

CITY OF KYLE

Planning & Zoning Commission  
Kyle City Hall  
100 W. Center Street



Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 6:30 PM on April 8, 2014, at Kyle City Hall 100 W Center St 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 the 4th day of April prior to 6:30 PM.

1. **Call Meeting to Order**
2. **Roll Call**
3. **Citizen Comments**
4. **Minutes – Planning and Zoning Commission Meetings March 25, 2014.**
5. **CONSENT AGENDA:**
  - A. Amended Plat of Lot 1-M, Block B, Seton Hays County Subdivision Replat of Lot 1, Block B (AFP-14-003)  
3.672 acres; 2 Lots  
Located at 1300 Windy Hill Road  
Owner: SCC Kyle Partners, Ltd.  
Agent: Joe Farias, Bury + Partners

*(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 the above applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission).*

- B. Post Oak Subdivision Phase 5B (FP-14-003)  
15.441 acres; 64 Single Family Lots  
Location: Extension of Langley, Goddard and Wallops Streets  
Owner: Continental Homes of Texas, LP  
Agent: Matthew Mitchell, P.E.
- C. Meadows at Kyle Phase Two (FP-13-010)  
14.673 acres; 60 Lots  
Located on the north side of Windy Hill Road approximately 1 mile east of IH-35  
Owner: Continental Homes of Texas, LP  
Agent: John Hines, P.E., Gray Engineering, Inc.
- D. Meadows at Kyle Phase Four (FP-13-015)  
15.800 acres; 57 Single Family Lots (11.99 ac.) & ROW (3.810 ac.)  
Located on the north side of Windy Hill Rd and approx. 1 mile east of IH-35  
Owner: Continental Homes of Texas, LP  
Agent: John D. Hines, P.E., Gray Engineering
- E. Plum Creek Phase 1 Section 1G2 – Preliminary Plan (PP-13-010)  
2.71 acres; 16 Residential Lots  
Located along Wetzel, northwest corner of Wetzel and Mather  
Owner: Plum Creek Development Partners  
Agent: Scott Bauer, Bigelow Development, LLC
- F. Plum Creek Phase 1 Section 1G2 – Final Plat (FP-13-016)  
2.71 acres; 16 Residential Lots  
Located along Wetzel, northwest corner of Wetzel and Mather  
Owner: Plum Creek Development Partners  
Agent: Scott Bauer, Bigelow Development, LLC

**6. ZONING:**

- A. Hold a public hearing and discuss the request by Austin Brookside LP to rezone approximately 26.147 acres from Single Family “R-1” to a Planned Unit Development Overlay District “PUD” with a base zoning designation of Single Family Attached “R-1-A” on property located at the end of Arbor Knot Drive and Ferrule Drive.

- **1<sup>st</sup> of 2 Public Hearings**

**7. WORKSHOP DISCUSSION:**

- A. Review and discuss the research on landscape variance requests and discuss revisions to the landscape ordinance.

## 8. STAFF REPORT

## 9. ADJOURNED

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

### Certificate

I certify that the above notice of the Planning and Zoning Commission Meeting of the City of Kyle, Texas was posted on the bulletin board of the City of Kyle City Hall, 100 W. Center St, Kyle, Texas. This notice was posted on:

Sofia Nelson, Director of Planning 04/04/2014  
Sofia Nelson, Director of Planning (Date)

**REGULAR MEETING OF THE  
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session March 25, 2014 at 6:30 p.m. at Kyle City Hall, with the following persons present:

James Collins, Student KAYAC Representative  
Commissioner Dan Ryan  
Commissioner Cicely Kay  
Commissioner Mike Wilson  
Chairman Shane Arabie  
Vice-Chair Mike Rubsam  
Commissioner Alfred Zambrano  
Commissioner Irene Melendez  
Director of Planning, Sofia Nelson  
Elva Garcia

**CALL MEETING TO ORDER**

Commissioner Ryan called the meeting to order at 6:30 p.m.

**ROLL CALL OF BOARD**

Chairman Arabie called for roll call. No one was absent.

**CITIZENS COMMENTS**

Chairman Arabie opened the citizens comment period at 6:30 pm and called for comments on items not on the agenda or posted for public hearing. There were no speakers. Chairman Arabie closed the citizens comment period at 6:30 pm.

**CONSENT AGENDA:**

**SILVER CLOUD SUBDIVISION (SFP-14-001) 4.55 ACRES; 2 LOTS LOCATED AT 1300 WINDY HILL ROAD.**

*(Note: Statutory Disapproval (Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in Sections 12.03.001, 12.05.004, 12.06.04 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Statutory disapproval in order to meet statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission).*

Commissioner Ryan moved to statutorily disapprove Silver Cloud Subdivision (SFP-14-001). Commissioner Melendez seconds the motion. All votes aye. Motion carried.

**CONSIDER AND POSSIBLE ACTION:**

**ZONING:**

**CONSIDER A REQUEST BY DAVID AND MICHAEL SAUCEDO TO REZONE APPROXIMATELY 0.3055 ACRES FROM 'R-1' SINGLE FAMILY TO 'R-2' RESIDENTIAL TWO FAMILY ON PROPERTY LOCATED AT 400 S. MAIN STREET.**

Chairman Arabie opened the public hearing at 6:36 p.m. and called for comments for or against the request by David and Michael Saucedo. Elva Garcia addressed the Commission and stated her concerns regarding the two yield signs near the property. She stated that she would like to see those signs replaced with stop signs. Chairman Arabie closed the public hearing at 6:37 p.m.

Commissioner Wilson moved to approve the request by David and Michael Saucedo to rezone approximately 0.3055 acres from 'R-1' Single Family to 'R-2' Residential Two Family on property located at 400 S. Main Street. Commissioner Ryan seconds the motion. Commissioners Ryan, Kay, Wilson, Arabie, Rubsam and Melendez vote aye. Commissioner Zambrano voted nay. Motion carried.

## **STAFF REPORT**

### **1200 DACY LANE TRANSPORTATION MASTER PLAN AMENDMENT REQUEST.**

Sofia Nelson, Director of Planning stated that she will be bringing the request on the April 22<sup>nd</sup> meeting.

### **PRESENT LANDSCAPE ORDINANCE RESEARCH.**

Sofia Nelson, Director of Planning gave a brief update regarding the Landscape Ordinance research and will discuss in more detail at the next workshop.

## **ADJOURN**

With no further business to discuss, Commissioner Ryan moved to adjourn. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

The Planning & Zoning Meeting adjourned at 6:42 p.m.

\_\_\_\_\_  
Amelia Sanchez, City Secretary

\_\_\_\_\_  
Shane Arabie, Chairman

## MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: April 4, 2014

SUBJECT: Final Plat Post Oak Subdivision Phase 5B- ITEM 5B

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### **BACKGROUND**

#### **Site Information and Proposal**

The subject property is approximately 15.541 acres and is proposed to be subdivided into 64 single family lots. Additionally, the plat is proposing the extension of three streets to provided access to the proposed lots.

#### **Utilities**

Water and Wastewater service will be provided by the City of Kyle.

#### **Access**

All lots will front on public streets,

#### **Detention**

The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the existing facility.

### **STAFF RECOMMENDATION:**

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements and development agreement requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

# FINAL PLAT POST OAK SUBDIVISION, PHASE 5B

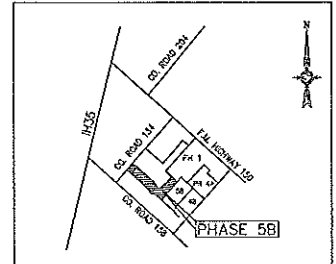
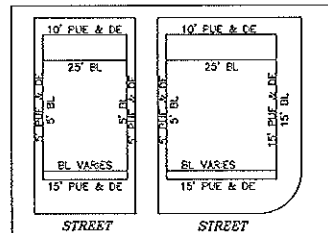
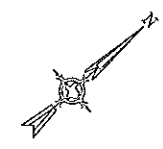
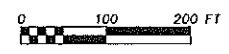
15.441 ACRES, CITY OF KYLE, HAYS COUNTY, TEXAS

COUNTY ROAD 134

10' R.O.W. DEEDICATION  
PLAT BOOK 12, PG. 138

**LEGEND**

- 1/2" IRON ROD SET W/CAP  
STAMPED "DIAMOND SURVEYING"
- FOUND IRON ROD
- ⊕ X CUT SET TOP OF FIRE HYDRANT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- H.C.D.R. HAYS COUNTY DEED RECORDS
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- H.C.O.P.R. HAYS COUNTY OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING



ACREAGE: 15.441  
DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP  
RICHARD MAIER, VICE PRESIDENT  
10700 PECAN PARK BOULEVARD  
SUITE 400  
AUSTIN, TEXAS 78750  
ENGINEER: ALM ENGINEERING, INC.  
2525 WALLINGWOOD DR.,  
BUILDING 6, SUITE 600  
AUSTIN, TEXAS 78746  
(512) 431-9600  
SURVEYOR: DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD  
GEORGETOWN, TX 78628  
(512) 931-3100

**TYPICAL LOT DETAILS**  
SCALE 1" = 60'

H.B. ATKINSON SURVEY,  
ABST. NO. 21

NUM	DELTA	ASC	RADIUS	BEARING	DISTANCE
C1	81°45'45"	21.41'	15.00'	S88°28'21"E	19.63'
C2	98°14'14"	25.72'	15.00'	N1°31'39"E	22.65'
C3	61°40'23"	21.38'	15.00'	N88°31'01"W	19.62'
C4	88°19'34"	25.74'	15.00'	S1°28'59"W	22.70'
C5	8°51'23"	149.94'	970.00'	N46°13'04"E	149.79'
C6	8°51'23"	159.22'	1033.00'	N46°13'04"E	159.05'
C7	1°57'53"	35.32'	1033.00'	N43°59'49"E	35.32'
C8	3°21'08"	60.28'	1033.00'	N47°00'19"E	60.25'
C9	3°20'23"	60.04'	1033.00'	N43°59'34"E	60.03'
C10	0°12'00"	3.60'	1033.00'	N41°53'22"E	3.60'
C11	0°19'41"	5.56'	970.00'	N41°57'13"E	5.56'
C12	3°32'49"	50.05'	970.00'	N43°53'23"E	60.04'
C13	3°33'42"	60.50'	970.00'	N47°28'44"E	60.24'
C14	1°23'10"	24.03'	920.00'	N49°55'11"E	24.03'
C15	6°06'24"	39.51'	25.00'	S87°08'19"W	35.54'
C16	89°18'04"	38.95'	25.00'	S2°58'27"E	35.14'
C17	80°43'05"	23.75'	15.00'	N87°02'58"E	21.35'
C18	89°16'53"	23.37'	15.00'	S2°57'02"E	21.08'

PO, LTD.  
REMANANT PORTION OF  
170.89 ACRES  
VOL. 2484, PG. 650  
H.C.O.P.R.

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**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100

**ALM ENGINEERING, INC.**  
2525 WALLINGWOOD DR., STE. 600  
AUSTIN, TEXAS 78746  
(512) 431-9600

**FINAL PLAT**  
**POST OAK SUBDIVISION,**  
**PHASE 5B**  
5.441 ACRES  
CITY OF KYLE, HAYS COUNTY, TEXAS  
SHEET 1 OF 2

**METES AND BOUNDS DESCRIPTION:**

ALL OF TRACT CRYSTAL 15.441 ACRES TRACT AS PART OF PARCEL OF LAND STRAIGHT IN THE M. B. ATKINSON SURVEY, ABSTRACT NUMBER 203, THE R. T. HUGHES SURVEY, ABSTRACT NO. 237, AND THE J. J. JONES SURVEY, ABSTRACT NUMBER 203, HAYS COUNTY, TEXAS, AND BEING ALL OF THE 15.441 ACRES TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TO-WIT: FACE \_\_\_\_\_, SAID 15.441 ACRE TRACT BEING DESCRIBED BY METES (Being as based on the recorded plat of Post Oak Subdivision, Phase 4B, Plat Book 17, Page 58 - 57, Hays County Plat Records)

BEGINNING at an iron rod monumenting the POINT OF BEGINNING and the most easterly corner hereof, some bearing on the most easterly corner of said 15.441-acre Continental Homes of Texas tract, some being on the most southerly corner of Lot 5, Block F, Post Oak Subdivision, Phase One, a subdivision recorded in Plat Book 11, Page 111 of the Official Public Records of Hays County, Texas, on the north-south line of the said 15.441-acre Continental Homes of Texas tract, some being on the most easterly corner of Lot 1, Post Oak Subdivision, Phase 5A, a subdivision recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Hays County Plat Records; and some being on the most easterly corner of Lot 1, Post Oak Subdivision, Phase 5A, a subdivision recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Hays County Plat Records;

Then, with the common boundary line of said 15.441-acre Continental Homes of Texas tract, and with said Post Oak Subdivision, Phase One, the following line (10) courses and distances:

- N 47° 35' 54" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 41° 48' 46" W, a distance of 200.01 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 45° 15' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 45° 15' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 50° 09' 31" W, a distance of 60.01 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 45° 15' 20" W, a distance of 190.32 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 48° 11' 14" W, a distance of 314.77 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 48° 11' 14" W, a distance of 120.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 52° 40' 35" W, a distance of 101.01 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 12' 12" W, a distance of 120.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- On the most southerly corner of said 15.441-acre Continental Homes of Texas tract, some being on the most southerly corner of Lot 1, Post Oak Subdivision, Phase One, a subdivision recorded in Plat Book 11, Page 111 of the Official Public Records of Hays County, Texas, monumenting the most southerly corner hereof;

Then, with the common boundary line of said 15.441-acre Continental Homes of Texas, LP tract, and with said remnant portion of called 170.25-acre P.O. LTD tract the following twelve (12) courses and distances:

- N 47° 48' 45" W, a distance of 203.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 39° 20' 48" W, a distance of 203.14 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 39° 21' 14" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- N 48° 11' 14" W, a distance of 134.29 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 50° 35' 45" E, a distance of 130.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 50° 35' 45" E, a distance of 130.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 39° 21' 14" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- N 47° 35' 20" W, a distance of 235.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 235.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- 39.53 feet along the arc of a curve to the left, said curve having a central angle 30° 36' 24", a radius of 25.00 feet, and a chord that bears S 87° 00' 10" W, a distance of 25.54 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- "DIAMOND SURVEYING" on the most southerly corner of said 15.441-acre Continental Homes of Texas, monumenting the most southerly corner of the said 15.441-acre Continental Homes of Texas, monumenting the most southerly corner hereof;
- On the most southerly corner of the called 170.25-acre P.O. LTD tract, monumenting the most westerly corner hereof, from which an iron rod found on an angle point in said westerly boundary line of the remnant portion of the called 170.25-acre P.O. LTD tract, in the subsidiary right-of-way line of said County Road 134, bears S 41° 42' 35" W, a distance of 497.00 feet;

Then, the westerly boundary line of said 15.441-acre Continental Homes of Texas, LP tract, some being with said remnant portion of called 170.25-acre P.O. LTD tract, the following three (3) courses and distances:

- S 41° 48' 46" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 22.72 feet to an iron rod found;

Then, with the common boundary line of said 15.441-acre Continental Homes of Texas, LP tract, and with said Post Oak Subdivision Phase 2, the following five (5) courses and distances:

- S 48° 11' 14" W, a distance of 120.00 feet to an iron rod found;
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 22.72 feet to an iron rod found;
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 48° 11' 14" W, a distance of 120.00 feet to an iron rod found;

Then, with the common boundary line of said 15.441-acre Continental Homes of Texas, LP tract, and with said Post Oak Subdivision Phase One, the following five (5) courses and distances:

- S 48° 11' 14" W, a distance of 120.00 feet to an iron rod found;
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 47° 35' 20" W, a distance of 22.72 feet to an iron rod found;
- S 47° 35' 20" W, a distance of 60.00 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 48° 11' 14" W, a distance of 120.00 feet to an iron rod found;

Then, with common boundary line of said 15.441-acre Continental Homes of Texas, LP tract, and with said Post Oak Subdivision Phase One, the following three (3) courses and distances:

- S 48° 09' 45" E, a distance of 132.07 feet to a 1/2-inch iron rod set with cap stamped "DIAMOND SURVEYING";
- S 48° 09' 45" E, a distance of 60.00 feet to an iron rod found;
- S 48° 09' 45" E, a distance of 114.59 feet to the POINT OF BEGINNING hereof and enclosing 15.441 acres of land, more or less.

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat hereon is a true and correct copy of the survey made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown thereon, and this plat complies with Ordinance #A29 of the City Code of Kyle and that all easements of record as found on the title plat or discovered with a title search prepared in conjunction with the most recent purchase of the property are shown hereon.

SHANE SHAEFER  
Registered Professional Land Surveyor No. 5281

DATE: FEB. 5, 2014

OF TEXAS  
COUNTY OF HAYS  
SHANE SHAEFER  
LAND SURVEYOR  
5281

**NOTES**

1. Front building setback line varies as shown, other building line setbacks shall conform to the current revision of the City of Kyle Zoning Ordinance.

2. On any street corner, within a triangle defined by the property lines and a line joining two points located 100 feet from the street, a street tree shall be planted, planted or allowed to grow that impairs vision from three to six feet above the curb line elevation.

3. No objects including buildings, accessory buildings, fences, or landscaping which would interfere with convenience of stormwater shall be placed or erected within drainage easements.

4. Property owner shall allow access to drainage and utility easements for inspection, repair, maintenance, and reconstruction as may be necessary.

5. Typical landscape maintenance, cutting and trimming, within this subdivision, oil easements and rights of ways to the pavement to be the responsibility of property owners and/or property owners associations.

6. A Fifteen (15) foot PUE is hereby dedicated along each side lot line and a seven and ten (10) foot PUE is hereby dedicated adjacent to all rear lot lines on all lots.

7. Sidewalks shall be installed on the subdivision side of LUNITY, ZARYA, DISCOVERY, MUSGRAV and WALLOPS. These 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.

8. 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.

9. No lot may be re-platted into a smaller lot or otherwise reduced in size.

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, the undersigned, a licensed professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plot. No portion of this subdivision lies within the boundaries of the 100 year floodplain as delineated on Hays County FEMA Community Panel No. 460321 0165 E dated February 10, 1978.

Matthew W. Mitchell, Licensed Engineer No. 83335  
Date: 3-19-2014

ALM ENGINEERING, INC. 53585  
2525 Wallingford Dr., Building 8, Suite 600  
Austin, TX 78746

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, Liz Gonzalez, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of filing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Plat Records of said County and State in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF said County, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Liz Gonzalez, County Clerk  
Hays County, Texas

**FINAL PLAT**  
**POST OAK SUBDIVISION,**  
**PHASE 5B**  
15.441 ACRES  
CITY OF KYLE, HAYS COUNTY, TEXAS  
SHEET 2 OF 2

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, CROCKETT TOWN, TX 76828  
(951) 911-3900

**ALM**  
ENGINEERING, INC.  
2525 WALLINGFORD DR., STE. 600  
AUSTIN, TEXAS 78746  
(512) 337-5600

Know all men by these presents: RICHARD MAIER, owner of 15.441 acres of land out of the M. B. ATKINSON SURVEY, ABSTRACT NO. 203, THE R. T. HUGHES SURVEY, ABSTRACT NO. 237, AND THE J. J. JONES SURVEY, ABSTRACT NUMBER 203, HAYS COUNTY, TEXAS, and being the 15.441 acre tract of land conveyed to CONTINENTAL HOMES OF TEXAS, LP as recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Official Public Records of Hays County, Texas, and does hereby authorize said PHASE 5B and do hereby dedicate to the public ROW, streets, easements, paths, and other open spaces to public use.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

RICHARD MAIER, VICE PRESIDENT  
10700 PECAN PARK BOULEVARD, SUITE 400  
AUSTIN, TEXAS 78730

Before me, the undersigned authority on this day personally appeared Richard Maier, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Review by Harper Wilker, Director of Public Works

This final plat has been submitted to and considered by the Planning and Zoning Commission of the City of Kyle, Texas, and is hereby approved by such Planning and Zoning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairperson \_\_\_\_\_

I hereby certify that the above and foregoing plat of Post Oak Subdivision, PHASE 5B, addition to the City of Kyle, Texas, was approved by the City Council of the City of Kyle on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Said addition shall be subject to all the requirements of the subdivision ordinance of the City of Kyle, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary \_\_\_\_\_

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

Reviewed by Leon Barbo, City Engineer

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, the undersigned, a licensed professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plot. No portion of this subdivision lies within the boundaries of the 100 year floodplain as delineated on Hays County FEMA Community Panel No. 460321 0165 E dated February 10, 1978.

Matthew W. Mitchell, Licensed Engineer No. 83335  
Date: 3-19-2014

ALM ENGINEERING, INC. 53585  
2525 Wallingford Dr., Building 8, Suite 600  
Austin, TX 78746

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, Liz Gonzalez, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of filing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Plat Records of said County and State in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF said County, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Liz Gonzalez, County Clerk  
Hays County, Texas

**FINAL PLAT**  
**POST OAK SUBDIVISION,**  
**PHASE 5B**  
15.441 ACRES  
CITY OF KYLE, HAYS COUNTY, TEXAS  
SHEET 2 OF 2

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, CROCKETT TOWN, TX 76828  
(951) 911-3900

**ALM**  
ENGINEERING, INC.  
2525 WALLINGFORD DR., STE. 600  
AUSTIN, TEXAS 78746  
(512) 337-5600

STATE OF TEXAS \_\_\_\_\_  
COUNTY OF HAYS \_\_\_\_\_

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the plat hereon is a true and correct copy of the survey made under my supervision on the ground, and that all necessary survey monuments are correctly set or found as shown thereon, and this plat complies with Ordinance #A29 of the City Code of Kyle and that all easements of record as found on the title plat or discovered with a title search prepared in conjunction with the most recent purchase of the property are shown hereon.

SHANE SHAEFER  
Registered Professional Land Surveyor No. 5281

DATE: FEB. 5, 2014

OF TEXAS  
COUNTY OF HAYS  
SHANE SHAEFER  
LAND SURVEYOR  
5281



## MEMORANDUM

TO: Planning and Zoning Commission  
FROM: Sofia Nelson, Director of Planning  
DATE: April 4, 2014  
SUBJECT: Meadows at Kyle Phase Two (FP-13-010)- ITEM 5C

---

### **BACKGROUND**

#### **Site Information and Proposal**

The subject property is approximately 14.673 acres and is proposed to be subdivided into 60 single family lots and the extension of Purple Martin Avenue, Northern Flicker Street, Painted Bunting Cove, and Song Sparrow Cove. This plat also create 1.8 acres of parkland

#### **Utilities**

Wastewater service will be provided by the City of Kyle. Water service is provided by Goforth Water Supply.

#### **Access**

All lots will front on public streets.

#### **Detention**

The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the constructed facility.

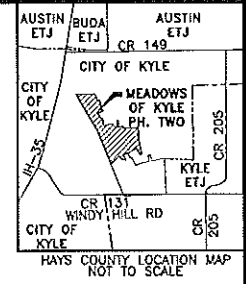
### **STAFF RECOMMENDATION:**

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements and development agreement requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

# MEADOWS AT KYLE PHASE TWO

SCALE: 1" = 100'  
DECEMBER 2013  
HAYS COUNTY, TEXAS



DONALD A. DACY  
(52.56 ACRES)  
VOLUME 1120, PAGE 711  
D.R.H.C.T.

DONALD DACY  
TRACT NO. 1  
(63.44 ACRES)  
VOLUME 334, PAGE 9  
D.R.H.C.T.

- LEGEND:**
- 1/2" IRON ROD FOUND WITH CAP
  - 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
  - CONCRETE MONUMENT FOUND
  - CONCRETE MONUMENT SET
  - ⊙ METAL FENCE POST FOUND AS NOTED
  - ⊙ CALCULATED POINT
  - ⊙ BLOCK NUMBER
  - ⊙ BENCHMARK SET
  - B.S.L. BUILDING SETBACK LINE
  - W.W.E. WASTEWATER EASEMENT
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - D.R.H.C.T. DEED RECORDS HAYS COUNTY TEXAS
  - P.R.H.C.T. PLAT RECORDS HAYS COUNTY TEXAS
  - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
  - R.P.R.H.C.T. REAL PROPERTY RECORDS HAYS COUNTY TEXAS

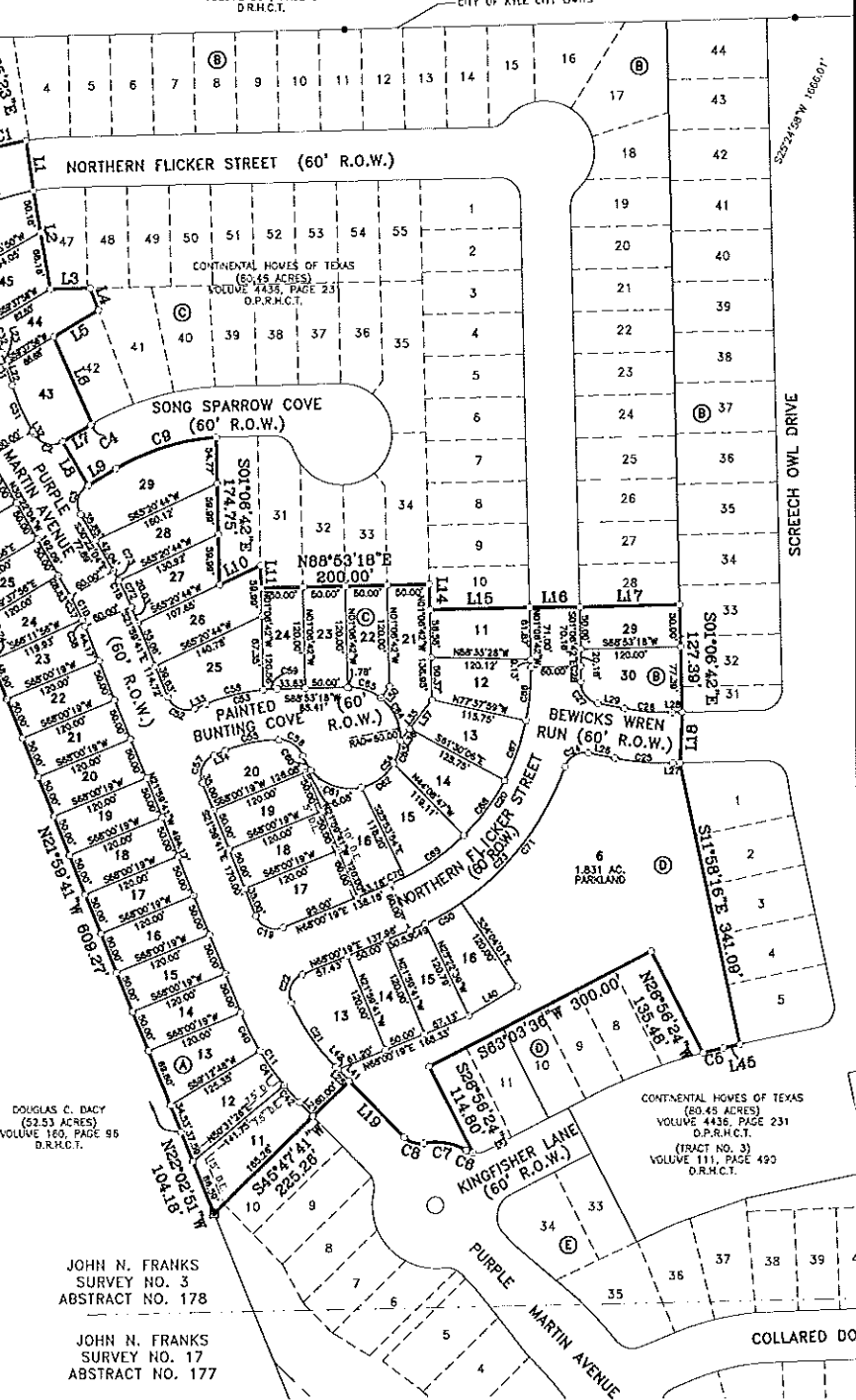
**MEADOWS AT KYLE PHASE TWO**  
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TX 78750  
ACREAGE: 15.199 ACRES  
SURVEY: JOHN N. FRANKS SURVEY NO. 17 A-177 AND JOHN N. FRANKS SURVEY NO. 3 A-178  
CITY: KYLE  
NUMBER OF BLOCKS: 4 BLOCKS  
NUMBER OF LOTS: 59 SF LOTS (9.384 ACRES), 2 PARKLAND (2,150 (LAND USE SUMMARY) ACRES), AND RIGHT-OF-WAY (3,665 ACRES)  
LINEAR FEET OF NEW STREETS: 2698 L.F.  
DATE: APRIL 2013  
SURVEYOR: ZAMORA, L.L.C. (ZNA)  
1435 SOUTH LOOP 4  
BUDA, TEXAS 78610  
ENGINEER: GRAY ENGINEERING, INC.  
8634 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78759

**LINEAR FEET OF NEW STREET**  
NORTHERN FLICKER STREET: 815 L.F.  
PURPLE MARTIN AVENUE: 1410 L.F.  
SONG SPARROW COVE: 65 L.F.  
BEWICKS WREN RUN: 157 L.F.  
PAINTED BLUNTING COVE: 261 L.F.  
TOTAL: 2698 L.F.

**BENCHMARK NOTES:**  
BM #22: 1/2" IRON ROD SET WITH CAP (ZNA), APPROXIMATELY 68 FEET NORTH OF THE NORTHWEST CORNER OF LOT 42, BLOCK "E"; ELEV. = 701.30'  
BM #21: "X" INSCRIBED AT THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE IN THE SOUTH RIGHT-OF-WAY OF COUNTY RD. 131 (WINDY HILL RD.), APPROXIMATELY 75' SOUTHWEST OF THE THE SOUTHWEST CORNER OF LOT 65, BLOCK "E"; ELEV. = 698.03'

- PLAT NOTES:**
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/ SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
  - BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBMISSION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.
  - ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212. THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

- SURVEYOR'S NOTES:**
- THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
  - BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RRP2 CORS STATION, JOHNSON CITY CORS STATION AND LEDBETTER CORS STATION. COMBINED SCALE FACTOR 1.0009.



JOHN N. FRANKS  
SURVEY NO. 3  
ABSTRACT NO. 178

JOHN N. FRANKS  
SURVEY NO. 17  
ABSTRACT NO. 177

**PROJECT:** MEADOWS AT KYLE PHASE TWO  
**JOB NUMBER:** 13-1008-04  
**DATE:** DECEMBER, 2013  
**SCALE:** 1" = 100'  
**SURVEYOR:** G. RENE ZAMORA  
**TECHNICIAN:** SEGURA  
**DRAWING:** WK-PH2-SH1.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**

**ZWA**  
**Zamora, L.L.C.**  
**Professional Land Surveyors**  
1435 South Loop 4 • Buda, Texas 78610  
Telephone: (512) 295-6201 • Fax: (512) 295-6091

**PROJECT NO.:** \*  
**FILE NO.:**  
**DATE:** APRIL 2013  
**SCALE:** 1" = 100'  
**DESIGNED BY:**  
**DRAWN BY:**  
**CHECKED BY:** JB  
**REVISED BY:**  
8634 N. Capital of Texas Hwy.  
Suite 140  
Austin, Texas 78759  
(512) 452-0971  
FAX: (512) 454-9933  
T&E FIRM 92346

**MEADOWS AT KYLE  
PHASE TWO**  
15.199 ACRES OF LAND OUT OF  
THE JOHN N. FRANKS SURVEY  
NO. 3 ABST. NO. 178  
HAYS COUNTY, TEXAS

**SHEET  
1  
OF  
3**  
**ZWA PLAT NO.  
13-1008-04**

# MEADOWS AT KYLE PHASE TWO

## LEGAL DESCRIPTION

DESCRIPTION OF A 15.199-ACRE TRACT OF LAND SITUATED IN THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178, IN HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 83.45-ACRE TRACT OF LAND COMPREHENDED TO CONVEY TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 443, PAGE 233, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 14.67-ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, IS MORE PARTICULARLY DESCRIBED BY LINES AND BEARINGS AS FOLLOWS:

BEGINNING AT A 6-INCH IRON FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 83.45-ACRE TRACT, COMMON WITH THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, 5.46 BEING THE SOUTH-EAST CORNER OF A CALLED 64.44-ACRE TRACT OF LAND CONVEYED TO DOUGLAS C. DACY AND DONALD A. DACY OF RECORD IN VOLUME 314, PAGE 9 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALSO AN ANGLE POINT IN THE EAST LINE OF A CALLED 31.96-ACRE TRACT OF LAND CONVEYED TO DONALD A. DACY OF RECORD IN VOLUME 1123, PAGE 711 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 169, PAGE 91 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, BEING ALSO THE NORTH CORNER OF A CALLED 31.91-ACRE TRACT OF LAND CONVEYED TO DOUGLAS C. DACY OF RECORD IN VOLUME 153, PAGE 94 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS;

THENCE N 85°33'18" E, DEPARTING THE EAST LINE OF SAID DACY TRACT, WITH THE NORTH LINE OF SAID 83.45-ACRE TRACT AND THE SOUTH LINE OF SAID 64.44-ACRE DACY TRACT, COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 34.32 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA);

THENCE DEPARTING THE SOUTH LINE OF SAID 83.45-ACRE DACY TRACT, THE NORTH LINE OF SAID 1.46-ACRE TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, AND ALSO DEPARTING SAID 83.45-ACRE TRACT, WITH THE EAST AND SOUTH LINES OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

- S 17°25'21" E, FOR A DISTANCE OF 131.57 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
  - 45.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 0°23'37", AND A CHORD BEARING AND DISTANCE OF N 72°33'37" E, 45.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 65°32'33" E, FOR A DISTANCE OF 69.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 69°35'25" E, FOR A DISTANCE OF 113.34 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 85°33'18" E, FOR A DISTANCE OF 45.24 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 25°29'31" E, FOR A DISTANCE OF 29.87 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 59°37'56" W, FOR A DISTANCE OF 62.65 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 24°09'59" E, FOR A DISTANCE OF 113.24 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT.
  - 2.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 0°23'37", AND A CHORD BEARING AND DISTANCE OF S 59°45'25" W, 2.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 39°37'58" W, FOR A DISTANCE OF 39.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 39°22'04" E, FOR A DISTANCE OF 69.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 39°37'58" E, FOR A DISTANCE OF 39.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF THE RIGHT.
  - 136.32 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 29°45'23", AND A CHORD BEARING AND DISTANCE OF N 57°03'27" E, 125.15 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 01°06'42" E, FOR A DISTANCE OF 174.75 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 65°29'44" E, FOR A DISTANCE OF 45.54 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 01°06'42" E, FOR A DISTANCE OF 18.79 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 85°33'18" E, FOR A DISTANCE OF 203.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 01°06'42" E, FOR A DISTANCE OF 39.60 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 85°33'18" E, FOR A DISTANCE OF 127.60 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 89°41'33" E, FOR A DISTANCE OF 69.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 85°33'18" E, FOR A DISTANCE OF 121.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 01°06'42" E, FOR A DISTANCE OF 173.93 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 02°45'47" W, FOR A DISTANCE OF 69.14 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 11°59'18" E, FOR A DISTANCE OF 34.69 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 78°01'44" W, FOR A DISTANCE OF 21.07 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE LEFT.
  - 24.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 0°14'31", AND A CHORD BEARING AND DISTANCE OF S 70°54'25" W, 24.65 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 26°59'24" W, FOR A DISTANCE OF 135.44 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 63°03'36" W, FOR A DISTANCE OF 359.60 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - S 25°58'24" E, FOR A DISTANCE OF 114.53 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT THE BEGINNING OF A CURVE TO THE RIGHT.
  - 8.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 15°59'43", AND A CHORD BEARING AND DISTANCE OF N 69°49'02" W, 8.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT A POINT OF REVERSE CURVATURE TO THE LEFT.
  - 33.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 33.66 FEET, A DELTA ANGLE OF 49°12'31", AND A CHORD BEARING AND DISTANCE OF N 87°14'21" W, 31.59 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA) AT A POINT OF REVERSE CURVATURE TO THE RIGHT.
  - 24.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, A DELTA ANGLE OF 59°37'59", AND A CHORD BEARING AND DISTANCE OF N 72°31'18" W, 23.72 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA).
  - N 44°12'19" W, FOR A DISTANCE OF 93.75 FEET TO A 1/2 INCH IRON ROD WITH CAP SET (ZWA), AND
  - S 45°47'41" W, FOR A DISTANCE OF 225.25 FEET TO A CONCRETE MONUMENT FOUND IN THE AFORESAID EAST LINE OF THE 52.33-ACRE DACY TRACT, SAME BEING THE WEST LINE OF SAID 59.45-ACRE TRACT, COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
- THENCE WITH THE EAST LINE OF SAID 52.33-ACRE DACY TRACT, AND THE WEST LINE OF SAID 59.45-ACRE TRACT, COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING BEARINGS AND DISTANCES:
- N 22°02'21" W, FOR A DISTANCE OF 134.18 FEET TO A 1/2 INCH IRON ROD.
  - N 21°59'41" W, FOR A DISTANCE OF 639.37 FEET TO A 3-INCH IRON FENCE POST FOUND FOR ANGLE POINT, AND
  - N 39°22'04" W, FOR A DISTANCE OF 849.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.199 ACRES OF LAND

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	48.33	330.00	6°02'39"	N76°55'27"E	48.29
C2	39.27	25.00	80°00'00"	S75°22'04"E	35.36
C3	39.27	25.00	80°00'00"	S14°37'56"W	35.36
C4	2.01	330.00	0°23'37"	S59°45'25"W	2.01
C5	24.65	630.00	0°14'31"	S70°54'25"W	24.65
C6	8.28	25.00	185°11'31"	N89°48'02"E	8.25
C7	53.08	75.00	40°31'52"	N80°34'22"W	51.96
C8	24.71	25.00	55°37'59"	N72°31'18"W	23.72
C9	128.32	270.00	28°48'25"	N72°02'09"W	125.18
C10	39.46	270.00	8°22'23"	N86°10'52"W	39.42
C11	127.92	330.00	24°23'58"	S33°04'00"E	127.12
C12	73.18	330.00	12°42'24"	S24°03'52"E	73.03
C13	55.33	270.00	11°44'30"	N23°11'55"W	55.23
C14	67.54	330.00	11°43'36"	S27°59'08"E	67.42
C15	68.28	270.00	11°43'36"	S27°59'08"E	68.16
C16	38.22	25.00	87°38'08"	S77°39'00"E	34.81
C17	127.13	330.00	22°04'20"	S88°55'58"W	126.34
C18	48.23	330.00	8°22'31"	N78°10'52"W	48.16
C19	39.27	25.00	80°00'00"	S89°59'41"E	35.36
C20	325.71	270.00	6°07'02"	N33°26'49"E	306.31
C21	93.04	270.00	19°44'35"	S34°20'11"E	92.58
C22	40.35	25.00	92°28'03"	S21°48'18"W	36.11
C23	278.82	330.00	48°03'45"	N45°58'27"E	268.77
C24	35.38	25.00	81°05'14"	S89°29'12"W	32.60
C25	69.61	330.00	12°08'31"	S89°02'22"E	69.80
C26	57.22	270.00	12°08'31"	S20°22'22"E	57.11
C27	35.38	25.00	81°05'14"	S89°29'12"W	32.60
C28	18.60	330.00	31°34'56"	N00°30'10"E	18.60
C29	38.80	25.00	88°55'23"	S15°03'31"W	35.02
C30	67.83	330.00	11°44'30"	N23°11'55"W	67.51
C31	69.68	270.00	12°42'24"	S24°03'52"E	69.78
C32	35.93	330.00	12°08'31"	S89°02'22"E	35.88
C33	31.73	330.00	8°50'32"	N26°38'54"W	31.72
C34	98.36	270.00	27°52'18"	S89°67'22"W	97.81
C35	24.31	270.00	5°02'23"	S31°16'12"E	24.30
C36	30.95	270.00	6°34'07"	S25°24'24"E	30.94
C37	30.94	270.00	6°34'07"	N27°05'04"W	30.93
C38	8.51	270.00	1°48'21"	N22°53'52"E	8.51
C39	40.32	330.00	7°00'04"	N89°02'22"E	40.30
C40	50.64	330.00	8°47'31"	S26°23'26"E	50.59
C41	50.05	330.00	8°41'22"	S30°07'53"E	50.00
C42	27.24	330.00	4°43'45"	S41°50'26"E	27.23
C43	36.82	330.00	6°23'34"	S27°10'17"E	36.80
C44	36.37	330.00	8°18'50"	S20°49'05"E	36.35
C45	24.91	270.00	1°48'21"	N22°53'52"E	24.90
C46	30.37	270.00	8°17'44"	N20°18'33"W	30.38
C47	37.92	330.00	8°50'32"	S30°35'24"E	37.90
C48	29.62	330.00	5°08'32"	S24°41'38"E	29.61
C49	19.48	330.00	3°22'58"	N88°18'50"E	19.48
C50	50.05	330.00	8°41'22"	N60°16'40"E	50.00
C51	80.60	330.00	14°01'42"	S89°33'47"W	80.60
C52	39.27	25.00	80°00'00"	S89°59'41"E	35.36
C53	87.47	240.00	8°00'00"	S78°24'49"W	86.93
C54	282.38	60.00	25°31'44"	N34°09'09"E	97.98
C55	66.16	180.00	21°03'37"	S78°32'08"W	65.79
C56	38.93	30.00	79°31'44"	N85°50'51"W	34.64
C57	39.27	25.00	80°00'00"	S23°00'19"W	35.36
C58	71.09	240.00	18°58'19"	S78°29'29"W	70.83
C59	16.38	240.00	3°45'49"	S85°55'58"W	16.38
C60	18.48	60.00	18°35'00"	S29°52'59"E	19.39
C61	66.32	60.00	83°19'51"	S70°50'54"E	63.00
C62	49.39	60.00	47°02'49"	N53°54'15"E	48.01
C63	28.17	60.00	28°54'04"	N18°52'18"E	27.91
C64	58.38	60.00	65°44'42"	N24°27'05"W	56.10
C65	40.62	60.00	38°47'17"	N71°43'04"W	39.85
C66	63.62	270.00	17°45'43"	N65°12'32"E	63.37
C67	78.02	270.00	16°55'53"	N20°25'57"E	75.77
C68	81.78	270.00	17°21'19"	N37°10'34"E	81.47
C69	65.59	270.00	18°14'53"	N54°58'40"E	65.63
C70	18.40	270.00	3°54'13"	N68°03'13"E	18.39
C71	207.29	330.00	35°59'24"	N37°58'17"E	203.90
C72	35.01	330.00	8°04'42"	N25°02'02"W	34.99
C73	13.22	330.00	2°17'41"	N22°15'13"W	13.22

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°20'52"E	60.01
L2	S02°16'23"E	118.34
L3	N86°53'18"E	48.26
L4	S22°23'32"E	27.83
L5	S69°37'56"W	62.65
L6	S24°06'00"E	113.24
L7	S59°17'58"W	39.32
L8	S30°22'04"E	60.00
L9	N57°27'54"E	39.32
L10	N65°20'44"E	54.54
L11	S01°06'42"E	25.79
L12	N17°39'40"W	25.07
L13	N17°39'40"W	14.51
L14	S01°06'42"E	30.00
L15	N85°33'18"E	120.00
L16	N89°41'30"E	60.01
L17	N85°33'18"E	120.00
L18	S02°48'47"W	60.14
L19	N44°12'19"W	93.78
L20	N17°39'40"W	40.59
L21	N44°12'19"W	22.78
L22	N17°39'40"W	24.57
L23	S17°39'40"E	18.01
L24	S89°27'52"W	25.28
L25	N44°12'19"W	22.78
L26	S78°58'11"E	32.10
L27	N88°53'18"E	8.53
L28	N88°53'18"E	12.65
L29	S78°58'11"E	32.10
L30	N89°41'30"E	57.38
L31	N17°39'40"W	40.59
L32	N30°22'04"W	4.19
L33	S68°00'19"W	14.44
L34	S68°00'19"W	14.44
L35	S37°40'35"W	61.31
L36	S37°40'35"W	17.90
L37	S37°40'35"W	43.41
L38	S08°33'52"E	63.85
L39	S21°38'44"E	22.69
L40	N59°37'13"E	88.25
L41	N44°12'19"W	19.02
L42	N44°12'19"W	3.76
L43	N40°55'02"W	39.28
L44	N40°55'02"W	38.82
L45	S78°01'44"W	21.07
L46	S28°24'10"E	27.57
L47	S28°24'10"E	50.01
L48	S33°50'22"E	50.68
L49	S33°50'22"E	30.73
L50	S37°40'35"W	18.98

BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
A	11	X	X
A	12	X	X
A	13	X	X
A	14	X	X
A	15	X	X
A	16	X	X
A	17	X	X
A	18	X	X
A	19	X	X
A	20	X	X
A	21	X	X
A	22	X	X
A	23	X	X
A	24	X	X
A	25	X	X
A	26	X	X
A	27	X	X
A	28	X	X
A	29	X	X
A	30	X	X
A	31	X	X
A	32	X	X
A	33	X	X
A	34	X	X
A	35	X	X
A	36	X	X
A	37	X	X
A	38	X	X

BLOCK	LOT	FRONT SETBACK	
		25 FT	30 FT
C	11	X	X
C	12	X	X
C	13	X	X
C	14	X	X
C	15	X	X
C	16	X	X
C	17	X	X
C	18	X	X
C	19	X	X
C	20	X	X
C	21	X	X
C	22	X	X
C	23	X	X
C	24	X	X
C	25	X	X
C	26	X	X
C	27	X	X
C	28	X	X
C	29	X	X
C	30	X	X
C	31	X	X
C	32	X	X
C	33	X	X
C	34	X	X
C	35	X	X
C	36	X	X
C	37	X	X
C	38	X	X

PROJECT: MEADOWS AT KYLE  
PHASE TWO  
JOB NUMBER: 13-100B-04  
DATE: DECEMBER, 2013  
SCALE: 1" = 100'  
SURVEYOR: G. RENE ZAMORA  
TECHNICIAN: SEGURA  
DRAWING: MCK-P2-S12-20  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:

# MEADOWS AT KYLE PHASE TWO

THE STATE OF TEXAS §  
THE COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P., ACTING HEREIN BY AND THROUGH RICHARD MAIER, VICE-PRESIDENT, OWNER OF 16.199 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3, ABSTRACT NO. 178 SITUATED IN HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN 60.46 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 4434, PAGE 231, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 16.199 ACRES OF LAND TO BE KNOWN AS:

### MEADOWS AT KYLE, PHASE TWO

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78763

\_\_\_\_\_  
RICHARD MAIER, VICE-PRESIDENT

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD MAIER, VICE-PRESIDENT OF CONTINENTAL HOMES OF TEXAS, L.P., 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.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINTED NAME OF NOTARY \_\_\_\_\_ MY COMMISSION EXPIRES ON \_\_\_\_\_

#### GENERAL NOTES:

1. PORTIONS OF LOT 89, BLOCK A, ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP COMMUNITY PANEL NO. 48200C020F FOR HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005. NO RESIDENTIAL STRUCTURES ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA.
2. THE PROVISIONS OF THE CITY OF KYLE UNIFIED DEVELOPMENT CODE AND THE PROVISIONS OF THE APPROVED DEVELOPER AGREEMENT SHALL GOVERN THIS PROJECT.
3. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. A 16' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL STREET RIGHTS-OF-WAY. A 6' PUE IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES OF ALL SINGLE FAMILY LOTS.
7. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
8. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
9. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF KYLE.
10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF KYLE STANDARDS.
11. OPERATION AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
12. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT FLOW FOR SURFACE USE DRAINAGE EASEMENTS.
13. LOT 89, BLOCK A AND LOT 8, BLOCK D ARE DESIGNATED AS A PARKLAND AND SHALL BE DEDED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
14. PARKLAND DEDICATION REQUIRED FOR THIS SECTION SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND ASSOCIATED AMENDMENTS.
15. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS, AS FOLLOWS: LOCAL STREETS, 4' BOTH SIDES, COLLECTOR STREETS, 6' BOTH SIDES.
16. WATER SERVICE WILL BE PROVIDED BY COFORTH WATER SUPPLY CORPORATION.
17. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF KYLE.
18. 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.
19. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED WITHIN THIS SITE.
20. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVING OUTSIDE DEVELOPMENT.
21. ALL RESIDENTIAL LOTS SHALL HAVE A 6 FOOT SIDE BUILDING SETBACK AND 10 FOOT REAR SETBACK. THERE SHALL ALSO BE A SIDE SETBACK OF 15 FEET FOR SIDE YARDS ADJACENT TO A PUBLIC STREET. FRONT SETBACKS SHALL BE A MINIMUM OF 25 FEET AND ALTERNATE AS DESCRIBED IN THE TABLE ON SHEET 2.

THE STATE OF TEXAS §  
THE COUNTY OF HAYS §

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

\_\_\_\_\_  
G. RENE ZAMORA, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6482  
STATE OF TEXAS  
ZAMORA, L.L.C. (FWA)  
1435 SOUTH LOOP 4  
BUDA, TEXAS 78810  
PHONE: (512) 295-6201, FAX: (512) 295-6091

DATE \_\_\_\_\_

THE STATE OF TEXAS §  
THE COUNTY OF HAYS §

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

\_\_\_\_\_  
LEON BARRA, P.E. DATE \_\_\_\_\_  
CITY ENGINEER

THE STATE OF TEXAS §  
THE COUNTY OF HAYS §

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK \_\_\_\_\_, PAGES \_\_\_\_\_.

\_\_\_\_\_  
LIZ GONZALEZ, COUNTY CLERK  
HAYS COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

ATTEST:

BY:

\_\_\_\_\_  
DAN RYAN  
PLANNING AND ZONING COMMISSION CHAIR, CITY OF KYLE, TEXAS

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

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

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 A.D.

\_\_\_\_\_  
GRAY ENGINEERING, INC.  
8334 N. CAPITAL OF TEXAS HWY., SUITE 140  
AUSTIN TEXAS 78759  
PHONE: (512) 452-0371 FAX: (512) 454-9933  
TBE FIRM # 2946

\_\_\_\_\_  
JOHN D. HINES  
REGISTERED PROFESSIONAL ENGINEER NO. 96591

DATE \_\_\_\_\_

PROJECT: MEADOWS AT KYLE  
JOB NUMBER: 13-1008-04  
DATE: DECEMBER, 2013  
SCALE: 1" = 100'  
SURVEYOR: G. RENE ZAMORA  
TECHNICIAN: SEGURA  
DRAWING: WOK-PH2-SH127  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:

**ZWA**  
Zamora, L.L.C.  
Professional Land Surveyors  
1435 South Loop 4 • Buda, Texas 78810  
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: \*  
FILE NO:  
DATE: APRIL 2013  
SCALE: 1" = 100'  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY: JS  
REVISED BY:  
8334 N. Capital of Texas Hwy.  
Suite 140  
Austin, Texas 78759  
(512) 452-0371  
FAX: (512) 454-9933  
TBE FIRM #2946

8334 N. Capital of Texas Hwy.  
Suite 140  
Austin, Texas 78759  
(512) 452-0371  
FAX: (512) 454-9933  
TBE FIRM #2946

MEADOWS AT KYLE  
PHASE TWO  
15.199 ACRES OF LAND OUT OF  
THE JOHN N. FRANKS SURVEY  
NO. 3 ABST. NO. 178  
HAYS COUNTY, TEXAS

SHEET  
3  
OF  
3

ZWA PLAT NO.  
13-1008-04

## MEMORANDUM

TO: Planning and Zoning Commission  
FROM: Sofia Nelson, Director of Planning  
DATE: April 4, 2014  
SUBJECT: Meadows at Kyle Phase Four- ITEM 5D

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### **BACKGROUND**

#### **Site Information and Proposal**

The subject property is approximately 15.800 acres and is proposed to be subdivided into 57 single family lots and the extension of Kingfisher Lane, Screech Owl Drive, and Bobolink Cove. Additionally, an open space lot is being created to connect Bobolink Cove with the proposed Dusky Thrush Drive( street on proposed phase 5 of the subdivision).

#### **Utilities**

Wastewater service will be provided by the City of Kyle. Water service is provided by Goforth Water Supply.

#### **Access**

All lots will front on public streets.

#### **Detention**

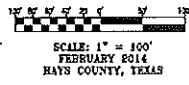
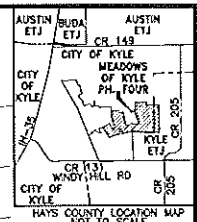
The subdivision has planned and constructed detention facilities for the entire subdivision. This phase of the subdivision will feed into the constructed facility.

### **STAFF RECOMMENDATION:**

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements and development agreement requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

# MEADOWS AT KYLE PHASE FOUR



**BENCHMARK NOTES:**

- BM #22: 1/2 IRON ROD SET WITH CAP (ZWA), APPROXIMATELY 68 FEET NORTH OF THE NORTHWEST CORNER OF LOT 42, BLOCK "E"; ELEV. = 701.30'
- BM #21: "X" INSCRIBED AT THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE IN THE SOUTH RIGHT-OF-WAY OF COUNTY RD. 131 (WINDY HILL RD.), APPROXIMATELY 75' SOUTHEAST OF THE THE SOUTHWEST CORNER OF LOT 65, BLOCK "E"; ELEV. = 698.03'

**PLAT NOTES:**

- ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF KYLE ZONING/SUBDIVISION ORDINANCE AND THE DEVELOPMENT AGREEMENT APPROVED APRIL 17, 2007, INCLUDING AMENDMENTS.
- BUILDING COVERAGE LIMITATION SHALL BE FORTY PERCENT (40%) AND SHALL BE CUMULATIVE PER PLATTED SUBDIVISION. ONCE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR A LOT, THE LOT SHALL NOT BE PERMITTED TO ADD BUILDING COVERAGE IN EXCESS OF FORTY PERCENT (40%) UNLESS A VARIANCE IS OBTAINED FROM THE CITY'S BOARD OF ADJUSTMENT.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE, AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- BEARING BASIS IS BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83, PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUSTIN RP22 CORS STATION, JOHNSON CITY CORS STATION AND LEDBETTER CORS STATION. COMBINED SCALE FACTOR 1.0009.

**LEGEND:**

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT FOUND
- ⊕ CONCRETE MONUMENT SET
- ⊙ METAL FENCE POST FOUND AS NOTED
- A CALCULATED POINT
- Ⓢ BLOCK NUMBER
- ⊕ BENCHMARK SET
- B.S.L. BUILDING SETBACK LINE
- W.W.E. WASTEWATER EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- D.R.E.C. DEED RECORDS HAYS COUNTY TEXAS
- P.R.E.C. PLAT RECORDS HAYS COUNTY TEXAS
- G.P.R.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY TEXAS
- R.P.R.C. REAL PROPERTY RECORDS HAYS COUNTY TEXAS

**LINEAR FEET OF NEW STREET**

KINGFISHER LANE:	1503 LF.
SCREECH OWL DRIVE:	432 LF.
BOBOLINK COVE:	512 LF.
DUSKY THRU DRIVE:	52 LF.
BEWICKS WREN:	152 LF.
<b>TOTAL:</b>	<b>2651 LF.</b>

**MEADOWS AT KYLE PHASE FOUR**

OWNER: CONTINENTAL HOVES OF TEXAS, L.P.  
10700 PECAN PARK BOULEVARD, SUITE 400  
AUSTIN, TX 78750  
ACREAGE: 15.800 ACRES  
SURVEY: JOHN N. FRANKS SURVEY NO. 3 A-178  
COUNTY: HAYS  
CITY: KYLE  
NUMBER OF BLOCKS: 4 BLOCKS  
NUMBER OF LOTS: 37 SF LOTS (11.99 ACRES) AND RIGHT-OF-WAY (3.810 ACRES)  
LINEAR FEET OF NEW STREETS: 2651 LF.  
DATE: FEBRUARY, 2014  
SURVEYOR: ZAMORA, L.L.C. (ZWA)  
1435 SOUTH LOOP 4  
BUDA, TEXAS 78610  
ENGINEER: GRAY ENGINEERING, INC.  
8334 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140  
AUSTIN, TEXAS 78758

**PROJECT:** MEADOWS AT KYLE PHASE FOUR  
**JOB NUMBER:** 13-1008-02  
**DATE:** FEB 2014  
**SCALE:** 1" = 100'  
**SURVEYOR:** G. RENE ZAMORA  
**TECHNICIAN:** WEGMANN  
**DRAWING:** WX-FH-S&L.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**

**Zamora, L.L.C.**  
**Professional Land Surveyors**  
1435 South Loop 4 • Buda, Texas 78610  
Telephone: (512) 295-6201 • Fax (512) 295-6091

**PROJECT NO.:** \*  
**FILE NO.:**  
**DATE:** FEBRUARY 2014  
**SCALE:** 1" = 100'

**DESIGNED BY:**  
**DRAWN BY:**  
**CHECKED BY:** JB  
**REVISED BY:**

8334 N. Capital of Texas Hwy.  
Suite 140  
Austin, Texas 78758  
(512) 452-0371  
FAX: (512) 454-9933  
TBP# FIRM #2946

**MEADOWS AT KYLE PHASE FOUR**  
15.800 ACRES OF LAND OUT OF THE JOHN N. FRANKS SURVEY NO. 3 ABST. NO. 178 HAYS COUNTY, TEXAS

**SHEET**  
**1**  
**OF**  
**3**  
**ZWA PLAT No.**  
**13-1008-02**



# PLUM CREEK PHASE I, SECTION 1G2 PRELIMINARY PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 8A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 2.714 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED FEMANAGER 20575 ACRE TRACT OF LAND, OF RECORD IN VOLUME 1335, PAGE 518, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF LOT 24, BLOCK A, PLUM CREEK PHASE I, SECTION 1G2, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CABINET 18, SHEETS 133-135, PLAT RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE SAID 2.714 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 1G2 SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY LEGATE TO THE USE OF THE PUBLIC FOR EVERY PUBLIC RIGHT OF WAY OF HIGHWAY AND CREEKS, ALL ALLEYS, AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PAVES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BOI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: BOI PLUM CREEK DEVELOPERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY: BENCHMARK LAND DEVELOPMENT, INC.,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: DAVID C. WAIN, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. WAIN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ G. GONZALES, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET \_\_\_\_\_ PAGE(S) \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

BY: \_\_\_\_\_  
LIZ G. GONZALES  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 1G2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
ATTTEST:  
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 1G2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
ATTTEST:  
SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

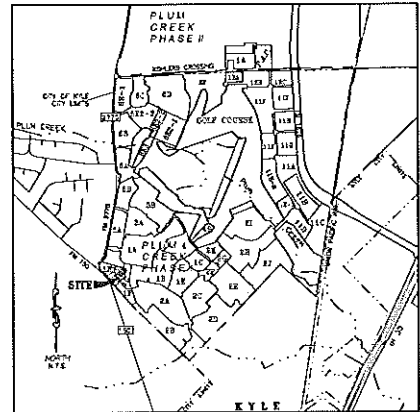
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES,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

BY: STEPHEN R. JAMSON, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 81551 - STATE OF TEXAS  
BAMWASH-PRITCHARD ENGINEERING, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78756  
512-452-4734

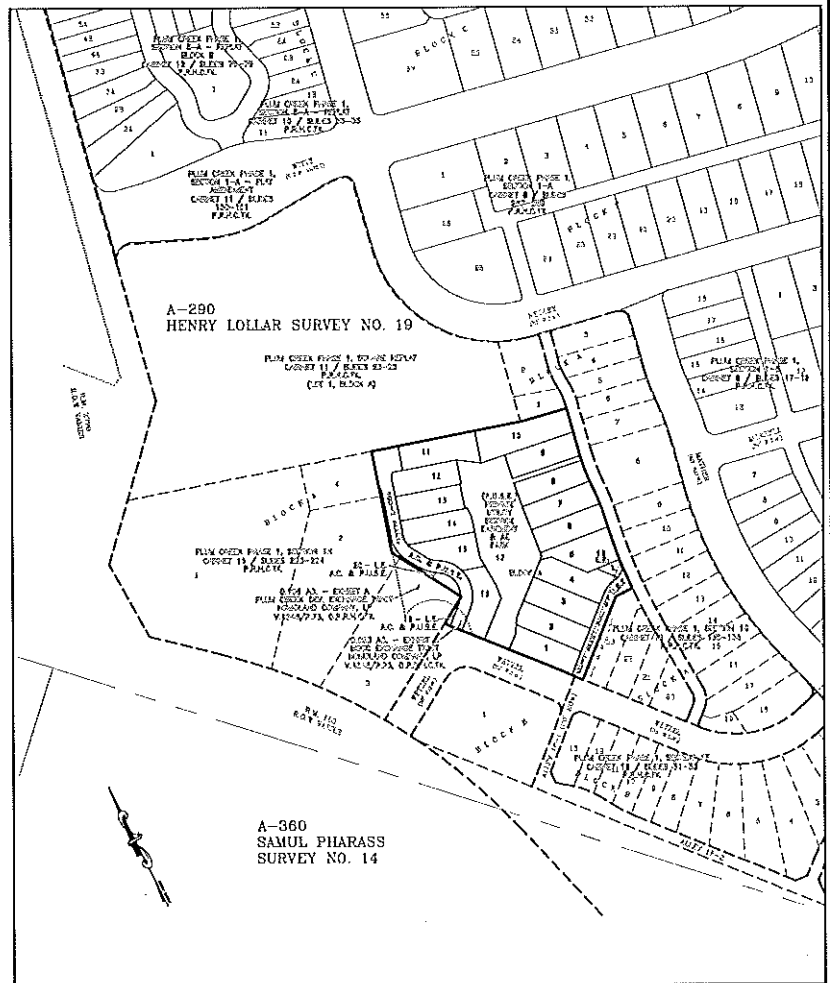
STATE OF TEXAS  
COUNTY OF TRAVIS

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 8748 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
3101 BEE CHASE RD., SUITE 100  
AUSTIN, TEXAS 78748  
512-327-1180



LOCATION MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

FLOOD NOTE:  
THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 1G2) IS SHOWN TO BE IN FLOOD ZONE X. OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, CITY OF KYLE, COUNTY NO. 481108, MAP NO.482090 0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

FILE: H:\SURVEY\PLUM_CRK_PHI\SECTION-1\SEC-1G\PLATS\1G2\PLUM-1G2-PRELIMINARY PLAT.DWG	CREW: CAF, MK		
DATE: 02-12-2013   DRAWN BY: EN	FB #:		
SCH: N.T.S.	CHECKED BY: J.D.B.		
JOB #: 5509	DRAWING #: PLUM-1G2-PLAT		
	PLAN #: 1122A		
NO.	REVISION	BY	DATE

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
3101 Bee Chase Road, Suite 100, Austin, Texas 78748  
Phone: (512) 327-1180 Fax: (512) 327-0223  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TEPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 1 OF 3  
**PRELIMINARY PLAT**  
**PLUM CREEK**  
**PHASE I - SECTION 1G2**  
**HAYS COUNTY, TEXAS**



## MEMORANDUM

TO: Planning and Zoning Commission

FROM: Sofia Nelson, Director of Planning

DATE: April 4, 2014

SUBJECT: Plum Creek Phase I, Section 1G2 Preliminary Plat and Final Plat- ITEMS 5E and 5F

---

### **BACKGROUND**

#### **Site Information and Proposal**

The subject property is approximately 2.714 acres in size. The proposed platted area is being developed as a courtyard home development, as permitted within the Plum Creek PUD overlay district. The subdivision will create 16 single family lots, 3 landscape lots, and 1 private park in the center of the development.

#### **Utilities**

Wastewater and water service will be provided by the City of Kyle.

#### **Access**

All lots will front on the central green and gain access via alley ways.

#### **Detention**

The subdivision has planned and constructed regional detention facilities for the entire subdivision.

### **STAFF RECOMMENDATION:**

Staff is recommending approval of the request for the following reasons:

- The plat is consistent with all zoning requirements and development agreement requirements for the property.
- The proposed provision and configuration of roads, water, wastewater, drainage and easements and rights-of-way are adequate to serve the subdivision.

# PLUM CREEK PHASE I, SECTION 1G2

**BEARING BASIS NOTES:**

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999997.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.



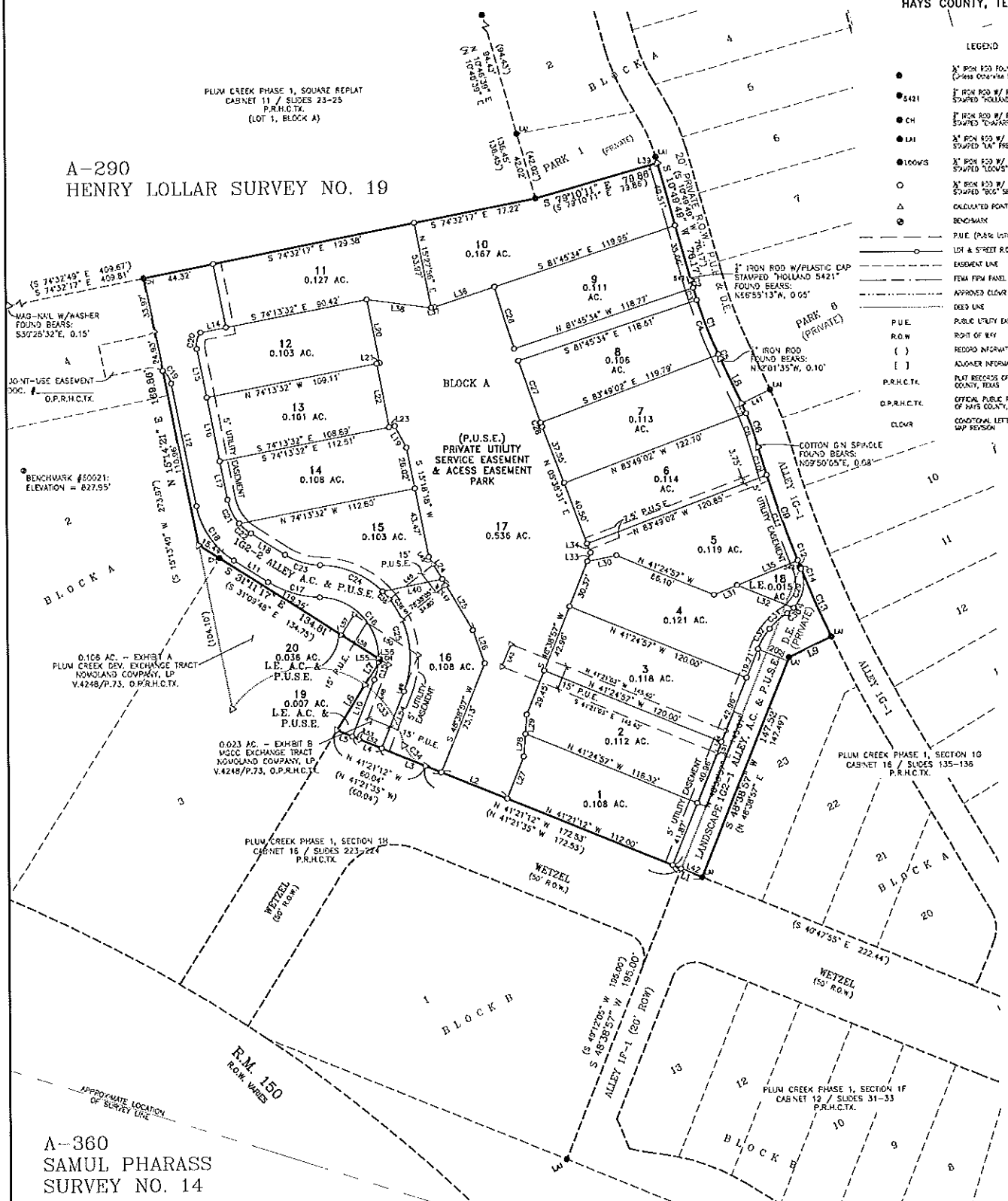
FEBRUARY, 2014  
HAYS COUNTY, TEXAS

**LEGEND**

- 1" IRON ROD FOUND (Class Coordinate Notes)
- 5/16" 1" IRON ROD W/ PLASTIC CAP STAMPED "HOLLAND 5421" FOUND
- CH 1" IRON ROD W/ PLASTIC CAP STAMPED "1000'S" PREVIOUSLY SET
- LMI 1" IRON ROD W/ PLASTIC CAP STAMPED "1000'S" PREVIOUSLY SET
- 1000'S 1" IRON ROD W/ PLASTIC CAP STAMPED "1000'S" PREVIOUSLY SET
- 1" IRON ROD W/ PLASTIC CAP STAMPED "180" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- P.U.E. (Public Utility Easement)
- LOT & STREET ROW LINE
- EASEMENT LINE
- FEMA FIRM PANEL FLOORPLAN
- APPROVED CLEAR 150 YEAR FLOORPLAN
- DEED LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- [ ] ADJACENT INFORMATION
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- CLOVR. CONDITIONAL LETTER OF MAP REVISION

PLUM CREEK PHASE I, SQUARE REPLAT  
CABINET 11 / SLIDES 23-25  
P.R.H.C.T.X.  
(LOT 1, BLOCK A)

A-290  
HENRY LOLLAR SURVEY NO. 19



A-360  
SAMUL PHARASS  
SURVEY NO. 14

FILE: H:\SURVEY\PLUM_CRC_PHASE I\SECTION-1\SEC-1G\PLATS\1G2\PLUM-1G2-PLAT.DWG	DATE: 09-12-2013	DRAWN BY: E.N.	CHECKED BY: J.O.B.	JOB #: 8508
CREW: CAF, VK	FB #:	PLAN #: 1128		
NO.	REVISION	BY	DATE	



Bowman Consulting Group, Ltd.  
3125 Bascom Road, Suite 100, Austin, Texas 78714  
Phone: (512) 327-1133 Fax: (512) 327-4253  
www.bowmanconsulting.com Bowman Consulting Group, Ltd.  
TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 2 OF 3  
**FINAL PLAT**  
PLUM CREEK  
PHASE I - SECTION 1G2  
HAYS COUNTY, TEXAS

# PLUM CREEK PHASE I, SECTION 1G2

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	316.00'	52.16'	S 06°05'04" W	52.11'
	(316.00')	(52.16')	(S 06°05'04" W)	(52.11')
C2	316.00'	4.65'	S 10°23'10" W	4.88'
C3	316.00'	7.94'	S 09°13'31" W	7.94'
C4	316.00'	35.64'	S 05°11'01" W	35.62'
C5	316.00'	2.70'	S 01°37'01" W	2.70'
C6	184.00'	23.20'	N 05°55'04" E	23.17'
	(184.00')	(23.20')	(S 05°55'04" W)	(23.17')
C7	184.00'	6.95'	N 02°27'14" E	6.95'
C8	184.00'	22.25'	N 05°59'59" E	22.24'
C9	770.00'	73.26'	S 07°30'54" W	73.22'
	(770.00')	(73.26')	(S 07°30'54" W)	(73.22')
C10	770.00'	18.30'	S 09°45'58" W	18.30'
C11	770.00'	56.53'	S 06°59'54" W	56.52'
C12	770.00'	73.26'	S 07°30'54" W	73.22'
C13	770.00'	47.54'	S 02°47'51" W	47.53'
	(770.00')	(47.54')	(S 02°47'51" W)	(47.53')
C14	770.00'	1.35'	S 04°30'56" W	1.35'
C15	37.50'	10.87'	N 49°07'54" E	10.83'
C16	37.50'	58.63'	N 17°28'06" W	53.02'
C17	62.50'	34.30'	S 45°48'31" E	33.87'
C18	52.50'	42.51'	S 07°53'30" E	41.35'
C19	12.50'	9.83'	N 07°13'11" W	9.58'
C20	12.50'	10.78'	S 39°57'52" W	10.43'
C21	32.50'	16.71'	S 00°34'29" W	16.53'
C22	32.50'	9.60'	S 22°37'19" E	9.57'
C23	42.50'	23.32'	S 45°48'31" E	23.03'
C24	57.50'	43.60'	N 40°42'20" W	42.75'
C25	57.50'	67.56'	S 14°45'33" W	63.74'
C26	1359.36'	40.51'	S 05°05'39" W	40.50'
C27	1359.36'	40.68'	S 07°02'40" W	40.88'
C28	1359.36'	2.95'	S 05°07'14" W	2.95'
C29	22.50'	26.12'	N 37°43'37" E	24.68'
C30	22.50'	5.20'	N 77°35'19" E	5.19'
C31	47.50'	14.75'	N 75°19'44" E	14.69'
C32	47.50'	14.75'	N 57°32'33" E	14.69'
C33	60.00'	46.15'	N 05°13'02" W	45.02'
	(60.00')	(46.15')	(S 05°13'26" E)	(45.02')
C34	25.00'	19.15'	S 19°24'23" E	18.65'
	(25.00')	(19.15')	(S 19°24'46" E)	(18.65')
C35	57.50'	6.51'	N 15°39'23" W	6.50'
C36	57.50'	15.14'	N 04°51'13" W	15.10'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 41°21'12" W	20.60'
L2	N 41°21'12" W	44.04'
L3	S 41°21'12" E	40.34'
L4	N 41°21'12" W	20.00'
L5	N 41°21'12" W	10.44'
L6	N 55°45'06" E	33.42'
L7	N 55°45'06" E	18.55'
L8	N 01°22'19" E	30.95'
	(N 01°22'19" E)	(30.95')
L9	S 68°58'16" E	29.46'
	(S 68°58'16" E)	(29.46')
L10	S 48°26'03" W	38.08'
L11	S 31°05'18" E	25.27'
L12	S 24°59'30" E	78.68'
L13	S 24°59'30" E	40.32'
L14	S 15°18'41" W	16.23'
L15	S 15°18'19" W	30.93'
L16	S 31°05'18" E	40.50'
L17	S 49°28'03" W	24.55'
L18	S 85°35'27" W	25.27'
L19	S 01°33'30" E	15.19'
L20	S 15°18'18" W	40.50'
L21	N 74°13'32" W	1.65'
L22	N 15°36'54" E	49.50'
L23	S 74°13'32" E	3.62'
L24	S 04°05'57" E	16.17'
L25	S 04°05'57" E	37.10'
L26	S 07°09'42" W	21.53'
L27	S 48°38'57" W	28.27'
L28	S 30°53'21" W	14.15'
L29	S 30°53'21" W	12.68'
L30	N 74°14'06" W	18.69'

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N 85°16'02" W	15.63'
L32	N 41°24'57" W	38.22'
L33	S 48°45'51" W	5.73'
L34	N 05°38'31" E	6.00'
L35	N 85°16'02" W	41.60'
L36	S 81°45'34" E	39.39'
L37	S 74°41'42" E	2.00'
L38	N 55°49'31" W	41.01'
L39	N 10°49'49" E	4.00'
	(N 10°49'49" E)	(4.00')
L40	S 74°41'42" E	38.19'
L41	N 68°37'41" W	20.00'
	(N 68°37'41" W)	(20.00')
L42	S 41°21'12" E	14.25'
	(N 41°21'01" W)	(14.25')
L43	S 48°38'57" W	15.00'
L44	N 48°38'57" E	15.00'
L45	S 04°05'57" E	16.17'
L46	S 78°38'05" W	35.60'
L47	S 04°05'57" E	37.10'
L48	S 48°28'03" W	50.07'
L49	S 48°28'03" W	62.63'
L50	N 31°11'17" W	47.50'
L51	N 48°38'57" E	7.59'
L52	S 41°21'12" E	15.00'
L53	S 41°21'12" E	3.60'
L54	N 48°28'03" E	38.15'
L55	S 58°45'06" W	2.42'
L56	S 31°11'17" E	1.35'
L57	S 58°48'43" W	15.00'
L58	N 31°11'17" W	35.60'

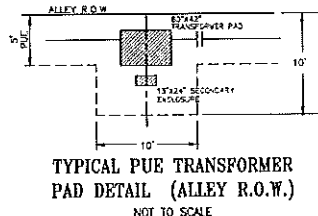
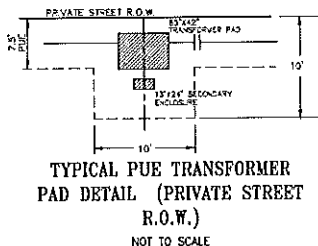
AREA TABLE		
BLOCK	LOT	ACREAGE
A	1	0.108 ACRES
A	2	0.112 ACRES
A	3	0.118 ACRES
A	4	0.121 ACRES
A	5	0.119 ACRES
A	6	0.111 ACRES
A	7	0.113 ACRES
A	8	0.106 ACRES
A	9	0.111 ACRES
A	10	0.167 ACRES
A	11	0.127 ACRES
A	12	0.103 ACRES
A	13	0.101 ACRES
A	14	0.108 ACRES
A	15	0.103 ACRES
A	16	0.108 ACRES
A	17 PARK	0.535 ACRES
A	18	0.019 ACRES
A	19	0.007 ACRES
A	102 ALLEY 1	0.090 ACRES
A	102 ALLEY 2	0.192 ACRES
TOTAL 1G2		2.714 ACRES

**NOTES:**

- TOTAL ACREAGE: 2.714 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.60 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 & ALLEY 2) TO BE DEDICATED IN THIS SUBDIVISION IS 0.282 ACRES.
- TOTAL NUMBER OF LOTS: 20 (16 SINGLE FAMILY LOTS, 3 PRIVATE GREENBELT LOTS, AND 1 PRIVATE PARK).
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308 & ORDINANCE 690.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT AREAS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH RE-GROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS, AND A 5 FOOT UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL ALLEYS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- SIDEWALKS SHALL BE INSTALLED, IN ACCORDANCE WITH THE CITY OF KYLE'S STANDARDS, ALONG OR WITHIN ALL RIGHT OF WAYS (PUBLIC OR PRIVATE), DRIVES (WHETHER PUBLIC OR PRIVATE), GREEN SPACE, OPEN SPACE AND PARKS ADJOINING EACH LOT CREATED HEREBY BY THE APPLICABLE OWNER OF SUCH LOT AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF SUCH LOT, EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE HEREON.

BENCHMARK LIST: -- DATUM -- NAVD83

BENCHMARK (60021): COTTON GUN SPINDLE SET IN 26" LIVE OAK WHICH BEARS 558°50'14" W A DISTANCE OF 141.23 FEET FROM THE NORTH CORNER OF 1G2 SUBDIVISION ELEVATION=827.95'



FILE: H:\SURVEY\PLUM_CRK_P1\SECTION-1\SECTION-1G2\PLATS\1G2\PLUM-1G2-PLAT.DWG			
DATE: 02-12-2013	DRAWN BY: EN	CHECKED BY: JDB	CREW: CAF, UK
SCALE: NTS	DRAWING #: PLUM-1G2-PLAT	PLAN #: 1128	FR. #:
JOB #: 5508			
NO.	REVISION	BY	DATE

**Bowman CONSULTING**

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3111 Beech Creek Road, Suite 1100, Austin, Texas 78746  
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www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

**FINAL PLAT  
PLUM CREEK  
PHASE I - SECTION 1G2  
HAYS COUNTY, TEXAS**

# PLUM CREEK PHASE I, SECTION 1G2

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 8A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 2.714 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED REMANAGER 208.75 ACRE TRACT OF LAND, OF RECORD IN VOLUME 1335, PAGE 515, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND ALL OF LOT 24 BLOCK A, PLUM CREEK PHASE I, SECTION 1G, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN CASEY 16, SLIDES 133-134, PLAT RECORDS OF HAYS COUNTY TEXAS;

DO HEREBY SUBDIVIDE SAID 2.714 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 1G2 SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY OF KYLE AND GREEN, ALL ALLEYS, AND DRAINS, EASEMENTS (INCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BOJ PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: BOJ PLUM CREEK DEVELOPERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY: BENCHMARK LAND DEVELOPMENT, INC.,  
A TEXAS CORPORATION, GENERAL PARTNER

BY: DAVID C. MANN, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MANN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ O. GONZALES, CLERK OF HAYS COUNTY DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET \_\_\_\_\_ PAGE(S) \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D. FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

BY: \_\_\_\_\_  
LIZ O. GONZALES  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 1G2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
ATTEST:  
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 1G2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
ATTEST:  
SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

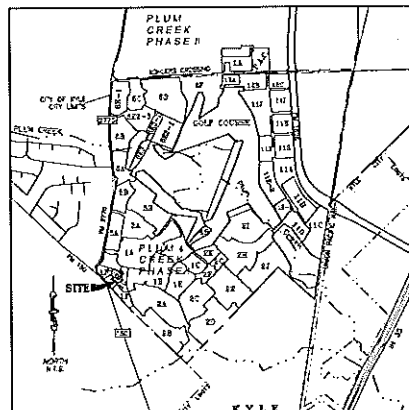
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES,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

BY: \_\_\_\_\_  
STEPHEN R. JAWSON, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 85531 - STATE OF TEXAS  
HANSBMAN-PRITCHARD ENGINEERING, INC.  
8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
512-459-4734

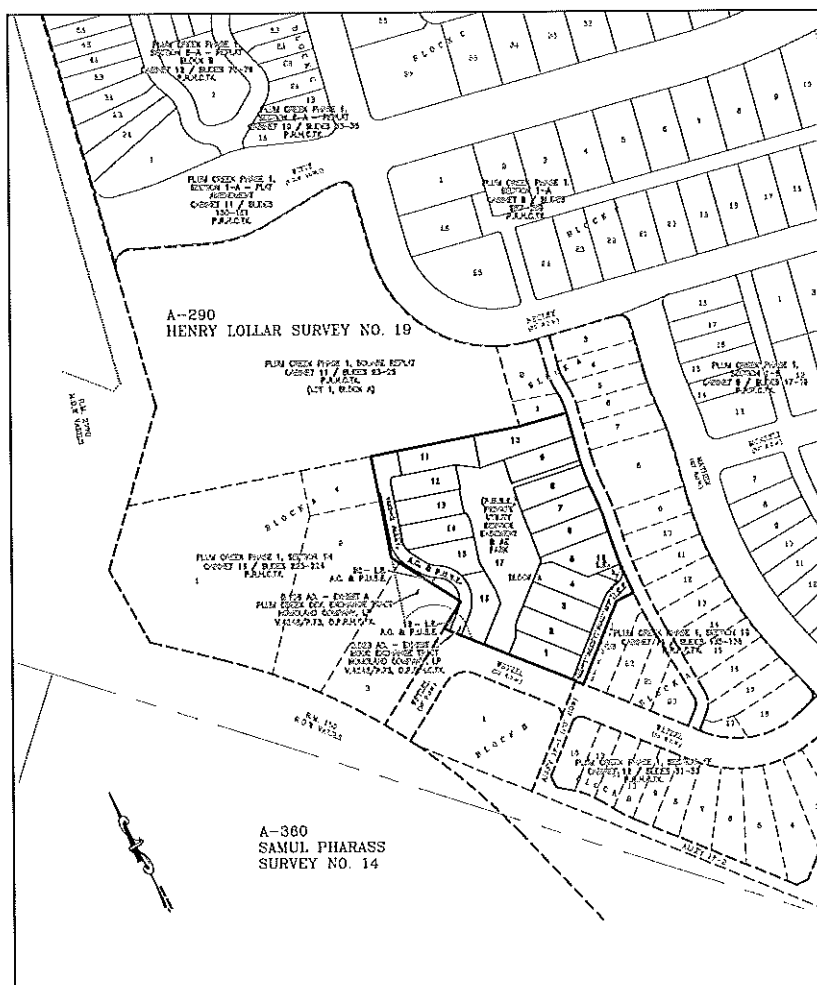
STATE OF TEXAS  
COUNTY OF TRAVIS

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_  
JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5743 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
3101 BEE CHASE RD., SUITE 100  
AUSTIN, TEXAS 78748  
512-327-1183



LOCATION MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE

FLOOD NOTES  
THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 1G2) IS SHOWN TO BE IN FLOOD ZONE X. OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, CITY OF KYLE, COMPAANY NO. 481108, MAP NO.482090.0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

FILE: H:\SURVEY\PLUM_CRK_PHI\SECTION-1\SEC-1G\PLATS\1G2\PLUM-1G2-PLAT.DWG	CREW: CAF, LK		
DATE: 09-12-2013 DRAWN BY: E.N.	FB: J.		
SCALE: N.T.S. CHECKED BY: J.D.B.	PLAN #: 112B		
JOB #: 5529 DRAWING #: PLUM-1G2-PLAT			
NO.	REVISION	BY	DATE

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
3101 Bee Chase Road, Suite 100, Austin, Texas 78748  
Phone: (512) 327-1183 Fax: (512) 327-4552  
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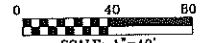
FINAL PLAT  
PLUM CREEK  
PHASE I - SECTION 1G2  
HAYS COUNTY, TEXAS

# PLUM CREEK PHASE I, SECTION 1G2 PRELIMINARY PLAT

**BEARING BASIS NOTES:**

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.



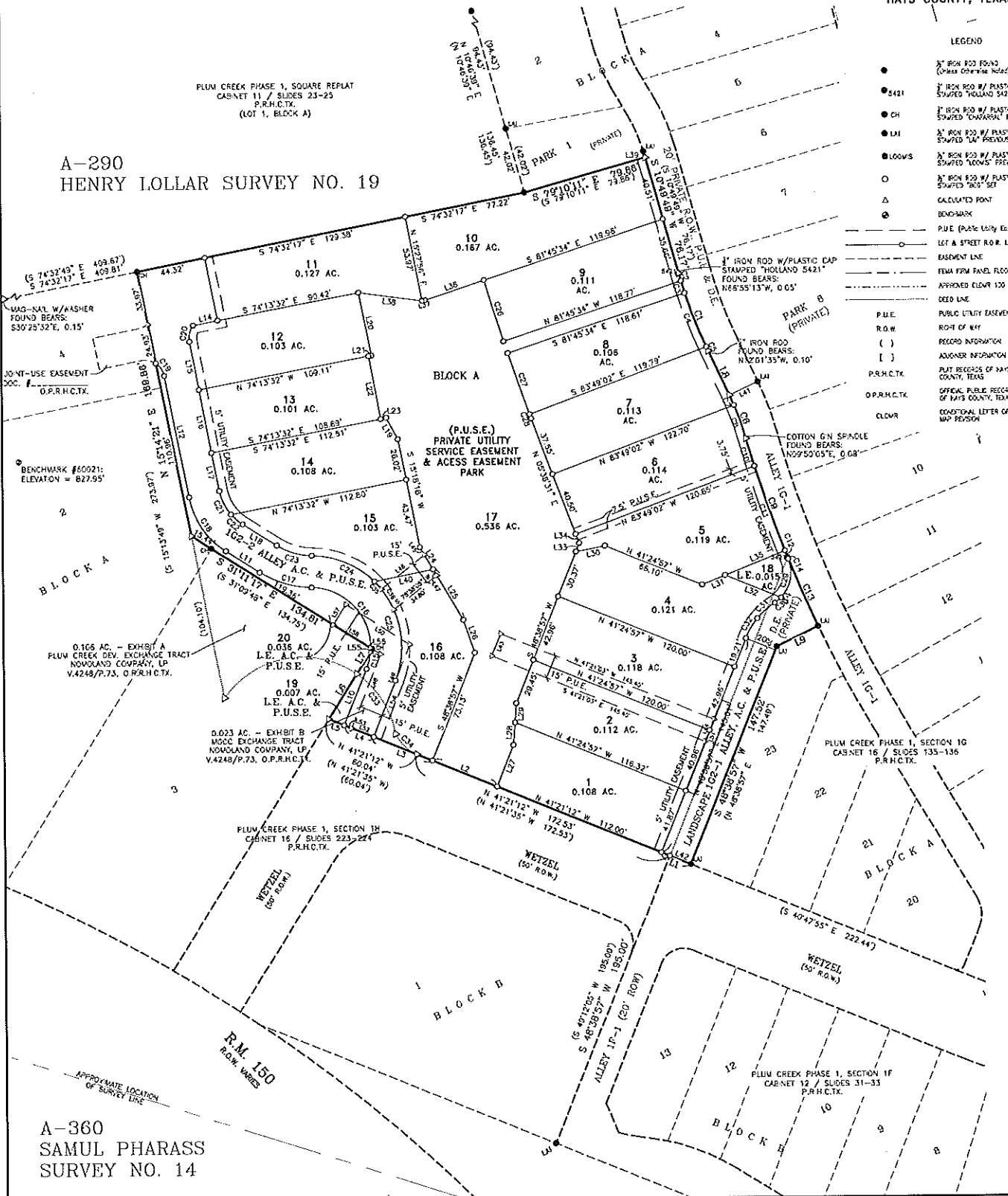
FEBRUARY, 2014  
HAYS COUNTY, TEXAS

**LEGEND**

- 3" IRON ROD FOUND (Unless Otherwise Indicated)
- 5/8" IRON ROD W/ PLASTIC CAP STAMPED "HOLLAND 5421" FOUND
- CH 1" IRON ROD W/ PLASTIC CAP STAMPED "CONWAY" FOUND
- LLI 3" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- LLOWS 3" IRON ROD W/ PLASTIC CAP STAMPED "LOWS" PREVIOUSLY SET
- 3" IRON ROD W/ PLASTIC CAP STAMPED "RCS" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- P.U.E. (Public Utility Easement)
- LET & STREET R.O.W. LINE
- EASEMENT LINE
- FEMA FIRM PANEL FLOODPLAIN APPROVED ELEVATION 100 YEAR FLOODPLAIN
- DEED LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- [ ] ADJUSTER INFORMATION
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- CLOWR CONDITIONAL LETTER OF MAP REVISION

A-290  
HENRY LOLLAR SURVEY NO. 19

PLUM CREEK PHASE 1, SQUARE REPLAT  
CABINET 11 / SLIDES 23-25  
P.R.H.C.T.X.  
(LOT 1, BLOCK A)



A-360  
SAMUL PHARASS  
SURVEY NO. 14

FILE: H:\SURVEY\PLUM_CREEK_PHASE I-SECTION 1G2\PLAT\1G2\PLUM-1G2-PRELIMINARY PLAT.DWG		
DATE: 09-12-2013	DRAWN BY: E.M.	CREW: CAF, UK
SCALE: 1"=40'	CHECKED BY: J.D.B.	FB #:
TDB #: 5528	DRAWING #: PLUM-1G2-PLAT	PLAN #: 1122A
NO.	REVISION	BY DATE



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3121 Blue Cove Road, Suite 100, Austin, Texas 78745  
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TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 2 OF 3  
**PRELIMINARY PLAT**  
**PLUM CREEK**  
**PHASE I - SECTION 1G2**  
**HAYS COUNTY, TEXAS**

# PLUM CREEK PHASE I, SECTION 1G2 PRELIMINARY PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	316.00'	52.16'	S 09°05'04" W	52.11'
	(316.00')	(52.16')	(S 09°05'04" W)	(52.11')
C2	316.00'	4.88'	S 10°23'16" W	4.88'
C3	316.00'	7.94'	S 09°13'31" W	7.94'
C4	316.00'	35.64'	S 05°11'01" W	35.62'
C5	316.00'	2.70'	S 01°37'01" W	2.70'
C6	184.00'	29.20'	N 05°55'04" E	29.17'
	(184.00')	(29.20')	(S 05°55'04" W)	(29.17')
C7	184.00'	6.95'	N 02°27'14" E	6.95'
C8	184.00'	22.25'	N 06°59'59" E	22.24'
C9	770.00'	79.26'	S 07°30'54" W	79.22'
	(770.00')	(79.26')	(S 07°30'54" W)	(79.22')
C10	770.00'	18.30'	S 09°45'58" W	18.30'
C11	770.00'	55.53'	S 06°59'54" W	55.52'
C12	770.00'	79.26'	S 07°30'54" W	79.22'
C13	770.00'	47.54'	S 02°47'51" W	47.53'
	(770.00')	(47.54')	(S 02°47'51" W)	(47.53')
C14	770.00'	1.36'	S 04°30'56" W	1.36'
C15	37.50'	10.87'	N 49°07'54" E	10.83'
C16	37.50'	58.58'	N 17°28'06" W	53.69'
C17	62.50'	34.30'	S 45°48'31" E	33.67'
C18	52.50'	42.51'	S 07°53'30" E	41.36'
C19	12.50'	9.83'	N 07°13'11" W	9.58'
C20	12.50'	10.78'	S 33°57'52" W	10.43'
C21	32.50'	16.71'	S 00°34'29" W	16.53'
C22	32.50'	9.60'	S 22°37'19" E	9.57'
C23	42.50'	23.32'	S 45°48'31" E	23.03'
C24	57.50'	43.80'	N 40°42'20" W	42.75'
C25	57.50'	67.55'	S 14°48'33" W	63.74'
C26	1359.35'	49.51'	S 09°05'39" W	49.50'
C27	1359.35'	49.88'	S 07°02'40" W	49.88'
C28	1359.35'	2.55'	S 06°07'14" W	2.55'
C29	22.50'	28.12'	N 37°43'37" E	24.68'
C30	22.50'	5.20'	N 77°36'19" E	5.19'
C31	47.50'	14.75'	N 75°19'44" E	14.69'
C32	47.50'	14.75'	N 57°32'33" E	14.69'
C33	60.00'	45.15'	N 06°13'02" W	45.02'
	(60.00')	(45.15')	(S 08°13'26" E)	(45.02')
C34	25.00'	19.15'	S 19°24'23" E	18.69'
	(25.00')	(19.15')	(S 19°24'46" E)	(18.69')
C35	57.50'	8.51'	N 15°38'23" W	8.50'
C36	57.50'	15.14'	N 04°51'13" W	15.10'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 41°21'12" W	20.00'
L2	N 41°21'12" W	44.04'
L3	S 41°21'12" E	40.34'
L4	N 41°21'12" W	20.00'
L5	N 41°21'12" W	10.44'
L6	N 58°45'06" E	33.42'
L7	N 58°45'06" E	18.55'
L8	N 01°22'19" E	30.95'
	(N 01°22'19" E)	(30.95')
L9	S 88°58'16" E	23.45'
	(S 88°58'16" E)	(23.45')
L10	S 48°26'03" W	38.08'
L11	S 31°05'18" E	25.27'
L12	S 24°59'30" E	78.08'
L13	S 24°59'30" E	40.32'
L14	S 15°18'41" W	16.23'
L15	S 15°18'19" W	30.99'
L16	S 31°05'18" E	40.50'
L17	S 48°26'03" W	24.55'
L18	S 85°35'27" W	25.27'
L19	S 01°53'30" E	15.19'
L20	S 15°18'18" W	40.50'
L21	N 74°13'32" W	1.69'
L22	N 15°36'54" E	40.50'
L23	S 74°13'32" E	3.62'
L24	S 04°05'57" E	16.17'
L25	S 04°05'57" E	37.10'
L26	S 07°09'42" W	21.99'
L27	S 48°38'57" W	20.27'
L28	S 30°53'21" W	14.15'
L29	S 30°53'21" W	12.08'
L30	N 74°14'09" W	18.69'

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N 85°16'02" W	15.69'
L32	N 41°24'57" W	38.22'
L33	S 48°45'51" W	5.79'
L34	N 05°38'31" E	6.00'
L35	N 65°16'02" W	41.60'
L36	S 81°45'34" E	39.59'
L37	S 74°41'42" E	2.00'
L38	N 55°49'31" W	41.01'
L39	N 10°49'43" E	4.00'
	(N 10°49'49" E)	(4.00')
L40	S 74°41'42" E	38.19'
L41	N 68°37'41" W	20.00'
	(N 68°37'41" W)	(20.00')
L42	S 41°21'12" E	14.25'
	(N 41°21'01" W)	(14.25')
L43	S 48°38'57" W	15.00'
L44	N 48°38'57" E	15.00'
L45	S 04°05'57" E	18.17'
L46	S 78°38'05" W	35.00'
L47	S 04°05'57" E	37.10'
L48	S 48°26'03" W	50.07'
L49	S 48°26'03" W	62.63'
L50	N 31°11'17" W	47.50'
L51	N 48°38'57" E	7.59'
L52	S 41°21'12" E	15.00'
L53	S 41°21'12" E	3.90'
L54	N 48°26'03" E	38.15'
L55	S 58°45'06" W	2.42'
L56	S 31°11'17" E	1.35'
L57	S 58°48'43" W	15.00'
L58	N 31°11'17" W	35.00'

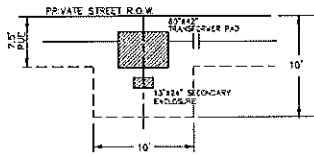
AREA TABLE		
BLOCK	LOT	ACREAGE
A	1	0.108 ACRES
A	2	0.112 ACRES
A	3	0.118 ACRES
A	4	0.121 ACRES
A	5	0.119 ACRES
A	6	0.114 ACRES
A	7	0.113 ACRES
A	8	0.108 ACRES
A	9	0.111 ACRES
A	10	0.167 ACRES
A	11	0.127 ACRES
A	12	0.103 ACRES
A	13	0.101 ACRES
A	14	0.108 ACRES
A	15	0.103 ACRES
A	16	0.108 ACRES
A	17 PARK	0.538 ACRES
A		
A	18	0.015 ACRES
A		
A	20	0.036 ACRES
A		
A	19	0.007 ACRES
A		
A	162 ALLEY 1	0.090 ACRES
A		
A	162 ALLEY 2	0.192 ACRES
TOTAL 1G2		2.714 ACRES

**NOTES:**

- TOTAL ACREAGE: 2.714 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.09 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 & ALLEY 2) TO BE DEDICATED IN THIS SUBDIVISION IS 0.282 ACRE.
- TOTAL NUMBER OF LOTS: 20 (16 SINGLE FAMILY LOTS, 3 PRIVATE GREENBELT LOTS, AND 1 PRIVATE PARK).
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308 & ORDINANCE 690.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). IT SHALL BE THE HOA'S RESPONSIBILITY FOR KEEPING SAID RIGHT-OF-WAYS, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS AND FREE OF ALL TREE/BRUSH RE-GROWTH.
- PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS, AND A 5 FOOT UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL ALLEYS IS HEREBY DEDICATED.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF THE ADJOINING RESIDENTIAL LOTS WHOSE WATER AND/OR SEWER SERVICE LINES ARE IN SAID EASEMENTS.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- SIDEWALKS SHALL BE INSTALLED, IN ACCORDANCE WITH THE CITY OF KYLE'S STANDARDS, ALONG OR WITHIN ALL RIGHT OF WAYS (PUBLIC OR PRIVATE), DRIVES (WHETHER PUBLIC OR PRIVATE), GREEN SPACE, OPEN SPACE AND PARKS ADJOINING EACH LOT CREATED HEREBY BY THE APPLICABLE OWNER OF SUCH LOT AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF SUCH LOT, EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE HEREON.

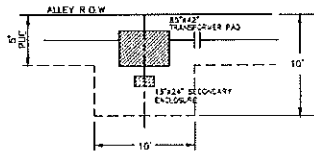
BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK (65021):  
COTTON GR SPRINCLE SET IN 26" LIVE OAK WHICH BEARS  
S58°50'14" W A DISTANCE OF 141.23 FEET  
FROM THE NORTH CORNER OF  
162 SUBDIVISION  
ELEVATION=627.55'



**TYPICAL PUE TRANSFORMER  
PAD DETAIL (PRIVATE STREET  
R.O.W.)**

NOT TO SCALE



**TYPICAL PUE TRANSFORMER  
PAD DETAIL (ALLEY R.O.W.)**

NOT TO SCALE

FILE: H:\SURVEY\PLUM_CRS_PHS\SECTION-1\SEC-1G\PLAT5\1G2\			
PLUM-1G2-PRELIMINARY PLAT.DWG			
DATE: 09-12-2013	DRAWN BY: E.N.	CREW: CAF, MK	
SCALE: NIS	CHECKED BY: J.D.B.	FB #:	
JOB #: 5508	DRAWING #: PLUM-1G2-PLAT	PLAN #: 1122A	
NO.	REVISION	BY	DATE

**Bowman  
CONSULTING**

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TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

**PRELIMINARY PLAT  
PLUM CREEK  
PHASE I - SECTION 1G2  
HAYS COUNTY, TEXAS**



## MEMO

To: Planning and Zoning Commission

From: Sofia Nelson, Director of Planning

Date: April 4, 2014

Re: **PUD Overlay District Request by Austin Brookside LP (item 6A)** *SN*

---

### Request

Bigelow Homes, on behalf of Austin Brookside LP, is requesting a Planned Unit Development Overlay District (PUD) for approximately 26.147 acres located within the Brookside Subdivision. The request for a PUD overlay district would allow for the development of courtyard homes on the subject property. Courtyard homes are single family detached homes on individual lots that front on a central green rather than fronting on a public street. The courtyard housing product is an allowed use within the Plum Creek subdivision and examples of the development can be seen both in the Plum Creek subdivision and in the attached back up information.

### Zoning Ordinance Information

Sec. 53-699 of the City zoning ordinance identifies the purpose and intent of the planned unit development district is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property in the city consistent with the code and accepted urban planning, with overall mixed-use regulations as set forth below and in accordance with the city's comprehensive plan. The planned unit development rules are designed to:

- (1) Allow development which is harmonious with nearby areas;
- (2) Enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance;
- (3) Provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs;

- (4) Encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods;
- (5) Facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment;
- (6) Provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and
- (7) Require the application of professional planning and design techniques to achieve overall coordinated mixed-use developments and avoid the negative effects of piecemeal, segregated, or unplanned development.

The rezoning of land and development under the PUD district will be permitted only in accordance with the intent and purpose of the city's comprehensive plan and this chapter, and to that end the planned unit development plan must be prepared and approved in accordance with the provisions of this chapter.

When considering a planned unit development (PUD), the unique nature of each proposal for a PUD may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, e.g., without limitation, the width and surfacing of streets and highways, lot size, parking standards, setbacks, alleyways for public utilities, signage requirements, curbs, gutters, sidewalks and streetlights, public parks and playgrounds, drainage, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, single use districts, etc.

- (b) Final approval of a PUD by the city council shall constitute authority and approval for such flexible planning to the extent that the PUD as approved, departs from existing codes and ordinances.
- (c) The flexibility permitted for a PUD does not imply that any standard or requirement will be varied or decreased.

Sec. 53-704 of the Zoning ordinance identifies the rules applicable to PUD zoning cases as the following:

The city council, after public hearing and proper notice to all parties affected and after recommendation from the planning and zoning commission, may attach a planned unit development district designation to any tract of land equal to or greater than three buildable acres. Under the planned development designation the following rules apply:

- (1) The approval of any proposed PUD or combination of uses proposed therein shall be subject to the discretion of the city council, and no such approval will be inferred or implied.
- (2) Permitted uses are those listed under the applicable zoning districts for the base zoning to be applied to the PUD (for example, the permitted uses in a PUD proposed to be developed as CBD-2, RS, W, CM districts). In addition, a planned unit development district may be established where the principal purpose is to serve as a transitional



district, or as an extension of an existing district whereby the provision of off-street parking, screening walls, fences, open space and/or planting would create a protective transition between a lesser and more restrictive district. In approving a planned unit development, additional uses may be permitted, and specific permitted uses may be prohibited from the base district.

- (3) Standards required by the base zoning apply in a planned unit development except that the following regulations and standards may be varied in the adoption of the planned unit development; provided that the plan is consistent with sound urban planning and good engineering practices.
  - a. Front, side and rear setbacks.
  - b. Maximum height.
  - c. Maximum lot coverage.
  - d. Floor area ratio.
  - e. Off-street parking requirements.
  - f. Special district requirements pertaining to the base zoning.
  - g. Number of dwelling units per buildable acre.
  - h. Accessory building regulations.
  - i. Sign standards.
- (4) In approving a planned unit development, no standards may be modified unless such modification is expressly permitted by this chapter, and in no case may standards be modified when such modifications are prohibited by this chapter.
- (5) In approving a planned unit development, the city council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, light and air, orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.
- (6) The planning and zoning commission and city council, in approving modifications to standards and regulations, shall be guided by the purpose intended by the base zoning and general intent of this chapter.

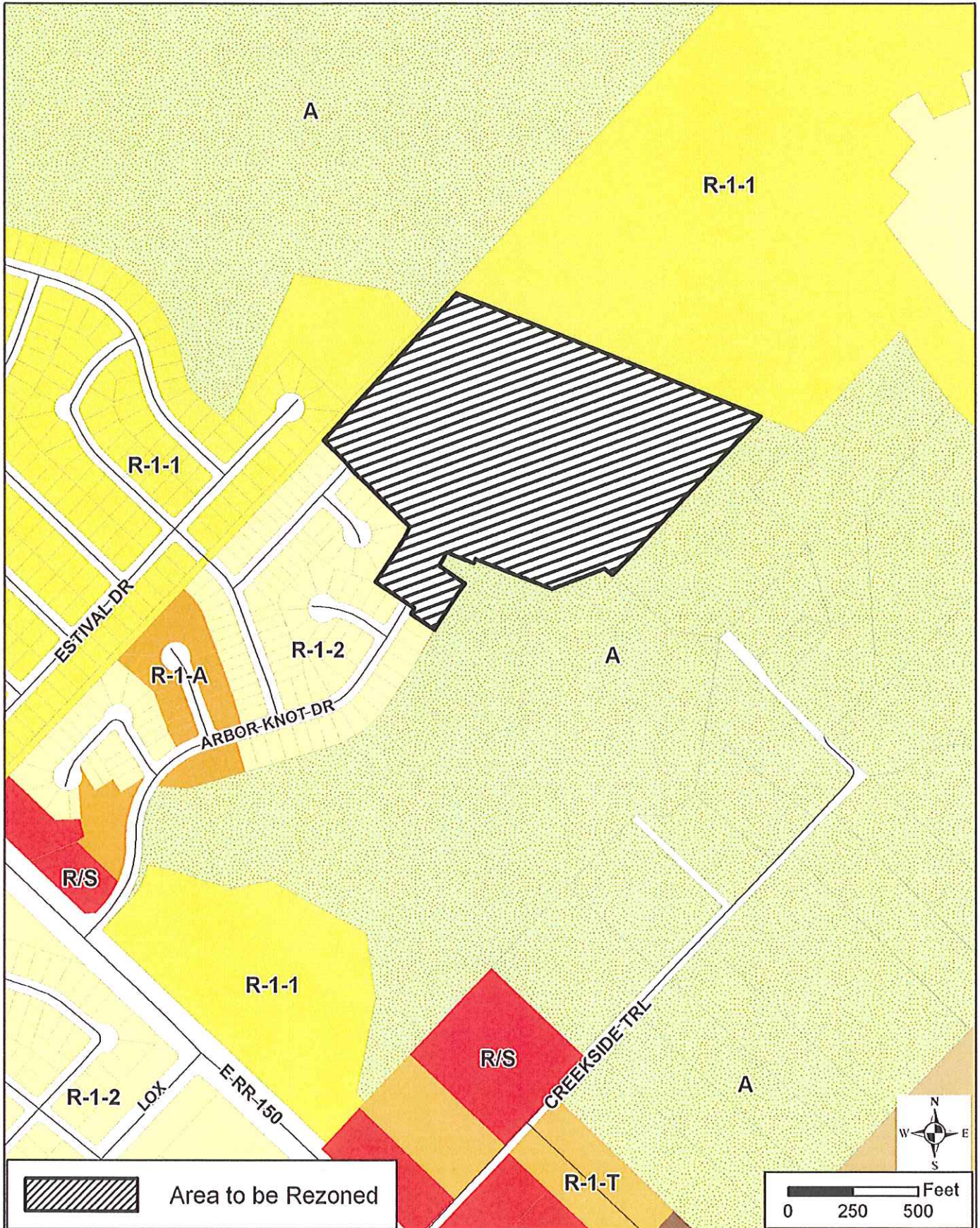
### **Action**

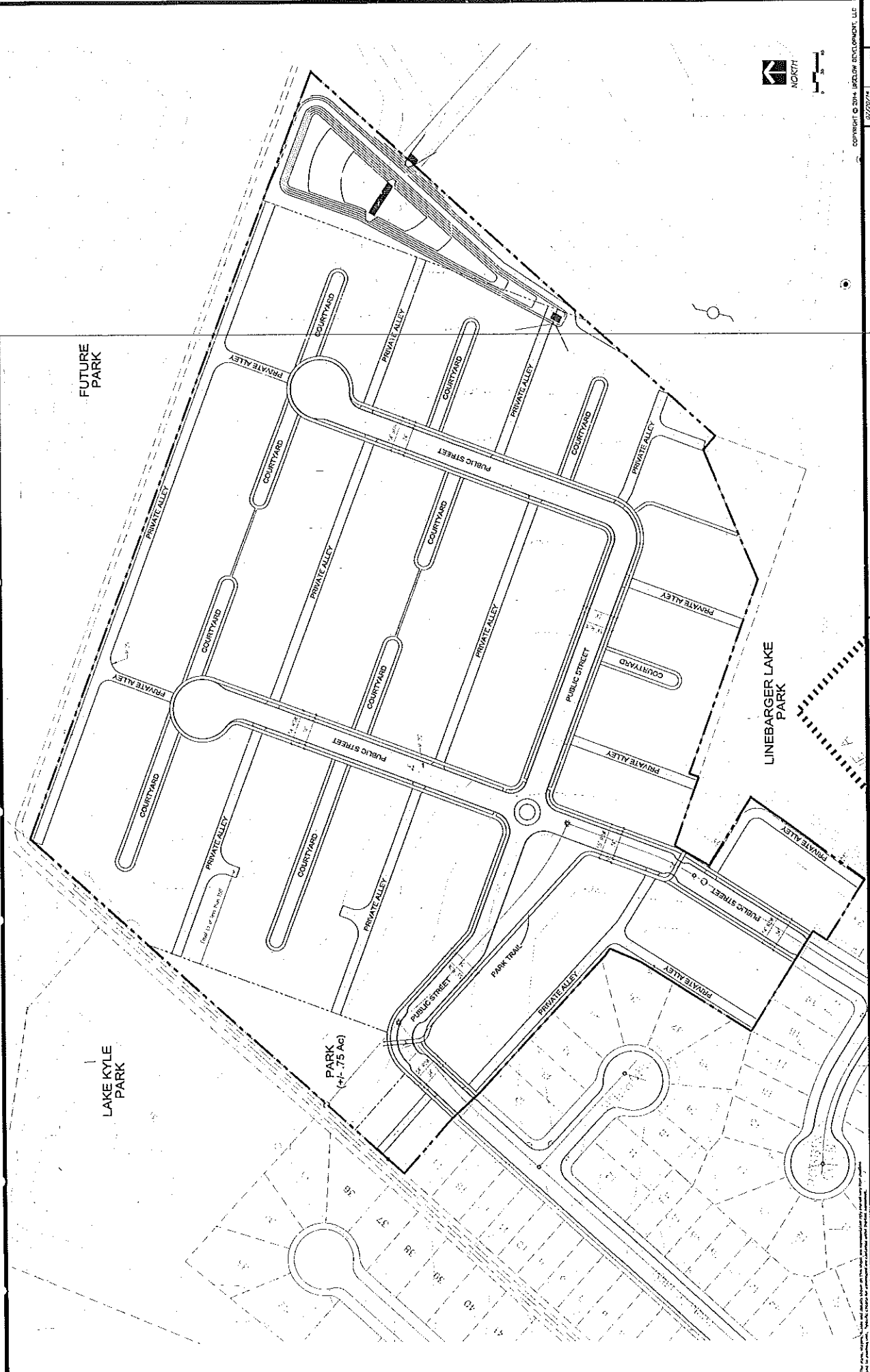
The request for a PUD district is on the agenda as a public hearing opportunity for the public and a discussion item for the Planning and Zoning Commission. No action is scheduled to be taken on April 8<sup>th</sup>. Please review the attached back up information provided by the applicant. I will give a presentation on the request and the direction provided in comprehensive plan for this area of the community. Additionally, I will ask the Commission for general direction regarding proceeding with the request. For example if additional information is needed the Commission may want to ask for a workshop prior to making a recommendation to the City Council. Additionally, a site visit to the existing courtyard homes can be arranged with the applicant or

the Commission can direct staff to post for an additional public hearing and action at your next meeting if that is the consensus of the group.

As stated above the PUD districts are a zoning tool to be used to create and allow for creative development that normally would not be allowed under the zoning ordinance, but exemplifies the goals and policies of the comprehensive master plan. PUD requests should be carefully thought out and not used to circumvent the comprehensive plan goals or rules and regulations of the zoning ordinance. It is staff's recommendation that a site visit and workshop be held prior to making a recommendation on the zoning request.

# Exhibit B





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DATE	DESCRIPTION
01/20/14	PRELIMINARY PUD SITE PLAN
02/10/14	REVISED
02/27/14	REVISED

**PRELIMINARY PUD SITE PLAN**

**BROOKSIDE**  
KYLE, TX

**BIGELOW DEVELOPMENT, LLC**  
242 RUSH HAVER  
SAN MARCOS, TX 78666

**EXHIBIT**

## **Brookside Reasons for Zoning Change and PUD**

The change of the underlying zoning from R-1 to R-1-A in concert with the establishment of a Planned Unit Development (PUD) district will provide the opportunity to develop this site with a courtyard community similar to the courtyard pocket neighborhoods that are now being developed in Plum Creek.

As a housing type, courtyards are particularly appealing to empty nesters, singles, and families with no school age children. Families with school age children are not discouraged or prohibited; however, they usually prefer larger private yards than are provided in courtyard communities.

By far the most desired amenity by empty nesters and singles is trails. This is the perfect location to draw these market segments to the East side because this community will be bordered on 3 sides by Lake Kyle Park, Linebarger Lake Park and the Plum Creek Preserve, which will have miles and miles of Nature Trails.

These market segments are generally 1 or 2 member households and require far fewer public amenities and improvements than families with school age children. For example, this courtyard community of approximately 165 homes will have 2,420 linear feet of public street, which is 15 linear feet of public street per lot. The R-1 community previously planned would have had 4,530 linear feet of public street, or 45 linear feet of public street per lot. That is 300% more public street and public utility infrastructure per lot that the city would be required to maintain in perpetuity. One reason that there is so much less public street is that private alleys provide much of the automobile circulation.

Furthermore, this courtyard development will provide the long anticipated connection between Lake Kyle Park and Linebarger Lake so that the City may begin park improvements for the City Park around Linebarger Lake. It will also provide for some of the long-awaited park improvements that will benefit residents of Brookside Estates and Four Seasons Farm.

All homes will be single family detached homes on individual lots. All garages will be accessed from alleys, so cars will never back across public sidewalks, nor will cars ever be parked across public sidewalks.

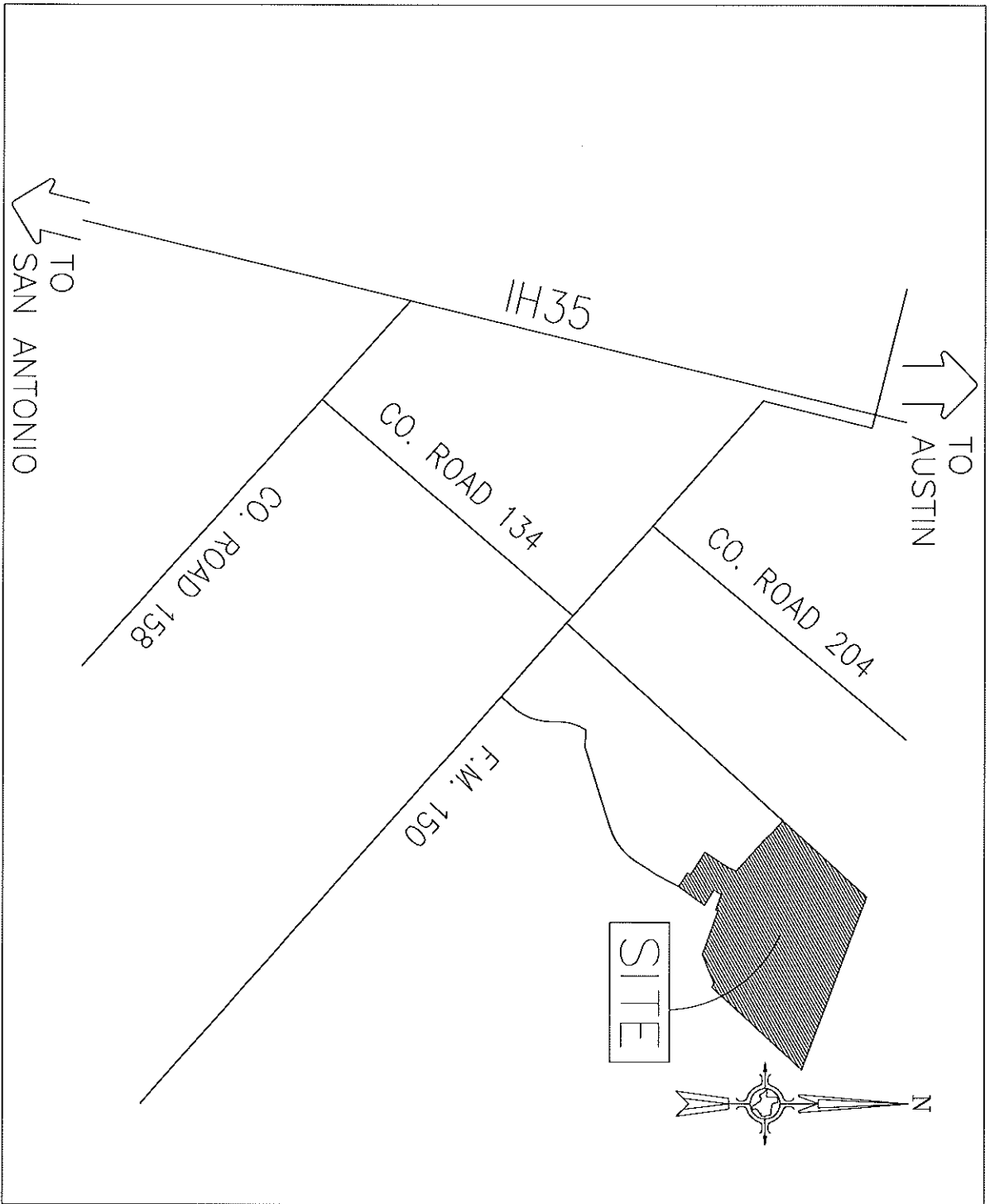
The variances are necessary to accomplish a well-designed courtyard community. Standards have been added that will assure a human scale living environment in each courtyard.

Finally, since this community is tucked back around the park a quarter mile from Rt. 150, the developer is requesting that a sign be permitted at the edge of the right-of-way of Arbor Knot Drive immediately below the existing Brookside Development monument and that a temporary sales trailer be permitted on Lot 3, which it owns.

**BROOKSIDE**  
**DEVELOPMENT REGULATIONS, STANDARDS AND VARIANCES**

3/3/14

- A. Cul-de-sac streets shall be 34' back to back of curb in a 54' Right of Way and shall have parking on both sides.
- B. Public Sidewalks shall be 5' wide.
- C. Public street parkways shall be planted with approved trees at 25' to 35' intervals.
- D. Alleys shall be private and maintained by HOA.
  - 1. 2-way alley paving width shall be 15' minimum
  - 2. Garage setback from edge of 15' paved alley: 5' minimum.
  - 3. Alley curb radius at public street: Per PUD site plan.
  - 4. Dead-end alleys shall be permitted.
- E. Minimum Lot size: 3,000 sq. ft.
- F. Minimum Lot Width: 30'
- G. Maximum dwelling units per lot: One (1) principle dwelling unit and (1) accessory dwelling unit (ADU). An ADU will not be counted as a unit of density or as an LUE. An ADU shall not have separate utility services.
- H. Minimum Setbacks:
  - 1. Front yard: there shall be a front yard setback having the depth of not less than 8' from the courtyard walk or public sidewalk to the front line of the building.
  - 2. Side yard: there shall be no sideyard set back required. Except that there shall be a side yard set back having a depth of not less than 8' from the property line at public streets to the side line of the building.
  - 3. Rear yard: there shall be no rear yard setback required.
- I. Garages: may either be attached or detached.
  - 1. Garages shall be accessed from a private alley.
  - 2. The minimum garage size shall be 215 sq. ft.
- J. Courtyards shall meet the following standards:
  - 1. A "gateway" (examples: trellis, fencing, and/or landscaping).
  - 2. A gathering place with a minimum of 4 chairs or 2 benches.
  - 3. The Courtyard sidewalk(s) shall be the following minimum width for at least 70% of the length:
    - a. Single sidewalk: 5'
    - b. Double sidewalk: 4' - 6"
  - 4. Each dwelling unit shall have a front porch or front patio having a minimum depth of 5' and a minimum length of 7'.
  - 5. Minimum separation between interior dwelling units from back side of porch or garden patio to back side of porch or garden patio: 40'
  - 6. Minimum separation of dwelling units at street: 20'
  - 7. Minimum separation of dwelling units at rear of courtyard: 10'
- K. There may be no front yard utility easements in courtyards.
- L. There may be no side yard utility easements.
- M. House elevations will be primarily Texas vernacular Craftsman Cottages detailed per the attached elevations.
- N. Developer shall be permitted to erect and maintain a 12' x 36' sign at the edge of the ROW of Arbor Knot Dr. immediately behind the existing Brookside development monument.
- O. Developer shall be permitted to install temporary sales trailer on lot 3, Phase 1 with a 2' setback from Arbor Knot Dr.



*LOCATION MAP*  
*N.T.S.*







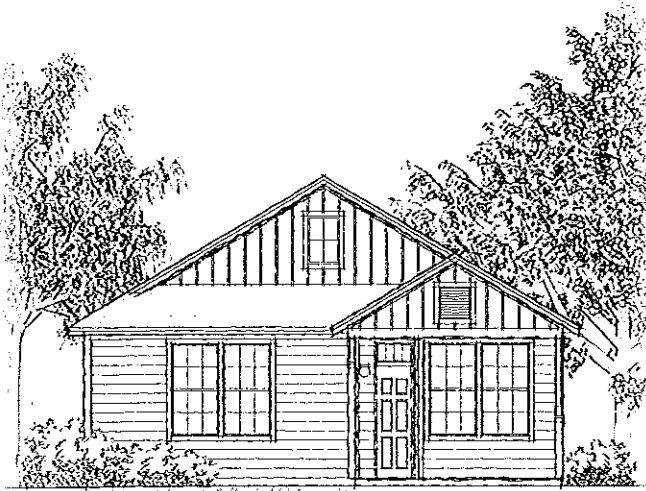




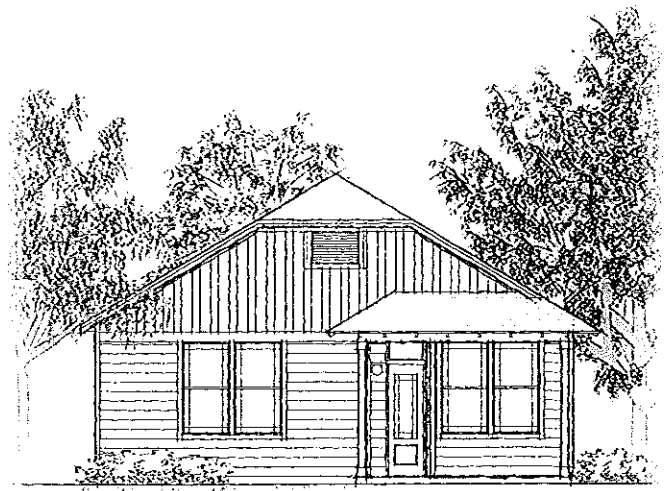




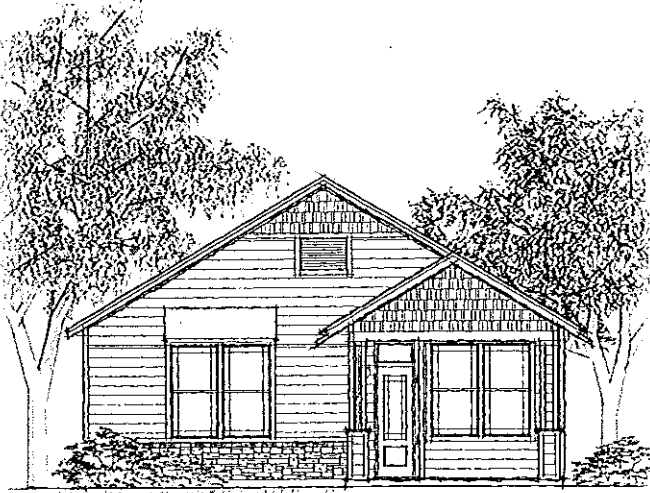
Elevation B



Elevation C



Elevation E



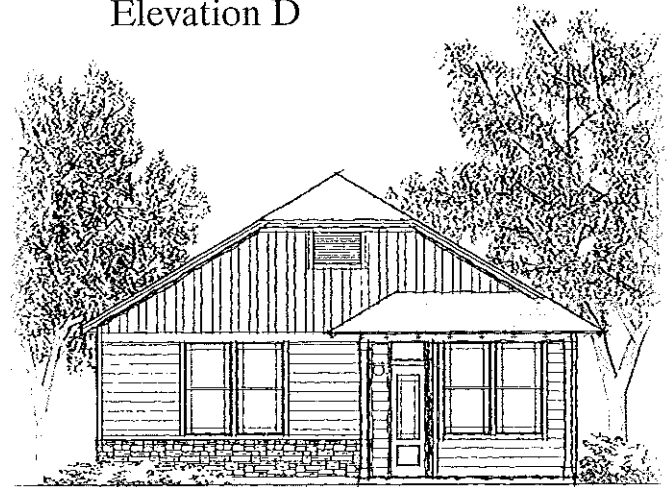
Elevation D w/ stone



Elevation D



Elevation A



Elevation E w/ stone



Elevation F



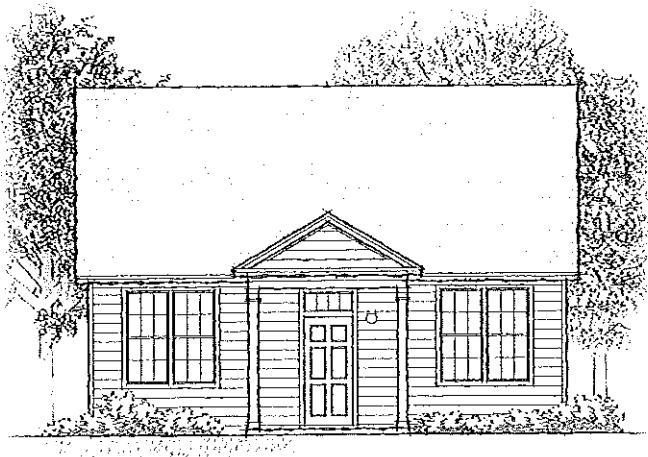
Elevation F w/ stone

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Elevation E



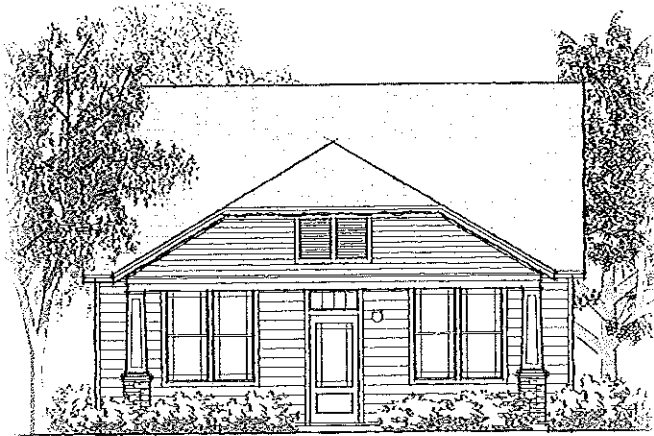
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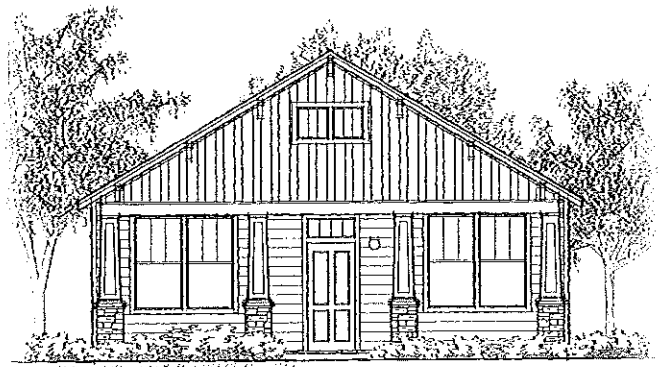
Elevation H



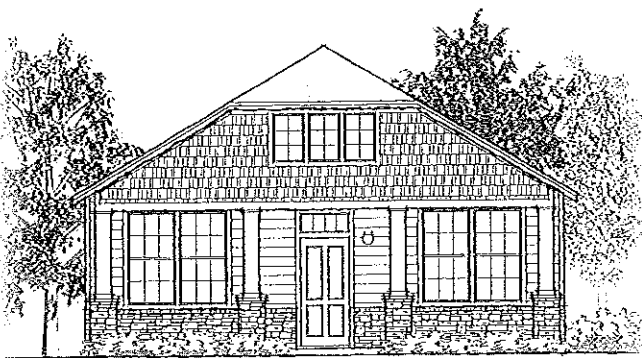
Elevation A



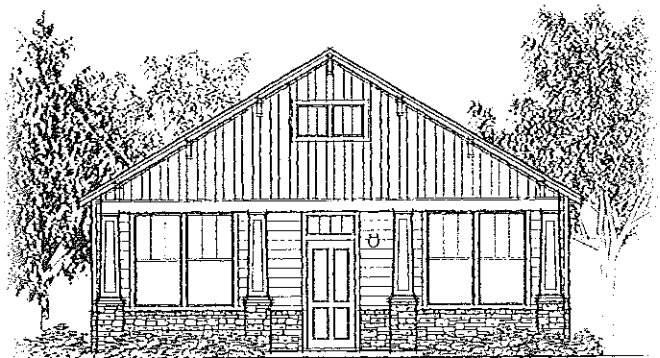
Elevation F



Elevation G



Elevation H with Stone



Elevation G with Stone

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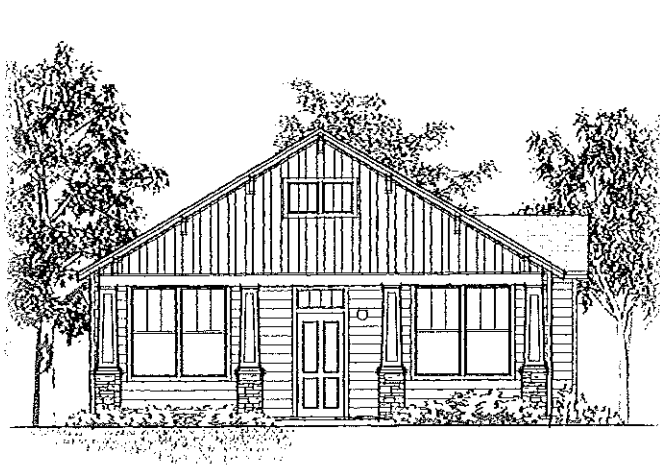
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Elevation F



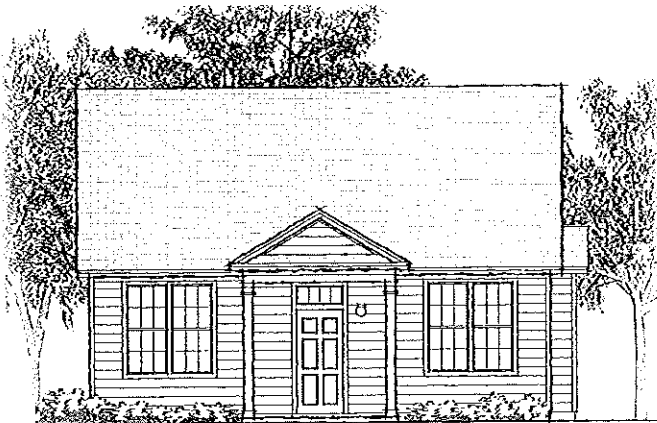
Elevation G



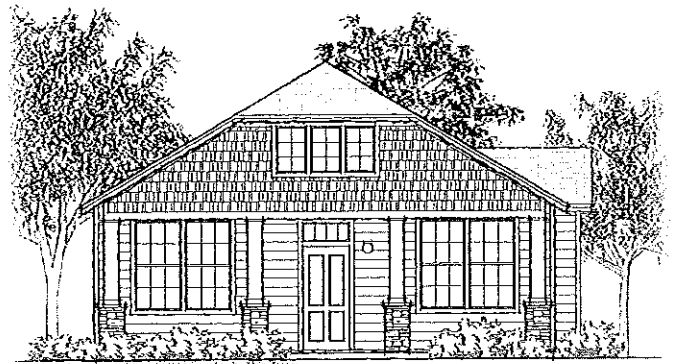
Elevation A



Elevation E



Elevation C



Elevation H



Elevation G with Stone



Elevation H with Stone

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Elevation F



Elevation A



Elevation C



Elevation G



Elevation B



Elevation E

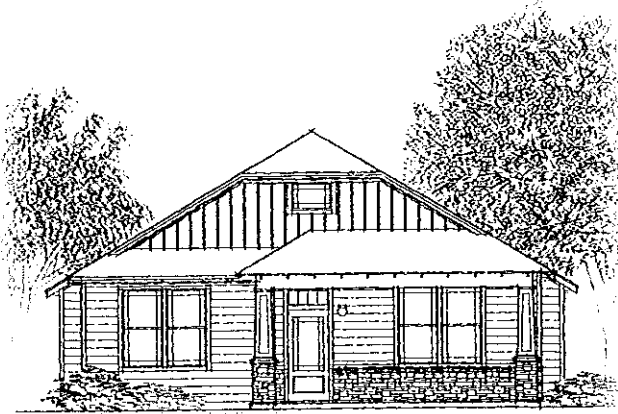


Elevation D

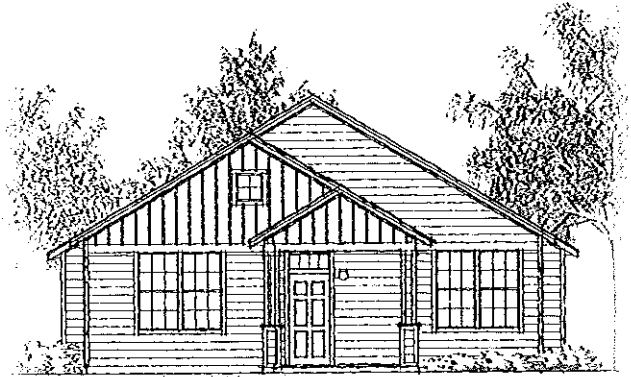
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Elevation C



Elevation A



Elevation E



Elevation D

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Elevation B



Elevation A w/ Pergola



Elevation E



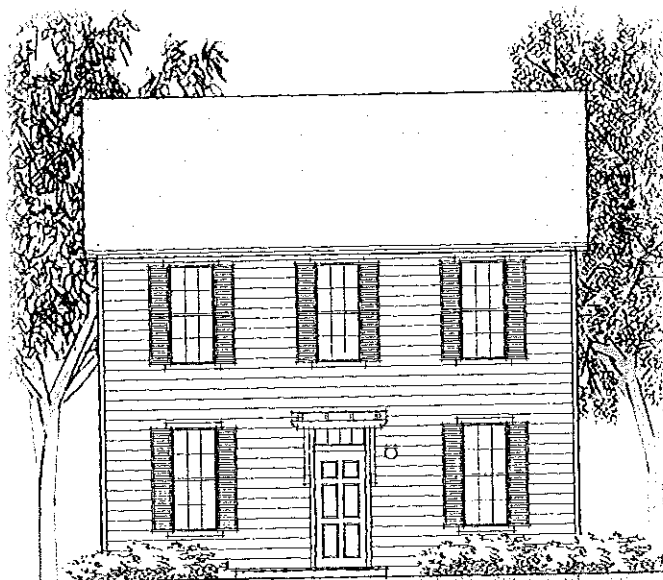
Elevation H



Elevation A w/  
Hill Country Porch Roof



Elevation K



Elevation A

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Elevation B



Elevation C



Elevation A





Elevation H



Elevation F



Elevation D



Elevation B



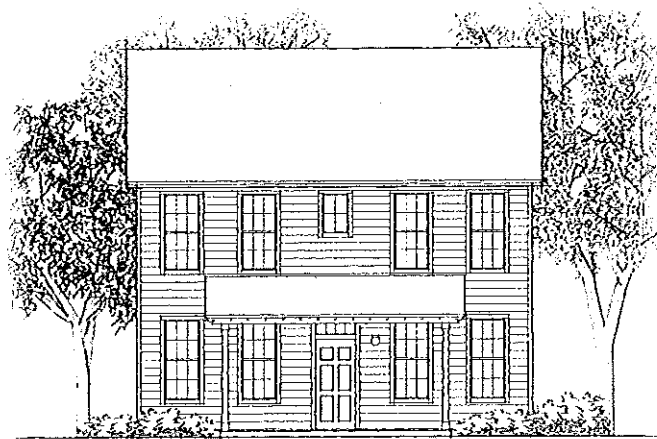
Elevation A w/ Pergola



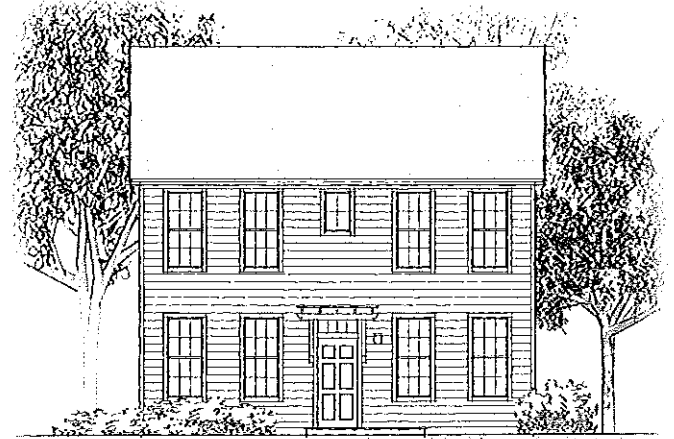
Elevation I



Elevation I w/ brick



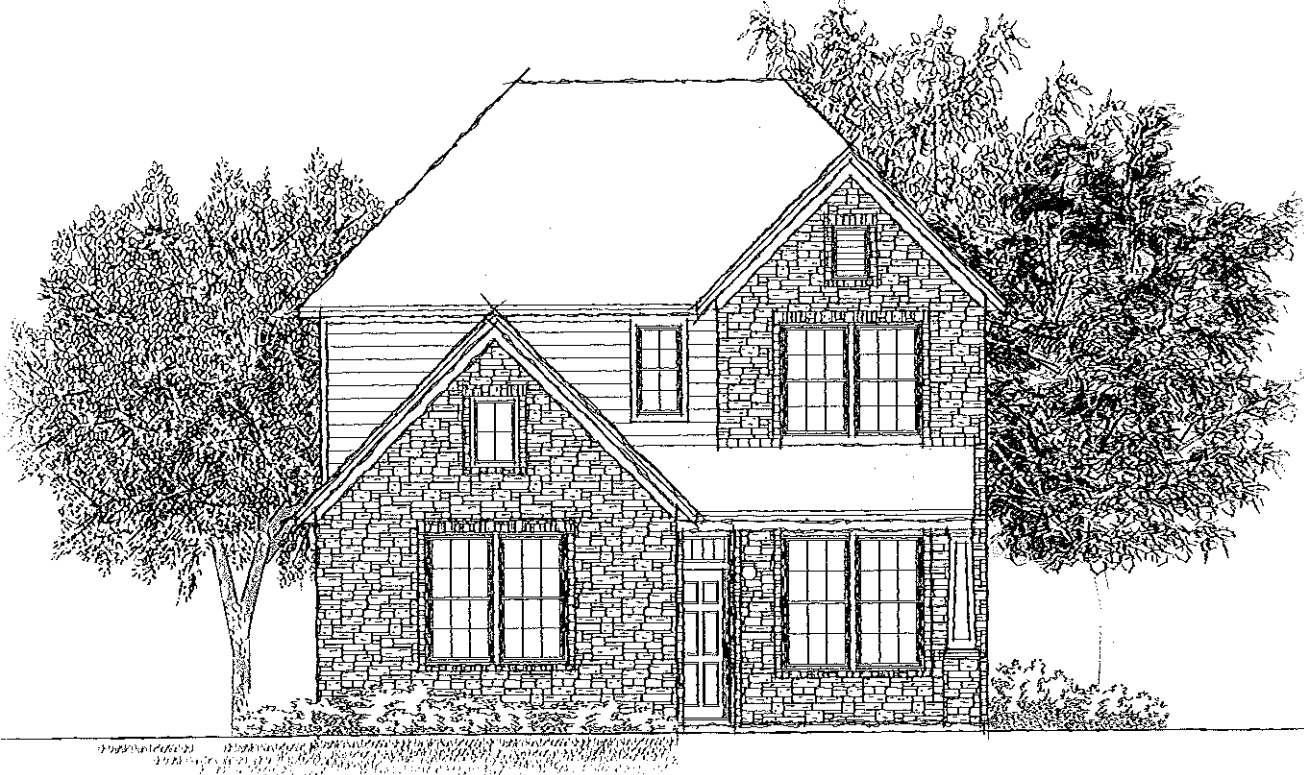
Elevation A w/  
Hill Country Porch



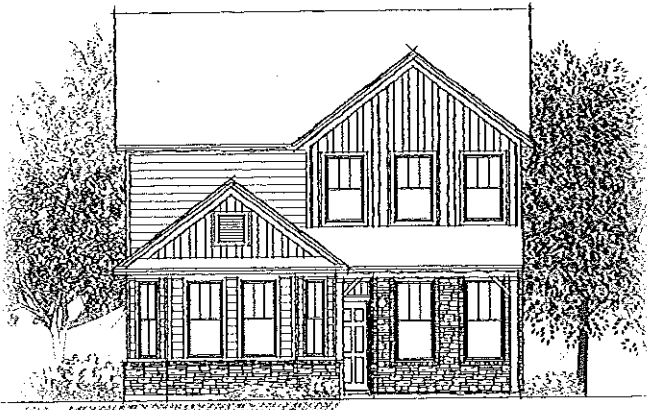
Elevation A

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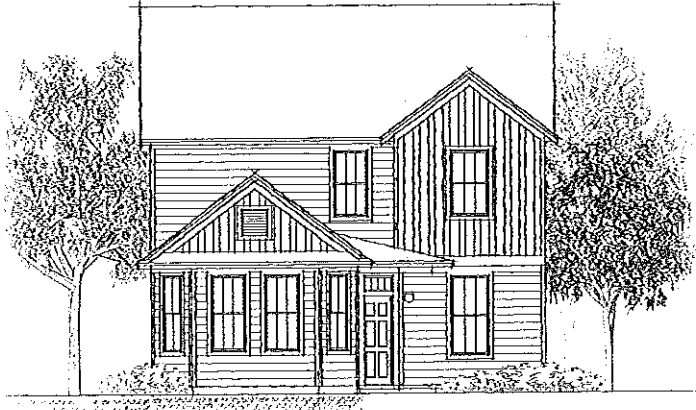
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Elevation C



Elevation B



Elevation D



Elevation A

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Elevation J



Elevation E



Elevation A



Elevation H



Elevation A with Pergola



Elevation I



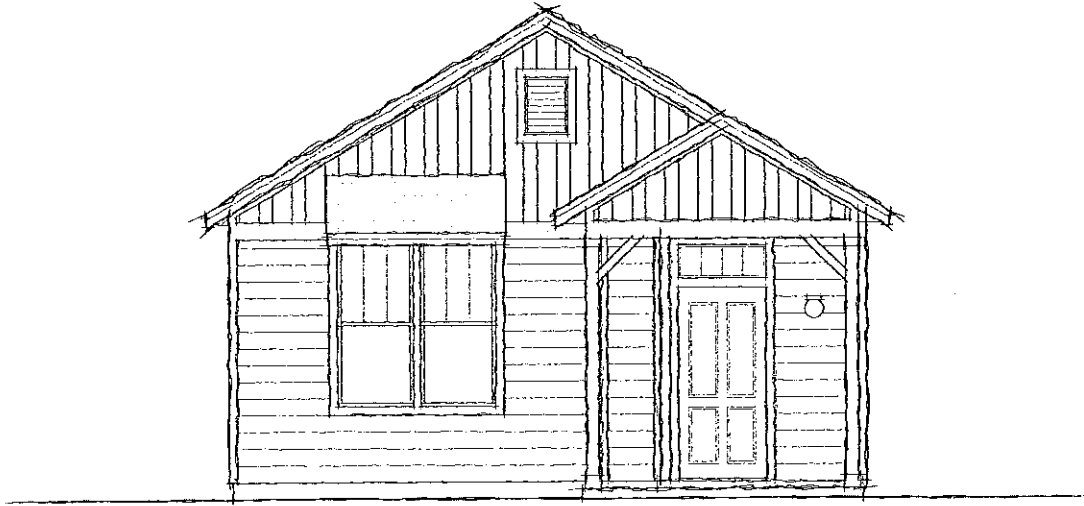
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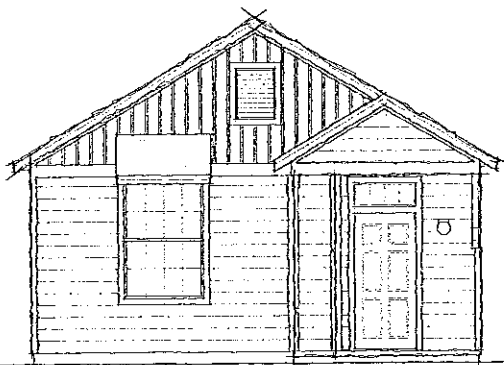
Elevation A with Hill Country Porch

**Bigelow Homes**

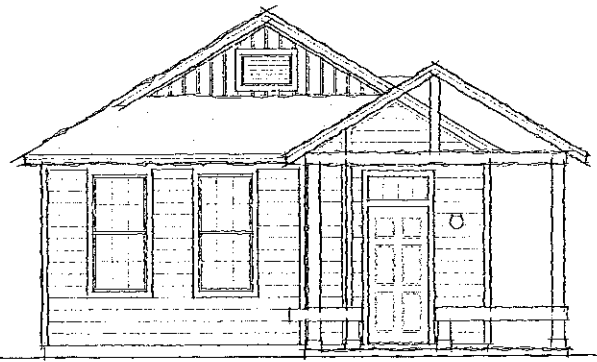
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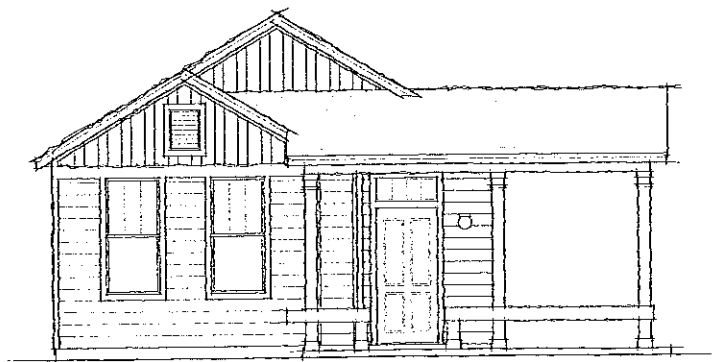
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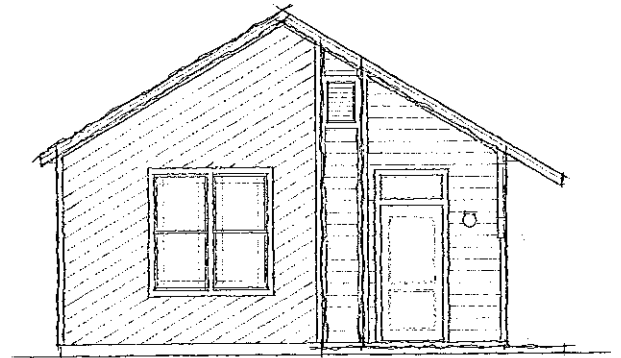
Elevation A



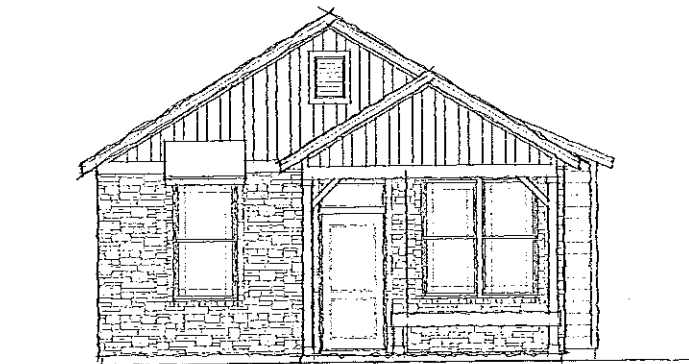
Elevation F



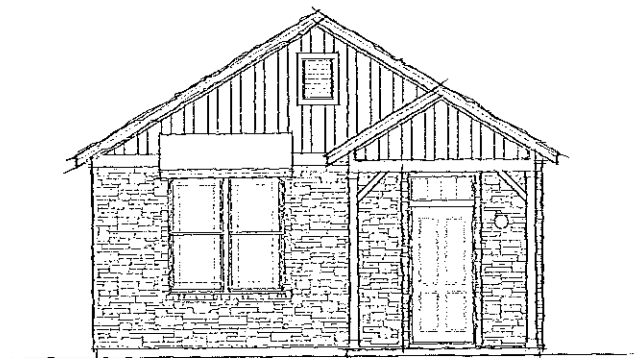
Elevation G



Elevation B



Elevation C



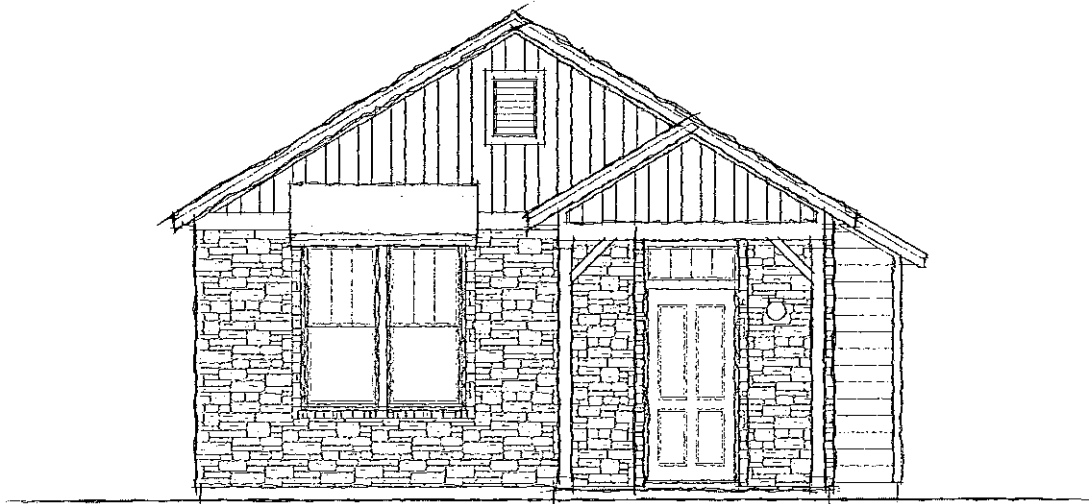
Elevation E

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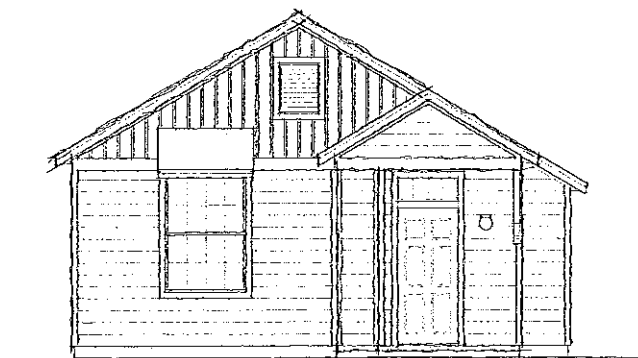
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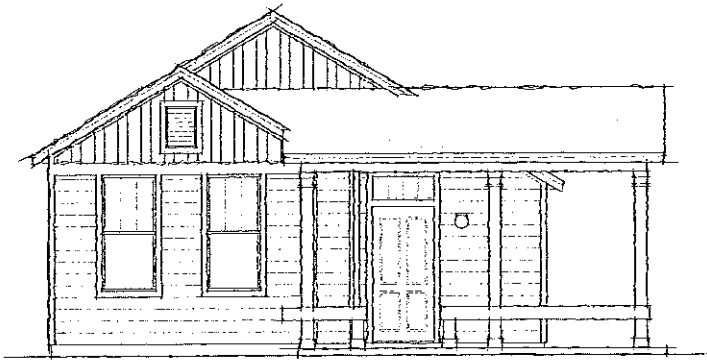
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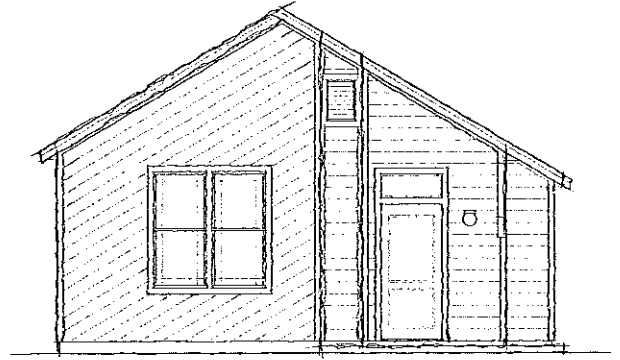
Elevation A



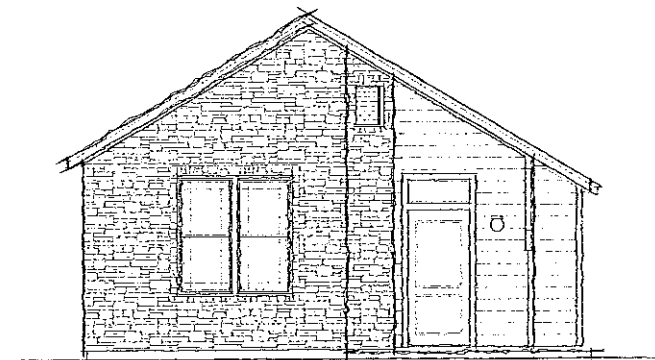
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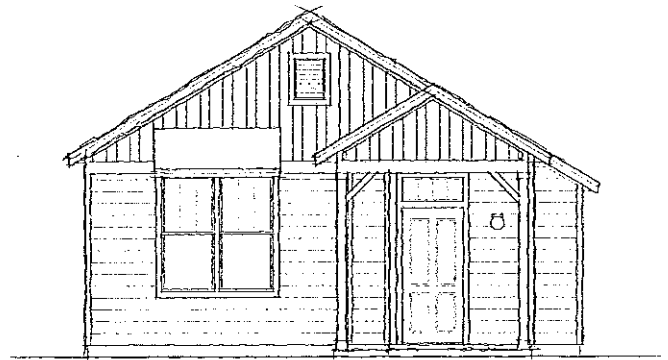
Elevation G



Elevation B



Elevation C



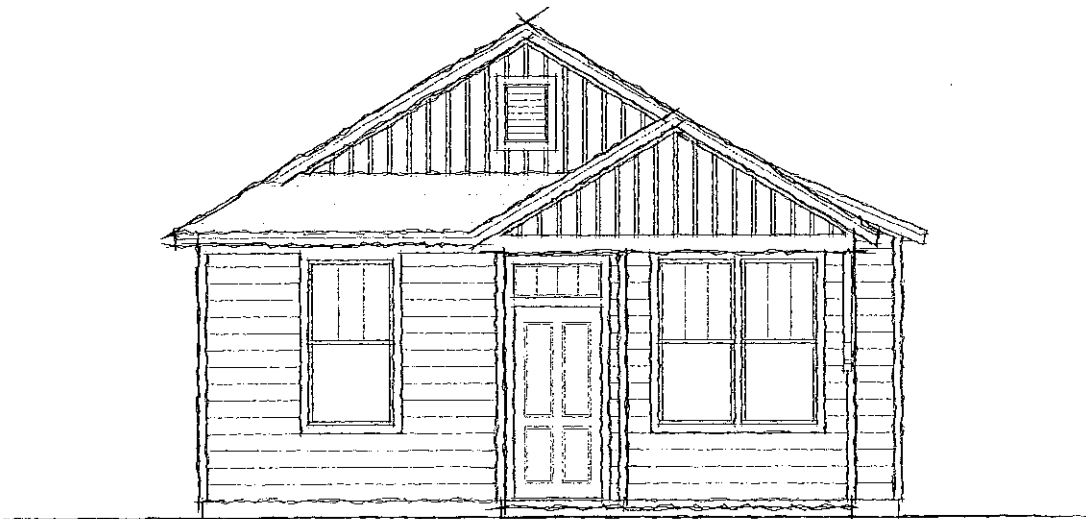
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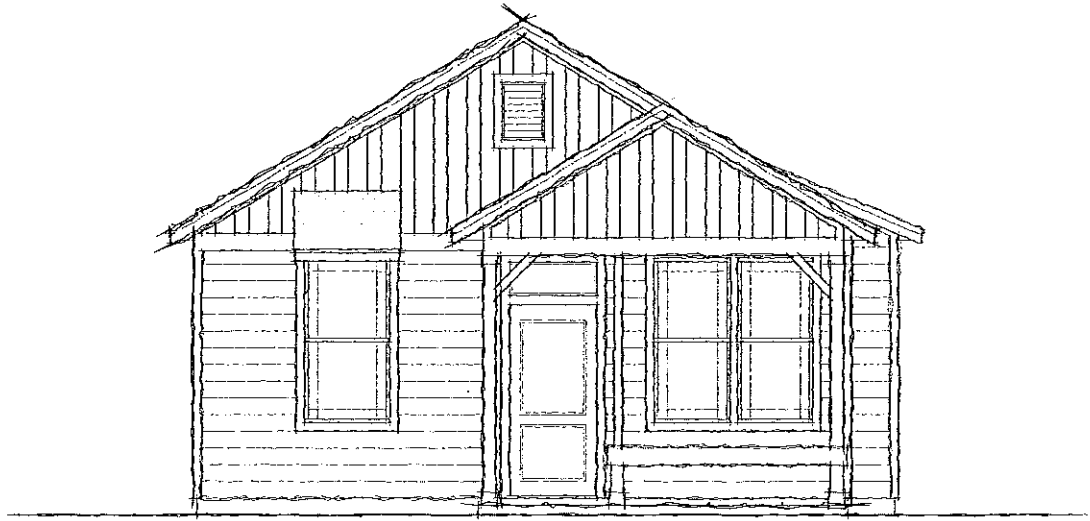
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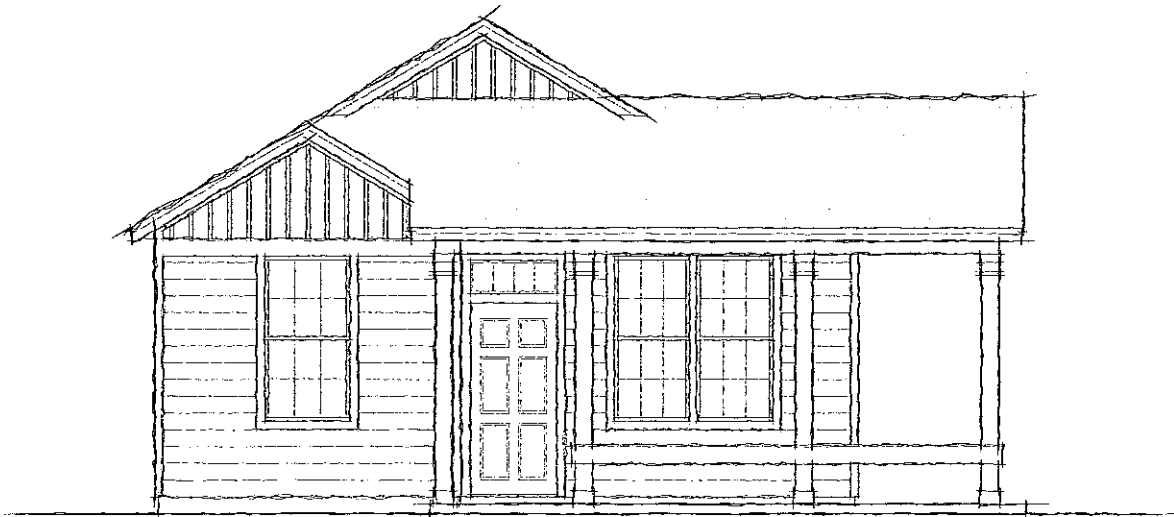
Elevation C



Elevation A



Elevation B

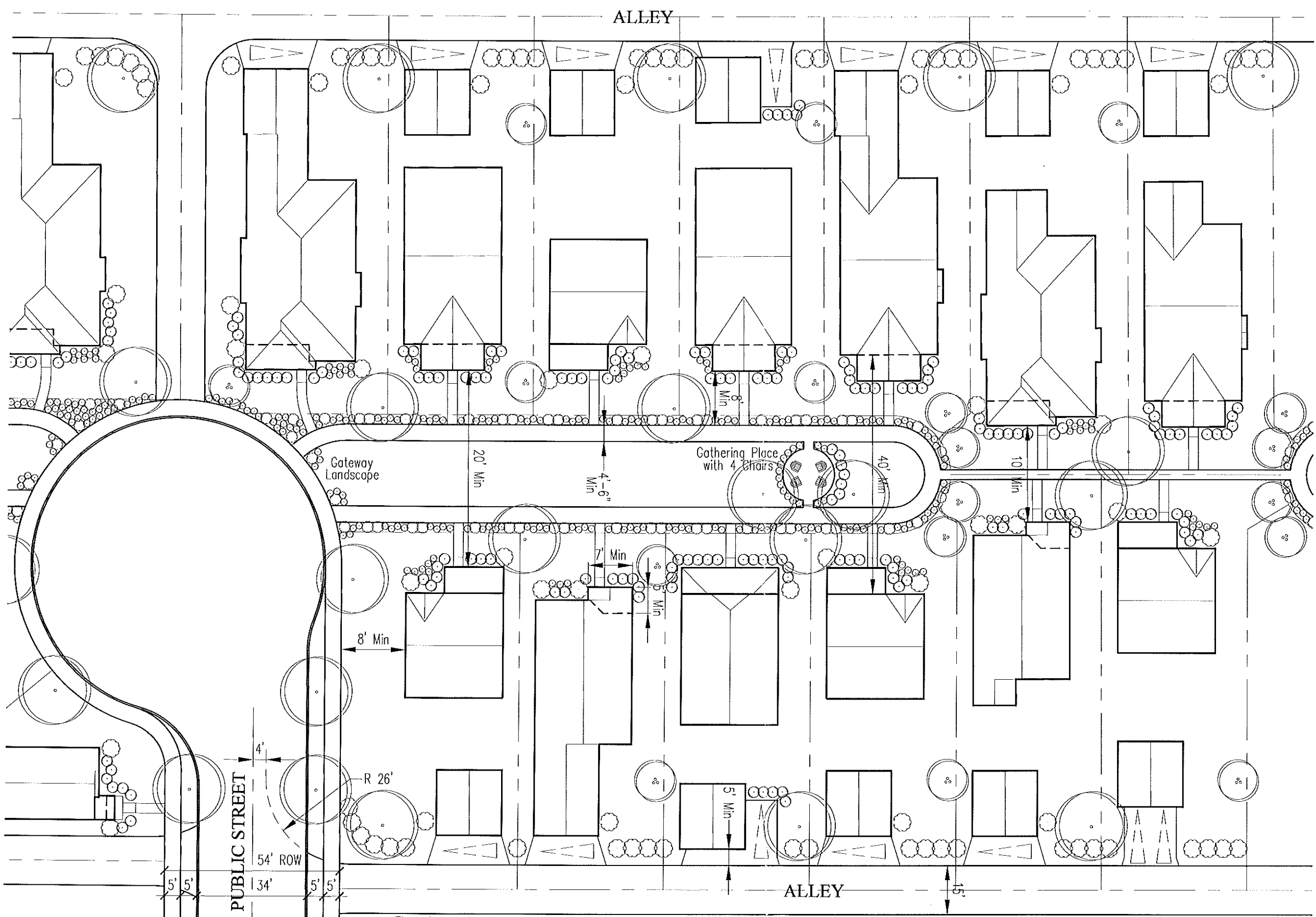


Elevation D

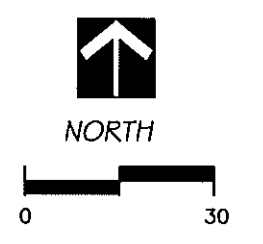
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**Bigelow Homes**

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- J. Courtyards shall meet the following standards:
1. A "gateway" (examples: trellis, fencing, and/or landscaping).
  2. A gathering place with a minimum of 4 chairs or 2 benches.
  3. The Courtyard sidewalk(s) shall be the following minimum width for at least 70% of the length:
    - a. Single sidewalk: 5'
    - b. Double sidewalk: 4-6'
  4. Each dwelling unit shall have a front porch or front patio having a minimum depth of 5' and a minimum length of 7'.
  5. Minimum separation between interior dwelling units from back side of porch or garden patio to back side of porch or garden patio: 40'.
  6. Minimum separation of dwelling units at street: 20'.
  7. Minimum separation of dwelling units at rear of courtyard: 10'.



The plans, details and landscaping shown on this sheet are representative only and will vary from dwelling unit to dwelling unit.

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**BIGELOW DEVELOPMENT, LLC**  
 P.O. BOX 848  
 SAN MARCOS, TX 78667

**BROOKSIDE**  
 KYLE, TX

**PRELIMINARY PUD SITE PLAN**  
**TYPICAL COURTYARD**

3/11/14  
 EXHIBIT