

CITY OF KYLE

Planning & Zoning Commission

Kyle City Hall

100 W. Center Street



Notice is hereby given that the Planning and Zoning Commission of the City of Kyle, Texas will meet at 6:30 PM on July 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 3rd day of July prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT AGENDA

A. Cervantes Addition – Final Plat (SFP-14-003)

3.315 acres; 3 Lots

Located off of County Road 158 just west of Raymond Drive (ETJ)

Owners: Francisco Cervantes, Miguel A. Sanchez and Mario Vasquez

Agent: Nancy Mendez

(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. Recommendation to City Council for Kyle Parkway Storage – Site Plan (SD-14-009)

4.296 Acres; 1 Lot located at 5141 Cromwell Drive.

5. CONDITIONAL USE PERMIT

- A. Consider a request by SCC Kyle Partners, Ltd. (Fresenius Medical Care) for a Conditional Use Permit to construct a 7,942 square foot building on property located at 5895 Kyle Parkway. (CUP-14-014)

6. CONSIDER AND POSSIBLE ACTION:

- A. Consider a request by Robbin Thompson to waive the perimeter road fee requirement for local and collector streets per Section 41-137 (p) – City Code.

- Recommendation to City Council

7. STAFF REPORT

8. WORKSHOP DISCUSSION

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

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:


Debbie A. Guerra, Planning Technician


Date

July 8, 2014

Planning & Zoning

Site Development

Case Number: SD-14-009

PROJECT NAME: Kyle Parkway Storage – Site Plan

OWNER/APPLICANT: Jeffrey S. Dallenbach, AIA on behalf of Mark Skeans

LOCATION: 5141 Cromwell Dr

AREA: 4.296 Acres

PROPOSED CITY COUNCIL DATE: July 15, 2014

SITE INFORMATION:

The property is part of Plum Creek Phase 1 Section 11C located at the end of the cul-de-sac off of Cromwell Drive. The area is currently zoned LI (Light Industrial) within the Plum Creek PUD.

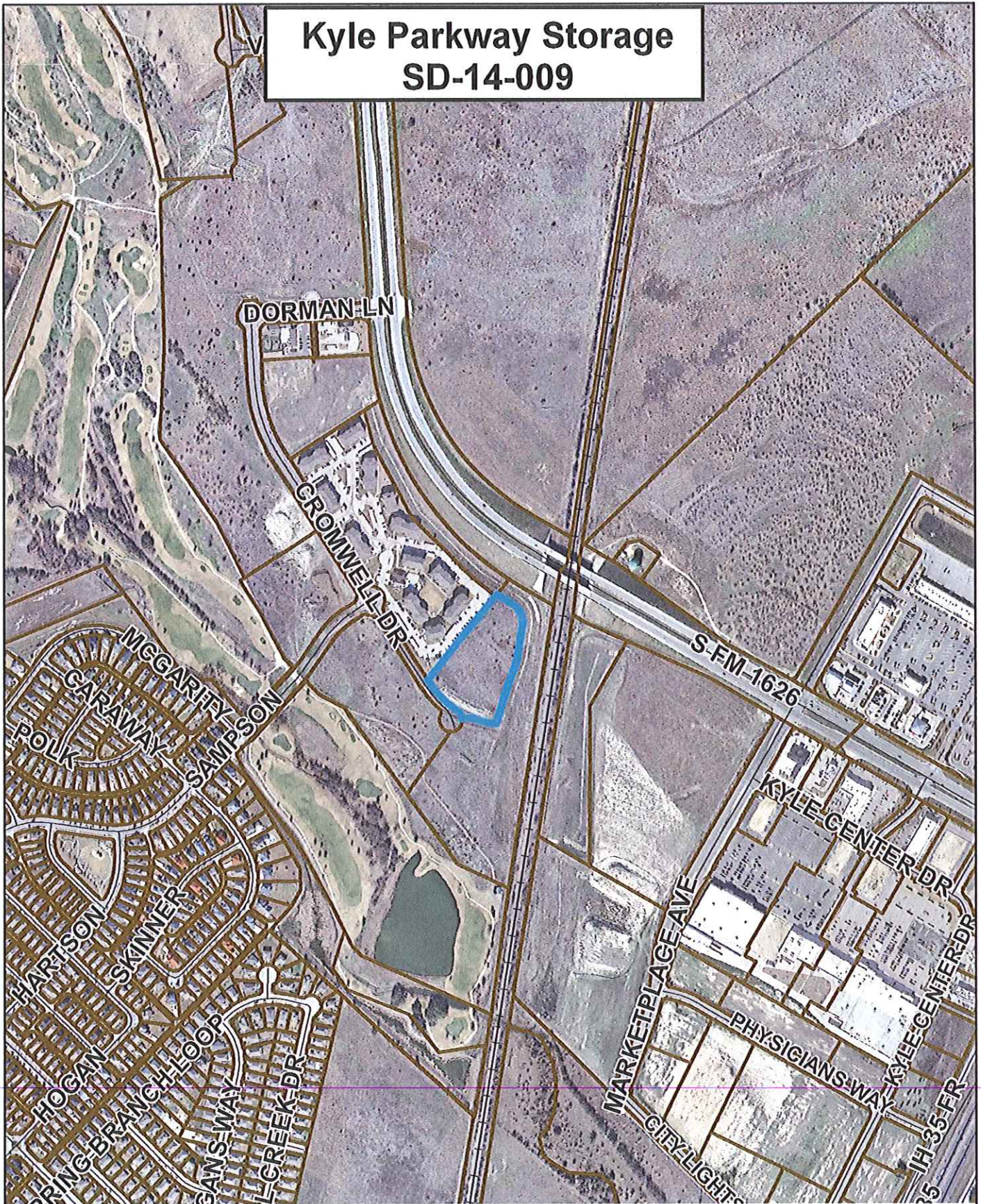
STAFF ANALYSIS:

The application is the first phase of the Kyle Parkway Storage facility and comprised of 6 buildings: 1 climate controlled, one-story building with an office and manager's apartment above the office, an additional climate controlled building that is one story and 4 ambient, one story buildings. The main building will have 7 mini offices available for rent. The property will have a 6' high wrought iron fence and exterior lighting for security. There will be one monument sign for the business among a landscaped backdrop.

Water and wastewater service is provided by the City of Kyle from existing stubs to the property.

This plan complies with the Plum Creek Master Plan and will conform to the development standards of the LI zoning district.

Kyle Parkway Storage SD-14-009

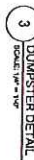
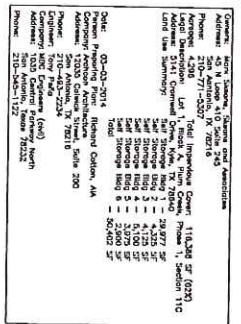


0 500 1,000 2,000
Feet



Parcel Lines

Clown #	Length	Crown Table		Crown Length
		Inside	Target	
C1	131.06"	112.00"	74.67"	134.37"
C2	272.02"	162.00"	99.24"	271.71"
C3	164.61"	140.00"	97.31"	161.60"
C4	124.58"	107.00"	87.25"	130.69"
C5	204.95"	184.00"	107.00"	202.44"
C6	300.08"	247.00"	154.15"	289.44"



PARKING CALCULATIONS:

RENTAL OFFICE = $1,008 / 100 = 1,008 \div 3.5 = 5,628$, THUS 6 SPACES
APPOINTMENT = 2 SPACES FOR ONE BEDROOM = 2.5, THUS 3 SPACES
MIN-OFFICES = $1053 / 100 = 1,053 \div 3.5 = 3,009$, THUS 4 SPACES

TOTAL REQUIRED: 13 SPACES
TOTAL PARKING PROVIDED: 15 SPACES

**SITE
PLAN**

A1-1

**KYLE PARKWAY
STORAGE**

5141 CROMWELL DRIVE
KYLE, TEXAS 78640



ARCHCON
architecture
12035 GULWICK • SUITE 200 • SAN ANTONIO, TX 78216
P 210.493.3334



5141 CROMWELL DRIVE
KYLE, TEXAS 78640

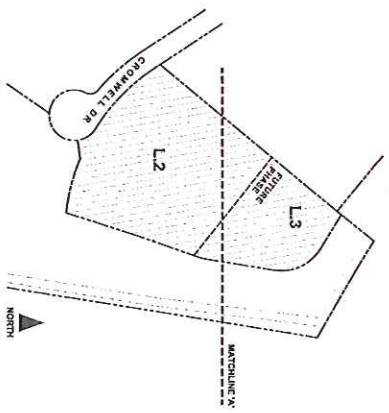
PROJECT NO. 1303B
DATE 03.03.14
REVISIONS 1
P&T COMMENTS 06.03.14
DRAWN : ABD
REVISIONS:
**PERMIT
SET**

LANDSCAPE
PLAN

SHEET NO.

Г.Н.

Not To Scale



OTV	Key	Common Name	Professional Name	Flora	Contaminant
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CTRY	Key	Common Name	Botanical Name	Size	Container	Height	Spread	Remarks
3	CE	Cedar Elm	Ulmus crassifolia	4' Cal.	Container	10-12' Ht.	3-6'	Full, Symmetrical, Uniform Height and Spread
12	LO	Live Oak	Quercus virginiana	4' Cal.	Container	10-12' Ht.	3-6'	Full, Symmetrical, Uniform Height and Spread
5	ML	Texas Mountain Laurel	Laurel laevis	7-8' Ht.	7-8' Ht.	7-8' Ht.	7-8'	Full, Symmetrical, Uniform Height and Spread
7	CM	Crape Myrtle	Lagerströmia indica	30' Box	30' Box	10-12' Ht.	3-6'	Full, Symmetrical, Uniform Height and Spread
1	BY	Banded Yucca	Yucca baccata	Yucca baccata	Yucca baccata	Yucca baccata	Yucca baccata	Full, Symmetrical, Uniform Height and Spread
2	MF	Mel. 'Ice Palm	Chamaecyparis lawsoniana	30 Cal.	Container	5-6' Ht.	4-5'	Full and Symmetrical, Uniform Height and Spread
11	CL	Cedars of Lebanon	Cedrus libani	5 Cal.	Container	20' Ht.	20'	Full and Symmetrical, Uniform Height and Spread
60	CG	Green Cloud Sage	Leucodermis thymifolia	5 Cal.	Container	20' Ht.	20'	Full and Symmetrical, Uniform Height and Spread
9	DW	Dwarf Weigela	Weigela florida	5 Cal.	Container	15' Ht.	16'	Full and Symmetrical, Uniform Height and Spread
31	DY	Dwarf Yucca	Yucca baccata	5 Cal.	Container	12' Ht.	12'	Full and Symmetrical, Uniform Height and Spread
4	ST	Soft Top Yucca	Yucca baccata	5 Cal.	Container	14' Ht.	12'	Full and Symmetrical, Uniform Height and Spread
BM3	AL	Albizia julibrissin	Albizia julibrissin	1 Cal.	Container	8' Ht.	10'	Full and Symmetrical, Uniform Height and Spread
20	LA	Larrea tridentata	Larrea tridentata	1 Cal.	Container	8' Ht.	10'	Full and Symmetrical, Uniform Height and Spread
27	SC	Savanna Oak	Quercus laevis	1 Cal.	Container	8' Ht.	10'	Full and Symmetrical, Uniform Height and Spread
SD	SD	419 TI Bermuda	Yucca baccata	5 Cal.	Container	14' Ht.	12'	Full and Symmetrical, Uniform Height and Spread
BD	DC	Dark Blue Cedar	Juniperus communis	1 Cal.	Container	8' Ht.	10'	Full and Symmetrical, Uniform Height and Spread
BR	RR	River Rock	Yucca baccata	5 Cal.	Container	14' Ht.	12'	Full and Symmetrical, Uniform Height and Spread
RE	RR	River Rock	Yucca baccata	5 Cal.	Container	14' Ht.	12'	Full and Symmetrical, Uniform Height and Spread

600

We would ask the Landscape Contractor take special care in meeting the following notes. The Landscaping Architect has taken special care to make sure that all plant material specified in the plan is accurately placed in a way that will provide a clean professional look when completed. We please specify placement on the quality of planting and proper spacing to ensure that the project is acceptable upon completion, but will ultimately mature as the plan is envisioned. Spacing and material is imperative so that the property can be maintained as envisioned. Therefore, the following notes are important and require special attention.

- [illegible]

100

- There are no existing tree oaks.
- All tree trunks and metal fasteners shall adhere to minimum City of Wylie / Palm Creek regulations and standards.
- Street Trees: Placed within R.O.W. at average of every 40' on either at minimum in California.
- The coordination with Debbie Gurney, the aesthetic, buffering, and environmental interest of the project shall be maintained. The project shall be designed to meet the minimum tree size and plant size required in the "Light Incubator" (L-I) site zoning. Proposed minimum tree and plant sizes meet or exceeded city requirements.

4. Modernize Contractor's self familiarize himself with the 1 and Section 210 and 2000 (11/1/2000) and

1. _____ shall be responsible for the requirements dictated herein.
2. Landscaping Contractor shall familiarize himself with the location of all underground utilities and easements prior to the installation of any plant material.
3. Landscaping shall be provided and installed in accordance with all requirements set forth by all applicable landscape ordinances.

GRADING, TOPSOIL, AND BACKFILL

- [illegible]

PLANT MATERIA

1. All assignments are given to be verified by Landscape Contractor. Landscape Contractor shall be responsible for meeting all related parameters.
 2. All plans must comply with the American Standards for Nursery Stock, by the American Association of Nurserymen, Inc.
 3. Landscape Contractor shall notify Landscape Architect of any questions requiring stipulation of proposed plant material prior to installation, especially questions that may affect the life expectancy of their material.
 4. Landscape Contractor shall provide all plants and shrubs to be installed by a healthy and established specimen of the plant material.
 5. All established trees and shrubs and groundcover shall be healthy, vigorous, well-rooted and established in its container in which they are growing. Any material that has been grafted to a larger container and does not meet these requirements will not be approved.
 6. Plant material and inorganic landscape elements shown on the plan are automatic in design and installation. The Landscape Architect shall be responsible for the material selection and the material shall be approved by Landscape Architect prior to growing.
 7. Plant spacing plan may be approved at times shown. (See Appendix) will be minimum (see plan)
- In conditions where construction site components have been altered, outside and inside from original plan, planting may be more changed. In these areas, spacing of materials shall be changed. Questions may be required, in extreme conditions, the landscape design might change.

MULCH AND MATERIALS

- All beds to be treated to a depth of 12" with shredded yard refuse or decomposed granite, mulch or decomposed granite, whichever is specified. Distribute material to landscape architect prior to delivery and installation. Assume beds are initial surface otherwise specified as decomposed granite or River Rock.
- No new, artificial, or greenhouse walls be treated with mulch in decomposed granite flanking beds. Assume all beds are decomposed granite in landscape plan flanking beds.
- Decomposed granite to be landscape architect approved. Decomposed Granite, Hollands and Mulch to be landscape architect approved.
- Assuming all beds and River Rock to be separated from decomposed granite or mulch beds with edges as specified.
- Assuming all beds are in all dimensions. Plants specified as medium/large (grown) bed with 12" of gravel installed at end of grass/patio. (Landscape architect to provide detail).

REVISIONS

PERMIT SET

LANDSCAPE
NOTES &
INVENTORY

SHEET NO.

1

**KYLE PARKWAY
STORAGE**

**5141 CROMWELL DRIVE
KYLE, TEXAS 78640**



SAGE GROUP, INC.
LANDSCAPE ARCHITECTURE
MASTER PLANNING
SITE PLANNING

4104 BROADWAY
SAN ANTONIO, TX 78216
TEL 210-493-1747
FAX 210-493-2748

July 8, 2014

Planning and Zoning Commission

Conditional Use
Permit

Case Number: CUP-14-014

OWNER/APPLICANT: SCC Kyle Partners, Ltd.

PROJECT NAME: Fresenius Medical Care

LOCATION: 5895 Kyle Parkway

AREA: 1.44 Acres

EXISTING ZONING: Retail and Services (R/S); IH 35 Zoning Overlay

SITE INFORMATION:

Transportation: The subject property is located at 5895 Kyle Parkway at the corner of Kyle Parkway and Seton Parkway. The access to the site will be provided from Kyle Parkway through a joint access drive on the west side of the property.

Surrounding Zoning:

- *North:* Retail and Services (R/S)
- *South:* Retail and Services (R/S)
- *East :* Hospital Services (HS)
- *West:* Retail and Services (R/S)

Future Land Use Designation: Super Regional Node

Comprehensive Plan Guidance

The Super Regional Node should contain large-scale commercial and retail land uses, creating employment opportunities and a significant commercial destination on the IH 35 corridor.

Zoning District

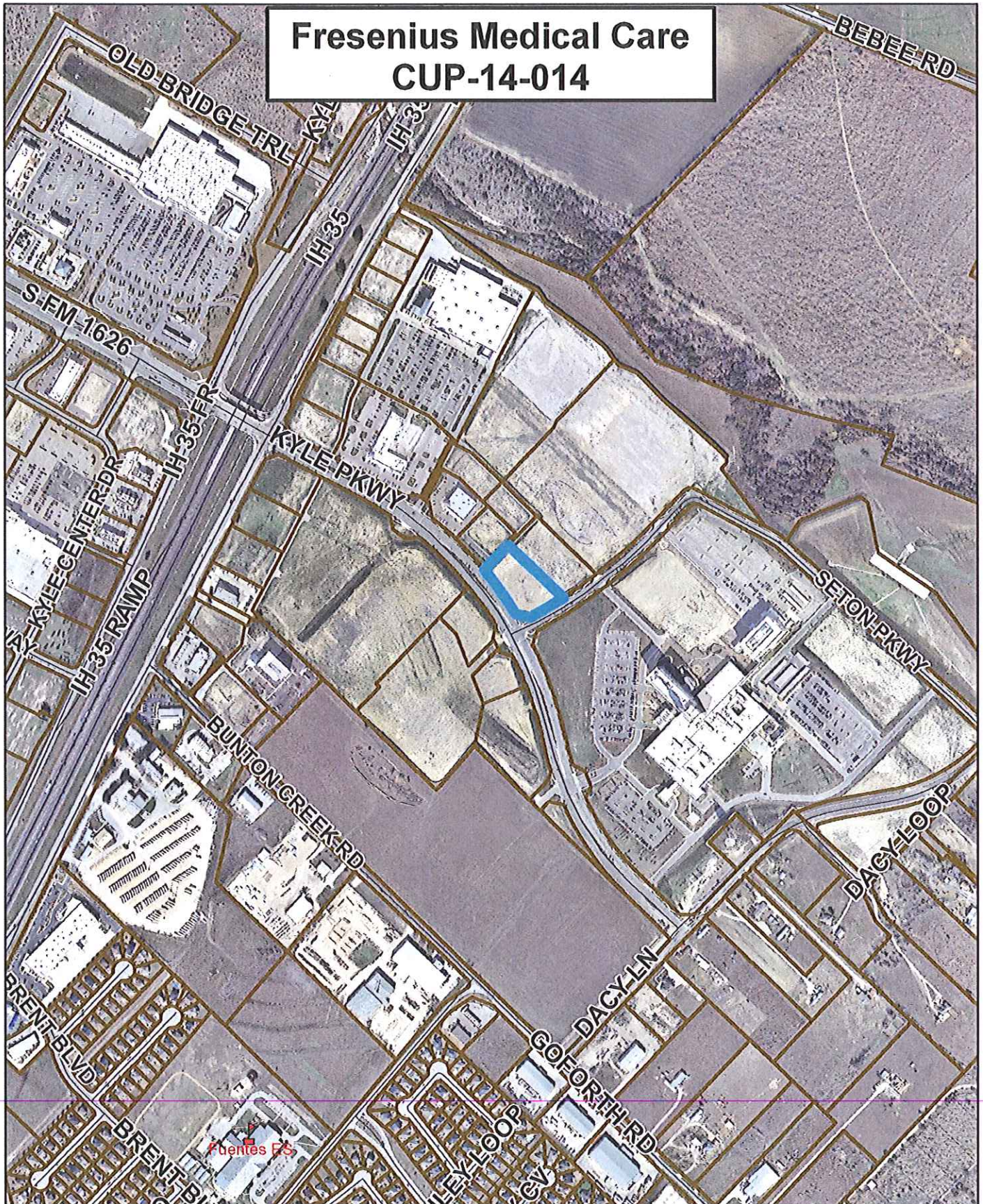
The Retail and Services (R/S) allows general retail sales of consumable goods and any use also allowed in CBD-1 and CBD-2 zoning districts.

STAFF ANALYSIS:

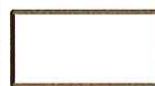
Background

Due to the location inside the IH 35 Zoning Overlay, the applicant is requesting a conditional use permit for the construction of a 7,942 square foot building on property located at 5895 Kyle Parkway.

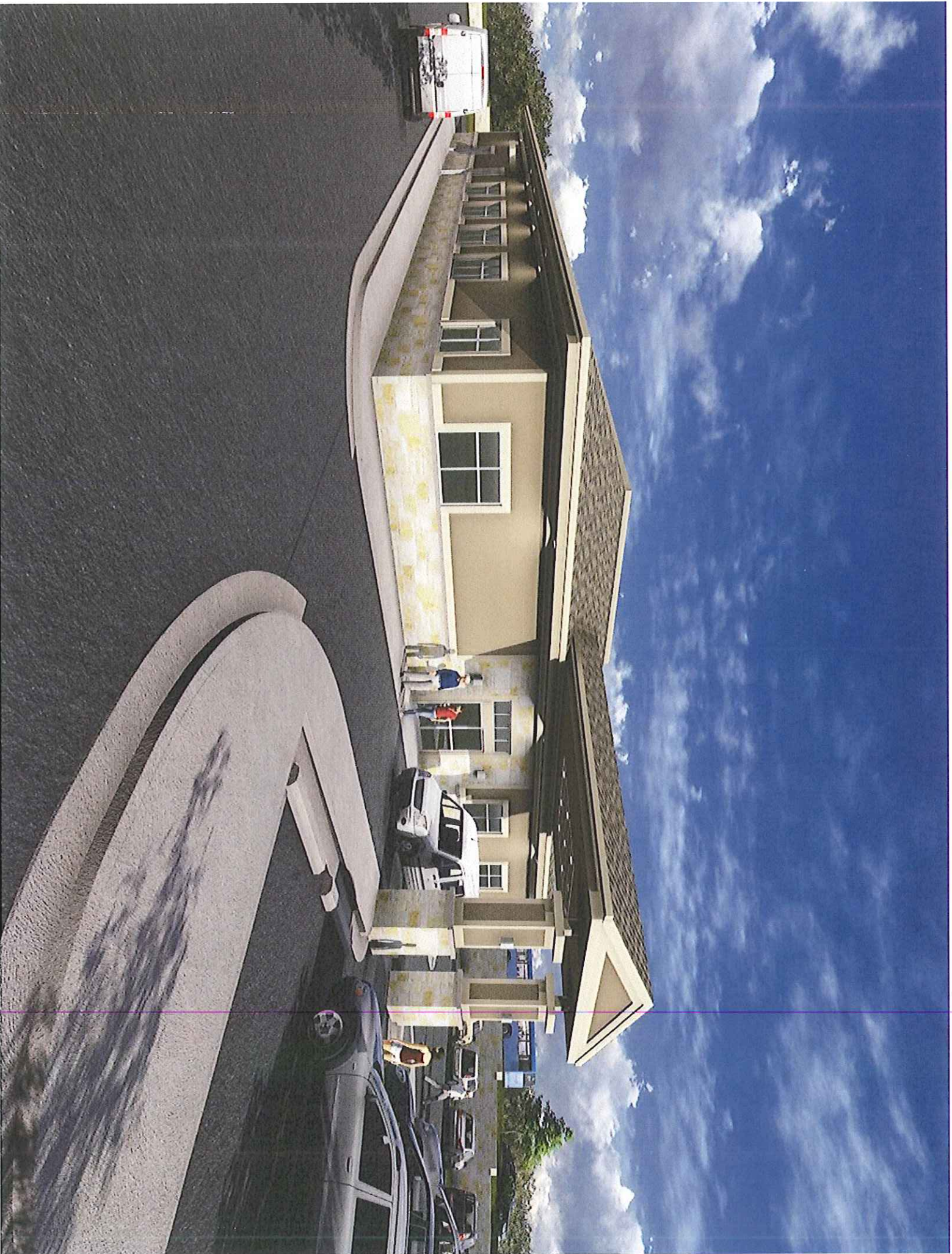
Fresenius Medical Care CUP-14-014



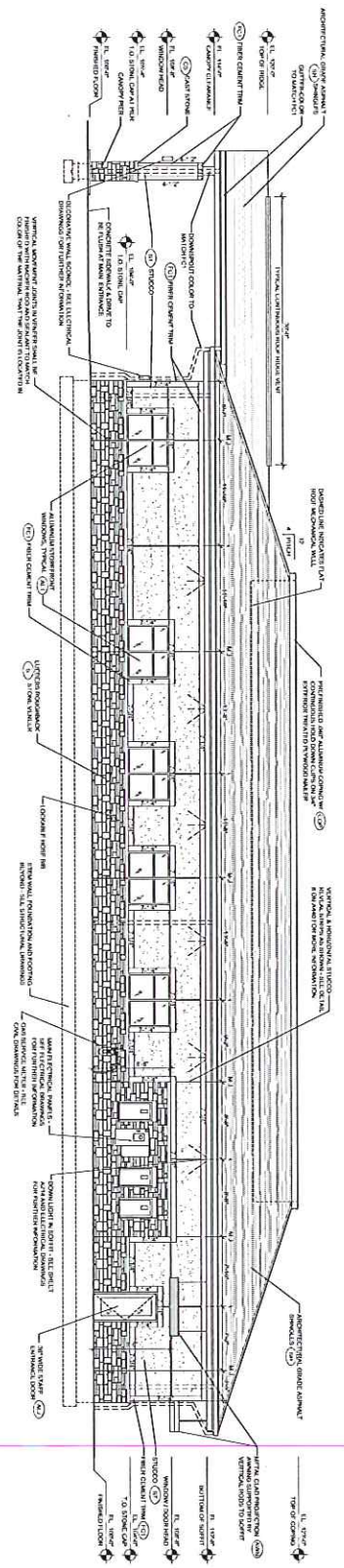
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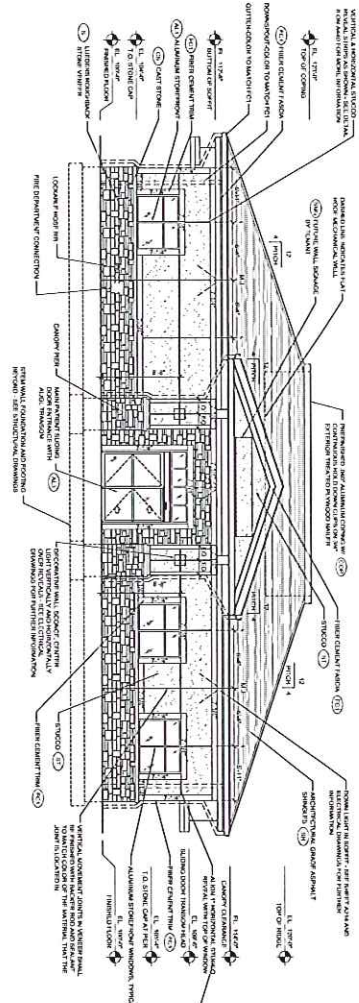
Parcel Lines



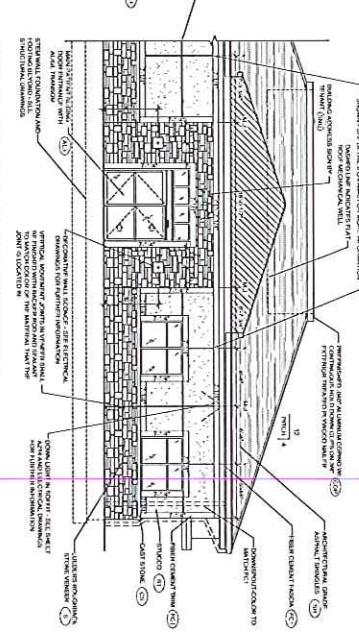
1 SOUTH ELEVATION



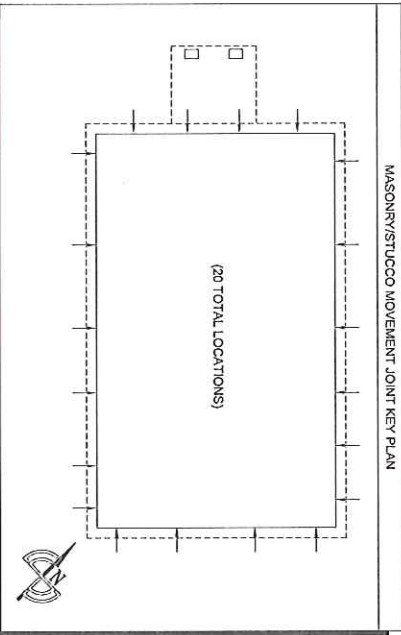
2 WEST ELEVATION



3 PARTIAL WEST ELEVATION BEHIND CANDY COLUMNS



MASONRY/STUCCO MOVEMENT JOINT KEY PLAN



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	BRICK	11	STUCCO	21	BRICK
2	BRICK	12	STUCCO	22	BRICK
3	BRICK	13	STUCCO	23	BRICK
4	BRICK	14	STUCCO	24	BRICK
5	BRICK	15	STUCCO	25	BRICK
6	BRICK	16	STUCCO	26	BRICK
7	BRICK	17	STUCCO	27	BRICK
8	BRICK	18	STUCCO	28	BRICK
9	BRICK	19	STUCCO	29	BRICK
10	BRICK	20	STUCCO	30	BRICK

GENERAL NOTES

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS:
 - a. BRICK: ASTM C 62
 - b. STUCCO: ASTM C 106
 - c. CONCRETE: ACI 308
 - d. MASONRY: TMS 402
2. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
3. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING. THE FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Planning Department
DATE: July 8, 2014
SUBJECT: Silver Cloud Subdivision

BACKGROUND

Site Information and Proposal

The subject property is approximately 4.55 acres located at 1300 Windy Hill Road. The property is outside city limits, but within the Kyle's ETJ. The proposed subdivision would subdivide the 4.55 acre parcel into two lots (1 acre and 3.55 acres).

The property will be served by Monarch Water Company and wastewater service will be handled through an onsite septic system.

The applicant has submitted the attached letter requesting a waiver of the perimeter fee for approximately 625 feet of local street (Andrews Crossing) and approximately 105 feet of collector street (Windy Hill Road - Co. Rd. 131).

Perimeter Road Fee

Perimeter streets. The developer's obligations concerning perimeter streets are as follows:

(1) Local, collector streets.

- a. Dedicate land for one-half of the required right-of-way of an adjacent local and collector street; and
- b. Pay the improvements costs or build one-half of the required width of adjacent local and collector streets, including curbs, gutters and storm drainage.

(2) Arterial and larger streets.

- a. Dedicate a proportional share of the right-of-way for arterial and larger streets; and
- b. Pay the improvements costs for or build a proportional share of the required street width for arterial and larger streets, including curbs, gutters and storm drainage, not to exceed the amount that would be required for one-half of a collector street.

- (3) *Designated, state or federal roadways.* No financial contribution other than dedication of right-of-way. The developer's obligations to build or fund streets may be secured by a letter of credit, escrow account or other means approved by the council.

Variances

The City of Kyle code states the following regarding variances to the subdivision ordinance:

Sec.41-10. – Exceptions

- (a) *It is the expressed intent of this chapter that all sections and parts should be complied with, except in those instances when the provisions of this section are applicable. It is further the intent of this chapter that the granting of an exception to this chapter (i.e., a variance from the requirements hereof) shall not be a substitute for the amending of this chapter.*
- (b) *The planning and zoning commission may recommend to the council that an exception from these regulations be granted when, in its opinion, undue hardship will result from requiring strict compliance. In considering, recommending and granting an exception, either the planning and zoning commission or the council shall prescribe such conditions that it deems necessary or desirable in the public interest. In making the findings required in subsection (c) of this section, both bodies shall take into account, at least, the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such exception upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.*
- (c) *No exception shall be granted unless the following conditions are met:*
- (1) *That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would have a substantial adverse impact on the applicant's reasonable use of his land;*
- (2) *That the granting of the exception will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and*
- (3) *That the granting of the exception will not have the effect of preventing the orderly subdividing of other land in the area in accordance with the provisions of this chapter.*
- (d) *Such findings of the planning and zoning commission and council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the meeting at which such exception is recommended and granted.*
- (e) *Exceptions may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice served.*

JUL 01 2014

Dear City Council Members,

PLANNING DEPARTMENT

I respectfully submit my request for a "hardship waiver" or "variance" (as it's called in Platting 101) of the requirement to provide a "Perimeter Road Fee Estimate". I'm a 66 year old Vietnam Veteran who has never relied on any type of Government assistance. When my father passed away in 2001 I made an arrangement with my younger sister to trade my third of Dad's house for this condemned homestead property that was uninhabitable with a collapsing, rotted mobile home on it. It was a favor to prevent her from having to take out an additional mortgage on the house. The agreement provided that I would have to wait until her husband (who was in Marbridge at the time) passed away and the will was probated. I waited for 10 years and recently in 2011 my sister finally lost her husband (God rest is soul) and was able to probate the will. In 2012 I moved back from Phoenix to begin rebuilding my life and live on the property for the conclusion of my time in my declining years (I was 64 at the time). I could only afford a large tent and soon after was informed by county officials that in order to reside here I needed to install a septic system which to my astonishment had apparently never been done before in the entire 25 years my sister and husband lived here!

I get a small retirement check from SSI each month and I have a small parttime job delivering auto parts for income. Needless to say even if I borrowed the money for the septic system I wouldn't be able to repay the loan. I decided to sell one of the acres to pay for the septic system. I found a buyer (on my own) and went for the closing at Gracy Title with Que Reyes on Sept. 15, 2013. We Signed the Contract, the buyer delivered his deposit and a used truck so I wouldn't have to bum rides to work any more. We were then informed that we would have to sub divide the property. We hired Rocky Edwards to survey and the buyer has fronted the funds for that with the assurance it would be deducted from the final balance.

The property in question is between Buda and Kyle and isn't in any city limit but has a Kyle Zip Code placing it in the ETJ of Kyle. I don't get any City Services. I have a port-a-can that I seldom use and it costs me \$87.00 a month. I have had most of my belongings in storage for the past 2 years to the tune of \$75.00 a month. Several of the neighbors in the community started to build me a small structure a year and a half ago with recyclable materials we would go around gathering up. On Nov 13, 2013 (while waiting for platt approval I was issued a violation notice that "**All construction at this site must STOP until you have obtained required permits**". The elements have rotted most of the materials now and the frame is beginning to deteriorate. I am now 6 months into my Second Tent. I've survived the great Halloween Flood (which affected only a small portion of my property near the Andrews Crossing Bridge), I continue to endure frequent brutal storms and high winds in excess of 50-60 mph winds. I will apply for the necessary permits once this is resolved.

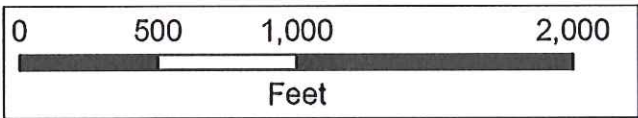
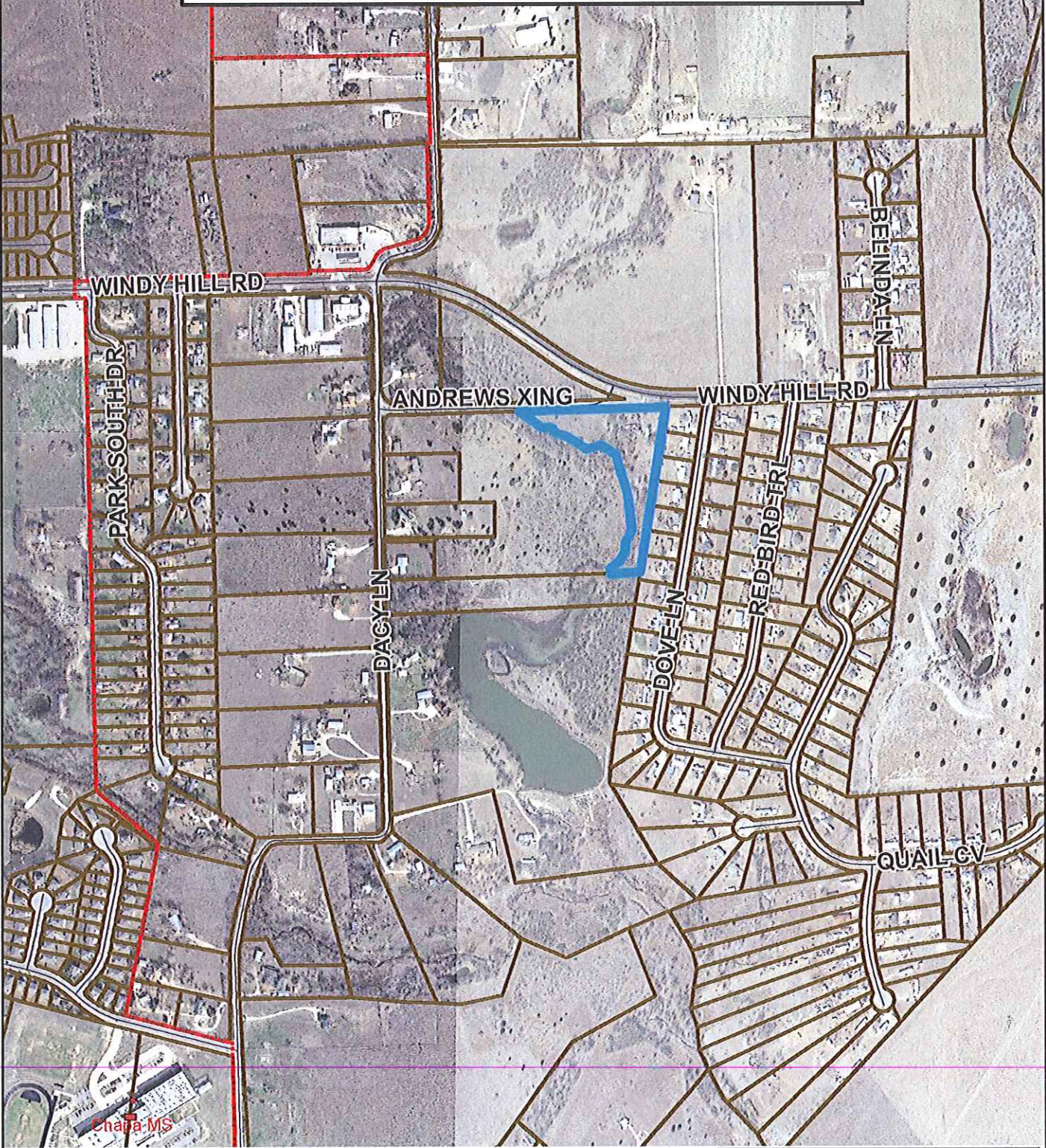
There is more than enough County EAVESMENT for any future road, sewer and/or sidewalk enhancements. Please consider a waiver on these Perimeter Road Fee Estimates. I am just an individual citizen endeavoring to avoid becoming one of the homeless. I am not a Land Developer, or Property Management Mogul, yet.

Respectfully,
Robbin Thompson
1300 Windy Hill Rd

Kyle, Tx 78640
602-790-4763

Silver Cloud Subdivision

SFP-14-001



-  Parcel Lines
-  Kyle City Limits

SILVER CLOUD A SUBDIVISION IN HAYS COUNTY, TEXAS

(238.78) AC. DOC. 9919775
TERRY SALYER
C/O ORENA A. SALYER
1220 LAKESIDE TERRACE
ELGIN, TEXAS 76821
CITY OF KYLE
MAR 17 2014

PLANNING DEPARTMENT

A DESCRIPTION OF A 455 ACRE TRACT OF LAND OUT OF THE J. B. EVANS SURVEY, HAYS COUNTY, TEXAS, BEING ALL OF A CALLED 533 ACRE TRACT OF LAND RECORDED IN VOLUME 448, PAGE 378, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR A POINT ON THE MEASURING LINE OF HAYS COUNTY ROAD NO. 131, AND ANDREW'S CROSSING SAME BEING THE NORTHWEST CORNER OF DOVE HILL ESTATES, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 325, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S 10°55'31" W, BEARING BEARING SAME WITH THE VEST LINE OF SAID DOVE HILL ESTATES, A DISTANCE OF 8036 FEET, TO A CEDAR FENCE POST FOUND FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 87°03'28" W, A DISTANCE OF 25648 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE N 80°01'41" E, A DISTANCE OF 4747 FEET, TO A CALCULATED POINT IN THE CENTER OF ANDREW'S BRANCH, FOR AN ELL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE VEST LINE OF SAID 455 ACRE TRACT, THE FOLLOWING

1. D 1 66°33'50" E, A DISTANCE OF 1143 FEET, TO A CALCULATED POINT;
2. D 2 76°03'03" E, A DISTANCE OF 3513 FEET, TO A CALCULATED POINT;
3. D 3 65°44'41" E, A DISTANCE OF 12385 FEET, TO A CALCULATED POINT;
4. D 4 N 87°01'30" E, A DISTANCE OF 1244 FEET, TO A CALCULATED POINT;
5. D 5 S 82°57'51" E, A DISTANCE OF 6414 FEET, TO A CALCULATED POINT;
6. D 6 S 12°13'51" E, A DISTANCE OF 5581 FEET, TO A CALCULATED POINT;
7. D 7 N 82°45'41" E, A DISTANCE OF 4580 FEET, TO A CALCULATED POINT;
8. D 8 N 05°16'30" W, A DISTANCE OF 1745 FEET, TO A CALCULATED POINT;
9. D 9 N 05°16'30" W, A DISTANCE OF 5785 FEET, TO A CALCULATED POINT;
10. D 10 N 84°03'18" W, A DISTANCE OF 8217 FEET, TO A CALCULATED POINT;
11. D 11 N 15°36'47" W, A DISTANCE OF 4580 FEET, TO A CALCULATED POINT;
12. D 12 N 44°58'40" W, A DISTANCE OF 4889 FEET, TO A CALCULATED POINT;
13. D 13 N 78°04'30" W, A DISTANCE OF 4889 FEET, TO A CALCULATED POINT;
14. D 14 N 45°00'24" W, A DISTANCE OF 6425 FEET, TO A CALCULATED POINT;
15. D 15 N 78°03'10" W, A DISTANCE OF 8329 FEET, TO A CALCULATED POINT;
16. D 16 N 50°37'31" W, A DISTANCE OF 6429 FEET, TO A CALCULATED POINT;
17. D 17 N 72°03'41" W, A DISTANCE OF 4426 FEET, TO A CALCULATED POINT;
18. D 18 N 72°07'47" W, A DISTANCE OF 4768 FEET, TO A CALCULATED POINT;
19. D 19 N 56°07'45" W, A DISTANCE OF 12564 FEET, TO A CALCULATED POINT, AND

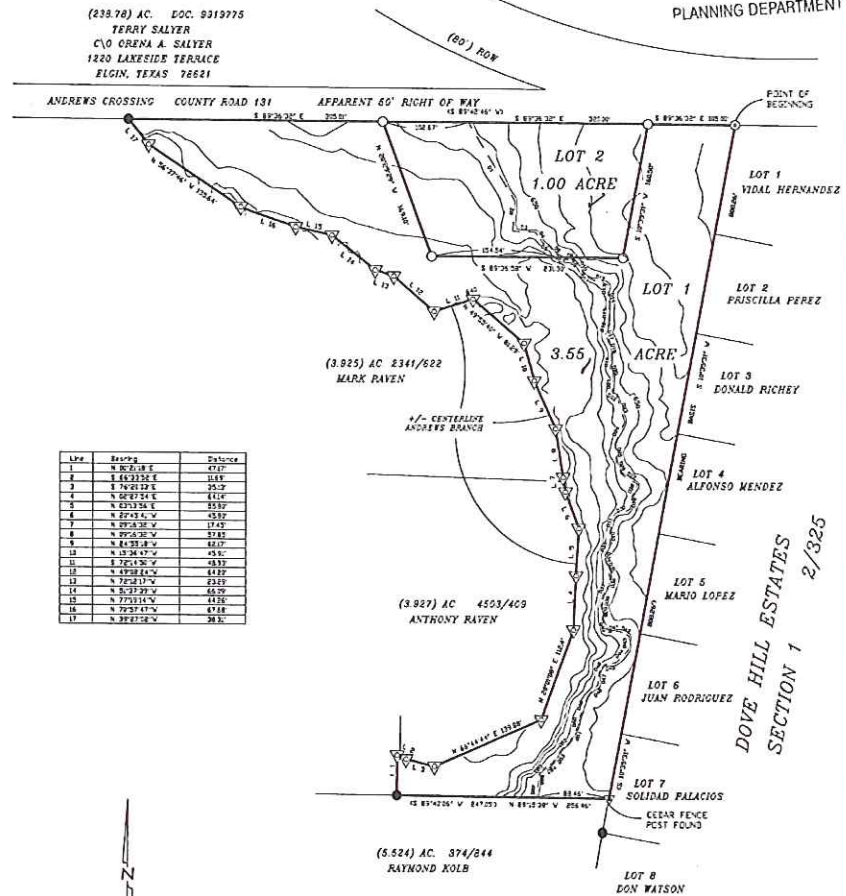
20. D 20 N 29°07'50" W, A DISTANCE OF 3831 FEET, TO A 1/2 INCH IRON ROD FOUND FOR A POINT ON THE SOUTHWEST LINE OF SAID ANDREW'S CROSSING, SAME BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE S 87°03'28" W, A DISTANCE OF 73021 FEET, TO THE POINT OF BEGINNING, CONTAINING 455 ACRES.

NOTES

- 1) THESE LOTS ARE IN THE EXTRAJURISDICTION OF THE CITY OF KYLE, TEXAS.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4810000000, DATED SEP. 2, 2003, THESE LOTS ARE LOCATED IN ZONE A WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN ESTABLISHED.
- 3) THE BASE FLOOD ELEVATION FOR THESE LOTS IS 644.00 BASED ON THE FLOOD STUDY PERFORMED BY DEWBERRY AND ASSOC. IN 2003.
- 4) THIS SUBDIVISION IS NOT WITHIN THE BOUNDARIES OF THE EDWARDS ADJUSTER RECHARGE ZONE.
- 5) THIS SUBDIVISION IS NOT WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON CREEK SECTOR OF THE EDWARDS ADJUSTER.
- 6) THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 7) DRAINAGE EASEMENTS IN THE DRAINAGE EASEMENT, DESIGNATED HEREON, ARE HEREBY PROHIBITED.
- 8) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DESIGNATED:
15' PUBLIC UTILITY EASEMENT ALONG FRONT LOT LINES
15' PUBLIC UTILITY EASEMENT ALONG REAR LOT LINES
5' PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES
- 9) THE FOLLOWING BUILDING SETBACKS ARE HEREBY DESIGNATED:
25' BUILDING SETBACK FROM FRONT AND REAR LOT LINES
10' BUILDING SETBACK FROM SIDE LOT LINES

TOTAL NO. LOTS	2	✓
TOTAL AREA LOTS	455 ACRES	✓
PROPOSED LAND USE	COMMERCIAL	✓
AVERAGE LOT AREA	227.5 ACRE	✓
NO. LOTS LESS THAN 10 AC.	0	✓
NO. LOTS LARGER THAN 1 AC. AND SMALLER THAN 2 AC.	1	✓
NO. LOTS LARGER THAN 2 AC. AND SMALLER THAN 5 AC.	1	✓
NO. LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	0	✓
NO. LOTS LARGER THAN 10 AC.	0	✓
ELECTRIC SERVICE	P. E. C.	✓
TELEPHONE SERVICE	VERIZON	✓
WATER SUPPLY	MONARCH	✓
WASTEWATER	INDIVIDUAL WASTEWATER SYSTEMS	✓



Line	Bearing	Distance
1	N 82°01'18" E	4717
2	S 16°01'22" E	3513
3	S 76°03'03" E	12385
4	N 87°01'30" E	1244
5	N 12°13'51" E	5581
6	N 82°45'41" E	4580
7	N 05°16'30" W	1745
8	N 05°16'30" W	5785
9	N 84°03'18" W	8217
10	N 15°36'47" W	4580
11	N 44°58'40" W	4889
12	N 78°04'30" W	4889
13	N 45°00'24" W	6425
14	N 78°03'10" W	8329
15	N 50°37'31" W	6429
16	N 72°03'41" W	4426
17	N 72°07'47" W	4768
18	N 56°07'45" W	12564

SCALE 1" = 100'

JULY, 2013

LEGEND

- RECORD INFORMATION
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD, WITH CAP, SET
- CALCULATED POINT
- FENCE POST FOUND AS NOTED
- 3/4" IRON PIPE FOUND

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
1	S 87°03'28" W	73021
2	S 87°03'28" W	15636
3	N 82°01'18" E	4717
4	N 12°13'51" E	5581
5	N 82°45'41" E	4580
6	N 05°16'30" W	1745
7	N 05°16'30" W	5785
8	N 84°03'18" W	8217
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38	S 76°03'03" E	12385
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41	N 82°45'41" E	4580
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