

CITY OF KYLE

Planning & Zoning Commission Regular 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 April 12, 2016, 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 8th day of April prior to 6:30 PM.

1. CALL MEETING TO ORDER

2. ROLL CALL

3. CITIZEN COMMENTS

4. CONSENT

A. Amended Plat of Lot 2 of the Replat of Four Seasons Farm Section III (AFP-16-002)

16.6322 acres; 2 Lots

Located within the 300 block of Lehman Road

Owner: Charles D. Nash, Jr.

Agent: Vigil & Associates

Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.

B. Dacy Village Subdivision, Lot 1 and 3, Block E – Final Plat (FP-16-004)

2.54 acres; 2 Lots

Located at the southwest corner of Bebee Road and Dacy Lane

Owner: Dacy Lane, LLC.

Agent: Hugo Elizondo, Jr., P.E., Cuatro Consultants

Staff Proposal to P&Z: Statutorily Disapprove to meet the 30 day statutory requirement.

- C. Great Hills Section 6 – Final Plat (FP-15-008)
26.26 acres; 69 Single Family Lots
Located off of Railyard and Duchess Pass
Owner: Donald Dempsey, Partner, AUS-Parts & Services, Ltd.
Agent: Travis Associates Consulting Engineers, Inc.
Staff Proposal to P&Z: Approve the Final Plat.
- D. Plum Creek Phase 1, Section 6H – Preliminary Plan (PP-15-005)
26.603 acres; 176 Single Family Lots, 14 Park Lots and 3 Landscape Easement Lots
Located within 1500 Block of Sanders
Owner: Plum Creek Operating Partners, Ltd.
Agent: Alan Rhames, P.E., Axiom Engineers
Staff Proposal to P&Z: Approve the Preliminary Plan.
- E. Plum Creek Phase 1 Section 6H-1 – Final Plat (FP-15-012)
11.466 acres; 79 Single Family Lots and 6 Park Lots
Located east of Sanders and north of Fairway
Agent: Alan Rhames, P.E., Axiom Engineers
Staff Proposal to P&Z: Approve the Final Plat.

5. CONSIDER AND POSSIBLE ACTION

- A. Consider a request for a conditional use permit (800 Goforth Square – 154 Elmhurst Drive.) to construct a 4,996 square foot building located within the Goforth Road Overlay District. (CUP-16-003)
- B. Consider a request for a conditional use permit (Milagros Religious Gifts & More – 114 S. Front Street) to allow for the alteration of the building's exterior for property located within the IH-35 and Center Street overlay district. (CUP-16-004)

6. ZONING

- A. Consider a request by Jacob Jisha to assign original zoning to approximately 10.1 acres from Agriculture "AG" to Warehouse District "W" on property located at 880 Windy Hill Road. (Z-16-003)

-
- **Public Hearing**
 - **Recommendation to City Council**

7. APPOINTMENTS

- A. Consider nomination and make recommendation to City Council for appointment to the Planning and Zoning Commission to fill unexpired term.
- Bradley Growt
 - John Atkins

8. STAFF REPORT

9. GENERAL DISCUSSION

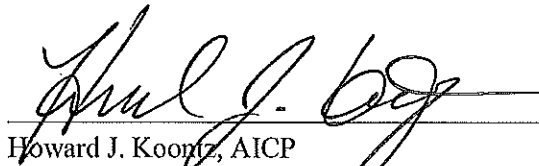
A. Discussion only regarding Planning and Zoning Commission requests for future agenda items.

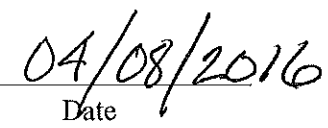
10. ADJOURN

*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 Regular 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. Koonz, AICP
Director of Planning and Community Development


Date

4. CONSENT AGENDA

ITEM A

AMENDED PLAT OF LOT 2 OF THE REPLAT OF FOUR SEASONS FARM
SECTION III – (AFP-16-002)

STATUTORILY DISAPPROVE TO MEET 30 DAY STATUTORY REQUIREMENT

ITEM B

DACY VILLAGE SUBDIVISION LOT 1 AND 3, BLOCK E (FP-16-004)

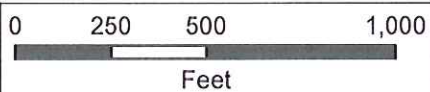
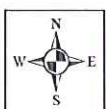
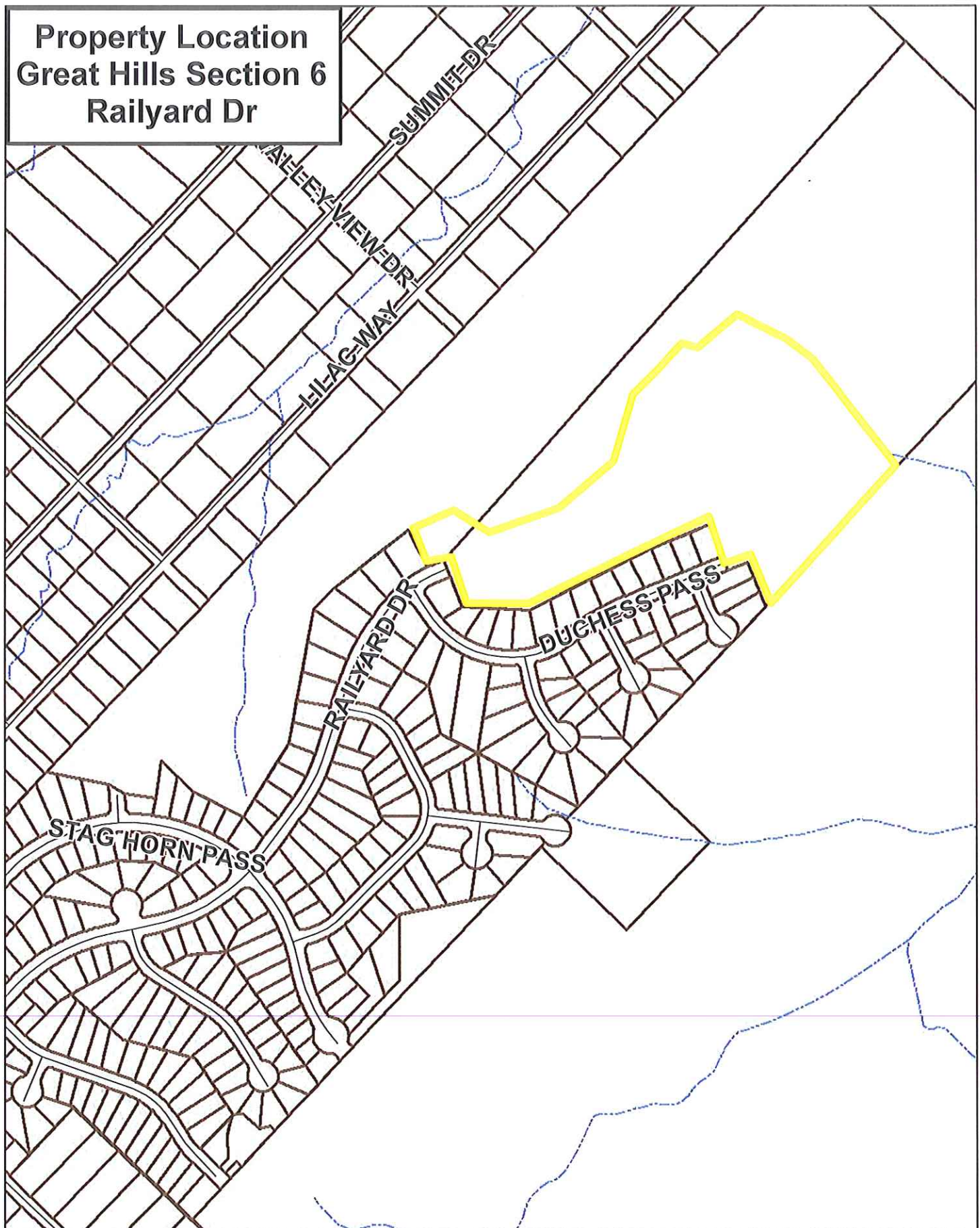
STATUTORILY DISAPPROVE TO MEET 30 DAY STATUTORY REQUIREMENT

4. CONSENT AGENDA

ITEM C

GREAT HILLS SECTION 6 - (FP-15-008)

Property Location
Great Hills Section 6
Railyard Dr



Property
Boundary



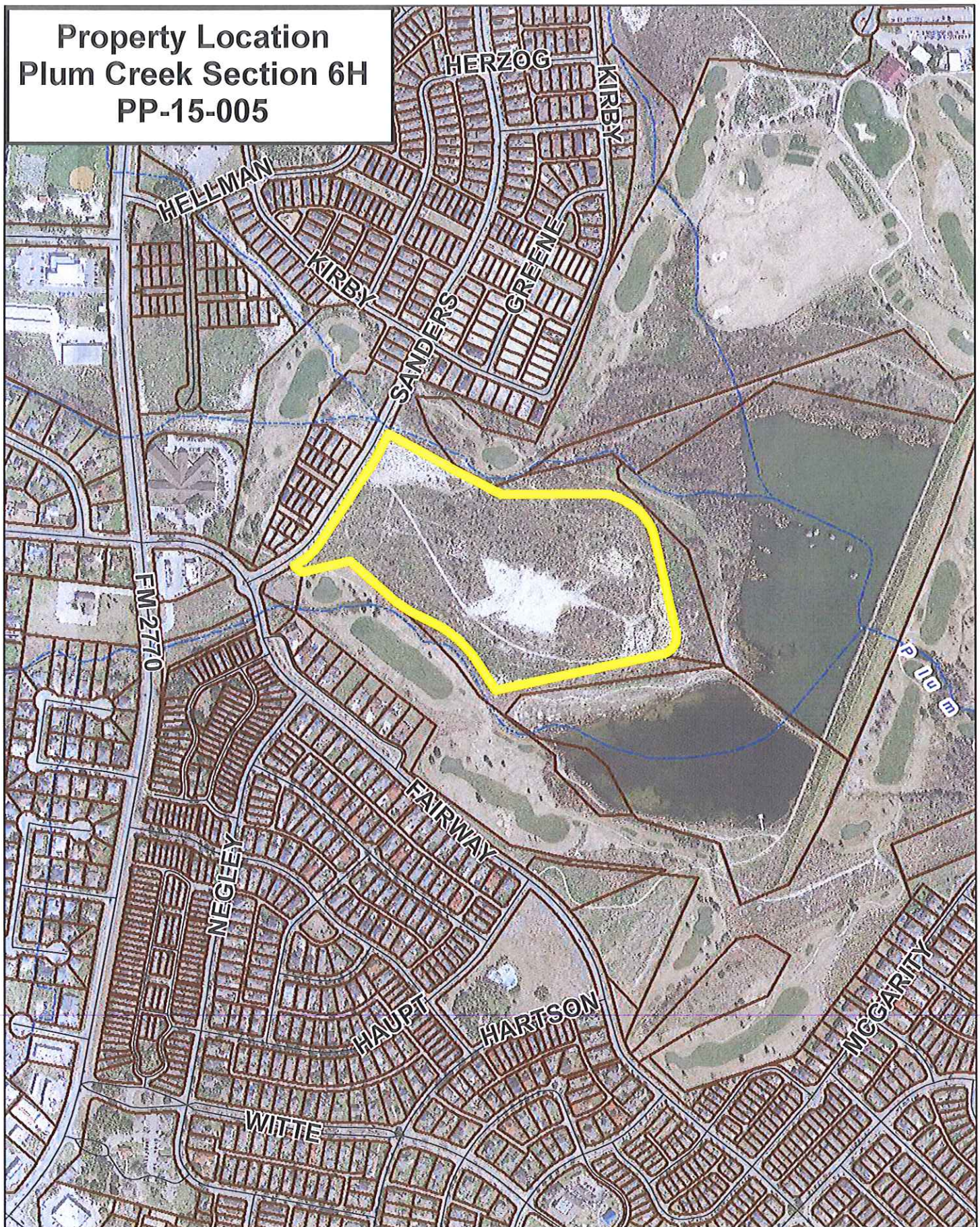
Parcel Lines

4. CONSENT AGENDA

ITEM D

PLUM CREEK PHASE 1 SECTION 6H – PRELIMINARY PLAN
(PP-15-005)

Property Location
Plum Creek Section 6H
PP-15-005



0 295 590 1,180
Feet



Property
Boundary



Parcel Lines

PLUM CREEK PHASE I, SECTION 6H
PRELIMINARY PLAT

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PC OPERATING PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 810 WEST 5TH STREET, SUITE 601, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN 28.603 ACRE TRACT OF LAND IN THE HENRY LOLLAR SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING COMPOSED OF THE FOLLOWING TRACTS OF LAND:

1. ALL OF THAT CALLED 24.805 ACRE TRACT OF LAND, DESIGNATED AS TRACT EIGHT, PARCEL ONE IN VOLUME 5233, PAGE 170, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
2. ALL OF THAT CALLED 0.228 ACRE TRACT OF LAND DESIGNATED AS TRACT EIGHT, PARCEL TWO IN VOLUME 5233, PAGE 158, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
3. ALL OF THAT CALLED 0.415 ACRE TRACT OF LAND DESIGNATED AS TRACT EIGHT, PARCEL THREE IN VOLUME 5233, PAGE 158, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
4. ALL OF THAT CALLED 0.655 ACRE TRACT OF LAND DESIGNATED AS TRACT EIGHT, PARCEL FOUR IN VOLUME 5233, PAGE 158, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
5. ALL OF THAT CALLED 0.429 ACRE TRACT OF LAND, DESIGNATED AS TRACT EIGHT, PARCEL FIVE IN VOLUME 5233, PAGE 158, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 28.603 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE I, SECTION 6H** SUBDIVISION TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PC OPERATING PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, PCOP GP, LLC, THE SAID DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MEMBER/MANAGER, BENCHMARK LAND & EXPLORATION, INC.

PC OPERATING PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PCOP GP, LLC, GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY
BY: BENCHMARK LAND & EXPLORATION, INC., A MEMBER/MANAGER
A TEXAS CORPORATION
BY: MYRA J. GOEPF, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MYRA J. GOEPF, VICE PRESIDENT OF BENCHMARK LAND & EXPLORATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

BY: _____ NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ O. GONZALEZ, 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 _____, 2015, 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 _____, 2015, A.D.

FILED FOR RECORD AT _____ O'CLOCK _____ U. THIS THE _____ DAY OF _____, 2015, A.D.

BY: _____
LIZ O. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

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

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 6H) 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 _____, 2015.

BY: _____
ATTEST:
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 6H) 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 _____, 2015.

BY: _____
ATTEST:
SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

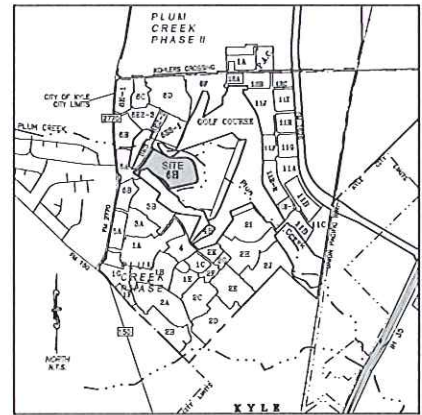
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES,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

BY: _____
ALAN D. RHAMES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72069 - STATE OF TEXAS
TSP# FIRM NO. T-43
AYOM ENGINEERS INC.
12215 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

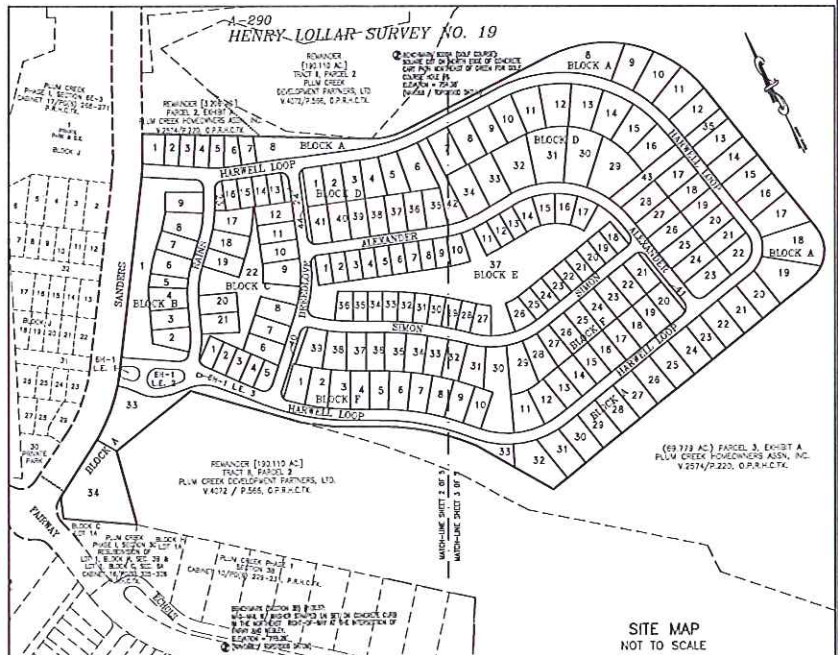
STATE OF TEXAS
COUNTY OF TRAVIS

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

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78745
512-327-1180



LOCATION MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

FLOOD NOTE:

A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6H) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COMMUNITY-PANEL NUMBER 43209C 0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED CLOUD CASE NO. 07-05-0595R, DATED MARCH 23, 2008.

FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6H\SEC-6H\WORK\PLATS\

PLUM-6H_PRELIMINARY PLAT.DWG

DATE: 11-01-15 DRAWN BY: KW CREW:

SCALE: N.T.S. CHECKED BY: JB FB #:

JOB #: 5549-05-002 DRAWING #: PRELIM PLAT PLAN #: 1152

PCOP, LTD. REVIEW & APPROVAL DATE _____ INITIAL _____

BEGLOW HOMES REVIEW & APPROVAL DATE _____ INITIAL _____

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
9101 Bee Caves Road, Suite 100, Austin, Texas 78745
Phone (512) 327-1180 Fax (512) 327-4562
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 1 OF 5

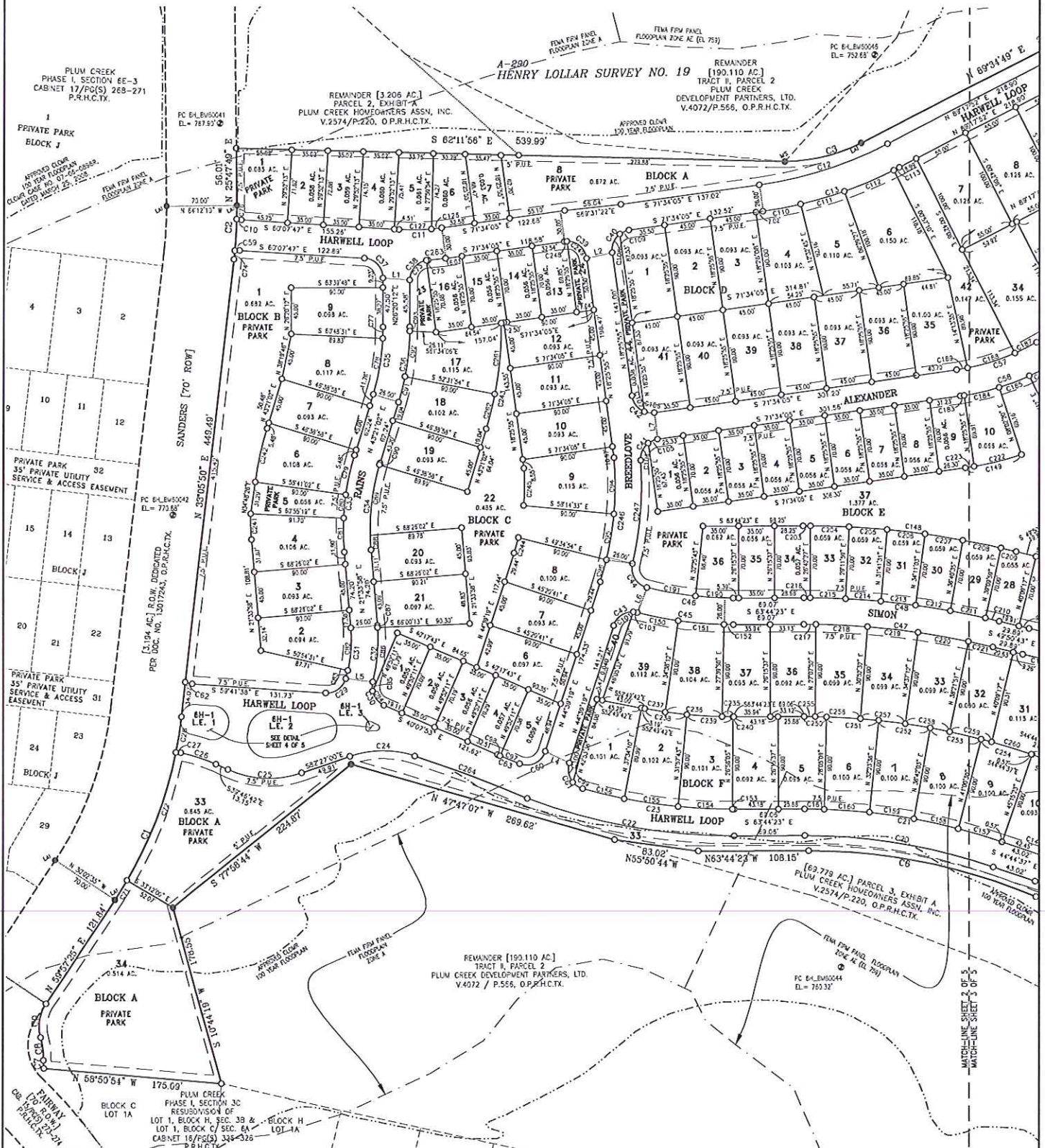
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6H
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6H PRELIMINARY PLAT FOR REVIEW ONLY

BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999907.
- SEE SHEET 3 FOR LEGEND, SHEET 4 FOR LINE TABLE AND SHEET 5 FOR CURVE TABLE.

0 60 120
SCALE: 1"=60'
NOVEMBER, 2015
HAYS COUNTY, TEXAS



FILE: H:\SURVEY\PLUM_CRK_PHY\SECTION-6H_SEC-6H\WORK\PLATS\PLUM-EH-PRELIMINARY PLAT.DWG
DATE: 11-01-15 DRAWN BY: KM
SCALE: 1"=60' CHECKED BY: JB
JOB #: 5549-05-002 DRAWING #: PRELIM PLAT PLAN #: 1152
PCOP, LTD. REVIEW & APPROVAL DATE INITIAL
BGELOW HOMES REVIEW & APPROVAL DATE INITIAL
PLOT DATE: Mar 15, 2016-8:22am

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3121 Bee Cave Road, Suite 100, Austin, Texas 78745
Phone: (512) 327-1180 Fax: (512) 327-4562
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-2986 | TBPLS Firm No. 101206-00

SHEET 2 OF 5
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6H
HAYS COUNTY, TEXAS

PLAN NO. 1152

0 60 120
SCALE: 1"=60'
NOVEMBER, 2015
HAYS COUNTY, TEXAS

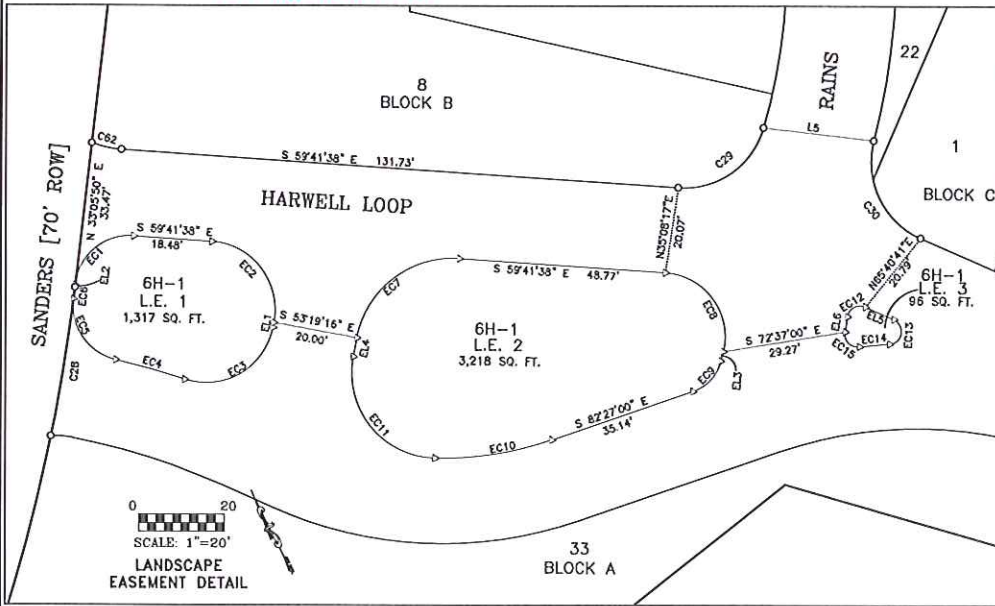
SEE SHEET 4 OF 5 FOR LINE TABLE AND SEE SHEET
5 OF 5 FOR CURVE TABLE.

LEGEND	
●	3" IRON ROD FOUND (Unless Otherwise Noted)
● LI	3" IRON ROD W/ PLASTIC CAP STAMPED "LI" PREVIOUSLY SET
● LLOWIS	3" IRON ROD W/ PLASTIC CAP STAMPED "LLOWIS" PREVIOUSLY SET
○	3" IRON ROD W/ PLASTIC CAP STAMPED "BGS" SET
⊙	WAS NAL SET
Δ	CALCULATED POINT
---	P.U.E. (Public Utility Easement)
- - - - -	LE. (Landscape Easement)
—○—	LOT & STREET R.O.W. LINE
-----	EASEMENT LINE
-----	FEW FIRM PANEL FLOODPLAIN
-----	APPROVED CLOVR 100 YEAR FLOODPLAIN
-----	RECORD DEED LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.S.E.	PRIVATE UTILITY SERVICE EASEMENT
R.O.W.	RIGHT OF WAY
L.E.	LANDSCAPE EASEMENT
()	RECORD INFORMATION
[]	ADJACENT INFORMATION
P.R.H.C.T.K.	PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R.H.C.T.K.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
CLOVR	CONDITIONAL LETTER OF WARRANTY

PLAN NO. 1152

PLUM CREEK PHASE I, SECTION 6H PRELIMINARY PLAT

FOR REVIEW ONLY



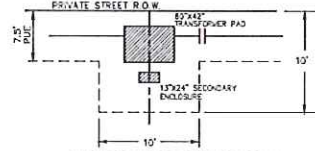
EASEMENT CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
EC1	13.00'	19.79'	N 76°42'06" E	17.93'
EC2	16.00'	27.10'	S 11°10'25" E	23.97'
EC3	18.00'	27.17'	S 85°59'49" W	24.02'
EC4	182.00'	18.94'	N 48°01'07" W	18.93'
EC5	13.00'	19.10'	N 08°35'18" W	17.42'
EC6	410.00'	2.71'	N 33°17'12" E	2.71'
EC7	23.00'	33.35'	N 78°49'34" E	33.47'
EC8	15.00'	26.13'	S 09°47'44" E	22.95'
EC9	10.00'	10.03'	S 68°49'35" W	9.61'
EC10	60.00'	28.25'	N 72°19'55" W	28.11'
EC11	20.00'	34.75'	N 12°25'02" W	30.54'
EC12	3.00'	5.47'	N 87°35'44" E	4.75'
EC13	3.00'	8.04'	S 35°37'33" W	5.84'
EC14	120.00'	7.23'	N 68°20'41" W	7.23'
EC15	3.00'	5.52'	N 17°22'29" W	4.77'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
EL1	S 37°20'45" W	1.16'
EL2	N 33°05'50" E	0.60'
EL3	S 40°06'10" W	2.28'
EL4	N 37°20'45" E	4.48'
EL5	S 40°07'49" E	7.44'
EL6	N 35°19'17" E	3.52'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 59°25'38" W	26.07'
L2	N 75°58'00" W	28.68'
L3	N 77°35'15" E	28.60'
L4	N 37°55'59" W	26.22'
L5	S 58°58'14" E	28.30'
L6	N 47°53'17" E	28.20'
L7	N 19°13'07" E	26.00'
L8	S 12°23'45" E	26.00'

NOTES:

- TOTAL ACREAGE: 26.603 ACRES.
- THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (HARWELL LOOP, RAINS, GROSS, ALEXANDER AND SIMON) TO BE DEDICATED IN THIS SUBDIVISION IS 4.033 ACRES.
- TOTAL NUMBER OF LOTS: 193
176 SINGLE FAMILY LOTS
14 PARK LOTS
3 L.E. (LANDSCAPE EASEMENT) LOTS
- PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 690.
- ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
- ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS, ACCESS EASEMENTS, AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) 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.
- A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC STREETS 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.
- 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.
- THE FINISHED FLOOR ELEVATION OF ALL STRUCTURES IN THIS SUBDIVISION SHALL BE ABOVE 784.5 FEET ELEVATION OR A MINIMUM OF EIGHT INCHES ABOVE THE HIGHEST GROUND GRADE ADJACENT TO THE FOUNDATION, WHICHEVER IS HIGHER.



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

NOT TO SCALE

BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK 60004 (GOLF COURSE):
SQUARE CUT ON NORTH EDGE OF CONCRETE CART PATH
NORTH-EDGE OF GREEN FOR GOLF COURSE HOLE #8.
ELEVATION = 754.35'

BENCHMARK 10037 (SECTION 38):
MAG-NAL W/ WASHER STAMPED IN SET ON CONCRETE
CURB IN THE NORTHEAST RIGHT-OF-WAY AT THE
INTERSECTION OF FAIRWAY AND NEGLY.
ELEVATION = 773.25'

BENCHMARK 60041 (SECTION 6H):
MAG NAIL SET IN CONCRETE HEADWALL ON EAST
SIDE OF SANDERS DRIVE.
ELEVATION = 767.90'

BENCHMARK 60042 (SECTION 6H):
MAG NAIL SET IN CURB AT NORTHEAST CORNER
OF ISLAND MEDIAN OF SANDERS DRIVE.
ELEVATION = 770.68'

BENCHMARK 60043 (SECTION 6H):
MAG NAIL SET IN CURB OF ROUNDABOUT
ON SANDERS DRIVE AT FAIRWAY.
ELEVATION = 775.50'

BENCHMARK 60044 (SECTION 6H):
MAG NAIL SET NEAR NORTH EDGE OF
CONCRETE CART PATH.
(NOTE: CART PATH IS CRACKING)
ELEVATION = 760.32'

BENCHMARK 60045 (SECTION 6H):
COTTON G.N SPINDLE SET IN
13.5" LIVE OAK - TAG# 7638
ELEVATION = 763.22'

BENCHMARK 60046 (SECTION 6H):
COTTON G.N SPINDLE SET IN LIVINGSTONE
CREEK BED NEAR HOLE #8
ELEVATION = 752.65'

FIRE LANE STRIPING CHART

STREET	FROM	TO	STRIPING SIDE	STA FROM	STA TO
HARWELL LOOP	SANDERS	RAINS	BOTH SIDES	0+00	2+08
HARWELL LOOP	RAINS	BREEDLOVE	NORTH	2+08	4+27
HARWELL LOOP	BREEDLOVE	ALEXANDER	NORTH	4+27	15+29
HARWELL LOOP	ALEXANDER	BREEDLOVE	WEST & SOUTH	15+29	30+53
HARWELL LOOP	BREEDLOVE	SANDERS	SOUTH	30+53	34+43
RAINS	HARWELL LOOP (SOUTH END)	HARWELL LOOP (NORTH END)	WEST	0+00	END
BREEDLOVE	HARWELL LOOP (SOUTH END)	HARWELL LOOP (NORTH END)	EAST	0+00	END
ALEXANDER	BREEDLOVE	HARWELL LOOP	SOUTH & WEST	0+00	END
SIMON	BREEDLOVE	ALEXANDER	NORTH	0+00	END

FILE: H:\SURVEY\PLUM_CREEK_PHASE I\SECTION-6H\WORK\PLATS\PLUM-6H PRELIMINARY PLAT.DWG

DATE: 11-01-15 DRAWN BY: KM CREW:
SCALE: 1"=60' CHECKED BY: JB FB #:
JOB #: 5549-05-002 DRAWING #: PRELIM PLAT PLAN #: 1152

PCOP, LTD. REVIEW & APPROVAL DATE: INITIAL:

BIGELON MOVES REVIEW & APPROVAL DATE: INITIAL:

PLOT DATE: Mon 15/10/16-8:25pm

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4363
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-2988 | TBPLS Firm No. 101206-00

SHEET 4 OF 5
PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 6H
HAYS COUNTY, TEXAS

PLAN NO. 1152

PLUM CREEK PHASE I, SECTION 6H
PRELIMINARY PLAT

FOR REVIEW ONLY

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	410.00'	192.20'	N 49°31'38" E	190.45'
C2	408.00'	52.74'	N 29°31'41" E	52.71'
C3	175.00'	78.12'	S 78°58'19" E	77.47'
C4	300.00'	428.53'	S 51°24'28" E	377.69'
C5	85.60'	133.52'	S 32°36'15" W	120.21'
C6	575.00'	230.19'	N 52°14'24" W	228.65'
C7	42.60'	7.85'	N 22°58'04" E	7.84'
C8	74.50'	22.65'	N 19°35'59" E	22.55'
C9	43.60'	34.26'	N 35°25'04" E	33.23'
C10	24.50'	4.55'	S 54°43'44" E	4.54'
C11	210.00'	41.92'	S 69°50'56" E	41.85'
C12	400.00'	131.59'	S 81°08'07" E	132.65'
C13	428.00'	142.26'	S 81°08'07" E	141.80'
C14	341.00'	455.65'	N 51°32'58" W	430.61'
C15	315.00'	430.51'	N 51°32'58" W	397.78'
C16	76.00'	119.38'	N 32°36'15" E	107.48'
C17	50.00'	78.54'	N 32°36'15" E	70.71'
C18	328.00'	220.41'	S 73°34'11" E	217.93'
C19	200.00'	291.24'	S 73°34'11" E	192.65'
C20	573.00'	189.95'	N 54°14'30" W	189.11'
C21	563.00'	169.60'	N 54°14'30" W	170.69'
C22	678.00'	208.38'	S 53°22'37" E	207.22'
C23	550.00'	150.85'	S 59°52'57" E	150.38'
C24	100.00'	64.44'	N 63°59'24" W	63.33'
C25	100.00'	74.48'	S 61°06'51" E	72.77'
C26	182.00'	38.80'	N 46°17'10" W	38.72'
C27	24.50'	5.00'	N 58°38'44" W	5.00'
C28	410.00'	35.28'	N 35°33'40" E	35.25'
C29	19.50'	28.45'	N 51°25'47" E	24.48'
C30	19.50'	27.62'	S 00°26'45" W	25.37'
C31	137.00'	50.18'	N 32°03'35" E	49.00'
C32	183.00'	55.35'	N 31°12'41" E	55.09'
C33	251.00'	95.43'	S 32°27'30" W	94.68'
C34	225.00'	85.55'	S 32°27'30" W	85.03'
C35	225.00'	88.81'	N 34°50'37" E	88.57'
C36	251.00'	74.53'	N 34°50'37" E	74.28'
C37	19.50'	24.43'	N 58°33'48" W	24.71'
C38	19.50'	23.38'	S 69°28'12" W	23.65'
C39	19.50'	30.63'	N 26°34'05" W	27.58'
C40	19.50'	30.63'	S 63°25'55" W	27.58'
C41	19.50'	29.37'	S 65°17'04" W	28.67'
C42	19.50'	30.63'	S 28°31'05" E	27.58'
C43	19.50'	29.39'	S 87°49'46" W	26.68'
C44	19.50'	30.44'	S 04°48'16" E	27.44'
C45	370.00'	95.21'	S 58°22'05" E	94.55'
C46	344.00'	85.38'	S 58°37'47" E	85.16'
C47	778.00'	168.91'	N 58°47'33" W	168.45'
C48	806.00'	155.22'	N 58°47'33" W	154.74'
C49	201.00'	184.35'	S 76°07'13" E	177.59'
C50	125.00'	163.51'	S 76°07'14" E	154.94'
C51	19.50'	30.63'	N 57°23'45" W	27.58'
C52	19.50'	30.63'	N 32°36'15" E	27.58'
C53	19.50'	30.63'	N 32°36'15" E	27.58'
C54	19.50'	30.63'	S 57°23'45" E	27.58'
C55	300.00'	283.63'	N 53°01'24" W	260.45'
C56	228.00'	320.51'	N 53°01'24" W	294.32'
C57	215.00'	82.86'	S 82°38'34" E	82.35'
C58	241.00'	92.89'	S 82°38'34" E	92.31'
C59	24.50'	4.75'	N 65°40'57" W	4.74'
C60	19.50'	31.58'	S 68°57'12" E	28.24'
C61	19.50'	31.54'	S 01°41'08" E	28.21'
C62	24.50'	7.25'	S 51°12'36" E	7.23'
C63	551.00'	23.35'	S 41°20'51" E	23.35'
C64	300.00'	183.93'	S 72°51'19" E	181.60'
C65	300.00'	72.07'	S 49°24'30" E	71.00'
C66	300.00'	72.80'	S 34°34'24" E	72.63'
C67	300.00'	72.93'	S 29°39'26" E	72.75'
C68	300.00'	6.78'	S 13°02'40" E	6.79'
C69	85.00'	93.55'	S 19°08'03" W	88.90'
C70	85.00'	39.67'	S 84°08'03" W	39.60'
C71	410.00'	22.59'	N 58°22'43" E	22.59'
C72	410.00'	134.35'	N 47°24'45" E	133.75'
C73	19.50'	27.45'	N 69°39'51" E	25.24'
C74	426.00'	8.49'	N 32°33'30" E	8.49'
C75	19.50'	1.91'	S 70°12'58" E	1.91'
C76	408.00'	13.37'	N 26°44'33" E	13.37'
C77	225.00'	11.21'	S 27°43'51" W	11.21'
C78	225.00'	50.60'	S 36°18'16" W	55.48'
C79	251.00'	39.58'	S 38°50'00" W	39.54'
C80	251.00'	23.59'	S 31°41'50" W	22.94'
C81	251.00'	38.91'	S 29°19'13" W	32.88'
C82	137.00'	41.90'	S 30°19'43" W	41.74'
C83	137.00'	8.28'	S 47°49'20" W	8.28'
C84	19.50'	18.57'	N 12°50'53" W	17.88'
C85	19.50'	9.05'	N 27°43'45" E	8.97'
C86	183.00'	53.44'	N 31°37'54" E	53.20'
C87	183.00'	1.92'	N 21°41'11" E	1.92'
C88	225.00'	13.90'	N 23°20'08" E	13.90'
C89	225.00'	69.83'	N 33°59'56" E	69.57'
C90	225.00'	1.80'	N 43°07'18" E	1.80'

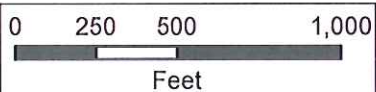
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C91	251.00'	25.77'	N 42°24'34" E	25.76'
C92	251.00'	44.53'	N 32°23'10" E	44.47'
C93	251.00'	4.24'	N 28°49'13" E	4.24'
C94	300.00'	54.97'	S 28°30'25" W	54.90'
C95	300.00'	45.35'	S 36°05'17" W	45.31'
C96	300.00'	22.18'	S 42°32'13" W	22.18'
C97	551.00'	23.85'	N 41°28'38" W	20.88'
C98	551.00'	2.49'	N 40°15'45" W	2.49'
C99	19.50'	11.84'	N 30°37'44" W	11.85'
C100	19.50'	18.70'	N 19°42'43" E	18.87'
C101	19.50'	25.34'	N 81°52'43" E	25.54'
C102	19.50'	4.05'	S 84°58'50" E	4.04'
C103	19.50'	19.25'	N 59°24'51" E	18.48'
C104	19.50'	10.12'	S 89°26'18" E	10.01'
C105	19.50'	9.92'	N 58°59'25" W	9.82'
C106	19.50'	20.71'	N 11°59'25" W	19.75'
C107	19.50'	20.71'	N 48°51'15" E	19.75'
C108	19.50'	9.92'	S 89°26'18" E	9.82'
C109	428.00'	37.62'	S 74°06'42" E	37.61'
C110	428.00'	44.91'	S 74°06'42" E	44.89'
C111	428.00'	53.13'	S 85°15'04" E	53.09'
C112	428.00'	8.41'	N 87°43'43" E	8.41'
C113	315.00'	23.87'	S 88°31'54" E	23.85'
C114	315.00'	68.49'	S 67°07'55" E	68.35'
C115	315.00'	77.35'	S 69°52'10" E	77.15'
C116	315.00'	78.05'	S 52°44'14" E	77.85'
C117	315.00'	78.05'	S 38°32'28" E	77.85'
C118	315.00'	73.33'	S 24°40'29" E	73.17'
C119	315.00'	31.39'	S 15°15'01" E	31.37'
C120	341.00'	21.40'	N 14°11'35" W	21.39'
C121	341.00'	54.97'	N 20°35'32" W	54.91'
C122	341.00'	55.08'	N 24°51'09" W	55.00'
C123	341.00'	55.08'	N 39°06'13" W	55.00'
C124	341.00'	278.58'	N 67°12'57" W	271.80'
C125	210.00'	10.14'	N 70°11'04" W	10.14'
C126	210.00'	31.76'	N 64°27'55" W	31.75'
C127	76.00'	37.67'	N 58°25'21" E	37.28'
C128	76.00'	45.49'	N 25°04'35" E	44.81'
C129	76.00'	26.69'	N 02°14'00" W	26.82'
C130	76.00'	9.26'	N 74°08'45" E	9.26'
C131	19.50'	21.65'	S 19°25'17" W	20.50'
C132	19.50'	8.97'	S 64°25'17" W	8.89'
C133	19.50'	8.97'	S 89°12'47" E	8.89'
C134	19.50'	21.66'	S 44°12'47" E	20.54'
C135	19.50'	25.95'	S 27°11'43" W	24.65'
C136	19.50'	3.68'	S 72°11'43" W	3.68'
C137	200.00'	43.38'	S 83°49'03" W	43.29'
C138	200.00'	74.82'	N 79°15'09" W	74.38'
C139	200.00'	80.50'	N 67°00'17" W	79.54'
C140	200.00'	2.55'	N 45°06'31" W	2.55'
C141	228.00'	28.93'	S 58°00'55" E	28.35'
C142	228.00'	58.48'	S 74°25'52" E	56.33'
C143	228.00'	58.73'	S 88°47'55" E	56.59'
C144	228.00'	25.27'	N 87°46'25" E	25.25'
C145	130.00'	135.89'	S 83°42'16" E	128.79'
C146	105.00'	35.16'	S 87°28'07" E	35.69'
C147	105.00'	212.69'	N 56°48'17" W	212.17'
C148	311.00'	58.41'	S 76°45'53" E	56.34'
C149	311.00'	41.12'	S 52°10'45" E	41.10'
C150	370.00'	45.03'	S 58°50'59" E	45.00'
C151	370.00'	9.06'	S 63°02'17" E	9.06'
C152	550.00'	1.82'	N 63°38'42" E	1.82'
C153	550.00'	52.91'	N 60°47'39" W	52.89'
C154	550.00'	53.85'	N 59°14'04" W	53.80'
C155	550.00'	42.29'	N 50°13'40" W	42.28'
C156	550.00'	44.44'	N 49°52'08" W	44.43'
C157	550.00'	45.01'	N 51°08'49" W	45.00'
C158	550.00'	45.01'	N 59°27'08" W	45.00'
C159	550.00'	45.01'	N 59°45'28" W	45.00'
C160	550.00'	19.13'	N 87°43'30" W	19.13'
C161	201.00'	35.82'	S 54°56'59" E	35.77'
C162	201.00'	40.11'	S 67°03'14" E	48.99'
C163	201.00'	38.45'	S 79°32'04" E	38.40'
C164	201.00'	38.45'	N 89°30'13" E	38.40'
C165	201.00'	22.52'	N 87°43'49" E	22.50'
C166	175.00'	2.45'	S 78°00'28" W	2.45'
C167	175.00'	57.80'	S 87°52'18" W	57.54'
C168	175.00'	58.36'	N 73°05'45" W	58.09'
C169	175.00'	41.88'	N 58°42'07" W	41.79'
C170	200.00'	47.52'	N 85°50'35" W	47.42'
C171	200.00'	53.65'	N 72°19'20" W	53.68'
C172	200.00'	53.65'	N 56°53'48" W	53.68'
C173	200.00'	33.55'	N 41°25'15" W	33.60'
C174	200.00'	74.57'	S 23°04'37" E	74.14'
C175	228.00'	34.11'	N 16°43'10" W	34.05'
C176	228.00'	34.60'	N 25°25'45" W	34.57'
C177	228.00'	60.34'	N 37°22'23" W	60.36'
C178	228.00'	55.14'	N 52°09'10" W	55.00'
C179	228.00'	63.55'	N 67°11'57" W	63.74'
C180	228.00'	62.15'	N 63°11'04" W	61.95'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C183	241.00'	3.77'	S 72°00'55" E	3.77'
C184	241.00'	35.10'	S 76°38'11" E	35.06'
C185	241.00'	31.63'	S 84°34'68" E	31.61'
C186	241.00'	22.35'	N 69°00'36" E	22.38'
C187	215.00'	23.28'	S 87°27'04" W	23.27'
C188	215.00'	48.87'	N 85°55'08" W	48.76'
C189	215.00'	10.72'	N 72°58'45" W	10.72'
C190	344.00'	37.03'	S 80°39'20" E	37.02'
C191	344.00'	48.34'	N 53°32'44" W	48.30'
C192	215.00'	13.35'	S 88°55'23" E	13.35'
C193	215.00'	100.91'	S 73°41'54" E	99.99'
C194	215.00'	87.21'	S 40°32'53" E	88.62'
C195	215.00'	92.37'	S 34°42'11" E	91.68'
C196	215.00'	16.29'	N 88°31'54" W	16.28'
C197	215.00'	48.74'	N 67°07'55" W	48.65'
C198	215.00'	52.72'	N 65°52'10" W	52.66'
C199	215.00'	53.27'	N 52°44'14" W	53.13'
C200	215.00'	53.27'	N 49°32'28" W	53.13'
C201	215.00'	50.65'	N 24°45'25" W	49.94'
C202	215.00'	21.42'	N 15°15'01" W	21.41'
C203	875.00'	7.30'	S 83°14'55" E	7.30'
C204	875.00'	38.68'	S 82°04'11" E	38.04'
C205	875.00'	38.68'	S 59°31'12" E	38.04'
C206	875.00'	38.68'	S 57°03'43" E	38.04'
C207	875.00'	38.68'	S 54°34'14" E	38.04'
C208	875.00'	38.04'	S 52°04'45" E	38.04'
C209	875.00'	15.15'	S 50°25'15" E	15.15'
C210	805.00'	13.68'	N 50°22'22" W	13.68'
C211	805.00'	35.60'	N 57°04'45" W	35.60'
C212	805.00'	35.60'	N 54°34'14" W	35.60'
C213	805.00'	35.60'	N 57°03'43" W	35.60'
C214	805.00'	35.60'	N 59°31'11" W	35.60'
C215	805.00'	35.60'	N 62°04'25" W	35.60'
C216	805.00'	6.32'	N 63°05'34" W	6.32'
C217	772.00'	11.87'	S 63°18'12" E	11.87'
C218	772.00'	50.89'	S 60°59'44" E	50.88'
C219	772.00'	50.89'	S 57°15'05" E	50.88'
C220	772.00'	50.89'	S 53°35'35" E	50.88'
C221	772.00'	24.37'	S 50°43'00" E	24.37'
C222	311.60'	47.71'	N 77°33'58" W	47.65'
C223	311.60'	8.70'	N 72°22'11" W	8.70'
C224	311.60'	22.04'	N 68°24'45" E	22.03'
C225	130.00'	35.00'	N 47°28'15" W	34.89'
C226	130.00'	35.00'	N 55°53'48" W	34.89'
C227	130.00'	35.00'	N 71°19'07" W	34.89'
C228	130.00'	30.89'	N 89°50'35" W	30.82'
C229	105.00'	33.69'	N 88°02'25" E	33.65'
C230	105.00'	2.45'	N 78°16'33" E	2.45'
C231	328.00'	10.01'	S 87°07'08" W	10.01'
C232	112.00'	41.15'	S 79°15'09" E	40.91'
C233	110.00'	23.88'	N 83°49'03" E	23.81'
C234	110.00'	85.07'	N 82°57'37" W	84.06'
C235	450.00'	11.27'	N 82°02'17" W	11.27'
C236	450.00'	55.98'	N 58°50'58" W	55.95'
C237	450.00'	20.35'	N 56°05'45" W	20.35'
C238	450.00'	41.83'	S 58°25'59" E	41.81'
C239	450.00'	45.02'	S 60°50'29" E	45.00'
C240	450.00'	0.78'	S 83°41'13" E	0.78'
C241	253.00'	25.08'	S 24°24'20" W	25.07'
C242	341.00'	83.77'	S 38°00'00" W	83.71'
C243	341.00'	104.94'	N 34°37'03" E	104.93'
C244	210.00'	15.53'	N 42°32'13" E	15.53'
C245	210.00'	38.48'	N 36°47'02" E	38.41'
C246	300.00'	128.50'	N 35°27'25" E	121.66'
C247	325.00'	101.13'	N 31°07'26" E	100.73'
C248	19.50'	2.45'	S 67°07'02" E	2.45'
C249	19.50'	28.13'	S 22°57'02" E	25.78'
C250	889.00'	21.95'	S 62°43'11" E	21.95'
C251	889.00'	51.78'	S 59°45'29" E	51.76'
C252	889.00'	51.78'	S 59°27'09" E	51.76'
C253	889.00'	51.78'	S 57°06'48" E	51.76'
C254	889.00'	51.11'	S 46°50'07" E	51.10'
C255	889.00'	10.51'	N 61°18'10" W	10.51'
C256	889.00'	45.01'	N 67°55'39" W	45.00'
C257	659.00'	45.01'	N 57°15'05" W	45.00'
C258	659.00'	45.01'	N 53°30'31" W	45.00'
C259	659.00'	42.18'	N 49°23'29" W	42.18'
C260	659.00'	43.71'	N 45°26'10" W	43.70'
C261	341.00'	69.93'	S 37°35'35" W	69.81'
C262	341.00'	93.91'	S 42°34'14" W	34.90'
C263	240.00'	17.07'	S 69°53'58" E	17.07'
C264	1433.14'	118.27'	N 45°48'52" E	118.23'

4. CONSENT AGENDA
ITEM E

PLUM CREEK PHASE 1 SECTION 6H-1 – FINAL PLAT
(FP-15-012)

Property Location
Plum Creek Section 6H-1
FP-15-012

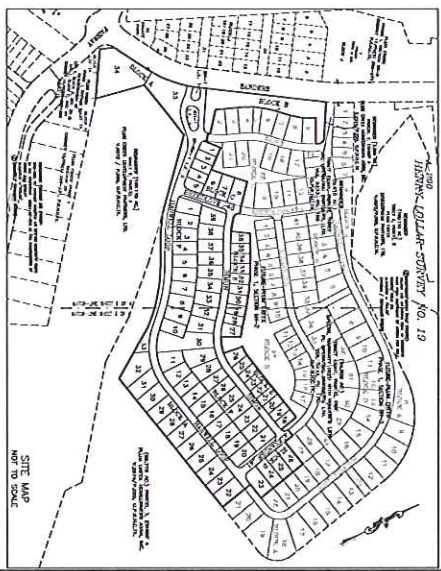


Property
Boundary



Parcel Lines

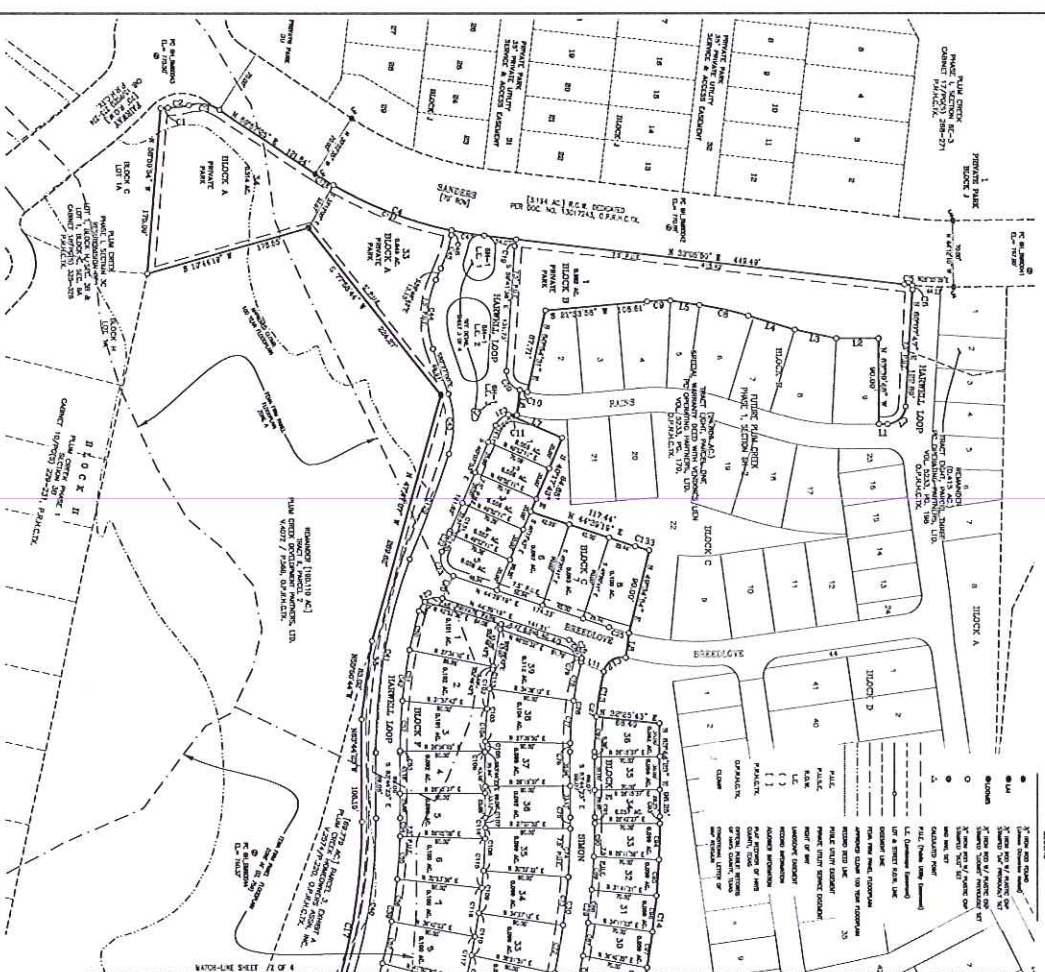
PLUM CREEK PHASE I, SECTION 6H-1 FOR REVIEW ONLY



COUNTY OF TEXAS
CITY OF DALLAS
PLUM CREEK PHASE I, SECTION 6H-1
FINAL PLAT
CONSENT
DATE: 11/15/2013
BY: [Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 11/15/2015

FINAL PLAT
PHASE I, SECTION 6H-1
HAYS COUNTY, TEXAS
PLAN NO. 1153

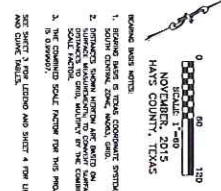
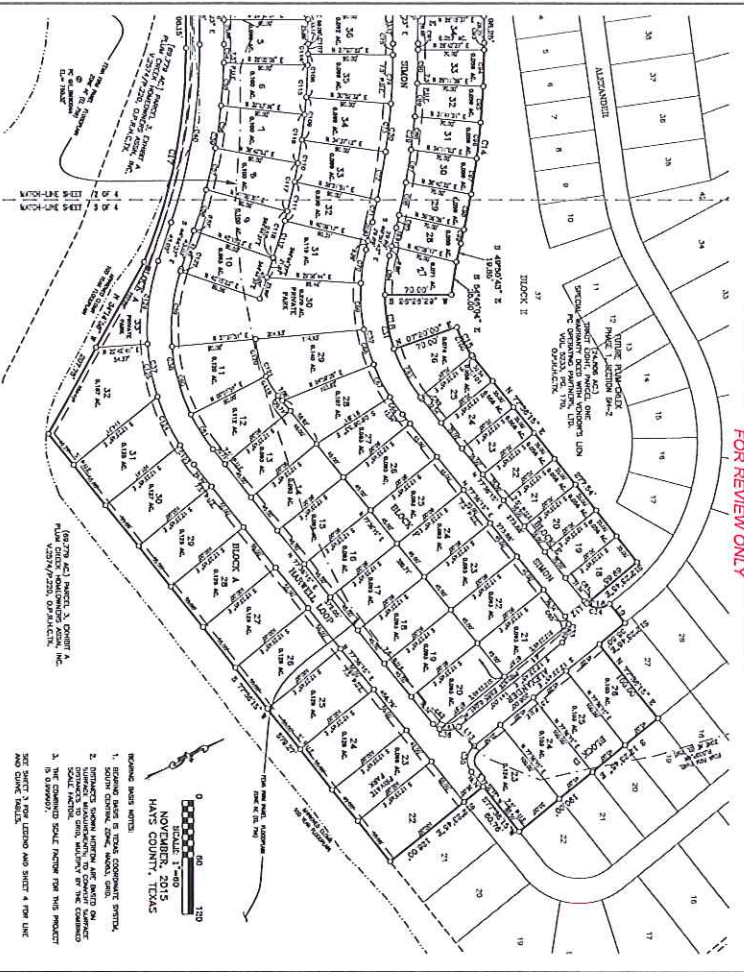
PLUM CREEK PHASE I, SECTION 6H-1 FOR REVIEW ONLY



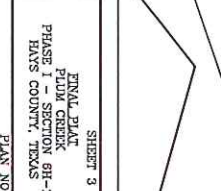
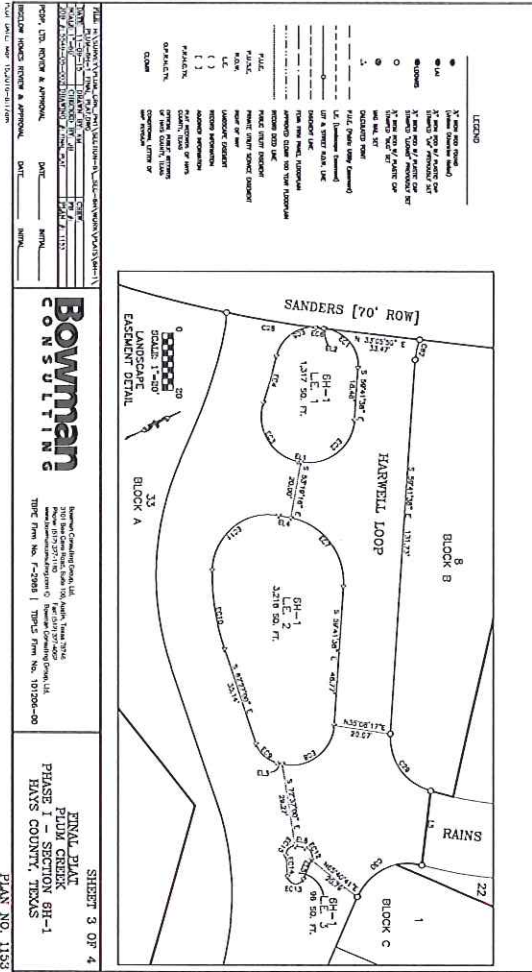
COUNTY OF TEXAS
CITY OF DALLAS
PLUM CREEK PHASE I, SECTION 6H-1
FINAL PLAT
CONSENT
DATE: 11/15/2013
BY: [Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 11/15/2015

FINAL PLAT
PHASE I, SECTION 6H-1
HAYS COUNTY, TEXAS
PLAN NO. 1153

PLUM CREEK PHASE I, SECTION 6H-1
FOR REVIEW ONLY



NOTES:
1. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.
2. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.
3. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.



NOTES:
1. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.
2. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.
3. THE SHOWN LOTS ARE THE PROPERTY OF PLUM CREEK PHASE I, SECTION 6H-1, HAYS COUNTY, TEXAS.

PLUM CREEK PHASE I, SECTION 6H-1
FOR REVIEW ONLY

CHUTE #	LOCATION	APPROXIMATE CHUTE DISTANCE	CHUTE DISTANCE
1	CHUTE 1	1.00	1.00
2	CHUTE 2	2.00	2.00
3	CHUTE 3	3.00	3.00
4	CHUTE 4	4.00	4.00
5	CHUTE 5	5.00	5.00
6	CHUTE 6	6.00	6.00
7	CHUTE 7	7.00	7.00
8	CHUTE 8	8.00	8.00
9	CHUTE 9	9.00	9.00
10	CHUTE 10	10.00	10.00
11	CHUTE 11	11.00	11.00
12	CHUTE 12	12.00	12.00
13	CHUTE 13	13.00	13.00
14	CHUTE 14	14.00	14.00
15	CHUTE 15	15.00	15.00
16	CHUTE 16	16.00	16.00
17	CHUTE 17	17.00	17.00
18	CHUTE 18	18.00	18.00
19	CHUTE 19	19.00	19.00
20	CHUTE 20	20.00	20.00
21	CHUTE 21	21.00	21.00
22	CHUTE 22	22.00	22.00
23	CHUTE 23	23.00	23.00
24	CHUTE 24	24.00	24.00
25	CHUTE 25	25.00	25.00
26	CHUTE 26	26.00	26.00
27	CHUTE 27	27.00	27.00
28	CHUTE 28	28.00	28.00
29	CHUTE 29	29.00	29.00
30	CHUTE 30	30.00	30.00
31	CHUTE 31	31.00	31.00
32	CHUTE 32	32.00	32.00
33	CHUTE 33	33.00	33.00
34	CHUTE 34	34.00	34.00
35	CHUTE 35	35.00	35.00
36	CHUTE 36	36.00	36.00
37	CHUTE 37	37.00	37.00
38	CHUTE 38	38.00	38.00
39	CHUTE 39	39.00	39.00
40	CHUTE 40	40.00	40.00
41	CHUTE 41	41.00	41.00
42	CHUTE 42	42.00	42.00
43	CHUTE 43	43.00	43.00
44	CHUTE 44	44.00	44.00
45	CHUTE 45	45.00	45.00
46	CHUTE 46	46.00	46.00
47	CHUTE 47	47.00	47.00
48	CHUTE 48	48.00	48.00
49	CHUTE 49	49.00	49.00
50	CHUTE 50	50.00	50.00
51	CHUTE 51	51.00	51.00
52	CHUTE 52	52.00	52.00
53	CHUTE 53	53.00	53.00
54	CHUTE 54	54.00	54.00
55	CHUTE 55	55.00	55.00
56	CHUTE 56	56.00	56.00
57	CHUTE 57	57.00	57.00
58	CHUTE 58	58.00	58.00
59	CHUTE 59	59.00	59.00
60	CHUTE 60	60.00	60.00
61	CHUTE 61	61.00	61.00
62	CHUTE 62	62.00	62.00
63	CHUTE 63	63.00	63.00
64	CHUTE 64	64.00	64.00
65	CHUTE 65	65.00	65.00
66	CHUTE 66	66.00	66.00
67	CHUTE 67	67.00	67.00
68	CHUTE 68	68.00	68.00
69	CHUTE 69	69.00	69.00
70	CHUTE 70	70.00	70.00
71	CHUTE 71	71.00	71.00
72	CHUTE 72	72.00	72.00
73	CHUTE 73	73.00	73.00
74	CHUTE 74	74.00	74.00
75	CHUTE 75	75.00	75.00
76	CHUTE 76	76.00	76.00
77	CHUTE 77	77.00	77.00
78	CHUTE 78	78.00	78.00
79	CHUTE 79	79.00	79.00
80	CHUTE 80	80.00	80.00
81	CHUTE 81	81.00	81.00
82	CHUTE 82	82.00	82.00
83	CHUTE 83	83.00	83.00
84	CHUTE 84	84.00	84.00
85	CHUTE 85	85.00	85.00
86	CHUTE 86	86.00	86.00
87	CHUTE 87	87.00	87.00
88	CHUTE 88	88.00	88.00
89	CHUTE 89	89.00	89.00
90	CHUTE 90	90.00	90.00
91	CHUTE 91	91.00	91.00
92	CHUTE 92	92.00	92.00
93	CHUTE 93	93.00	93.00
94	CHUTE 94	94.00	94.00
95	CHUTE 95	95.00	95.00
96	CHUTE 96	96.00	96.00
97	CHUTE 97	97.00	97.00
98	CHUTE 98	98.00	98.00
99	CHUTE 99	99.00	99.00
100	CHUTE 100	100.00	100.00

CROSS TABLE				
CHUTE #	LOCATION	APPROXIMATE CHUTE DISTANCE	CHUTE DISTANCE	CHUTE DISTANCE
0101	010100	2.00	0.00	2.00
0102	010200	0.00	0.00	0.00
0103	010300	0.00	0.00	0.00
0104	010400	0.00	0.00	0.00
0105	010500	1.25	0.00	1.25
0106	010600	0.00	0.00	0.00
0107	010700	0.00	0.00	0.00
0108	010800	0.00	0.00	0.00
0109	010900	0.00	0.00	0.00
0110	011000	0.00	0.00	0.00
0111	011100	0.00	0.00	0.00
0112	011200	0.00	0.00	0.00
0113	011300	0.00	0.00	0.00
0114	011400	0.00	0.00	0.00
0115	011500	0.00	0.00	0.00
0116	011600	0.00	0.00	0.00
0117	011700	0.00	0.00	0.00
0118	011800	0.00	0.00	0.00
0119	011900	0.00	0.00	0.00
0120	012000	0.00	0.00	0.00
0121	012100	0.00	0.00	0.00
0122	012200	0.00	0.00	0.00
0123	012300	0.00	0.00	0.00
0124	012400	0.00	0.00	0.00
0125	012500	0.00	0.00	0.00
0126	012600	0.00	0.00	0.00
0127	012700	0.00	0.00	0.00
0128	012800	0.00	0.00	0.00
0129	012900	0.00	0.00	0.00
0130	013000	0.00	0.00	0.00
0131	013100	0.00	0.00	0.00
0132	013200	0.00	0.00	0.00
0133	013300	0.00	0.00	0.00
0134	013400	0.00	0.00	0.00
0135	013500	0.00	0.00	0.00
0136	013600	0.00	0.00	0.00
0137	013700	0.00	0.00	0.00
0138	013800	0.00	0.00	0.00
0139	013900	0.00	0.00	0.00
0140	014000	0.00	0.00	0.00
0141	014100	0.00	0.00	0.00
0142	014200	0.00	0.00	0.00
0143	014300	0.00	0.00	0.00
0144	014400	0.00	0.00	0.00
0145	014500	0.00	0.00	0.00
0146	014600	0.00	0.00	0.00
0147	014700	0.00	0.00	0.00
0148	014800	0.00	0.00	0.00
0149	014900	0.00	0.00	0.00
0150	015000	0.00	0.00	0.00
0151	015100	0.00	0.00	0.00
0152	015200	0.00	0.00	0.00
0153	015300	0.00	0.00	0.00
0154	015400	0.00	0.00	0.00
0155	015500	0.00	0.00	0.00
0156	015600	0.00	0.00	0.00
0157	015700	0.00	0.00	0.00
0158	015800	0.00	0.00	0.00
0159	015900	0.00	0.00	0.00
0160	016000	0.00	0.00	0.00
0161	016100	0.00	0.00	0.00
0162	016200	0.00	0.00	0.00
0163	016300	0.00	0.00	0.00
0164	016400	0.00	0.00	0.00
0165	016500	0.00	0.00	0.00
0166	016600	0.00	0.00	0.00
0167	016700	0.00	0.00	0.00
0168	016800	0.00	0.00	0.00
0169	016900	0.00	0.00	0.00
0170	017000	0.00	0.00	0.00
0171	017100	0.00	0.00	0.00
0172	017200	0.00	0.00	0.00
0173	017300	0.00	0.00	0.00
0174	017400	0.00	0.00	0.00
0175	017500	0.00	0.00	0.00
0176	017600	0.00	0.00	0.00
0177	017700	0.00	0.00	0.00
0178	017800	0.00	0.00	0.00
0179	017900	0.00	0.00	0.00
0180	018000	0.00	0.00	0.00
0181	018100	0.00	0.00	0.00
0182	018200	0.00	0.00	0.00
0183	018300	0.00	0.00	0.00
0184	018400	0.00	0.00	0.00
0185	018500	0.00	0.00	0.00
0186	018600	0.00	0.00	0.00
0187	018700	0.00	0.00	0.00
0188	018800	0.00	0.00	0.00
0189	018900	0.00	0.00	0.00
0190	019000	0.00	0.00	0.00
0191	019100	0.00	0.00	0.00
0192	019200	0.00	0.00	0.00
0193	019300	0.00	0.00	0.00
0194	019400	0.00	0.00	0.00
0195	019500	0.00	0.00	0.00
0196	019600	0.00	0.00	0.00
0197	019700	0.00	0.00	0.00
0198	019800	0.00	0.00	0.00
0199	019900	0.00	0.00	0.00
0200	020000	0.00	0.00	0.00

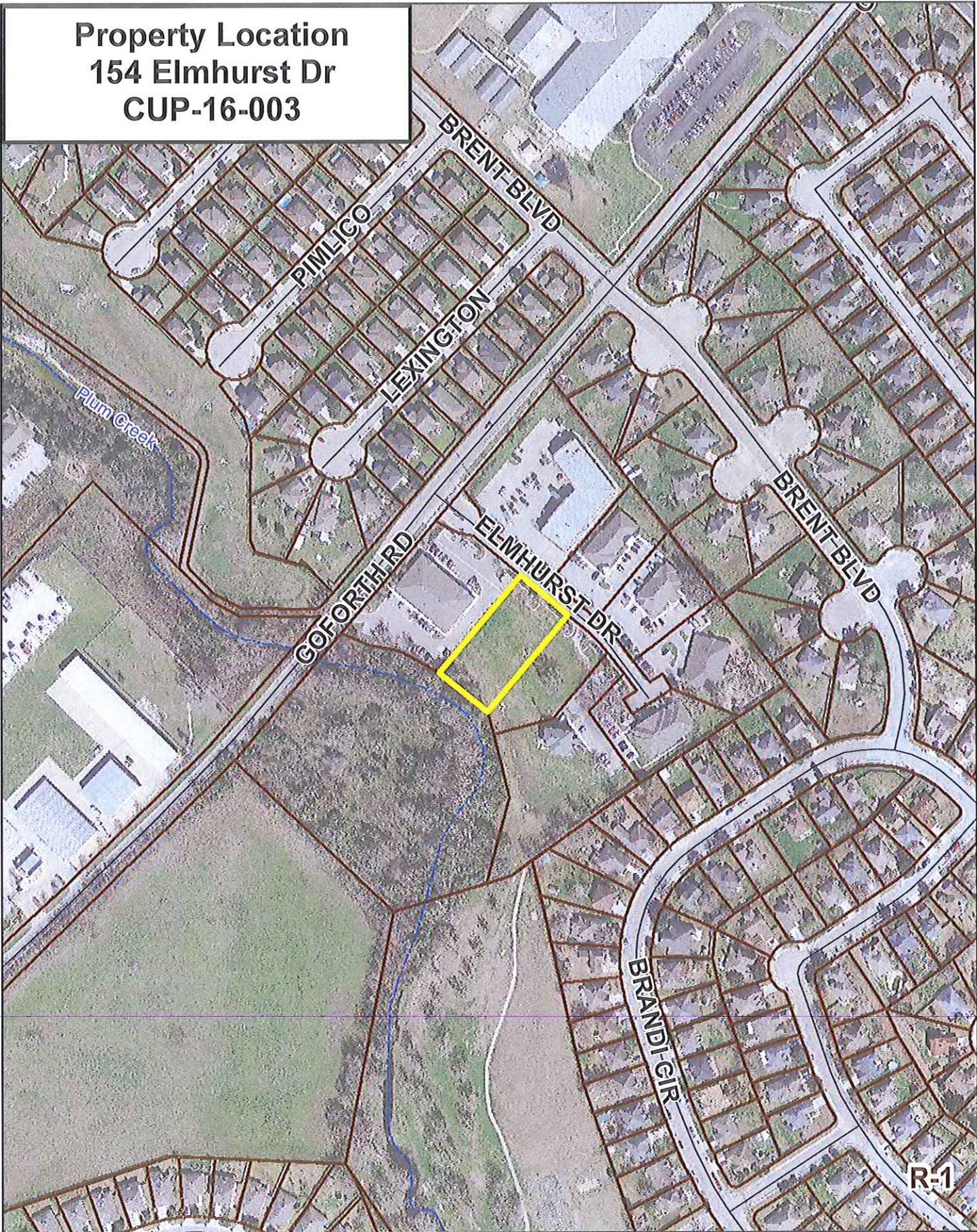
NOTES

TOTAL CROSSING: 11466 CROSS.

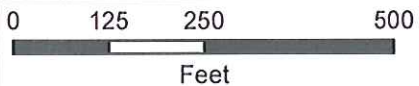
5. CONSIDER AND POSSIBLE ACTION
ITEM A

CONDITIONAL USE PERMIT
800 GOFORTH SQUARE (CUP-16-003)

Property Location
154 Elmhurst Dr
CUP-16-003



R-1



Property
Boundary



Parcel Lines

CONDITIONAL USE PERMIT APPLICATION

A Conditional Use Permit shall be required prior to any existing structure within one of the Overlay Districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by fifty percent (50%) or more; and if such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design, material, finish grade line, landscaping, or orientation of the structure.

CITY OF KYLE

Date:

3/8/16

MAR 10 2016

CUP-16-003

PROJECT INFORMATION

Project Name:	800 Goforth Square	PLANNING DEPARTMENT
Project address:	154 Blmhurst Dr, Kyle, TX. 76640	
Subdivision:	800 Goforth Square	
Lot:	8	Block: Section:
Zoning:	RS	Square Footage of Building: 4996

APPLICANT INFORMATION

Owner's Name:	800 Goforth, LP	
Owner's Signature:	<i>Greg Rando</i>	Date:
Address:	210 Bellagio Dr., Austin, TX. 78734	
Phone:	512-659-8440	Fax: 866-496-6217 E-mail: greg@HRTInvestmentgroup.com
Please Note: The signature of the owner authorizes City of Kyle staff to visit and inspect the property for which this application is being submitted.		
(Check One)		
<input checked="" type="checkbox"/> I will represent my application.		
<input type="checkbox"/> I hereby authorize the person named below to act as my agent in processing this application.		
Agent:		
Agent's Address:		
Phone:	Fax:	E-mail:

Conditional Use Permit Application Checklist

Please note that the checklist is required to be filled out by the applicant or designated agent. Place a check mark on the line in front of the number if you have complied with that item. If the checklist item is not applicable to your application, indicate such. This checklist is provided only as a guide. All conditional use permit requirements cannot be reflected on this checklist. If the applicant has any questions regarding the regulations, the applicant should consult the Zoning Ordinance or contact City staff. City ordinances can be obtained from the City of Kyle and on line at www.cityofkyle.com.

Project Name: 700 Goforth Square

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

The following items are required to be submitted to the Planning Department in order for the Application to be accepted.

☒ 1. Completed application form with owner's original signature.

☒ 2. Application fee: \$190.21, plus \$3.78 per acre or portion thereof.

Total Fee: 192.74

☒ 3. A map or plat showing the area being proposed for change and the zoning classification of all abutting zoning districts, all public and private right-of-ways and easement bounding and intersecting the property.

☒ 4. A site plan and building elevations drawn to scale showing at a minimum, the lot dimensions, size, shape, and dimensions of the proposed and/or existing structure(s); the location and orientation of the structure(s) on the lot and the actual or proposed building setback lines; and all points of ingress and egress. 2 paper copies and 1 digital file must accompany the application.

☒ 5. Applications shall be accompanied by 2 paper copies and 1 digital file of appropriate, relevant colored elevations showing at a minimum, the design, use of materials, finish grade line, landscaping, signage and orientation of the buildings and any significant architectural features.

☒ 6. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please schedule an appointment with Debbie Guerra at (512) 262-3959 to schedule an appointment.

*Please note: The Commission/Council may also require the submission of colored perspectives or architectural renderings in applications or any other information it deems reasonable and/or useful in review of the application.

After Recording Please Return To:
Kathy Richardson, C U Business Solutions, LLC
P.O. Box 200910
Austin, Texas 78720

Space Above This Line For Recording Data

MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is August 17, 2010. The parties and their addresses are:

GRANTOR:
800 GOFORTH, LP
A Texas Limited Partnership
303 Jack Nicklaus Drive
Austin, TX 78738

TRUSTEE:
H. LEWIS AVEN
13050 Pond Springs Rd.
Suite 202
Austin, TX 78729

LENDER:
GREATER TEXAS FEDERAL CREDIT UNION
Organized and existing under the laws of the United States of America
6411 North Lamar Blvd
Austin, TX 78762

1. BACKGROUND. Grantor and Lender entered into a security instrument dated April 17, 2008 and recorded on April 28, 2008 (Security Instrument). The Security Instrument was recorded in the records of Hays County, Texas at Book OPR, Vol. 3377, Page 62 and covered the following described Property:

Lot Nos. Two (2), Seven (7), Eight (8), Nine (9) and Ten (10), GOFORTH SQUARE, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 81, Plat Records, Hays County, Texas.

The property is located in Hays County at 800 Goforth Road, Kyle, Texas 78640.

2. MODIFICATION. For value received, Grantor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

800 Goforth, LP
Texas Real Estate Modification
TX/4krichard00167900007058005092110Y

Wolters Kluwer Financial Services ©1998, 2010 Bankers Systems™


Page 1

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. GT0009 105 300005, dated April 17, 2008, from Grantor to Lender, with a loan amount of \$450,000.00 and maturing on September 17, 2011.

(b) All Debts. All present and future debts from Grantor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or limitations of Sections 19(a), 32, or 35 of Regulation Z.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. **WARRANTY OF TITLE.** Grantor warrants that Grantor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

4. **CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of this Modification.

GRANTOR:

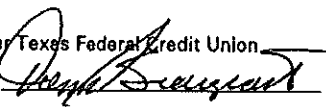
800 Goforth, LP

By HRT Investment Group, LLC, General Partner

By 
Gregory Racino, President

LENDER:

Greater Texas Federal Credit Union

By 

ACKNOWLEDGMENT.

STATE OF TEXAS

COUNTY OF Hays

This instrument was acknowledged before me on the 29th day of September, 2010 by Gregory Racino, President of HRT Investment Group, LLC, as general partner of 800 Goforth, LP a limited partnership, on behalf of the limited partnership.

Christina J. Dunk
Notary Public in and for
the State of Texas



STATE OF TEXAS

COUNTY OF ~~TRAVIS~~ HAYS

This instrument was acknowledged before me on the 29th day of September, 2010, by Terry D. Sargeant, President & CEO of Greater Texas Federal Credit Union, a federal credit union.

Christina J. Dunk
Notary Public in and for
the State of Texas





800 Goforth Square

Conditional Use Application

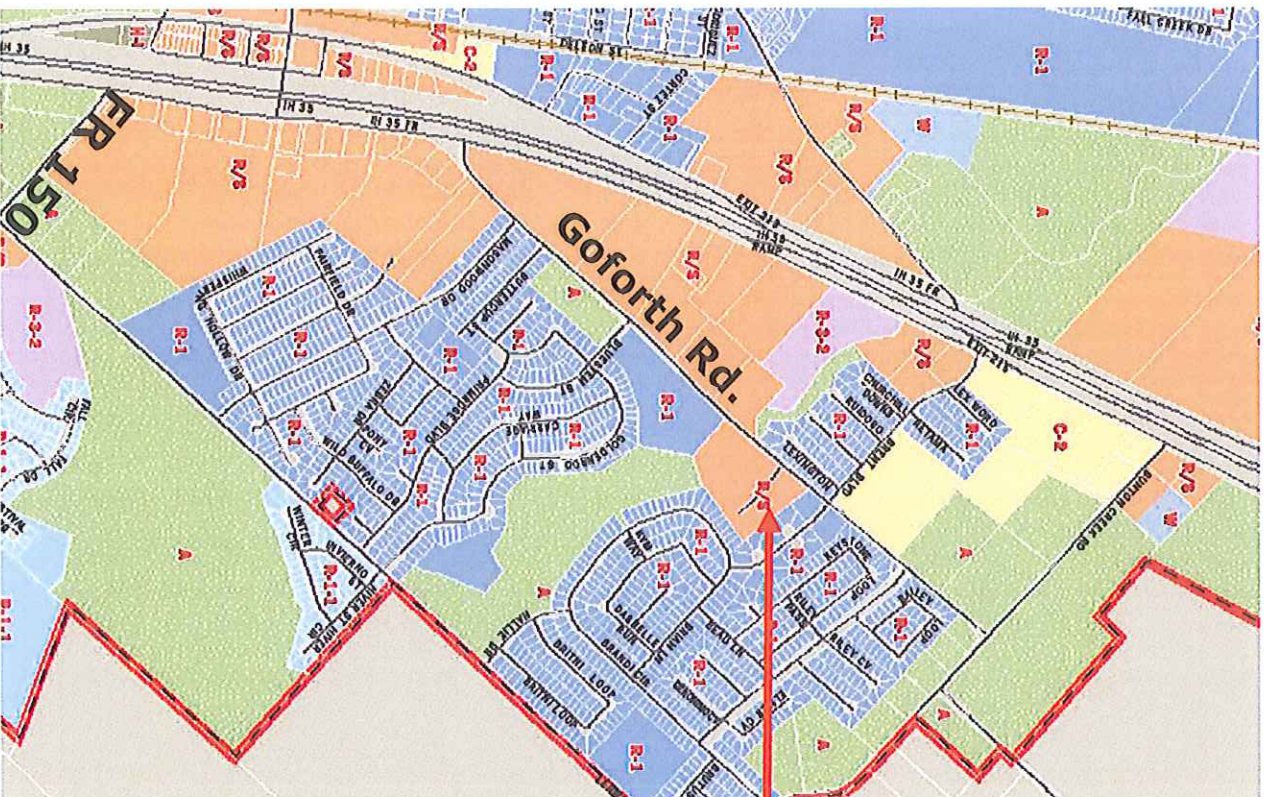
Lot 8

154 Elmhurst Dr.

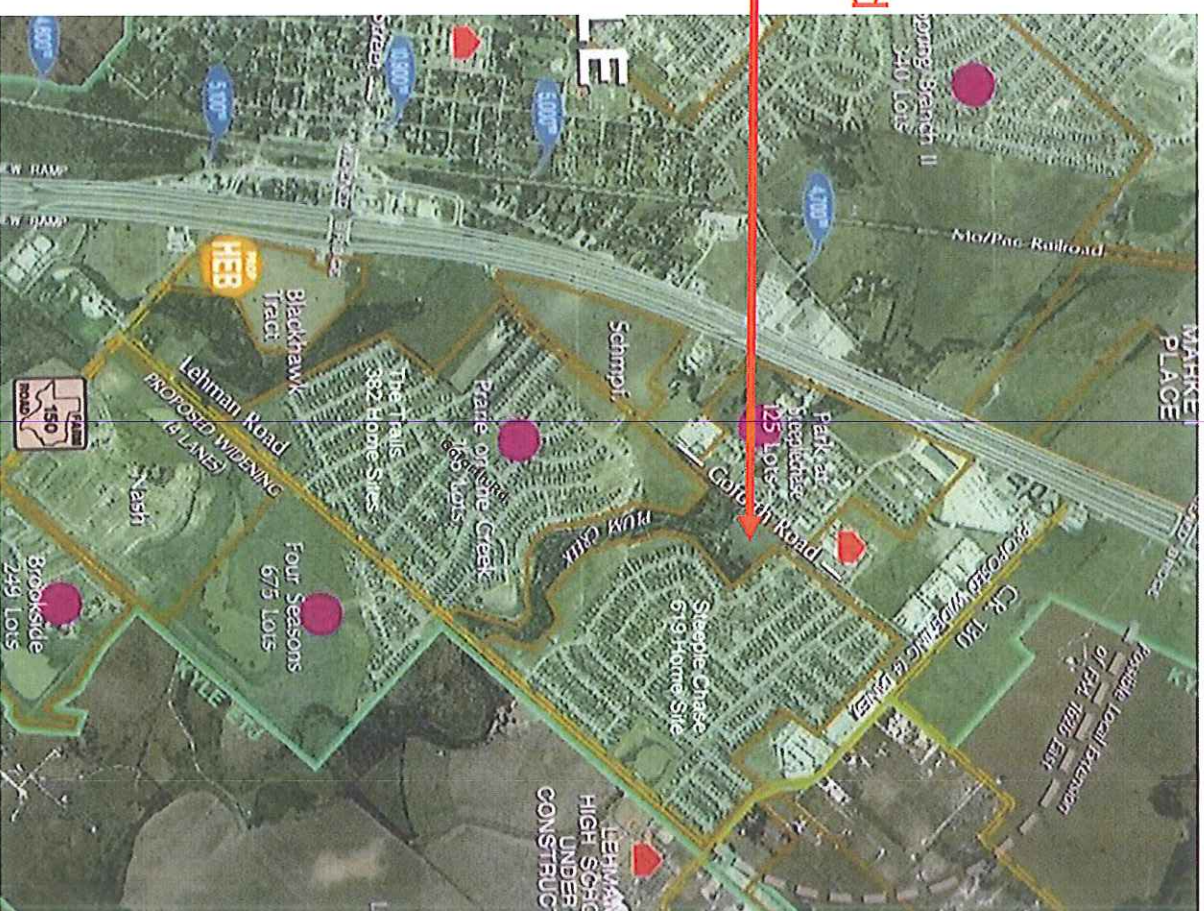
March 2016

Location and Zoning

Zoning changed to RS in May 2005



Proposed
site



General Site Info

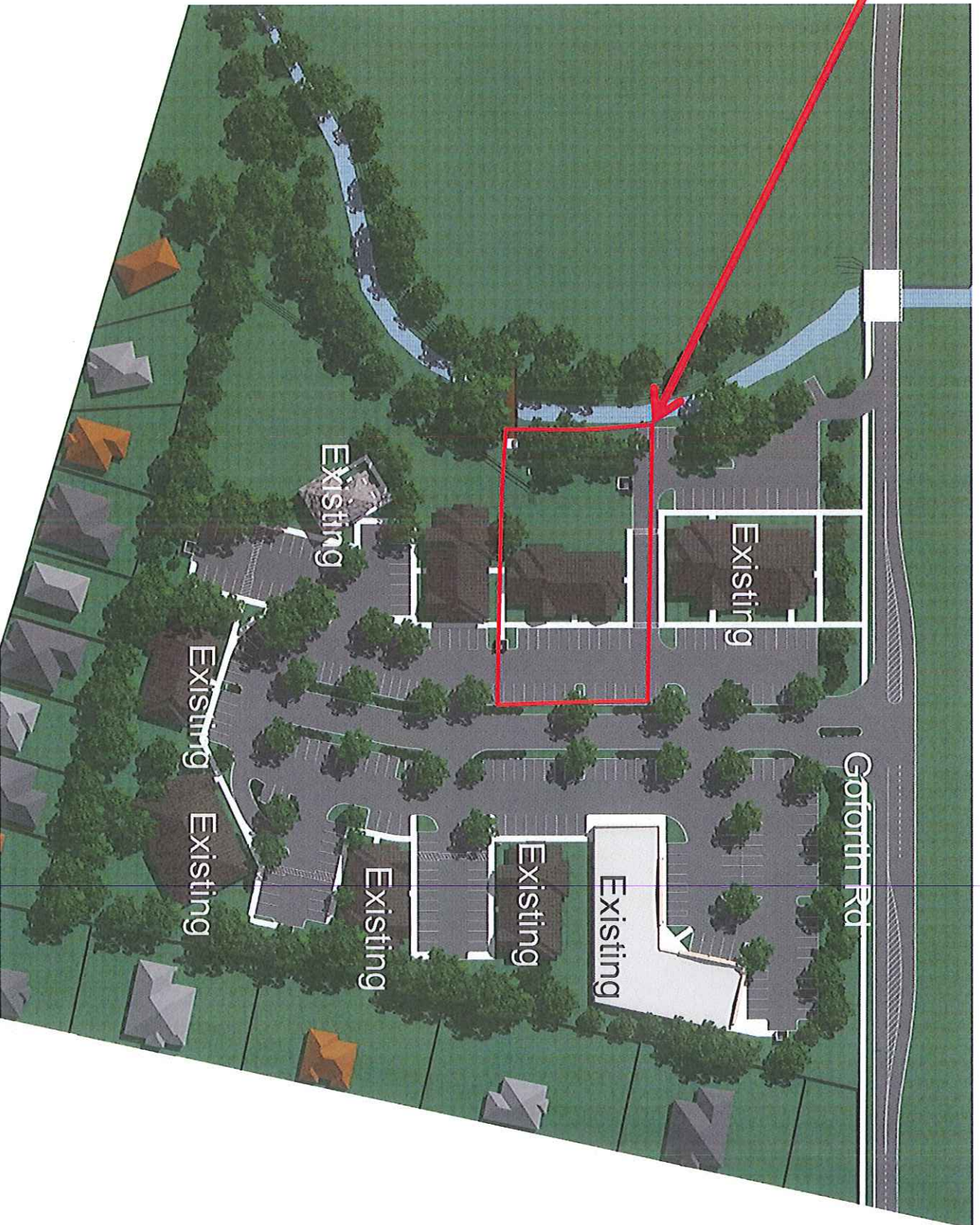
- The site wide plan was approved by the city in Nov 2005
- Site wide aspects of plan
 - Site wide drainage design
 - Site wide landscape design
 - Site wide lighting design
 - Privately built and maintained road
 - Privately built and maintained drainage system
- All utilities in easements for city Water and Waste water access

154 Elmhurst Dr

Lot 8

0.67 Acres

Overall Site Rendering



Satellite Image



Lot 8 – 0.67ac

Features

Landscape: 6 Existing trees, 3

added + grass + shrubs

Per original landscape plan

Screening:

Shrub and berm between building and road.

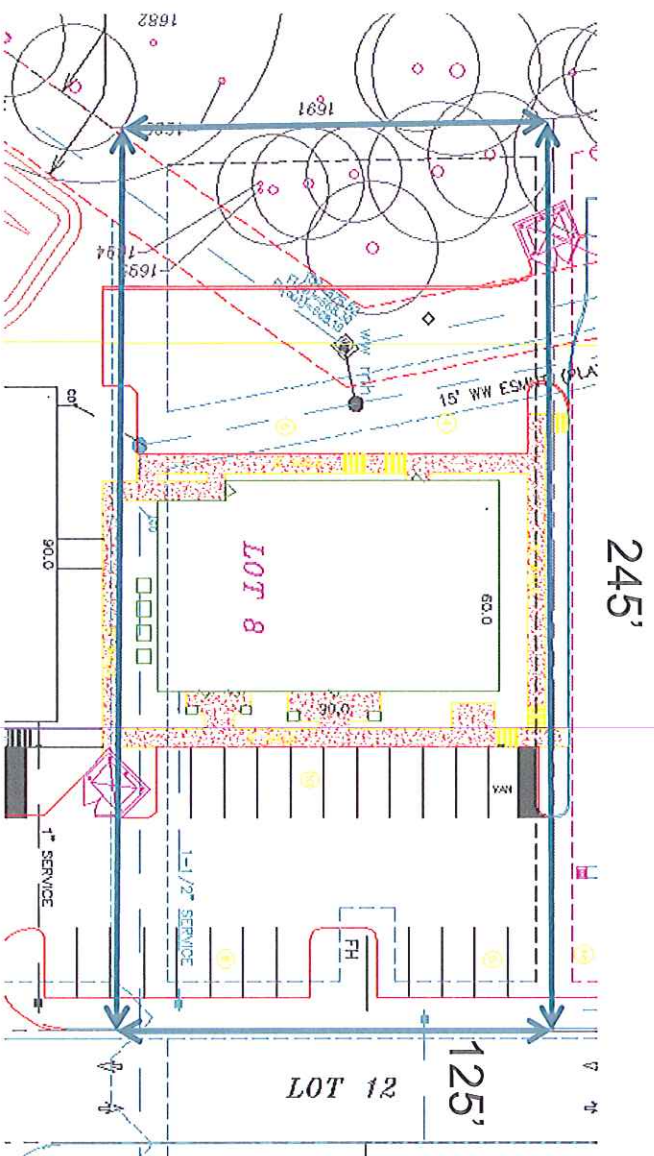
Wheel stops, curbs or landscape features will boarder all landscape areas from parking and driveways

Lighting: 3 lights on building and 1 existing pole light in parking area per site wide lighting plan

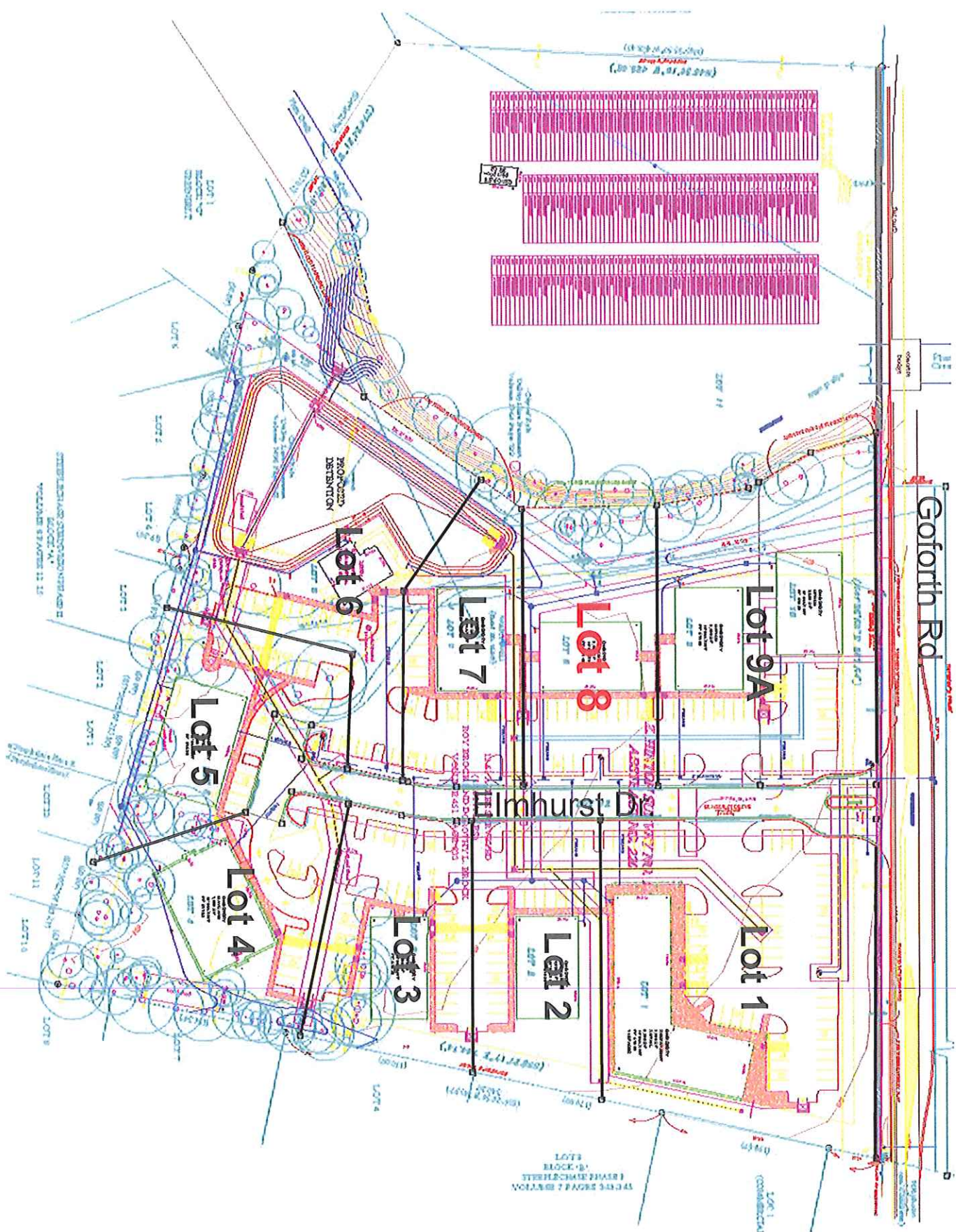
Signage: Tenant in front or on bldg

Parking: 33 spaces. Shared

Dumpster: Existing. Enclose in rock structure. Reinforced concrete foundation pad designed to support truck weight.



Overall Site Plan at 800 Goforth Square



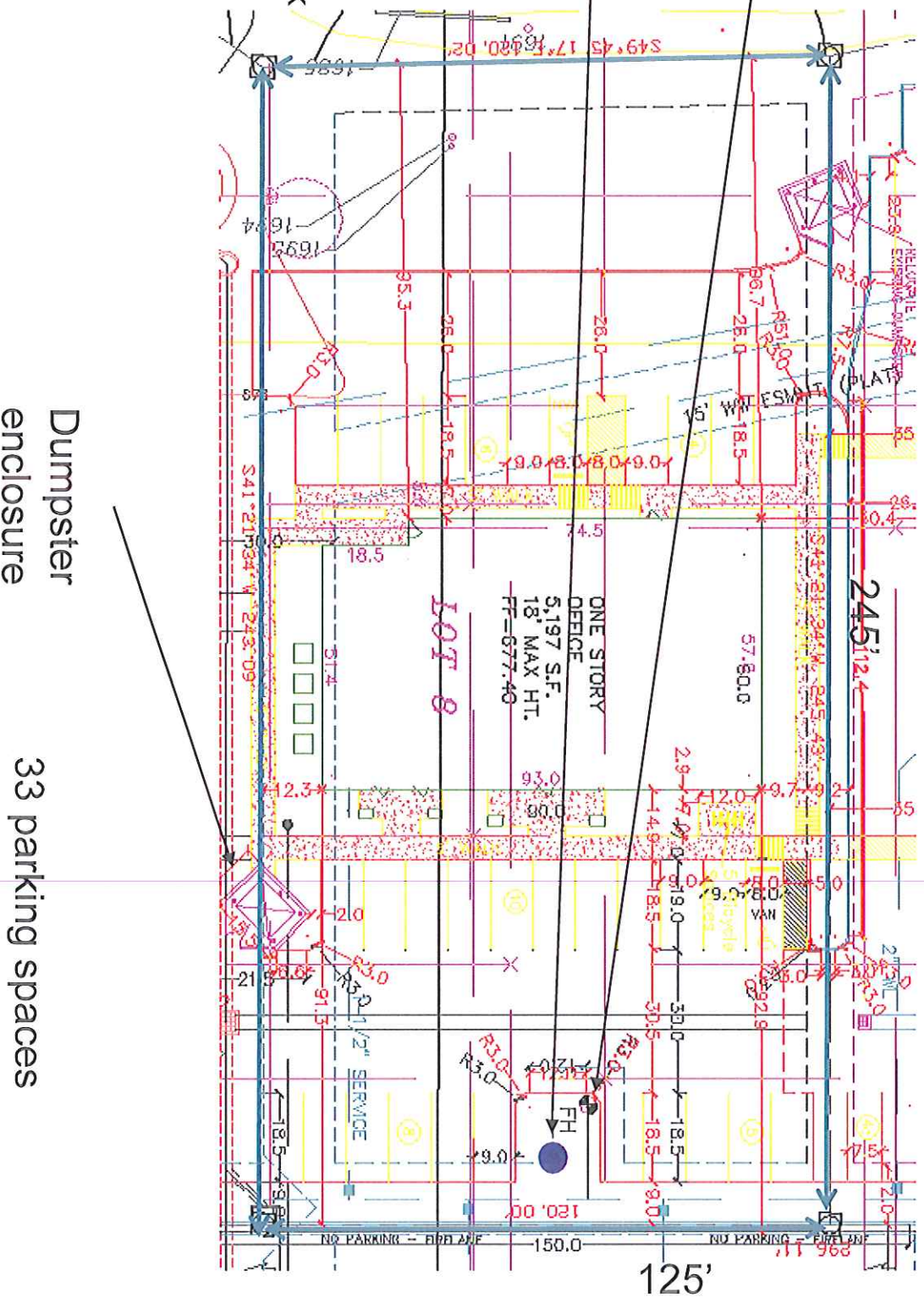
Bldg Foot print 10,111 Sq Ft

Fire Hydrant
(Existing)

Pole Light
(Existing)

Setbacks
Required
10' sides, 25' front, 15' back

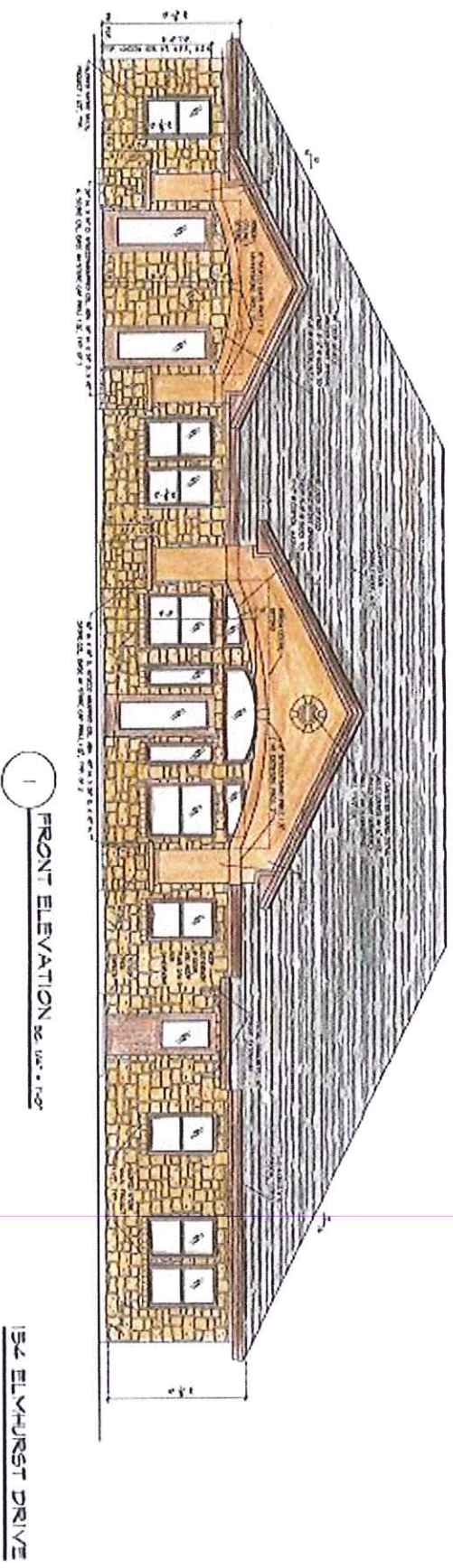
Provided
Sides-E: 35.8', W: 30.2'
Front 56.0'
Back 34.4'



Building Design

154 Elmhurst Dr

Front Elevation



Approx 93' x 57'

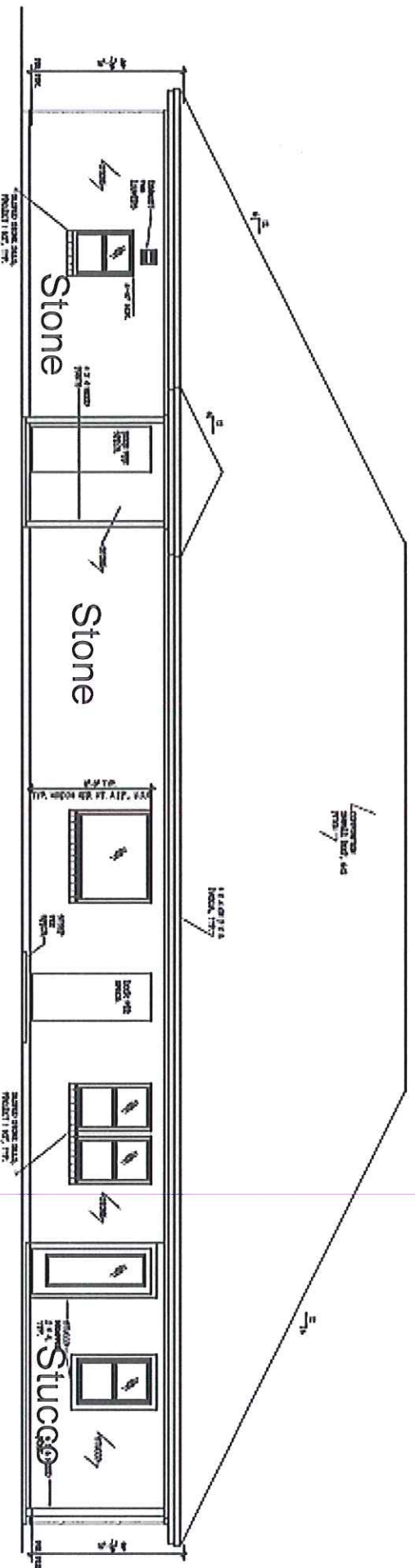
View from Elmhurst Dr

- Foot print 5197 Sq Ft (4996 Interior Sq Ft) single story wood frame structure
- 100% Masonry
- Limestone rock – color: Sierra
- Paint color: SW Monk's cloth
- Composition Shingle roof by TAMKO – color: Weathered Wood

See actual samples for true colors

0.00475

Rear Elevation



2 REAR ELEVATION 1/4" = 1'-0"

ELEVATION 2
- FINISH STONE WALL
- FINISH STUCCO WALL

Dumpster/Light Poles/Sign





REPUBLIC VETERINARY
HOSPITAL
154 ELMHURST DRIVE KYLE, TX

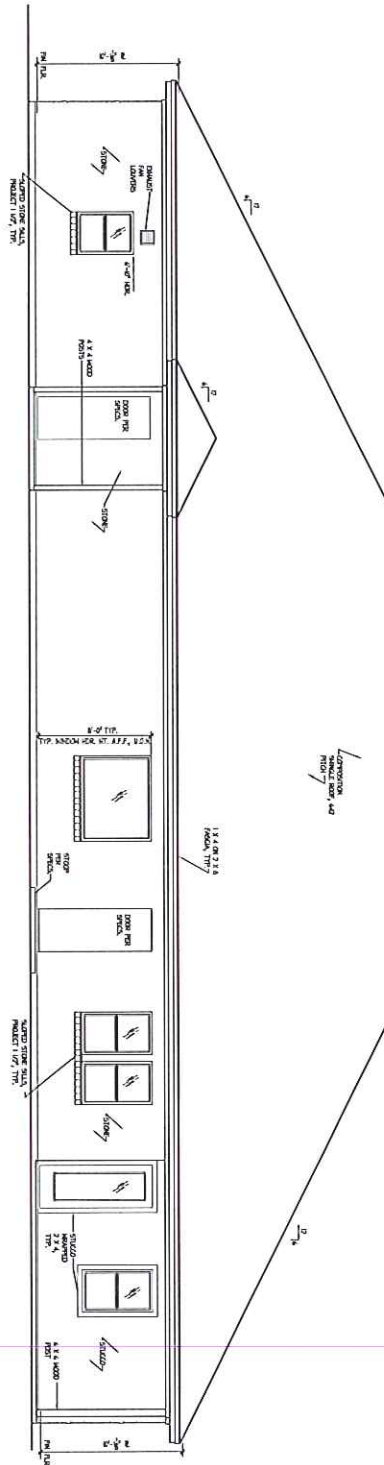
154 ELMHURST DRIVE

DESIGN: AG
DRAWN: LOK
CHECKED: AG
DATE: 11/1/91
REVIEWED:

JOB NO.: 1025

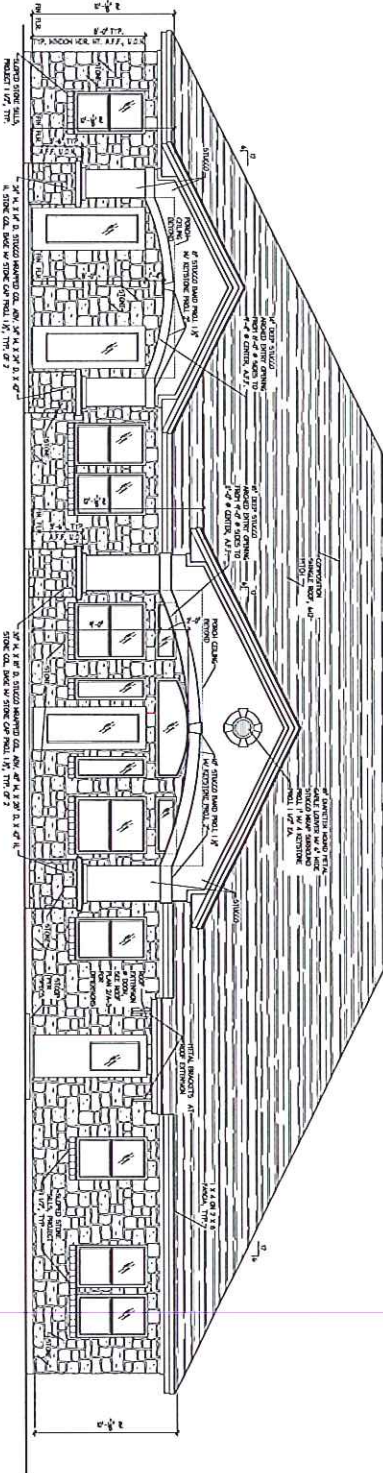
SHEET NO.:
A-1

1 OF 6



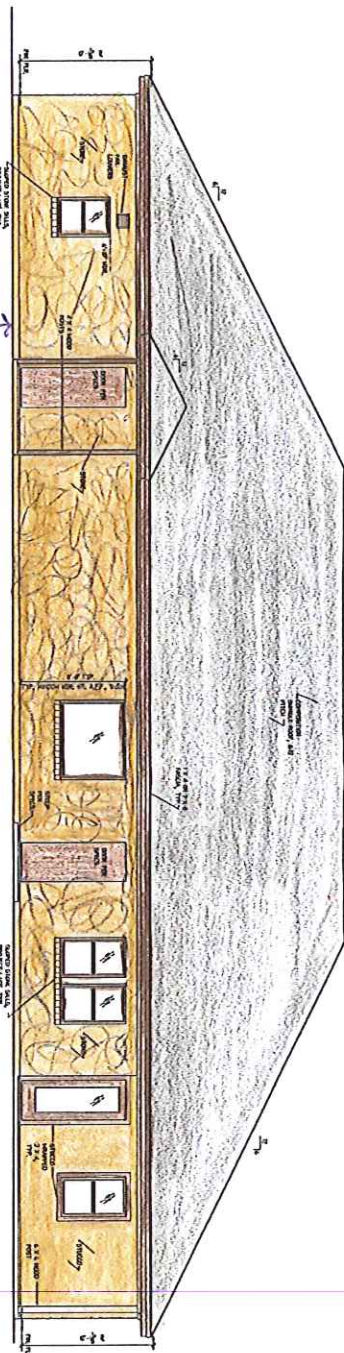
2 REAR ELEVATION SCA 1/4" = 1'-0"

ELEVATION NOTES:
- FINISH FLOORING AS SHOWN

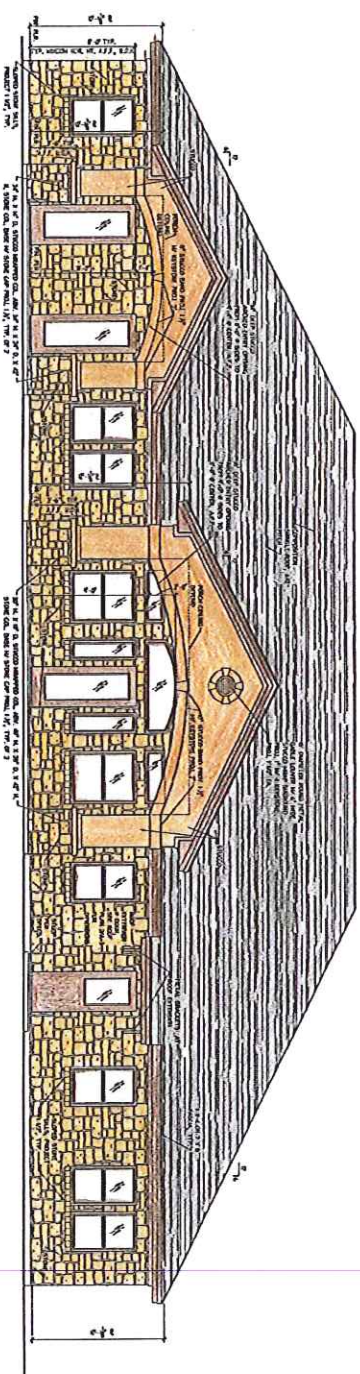


1 FRONT ELEVATION SCA 1/4" = 1'-0"

154 ELMHURST DRIVE



2 REAR ELEVATION S.C. 1/4" = 1'-0"

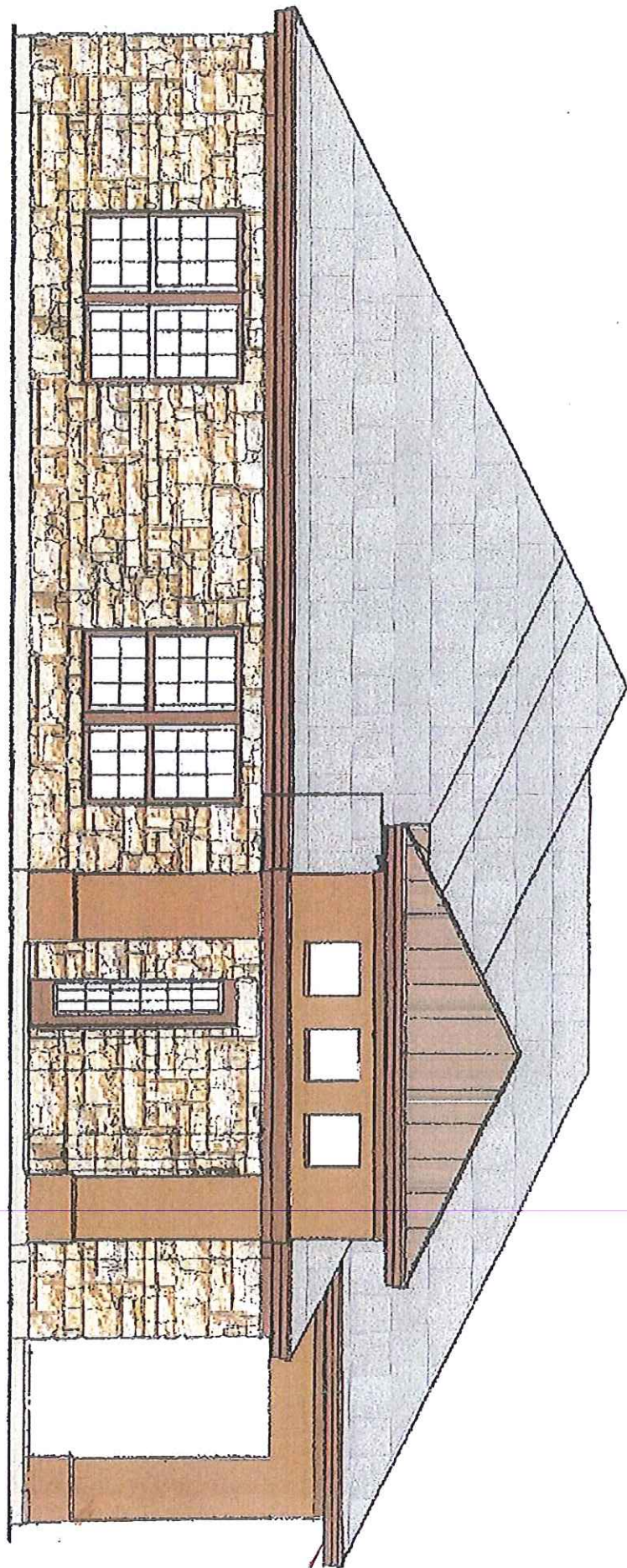


1 FRONT ELEVATION S.C. 1/4" = 1'-0"

134 ELMHURST DRIVE

ELEVATION NOTES:
- FINISHES, ETC., SHOWN AS SUGGESTED.
- FINISHES, ETC., TO BE DETERMINED BY OWNER.

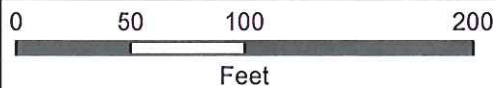
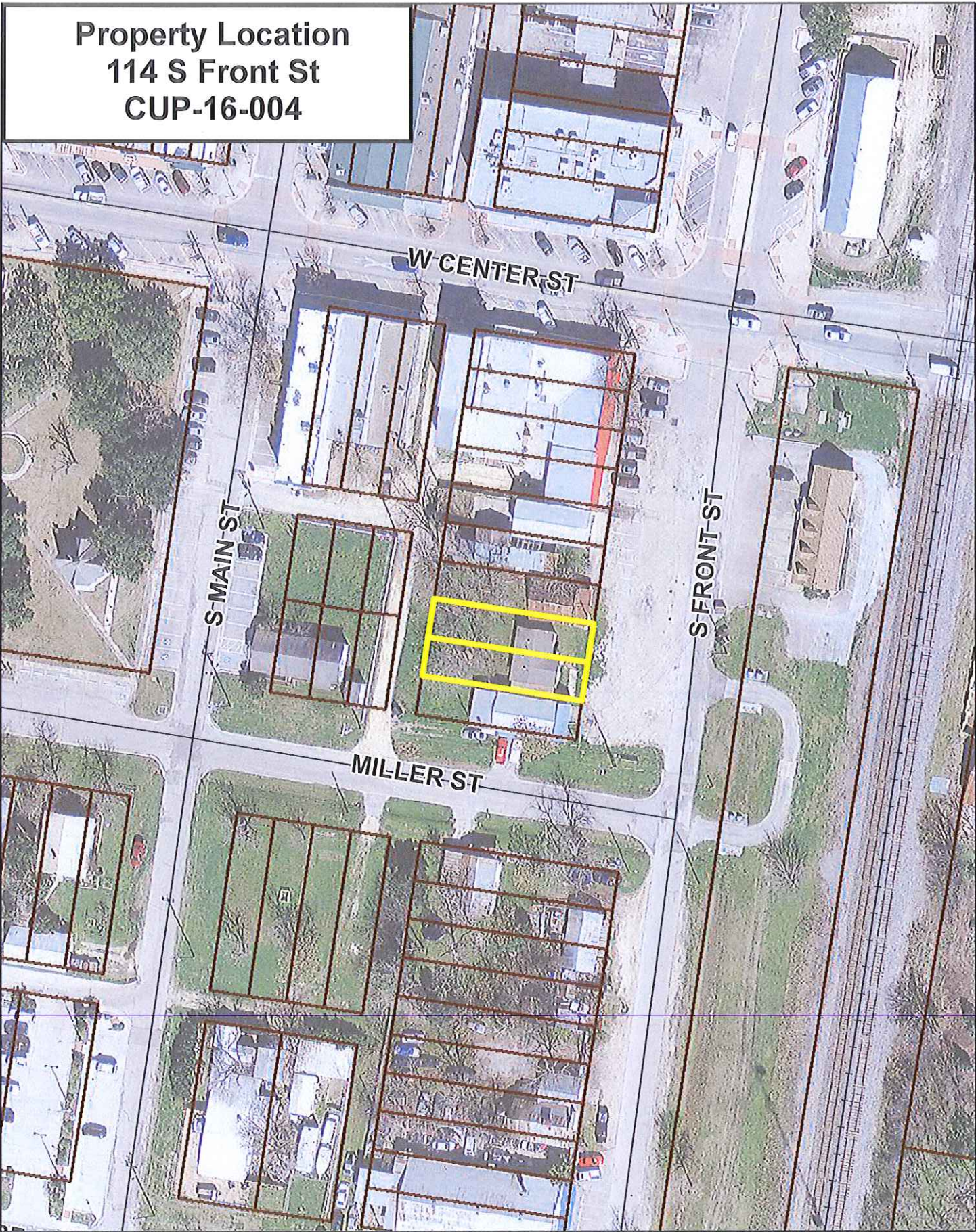
JOB NO.: 1213 CLIENT NO.: A-2 DATE: 11/7/13 REVISIONS:	DESIGN: AD DRAWING: LAM CHECKED: AG DATE: 11/7/13 REVISIONS:	Threshold Design, LLC 110 Humphreys Drive, Buda, TX 78610 512-255-6000	REPUBLIC VETERINARY HOSPITAL 134 ELMHURST DRIVE KYLE, TX
---	--	--	--



5. CONSIDER AND POSSIBLE ACTION
ITEM B

CONDITIONAL USE PERMIT
MILAGROS RELIGIOUS GIFTS & MORE
(CUP-16-004)

Property Location
114 S Front St
CUP-16-004



 Property Boundary
 Parcel Lines

CONDITIONAL USE PERMIT APPLICATION

A Conditional Use Permit shall be required prior to any existing structure within one of the Overlay Districts being altered, reconstructed, enlarged, or remodeled for a commercial, retail, or business use, which altering or remodeling would increase or decrease the total gross building area by fifty percent (50%) or more; and if such work requires any additional curb cut, or the reconstruction, enlargement, remodeling, or alteration of the exterior design, material, finish grade line, landscaping, or orientation of the structure.

CITY OF KYLE

MAR 28 2016

Date: 3-28-16

(CUP-16-004)

PROJECT INFORMATION

PLANNING DEPARTMENT

Project Name:	Milagros Religious Gifts & More		
Project address:	114 Front St, Kyle, TX 78640		
Subdivision:			
Lot:	2-3	Block:	4
Section:			
Zoning:	CBD 2	Square Footage of Building:	776

APPLICANT INFORMATION

Owner's Name:	Minerva Perez-Castillo		
Owner's Signature:	Minerva Perez-Castillo	Date:	
Address:	114 COLT LOOP, Kyle TX 78640		
Phone:	512 558-1705	Fax:	
E-mail:	milagrosrgm374@yahoo.com		
Please Note: The signature of the owner authorizes City of Kyle staff to visit and inspect the property for which this application is being submitted.			
(Check One)			
<input checked="" type="checkbox"/> I will represent my application.			
<input type="checkbox"/> I hereby authorize the person named below to act as my agent in processing this application.			
Agent:			
Agent's Address:			
Phone:	Fax:	E-mail:	

Conditional Use Permit Application Checklist

Please note that the checklist is required to be filled out by the applicant or designated agent. Place a check mark on the line in front of the number if you have complied with that item. If the checklist item is not applicable to your application, indicate such. This checklist is provided only as a guide. All conditional use permit requirements cannot be reflected on this checklist. If the applicant has any questions regarding the regulations, the applicant should consult the Zoning Ordinance or contact City staff. City ordinances can be obtained from the City of Kyle and on line at www.cityofkyle.com.

Project Name: Milagros Religious Gifts + More

REQUIRED ITEMS FOR SUBMITTAL PACKAGE

The following items are required to be submitted to the Planning Department in order for the Application to be accepted.

☒ 1. Completed application form with owner's original signature.

☒ 2. Application fee: \$190.21, plus \$3.78 per acre or portion thereof.

Total Fee: \$193.99

☒ 3. A map or plat showing the area being proposed for change and the zoning classification of all abutting zoning districts, all public and private right-of-ways and easement bounding and intersecting the property.

☒ 4. A site plan and building elevations drawn to scale showing at a minimum, the lot dimensions, size, shape, and dimensions of the proposed and/or existing structure(s); the location and orientation of the structure(s) on the lot and the actual or proposed building setback lines; and all points of ingress and egress. 2 paper copies and 1 digital file must accompany the application.

☒ 5. Applications shall be accompanied by 2 paper copies and 1 digital file of appropriate, relevant colored elevations showing at a minimum, the design, use of materials, finish grade line, landscaping, signage and orientation of the buildings and any significant architectural features.

☒ 6. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please schedule an appointment with Debbie Guerra at (512) 262-3959 to schedule an appointment.

*Please note: The Commission/Council may also require the submission of colored perspectives or architectural renderings in applications or any other information it deems reasonable and/or useful in review of the application.

~~LETTERS TESTAMENTARY~~

NO. 7130

THE STATE OF TEXAS I
COUNTY OF HAYS I

In County Court
Hays County, Texas

I, RONNIE DANNELEY, Clerk of the County Court of Hays County, Texas ,
do hereby certify that on the 4TH day of MAY A.D., 1992, MINERVA
TENEQUE PEREZ WAS by said Court duly granted Letters Testamentary in
the Estate of REFUGIO PEREZ deceased and that SHE HAS duly qualified as
INDEPENDENT Executrix of said Estate on the 4TH day of MAY, A.D., 1992
as the law requires, and that said appointment is still in full force
and effect.

WITNESS my hand and seal of said court, at San Marcos, Texas this
4TH day of SEPTEMBER A.D., 1992.

(Seal)

RONNIE DANNELEY
COUNTY CLERK
County Court, Hays County, Texas

By Marie Duggins
Deputy

FILED
HAYS COUNTY, TEXAS

VOL 234 PAGE 579

128706

'79 MAY 17 AM 9 15

Alfred J. Taylor
COUNTY CLERK

THE STATE OF TEXAS

COUNTY OF HAYS

WHEREAS, on May 15th, 1965, REFUGIO PEREZ made, executed and delivered his one certain promissory note for the principal sum of THREE THOUSAND, FIVE HUNDRED AND NO/100 (\$3,500.00) DOLLARS, payable to the order of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS, with interest and other terms as set out in said note, the terms and conditions of which note are here referred to and made a part hereof; and,

WHEREAS, the indebtedness evidenced by said note was and is secured by deed of trust from REFUGIO PEREZ to Tom G. Oliver, Jr., Trustee for the use and benefit of said Association, dated May 15th, 1965, recorded in Volume 110, on Pages 60-62, Hays County Deed of Trust Records; the said deed of trust being on, upon, against, covering and describing Lots Nos. Two (2), and Three (3), in Block No. Four (4), of the ORIGINAL TOWN OF KYLE, in Hays County, Texas, according to the map or plat of said town recorded in Volume "R", Page 336, Hays County Deed Records; and the said debt was and is also secured by the mechanic's and materialman's liens mentioned in the said deed of trust; and said deed of trust, together with each and all of the written instruments therein referred to, and the respective records thereof, are here referred to and made a part hereof for all pertinent, legal and descriptive purposes; and,

WHEREAS, the said note, together with all interest and charges thereon, has been paid in full to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS, the payee in said note, and the legal and equitable owner and holder thereof, at the time of such payment in full and at all prior times, and the maker of said note is desirous of obtaining a complete release of all liens securing said note:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS, a corporation, acting herein by and through Tom G. Oliver, Jr., its President, for and in consideration of the full and final payment of the indebtedness evidenced by said note abovescribed, the receipt of which is hereby fully acknowledged and confessed, has RELEASED, REMISED, ACQUITTED, DISCHARGED, AND FOREVER QUITCLAIMED, and does hereby RELEASE, REMISE, ACQUIT, DISCHARGE, AND FOREVER QUITCLAIM unto the said REFUGIO PEREZ, his heirs and assigns, all of the right, title, interest, liens, and estate, in and to the abovescribed property, which it has, or may be entitled to, by virtue of the said deed of trust and mechanic's and materialman's liens abovementioned; and the said Association does hereby declare the said real property released to all intents and purposes from all liens securing payment of the said indebtedness.

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF

DEEDS OF TRUST
(Hays County, Texas

SAN MARCOS, a corporation, acting herein by and through Tom G. Oliver, Jr., its President, for and in consideration of the full and final payment of the indebtedness evidenced by said note abovescribed, the receipt of which is hereby fully acknowledged and confessed, has RELEASED, REMISED, ACQUITTED, DISCHARGED, AND FOREVER QUITCLAIMED, and does hereby RELEASE, REMISE, ACQUIT, DISCHARGE, AND FOREVER QUITCLAIM unto the said REFUGIO PEREZ, his heirs and assigns, all of the right, title, interest, liens, and estate in and to the abovescribed property, which it has, or may be entitled to, by virtue of the said deed of trust and mechanic's and materialman's liens abovementioned; and the said Association does hereby declare the said real property released to all intents and purposes from all liens securing payment of the said indebtedness.

IN WITNESS WHEREOF, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS causes these presents to be signed by Tom G. Oliver, Jr., its President, hereunto duly authorized, and its corporate seal to be hereunto affixed, this the 9th day of May, A. D., 1979.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS

by:

Tom G. Oliver, Jr., President.

ATTEST:

Patty Sullivan
Secretary

THE STATE OF TEXAS
COUNTY OF HAYS

Y
*
*
*
X

BEFORE ME, the undersigned authority, on this day personally appeared Tom G. Oliver, Jr., President of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN MARCOS, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of May, A.D., 1979.

Leis M. Moncure
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HAYS

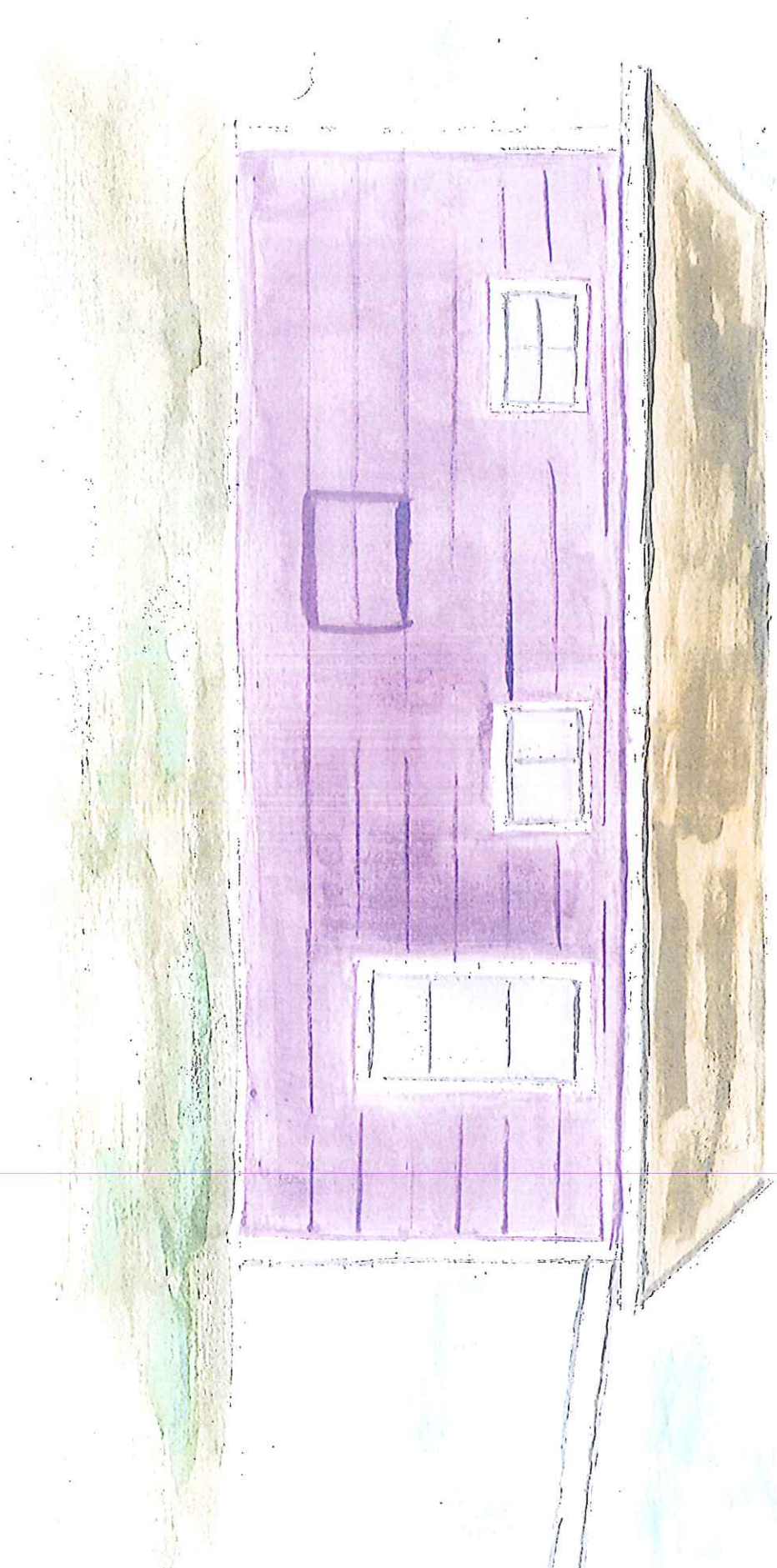
I hereby certify that this Instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Hays County, Texas, as stamped hereon by me, on



May 18, 1979
Lynne B. Clayton
COUNTY CLERK
HAYS COUNTY, TEXAS













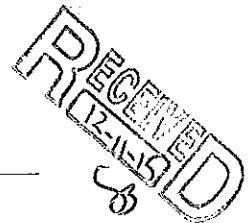






Applicants must complete the *Kyle Downtown Business Revitalization Program* application form and submit it to the Economic Development Department at 100 West Center Street. Decisions regarding the grant applications are the sole discretion of the City of Kyle, and will usually be formally considered at the first City Council meeting, following review/recommendation by the City of Kyle ED&T Committee. The deadline for the ED&T Committee agenda is one week prior to the meeting, which is held on the second Thursday of each month. It is mandatory that the applicant be present at the appropriate ED&T Committee meeting and City Council meeting to answer any questions.

**CITY OF KYLE ECONOMIC DEVELOPMENT
DOWNTOWN BUSINESS REVITALIZATION PROGRAM
GRANT APPLICATION**



Part A: (Please type or print requested information)

Business Name: Milagros Religious Gifts & More

Type or Nature of Business: Gift Shop

Property Owner: Minerva Perez-Castillo

Mailing Address: PO Box 334

City/State/Zip: Kyle, Tx 78640

Address of Property (if different from above): 114 S. Front St. Kyle, Tx

Contact Person: Minerva Perez-Castillo

Telephone: 512-558-1705

Email: milagrosrgm374@yahoo.com

Project Manager/Contractor: FineLine----F. Javier Perez Jr.

Telephone: 512-396-7111

Email: www.linelinecustomehomes.com

Requested Amount: \$9,976.³⁴

Matching Funds Amount: \$9,976.³⁴

Total Projects Costs (please attach detailed cost summary): \$19,952.⁶⁸

Source for Matching Funds: loan and/or personal savings

Estimated Timetable for Completion

Project Start Date: _____ Project Completion Date: _____

Goals of Program Addressed: improve attractiveness of

downtown building
- support / promote start up efforts

Description of Proposed Project (attach copies of all applicable construction bids/estimates):

see attached proposal

.....
In consideration and acceptance of the grant application above, I hereby release the City of Kyle, and certify that I have the legal authority to execute this release on behalf of the above address. I understand that the City of Kyle and program staff have the right to use grant projects and photographs for marketing and promotion purposes.

Munera Perez Astor
Signature of Applicant

Owner
Title

12-11-15
Date

90-0513833
Tax ID#

(Decisions regarding awarding Grants are at the sole discretion of the City of Kyle).

Please submit application to:
Department of Economic Development
City of Kyle
100 West Center Street
Kyle, TX 78640
Kyle-ED@cityofkyle.com

(If grant applicant is not property owner, please include the following)

PROPERTY OWNER AUTHORIZATION MUST BE OBTAINED, IF APPLICANT IS NOT THE PROPERTY OWNER:

In consideration and acceptance of the grant application above, I hereby release the City of Kyle, and certify that I have the legal authority to execute this release on behalf of the above address. I understand that the City of Kyle and program staff have the right to use grant projects and photographs for marketing and promotion purposes.

I, _____, owner of the property at _____, give my
authorization for _____ to make the improvement(s) described
in this grant application.

Signature, Property Owner

Today's Date

Attach separate sheet with "Designated Downtown Area, City of Kyle"



2410 West FM 150
Kyle, X 78640

512-396-7111

Estimate

Date	Estimate #
3/8/2016	41737

Name / Address

Minerva Perez-Castillo
114 South Front Street
Kyle, Texas 78640

Project

Description	Qty	Rate	Total
Proposal to remodel the exterior of the home and to include the following:			
Framing labor to:	1	8,309.29	8,309.29
1. Repair/replace exterior structural beams which are rotted and damaged at rear and right exterior sides of home.	1	0.00	0.00
2. Remove 1x4 trim, damaged fascia and siding, install felt paper, install new Hardisiding, new 1x4 trim and fascia and soffit as needed.	1	0.00	0.00
3. Repair damaged rafters at covered carport, remove old shingles, repair decking, install Hardisoffit, and install R Panel metal roofing over carport.	1	0.00	0.00
Framing materials for the above work. (Hardisiding, Hardi soffit, 2x beams, 1x4 trim and fascia.	1	5,050.00	5,050.00
Electrical labor and material to relocate wiring in order to install the new siding.	1	2,025.00	2,025.00
Galvalume R Panel roofing and flashing material.	1	405.00	405.00
Paint labor and material to paint the exterior of the home.	1	1,755.00	1,755.00
Exterior cleaning and landfill cost once the work has been completed.	1	1,632.15	1,632.15
Portable restroom	1	101.25	101.25
Builder's Risk Insurance and General Liability Insurance	1	675.00	675.00
FineLine Custom Homes, Inc. will provide: General Liability Insurance Builder's Risk Insurance One Year Warranty on work performed.			
Note: Permit fees have not been determined or included in the above price. Permit fees to be paid by owners.			
		Total	



2410 West FM 150
Kyle, X 78640

512-396-7111

Estimate

Date	Estimate #
3/8/2016	41737

Name / Address

Minerva Perez-Castillo
114 South Front Street
Kyle, Texas 78640

Project

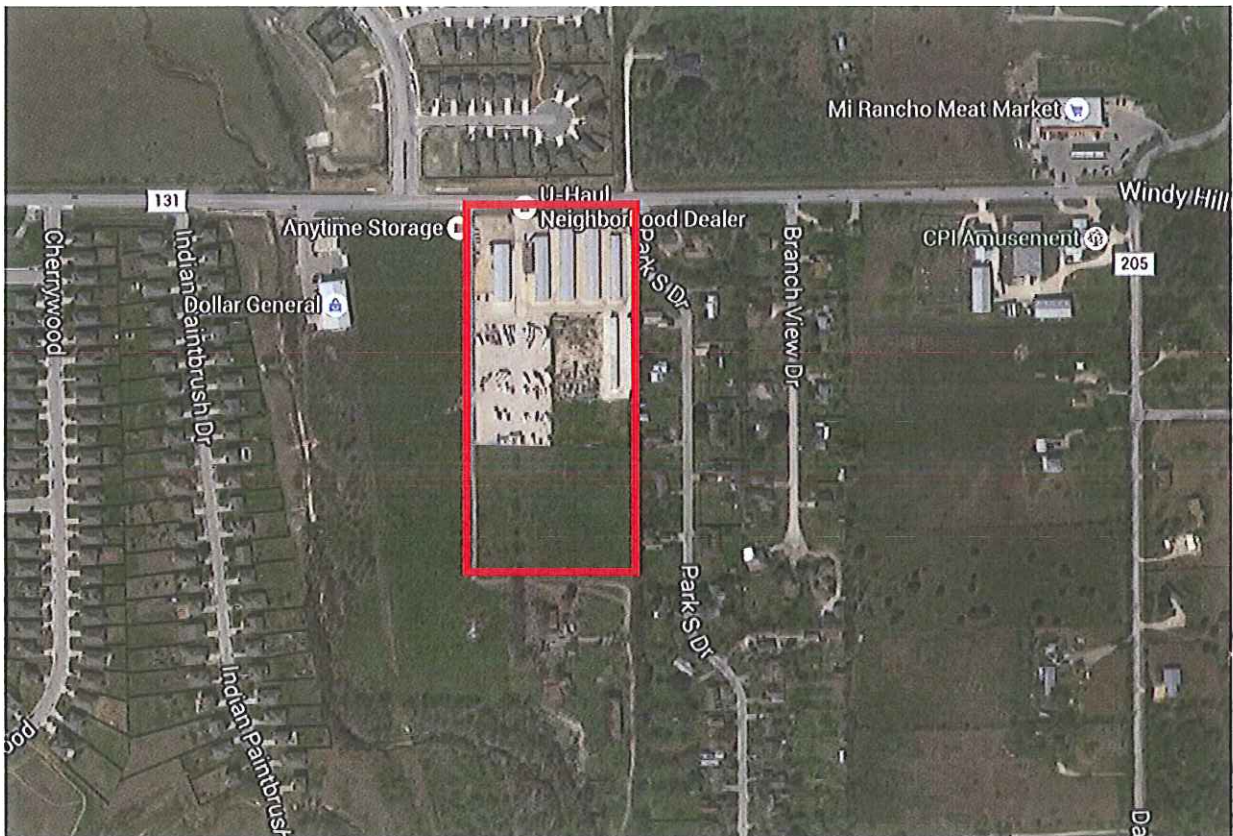
Description	Qty	Rate	Total
Unknown or unexpected and necessary additional structural, electrical, plumbing, etc., that is not noted above will be billed at cost plus 20%. \$ 1,500.00 is the budgeted/anticipated cost by our electrical contractor. We look forward to working with you. Sincerely, F. Javier Perez, Jr.			
		Total	\$19,952.69

6. ZONING - ITEM A

JACOB JISHA (Z-16-003)

Property Location	880 Windy Hill Road
Petitioner/Owner	Jacob Jisha 8081 FM 466 Suguin, Texas 78155
Request	Rezone 10.1 acres from AG (Agriculture) to W (Warehouse)

Vicinity Map



The site is located at 880 Windy Hill Road, on the southwest corner of Parks Drive and Windy Hill Road. The property, comprising 10.1 acres, is currently zoned AG (Agriculture), and is developed with six (6) single story, steel-sided, self-storage warehouse structures, primarily located on the front half (north) of the lot, as well as ample outdoor paved and gravel storage lots behind the buildings. The adjacent lots to the north (Meadows at Kyle subdivision, across Windy Hill Road) are zoned R-1-A (single family attached); the lot to the south and west are zoned A (Agriculture). The properties to the east are located out of the city's corporate limits, but still in the Kyle extraterritorial jurisdiction.

Rezoning Request

This lot was developed as a self-storage facility beginning in 2011. In 2013, the city of Kyle annexed the property, and in so doing assigned the new land the 'A' zoning designation, in accordance with established zoning code. Newly annexed properties are permitted to operate at their existing land use standard as non-conformities once incorporated into the city limits. But the operator of the property, Mr. Jisha, today seeks permission to expand the self-storage activities into a greater area of his lot. Because non-conforming land uses may not be expanded, the property needs to be assigned a zoning designation that would permit the self-storage use by right. The least permissive zoning category available in Kyle for this use is 'W', Warehouse. Therefore, the applicant seeks to rezone the subject property to 'W' (Warehouse), a commercial zoning category crafted "to provide assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons and property outside the boundaries of the property". Warehouse zoning is more consistent with the use, architecture, and operation(s) of the property, and is being requested as inaugural zoning to rectify the disparity between the current non-conforming status and the property's existence in the city limits.

Conditions of the Zoning Ordinance

§53-1205 – Amendments

...

(d) Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e) Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...

Comprehensive Plan Text

The subject site is located in the 'New Town Community' character area. In 'New Town Community', it is recommended that the allowable zoning districts be limited by right to R-1-1, R-1-2, R-1-C, R-1-T, R-2, R-3-2, R-3-3, CC and NC, and conditionally to A, C/M, E, HS, R-1-A, R-3-1, R/S, RV, T/U, UE and W.

New Town "Character": "Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New

Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses."

New Town "Intent": "The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed in autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes, and nodes. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. This District should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate."

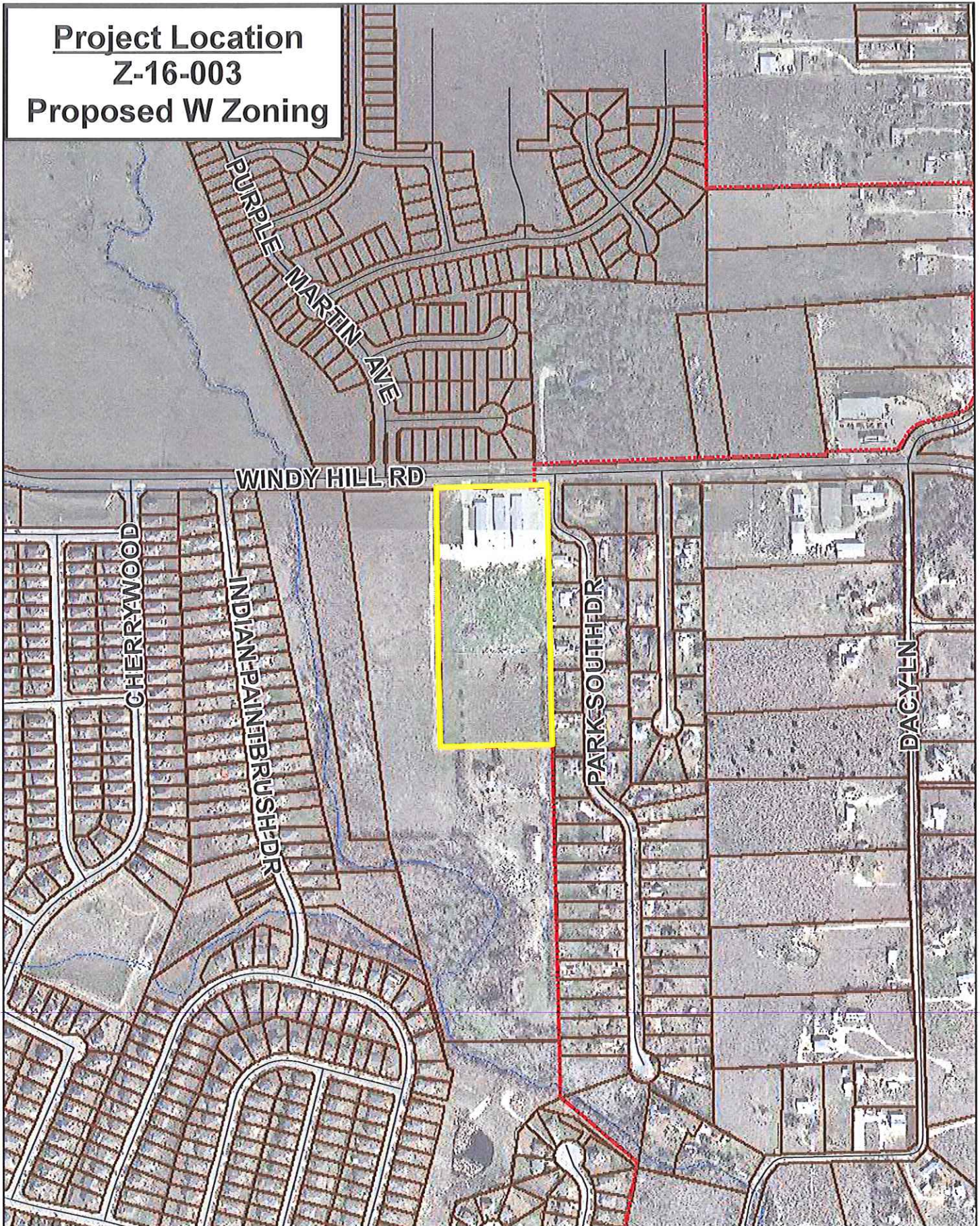
Recommendation

In this case, a Warehouse designation is appropriate for this parcel, on the condition that the existing use that has been in place for a number of years already. The applicant seeks to rectify the discrepancy between the pre-existing land use and the institution of the city boundary after the fact. This request should be considered favorably.

Attachments

- Application
- Letter of intent
- Zoning map of the subject vicinity

Project Location
Z-16-003
Proposed W Zoning



0 250 500 1,000
Feet

Property Boundary

Parcel Lines

APPLICATION & CHECKLIST – ZONING CHANGE

Zoning: **JACOB JISHA**

(Name of Owner)

3/9/16
(Submittal Date)

INSTRUCTIONS:

- Fill out the following application and checklist completely prior to submission.
- Place a check mark on each line when you have complied with that item.
- Use the most current application from the City's website at www.cityofkyle.com or at City Hall. City ordinances can be obtained from the City of Kyle.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

The following items are required to be submitted to the Planning Department in order for the Zoning Application to be accepted.

- ☒ 1. Completed application form with owner's original signature.
- ☒ 2. Letter explaining the reason for the request.
- ☒ 3. Application fee: \$428.06, plus \$3.62 per acre or portion thereof.

CITY OF KYLE

MAR 09 2016

PLANNING DEPARTMENT

Newspaper Publication Fee: \$190.21

Total Fee: **\$654.47**

- ☒ 4. A map or plat showing the area being proposed for rezoning.
- ☒ 5. A clear and legible copy of field notes (metes and bounds) describing the tract (when not a subdivided lot).
- ☒ 6. Certified Tax certificates: County _____ School _____ City _____
- ☒ 7. Copy of Deed showing current ownership.

*** A submittal meeting is required. Please contact Debbie Guerra at (512) 262-3959 to schedule an appointment.

1. Zoning Request:

Current Zoning Classification: **AG**

Proposed Zoning Classification: **W**

Proposed Use of the Property:

STORAGE FACILITY

Acreage/Sq. Ft. of Zoning Change:

10.1 ACRES

2. Address and Legal Description:

Provide certified field notes describing the property being proposed for rezoning.

Provide complete information on the location of the property being proposed for rezoning.

Street Address:

880 WINDY HILL RD., KYLE, TX 78640

Subdivision Name/Lot & Block Nos.: **Legal Description: A0337 L K MILLER SURVEY, ACRES 10.00**
Neighborhood: C-KYLE-NE (C-KYLE-NE Commercial Kyle NE)

Property Recording Information: ☒ Hays County
Volume/Cabinet No. 3429

Page/Slide No. 371

3. **Ownership Information:**
Name of Property Owner(s): JACOB JISHA

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address of Owner: 8081 FM 466
SEGUIN, TX 78640

Phone Number: 830-743-2448

Fax Number: _____

Email Number: BROOKEJISHA@HOTMAIL.COM

I hereby request that my property, as described above, be considered for rezoning:

Signed: X Jacob Jisha

Date: 3-8-16

4. **Agent Information:**

If an agent is representing the owner of the property, please complete the following information:

Agent's Name: _____

Agent's Address: _____

Agent's Phone Number: _____

Agent's Fax Number: _____

Agent's Mobile Number: _____

Agent's Email Number: _____

I hereby authorize the person named above to act as my agent in processing this application before the Planning and Zoning Commission and City Council of the City of Kyle;

Owner's Signature: _____

Date: _____

*Do Not Write Below This Line
Staff Will Complete*

Tax Certificates: ☒ County ☒ School ☐ City

Certified List of Property Owners Within 200' ☒

CITY OF KYLE

All Fees Paid: ☒ Filing/Application ☐ Mail Out Costs

MAR 09 2016

Attached Map of Subject Property ☐

Accepted for Processing By: Debbie A. Givens Date: ANNING DEPARTMENT

Date of Public Notification in Newspaper: 3/23/16

Date of Public Hearing Before Planning and Zoning Commission: 4/12/16

Date of Public Hearing Before City Council: 4/19/16 & 5/3/16

To whom it may concern,

My property located at 880 Windy Hill Rd., Kyle, TX 78640

Had been in the City of Kyle ETJ when I built a Storage Facility on the property in 2011.

It was annexed at the end 2013 or beginning of 2014 and the city rezoned it Ag.

Even though the storage facility was already built at the address referenced above.

I am expanding my facility and need to have the zoning changed.

Jacob Jisha

SAN MARCOS TITLE CO.

GF # 25805smt

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: June 28, 2010

Grantor: GILBERT E. DAVILA and FLORINDA DAVILA, married persons

Grantor's Mailing Address:

P. O. Box 83
Buda, Texas 78610

Grantee: JACOB JISHA

Grantee's Mailing Address:

1509 Well Street
New Braunfels, Texas 78130

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

10 ACRES OF LAND, MORE OR LESS, OUT OF THE 32.377 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, OUT OF THE L. K. MILLER SURVEY NO. 2 IN HAYS COUNTY, TEXAS AS DESCRIBED IN WARRANTY DEED DATED JULY 31, 1995, TO GILBERT E. DAVILA AND FLORINDA DAVILA, RECORDED IN VOLUME 1165, PAGE 279, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 10 ACRES IS DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" THAT IS ATTACHED HERETO AND MADE A PART HEREOF.

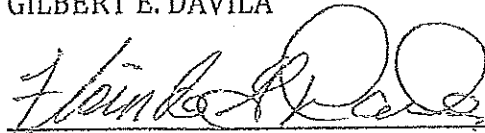
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2010, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

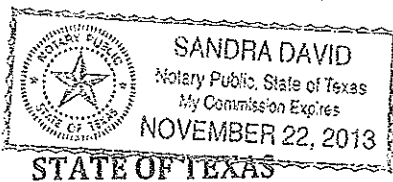

GILBERT E. DAVILA

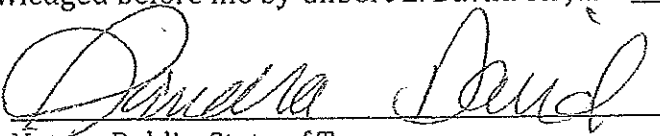

FLORINDA DAVILA

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me by Gilbert E. Davila on June 28th, 2010.

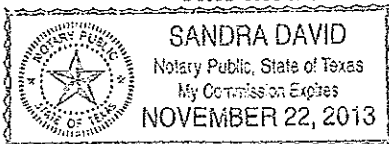


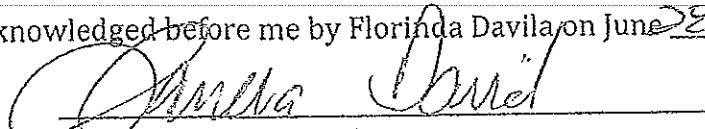

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HAYS)

This instrument was acknowledged before me by Florinda Davila on June 28, 2010.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF PATRICK ROSE, P.C.
100 E. SAN ANTONIO ST
SUITE 201-A
SAN MARCOS, TEXAS 78666
Phone/Fax: (512) 667-6608

EXHIBIT "A"

10019860 8k Vol Pa
DPR 3929 374

Lamberts & Associates Surveying, Inc.

BOUNDARY * ALTA * TOPOGRAPHIC * CONSTRUCTION
618 COMAL STREET * NEW BRAUNFELS, TX. 78130
PHONE (830) 625-0337 FAX (830) 625-0858
lambertssurveying@yahoo.com

FIELD NOTES FOR A 10.100 ACRE TRACT OF LAND

BEING a 10.100 acre tract of land out of the L.K. Miller Survey No. 2, Abstract No. 337, Hays County, Texas, and being out of that certain tract called 32.377 acres recorded in Volume 1165, Page 279, Official Public Records, Hays County, Texas; Said 10.100 acre tract of land being more particularly described by metes and bounds as follows, with all ½" rebar set having a yellow cap stamped LAMBERTS SURVEYING:

BEGINNING at a ½" rebar (no ID) found in the southerly right-of-way line of Windy Hill Road (County Road #131) for the northeast corner of this tract, the northeast corner of said 32.377 acre tract and the northwest corner of Park South Subdivision as recorded in Volume 2, Page 349-350, Plat Records, Hays County, Texas

THENCE, departing said right-of-way line, along the common line of this tract and said Park South Subdivision, being along a portion of the west right-of-way line of Park South Drive, Lot 1, Lot 3, Lot 5 and a portion of Lot 7, same being the easterly boundary line of said 32.377 acre tract, S 0°35'00" W (basis of bearings), 831.08 feet (called S 0°35' W, 830.55') to a ½" rebar found for angle;

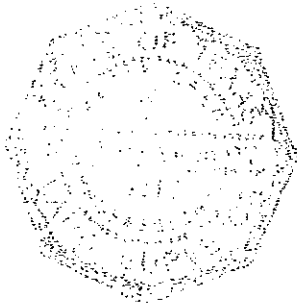
THENCE, continuing along the common line of this tract, said Park South Subdivision, being along a portion of said Lot 7 and a portion of Lot 9 and said east boundary of said 32.377 acre tract, S 0°24'36" W, a distance of 168.92 feet (called S 0°24' W) to a ½" rebar set for the southeast corner of this tract;

THENCE, departing said Park South Subdivision, into said 32.377 acre tract, N 89°35'24" W, a distance of 439.26 feet to a ½" rebar set for the southwest corner of this tract;

THENCE, N 0°24'36" E, a distance of 998.41 feet to a ½" rebar set in the aforementioned right-of-way line of Windy Hill Road for the northwest corner of this tract, from which a concrete nail found for the northwest corner of said 32.377 acre tract bears N 89°48'00" W, a distance of 355.92 feet (called N 89°44' W);

THENCE, along the common lines of this tract and said right-of-way, S 89°48'00" E, a distance of 415.53 feet (called S 89°44' E, total distance called 771.19') to a P.K. (MAG) Nail set for angle and S 89°44'00" E, a distance of 26.25 feet (called S 89°40' E, 26.24') to the POINT-of-BEGINNING and containing 10.100 acres of land.

This description is based on an on-the-ground survey performed under my supervision completed on 6-7-10. (SURVEY PLAT PREPARED)

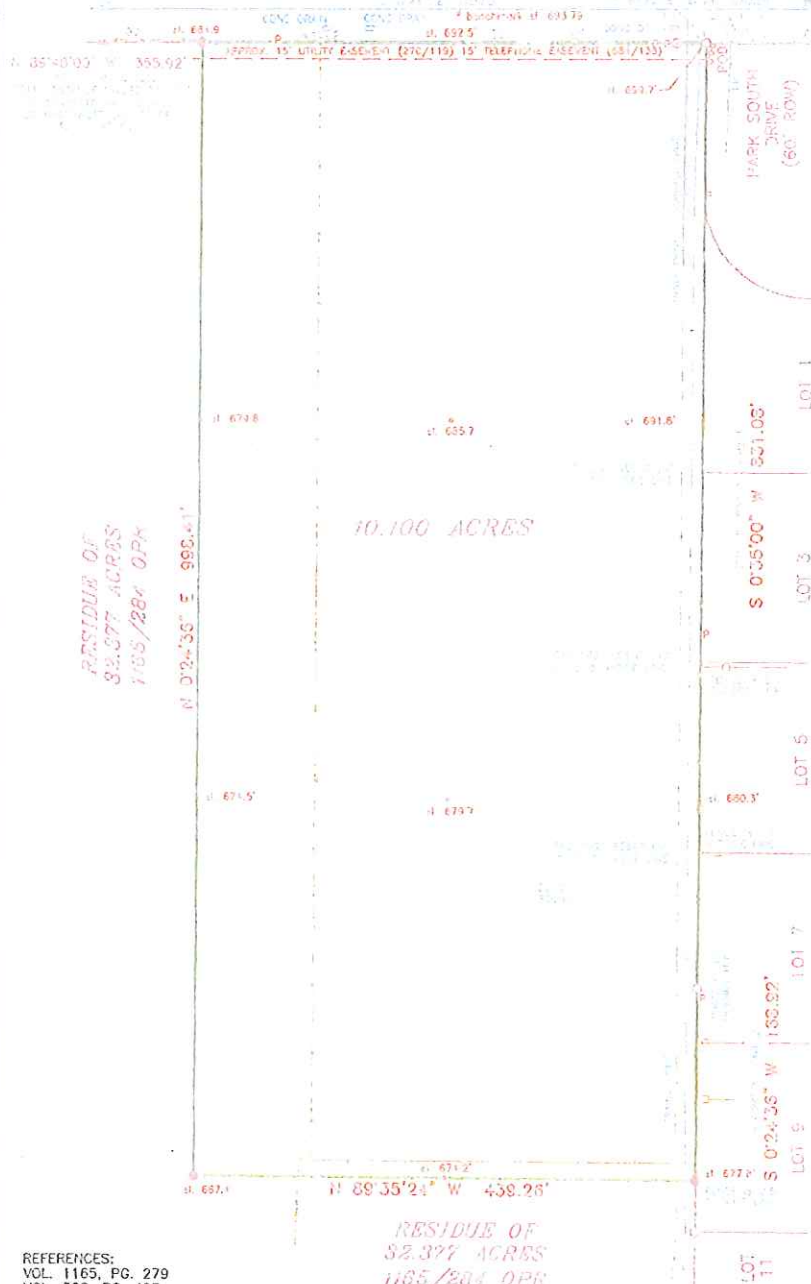


Donald Duane Hyatt
Donald Duane Hyatt
Registered Professional Land Surveyor
5215 Job # 10-0229

Scale: 1" = 100'

WINDY HILL ROAD (Co. Rd. #131)

S 89°46'00" E 415.53' S 89°44'00" E 26.25'



REFERENCES:
VOL. 1165, PG. 279
VOL. 328, PG. 495
VOL. 1165, PG. 274
VOL. 270, PG. 119 **
VOL. 297, PG. 408 **
VOL. 297, PG. 409 **
VOL. 684, PG. 138

* DOCUMENT STATES EASEMENT LOCATED ALONG NORTH PROPERTY LINE OR ALONG PIPE AS INSTALLED. EASEMENT SHOWN HEREON IS APPROXIMATE.
** DOCUMENT HAS CONFLICTING WIDTH FOR EASEMENT (15' AND 20'). STATES EASEMENT IS CENTERED ON PIPE AS INSTALLED. SURVEYOR FOUND NO EVIDENCE ON THE GROUND TO LOCATE EASEMENT.

SURVEY PLAT SHOWING A 10.100 ACRE TRACT OF LAND OUT OF THE L.H. JULEY SURVEY NO. 2, ABSTRACT NO. 337, HAYS COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN TRACT CALLED 32.377 ACRES RECORDED IN VOL. 1165 PG. 279, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (EQUIL. DESCRIPTION PREPARED)

LAMBERTS & ASSOCIATES
SURVEYING, INC.
616 COMAL STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 626-0337

© 2010 LAMBERTS & ASSOCIATES SURVEYING, INC.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO. SAN MARCOS TITLE OF # 025505517 DATED: 05-03-10 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

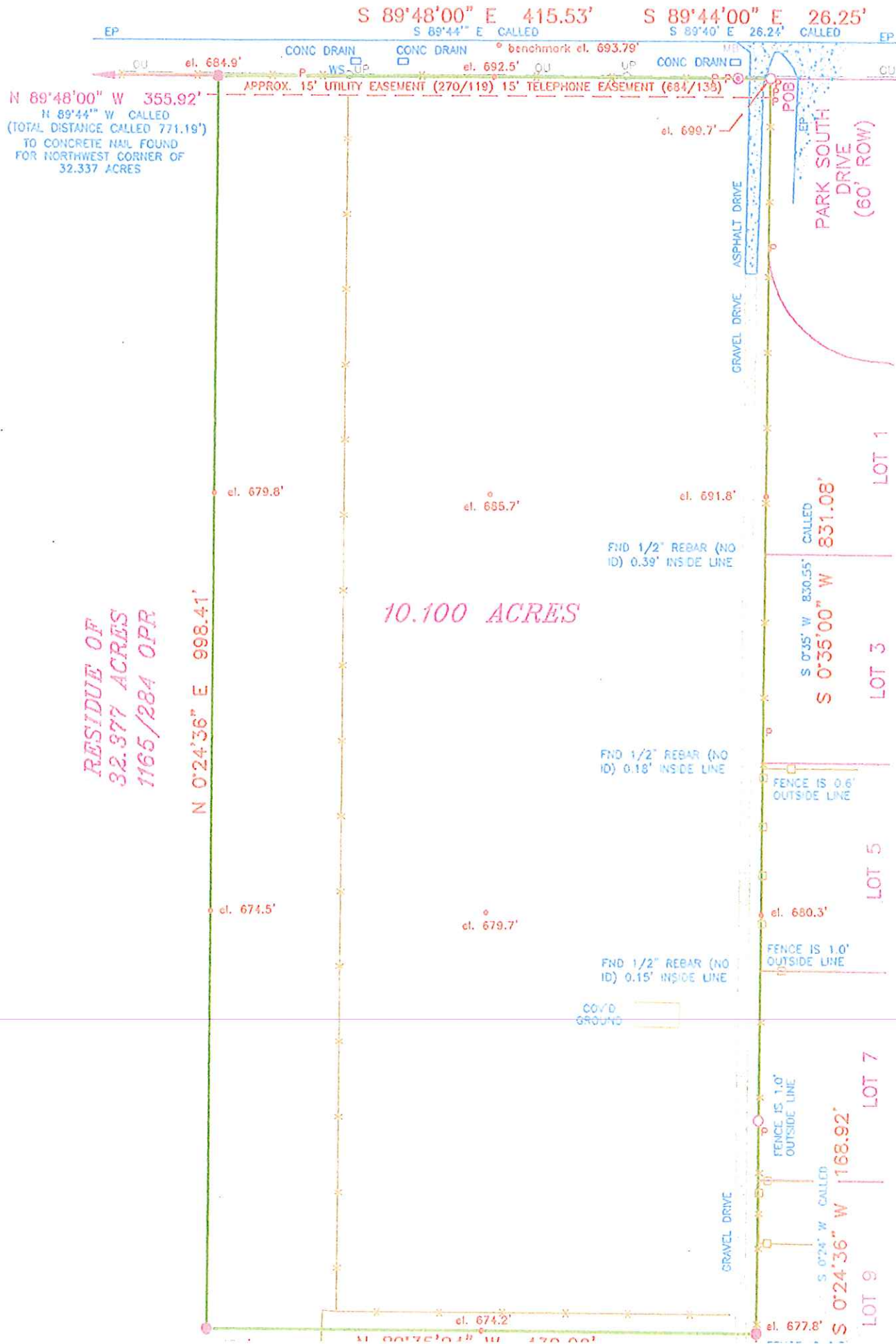
REFERENCE BEARING:
OBTAINED FROM RECORDED DESCRIPTION OF SUBJECT TRACT

ADDRESS: WINDY HILL ROAD

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

Donald Eugene Hyatt
DONALD EUGENE HYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
5215
TEXAS REGISTRATION NO.
SURVEY NOT VALID UNLESS ORIGINAL SIGNATURE IS IN RED INK
JOB # 10-0229
DATE: 05-07-10 ELEVATION IS ADDED 05-25-10





Issue Date : 3/8/2016

TAX CERTIFICATE

Luanne Caraway Tax Assessor-Collector, Hays County
712 S. Stagecoach Trail
San Marcos, TX 78666
Ph: 512-393-5545 Fax: 512-393-5517

This certificate includes tax years up to 2015

Entities to which this certificate applies:

SHA - Hays Consolidated ISD
WPC - Plum Creek Groundwater District
FHA - Hays Co ESD #5
ACCD - AUSTIN COMMUNITY COLLEGE DISTRICT

PCC - Plum Creek Conservation District
RSP - Special Road Dist
GHA - Hays County
CKY - City Of Kyle

Property Information

Property ID : 10-0337-0004-00001-2
Quick-Ref ID : R133055

Value Information

880 WINDY HILL RD KYLE, TX 78640	Land HS :	\$0.00
	Land NHS :	\$273,000.00
	Imp HS :	\$0.00
	Imp NHS :	\$712,770.00
A0337 L K MILLER SURVEY, ACRES 10.00	Ag Mkt :	\$0.00
	Ag Use :	\$0.00
	Tim Mkt :	\$0.00
	Tim Use :	\$0.00
	HS Cap Adj :	\$0.00
	Assessed :	\$985,770.00

Owner Information

Owner ID : O0205953

JISHA JACOB
8081 FM 466
SEGUIN, TX 78155-7520

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
PCC	2015	221.80	0.00	0.00	0.00	0.00
SHA	2015	15,158.19	0.00	0.00	0.00	0.00
RSP	2015	431.77	0.00	0.00	0.00	0.00
WPC	2015	211.94	0.00	0.00	0.00	0.00
GHA	2015	4,171.78	0.00	0.00	0.00	0.00
FHA	2015	985.77	0.00	0.00	0.00	0.00
CKY	2015	5,764.79	0.00	0.00	0.00	0.00
ACCD	2015	990.70	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2016 : \$0.00

Total due on all bills 3/31/2016 : \$0.00

2015 taxes paid for entity PCC \$221.80

2015 taxes paid for entity SHA \$15,158.19

2015 taxes paid for entity RSP \$431.77

2015 taxes paid for entity WPC \$211.94

2015 taxes paid for entity GHA \$4,171.78

2015 taxes paid for entity FHA \$985.77

2015 taxes paid for entity CKY \$5,764.79


2015 taxes paid for entity ACCD \$990.70

2015 Total Taxes Paid : \$27,936.74

Date of Last Payment : 12/11/15

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

 Signature of Authorized Officer of the Tax Office	Date of Issue :	03/08/2016
	Requestor :	JISHA JACOB
	Receipt :	KY-2016-31573
	Fee Paid :	\$10.00
	Payer :	ANYTIME STORAGE



7. APPOINTMENTS - ITEM A

BRADLEY GROWT
JOHN ATKINS



Planning and Zoning Commission Application

Thank you for your interest in serving on the City of Kyle Planning and Zoning Commission. The Planning and Zoning Commission, in appropriate cases and subject to appropriate conditions and safeguards, makes special exceptions to the terms of the zoning ordinance that are consistent with the general purpose and intent of the ordinance. This form provides city staff with basic information about applicants who will be considered for appointment by the Mayor and confirmed by the City Council.

(Please print or type)

Candidate Name Bradley Growt

Physical Address 4456 Mather Dr

City Kyle State TX Zip 78640

Mailing Address (if different from above) _____

City _____ State _____ Zip _____

Phone number 512-657-7934

Email texbobcat@gmail.com

Current position/employer: IT Manager - Applications - PEC

Are you a registered voter in the City of Kyle? Yes

Are you related to an elected official or employee of the City of Kyle? No

Professional Qualification(s) and/or Work Experience.

MBA Texas State Univeristy

Past experience Kyle Mobility Committee 35 million dollar bond package

Charter Review Committee Kyle 2015

15 Years of professional business experience at both the corporate and local level.

Please list any prior experience(s) serving as a Planning and Zoning Commissioner:

No prior experience on P&Z other than master plan review and work with Kyle city council.

What other volunteer commitment(s) do you currently have?

Working on establishing a non profit / exploratory stage at this point

Why are you interested in serving as a Planning and Zoning Commissioner?

I view it as a way to serve the community as I have done before.

Please share any other information you feel important for consideration of your application to serve as a Planning and Zoning Commissioner.

My work with the two preivous committees in the city of Kyle has helped me prepare for work on this committee and I hope to help shape Kyle's future through my work.

RECEIVED
FEB 23 2016



Planning and Zoning Commission
Application

CITY OF KYLE

MAR 01 2016

Thank you for your interest in serving on the City of Kyle Planning and Zoning Commission. The Planning and Zoning Commission, in appropriate cases and subject to appropriate conditions and safeguards, makes special exceptions to the terms of the zoning ordinance that are consistent with the general purpose and intent of the ordinance. This form provides city staff with basic information about applicants who will be considered for appointment by the Mayor and confirmed by the City Council.

(Please print or type)

Candidate Name John Atkins

Physical Address 151 stephen court

City kyle State tx Zip 78640

Mailing Address (if different from above) _____

City _____ State _____ Zip _____

Phone number 512 921 9298

Email emjay151@austin.rr.com

Current position/employer: n/a

Are you a registered voter in the City of Kyle? yes

Are you related to an elected official or employee of the City of Kyle? no

Professional Qualification(s) and/or Work Experience,
graduate of the kyle leadership academy

Please list any prior experience(s) serving as a Planning and Zoning
Commissioner:

member of P Z commission 2004 .2010 vice chair

What other volunteer commitment(s) do you currently have?

member kcpaaa

member hcspaaa

B.O.D hays county crime stoppers

Why are you interested in serving as a Planning and Zoning Commissioner?

like to get back into serving the city appointed board of commision

Please share any other information you feel important for consideration of your
application to serve as a Planning and Zoning Commissioner.

past member of these commision/boards /committees

P %Z vice chair

parks chair

mobility chair

Board of adjustments chair