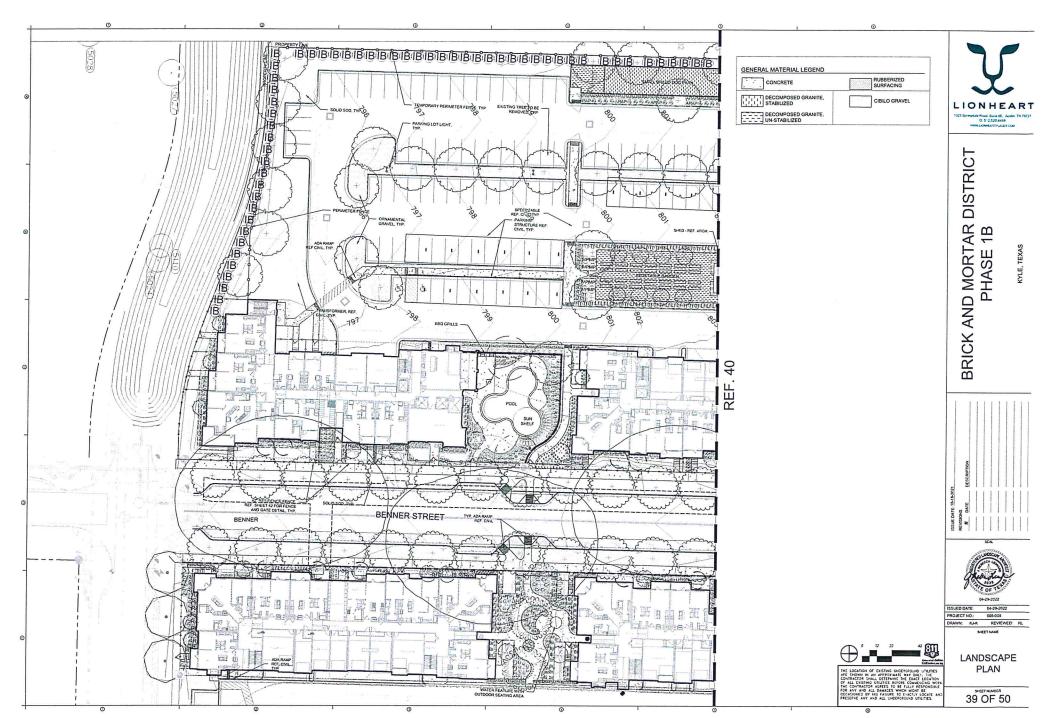
**Budget Information:** N/A

#### **ATTACHMENTS:**

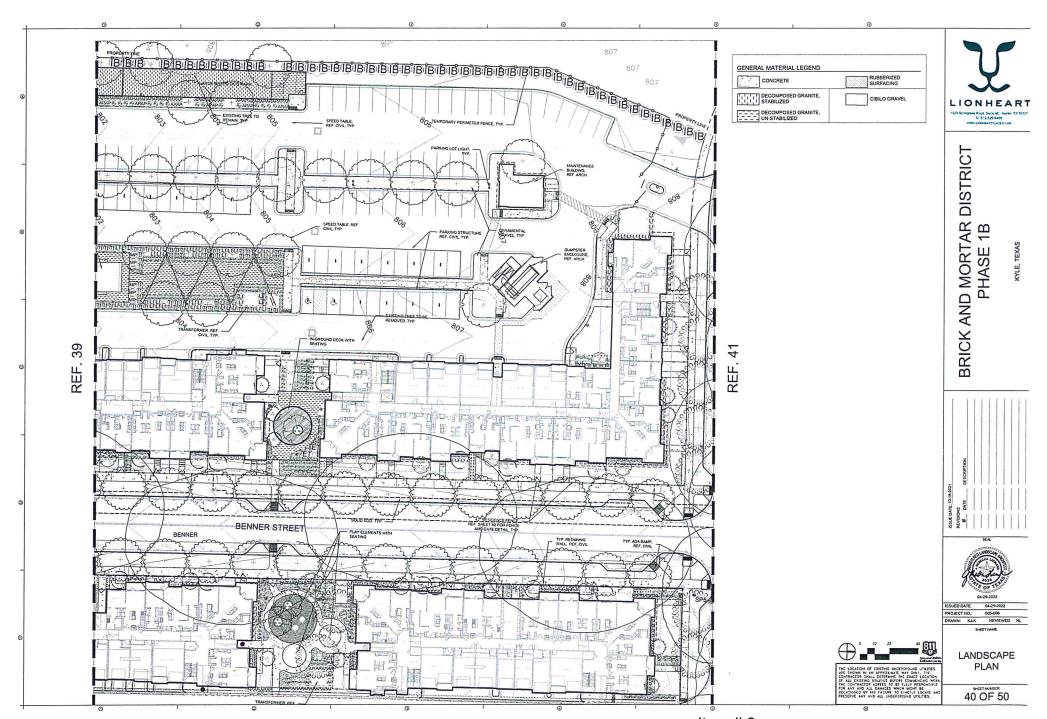
Description

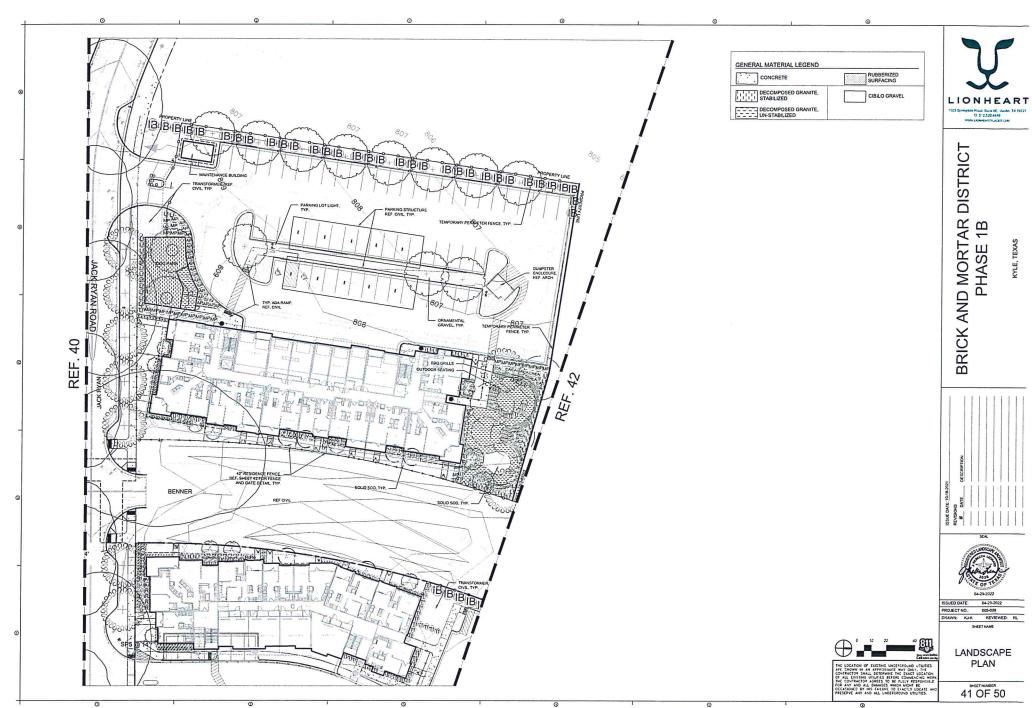
☐ Site Plan and Landscape Plan

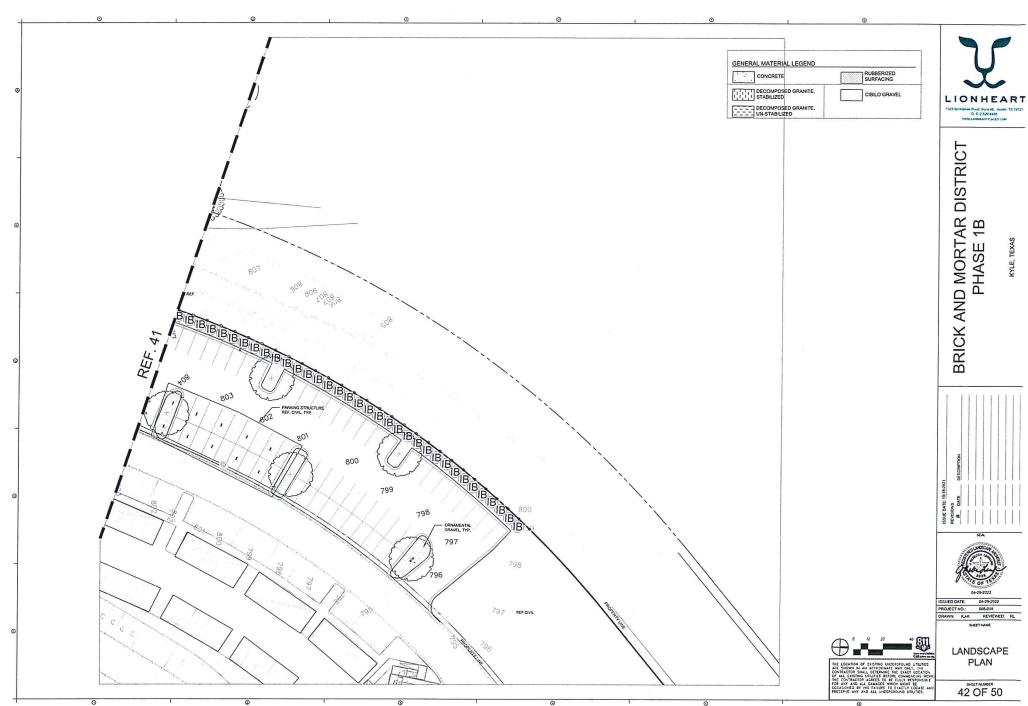




Item #6







Item # 6

DEECD DESC.	REMOVED
	KEMOVED
	REMOVED
	REMOVED
3 WESCOTTE	KEMOVED
A MANAGEMENT	
Otherwite	
5.800008076	
	REMOVED
14" MESQUITE	REMOVED
16" MESQUITE	REMOVED
15" MESQUITE	REMOVED
10" MESQUITE	REMOVED
10" HACKBERRY	REMOVED
11" MESQUITE	REMOVED
21° MESQUITE	REMOVED
12" MESQUITE	REMOVED
15° MESQUITE	REMOVED
13" MESQUITE	REMOVED
22" MESQUITE	REMOVED
16" MESQUITE	REMOVED
14" MESQUITE	REMOVED
8" MESQUITE	REMOVED
12" MESQUITE	REMOVED
11" MESQUITE	REMOVED
23" MESQUITE	REMOVED
13" MESQUITE	REMOVED
13° MESQUITE	REMOVED
19" MESQUITE	REMOVED
9" MESQUITE	REMOVED
11" MESQUITE	REMOVED
207 NESSBUITE	
34" MESQUITE	REMOVED
	IV MESOUTE 15 MESOUTE 15 MESOUTE 15 MESOUTE 16 MESOUTE 17 MESOUTE 17 MESOUTE 17 MESOUTE 17 MESOUTE 17 MESOUTE 17 MESOUTE 18 MESOUTE 18 MESOUTE 18 MESOUTE 18 MESOUTE 17 MESOUTE 18 MESOUTE

TREE SCHEDU	LE				
TREES	CODE	BOTANICAL / COMMON NAME	CAL	CONT	QTY
	РМ	PLATANUS MEXICANA / MEXICAN SYCAMORE	3" CAL. MIN.	B&B / CONT.	50
$\left( \cdot \right)$	QA	QUERCUS ALBA / WHITE OAK	4" CAL. MIN.	B&B / CONT.	3
* + 33	QM	QUERCUS POLYMORPHA 'MONTEREY' / MONTEREY OAK	4" CAL. MIN.	B&B / CONT.	21
2.3	QT	QUERCUS TEXANA / TEXAS RED OAK	3" CAL. MIN.	B&B / CONT.	64
(.)	QV	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL. MIN.	B&B / CONT.	5
	РМ	PRUNUS MEXICANA / MEXICAN PLUM	2" CAL. MIN.	B&B / CONT.	38
(:)	СМ	CERCIS MEXICANA / MEXICAN REDBUD	2° CAL. MIN.	B&B / CONT.	29
\$	сх	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERD	DE 2" CAL. MIN.	B&B / CONT.	6
0	ID	ILEX DECIDUA / POSSUMHAW HOLLY	2" CAL. MIN.	B&B / CONT.	20
•	хс	XYLOSMA CONGESTUM / XYLOSMA	2" CAL. MIN.	B&B / CONT.	3

Code	Botanical	Common	Size	Quantity
A	Liriope muscari	Aztec Grass	2 GAL	29
Ac	Aspidistra elatior	Cast Iron Plant	2 GAL	90
AP	ARTEMISIA X POWIS CASTLE	POWIS CASTLE ARTEMISIA	3 GAL	12
8	BOUTELOUA GRACILIS 'ELONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	3 GAL	22
BA	BERBERIS THUNBERGII	REDLEAF BARBERRY	5 GAL	
ST	Bambusa textilis	Weavers Bamboo	5 GAL	55
C	Carea praticola	Meadow Sedge	2 GAL	115
Cd	Carex divulsa	Berekeley Sedge	2 GAL	4
Cp	Caesalpinia pulcherrima	Red Bird of Paradise	S GAL	13
Cr	Cycas revoluta	Sago Palin	S GAL	13
Db	DIETES BICOLOR	BICOLOR IRUS	3 GAL	142
ET	Eysenhardtia texana	Kidneywood	5 GAL	- 2
F	Agave attenuata	Blue Fantastic	SGAL	3
Fj	FATSIA JAPONICA	JAPANESE AREUA	5 GAL	37
Fm	Tetraneuris scaposa	Four Nerve Daisy	3 GAL	22
	Graptopetalum paraguayense	Ghost Plant	Z GAL	17
G	A. attenuata x A. ocahui	Blue Glow	SGAL	
GL	GAURA LINDHEIMERI	WHITE GAURA	2 GAL	61
н	Hakonechloa	Japanese Forest Grass	2 GAL	75
Нр	HAMELIA PATENS	FIREBUSH	SGAL	15
b	llex cornuta 'Dwarf Burfford'	Dwarf Bufford Holly	3 GAL	33
18	llex cornuta 'Burfordii'	Bufford Holly	10 GAL	178
IV	llex vomitoria 'Nana'	Dwarf Yaupon Holly	5 GAL	16
Jb	Justicia brandegeeana	Shrimp Plant	SGAL	34
1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE TRELLIS	3 GAL	68
K	Anigozanthos	Kangaroo Paw	3 GAL	58
L	LANTANA CAMARA "RADIATION"	ORANGE LANTANA	2 GAL	7
ıı	LEONOTIS LEONURUS	LION'S TAIL	3 GAL	13
LF	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE 'GREEN CLOUD'	5 GAL	163
IT	LIGULARIA TUSSILAGINEA 'GIGANTEA'	GIANT LEOPARD PLANT	3 GAL	150
MA	MALVAVISCUS ARBOREUS VAR. DRUMMOND	II DWARF TURK'S CAP	5 GAL	18
MP	Myrica cerifera var. pumila	Dwarf Wax Myrtle	3 GAL	43
Mx	Pachycereus marginatus	Mexican Fencepost Cactus	3 GAL	35
Nt	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	3 GAL	197
9	Ophiopogon japonicus	Mondo Grass	4	168
De	Opuntia effisiana	Spineless Prickly Pear	3 GAL	39
2	Phlomis fruticosa	Sinai Jerusalem Sage	3 GAL	157
PL	Uppia graveolens	Mexican Oregano	3 GAL	21
×	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	50
RE	RUSSELIA EQUISETIFORMIS	FIRECRACKER FERN	3 GAL	123
EU .	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	SGAL	26
No.	Rosmarinus officinalis 'Upright'	Upright Rosemary	3 GAL	77
Ey.	HESPERALDE PARVIFLORA	REDYUCCA	5 GAL	80
	Tradescantia pallida	Purple Heart	4	12
iL.	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	SGAL	9
M	SABAL MINOR	DWARF PALAETTO	SGAL	57
io	Scutellaria ovata Hill	Heartleaf Skullcap	2 GAL	57
2	Salvia farinacea	Mealy Blue Sage	2 GAL	298
	Dasylirion texanum	Texas Sotol	5 GAL	11
F	TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL	144
v	Tulbaghia violacea	Society Gartic	1 GAL	34
	Cuphea llavea	Batface Cuphea	4"	27
v	Agave ovatifolia	Whales Tongue Agave	5 GAL	3
	Achillea terracotta	Terracotta Yarrow	3 GAL	9



BRICK AND MORTAR DISTRICT PHASE 1B

ISSUED DATE: 04-29-2022

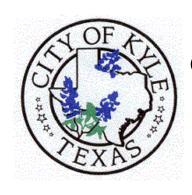
PROJECT NO.: 005-008

DRAWN: KJ-K REVIEWED: RL

**PLANTING** SCHEDULE

43 OF 50

Item # 6



# Paramount Subdivision, Phase 3 - Final Plat (SUB-21-0215)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Paramount Subdivision, Phase 3 - Final Plat (SUB-21-0215) 35.9872 acres; 154

residential lots and 6 open space lots for property located west of the Union Pacific

Railroad, south of Opal Lane, and north of Roland Lane.

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

**Other Information:** See attached.

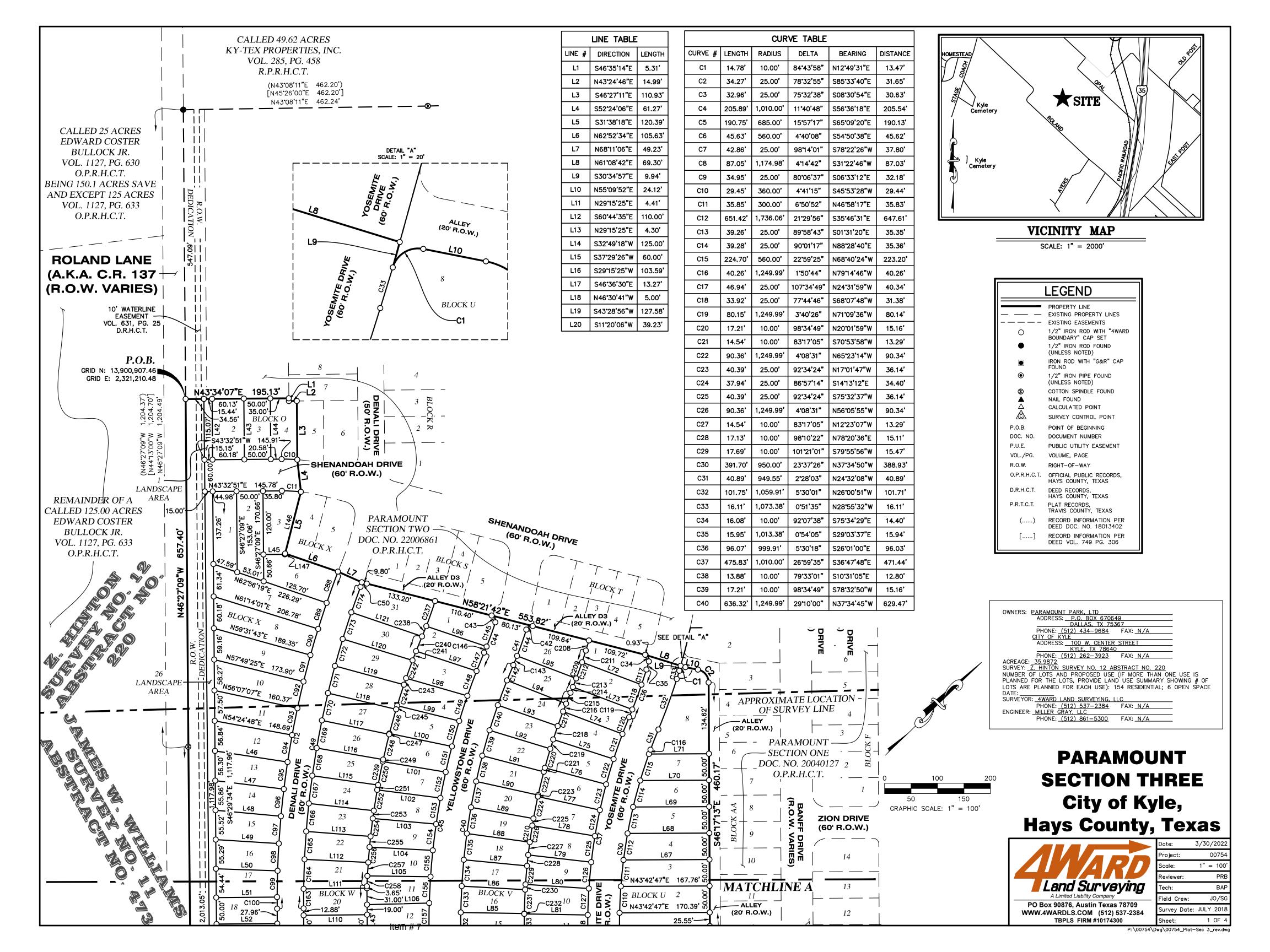
**Legal Notes:** N/A

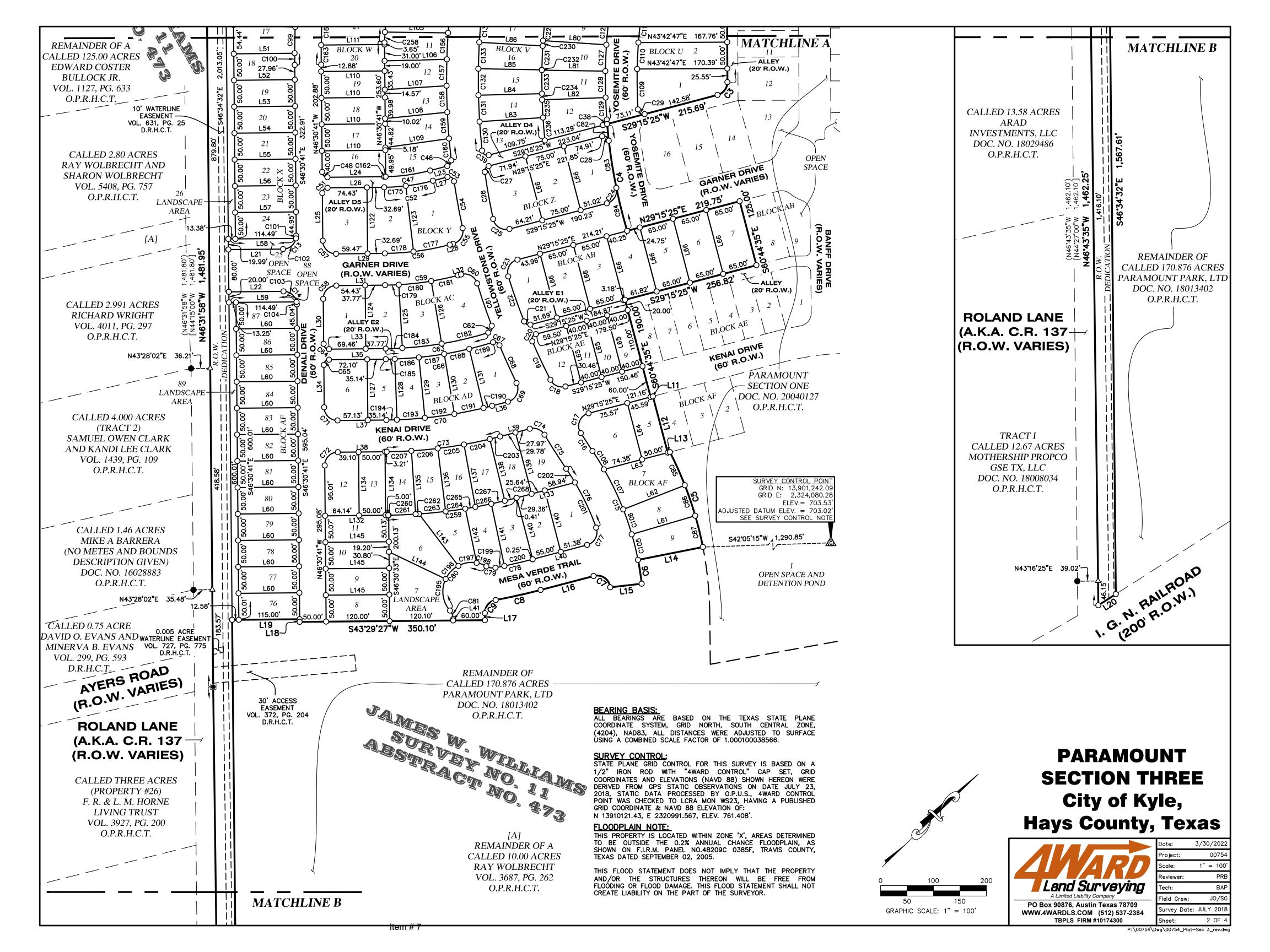
**Budget Information:** N/A

#### **ATTACHMENTS:**

Description

☐ Final Plat





	LINE TABLE			LINE TABLE	•
	LINE TABLE			LINE TABLE	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L21	S43°28'02"W	103.37	L85	N44°56'34"E	120.00'
L22	N43°28'02"E	103.27	L86	N47"14'04"E	120.00'
L23	S29°15'25"W	33.48'	L87	N49°31'34"E	120.00'
L24	S43°28'13"W	107.11'	L88	N51°49'05"E	120.00'
L25	N46'30'41"W	90.00'	L89	N54°06'35"E	120.00'
L26	N43°28'13"E	107.12'	L90	N56°24'05"E	120.00'
L27	N2915'25"E	28.44'	L91	N58°41'35"E	120.00'
L28	S29°15'25"W	6.58'	L92	N60°59'06"E	120.00'
L29	S43°28'02"W	92.16'	L93	N63"6'36"E	120.00'
L30					
	N46°30'41"W	85.01'	L94	N65°34'06"E	120.00'
L31	N43°28'02"E	92.20'	L95	N64°50'56"E	119.72
L32	N2915'25"E	6.58'	L96	N62°41'13"E	120.37
L33	S43°28'02"W	107.23	L97	N62°12'46"E	120.38
L34	N46°30'41"W	79.99'	L98	N60°01'33"E	120.58
L35	N43°28'02"E	107.24	L99	N57°50'20"E	120.69'
L36	S29°15'25"W	31.02'	L100	N55°39'07"E	120.71
L37	S43°28'02"W	92.27	L101	N53°27'54"E	120.62
L38	N43°28'02"E	92.31'	L102	N51°16'41"E	120.45
L39	N29°15'25"E	57.75'	L103	N49°05'28"E	120.17
L40	S29*15'25"W	106.63	L104	N46*54'15"E	119.81'
L41	S46°36'30"E	2.64'	L105	N44°43'02"E	119.34
L42	S46°25'47"E	115.06'	L106	N42°31'50"E	117.56
L43	S46°27'09"E	115.04'	L107	N40°20'37"E	116.76
L44	S46°27'09"E	115.02'	L108	N38°09'24"E	118.05
L45	N43°32'51"E	40.40'	L109	N35*58'11"E	121.43'
L46	N52'42'30"E	138.81	L110	N43°29'19"E	120.00'
L47					119.60'
	N51°00'12"E	130.67'	L111	N43°29'19"E	
L48	N4917'54"E	124.25'	L112	N46°43'57"E	120.59'
L49	N47°35'36"E	119.52'	L113	N48'31'02"E	122.00'
L50	N45°53'17"E	116.44'	L114	N5018'07"E	123.64'
L51	N43°29'19"E	115.03'	L115	N52°05'13"E	125.50'
L52	N43°29'19"E	114.91'	L116	N53°52'18"E	127.57
L53	N43°29'19"E	114.93'	L117	N55'39'24"E	129.86
L54	N43°29'19"E	114.94'	L118	N57°26'29"E	132.35'
L55	N43°29'19"E	114.96'	L119	N59"3'35"E	135.06'
L56	N43°29'19"E	114.98'	L120	N61°00'40"E	137.97
		_			
L57	N43°29'19"E	114.99'	L121	N62*47'46"E	141.08'
L58	N43°29'19"E	127.87	L122	S46°31'58"E	125.00'
L59	N43°29'19"E	127.76	L123	S52*45'18"E	125.00'
L60	N43°29'19"E	115.00'	L124	S46'31'58"E	120.00'
L61	N27°43'38"E	125.00'	L125	S49°10'22"E	120.00'
L62	N22°37'38"E	125.00'	L126	S55°29'06"E	120.00'
L63	N29°15'25"E	124.38'	L127	S46*31'58"E	115.00'
L64	S60°44'35"E	110.00'	L128	S47°55'42"E	115.00'
L65	S60°44'35"E	110.00'	L129	S51'39'30"E	115.00
L66	S60°44'35"E	125.00'	L130	S55*36'35"E	115.00'
L67	N43°42'47"E	162.48'	L131	S59°33'40"E	115.00'
L68	N43°42'47"E	154.50'	L132	N43°27'59"E	119.14'
L69	N43°42'47"E	143.74	L133	N2915'25"E	114.36'
L70	N43'42'47"E	130.11'	L134	S46'31'58"E	120.00'
L71	N43°42'47"E	113.48'	L135	S49*48'25"E	120.00'
L72	N64°45'16"E	120.07	L136	S53°04'51"E	120.00'
L73	N64°45'16"E	120.02'	L137	S56°21'18"E	120.00'
L74	N64°45'50"E	120.02	L137		_
				S59*37'44"E	120.00'
L75	N61°55'35"E	120.00'	L139	S60°44'35"E	120.00'
L76	N59°05'23"E	120.00'	L140	S60'39'51"E	120.00'
L77	N56°15'12"E	119.99'	L141	S57*50'16"E	120.00'
L78	N53°25'01"E	119.99'	L142	S57*50'16"E	104.71
L79	N50°34'50"E	119.99'	L143	S83°11'44"E	123.21'
<b>—</b>	N47°44'39"E	120.00'	L144	N69°35'30"E	118.86
L80			L145	N43*29'27"E	120.00'
	N44'54'28"F	י יחח מ12	+		
L81	N44°54'28"E	120.00'		C21*20'40"F	121 04'
L81 L82	N42°04'17"E	120.00'	L146	S31°38'18"E	121.91'
L81				S31°38'18"E N31°38'18"W	121.91' 1.52'

CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE				
C41	71.44'	730.00'	5*36'25"	N25°47'56"W	71.41'				
C42	15.18'	10.00'	86*57'51"	N14°52'47"E	13.76'				
C43	16.30'	10.00'	93°24'15"	S74°56'10"E	14.56'				
C44	61.26'	670.00'	5"14'19"	S25*36'53"E	61.24				
C45	678.83'	1,309.99	29'41'25"	S37*50'28"E	671.26				
C46	14.30'	10.00'	81*56'36"	S11°42'53"E	13.11'				
C47	88.04	355.00'	14"12'37"	S36°21'44"W	87.82				
C48	15.71	10.00'	90°01'06"	S88°28'46"W	14.14'				
C49	621.03'	1,686.06	21°06'14"	N35°58'22"W	617.52				
C50	14.62'	10.00'	83°46'58"	N16°28'13"E	13.35'				
C51	15.70'	10.00'	89*58'54"	N01°31'14"W	14.14'				
C52	93.00'	375.00'	14"12'37"	N36°21'44"E	92.77'				
C53	16.81'	10.00'	96"18'24"	N77°24'37"E	14.90'				
C54	90.21	1,309.99	3°56'44"	S56°24'32"E	90.19				
C55	38.24'	25.00'	87°38'20"	S14°33'44"E	34.62'				
C56	124.01'	500.00'	14°12'37"	S36°21'44"W	123.69				
C57	39.28'	25.00'	90°01'17"	S88*28'40"W	35.36'				
C58	39.26	25.00'	89'58'43"	N01°31'20"W	35.35'				
C59	138.89	560.00'	14'12'37"	N36*21'44"E	138.53				
C60	38.24	25.00'	87'38'20"	N73°04'35"E	34.62'				
C61	84.64	1,309.99	3'42'07"	S64*57'18"E	84.62'				
C62	16.35'	10.00'	93'40'56"	S19*57'54"E	14.59				
C63	196.91	680.00'	16*35'28"	S35°10'18"W	196.22				
C64	15.71	10.00'	90°01'17"	S88°28'40"W	14.14'				
C65	15.70'	10.00'	89'58'43"	N01°31'20"W	14.14'				
C66	205.84	700.00	16°50'53"	N35°02'35"E	205.10				
C67	14.81	10.00'	84*50'00"	N69°02'09"E	13.49				
C68	78.33	1,309.99	3°25'34"	S70°15'38"E	78.32'				
C69									
	44.17'	25.00'	101"13'50"	S21°21'30"E	38.65'				
C70	202.13'	815.00'	14°12'36"	S36°21'44"W	201.61'				
C71	39.28'	25.00'	90°01'17"	S88*28'40"W	35.36'				
C72	39.26'	25.00'	89°58'43"	N01°31'20"W	35.35'				
C73	217.01'	875.00'	14°12'36"	N36°21'44"E	216.45'				
C74	32.25'	25.00'	73°54'34"	N66°12'42"E	30.06'				
C75	76.26'	1,309.99	3°20'07"	S78'30'04"E	76.25'				
C76	125.28'	500.00'	14°21'21"	S72*59'27"E	124.95'				
C77	41.48'	25.00'	95°04'12"	S1816'41"E	36.88'				
C78	71.92'	1,114.98'	3'41'44"	S31°06'17"W	71.90'				
C79	17.74'	25.00'	40°39'45"	S53°17'02"W	17.37'				
C80	153.97	55.00'	160°24'02"	S06°35'06"E	108.39				
C81	17.53'	25.00'	40°10'37"	S66°41'49"E	17.17'				
C82	31.82'	1,010.00'	1*48'19"	S51°40'04"E	31.82'				
C83	90.37	1,010.00'	5*07'36"	S55*08'01"E	90.34'				
C84	83.70'	1,010.00'	4*44'54"	S60°04'15"E	83.68'				
C85	68.87	685.00'	5*45'36"	S70°15'10"E	68.84'				
C86	60.97	685.00'	5*06'00"	S64*49'22"E	60.95'				
C87	60.91'	685.00'	5*05'41"	S59°43'32"E	60.89'				
C88	62.84'	1,736.06	2°04'27"	S26°03'46"E	62.84'				
C89	51.70'	1,736.06	1°42'23"	S27°57'11"E	51.70'				
C90	51.70'	1,736.06	1*42'23"	S29*39'33"E	51.70'				
C91	51.70'	1,736.06	1*42'22"	S31°21'56"E	51.70'				
C92	51.70'	1,736.06	1*42'22"	S33°04'18"E	51.70'				
C93	51.70'	1,736.06	1*42'22"	S34°46'40"E	51.69'				
C94	51.70'	1,736.06	1°42'22"	S36°29'02"E	51.69'				
C95	51.69'	1,736.06	1*42'22"	S38*11'24"E	51.69				
C96	51.69'	1,736.06'	1*42'22"	S39°53'46"E	51.69'				
C97	51.69'	1,736.06	1*42'22"	S41°36'08"E	51.69'				
C98	51.69'	1,736.06	1°42'21"	S43°18'29"E	51.69'				
C99	49.58'	1,736.06	1°38'11"	S44*58'45"E	49.58'				
C100	22.04'	1,736.06	0*43'38"	S46'09'40"E	22.04'				
C101	5.09'	25.00'	11°39'33"	S40°40'55"E	5.08'				

	CURVE TABLE					CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C102	34.17'	25.00'	78°19'10"	S04°18'27"W	31.57'	C163	37.12'	1,686.06	1"5'41"	N45°53'39"W	37.12'
C103	34.29'	25.00'	78°34'50"	N82°45'27"E	31.66'	C164	55.76'	1,686.06	1°53'42"	N44°18'58"W	55.76'
C104	4.99'	25.00'	11°26'27"	S52°13'54"E	4.98'	C165	52.99'	1,686.06	1°48'02"	N42*28'04"W	52.99'
C105	49.79	560.00'	5*05'41"	N59°43'32"W	49.78'	C166	52.99'	1,686.06	1°48'03"	N40°40'01"W	52.99'
C106	49.85'	560.00'	5*06'00"	N64°49'22"W	49.83'	C167	52.99'	1,686.06	1°48'03"	N38*51'59"W	52.99'
C107	83.92'	560.00'	8*35'10"	N71°39'57"W	83.84'	C168	53.00'	1,686.06	1*48'03"	N37°03'55"W	52.99'
C108	41.14'	560.00'	412'35"	N78°03'50"W	41.14'	C169	53.00'	1,686.06	1*48'03"	N35*15'52"W	52.99'
C109	76.25'	950.00'	4°35'56"	N47°05'37"W	76.23'	C170	53.00'	1,686.06	1°48'03"	N33°27'49"W	52.99'
C110	50.07	950.00'	3°01'12"	N43°17'03"W	50.07	C171	53.00'	1,686.06	1°48'03"	N31°39'45"W	52.99'
C111	50.28	950.00'	3*01'58"	N40°15'28"W	50.28'	C172	53.00	1,686.06	1°48'03"	N29*51'42"W	52.99'
C112	50.64	950.00'	3°03'15"	N37°12'52"W	50.63'	C172	53.00	1,686.06	1°48'03"	N28°03'39"W	52.99
C113	51.15'	950.00'	3*05'06"	N34°08'41"W	51.14'			1,686.06	1*44'21"	N26 03 39 W	
C114	51.83'	950.00'	3*07'34"	N31°02'22"W	51.82'	C174 C175	51.18' 40.72'	375.00	6"13'20"	N40°21'22"E	51.18' 40.70'
C115	52.70'	950.00'	310'42"	N27'53'14"W	52.69'	C175	52.28'	375.00°	7.59.17.	N3315'04"E	52.24'
C116	8.78'	950.00'	0°31'47"	N26°01'59"W	8.78'	C170	69.71	500.00	7'59'17"	S33°15'04"W	69.65'
C117	30.18'	999.91'	1°43'45"	S27°54'16"E	30.18'	C178	54.30'	500.00'	6"13'20"	S40°21'22"W	54.27'
C118	50.01'	999.91	2*51'55"	S25°36'26"E	50.00'	C179	25.80'	560.00'	2°38'24"	N42°08'50"E	25.80'
C119	15.88'	999.91'	0°54'35"	S23°43'10"E	15.88'	C180	61.69'	560.00'	6"18'44"	N37*40'16"E	61.66'
C120	34.13'	1,010.00'	1°56'09"	S24°16'05"E	34.12'	C181	51.40'	560.00'	5"15'32"	N31*53'08"E	51.38'
C121	50.02'	1,010.00'	2'50'15"	S26°39'18"E	50.02'	C182	90.66'	680.00'	7*38'20"	S30°41'44"W	90.59'
C122	50.00'	1,010.00'	2°50'11"	S29°29'31"E	49.99'	C183	74.92'	680.00'	6"18'44"	S37°40'16"W	74.88'
C123	50.00'	1,010.00'	2*50'11"	S32°19'42"E	49.99'	C184	31.33'	680.00'	2*38'24"	S42°08'50"W	31.33'
C124	50.00'	1,010.00'	2°50'11"	S35*09'53"E	49.99'	C185	17.05'	700.00'	1°23'44"	N42°46'10"E	17.05'
C125	50.00'	1,010.00'	2*50'11"	S38°00'04"E	49.99'	C186	45.57'	700.00'	3°43'47"	N40°12'24"E	45.56'
C126	50.00'	1,010.00'	2°50'11"	S40°50'15"E	49.99'	C187	48.28'	700.00'	3*57'05"	N36°21'58"E	48.27'
C127	50.00'	1,010.00'	2*50'11"	S43'40'27"E	49.99'	C188	48.28'	700.00'	3*57'05"	N32°24'53"E	48.27'
C128	50.00'	1,010.00'	2*50'11"	S46°30'38"E	49.99'	C189	46.66'	700.00'	3°49'08"	N28°31'46"E	46.65'
C129	41.68'	1,010.00'	2*21'52"	S49°06'39"E	41.68'	C190	16.81'	815.00'	1°10'54"	S29*50'53"W	16.81'
C130	55.00'	1,249.99'	2°31'16"	N50°54'08"W	55.00'	C191	56.21'	815.00'	3*57'05"	S32°24'53"W	56.20'
C131	50.00'	1,249.99'	2°17'31"	N48°29'44"W	50.00'	C192	56.21'	815.00'	3*57'05"	S36°21'58"W	56.20'
C132	50.00'	1,249.99'	2*17'31"	N46°12'13"W	50.00'	C193	53.05'	815.00'	3°43'47"	S40°12'24"W	53.05'
C133	50.00'	1,249.99	2°17'31"	N43°54'43"W	50.00'	C194	19.85'	815.00'	1°23'44"	S42°46'10"W	19.85'
C134	50.00'	1,249.99'	2°17'31"	N41°37'12"W	50.00'	C195	63.72'	55.00'	66°22'37"	N53°35'49"W	60.21'
C135	50.00'	1,249.99'	247'31"	N39°19'41"W	50.00'	C196	35.05'	55.00'	36°30'35"	N02°09'12"W	34.46'
C136	50.00'	1,249.99'	2"17'31"	N37°02'11"W	50.00'	C197	35.65'	55.00'	37*08'35"	N34°40'22"E	35.03'
C137	50.00'	1,249.99	2°17'31"	N34°44'40"W	50.00'	C198	19.55'	55.00'	20°22'15"	N63°25'47"E	19.45'
C138	50.00'	1,249.99'	2"17'31"	N32°27'10"W	50.00'	C199	17.17'	1,114.98'	0*52'56"	N32°30'41"E	17.17'
C139	50.00'	1,249.99	2"17'31"	N30°09'39"W	50.00'	C200	54.75	1,114.98'	2*48'48"	N30°39'49"E	54.74
C140	50.00'	1,249.99'	2"17'31"	N27*52'08"W	50.00'	C201	94.51'	500.00'	10°49'47"	N71°13'40"W	94.37'
C141	50.00'	1,249.99'	2°17'31"	N25°34'38"W	50.00'	C202	30.77	500.00'	3°31'34"	N78°24'20"W	30.77
C142	31.32'	1,249.99	1°26'09"	N23°42'48"W	31.32'	C203	20.22'	875.00'	1"19'27"	S29*55'10"W	20.22'
C143	18.69'	730.00'	1°28'01"	N23°43'45"W	18.69'	C204	50.00'	875.00'	316'27"	S32*13'06"W	49.99'
C144	52.75'	730.00'	4°08'23"	N26°31'57"W	52.73'	C205	50.00'	875.00'	316'27"	S35°29'33"W	49.99'
C145	48.77'	670.00'	41014	S26°08'56"E	48.76'	C206	50.00'	875.00'	316'27"	S38°46'00"W S41°56'07"W	49.99'
C146	12.49'	670.00'	1°04'05"	S23°31'46"E	12.49'	C207 C208	46.79' 20.14'	875.00' 893.38'	3°03'49" 1°17'31"	S41°56°07″W S29°14'41″E	46.78' 20.14'
C147	37.51'	1,309.99	1°38'26"	S23°48'58"E	37.51'	C208	84.71	879.91	5°30'57"	S29 14 41 E S26°01'19"E	84.67
C148	50.00'	1,309.99	2"11'13"	S25°43'48"E	50.00'	C210	562.82	1,130.20	28°31'56"	S37°33'54"E	557.02'
C149	50.00'	1,309.99	2"11'13"	S27°55'00"E	50.00'	C211	22.96	879.91	1°29'43"	S28°01'56"E	22.96'
C150	50.00'	1,309.99	211113"	S30°06'13"E	50.00'	C212	32.63'	879.91	2*07'28"	S26°13'21"E	32.62'
C151	50.00'	1,309.99	21113"	S3217'26"E	50.00'	C213	17.38'	879.91	1.07.55"	S24*35'39"E	17.38'
C152	50.00'	1,309.99	21113"	S34°28'39"E	50.00'	C214	11.74'	879.91	0°45'51"	S23'38'46"E	11.74'
C153	50.00'	1,309.99	2"11'13"	S36°39'51"E	50.00'	C215	22.39'	1,130.20'	1°08'06"	S23°51'59"E	22.39'
C154	50.00'	1,309.99	2"11'13"	S38°51'04"E	50.00'	C216	15.87'	1,130.20'	0°48'16"	S24°50'10"E	15.87'
C155	50.00'	1,309.99	2'11'13"	S41°02'17"E	50.00'	C217	29.33'	1,130.20'	1°29'13"	S25*58'54"E	29.33'
C156	50.00'	1,309.99	21113"	S43°13'30"E	50.00'	C218	26.63'	1,130.20	1*21'00"	N27°24'01"W	26.63'
C157	50.00'	1,309.99	21113"	S45*24'42"E	50.00'	C219	18.57'	1,130.20	0.56,29"	S28'32'46"E	18.57'
C158	50.00'	1,309.99	2°11'13"	S47°35'55"E	50.00'	C219	37.37	1,130.20	1°53'41"	S29°57'50"E	37.37
C159	50.00'	1,309.99	2'11'13"	S49°47'08"E	50.00'	C220	7.83'	1,130.20	0.23,49,	S31°06'35"E	7.83'
C160	41.32'	1,309.99	1*48'26"	S51°46'57"E	41.32'	C222	7.83 45.20'	1,130.20	217'29"	S31 06 35 E S32°27'14"E	45.20'
C161	85.16'	355.00°	13'44'38"	S36°07'44"W	84.95'	C222	2.91'	1,130.20	0.08,21	S33°40'24"E	2.91'
C162	2.89'	355.00'	0°27'59"	S43°14'02"W	2.89'		2.31	1,100.20	0 00 02	300 70 24 E	۷.31
				·							

#### 6.27 995.00' 0°21'40" | N40°11'51"E 6.27 50.59 995.00' 2°54'46" | N38°33'38"E 50.58 995.00' 2\*09'52" N36°01'19"E 37.59 995.00' 1°06'34" | N34°23'05"E 19.27 30.75' 995.00' 1°46'15" N32°56'41"E 30.75' 995.00' 1°30'12" N31°18'28"E 26.10' 995.00' N29'54'23"E **PARAMOUNT SECTION THREE** City of Kyle, **Hays County, Texas** PO Box 90876, Austin Texas 78709 Survey Date: JULY 2018 WWW.4WARDLS.COM (512) 537-2384

CURVE TABLE

13.65' | 1,130.20' | 0°41'32" | S36°14'13"E

1,130.20' 1'46'52"

1,130.20' 0'30'37"

DELTA

1,130.20' 2'08'38" S34'49'08"E

114'12"

2"17'29"

44.53' | 1,130.20' | 215'26" | S4613'10"E

43.23' | 1,130.20' | 2°11'30" | S50°44'07"E

486.53' | 1,367.85' | 20°22'46" | N33°34'06"W

18.70' | 1,367.85' | 0°47'00" | S25°01'45"E

35.90' | 1,367.85' | 1°30'14" | S26°10'22"E

12.93' | 1,367.85' | 0°32'30" | S27°11'44"E

47.37' | 1,367.85' | 1°59'03" | S30°30'25"E

9.44' | 1,367.85' | 0°23'43" | S35°52'29"E

34.33' | 1,367.85' | 1°26'17" | \$39°04'38"E

20.23' | 1,367.85' | 0°50'50" | S40°13'11"E

19.82' | 1,367.85' | 0°49'48" | S43°20'35"E

1°04'11"

0.03,00

1,367.85' 0°04'03" | S31°31'58"E

1,367.85' 1'44'44"

1,367.85' 018'11"

1,367.85' 2.03'15"

1,367.85' 0°09'55"

1,367.85' 0'37'21"

45.15' | 1,367.85' | 1°53'28"

39.71' | 1,367.85' | 1°39'48"

29.00' | 1,367.85' | 112'53"

995.00' 995.00'

995.00'

25.53' 1,367.85'

244.99'

50.99'

1,130.22' 0°02'03" S45°04'25"E

1,130.20' 0°34'43" | S47°38'14"E

605.00' 4'45'32" N26'43'36"W

893.47' | 1°20'35" | N23°30'57"W

1°42'46"

1,130.20' | 1°03'17" | S39°56'47"E

**BEARING** 

S37°22'58"E

S38°48'02"E

S41°21'51"E

S42'30'36"E

S43°54'39"E

S48'46'59"E

S24°00'28"E

S28°20'21"E

S29°21'48"E

S32\*35'36"E

S33°42'11"E

S34°43'53"E

S36°54'14"E

S38°02'49"E

S41°15'03"E

S42°23'35"E

N43°20'21"E

14°06'27" | N36°18'38"E

2°56'10" | N41°50'46"E

DISTANCE

42.28'

13.65'

31.55'

24.39'

20.81

35.13'

10.07

45.20'

0.67

44.52

11.41'

33.78

43.23

50.23

20.94

483.96

30.06

18.70'

35.90'

12.93'

41.67

7.23'

47.37

1.61'

49.04

3.95'

45.15

9.44'

39.71

14.86'

34.33

20.23

29.00'

25.53

19.82'

244.37

0.87

50.98

RADIUS

31.55' | 1,130.20' | 1°35'57"

1,130.20

1,130.20'

1,130.20'

30.06' | 1,367.85' | 1\*15'33"

CURVE # LENGTH

C230

C232

C233

C240

C242

C248

C256

C258

C263

42.29'

20.81 35.13'

10.07

0.67

11.41'

50.25

20.94

41.67

7.23'

1.61'

49.04

3.95'



TBPLS FIRM #10174300

JO/SG

P:\00754\Dwg\00754\_Plat-Sec 3\_rev.dwg

### STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS, THAT PARAMOUNT PARK, LTD., ACTING BY AND THROUGH INTERMANDECO, GP, LLC, OWNER OF 35.9872 ACRES (1,567,601 SQUARE FEET) OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220 AND THE JAMES W. WILLIAMS SURVEY NO. 11, ABSTRACT NO. 473 IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 170.876 ACRE TRACT CONVEYED TO PARAMOUNT PARK, LTD., BY DEED IN DOCUMENT NO. 18013402 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, AND TO BE KNOWN AS:

#### PARAMOUNT SECTION THREE

IN WITNESS THEREOF, THE SAID PARAMOUNT PARK, LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY MARIANNE PLANCKE, REPRESENTATIVE, AND THEREUNTO DULY AUTHORIZED

PARAMOUNT PARK, LTD.
BY: INTERMANDECO, GP, LLC
ITS GENERAL PARTNER
MARIANNE PLANCKE, MANAGER
P.O. BOX 670649
DALLAS, TX 75367

#### STATE OF TEXAS §

COUNTY OF \_\_\_\_\_\_\_ \$

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_, A.D., 20\_\_\_
BY MARIANNE PLANCKE, REPRESENTATIVE OF PARAMOUNT PARK, LTD., ON BEHALF OF SAID
CORPORATION

NOTARY PUBLIC, STATE OF TEXAS

#### GENERAL NOTES:

1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF KYLE WATER AND WASTEWATER SYSTEM.

2) WATER AND WASTEWATER SYSTEMS, INCLUDING METERS, SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF KYLE STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF KYLE UTILITY DEPARTMENT FOR REVIEW.

3) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.

4) NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF KYLE.

5) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AGENCY.

6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. OBSTRUCTIONS IN DRAINAGE EASEMENTS IS PROHIBITED.

7) SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF KYLE ZONING ORDINANCES.

8) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

10) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.

11) THE SUBDIVISION IS SERVED BY THE FOLLOWING UTILITIES:

WATER CITY OF KYLE WASTEWATER CITY OF KYLE

ELECTRIC PEDERNALES ELECTRIC COMPANY

TELEPHONE SPECTRUM CENTER POINT GAS

12) ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF, SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS.

13) 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.

14) A 15 FOOT PUE IS DEDICATED ADJACENT TO THE FRONT OF ALL LOTS, A 10 FOOT PUE IS DEDICATED ALONG SIDE LOT LINES ADJACENT TO STREET RIGHTS OF WAY, A 5 FOOT PUE IS DEDICATED ALONG EACH SIDE LOT LINE AND SIDE LOT LINES ADJACENT TO AN ALLEY, AND A 10 FOOT PUE IS DEDICATED ADJACENT TO ALL REAR LOT LINES. FOR ALL LOTS WITH ALLEYS, THE 10 FOOT REAR PUE IS NOT APPLICABLE.

15) REPAIRS TO SURFACE PAVING DUE TO MAINTENANCE AND/OR REPAIR OF CITY UTILITIES WITHIN MUNICIPAL UTILITY EASEMENTS INTERIOR TO LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S).

16) THIS ENTIRE SUBDIVISION IS LOCATED WITHIN THE BLANCO RIVER WATERSHED.

17) MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.

18) SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

19) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE FOLLOWING STREETS: GARNER DRIVE, KENAI DRIVE, MESA VERDE TRAIL, YOSEMITE DRIVE, RAINER DRIVE, YELLOWSTONE DRIVE, SHENANDOAH DRIVE, AND DENALI DRIVE.

20) BLOCK O, LOT 1, BLOCK X, LOTS 25 AND 26, BLOCK AF, LOTS 88 AND 89, AND BLOCK AG, LOT 7 ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE PARAMOUNT ASSOCIATION OF HOMEOWNERS INC.

## LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 35.9872 ACRES (1,567,601 SQUARE FEET) OUT OF THE Z. HINTON SURVEY NO. 12, ABSTRACT NO. 220, IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 170.876 ACRE TRACT OF LAND CONVEYED TO PARAMOUNT PARK, LTD, IN DOCUMENT NO. 18013402 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (0.P.R.H.C.T.), SAID 35.9872 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF ROLAND LANE - COUNTY ROAD 137 (RIGHT-OF-WAY VARIES), BEING IN THE SOUTHWEST LINE OF PARAMOUNT SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 22006861 (O.P.R.H.C.T.), AND BEING THE WEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID PARAMOUNT SECTION ONE BEARS, N46°27'09"W, A DISTANCE OF 547.09 FEET;

THENCE, LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROLAND LANE, COMMON LINE OF SAID PARAMOUNT PARK REMAINDER TRACT AND SAID PARAMOUNT SECTION TWO THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) N43°34'07"E, A DISTANCE OF 195.13 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2) S46°35'14"E, A DISTANCE OF 5.31 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 3) N43'24'46"E, A DISTANCE OF 14.99 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 4) S46'27'11"E, A DISTANCE OF 110.93 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 5) S52°24'06"E, A DISTANCE OF 61.27 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 6) S31'38'18"E, A DISTANCE OF 120.39 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 7) N62°52'34"E, A DISTANCE OF 105.63 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 8) N68°11'06"E, A DISTANCE OF 49.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF.
- 9) N58°21'42"E, A DISTANCE OF 553.82 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 10)N61°08'42"E, A DISTANCE OF 69.30 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING IN THE SOUTHWEST LINE OF PARAMOUNT SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 20040127 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS (P.R.H.C.T.);

THENCE, WITH THE SOUTHWEST LINE OF SAID PARAMOUNT SECTION ONE THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1)S30°34'57"E, A DISTANCE OF 9.94 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 14.78 FEET AND WHOSE CHORD BEARS N12\*49'31"E, A DISTANCE OF 13.47 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT

3) N55°09'52"E, A DISTANCE OF 24.12 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF.

4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.27 FEET AND WHOSE CHORD BEARS \$85°33'40"E, A DISTANCE OF 31.65 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY

5) \$46'17'13"E, A DISTANCE OF 460.17 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE

6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 32.96 FEET AND WHOSE CHORD BEARS \$08°30'54"E, A DISTANCE OF 30.63 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY

7) S29°15'25"W, A DISTANCE OF 215.69 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF.

8) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 1,010.00 FEET, WHOSE ARC LENGTH IS 205.89 FEET AND WHOSE CHORD BEARS 556'36'18"E, A DISTANCE OF 205.54 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT

9) N29°15'25"E, A DISTANCE OF 219.75 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 10)S60°44'35"E, A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 11)S29°15'25"W, A DISTANCE OF 256.82 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 12)S60°44'35"E, A DISTANCE OF 190.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 13)N29°15'25"E, A DISTANCE OF 4.41 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 14)S60°44'35"E, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,

15)N29°15'25"E, A DISTANCE OF 4.30 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
16)ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 190.75 FEET AND WHOSE CHORD BEARS S65°09'20"E, A DISTANCE OF 190.13 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT

THENCE, LEAVING THE SOUTH LINE OF SAID PARAMOUNT SECTION ONE, OVER AND ACROSS SAID PARAMOUNT PARK REMAINDER TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1) \$32\*49'18"W, A DISTANCE OF 125.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 560.00 FEET, WHOSE ARC LENGTH IS 45.63 FEET AND WHOSE CHORD
BEARS \$54\*50'38"E, A DISTANCE OF 45.62 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF.

3) S37°29'26"W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF.

4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.86 FEET AND WHOSE CHORD BEARS \$78°22'26"W, A DISTANCE OF 37.80 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY

5) S29\*15'25"W, A DISTANCE OF 103.59 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE

6) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1,174.98 FEET, WHOSE ARC LENGTH IS 87.05 FEET AND WHOSE CHORD BEARS S31\*22'46"W, A DISTANCE OF 87.03 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF.

7) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 34.95 FEET AND WHOSE CHORD BEARS S06'33'12"E, A DISTANCE OF 32.18 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,

8) S46°36'30"E, A DISTANCE OF 13.27 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 9) S43°29'27"W, A DISTANCE OF 350.10 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,

10)N46°30'41"W, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 11)S43°28'56"W, A DISTANCE OF 127.58 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 12)S46°34'32"E, A DISTANCE OF 1,567.61 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, BEING IN THE EAST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF I. G. N.

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD AND THE EAST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT, S11°20'06"W, A DISTANCE OF 39.23 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTH CORNER HEREOF, BEING THE SOUTHEAST CORNER OF SAID PARAMOUNT PARK REMAINDER TRACT, AND BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID ROLAND LANE;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID I. G. N. RAILROAD, WITH THE SOUTHWEST LINE OF SAID PARAMOUNT PARK REMAINDER TRACT AND THE NORTHEAST LINE OF SAID ROLAND LANE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N46\*43'35"W, A DISTANCE OF 1,462.25 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 2) N46\*31'58"W, A DISTANCE OF 1,481.95 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF, 3) N46\*27'09"W, A DISTANCE OF 657.40 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 35.9872 ACRES (1,567,601 SQUARE FEET) MORE OR LESS.

## PLANNING AND ZONING COMMISSION CERTIFICATION:

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

DATED, THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_\_, 20\_\_\_\_ A.D.

CHAIRPERSON DATE

DIRECTOR OF PUBLIC WORKS DATE

REVIEWED BY:

REVIEWED BY:

CITY ENGINEER DATE

## STATE OF TEXAS §

COUNTY OF HAYS §
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED.

FOR RECORD IN MY OFFICE ON THE \_\_\_DAY OF \_\_\_\_, 20\_\_, AT \_\_\_O'CLOCK \_\_.M., AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_, 20\_\_\_ A.D.,

AT \_\_\_\_\_ O'CLOCK \_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_\_\_

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

## **ENGINEER'S CERTIFICATE:**

I, J. TRAVIS WILSON, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY FEMA FIRM PANEL 48209C0385F DATED SEPTEMBER 2, 2005.

J. TRAVIS WILSON, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 97307
MILLER GRAY, LLC
7320 N. MOPAC EXPRESSWAY
SUITE 203
AUSTIN, TEXAS 78731

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS PLAT COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE.

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. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S.
TEXAS REGISTRATION NO. 5940
4WARD LAND SURVEYING
2201 WOODWARD STREET, SUITE 2201
AUSTIN, TEXAS 78745

# PARAMOUNT SECTION THREE City of Kyle, Hays County, Texas



WWW.4WARDLS.COM (512) 537-2384

Date: 3/30/2022

Project: 00754

Scale: 1" = 100'

Reviewer: PRB

Tech: BAP

Field Crew: J0/SG

Survey Date: JULY 2018

HEREOF, BEING THE SOUTH CORNER OF SAID PARAMOUNT SECTION ONE;

RAILROAD (200' RIGHT-OF-WAY);

 TBPLS FIRM #10174300
 Sheet: 4 OF 4

 P:\00754\Dwg\00754\_Plat-Sec
 3\_rev.dwg



# CITY OF KYLE, TEXAS

# Valencia Apartments Addition - Final Plat (SUB-22-0251)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Valencia Apartments Addition - Final Plat (SUB-22-0251) 16.18 acres; 2 lots located at

20139 IH-35.

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

**Other Information:** See attached.

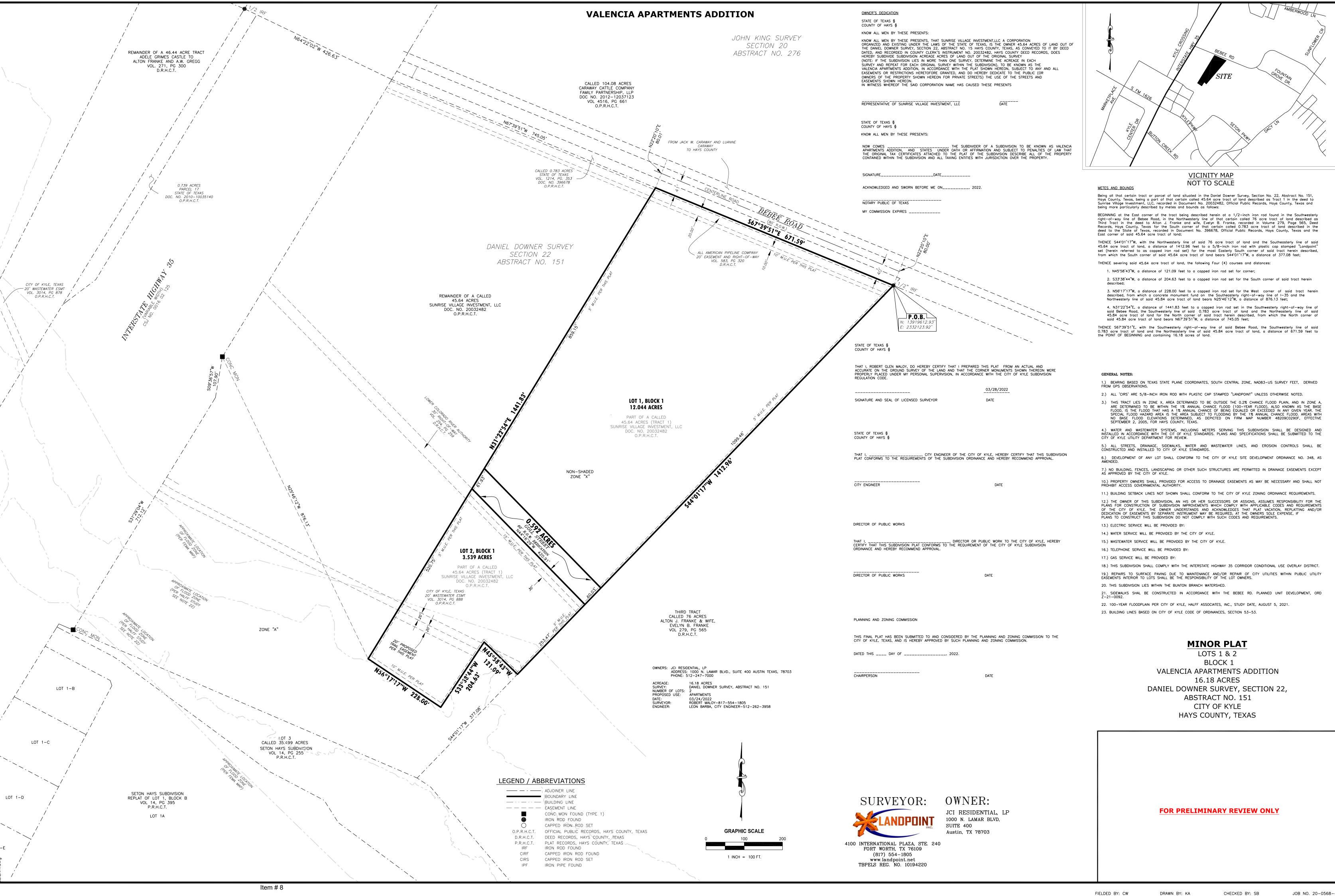
**Legal Notes:** N/A

**Budget Information:** N/A

## **ATTACHMENTS:**

Description

☐ Final Plat



CHECKED BY: SB JOB NO. 20-0568-4 DRAWN BY: KA



# CITY OF KYLE, TEXAS

Sage Hollow Replat (SUB-22-0254)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Sage Hollow Replat (SUB-22-0254) 57.293 acres; 222 residential lots and 8 greenbelts

located along the south side of FM 150, across from Dove Hollow Subdivision.

Staff Proposal to P&Z: Approve the replat.

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

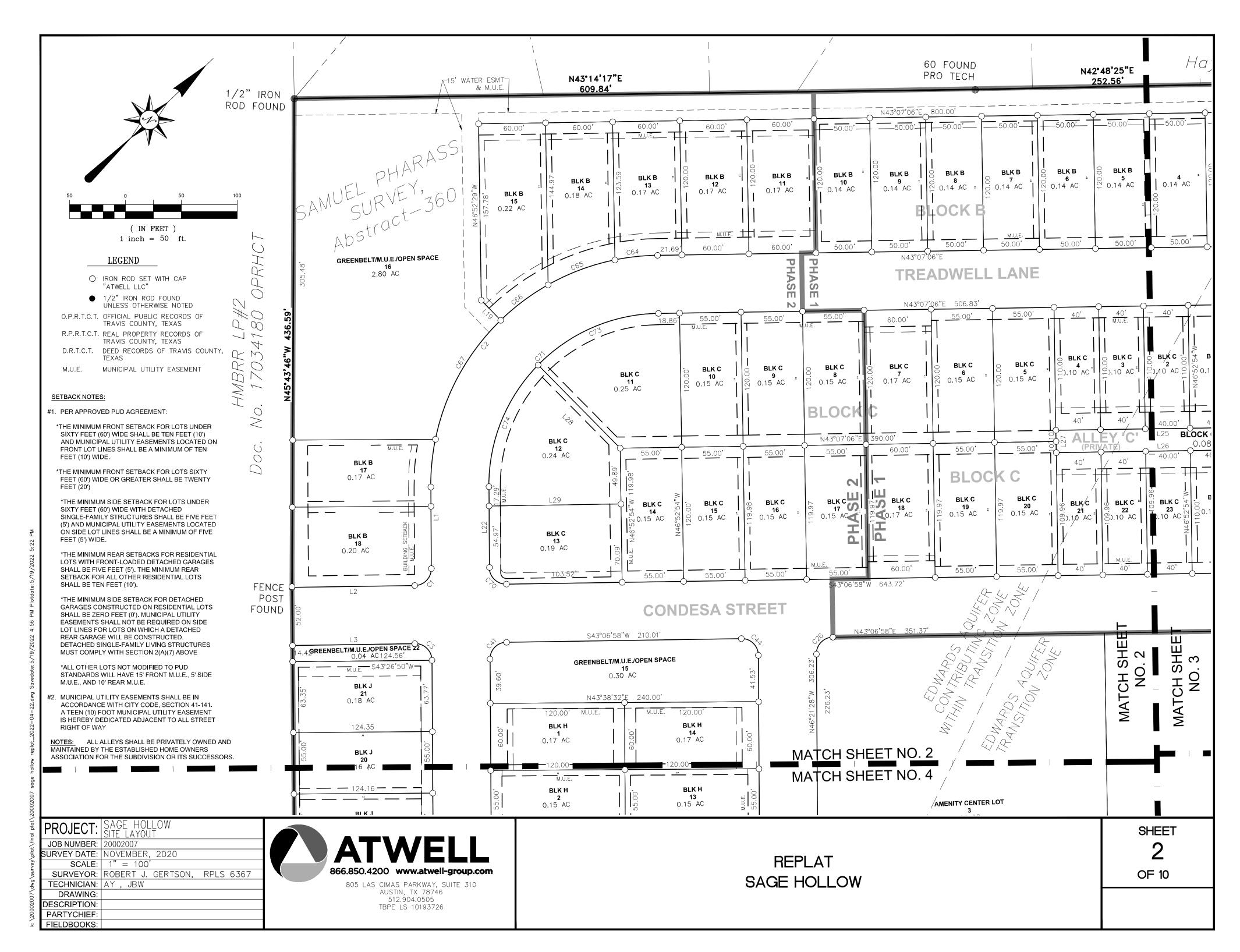
## **ATTACHMENTS:**

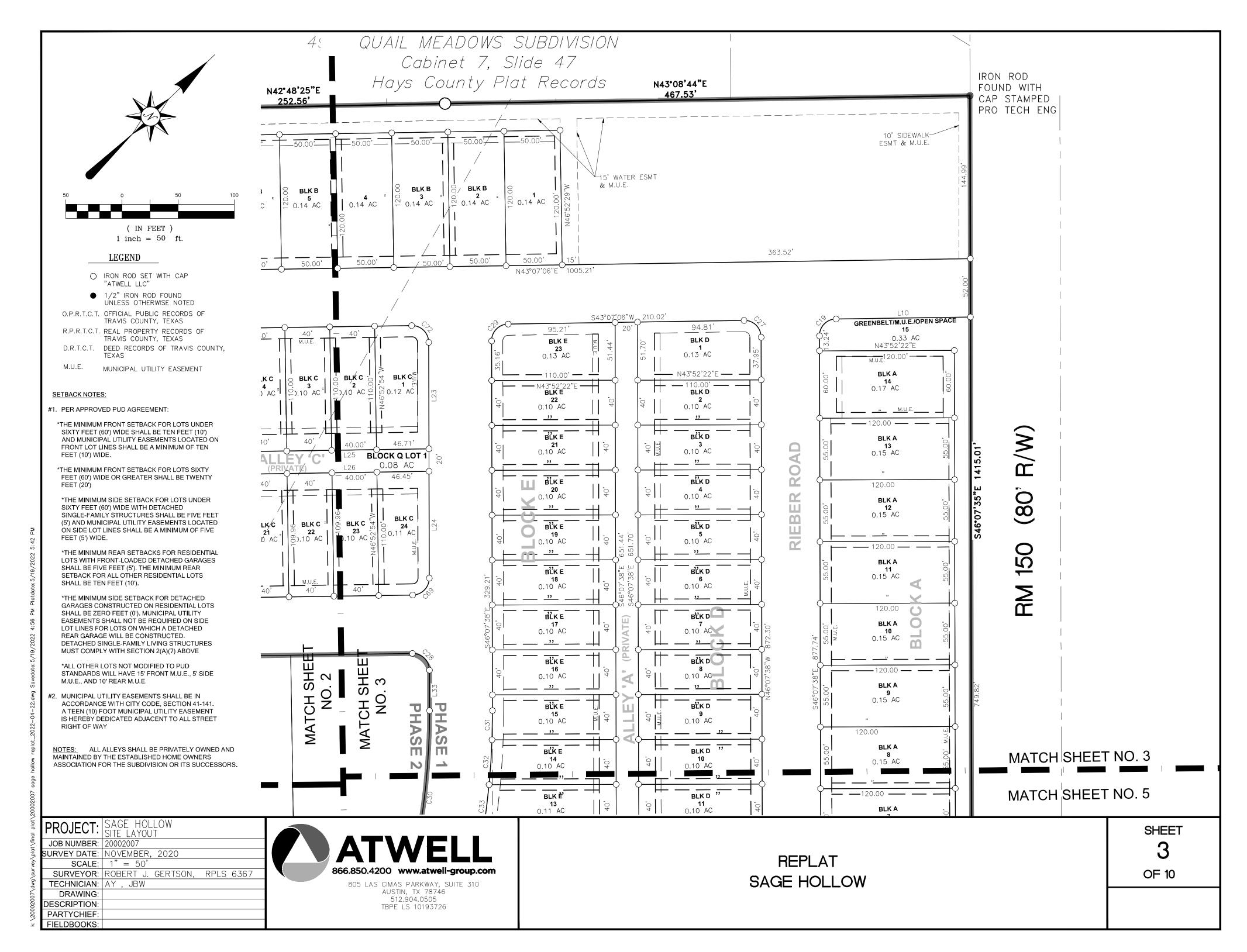
Description

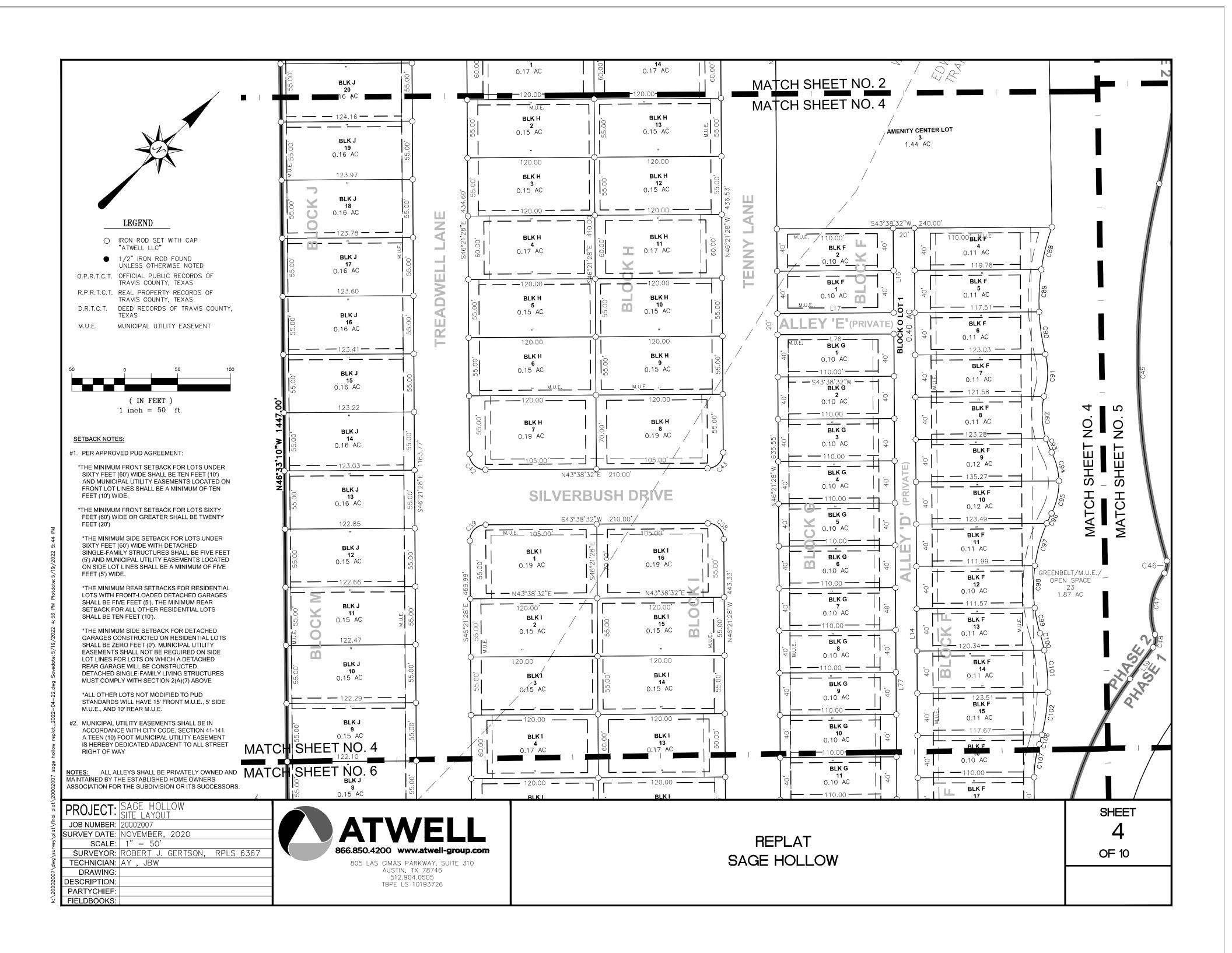
□ Replat

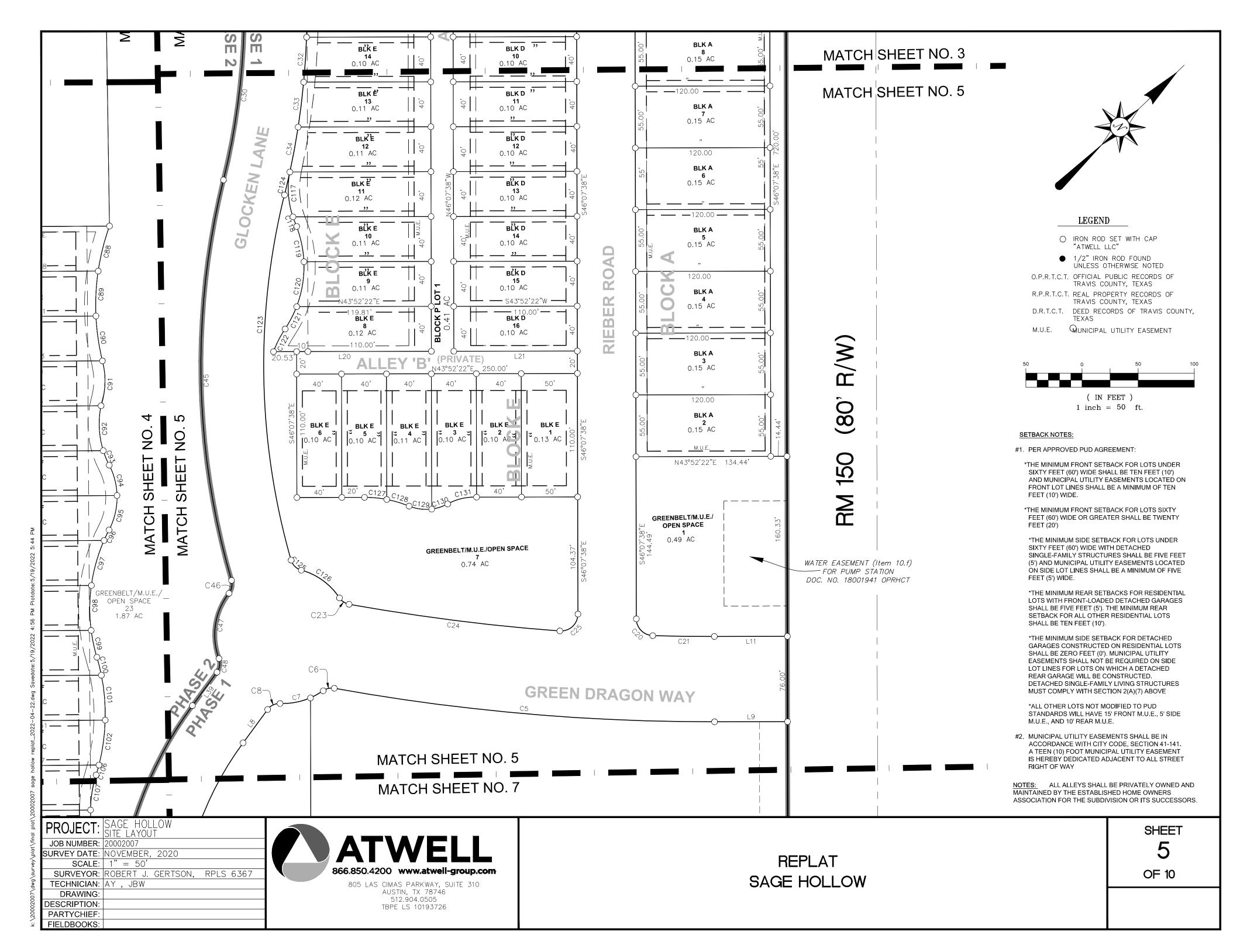
STATE OF TEXAS : COUNTY OF HAYS :				
KNOW ALL MEN BY THESE PRESENTS:	STATE OF TEXAS :	OWNERS:	MILESTONE COMMUNITY BUILDERS 9111 JOLLYVILLE ROAD SUITE 111	
THAT, MILESTONE COMMUNITY BUILDERS, OWNER OF 57.293 ACRES OUT OF THE SAMUEL PHARASS SURVEY, ABSTRACT 360 IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 57.293 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN	COUNTY OF HAYS :  I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE DAY OF . 20 A.D., THE COMMISSIONERS COURT OF HAYS COU		AUSTIN, TX 78759 57.293	N S S S S S S S S S S S S S S S S S S S
AS:  "SAGE HOLLOW"	PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS ENTERED IN THE MINUTES OF SAID COURT RESOLUTION NUMBER	SUDVEW:	SAMUEL PHARASS SURVEY, ABSTRACT 360	
SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS HEREON.	WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF, 20 A.D.		S: 222: RESIDENTIAL 8: GREENBELT	SITE
WITNESS MY HAND THIS THE DAY OF, 20 A.D.		DATE: SURVEYOR:	FEBRUARY 25, 2021  ROBERT J. GERTSON, RPLS 6367	
AUSTIN, TEXAS 78746	ELAINE HANSON CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS		ATWELL-GROUP, LLC 805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TEXAS 78704 PHONE 512-963-3409	
BY: GARRETT MARTIN, CEO MILESTONE COMMUNITY BUILDERS		ENGINEER:	CONNOR J. OVERBY, P.E. 108799 ATWELL-GROUP, LLC 805 LAS CIMAS PARKWAY, SUITE 310	
STATE OF TEXAS : COUNTY OF HAYS :	CONSIDERED AND APPROVED ON THISDAY OF, 20  ALEX GUERRADATE		AUSTIN, TEXAS 78704 PHONE 512-750-5282	LOCATION MAP  NOT TO SCALE
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARRETT MARTIN 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.	CITY OF KYLE PLANNING AND ZONING COMMISSION CHAIRPERSON			NOT TO SCALE
GIVEN UNDER MY HAND, THIS THE DAY OF, 20 A.D.	54	FINA	AL PLAT NOTES:	
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS	55	1. NO RECH 2. A	D PORTION OF THIS PLAT LIES WITHIN THE BO IARGE ZONE. PORTION OF THIS PLAT LIES WITHIN THE BOU RIBUTING ZONE.	
STATE OF TEXAS : COUNTY OF HAYS :  I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ON-THE-GROUND		3. TH SCHO 4. NO	HIS PLAT IS LOCATED WITHIN THE BOUNDARY OOL DISTRICT.	OF THE HAYS CONSOLIDATED INDEPENDENT  WITHIN A DESIGNATED 100-YEAR FLOODPLAIN AS PNO. 48209C 0270 F. EFFECTIVE DATE OF
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.	46 S S S S S S S S S S S S S S S S S S S	SEPT 5. AL REQU	EMBER 2, 2005, AS PREPARED BY THE FEDER L STREETS SHALL BE DESIGNED IN ACCORDA JIREMENTS AND APPROVED BY THE CITY OF A CATED TO THE CITY FOR MAINTENANCE. TREETS TO BE ACCESSED WILL BE CONSTRUCT NEAR FOOTAGE OF STREET IMPROVEMENTS:	AL EMERGENCY MANAGEMENT AGENCY. ANCE WITH APPLICABLE CITY OF KYLE YLE AND UPON ACCEPTANCE SHALL BE CTED WITH CURB AND GUTTER. 12,268 L.F.
ROBERT J. GERTSON, RPLS 6367  ATWELL-GROUP, LLC  805 LAS CIMAS PARKWAY, SUITE 310  AUSTIN, TEXAS 78704		APPL 9. NO CONV 10. GI ASSC 11. SI	ICABLE TO THIS DEVELOPMENT.  OBJECT INCLUDING FENCING OR LANDSCAPI /EYANCE OF STORM WATER SHALL BE PLACE REENBELT/DRAINAGE EASEMENTS SHALL BE ICIATION. DEWALKS ARE REQUIRED ON BOTH SIDES OF	D OR ERECTED WITHIN DRAINAGE EASEMENTS. MAINTAINED BY THE HOME OWNERS  THE STREETS, AND ALONG RM 150 AND
STATE OF TEXAS : COUNTY OF HAYS :	WHI I CHI	12. TH 13. G/ 14. TE	TAINED BY ADJACENT PROPERTY OWNER, PE HIS SUBDIVISION IS WITHIN THE CITY OF KYLE AS IS PROVIDED BY CENTERPOINT ENERGY. ELEPHONE/CABLE PROVIDED BY SPECTRUM. LECTRICITY PROVIDED BY PEDERNALES ELEC	, TEXAS.
I, CONNOR OVERBY, P.E., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS FINAL PLAT IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48209C0270F, EFFECTIVE DATE OF SEPTEMBER 2, 2005. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR GREENBELT/DRAINAGE LOTS OR EASEMENTS SHOWN ON THE ATTACHED PLAT.	WE CONTROLL OF THE PARTY OF THE	16. TH TEXA 17. W 18. W 19. TH WITH	HE WASTEWATER TREATMENT PLANT IS OWNI S. ASTEWATER SERVICES IS PROVIDED BY THE ATER IS PROVIDED BY THE CITY OF KYLE, TEX HE REQUIREMENT CONCERNING CONSTRUCT IN THE RIGHT-OF-WAY OF STREETS AND HIGH E MADE OF COLLAPSIBLE MATERIALS, AS DEF BOXES SHALL HAVE A SEPARATE LIGHT/STRE	ED AND OPERATED BY THE CITY OF KYLE,  CITY OF KYLE, TEXAS (SEE NOTE ABOVE).  (AS.  ION STANDARDS FOR MAILBOXES INSTALLED  IWAYS AND REQUIRING ALL SUCH MAILBOXES  INED IN THE ORDINANCE. COMMUNITY  ET LIGHT TO ILLUMINATE THE MAILBOX AREA.
CONNOR OVERBY, P.E. 108799  ATWELL-GROUP, LLC  805 LAS CIMAS PARKWAY, SUITE 310 AUSTIN, TEXAS 78704	MATICAL STREET	FROM EASE LINE, LINE, REAR MUNI REAR	CIPAL UTILITY EASEMENT, EXCEPT FOR ALLEY MUNICIPAL UTILITY EASEMENT.	ALL LOTS AT OR WIDER THAN 60-FEET, A 15' D. SIDE LOT LINE MUNICIPAL UTILITY RD, DETACHED GARAGE IS BUILT ON THE LOT EMENT IS ONLY REQUIRED ON ONE SIDE LOT I, DETACHED GARAGES WILL HAVE A 5-FOOT RESIDENTIAL LOTS WILL HAVE A REAR 10-FOOT Y LOADED LOTS WHICH WILL NOT REQUIRE ANY
SAGE HOLLOW IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF THE CITY OF KYLE, TEXAS. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE CITY OF KYLE'S WATER AND WASTEWATER SYSTEM.		(24) H OR EC RUNC SUBE 22. T 23. N	OUR STORM EVENTS, POST DEVELOPED CON QUAL TO THE PRE-DEVELOPED CONDITION RI DFF CALCULATIONS SHALL BE INCLUDED WITH DIVISION. HIS SITE IS LOCATED WITHIN HAYS COUNTY E IO RESIDENTIAL LOT WITHIN SAGE HOLLOW SUB	
HARPER WILDER, PUBLIC WORKS DIRECTOR DATE CITY OF KYLE, TEXAS		Destroit W. RN		
LEON BARBA, CITY ENGINEER  CITY OF KYLE, TEXAS	SHEET INDEX MAP LAYOU	Τ		
PROJECT: SAGE HOLLOW SITE LAYOUT				SHEET
JOB NUMBER: 20002007 SURVEY DATE: NOVEMBER, 2020	<b>VELL</b>			1
SURVEYOR: ROBERT J. GERTSON, RPLS 6367  866.850.4200	vww.atwell-group.com	REPLAT SAGE HOLLOW	1	OF 10
DRAWING:	S PARKWAY, SUITE 310 N, TX 78746 2.904.0505	SAGE MULLUW		
DESCRIPTION:  BARTYCHIEE:  TBPE	LS 10193726			

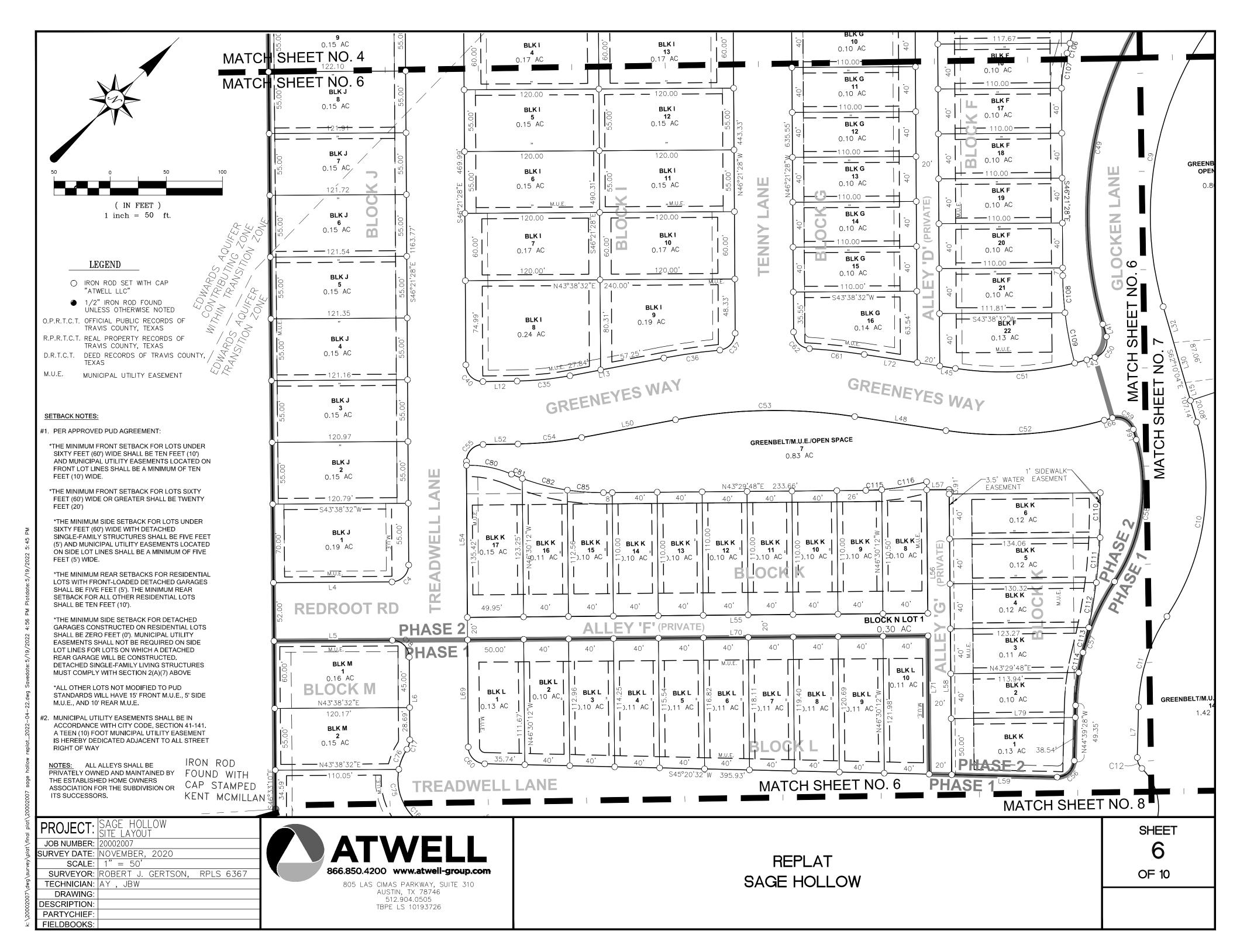
DESCRIPTION: PARTYCHIEF: FIELDBOOKS:

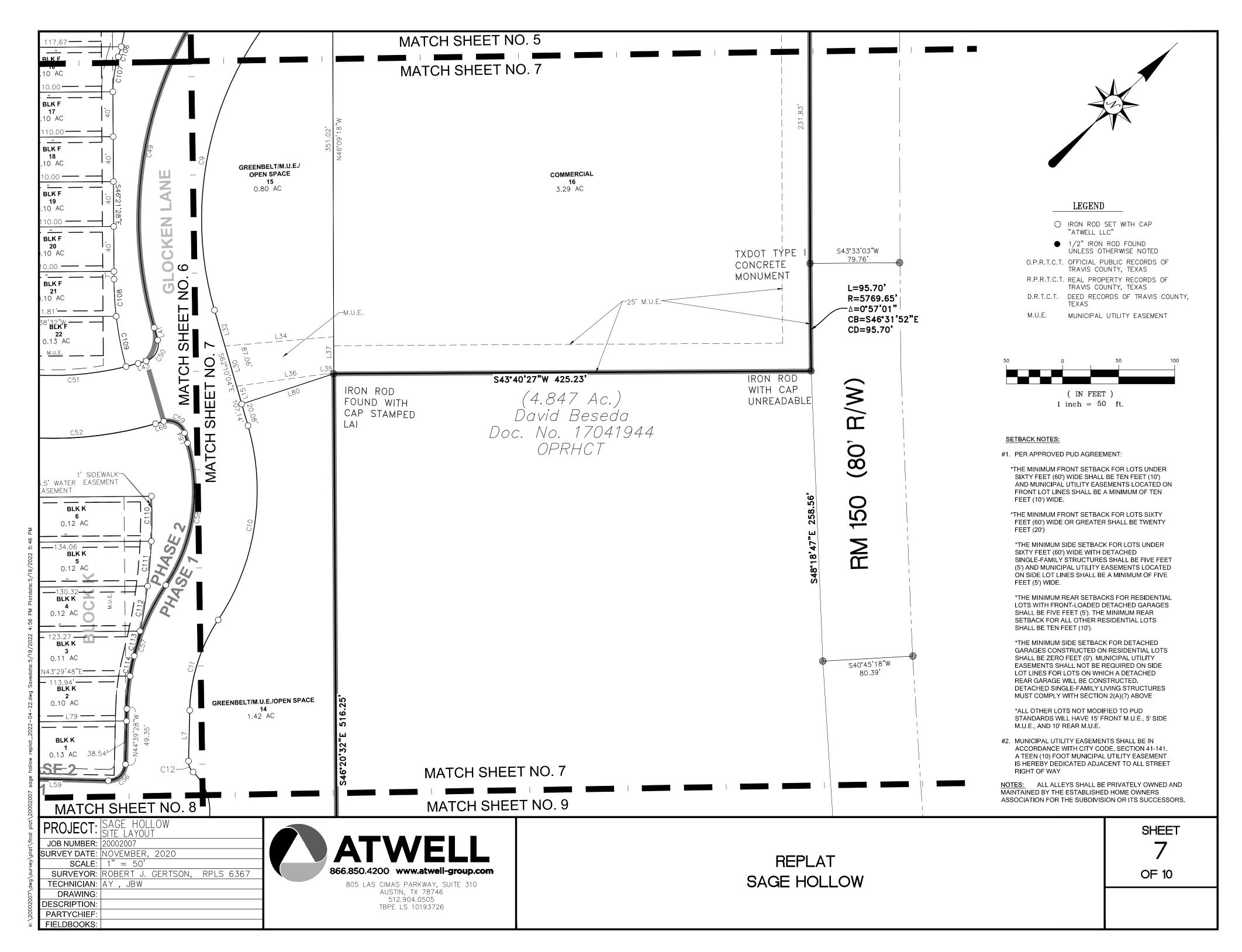


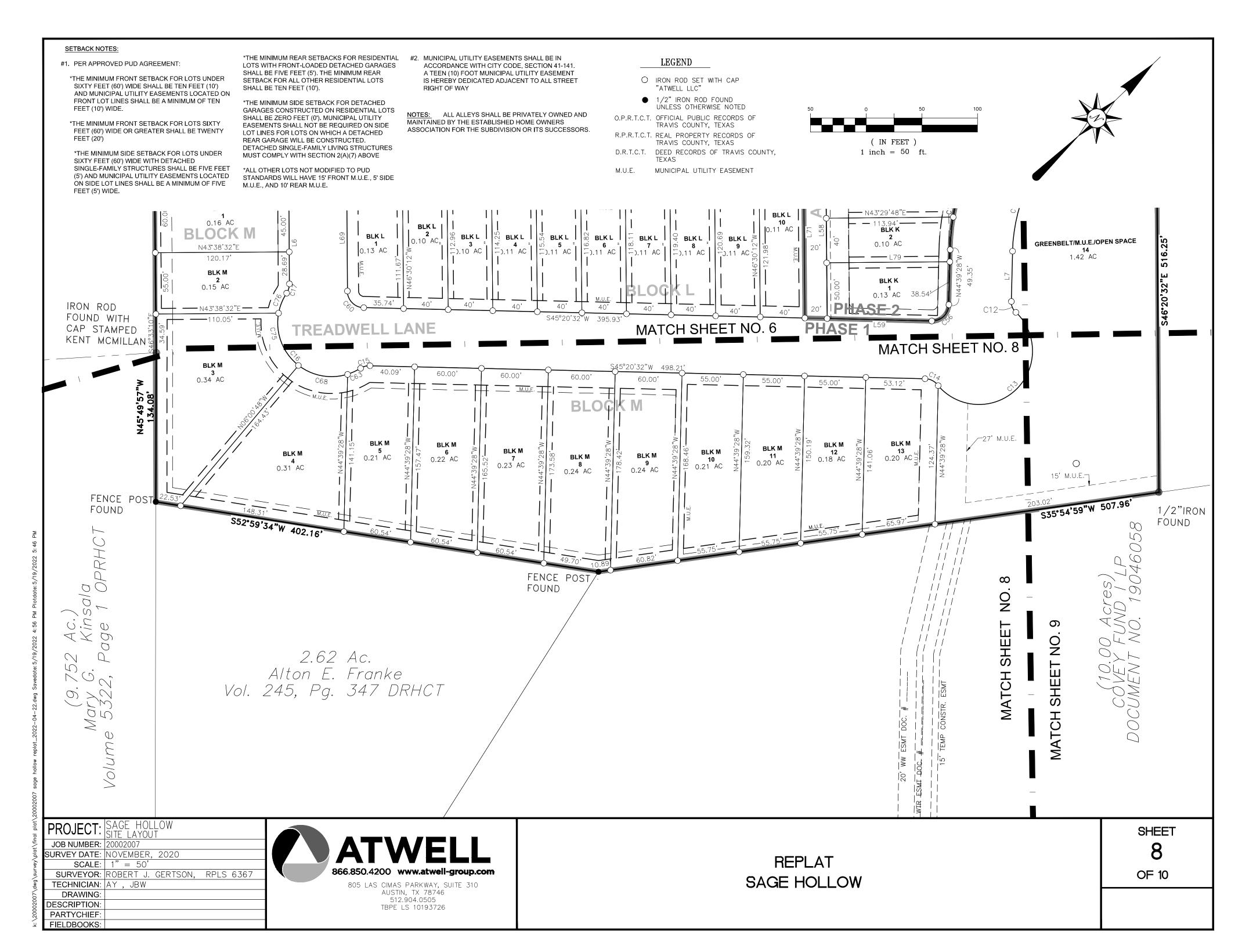


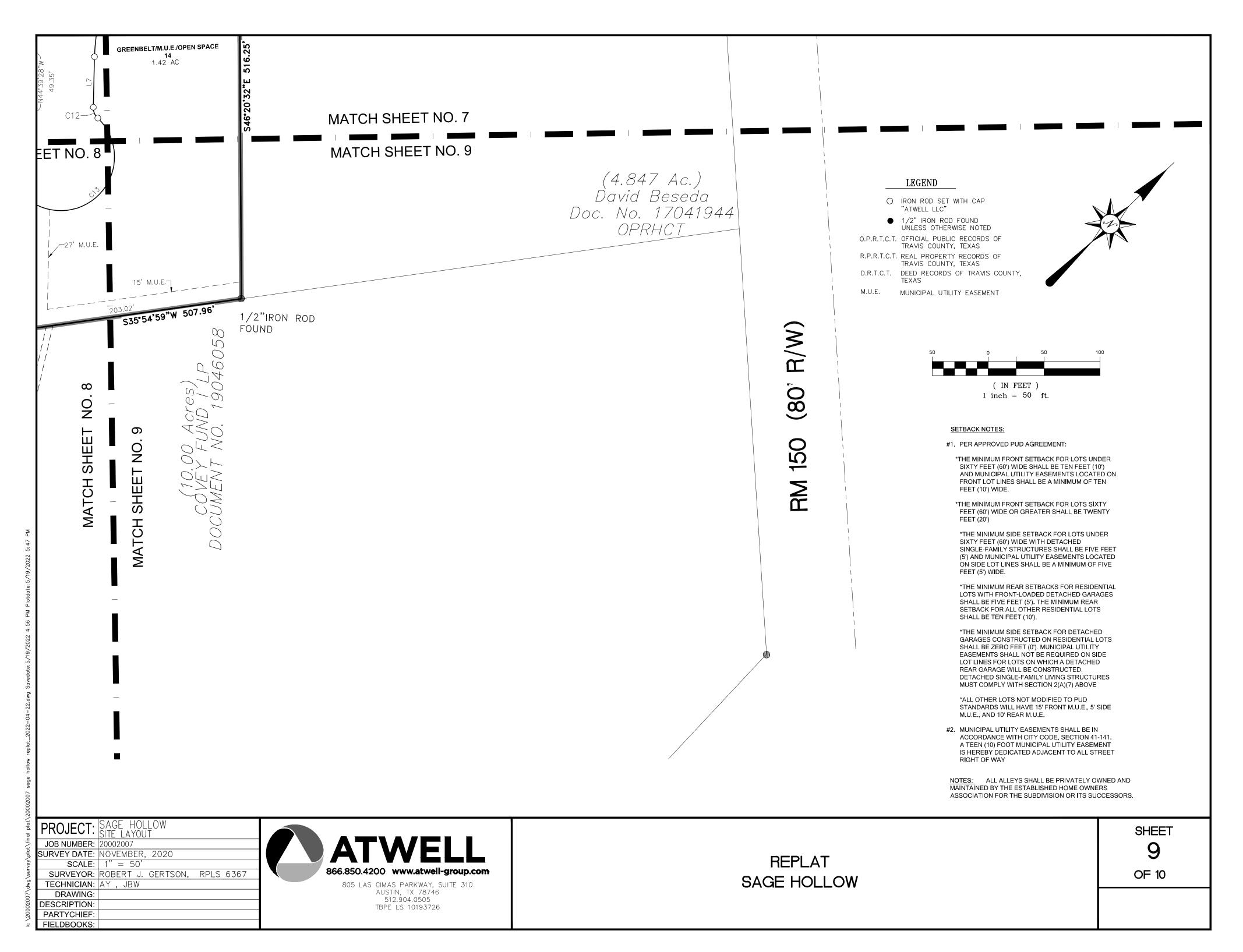












	CURVE DATA TABLE						
CURVE #	CHORD LENGTH	CHORD DIRECTION	LENGTH	RADIUS	DELTA	CURVE #	
C40	21.12'	N1°37'15"W	23.42'	15.00'	89°28'26"	C1	
C41	289.99'	N1°37'11"W	321.70'	206.00'	89°28'34"	C2	
C42	21.31'	N88°22'45"E	23.70'	15.00'	90°31'34"	С3	
C43	21.21'	S1°21'28"E	23.56'	15.00'	90°00'00"	C4	
C44	339.91'	S49°02'04"W	340.37	1891.00'	10°18'46"	C5	
C45	10.12'	S31°17'21"W	10.39	13.00'	45°48'12"	C6	
C46	40.03'	S27°32'35"W	40.79	61.00'	38°18'40"	C7	
C47	12.28'	S18°31'17"W	12.79	13.00'	56°21'16"	C8	
C48	258.35'	S35°54'43"E	267.62	292.00'	52°30'42"	С9	
C49	175.02'	S37°17'14"E	180.65	208.00'	49°45'40"	C10	
C50	84.43'	S28°31'56"E	85.56'	152.00'	32°15'03"	C11	
C51	10.53'	S68°32'28"E	10.84	13.00'	47°46'01"	C12	
C52	95.86'	S0°38'29"W	155.93'	48.00'	186°07'56"	C13	
C53	13.33'	S71°33'49"W	13.80'	15.15'	52°11'40"	C14	
C54	8.75'	S28°22'47"W	8.88'	15.00'	33°55'31"	C15	
C55	94.65'	S89°29'32"W	131.82'	48.37'	156°09'01"	C16	
C56	8.75'	N29°23'42"W	8.88'	15.00'	33°55'31"	C17	
C57	21.21'	S88°38'32"W	23.56'	15.00'	90°00'00"	C18	
C58	21.07'	S1°30'16"E	23.36'	15.00'	89°14'44"	C19	
C59	20.89'	N89°44'30"E	23.11'	15.00'	88°15'43"	C20	
C60	54.89'	N44°44'40"E	54.89'	1815.00'	1°43'58"	C21	
C61	10.22'	N77°21'23"E	10.51'	13.00'	46°18'55"	C23	
C62	189.16'	N51°12'43"E	189.25	1815.00'	5°58'27"	C24	
C63	22.00'	N1°02'55"E	24.70'	15.00'	94°21'08"	C25	
C64	21.12'	N1°37'15"W	23.42'	15.00'	89°28'26"	C26	
C65	21.35'	S88°29'44"W	23.76'	15.00'	90°45'16"	C27	
C66	21.35'	N88°29'40"E	23.76'	15.00'	90°45'24"	C28	
C67	21.07'	S1°30'16"E	23.36'	15.00'	89°14'44"	C29	
C68	154.06'	S39°07'35"E	154.45	632.00'	14°00'07"	C30	
C69	25.96'	S45°02'47"E	25.96'	669.59'	2°13′17"	C31	
C70	40.09'	S42°17'45"E	40.10'	697.77	3°17'32"	C32	
C71	40.32'	S38°56'51"E	40.32'	697.70'	3°18'41"	C33	
C72	40.69'	S35°34'26"E	40.69'	688.00'	3°23'20"	C34	
C73	47.28'	N38°14'37"E	47.34'	272.00'	9°58'22"	C35	
C74	50.42'	N35°59'38"E	50.44	528.00'	5°28'24"	C36	
C75	20.28'	N3°48'49"W	22.28'	15.00'	85°05'17"	C37	
C76	21.21'	S88°38'32"W	23.56	15.00'	90°00'00"	C38	
C77	21.21'	S1°21'28"E	23.56'	15.00'	90°00'00"	C39	

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C40	90°24'45"	15.00'	23.67	N88°26'10"E	21.29'
C41	89°28'26"	15.00'	23.42'	S1°37'15"E	21.12'
C42	90°00'00"	15.00'	23.56'	N88°38'32"E	21.21'
C43	90°00'00"	15.00'	23.56'	N1°21'28"W	21.21'
C44	90°31'34"	15.00'	23.70'	S88°22'45"W	21.31'
C45	30°02'58"	688.00'	360.83	S47°09'01"E	356.71
C46	53°47'53"	13.00'	12.21'	S35°16'34"E	11.76'
C47	57°38'00"	61.00'	61.36	S37°11'37"E	58.81
C48	56°21'16"	13.00'	12.79	S37°49'59"E	12.28'
C49	52°30'42"	348.00	318.94	S35°54'43"E	307.90'
C50	90°00'00"	15.00'	23.56	S17°10'04"E	21.21'
C51	24°53'23"	272.00	118.16	S40°16'38"W	117.23
C52	24°53'23"	328.00	142.49	S40°16'38"W	141.37
C53	19°27'54"	472.00	160.35	S42°59'23"W	159.58'
C54	9°58'22"	328.00	57.09	S38°14'37"W	57.02'
C55	89°35'15"	15.00'	23.45	S1°33′50"E	21.14'
C56	90°00'00"	15.00'	23.56'	N0°20'32"E	21.21
C57	32°15'03"	208.00	117.08	N28°31'56"W	115.54
C58	49°45'40"	152.00	132.01	N37°17'14"W	127.90'
C59	90°00'00"	15.00'	23.56	S72°49'56"W	21.21'
C60	88°18'00"	15.00'	23.12'	S89°29'32"W	20.90'
C61	5°19'50"	528.00'	49.12'	S50°03'24"W	49.11'
C62	86°15'03"	15.00'	22.58'	N89°28'59"W	20.51
C63	15°17'16"	48.37	12.91'	N19°03'39"E	12.87'
C64	10°43'05"	206.00	38.54	S37°45'34"W	38.48'
C65	17°47'35"	206.00	63.97	S23°30'32"W	63.72'
C66	14°45'25"	206.00	53.06'	S7°14'02"W	52.91'
C67	34°14'49"	206.00	123.13	S17°16'05"E	121.31'
C68	55°15'40"	48.37	46.65	N54°20'07"E	44.86
C69	89°14'36"	15.00'	23.36	S1°30'20"E	21.07
C70	90°31'34"	15.00	23.70'	S88°22'45"W	21.31'
C71	89°28'34"	154.00'	240.49	N1°37'11"W	216.79
C72	90°45'16"	15.00'	23.76	N88°29'44"E	21.35'
C73	44°42'09"	154.00'	120.15	S20°46'01"W	117.13'
C74	44°46'25"	154.00'	120.34	S23°58'16"E	117.30'
C75	62°28'03"	48.37	52.74	S66°48'01"E	50.16'
C76	23°08'03"	48.37	19.53	S23°59'58"E	19.40'
C77	11°57'58"	206.00	43.02'	S40°22'29"E	42.94

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C80	24°17'38"	96.98'	41.12'	N55°07'00"E	40.81
C81	2°56'13"	203.00'	10.41	N65°46'59"E	10.40'
C82	11°42'23"	203.00'	41.48'	N58°27'41"E	41.40'
C85	9°06'42"	203.00	32.28'	N48°03'09"E	32.25
C88	11°23'54"	208.00	41.38'	S31°53'13"E	41.31
C89	11°03'12"	208.00	40.13	S43°06'46"E	40.06'
C90	11°08'25"	208.00	40.44	S54°12'34"E	40.38'
C91	32°55'46"	70.61'	40.58	S44°17'09"E	40.03'
C92	28°58'54"	80.00'	40.47	S48°47'32"E	40.04
C93	9°59'48"	80.00'	13.96'	S68°16'53"E	13.94'
C94	25°41'29"	62.76'	28.14	S60°26'02"E	27.91'
C95	29°03'35"	62.76'	31.83'	S33°03'30"E	31.49'
C96	3°55'10"	152.00'	10.40'	S20°29'18"E	10.40'
C97	15°44'17"	152.00'	41.75	S30°19'01"E	41.62
C98	15°07'21"	152.00'	40.12	S45°44'50"E	40.00'
C99	9°14'04"	152.00'	24.50	S57°55'33"E	24.47'
C100	5°14'57"	180.00	16.49	S59°55'07"E	16.48
C101	12°47'56"	180.00	40.21	S50°53'40"E	40.13'
C102	12°53'41"	180.00	40.51	S38°02'52"E	40.42'
C106	2°55'31"	180.00'	9.19'	S30°08'16"E	9.19'

	2 00 01	100.00	3.13	330 00 10 E	3.13		
CURVE DATA TABLE							
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH		
C107	16°43'57"	108.56	31.70'	S37°03'46"E	31.59'		
C108	6°15'36"	304.00'	33.21'	S49°29'16"E	33.20'		
C109	8°36'52"	304.00	45.71	S56°55'29"E	45.66'		
C110	4°37'16"	496.13	40.01'	N45°47'38"W	40.00'		
C111	4°38'27"	496.13	40.19'	N41°09'46"W	40.17'		
C112	4°41'32"	496.13	40.63'	N36°29'47"W	40.62'		
C113	2°37'42"	496.13	22.76'	N32°50'10"W	22.76'		
C114	5°02'52"	208.00	18.32'	N34°02'40"W	18.32'		
C115	4°00'30"	203.00'	14.20'	N41°29'33"E	14.20'		
C116	10°37'37"	219.00'	40.62'	N33°57'55"E	40.56'		
C117	29°06'53"	79.75'	40.53'	S50°00'15"E	40.09'		
C118	3°40'31"	142.18	9.12'	S67°05'33"E	9.12'		
C119	18°29'44"	100.00	32.28'	S57°43'15"E	32.14'		
C120	23°23'20"	100.00	40.82	S36°46'43"E	40.54		
C121	12°52'20"	100.00'	22.47'	S18°38'53"E	22.42'		
C122	13°15'33"	98.00'	22.68'	S18°50'30"E	22.63'		
C123	29°49'27"	632.00'	328.98'	S47°02'15"E	325.27'		
C124	1°45'14"	688.00'	21.06	S33°00'09"E	21.06'		

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C125	58°34'55"	13.00'	13.29'	N88°45'33"E	12.72'
C126	41°02'45"	60.00'	42.98'	N79°59'28"E	42.07'
C127	10°59'34"	104.00	19.95'	N49°22'14"E	19.92'
C128	11°26'43"	104.00	20.78	N60°35'23"E	20.74
C129	29°25'46"	40.00'	20.55	N51°35'52"E	20.32'
C130	21°30'22"	40.00'	15.01'	N26°07'47"E	14.93'
C131	30°24'38"	50.49	26.80'	N30°39'06"E	26.49
			•		

LINE	E DATA TA	BLE
LINE #	DIRECTION	LENGTH
L1	N46°21'28"W	73.01'
L2	N43°06'58"E	109.93
L3	N43°06'58"E	109.48
L4	S43°38'32"W	105.55
L5	S43°38'32"W	105.37
L6	N46°21'28"W	73.69'
L7	S44°39'28"E	45.19'
L8	S9°39'21"E	36.91'
L9	S43°52'40"W	65.02'
L10	S43°07'06"W	119.66
L11	N43°52'40"E	65.01'
L12	N43°13'47"E	30.43'
L13	N33°15'26"E	85.09'
L14	N46°21'28"W	766.74
L15	N62°10'04"W	16.52'
L16	S46°21'28"E	80.00'
L17	S43°38'32"W	110.00'
L19	S89°51'20"W	25.00'
L20	S43°52'22"W	120.00'
L21	N43°52'22"E	110.00'
L22	N46°21'28"W	72.26'
L23	S46°07'38"E	94.81
L24	S46°07'38"E	95.16'
L25	S43°07'06"W	166.71
L26	N43°07'06"E	166.45
L27	S46°52'54"E	20.00'
L28	S89°23'08"W	104.43
L29	N43°07'31"E	118.02
L30	N62°10'04"W	37.23'
L32	N62°10'04"W	33.31'

LINE DATA TABLE						
LINE #	DIRECTION	LENGTH				
L33	S46°07'38"E	36.09				
L34	S39°04'56"W	97.25				
L35	S43°40'27"W	7.01'				
L36	S36°07'57"W	80.39				
L37	S46°09'18"E	33.05				
L39	S9°39'21"E	36.91'				
L41	S62°10'04"E	11.60'				
L43	S27°49'56"W	7.58'				
L45	S52°43′19"W	14.09'				
L48	S52°43'19"W	82.13'				
L50	S33°15'26"W	85.09				
L52	S43°13'47"W	31.05				
L54	S46°21'28"E	138.94				
L55	N43°29'48"E	409.95				
L56	N46°30'12"W	110.00'				
L57	N43°29'48"E	20.00'				
L58	S46°30'12"E	253.91				
L59	N45°20'32"E	93.91'				
L64	N62°10'04"W	9.54'				
L66	S27°49'56"W	7.58'				
L69	N46°21'28"W	95.49				
L70	N43°29'48"E	410.00				
L71	S46°30'12"E	123.27				
L72	S52°43'19"W	47.78'				
L76	N43°38'32"E	110.00'				
L77	S46°21'28"E	663.54				
L79	N43°29'48"E	110.58				
L80	N25°49'56"E	86.32'				

PROJECT: SAGE HOLLOW SITE LAYOUT

JOB NUMBER: 20002007

SURVEY DATE: NOVEMBER, 2020

SCALE: 1" = 50'

SURVEYOR: ROBERT J. GERTSON, RPLS 6367

TECHNICIAN: AY, JBW

DRAWING:
DESCRIPTION:
PARTYCHIEF:
FIELDBOOKS:



REPLAT SAGE HOLLOW 10 OF 10



# CITY OF KYLE, TEXAS

# Waffle House - Conditional Use Permit (CUP-22-0055)

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Consider a request to construct an approximately 1,791 square foot, free standing Waffle

House building and site plan for property located at 5767 Kyle Parkway within the I-35

zoning overlay district. (Waffle House - CUP-22-0055)

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

## **ATTACHMENTS:**

#### **Description**

- Building Elevations
- Dumpster Elevations
- □ Landscape Plan
- Landowner Authorization Form
- ☐ Franchise Tax Account Status



# CITY OF KYLE

## Community Development Department



## **MEMORANDUM**

TO: Planning & Zoning Commission

FROM: Kaela Sharp – City Planner

DATE: Tuesday, June, 14, 2022

SUBJECT: Waffle House (CUP-22-0055)

## **REQUEST**

The applicant seeks to construct an approximately 1,791 square foot, free standing Waffle House building and site plan. The building will consist of indoor dining service, with materials consisting of two (2) types of brick (medium and dark brown color) and also a bright red canopy over the windows. Appropriate architectural features such as canopies, windows and banding complete the design.

## **LOCATION**

The property is located at 5767 Kyle Parkway, Kyle, TX 78640, approximately 250-feet northeast of the intersection of Kyle Parkway and Lowe's access road.



## **OVERLAY DISTRICT**

The I-35 overlay district. The Interstate Highway 35 corridor conditional use overlay district (the I-35 overlay district) extends from the northernmost city limit boundary at I-35 to the southernmost city limit boundary at I-35, and includes all real property within 1,500 feet of the outer most edge of the highway right-of-way of 1-35. Sec. 53-899 is the code section staff uses to review for aesthetic compliance.

## **TEXT OF THE ZONING ORDINANCE**

Sec. 53-896. - Standards for review.

- (a) The planning and zoning commission shall determine whether the application and project is consistent and compliant with the terms and intent of this division, this chapter, chapter 32, article II, pertaining to the site development plan, and all other codes and ordinances of the city. The planning and zoning commission will determine if the proposed use, occupancy and structure will promote, preserve, and enhance, and will not damage or detract from the distinctive character of the community; will preserve and protect property values and taxable values; will not be detrimental or inconsistent with neighboring uses and occupancies; will not be detrimental to the general interests of the citizens; and will not be detrimental to the public health, safety and welfare. In conducting its review, the planning and zoning commission shall make examination of and give consideration to the traffic flow, development density, neighboring historical designs, neighboring uses, and elements of the application, including, but not limited to:
  - (1) Height, which shall conform to the requirements of this chapter;
  - (2) Building mass, which shall include the relationship of the building width to its height and depth, and its relationship to the visual perception;
  - (3) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including, but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
  - (4) Roof shape, which shall include type, form, and materials;
  - (5) Materials, texture, and color, which shall include a consideration of material compatibility among various elements of the structure;
  - (6) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
  - (7) Landscape design and plantings, which shall include lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
  - (8) Vehicular and pedestrian access, which shall include location, width, and type of surface for all points of ingress and egress;
  - (9) Signage, which shall include, in addition to the requirements chapter 29, pertaining to signs, the appropriateness of signage to the building in relation

100 W. Center Street Kyle, Texas 78640 (512) 233-1144 Item # 10

- location, historical significance of the structure and neighboring structures, traffic visibility; obstruction of views from neighboring property;
- (b) The planning and zoning commission may request from the applicant such additional information, sketches, and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding matters under examination. It may recommend to the applicant changes in the plans it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The planning and zoning commission shall keep a record of its proceedings and shall attach to the application copies of information, sketches, and data needed to clearly describe any amendment to the application.
- (c) If the conditional use permit is granted by the planning and zoning commission, the applicant shall be required to obtain a building permit and/or a development permit, if required, provided all other requirements for a building permit and/or a development permit are met. The building permit and/or a development proposal as approved shall be valid from one year from the date of approval. The planning and zoning commission may grant an extension of the one-year limitation if sufficient documentation can be provided to warrant such an extension.

## **STAFF ANALYSIS**

Staff has reviewed the request and has made the following findings:

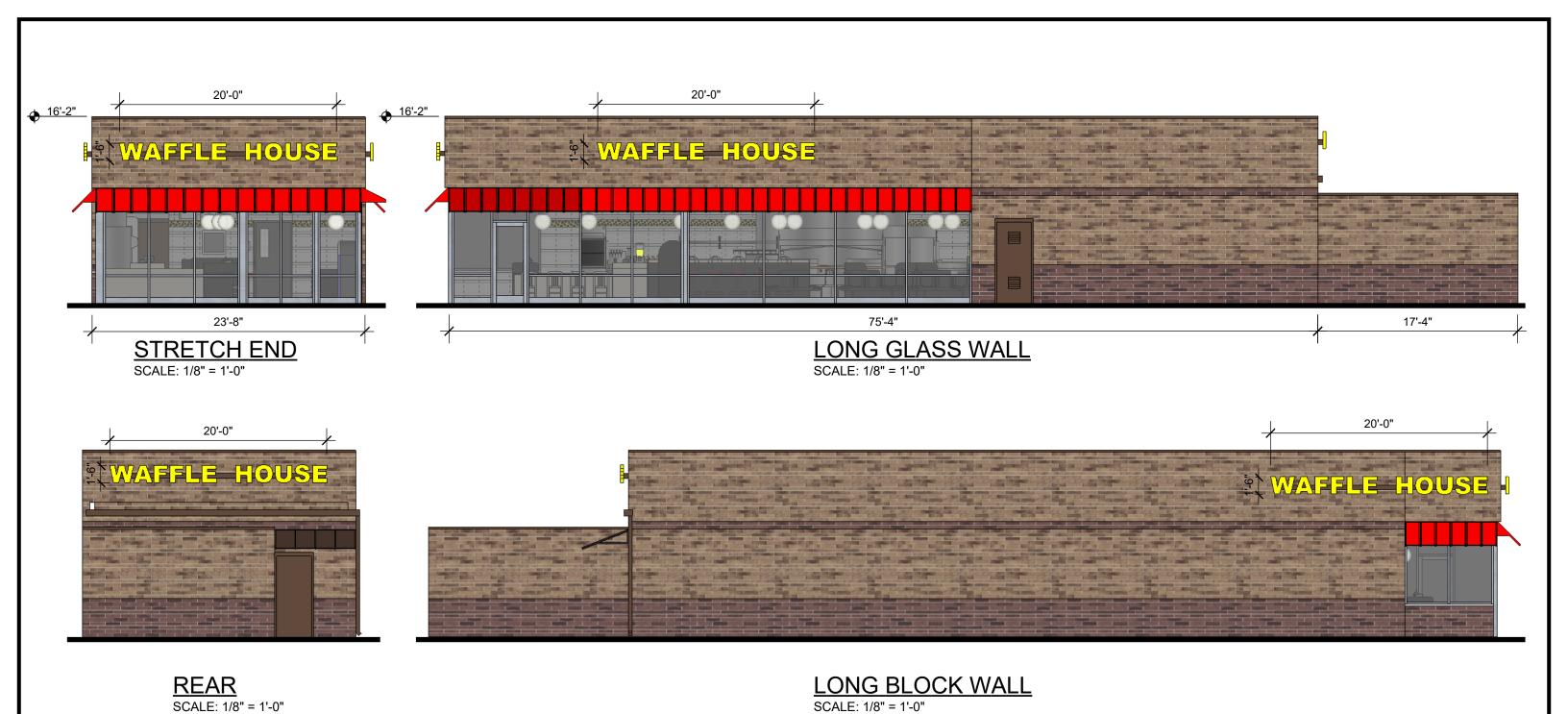
- 1. The proposed building meets the intent of the Retail Services zoning standards for the building and site work;
- 2. The architecture style of the building meets the requirements in the I-35 Overlay;
- 3. Materials types and specific colors are available on the elevation sheet.
- 4. The overall design aesthetic and color palette does not match the current ideals within the I-35 Overlay standard for the preferable appearance of the Kyle I-35 corridor. However, not every commercial building needs to have the red brick and white limestone preference (Sec. 53-899(j)(1)). Aesthetic variety is a good idea, as to promote architectural diversity within the City of Kyle.

The site plan shown as an exhibit is code compliant, and matches the proposed building for both the Retail Services zoning district and I-35 Overlay. The building meets and exceeds the requirements for a minimum of 90% four sided masonry.

#### RECOMMENDATION

Staff has reviewed the color elevations for compliance with the Sec. 53-899 (I-35 Overlay design standards), and the plans are compliant. Staff recommends approval of the conditional use permit (CUP-22-0055).

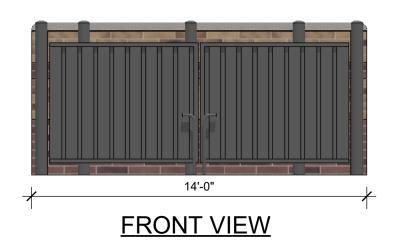
100 W. Center Street Kyle, Texas 78640 (512) 233-1144 Item # 10



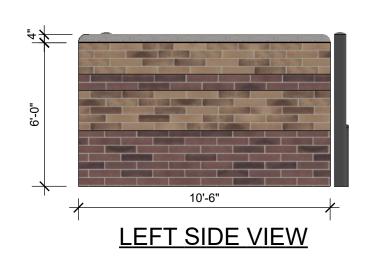
## **BUILDING DESCRIPTION:**

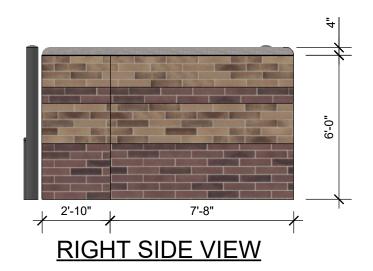
LEFT HAND, MEDUIM PARAPET BUILDING QUIK BRIK FLASHED "AUTUMN BLEND" W/ QUIK-BRIK FLASHED "MAROUS BLEND" BASE AND ACCENT STRIPE RED STANDING-SEAM METAL AWNING











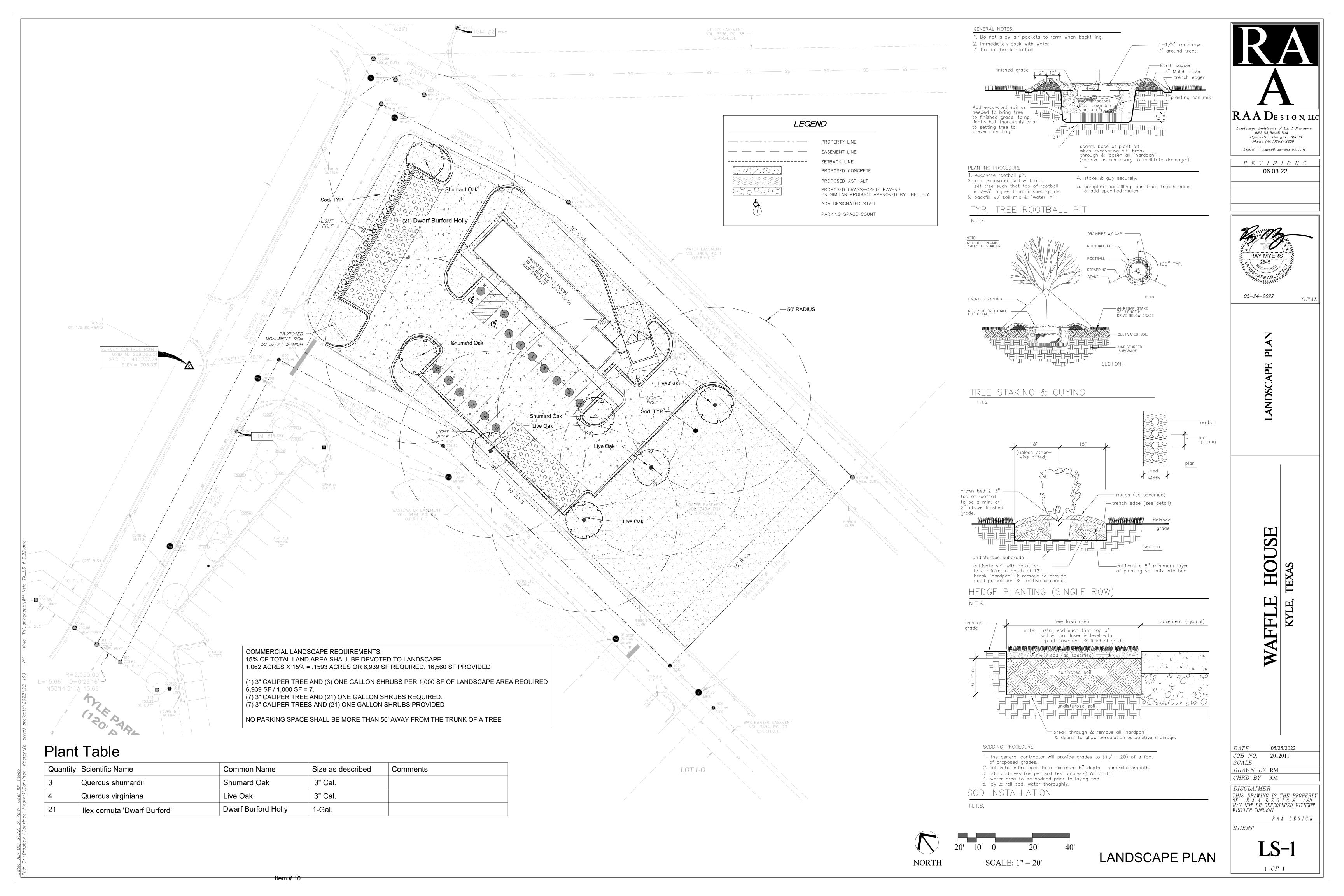


# PROPOSED WAFFLE HOUSE

# **KYLE PKWY - KYLE, TX**

STANDARD DUMPSTER W/ GATE
QUIK-BRIK FLASHED "MAROUS BLEND" & "AUTUMN BLEND"
SCALE: 1/4" = 1'-0"

**DATE:** 06/03/22



## LANDOWNER AUTHORIZATIONAND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION
Subdivision Name, Block, Lot, or legal description if not subdivided:Lot 1-Q of the SETON HAYS
COUNTY SUBDIVISION REPLAT OF LOT 1, BLOCK "B"
# of lots (if subdivided):one (1)  # of acres: _1.061
Site APN/Property ID #(s): _R130408_
Location: <u>5767 Kyle Parkway, Kyle, TX 78640</u> County: <u>Hays</u>
Development Name: The Village at Kyle - proposed Waffle House Restaurant
OWNER
Company/Applicant Name: SCC KYLE PARTNERS, LTD.
Authorized Company Representative (if company is owner): _Phillip M. Plant
Type of Company and State of Formation: a Texas limited partnership
Title of Authorized Company Representative (if company is owner): _Manager_
Applicant Address: 800 N. Shoreline Blvd., Suite #2200S, Corpus Christi, TX 78401
Applicant Fax: (361) 359-2283
Applicant Phone: (361) 888-7611
Applicant/Authorized Company Representative Email: Phil@hpo.com
APPLICANT REPRESENTATIVE
Check one of the following:
check one of the following.
I will represent the application myself; or
X I hereby designate <u>Sanford McAllister</u> , <u>Real Estate Director – Waffle House</u> , <u>Inc.</u> (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.  Date: 4-29-2022
State of TX S  County of Nurses S
County of Nursea 9
This instrument was acknowledged before me by ( <a href="Phillip M. Plant">Phillip M. Plant</a> ) who is a (manager) of ( <a href="KIF-GP">KIF-GP</a> , LLC), a (Texas) (limited liability company), the General Partner of SCC KYLE PARTNERS, LTD.
SUBSCRIBED AND SWORN TO before me, this
the 29 day of Afn. ( , 20 2.2
DANITURE DAN
Notary Public, State of Texas  Notary Public's Signature  Comm. Expires 01-24-2023
3.5 OF 18.5
My Commission Expires

## PROJECT REPRESENTATIVE

Representative Name: Sanford McAllister, Real Estate Director – Waffle House, Inc.

Representative Address: 5986 Financial Drive, Norcross GA 30071

Representative Phone: (678) 427-5635

Representative Email: sanfordmcallister@wafflehouse.com

Representative's Signature: A Mallister Date: 14-25-22





## **Franchise Tax Account Status**

As of: 05/05/2022 12:20:28

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

WAFFLE HOUSE, INC.			
Texas Taxpayer Number	15806528400		
Mailing Address	PO BOX 6450 NORCROSS, GA 30091-6450		
<b>?</b> Right to Transact Business in Texas	ACTIVE		
State of Formation	GA		
Effective SOS Registration Date	06/09/1972		
Texas SOS File Number	0003293206		
Registered Agent Name	CORPORATION SERVICE COMPANY D/B/A CSC- LAWYERS INCO		
Registered Office Street Address	211 E. 7TH STREET SUITE 620 AUSTIN, TX 78701		



# CITY OF KYLE, TEXAS

Everardo Rosales - Zoning (Z-22-0098)

**Meeting Date: 6/14/2022** Date time:6:30 PM

Subject/Recommendation: Consider and possible action on a recommendation to the City Council regarding a request by Rey Cedillos to rezone approximately 5.4 acres of land from 'A' to 'R-1-T' (Residential Townhouse 1) & approximately 4.6 acres 'RS' (Retail Services) for property located at 951 Windy Hill Road in Hays County, Texas. (Everardo Rosales - Z-22-0098)

• Public Hearing

• Recommendation to City Council

**Other Information:** See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

#### Description

- D Staff Report
- D Request Letter
- D Survey
- D Landowner Authorization Letter
- D Deed

Property Location 951 Windy Hill Road, TX 78640

Owner Everardo Rosales

1812 Payton Gin, Ste 320

**Austin, TX 78758** 

Agent Rey Cedillos

PO Box 50362 Austin, TX 78763

Request Rezone Approximately 10-Acres "A" (Agriculture) to

"RS" (Retail Services, 4.6-Acres) & "R-1-T"

(Townhome Residential, 5.4-Acres)

## **Vicinity Map**



## **Site Description**

The site is undeveloped and located at 951 Windy Hill Road. It's currently inside the city limits of the City of Kyle and is zoned "Agriculture" ("A"). The parcel is approximately 0.8 miles east of IH-35, and across the street from Park South Drive and Branch View Drive.



## **Zoning Map**

## **Existing Zoning**

The existing zone of 951 Windy Hill Road is Agriculture "A". This zoning was approved upon annexation in December of 2013 (Ord. No. 773). Until the time of development, annexed property is assigned this zoning district.

West and north of the property is the Meadows of Kyle neighborhood (R-1-A). To the northeast is property zoned "A" with a contracting business on site (4323 Dacy Lane). To the east and adjacent to the property is a parcel zoned R-3-2 (Apartments, 21 units per

acre maximum). To the south is Windy Hill Road with larger lot single family residences south of the road (City of Kyle ETJ).

## **Requested Zoning**

## Retail 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.

(Ord. No. 438, § 42(a), 11-24-2003)

## Residential Townhouse District "R-1-T"

## Sec. 53-140. - Purpose and permitted uses.

The residential townhouse district R-1-T allows attached single-family structures containing four or more dwelling units with a minimum of 1,000 square feet of living area per unit and permitted accessory structures. The single-family residences authorized in this zoning district are those generally referred to as townhouses. There shall be no more than ten units per buildable acre of land within the associated boundary of the premises of the townhouse site.

(Ord. No. 438, § 28(a), 11-24-2003; Ord. No. 928, § 1(Exh. A), 1-17-2017)

## **Conditions of the Zoning Ordinance**

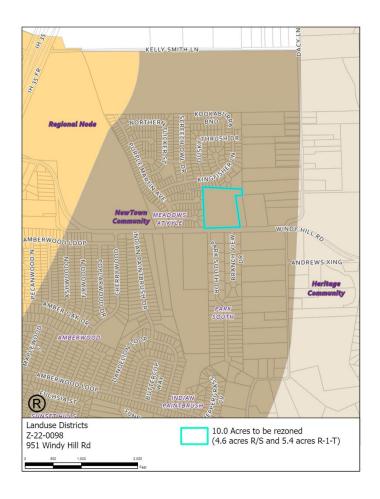
Sec. 53-1205 Amendments

(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 "New Town" land use district. The "RS" & "R-1-T" zoning districts are a recommended in the "New Town" land use district.

## **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

## **New Town Community**

<u>'Character':</u> Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading

south along these roadways. These land uses and the forms that follow are wide ranging and varying according to the existing development pattern in place today, and the availability for utility service to as-yet undeveloped lands. The New Town District includes undeveloped residential areas, the proposed site for an 'Uptown' shopping/activity center, proposed and existing commercial along higher classified roadways, and legacy residential that has existed for many years. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

<u>'Intent':</u> The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed In autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes and nodes.

As parcels along major roadways and alongside high capacity wet utilities come available, the development density of those parcels should be established higher than other areas of the city, especially any properties in proximity to either I-35, FM 1626 or both. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. The leading way to make this a reality is to build off the strength of the urban form supported in the Core Area Transition District, make use of the transportation network already in place that runs through and along this district, and enable more uses and architectural types that blend well into the urban design form. This District should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Establishing mixed use zoning districts and employment districts will compliment the existing retail and services uses present today, and should be supported by the adjacent residential and future integrated multi-family residential.

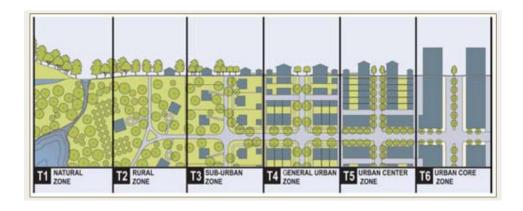
## **Analysis**

The 10-acre tract is adjacent and east of the Meadows of Kyle neighborhood, on Windy Hill Road (Single Family Residential, R-1-A). All properties adjacent to 951 Windy Hill Road are inside the city limits, with diverse zoning in place.

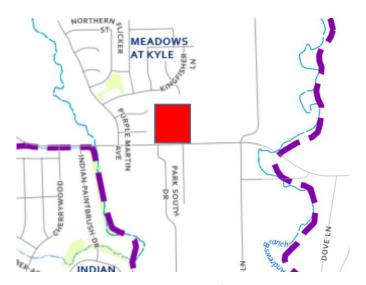
The 2019 comprehensive plan allows both the "RS" and "R-1-T" zoning districts as recommended. When zoning districts/uses are recommended, they generally will fit into the landscape or built environment without much issue. This can range from expected uses (Retail Services allows highway point of sale uses), to how the development integrates into the street and surrounding community, and diversity of housing types. The diverse existing land uses/zoning allow the "RS" and "R-1-T" districts to generally fit in to the area.

From west to east, the existing zoning generally ramps up in density and intensity of use. The zoning request neatly fits into this idea. Meadows of Kyle is a single-family residential neighborhood with a maximum density of 6.8 residences per buildable acre. The "R-1-T" (townhomes) is the next level up at 10 residences per buildable acre. Adjacent and east of the proposed rezoning is land zoned "R-3-2" (apartments at a maximum density of 21 units per buildable acre). East of the "R-3-2" zoning is a gas station and convenience store at the northwest corner of Windy Hill Road and Dacy Lane. All three properties (951 Windy Hill Road, "R-3-2" and convenience store) either propose point of sale service along Windy Hill Road or have it already.

Below is an exhibit showing the idea of transect zoning created by the Duany-Plater Zyberk firm. Zones "T3" through "T5" are the most applicable zones for the purpose of this report.



Infrastructure is always an important discussion item, when development is proposed. Windy Hill Road is the street the project will take access from. At build out, Windy Hill Road will be a 4-lane arterial. At minimum, the development will likely be required to dedicate right of way. The project will also likely pay the Adjacent Lane Mile fee in lieu of street improvements, due to the small scale of the project. Additionally, the applicant has expressed interest in extending the Vybe trail east from the trail crossing Windy Hill Road (between the Indian Paintbrush neighborhood & Dollar General.



**Vybe Trail Map – Location of Project in Red** 

Water service will be provided by Monarch (Southwest Water), and wastewater will be provided by the City of Kyle. The project will be required to extend wastewater approximately 1,200 linear feet to the west to tie into an existing manhole at the entrance of Meadows of Kyle. Power will be provided by Pedernales Electric Cooperative.

## Recommendation

As the comprehensive plan supports the rezoning request and Staff asks the Planning & Zoning Commission to support the zoning request as presented.

# Cedillos & Company

Civil/Environmental Consulting Engineers Texas Firm Registration Number F-9159

April 26, 2022

City of Kyle Planning Development 100 W. Center Street Kyle, Texas 78640

Re:

Zoning Request for 951 Windy Hill Road,

Kyle, Texas 78640

Dear Case manager:

This application is for a zone change from A to R/S in the front of the property and R-1-T in the back. The property is located at 951 Windy Hill Dr. inside the Kyle city limits. The legal description is A0397 A Reuss Survey. Reference ID: R17614.

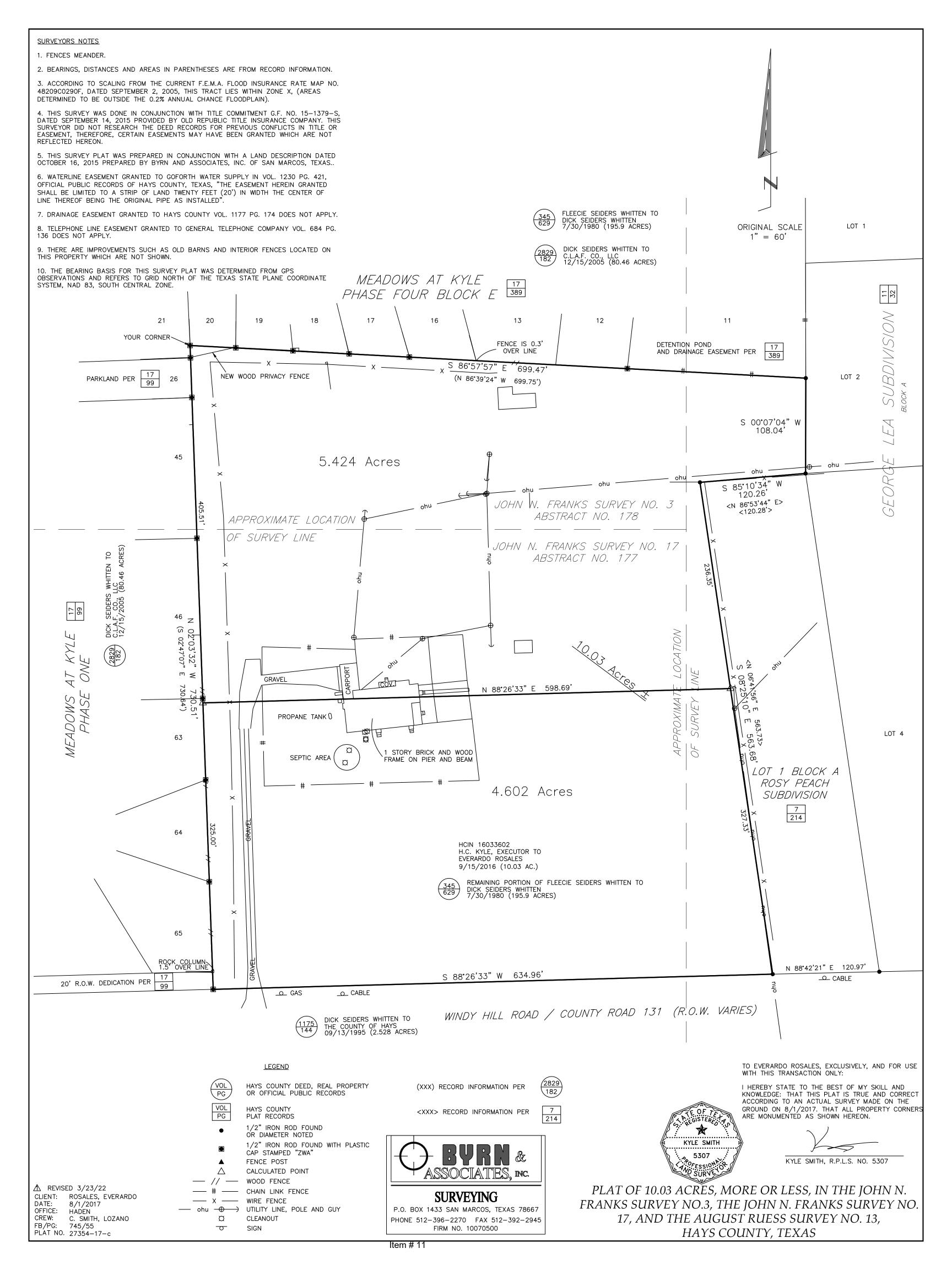
The R/S zoning is proposed for the 4.6 acre along Windy Hill Road where a retail center including a grocery store is proposed. The remaining 5.4 acres is proposed to be zoned R-1-T for residential use.

Please call me at 512-363-6801 if you have any questions or need additional information.

Sincerely

Rev Cedillos, P.E.

reycedillos@aol.com



## LANDOWNER AUTHORIZATIONAND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION
Subdivision Name, Block, Lot, or legal description if not subdivided: A0397 PEUSS SUBJET
# of lots (if subdivided): # of acres: # of acres:
Site APN/Property ID #(s): R17614
Location: KYLE, TX County: HAYS
Development Name: 95/WINDY HILL
OWNER
Company/Applicant Name: EVERARDO ROSALES
Authorized Company Representative (if company is owner):
Type of Company and State of Formation: NA
Title of Authorized Company Representative (if company is owner): Owner
Applicant Address: 1812 PAYTON GIN, STE 230, AUSTIN, TX 78758
Applicant Fax:
Applicant Phone: 510: 749 - 4686
Applicant/Authorized Company Representative Email: EVEGARE @ GMAIL, COM
APPLICANT REPRESENTATIVE
Check one of the following:
. I will represent the application myself; or
<del></del>
I hereby designate FEY CED 1405 (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.
mitorination and for reserving an issues of someon relative to and appropriate
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 Date: 03-29-22
Owner's Signature Date: 05-29-22
State of Textor §
(laun) §
country of Hays & marh 29, 2022 Everarch Dos also
This instrument was acknowledged before me on (date) by (name of authorized company representative)
This instrument was acknowledged before me on (date) by (name of authorized company representance)
who is a(n) (member, manager, authorized officer, etc.) or (name or company), a (1 exas) (infinited naturally
company, corporation, partnership, etc.).   \( \lambda \  \rangle \rangle \  \rangle \  \rangle \  \rangle \  \rangle \  \rangle \
SUBSCRIBED AND SWORN TO before me, this
CLAION KINCAID Y LIE A 1'- day of 1 111, VVI, 20 AA
Notacy Public, State of Texas My Confine years 30-2022  Notacy Public State of Texas My Confine years 30-2022  Notacy Public Signature
Y 9/25→SYZ ID NA 1758/B/OU AS TVENSH WAF HIDING 3 DIMINGHALO
\$(30)22
My Commission Expires

PROJECT REPRESENTATIVE

Representative Name: PEY CEDILLOS
Representative Address: Representative Phone: 5(2-363-680)
Representative Email: PEYCEDILLOS & AOL COM
Representative's Signature: Date: 3/29/22

# **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

Date: JANA

, 2016

**Grantor:** 

H.C. KYLE, III, Independent Executor of the Estate of Dick Seiders Whitten, Deceased, probated Under Cause No. 15-0208-P, in the County Court at Law of Hays

County, Texas

Grantor's Mailing Address:

118 North LBJ Drive

San Marcos, Texas 78666

in Hays County

Grantee:

**EVERARDO ROSALES** 

Grantee's Mailing Address:

1812 Payton Gin, Suite 230

Austin, Texas 78758 in Travis County

#### Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and for which no lien, express or implied, is retained

#### Property (including any improvements):

10.03 acres of land, more or less, in the JOHN N. FRANKS SURVEY NO. 3, Abstract No. 178, the JOHN N. FRANKS SURVEY NO. 17, Abstract No. 177 and the AUGUST RUESS SURVEY NO. 13, in Hays County, Texas, being a portion of that tract described as 195.9 acres in Deed recorded in Volume 345, Page 629, Deed Records of Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

Reservations from Conveyance: None.

#### Exceptions to Conveyance and Warranty:

- 1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- 2. Water line easement granted to Goforth Water Supply, as recorded in Volume 1230, Page 421, Official Public Records of Hays County, Texas.
- 3. Affidavit to the public regarding a non-standard and/or proprietary on-site sewage facility installed on subject property, as recorded in Volume 3112, Page 257, Official Public Records of Hays County, Texas.
- 4. Grantor shall have no liability for loss, claim or damage arising by virtue of the following, as reflected on survey Dated October 15, 2015, prepared by Kyle Smith, Registered Professional Land Surveyor No. 5307: Intrusion of fence along the north and west lines and protrusion of fence along the east line.
- 5. All 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 2016, which Grantee assumes and agrees to pay.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS DEED, AND OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE WARRANTIES EXPRESSLY CONTAINED IN THIS DEED, AND OTHER CLOSING DOCUMENTS.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

H.C. KYLE, III, Independent Executor of the Estate of Dick Seiders Whitten, Deceased

STATE OF TEXAS

§ §

COUNTY OF HAYS

§

nt was acknowledged before me on the day of 2016 by H.C. KYLE, III, in his capacity as Independent Executor of the

Estate of Dick Seiders Whitten, Deceased.

Notary Public - State of Texas

PREPARED IN THE LAW OFFICE OF:

H.C. KYLE, III Attorney at Law 118 North LBJ Drive San Marcos, Texas 78666



c:\KYLE\Probate\Whitten Dick\Rosales\hc 38630 Whitten Est - Rosales SWD

DESCRIPTION OF 10.03 ACRES, MORE OR LESS, IN THE THE JOHN N. FRANKS SURVEY NO. 3 ABSTRACT NO. 178, THE JOHN N. FRANKS SURVEY NO. 17 ABSTRACT NO. 177 AND THE AUGUST RUESS SURVEY NO. 13, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 195.9 ACRES IN A DEED FROM FLEECIE SEIDERS WHITTEN TO DICK SEIDERS WHITTEN DATED JULY 30, 1980 AND RECORDED IN VOLUME 345, PAGE 629 OF THE HAYS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with a plastic cap stamped "ZWA"in the north line of Windy Hill Road/Hays County Road 131 and that tract described as 2.528 acres in a deed from Dick Seiders Whitten to The County of Hays dated September 13, 1995, and recorded in Volume 1175 Page 144 of the Hays County Official Public Records, for the southeast corner of that twenty foot right-of-way dedication shown of the plat of Meadows at Kyle, Phase One, recorded in Volume 17 Page 99 of the Hays County Plat Records;

THENCE leaving the north line of Windy Hill Road, the Hays County Tract and PLACE OF BEGINNING as shown on that plat numbered 27218-15-c, dated October 16, 2015 as prepared for The Dick Whitten Estate by Byrn and Associates, Inc. of San Marcos, Texas, with an east line of Meadows at Kyle Phase One, N 02°03'32" W 730.51 feet to an iron rod found with a plastic cap stamped "ZWA" in the east line of Lot 21, Meadows at Kyle Phase Four, as recorded in Volume 17 page 389 of the Hays County Plat Records, for the common southwest corner of Lot 20, Meadows at Kyle Phase Four and the northwest corner of this description;

THENCE leaving Lot 21, Meadows at Kyle, Phase Four with a south line of Meadows of Kyle Phase Four, S 86°57'57" E 699.47 feet to a 1/2" iron rod found in the west line of Lot 2, Block A, George Lea Subdivision, as recorded in Volume 11 Page 32 of the Hays County Plat Records, for the common southeast corner of Lot 11, Meadows at Kyle, and the northeast corner of this description;

THENCE leaving Lot 11, with west line of Lot 2, Block A, George Lea Subdivision, S 00°07'04" W 108.04 feet to a 1/2" iron rod found at the common southwest corner of Lot 2, Block A, George Lea Subdivision, the northwest corner of Lot 4 Block A, George Lea Subdivision and the northeast corner of Lot 1 Block A, Rosy Peach Subdivion as recorded in Volume 7 Page 214 of the Hays County Plat Records;

THENCE leaving Lot 2 and Lot 4, Block A, George Lea Subdivion, with the north line Lot 1 Block A, Rosy Peach Subdivision S 85°10'34" W 120.26 feet to a 1/2" iron rod found for the northwest corner of Lot 1, Block A, Rosy Peach Subdivision;

THENCE with the west line of Lot 1, Block A, Rosy Peach Subdivision S 08°25'10" E 563.68 feet to a 1/2" iron rod found in the north line of Windy Hill Road and the previously mentioned Hays County Tract, for the common southwest corner of Lot 1 Block A, Rosy Peach Subdivision and the southeast corner of this description;

THENCE leaving Lot 1 Block A, Rosy Peach Subdivision with the north line of Windy Hill Road and the Hays County Tract, S 88°26'33" W 634.96 feet to the PLACE OF BEGINNING.

EXHIBIT "A"

There are contained within these metes and bounds 10.03 acres, more or less, as prepared from a survey made on the ground on October 16, 2015 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this description was determined from GPS observations and refers to grid north of the Texas State Plane Coordinate System, NAD 83, South Central Zone.

Kyle Smith, R.P.L.S. No. 5307

Client:

Estate of Dick Whitten

Date:

October 16, 2015

Survey: Franks, John N. No. 3, Franks, John N. No. 17, Ruess, August No. 13

County: Hays Texas

Job No: 27218-15

FND 10.03



# CITY OF KYLE, TEXAS

FM RD 812, LLC - Zoning (Z-22-0100)

**Meeting Date: 6/14/2022** Date time:6:30 PM

Subject/Recommendation: Consider and possible action on a recommendation to the City Council regarding a request by Stephen R. Jamison, P.E. to rezone approximately 32.34 acres of land from 'A' (Agriculture) to 'RS' (Retail Services) for property located at the north corner of E. RR 150 & SH-21 in Hays County, Texas. (FM RD 812, LLC - Z-22-0100)

• Public Hearing

• Recommendation to City Council

Other Information: See attached.

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

#### Description

- D Staff Report
- D Request Letter
- D Survey
- D Deed
- D Landowner Authorization Letter
- D Franchise Tax Account Status

Property Location North Corner of RR E 150 & SH-21,

Kyle, Texas 78640

Owner FM RD 812 LLC

**Mohammed Ahmad** 

1900 E Anderson Lane, Ste. 130

**Austin, TX 78752** 

Agent Stephen R. Jamison, P.E.

Jamison Civil Engineering LLC 13812 Research Blvd, #B-2

**Austin, TX 78750** 

Request Rezone Approximately 32.34- Acre "A" (Agriculture)

to "RS" (Retail Services)

# **Vicinity Map**



# **Site Description**

The site is located at the north corner of E RR 150 and SH-21 and across E RR 150 from a convenience store and fuel station. The parcel is currently zoned "A" (Agriculture) and consists of approximately 102-acres of which approximately 32.34-acres is requested to be rezoned. The 32-34 acres is undeveloped, having been utilized for agricultural puroposes.

To the west & north is the remainder of the 102-acres owned by FM RD 812 LLC, zoned Agriculture ("A", undeveloped). East, southeast and south of the parcel is SH-21 and property within the City of Uhland's ETJ. To the southwest, is property within the City of Kyle city limits, across E RR 150. It's zoned "A" and the hard corner has a convenience store and fuel station.

**Current Zoning** 

# Current Zoning Map 2-22-0100 E RR 150 at SH 21

### 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.

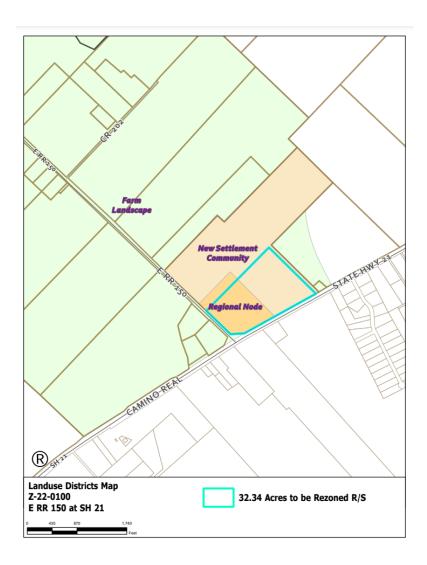
(Ord. No. 438, § 42(a), 11-24-2003)

# **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 both the "Regional Node" and "New Settlement" Districts. The RS zoning district is recommended in the "Regional Node" District and recommended conditionally in the "New Settlement" District.

#### **Current Land Use Chart**

# Regional Node

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

Conditional Zoning Categories: CBD-1, CBD-2, E, HS, R-3-1, O/I

## **New Settlement District**

Recommended Zoning Categories: O/I

Conditional Zoning Categories: E, R-1-A, R-1-1, R-1-2, R-1-3, R-1-C, R-1-T, R-2, UE, NC, CC,

MXD, RS, W

# **Regional Node Narrative**

'Character': Regional Nodes should have regional scale retail and commercial activity complemented by regional scale residential uses. These Nodes should represent the character and identity of Kyle, and signal these traits to the surrounding community. Regional Nodes have a radius of approximately 1/3 of a mile so that they are walkable, but are able to contain a greater range of uses at larger scale than those found in Local Nodes. Appropriate uses may include grocery stores, retail shopping centers, multi-family housing, and municipal services, such as libraries and recreation centers. Regional Nodes are scaled and designed as activity centers where users not only secure goods & services, but also congregate and remain for extended periods, unlike Local Nodes which are designed around quick turnaround convenience retail. The Regional Nodes located along I-35 at the northern and southern boundaries of Kyle should be designed as entryways into Kyle with elements that are symbolic of Kyle and serve to attract I-35 travelers into Kyle. Transitions between Regional Nodes and surrounding districts must be carefully constructed to avoid abrupt shifts in land uses. Trails and sidewalks should be present throughout all Regional Nodes and should connect to surround neighborhoods.

<u>'Intent':</u> The primary goal of the Regional Nodes is to capture commercial opportunities necessary to close Kyle's tax gap. To achieve this goal, these Nodes should draw upon anticipated regional growth and aggregate density to enhance value and activity levels in concentrated and visible locations. Regional Nodes should provide a mixture of uses that complements regional commercial activity, as well as encourage high intensity residential development. These Nodes should respond to other regional areas of growth, specifically along I-35 and FM 1626, and to growth toward Hwy 21, SH 45 and SH 130. The anchor of each Regional Node should be regional commercial uses, and Regional Nodes should have a high level of development intensity.

#### **New Settlement Narrative**

'Character': The New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields in an area that stretches across the city's southern-most region, from Old Stagecoach Road on the west, across I-35 toward the east, to the western border of the Plum Creek Riparian Landscape. The character of the district is as diverse as the district is expansive, as the New Settlement District spans the largest portion of the southern region of Kyle. For this reason, owing to such a diverse cross-section of Kyle's landscape, the character of the district is defined more by the function of the streets and neighborhoods that serve any particular block being examined, and less by the multiple landforms characteristic of the region as a whole. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. landscapes are bisected by I-35, others are permeated by feeder creeks and tributaries which should require heightened standards for physical development going forward. The region is dominated by legacy agricultural lands which feature old growth stands of trees and sparse one-family residences. However, there are areas experiencing significant development pressures to fulfill the current need for single family residential, and with few barriers to development, the region is growing popularity for new housing, held back in the western region by the large portion of the district being under-served by public waste water utilities. Private and public spaces are clearly separate, with the public domain by shared neighborhood amenities and the private domain defined by privatized landscapes. Acreage tracts abound in the Districts, some of which are uniquely suited for high turnover, high density retail and service uses by their location close to available roadways and wet utilities. Other properties are not yet ripe for development for their location along under-performing roadways, or from being so far removed from sewer and/or sufficient water supply. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape removed from the interstate corridor, should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

<u>'Intent':</u> The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should seek to capitalize on this "developability", while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creek ways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Future development will occur along the roadways best suited for access, and in the best proximity to the emerging water and wastewater infrastructure expansion planned for in the city's capital improvement plan. Use patterns should be established that complement residential development and facilitate beneficial land use

transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

# **Analysis**

The subject property is sited within both the "Regional Node" and "New Settlement" district, at the north corner of E RR 150 & SH-21 intersection. The 32.34-acre site is inside the city limits and zoned for Agriculture (A). The applicant wishes to rezone the acreage to Retail Services (RS), which is both recommended and conditionally recommended per the comprehensive plan.

Development within the "Regional Node" is expected to develop in a higher density and intensity of use, as these nodes are generally at major intersections or along minor/major arterials like E RR 150 & SH-21. Generally, sufficient utilities exist to help serve applicable developments. The "RS" zoning district is recommended in the "Regional Node" at the intersection per the comprehensive plan. The "RS" district is largely a high turnover, point-of-sale centric land use model (restaurants, retail shops, etc.), though offices and hotels are also expected and encouraged within this area.

The "New Settlement" District also has an allowance for the "RS" zoning district, however it is conditional. The general intent of the "New Settlement" District is one that is geographically vast, so most of the allowed zoning districts are conditional. Essentially, when one zooms into the parcel level detail, the conditions of the site will dictate the zoning (topography, utilities, adjacent land uses, etc.).

When the applicant originally came to the city to develop the land, the intent was to have the long face of the property face E RR 150 (parallel). The updated request with the zoning, has it turned ninety degrees to face SH-21. With this request, half of the site is in the "Regional Node" and half is in the "New Settlement" district. While the "Regional Node" recommends the "RS" district, and the "New Settlement" is conditional, both do allow the "RS" zoning district (both can consider it).

From a larger scale perspective, turning the project to face SH-21 is not a major change. The site is still at the hard corner, where the original idea was under consideration. From an infrastructure standpoint, nothing changes, as shown below.

#### **Existing Infrastructure**

- E RR 150 & SH-21 (TxDoT)
- Water (County Line SUD)

- Wastewater (none) will use commercial scale OSSF until a wastewater system is available.
- Electricity = PEC

The development of this intersection will begin catalyzation of the southeast portion of the City. It will also likely provide opportunity for regional, larger scale retail, which this portion of the City is currently lacking. In short, this rezoning will essentially kick off development of the area, bring much needed point of sale services to the local populace, and provide extra sales and ad valorem tax to the City of Kyle.

After rezoning the following permits will be required:

- Subdivision/platting
  - Staff will review the Transportation Master Plan for appropriate improvements
  - Applicant will need TxDoT permits for access.
- Site Development Permit
  - Staff will review parking, landscape, detention, building locations etc.
- Conditional Use Permit (Building Façade)
  - Will also have applicant coordinate with 3<sup>rd</sup> party architects for Gold Standard.
  - Planning & Zoning Commission will consider/approve CUP.
- Commercial Building Permit
  - Building Dept will review for compliance with 2021 International Building Code.

#### Recommendation

In conclusion, staff supports the rezoning from "A" (Agriculture) to RS (Retail Services) for the 32.34-Acre portion of the property. Staff asks the Planning & Zoning Commission to recommend approval of the request.

# FM RD 812 LLC

May 16, 2022

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

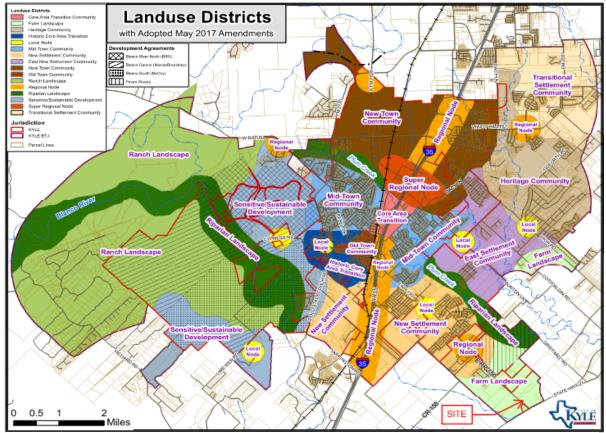
Re: JD's Supermarket Kyle Project Zoning Request Letter

The proposed JD's Supermarket Kyle project (the "tract" or "site"), owned by FM RD 812, LLC is a 102.16-acre tract of land at the northeast corner of F.M. 150 and Hwy 21. This tract is contiguous to existing agricultural zoning located directly across FM 150. There are currently no residential units occupying the tract. Currently A portion of this tract is being used for agricultural purposes with the remainder being vacant. We are currently proposing a portion of the property be used for commercial with the remainder being used for residential development. Below you will find additional details pertaining to the tract.

# Hays County Tax Appraisal District Property ID Number: R14930

This tract was annexed by the City of Kyle on . and Hays County. According to the City of Kyle's interactive Jurisdiction Map this tract has a Zoning Code of Development Agreement (Ordinance Date: 09/02/2013).

# According to the Comprehensive Plan this area is in the Farm District Landscape:



# **Per the Comprehensive Plan for Farm District Landscape:**

#### APPLICATION

The following chart displays existing zoning categories and their applicability to the Farm District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	Α	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Recommended
Warehouse	W	Not Recommended

Zoning Category	Use Qualification	1
Neighborhood Comme	rcial Conditional	

# **Proposed Uses:**

For the +/- 15 to 20 acres directly adjacent to the intersection of F.M. 150 and Hwy 21, this project proposes a gas station / convenience store, a grocery store, retail space, oil change facility, self-service car wash bays with associated vacuum area and all associated grading, paving, water, wastewater, and drainage improvements.

For this portion of the project, we would request a Regional Node designation. We are requesting a designation compatible with CBD-1, CBD-2 and R/S zoning districts.

# Per the Comprehensive Plan for Regional Node:

# APPLICATION

The following chart displays existing zoning categories and their applicability to the Regional Nodes.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	А	Not Recommended
Central Business District 1	CBD-1	Conditional
Central Business District 2	CBD-2	Conditional
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Conditional
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District		Not Recommended
Warehouse	W	Not Recommended

Zoning Category	Use Qualifications
Neighborhood Commer Community Commercial Mixed-Use	
Office/Institutional	Conditional

For the remaining +/- 82 to 87 acres, this project proposes mixture of residential, condo/townhome and multifamily uses.

For this portion of the project, we would request a New Settlement District designation. We are requesting a designation compatible with R-1, R-2 and R/S zoning districts.

# Per the Comprehensive Plan for New Settlement District:

#### APPLICATION

The following chart displays existing zoning categories and their applicability to the New Settlement District.

Zoning Category	Abbreviation	Use Qualification	Zoning Category	Use Qualification	U
Agricultural District	. A	Not Recommended	Office/Institutional	Recommended	land use plan
Central Business District 1	CBD-1	Not Recommended			se
Central Business District 2	CBD-2	Not Recommended	Community Commercial Neighborhood Commercia	Conditional Conditional	ηn
Construction/Manufacturing	C/M	Not Recommended	Mixed-Use	Conditional	anı
Entertainment	E	Conditional			
Hospital Services	HS	Not Recommended			
Manufactured Home	M-1	Not Recommended	Conditional by Develop	ment Agreement	
Manufactured Home Subdivision	M-2	Not Recommended	McCoy D.A:	R-1-2, R-3-3,	R/S
Manufactured Home Park	M-3	Not Recommended	Moody B.r.	11 12,1100,	100
Single-family Residential 1	R-1-1	Conditional	Pecan Woods D.A:	R-1-1, R-1-2,	
Single-family Residential 2	R-1-2	Conditional		R-1-T, R-1-C	
Single-family Attached	R-1-A	Conditional		R-3-1,R-3-2, MXD, R/S, N	
Residential Condominium	R-1-C	Conditional			0,00
Residential Townhouse	R-1-T	Conditional			
Residential Two-family	R-2	Conditional			
Multi-family Residential 1	R-3-1	Conditional			
Multi-family Residential 2	R-3-2	Conditional			
Apartments Residential	R-3-3	Not Recommended			
Retail/Service	R/S	Conditional			
Recreational Vehicle Park	RV	Not Recommended			
Transportation/Utilities	T/U	Conditional			
Urban Estate District	UE	Conditional			
Warehouse	W	Conditional			

#### Justification:

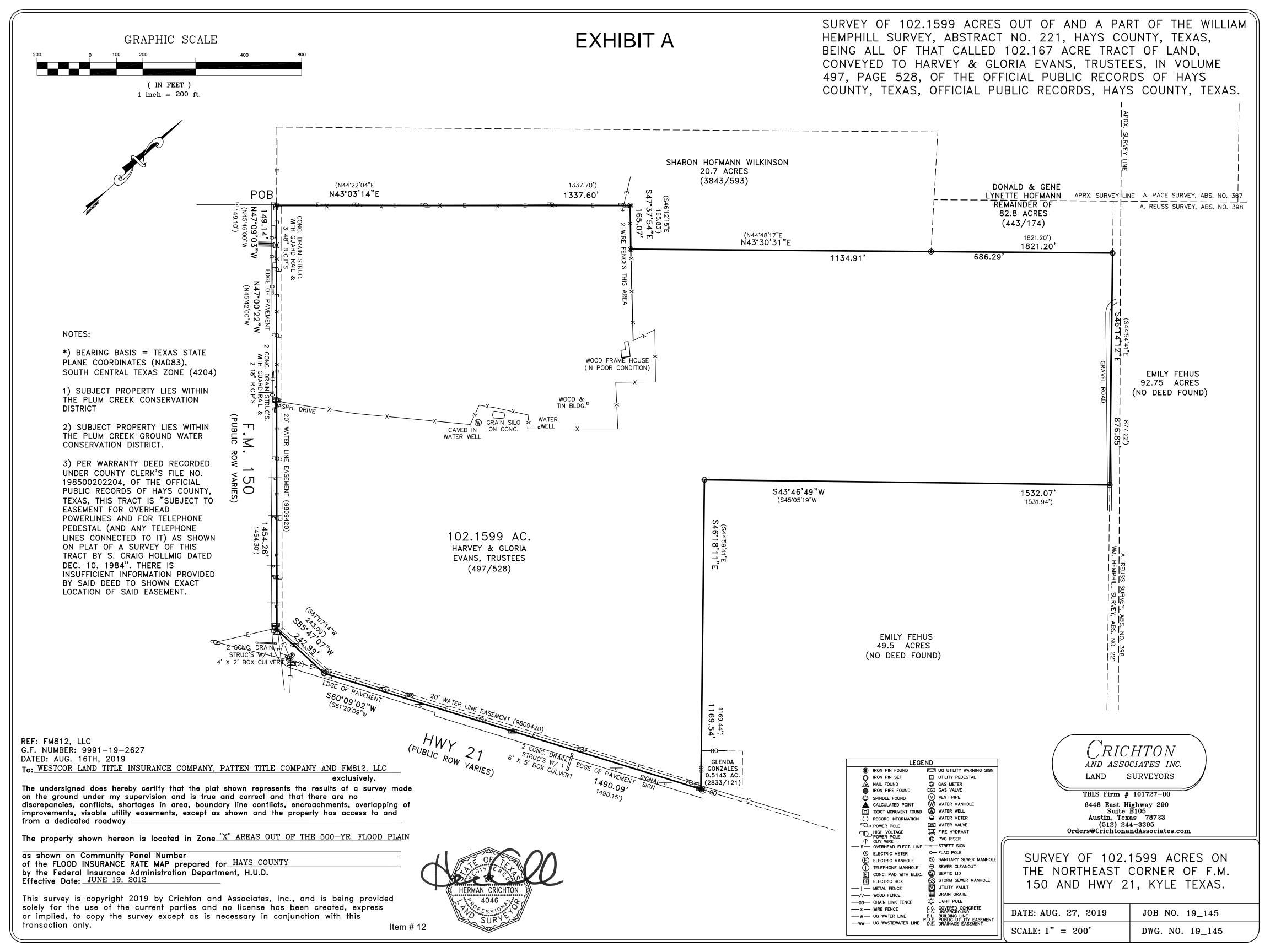
We strongly feel with the abundance of existing and proposed residential developments in this area of Kyle, along with the connectivity of the two major roadways, (F.M. 150 & Hwy 21), this tract would be a great opportunity to provide closer/local commercial, retail, grocery, gas, oil change, etc. for the entire surrounding area, (without having to drive further into Kyle to satisfy the needs of the community).

Your consideration of our request is greatly appreciated. Please let us know if you have any questions and/or if you need any additional information. Thank you for your time.

Sincerely,

m-R

Adam Ahmad President



Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

19030733 DEED Total Pages: 4 Filed and Recorded: 09/03/2019 09:41:26 AM

GF No. 9991-19-2627

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

Date:

August 30, 2019

Grantor:

Harvey Evans and Gloria Evans, holding title as Trustees on behalf of the Highway 21 Venture, a

Texas general partnership

Grantee:

FM RD 812, LLC, a Texas limited liability company

Grantee's Mailing Address:

1900 East Anderson In

Austin, TX 78752

# Consideration:

Ten and No/100 Dollars (\$10.00), good and other valuable consideration, the receipt of which is hereby acknowledged

# Property (including any improvements):

FIELD NOTES FOR 102.1599 ACRES OUT OF AND A PART OF THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING ALL OF THAT CALLED 102.167 ACRE TRACT OF LAND, CONVEYED TO HARVEY & GLORIA EVANS, TRUSTEES, IN VOLUME 497, PAGE 528, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. SAID 102.1599 ACRE TRACT BEING MORE PARTICURARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning, at a ½" iron rod found on the Northeast ROW line of F.M. 150, at the South corner of a 20.7 acre tract conveyed to Sharon Hofmann Wilkinson in Volume 3843, Page 593, Official Public Records, Hays County, Texas, for the West corner of this tract and POINT OF BEGINNING;

THENCE along the common line of said 20.7 acre tract and this tract, the following three (3) courses and distances:

- 1) N43°03'14" E, for a distance of 1337.70 feet to a ½" iron rod found on said common line.
- 2) S47°37'54" E, for a distance of 165.07 feet to a ½" iron rod found on said common line.
- 3) N43°30'54" E, passing a distance of 1134.91 feet a ½" iron rod found on the Northwest line of this tract, being the East corner of the said 20.7 acre tract and a Northeasterly corner of the remainder of a 82.8 acre tract conveyed to Donald and Gene Lynette Hofmann in Volume 443, Page 174 of the Official Public Records, Hays County, Texas, a total distance of 1821.20 feet to a ½" iron rod set on the Southwest line of a 92.75 acre tract conveyed to Emily Fehlis by deed (no deed found), Official Public Records, Hays County, Texas, for the North corner of this tract.

THENCE S46°14'12"E with a common line of said 92.75 acre tract and this tract, a distance of 876.85 feet to a ½" iron rod found in a gravel road, on the Southwest line of the said 92.75 acre tract, at the North corner of a 49.5 acre tract conveyed to Emily Fehlis by deed (no deed found), Official Public Records, Hays County, Texas, for the North corner of this tract.

GF No. 9991-19-2627

Thence, with the common boundary line of said 49.5 acre tract and this tract the following two (2) courses and distances:

- 1) S43°46'49" W a distance of 1532.07 feet to a point for the West corner of said 49.5 acre tract, also being an Interior Ell corner of this tract.
- 2) S46°18'11" E, passing the West common corner of said 49.5 acre tract and a 0.5143 acre conveyed to Glenda Gonzales in Volume 2833, Page 121, of the Official Public Records, Hays County, Texas, a total distance of 1169.54 to a ½" iron rod found on the Northwest ROW line of Highway 21 at the South corner of said 0.5143 acre tract, same being the Southeast corner of this tract.

THENCE along the Northwest ROW line of said Highway 21 also being the Southeast line this tract, the following two (2) courses and distances:

- 1) S60°09'02" W, for a distance of 1490.09 feet to a ½" iron rod set.
- 2) S85°47'07" W, for a distance of 242.99 feet to a point for the South corner of this tract, also being on the Northeast ROW line of said F.M. 150.

THENCE, with a Northeast ROW line of F.M. 150, the following two (2) courses and distances:

- 1) N47°00'22" W, a distance of 1454.26 feet to Concrete Highway monument found.
- 2) N47°09'03" W, for a distance of 149.14 feet to the POINT OF BEGINNING and containing 1021599 acres of land, more or less.

### Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Subject to all easements, right-of-ways, mineral reservations and other matters of record.

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 claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE EXPRESS WARRANTY OF TITLE STATED ABOVE. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

HIGHWAY 21 VENTURE, a Texas general partnership

par en en en en

Harvey Evans, Trustee and Managing Partner

Gloria Evans, Trustee and Managing Partner

GF No. 9991-19-2627

STATE OF TEXAS

§ § §

COUNTY OF Travis

The foregoing instrument was acknowledged before me, the undersigned notary, on the 30 day of August, 2019 by Harvey Evans, Trustee and Managing Partner of the Highway 21 Venture, a Texas general partnership.



Marinel D. Fortcherry Printed Name of Notary

4-12-2021 My Commission Expires

STATE OF TEXAS

§ § §

COUNTY OF Travis

The foregoing instrument was acknowledged before me, the undersigned notary, on the <u>30</u> day of August, 2019 by Gloria Evans, Trustee and Managing Partner of the Highway 21 Venture, a Texas general partnership.

O FORTEN OR RARY PUBLIC OR RARY PUBLIC OR TEXT OF TEXT

Printed Name of Notary

4-12-2021 My Commission Expires

AFTER RECORDING RETURN TO:

FM RD 812, LLC

1900 East Anderson 11

Austin, TX 78752

# 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.

19030733 DEED 09/03/2019 09:41:26 AM Total Fees: \$34.00

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

Eldin & Cardenas

# LANDOWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION
Subdivision Name, Block, Lot, or legal description if not subdivided: ABS 221 WM Hemphill Survey
# of lots (if subdivided): # of acres: 102.16 ac.
Site APN #(s):R14930 / Geo ID #10-0221-0048-00000-2
Location: Hwy 21 Kyle, Tx. 78640 County: Hays
Development Name: JD's Supermarket Kyle
Development Number(s): N/A
OWNER
Company/Applicant Name: FM RD 812 LLC
Authorized Company Representative (if company is owner): Mohammed Ahmad
Type of Company and State of Formation: Limited Liability Company
Title of Authorized Company Representative (if company is owner): President
Applicant Address:1900 E Anderson Ln. Suite 130 Austin , Tx. 78752
Applicant Fax:512-339-8387
Applicant Phone: 512-339-6008
Applicant/Authorized Company Representative Email:acrbuilding.inc@gmail.com
APPLICANT REPRESENTATIVE
Check one of the following:
I will represent the application myself; or
X I hereby designate Jamison Civil Engineering LLC (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

email address, to the public.				
Owner's Signature: MA Bate: 3/02/2021				
State of Texas §  State of Texas §  County of Travis §				
County of <u>Travis</u> §				
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 day of				
PROJECT REPRESENTATIVE				
Representative Name: Jamison Civil Engineering LLC Attn: Stephen R. Jamison P.E.				
Representative Address: 13812 Research Blvd #B-2 Austin, Tx. 78750				
Representative Phone: 737-484-0880				
Representative Email: steve@jamisoneng.com				
Representative's Signature: Date: 03/02/2021				

"City") is authorized and permitted to provide information contained within this application, including the





# **Franchise Tax Account Status**

As of: 03/03/2021 10:26:29

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

FM RD 812, LLC		
Texas Taxpayer Number	32047122794	
_	1900 E ANDERSON LN STE 103 AUSTIN, TX 78752-1979	
<b>Q</b> Right to Transact Business in Texas	ACTIVE	
State of Formation	TX	
Effective SOS Registration Date	02/27/2012	
Texas SOS File Number	0801557446	
Registered Agent Name	ADAM AHMAD	
Registered Office Street Address	1900 EAST ANDERSON LANE, STE. 103 AUSTIN, TX 78752	



# CITY OF KYLE, TEXAS

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

Meeting Date: 6/14/2022 Date time:6:30 PM

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

items.

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

#### **ATTACHMENTS:**

Description

No Attachments Available



# CITY OF KYLE, TEXAS

# Staff Report

Meeting Date: 6/14/2022 Date time:6:30 PM

Subject/Recommendation: Staff Report by Kaela Sharp, City Planner.

**Other Information:** N/A

**Legal Notes:** N/A

**Budget Information:** N/A

# **ATTACHMENTS:**

Description

No Attachments Available