

# CITY OF KYLE

Planning & Zoning Commission Meeting  
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 October 14, 2014, at Kyle City Hall 100 W. Center Street 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 10th day of October prior to 6:30 PM.

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**
3. **CITIZEN COMMENTS**
4. **MINUTES** – Planning and Zoning Commission Meeting – August 12, 2014 & August 26, 2014.
5. **ELECTION OF CHAIR AND VICE-CHAIR**
6. **CONSENT**
  - A. Cavalier Subdivision – Final Plat (SFP-14-007)  
6.998 acres; 2 Lots  
Located southwest of the intersection of FM 967 and the south bound frontage of IH-35  
Owner: RR HPI, LP and Cavalier Lamar Holdings, L.P.  
Agent: Ron Pritchard, Hanrahan-Pritchard Engineering, Inc.

*(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).*

- B. Plum Creek Phase 1 Section 6E2-1 - Amended Plat (SFP-14-006)  
11.263 acres; 61 Lots  
Located between extension of Kirby and extension of Sanders, adjacent to the Golf Course  
Owner: Plum Creek Development Partners, LTD.  
Agent: Alan Rhames, P.E., Axiom Engineers Inc.
  
- C. Plum Creek Phase 1 Section 11G – Preliminary Plan (PP-14-002)  
8.962 acres; 2 Lots  
Located at the northwest corner of FM 1626 and Dorman  
Owner: Plum Creek Development Partners, LTD.  
Agent: Alan Rhames, P.E. Axiom Engineers Inc.
  
- D. Plum Creek Phase 1 Section 11G – Final Plat (FP-14-010)  
8.962 acres; 2 Lots  
Located at the northwest corner of FM 1626 and Dorman  
Owner: Plum Creek Development Partners, LTD.  
Agent: Alan Rhames, P.E. Axiom Engineers Inc.
  
- E. Kensington Trails Subdivision Section 5B/5C - Final Plat (FP-14-005)  
15.73 acres; 57 Lots  
Located off of Bebee Road and at the end of Downing Way  
Owner: Kensington Place Ventures, Ltd.  
Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

**7. DISCUSSION ITEM**

- A. Discussion regarding a proposed 130 acre development to be called "The Woodlands at Center Street" at the "Y" intersection of W. Center Street at N. Old Stagecoach Road and Cypress Road.

**8. STAFF REPORT**

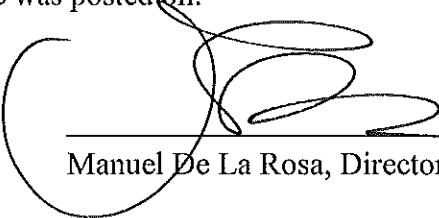
**9. ADJOURNED**

\*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:

  
\_\_\_\_\_  
Manuel De La Rosa, Director of Planning

10/10/14  
\_\_\_\_\_  
(Date)

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session August 12, 2014 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commissioner Dan Ryan  
Commissioner Mike Wilson  
Chairman Shane Arabie  
Vice-Chair Mike Rubsam  
Commissioner Alfred Zambrano  
Commissioner Irene Melendez  
Director of Planning, Manuel De La Rosa

Jeff Bennett  
John Zinsmeyer

**CALL MEETING TO ORDER**

Chairman Arabie called the meeting to order at 6:30 p.m.

**ROLL CALL OF BOARD**

Chairman Arabie called for roll call. Commission Huey was absent.

**CITIZENS COMMENTS**

Chairman Arabie opened the citizens comment period at 6:31 pm and called for comments on items not on the agenda or posted for public hearing. There were no comments. Chairman Arabie closed the citizens comment period at 6:31 pm.

**MINUTES**

**PLANNING AND ZONING COMMISSION MEETING – JUNE 10, 2014, JUNE 24, 2014 AND JULY 8, 2014.**

Vice-Chair Rubsam moved to approved the minutes from the June 10<sup>th</sup>, June 24<sup>th</sup> and July 8, 2014 Planning and Zoning Commission meetings as written. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

**CONSENT AGENDA**

**AMENDED PLAT OF LOT 24 & 28 BLOCK C OF KENSINGTON TRAILS SECTION 3A, ESTABLISHING LOTS 24A & 28A. (AFP-14-005) 0.41 ACRES; 2 LOTS LOCATED OFF OF BLOOMSBURY DRIVE.**

*(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).*

**KYLE HEIGHTS SECTION 2 REPLAT OF LOT 13B (SFP-14-005) 3.104 ACRES;  
2 LOTS LOCATED AT 1250 DACY LANE.**

*(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).*

**AMENDED PLAT OF LOT 25 SUNRISE ACRES, ESTABLISHING LOTS 25A –  
25D (AFP-14-004) 4.68 ACRES; 4 LOTS LOCATED AT 231 SUNRISE DRIVE.**

*(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).*

**GREAT HILLS SECTION 5 (FP-14-007) 26.1 ACRES; 55 SINGLE FAMILY  
LOTS LOCATED OFF OF HIGH ROAD AND EXTENSION OF RAILYARD  
DRIVE.**

**HOMETOWN KYLE PHASE 4 SECTION 3 (FP-14-008) 8.942 ACRES; 35  
SINGLE FAMILY LOTS LOCATED OFF OF OLD STAGECOACH ROAD –  
EXTENSION OF DESERT ROSE DRIVE.**

Commissioner Ryan moved to statutorily disapprove Amended Plat of Lot 24 & 28 Block C Kensington Trails Section 3A, Establishing Lots 24A & 28A (AFP-14-005), Kyle Heights Section 2 Replat of Lot 13B (SFP-14-005) and the Amended Plat of Lot 25 Sunrise Acres, Establishing Lots 25A – 25D (AFP-14-004) Also, to approve Great Hills Section 5 – Final Plat (FP-14-007) & Hometown Kyle Phase 4 Section 3 – Final Plat (FP-14-008). Commissioner Wilson seconds the motion. All votes aye. Motion carried.

## CONSIDER AND POSSIBLE ACTION

### **AMENDMENT TO THE CODE OF ORDINANCES, CHAPTER 53 (ZONING) ARTICLE 1 (IN GENERAL) SECTION 53-5 (DEFINITIONS) BY ADDING DEFINITIONS FOR "FRONT PROPERTY LINE" "FRONT WALL" AND "WALL".**

Chairman Arabie opened the public hearing at 6:50 p.m. and called for comments for or against the Amendment to the Code of Ordinances, Chapter 53 (Zoning) Article 1 (In General) Section 53-5 (Definitions) by adding definitions for "Front Property Line" "Front Wall" and "Wall". There were no comments. Chairman Arabie closed the public hearing at 6:50 p.m.

Commissioner Ryan moved to table the item for a few minutes. Commissioner Wilson seconds the motion. All votes aye. Motion carried.

### **CONSIDER A REQUEST BY GREATER TEXAS FEDERAL CREDIT UNION FOR A WAIVER TO EXCEED THE MAXIMUM NUMBER OF PARKING SPACES PER THE CODE OF ORDINANCES, CHAPTER 53 (ZONING), SECTION 53-33(N)(3)(MAXIMUM PARKING) FOR PROPERTY LOCATED AT 5433 KYLE CENTER DRIVE.**

Chairman Arabie opened the public hearing at 6:51 p.m. and called for comments for or against the request by Greater Texas Federal Credit Union. There were no comments. Chairman Arabie closed the public hearing at 6:51 p.m.

Commissioner Ryan moved to approve the waiver to exceed the maximum number of parking spaces per the Code of Ordinances, Chapter 53 (Zoning), Section 53-33(n)(3)(maximum parking) for property located at 5433 Kyle Center Drive. Commissioner Zambrano seconds the motion. Commissioners Ryan, Arabie, Rubsam, Zambrano and Melendez vote aye. Commissioner Wilson votes nay. Motion carried.

### **CONSIDER A REQUEST BY K LION, LLC. (POPEYE'S) FOR A WAIVER TO EXCEED THE MAXIMUM NUMBER OF PARKING SPACES PER THE CODE OF ORDINANCES, CHAPTER 53 (ZONING), SECTION 53-33(N)(3)(MAXIMUM PARKING) FOR PROPERTY LOCATED AT 20529 IH-35.**

Chairman Arabie opened the public hearing at 6:59 p.m. and called for comments for or against the request by K Lion, LLC. (Popeye's). There were no comments. Chairman Arabie closed the public hearing at 6:59 p.m.

Jeff Bennett, Agent for Popeye's addressed the Commission and was available for any questions or concerns.

Commissioner Ryan moved to approve the waiver to exceed the maximum number of parking spaces per the Code of Ordinances, Chapter 53 (Zoning), Section 53-33(n)(3)(maximum parking) for property located at 20529 IH-35. Commissioner Melendez seconds the motion. All votes aye. Motion carried.

## STAFF REPORT

### **AN UPDATE TO THE AMENDMENT TO THE CODE OF ORDINANCES, CHAPTER 53 (ZONING) ARTICLE V (LANDSCAPING AND SCREENING REQUIREMENTS) AND CHAPTER 32 (SITE DEVELOPMENT), SECTION 32-45 (7) (LANDSCAPING PLAN) OF THE CITY OF KYLE.**

Manuel De La Rosa addressed the Commission and stated that he has reached out to other Cities and that the City Attorney is working on an ordinance and will bring back to Planning and Zoning for their recommendation.

### **(CON'T) AMENDMENT TO THE CODE OF ORDINANCES, CHAPTER 53 (ZONING) ARTICLE 1 (IN GENERAL) SECTION 53-5 (DEFINITIONS) BY ADDING DEFINITIONS FOR "FRONT PROPERTY LINE" "FRONT WALL" AND "WALL".**

Commission Wilson made a motion to not make a recommendation and to have this item come up at the same time they discuss the amendments to Ordinance Section 32 and bring it up as a discussion item at that point. Commission Ryan seconds the motion. All votes aye. Motion carried.

Planning and Zoning Commission recessed at 7:20 p.m.  
Planning and Zoning Commission meeting resumed at 7:25 p.m.

## **DISCUSSION ITEMS**

### **DISCUSSION REGARDING APARTMENT SETBACK REQUIREMENTS.**

Discussion item only no action taken.

## **ADJOURN**

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

The Planning & Zoning Meeting adjourned at 7:51 p.m.

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Amelia Sanchez, City Secretary

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Michael Rubsam, Acting Chairman

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

The Planning and Zoning Commission of the City of Kyle, Texas met in regular session August 26, 2014 at 6:30 p.m. at Kyle City Hall, with the following persons present:

Commission Lori Huey  
Chairman Shane Arabie  
Vice-Chair Mike Rubsam  
Commissioner Alfred Zambrano  
Commissioner Irene Melendez  
Director of Planning, Manuel De La Rosa

Phil Howry  
Joe Grasso  
Morris Hoover  
Julie Snyder

**CALL MEETING TO ORDER**

Chairman Arabie called the meeting to order at 6:30 p.m.

**ROLL CALL OF BOARD**

Chairman Arabie called for roll call. Commissioner's Ryan, Wilson and Zambrano were absent.

Commissioner Zambrano arrived at 6:31 p.m.

**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 comments. Chairman Arabie closed the citizens comment period at 6:30 pm.

**PRESENTATION**

**A DISCUSSION REGARDING APARTMENT SETBACK REQUIREMENTS BY  
COUNCIL MEMBER DISTRICT 6, TAMMY SWATON.**

No action taken for this item.

**CONSIDER AND POSSIBLE ACTION**

**CONSIDER A REQUEST BY WAL-MART REAL ESTATE BUSINESS TRUST  
(WAL-MART FUEL STATION) FOR A WAIVER TO EXCEED THE  
MAXIMUM NUMBER OF PARKING SPACES PER THE CODE OF  
ORDINANCES, CHAPTER 53 (ZONING), SECTION 53-33 (n) (3) (MAXIMUM  
PARKING) FOR PROPERTY LOCATED AT 20585 IH-35.**

Chairman Arabie opened the public hearing at 6:31 p.m. and called for comments for or against the request by Wal-Mart Real Estate Business Trust. There were no comments. Chairman Arabie closed the public hearing at 6:31 p.m.



Vice-Chair Rubsam moved to approve the request. Commissioner Huey seconds the motion. All votes aye. Motion carried.

**CONSIDER AN EXCEPTION REQUEST BY PHIL HOWRY CO. (MULTI-USE DEVELOPMENT) TO THE CITY CODE OF ORDINANCES, CHAPTER 53 (ZONING), ARTICLE V (LANDSCAPING AND SCREENING REQUIREMENTS) IN ACCORDANCE WITH SECTION 53-989 ALLOWING AN EXCEPTION FOR PROPERTY LOCATED AT 225 S. MAIN STREET.**

Vice-Chair Rubsam moved to approve the request by Phil Howry Co. Commissioner Zambrano seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY PHIL HOWRY CO. (MULTI-USE DEVELOPMENT) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A TWO STORY MULTI-USE COMMERCIAL BUILDING LOCATED AT 225 S. MAIN STREET. (CUP-14-015)**

Chairman Arabie opened the public hearing at 6:37 p.m. and called for comments for or against the request by Phil Howry. There were no comments. Chairman Arabie closed the public hearing at 6:37 p.m.

Commissioner Zambrano move to approve the Conditional Use Permit. Commissioner Huey seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY SCC KYLE PARTNERS, LTD. (TACO BELL RESTAURANT) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 2,786 SQUARE FOOT BUILDING ON PROPERTY LOCATED AT 20347 IH-35. (CUP-14-016)**

Chairman Arabie opened the public hearing at 6:40 p.m. and called for comments for or against the request by SCC Kyle Partners, Ltd. There were no comments. Chairman Arabie closed the public hearing at 6:40 p.m.

Commissioner Melendez move to approve the Conditional Use Permit. Vice-Chair Rubsam seconds the motion. All votes aye. Motion carried.

*Chairman Arabie left the Dias at 6:45 p.m.*

*Vice-Chair Rubsam assumed the Chair position for the remainder of the meeting.*

**CONSIDER A REQUEST BY MOHAMMED ALI DHANANI (WENDY'S RESTAURANT) FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 3,364 SQUARE FOOT BUILDING ON PROPERTY LOCATED AT 20515 IH-35. (CUP-14-018)**

Vice-Chair Rubsam opened the public hearing at 6:48 p.m. and called for comments for or against the request by Mohammad Ali Dhanani. There were no comments. Vice-Chair Rubsam closed the public hearing at 6:48 p.m.

Commissioner Zambrano moved to approve the Conditional Use Permit. Commission Huey seconds the motion. All votes aye. Motion carried.

**CONSIDER A REQUEST BY KYLE AREA CHAMBER OF COMMERCE ON BEHALF OF EDWARD R. COLEMAN FOR A CONDITIONAL USE PERMIT TO HOLD A KYLE FAIR & RACE DAY ON OCTOBER 13<sup>TH</sup> – OCTOBER 21<sup>ST</sup> LOCATED AT 24801 IH-35 (CENTRAL TEXAS SPEEDWAY). (CUP-14-017)**

Vice-Chair Rubsam opened the public hearing at 6:50 p.m. and called for comments for or against the request. There were no comments. Vice-Chair Rubsam closed the public hearing at 6:50 p.m.

Commissioner Huey moved to approve the Conditional Use Permit. Commissioner Melendez seconds the motion.

Commission Huey amends the motion to include that there is no negative impact on the adjacent or neighboring properties. Commissioner Melendez seconds the motion. All votes aye. Motion carried.

**ADJOURN**

With no further business to discuss, Commission Melendez moved to adjourn. Commissioner Huey seconds the motion. All votes aye. Motion carried.


The Planning & Zoning Meeting adjourned at 6:54 p.m.

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Amelia Sanchez, City Secretary

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Michael Rubsam, Acting Chairman

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 10, 2014

SUBJECT: Commission Consent Agenda for October 14, 2014

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Agenda Item #6

- A. Cavalier Subdivision – Final Plat (SFP-14-007) - staff recommends statutory disapproval in order to allow the City to process the application,
- B. Plum Creek Phase 1 Section 6E2-1 – Amended Plat (SFP-14-006) – staff recommends approval of the amended plat,
- C. Plum Creek Phase 1 Section 11G – Preliminary Plat (PP-14-002) – staff recommends approval of the preliminary plat,
- D. Plum Creek Phase 1 Section 11G – Final Plat (FP-14-010) – staff recommends approval of the final plat, and
- E. Kensington Trails Subdivision Section 5B/5C – Final Plat (FP-14-005) – staff recommends approval of the final plat.



# PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT

## BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREIN 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.

## FLOOD NOTE:

A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COMMUNITY-PANEL NUMBER 48209C, 0720 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED FLOOD CASE NO. 07-24-43259, DATED MARCH 23, 2008, AND LOU-F CASE NO. 14-162-3474, DATED SEPTEMBER 4, 2014, WHICH AFFECTS LOTS 4-6, BLOCK K, SHOWN HEREON, AND LOU-F CASE NO. 14-162-3449A, DATED SEPTEMBER 4, 2014, WHICH AFFECTS LOTS 7-10, BLOCK K AND LOTS 10-23, BLOCK M, SHOWN HEREON, AND LOU-F CASE NO. 14-06-3945A, DATED SEPTEMBER 9, 2014, WHICH AFFECTS LOTS 1-3, BLOCK X, SHOWN HEREON.

0 60 120  
SCALE: 1"=60'  
OCTOBER, 2014  
HAYS COUNTY, TEXAS

## LEGEND

- 1" IRON ROD FOUND (Shall Otherwise Note)
- LUI 1" IRON ROD W/ PLASTIC CAP SHOWN LOCUS PREVIOUSLY SET
- LUCS 1" IRON ROD W/ PLASTIC CAP SHOWN LOCUS PREVIOUSLY SET
- 1" IRON ROD W/ PLASTIC CAP SHOWN LOCUS SET
- BENCHMARK (60033): SQUARE SET ON THE CORNER OF A CURB INLET. ELEVATION=761.66'
- BENCHMARK (60004): SQUARE SET ON CONCRETE CURB PATH. ELEVATION=754.35'
- CALCULATED POINT
- BENCHMARK
- P.U.E. (Public Utility Easement)
- LOT & STREET R.O.W. LINE
- EASEMENT LINE
- FLOOD FIRM PANEL FLOODPLAIN
- APPROVED FLOOD 100 YEAR FLOODPLAIN
- EED LINE
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- ( ) RECORD INFORMATION
- [ ] RECORD INFORMATION FOR CAS. 18, SLEWS 27-29, P.R.H.C.T.K.
- [ ] ASSESSOR INFORMATION
- [ ] PLAT RECORDS OF HAYS COUNTY, TEXAS
- [ ] OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- [ ] CONDITIONAL LETTER OF MAP REVISION
- CLEAR



FILE: H:\SURVEY\PLUM_CK_PHI\SECTION-6E2-1\PLATS\6E2-1\6E2-1A			
DATE: 10-10-2014   DRAWN BY: G.T., E.M., KM	CREEK: CAF, MK		
SCALE: 1"=60'	CHECKED BY: J.O.B.		
JOB #: 5508	DRAWING #: FINAL PLAT		
A. PLAT AMENDMENT TO REVISE FLOODPLAIN NOTE AND COMMON LOT LINE BETWEEN LOTS 24 & 25, BLOCK H			
REF PLAN 1126			
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.  
3121 Boca Cav Road, Suite 100, A-50, Texas 75746  
Phone: (817) 397-1193 Fax: (817) 397-4622  
www.bowman-cg.com Email: Bowman@Bowman-CG.com, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 2 OF 3  
FINAL PLAT  
PLUM CREEK PHASE I,  
SECTION 6E2-1 AMENDED PLAT  
HAYS COUNTY, TEXAS

# PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	900.00'	176.43'	N 22°26'31" E	176.18'
C2	900.00'	20.23'	N 17°47'11" E	20.23'
C3	15.00'	23.56'	N 71°30'26" E	21.21'
C4	15.00'	23.56'	S 16°29'34" E	21.21'
C5	15.00'	26.84'	N 65°14'39" E	23.40'
C6	1755.00'	113.76'	S 21°47'31" W	113.74'
C7	591.00'	63.49'	N 30°08'15" E	63.44'
C8	591.00'	27.93'	S 26°06'17" W	27.93'
C9	591.00'	35.55'	S 31°44'06" W	35.55'
C10	334.00'	35.30'	N 30°44'24" E	35.28'
C11	334.00'	4.14'	N 33°24'45" E	4.14'
C12	334.00'	20.07'	N 31°20'03" E	20.07'
C13	334.00'	11.08'	N 26°39'46" E	11.08'
C14	900.00'	35.74'	N 26°38'45" E	35.74'
C15	900.00'	120.45'	N 21°59'05" E	120.37'
C16	600.00'	58.34'	N 20°29'04" E	58.32'
C17	20.00'	30.14'	S 16°40'16" E	27.37'
C18	375.00'	57.55'	S 6°14'43" E	57.49'
C19	20.00'	31.42'	N 66°21'31" E	28.28'
C20	350.00'	31.89'	S 23°42'01" W	31.87'
C21	390.00'	2.30'	S 26°12'39" W	2.30'
C22	350.00'	34.18'	S 23°52'09" W	34.17'
C23	340.00'	29.80'	S 23°52'09" W	29.79'
C24	340.00'	3.10'	S 26°07'04" W	3.10'
C25	340.00'	26.70'	S 23°36'29" W	26.69'
C26	20.00'	31.42'	S 23°38'29" E	28.28'
C27	350.00'	11.68'	N 67°41'09" W	11.68'
C28	35.00'	54.93'	N 68°16'12" E	49.50'
C29	50.00'	71.69'	S 83°55'00" E	65.65'
C30	50.00'	1.50'	S 41°52'27" E	1.50'
C31	25.00'	11.22'	N 53°52'25" W	11.13'
C32	300.00'	10.01'	N 67°41'09" W	10.01'
C33	425.00'	65.22'	S 64°14'43" E	65.16'
C34	425.00'	54.34'	S 64°58'42" E	54.31'
C35	425.00'	10.89'	S 60°34'55" E	10.88'
C36	20.00'	32.69'	S 73°19'46" W	29.17'
C37	650.00'	105.38'	N 18°37'32" E	105.26'
C38	25.00'	11.22'	S 10°24'49" W	11.13'
C39	50.00'	50.04'	S 26°13'39" W	47.95'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 63°29'34" E	50.00'
L2	S 76°01'03" E	55.67'
L3	S 66°43'48" E	40.55'
L4	S 66°43'48" E	41.12'
L5	N 69°53'19" E	20.61'
L6	S 20°06'41" E	21.60'
L7	N 71°30'26" E	21.21'
L8	N 18°29'34" W	21.21'
L9	S 68°38'29" E	5.29'
L10	S 68°38'29" E	26.30'
L11	S 66°43'48" E	42.04'
L12	N 23°16'12" E	13.40'
[L12]	[N 23°16'12" E]	[8.40']
L13	S 66°43'48" E	37.90'
L14	S 66°43'48" E	4.13'
L15	N 30°09'04" E	50.00'
L16	N 21°21'31" E	50.00'
L17	S 21°21'31" W	50.00'
L18	S 23°16'12" W	50.00'
L19	S 23°16'12" W	50.00'
L20	S 66°43'48" E	50.00'
L21	S 66°43'48" E	50.00'
L22	N 23°16'12" E	7.87'
L23	N 56°13'56" W	70.00'
L24	S 56°13'56" E	70.00'
L25	S 13°04'07" E	23.18'
L26	N 26°30'28" E	34.49'
L27	S 21°05'32" W	53.63'
L28	S 21°56'27" E	32.92'
L29	S 21°56'27" E	26.49'
L30	S 83°44'31" E	37.91'
L31	S 83°44'31" E	48.35'
L32	S 59°51'16" E	29.33'
L33	N 23°16'12" E	9.89'
L34	S 21°56'27" E	35.40'
L35	N 68°38'29" W	50.00'
L36	S 68°38'29" E	20.01'
L37	N 26°22'48" E	20.00'
L38	S 26°22'48" W	20.00'
L39	N 67°29'34" W	50.00'
L40	S 23°16'12" W	20.00'
L41	S 15°50'24" W	38.93'
L42	N 27°04'16" E	35.00'
L43	S 27°04'15" W	35.00'
L44	S 66°43'48" E	9.89'

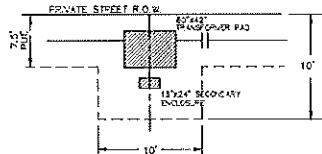
AREA TABLE		
BLOCK	LOT	ACREAGE
G	1	0.128 ACRE
G	2	0.101 ACRE
G	3	0.095 ACRE
G	4	0.101 ACRE
G	5	0.101 ACRE
G	6	0.121 ACRE
G	7	0.329 ACRE
G	8	0.128 ACRE
G	9	0.103 ACRE
G	10	0.103 ACRE
G	11	0.103 ACRE
G	12	0.103 ACRE
G	13	0.118 ACRE
G	14	0.128 ACRE
G	15	0.128 ACRE
G	16	0.131 ACRE
G	17	0.131 ACRE
G	18	0.131 ACRE
G	19	0.169 ACRE
G	20	0.142 ACRE
G	21	0.132 ACRE
G	22	0.132 ACRE
G	23	0.148 ACRE
G	24	0.139 ACRE
G	25	0.169 ACRE
G	EE2-1 ALLEY 4	0.112 ACRE
G	EE2-1 ALLEY 1	0.108 ACRE
G	EE2-1 ALLEY 2	0.154 ACRE
TOTAL BLOCK G		3.709 ACRES

AREA TABLE		
BLOCK	LOT	ACREAGE
H	1	0.116 ACRE
H	2	0.095 ACRE
H	3	0.101 ACRE
H	4	0.095 ACRE
H	5	0.101 ACRE
H	6	0.117 ACRE
H	7	0.330 ACRE
H	8	0.139 ACRE
H	9	0.126 ACRE
H	10	0.126 ACRE
H	11	0.126 ACRE
H	12	0.152 ACRE
H	13	0.133 ACRE
H	14	0.127 ACRE
H	15	0.130 ACRE
H	16	0.144 ACRE
H	17	0.129 ACRE
H	18	0.138 ACRE
H	19	0.109 ACRE
H	20	0.117 ACRE
H	21	0.117 ACRE
H	22	0.107 ACRE
H	23	0.117 ACRE
H	24	0.104 ACRE
H	25	0.122 ACRE
H	EE2-1 ALLEY 4	0.103 ACRE
H	EE2-1 ALLEY 1	0.111 ACRE
H	EE2-1 ALLEY 3	0.147 ACRE
TOTAL BLOCK H		3.581 ACRES

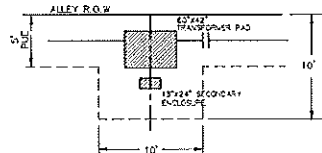
AREA TABLE		
BLOCK	LOT	ACREAGE
K	1	0.209 ACRE
K	2	0.184 ACRE
K	3	0.176 ACRE
K	4	0.175 ACRE
K	5	0.159 ACRE
K	6	0.159 ACRE
K	7	0.159 ACRE
K	8	0.158 ACRE
K	9	0.156 ACRE
K	10	0.158 ACRE
TOTAL BLOCK K		1.892 ACRES
L	1	0.005 ACRE
TOTAL BLOCK L		0.005 ACRE
K-RBY R.O.W.		1.489 ACRE
GREENE R.O.W.		0.787 ACRE
TOTAL EE2-1		11.263 ACRES

**NOTES:**

- TOTAL ACREAGE: 11.263 ACRES.
- THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY (KIRBY AND GREENE) TO BE DEDICATED IN THIS SUBDIVISION IS 2.276 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 THRU ALLEY 4) TO BE DEDICATED IN THIS SUBDIVISION IS 0.735 ACRE.
- TOTAL NUMBER OF LOTS: 61 (58 SINGLE FAMILY LOTS, 2 PRIVATE GREENBELT PARK LOTS, AND 1 PRIVATE PARK/D.E.).
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS 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 REGROWTH.
- 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.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (12) INCHES ABOVE THE ADJACENT GRADE.
- 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. PLUM CREEK DEVELOPMENT PARTNERS, LTD., ITS SUCCESSORS OR ASSIGNS ("PCDE") SHALL INSTALL ALONG THE EAST SIDE OF KIRBY, NORTH OF LOT 10, BLOCK K TO THE SOUTH CORNER OF LOT 1, BLOCK L, PRIVATE PARK/D.E.



**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**

BENCHMARK LIST: - DATUM - NAVD83

BENCHMARK (60033):  
MAG-NAIL SET ON CENTERLINE  
OF CONCRETE HEADWALL WHICH BEARS  
N19°38'57"E A DISTANCE OF 831.29 FEET  
FROM THE NORTHEAST CORNER OF  
EE2-1 SUBDIVISION  
ELEVATION=759.80'

BENCHMARK (60033):  
SQUARE SET ON THE CORNER  
OF A CURB INLET ON THE NE R.O.W. OF KIRBY  
ELEVATION=761.06'

BENCHMARK (60004):  
SQUARE SET ON CONCRETE  
C&T PATH  
ELEVATION=754.38'

FILE: H:\SURVEY\PLUM_CREEK_PHASE_I_SECTION_6E2-1_SECTION_6E2-1\PLATS\6E-2\EE2-1\PLUM_CREEK_PHASE_I_SECTION_6E2-1_SECTION_6E2-1_AMENDED_PLAT.DWG			
DATE: 10-10-2014	DRAWN BY: G.T. E.H. KM	CHECKED BY: J.O.B.	CREW: CAF, MK
SCALE: 1"=60'	DRAWING #: FINAL PLAT	PLAN #: 1122A	JOB #: 5508
A PLAT AMENDMENT TO REVISE FLOODPLAIN NOTE			
AND COUNCIL LOT LINE BETWEEN LOTS 24 & 24, BLOCK H			
REF PLAN 1126			
NO.	REVISION	BY	DATE



Bowman Consulting Group Ltd.  
3101 Base Case Road, Suite 100, Austin, Texas 78746  
Phone (512) 327-1150 Fax (512) 327-4022  
www.bowmanconsulting.com 5-Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**FINAL PLAT**  
**PLUM CREEK PHASE I,**  
**SECTION 6E2-1 AMENDED PLAT**  
**HAYS COUNTY, TEXAS**

# PLUM CREEK PHASE I, SECTION 11G PRELIMINARY PLAT FOR REVIEW ONLY

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 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF 0.657 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 0.657 ACRES BEING THE REMAINDER OF A CERTAIN CALLED 5.323 ACRE TRACT OF LAND DESIGNATED AS TRACT 4 AND DESCRIBED IN VOLUME 2881, PAGE 599, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND MOUNTAIN PLUM LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4040 BROADWAY, SUITE 501, SAN ANTONIO, TEXAS 78220, BEING THE OWNER OF 8.959 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 8.959 ACRES BEING A PORTION OF THE REMAINDER OF A CERTAIN 849.267 ACRE TRACT DESCRIBED IN THE DEED TO WILLIAM NEGLEY, LIFE TENANT OF RECORD IN VOLUME 322, PAGE 589, DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALSO IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2047, PAGE 133, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 0.657 ACRE AND SAID 8.959 ACRE TRACTS, CONTAINING A TOTAL OF 9.616 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 11G SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE 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, BGI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., AND WHEREOF THE SAID MOUNTAIN PLUM LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE MANAGERS OF MP GENERAL, L.L.C., ITS GENERAL PARTNER, RICHARD B. NEGLEY AND LAURA N. GILL, THEREUNTO DULY AUTHORIZED.

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

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

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

BY: DAVID C. MAHN, VICE PRESIDENT

MOUNTAIN PLUM LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: MP GENERAL, L.L.C., GENERAL PARTNER  
A TEXAS LIMITED LIABILITY COMPANY

BY: RICHARD B. NEGLEY, MANAGER

BY: LAURA N. GILL, MANAGER

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, 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.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY RICHARD B. NEGLEY, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY LAURA N. GILL, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

BY: LIZ GONZALES  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING 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 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

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

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

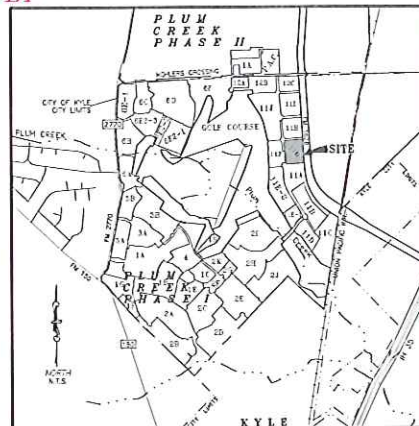
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

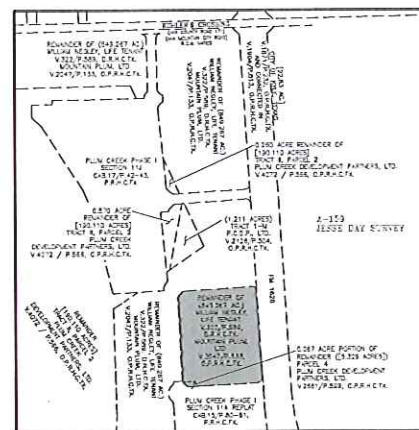
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

SECRETARY



LOCATION MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1" = 500'

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.

**FOR REVIEW ONLY**

BY: JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5749 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP LTD.  
3101 BEE CAVES RD., SUITE 100  
AUSTIN, TEXAS 78746  
512-327-1180

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.

**FOR REVIEW ONLY**

BY: ALAN D. RHAMES, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 72089 - STATE OF TEXAS  
AVCOM ENGINEERS INC.  
13276 RESEARCH BLVD., ST. 208  
AUSTIN, TEXAS 78750  
512-506-9335

SHEET 1 OF 3

FILE: H:\Survey\Plum\_Crk\_Ph1\Section-11G\_Sec-11G\11G\Plot\Plum-11G-Preliminary Plat.dwg

DATE: 08-01-14	DRAWN BY: EN	CREW: UK, CAF
SCALE: 1"=60'	CHECKED BY: JOB	FB #
JOB # 065549	DRAWING: PRELIMINARY	PLAN # 1141A
NO	REVISION	BY DATE

**Bowman**  
CONSULTING

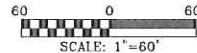
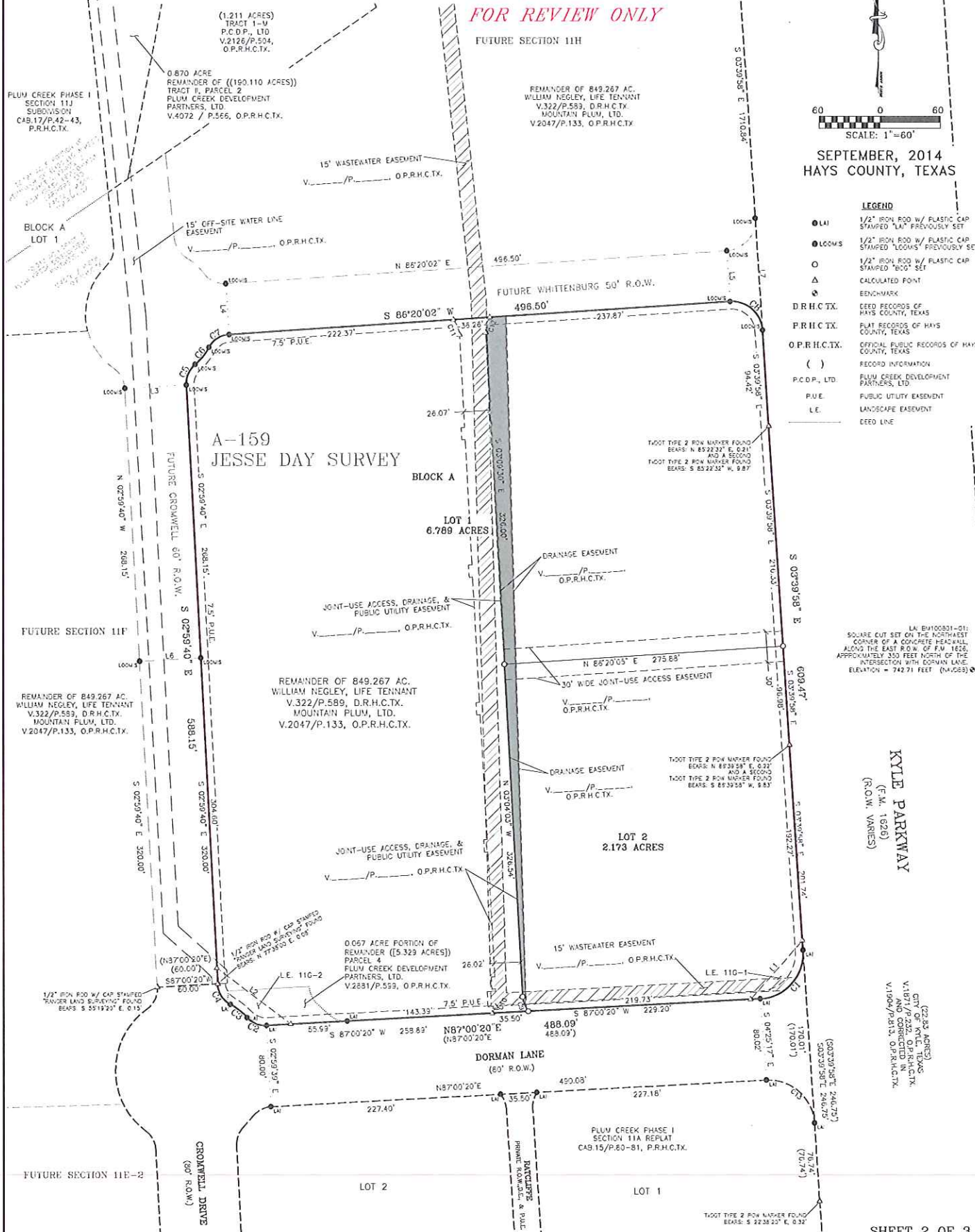
Bowman Consulting Group, Ltd.  
2121 Bee Cave Road, Suite 100, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4522  
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.  
TEPLS Firm No. F-143539 | TEPLS Firm No. 101205-00

**PRELIMINARY PLAT**  
**PLUM CREEK**  
**PHASE I - SECTION 11G**  
**HAYS COUNTY, TEXAS**



# PLUM CREEK PHASE I, SECTION 11G - PRELIMINARY PLAT

FOR REVIEW ONLY



SEPTEMBER, 2014  
HAYS COUNTY, TEXAS

- LEGEND**
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
  - LCOMS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOCOMS" PREVIOUSLY SET
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BOG" SET
  - △ CALCULATED POINT
  - ⊙ BENCHMARK
  - DR.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
  - PR.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
  - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - ( ) RECORD INFORMATION
  - P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - DEED LINE

LAI: B0100801-01: SQUARE CUT SET ON THE NORTHEAST CORNER OF A CONCRETE HEADWALL ALONG THE EAST R.O.W. OF F.M. 1826, APPROXIMATELY 350 FEET NORTH OF THE INTERSECTION WITH DORMAN LANE. ELEVATION = 742.71 FEET (N.A.0683)

**KYLE PARKWAY**  
(F.M. 1826)  
(R.O.W. VARIES)

(22.83 ACRES)  
CITY OF KYLE, TEXAS  
V.1817/P.028020 IN  
V.1904/P.133, O.P.R.H.C.TX.

FILE: H:\Survey\Plum_Crk_Pnt\Section-11\Sec-11G\11G\Plat\Plum-11G-Preliminary Plat.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.O.B.	FR. #:	
JOB # C05549	DRAWING: PRELIMINARY	PLAN # 1141A	
NO	REVISION	BY	DATE



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www.bowmanconsulting.com | Bowman Consulting Group, Ltd.  
TBP# Firm No. F-14359 | TPLS Firm No. 101206-00

**PRELIMINARY PLAT**  
**PLUM CREEK**  
**PHASE I - SECTION 11G**  
**HAYS COUNTY, TEXAS**



# PLUM CREEK PHASE I, SECTION 11G – PRELIMINARY PLAT

FOR REVIEW ONLY

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	45.00'	71.21'	S 41°40'11" W	64.01'
C2	25.00'	21.58'	N 69°15'55" W	20.92'
C3	75.00'	21.06'	N 51°34'54" W	20.99'
C4	25.00'	24.71'	N 31°18'39" W	23.72'
C5	25.00'	22.83'	N 23°10'14" E	22.05'
C6	65.00'	21.84'	N 39°42'34" E	21.74'
C7	25.00'	24.54'	N 58°12'31" E	23.57'
C8	30.00'	47.12'	S 46°39'58" E	42.43'
C9	24.50'	15.47'	N 21°11'51" W	15.21'
C10	24.50'	7.37'	S 24°40'42" W	7.34'
C11	24.50'	16.38'	N 22°15'26" W	16.08'
C12	24.50'	15.91'	S 15°29'12" W	15.63'
C13	45.00'	70.16'	S 45°19'49" E	63.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°40'12" W	77.33'
L2	N 52°54'36" W	91.50'
L3	S 87°00'18" W	60.00'
L4	N 03°39'58" W	50.00'
L5	N 03°39'58" W	50.00'
L6	S 87°00'20" W	60.00'
L7	N 03°39'58" W	110.00'

**NOTES:**

1. TOTAL ACREAGE: 8.962 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
3. TOTAL NUMBER OF LOTS: 2
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1 AND LOT 2, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1 AND LOT 2, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1 AND LOT 2, BLOCK A.
6. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
9. THE OWNER OF LOT 1 AND LOT 2, BLOCK A ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1 AND LOT 2, BLOCK A TO THE CITY OF KYLE, PCOP, AND, IF NOT THE SAME PARTIES AS ARE IN PCOP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1 AND LOT 2, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 AND LOT 2, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

**FLOOD NOTE:**

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11G) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (CITY OF KYLE: 481108) COMMUNITY-PANEL NUMBER 48209C 0220F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

**BENCHMARK LIST: - DATUM - NAVD83**

BM EM100531-01:  
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH OF THE INTERSECTION WITH DORMAN LANE.  
ELEVATION = 742.71 FEET

BENCHMARK C00410-01:  
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.  
ELEVATION=776.53 FEET

BENCHMARK C00410-03:  
MAG-NAL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND KYLE PARKWAY.  
ELEVATION=760.14 FEET

**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.

FILE: H:\Survey\Plum_Ck_Ph1\Section-11\Sec-11G\11G\Plot\Plum-11G.dwg			
DATE: 09-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.O.B.	FB #:	
JOB #: C05549	DRAWING: PRELIMINARY	PLAN #: 1141A	
NO	REVISION	BY	DATE



Bowman Consulting Group Ltd.  
3151 Bee Cave Road, Suite 100, Austin, Texas 78748  
Phone: 512.327.1183 Fax: 512.327.4268  
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**PRELIMINARY PLAT**  
**PLUM CREEK**  
**PHASE I – SECTION 11G**  
**HAYS COUNTY, TEXAS**

# PLUM CREEK PHASE I, SECTION 11G FINAL PLAT FOR REVIEW ONLY

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 04, AUSTIN, TEXAS 78701, BEING THE OWNER OF 0.057 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 0.057 ACRES BEING THE REMAINDER OF A CERTAIN CALLED 5.329 ACRE TRACT OF LAND DESIGNATED AS TRACT 4 AND DESCRIBED IN VOLUME 2631, PAGE 593, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND MOUNTAIN PLUM LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4040 BROADWAY, SUITE 501, SAN ANTONIO, TEXAS 78209, BEING THE OWNER OF 8.895 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 8.895 ACRES BEING A PORTION OF THE REMAINDER OF A CERTAIN 849.267 ACRE TRACT DESCRIBED IN THE DEED TO WILLIAM NEGLEY, LIFE TENANT OF RECORD IN VOLUME 322, PAGE 593, DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALSO IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2047, PAGE 133, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 0.057 ACRE AND SAID 8.895 ACRE TRACTS, CONTAINING A TOTAL OF 8.952 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 11G SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE 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, BSI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., AND WHEREOF THE SAID MOUNTAIN PLUM LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE MANAGERS OF MP GENERAL, L.L.C., ITS GENERAL PARTNER, RICHARD B. NEGLEY AND LAURA N. GILL, THEREUNTO DULY AUTHORIZED.

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

MOUNTAIN PLUM LTD.  
A TEXAS LIMITED PARTNERSHIP

By: BSI PLUM CREEK DEVELOPERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

By: MP GENERAL, L.L.C., GENERAL PARTNER  
A TEXAS LIMITED LIABILITY COMPANY

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

By: RICHARD B. NEGLEY, MANAGER

By: DAVID C. MAHN, VICE PRESIDENT

By: LAURA N. GILL, MANAGER

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, 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.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY RICHARD B. NEGLEY, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BY LAURA N. GILL, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

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

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D. FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D.

By: LIZ GONZALES  
COUNTY CLERK  
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING 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 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
ATTEST:

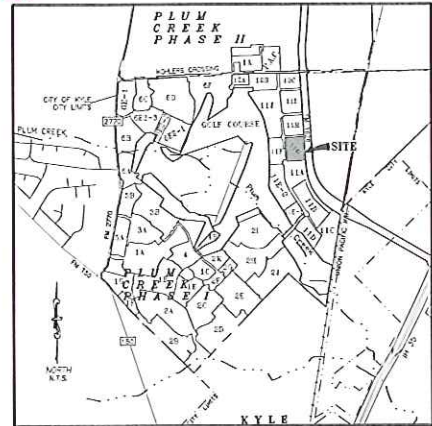
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL

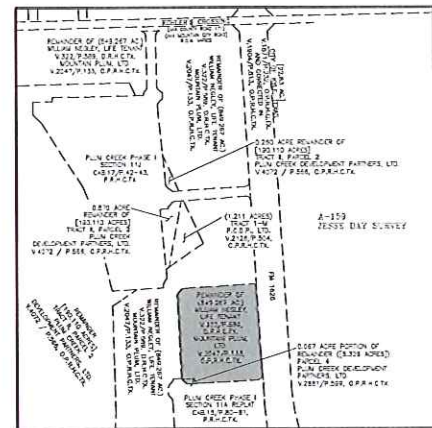
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
ATTEST:

SECRETARY



LOCATION MAP  
NOT TO SCALE



SITE MAP  
SCALE: 1" = 500'

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.

**FOR REVIEW ONLY**

By: JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5749 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP LTD.  
3101 BEE CAVES RD., SUITE 100  
AUSTIN, TEXAS 78746  
512-327-1182

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

**FOR REVIEW ONLY**

By: ALAN D. RHAVES, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 72059 - STATE OF TEXAS  
ANIM ENGINEERS INC.  
13276 RESEARCH BLVD., ST. 208  
AUSTIN, TEXAS 78750  
512-505-9335

SHEET 1 OF 3

FILE: H:\Surveys\Plum\_Crk\_Ph1\Section-11G\_Sec-11G\11G\Plat\Plum-11G-FINAL PLAT.dwg

DATE: 08-01-14 DRAWN BY: EN CREW: MK, CAF  
SCALE: 1"=60' CHECKED BY: J.O.B. FB #:  
JOB #: C05549 DRAWING: FINAL PLAY #: 1141

**Bowman CONSULTING**

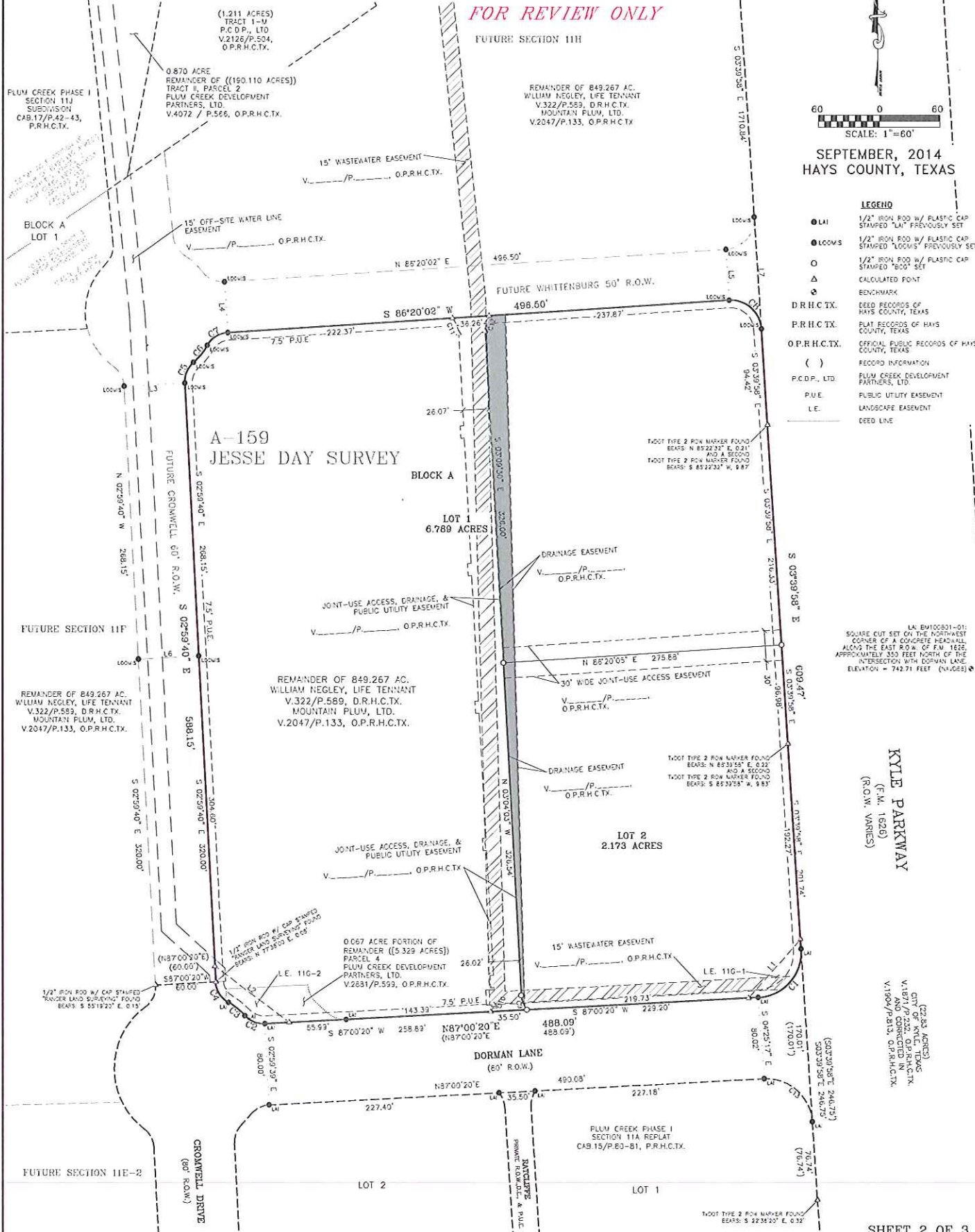
Bowman Consulting Group, Inc.  
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TBPE Firm No. F-14303 | TBPLS Firm No. 101205-00

**FINAL PLAT  
PLUM CREEK  
PHASE I - SECTION 11G  
HAYS COUNTY, TEXAS**



# PLUM CREEK PHASE I, SECTION 11G - FINAL PLAT

FOR REVIEW ONLY



60 0 60  
SCALE: 1"=60'

SEPTEMBER, 2014  
HAYS COUNTY, TEXAS

- LEGEND**
- LMI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LMI" PREVIOUSLY SET
  - LCOMS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOCOMS" PREVIOUSLY SET
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "600" SET
  - △ CALCULATED POINT
  - BENCHMARK
  - DR.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
  - PR.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
  - OP.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - ( ) RECORD INFORMATION
  - P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - DEED LINE

L.M. E1100501-01  
SQUARE CUT SET ON THE NORTHWEST  
CORNER OF A CONCRETE HEADWALL  
ALONG THE EAST R.O.W. OF F.W. 1626  
APPROXIMATELY 350 FEET NORTH OF THE  
INTERSECTION WITH DORMAN LANE  
ELEVATION = 742.71 FEET (N.A.GE.S.)

**KYLE PARKWAY**  
(F.W. 1626)  
(R.O.W. VARIES)

(22.83 ACRES)  
CITY OF KYLE, TEXAS  
V.1871/P.202, O.P.R.H.C.T.X.  
AND  
V.1780/P.813, O.P.R.H.C.T.X.

SHEET 2 OF 3

FILE: H:\Survey\Plum_Crk_Ph1\Section-11G_Sec-11G\11G\Plot1\Plum-11G-FINAL PLAT.dwg		
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:
JOB #: 055549	DRAWING: FINAL	PLAN #: 1141
NO.	REVISION	BY DATE



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www.bowmanconsulting.com D. Bowman Consulting Group, LLC  
TBE Firm No. F-14309 | TBLS Firm No. 101206-00

**FINAL PLAT**  
**PLUM CREEK**  
PHASE I - SECTION 11G  
HAYS COUNTY, TEXAS

# PLUM CREEK PHASE I, SECTION 11G – FINAL PLAT

*FOR REVIEW ONLY*

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	45.00'	71.21'	S 41°40'11" W	64.01'
C2	25.00'	21.58'	N 68°15'55" W	20.92'
C3	75.00'	21.06'	N 51°34'54" W	20.99'
C4	25.00'	24.71'	N 31°18'39" W	23.72'
C5	25.00'	22.83'	N 23°10'14" E	22.05'
C6	65.00'	21.84'	N 39°42'34" E	21.74'
C7	25.00'	24.54'	N 55°12'31" E	23.57'
C8	30.00'	47.12'	S 45°39'58" E	42.43'
C9	24.50'	15.47'	N 21°11'51" W	15.21'
C10	24.50'	7.37'	S 24°40'42" W	7.34'
C11	24.50'	16.38'	N 22°15'56" W	16.08'
C12	24.50'	15.91'	S 15°29'12" W	15.63'
C13	45.00'	70.16'	S 45°19'49" E	63.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°40'12" W	77.33'
L2	N 52°54'36" W	91.50'
L3	S 87°00'18" W	60.00'
L4	N 03°39'58" W	50.00'
L5	N 03°39'58" W	50.00'
L6	S 87°00'20" W	60.00'
L7	N 03°39'58" W	110.00'

**NOTES:**

1. TOTAL ACREAGE: 8.962 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
3. TOTAL NUMBER OF LOTS: 2
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1 AND LOT 2, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1 AND LOT 2, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1 AND LOT 2, BLOCK A.
6. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
9. THE OWNER OF LOT 1 AND LOT 2, BLOCK A ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1 AND LOT 2, BLOCK A TO THE CITY OF KYLE, PCOP, AND, IF NOT THE SAME PARTIES AS ARE IN PCOP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1 AND LOT 2, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 AND LOT 2, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

**FLOOD NOTE:**

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11G) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (CITY OF KYLE; 481108) COMMUNITY-PANEL NUMBER 48209C 0290F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

**BENCHMARK LIST: – DATUM – NAVD83**

LN: EM100801-01:  
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL, ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH OF THE INTERSECTION WITH DORIAN LANE.  
ELEVATION = 742.71 FEET

BENCHMARK G03410-01:  
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.  
ELEVATION=776.53 FEET

BENCHMARK G03410-03:  
MAG-NAIL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND KYLE PARKWAY.  
ELEVATION=760.14 FEET

**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.

SHEET 3 OF 3

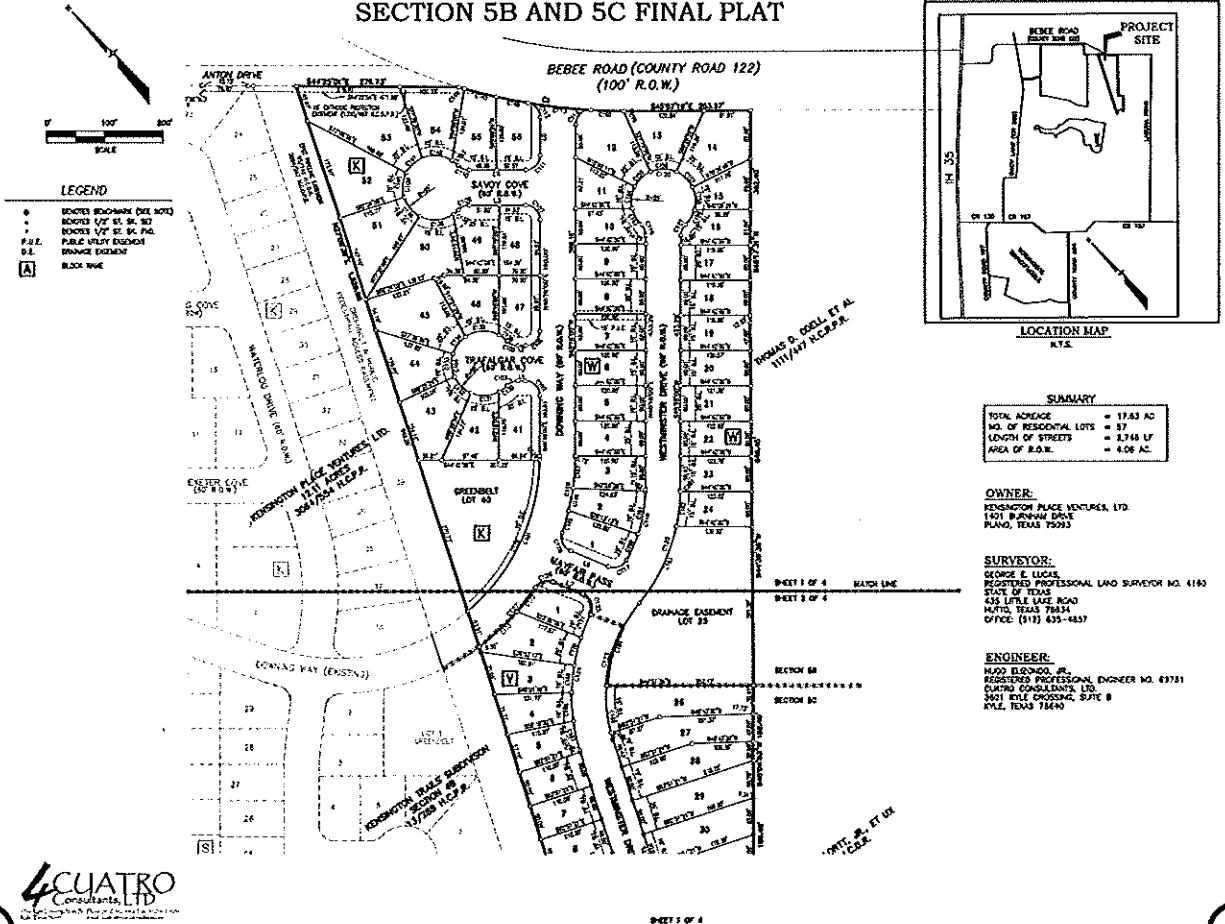
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DATE: 03-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.O.B.	FB #:	
JOB #: C05549	DRAWING: FINAL	PLAN #: 1141	
NO.	REVISION	BY	DATE



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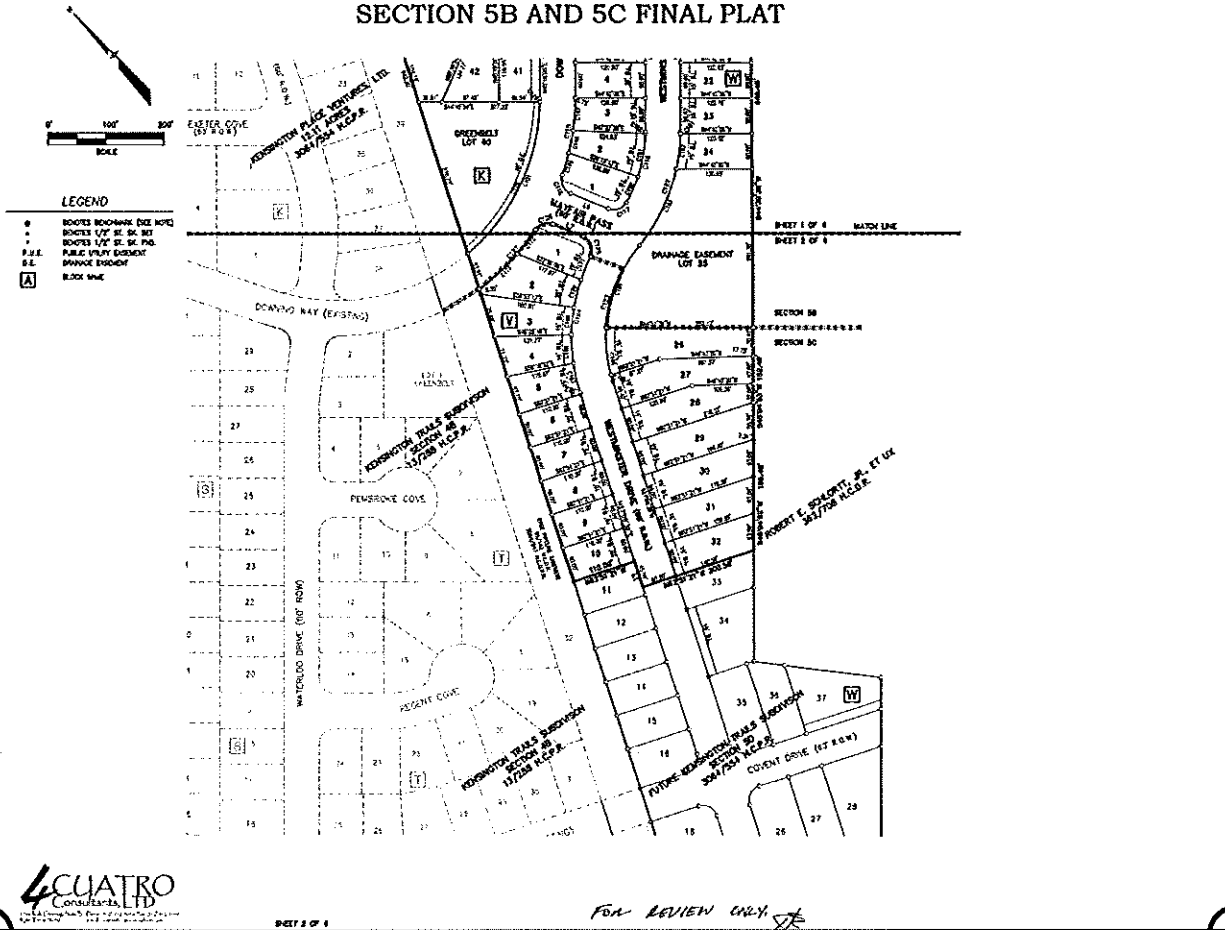
**FINAL PLAT  
PLUM CREEK  
PHASE I – SECTION 11G  
HAYS COUNTY, TEXAS**

# KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT



**4 CUATRO**  
Consultants, LTD.  
3601 TOLE CROSSING, SUITE B  
KYLE, TEXAS 78640

# KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT



**4 CUATRO**  
Consultants, LTD.  
3601 TOLE CROSSING, SUITE B  
KYLE, TEXAS 78640

FOR REVIEW ONLY

# KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT

BLK	LOT	AREA	OWNER	DATE	REMARKS
5B	1	0.10	...	...	...

BLK	LOT	AREA	OWNER	DATE	REMARKS
5C	1	0.10	...	...	...

BLK	LOT	AREA	OWNER	DATE	REMARKS
5B	1	0.10	...	...	...
5B	2	0.10	...	...	...
5B	3	0.10	...	...	...
5B	4	0.10	...	...	...
5B	5	0.10	...	...	...
5B	6	0.10	...	...	...
5B	7	0.10	...	...	...
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5B	88	0.10	...	...	...
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5B	90	0.10	...	...	...
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5B	94	0.10	...	...	...
5B	95	0.10	...	...	...
5B	96	0.10	...	...	...
5B	97	0.10	...	...	...
5B	98	0.10	...	...	...
5B	99	0.10	...	...	...
5B	100	0.10	...	...	...

BLK	LOT	AREA	OWNER	DATE	REMARKS
5C	1	0.10	...	...	...



PAGE 2 OF 4

# KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 1401 BURBANK DRIVE, PLANO, TEXAS 75075, OWNER OF 34.778 ACRES OF LAND OUT OF THE OLGA PRILETT SURVEY ABSTRACT NO. 378 AND THE JOHN STUART SURVEY ABSTRACT NO. 116 SITUATED IN HAYS COUNTY, TEXAS, CONVEYS TO KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 2064, PAGE 554 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND 2.542 ACRES OF THE OFFICE PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND 2.542 ACRES OF LAND SHOWN AS TRACT 3 AS CONVEYED TO KENSINGTON PLACE VENTURES, LTD. AS RECORDED IN VOLUME 2019, PAGE 179, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, TO HERETBY SUBDIVIDE 11.77 ACRES TO BE KNOWN AS KENSINGTON TRAILS SUBDIVISION, SECTION 5B AND 5C, IN ACCORDANCE WITH THE PLAT SHOWN HEREOF, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREOFORERE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

KENSINGTON PLACE VENTURES, LTD.

BY: WYANNE PLANKC, MANAGER

THE STATE OF TEXAS  
COUNTY OF HAYS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011, BY WYANNE PLANKC, AUTHORIZED REPRESENTATIVE OF KENSINGTON PLACE VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ON BEHALF OF SAID LIMITED PARTNERSHIP.

PLAT NOTES (CONT.):

- ROOFSHALLS SHALL BE BUILT ALONG BOTH SIDES OF EVERY STREET SHOWN ON THE PLAT AS A PART OF THE RESIDENTIAL CONSTRUCTION ON EACH LOT. ROOFSHALLS SHALL BE A MINIMUM OF FOUR FEET IN WIDTH AND BUILT IN COMPLIANCE WITH THE CONSTRUCTION STANDARDS AND ASSIGNMENT REQUIRED BY THE CITY OF KYLE. THE ROOFSHALLS MUST BE IN PLACE ON EACH LOT FOR WHICH A CERTIFICATE OF OCCUPANCY IS REQUESTED. ALL CURB ADA APPROVED HANDICAP RAMP SHALL BE CONSTRUCTED WHEN STREETS ARE CONSTRUCTED.
- EACH PROPERTY OWNER OF A LOT ON WHICH DRAINAGE (EASEMENTS) ARE PLATTED SHALL BE RESPONSIBLE FOR KEEPING GRADES AND WEIRS MAINTAIN AND EASEMENTS AREA FREE OF DEBRIS AND ALL TREE/POLE REMOVAL.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOODPLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION (FEMA) PANEL #420602200P, DATED SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS.
- LOT 40, BLOCK K - GREENBELT, AND LOT 25, BLOCK W - DRAINAGE EASEMENT ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE KENSINGTON TRAILS ASSOCIATION OF HOMEOWNERS.
- STREETS ARE HEREBY PUBLICLY DEDICATED TO AND SHALL BE PAVED AND MAINTAINED BY THE CITY OF KYLE.
- RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- UTILITY PROVIDERS:  
WATER: CITY OF KYLE  
WASTEWATER: CITY OF KYLE  
ELECTRICITY: PEPPERWALK ELECTRIC COMPANY  
TELEPHONE: VERIZON
- ZONING: R-1-2
- BUILDING SETBACK LINES SHALL CONFORM TO THE KENSINGTON TRAILS SUBDIVISION, SECTION 9 PRELIMINARY PLAN, APPROVED BY THE CITY OF KYLE CITY COUNCIL IN JULY, 2011.

STATE OF TEXAS  
COUNTY OF HAYS

REVIEWED BY: \_\_\_\_\_  
CITY ENGINEER

REVIEWED BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

THIS 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 \_\_\_\_\_

NOTARY PUBLIC - STATE OF TEXAS

PLAT NOTES:

- A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR OF ALL LOTS.
- A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT OF ALL LOTS.
- A 15' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE STREET OF TOPPER LOTS.
- A 5' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF THE SIDE PROPERTY LINES.
- NO DRAINAGE, INCLUDING DRAINAGE, BUILDING, ACCESSORY BUILDING, FENCING, OR LANDSCAPING SHALL BE PLACED WITHIN THE CONVEYANCE OF STORM WATER SHALL BE PLACED OR EXERCISED BEFORE DRAINAGE EXERCISED WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.
- PROPERTY OWNERS SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
- ACCESS TO DOWNING WAY FROM LOTS 1 & 2, BLOCK V, LOTS 1 THRU 12, BLOCK W, LOTS 43, 47, 49, 48, AND 54, BLOCK K SHALL BE PROHIBITED.

STATE OF TEXAS  
COUNTY OF HAYS

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

9-17-11  
CORRECTION  
STATE OF TEXAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160  
DARRYL RICHMOND, LTD.  
3601 KYLE CROSSING, SUITE B  
KYLE, TEXAS 75140

STATE OF TEXAS  
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION BEEN GIVEN THIS PLAT.

9/17/11  
CORRECTION  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER NO. 10660  
LUIS G. GONZALEZ, LTD.  
3501 KYLE CROSSING, SUITE B  
KYLE, TEXAS 75140

STATE OF TEXAS  
COUNTY OF HAYS

I, LUIS G. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF VERIFICATION WAS FILED FOR RECORD IN MY OFFICE.

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

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

LUIS G. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS



FOR REVIEW ONLY

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