

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 June 23, 2015, 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 19th day of June prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

A. Brookside Phase 2 – Final Plat (FP-15-004)

11.777 acres; 79 Lots

Located along the northeastern edge of the existing Brookside Subdivision

Owner: Bigelow San Marcos Development, LLC.

Agent: Scott Bauer, Bigelow Homes

Staff Proposal to P&Z: Approve

B. W.E. Lot 1 – Short Form Final Plat (SFP 15-002)

0.997 acres; 1 Lot

Located northbound of IH 35 between CR 158 and E. RR 150

Owner: Gary Whited, Whited Enterprises, LLC.

Staff Proposal to P&Z: Approve

5. GENERAL DISCUSSION

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

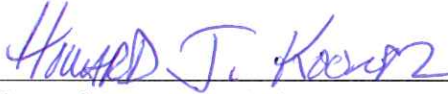
6. STAFF REPORT

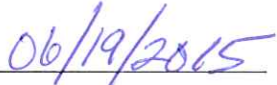
7. ADJOURN

*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.

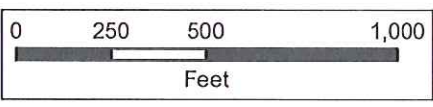
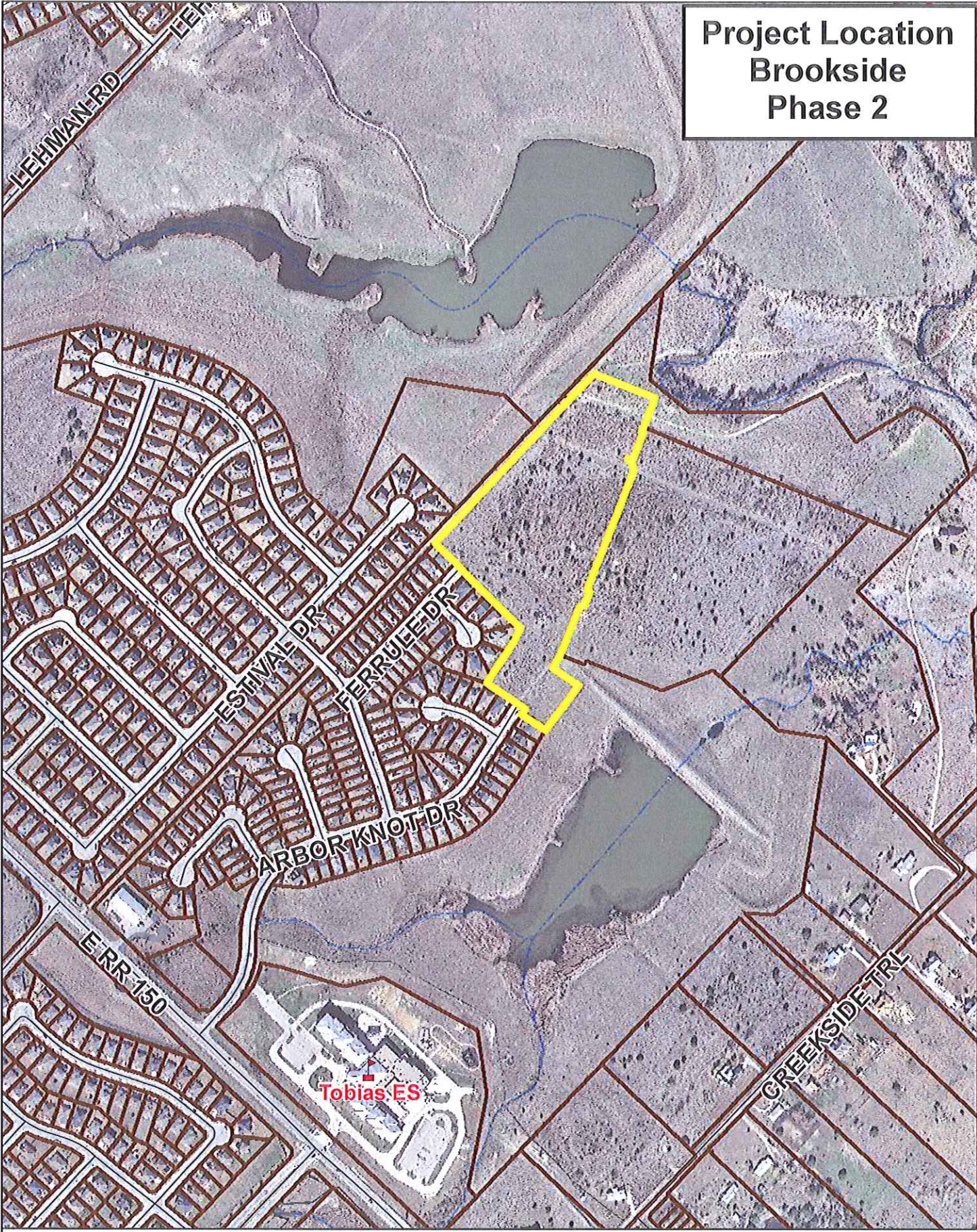
Certificate

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:


Howard J. Koontz, AICP
Director of Planning and Community Development


Date

**Project Location
Brookside
Phase 2**



 Property Location

 Parcel Lines

BROOKSIDE PHASE 2

SCALE: 1" = 60'
0 60 120

CITY OF KYLE
CALLED 118.832 AC.
VOL. 3600, PG. 718

REPLAT OF FOUR SEASONS FARM SECT. II
PLAT BOOK 12, PAGE 216

4.56 AC PARK

44
BLOCK D
PRIVATE PARK & ACCESS EASEMENT

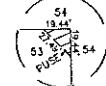
FERRULE DRIVE (R.O.W. WIDTH VARIES)

DROPPER
FINAL PLAT
BROOKSIDE SUBDIVISION
PHASE 1
PLAT BOOK 11, PG. 172

BROOKSIDE PHASE 2
11.777 ACRES
CITY OF KYLE, HAYS COUNTY, TEXAS
SHEET 2 OF 3

DIAMOND SURVEYING, INC.
118 SKYLINE ROAD, GEORGETOWN, TX 78626
(912) 931-3100

DETAIL OF PUE IN LOT 53



BIGELOW SAN MARCOS DEVELOPMENT, L.L.C.
11.847 ACRES
DOC.

NORTHEAST CORNER OF
BIGELOW SAN MARCOS DEVELOPMENT, L.L.C.
26.145 ACRES
VOL. 4953, PG. 874

RIGHT OF WAY AND EASEMENT (NO WIDTH SPECIFIED)
UNITED GAS PUBLIC SERVICE COMPANY, VOL. 103, PG. 27
(LOCATION IS BASED ON GAS LINE MARKER POSTS)

RIGHT OF WAY AND EASEMENT DEED FOR DISTRIBUTION SYSTEM
CENTERPOINT ENERGY CENTER
VOL. 2583, PG. 248
30' WIDE, 15' EITHER SIDE OF GAS LINE AS L.A.D.
(LOCATION IS BASED ON GAS LINE MARKER POSTS)

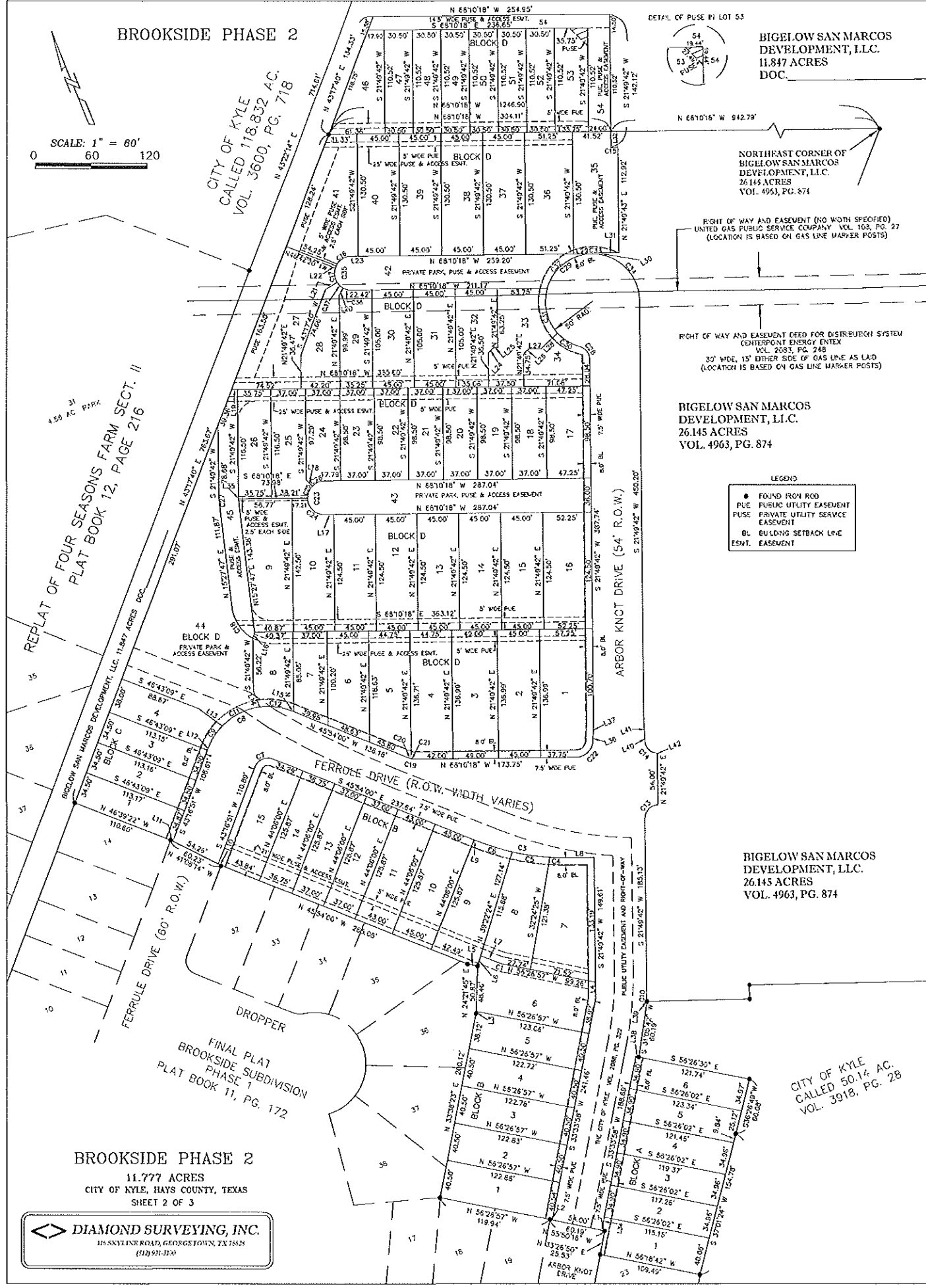
BIGELOW SAN MARCOS DEVELOPMENT, L.L.C.
26.145 ACRES
VOL. 4963, PG. 874

LEGEND

- FOUND IRON ROD
- PUE PUBLIC UTILITY EASEMENT
- FUSE PRIVATE UTILITY SERVICE EASEMENT
- BL BUILDING SETBACK LINE
- ESWT. EASEMENT

BIGELOW SAN MARCOS DEVELOPMENT, L.L.C.
26.145 ACRES
VOL. 4963, PG. 874

CITY OF KYLE
CALLED 50.14 AC.
VOL. 3918, PG. 28



BROOKSIDE PHASE 2

STATE OF TEXAS X
 COUNTY OF HAYS X

KNOW ALL MEN BY THESE PRESENTS:

That, BIGELOW SAN MARCOS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, owner of 11.777 acres of land out of the W.B. ATKINSON Survey, Abstract No. 21, in Hays County, Texas, and being a part of that ceded 26.145 acre tract of land conveyed to BIGELOW SAN MARCOS DEVELOPMENT, LLC as recorded in Volume 4563, Page 874 of the Official Public Records of Hays County, Texas, and being a part of the the ceded 11.847 acre tract of land conveyed to BIGELOW SAN MARCOS DEVELOPMENT, LLC as recorded in Volume _____ Page _____ of the Official Public Records of Hays County, Texas and does hereby subdivide said 11.777 acres of land in accordance with this plat, to be known as BROOKSIDE PHASE 2 and do hereby dedicate to the public ROW, streets, alleys, easements, parks, and other open spaces to public use.

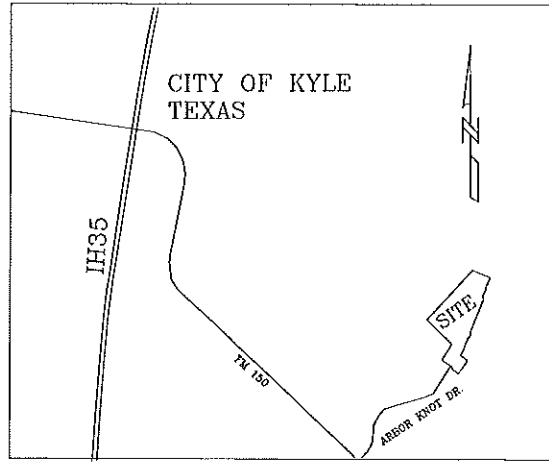
WITNESS MY HAND, this the _____ day of _____ 20____, A.D.

James P. Bigelow, President
 Bigelow San Marcos Development, LLC

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

Notary Public, State of Texas

Print Notary's Name _____
 My Commission Expires: _____



LOCATION MAP
 NOT TO SCALE

THIS PLAT (BROOKSIDE PHASE 2) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION

DATED THIS _____ DAY OF _____ 20____.

STATE OF TEXAS X
 COUNTY OF HAYS X

I, Shane Sifer, a Registered Professional Land Surveyor in the State of Texas hereby certify that this plat was prepared from an actual on-the-ground survey made under my direction and supervision and is true and correct to the best of my knowledge.

By: _____ Date _____
 Shane Sifer
 Registered Professional Land Surveyor
 No. 5281 - State of Texas
 Diamond Surveying, Inc.
 116 Skyline Road
 Georgetown, TX 78628
 (512) 931-3100

STATE OF TEXAS X
 COUNTY OF HAYS X

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.

Alan D. Thomas, P.E. Date _____
 Registered Professional Engineer
 No. 72023 - State of Texas
 TSE Firm No. F-43
 Arson Engineers, Inc.
 13276 Research Blvd. SL 203
 Austin, Texas 78750
 512-506-9335

STATE OF TEXAS X
 COUNTY OF HAYS X

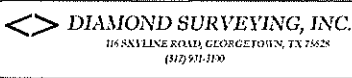
I, Liz Gonzales, Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____ 20____ A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____ 20____ A.D. at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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT of said County, the _____ day of _____ 20____ A.D.

Liz Gonzales, County Clerk
 Hays County, Texas

BROOKSIDE PHASE 2

11.777 ACRES
 CITY OF KYLE, HAYS COUNTY, TEXAS
 SHEET 1 OF 3



BROOKSIDE PHASE 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.00'	8.14'	1031.35'	N 51°11'09" W	8.67'
C2	29.00'	31.42'	5720.00'	N 23°10'18" W	28.28'
C3	250.00'	97.18'	2216.18'	S 57°02'09" E	55.57'
C4	250.00'	18.20'	41°10'16"	S 66°05'10" E	18.20'
C5	253.00'	40.73'	9720.04'	S 59°20'00" E	40.68'
C6	250.00'	38.25'	8743.59'	S 50°16'59" E	38.21'
C7	14.50'	22.53'	9249.10'	N 83°41'28" E	20.63'
C8	68.50'	108.58'	9049.10'	S 83°41'28" W	97.96'
C9	68.50'	27.66'	2308.11'	S 84°50'58" W	27.47'
C10	62.00'	8.85'	9306.39'	S 26°32'06" W	9.85'
C11	68.50'	48.13'	3835.05'	S 83°42'34" W	45.26'
C12	83.50'	34.79'	2905.54'	N 60°26'53" W	34.42'
C13	14.50'	22.78'	9230.00'	N 66°49'42" E	20.31'
C14	13.50'	21.21'	6020.00'	S 23°10'18" E	18.09'
C15	22.50'	7.28'	1832.10'	N 72°19'40" W	7.25'
C16	18.00'	20.16'	6410.40'	S 73°44'21" W	19.12'
C17	18.00'	18.04'	8723.31'	S 18°58'15" W	17.30'
C18	45.00'	42.24'	5348.35'	N 11°25'32" W	40.70'
C19	13.50'	5.25'	2216.18'	N 57°02'09" W	5.21'
C20	13.50'	2.48'	1032.16"	N 51°10'07" W	2.48'
C21	13.50'	2.78'	1144.02"	N 62°18'16" W	2.78'
C22	18.00'	23.06'	5050.00'	S 68°49'42" W	26.18'
C23	18.00'	58.53'	16230.00'	N 21°49'42" E	36.00'
C24	18.00'	28.27'	9200.00'	S 23°10'18" E	25.46'
C25	18.00'	14.14'	4500.00'	N 44°19'42" E	13.78'
C26	18.00'	14.14'	4500.00'	N 89°19'42" E	13.78'
C27	45.00'	5.90'	621.85'	S 18°38'45" W	5.00'
C28	14.50'	18.71'	7335.24'	S 19°33'00" E	17.44'
C29	50.50'	223.79'	25354.20'	S 74°51'28" W	80.71'
C30	50.50'	28.24'	3302.07'	S 38°04'33" E	27.87'
C31	50.50'	51.63'	6534.22'	S 09°13'36" W	49.41'
C32	50.50'	64.28'	7235.41'	S 74°58'38" W	60.03'
C33	50.50'	10.48'	11333.65'	N 62°30'59" W	10.48'
C34	50.50'	69.18'	7823.03'	N 17°25'54" W	63.83'
C35	18.00'	56.55'	18200.00'	S 21°49'42" W	36.00'
C36	18.00'	9.15'	2907.58'	N 53°36'19" W	9.05'
C37	18.00'	9.19'	2919.49'	N 24°24'25" W	9.09'

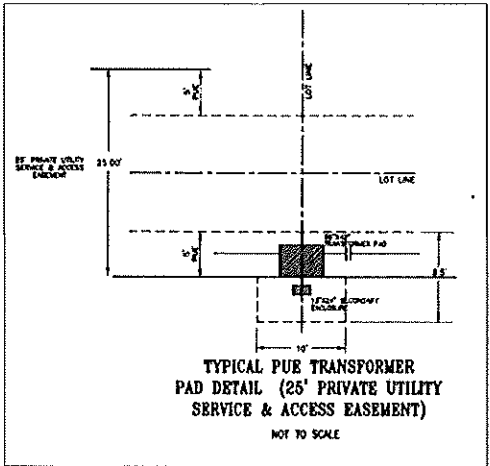
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°30'16" W	3.20'
L2	S 85°50'16" E	2.99'
L3	N 24°21'45" E	2.41'
L4	S 21°49'42" W	16.42'
L5	N 56°55'27" W	10.89'
L6	N 39°22'24" E	11.46'
L7	N 45°34'00" E	18.78'
L8	S 68°10'18" E	29.56'
L9	S 45°54'00" E	4.60'
L10	N 41°38'14" W	3.38'
L11	S 41°03'59" E	2.60'
L12	S 43°16'51" W	2.74'
L13	S 31°09'48" E	31.12'
L14	N 00°54'21" W	18.21'
L15	N 45°54'00" W	11.77'
L16	S 37°53'38" W	6.79'
L17	N 68°10'18" W	9.79'
L18	S 23°10'18" E	9.17'
L19	N 68°10'18" W	6.60'
L20	N 50°57'41" E	8.34'
L21	N 80°13'30" E	14.53'
L22	N 42°20'59" W	3.37'
L23	N 68°10'28" W	8.55'
L24	N 65°14'59" E	7.23'
L25	S 68°10'18" E	4.97'
L26	S 68°49'42" W	7.42'
L27	S 68°10'18" E	13.00'
L28	S 69°56'25" W	19.14'
L29	N 68°10'18" W	19.41'
L30	S 33°19'34" E	2.05'
L31	N 68°10'18" W	18.52'
L32	N 21°49'42" E	17.10'
L33	N 68°10'38" E	8.13'
L34	S 33°33'58" W	14.19'
L35	S 68°10'18" E	0.02'
L36	S 21°49'42" W	2.80'
L37	S 25°38'33" W	15.03'
L38	N 56°26'02" W	3.35'
L39	S 58°54'35" E	0.82'
L40	S 21°49'42" W	4.50'
L41	S 18°00'52" W	15.04'
L42	S 21°51'51" W	1.00'

LOT AREA TABLE

Block	Lot	Area	
A	1	4460	
A	2	4055	
A	3	4193	
A	4	4203	
A	5	4274	
A	6	4337	
B	1	4378	
B	2	4974	
B	3	4974	
B	4	4974	
B	5	4970	
B	6	7030	
B	7	7507	
B	8	5690	
B	9	6086	
B	10	5654	
B	11	5112	
B	12	4657	
B	13	4657	
B	14	4628	
C	1	6007	
C	2	3912	
C	3	3904	
C	4	4265	
D	1	7141	
D	2	6163	
D	3	6713	
D	4	6138	
D	5	5718	
D	6	4924	
D	7	3427	
D	8	3354	
D	9	6547	
D	10	5982	
D	11	5603	
D	12	5603	
D	13	5602	
D	14	5602	
D	15	5602	
D	16	8505	
D	17	4654	
D	18	3645	
D	19	3644	
D	20	3645	
D	21	3645	
D	22	3645	
D	23	3644	
D	24	3679	
D	25	4365	
D	26	4165	
D	27	8908	
D	28	3604	
D	29	3702	
D	30	4702	
D	31	4768	
D	32	4593	
D	33	5090	
D	34	3153	
D	35	6243	
D	36	6888	
D	37	6872	
D	38	5872	
D	39	5872	
D	40	5872	
D	41	4726	
D	42	8572	
D	43	10840	
D	44	21082	
D	45	5143	
D	46	4380	
D	47	3371	
D	48	3371	
D	49	3371	
D	50	3371	
D	51	3371	
D	52	3371	
D	53	3951	
D	54	6391	
Totals/Total			416635

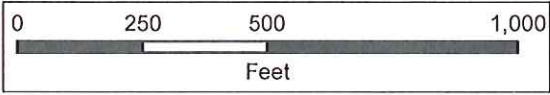
- TOTAL ACREAGE: 11.777 ACRES
- TOTAL NUMBER OF LOTS: 79
PRIVATE PARK & ACCESS ESUT: 1
PUE, PUE & ACCESS ESUT: 2
PUE & ACCESS ESUT: 1
PRIVATE PARK, PUE & ACCESS ESUT: 2
- BEARINGS: NAD-83, TEXAS SOUTH CENTRAL (4204), STATE PLANE SYSTEM.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) OR ASSIGNS. 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.
- ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES LOCATED THEREIN.
- THE LOT UTILITY SERVICE EASEMENTS SHOWN HEREON ARE WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- PRIVATE UTILITY SERVICE LINES MAY CROSS ADJOINING LOTS WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- HOME BUILDER IS RESPONSIBLE FOR INSTALLING SIDEWALK IN COURTYARD AND ALONG FRONTAGE OF ALL PRIVATE OR PUBLIC STREETS. DEVELOPER IS RESPONSIBLE FOR SIDEWALK ALONG PARK STREET FRONTAGE.
- LOT PANS WILL BE SET AFTER UTILITY AND STREET CONSTRUCTION OR SOONER IF DIRECTED BY DEVELOPER.
- ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.
- TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOME OWNERS ASSOCIATIONS.
- SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.



GARNER INFORMATION:
B BELOW SAN MARCOS DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 848
SAN MARCOS, TX 78667

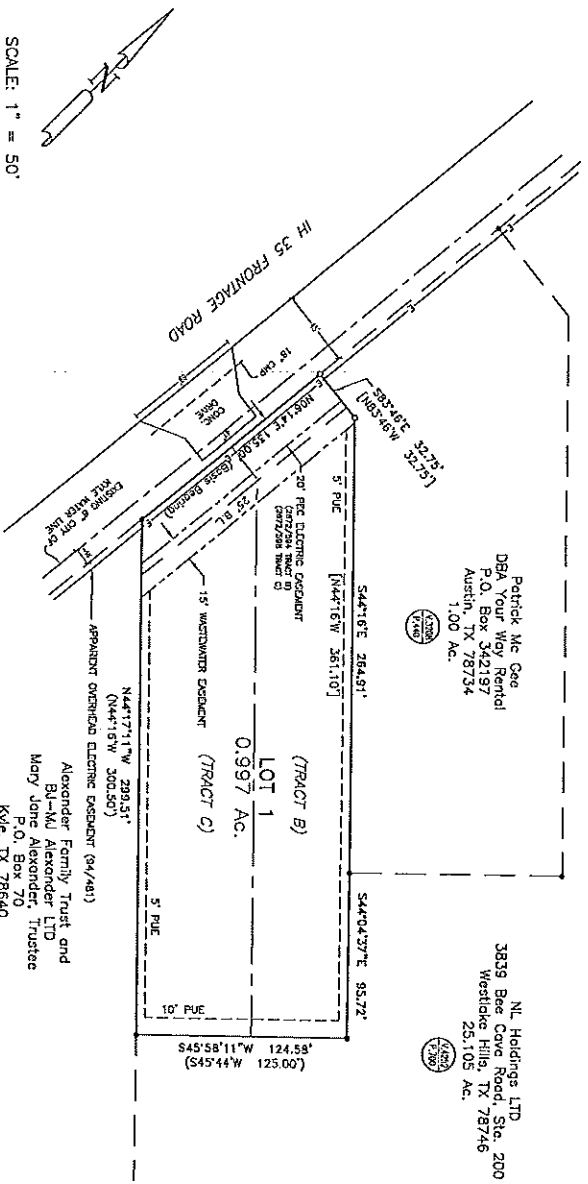


**Project Location
W.E. Subdivision
SFP-15-002**



 Property Location

 Parcel Lines



SCALE: 1" = 50'

GENERAL NOTES:

1. Proposed water and wastewater utilities:

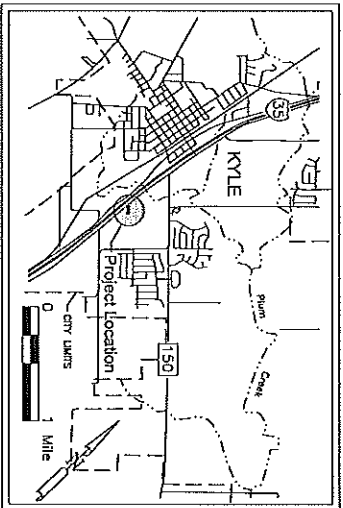
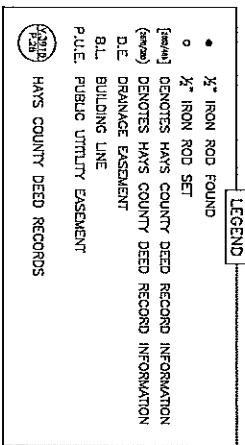
Water: City of Kyle
Wastewater: City of Kyle

2. No obstructions shall be placed in drainage easements.
3. Sidewalks shall be installed along Interstate Highway 35 frontage road.

Those sidewalks not abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontage lots, sidewalks on the street to which access is prohibited are required to be installed when the street in the subdivision is constructed. (Ord. #499, Article V, Sec. 10, Kyle Code). Sidewalks, pedestrian crossings and other public amenities to be dedicated to the City of Kyle shall meet or exceed all 2010 ADA Standards of Accessibility Design and all current federal and state laws regarding access for people with disabilities for Title II entities.

4. No portion of this subdivision lies within the boundaries of Zone ALE of the 100 year flood plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48209C0403 F, dated September 2, 2005.

5. A Easement (15) foot PUE is hereby dedicated adjacent to all street ROW, a five (5) foot PUE is hereby dedicated along each side lot line and a ten (10) foot PUE is hereby dedicated adjacent to all rear lot lines on all lots.
6. Prior to construction of any improvements on lots in this subdivision, site development permits and building permits will be obtained from the City of Kyle.
7. Typical landscape maintenance, staining and trimming, within the subdivision, all easements, detention ponds and right of ways to the pavement to be the responsibility of property owners and/or property owners associations.



Location Map

Owner: WHITE ENTERPRISES, LLC
Address: 18809 Tulehurst Loop
Spicewood, TX 78669
Phone: 512-773-3208
Acreage: 0.997 Acres
Survey: John Jones Survey, Abstract No. 263
Hays County
Number of lots and proposed use: 1 Retail/Services (RS)
Date: January 16, 2015
Surveyor: Melvin B. Hoedgkiss, RPLS No. 2808
Phone: (512) 589-2603 Fax: (512) 589-2603
Engineer: Melvin B. Hoedgkiss, P.E. No. 42978
Phone: (512) 589-2603 Fax: (512) 589-2603

The undersigned, a registered professional land surveyor in the State of Texas, hereby certify that all easements of record are shown or noted on the plat.

Melvin B. Hoedgkiss
Melvin B. Hoedgkiss, RPLS No. 2808
01/16/2015



WE Lot 1

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That Gary Whited, a member of WHITED ENTERPRISES, L.L.C., a Texas Limited Liability Company with its mailing address at 19809 Lakeshore Loop, Spicewood, Texas 78669, being the owner of Tract B as described in a Deed recorded in Volume 2665, Page 466 and Tract C as described in a Deed recorded in Volume 2670, Page 380, of the Official Public Records of Hays County, Texas, DO HEREBY RECONSTITUTE, Tract B and Tract C to be known as WE Lot 1, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the easement shown hereon.

IN WITNESS WHEREOF the said WHITED ENTERPRISES, L.L.C., has caused these presents to be executed by Gary Whited, its duly authorized,

by: Gary Whited

STATE OF TEXAS
COUNTY OF HAYS

This instrument was acknowledged before me on the _____ day of _____, 2015 by Gary Whited.

Notary Public, State of Texas

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 was prepared from an actual survey of the property made under my supervision on the ground November 19, 2014 and that all necessary survey monuments are correctly set or found as shown hereon and all easements of record are shown, or noted on the plat and said plat complies with Ordinance No. 439 of the City Code of Kyle, Texas.

Melvin B. Hodges
Melvin B. Hodges, RPLS No. 2808, Firm No. 10057500 Date 2/26/2015
Registered Professional Land Surveyor



Boundary Survey Description:

Being a 0.997 acre parcel of land out of and a part of the John Jones Survey, Abstract 263 and comprised of all of Tract B as described in a Deed recorded in Volume 2665, Page 466 and all of Tract C as described in a Deed recorded in Volume 2670, Page 380, of the Official Public Records of Hays County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said Tract C and being in the east R.O.W. line of Interstate Highway 35 (IH 35), for the southwest corner of said Lot 1 herein described;

THENCE with the west line of said Tract C and Tract B same be the west R.O.W. line of IH 35, N 6°14' E (basis bearing) a distance of 135.00 feet to a 1/2" iron rod set for the northwest corner of Tract B and the northwest corner of said Lot 1 herein described;

THENCE leaving the west R.O.W. line of IH 35 with the southeast line of Tract B same being the southeast line of said Lot 1 in the following three courses and distances:

- (1) S 83°46' E 32.75 feet to a 1/2" iron rod set;
- (2) S 44°16' E 264.91 feet to a 1/2" iron rod set;
- (3) S 44°04'37" E 95.72 feet to a 1/2" iron rod found for the southeast corner of Tract B and the southeast corner of said Lot 1 herein described;

THENCE with the east line of Tract B and Tract C on a bearing of S 45°38'11" W 124.58 feet to a 1/2" iron rod found about one foot beyond a transiting fence line for the southeast corner of Tract C and southeast corner of said Lot 1 herein described;

THENCE with the northeast line of Tract C same being the northwest line of said Lot 1 described herein on a bearing of N 44°17'11" W 299.51 feet to the POINT OF BEGINNING, and containing 0.997 acres in Hays County, Texas.

STATE OF TEXAS
COUNTY OF HAYS

I, the undersigned, City Engineer of the City of Kyle, have reviewed this plat.

Dated this _____ day of _____, 2015.
City Engineer

STATE OF TEXAS
COUNTY OF HAYS

I, the undersigned, Director of Public Works for the City of Kyle, have reviewed this plat.

Dated this _____ day of _____, 2015.
Director of Public Works

STATE OF TEXAS
COUNTY OF HAYS

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

Dated this _____ day of _____, 2015.
Chairperson Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF HAYS

I, Lisa Gonzalez, County Clerk of Hays County, Texas do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the _____ day of _____, A.D., 2015, at _____ o'clock _____ M., in Plat Records of Hays County, Texas in Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D., 2015.

Lisa Gonzalez, County Clerk
Hays County, Texas