Planning & Zoning Commission Regular Meeting Agenda
Tuesday, April 23, 2024 6:30 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

I. Call Meeting to Order and Roll Call

II. Approval of Minutes

1. Approval of the Planning and Zoning March 26, 2024 Regular Meeting Minutes.
   Exhibit 1 - March 26, 2024 Draft Regular Meeting

III. Citizen Comment Period with Planning & Zoning Commission

Citizen Comment Period. The Planning and Zoning Commission welcomes comments from Citizens early in the agenda of regular meetings. Speakers are provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

IV. Consent Agenda

1. Consider approval and make a recommendation to City Council of a final plat for Plum Creek Phase 2, Section 4B (SUB-23-0328) located at 836 Rikardson.
   (Item Presenter: Jason Lutz, Planning Manager)
   Exhibit 1 - Staff Memo
   Exhibit 2 - Presentation
   Exhibit 3 - Final Plat
   Exhibit 4 - Summary Letter
   Exhibit 5 - Landowner Authorization Form
   Exhibit 6 - Deed
   Exhibit 7 - Franchise Tax Account Status

2. Consider approval and make a recommendation to City Council regarding a site plan for the La Verde parking lot located at the northeast corner of Burnham and Doherty.
   (Item Presenter: Will Atkinson, Director of Planning)
   Exhibit 1 - Staff Memo
   Exhibit 2 - Presentation
   Exhibit 3 - Site Plan
   Exhibit 4 - Landscape Plan
   Exhibit 5 - Deed

V. Consider and Possible Action

1. Consider approval of a conditional use permit relating to the façade improvements located at 340 E. RR 150. (150 Business Park - CUP-24-0106)
   (Item Presenter: Will Atkinson, Director of Planning)
   Exhibit 1 - Staff Memo
   Exhibit 2 - Presentation

Exhibit 3 - Summary Letter
Exhibit 4 - Color Rendering_Elevations
Exhibit 5 - Site Plan
Exhibit 6 - Landscape Plan
Exhibit 7 - Landowner Authorization Form
Exhibit 8 - Deed
Exhibit 9 - Franchise Tax Account Status

2. Consider approval of a conditional use permit to construct a 6,587 square feet bank building located at 18760 IH-35. (Security Service Federal Credit Union - CUP-24-0102)
(Item Presenter: Kaela Sharp, Senior Planner)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Summary Request Letter
Exhibit 4 - Renderings, Site Plan and Landscape Plan
Exhibit 5 - Landowner Authorization Form
Exhibit 6 - Deed

VI. Adjourn

One or more members of the board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.
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 19th day of April, 2024, prior to 12:00 p.m.

At any time during the Planning and Zoning Commission meeting, the Planning and Zoning Commission may elect to go into an Executive Session to discuss any item on the agenda for which state law authorizes an Executive Session to be held. If the Planning and Zoning Commission elects to go into an Executive Session regarding an agenda item, the presiding officer will first announce the section of the law authorizing a closed meeting. The description of an item in Executive Sessions constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and the legal opinion of the City Attorney that said item may be discussed in a closed meeting.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Kyle City Hall is wheelchair accessible. Individuals who require auxiliary aids, interpretive services, and/or other services for this meeting should submit a request at https://www.cityofkyle.com/contact or call (512) 262-1010, 48 hours in advance of the meeting.

REGULAR CALLED MEETING OF THE
PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of the City of Kyle, Texas met in a regular called meeting on March 26, 2024, at 6:30 P.M. with the following people present:

Vice-Chair Steve DeLory
Commissioner Mario Mata, Jr.
Commissioner Tracy Scheel
Commissioner Daniel Serrato
Commissioner Neil Stegall
Commissioner Brandon James
Jason Lutz, Planning Manager
Kaela Sharp, Senior Planner
Debbie A. Guerra, Project Development Coordinator
Aimee Alcorn-Reed, City of Kyle, City Attorney
Grant Bowling, Film & Audio Production Manager
Jeffery Banks, IT

Peter Breninger

CALL MEETING TO ORDER

Vice-Chair DeLory called the meeting to order at 6:30 P.M.

ROLL CALL OF COMMISSION

Vice-Chair DeLory called for a roll call. Madam Chair Oncken was absent from the meeting.

MINUTES

APPROVAL OF MINUTES FOR JANUARY 23, 2023. (REGULAR MEETING)

Commissioner Mata moved to approve the minutes for March 12, 2024. Commissioner Serrato seconds the motion. All votes aye. Motion carried.

CITIZENS COMMENTS

Vice-Chair DeLory opened the citizens comment period at 6:31 P.M. and called for comments on items not on the agenda or posted for public hearing. There were no comments. Vice-Chair DeLory closed the citizens comment period at 6:31 P.M.

CONSIDER AND POSSIBLE ACTION

CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 32,529 SQUARE FOOT EXPANSION AND RECONFIGURATION OF THE CURB SIDE PICK-UP AREA LOCATED AT 5401 S. 1626. (HEB PLUS – CUP-23-0098)

Commissioner Stegall moved to approve the request directed staff continue to work with the applicant regarding the landscape and site plan. Commissioner Mata seconds the motion. All votes aye. Motion carried.

REPORTS AND PRESENATIONS

OPEN MEETINGS ACT TRAINING

Aimee Alcorn-Reed, City of Kyle, City Attorney conducted a refresher training course of the Open Meetings Act.

ADJOURN

With no further business to discuss, Vice-Chair DeLory adjourned the meeting at 6:55 P.M.

_____ _____

Prepared by: Debbie A. Guerra Vice-Chair Steve DeLory

Department Memo

Planning & Zoning Commission Regular Meeting

DEPARTMENT: Community Development

FROM: Jason Lutz – Planning Manager

MEETING: April 23, 2024

SUBJECT:

Consider approval and make a recommendation to City Council of a final plat for Plum Creek Phase 2, Section 4B (SUB-23-0328) located at 836 Rikardson.

SUMMARY:

Purpose:

a. This final plat is to establish the Plum Creek Phase 2 Section 4B subdivision. The proposed project totals 23.36 ac tract and 132 lots.
    - 123 single family lots
    - 3 detention/open space lots
    - 6 open space lots
b. Ordinance 311, which regulates development in the Plum Creek Subdivision requires that all final plats be approved by City Council after a recommendation from the Planning & Zoning Commission.

Zoning: The 23.36 ac tract is zoned PC-R2 (Plum Creek – Residential 2).

Utilities/Easements:

a. The project is served by Kyle water and sewer.
b. All residential lots have provided a 10' public utility easement adjacent to all rights-of-way.
c. All easements, Alleys, sidewalks, detention and open space shall be maintained by the HOA. All water, street, and sewer infrastructure shall be maintained by the City of Kyle.

Rights-of-Way

The plat will dedicate four new public streets (Stark, Parsons, Annette, and Busby) for access to the homes. Each street will be a 50' rights-of-way.

OPTIONS:

1. Approve the replat as requested.

RECOMMENDATION:

Staff recommends approval of the proposed Final Plat as the plat meets all Local and State regulations and must be approved according to the Texas Local Government Code.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Jason Lutz
Title: Planning Manager
Jlutz@cityofkyle.com
Cell: (512) 644-5432

Planning & Zoning Meeting

Consider approval and make a recommendation to City Council of a final plat for Plum Creek Phase 2, Section 4B (SUB-23-0328) located at 836 Rikardson.

Community Development

Summary

- This final plat is to establish the Plum Creek Phase 2 Section 4B subdivision.
- Ordinance 311, which regulates development in the Plum Creek Subdivision requires that all final plats be approved by City Council after a recommendation from the Planning & Zoning Commission.
- The 23.36 ac tract is zoned PC-R2 (Plum Creek – Residential 2).
- The project proposes a total of 132 lots (123 single family lots, 3 detention/open space lots, and 6 open space lots.

Summary

SUB-23-0328 - Final Plat
Page # 2

Summary

- Water
  - ➢The property is currently served by City of Kyle.
- Sewer
  - ➢The property is currently served by City of Kyle.
- Easements
  - ➢All residential lots have a 10’ public utility easement adjacent to all rights-of-way.
  - ➢All easements, alleys, sidewalks, detention and open space shall be maintained by the HOA.

Summary

- Rights-of-Way
- The plat will dedicate four new public streets (Stark, Parsons, Annette, and Busby) for access to the homes.
- Each street will be a 50’ rights-of-way.

Options

- Option 1: Approve the plat as presented.
- Option 2: Deny the plat.

Staff Recommendation

- Staff recommends approval of the proposed Final Plat (Option 1), as the plat meets all Local and State regulations and must be approved according to the Texas Local Government Code.

FINAL PLAT PLUM CREEK PHASE 2, SECTION 4B

23.36 ACRES OF LAND OUT OF THE M.M. McCARVER LEAGUE NO. 4,
ABSTRACT NO. 10, HAYS COUNTY, TEXAS,

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 N FM 620, BLDG. B, SUITE 150
AUSTIN, TX 78717
512.249.0576
ken.blaker@lennar.com

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101

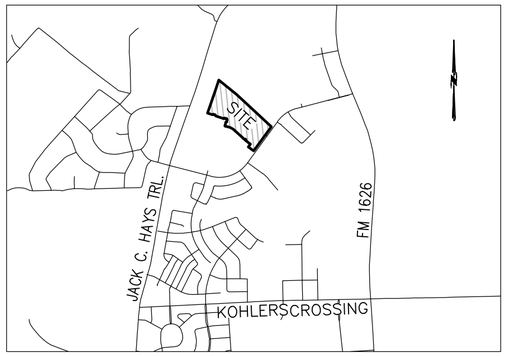
ENGINEER: SHERVIN NOOSHIN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 96807– STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
shervin.nooshin@hrgreen.com
TBPE FIRM NO. F–16384

SHEET INDEX:

SHEET 1: COVER, VICINITY MAP, STREETS TABLE, LEGEND, AND GENERAL PLAT NOTES
SHEET 2: PLAT
SHEET 3: LINE AND CURVE TABLES
SHEET 4: AREA TABLES
SHEET 5: SIGNATURE SHEET

STREET NAME:	LINEAR FEET:
ANNETTE	1,051’
PARSONS	850’
BUGBEE	755’
STARK	630’
DREYER	368’

TOTAL LINEAR FEET OF ALL NEW STREETS: 3,654’



VICINITY MAP
1”=2500’

GENERAL NOTES:

1. TOTAL ACREAGE: 23.36 ACRES
2. THE TOTAL AREA OF STREET RIGHTS–OF–WAY AND PRIVATE ALLEYS TO BE DEDICATED IN THIS SUBDIVISION IS 4.900 ACRES.
   AREA OF SMALLEST LOT: 1,122 Sq. FT.
   TOTAL NUMBER OF BLOCKS: 6
   TOTAL NUMBER OF LOTS: 132
   SINGLE FAMILY/RESIDENTIAL LOTS: 123
   DRAINAGE EASEMENT/OPEN SPACE LOTS: 3
   OPEN SPACE LOTS: 6
3. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311, PLUM CREEK SUBDIVISION ORDINANCE 308, & ORDINANCE 690.
4. ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
5. ALL ALLEYS, PEDESTRIAN RIGHTS–OF–WAY, 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 RIGHTS–OF–WAY, LOTS AND LANDSCAPE EASEMENT AREAS NEATLY CUT, FREE OF DEBRIS, AND FREE OF ALL TREE/BRUSH REGROWTH.
6. FOR ALL RESIDENTIAL LOTS, A 10’ PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
7. ALL ALLEYS ARE PRIVATE. ACCESS TO ALL PRIVATE ALLEYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSES OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
8. THE FINISHED FLOOR ELEVATION (FFE) OF ALL BUILDINGS IN THIS SUBDIVISION SHALL BE THE HIGHEST OF THE FOLLOWING CRITERIA:

   a.) EIGHT INCHES ABOVE FINAL FINISHED ADJACENT GRADE, EXCLUDING DRIVEWAYS, OR
   b.) THE MINIMUM FINISHED FLOOR ELEVATION SHOWN ON THE INDIVIDUAL LOT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, PLUM CREEK PHASE 2, SECTION 4B LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0270F DATED SEPTEMBER 2, 2005, AND, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS.

SURVEY 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 0.999902.

BENCHMARK LIST: NAVD 88 – OPUS

BM:1373_70: 1/2” IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET.
ELEVATION=774.81’

BM:1373_71: MAG NAIL SET ON NORTH SIDE OF CONCRETE APRON LOCATED ALONG THE EAST RIGHT–OF–WAY LINE OF JACK C HAYS TRAIL (R.M. 2770) AT THE INTERSECTION OF MOUNTAIN CITY DRIVE.
ELEVATION=829.30’

LEGEND

STAMP ●	1/2” IRON ROD W/PLASTIC CAP STAMPED FOUND (AS NOTED)
○	1/2” IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
TYPE II ■	TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE II CONCRETE RIGHT–OF–WAY MARKER FOUND
◕	BENCHMARK
( )	ADJOINER INFORMATION
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
D.R.H.C.TX.	DEED RECORDS OF HAYS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
O.S.	OPEN SPACE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT–OF–WAY

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FILE No: 1373

PLAT PREPARATION DATE: OCTOBER, 2023			
APPLICATION SUBMITTAL DATE:			
1	LOT REVISIONS & ALLEY COMMENT	MB	03/18/24
No:	REVISION:	BY:	DATE:

HRGreen®
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
PLUM CREEK PHASE 2, SECTION 4B,
23.36 ACRES
M.M. MCCARVER LEAGUE NO. 4,
ABSTRACT NO. 10,
HAYS COUNTY, TEXAS

FINAL PLAT PLUM CREEK PHASE 2, SECTION 4B

23.36 ACRES OF LAND OUT OF THE M.M. McCARVER LEAGUE NO. 4,
ABSTRACT NO. 10, HAYS COUNTY, TEXAS,

(51.48 AC.) TRACT 2
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
DOCUMENT NO. 16029226,
O.P.R.H.C.TX.

APPROXIMATE LOCATION OF 100' WIDE
RIGHT-OF-WAY
AND PIPELINE EASEMENT TO
LOWER COLORADO RIVER AUTHORITY
VOL. 254, PG. 254
D.R.H.C.TX.

APPROXIMATE LOCATION OF 100' WIDE
RIGHT-OF-WAY
AND PIPELINE EASEMENT TO
LOWER COLORADO RIVER AUTHORITY
VOL. 254, PG. 254
D.R.H.C.TX.

REMAINDER OF
(324.250 AC.) TRACT 1
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
DOCUMENT NO. 16029226,
O.P.R.H.C.TX.

(0.8141 OF ONE ACRE
~ 35,464 SQ. FT.)
PUBLIC UTILITY EASEMENT
THE CITY OF KYLE, TEXAS
DOCUMENT NO. 23028493
O.P.R.H.C.TX.

0' 100' 200'
GRAPHIC SCALE: 1" = 100'

PLUM CREEK PHASE 2,
SECTION 3
DOCUMENT NO. 23009271
O.P.R.H.C.TX

AMENDMENT TO EASEMENT
LOWER COLORADO RIVER AUTHORITY
DOCUMENT NO. 21048130, O.P.R.H.C.TX.
AMENDING
100' WIDE RIGHT-OF-WAY
AND PIPELINE EASEMENT TO
LOWER COLORADO RIVER AUTHORITY
VOL. 254, PG. 254, D.R.H.C.TX.

REMAINDER OF
(983.99 AC.)
TRACT 2 OF EXHIBIT "A"
DEED WITHOUT WARRANTY
MOUNTAIN PLUM, LTD.
VOL. 2297, PG. 139
O.P.R.H.C.TX.

(1.121 ACRES)
DISTRICT NATURAL GAS EASEMENT
CENTERPOINT ENERGY
DOCUMENT NO. 19018269
O.P.R.H.C.TX.

JACK C. HAYS TRAIL ~
F.M. 2770
(VARYING WIDTH R.O.W.)

PARSONS 50' R.O.W.

STARK 50' R.O.W.

BUGBEE 50' R.O.W.

ANNETTE 50' R.O.W.

DREYER 50' R.O.W.

MARLEY 50' R.O.W.

EVERETT 80.5' R.O.W.

RIKARDSON R.O.W. VARIES

20' PRIVATE ALLEY

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

BM:1373_71
ELEV.=829.30'

BM:1373_70
ELEV.=774.81

(0.6807 OF ONE ACRE
~ 29,653 SQ. FT.)
DRAINAGE EASEMENT
THE CITY OF KYLE, TEXAS
DOCUMENT NO. 23028485
O.P.R.H.C.TX.

(0.6431 OF ONE ACRE
~ 28,012 SQ. FT.)
PUBLIC UTILITY EASEMENT
THE CITY OF KYLE, TEXAS
DOCUMENT NO. 23028490
O.P.R.H.C.TX.

(1.270 ACRES
~ 55,326 SQ. FT.)
DRAINAGE EASEMENT
THE CITY OF KYLE, TEXAS
DOCUMENT NO. 23028486
O.P.R.H.C.TX.

M.M. McCARVER LEAGUE NO. 4
ABSTRACT NO. 10

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON OR AS A FINAL SURVEY DOCUMENT.

FILE No: 1373

PLAT PREPARATION DATE: OCTOBER, 2023			
APPLICATION SUBMITTAL DATE:			
1	LOT REVISIONS & ALLEY COMMENT	MB	03/18/24
No:	REVISION:	BY:	DATE:

HRGreen
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512. 872. 6696
HRGREEN. COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
PLUM CREEK PHASE 2,
SECTION 4B,
23.36 ACRES
M.M. MCCARVER LEAGUE NO. 4,
ABSTRACT NO. 10,
HAYS COUNTY, TEXAS

L:\Projects\1373-Plum Creek Phase 2\600-Survey\607-CADD\Plats\Phase 2, Section 4\1373- Plum Creek Phase 2, Section 4B.dwg
PLOT DATE: Mar 18,2024 - 2:03pm

FINAL PLAT PLUM CREEK PHASE 2, SECTION 4B

23.36 ACRES OF LAND OUT OF THE M.M. McCARVER LEAGUE NO. 4,
ABSTRACT NO. 10, HAYS COUNTY, TEXAS,

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	6,179.58' (6,179.58')	246.17' (246.28')	N 18°16'04" E (N 18°13'04" E)	246.15' (246.26')
C2	22.50'	35.34'	S 81°11'40" W	31.82'
C3	300.00'	34.26'	N 50°32'02" W	34.24'
C4	360.00'	181.76'	N 61°43'35" W	179.84'
C5	10.00'	15.71'	N 31°11'25" W	14.14'
C6	15.00'	24.44'	N 60°29'09" E	21.82'
C7	15.00'	23.02'	N 28°08'49" W	20.83'
C8	15.00'	24.28'	S 63°00'00" W	21.71'
C9	15.00'	23.56'	N 25°38'13" W	21.21'
C10	15.00'	23.56'	S 64°21'47" W	21.21'
C11	5,779.58' (5,779.58')	230.32' (230.24')	N 18°09'58" E (N 18°44'45" E)	230.31' (230.22')
C12	275.00'	31.41'	S 39°27'58" W	31.39'
C13	15.00'	23.56'	S 87°44'16" W	21.21'
C14	465.00'	28.76'	S 49°02'02" E	28.75'
C15	15.00'	22.78'	N 07°18'20" W	20.65'
C16	15.00'	24.35'	N 82°41'40" E	21.76'
C17	415.00'	25.66'	S 49°02'02" E	25.66'
C18	725.00'	295.78'	N 58°56'59" W	293.73'
C19	15.00'	23.56'	S 25°38'13" E	21.21'
C20	275.00'	105.09'	S 30°18'37" W	104.45'
C21	325.00'	29.05'	S 38°41'51" W	29.04'
C22	15.00'	22.37'	N 78°52'13" E	20.36'
C23	100.00'	14.96'	N 62°40'53" W	14.94'
C24	15.00'	16.37'	S 35°41'45" E	15.57'
C25	55.00'	190.92'	S 76°07'56" W	108.51'
C26	15.00'	16.37'	N 07°57'36" E	15.57'
C27	100.00'	34.67'	S 29°17'48" W	34.50'
C28	10.00'	15.71'	S 64°21'47" W	14.14'
C29	22.50'	35.34'	N 25°38'13" W	31.82'
C30	10.00'	15.71'	N 64°21'47" E	14.14'
C31	10.00'	15.71'	S 25°38'13" E	14.14'
C32	22.50'	35.34'	S 64°21'47" W	31.82'
C33	10.00'	15.71'	N 25°38'13" W	14.14'
C34	10.00'	15.71'	S 25°38'13" E	14.14'
C35	50.00'	89.22'	S 70°28'59" W	77.85'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C36	15.00'	21.21'	N 17°53'29" W	19.49'
C37	325.00'	18.44'	S 20°59'19" W	18.44'
C38	10.00'	15.71'	N 64°21'47" E	14.14'
C39	10.00'	15.71'	S 64°21'47" W	14.14'
C40	530.00'	216.22'	N 58°56'59" W	214.73'
C41	22.50'	32.77'	N 05°32'02" W	29.95'
C42	10.00'	15.71'	N 81°11'40" E	14.14'
C43	300.00'	34.26'	S 50°32'02" E	34.24'
C44	425.00'	199.42'	N 60°42'15" W	197.59'
C45	375.00'	9.70'	S 73°24'18" E	9.70'
C46	425.00'	9.71'	S 73°29'31" E	9.71'
C47	375.00'	175.96'	N 60°42'15" W	174.35'
C48	350.00'	39.97'	S 50°32'02" E	39.95'
C49	10.00'	15.71'	N 08°48'20" W	14.14'
C50	10.00'	15.71'	S 81°11'40" W	14.14'
C51	15.00'	23.56'	N 08°48'20" W	21.21'
C52	10.00'	15.71'	S 08°48'20" E	14.14'
C53	425.00'	48.54'	S 39°27'58" W	48.51'
C54	10.00'	15.71'	S 87°44'16" W	14.14'
C55	15.00'	23.56'	N 02°15'44" W	21.21'
C56	325.00'	37.12'	S 39°27'58" W	37.10'
C57	15.00'	23.56'	N 81°11'40" E	21.21'
C58	10.00'	15.71'	N 02°15'44" W	14.14'
C59	445.00'	32.90'	S 40°37'12" W	32.89'
C60	22.50'	37.01'	N 85°37'12" E	32.97'
C61	550.00'	224.38'	N 58°56'59" W	222.83'
C62	10.00'	15.71'	S 25°38'13" E	14.14'
C63	15.00'	23.56'	S 64°21'47" W	21.21'
C64	675.00'	275.38'	N 58°56'59" W	273.47'
C65	350.00'	19.67'	S 52°11'43" E	19.67'
C66	350.00'	20.30'	S 48°55'25" E	20.30'
C67	375.00'	1.33'	N 47°21'50" W	1.33'
C68	375.00'	43.01'	N 50°45'05" W	42.99'
C69	375.00'	85.88'	N 60°35'53" W	85.70'
C70	375.00'	45.73'	N 70°39'10" W	45.70'
C71	300.00'	10.69'	S 52°47'04" E	10.69'
C72	300.00'	23.57'	S 49°30'46" E	23.56'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C73	360.00'	21.83'	N 48°59'59" W	21.83'
C74	360.00'	32.21'	N 53°18'01" W	32.20'
C75	360.00'	62.84'	N 60°51'50" W	62.76'
C76	360.00'	60.23'	N 70°39'25" W	60.15'
C77	360.00'	4.65'	N 75°49'12" W	4.65'
C78	10.00'	0.31'	S 75°17'27" E	0.31'
C79	10.00'	15.39'	S 30°17'27" E	13.92'
C80	425.00'	42.26'	S 39°02'36" W	42.25'
C81	425.00'	6.27'	S 42°18'54" W	6.27'
C82	325.00'	4.80'	S 42°18'54" W	4.80'
C83	325.00'	32.32'	S 39°02'36" W	32.31'
C84	300.00'	29.38'	S 51°00'01" E	29.36'
C85	300.00'	4.88'	S 47°43'43" E	4.88'
C86	425.00'	7.61'	N 47°46'31" W	7.61'
C87	425.00'	43.08'	N 51°11'33" W	43.06'
C88	425.00'	43.50'	N 57°01'43" W	43.48'
C89	425.00'	45.34'	N 63°01'01" W	45.32'
C90	425.00'	45.54'	N 69°08'34" W	45.52'
C91	425.00'	14.34'	N 73°10'46" W	14.34'
C92	375.00'	5.21'	S 73°44'54" E	5.21'
C93	375.00'	4.50'	S 73°00'26" E	4.50'
C94	275.00'	7.85'	S 18°32'43" W	7.85'
C95	325.00'	9.28'	S 18°32'43" W	9.28'
C96	530.00'	42.78'	N 68°19'29" W	42.77'
C97	530.00'	55.90'	N 62°59'28" W	55.87'
C98	530.00'	53.58'	N 57°04'26" W	53.55'
C99	530.00'	52.40'	N 51°20'44" W	52.38'
C100	530.00'	11.57'	N 47°53'16" W	11.57'
C101	550.00'	31.09'	N 48°52'54" W	31.09'
C102	550.00'	33.65'	N 52°15'15" W	33.65'
C103	550.00'	33.64'	N 55°45'33" W	33.64'
C104	550.00'	33.65'	N 59°15'52" W	33.65'
C105	550.00'	33.79'	N 62°46'38" W	33.78'
C106	550.00'	33.66'	N 66°17'26" W	33.66'
C107	550.00'	24.89'	N 69°20'26" W	24.89'
C108	675.00'	35.28'	N 69°08'22" W	35.28'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C109	675.00'	39.50'	N 65°57'57" W	39.49'
C110	675.00'	39.63'	N 62°36'27" W	39.63'
C111	675.00'	39.47'	N 59°15'02" W	39.46'
C112	675.00'	39.46'	N 55°54'02" W	39.45'
C113	675.00'	39.48'	N 52°33'01" W	39.47'
C114	675.00'	39.96'	N 49°10'44" W	39.95'
C115	675.00'	2.60'	N 47°22'22" W	2.60'
C116	725.00'	10.21'	N 47°39'57" W	10.21'
C117	725.00'	49.99'	N 50°02'41" W	49.98'
C118	725.00'	50.11'	N 54°00'00" W	50.10'
C119	725.00'	49.95'	N 57°57'14" W	49.94'
C120	725.00'	49.84'	N 61°53'48" W	49.83'
C121	725.00'	49.84'	N 65°50'07" W	49.83'
C122	725.00'	35.84'	N 69°13'15" W	35.84'
C123	275.00'	64.41'	S 26°04'22" W	64.26'
C124	275.00'	40.68'	S 37°01'13" W	40.64'
C125	50.00'	72.67'	S 60°59'56" W	66.44'
C126	50.00'	16.55'	N 67°52'52" W	16.48'
C127	6,281.36'	245.40'	N 18°16'31" E	245.38'
C128	6,281.36'	3.84'	N 17°10'25" E	3.84'
C129	6,281.36'	85.11'	N 17°34'45" E	85.11'
C130	6,281.36'	50.01'	N 18°11'44" E	50.01'
C131	6,281.36'	50.00'	N 18°39'06" E	50.00'
C132	6,281.36'	50.00'	N 19°06'28" E	50.00'
C133	6,281.36'	6.43'	N 19°21'54" E	6.43'
C134	100.00'	22.37'	S 25°46'17" W	22.32'
C135	100.00'	12.31'	S 35°42'17" W	12.30'
C136	55.00'	26.45'	S 09°31'59" E	26.20'
C137	55.00'	44.80'	S 27°34'39" W	43.57'
C138	55.00'	82.32'	N 86°12'36" W	74.85'
C139	55.00'	37.35'	N 23°52'43" W	36.63'
C140	15.00'	21.95'	S 55°44'18" W	20.05'
C141	15.00'	2.49'	N 77°35'07" W	2.48'
C142	15.00'	14.45'	N 63°43'40" E	13.89'
C143	15.00'	7.93'	S 73°32'22" E	7.84'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 53°46'35" W	50.00'
L2	N 36°11'40" E	30.55'
L3	N 53°48'20" W	20.00'
L4	--------	----
L5	N 53°48'20" W	8.38'
L6	N 76°11'25" W	65.08'
L7	N 13°48'35" E	78.23'
L8	N 15°51'27" E	50.01'
L9	N 72°23'26" W	3.58'
L10	N 16°13'48" E	3.90'
L11	N 17°10'56" E	5.23'
L12	N 72°16'21" W	50.00'
L13	S 17°10'56" W	6.19'
L14	N 19°21'47" E	5.29'
L15	N 70°38'13" W	50.00'
L16	S 19°21'47" W	5.29'
L17	S 42°44'16" W	27.97'
L18	N 47°15'44" W	18.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N 50°48'20" W	72.75'
L20	S 08°48'20" E	14.14'
L21	S 50°48'20" E	68.56'
L22	S 70°38'13" E	118.89'
L23	S 41°15'28" W	59.58'
L24	N 41°15'28" E	58.25'
L25	N 70°38'13" W	72.50'
L26	N 70°38'13" W	72.50'
L27	S 19°21'47" W	58.05'
L28	N 19°21'47" E	38.67'
L29	S 19°21'47" W	65.46'
L30	N 36°11'40" E	62.17'
L31	S 53°48'20" E	46.27'
L32	S 74°08'47" E	84.94'
L33	N 74°08'47" W	84.94'
L34	N 53°48'20" W	46.27'
L35	N 36°11'40" E	71.40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L36	S 36°11'40" W	71.40'
L37	N 53°48'20" W	75.00'
L38	N 36°11'40" E	96.95'
L39	N 53°48'20" W	75.00'
L40	N 36°11'40" E	108.73'
L41	N 42°44'16" E	32.97'
L42	S 47°15'44" E	75.00'
L43	S 42°44'16" W	27.97'
L44	S 36°11'40" W	103.73'
L45	N 42°44'16" E	32.97'
L46	S 19°21'47" W	75.00'
L47	N 70°38'13" W	118.89'
L48	N 28°02'31" E	50.10'
L49	N 19°21'47" E	50.00'
L50	N 36°11'40" E	50.00'
L51	N 47°15'44" W	50.00'
L52	S 47°15'44" E	81.03'

LINE TABLE		
LINE #	BEARING	DISTANCE
L53	N 53°48'20" W	20.00'
L54	N 47°15'44" W	20.00'
L55	N 19°21'47" E	20.00'
L56	N 19°21'47" E	20.00'
L57	N 19°21'47" E	20.00'
L58	S 30°12'25" E	53.41'
L59	S 36°11'40" W	103.97'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FILE No: 1373

PLAT PREPARATION DATE: OCTOBER, 2023
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:
1	LOT REVISIONS & ALLEY COMMENT	MB	03/18/24

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DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
PLUM CREEK PHASE 2, SECTION 4B,
23.36 ACRES
M.M. MCCARVER LEAGUE NO. 4,
ABSTRACT NO. 10,
HAYS COUNTY, TEXAS

L:\Projects\1373-Plum Creek Phase 2\600-Survey\607-CADD\Plats\Phase 2, Section 4\1373- Plum Creek Phase 2, Section 4B.dwg
Plotted: May 15, 2024 - 2:46pm

FINAL PLAT PLUM CREEK
PHASE 2, SECTION 4B

23.36 ACRES OF LAND OUT OF THE M.M. McCARVER LEAGUE NO. 4,
ABSTRACT NO. 10, HAYS COUNTY, TEXAS,

BLOCK F		
LOT	ACRES	SQUARE FEET
1	0.0257	1,122
2	0.0825	3,592
3	0.0815	3,548
4	0.1549	6,749
5	0.1751	7,629
6	0.0876	3,816
7	0.0812	3,538
8	0.0803	3,500
9	0.0803	3,500
10	0.0803	3,500
11	0.0803	3,500
12	0.0803	3,500
13	0.0857	3,732
14	0.0875	3,811
15	0.0961	4,188
16	0.0947	4,125
17	0.0803	3,500
18	0.0803	3,500

BLOCK G		
LOT	ACRES	SQUARE FEET
7	0.1435	6,250
8	0.1435	6,250
9	0.1435	6,250
10	0.1435	6,250
11	0.1435	6,250
12	0.1435	6,250
13	0.1435	6,250
14	0.1584	6,901
15	0.3776	16,448

BLOCK H		
LOT	ACRES	SQUARE FEET
1	0.0565	2,459
2	0.0803	3,500
3	0.0803	3,500
4	0.0803	3,500
5	0.0832	3,624
6	0.0837	3,646
7	0.0839	3,654
8	0.0835	3,637
9	0.0835	3,637
10	0.0836	3,643
11	0.0846	3,687
12	0.0799	3,481
13	0.1010	4,398
14	0.1191	5,187
15	0.1247	5,431
16	0.1344	5,854
17	0.1128	4,914
18	0.1098	4,781
19	0.0919	4,002
20	0.0815	3,550
21	0.0815	3,550
22	0.1017	4,430
23	0.0891	3,880
24	0.0860	3,744
25	0.0803	3,500
26	0.0803	3,500
27	0.0803	3,500
28	0.0803	3,500
29	0.1156	5,037
30	0.1084	4,722
31	0.1095	4,771
32	0.1113	4,848
33	0.1161	5,055
34	0.1168	5,090
35	0.0840	3,657
36	0.0829	3,613
37	0.0847	3,688
38	0.0488	2,125

BLOCK J		
LOT	ACRES	SQUARE FEET
1	0.1069	4,655
2	0.0844	3,675
3	0.0844	3,675
4	0.0844	3,675
5	0.0844	3,675
6	0.0844	3,675
7	0.0844	3,675
8	0.0844	3,675
9	0.0844	3,675
10	0.0844	3,675
11	0.0929	4,045
12	0.1068	4,654
13	0.0934	4,068
14	0.0877	3,818
15	0.0816	3,552
16	0.0755	3,287
17	0.0887	3,865
18	0.0929	4,045
19	0.0844	3,675
20	0.0844	3,675
21	0.0844	3,675
22	0.0844	3,675
23	0.0844	3,675
24	0.0844	3,675
25	0.0844	3,675
26	0.0844	3,675
27	0.0844	3,675
28	0.1071	4,664

BLOCK K		
LOT	ACRES	SQUARE FEET
1	0.3227	14,055
2	0.1573	6,854
3	0.1321	5,752
4	0.1321	5,753
5	0.1321	5,753
6	0.1321	5,753
7	0.1321	5,754
8	0.1321	5,754
9	0.1321	5,755
10	0.1322	5,759
11	0.1331	5,798
12	0.1344	5,852
13	0.1619	7,051
14	0.1756	7,648
15	0.0765	3,332
16	1.0917	47,556

BLOCK L		
LOT	ACRES	SQUARE FEET
1	2.5103	109,348
2	0.1970	8,581
3	0.1377	6,000
4	0.1377	6,000
5	0.1642	7,152
6	0.2436	10,609
7	0.2200	9,585
8	0.1945	8,472
9	0.1763	7,680
10	0.1644	7,163
11	0.1574	6,856
12	0.2090	9,105
13	0.1737	7,566
14	0.1435	6,250
15	0.1435	6,250
16	0.1435	6,250
17	0.1435	6,250
18	0.1435	6,250
19	0.1435	6,250
20	0.1435	6,250
21	0.1549	6,747
22	0.1313	5,719
23	0.0648	2,824

BLOCK F	
ACRES	SQUARE FEET
1.615	70,353

BLOCK G	
ACRES	SQUARE FEET
1.540	67,098

BLOCK H	
ACRES	SQUARE FEET
3.496	152,290

BLOCK J	
ACRES	SQUARE FEET
2.452	106,800

BLOCK K	
ACRES	SQUARE FEET
3.310	144,179

BLOCK L	
ACRES	SQUARE FEET
6.041	263,155

R.O.W. & ALLEY	
ACRES	SQUARE FEET
4.900	213,457

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FILE No: 1373

SHEET 4 OF 5

PLAT PREPARATION DATE: OCTOBER, 2023
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:
1	LOT REVISIONS & ALLEY COMMENT	MB	03/18/24

HRGreen
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
PLUM CREEK PHASE 2,
SECTION 4B,
23.36 ACRES
M.M. MCCARVER LEAGUE NO. 4,
ABSTRACT NO. 10,
HAYS COUNTY, TEXAS

FINAL PLAT PLUM CREEK PHASE 2, SECTION 4B

23.36 ACRES OF LAND OUT OF THE M.M. McCARVER LEAGUE NO. 4,
ABSTRACT NO. 10, HAYS COUNTY, TEXAS,

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HAYS §

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ACTING BY AND THROUGH ITS GENERAL PARTNER, U.S. HOME CORPORATION, THE SOLE OWNER OF 23.36 ACRES IN THE M. M. McCARVER LEAGUE NO. 4, ABSTRACT NO. 10, HAYS COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 324.250 ACRE TRACT DESIGNATED AS TRACT 1, DESCRIBED IN DOCUMENT NO. 2016029226, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND DOES HEREBY SUBDIVIDE 23.36 ACRES OUT OF SAID 324.250 ACRE TRACT AS SHOWN HEREON, DOES HEREBY CONSENT TO ALL PLAT NOTES AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF KYLE, TEXAS, THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF KYLE MAY DEEM APPROPRIATE.

PLUM CREEK PHASE 2, SECTION 4B

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20_____.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

NAME: _____

TITLE: _____

ADDRESS: _____

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING DOCUMENT OF AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____, 20___, A.D.

_____

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:

I, SHERVIN NOOSHIN, 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.

_____
SHERVIN NOOSHIN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 96807- STATE OF TEXAS
shervin.nooshin@hrgreen.com
HR GREEN DEVELOPMENT TX, LLC.
FIRM# F-16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

SURVEYOR'S CERTIFICATION:

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

_____
ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
ernesto.navarrete@hrgreen.com
HR GREEN DEVELOPMENT TX, LLC.
FIRM# 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512) 872-6696

REVIEWED BY:

DATED THIS _____ DAY OF _____, 20___.

_____
LEON BARBA
CITY ENGINEER
CITY OF KYLE

REVIEWED BY:

DATED THIS _____ DAY OF _____, 20___.

_____
HARPER WILDER
DIRECTOR OF PUBLIC WORKS
CITY OF KYLE

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 2, SECTION 4B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 20___.

THIS PLAT, PLUM CREEK PHASE 2, SECTION 4B 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 _____, 20___.

BY: _____
ATTEST:

_____
SECRETARY

HAYS COUNTY CLERK

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING DOCUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____, 20___, A.D., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS UNDER

CLERK'S FILE NUMBER _____. WITNESS MY HAND AND SEAL OF OFFICE OF HAYS

COUNTY ON THIS THE _____ DAY OF _____, 20___, A.D.

FILED FOR RECORD AT _____ O'CLOCK __.M. THIS THE _____ DAY OF _____, 20___, A.D.

_____
ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

PUBLIC UTILITY INFORMATION:
THIS SUBDIVISION IS SERVICED BY THE FOLLOWING UTILITIES:

WATER:
CITY OF KYLE
100 W. CENTER ST.
KYLE, TEXAS 78640

WASTEWATER:
CITY OF KYLE
100 W. CENTER ST.
KYLE, TEXAS 78640

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FILE No: 1373

PLAT PREPARATION DATE: OCTOBER, 2023			
APPLICATION SUBMITTAL DATE:			
1	LOT REVISIONS & ALLEY COMMENT	MB	03/18/24
No:	REVISION:	BY:	DATE:

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TBPE NO: 16384
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FINAL PLAT
PLUM CREEK PHASE 2, SECTION 4B,
23.36 ACRES
M.M. MCCARVER LEAGUE NO. 4,
ABSTRACT NO. 10,
HAYS COUNTY, TEXAS

HRGreen
DEVELOPMENT TX

5508 Highway 290 West | Suite 150
Austin, Texas 78735
Main 512.872.6696 + **Fax** 713.965.0044
TBPELS Firm F-16384 / F-10194101

HRGREEN.COM

December 13, 2023

City of Kyle
Planning Department
100 W. Center Street
Kyle, Texas 78640

Re: Plum Creek Phase 2 Section 4B – Final Plat – Project Summary Letter

To Whom It May Concern,

Attached is our electronic submittal package for the proposed Plum Creek Phase 2 Section 4B Final Plat. The project proposes a total of 132 lots (123 single family lots, 3 DE/OS lots, and 6 OS lots) with the associated ROW, drainage, and utilities required to support the development. The development is part of the Plum Creek Planned Unit Development as described in Ordinance No. 311 and will comply with the provisions set forth in this ordinance.

We would like to request this project to be reviewed on the Alternative Approval Schedule.

If you should have any questions or comments, please feel free to contact me at 512-872-6696 or at shervin.nooshin@hrgreen.com.

Sincerely,

HR GREEN DEVELOPMENT TX, LLC

Shervin Nooshin, P.E.
Regional Director

LANDOWNER AUTHORIZATIONAND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION

Subdivision Name, Block, Lot, or legal description if not subdivided: A0010 MORTON M MCCARVER SURVEY, TRACT PT 1 PAR 1 (LENNAR), ACRES 212.037

# of lots (if subdivided): _____ # of acres: 23.36 of 212.037

Site APN/Property ID #(s): R146068

Location: East of Jack C Hays Trail County: Hays

Development Name: Plum Creek Phase 2 Section 4B

OWNER

Company/Applicant Name: Lennar Homes of Texas Land and Construction, Ltd.

Authorized Company Representative (if company is owner): Ken Blaker

Type of Company and State of Formation: Private Limited Company, Texas

Title of Authorized Company Representative (if company is owner): _____

Applicant Address: 13620 N FM 620, Bldg. B, Suite 150, Austin, Texas 78717

Applicant Fax: _____

Applicant Phone: 512-249-0576

Applicant/Authorized Company Representative Email: ken.blaker@lennar.com

APPLICANT REPRESENTATIVE

Check one of the following:

____. I will represent the application myself; or

__X__ I hereby designate Shervin Nooshin (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Kyle (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

Owner's Signature: _____ Date: 12/13/2023

State of Texas §

County of Williamson §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).

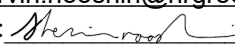
JESSICA SCHWEITZER
Notary Public, State of Texas
(Notary Seal) Comm. Expires 04-28-2027
Notary ID 134332505

SUBSCRIBED AND SWORN TO before me, this the 13th day of December, 2023

_____
Notary Public's Signature

4-28-2027
My Commission Expires

PROJECT REPRESENTATIVE

Representative Name: Shervin Nooshin
Representative Address: 5508 US Highway 290 West, Suite 150, Austin, Texas 78735
Representative Phone: 512-872-6696
Representative Email: shervin.nooshin@hrgreen.com
Representative's Signature:  Date: 12/13/2023

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After Recording, Please Return To:

John Bartram
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

15/ITC/ 1419007 -COM/GMH

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
§ KNOW ALL BY THESE PRESENTS: THAT
COUNTY OF HAYS §

PC OPERATING PARTNERS, LTD., a Texas limited partnership ("**Grantor**"), for the consideration hereinafter stated paid and secured to be paid by **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited partnership ("**Grantee**"), whose mailing address is 12401 Research Boulevard, Building One, Suite 300, Austin, Texas 78759, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to in this deed, the following described property:

(1) That certain real property in Hays County, Texas, which is described on **Exhibit A** attached hereto and incorporated herein by reference, together with all oil, gas, and other minerals in or under the surface thereof, and all executory leasing rights with respect thereto (the "**Land**");

(2) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "**Improvements**");

(3) All equipment, fixtures, and other items of any kind or nature which are attached or affixed to the Land or the Improvements (all of the foregoing being referred to

the Improvements and/or Fixtures; (d) all governmental approvals and/or permits relating to or benefiting the Land; and (e) all utility service rights, permits and/or commitments relating to or benefiting the Land (all of the foregoing being referred to herein collectively as the "**Appurtenances**").

The Land, Improvements, Fixtures and Appurtenances are collectively referred to herein as the "**Property**".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions appearing in the recorded documents and other matters listed on **Exhibit B** attached to this deed and incorporated herein by reference, to the extent, but only to the extent, that such title exceptions are presently valid and existing (it being expressly stipulated that the sole purpose of this exception is to limit the warranties in this deed and that nothing in this deed will have the effect of recognizing, validating, ratifying or re-imposing any title exception that has been released, forfeited, terminated, abandoned or otherwise removed in fact or by operation of law); and (b) all taxes and assessments by any taxing authority for the current and all subsequent years and all liens securing the payment thereof.

The consideration for this conveyance is as follows: (i) Ten Dollars ($10.00) and other good and valuable cash consideration to Grantor in hand paid by Grantee; and (ii) one certain promissory note of even date herewith in the original principal amount of $11,350,000.00 made, executed, and delivered by Grantee, payable to the order of Texas Community Bank (the "**Note**"). The Note is by reference incorporated herein as fully and completely as if the same were here set forth verbatim. A vendor's lien, together with superior title remaining in Grantor as vendor ("**Vendor's Lien**"), is retained against the Property in favor of the holder of the Note (the "**Beneficiary**") for the security of and until the full and final payment of the Note. The Vendor's Lien is hereby assigned and transferred to the Beneficiary without recourse or warranty of any kind or nature. Payment of the Note is additionally secured by a deed of trust lien on the Property created in the deed of trust (the "**Deed of Trust**") of even date herewith from Grantee to Adam Garza, Trustee, and in the event of default in the payment of the Note, or in the event of default in the performance of any of the covenants or conditions contained in the Deed of Trust which on the part of the grantor therein are to be kept and performed, then Beneficiary will have the option to mature the Note and to foreclose the Vendor's Lien herein retained or the Deed of Trust lien which secures the payment of the Note, or both of said liens, either under the power of sale contained in the Deed of Trust or by court proceedings, as Beneficiary may elect

EXECUTED AND DELIVERED the 25 day of August, 2016 (the "**Effective Date**").

(Signatures are on following pages)

GRANTOR:

PC OPERATING PARTNERS, LTD., a Texas limited partnership

By: PCOP GP, LLC, a Texas limited liability Company, General Partner

By: _____
David C. Mahn, Manager

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 25 day of August, 2016 by David C. Mahn, Manager of PCOP GP, LLC, a Texas limited liability company, as General Partner of PC OPERATING PARTNERS, LTD., a Texas limited partnership, on behalf of said limited partnership.

SHERRY SPENCE
Notary Public, State of Texas
Comm. Expires 08-01-2020
Notary ID 10596170

_____
Notary Public Signature

GRANTEE:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

By: Lennar Texas Holding Company, a Texas corporation, General Partner

By: _____
Name: Amanda Jernejcic
Title: Authorized Agent

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 26th day of August, 2016 by Amanda Jernejcic, Authorized Agent of Lennar Texas Holding Company, a Texas corporation, general partner of Lennar Homes of Texas Land and Construction, Ltd. a Texas limited partnership, on behalf of said corporation and limited partnership.

APRIL NEWMAN
Notary Public, State of Texas
My Commission Expires
May 15, 2018

April Newman
Notary Public Signature

Exhibit A

TRACT 1:
324.250 acres of land, more or less, out of the M. M. MCCARVER LEAGUE NO. 4, ABSTRACT NO. 10 situated in Hays County, Texas; being a portion of the remainder of the 329.46 acres described as Tract One, Parcel One in Warranty Deed to PC Operating Partners, Ltd., a Texas limited partnership recorded in Volume 5233, Page 155, Official Public Records, Hays County, Texas and more particularly described by metes and bounds in Exhibit 'A-1' attached hereto and made a part hereof.

TRACT 2:
51.48 acres of land, more or less, out of the M. M. MCCARVER LEAGUE NO. 4, ABSTRACT NO. 10 situated in Hays County, Texas and being the same property described as Tract One, Parcel Two in Warranty Deed to PC Operating Partners, Ltd., a Texas limited partnership recorded in Volume 5233, Page 155, Official Public Records, Hays County, Texas. Said 51.48 acres of land being more particularly described by metes and bounds in Exhibit 'A-2' attached hereto and made a part hereof.

TRACT 3:
10.869 acres of land, more or less, out of the M. M. MCCARVER LEAGUE NO. 4, ABSTRACT NO. 10 situated in Hays County, Texas and being a portion of that 14.42 acre tract of land described as Tract Two in Warranty Deed to PC Operating Partners, Ltd., a Texas limited partnership recorded in Volume 5233, Page 170, Official Public Records, Hays County, Texas. Said 10.869 acres of land being more particularly described by metes and bounds in Exhibit 'A-3' attached hereto and made a part hereof.

TRACT 4:
2.581 acres of land, more or less, out of the M. M. MCCARVER LEAGUE NO. 4, ABSTRACT NO. 10 situated in Hays County, Texas and being a portion of that 983.99 acre tract of land described Deed to Mountain Plum, Ltd. recorded in Volume 2297, Page 139, Official Public Records, Hays County, Texas. Said 2.581 acres of land being more particularly described by metes and bounds in Exhibit 'A-4' attached hereto and made a part hereof.

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FIELD NOTES DESCRIPTION

DESCRIPTION OF 324.250 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE NUMBER 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CERTAIN 983.99 ACRE TRACT DESIGNATED AS TRACT 2 OF EXHIBIT "A" AND DESCRIBED IN THE DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 324.250 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set in the north right-of-way line of Kohler's Crossing (County Road 171), a variable width right-of-way, for the northwest corner of a certain called 1.171 acre tract designated as Parcel 3, Tract 1, and described in a deed to the City of Kyle, Texas, of record in Volume 3220, Page 508, Official Public Records of Hays County, Texas;

THENCE N 87° 01' 11" E, with the north right-of-way line of said Kohler's Crossing (County Road 171), with the north line of the said 1.171 acre tract, a distance of 765.77 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southerly southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the north right-of-way line of said Kohler's Crossing (County Road 171), crossing the said 983.99 acre tract, with the west and south lines of the tract described herein, the following two (2) courses and distances:

1. N 12° 30' 54" E, a distance of 810.89 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a re-entrant corner, and

2. S 88° 23' 03" W, a distance of 767.32 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set in the curving east right-of-way line of R.M. 2770 (Old Austin-San Marcos Road), a variable width right-of-way, being the east line of a certain called 1.663 acre tract designated as Exhibit A, Parcel No. 1, and described in a deed to the State of Texas of record in Volume 1076, Page 205, Official Public Records of Hays County, Texas, for the westerly southwest corner of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found for a point of tangency in the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road), and the east line of the said 1.663 acre tract bears with the arc of a curve to the right, having a radius of 2970.17, an arc distance of 4.01 feet, and a chord which bears S 15° 41' 07" W, a distance of 4.01 feet;

THENCE with the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road) and the east line of the said 1.663 acre tract, with the west line of the tract described herein, the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 2970.17, an arc distance of 298.47 feet, and a chord which bears N 12° 46' 04" E, a distance of 298.34 feet to a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found for a point of tangency,

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for a point of tangency in the east line of said R.M. 2770 (Old Austin-San Marcos Road) and the east line of the said 1.663 acre tract, for the westerly northwest corner of the tract described herein, from which a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found for a point of curvature in the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road) and the east line of the said 1.663 acre tract bears N 12° 33' 31" E, a distance of 553.60 feet;

THENCE leaving the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road) and the east line of the said 1.663 acre tract, crossing the said 983.99 acre tract, with the west and north lines of the tract described herein, the following nine (9) courses and distances:

1. S 77° 26' 29" E, a distance of 400.00 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a re-entrant corner,

2. N 12° 33' 31" E, a distance of 553.60 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,

3. with the arc of a curve to the right, having a radius of 2394.79 feet, an arc distance of 356.92 feet, and a chord which bears N 16° 50' 54" E, a distance of 356.59 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,

4. N 08° 03' 05" E, a distance of 107.69 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,

5. N 19° 21' 47" E, a distance of 1436.41 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,

6. with the arc of a curve to the left, having a radius of 6179.58 feet, an arc distance of 246.28 feet, and a chord which bears N 18° 13' 04" E, a distance of 246.26 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of tangency,

7. N 17° 04' 43" E, a distance of 225.64 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a northwest corner of the tract described herein,

8. N 88° 07' 40" E, a distance of 1618.53 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a re-entrant corner, and

9. N 01° 48' 26" W, a distance of 922.01 feet to a 1/2-inch iron rod found at a re-entrant corner in the north line of the said 983.99 acre tract, for the southerly southwest corner of a certain tract of land described in a deed to Texas-Lehigh Cement Company of record in Volume 609, Page 843, Real Property Records of Hays County, Texas, for the northerly northwest corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the northerly northeast corner of the said 983.99 acre tract and for a re-entrant corner in the west line of the said Texas-Lehigh Cement Company tract bears N 01° 48' 26" W, a distance of 869.97 feet, and from said 1/2-inch iron rod with a plastic cap stamped "BCG" set, a 1/2-inch iron rod found in the north line of the

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1871, Page 236, Official Public Records of Hays County, Texas bears N 88° 09' 34" E, a distance of 500.07 feet, and from said calculated point, a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found bears N 03° 01' 08" E, a distance of 0.55 feet;

THENCE leaving the south line of the said Texas-Lehigh Cement Company tract, crossing the said 983.99 acre tract, with the east and south lines of the tract described herein, the following nineteen (19) courses and distances:

1. with the arc of a curve to the left, having a radius of 3464.79 feet, an arc distance of 1139.26 feet, and a chord which bears S 12° 07' 40" E, a distance of 1134.13 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of tangency,

2. S 21° 32' 51" E, a distance of 1391.43 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,

3. with the arc of a curve to the right, having a radius of 2264.79 feet, an arc distance of 915.45 feet, and a chord which bears S 09° 58' 04" E, a distance of 909.23 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the easterly southeast corner of the tract described herein,

4. S 82° 22' 26" W, at a distance of 480.93 feet passing a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found and continuing for a total distance of 610.78 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

5. N 47° 15' 44" W, a distance of 538.63 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

6. S 47° 53' 10" W, a distance of 93.75 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

7. S 44° 44' 47" W, a distance of 259.46 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

8. S 54° 50' 52" W, a distance of 110.19 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

9. S 60° 11' 22" W, a distance of 72.39 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

10. S 43° 07' 49" W, a distance of 67.72 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

11. S 45° 36' 55" W, a distance of 316.61 feet to a 1/2-inch iron rod with a plastic cap stamped "Chaparral Boundary" found at an angle point,

12. S 27° 58' 58" W, at a distance of 4.51 feet passing a 1/2-inch iron rod with a plastic cap stamped

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15. S 12° 33' 58" W, a distance of 413.82 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,

16. S 20° 39' 46" W, a distance of 412.04 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,

17. S 28° 43' 08" W, a distance of 349.81 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point,

18. S 33° 32' 22" W, a distance of 340.44 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point, and

19. S 00° 29' 00" E, a distance of 715.18 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set in the north right-of-way line of said Kohler's Crossing (County Road 171) and the north line of the said 1.171 acre tract, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "BCG" set at an angle point in the north right-of-way line of said Kohler's Crossing (County Road 171) and the north line of the said 1.171 acre tract bears N 87° 19' 58" E, a distance of 27.10 feet;

THENCE with the north right-of-way line of said Kohler's Crossing (County Road 171), and the north line of the said 1.171 acre tract, with the south line of the tract described herein, the following eight (8) courses and distances:

1. S 87° 19' 58" W, a distance of 283.45 feet to a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set for an angle point,

2. S 87° 12' 01" W, a distance of 37.39 feet to a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set for an angle point,

3. N 02° 56' 00" W, a distance of 9.33 feet to a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set for an angle point,

4. S 87° 04' 00" W, a distance of 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set for an angle point;

5. S 02° 56' 00" E, a distance of 9.06 feet to a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set for an angle point,

6. S 86° 58' 28" W, a distance of 450.68 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point;

7. S 86° 50' 31" W, a distance of 322.43 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for an angle point, and

8. S 87° 01' 11" W, a distance of 392.04 feet to the **POINT OF BEGINNING** and containing 324.250 acres of land, more or less.

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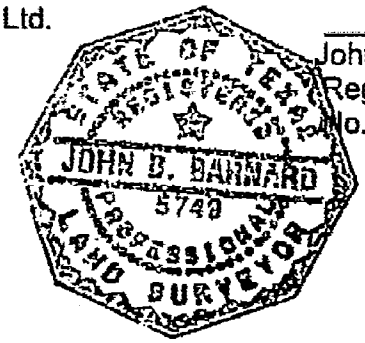
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the months of July through October 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 26th day of August 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

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EXHIBIT A-2

TRACT 2 DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 51.48 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE NUMBER 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CERTAIN 983.99 ACRE TRACT DESIGNATED AS TRACT 2 OF EXHIBIT "A" AND DESCRIBED IN THE DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 51.48 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point in the east right-of-way line of R.M. 2770 (Old Austin-San Marcos Road), a variable width right-of-way, for the northwest corner of the said 983.99 acre tract and for the west corner of a certain tract of land described in a deed to Texas-Lehigh Cement Company of record in Volume 609, Page 843, Real Property Records of Hays County, Texas, from which a 1/2-inch iron rod found bears N 88°07'40" E, a distance of 0.90 feet;

THENCE N 88°07'40" E, leaving the east right-of-way line of said R.M. 2770 (Old Austin-San Marcos Road), with the north line of the said 983.99 acre tract and a south line of the said Texas-Lehigh Cement Company tract, a distance of 551.74 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 88°07'40" E, continuing with north line of the said 983.99 acre tract and the south line of the said Texas-Lehigh Cement Company tract, with the north line of the tract described herein, at a distance of 822.93 feet, passing a 1/2-inch iron rod found, and continuing for a total distance of 845.48 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the northerly northeast corner of the said 983.99 acre tract and for a re-entrant corner in the west line of the said Texas-Lehigh Cement Company tract, for the northeast corner of the tract described herein;

THENCE S 01°48'26" E, with the east line of the said 983.99 acre tract and the west line of the said Texas-Lehigh Cement Company tract, with the east line of the tract described herein, a distance of 969.97 feet to a 1/2-inch iron rod found at a re-entrant corner in the east line of the said 983.99 acre tract being the southwest corner of the said Texas-Lehigh Cement Company tract for a point-on-line in the east line of the tract described herein, from which a calculated point in the curving west right-of-way line of F.M. 1626, being a certain called 28.91 acre tract described in a deed to the City of Kyle, Texas, of record in Volume 1871, Page 236, Official Public Records of Hays County, Texas bears N 88°09'34" E, a distance of 1016.39 feet, and from said calculated point, a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found bears N 03°01'08" E, a distance of 0.55 feet;

THENCE crossing the said 983.99 acre tract, with the east, south, and west lines of the tract described herein, the following five (5) courses and distances:

1. S 01°48'26" E, a distance of 922.01 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southeast corner of the tract described herein,
2. S 88°07'40" W, a distance of 1618.53 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for the southwest corner of the tract described herein,
3. N 17°04'43" E a distance of 1116.23 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" set for a point of curvature,
4. with the arc of a curve to the right, having a radius of 695.92 feet, an arc distance of 299.41 feet,

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lez, Hays County Clerk, Texas Rec $90.00 Deputy Clerk: MCASTRO

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1627(en)
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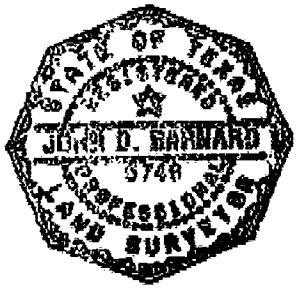
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the month of July 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 31st day of July 2014 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746

John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas



16029226 Number: 14 of 17 Filed and Recorded: 8/30/2016 11:23 AM
lez, Hays County Clerk, Texas Rec $90.00 Deputy Clerk: MCASTRO

EXHIBIT A-3

TRACT 3 DESCRIPTION

"Exhibit A-3"

10.869-Ac.
M.M. McCarver Sur. No. 4, A-10,
John Cooper Survey No. 13, A-100
Hays County, Texas

Job No. 5549-01-001
FN1755(en)
Page 1 of 4

FIELD NOTES DESCRIPTION

DESCRIPTION OF 10.869 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE NUMBER 4, A-10, AND THE JOHN COOPER SURVEY NUMBER 13, A-100, HAYS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 14.42 ACRE TRACT DESIGNATED AS TRACT TWO: AREA 14, AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PC OPERATING PARTNERS, LTD. OF RECORD IN VOLUME 5233, PAGE 170, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 10.869 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "LAI" previously set in the north right-of-way line of Kohler's Crossing (County Road 171), a variable width right-of-way, for the northwest corner of a certain called 1.171 acre tract designated as Parcel 3, Tract 1, and described in a deed to the City of Kyle, Texas, of record in Volume 3220, Page 308, Official Public Records of Hays County, Texas, same being the southerly southwest corner of the said 14.42 acre tract;

THENCE N 87°01'11" E, with the north right-of-way line of said Kohler's Crossing and the north line of the said 1.171 acre tract, with the south line of the said 14.42 acre tract, a distance of 562.26 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set, for the southerly southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the north right-of-way line of said Kohler's Crossing and the north line of the said 1.171 acre tract, crossing the said 14.42 acre tract, with the west and south lines of the tract described herein, the following four (4) courses and distances:

1. N 02°58'49" W, a distance of 263.91 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for a re-entrant corner,

2. S 87°01'11" W, a distance of 252.57 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for a point-of-curvature,

3. with the arc of a curve to the right, having a radius of 585.00 feet, an arc distance of 190.97 feet, and a chord which bears N 83°37'41" W, a distance of 190.13 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set for a point-of-tangency, and

4. N 74°16'34" W, a distance of 73.75 feet to a ½-inch iron rod with a plastic cap stamped "BCG" set in the east right-of-way line of R.M. Highway No. 2770, in the west line of the said 14.42 acre tract, same being the east line of a certain called 1.663 acre tract designated as Exhibit A, Parcel No. 1, and described in a deed to the State of Texas of record in Volume 1076, Page 205, Official Public Records of Hays County, Texas, for the westerly southwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "BCG" previously set in the east right-of-way line of said R.M. Highway No. 2770, for a point-of-curvature in the west line of the said 14.42 acre tract and the east line of the said 1.663 acre tract bears S 15°44'17" W, a distance of 112.47 feet;

THENCE with the east right-of-way line of said R.M. 2770 and the east line of the said 1.663 acre tract, with the west line of the said 14.42 acre tract, and with the west line of the tract described herein, the following two (2) courses and distances:

1. N 15°44'17" E, a distance of 504.10 feet to a Texas Department of Transportation (TXDOT) Type 2 right-of-way marker found for a point-of-curvature, and

2. with the arc of a curve to the left, having a radius of 2970.17 feet, an arc distance of 4.01 feet, and a

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lez, Hays County Clerk, Texas Rec $90.00 Deputy Clerk: MCASTRO

radius of 2970.17 feet, an arc distance of 298.47 feet, and a chord which bears N 12°46'04" E, a distance of 298.34 feet;

THENCE leaving the east right-of-way line of said R.M. 2770 and the east line of the said 1.863 acre tract, with the north and east lines of the said 14.42 acre tract and of the tract described herein, the following two (2) courses and distances:

1. N 88°23'09" E, at a distance of 416.49 feet, passing a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for a point-on-line, and continuing for a total distance of 767.32 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for the northeast corner of the said 14.42 acre tract, and the northeast corner of the tract described herein, and

2. S 12°30'54" W, a distance of 810.89 feet to a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set in the north right-of-way line of said Kohler's Crossing and the north line of the said 1.171 acre tract, for the southeast corner of the said 14.42 acre tract and the southeast corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "BCG" previously set for an angle point in the north right-of-way line of said Kohler's Crossing and the north line of the said 1.171 acre tract bears N 87°01'11" E, a distance of 392.04 feet;

THENCE S 87°01'11" W, with the north right-of-way line of said Kohler's Crossing and the north line of the said 1.171 acre tract, with the south line of the said 14.42 acre tract, and the south line of the tract described herein, a distance of 203.51 feet to the **POINT OF BEGINNING** and containing 10.869 acres of land, more or less.

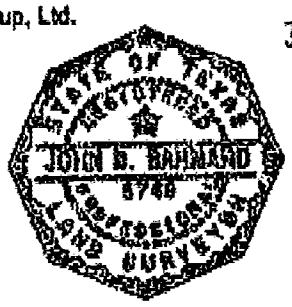
BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.
BOWMAN WORD FILE: FN1755(en)
H:\Survey_FieldNotes\FN-17Xxs\FN1755(en).doc

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a series of surveys made on the ground during the months of July and August 2014, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 29th day of August 2015 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746



John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

16029226 Number: 16 of 17 Filed and Recorded: 8/30/2016 11:23 AM
lez, Hays County Clerk, Texas Rec $90.00 Deputy Clerk: MCASTRO

EXHIBIT A-4

TRACT 4 DESCRIPTION

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

2.581 ACRES
HAYS COUNTY, TEXAS

A DESCRIPTION OF 2.581 ACRES (APPROXIMATELY 112,437 SQ. FT.) IN THE MORTON M. McCARVER SURVEY NO. 4, ABSTRACT NO. 10, HAYS COUNTY, TEXAS, BEING A PORTION OF A 983.99 ACRE TRACT DESCRIBED IN A DEED TO MOUNTAIN PLUM, LTD. RECORDED IN VOLUME 2297, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 2.581 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "BCG" cap found for an angle point in the east line of a 329.46 acre tract described in a deed to PC Operating Partners, Ltd. recorded in Volume 5233, Page 155 of the Official Public Records of Hays County, Texas, which (said east line) severs said 983.99 acre tract, the 329.46 acres being a portion of the 983.99 acre tract, from which a calculated point for the southeast corner of the 983.99 acre tract bears South 38°56'53" East, a distance of 3591.27 feet, and a 1/2" rebar with "BCG" cap found for a point of curvature in said east line bears North 9°57'58" West, a chord distance of 909.20 feet;

THENCE crossing the 983.99 acre tract, the following two (2) courses and distances:

1. South 3°42'40" West, a distance of 476.82 feet to a 1/2" rebar with "Chaparral" cap set;

2. North 47°15'44" West, a distance of 607.08 feet to a 1/2" rebar with "Chaparral" cap set in said east line, from which a 1/2" rebar with "BCG" cap found for an angle point in said east line bears South 82°22'29" West, a distance of 530.29 feet;

THENCE North 82°22'29" East, with said east line, a distance of 481.00 feet to the **POINT OF BEGINNING**, containing 2.581 acres of land, more or less.

Surveyed on the ground July 11, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS solutions from the Texas Cooperative RTK Network

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement recorded in Volume 254, Page 254, Deed Records, Hays County, Texas, to Lower Colorado River Authority. [TRACTS 1 AND 4]

2. Easement recorded in Volume 524, Page 37, Real Property Records, Hays County, Texas, to General Telephone Company of the Southwest, a Delaware corporation. [TRACTS 1, 2, 3 AND 4]

3. Easement recorded in Volume 659, Page 857, Real Property Records, Hays County, Texas, to Pedernales Electric Cooperative, Inc. [TRACTS 1, 3 AND 4]

4. Easement recorded in Document No. 9918596, Official Public Records, Hays County, Texas to Pedernales Electric Cooperative, Inc. [TRACTS 1, 2, 3 AND 4]

5. Terms, Conditions, and Stipulations in the Agreement by and between City of Mountain City, Texas, a Texas Municipal Corporation and Plum Creek Development Partners, Ltd., a Texas limited partnership and/or William Negley, recorded in Volume 3252, Page 118, Official Public Records, Hays County, Texas. [TRACTS 1, 2, 3 AND 4]

6. Notice of Fees and Encumbrances recorded in Volume 2548, Page 138, Official Public Records, Hays County, Texas. [TRACTS 1, 2, 3 AND 4]

7. Terms and provisions of Agreement between the City of Kyle, Plum Creek Partners, Ltd. and William Negley, Trustee for Development and Annexation of Phase 1 of the Plum Creek Ranch Property dated April 15, 1997, as amended, as said agreement is identified and referenced in deed to PC Operating Partners, Ltd. as recorded in Volume 5233, Page 155, Official Public Records, Hays County, Texas. [TRACTS 1 AND 2]

8. Terms and provisions of Agreement between the City of Kyle, Plum Creek Partners, Ltd. and William Negley, Trustee for Development and Annexation of Phase 1 of the Plum Creek Ranch Property dated April 15, 1997, as amended, as said agreement is identified and referenced in deed to PC Operating Partners, Ltd. as recorded in Volume 5233, Page 170, Official Public Records, Hays County, Texas. [TRACT 3]

9. Tower Site Lease Agreement dated January 1, 2016, between iHeartmedia + Entertainment, Inc. and PC Operating Partners, Ltd.

10. Rights of 4 K Cattle Company under unrecorded grazing lease.

11. Gravel Drive extends across the western property line of Tract 2, as depicted on the survey dated 8/25/2016, prepared by John D. Barnard, R.P.L.S. No. 5749.

12. Easement rights related to the telephone and gas lines along the western property line and R.M. 2770, as depicted on the survey dated 8/25/2016, prepared by John D. Barnard, R.P.L.S. No. 5749 [TRACTS 1 AND 3]

Franchise Tax Account Status

As of : 11/06/2023 11:00:31

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.	
Texas Taxpayer Number	17527920189
Mailing Address	5505 WATERFORD DISTRICT DR MIAMI, FL 33126-2029
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	11/24/1998
Texas SOS File Number	0011452910
Registered Agent Name	CORPORATE CREATIONS NETWORK INC.
Registered Office Street Address	5444 WESTHEIMER #1000 HOUSTON, TX 77056

Planning & Zoning Regular Meeting

DEPARTMENT: Planning

FROM: Will Atkinson – Director of Planning

MEETING: Tuesday, April 23, 2024

SUBJECT:

Consider approval and make a recommendation to City Council regarding a site plan for the La Verde parking lot located at the northeast corner of Burnham and Doherty.

SUMMARY:

The La Verde Parking Lot is approximately 1.546 acres. In 2023, the TIRZ #2 Board approved funding to design the La Verde Park Parking Lot. The lot is approximately 1.546 acres zoned Plum Creek MXD, and is due south of La Verde Park (300'). The park will include 131 standard parking spaces, 5 accessible spaces and 6 future EV charging spaces. The parking lot will provide sidewalks along Doherty and Burnham, and significant landscaping.

OPTIONS:

Recommend approval the site plan conditioned upon final approval from the Plum Creek Architectural Review Commitee.

RECOMMENDATION:

Recommend approval the site plan conditioned upon final approval from the Plum Creek Architectural Review Commitee.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

FISCAL IMPACT:

Paid for by TIRZ #2 revenues.

STAFF CONTACT:

Name: Will Atkinson
Title: Director of Planning
Phone: 512-233-1144
Email: watkinson@cityofkyle.com

La Verde Park – Parking Lot

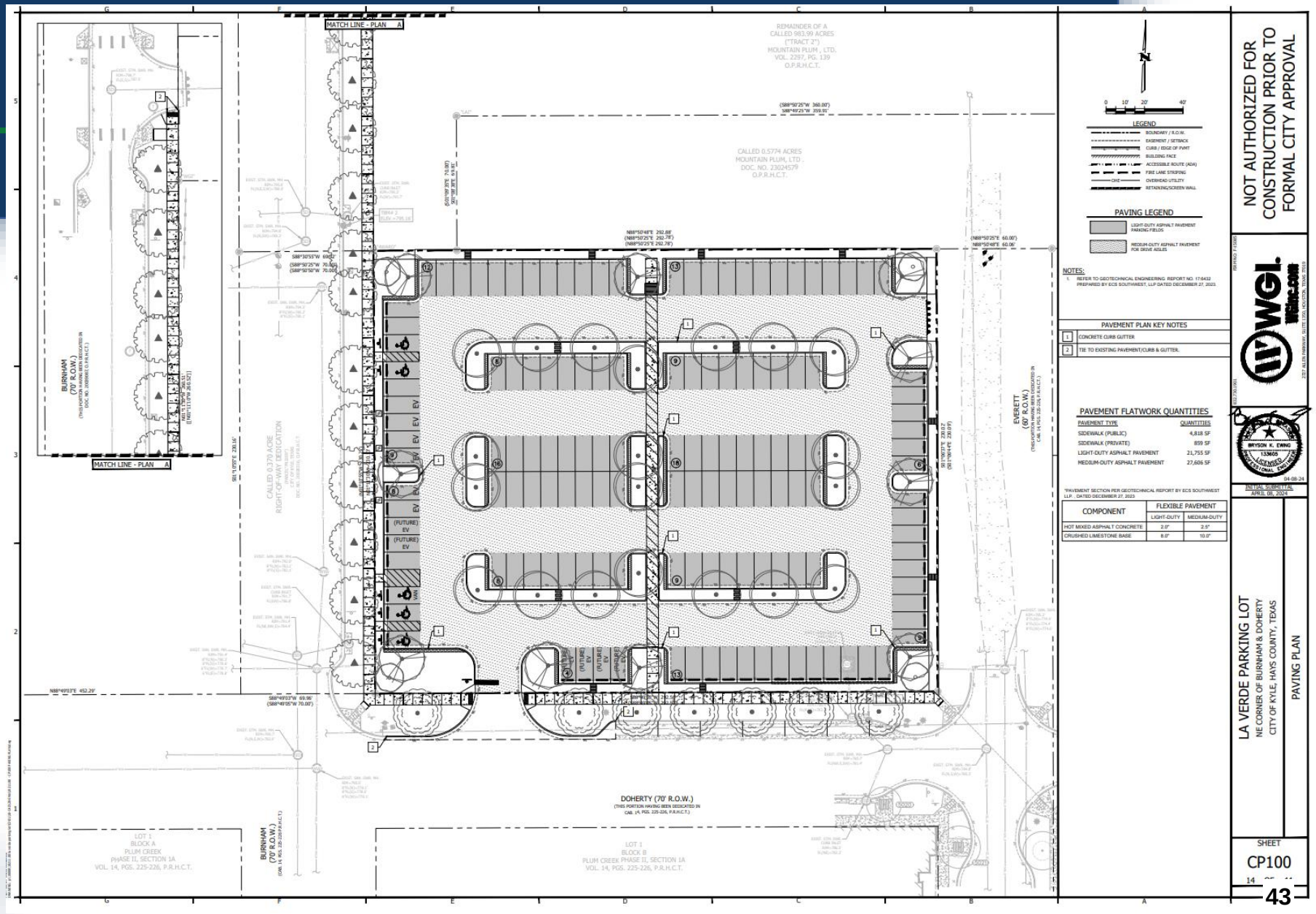
Site Plan Approval

Planning Department

Key Items

- In 2023, the TIRZ #2 Board approved funding to design the La Verde Park Parking Lot.
- The lot is approximately 1.546 acres zoned Plum Creek MXD, and is due south of La Verde Park (300').
- The park will include 131 standard parking spaces, 5 accessible spaces and 6 future EV charging spaces.
- The parking lot will provide sidewalks along Doherty and Burnham, and significant landscaping.

Site Plan



La Verde Parking Lot Page 3

Next Steps & Approval

- Following the Commission's recommendation vote, the site plan will go to City Council for consideration.
- Staff recommends approval of the site plan on condition of approval by the Plum Creek architectural review committee.

La Verde Parking Lot, Page 5

95% CONSTRUCTION PLANS
FOR
LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

OWNER:
HAYS CISD
21003 I-35
KYLE, TEXAS 78640

CIVIL ENGINEER / PRIME CONSULTANT:
WGI, INC.
2727 ALLEN PARKWAY, SUITE 1350
HOUSTON, TEXAS 77019
(832) 730-1901
CONTACT: BRYSON K. EWING, P.E.

LANDSCAPE:
LIONHEART PLACES
1023 SPRINGDALE RD. BUILDING 6, SUITE E
AUSTIN, TX 78721
(512) 520-4488
CONTACT: AARON ODLAND, PLA, SITES-AP

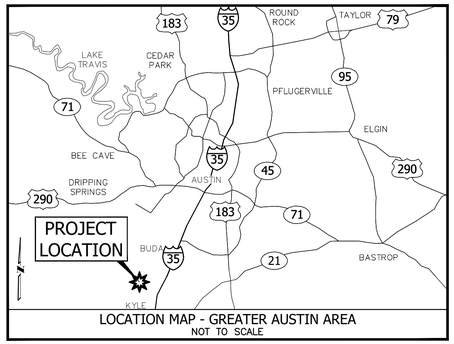
GEOTECHNICAL ENGINEER:
ECS SOUTHWEST, LLP
14050 SUMMIT DR, SUITE 101
AUSTIN, TEXAS 78728
(512) 837-8005
CONTACT: CONNOR ROMAN, P.E.
REPORT NO. 17.6407

SURVEYOR:
4WARD LAND SURVEYING, LLC
P.O. BOX 90876,
AUSTIN, TEXAS 78709
(512) 537-2384
CONTACT: JASON WARD, R.P.L.S.

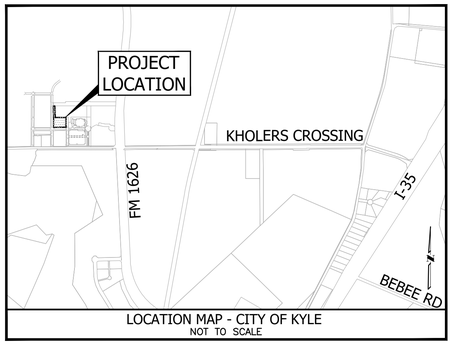
MEP:
WGI, INC.
4700 MUELLER BLVD, SUITE 300
AUSTIN, TEXAS 78723
(512) 669-5560
CONTACT: GLEN SEILER, P.E.

CITY OF KYLE:
CITY OF KYLE TAX INCREMENT REINVESTMENT ZONE NO.2
DIRECTOR OF PUBLIC WORKS: HARPER WILDER
(512) 262-3024 EXT. 4002

CITY ENGINEER: LEON BARBA, P.E.
(512) 262-3958



LOCATION MAP - GREATER AUSTIN AREA
NOT TO SCALE



LOCATION MAP - CITY OF KYLE
NOT TO SCALE

SUBMITTAL DATE
April 2024

PLUM CREEK PHASE 2: CP-23-0151
HEROES MEMORIAL PARK: SD-20-0088
PLUM CREEK UPTOWN PHASE 1A INFRASTRUCTURE: CP-19-0037

SHEET INDEX		
SHEET NO.		SHEET TITLE
01 OF 44	C001	COVER SHEET
02 OF 44	C002	GENERAL NOTES
03 OF 44	C003	PLAT
04 OF 44	C004	PLAT
05 OF 44	C100	EXISTING CONDITIONS PLAN
06 OF 44	C200	EROSION CONTROL PLAN
07 OF 44	CD100	DEMOLITION PLAN
08 OF 44	CS100	SITE PLAN
09 OF 44	CG100	GRADING PLAN
10 OF 44	CG200	EXISTING DRAINAGE AREA MAP
11 OF 44	CG201	PROPOSED DRAINAGE AREA MAP
12 OF 44	CG300	STORM SEWER PLAN
13 OF 44	CU100	UTILITY PLAN
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15 OF 44	C500	EROSION CONTROL DETAILS
16 OF 44	C600	WATER SYSTEM DETAILS
17 OF 44	C700	CONSTRUCTION DETAILS
18 OF 44	L1.01	REFERENCE PLAN AND NOTES
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20 OF 44	L3.01	SITE MATERIALS
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22 OF 44	L3.03	SITE MATERIALS
23 OF 44	L3.04	SITE MATERIALS
24 OF 44	L3.05	SITE MATERIALS
25 OF 44	L7.01	SITE DETAILS
26 OF 44	L8.01	TREE AND SOIL
27 OF 44	L8.02	TREE AND SOIL
28 OF 44	L8.03	TREE AND SOIL
29 OF 44	L8.04	TREE AND SOIL
30 OF 44	L8.05	TREE AND SOIL
31 OF 44	L9.01	PLANTING
32 OF 44	L9.02	PLANTING
33 OF 44	L9.03	PLANTING
34 OF 44	L9.04	PLANTING
35 OF 44	L9.05	PLANTING
36 OF 44	L10.01	PLANTING AND SOIL DETAILS
37 OF 44	E0.01	ELECTRICAL SYMBOLS
38 OF 44	E1.00	SITE PLAN
39 OF 44	E2.01	PARKING LOT
40 OF 44	E2.01L	PARKING LOT LIGHTING
41 OF 44	E6.00	LIGHTING DIAGRAM
42 OF 44	E6.01	ELECTRICAL RISER DIAGRAM
43 OF 44	E7.03	PANEL SCHEDULES
44 OF 44	E8.00	LIGHTING COMCHECK

LEGAL DESCRIPTION:
CALLED 1.546 ACRES ("TRACT 1") HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT DOCUMENT NUMBER 19026206 OF THE OPEN PUBLIC RECORDS OF HAYS COUNTY, TEXAS. CORRECTED IN DOCUMENT NUMBER 23023227 OF THE OPEN PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PROJECT DESCRIPTION:
THE CONSTRUCTION OF A NEW PARKING LOT TO SERVE LA VERDE PARK WITH ALL NECESSARY TRANSPORTATION, GRADING, DRAINAGE, UTILITY, AND LANDSCAPE IMPROVEMENTS.

LAND USE SUMMARY:

PROPOSED SITE USE:	PARKING LOT
GROSS ACREAGE:	±1.546 ACRES
LIMITS OF CONSTRUCTION:	±1.97 ACRES

FLOODPLAIN INFORMATION:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NOS. 48209C0270F, HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAPS REVISED SEPTEMBER 2, 2005.

BENCHMARK:
TBM #1 - SQUARE CUT ON TOP OF CONCRETE STORM DRAIN IN THE NORTH MARGIN OF DOHERTY, ±75' SOUTHWEST OF A WASTEWATER MANHOLE WITHIN EVERETT, AND ±20' WEST OF A FIRE HYDRANT NEAR THE NORTHWEST INTERSECTION OF DOHERTY AND EVERETT.
ELEVATION = 786.37'.

TBM #2 - SQUARE CUT ON TOP OF CONCRETE STORM DRAIN IN THE EAST MARGIN OF BURNHAM, ±34' NORTHEAST OF A WASTEWATER MANHOLE WITHIN BURNHAM, AND ±46' SOUTHWEST OF A FIRE HYDRANT IN THE EAST MARGIN OF BURNHAM.
ELEVATION = 795.16'.

SURVEY BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000100729605.

TRAFFIC CONTROL PLAN NOTE:
THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF KYLE. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO THE CITY OF KYLE FOR REVIEW.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
- PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY THE CITY OF KYLE.
- NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS THE CITY OF KYLE DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
- PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

NOTES:
1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF KYLE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
3. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
4. EXISTING CONDITIONS SURVEY WAS PREPARED BY 4WARD LAND SURVEYING IN JANUARY 2024.
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION AND/OR A FIELD SURVEY, AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
6. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
7. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, WASHINGTON SQUARE BLVD, SUITE 203, 800 DOLOROSA ST, SAN ANTONIO, TEXAS 78207-4559).
8. ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KYLE AND/OR TXDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. NO SEPARATE SPECIFICATIONS WILL BE PROVIDED BY WGI.
9. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE RE-VEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY RE-VEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
10. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF KYLE STANDARDS.

SUBMITTED BY:

BRYSON K. EWING, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 133605
WGI, INC.
2727 ALLEN PARKWAY, SUITE 1350
HOUSTON, TEXAS 77019
(832) 730-1901

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

REVISIONS / CORRECTIONS							
NUMBER	DESCRIPTION	SHEET #'S REVISE (R) ADD (A) VOID (V)	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	CITY OF KYLE APPROVAL DATE	DATE IMAGED

APPROVED BY:

CITY OF KYLE, CITY ENGINEER — DATE

CITY OF KYLE, DIRECTOR OF PUBLIC WORKS — DATE

CITY OF KYLE, DIRECTOR OF PLANNING DEPARTMENT — DATE

Texas 811 Know what's below. Call before you dig.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.730.1901
FIRM NO: F-15085

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

COVER SHEET

SHEET
C001
01 OF 44

SAVED: 4/8/2024 4:12 PM
PLOTTED: 4/8/2024 4:12 PM
PLOTTED BY: DIEGO GONZALEZ
XREFS: X:\1WGI\2023\1151.A\4. wrdk parking lot\CIVIL\15-CAD\20-Sheets\2211.dgn - C001 COVER SHEET.dwg

CITY OF KYLE
GENERAL CONSTRUCTION NOTES
REVISED NOVEMBER 23, 2022

A. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS AND SPECIFICATIONS. THE FIRST LISTED WILL HAVE PRIORITY OVER THOSE LISTED BELOW:

- PERMITS ISSUED FOR PROJECT BY ANY REGULATORY AGENCIES.
- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATIONS.
- CITY OF KYLE CONSTRUCTION STANDARDS.
- PLANS FOR THIS PROJECT.

B. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE. PRE-CONSTRUCTION SHALL BE SCHEDULED WITH THE PW OFFICE, 512-262-3024 AND HELD AT THE PW FACILITY LOCATED AT 520 E RR150, KYLE, TEXAS.REPRESENTATIVES FROM THE FOLLOWING ORGANIZATIONS SHALL BE INVITED:

- CITY OF KYLE STAFF INCLUDING THE DIRECTOR OF PUBLIC WORKS, CITY ENGINEER AND THE PUBLIC WORKS INSPECTOR.
- CONTRACTOR.
- DESIGN ENGINEER.
- ELECTRIC, GAS, PHONE AND CABLE UTILITY REPRESENTATIVES, IF APPROPRIATE.

C. PRIOR TO THE BEGINNING OF CONSTRUCTION, ALL PLAN REVIEW AND CONSTRUCTION INSPECTION FEES SHALL BE PAID TO THE CITY OF KYLE AND THE FOLLOWING PERMITS SHALL BE IN PLACE, IF NECESSARY:

TEXAS DEPARTMENT OF TRANSPORTATION, ENTRY ONTO A HIGHWAY. CORPS OF ENGINEERS, SECTION 404, FOR CONSTRUCTION IN FLOOD PLAIN. COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT (TXR150000). TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR ACCESSIBILITY. TCEQ FOR SIGNIFICANT WATER AND WASTEWATER FACILITIES, INCLUDING LIFT STATIONS.

D. BENCHMARKS FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

E. THE STREET PAVEMENT THICKNESS IS BASED ON A REPORT BY TERRACON DATED MAY 31, 2006 WHICH RECOMMENDS THE FOLLOWING STREET SECTIONS.

STREET CLASSIFICATION	STREET WIDTH	LIME STABILIZATION OF SUBGRADE	BASE THICKNESS	HOT MIX ASPHALT

F. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.

G. THE CONTRACTOR SHALL GIVE THE CITY OF KYLE (PHONE NO. 512-262-3024), 48 HOURS NOTICE PRIOR TO CONNECTING TO ANY EXISTING CITY UTILITY LINE.

H. SIDEWALKS FRONTING PUBLIC RIGHT-OF-WAY LAND OR INCLUDING ALL SIDEWALK RAMPS REQUIRED BY CITY ORDINANCE SHOWN ON THESE PLANS SHALL BE CONSTRUCTED WITH THIS PROJECT.

I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WARNING AND SAFETY SIGNS, BARRICADES AND TRAFFIC CONTROL DURING CONSTRUCTION. ALL ROAD SIGNAGE SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

J. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF KYLE FOR THE USE OF ALL WATER FOR CONSTRUCTION.

K. ALL FILL OR CUT ON LOTS WHICH IS GREATER THAN TWELVE (12) INCHES SHALL BE SHOWN ON THE PLANS AND SHALL CONFORM TO THE FOLLOWING:

- FILL MATERIAL SHALL NOT CONTAIN ANY ROCKS HAVING A MAXIMUM DIMENSION GREATER THAN SIX (6) INCHES.
- FILL MATERIAL SHALL HAVE AT LEAST FIFTY PERCENT (50%) PASSING THE NO. 4 SIEVE.
- FILL MATERIAL SHALL BE REASONABLY FREE OF ROOTS, TRASH, CONCRETE RUBBLE AND OTHER ORGANIC MATERIAL.
- COMPACTION SHALL BE TO NINETY-FIVE PERCENT (95%) OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH THE ASTM D 698. THE MATERIAL SHALL BE WITHIN THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT DURING COMPACTION.
- PLACEMENT SHALL BE IN LIFTS NOT EXCEEDING EIGHT (8) INCHES AFTER COMPACTION. EACH COMPACTED LIFT SHOULD BE INSPECTED AND/OR TESTED FOR DENSITY COMPLIANCE BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING THE NEXT LIFT. THE FILL AREA SHOULD EXTEND AT LEAST 24 INCHES (36 INCHES ON FILLS OVER SIX (6) FEET IN HEIGHT) BEYOND THE BACK OF CURB OR FOUNDATION LINE BEFORE SLOPING DOWNWARD ON NOT MORE THAN THREE (3) TO ONE (1) SLOPE TO NATURAL SOIL. BACKSLOPES SHALL BE WELL COMPACTED. MAXIMUM FILL HEIGHTS SHOULD NOT EXCEED TEN (10) FEET WITHOUT ENGINEERING CONSULTATION.

L. CONTRACTOR SHALL GIVE CITY INSPECTOR 36 HOURS NOTICE OF THE NEED FOR MATERIALS TESTING. ALL TESTING WILL BE ARRANGED AND PAID FOR BY THE CONTRACTOR. THE CITY SHALL RECEIVE A COPY OF TEST RESULTS.

M. CONTRACTOR OR THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND CUT SHEETS FOR PIPE LINES LAID ON GRADE AND ROAD CONSTRUCTION. CUT SHEETS SHALL BE DELIVERED TO THE CITY INSPECTOR 36 HOURS PRIOR TO CONSTRUCTION.

N. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND STABLE OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.

O. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

P. NO TREES OVER 6 INCHES IN DIAMETER SHALL BE REMOVED UNLESS DESIGNATED TO BE REMOVED ON THE APPROVED PLANS. ALL TREE LIMBS REMOVED OR TRIMMED SHALL BE VERTICALLY CUT AND DRESSED.

Q. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO PROPERTY OWNED BY THE DEVELOPER OR PUBLIC RIGHT-OF-WAY AND EASEMENT UNLESS WRITTEN PERMISSION IS OBTAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER AFFECTED.

R. THE CITY OF KYLE DOES NOT ALLOW ANY BLASTING WITHIN THE CITY LIMITS.

TYPICAL SEQUENCE OF CONSTRUCTION

A. HOLD PRE-CONSTRUCTION CONFERENCE.

B. NO CLEARING OR ROUGH GRADING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE.

C. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZATION CONSTRUCTION ENTRANCE, IF REQUIRED, IN THE APPROVED PLANS.

D. ROUGH GRADE STREETS.

E. INSTALL ALL UTILITIES IN RIGHTS-OF-WAY.

F. RE-GRADE AND COMPACT SUBGRADE. MEET WITH CITY INSPECTOR AND/DESIGN ENGINEER TO DETERMINE AREAS OF DIFFERING STREET SECTION THICKNESS OR SUBGRADE PREPARATION IF CALLED FOR IN THE GEOTECHNICAL REPORT.

G. INSURE ALL UNDERGROUND UTILITY CROSSINGS ARE IN PLACE INCLUDING SLEEVES FOR DRY UTILITIES AND INSTALL FIRST COURSE OF BASE.

H. INSTALL CURBS, RIP-RAP AND MISCELLANEOUS CONCRETE.

I. INSTALL SECOND COURSE OF BASE.

J. LAY ASPHALT.

K. FINAL GRADE ANY DITCHES AND PARKWAYS.

L. REVEGETATE ALL DISTURBED AREAS. DISPOSE OF SPOIL IN AN APPROVED MANNER.

M. SCHEDULE A FINAL INSPECTION WITH CITY.

N. AFTER ACCEPTANCE OF CONSTRUCTION, TEMPORARY EROSION CONTROLS MAY BE REMOVED.

MINIMUM CRITERIA FOR ACCEPTANCE

A. ALL CONSTRUCTION IS COMPLETE INCLUDING DRY UTILITIES AND RESTORATION TO THE CRITERIA.

B. ALL CITY OF KYLE FEES PAID AND MAINTENANCE BOND POSTED.

C. ALL RECORDS OF CONSTRUCTION TESTING AND RECORD DRAWINGS SHOWING ANY CHANGES DURING CONSTRUCTION PROVIDED TO THE CITY OF KYLE.

D. ALL STREET LIGHTING, SIGNS AND PAVEMENT MARKINGS SHALL BE IN PLACE.

WATER AND WASTEWATER NOTES

A. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, DR-14) OR DUCTILE IRON (AWWA C-151, CLASS 350).

B. PIPE MATERIAL FOR GRAVITY SEWER SHALL BE SDR-26 PVC IF LOCATED GREATER THAN 9 FEET FROM A WATERLINE, OTHERWISE SHALL BE PRESSURE RATED PIPE.

C. BEDDING FOR FLEXIBLE GRAVITY PIPE (I.E. SDR-26 PVC) SHALL CONFORM TO ASTM 2321 CLASS 1 MATERIAL, I.E., 3/4" - 1" CLEAN ANGULAR CRUSHED ROCK.

D. CITY INSPECTOR SHALL OBSERVE ALL TAPS TO CITY UTILITY LINES AND PRIOR TO ANY UTILITY RELOCATION.

E. CONTRACTOR SHALL DISINFECT AND PRESSURE TEST ALL WATERLINES AND PERFORM LEAK AND DEFLECTION TESTS ON GRAVITY WASTEWATER LINES AT HIS EXPENSE.

F. THE CITY INSPECTOR SHALL BE NOTIFIED 36 HOURS PRIOR TO ALL UTILITY LINE TESTING. CONTRACTOR, WITH CITY STAFF PRESENT, IS RESPONSIBLE FOR SAMPLING. CITY STAFF WILL TRANSPORT BACTERIOLOGICAL TEST SAMPLES TO THE STATE DEPARTMENT OF HEALTH. ALL TEST RESULTS, WHETHER PASSING OR FAILING, SHALL BE PROVIDED TO THE CONTRACTOR. MANDREL DEFLECTION TESTING SHALL NOT BE CONDUCTED UNTIL THE PIPES HAVE BEEN BACKFILLED FOR 30 DAYS.

G. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION OR APPROVED EQUAL.

H. THE CONTRACTOR SHALL SUBMIT TO THE DESIGN ENGINEER, DESCRIPTIVE INFORMATION FOR MATERIALS TO BE USED ON THE PROJECT FOR REVIEW. A COPY OF THE ACCEPTED MATERIAL SHALL ALSO BE PROVIDED TO THE CITY OF KYLE TEN DAYS PRIOR TO THE INSTALLATION OF UTILITIES.

I. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH THE CITY OF KYLE. THE CONTRACTOR SHALL DO ALL EXCAVATION ETC., AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF KYLE INSPECTOR MUST BE PRESENT WHEN TAP IS MADE. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.

J. ONE CALL NOTE - CONTRACTOR MUST CALL CITY OF KYLE (512-262-3024) FOR LOCATION OF CITY UTILITIES.

K. 200 PSI, BLACK, POLYETHYLENE TUBING SHALL BE USED ON WATER SERVICES.

L. ALL MANHOLES SHALL BE INTERNALLY COATED TO CITY OF AUSTIN SPECIFICATIONS, INCLUDING THE TIE-IN MANHOLE, UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS.

M. ALL PUBLIC MANHOLE COVERS WITHIN THE CITY LIMITS OF KYLE SHALL HAVE THE CITY OF KYLE LOGO

N. ALL GATE VALVE OPERATING NUT OR VALVE EXTENSION NEEDS TO BE 24" TO FINAL GRADE.

EROSION AND SEDIMENTATION CONTROL

A. AFTER THE PRECONSTRUCTION MEETING IS HELD, THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

B. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

C. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

D. FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

E. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

1. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.
2. TRASH, WOOD, BRUSH, STUMPS, ROCKS OVER 1½ INCHES IN SIZE AND OTHER OBJECTIONABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AS DIRECTED BY THE ENGINEER OR INSPECTOR PRIOR TO BEGINNING OF WORK REQUIRED BY THIS ITEM. GRASS AND OTHER HERBACEOUS PLANT MATERIALS MAY REMAIN. LARGE CLUMPS SHALL BE BROKEN UP.
3. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

   BROADCAST SEEDING:

   (a. FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE.

   (b. FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET.

   FERTILIZER, IF USED, SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT.

   MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.

   HYDRAULIC SEEDING:

   (a. FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE.

   (b. FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET.

   FERTILIZER, IF USED, SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET.

   MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1,000 SQUARE FEET.
4. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.
5. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH HIGH WITH 85% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.
6. A SOIL RETENTION BLANKET SHALL BE PLACED ON ALL SLOPES EQUAL TO OR GREATER THAN 3:1. ALL SOIL RETENTION BLANKETS MUST BE LISTED ON THE TXDOT APPROVED PRODUCTS LIST OR APPROVED BY THE CITY.

OWNER/DEVELOPER INFORMATION:
OWNER/DEVELOPER: CITY OF KYLE
ADDRESS: 100 W. CENTER STREET
KYLE, TEXAS 78640
PHONE: (512) 262-1010
CONTACT: LEON BARBA, PE
PHONE: (512) 262 -3958

DESIGN ENGINEER: REPRESENTATIVE RESPONSIBLE FOR PLAN CHANGE
CIVIL ENGINEER: BRYSON K. EWING, PE
ADDRESS: 2727 ALLEN PARKWAY, SUITE 1350
HOUSTON, TEXAS 77019
PHONE: (832) 730-1901

CITY OF KYLE:
DIRECTOR OF PUBLIC WORKS: HARPER WILDER
(512) 262-3024 EXT. 4002
CITY ENGINEER: LEON BARBA, PE
(512) 262 -3958

FIRE DEPARTMENT STANDARD CONSTRUCTION NOTES

A. THE CONTRACTOR SHALL PROVIDE A COMPACT FLEXIBLE BASE PAVEMENT CAPABLE OF SUPPORTING FIRE APPARATUS LIVE LOADS OF 80,000 LBS AS AN ALL-WEATHER DRIVING SURFACE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON SITE AND PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION.

B. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. AT NO TIME SHALL BLOCKING OF THE FIRE APPARATUS ACCESS ROAD BE PERMISSIBLE WITHOUT THE APPROVAL OF THE FIRE CODE OFFICIAL.

C. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 14 FEET AND UNOBSTRUCTED WIDTH OF 20 FEET FOR FULL LENGTH OF ACCESS DRIVE.

D. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON SITE AND PRIOR TO THE ONSET OF VERTICAL CONSTRUCTION.

E. FIRE LANE MARKINGS SHALL BE MAINTAINED IN AN EASILY DISTINGUISHABLE CONDITION THROUGHOUT CONSTRUCTION. WHERE THIS IS IMPOSSIBLE OR IMPRACTICAL, SIGNS APPROVED BY THE FIRE CODE OFFFICIAL MAY BE USED.

F. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF **1.5 CUBIC YARDS** OR GREATER SHALL NOT BE STORED OR PLACED WITHIN **10 FEET** OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVES LINES.

G. ALL CONSTRUCTION VEHICLES AND CONSTRUCTION WORKER VEHICLES SHALL BE PARKED ON SITE WHERE POSSIBLE. NO VEHICLES SHALL BE PARKED OR LEFT UNATTENDED IN FIRE APPARATUS ACCESS LANES OR ANYWHERE THEY MAY IMPEDE EMERGENCY SERVICE RESPONSE.

H. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER IN ACCORDANCE WITH IFC 2015, Section 906 AND SIZED IN ACCORDANCE WITH IFC 2015 TABLE 906.3 (1). MAXIMUM DISTANCE AND RATING SHALL BE IN ACCORDANCE WITH IFC 2015 TABLE 906.3 (2). IN ADDITION, EXTINGUISHERS SHALL BE PROVIDED AT THE FOLLOWING SPECIFIED LOCATIONS:

1. ON EACH LEVEL AND AT EACH STAIRWAY OF FLOORS WHERE COMBUSTIBLE MATERIALS ARE PRESENT.
2. ALL STORAGE AND CONSTRUCTION SHEDS.
3. ANYWHERE SPECIAL HAZARDS EXIST IN ACCORDANCE WITH IFC 2015 TABLE 906.1.

J. FIRE DEPARTMENT CONNECTIONS SHALL HAVE A MINIMUM OF 3 FEET OF CLEARANCE IN ALL DIRECTIONS IN ACCORDANCE WITH IFC 2015, 912.4 AND WHERE LOCATED IN AREAS SUBJECT TO VEHICLE TRAFFIC, IMPACT PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IFC 2015, 312.

K. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT OR WORK DAY. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE DISPOSED OF IN AN APPROVED MANNER.

L. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ALLOWED TO ACCUMULATE IN BUILDINGS, STRUCTURES OR ON PREMISES NOR SHALL STORAGE OF COMBUSTIBLE MATERIALS BE LOCATED WITHIN 10 FEET OF A PROPERTY LINE.

M. MATERIALS SUSCEPTIBLE TO SPONTANEOUS COMBUSTION, SUCH AS OILY RAGS, SHALL BE STORED IN A UL LISTED DISPOSAL CONTAINER. CONTENTS OF SUCH CONTAINERS SHALL BE REMOVED AND DISPOSED OF DAILY. STORAGE OF COMBUSTIBLE RUBBISH SHALL NOT PRODUCE CONDITIONS THAT CREATE A NUISANCE OR BE A HAZARD TO PUBLIC HEALTH, SAFETY AND WELFARE.

N. KEY SWITCHES AND/OR FIRE DEPARTMENT APPROVED LOCKS MUST BE PROVIDED ON ALL COMMERCIAL ACCESS GATES.

O. WHERE SWIMMING POOLS ARE INSTALLED, AN EMERGENCY PHONE CAPABLE OF IMMEDIATELY SUMMONING EMERGENCY SERVICES SHALL BE READILY AVAILABLE WITHIN 200 FEET OF POOL OR SPA IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF HEALTH STANDARDS FOR SWIMMING POOLS AND SPAS.

P. LARGE APARTMENT COMPLEXES OF 5 OR MORE BUILDINGS MUST HAVE A DETAILED ADDRESS AT EACH ENTRY POINT THAT INCLUDES THE COMPLEX LAYOUT, BUILDING FOOTPRINT AND NUMBERING OF EACH BUILDING ON A PERMANENT LEGIBLE SIGN AT LEAST 3 FEET BY 3 FEET AND READILY VISIBLE FOR EMERGENCY PERSONNEL ENTERING THE COMPLEX.

FIRE PREVENTION NOTES

A. PRIOR TO ARRIVAL OF MATERIALS FOR VERTICAL CONSTRUCTION AN APPROVED WATER SUPPLY FOR FIRE PROTECTION AND AN ALL-WEATHER ROADWAY CAPABLE OF SUPPORTING 80,000 LB. FIRE APPARATUS LOADS SHALL BE MADE AVAILABLE AND MAINTAINED THROUGHOUT CONSTRUCTION WITH AT LEAST A MINIMUM OF AGGREGATE BASE. FIRE APPARATUS ACCESS SHALL BE KEPT CLEAR OF OBSTRUCTIONS WITH A MINIMUM 24 FEET WIDTH AND 14 FEET VERTICAL CLEARANCE.

B. INSTALL HYDRANTS WITH THE CENTER OF THE 4 ½ INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE AND FULLY UNOBSTRUCTED FROM THE STREET. THE 4 ½ INCH OPENING MUST FACE THE STREET OR FIRE LANE WITH 3 TO 6 FT. SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN 3 FT. OF FIRE HYDRANTS. BLUE REFLECTORS SHALL BE PLACED IN CENTER OF ROADWAY TO INDICATE HYDRANT LOCATIONS. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES TO THE HYDRANT.

C. DESIGNATE FIRE LANES WITH 4-INCH HEIGHT AND 1-INCH WIDTH WHITE LETTERING ON RED BACKGROUND, STATING: 'FIRE LANE - NO PARKING' AT 25 FT. MAX INTERVALS BETWEEN WORDING. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND FLAT ON PARKING SURFACE WHEN NOT. PLACE 'NO PARKING - FIRE LANE' STRIPING ON SURFACE IN FRONT OF DUMPSTER PADS AND OTHER FIRE HAZARDS/FIRE PROTECTION FEATURES SUCH AS RISER ROOMS AND FDC'S WHEN PRESENT. FIRE LANE STRIPING IS NOT REQUIRED ON GROUND PAVEMENT FOR GENERALLY IMPLIED 'NO PARKING' AREAS SUCH AS IN FRONT OF PARKING SPACES. FIRE LANES GREATER THAN 100FT MAY UTILIZE APPROVED 'NO PARKING' SIGNAGE IN LIEU OF STRIPING.

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.

AC	ACRE
APPROX	APPROXIMATELY
ASPH	ASPHALT
BGN	BEGIN
BOC	BACK OF CURB
BVCE	VERTICAL TANGENT CURVE INTERSECT ELEVATION
BVCS	VERTICAL TANGENT CURVE INTERSECT STATION
CO	CLEAN-OUT
COK / C.O.K.	CITY OF KYLE
CONC	CONCRETE
CWQZ	CRITICAL WATER QUALITY ZONE
DIA	DIAMETER
E	ELECTRIC
E:	EASTING
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EXIST	EXISTING
FD	FILTER DIKE
FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FND	FOUND
FO	FIBER OPTIC
FOC	FACE OF CURB
FP	FLOOD PLAIN
G	GUTTER
GRND	GROUND
GW	FINISHED GRADE AT WALL
HDPE	HIGH-DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INFO	INFORMATION
IP	STORM INLET PROTECTION
IR	IRON ROD
LAT	LATERAL
LF	LINEAR FEET
LOC	LIMITS OF CONSTRUCTION
LP	LOW POINT
LT	LEFT
LUP	LAND USE PLAN
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
N:	NORTHING
NO	NUMBER
NTS / N.T.S.	NOT TO SCALE
OC	ON CENTER (℄ TO ℄)
O/S	OFFSET
OU	OVERHEAD UTILITY
P	PIPELINE
PC	TANGENT - CURVE INTERSECTION
PCC	POINT OF CURVE INTERSECT
PG	PAGE
PI	TANGENT - TANGENT INTERSECTION
POB	POINT OF BEGINNING
PROP	PROPOSED
PT	CURVE - TANGENT INTERSECTION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RB	ROCK BERM
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RIM	TOP OF MANHOLE LID ELEVATION
ROW	R.O.W. - RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SD	STORM DRAIN
SF	SILT FENCE
SHT	SHEET
SHTS	SHEETS
SQ. FT.	SQUARE FEET
STA	STATION
STM / SD	STORM DRAIN
T	TELEPHONE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TM	TOP OF MEDIA
TP	TREE PROTECTION
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
UT	UNDERGROUND TELEPHONE
VERT	VERTICAL
VOL	VOLUME
W	WATER
WL	WATER LINE
W/	WITH
WM	WATER METER
WQTZ	WATER QUALITY TRANSITION ZONE
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WW	WASTEWATER
YR	YEAR

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO. F-15085

BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

GENERAL NOTES

SHEET
C002
02 OF 44

SAVED: 4/2/2024 11:18 AM
PLOTTED: 4/2/2024 11:21 AM
PLOTTED BY: OMES GONZALEZ
PLOTTING: p:\2020\020113.01\a_verde parking lot\CIVIL\10-CAD\20-Sheets\20113.01 - C002 GENERAL NOTES.dwg

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT PLUM CREEK DEVELOPMENT PARTNERS, LTD., a Texas limited partnership ("***Grantor***"), whose address is 4040 Broadway, Suite 501, San Antonio, Texas 78209, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to the undersigned, the receipt and sufficiency of which are hereby acknowledged and confessed, and for which no lien of any character is retained, either express or implied, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto HAYS COUNTY INDEPENDENT SCHOOL DISTRICT ("***Grantee***"), all of the following described real property and all improvements thereon and thereto (the "***Property***") in Hays County, being more particularly identified as Tract 1 and Tract 2 and described by metes and bounds on **Exhibit "A"** attached hereto and made part hereof for all purposes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty as reflected on **Exhibit "B"** attached hereto (the "***Permitted Exceptions***"), when the claim is by, through or under Grantor but not otherwise.

Taxes on the Property for the year 2018 have been prorated between Grantor and Grantee, and taxes for 2019 and subsequent years shall be assumed by Grantee as of the date of the delivery of this deed.

For the same consideration stated above, Grantor does hereby grant and convey to Grantee all of Grantor's right, title and interest in and to (i) all improvements on the Property, (ii) all benefits, privileges, tenements, hereditaments, rights and appurtenances thereon and pertaining to the Property, and (iii) all approvals, licenses, permits, water and sewer capacity commitments and other rights and interests owned or held by Grantor to the extent such items pertain solely to the use of the Property; all of which are subject to the Permitted Exceptions. Grantor reserves unto Grantor, Grantor's heirs, executors, administrators, successors, and assigns, all right, title and interest, if any, in and to all oil, gas and other minerals (including, without limitation, gravel, shale, caliche, coal and lignite) in, under and that may be produced from the Property. However, Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the mineral estate owned by Grantor; provided that nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

The Property shall be used solely and exclusively for the Permitted Use (as defined below) and no other use shall be permitted on the Property (the "***Restriction***"). The "***Permitted Use***" is defined as (a) use by a political subdivision or other governmental entity for governmental functions, such functions including without limitation use of the Property for the operation of a public school or facilities supporting a public school district, (b) use by a legally-recognized charitable organization in a manner that directly furthers the charitable purposes of such organization, as opposed to merely providing as a source of revenue to be used towards such purposes, or (c) use for parking in support of the governmental functions of one or more political subdivisions and charitable organizations, which may include parking in support of use by a public school district and a performing arts center. Any amendment or termination of the Restriction with respect to any portion of the Property shall be made by an agreement executed by Grantor (or a party to whom Grantor expressly assigns its rights under this Deed ("***Grantor's Assignee***")) and the owner of the portion of the Property on which the Restriction will be amended or terminated, defining the amendment or termination to be made, and recorded in the Official Public Records of Real Property of Hays County, Texas. Except as provided in the foregoing sentence, the Restriction shall be binding upon Grantee and all succeeding owners of the Property and shall inure to the benefit of and be enforceable solely by Grantor (or Grantor's Assignee). The Restriction shall not create any legal or equitable right, servitude, easement, or other interest in or to the Property in favor of any party other than Grantee, succeeding owners of the Property, and Grantor (or Grantor's Assignee).

Grantor hereby specifically disclaims any warranty, guaranty, or representation, oral or written; past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, for any and all activities and uses which Grantee may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body.

GRANTOR HAS NOT MADE AND DOES NOT MAKE, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. GRANTEE AGREES TO ACCEPT THE PROPERTY WITH THE PROPERTY BEING IN ITS PRESENT AS IS CONDITION WITH ALL FAULTS.

GRANTEE ACKNOWLEDGES AND AGREES THAT EITHER GRANTEE IS, OR HAS ENGAGED AND HAS RELIED UPON PERSONS WHO ARE, EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY OR CAUSED THE PROPERTY TO BE INSPECTED TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S

(OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE HEREOF. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY GRANTEE, TOGETHER WITH ITS PARTNERS, AFFILIATES AND ASSIGNS, TOGETHER WITH THEIR OFFICERS, DIRECTORS AND EMPLOYEES, FOR SEPARATE CONSIDERATION WHICH IS HEREBY ACKNOWLEDGED, AGREES TO RELEASE, WAIVE AND COVENANT NOT TO SUE GRANTOR, TOGETHER WITH ITS PARTNERS, AFFILIATES AND ASSIGNS, TOGETHER WITH THEIR OFFICERS, DIRECTORS AND EMPLOYEES, FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF THE PAST, PRESENT OR FUTURE PRESENCE OF ENVIRONMENTAL ISSUES AFFECTING THE PROPERTY, INCLUDING WHETHER SUCH CLAIMS OR LIABILITIES ARISE IN CONNECTION WITH THE GRANTOR'S OWN NEGLIGENCE OR FROM STRICT LIABILITY THEORIES OF LAW OR STATUTE, PROVIDED HOWEVER THAT SUCH RELEASE, WAIVER AND COVENANT NOT TO SUE SHALL NOT APPLY TO CLAIMS OR LIABILITIES ARISING FROM ISSUES WITHIN GRANTOR'S KNOWLEDGE THAT WERE NOT DISCLOSED TO GRANTEE PRIOR TO CLOSING.

[Signature Page Follows]

EXECUTED to be effective the 24th day of June, 2019.

GRANTOR:

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,
a Texas limited partnership

By: PCDP General Partner, LLC, a Texas limited liability company, its general partner

By: _____
Name: Debra Stratton
Title: Manager

By: _____
Name: Thomas Jacks
Title: Manager

MountainCityLand, LLC,
a Texas limited liability company, its Manager

By: _____
Name: Leon N Gill
Title: Manager

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Debra Stratton, Manager of PCDP General Partner, LLC, a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

Notary Public – State of Texas

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Thomas Jacks, Manager of PCDP General Partner, LLC, a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

Notary Public – State of Texas

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Leon N Gill, Manager of MountainCityLand, LLC, a Texas limited liability company, Manager of PCDP General Partner, LLC., a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

Notary Public – State of Texas

GRANTEE:

THE BOARD OF TRUSTEES OF THE
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Esperanza Orosco
Name: ESPERANZA OROSCO
Title: BOARD PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on June 24, 2019, by ESPERANZA OROSCO, who is known to me, in his/her capacity as PRESIDENT of the Board of Trustees of the Hays Consolidated Independent School District.

JOANNE KLAERNER
Notary Public, State of Texas
Comm. Expires 11-22-2021
Notary ID 4415582

Notary Public, State of Texas

This Instrument Prepared by, and after recording return to:
Golden Steves & Gordon
200 East Basse Road, Ste. 200
San Antonio, Texas 78209

19026206 Page 6 of 14

GRANTEE:

THE BOARD OF TRUSTEES OF THE
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Esperanza Orosco
Name: ESPERANZA OROSCO
Title: BOARD PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on June 24, 2019, by ESPERANZA OROSCO, who is known to me, in his/her capacity as PRESIDENT of the Board of Trustees of the Hays Consolidated Independent School District.

JOANNE KLAERNER
Notary Public, State of Texas
Comm. Expires 11-22-2021
Notary ID 4415582

Notary Public, State of Texas

This Instrument Prepared by, and after recording return to:
Golden Steves & Gordon
200 East Basse Road, Ste. 200
San Antonio, Texas 78209

1.546 Acre
M.M. McCarver League, Sur. 4, A-10
Hays County, Texas

LAI Job No. 020905
FN0868(Ala)
Page 2 of 3

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February, May, December 2007, and January 2008, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17th of March, 2008, A.D.

Loomis Austin, Inc.
Austin, Texas 78746

John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

Unofficial Copy

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO. F-15085

BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
04-08-24

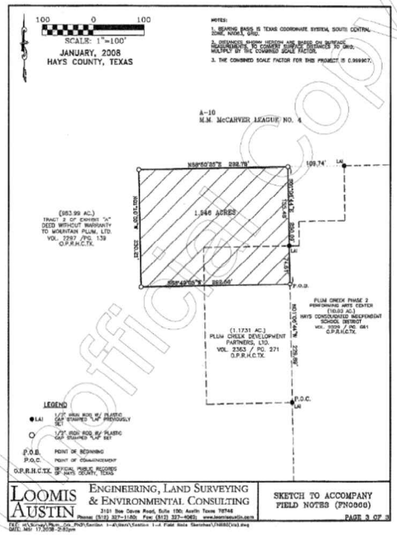
INITIAL SUBMITTAL
APRIL 08, 2024

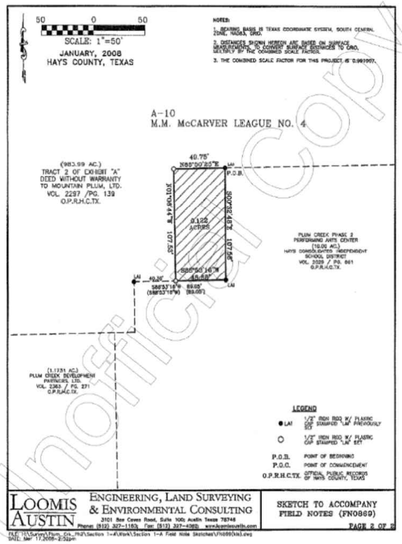
LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PLAT

SHEET
C003
03 OF 44

SAVED: 4/5/2024 11:47:39 AM
PLOTTED: 4/8/2024 2:46:27 PM
PLOTTED BY: DIRIS GONZALEZ
XCHANG: p:\2020\020905\11-Site\la verde parking lot\CIVIL\10-CAD\20-Sheets\0211.00 - C003 PLAT.dwg





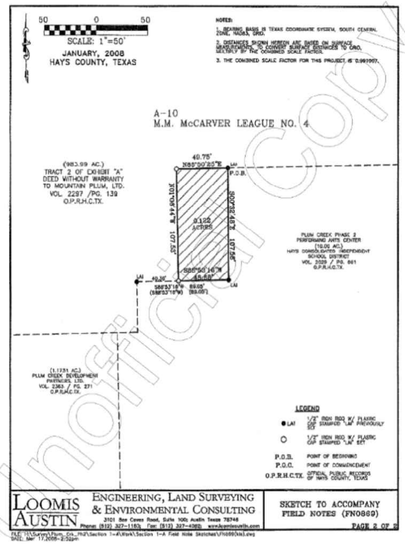


Exhibit B
Permitted Exceptions

1. Restrictive Covenants of record recorded in Volume 3339, Page 197,Volume 3339, Page 245, Volume 3339, Page 256, Volume 5233, Page 108 and Volume 5233, Page 123, Official Public Records, Hays County, Texas.
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Easement granted to Lone Star State Power Co., dated September 18, 1925, recorded in Volume 91, Page 469, of the Deed Records of Hays County, Texas.
5. Easement granted to Pedernales Electric Cooperative, Inc., dated February 27, 1987, recorded in Volume 659, Page 867, of the Real Property Records of Hays County, Texas.
6. Easement granted to Pedernales Electric Cooperative, Inc., dated May 25, 1999, recorded in Document No. 9918596, of the Official Public Records of Hays County, Texas.
7. Terms, obligations, conditions, and stipulations in that certain Release, Compromise and Settlement Agreement, dated September 7, 2004, and any amendments thereto, by and between Plum Creek Development Partners, Ltd. and the City of Kyle, as evidenced by Notice of Fees and Encumbrances recorded in Volume 2548, Page 138, of the Official Public Records of Hays County, Texas.
8. Terms, conditions, and stipulations in that certain Development Agreement, dated March 5, 2002, by and between the City of Mountain City, Plum Creek Development Partners, Ltd. and William Negley, as recorded in Volume 3252, Page 118, of the Official Public Records of Hays County, Texas.
9. Terms, conditions, and stipulations in that certain Agreement Regarding Development, dated January 25, 2008, by and between Plum Creek Development Partners, Ltd. and the Board of Trustees of the Hays Consolidated Independent School District, as recorded in Volume 3363, Page 323, of the Official Public Records of Hays County, Texas.
10. Easements, terms, conditions, and stipulations in that certain Joint Agreements, m. dated December 15, 2008, by and between Plum Creek Development Partners, Ltd. and A+ Federal Credit Union, as recorded in Volume 3555, Page 637, of the Official Public Records of Hays County, Texas.
11. Terms, conditions, and stipulations in that certain Site Development Agreement, dated May 31, 2015, by and between PC Operating Partners, Ltd., Plum Creek Development Partners, Ltd. and Mountain Plum, Ltd., as evidenced by Memorandum recorded in Volume 5234, Page 380, Official Public Records of Hays County, Texas.
12. Covenants providing for assessments as set out in instrument recorded in Volume 3339, Page 197, of the Official Public Records of Hays County, Texas and as affected by instrument recorded in Volume 5233, Page 108, of the Official Public Records of Hays County, Texas.

13. Transfer Fees as set out in instrument recorded in Volume 3339, Page 197, of the Official Public Records of Hays County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19026206 DEED
07/31/2019 09:12:07 AM Total Fees: $74.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

Unofficial Copy

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO: F-15085

BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PLAT

SHEET
C004
04 OF 44

SAVED: 4/5/2024 11:47:39 AM
PLOTTED: 4/5/2024 11:48:27 AM
PLOTTED BY: CHRIS GONZALEZ
XREFS: X:\2019\19026206.01\Work\La verde parking lot\CIVIL\10-CAD\20-Sheets\10211.00 - C003 PLAT.dwg

3.1192 ACRE
RIGHT-OF-WAY DEDICATION
("TRACT 3")
MOUNTAIN PLUM, LTD.
DOC. NO. 23017316 O.P.R.H.C.T.

MORTON M. McCARVER
SURVEY NO. 04
ABSTRACT NO. 10

BURNHAM
(70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
DOC. NO. 20039087, O.P.R.H.C.T.)

LOT 2
BLOCK A
PLUM CREEK UPTOWN PHASE 1A
DOC. NO. 20039087
O.P.R.H.C.T.
OWNER: UPTOWN AT
PLUM CREEK PHASE 1A, LLC
DOC. NO. 20020919
O.P.R.H.C.T.

REMAINDER OF A
CALLED 983.99 ACRES
("TRACT 2")
MOUNTAIN PLUM , LTD.
VOL. 2297, PG. 139
O.P.R.H.C.T.

CALLED 0.5774 ACRES
MOUNTAIN PLUM, LTD .
DOC. NO. 23024579
O.P.R.H.C.T.

CALLED 1.546 ACRES
("TRACT 1")
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 23023227
O.P.R.H.C.T.

CALLED 0.370 ACRE
RIGHT-OF-WAY DEDICATION
(PARCEL "PROPERTY")
CITY OF KYLE, TEXAS
DOC. NO. 20035316, O.P.R.H.C.T.

EVERETT
(60' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

CALLED 0.122 ACRE
("TRACT 2")
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 19026206, O.P.R.H.C.T.
(CORRECTED IN
DOC. NO. 23023227, O.P.R.H.C.T.)

REMAINDER OF A
CALLED 10.00 ACRES
BOARD OF TRUSTEES FOR
THE HAYS CONSOLIDATED
INDEPENDENT
SCHOOL DISTRICT
VOL. 2029, PG. 661
O.P.R.H.C.T.

DOHERTY (70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

BURNHAM
(70' R.O.W.)
(CAB. 14, PGS. 225-226 P.R.H.C.T.)

LOT 1
BLOCK A
PLUM CREEK
PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

LOT 1
BLOCK B
PLUM CREEK PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

RAMP
EXIST. STM. SWR. MH.
RIM=798.7'
FL(E,S)=787.5'
2" POST (BARRIER)
EXIST. CONCRETE DRAINAGE STRUCTURE
36"FL(W)=786.9'
CROSSWALK
N01°11'30"W 75.00'
([N01°11'13"W])
([75.00'])
TEMPORARY CONSTRUCTION FENCE
EXIST. SAN. SWR. MH.
RIM=790.6'
6"FL(NW)=780.1'
6"FL(SE)=780.0'
"WGI"
SILT FENCE
8" PVC STUB-OUT PIPE
2" PVC STUB-OUT PIPE
VAULT
6" PVC STUB-OUT PIPE
"LA1"
("S88°50'25"W 360.00')
S88°49'25"W 359.81'
("N88°50'25"E 292.88')
N88°50'48"E 292.88'
("N88°50'25"E 292.78')
249.53'
("N88°50'25"E 60.00')
N88°50'48"E 60.06'
("N88°50'25"E 49.75')
N88°50'48"E 49.61'
<"S88°50'25"W 465.45'>
S88°50'48"W 465.51'
("S01°39'35"E 70.00')
S01°40'08"E 69.91'
("S01°39'35"E 69.95')
S01°37'31"E 69.90'
EXIST. STM. SWR. MH.
RIM=795.0'
FL(N,E,S,W)=788.0'
EXIST. STM. SWR. CURB INLET
RIM=795.2'
FL(W)=791.7'
TBM# 2
ELEV.=795.16'
EXIST. STM. SWR. MH.
RIM=794.8'
FL(N,SW)=789.2'
"AWARD"
43.36'
S88°30'55"W 69.92'
(S88°50'25"W 70.00')
(S88°50'50"W 70.00')
8"WL
8"WW
EXISTING LIGHT POLE
EXIST. SAN. SWR. MH.
RIM=794.3'
8"FL(W)=785.2'
8"FL(S)=785.1'
SPOIL PILE
OHE
GRAVEL DRIVE
(S01°05'57"E 230.16')
S01°05'57" 230.16'
(N01°13'05"W 230.37')
N01°13'30"W 230.37'
([N01°11'13"W 230.52'])
([230.52'])
S01°06'37"E 230.02'
(S01°06'44"E 230.09')
EXIST. SAN. SWR. MH.
RIM=792.0'
8"FL(N)=782.1'
8"FL(S)=782.1'
EXIST. STM. SWR. CURB INLET
RIM=791.7'
FL(SW)=786.8'
EXIST. STM. SWR. MH.
RIM=791.4'
FL(NE,NW,S)=784.4'
EXIST. SAN. SWR. MH.
RIM=791.4'
8"FL(N)=780.3'
8"FL(S)=778.6'
6"FL(W)=778.7'
6"FL(E)=778.8'
N88°49'03"E 452.29'
([305.65'])
305.64'
S88°49'03"W 69.96'
(S88°49'03"W 70.00')
S88°49'03"W 292.56'
(S88°49'03"W 292.50')
EXISTING FIRE HYDRANT
EXIST. STM. SWR. MH.
RIM=790.7'
FL(N,S,W)=782.9'
EXIST. SAN. SWR. MH.
RIM=790.5'
8"FL(N)=778.1'
8"FL(S)=778.0'
8"FL(W)=778.1'
EXIST. AREA INLET
RIM=786.4'
FL(S)=782.4'
EXIST. STM. SWR. CURB INLET
RIM=786.4'
FL(N,SE)=782.1'
EXISTING LIGHT POLE
EXISTING FIRE HYDRANT
TBM# 1
ELEV.=786.37'
EXIST. SAN. SWR. MH.
RIM=785.3'
8"FL(N)=774.4'
8"FL(S)=774.4'
8"FL(W)=774.6'
4" PVC STUB-OUT PIPE 24.5°
EXIST. STM. SWR. MH.
RIM=785.7'
FL(NW,E,SW)=781.4'
EXIST. STM. SWR. MH.
RIM=784.8'
FL(N,S,W)=780.3'
TREE WELL
EXIST. STM. SWR. CURB INLET
RIM=786.5'
FL(NE)=782.2'
SPOIL PILE
CONCRETE WALL (DUMPSTER PAD)
N44°52'52"W 390.40'
SURVEY CONTROL POINT
GRID N: 13,923,172.49'
GRID E: 2,324,411.54'
ELEVATION=73.80'

N
0 15' 30' 60'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- CONTOUR
- WL WATER LINE
- WW WASTEWATER LINE
- FM FORCE MAIN
- SD STORM DRAIN LINE
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- GAS GAS LINE
- FENCE
- RETAINING WALL
- BENCHMARK
- MAIL BOX
- SIGN
- WATER METER VAULT
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- WASTEWATER MANHOLE
- UTILITY POLE
- LIGHT POLE
- CLEAN-OUT
- GUY WIRE
- ELEC MANHOLE
- ELEC TRANSFORMER PAD
- AIR CONDITIONER UNIT
- STORM DRAIN INLET
- STORM DRAIN MANHOLE

TREE TABLE		
TREE TAG #	DESCRIPTION	STATUS
5020	9" BURR OAK	REMAIN
5021	11" MONTERREY OAK	REMAIN
5022	10" MONTERREY OAK	REMAIN

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FIRM NO: F-15085

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

EXISTING CONDITIONS PLAN

SHEET
C100
05 OF 44

SAVED: 4/5/2024 11:27 AM
PLOTTED: 4/5/2024 11:27 AM
PLOTTED BY: ORIEL GONZALEZ
PLOTTED: N:\2020\20011814\4_working\4_working parking lot\CIVIL\10-CAD\20-Sheets\20111.dgn - C100 EXISTING CONDITIONS PLAN.dwg

MATCH LINE - PLAN A

MATCH LINE - PLAN A

BURNHAM
(70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN DOC. NO. 2003980, O.P.R.H.C.T.)

EVERETT
(60' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN CAB. 14, PGS. 225-226, P.R.H.C.T.)

DOHERTY (70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN CAB. 14, PGS. 225-226, P.R.H.C.T.)

BURNHAM
(70' R.O.W.)
(CAB. 14, PGS. 225-226 P.R.H.C.T.)

REMAINDER OF A
CALLED 983.99 ACRES
("TRACT 2")
MOUNTAIN PLUM , LTD.
VOL. 2297, PG. 139
O.P.R.H.C.T.

CALLED 0.5774 ACRES
MOUNTAIN PLUM, LTD .
DOC. NO. 23024579
O.P.R.H.C.T.

CALLED 0.370 ACRE
RIGHT-OF-WAY DEDICATION
(PARCEL "PNZ269")
CITY OF KYLE, TEXAS
DOC. NO. 20028316, O.P.R.H.C.T.

LOT 1
BLOCK A
PLUM CREEK
PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

LOT 1
BLOCK B
PLUM CREEK PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

S01°10'55"E 230.16'

N01°11'30"W 260.51'
[N01°11'10"W 260.52']

{S88°50'25"W 360.00'}
S88°49'25"W 359.91'

{S01°09'35"E 70.00'}
S01°08'38"E 69.81'

N88°50'48"E 292.88'
{N88°50'25"E 292.78'}
(N88°50'25"E 292.78')

{N88°50'25"E 60.00'}
N88°50'48"E 60.06'

S88°30'55"W 69.92'
{S88°50'25"W 70.00'}
{S88°50'50"W 70.00'}

N88°49'03"E 452.29'

S88°49'03"W 69.96'
{S88°49'05"W 70.00'}

S88°49'03"W 292.56'
(S88°49'05"W 292.50')

{S01°06'44"E 230.09'}

(N01°10'55"W 230.21')
N01°11'30"W 230.13'

TEMPORARY STAGING & SPOILS AREA

CONCRETE WASHOUT AREA

STABILIZED CONSTRUCTION ENTRANCE

2" PVC STUB-OUT PIPE

6" PVC STUB-OUT PIPE

4" PVC STUB-OUT PIPE

EXIST. STM. SWR. MH. RIM=798.7' FL(E,S)=787.5'

EXIST. STM. SWR. MH. RIM=795.0' FL(N,E,S,W)=788.0'

EXIST. STM. SWR. CURB INLET RIM=795.1' FL(W)=787.3'

EXIST. STM. SWR. MH. RIM=794.8' FL(N,SW)=789.2'

EXIST. SAN. SWR. MH. RIM=794.3' 8"FL(W)=785.2' 8"FL(S)=785.1'

EXIST. SAN. SWR. MH. RIM=792.0' 8"FL(N)=782.1' 8"FL(S)=782.1'

EXIST. STM. SWR. CURB INLET RIM=791.7' FL(SW)=786.8'

EXIST. STM. SWR. MH. RIM=791.4' FL(NE,NW,S)=784.4'

EXIST. SAN. SWR. MH. RIM=791.4' 8"FL(N)=780.3' 8"FL(S)=778.6' 6"FL(W)=778.7' 6"FL(E)=778.8'

EXIST. STM. SWR. MH. RIM=790.7' FL(N,S,W)=782.9'

EXIST. SAN. SWR. MH. RIM=790.5' 8"FL(N)=778.1' 8"FL(S)=778.0' 8"FL(W)=778.1'

EXIST. AREA INLET RIM=786.4' FL(S)=782.4'

EXIST. STM. SWR. CURB INLET RIM=786.2' FL(N,SE)=782.1'

EXIST. SAN. SWR. RIM=785.3' 8"FL(N)=774.4' 8"FL(S)=774.4' 8"FL(W)=774.6'

EXIST. STM. SWR. MH. RIM=785.7' FL(NW,E,SW)=781.4'

EXIST. STM. SWR. MH. RIM=784.8' FL(N,S,W)=780.3'

EXIST. STM. SWR. CURB INLET RIM=786.5' FL(NE)=782.2'

TBM = 786.37'

TBM = 795.16'

(5020)

(5021)

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- TP TREE PROTECTION
- MS MULCH SOCK
- SF SILT FENCE
- LOC LIMITS OF CONTRUCTION
- RB ROCK BERM
- IF INLET FILTER
- PARKING, STORAGE, SPOILS AND STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CW CONCRETE WASHOUT

TREE TABLE		
TREE TAG #	DESCRIPTION	STATUS
5020	9" BURR OAK	REMAIN
5021	11" MONTERREY OAK	REMAIN
5022	10" MONTERREY OAK	REMAIN

LIMITS OF CONSTRUCTION:	+/- 1.97 Ac.
TOTAL LENGTH OF SILT FENCE:	1,027 LF
NUMBER OF INLET PROTECTION:	7 EACH
STABILIZED CONSTRUCTION ENTRANCE:	1 EACH

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STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

EROSION CONTROL PLAN

SHEET
C200
06 OF 44

SAVED: 4/5/2024 11:58 AM
PLOT: 4/5/2024 11:59 AM
PLOTTED BY: ISRAEL GONZALEZ
X:\PROJECTS\010000\010211.00 - la verde parking lot\CAD\SP-SHts\010211.00 - C200 EROSION CONTROL PLAN.dwg

LOT 2
BLOCK A
PLUM CREEK UPTOWN PHASE 1A
DOC. NO. 20039087
O.P.R.H.C.T.
OWNER: UPTOWN AT
PLUM CREEK PHASE 1A, LLC
DOC. NO. 20020919
O.P.R.H.C.T.

REMAINDER OF A
CALLED 983.99 ACRES
("TRACT 2")
MOUNTAIN PLUM , LTD.
VOL. 2297, PG. 139
O.P.R.H.C.T.

CALLED 0.5774 ACRES
MOUNTAIN PLUM, LTD
DOC. NO. 23024579
O.P.R.H.C.T.

CALLED 1.546 ACRES
("TRACT 1")
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 23023227
O.P.R.H.C.T.

CALLED 0.122 ACRE
("TRACT 2")
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 19026206, O.P.R.H.C.T.
(CORRECTED IN
DOC. NO. 23023227, O.P.R.H.C.T.)

CALLED 0.370 ACRE
RIGHT-OF-WAY DEDICATION
(PARCEL 1762.489')
CITY OF KYLE
DOC. NO. 20028316, O.P.R.H.C.T.

EVERETT
(60' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

BURNHAM
(70' R.O.W.)
(CAB. 14, PGS. 225-226 P.R.H.C.T.)

DOHERTY (70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

LOT 1
BLOCK A
PLUM CREEK
PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

LOT 1
BLOCK B
PLUM CREEK PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

"LAI"
"4WARD"
TBM# 2
ELEV.=795.16'
TBM# 1
ELEV.=786.37'
S88°30'55"W 69.92'
{S88°50'25"W 70.00'}
{S88°50'50"W 70.00'}
43.36'
N88°50'48"E 292.88'
{N88°50'25"E 292.78'}
{N88°50'25"E 292.78'}
249.53'
{S88°50'25"W 360.00'}
S88°49'25"W 359.91'
{S01°09'35"E 70.00'}
S01°08'38"E 69.81'
{N88°50'25"E 60.00'}
N88°50'48"E 60.06'
{N88°50'25"E 49.75'}
N88°50'48"E 49.61'
S01°10'55"E 230.16'
(N01°10'55"W 230.21')
N01°10'30"W 230.13'
S01°06'37"E 230.02'
(S01°06'44"E 230.09')
S88°49'03"W 69.96'
{S88°49'05"W 70.00'}
S88°49'03"W 292.56'
{S88°49'05"W 292.50'}
N44°53'20"W 592.40'
119.40' SAWCUT
9.64' SAWCUT

EXIST. STM. SWR. MH.
RIM=795.0'
FL(N,E,S,W)=788.0'
EXIST. STM. SWR.
CURB INLET
RIM=795.2'
FL(W)=791.7'
EXIST. STM. SWR. MH.
RIM=794.8'
FL(N,SW)=789.2'
EXIST. SAN. SWR. MH.
RIM=794.3'
8"FL(W)=785.2'
8"FL(S)=785.1'
EXIST. SAN. SWR. MH.
RIM=792.0'
8"FL(N)=782.1'
8"FL(S)=782.1'
EXIST. STM. SWR.
CURB INLET
RIM=791.7'
FL(SW)=786.8'
EXIST. STM. SWR. MH.
RIM=791.4'
FL(NE,NW,S)=784.4'
EXIST. SAN. SWR. MH.
RIM=791.4'
8"FL(N)=780.3'
8"FL(S)=778.6'
6"FL(W)=778.7'
6"FL(E)=778.8'
EXIST. STM. SWR. MH.
RIM=790.7'
FL(N,S,W)=782.9'
EXIST. SAN. SWR. MH.
RIM=790.5'
8"FL(N)=778.1'
8"FL(S)=778.0'
8"FL(W)=778.1'
EXIST. AREA INLET
RIM=786.4'
FL(S)=782.4'
EXIST. STM. SWR.
CURB INLET
RIM=786.4'
FL(N,SE)=782.1'
EXIST. STM. SWR. MH.
RIM=785.7'
FL(NW,E,SW)=781.4'
EXIST. STM. SWR. MH.
RIM=784.8'
FL(N,S,W)=780.3'
EXIST. STM. SWR.
CURB INLET
RIM=786.5'
FL(NE)=782.2'
EXIST. SAN. SWR. MH.
RIM=785.3'
8"FL(N)=774.4'
8"FL(S)=774.4'
8"FL(W)=774.6'
S020
S021
S022
GRAVEL
DRIVE

N

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- TP — TREE PROTECTION: REFERENCE EROSION & SEDIMENTATION CONTROL PLAN
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED

TREE TABLE

TREE TAG #	DESCRIPTION	STATUS
5020	9" BURR OAK	REMAIN
5021	11" MONTERREY OAK	REMAIN
5022	10" MONTERREY OAK	REMAIN

DEMOLITION KEY NOTES

1	PAVEMENT TO BE REMOVED
2	SPOIL PILES TO BE RELOCATED OR USED ON-SITE IF SUITABLE MATERIAL
3	EXISTING 8" WATER LINE IS TO BE REMOVED BY OTHERS. (PLUM CREEK PHASE 2 PROJECT NO. CP-23-0151)
4	STORM AREA INLET TO BE REMOVED AND REPLACED WITH MANHOLE. PLEASE REFERENCE THE DRAINAGE PLAN FOR DETAILS SEE SHEET CG300.

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FIRM NO. F-15085

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

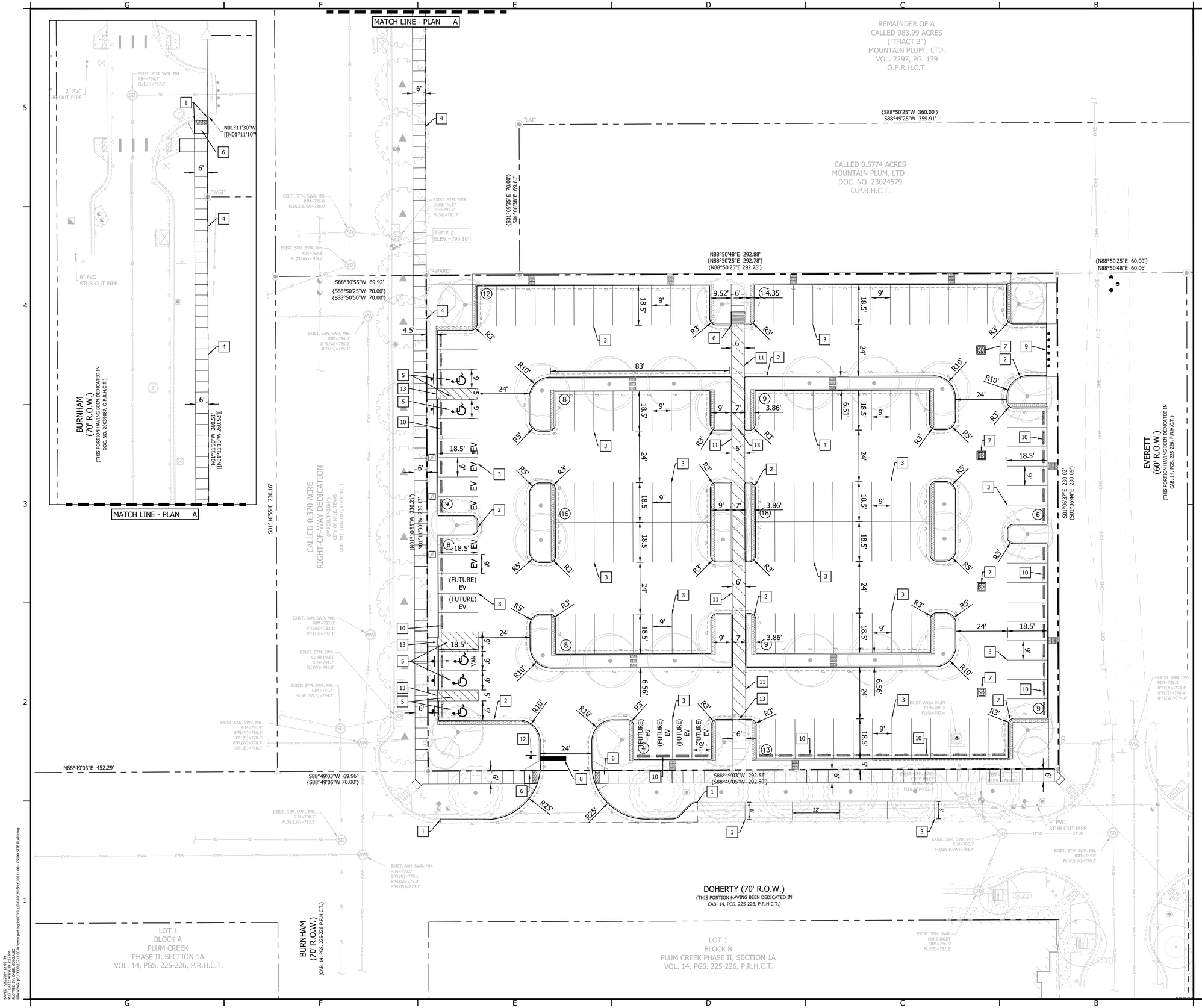
LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

DEMOLITION PLAN

SHEET
CD100
07 OF 44

SAVED: 4/5/2024 11:54 AM
PLOTTED: 4/5/2024 11:54 AM
PLOTTED BY: OWEN GONZALEZ
XREFS: p:\1000\001\1.0 la verde parking lot\CIVIL\10-CAD\30-Shts\101.01 - CD100 DEMOLITION PLAN.dwg



0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OHE — OVERHEAD UTILITY
- FEMA 100YR — LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING/SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

PARKING TABLE

PROVIDED:	
OPEN PARKING SPACES	131
ACCESSIBLE PARKING SPACES	5
ELECTRIC VEHICLE PARKING	6
TOTAL PROVIDED:	142
FUTURE PARKING:	
ELECTRIC VEHICLE PARKING	6

SITE PLAN KEY NOTES

1. CONNECT TO EXISTING CURB AND GUTTER
2. 6" CONCRETE CURB (TYP.)
3. PAVEMENT STRIPING (TYP.)
4. CONCRETE SIDEWALK
5. ACCESSIBLE PARKING SPACE & STRIPING (TYP.)
6. ADA RAMP.
7. STORM INLET
8. 24" SOLID WHITE STOP BAR
9. CLASS III TRAFFIC BARRICADE
10. WHEEL STOP
11. PEDESTRIAN CROSSWALK STRIPING
12. STOP SIGN
13. CONCRETE CURB CUT

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STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

SITE PLAN

SHEET
CS100
08 OF 44

SAVED: 4/5/2024 12:03 PM
PLOT: APRIL 05, 2024 12:03 PM
PLOTTED BY: ORIEL GONZALEZ
P:\PROJECTS\2020\20211.00 - la verde parking lot\CAD\SP-SHts\20211.00 - CS100 SITE PLAN.dwg

CURB WALL

N

0 10' 20' 40'

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
	CURB / EDGE OF PVMT
	BUILDING FACE
###	PROPOSED CONTOUR
###	EXISTING CONTOUR
	ACCESSIBLE ROUTE (ADA)
WL	WATER LINE
WW	WASTEWATER LINE
SD	STORM DRAIN LINE
OHE	OVERHEAD UTILITY
UGE	UNDERGROUND UTILITY
GAS	GAS LINE
X	FENCE
	DRAINAGE FLOW LINE
	RETAINING WALL
ADA	ACCESSIBLE ROUTE (ADA)
	CONCRETE CURB WALL
	BENCHMARK
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
FG	FINISHED GRADE (SOFTSCAPE)
FS	FINISHED SURFACE (HARDSCAPE)
FL	FLOWLINE
HP	HIGH POINT
ME	MATCH EXISTING
RIM	RIM
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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FIRM NO: F-15085
832.730.1901 2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019

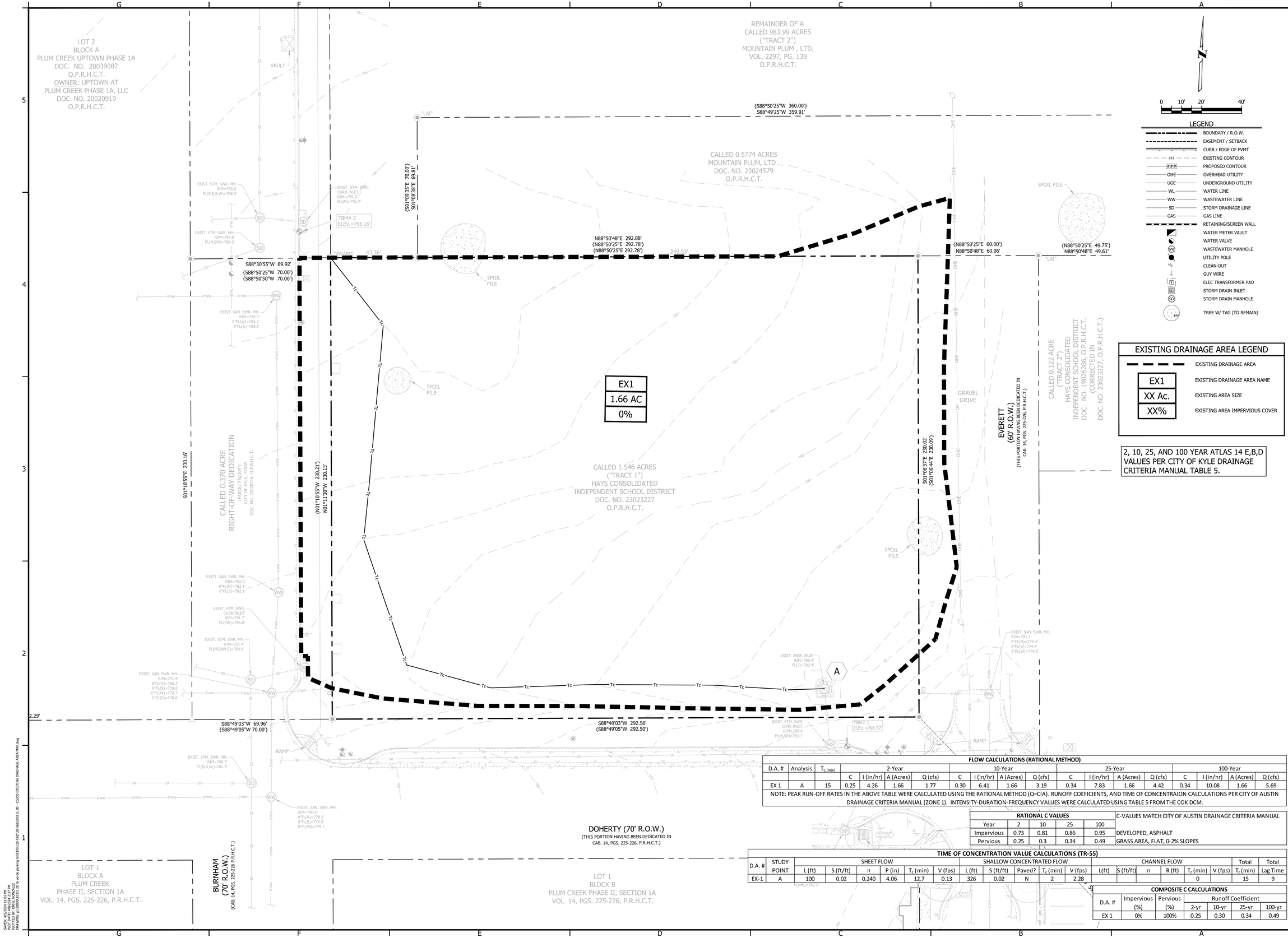
STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

GRADING PLAN

SHEET
CG100
09 OF 44



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

EXISTING DRAINAGE AREA LEGEND

	EXISTING DRAINAGE AREA
EX1	EXISTING DRAINAGE AREA NAME
XX Ac.	EXISTING AREA SIZE
XX%	EXISTING AREA IMPERVIOUS COVER

2, 10, 25, AND 100 YEAR ATLAS 14 E,B,D VALUES PER CITY OF KYLE DRAINAGE CRITERIA MANUAL TABLE 5.

FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	Analysis	$T_{C(min)}$	2-Year				10-Year				25-Year				100-Year			
			C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
EX 1	A	15	0.25	4.26	1.66	1.77	0.30	6.41	1.66	3.19	0.34	7.83	1.66	4.42	0.34	10.08	1.66	5.69

NOTE: PEAK RUN-OFF RATES IN THE ABOVE TABLE WERE CALCULATED USING THE RATIONAL METHOD (Q=CIA). RUNOFF COEFICIENTS, AND TIME OF CONCENTRAION CALCULATIONS PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL (ZONE 1). INTENSITY-DURATION-FREQUENCY VALUES WERE CALCULATED USING TABLE 5 FROM THE COK DCM.

RATIONAL C VALUES					C-VALUES MATCH CITY OF AUSTIN DRAINAGE CRITERIA MANUAL
Year	2	10	25	100	
Impervious	0.73	0.81	0.86	0.95	DEVELOPED, ASPHALT
Pervious	0.25	0.3	0.34	0.49	GRASS AREA, FLAT, 0-2% SLOPES

TIME OF CONCENTRATION VALUE CALCULATIONS (TR-55)

D.A. #	STUDY POINT	SHEET FLOW						SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						Total	Total
		L (ft)	S (ft/ft)	n	P (in)	T_c (min)	V (fps)	L (ft)	S (ft/ft)	Paved?	T_c (min)	V (fps)	L(ft)	S (ft/ft)	n	R (ft)	T_c (min)	V (fps)	T_c (min)	Lag Time
EX-1	A	100	0.02	0.240	4.06	12.7	0.13	326	0.02	N	2	2.28					0		15	9

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient			
			2-yr	10-yr	25-yr	100-yr
EX 1	0%	100%	0.25	0.30	0.34	0.49

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2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO. F-15085

BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

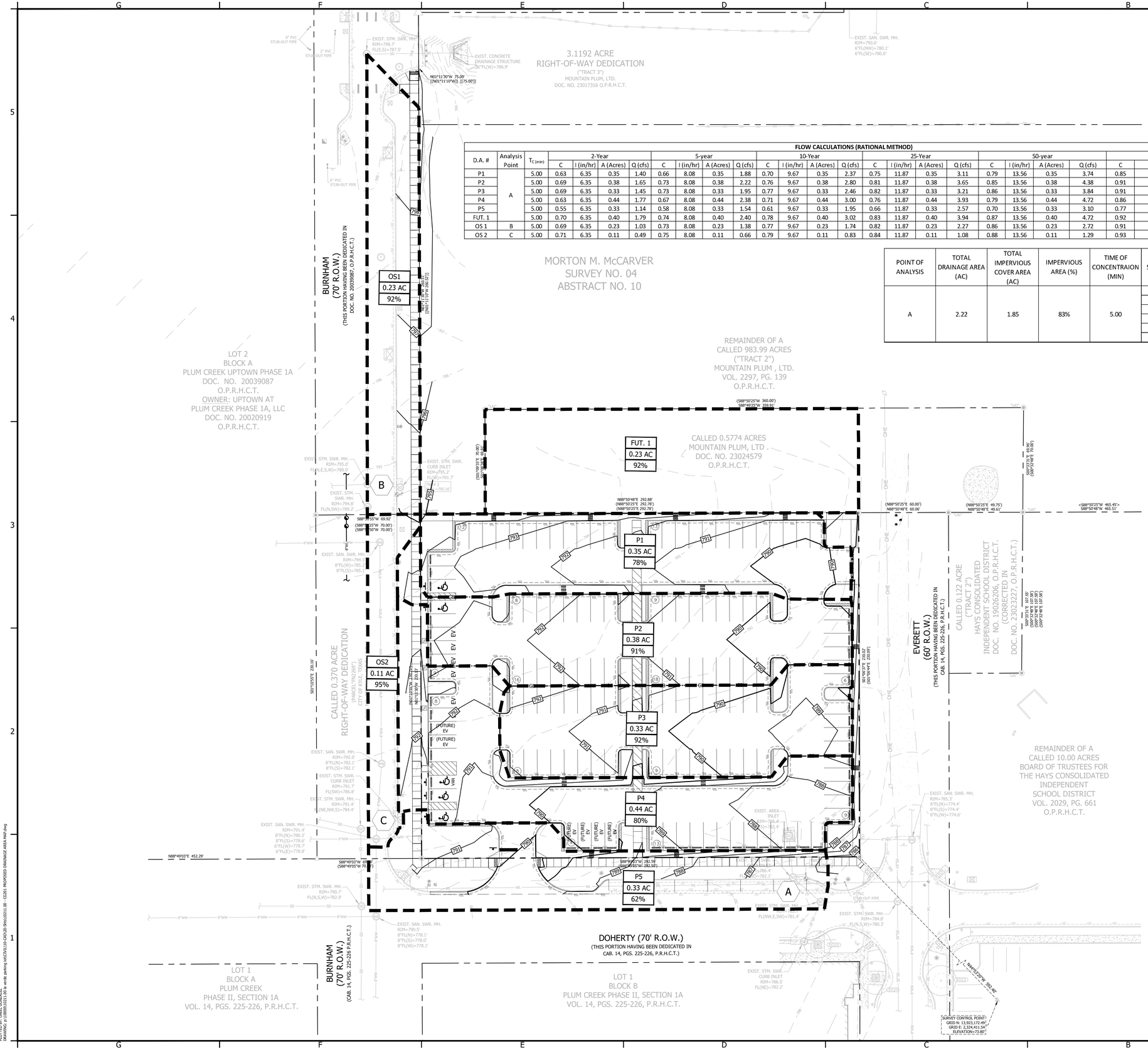
LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET
CG200
10 OF 44

SAVED: 4/5/2024 12:21 PM
PLOTTED: 4/5/2024 12:21 PM
PLOTTED BY: OWEN GONZALEZ
DRAWING: p:\1000\001\1A\la verde parking lot\CIVIL\10-CAD\20-Shts\10211.00 - CG200 EXISTING DRAINAGE AREA MAP.dwg



FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	Analysis Point	$T_{C\,(min)}$	2-Year				5-year				10-Year				25-Year				50-year				100-Year			
			C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)	C	I (in/hr)	A (Acres)	Q (cfs)
P1	A	5.00	0.63	6.35	0.35	1.40	0.66	8.08	0.35	1.88	0.70	9.67	0.35	2.37	0.75	11.87	0.35	3.11	0.79	13.56	0.35	3.74	0.85	15.44	0.35	4.61
P2		5.00	0.69	6.35	0.38	1.65	0.73	8.08	0.38	2.22	0.76	9.67	0.38	2.80	0.81	11.87	0.38	3.65	0.85	13.56	0.38	4.38	0.91	15.44	0.38	5.31
P3		5.00	0.69	6.35	0.33	1.45	0.73	8.08	0.33	1.95	0.77	9.67	0.33	2.46	0.82	11.87	0.33	3.21	0.86	13.56	0.33	3.84	0.91	15.44	0.33	4.65
P4		5.00	0.63	6.35	0.44	1.77	0.67	8.08	0.44	2.38	0.71	9.67	0.44	3.00	0.76	11.87	0.44	3.93	0.79	13.56	0.44	4.72	0.86	15.44	0.44	5.81
P5		5.00	0.55	6.35	0.33	1.14	0.58	8.08	0.33	1.54	0.61	9.67	0.33	1.95	0.66	11.87	0.33	2.57	0.70	13.56	0.33	3.10	0.77	15.44	0.33	3.92
FUT. 1		5.00	0.70	6.35	0.40	1.79	0.74	8.08	0.40	2.40	0.78	9.67	0.40	3.02	0.83	11.87	0.40	3.94	0.87	13.56	0.40	4.72	0.92	15.44	0.40	5.70
OS 1	B	5.00	0.69	6.35	0.23	1.03	0.73	8.08	0.23	1.38	0.77	9.67	0.23	1.74	0.82	11.87	0.23	2.27	0.86	13.56	0.23	2.72	0.91	15.44	0.23	3.29
OS 2	C	5.00	0.71	6.35	0.11	0.49	0.75	8.08	0.11	0.66	0.79	9.67	0.11	0.83	0.84	11.87	0.11	1.08	0.88	13.56	0.11	1.29	0.93	15.44	0.11	1.56

POINT OF ANALYSIS	TOTAL DRAINAGE AREA (AC)	TOTAL IMPERVIOUS COVER AREA (AC)	IMPERVIOUS AREA (%)	TIME OF CONCENTRAION (MIN)	STORM EVENT	DEVELOPED RUNOFF (CFS)
A	2.22	1.85	83%	5.00	2	9.19
					5	12.38
					10	15.60
					25	20.42
					50	24.50
					100	30.00

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

PROPOSED DRAINAGE AREA LEGEND

- P1 — PROPOSED DRAINAGE AREA NAME
- XX Ac. — PROPOSED AREA SIZE
- XX% — PROPOSED AREA IMPERVIOUS COVER

5 YEAR AND 50 YEAR ATLAS 14 E,B,D VALUES PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL TABLE 2-2A

2, 10, 25, AND 100 YEAR ATLAS 14 E,B,D VALUES PER CITY OF KYLE DRAINAGE CRITERIA MANUAL TABLE 5.

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient					
			2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
P1	78%	22%	0.63	0.66	0.70	0.75	0.79	0.85
P2	91%	9%	0.69	0.73	0.76	0.81	0.85	0.91
P3	92%	8%	0.69	0.73	0.77	0.82	0.86	0.91
P4	80%	20%	0.63	0.67	0.71	0.76	0.79	0.86
P5	62%	38%	0.55	0.58	0.61	0.66	0.70	0.77
FUT. 1	95%	5%	0.70	0.74	0.78	0.83	0.87	0.92
OS 1	92%	8%	0.69	0.73	0.77	0.82	0.86	0.91
OS 2	95%	5%	0.71	0.75	0.79	0.84	0.88	0.93

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BRYSON K. EWING
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LICENSED PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT

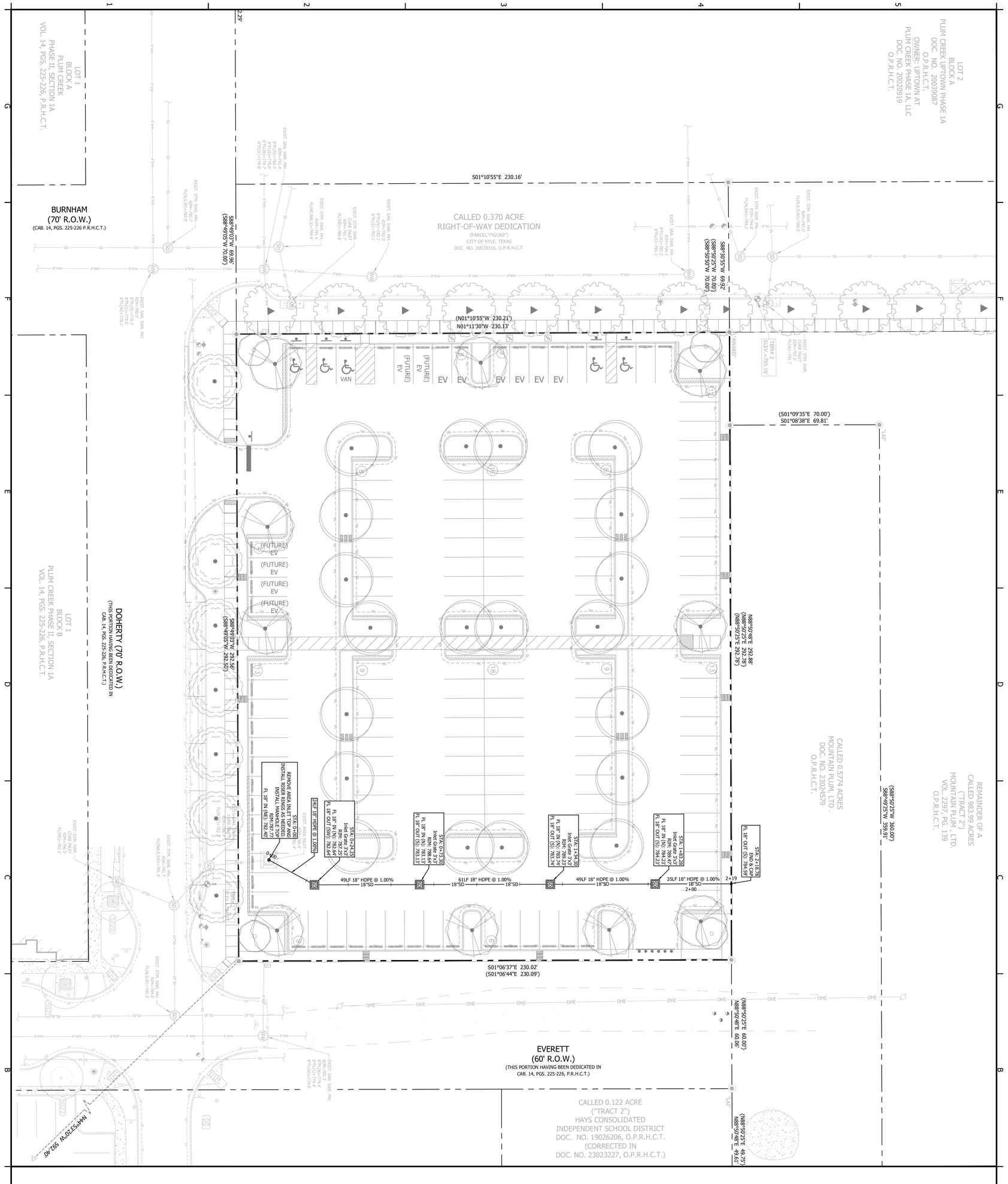
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET
CG201
11 OF 44

SAVED: 4/2/2024 12:20:29 PM
PLOTTED: 4/2/2024 12:21:11 PM
PLOTTED BY: OWEN GONZALEZ
PLOTTING: p:\2020\01\01\04 la verde parking lot\CIVIL\10-CAD\2D-Sheets\02111.00 - CG201 PROPOSED DRAINAGE AREA MAP.dwg

SAVED: 4/5/2024 12:13 PM
PLOT DATE: 4/8/2024 2:37 PM
PLOTTED BY: ONEIL GONZALEZ
DRAWING: p:\10000\10211.00 la verde parking lot\CIVIL\10-CAD\20-Shts\10211.00 - CG300 STORM SEWER PLAN.dwg



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- WASTEWATER LINE
- STORM DRAINAGE LINE
- GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

0 10' 20' 40'

N

SHEET
CG300
12 OF 44

LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

STORM SEWER PLAN

INITIAL SUBMITTAL
APRIL 08, 2024

BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
04-08-24

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57

LOT 2
BLOCK A
PLUM CREEK UPTOWN PHASE 1A
DOC. NO. 20039087
O.P.R.H.C.T.
OWNER: UPTOWN AT
PLUM CREEK PHASE 1A, LLC
DOC. NO. 20020919
O.P.R.H.C.T.

REMAINDER OF A
CALLED 983.99 ACRES
("TRACT 2")
MOUNTAIN PLUM , LTD.
VOL. 2297, PG. 139
O.P.R.H.C.T.

CALLED 0.5774 ACRES
MOUNTAIN PLUM, LTD .
DOC. NO. 23024579
O.P.R.H.C.T.

CALLED 0.370 ACRE
RIGHT-OF-WAY DEDICATION
(PARCEL 1 PKZ 289)
CITY OF KYLE
DOC. NO. 20028316, O.P.R.H.C.T.

CALLED 0.122 ACRE
("TRACT 2")
HAYS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
DOC. NO. 19026206, O.P.R.H.C.T.
(CORRECTED IN
DOC. NO. 23023227, O.P.R.H.C.T.)

EVERETT
(60' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

DOHERTY (70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

BURNHAM
(70' R.O.W.)
(CAB. 14, PGS. 225-226 P.R.H.C.T.)

LOT 1
BLOCK A
PLUM CREEK
PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

LOT 1
BLOCK B
PLUM CREEK PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

"LAI"
"4WARD"
TBM# 2
ELEV.=795.16'
TBM# 1
ELEV.=795.37'
S88°30'55"W 69.92'
{S88°50'25"W 70.00'}
{S88°50'50"W 70.00'}
S88°49'03"W 69.96'
{S88°49'05"W 70.00'}
{S88°50'25"W 360.00'}
S88°49'25"W 359.91'
{S01°09'35"E 70.00'}
S01°08'38"E 69.81'
{N88°50'25"E 60.00'}
N88°50'48"E 60.06'
{N88°50'25"E 49.75'}
N88°50'48"E 49.61'
S01°10'55"E 230.16'
N44°53'20"W 592.40'

EXIST. STM. SWR. MH.
RIM=795.0'
FL(N,E,S,W)=788.0'
EXIST. STM. SWR. CURB INLET
RIM=795.2'
FL(W)=791.7'
EXIST. STM. SWR. MH.
RIM=794.8'
FL(N,SW)=789.2'
EXIST. SAN. SWR. MH.
RIM=794.3'
8"FL(W)=785.2'
8"FL(S)=785.1'
EXIST. SAN. SWR. MH.
RIM=792.0'
8"FL(N)=782.1'
8"FL(S)=782.1'
EXIST. STM. SWR. CURB INLET
RIM=791.7'
FL(SW)=786.8'
EXIST. STM. SWR. MH.
RIM=791.4'
FL(NE,NW,S)=784.4'
EXIST. SAN. SWR. MH.
RIM=791.4'
8"FL(N)=780.3'
8"FL(S)=778.6'
6"FL(W)=778.7'
6"FL(E)=778.8'
EXIST. STM. SWR. MH.
RIM=790.7'
FL(N,S,W)=782.9'
EXIST. SAN. SWR. MH.
RIM=790.5'
8"FL(N)=778.1'
8"FL(S)=778.0'
8"FL(W)=778.1'
EXIST. AREA INLET
RIM=786.4'
FL(S)=782.4'
EXIST. SAN. SWR. MH.
RIM=785.3'
8"FL(N)=774.4'
8"FL(S)=774.4'
8"FL(W)=774.6'
EXIST. STM. SWR. MH.
RIM=785.7'
FL(NW,E,SW)=781.4'
EXIST. STM. SWR. MH.
RIM=784.8'
FL(N,S,W)=780.3'
EXIST. STM. SWR. CURB INLET
RIM=786.5'
FL(NE)=782.2'

SUBBASE/PROPOSED GRADE
(TYP.)
FILL
RED
ELEC.
WARNING
TAPE
30" MIN.
FLOWABLE
FILL
PEC
(3-3")
12"
1"
5"
2"
3"
17"
CONNECT TO EXISTING
3-3" DUCT BANK
PROPOSED
TRANSFORMER PAD
REFER TO LANDSCAPE
FOR CONTINUATION
INSTALL:
(1)-1" IRRIGATION METER
IRRIGATION SERVICE LINE
2" BLACK (200 PSI) POLY PIPE
INSTALL:
(1) 2"X1" REDUCER
INSTALL:
(1)-8"x2" TAPPING
SLEEVE WITH 2"
CORP. STOP

(FUTURE)
EV
VAN
UGE
OHE
5020
5021
5022

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- WASTEWATER LINE
- STORM DRAINAGE LINE
- GAS LINE
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

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STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

UTILITY PLAN

SHEET
CU100
13 OF 44

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PLOTTED: 4/5/2024 4:13:37 PM
PLOTTED BY: OWEN GONZALEZ
DRAWING: p:\2020\20211814\la verde parking lot\CIVIL\10-CAD\20-Shts\102111.00 - CU100 UTILITY PLAN.dwg

MATCH LINE - PLAN A

REMAINDER OF A
CALLED 983.99 ACRES
("TRACT 2")
MOUNTAIN PLUM , LTD.
VOL. 2297, PG. 139
O.P.R.H.C.T.

CALLED 0.5774 ACRES
MOUNTAIN PLUM, LTD .
DOC. NO. 23024579
O.P.R.H.C.T.

CALLED 0.370 ACRE
RIGHT-OF-WAY DEDICATION
(PARCEL"TR23169")
CITY OF KYLE, TEXAS
DOC. NO. 20028316, O.P.R.H.C.T.

BURNHAM
(70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
DOC. NO. 2003987, O.P.R.H.C.T.)

EVERETT
(60' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

DOHERTY (70' R.O.W.)
(THIS PORTION HAVING BEEN DEDICATED IN
CAB. 14, PGS. 225-226, P.R.H.C.T.)

BURNHAM
(70' R.O.W.)
(CAB. 14, PGS. 225-226 P.R.H.C.T.)

LOT 1
BLOCK A
PLUM CREEK
PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

LOT 1
BLOCK B
PLUM CREEK PHASE II, SECTION 1A
VOL. 14, PGS. 225-226, P.R.H.C.T.

"LAT"
"WGI"
"4WARD"

{S88°50'25"W 360.00'}
S88°49'25"W 359.91'

{S01°09'35"E 70.00'}
S01°08'38"E 69.81'

N88°50'48"E 292.88'
{N88°50'25"E 292.78'}
(N88°50'25"E 292.78')

{N88°50'25"E 60.00'}
N88°50'48"E 60.06'

S88°30'55"W 69.92'
{S88°50'25"W 70.00'}
{S88°50'50"W 70.00'}

S01°10'55"E 230.16'

(N01°10'55"W 230.21')
N01°11'30"W 230.13'

S01°06'37"E 230.02'
(S01°06'44"E 230.09')

N88°49'03"E 452.29'

S88°49'03"W 69.96'
{S88°49'05"W 70.00'}

S88°49'03"W 292.56'
{S88°49'05"W 292.50'}

N01°11'30"W 260.51'
[(N01°11'01"W 260.52')]

EXIST. STM. SWR. MH.
RIM=798.7'
FL(E,S)=787.5'

EXIST. STM. SWR. MH.
RIM=795.0'
FL(N,E,S,W)=788.0'

EXIST. STM. SWR.
CURB INLET
RIM=795.2'
FL(W)=791.7'

TBM# 2
ELEV.=795.16'

EXIST. STM. SWR. MH.
RIM=794.8'
FL(N,SW)=789.2'

EXIST. SAN. SWR. MH.
RIM=794.3'
8"FL(W)=785.2'
8"FL(S)=785.1'

EXIST. SAN. SWR. MH.
RIM=792.0'
8"FL(N)=782.1'
8"FL(S)=782.1'

EXIST. STM. SWR.
CURB INLET
RIM=791.7'
FL(SW)=786.8'

EXIST. STM. SWR. MH.
RIM=791.4'
FL(NE,NW,S)=784.4'

EXIST. SAN. SWR. MH.
RIM=791.4'
8"FL(N)=780.3'
8"FL(S)=778.6'
6"FL(W)=778.7'
6"FL(E)=778.8'

EXIST. STM. SWR. MH.
RIM=790.7'
FL(N,S,W)=782.9'

EXIST. SAN. SWR. MH.
RIM=790.5'
8"FL(N)=778.1'
8"FL(S)=778.0'
8"FL(W)=778.1'

EXIST. AREA INLET
RIM=790.4'
FL(S)=780.6'

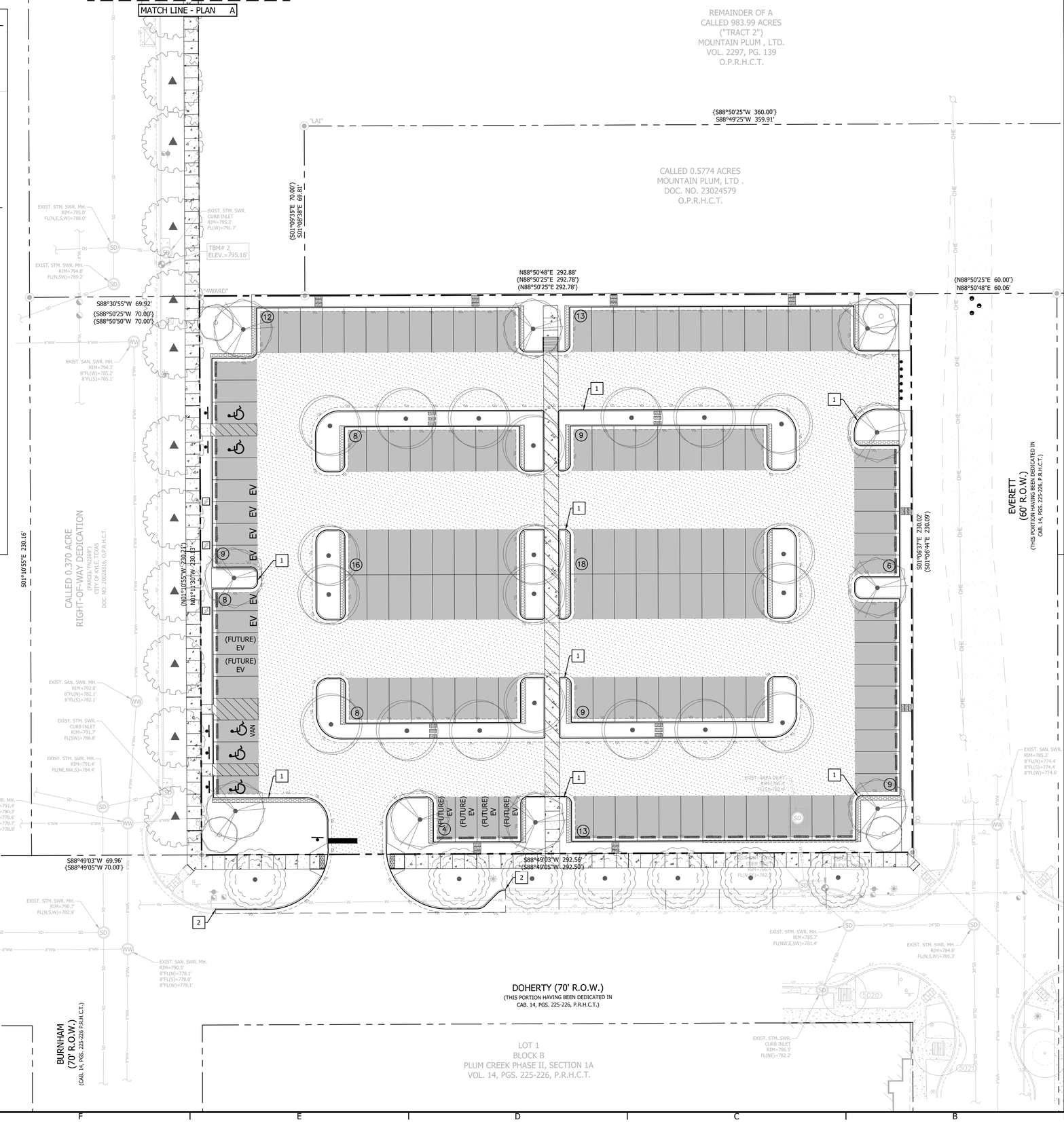
EXIST. SAN. SWR.
RIM=785.2'
8"FL(N)=774.4'
8"FL(S)=774.4'
8"FL(W)=774.6'

EXIST. STM. SWR. MH.
RIM=785.7'
FL(NW,E,SW)=781.4'

EXIST. STM. SWR. MH.
RIM=784.8'
FL(N,S,W)=780.3'

EXIST. STM. SWR.
CURB INLET
RIM=786.5'
FL(NE)=782.2'

(FUTURE) EV
VAN
EV



0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OHE — OVERHEAD UTILITY
- RETAINING/SCREEN WALL

PAVING LEGEND

- LIGHT-DUTY ASPHALT PAVEMENT PARKING FIELDS
- MEDIUM-DUTY ASPHALT PAVEMENT FOR DRIVE AISLES

NOTES:

1. REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 17.6432 PREPARED BY ECS SOUTHWEST, LLP DATED DECEMBER 27, 2023.

PAVEMENT PLAN KEY NOTES

1	CONCRETE CURB GUTTER
2	TIE TO EXISTING PAVEMENT/CURB & GUTTER.

PAVEMENT FLATWORK QUANTITIES

PAVEMENT TYPE	QUANTITIES
SIDEWALK (PUBLIC)	4,818 SF
SIDEWALK (PRIVATE)	859 SF
LIGHT-DUTY ASPHALT PAVEMENT	21,755 SF
MEDIUM-DUTY ASPHALT PAVEMENT	27,606 SF

*PAVEMENT SECTION PER GEOTECHNICAL REPORT BY ECS SOUTHWEST LLP. , DATED DECEMBER 27, 2023

COMPONENT	FLEXIBLE PAVEMENT	
	LIGHT-DUTY	MEDIUM-DUTY
HOT MIXED ASPHALT CONCRETE	2.0"	2.5"
CRUSHED LIMESTONE BASE	8.0"	10.0"

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LICENSED PROFESSIONAL ENGINEER
BRYSON K. EWING
133605
04-08-24

INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PAVING PLAN

SHEET
CP100
14 OF 44

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PLOTTED: 4/5/2024 12:03 PM
PLOTTED BY: ORIEL GONZALEZ
DWG NAME: G:\2020\020211.00\A-Work\e parking lot\CIVIL\15-CAD\20-SHEETS\020211.00 - CP100 PAVING PLAN.dwg

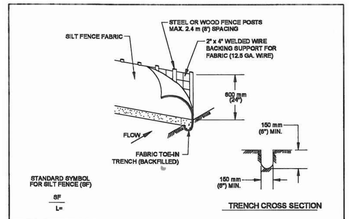
13 N/A
SCALE: N.T.S.

12 N/A
SCALE: N.T.S.

11 N/A
SCALE: N.T.S.

10 N/A
SCALE: N.T.S.

9 SILT FENCE
SCALE: N.T.S.



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

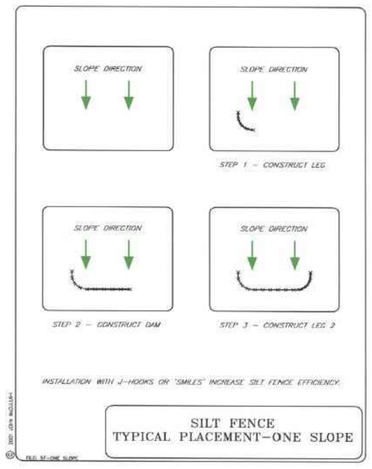
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

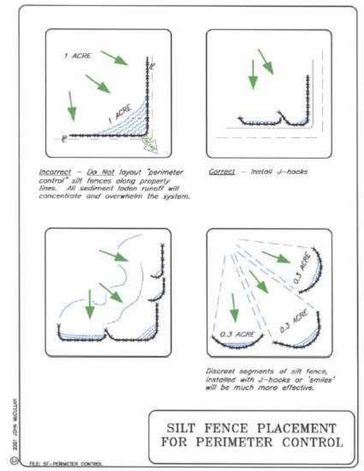
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 642S-1

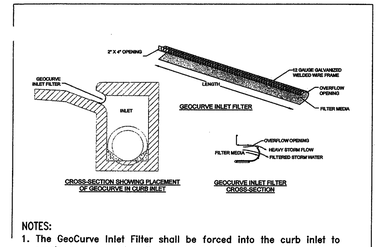
8 SILT FENCE PLACEMENT
SCALE: N.T.S.



7 SILT FENCE PLACEMENT
SCALE: N.T.S.



6 INLET FILTER STANDARD DETAIL
SCALE: N.T.S.

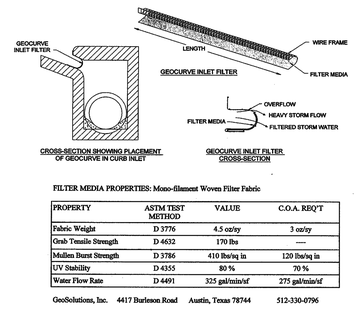


NOTES:
1. The GeoCurve Inlet Filter shall be forced into the curb inlet to create a compression fit into the inlet.
2. The filter media for projects within City of Austin jurisdiction is to be GeoSolutions Cl–1 woven filter fabric.
3. The filter media is to be attached to the wire frame with hog rings leaving an overflow opening above the filter media.
4. Inspection shall be made by the contractor and silt accumulation must be removed when the depth reaches 2 inches.
5. Inlet filter shall be removed upon stabilization of the sediment source.

GeoCurve Inlet Filter Standard Detail
April 13, 2009

GeoSolutions, Inc. Product Data Sheet
GeoCurve Inlet Filter

The GeoCurve Inlet Filter is a stormwater filter for placement into a stormwater curb inlet for the purpose of capturing debris and sediment that is transported by stormwater runoff. The device is comprised of a filter media (woven monofilament filter fabric) affixed to the lower portion of a "C" shaped 12 gauge welded wire frame (2" x 4" openings) with an upper retention flange. The device effectively filters stormwater, can easily be removed for maintenance and cleaning and incorporates an overflow window for heavy storm events.



FILTER MEDIA PROPERTIES: Mono-filament Woven Filter Fabric

PROPERTY	ASTM TEST METHOD	VALUE	C.O.A. REQ'T
Fabric Weight	D 3776	4.5 oz/sy	3 oz/sy
Grab Tensile Strength	D 4632	170 lbs	----
Mullen Burst Strength	D 3786	410 lbs/sq in	120 lbs/sq in
UV Stability	D 4355	80 %	70 %
Water Flow Rate	D 4491	325 gal/min/sf	275 gal/min/sf

GeoSolutions, Inc. 4417 Burleson Road Austin, Texas 78744 512-330-0796

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Water Flow Rate	D 4491	325 gal/min/sf	275 gal/min/sf

Design Criteria/Material continued …

The material should have a maximum life expectancy of 18 months.
The inlet protection should allow cleanout and disposal of trapped sediment.
Devices to be constructed such that any ponding of stormwater will will not cause R.O.W. flooding in excess of 4 inches of standing water.
Conformance: Yes, max. life expectancy of GeoCurve is 18 months. The GeoCurve can be easily removed to dump captured sediment or sediment can be removed with a shovel if desired. Hydraulic testing verified that the GeoCurve does not cause water to back up into the street.

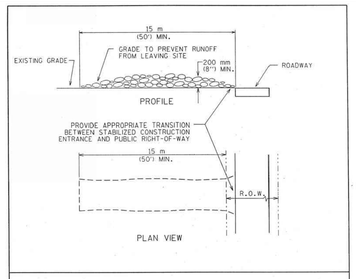
Coverage: The fabric/wire should completely cover the opening of the inlet and the device should be installed without protruding parts. Fabric overlap shall be min. 3 inches.
Conformance: Yes, the fabric/wire covers the inlet opening. The GeoCurve is placed within the throat of the inlet therefore there are no protruding parts. There are no fabric laps.

Attachment: The inlet filter must be easy to remove and can not be attached with sand bags.
Conformance: Yes, the GeoCurve is easy to remove and is secured by a patented compression fit without the need for sand bags.

Maintenance: Accumulated silt to be removed when it reaches 2 inches or 1/3 the inlet throat height.
Conformance: Yes, the GeoCurve can be easily removed to dump accumulated silt.

GeoSolutions, Inc. 4417 Burleson Road Austin, Texas 78744 512-330-0796

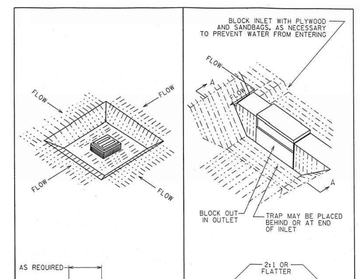
5 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

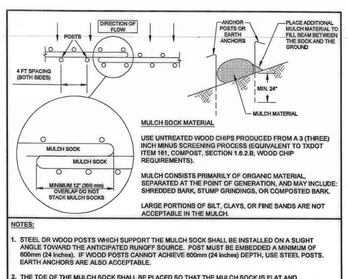
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE
5/29/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1

4 STORM INLET SEDIMENT TRAP
SCALE: N.T.S.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP
3-27-00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 632S-1

3 MULCH SOCK
SCALE: N.T.S.



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.9.2.B, WOOD CHIP REQUIREMENTS).

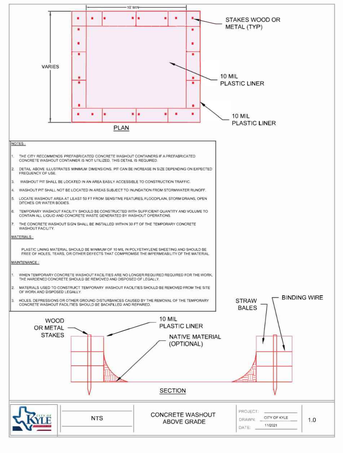
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

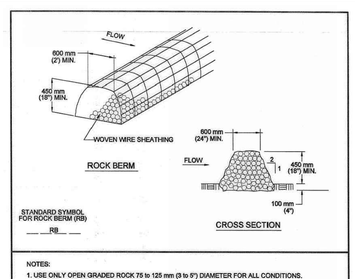
NOTES:
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	MULCH SOCK
08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 648S-1

2 CONCRETE WASHOUT AREA
SCALE: N.T.S.



1 ROCK BERM
SCALE: N.T.S.



NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC/CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 639S-1

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO: F-15085

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
04-08-24

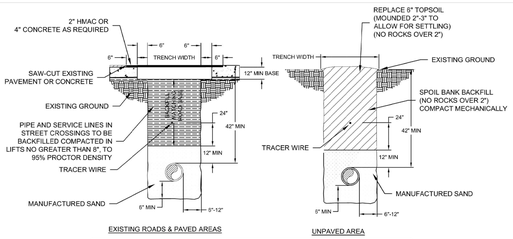
INITIAL SUBMITTAL
APRIL 08, 2024

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

EROSION CONTROL DETAILS

SHEET
C500
15 OF 44

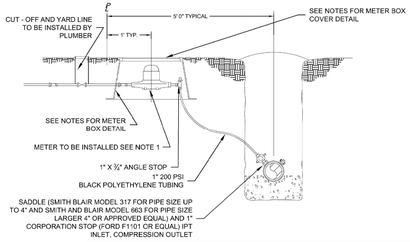
SAVED: 4/2/2024 10:28 AM
PLOTTED: 4/2/2024 10:28 AM
PLOTTED BY: OWEN GOGULAN
PLOTTED: P:\2020\132\01\04 - engr\e parking lot\CIVIL\10-CAD\D-Sheets\132101-00 - CSW EROSION CONTROL DETAILS.dwg



NOTES:

1. MINIMUM DEPTH SHOULD BE 42" IN EXISTING OR PLANNED STREETS, ROADS OR OTHER TRAFFIC AREAS.
2. ROAD BASE SHALL BE REPLACED IN KIND WITH BASE THICKNESS EQUAL TO EXISTING BASE THICKNESS PLUS 3", BUT IN NO CASE LESS THAN 12".
3. PRESSURE RATING OF THE PIPES TO BE C 900 FOR PIPE SIZE UPTO 12" AND C 905 FOR PIPE SIZE GREATER THAN 12".
4. TRACER WIRE (CCS 12-AWG) SHALL BE INSTALLED ON ALL WATER LINES, RECLAIMED WATERLINES AND WASTEWATER FORCE MAINS. TRACER WIRE TEST STATIONS (COPPERHEAD SNAKEPIT MODEL SD14"2T-SW) SHALL ALSO BE INSTALLED AT INTERVALS NOT TO EXCEED 1,000'. PLEASE CONTACT THE CITY OF KYLE PUBLIC WORKS DEPT FOR DETAILS AND SPECIFICATIONS.

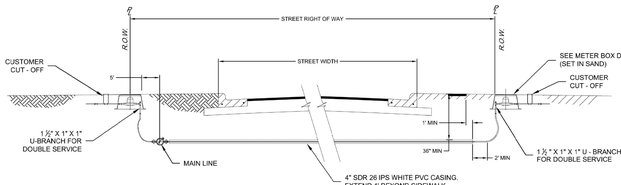
PIPELINE EMBEDMENT DETAIL
NTS



NOTES:

1. SINGLE 1" OR SMALLER METER - EAST JORDAN METER BOX MODEL # 34P14 (LID MODEL # NPR14 - 914 A).
2. DUAL 1" OR SMALLER METER - EAST JORDAN METER BOX MODEL # R65 DOUBLE (LID MODEL # NPR14 - 941C).
3. 1.5" AND 2" METERS - EAST JORDAN METER BOX MODEL # 32413300 (LID MODEL # 32131774A01).
4. 2" METER TO BE INSTALLED BY CITY. 3" METER COORDINATE WITH CITY OF KYLE PUBLIC WORKS DIRECTOR.

METER SETTING DETAIL
NTS



NOTES:

1. CASING MUST EXTEND AT LEAST 1' BEYOND SIDEWALK.
2. PIPING MUST GO 2' BEFORE VERTICAL BEND.

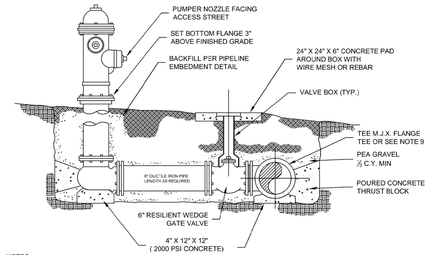
SHORT SIDE AND LONG SIDE SINGLE SERVICE:

1. 1" DOUBLE STRAP SERVICE SADDLE, SMITH BLAIR OR APPROVED EQUAL.
2. 1" CORPORATION STOP, MUELLER OR APPROVED EQUAL.
3. 1" 200 PSI POLYETHYLENE TUBING.
4. 4" SDR 26 IPS WHITE PVC CASING (LONG SIDE SERVICE ONLY)
5. 1" X ½" ANGLE STOP VALVE (LOCKING WING TYPE)
6. ALL BRASS FITTING.

SHORT SIDE AND LONG SIDE DOUBLE SERVICE:

1. 1 1/2" DOUBLE STRAP SERVICE SADDLE, SMITH BLAIR OR APPROVED EQUAL.
2. 1 1/2" CORPORATION STOP, MUELLER OR APPROVED EQUAL.
3. 1 1/2" 200 PSI POLYETHYLENE TUBING
4. 4" SDR 26 IPS WHITE PVC CASING (LONG SIDE SERVICE ONLY)
5. 1 ½" X 1" X 1" U - BRANCH (COMPRESSION FITTINGS)
6. 2 - 1" X ½" ANGLE STOP VALVE (LOCKING WING TYPE)
7. ALL BRASS FITTING.

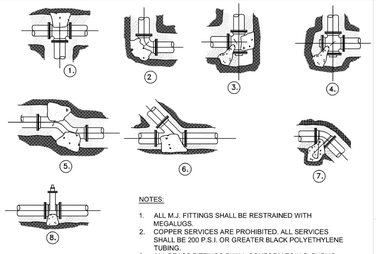
METER SETTING DETAIL
NTS



NOTES:

1. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
2. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN UNLESS APPROVED BY CITY ENGINEER OR PUBLIC WORKS DIRECTOR .
3. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
4. ALL FIRE HYDRANT EXTERIOR SHALL BE FACTORY PRIMED AND PAINTED RED USING A HIGH GRADE ENAMEL.
5. BELL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
6. FOR ACCEPTABLE FIRE HYDRANTS SEE CITY OF AUSTIN STANDARD PRODUCT LIST.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE FILM.
8. ENSURE ALL BOLTS ARE UNOBSTRUCTED BY CONCRETE.
9. M.J.X. SWIVEL MAY BE REQUIRED BASED ON PROJECT SPECIFIC SITE CONDITION.
10. PRIVATELY OWNED AND MAINTAINED FIRE HYDRANTS SHALL BE PAINTED SILVER.

FIRE HYDRANT ASSEMBLY
NTS

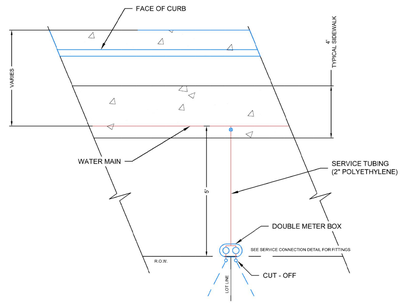


NOTES:

1. THRU LINE CONNECTION, TEE
2. DIRECTIONAL CHANGE, ELBOW
3. DIRECTIONAL CHANGE, TEE USED AS ELBOW
4. DIRECTIONAL CHANGE, CROSS USED AS ELBOW
5. DIRECTIONAL CHANGE
6. THRU LINE CONNECTION
7. DIRECTION CHANGE VERTICAL, BEND ANCHOR
8. VALVE ANCHOR

NOTES:

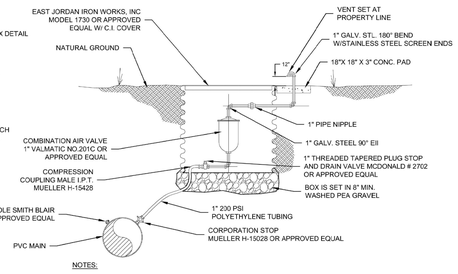
1. ALL M.J. FITTINGS SHALL BE RESTRAINED WITH MEGALUGS.
2. COPPER SERVICES ARE PROHIBITED. ALL SERVICES SHALL BE 200 P.S.I. OR GREATER BLACK POLYETHYLENE TUBING.
3. ALL BRASS FITTINGS SHALL CONFORM TO U.S. PUBLIC LAW 111-380 ("REDUCTION OF LEAD IN DRINKING WATER ACT").
4. WRAP ALL METALLIC FITTINGS WITH 8 MIL POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA A 21.5/ C 105.
5. REFER CITY OF AUSTIN STANDARD DETAILS (STANDARD NO. 510-6) FOR DIMENSION AND DESIGN OF THRUST BLOCKS. FOR ALL OTHER CONDITION THAN IT IS SPECIFIED IN STANDARD DETAILS, SIZE OF THRUST BLOCKS MUST BE COMPUTED AND APPROVED BY ENGINEER.
6. ENSURE ALL BOLTS ARE UNOBSTRUCTED BY CONCRETE.



NOTES:

1. ALL GATE VALVE OPERATING NUT OR VALVE EXTENSION NEEDS TO BE AT 24" TO FINAL GRADE.

GATE VALVE & BOX DETAILS
NTS



NOTES:

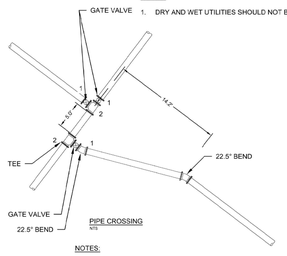
1. COMBINATION AIR VALVES SHALL BE LOCATED AS PER PLANS AT THE HIGHEST POINT OF THE LINE.

COMBINATION AIR VALVE
NTS

TYPICAL WATER SERVICE PLAN
NTS

NOTES:

1. DRY AND WET UTILITIES SHOULD NOT BE LOCATED AT SAME LOT LINE.



PIPE CROSSING
NTS

NOTES:

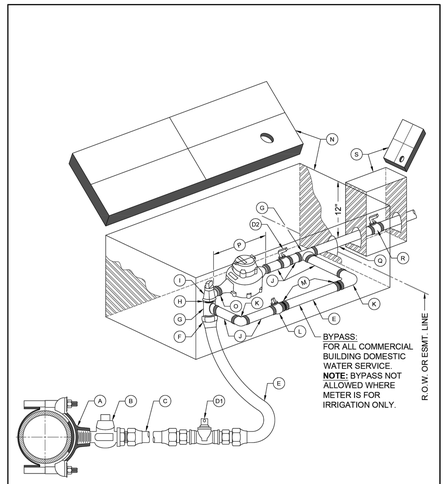
1. MJ - MECHANICAL JOINT.
2. FL - FLANGE.

STANDARD WATER DETAILS

CITY OF KYLE
ENGINEERING DEPARTMENT
100 W CENTER STREET
KYLE, TX 78640
PH (512) 262 1010

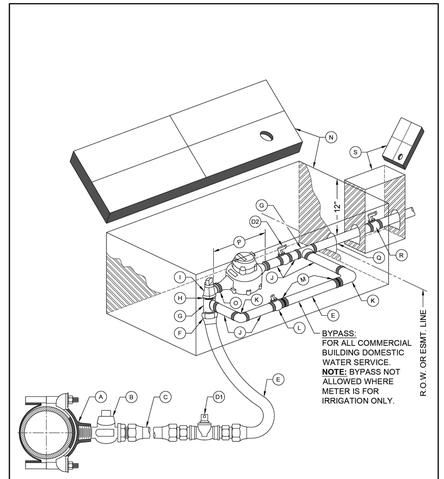
DATE	ISSUE/REVISION
04/15/2016	1ST ISSUE
FEB, 2018	2ND ISSUE
NOV, 2022	4TH ISSUE
PROJECT NO.	XXXXX
DATE	NOV, 20220
DRAWN BY	KG
CHECKED BY	LB
SHEET DESCRIPTION	CITY OF KYLE STANDARD WATER DETAILS
SHEET NUMBER	DT - 1

CITY OF KYLE
ENGINEERING DEPARTMENT
100 W CENTER STREET
KYLE, TX 78640
PH (512) 262-1010



CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
	STANDARD NO. 520-AW-04 1 OF 2

1 — 1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS
SCALE: N.T.S.



CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
	STANDARD NO. 520-AW-04 1 OF 2

2 — STANDARD WATER DETAILS
SCALE: N.T.S.

1 — 1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS
SCALE: N.T.S.

NO.	DATE	REVISION	BY

WGI
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO. F-15085

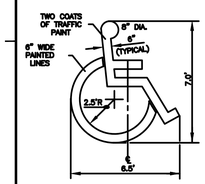
STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED
PROFESSIONAL ENGINEER
12-06-23

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

WATER SYSTEM DETAILS

SHEET
C600
16 OF 44

DATE: 4/5/2024 11:18 AM
PLOTTED BY: DIEGO GONZALEZ
FILENAME: K:\AUS\0031\01\Civil\La verde parking lot\CIVIL\105 CAD\20-Sheets\0211.dgn - C600 CONSTRUCTION DETAILS.dwg

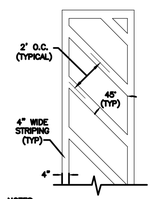


LOCATE AT EDGE OF PARKING SPACE

NOTES: 1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. ALL DIMENSIONS ARE TO THE OF STRIPE UNLESS OTHERWISE INDICATED

ACCESSIBLE PARKING SYMBOL

NOT TO SCALE

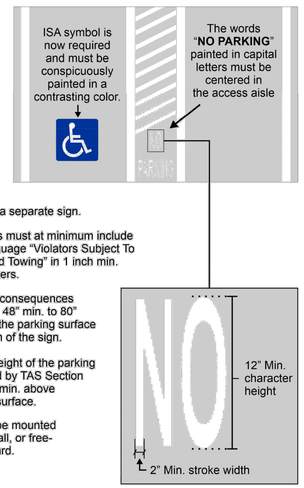


NOTES:
1. REFERENCE SITE PLAN FOR EXACT LIMITS OF STRIPING & DIMENSIONS.
2. ALL PAVEMENT STRIPING SHALL BE TWO COATS OF WHITE TRAFFIC PAINT.

PAVEMENT STRIPING DETAIL

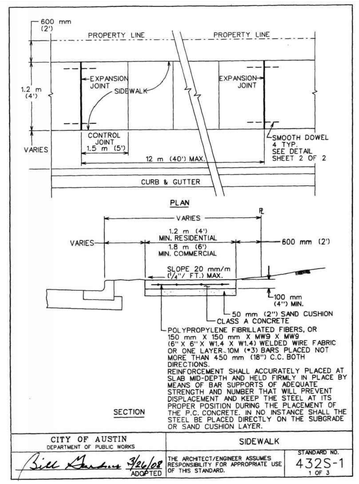
NOT TO SCALE

Note: The building or facility owner has the discretion to determine paint color, contrast, font types, and ISA type, color, and size.

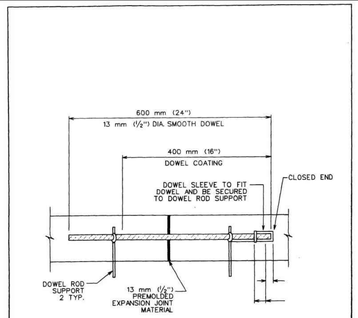


8	N/A
SCALE: N.T.S.	

4 ADA PARKING SIGNAGE/STRIPING

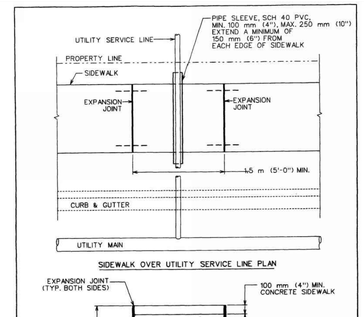


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 1 OF 3



DOWEL DETAIL

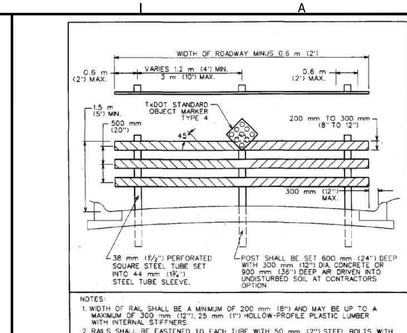
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 2 OF 3



NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 3 OF 3

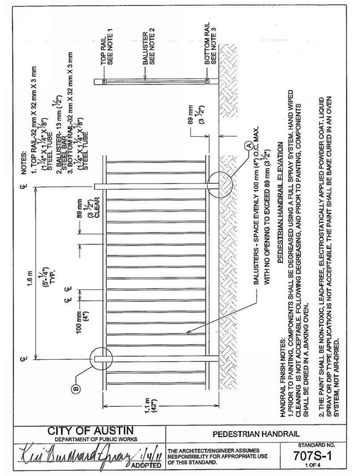
7	SIDEWALK
SCALE: N.T.S.	



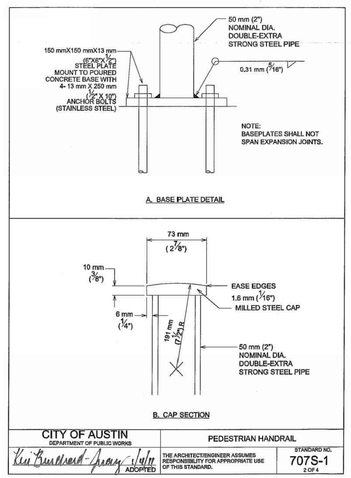
NOTES:
1. WIDTH OF RAIL SHALL BE A MINIMUM OF 200 mm (8") AND MAY BE UP TO A MAXIMUM OF 300 mm (12"). 25 mm (1") HOLLOW-PROFILE PLASTIC LUMBER WITH INTERNAL STIFFNERS.
2. RAILS SHALL BE FASTENED TO EACH TUBE WITH 50 mm (2") STEEL BOLTS WITH NUTS AND WASHERS ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
3. THE RAILS SHALL HAVE 150 mm (6") WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45 DEGREE SLOPES, DOWN AND TOWARD THE CENTER OF THE BARRICADE.
4. BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 600 mm (2') SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
5. 450 mm (18") DIAMOND REFLECTORIZED RED PANEL OR 450 mm (18") DIAMOND RED OR BLACK PANEL WITH NINE 75 mm (3") DIAMETER RED REFLECTORS SYMMETRICALLY PLACED AT CENTER POSTS, A MINIMUM OF 1.2 m (4') ABOVE GROUND SHALL BE USED FOR END OF ROAD MARKERS AS PER TEXAS MANUAL on UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) SECTION 3C.04.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	STREET-END BARRICADE
Bill Gardner 3/12/09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 803S-1

6	STREET-END BARRICADE
SCALE: N.T.S.	



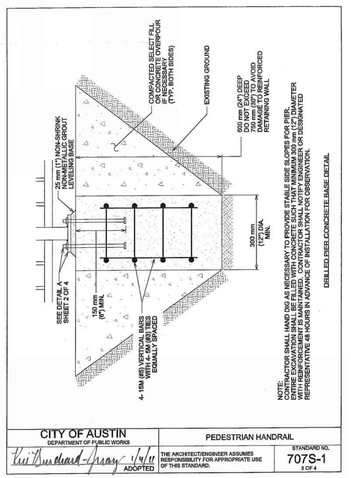
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL
Kevi Burkhardt-Gray 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 707S-1 1 OF 4



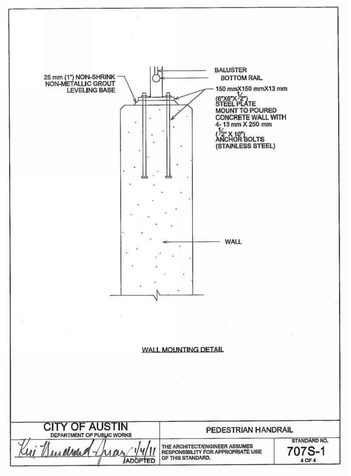
A. BASE PLATE DETAIL

B. CAP SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL
Kevi Burkhardt-Gray 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 707S-1 2 OF 4



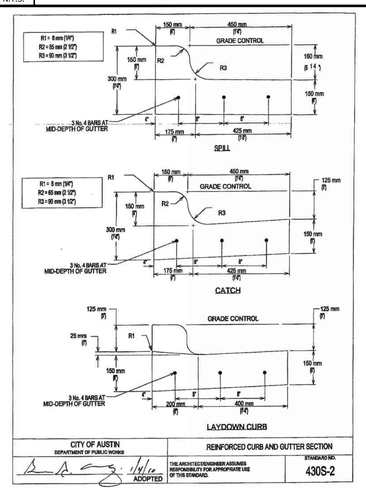
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL
Kevi Burkhardt-Gray 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 707S-1 3 OF 4



WALL MOUNTING DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL
Kevi Burkhardt-Gray 1/4/11 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 707S-1 4 OF 4

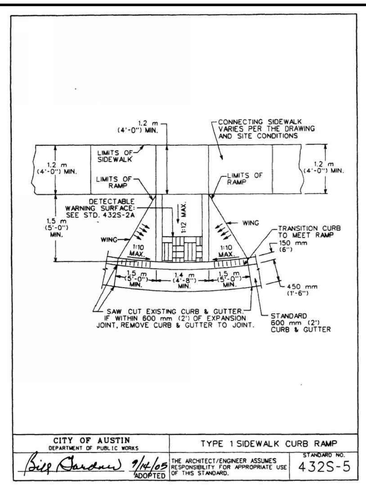
5	PEDESTRIAN HANDRAIL
SCALE: N.T.S.	



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 430S-2

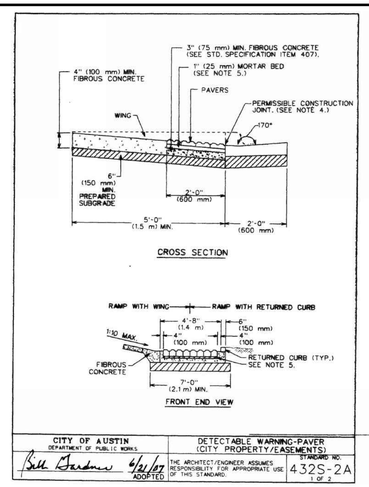
4	ADA PARKING SIGNAGE/STRIPING
SCALE: N.T.S.	

3	CURB AND GUTTER
SCALE: N.T.S.	



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 SIDEWALK CURB RAMP
Bill Gardner 3/24/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-5

2	CURB RAMP - TYPE 1
SCALE: N.T.S.	



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)
Bill Gardner 6/12/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT (Ref. ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADIARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 1/4" (6 mm) JOINT SIZE. GAPS LARGER THAN 1/4" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 4035.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 4035, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)
Bill Gardner 6/12/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-2A 2 OF 2

1	CURB RAMP - DETECTABLE WARNING
SCALE: N.T.S.	

WGI.
WGInc.com
2727 ALLEN PARKWAY, SUITE 1350, HOUSTON, TEXAS 77019
832.750.1901
FIRM NO. F-15085

STATE OF TEXAS
BRYSON K. EWING
133605
LICENSED PROFESSIONAL ENGINEER
12-06-23

NO.	DATE	REVISION	BY

LA VERDE PARKING LOT
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS
CONSTRUCTION DETAILS

SHEET
C700
17 OF 44

SAVED: 4/5/2024 11:18 AM
ACAD VER: AUTOCAD 2018
PLOTTED BY: DANIEL GONZALEZ
PLOTTED ON: 4/5/2024 11:18 AM
FILENAME: P:\2020\20311.00 - la verde parking lot\CAD\LDP-20\20311.00 - C600 CONSTRUCTION DETAILS.dwg

LANDSCAPE GENERAL NOTES

1. ANY CONTRACTOR SUBMITTING A PROPOSAL FOR THIS WORK SHALL FIRST EXAMINE THE SITE OF THE PROPOSED WORK AND ALL CONDITIONS AT THE SITE TO FULLY UNDERSTAND ANY FACILITIES, DIFFICULTIES, AND RESTRICTIONS ATTENDING THE EXECUTION OF THE CONTRACT. NO SUBSEQUENT ALLOWANCES SHALL BE MADE DUE TO OMISSION, ERROR, OR NEGLIGENCE, IN CONNECTION WITH THIS PROVISION.
2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILIZES, PIPES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR BODILY INJURY AND/OR ANY COST INCURRED DUE TO DAMAGE OF OWNER'S PROPERTY OR UTILITIES. CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS AND PLANTING BEDS AS REQUIRED.
3. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. ANY CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR THE LANDSCAPE ARCHITECT SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
5. DO NOT WILLINGLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
6. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE AND LAYOUT OF ANY CONSTRUCTION ELEMENT ON-SITE AND THOSE INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S RESPONSIBILITY TO REMOVE AND REINSTALL ITEMS BUILT INCORRECTLY OR AT WORST CASE, BECOME UNABLE TO CHARGE OWNER FOR ITEMS BUILT INCORRECTLY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUBCONTRACTORS ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
8. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
9. ALL MATERIALS SHALL BE OF STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIAL SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED PACKAGING BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
10. CONTRACTOR TO CONFORM WITH THE REQUIREMENTS INCLUDED IN THE GEOTECHNICAL REPORTS.
11. THE CONTRACTOR SHALL SHALL GUARANTEE ALL WORK AS TO MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR WILL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD UPON FINAL INSPECTION.

LAYOUT NOTES

1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. FOR DIMENSIONS OF BUILDINGS, GARAGES, TRASH ENCLOSURES, PATIOS AND RELATED WORK, REFER TO THE ARCHITECTURAL DRAWINGS. COPIES OF THESE DRAWINGS ARE AVAILABLE FROM THE OWNER.
3. LANDSCAPE ARCHITECT TO PROVIDE CAD FILES TO CONTRACTOR FOR LAYOUT UPON REQUEST.
4. INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
5. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
6. ALL WALKWAYS SHALL BE LOCATED FROM FINISHED FACE OF BUILDINGS.
7. FENCES, WALLS, AND FOOTINGS SHALL SIT ENTIRELY WITHIN PROPERTY LINE.

LANDSCAPE ARCHITECTS REQ'D FIELD OBSERVATION WORK

1. THESE LANDSCAPE ARCHITECTURAL CONSTRUCTION DOCUMENTS WERE PREPARED FOR THE OWNER WITH THE UNDERSTANDING THAT THE OWNER WILL USE LIONHEART PLACES LLC TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING CONSTRUCTION OBSERVATION. FAILURE TO USE LIONHEART PLACES LLC TO COMPLETE THE CONSTRUCTION OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING FROM MISINTERPRETATION OF THE DESIGN INTENT, UNAUTHORIZED MODIFICATIONS, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES. IN THE EVENT THAT LIONHEART PLACES LLC DOES NOT COMPLETE THE FIELD OBSERVATION SERVICES AS DESCRIBED HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND LIONHEART PLACES LLC FROM AND AGAINST ANY AND ALL CLAIMS.

LANDSCAPE PLANTING NOTES

1. SOURCE OF BASE SHEETS IS SURVEY PROVIDED BY OTHERS.
2. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
3. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
4. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
5. VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
6. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
7. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
8. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
9. TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
10. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIE AND SIZE DESIGNATED ON THE DRAWINGS.
11. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
12. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
13. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER INCLUDING MULCH.
14. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
15. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
16. IF VEGETATION OR TREES OVERHANG ACCESSIBLE ROUTE, REPOSITION OR PRUNE BACK UNDER DIRECTION OF LANDSCAPE ARCHITECT TO PROVIDE 80" CLEARANCE ABOVE THE WALKING SURFACE.
17. CONTRACTOR SHALL WARRANT PLANTS AND TREES FOR ONE YEAR AFTER FINAL ACCEPTANCE. CONTRACTOR TO REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY LANDSCAPE ARCHITECT. CONTRACTOR TO REPLACE PLANTS, INCLUDING TREES, WHICH IN OPINION OF LANDSCAPE ARCHITECT HAVE PARTIALLY DIED THEREBY DAMAGING SHAPE, SIZE OR SYMMETRY.
18. CONTRACTOR TO REPLACE PLANTS AND TREES WITH SAME KIND AND SIZE AS ORIGINALLY PLANTED, AT NO COST OF OWNER. PROVIDE ONE-YEAR WARRANTY ON REPLACEMENT PLANTS. THESE SHOULD BE REPLACED AT THE START OF THE NEXT PLANTING OR DIGGING SEASON. IN SUCH CASES, CONTRACTOR IS TO REMOVE DEAD TREES IMMEDIATELY. CONTRACTOR TO PROTECT IRRIGATION SYSTEM AND OTHER PIPING CONDUIT OR OTHER WORK DURING REPLACEMENT. CONTRACTOR TO REPAIR ANY DAMAGE IMMEDIATELY.
19. WARRANTY EXCLUDES REPLACEMENT OF PLANTS AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORM, DROUGHT, DROWNING, HAIL, FREEZE, INSECTS OR DISEASE.
20. AT THE END OF THE WARRANTY PERIOD, STAKING AND GUYING MATERIALS SHALL BE REMOVED FROM THE SITE.

SITE KEYNOTES

DETAIL / SHEET — SPEC. SECTION

1.1 **PAVEMENTS, RAMPS, CURBS**

1.1 TEXT DESCRIPTION — 0 / L0-01 — 000000

- ITEM AND BRIEF DESCRIPTION
- SPECIFICATION REFERENCE (CSI SECTION NUMBER MASTER FORMAT 2004).NOTE: MULTIPLE SECTIONS MAY BE REFERENCED.
- DETAIL REFERENCE (NUMBER AND SHEET). NOTE: MULTIPLE DETAILS MAY BE REFERENCED.

(SUBGROUP TITLE)

1 TEXT DESCRIPTION

2 TEXT DESCRIPTION

MATERIALS SCHEDULE

Call-Out	Item	Model/ Type	Color/ Finish	Supplier/ Rep	Notes	Detail/ Sheet	Specification
1 - PAVEMENT, CURBS, AND RAMPS							
1.1	CIP CONCRETE STEPPING PADS		MEDIUM BROOM BRUSH			5/L7.01	32 13 13 Concrete Paving
1.2	GRAVEL PAVING	1/2"-1/4" GRAVEL	WASHED	WHITTLESEY LANDSCAPE SUPPLIES www.989rock.com		2/L7.01	32 14 40 Stone Paving
1.3	DETECTABLE WARNING PAVERS	2-1/4" x 4" x 8" INVISI-LUG	DARK IRONSPOT	ENDICOTT BRICK (www.enditcott.com)		4/L7.01	32 14 00 Unit Paving
2 - JOINTING							
2.1	CONTROL JOINT @CONCRETE PAVING					1/L7.01	32 13 13 Concrete Paving
2.2	EXPANSION JOINT @CONCRETE PAVING					3/L7.01	32 13 73 Concrete Paving Joint Sealants

Call-Out	Item	Model/ Type	Color/ Finish	Supplier/ Rep	Notes	Detail/ Sheet	Specification
9 - PLANTING AND LANDSCAPE							
9.1	GRAVEL MULCH	1/2"-1/4" GRAVEL	WASHED	WHITTLESEY LANDSCAPE SUPPLIES www.989rock.com		2/L10.01	32 93 00 Plants
9.2	STEEL EDGING	3/16" X 6"	WEATHERED STEEL	LOCAL SUPPLIER		1/L10.01	32 93 00 Plants
9.3	WOOD MULCH	HARDWOOD MULCH	NATURAL	WHITTLESEY LANDSCAPE SUPPLIES www.989rock.com		REFER TO SPECIFICATIONS	32 93 00 Plants
9.4	ORNAMENTAL TREE					5/L10.01	32 93 00 Plants
9.5	SHADE TREE TYPICAL					6/L10.01	32 93 00 Plants
9.6	ROOT BARRIER AT SHADE TREE					7/L10.01	32 93 00 Plants
9.7	SOD SOIL MIX			ORGANICS BY GOSH www.organicsbygosh.com		3/L10.01	32 91 13 Soil Preparation
9.8	PLANTING BED SOIL MIX			ORGANICS BY GOSH www.organicsbygosh.com		4/L10.01	32 91 13 Soil Preparation

TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BRG	BEARING
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CAP	CAPACITY
CF	CUBIC FEET
CHAM	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CU	CUBIC
CY	CUBIC YARD
DBL	DOUBLE
DF	DIRECTION OF FLOW
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GAL	GALVANIZED
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
INL	INLET
IRR	IRRIGATION
JT	JOINT
LIN	LINEAR
LF	LINEAR FEET
LP	LOWPOINT
LT	LIGHT
MAT	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PA	PLANTING AREA
PAR	PARALLEL
PC	POINT OF CURVATURE
PE	POLYURETHANE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS
RECEP	RECEPTACLE
REF	REFERENCE
REINF	REINFORCE(D)
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SQ	SQUARE FOOT (FEET)
SHT	SHEET
SI	STORM INLET
SIM	SIMILAR
SNT	SEALANT
SPECS	SPECIFICATIONS
SQ	SQUARE
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
THK	THICK
TOC	TOP OF CONCRETE
TOPO	TOPOGRAPHY
TSL	TOP OF SLAB
TRANS	TRANSFORMER
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VEH	VEHICLE
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WEIR LEVEL
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

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O: 512.520.4488
WWW.LIONHEARTPLACES.COM

LA VERDE PARKING LOT
95 PERCENT - NOT FOR CONSTRUCTION DOCUMENTS
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

REVISIONS
| DATE | DESCRIPTION

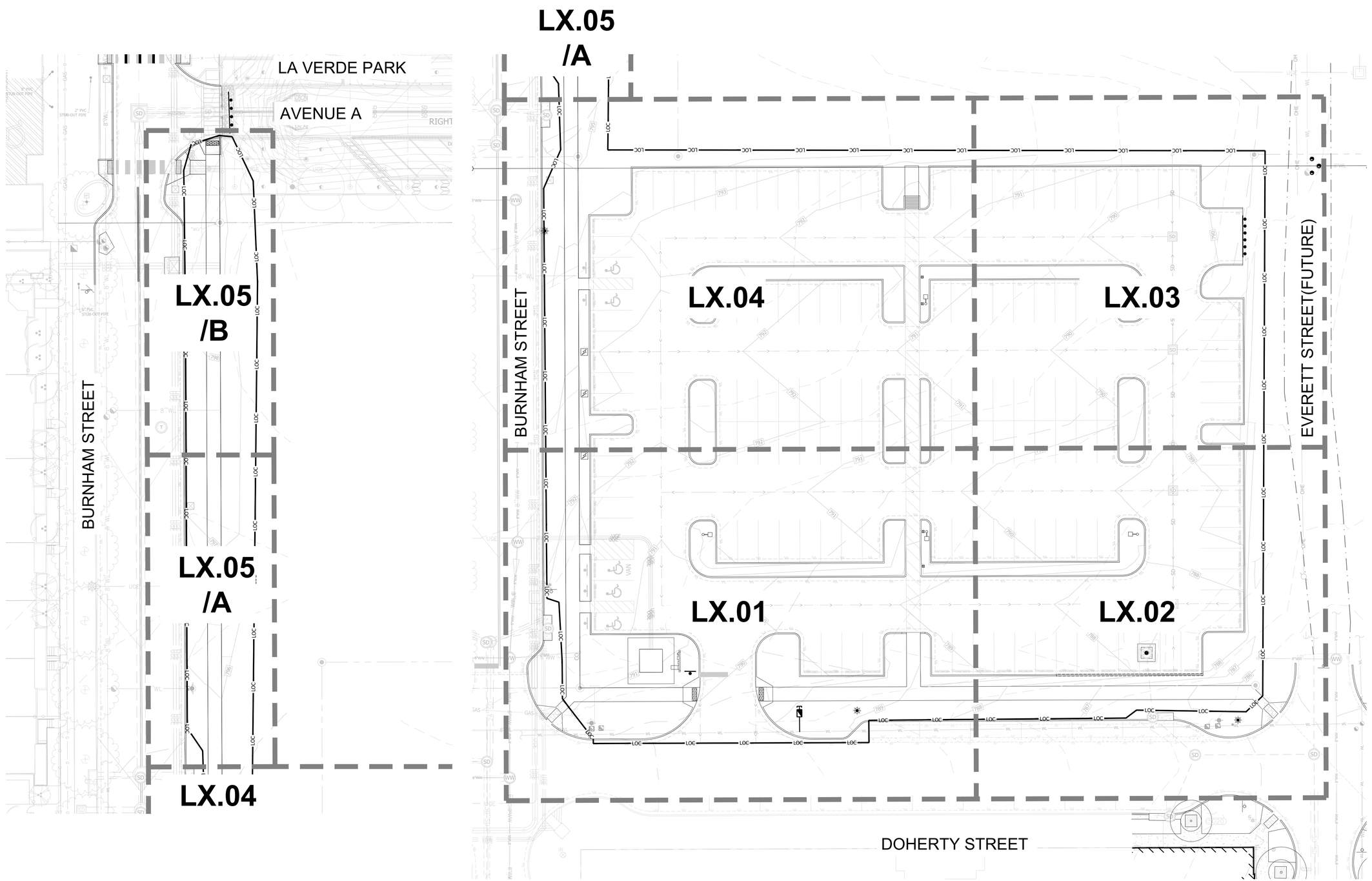
95 PERCENT SET
Not authorized for construction
Rebecca Leonard 3038

ISSUED DATE: 04-08-2023
PROJECT NO.: 049-002
DRAWN: BZ REVIEWED: AO

SHEET NAME
REFERENCE PLAN AND NOTES

SHEET NUMBER
L1.01

Apr 05, 2024 - 12:13pm
P:\049-002_Brick and Mortar Parking\02 - Sheets\L1.00 - Reference Plan and Notes.dwg



NORTH

SCALE 1" = 20'

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SHEET NAME
REFERENCE PLAN AND NOTES

SHEET NUMBER
L1.02

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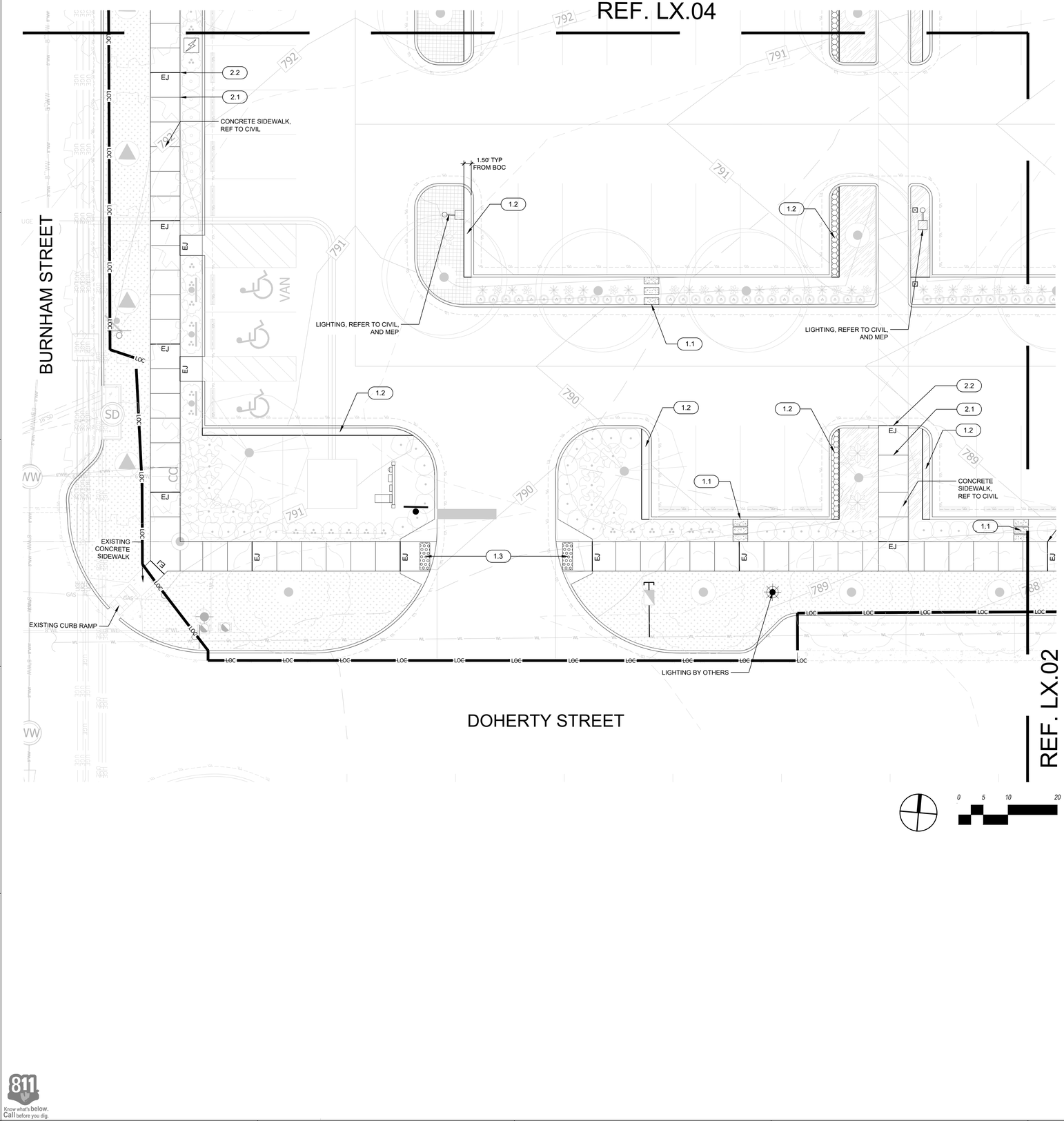
REF. LX.04



REF. LX.02

0 5 10 20

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1.1	CIP CONCRETE STEPPING PADS	5/L7.01
1.2	GRAVEL PAVING	2/L7.01
1.3	DETECTABLE WARNING PAVERS	4/L7.01
2 - JOINTING		
2.1	CONTROL JOINT @CONCRETE PAVING	1/L7.01
2.2	EXPANSION JOINT @CONCRETE PAVING	3/L7.01

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#	DATE	DESCRIPTION

LX.05 /B

LX.05 /A

LX.04	LX.03
LX.01	LX.02

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Rebecca Leonard 3038

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DRAWN: BZ	REVIEWED: AO

SHEET NAME

SITE MATERIALS

SHEET NUMBER

L3.01

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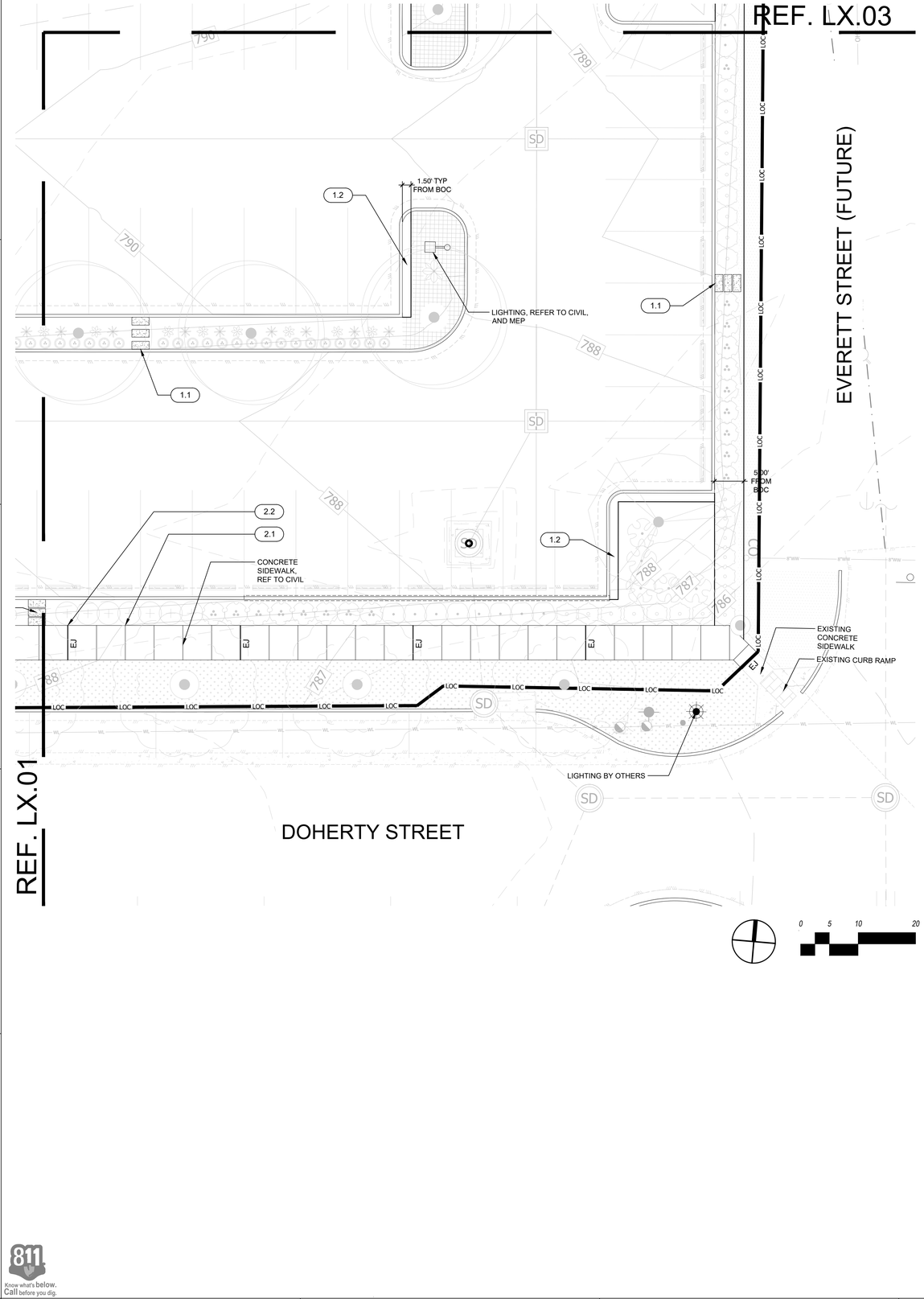

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LX.05 /B

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LX.04 | LX.03

LX.01 | LX.02

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SHEET NAME

SITE MATERIALS

SHEET NUMBER

L3.02

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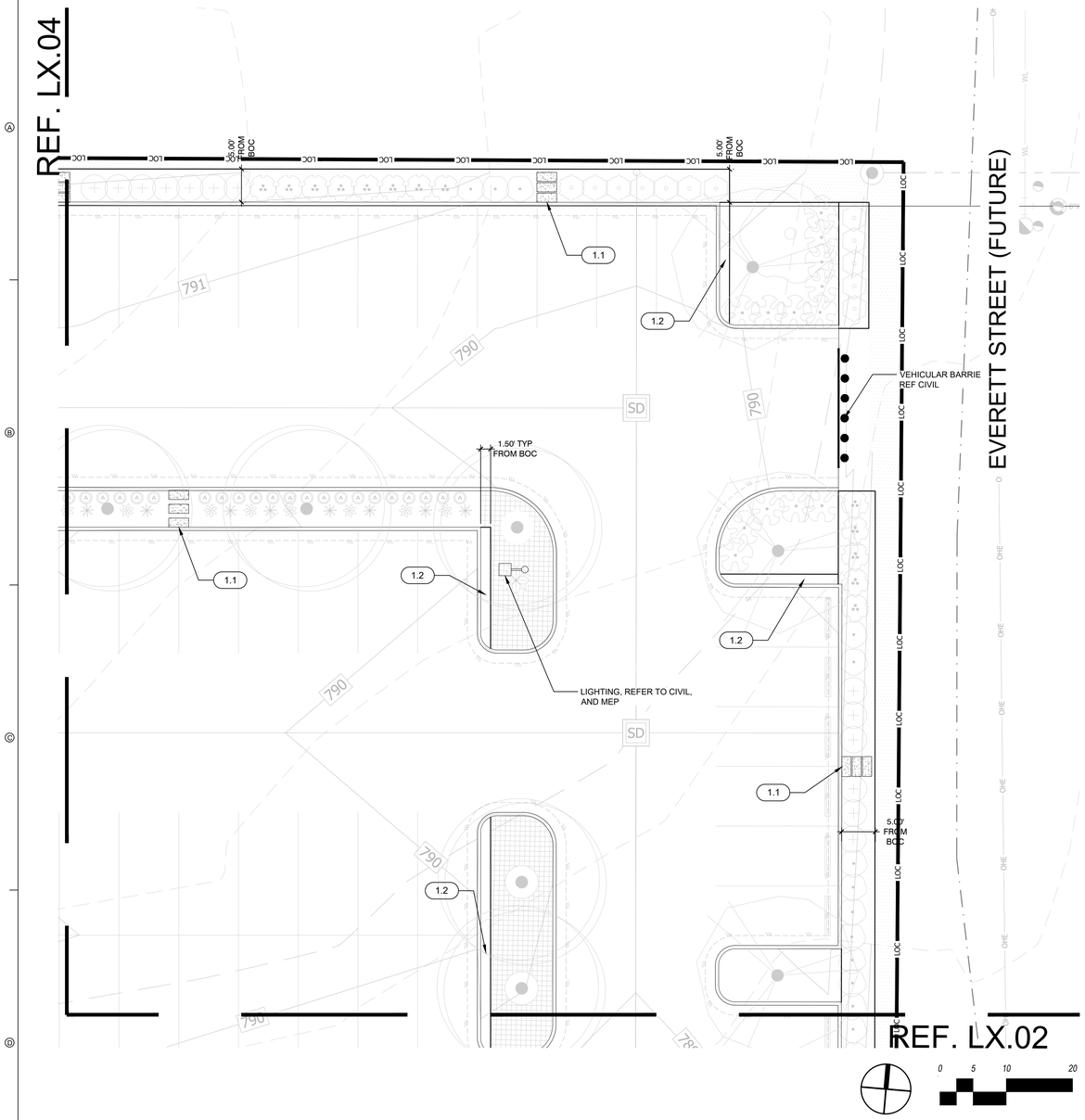

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LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
LX.02

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PROJECT NO.:	049-002
DRAWN: BZ	REVIEWED: AO

SHEET NAME
SITE MATERIALS

SHEET NUMBER
L3.03

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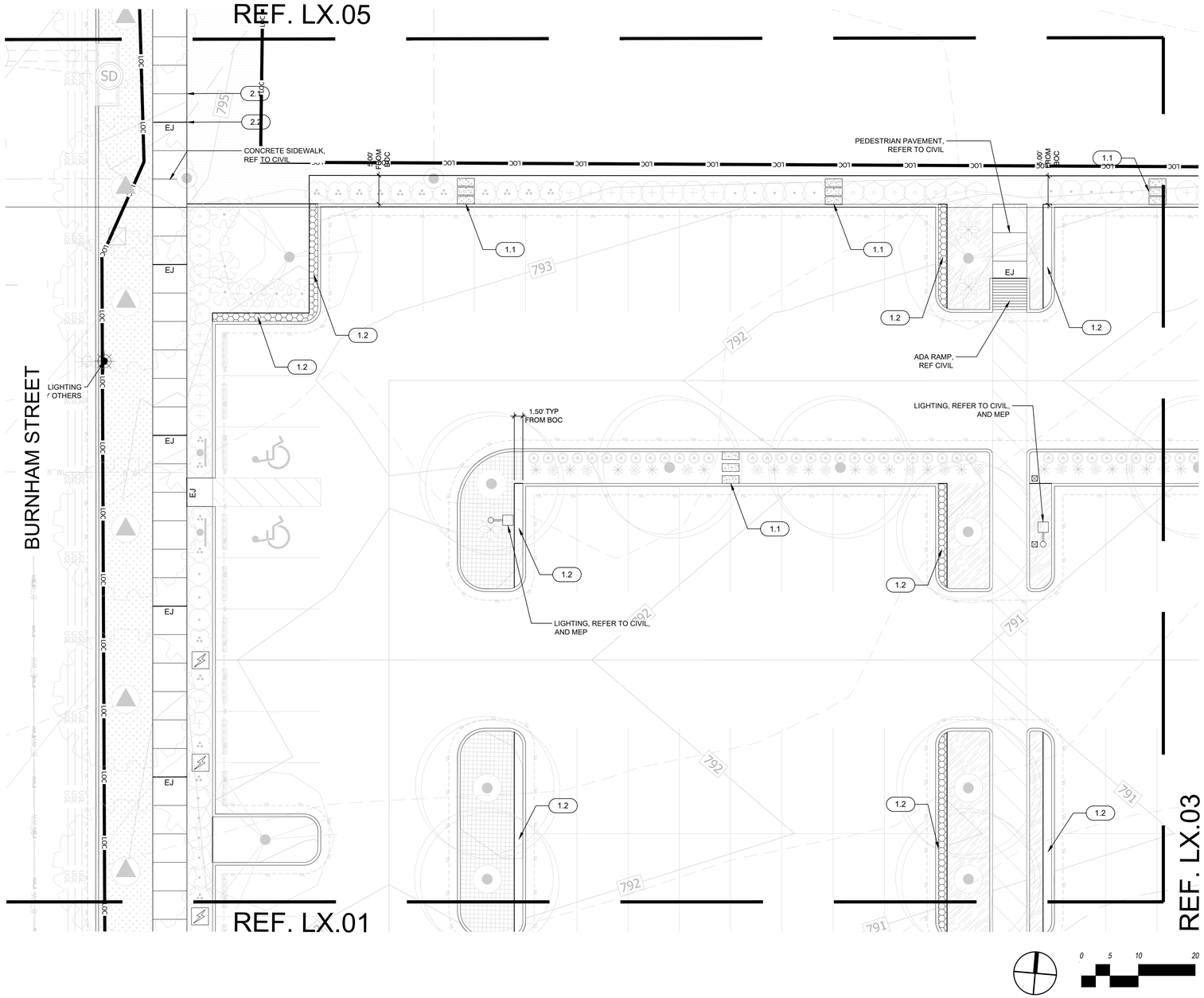

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1.3	DETECTABLE WARNING PAVERS	4/L7.01
2 - JOINTING		
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2.2	EXPANSION JOINT @CONCRETE PAVING	3/L7.01

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#	DATE	DESCRIPTION

LX.05 /B

LX.05 /A

LX.04	LX.03
LX.01	LX.02

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PROJECT NO.: 049-002

DRAWN: BZ REVIEWED: AO

SHEET NAME

SITE MATERIALS

SHEET NUMBER

L3.04

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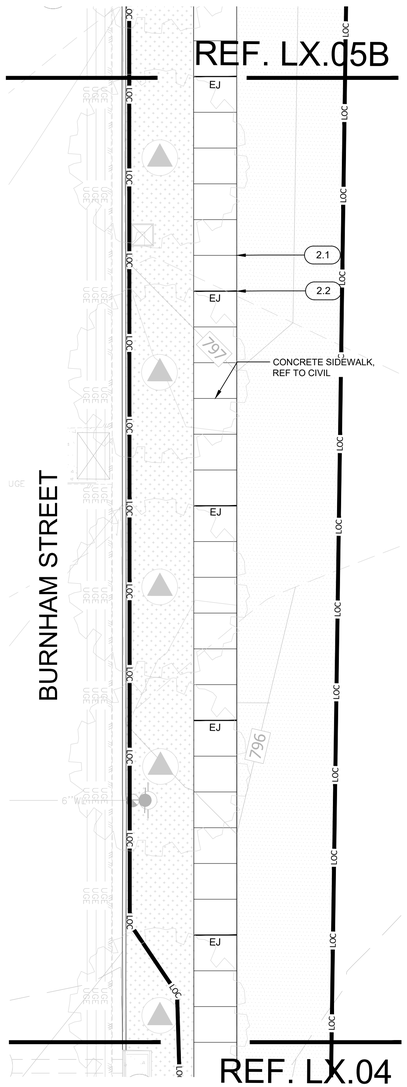
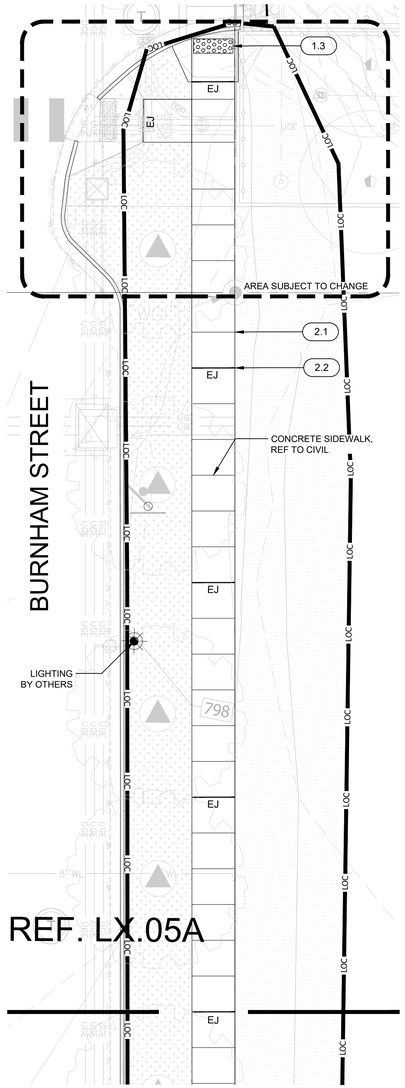
1.3	DETECTABLE WARNING PAVERS	4/L7.01
2 - JOINTING		
2.1	CONTROL JOINT @CONCRETE PAVING	1/L7.01
2.2	EXPANSION JOINT @CONCRETE PAVING	3/L7.01





LX.05 /B

LX.05 /A

LX.04	LX.03
LX.01	LX.02

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SHEET NAME

SITE MATERIALS

SHEET NUMBER

L3.05

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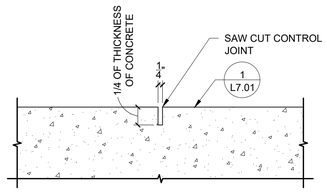
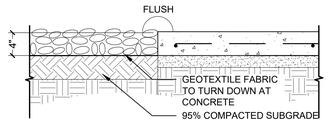
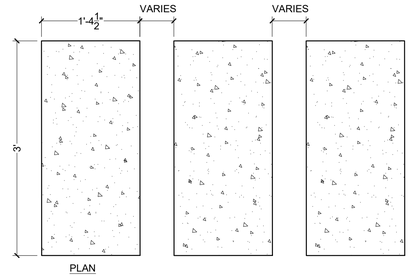


1 CONTROL JOINTS
3"=1'-0" SECTION

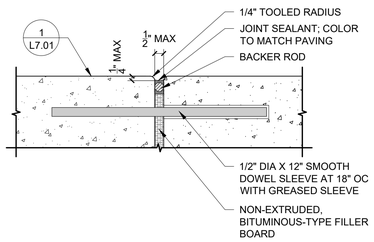


2 GRAVEL PAVING
1"=1'-0" SECTION



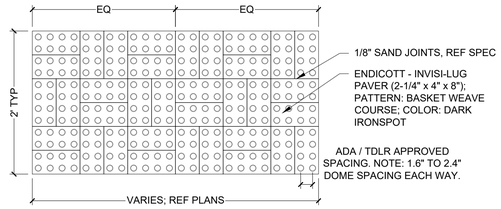
5 CIP CONCRETE STEPPING PADS
1"=1'-0" SECTION

NOTES:
1. CONTRACTOR TO PROVIDE MOCK-UP FOR LANDSCAPE ARCHITECT APPROVAL
2. FOLLOW JOINT LINES AS SHOWN ON PLAN



3 EXPANSION JOINTS
3"=1'-0" SECTION

NOTES:
1. BEGIN PAVER PATTERN LAYOUT AT CENTER OF FIELD AND WORK OUT TO EDGES ON BOTH SIDES
2. PAVERS AT OUTSIDE EDGES TO BE MIN OF 1/3 OF UNIT DIMENSION



4 DETECTABLE WARNING PAVERS
1"=1'-0" SECTION

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Rebecca Leonard 3038

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PROJECT NO.:	049-002
DRAWN: BZ	REVIEWED: AO

SHEET NAME
SITE DETAILS

SHEET NUMBER
L7.01

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Nov 05, 2024 - 12:13pm
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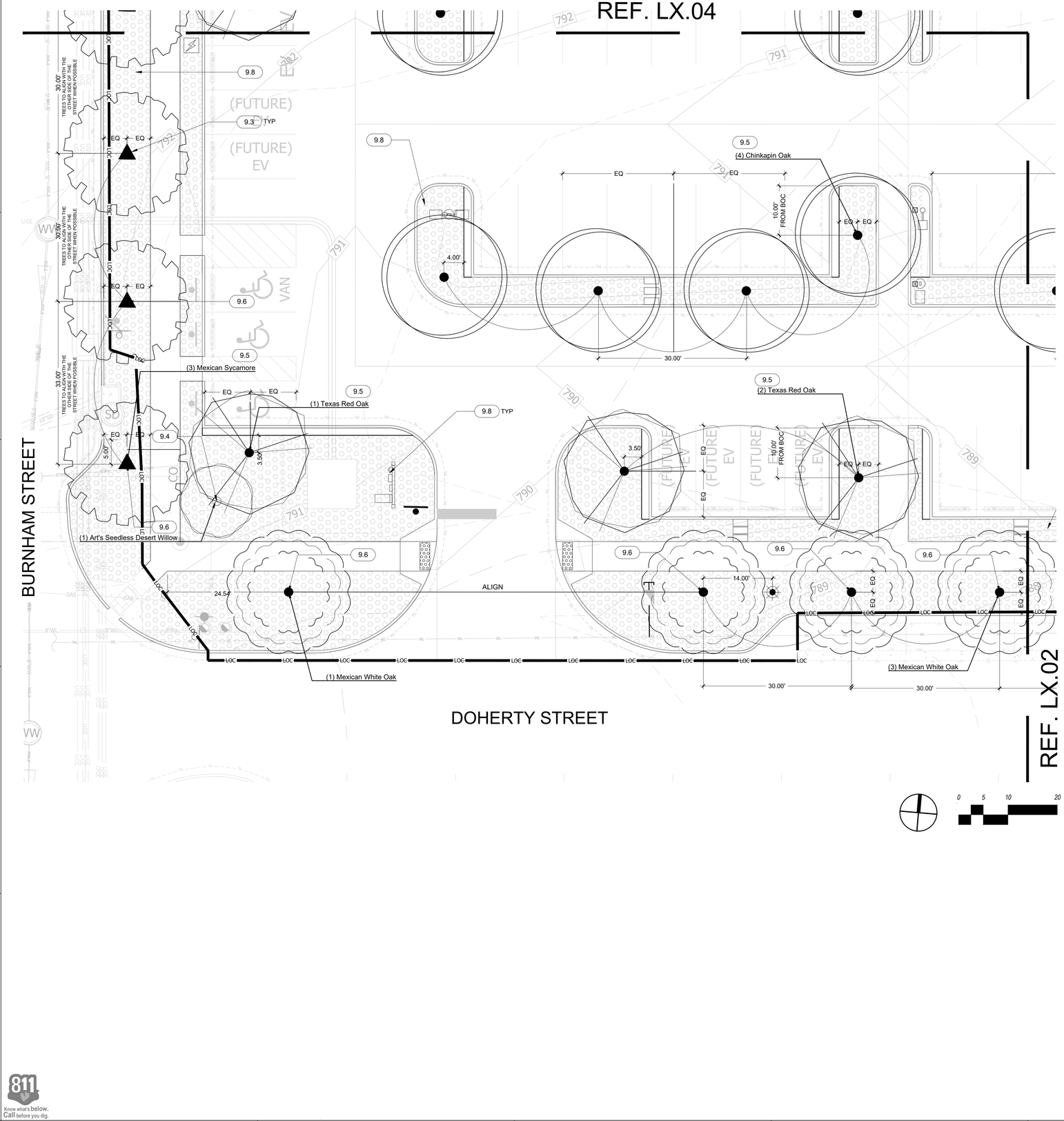

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.3	WOOD MULCH	REFER TO SPECIFICATIONS
9.4	ORNAMENTAL TREE	5/L10.01
9.5	SHADE TREE	6/L10.01
9.6	NOT USED	
9.7	REVEGETATION SOIL	3/L10.01
9.8	PLANTING BED SOIL MIX	4/L10.01

SOIL SCHEDULE

Soil Type - Planting Bed
(18" Depth)

Seeding/ Revegetation
(4" Topsoil; Source from on-site Stockpile if possible, refer to civil)

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	1.5" Cal.	CONTAINER	4
	Platanus mexicana	Mexican Sycamore	4" Cal.	CONTAINER	17
	Quercus polymorpha	Mexican White Oak	4" Cal.	CONTAINER	7
	Quercus muehlenbergii	Chinkapin Oak	4" Cal.	CONTAINER	20
	Quercus texana	Texas Red Oak	4" Cal.	CONTAINER	10

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DRAWN: BZ	REVIEWED: AO

SHEET NAME

TREE AND SOIL

SHEET NUMBER
L8.01

LX.05/B
LX.05/A
LX.04
LX.03
LX.01
LX.02

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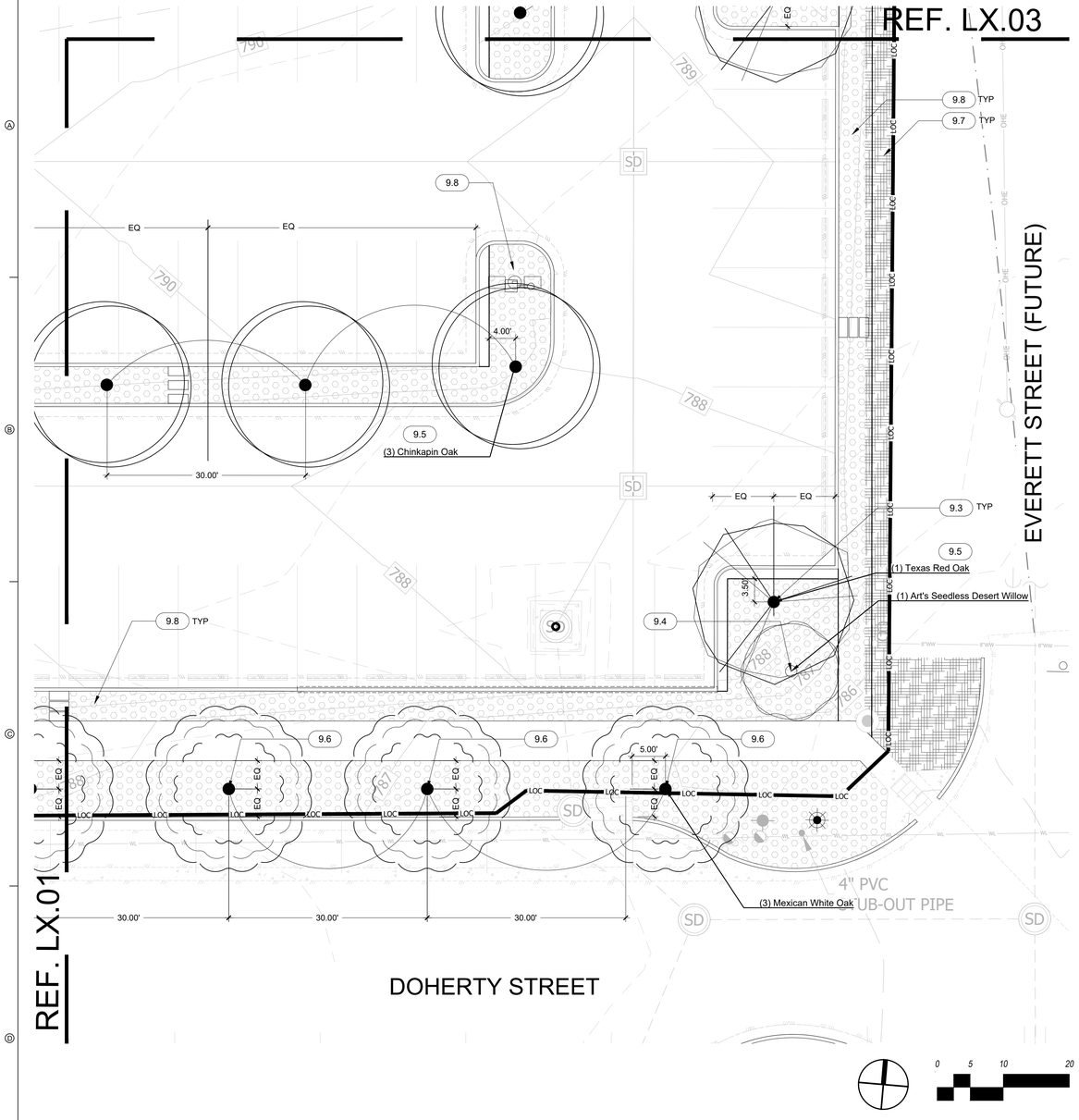
Apr 05, 2024 - 12:14pm
P:\049-002_Brick and Mortar Parking\02_Sheets\L8.00 - Tree and Soil.dwg



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9.5	SHADE TREE	6/L10.01
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(18" Depth)

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	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	1.5" Cal.	CONTAINER	4
	Platanus mexicana	Mexican Sycamore	4" Cal.	CONTAINER	17
	Quercus polymorpha	Mexican White Oak	4" Cal.	CONTAINER	7
	Quercus muehlenbergii	Chinkapin Oak	4" Cal.	CONTAINER	20
	Quercus texana	Texas Red Oak	4" Cal.	CONTAINER	10

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LA VERDE PARKING LOT

95 PERCENT - NOT FOR CONSTRUCTION DOCUMENTS
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

REVISIONS
| DATE | DESCRIPTION

95 PERCENT SET
Not authorized for construction
Rebecca Leonard 3038

ISSUED DATE: 04-08-2023
PROJECT NO.: 049-002
DRAWN: BZ REVIEWED: AO

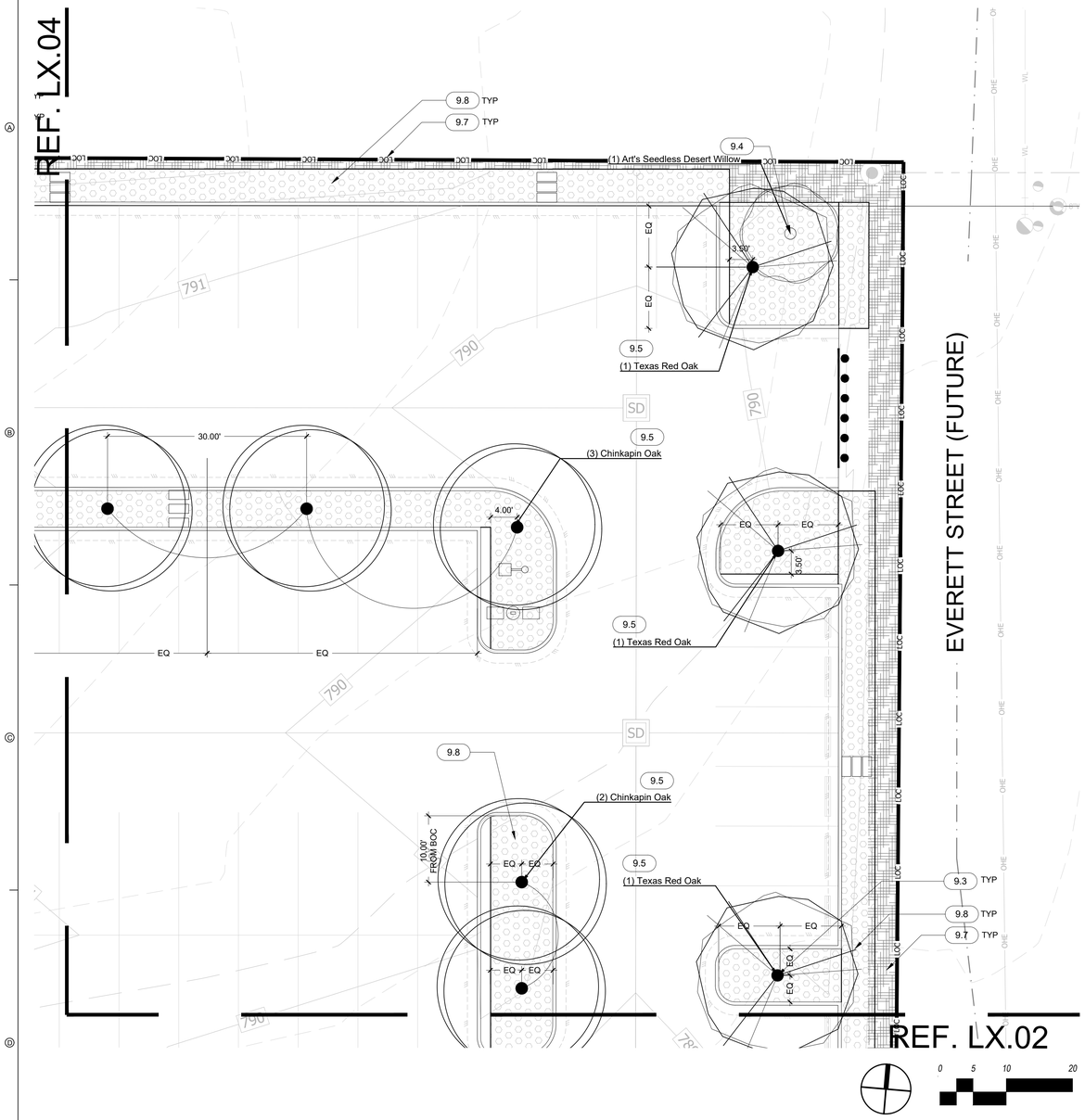
SHEET NAME
TREE AND SOIL

SHEET NUMBER
L8.02

LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
LX.02

811 Know what's below. Call before you dig.

Plotted: Oct 05, 2024 - 12:14pm
P:\049-002_Brick and Mortar Parking\02_Sheets\L8.00 - Tree and Soil.dwg



Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.3	WOOD MULCH	REFER TO SPECIFICATIONS
9.4	ORNAMENTAL TREE	5/L10.01
9.5	SHADE TREE	6/L10.01
9.6	NOT USED	
9.7	REVEGETATION SOIL	3/L10.01
9.8	PLANTING BED SOIL MIX	4/L10.01

SOIL SCHEDULE

Soil Type - Planting Bed
(18" Depth)

Seeding/ Revegetation
(4" Topsoil; Source from on-site
Stockpile if possible, refer to civil)

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	1.5" Cal.	CONTAINER	4
	Platanus mexicana	Mexican Sycamore	4" Cal.	CONTAINER	17
	Quercus polymorpha	Mexican White Oak	4" Cal.	CONTAINER	7
	Quercus muehlenbergii	Chinkapin Oak	4" Cal.	CONTAINER	20
	Quercus texana	Texas Red Oak	4" Cal.	CONTAINER	10

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REVISIONS

#	DATE	DESCRIPTION

LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
LX.02

95 PERCENT SET
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Rebecca Leonard 3038

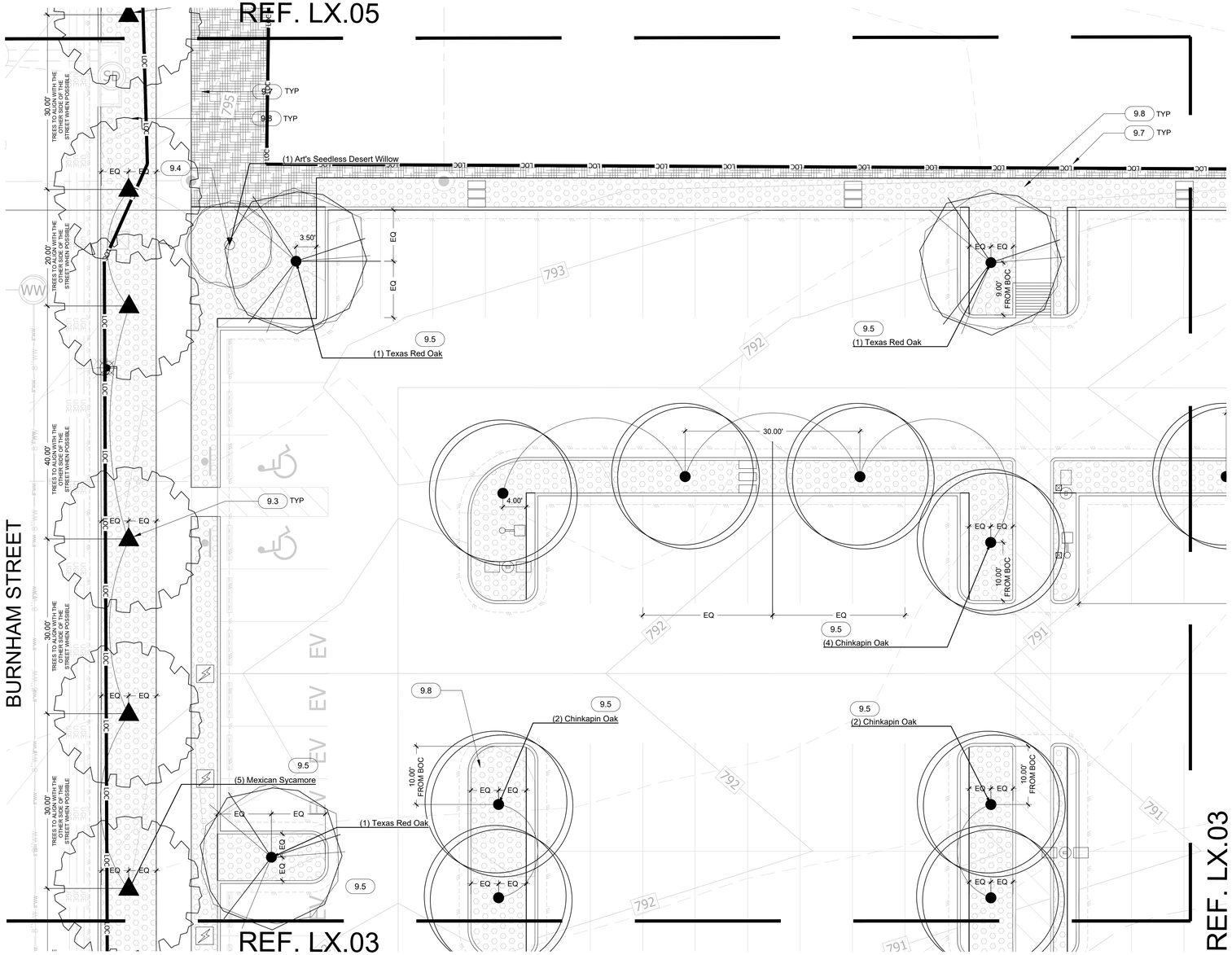
ISSUED DATE: 04-08-2023
PROJECT NO.: 049-002
DRAWN: BZ REVIEWED: AO

SHEET NAME
TREE AND SOIL

SHEET NUMBER
L8.03

811 Know what's below. Call before you dig.

Apr 05, 2024 - 12:14pm
P:\049-002_Brick and Mortar Parking\02_Sheets\L8.00 - Tree and Soil.dwg



Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.3	WOOD MULCH	REFER TO SPECIFICATIONS
9.4	ORNAMENTAL TREE	5/L10.01
9.5	SHADE TREE	6/L10.01
9.6	NOT USED	
9.7	REVEGETATION SOIL	3/L10.01
9.8	PLANTING BED SOIL MIX	4/L10.01

SOIL SCHEDULE

Soil Type - Planting Bed (18" Depth)

Seeding/ Revegetation (4" Topsoil; Source from on-site Stockpile if possible, refer to civil)

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	1.5" Cal.	CONTAINER	4
	Platanus mexicana	Mexican Sycamore	4" Cal.	CONTAINER	17
	Quercus polymorpha	Mexican White Oak	4" Cal.	CONTAINER	7
	Quercus muehlenbergii	Chinkapin Oak	4" Cal.	CONTAINER	20
	Quercus texana	Texas Red Oak	4" Cal.	CONTAINER	10

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REVISIONS
#	DATE	DESCRIPTION

LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
LX.02

95 PERCENT SET
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Rebecca Leonard 3038

ISSUED DATE: 04-08-2023
PROJECT NO.: 049-002
DRAWN: BZ REVIEWED: AO

SHEET NAME
TREE AND SOIL

SHEET NUMBER
L8.04

811 Know what's below. Call before you dig.

Apr 05, 2024 - 12:14pm
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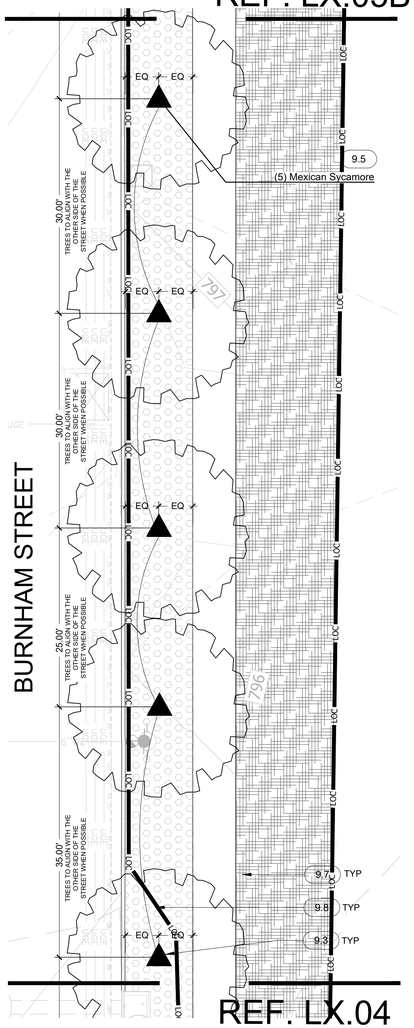

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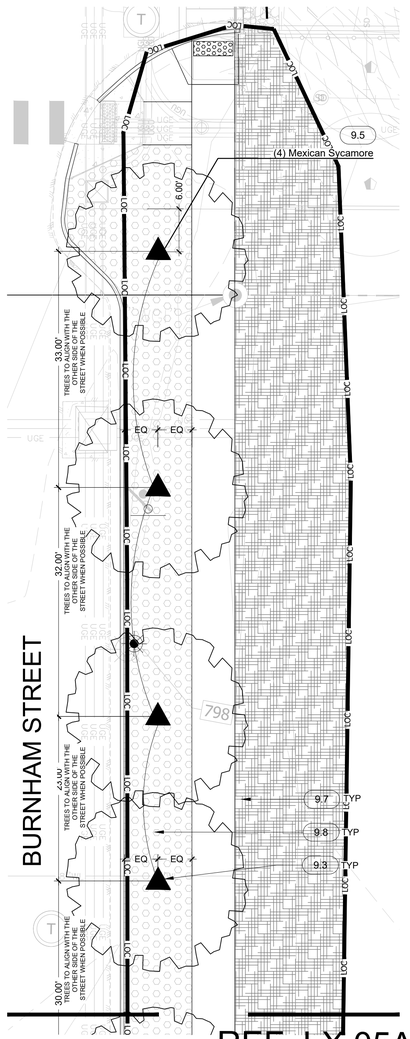

REF. LX.05A

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0 5 10 20

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.3	WOOD MULCH	REFER TO SPECIFICATIONS
9.4	ORNAMENTAL TREE	5/L10.01
9.5	SHADE TREE	6/L10.01
9.6	NOT USED	
9.7	REVEGETATION SOIL	3/L10.01
9.8	PLANTING BED SOIL MIX	4/L10.01

SOIL SCHEDULE

Soil Type - Planting Bed
(18" Depth)

Seeding/ Revegetation
(4" Topsoil; Source from on-site
Stockpile if possible, refer to civil)

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow	1.5" Cal.	CONTAINER	4
	Platanus mexicana	Mexican Sycamore	4" Cal.	CONTAINER	17
	Quercus polymorpha	Mexican White Oak	4" Cal.	CONTAINER	7
	Quercus muehlenbergii	Chinkapin Oak	4" Cal.	CONTAINER	20
	Quercus texana	Texas Red Oak	4" Cal.	CONTAINER	10

LX.05 /B
LX.05 /A
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CITY OF KYLE, HAYS COUNTY, TEXAS

REVISIONS #	DATE	DESCRIPTION

95 PERCENT SET
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Rebecca Leonard 3038

ISSUED DATE:	04-08-2023
PROJECT NO.:	049-002
DRAWN: BZ	REVIEWED: AO

SHEET NAME

TREE AND SOIL

SHEET NUMBER

L8.05

Apr 05, 2024 - 12:14pm
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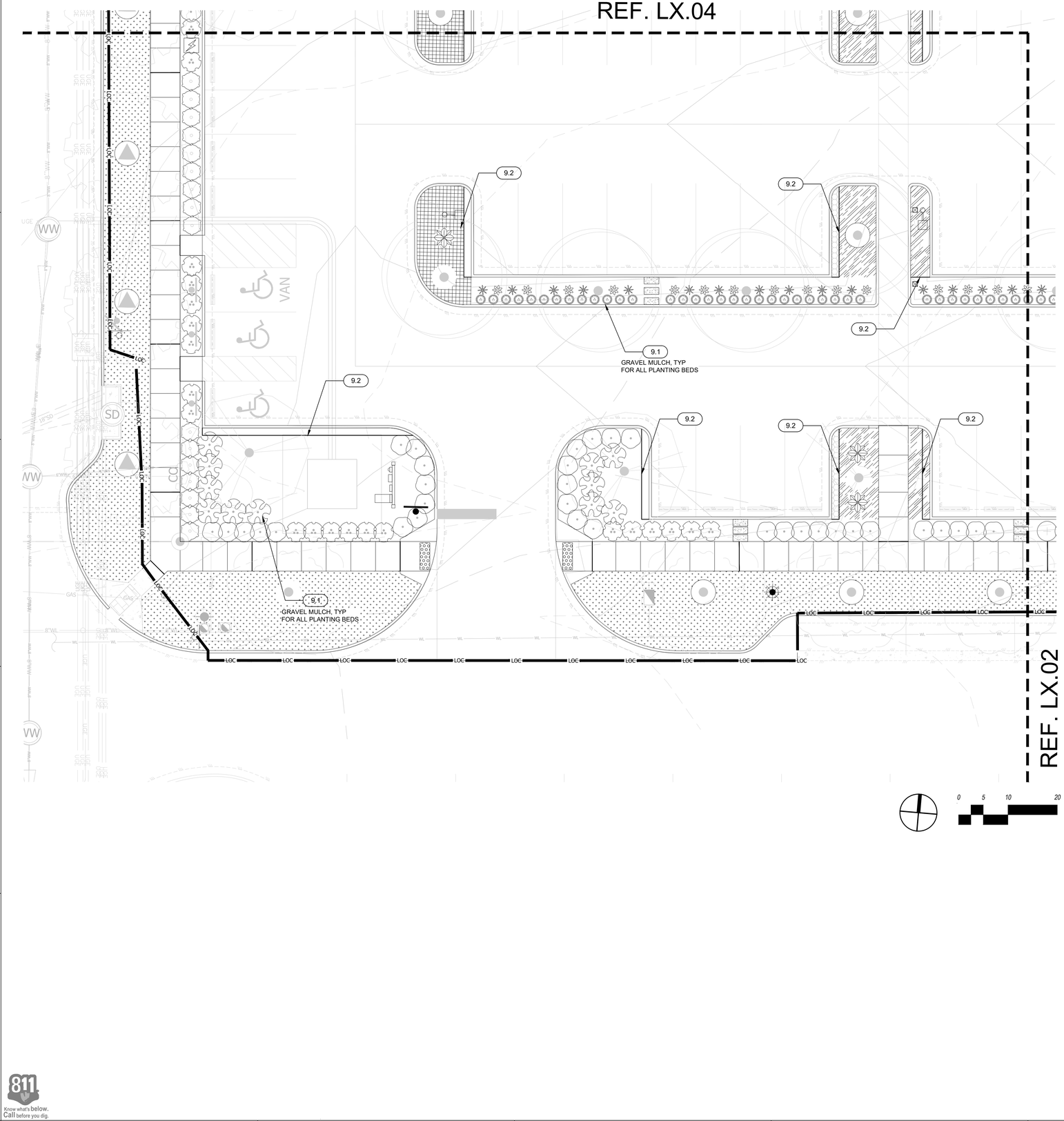

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
	Galphimia glauca	Thryallis (Golden Showers)	5 gal.	Pot	71
	Rhaphiolepis indica	Indian Hawthorn	5 gal.	Pot	72
	Rosmarinus officinalis	Upright Rosemary	5 gal.	Pot	35
	Sabal minor	Texas Dwarf Palmetto	5 gal.	Pot	35
	Teucrium fruticans	Bush Germander	5 gal.	Pot	64
GRASSES					
	Nassella tenuissima	Mexican Feather Grass	1 gal.	Pot	118
SUCCULENTS					
	Agave ovatifolia	Whale's Tongue Agave	10 gal.	Pot	8
	Yucca pallida	Pale-leaf Yucca	3 gal.	Pot	44
	Yucca rupicola	Twistleaf Yucca	3 gal.	Pot	46
GROUND COVERS					
	Dalea greggii	Gregg Dalea	---		1,068 sf
	Santolina chamaecyparissus	Lavender Cotton	---		719 sf
SOD/SEED					
	Cynodon dactylon 'Celebration'	Celebration Bermudagrass	sod		7,950 sf
	Cynodon dactylon sp.	Hybrid Bermuda	seed		6,211 sf

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.1	GRAVEL MULCH	2/L10.01
9.2	STEEL EDGING	1/L10.01

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REVISIONS

#	DATE	DESCRIPTION

LX.05 /B

LX.05 /A

LX.04	LX.03
LX.01	LX.02

95 PERCENT SET

Not authorized for construction

Rebecca Leonard 3038

ISSUED DATE: 04-08-2023

PROJECT NO.: 049-002

DRAWN: BZ REVIEWED: AO

SHEET NAME

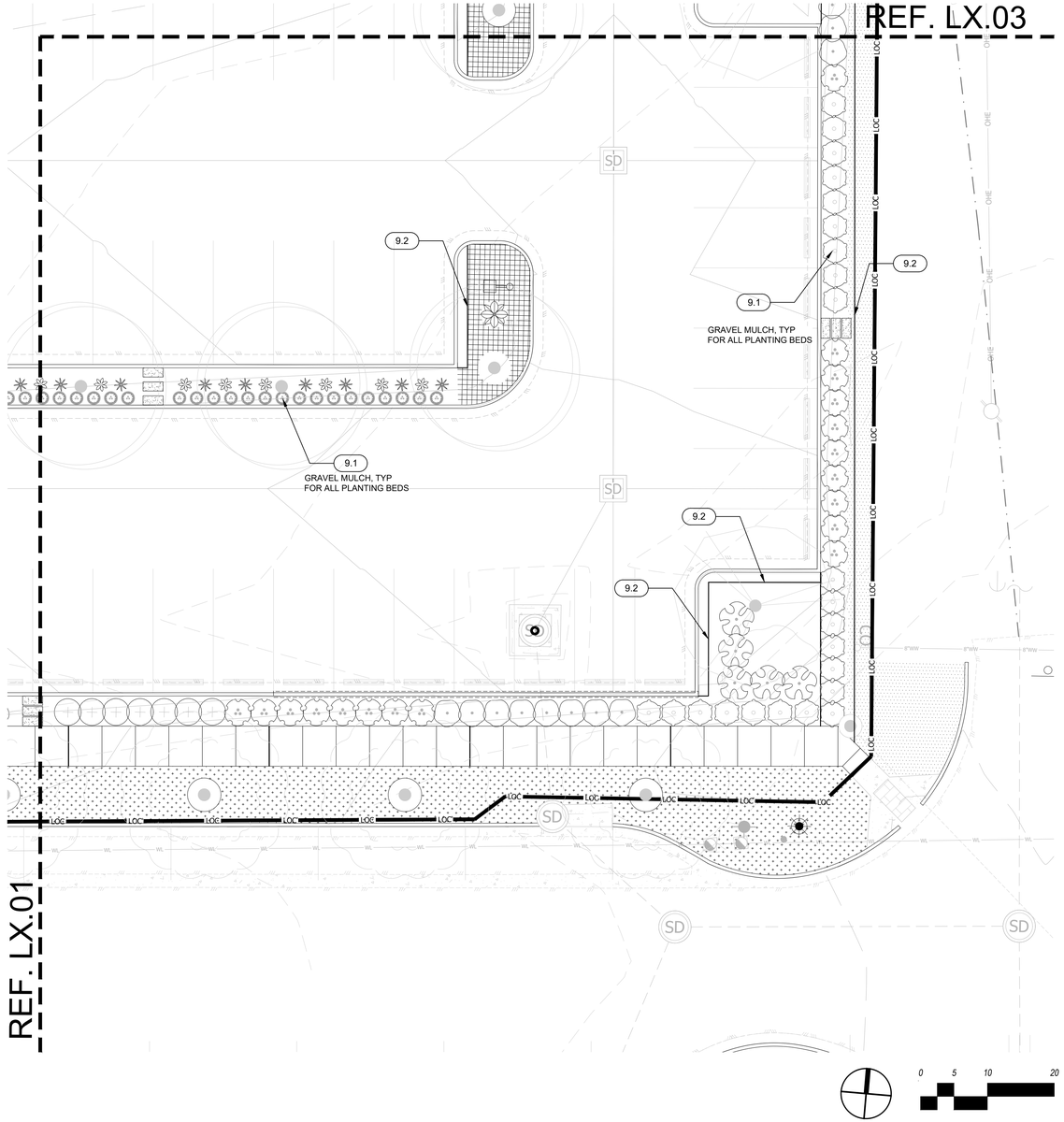
PLANTING

SHEET NUMBER

L9.01

811 Know what's below. Call before you dig.

Nov 05, 2024 - 12:14pm
P:\049-002_Brick and Mortar Parking\02_Sheets\L9.00 - Planting.dwg



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
	Galphimia glauca	Thryallis (Golden Showers)	5 gal.	Pot	71
	Rhaphiolepis indica	Indian Hawthorn	5 gal.	Pot	72
	Rosmarinus officinalis	Upright Rosemary	5 gal.	Pot	35
	Sabal minor	Texas Dwarf Palmetto	5 gal.	Pot	35
	Teucrium fruticans	Bush Germander	5 gal.	Pot	64
GRASSES					
	Nassella tenuissima	Mexican Feather Grass	1 gal.	Pot	118
SUCCULENTS					
	Agave ovatifolia	Whale's Tongue Agave	10 gal.	Pot	8
	Yucca pallida	Pale-leaf Yucca	3 gal.	Pot	44
	Yucca rupicola	Twistleaf Yucca	3 gal.	Pot	46
GROUND COVERS					
	Dalea greggii	Gregg Dalea	---		1,068 sf
	Santolina chamaecyparissus	Lavender Cotton	---		719 sf
SOD/SEED					
	Cynodon dactylon 'Celebration'	Celebration Bermudagrass	sod		7,950 sf
	Cynodon dactylon sp.	Hybrid Bermuda	seed		6,211 sf

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.1	GRAVEL MULCH	2/L10.01
9.2	STEEL EDGING	1/L10.01

LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
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LA VERDE PARKING LOT

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Rebecca Leonard 3038

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PROJECT NO.:	049-002
DRAWN: BZ	REVIEWED: AO

SHEET NAME

PLANTING

SHEET NUMBER

L9.02

811 Know what's below. Call before you dig.

Apr 05, 2024 - 12:14pm
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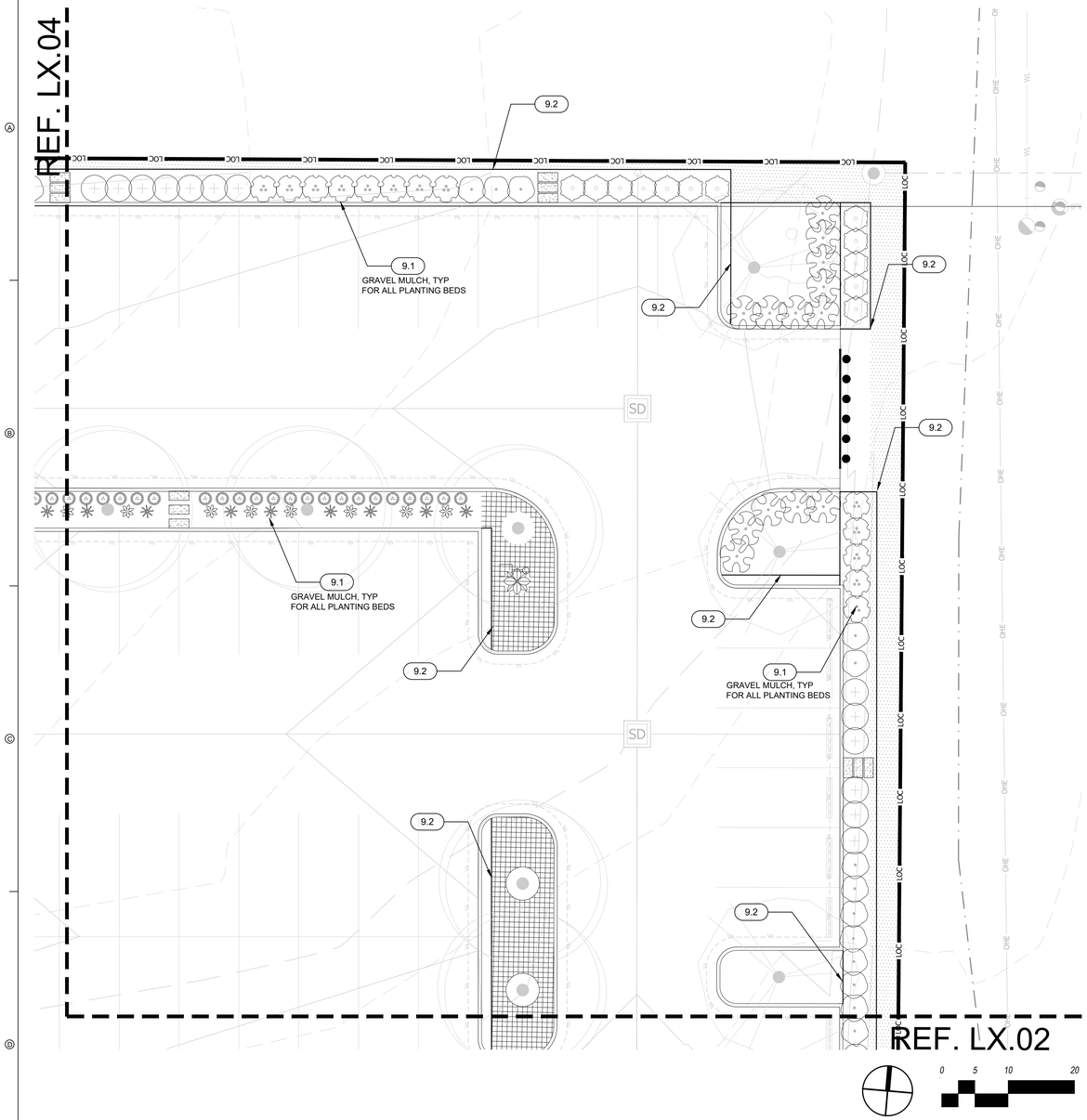

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
	Galphimia glauca	Thryallis (Golden Showers)	5 gal.	Pot	71
	Rhaphiolepis indica	Indian Hawthorn	5 gal.	Pot	72
	Rosmarinus officinalis	Upright Rosemary	5 gal.	Pot	35
	Sabal minor	Texas Dwarf Palmetto	5 gal.	Pot	35
	Teucrium fruticans	Bush Germander	5 gal.	Pot	64
GRASSES					
	Nassella tenuissima	Mexican Feather Grass	1 gal.	Pot	118
SUCCULENTS					
	Agave ovatifolia	Whale's Tongue Agave	10 gal.	Pot	8
	Yucca pallida	Pale-leaf Yucca	3 gal.	Pot	44
	Yucca rupicola	Twistleaf Yucca	3 gal.	Pot	46
GROUND COVERS					
	Dalea greggii	Gregg Dalea	---		1,068 sf
	Santolina chamaecyparissus	Lavender Cotton	---		719 sf
SOD/SEED					
	Cynodon dactylon 'Celebration'	Celebration Bermudagrass	sod		7,950 sf
	Cynodon dactylon sp.	Hybrid Bermuda	seed		6,211 sf

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.1	GRAVEL MULCH	2/L10.01
9.2	STEEL EDGING	1/L10.01

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LX.05/B

LX.05/A

LX.04

LX.03

LX.01

LX.02

95 PERCENT SET

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ISSUED DATE: 04-08-2023

PROJECT NO.: 049-002

DRAWN: BZ REVIEWED: AO

SHEET NAME

PLANTING

SHEET NUMBER

L9.03

811 Know what's below. Call before you dig.

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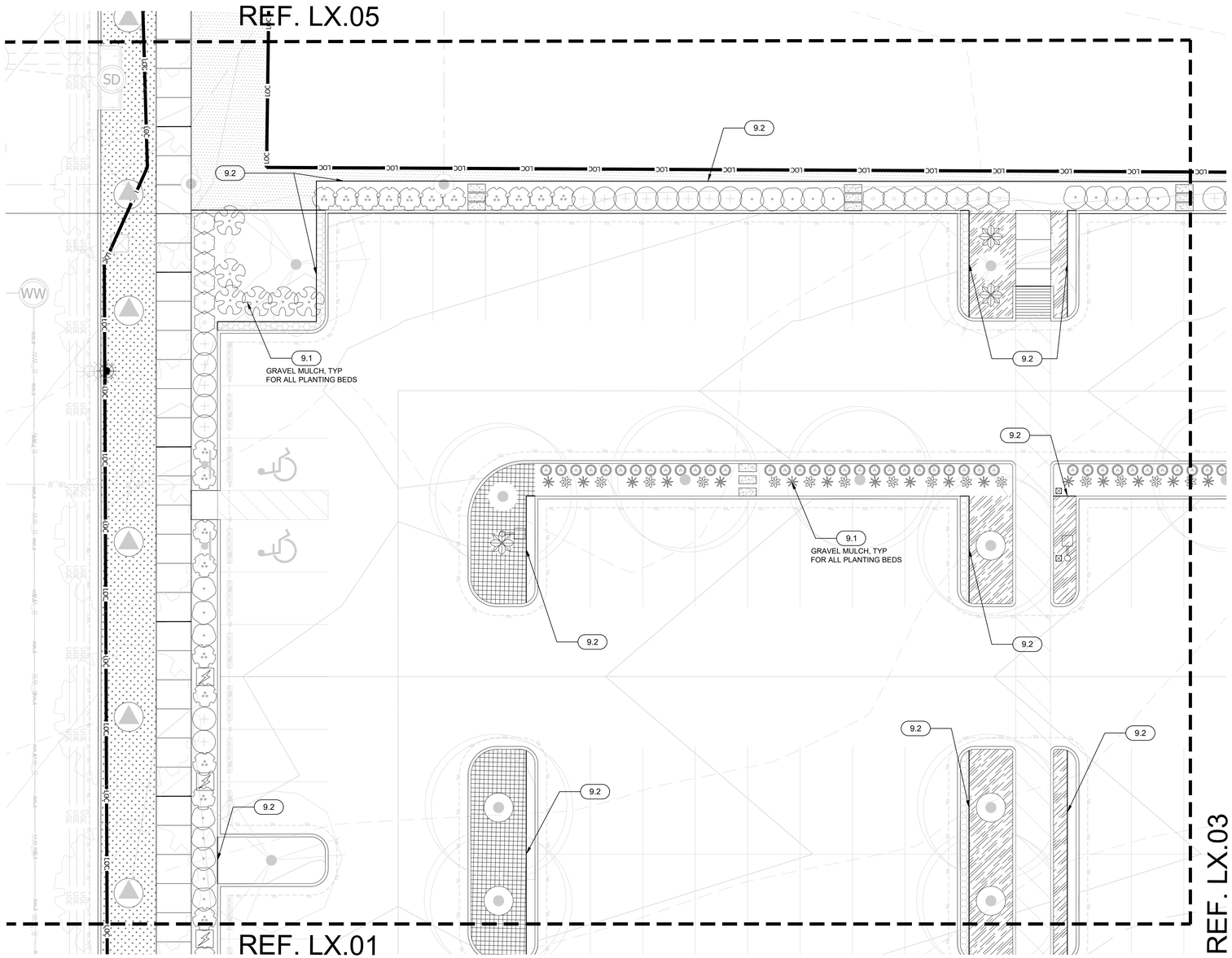

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
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	Rosmarinus officinalis	Upright Rosemary	5 gal.	Pot	35
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	Teucrium fruticans	Bush Germander	5 gal.	Pot	64
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GROUND COVERS					
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SOD/SEED					
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	Cynodon dactylon sp.	Hybrid Bermuda	seed		6,211 sf

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.1	GRAVEL MULCH	2/L10.01
9.2	STEEL EDGING	1/L10.01

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SHEET NAME
PLANTING

SHEET NUMBER
L9.04

LX.05 /B
LX.05 /A
LX.04
LX.03
LX.01
LX.02

811 Know what's below. Call before you dig.

Apr 05, 2024 - 12:15pm
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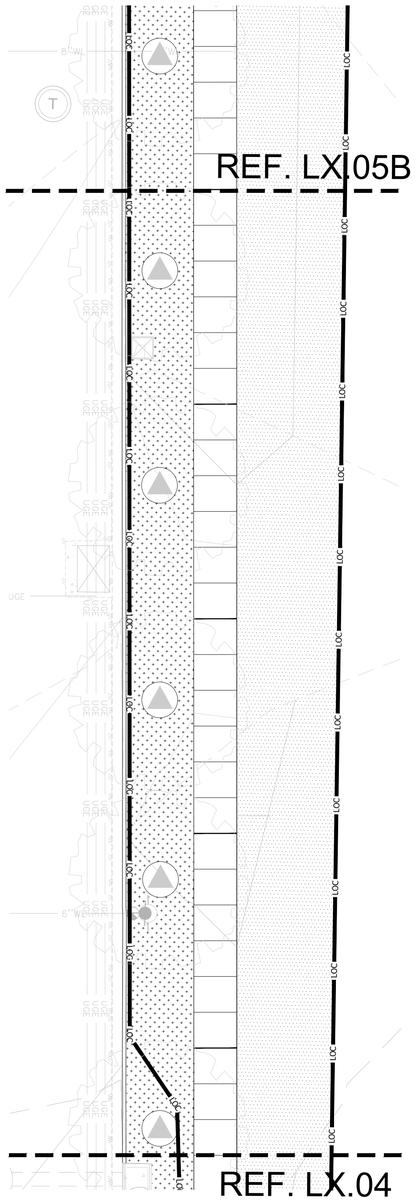

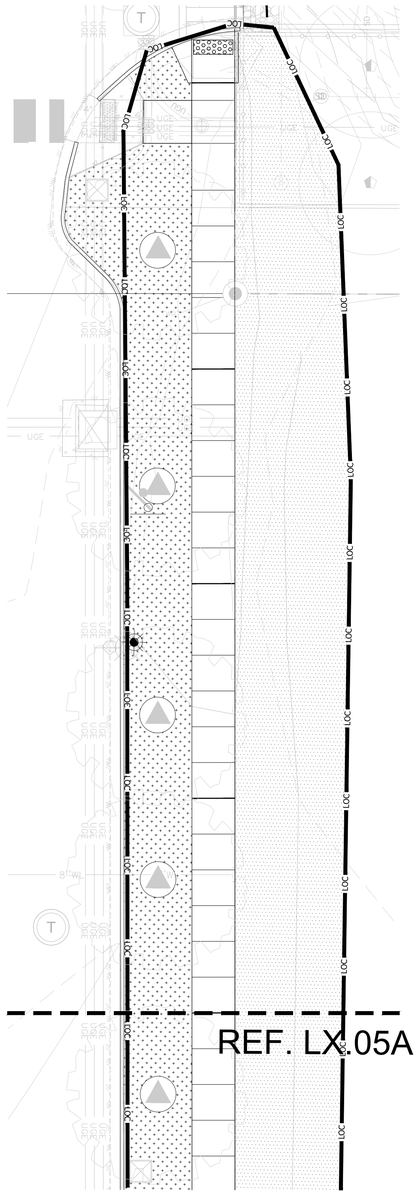

PLANTING SCHEDULE

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SHRUBS					
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GRASSES					
	Nassella tenuissima	Mexican Feather Grass	1 gal.	Pot	118
SUCCULENTS					
	Agave ovatifolia	Whale's Tongue Agave	10 gal.	Pot	8
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GROUND COVERS					
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SOD/SEED					
	Cynodon dactylon 'Celebration'	Celebration Bermudagrass	sod		7,950 sf
	Cynodon dactylon sp.	Hybrid Bermuda	seed		6,211 sf

Call-Out	Item	Detail/ Sheet
9 - PLANTING AND LANDSCAPE		
9.1	GRAVEL MULCH	2/L10.01
9.2	STEEL EDGING	1/L10.01

0 5 10 20

811 Know what's below. Call before you dig.

LX.05 /B

LX.05 /A

LX.04	LX.03
LX.01	LX.02

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SHEET NAME

PLANTING

SHEET NUMBER

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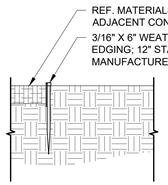
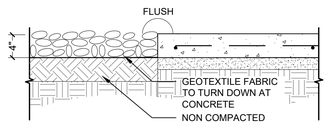
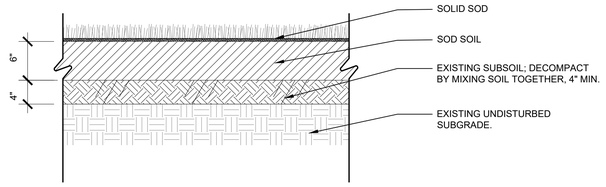


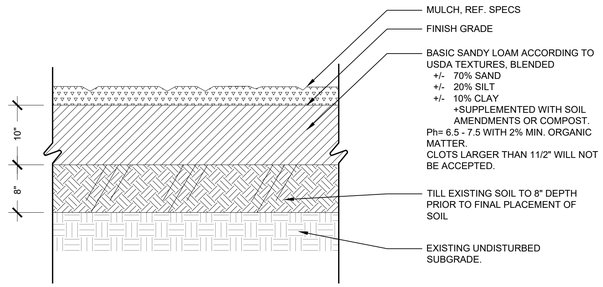
1 | STEEL EDGING
1"=1'-0" SECTION



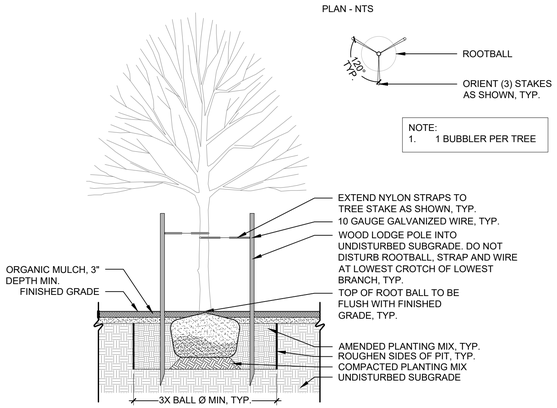
2 | GRAVEL MULCH
1"=1'-0" SECTION



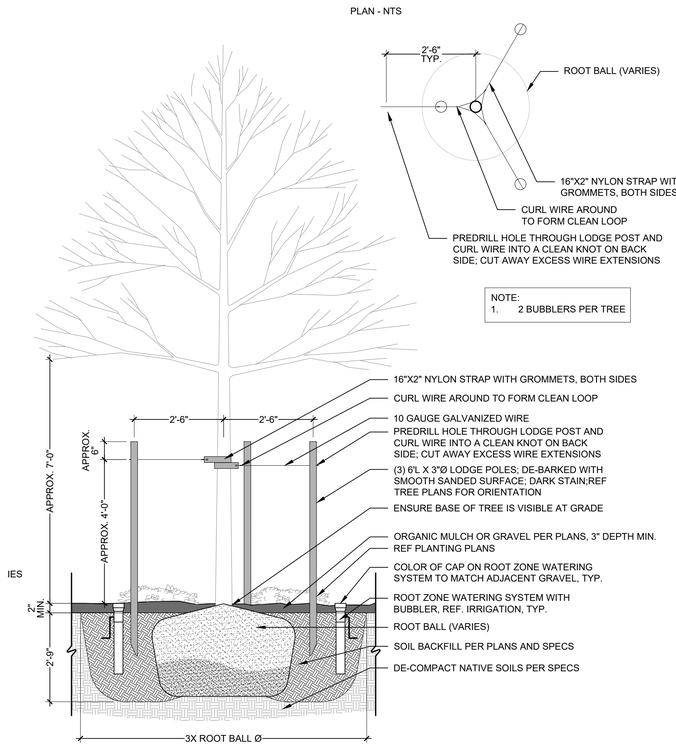
3 | SOLID SOD MIX
1"=1'-0" SECTION



4 | PLANTING BED SOIL MIX
1"=1'-0" SECTION



5 | ORNAMENTAL TREE
1/2"=1'-0" SECTION



6 | SHADE TREE TYPICAL
1/2"=1'-0" SECTION

LIONHEART
1023 Springdale Road, Suite 6E, Austin, TX 78721
O: 512.520.4488
WWW.LIONHEARTPLACES.COM

LA VERDE PARKING LOT

95 PERCENT - NOT FOR CONSTRUCTION DOCUMENTS

NE CORNER OF BURNHAM & DOHERTY

CITY OF KYLE, HAYS COUNTY, TEXAS

REVISIONS

#	DATE	DESCRIPTION

95 PERCENT SET

Not authorized for construction

Rebecca Leonard 3038

ISSUED DATE:	04-08-2023
PROJECT NO.:	049-002
DRAWN: BZ	REVIEWED: AO

SHEET NAME

PLANTING AND SOIL DETAILS

SHEET NUMBER

L10.01

811 Know what's below. Call before you dig.

Apr 05, 2024 - 12:15pm
P:\049-002_Brick and Mortar Parking\02 Sheets\L10.00 - Planting and Soil Details.dwg

4/8/2024 6:27:57 PM

DIVISION 16 - ELECTRICAL SPECIFICATIONS

THIS DIVISION INCLUDES THE FOLLOWING:

POWER DISTRIBUTION.
LIGHTING FIXTURES AND RECEPTACLES.
WIRING FOR OWNER FURNISHED EQUIPMENT AND EQUIPMENT FURNISHED UNDER OTHER DIVISION.
NEW ELECTRICAL SERVICE IN ACCORDANCE WITH UTILITY COMPANY (PEC) REQUIREMENTS.

COMPLETED INSTALLATION SHALL MEET REQUIREMENTS OF 2023 EDITION OF NATIONAL ELECTRICAL CODE.

COMPLETE INSTALLATION SHALL MEET REQUIREMENTS OF THE WILLIAMS-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, ITS SUBSEQUENT AMENDMENTS, AND INTERPRETATIONS OF THE ACT PROMULGATED BY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OF THE DEPARTMENT OF LABOR.

NEW POWER DISTRIBUTION SYSTEM WILL CONSIST OF A 120/208V, 3 PHASE, 4 WIRE SERVICE ENTRANCE, MAIN PANELBOARD.

THE ENTIRE SYSTEM, INCLUDING DEVICES, APPARATUS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250, NATIONAL ELECTRICAL CODE, CURRENT EDITION.

WIRE AND CABLE

BRANCH CIRCUIT WIRING NO.10 AND SMALLER SHALL BE COPPER, SOLID, TYPE THHN/THWN. NO CONDUCTOR SHALL BE SMALLER THAN NO.12. MC CABLE MAY BE USED IN CONCEALED LOCATIONS FOR BRANCH CIRCUIT WIRING RATED FOR 15A OR 20A.

FEEDER AND POWER WIRING No.8 AND LARGER SHALL BE STRANDED COPPER, TYPE THHN/THWN.

CONTROL AND FIRE ALARM SYSTEM WIRING SHALL BE No.14 AWG, TYPE THHN.

COLOR CODE ALL CONDUCTORS IN ACCORDANCE NFPA 70, ARTICLE 210.

CONDUIT

CONDUIT INSTALLED UNDERGROUND SHALL BE SCHEDULE 40 PVC. PROVIDE 24" FLEXIBLE METAL CONDUIT AT CONNECTIONS TO ALL MECHANICAL EQUIPMENT. USE LIQUID-TIGHT WHERE EXPOSED TO WEATHER OR LIQUIDS. PROVIDE PULLSTRING IN ALL SPARE AND EMPTY CONDUITS.

BOXES

EXTERIOR BOXES SHALL BE CAST METAL, UL LISTED, NEMA 3R.

WIRING DEVICES

RECEPTACLES SHALL BE EQUIVALENT TO HUBBELL #5352 AND #1221 SERIES. DEVICE PLATES SHALL BE SMOOTH NYLON. GFI RECEPTACLES SHALL BE EQUAL TO HUBBELL #GF5352 SERIES. WEATHERPROOF COVERPLATE CONTRACTOR SHALL BE UL LISTED WEATHERPROOF WHEN IN USE. TAMPER RESISTANT RECEPTACLES SHALL BE EQUAL TO HUBBELL #HBLSG63H SERIES.

PANELBOARDS

LIGHTING PANELBOARDS SHALL BE SQUARE D NQOD/NF OR EQUAL DEAD-FRONT TYPE EQUIPPED WITH THERMAL-MAGNETIC CASE BOLT-ON CIRCUIT BREAKERS, TIN OR SILVER-PLATED COPPER BUS AND EQUIPMENT GROUND BAR.

SITE UTILITY SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

SYMBOL	DESCRIPTION	REMARKS
—UP—	UNDERGROUND PRIMARY DUCTBANK.	
—US—	UNDERGROUND SECONDARY DUCTBANK.	
—UC—	UNDERGROUND COMMUNICATIONS DUCTBANK.	
—EUP—	EXISTING UNDERGROUND PRIMARY DUCTBANK.	
—EUS—	EXISTING UNDERGROUND SECONDARY DUCTBANK.	
—EUC—	EXISTING UNDERGROUND COMMUNICATIONS DUCTBANK.	
—DUP—	REMOVE UNDERGROUND PRIMARY DUCTBANK.	
—DUS—	REMOVE UNDERGROUND SECONDARY DUCTBANK.	
—DUC—	REMOVE UNDERGROUND COMMUNICATIONS DUCTBANK.	
	EXISTING UTILITY COMPANY PAD MOUNT TRANSFORMER	
	UTILITY COMPANY PAD MOUNT TRANSFORMER	
	EXISTING UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	UTILITY COMPANY PAD MOUNT SECTIONALIZING SWITCHGEAR	
	EXISTING UTILITY COMPANY OVERHEAD LINE POLE	
	UTILITY COMPANY OVERHEAD LINE POLE	
	EXISTING UNDERGROUND UTILITY MANHOLE	
	UNDERGROUND UTILITY MANHOLE	

WIRING DEVICE SYMBOL SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS.
ALL MOUNTING HEIGHTS ARE TO THE CENTER OF BOX, UNO.
ALL WALL MOUNTED DEVICES SHALL BE MOUNTED AT 18" AFF TO CENTER UNO.

SYMBOL	DESCRIPTION	REMARKS
	20A, 120V DUPLEX RECEPTACLE	
	20A, 120V DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPT (GFI)	
	20A, 120V DUPLEX RECEPTACLE WITH ISOLATED INSULATED GROUND	
	20A, 120V DOUBLE DUPLEX RECEPTACLE	
	20A, 120V DOUBLE DUPLEX RECEPTACLE WITH ISOLATED INSULATED GROUND	
	20A, 120V SIMPLEX RECEPTACLE	
	20A, 120V SIMPLEX RECEPTACLE WITH GROUND FAULT INTERRUPT (GFI)	
	SPECIAL PURPOSE RECEPTACLE. SEE PLANS FOR DETAILS	
	RECESSED FLOOR BOX WITH 20A, 120V DOUBLE DUPLEX RECEPTACLE	
	RECESSED FLOOR BOX WITH 20A, 120V DUPLEX RECEPTACLE	
	20A, 120V DUPLEX RECEPTACLE - TOP HALF CONTROLLED BY WALL SWITCH	
	MULTI OUTLET PLUG STRIP ASSEMBLY AS INDICATED ON POWER PLANS.	

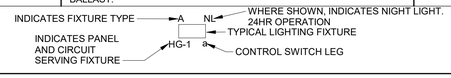
SUBSCRIPTS INDICATE THE FOLLOWING:
- WP - WEATHER RESISTANT RECEPTACLE IN A WEATHER PROOF IN-USE ENCLOSURE.
- SP - RECEPTACLE WITH SURGE SUPPRESSION.
- TR - TAMPER RESISTANT DUPLEX RECEPTACLE.
- C - CLOCK RECEPTACLE. MOUNT AT 90° AFF.
- 48" - DEVICE MOUNTED AT 48" AFF. OTHER MOUNTING HEIGHTS AS INDICATED.
- H - MOUNT DEVICE HORIZONTALLY.
- EWC - RECEPTACLE SERVING ELECTRIC WATER COOLER. MOUNTING HEIGHT AS REQUIRED.
- G - RECEPTACLE WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPER (GFCI).
- OC - DEVICE MOUNTED OVER COUNTERTOP.

LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F.
2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.

SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
HG-1	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2



ELECTRICAL ABBREVIATIONS

A	AMPERES
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ABOVE COUNTER TOP
AFF	ABOVE FINISHED FLOOR
AF	AMP FUSED
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ARCH	ARCHITECT
ASB	ABOVE SPLASH BLOCK
ASC	ABOVE SUSPENDED CEILING
ASD	ADJUSTABLE SPEED DRIVE
AUTO	AUTOMATIC
AUX	AUXILIARY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFF	BELOW FINISH FLOOR
BLDG	BUILDING
BFG	BELOW FINISHED GRADE
C	CONDUIT
C/B	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CCT	CIRCUIT
CLG	CEILING
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
DFC	DOWN FROM CEILING
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRIC / ELECTRICAL
EMER	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLR	FLOOR/FLOORING
FXTR	FIXTURE
G	GROUND
GC	GENERAL CONTRACTOR
GD	GENERAL DUTY
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPT
HD	HEAVY DUTY
HP	HORSEPOWER
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IMT	INTERMEDIATE METAL
J	JUNCTION BOX
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
KCMIL	THOUSAND CIRCULAR MILS
LTG	LIGHTING
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NEUT	NEUTRAL
NF	NON FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
NO.	NUMBER
NTS	NOT TO SCALE
OC	OVER COUNTERTOP
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OH	OVERHEAD
P	POLE
PC	PLUMBING CONTRACTOR
PF	POWER FACTOR
PH	PHASE
PL	PROPERTY LINE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
RECPT	RECEPTACLE
RE:	REFERENCE/REFER TO
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
SCH	SCHEDULE
SPEC	SPECIFICATIONS
SVC	SERVICE
TEL	TELEPHONE
TR	TAMPER RESISTANT
TS	TRANSFER SWITCH
TYP	TYPICAL
TTB	TELEPHONE TERMINAL BOARD
UG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
V	VOLTS
VA	VOLT - AMPERES
VSD	VARIABLE SPEED DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WP	WEATHER PROOF
WR	WEATHER RESISTANT
WT	WEIGHT
WTR	WATER
WW	WASTE WATER
XFMR	TRANSFORMER

POWER DISTRIBUTION SYMBOL SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

SYMBOL	DESCRIPTION	REMARKS
A-1,3,5	HOMERUN - TO CIRCUIT NO. 1,3,5 ON PANEL 'A'	
B100	FEEDER TAG. RE: ELECTRICAL FEEDER SCHEDULE FOR CONDUIT AND WIRE SIZE.	
	BRANCH CIRCUIT OR CONDUIT EXPOSED AND/OR SURFACE MOUNTED	
	BRANCH CIRCUIT OR CONDUIT UNDER FLOOR	
J	JUNCTION BOX	
	MOTOR	
S_M	MANUAL STARTER WITH THERMAL TRIP	
	DISCONNECT SWITCH	
	POWER AND/OR LIGHTING PANELBOARD, REFER TO PANELBOARD SCHEDULE	MOUNT AT 72" AFF TO CENTER
	SWITCHBOARD / DISTRIBUTION PANELBOARD, REFER TO SWITCHBOARD SCHEDULE OR RISER DIAGRAM	
SPD	SURGE PROTECTIVE DEVICE. RE: SURGE PROTECTIVE DEVICE SCHEDULE FOR CONFIGURATION.	

CHAPTER 53 - ZONING/ ARTICLE V. - OUTDOOR LIGHTING REGULATIONS SEC. 53-1011. SHIELDING AND TOTAL LIGHT TRESPASS STANDARDS. (d)(3)

(d) Prohibitions.

(1) Outdoor uplighting is prohibited, except in cases where the fixture is shielded by a roof overhang or similar structural shield and a licensed architect or engineer has stamped a prepared lighting plan that ensures that the light fixtures(s) will not cause light to extend beyond the structural shield, and except as specifically permitted in this division.

(2) Outdoor lighting fixtures, except uplighting covered in this division, are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements (see Figures E and F).

Figure E: Permitted Fixtures with Zero Lighting above Horizontal Plane

Figure F: Prohibited Fixtures with Light Escape above Horizontal Plane

(3) There shall be no light trespass across property lines. The photometric measurement shall be zero at all locations three feet past the property perimeter.

GENERAL ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF NATIONAL ELECTRICAL CODE AND LOCAL CODES.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MINIMIZE CONFLICTS.
3. ALL WIRE AND CABLE SIZES ARE FOR COPPER, UNLESS NOTED OTHERWISE AS ALUMINUM.
4. NO CONDUCTOR SHALL BE LOADED BEYOND ITS ALLOWABLE AMPACITY.
5. CONFIRM WITH LOCAL CODES, MECHANICAL CONTRACTOR AND EQUIPMENT VENDORS ON THE LOCATION AND MOUNTING METHOD FOR DISCONNECT SWITCHES, MANUAL MOTOR STARTERS, COMBINATION STARTER/DISCONNECTS, ETC. PRIOR TO ELECTRICAL ROUGH-IN AND INSTALLATION.
6. ELECTRICAL CONTRACTOR SHALL DOUBLE CHECK ALL FEEDER CONDUCTOR AND CONDUIT SIZES WITH NEC AND LOCAL CODES PRIOR TO BID, ORDERING OR CUTTING CONDUCTORS.
7. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY. LIGHT FIXTURES ARE SHOWN IN APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION.
8. UNLESS NOTED OTHERWISE, BRANCH CIRCUIT CONDUCTORS SHALL BE COPPER (THW OR EQUAL) SIZED AS FOLLOWS:

BREAKER RATING	WIRE SIZE	BREAKER RATING	WIRE SIZE
15 AMP	#12 AWG	60 AMP	#4 AWG
20 AMP	#12 AWG	70 AMP	#4 AWG
30 AMP	#10 AWG	80 AMP	#3 AWG
40 AMP	#8 AWG	90 AMP	#2 AWG
50 AMP	#6 AWG	100 AMP	#1 AWG

ALL BRANCH CIRCUITS WITH AN OVERALL LENGTH IN EXCESS OF 75 FEET SHALL BE INCREASED IN WIRE SIZE TO ACCOMMODATE VOLTAGE DROP.

9. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO OWNER PROVIDED EQUIPMENT.
10. ALL JUNCTION BOXES SHALL BE ACCESSIBLE FOR FUTURE SERVICE PER NEC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES AND POINTS OF ACCESS.
11. CONDUITS SHALL NOT BE ROUTED EXPOSED IN FINISHED AREAS UNLESS NOTED.
12. ALL SLEEVES THRU FLOOR SHALL BE SEALED WATERTIGHT AND SHALL TERMINATE MINIMUM 1" AFF.
13. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO FACILITATE NEW CONSTRUCTION AND INCLUDE ALL SUCH WORK IN HIS BID. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR ANY EXTRA WORK OR MATERIAL NECESSARY DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OR FOR LACK OF COORDINATION BETWEEN TRADES.
14. PVC CONDUIT SHALL ONLY BE USED UNDERGROUND WITH PLASTIC COATED OR WRAPPED RIGID STEEL CONDUIT ELBOWS. ALL INTERIOR CONDUIT SHALL BE EMT.
15. PROVIDE NYLON COVERPLATES FOR ALL OUTLET BOXES.
16. SEAL AROUND ALL EXTERIOR WALL PENETRATIONS.
17. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND ALL OTHER TRADES TO AVOID SPACING OR ROUTING PROBLEMS.
18. ALL CIRCUITS SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED IN ACCORDANCE WITH NEC 250.122, UNLESS NOTED OTHERWISE.
19. ALL PENETRATIONS OF FIRE RATED PARTITIONS DUE TO THE INSTALLATION OF THE ELECTRICAL SYSTEMS SHALL BE SEALED TO MAINTAIN THE FIRE RATING OF THE WALL AND/OR FLOOR/CEILING.
20. CONTRACTOR SHALL PROVIDE ACCURATE PANEL SCHEDULES. SCHEDULES SHALL INDICATE DEVICES AND/OR EQUIPMENT SERVED, LOCATION AND/OR ROOM NUMBERS.
21. WHERE TIGHTENING TORQUE IS INDICATED AS A NUMERIC VALUE OR IN INSTALLATION INSTRUCTIONS PROVIDED BY THE MANUFACTURER, A CALIBRATED TORQUE TOOL SHALL BE USED TO ACHIEVE THE INDICATED VALUE, UNLESS THE EQUIPMENT MANUFACTURER HAS PROVIDED INSTALLATION INSTRUCTIONS FOR AN ALTERNATIVE METHOD OF ACHIEVING THE REQUIRED TORQUE. CONTRACTOR SHALL PROVIDE A LETTER TO THE ELECTRICAL INSPECTOR STATING THAT ALL ELECTRICAL EQUIPMENT HAS BEEN TORQUED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

LIGHTING CONTROLS SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. ALL WALL MOUNTED LIGHTING CONTROLS ARE MOUNTED AT 48" AFF TO CENTER, UNO.
2. OCCUPANCY SENSORS SHALL BE DUAL TECHNOLOGY TYPE. LEVITON OR EQUAL BY SENSORSWITCH.
3. RESET TO FACTORY SETTING AT THE END OF CONSTRUCTION PHASE.
4. TOP OF SWITCH IN ON POSITION SHALL NOT EXCEED 48" AFF. IF SWITCH IS OVER COUNTERTOP, TOP OF SWITCH SHALL NOT EXCEED 46" AFF.

SYMBOL	DESCRIPTION	REMARKS
S	20A SINGLE POLE SWITCH	NOTE 1, 3, 4
S^{XX}	SENSOR SWITCH REFER TO SUBSCRIPTS	NOTE 1, 3, 4
OS	CEILING MOUNTED OCCUPANCY SENSOR	NOTE 2
PC	PHOTOCELL	
OS	CORNER MOUNTED OCCUPANCY SENSOR	NOTE 2

LIGHTING CONTROLS SUBSCRIPTS INDICATE THE FOLLOWING:
- a,b - SWITCH LEG BEING CONTROLLED
- 3 - THREE WAY SWITCH
- 4 - FOUR WAY SWITCH
- D - DIMMING SWITCH, RATED 2000 WATTS, UNO.
- WP - WEATHERPROOF
- EXP - EXPLOSION PROOF
- DS - SINGLE GANG DECORA STYLE SWITCH WITH THREE (3) MOMENTARY PUSH BUTTONS PER SWITCHLEG: ON/OFF, RAISE AND LOWER DIMMING, WITH SOFT CLICK INDICATOR AND GREEN LED INDICATOR LIGHT. COLOR AS SELECTED BY ARCHITECT. EXACT SWITCH LOCATION AS SHOWN ON PLAN.
- K - KEY OPERATED
- MC - MOMENTARY CONTACT
- P - PILOT LIGHT
- T - REMOTE EMERGENCY BATTERY TEST SWITCH
- F - FAN CONTROL SWITCH
- VS - MANUAL "ON" SINGLE GANG DECORA STYLE SWITCH WITH THREE (3) MOMENTARY PUSH BUTTONS: ON/OFF, RAISE AND LOWER DIMMING, WITH VACANCY SENSOR, SOFT CLICK INDICATOR AND GREEN LED INDICATOR LIGHT. COLOR AS SELECTED BY ARCHITECT. EXACT SWITCH LOCATION AS SHOWN ON PLAN.

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	SITE PLAN
E2.01	PARKING LOT
E2.01L	PARKING LOT LIGHTING
E6.00	LIGHTING DIAGRAMS
E6.01	ELECTRICAL RISER DIAGRAM
E7.03	PANEL SCHEDULES
E8.00	LIGHTING COMCHECK

NO.	DATE	REVISION	BY
1	04/09/24	La Verde Parking Lot 95CD	

FIRM NO. F-15085
512.669.5560
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723

STATE OF TEXAS
GLEN S. SEILER
96139
LICENSED
PROFESSIONAL ENGINEER
04/08/2024

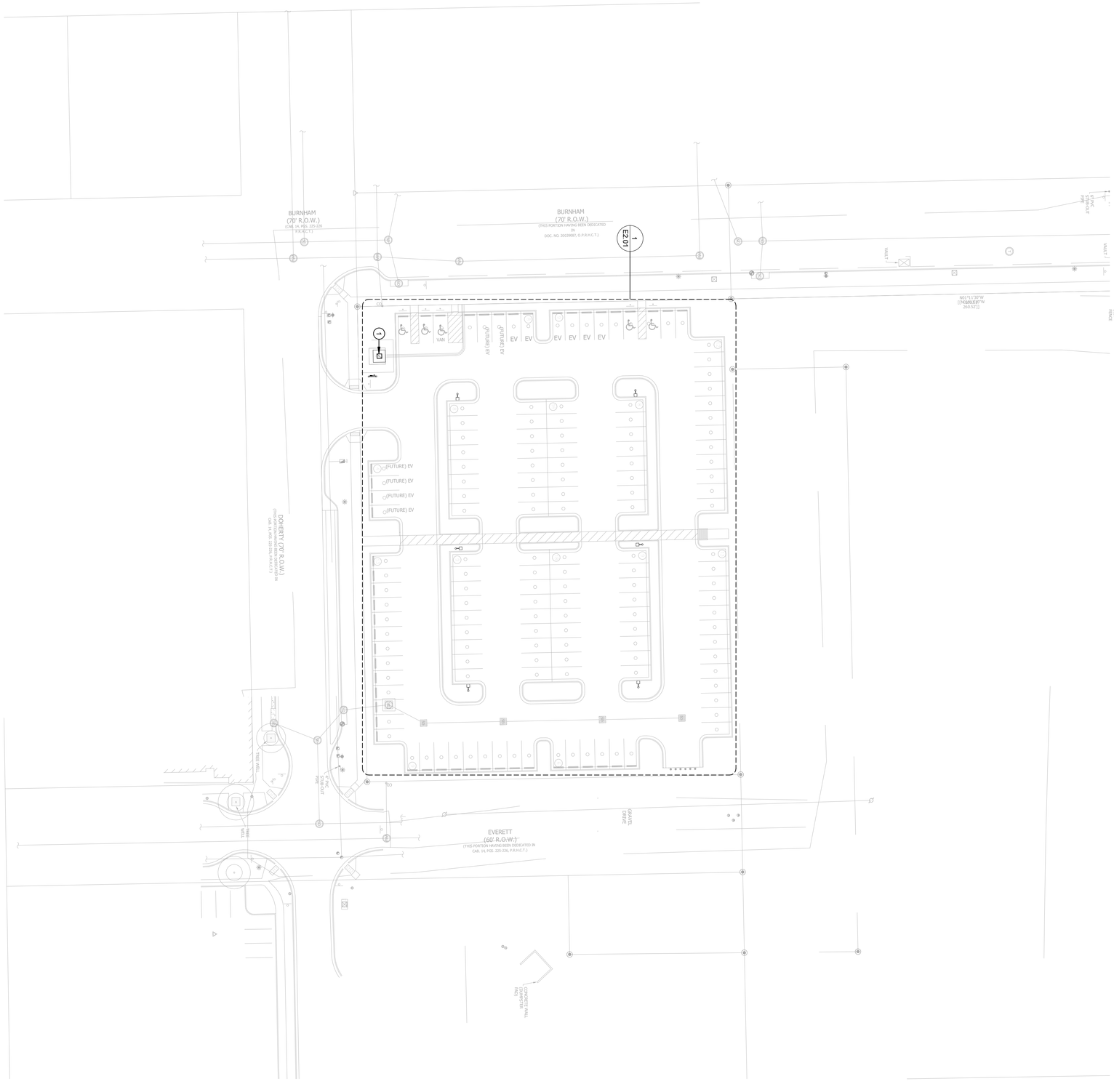
NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

ELECTRICAL SYMBOLS

SHEET
E0.01

Autodesk Docs://La Verde Park Parking Lot/01102211.00_LA VERDE PARKING LOT_WGIMEP_R23.rvt

1 OVERALL SITE PLAN - POWER
1/32" = 1'-0"



1

KEYNOTES - E1.00

APPROXIMATE LOCATION OF THREE PHASE TRANSFORMER. COORDINATE EXACT REQUIREMENTS WITH PEC CONSTRUCTION DOCUMENTS.

SHEET E1.00	NE CORNER OF BURNHAM & DOHERTY CITY OF KYLE, HAYS COUNTY, TEXAS	04/08/2024	512.669.5560 FIRM NO: F-15085 WGI WGInc.com 4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723

SITE PLAN

NO.	DATE	REVISION	BY
1	04/08/24	La Verde Parking Lot 95CD	

4/8/2024 6:27:58 PM

KEYNOTES - E2.01

1 PROVIDE DUAL HEADED CHARGEPOINT CP4000 EV CHARGER. PROVIDE DEDICATED CIRCUIT AND CONDUCTORS AS INDICATED ON SHEET E6.01. COORDINATE REQUIREMENTS AND LOCATION WITH FINAL EQUIPMENT SELECTIONS AND OWNER.

2 ONE (1) 2" EMPTY CONDUIT WITH PULL STRING STUBBED UP FOR FUTURE EV POWER REQUIREMENTS. CONDUIT SHALL BE CAPPED AND LABELED.

3 PROPOSED ROUTING OF SECONDARY. RE: SHEET E6.01 FOR MORE INFORMATION.

4 PROPOSED ROUTING OF UNDERGROUND ELECTRICAL PRIMARY. COORDINATE EXACT ROUTING AND REQUIREMENTS WITH SERVING UTILITY.

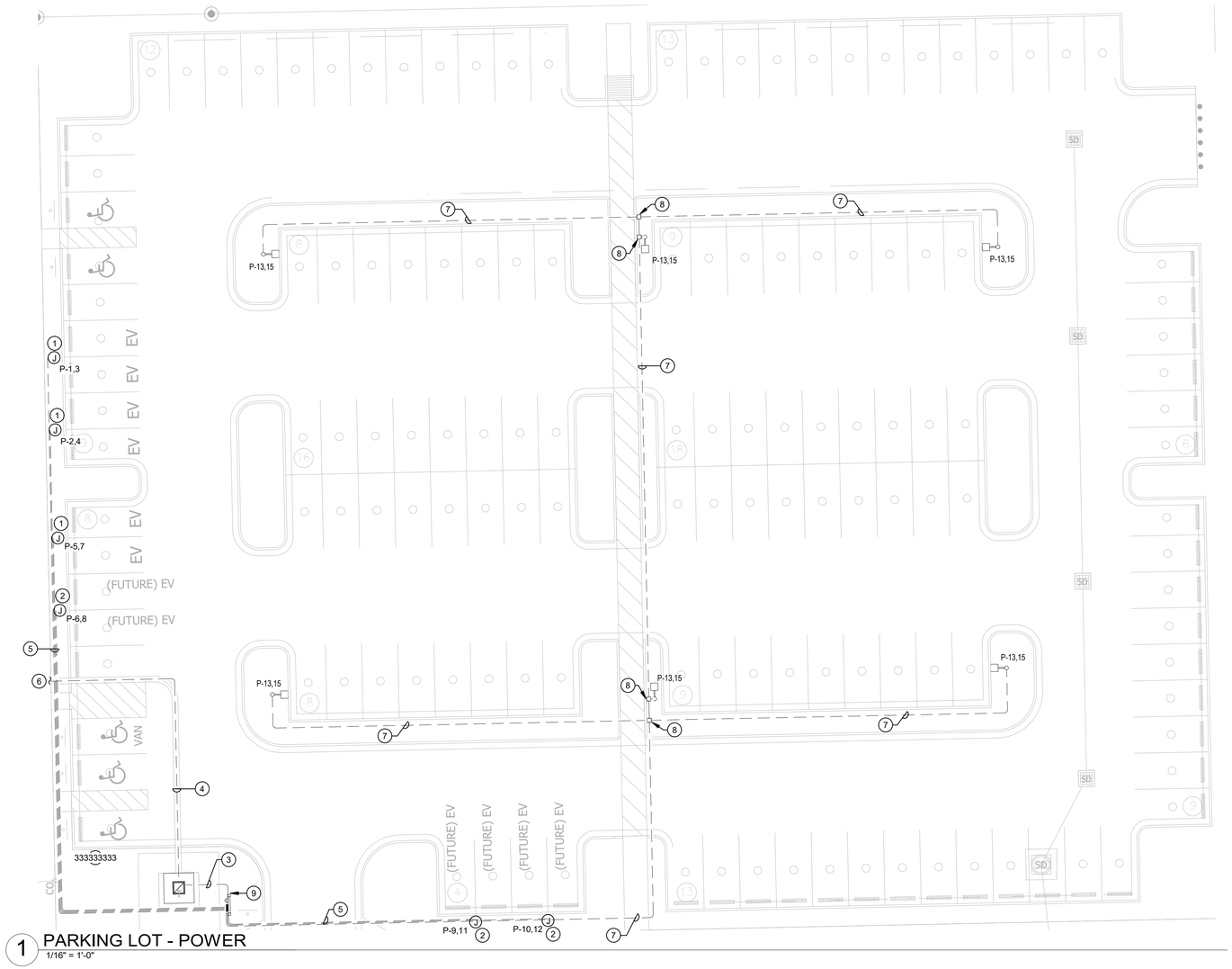
5 PROPOSED ROUTING OF UNDERGROUND BRANCH CONDUIT TO EV CHARGERS. CONDUIT TO BE SET A MINIMUM OF 30" DEEP.

6 CONTINUATION TO UTILITY. REFER TO CIVIL PLANS FOR MORE INFORMATION.

7 PROPOSED ROUTING OF UNDERGROUND BRANCH CONDUIT TO POLE LIGHT FIXTURES. CONDUIT TO BE SET A MINIMUM OF 30" DEEP.

8 PEDESTRIAN RATED PULLBOX.

9 ELECTRICAL SERVICE EQUIPMENT RACK. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SERVING UTILITY AND OWNER. REFER TO SHEET E6.01 FOR ADDITIONAL INFORMATION.



1 PARKING LOT - POWER
1/16" = 1'-0"

NO.	DATE	REVISION	BY
1	04/08/24	La Verde Parking Lot 95CD	

FIRM NO. F-15085
512.669.5560
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723

STATE OF TEXAS
GLEN S. SEILER
86139
LICENSED PROFESSIONAL ENGINEER
04/08/2024

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PARKING LOT

SHEET
E2.01

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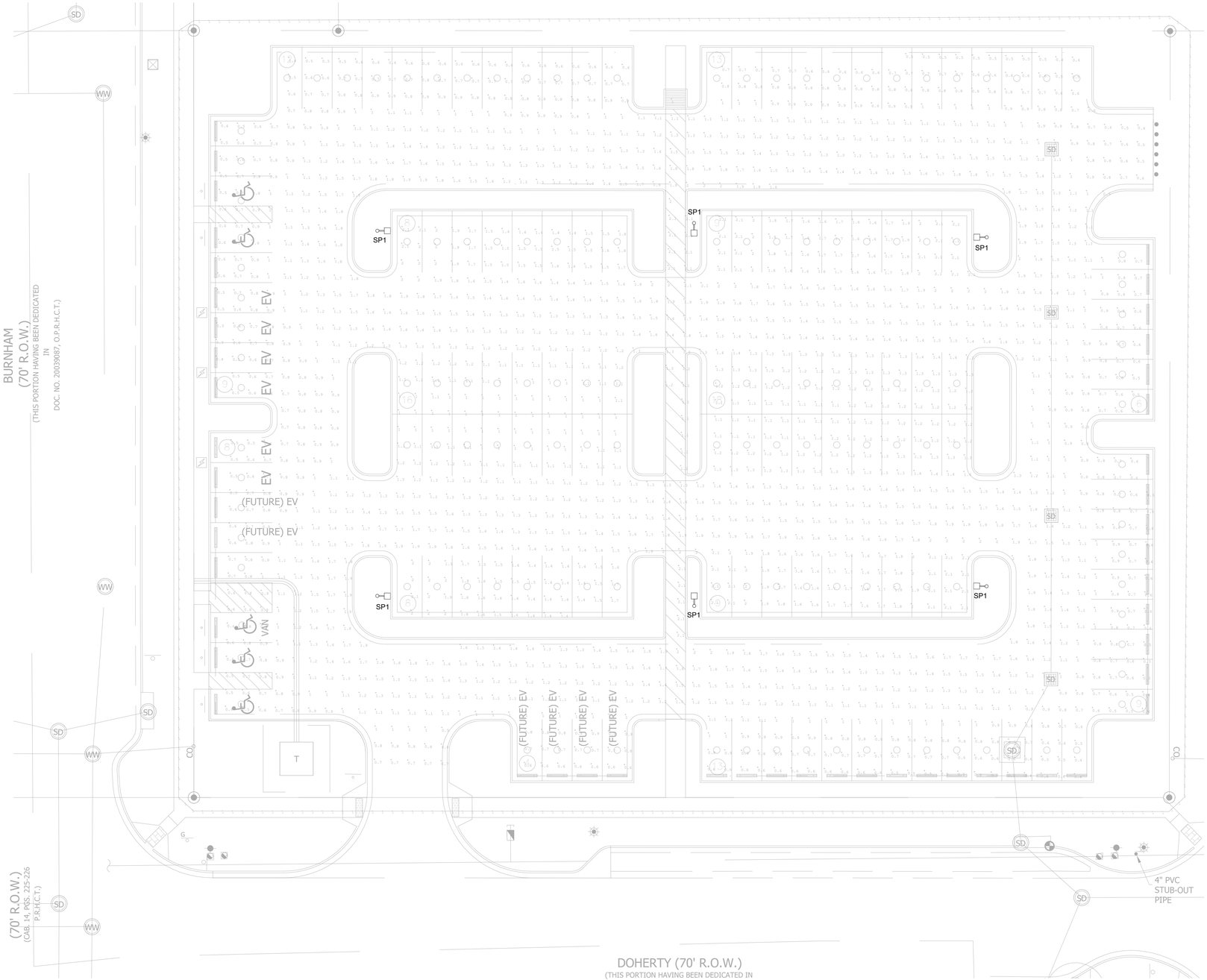
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.22	2.2	0.4	3.05	5.50
PROPERTY LINE	Illuminance	Fc	0.00	0	0	N.A.	N.A.



1 PARKING LOT - LIGHTING
1/16" = 1'-0"

BY	REVISION	DATE	NO.
	La Verde Parking Lot 95CD	04/08/24	1

FIRM NO. F-15085
512.669.5560
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723

STATE OF TEXAS
GLEN S. SEILER
96139
LICENSED
PROFESSIONAL ENGINEER
04/08/2024

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

PARKING LOT LIGHTING

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LIGHTING CONTROL NOTES

COMPLIANCE
- LIGHTING IS DESIGNED IN COMPLIANCE WITH IECC 2021.

GENERAL:
- PROVIDE FUNCTIONAL TESTING AND COMMISSIONING OF AUTOMATIC LIGHTING SYSTEMS BY A REGISTERED DESIGN PROFESSIONAL IN ACCORDANCE WITH 2021 IECC SECTION C408.3. PROVIDE TWO HOURS OF TRAINING FOR THE OWNER AT TIME OF COMMISSIONING.

SITE LIGHTING:
- PROVIDE INTEGRAL PHOTOCELL TO FIXTURES.
- EXTERIOR LIGHT FIXTURES SHALL BE 'ON' BY PHOTOCELL/ MOTION SENSOR, 'OFF' BY TIMECLOCK.
- LIGHTING INTENDED TO BE ILLUMINATED FOR MORE THAN 30 MINUTES AFTER CLOSING, OR FOR THE COMPLETION OF ACTIVITIES AFTER CLOSING, MUST BE REDUCED TO 25 PERCENT OR LESS OF THE NORMAL LUMEN OUTPUT. MOTION SENSOR ACTIVATION MAY BE ALLOWED TO CAUSE THE LIGHT TO RESUME NORMAL LUMEN OUTPUT ONLY WHEN ACTIVATED AND TO BE REDUCED BACK TO 25 PERCENT OF LESS OF NORMAL LUMEN OUTPUT WITHIN FIVE MINUTES AFTER ACTIVATION HAS CEASED, AND THE LIGHT SHALL NOT BE TRIGGERED BY ACTIVITY OFF THE PROPERTY.

LIGHTING CONTROLS:
- LIGHTING CONTROLS BASIS OF DESIGN IS ACUITY BRANDS nLIGHT.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS: LAMP #	LAMPS: LAMP TYPE	FIXTURE WATTS	VOLTAGE	MOUNTING	REMARKS
SP1	LITHONIA	RSX2-LED-P3-30K-R5-MVOLT-SPA-PE-DDBXD	1	LED, 70 CRI, 3000K, 20313 LUMENS	147 W	208 V	POLE	LED SINGLE HEAD LIGHT POLE WITH TYPE V DISTRIBUTION.

LIGHTING FIXTURE SCHEDULE NOTES

1. ALL LIGHT FIXTURE FINISHES SHALL BE SELECTED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
2. COORDINATE FINAL ADJUSTMENT OF ALL ADJUSTABLE LIGHT FIXTURES WITH OWNER.
3. TYPE 'SP1' FIXTURES SHALL BE MOUNTED TO 20'-0" HEIGHT, SQUARE TAPERED STEEL POLE.

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LIGHTING DIAGRAMS

SHEET
E6.00

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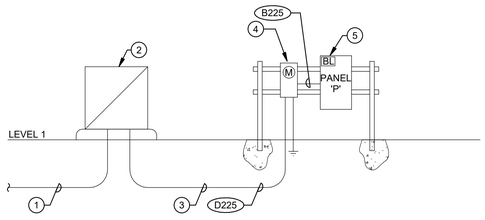
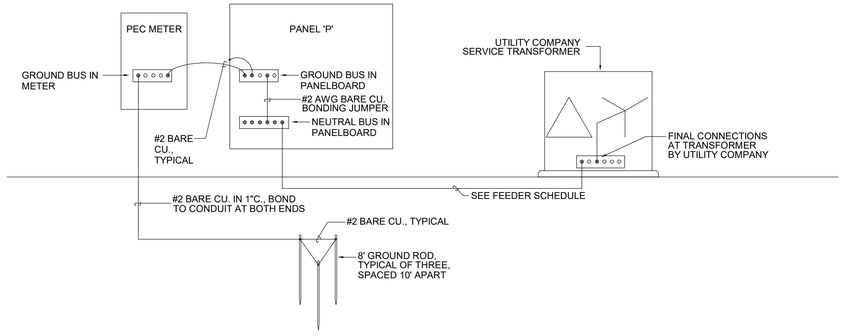


1 ELECTRICAL RISER DIAGRAM
NOT TO SCALE



NOTES:

1. PROVIDE BONDING JUMPERS FROM SERVICE CONDUITS TO NEUTRAL BUS AND FROM GROUNDING ELECTRODE CONDUCTOR'S CONDUIT TO NEUTRAL BUS.
2. 1/4" x 4" x 10" COPPER GROUND BAR WITH PRE-DRILLED HOLES, INSULATORS AND MOUNTING KIT.
3. WHERE GROUNDING CONDUCTOR IS RUN IN CONDUIT, BOND CONDUCTOR TO CONDUIT AT BOTH ENDS.

2 GROUNDING - OVERALL BUILDING DIAGRAM
NOT TO SCALE

VOLTAGE DROP - DEVICE LEVEL

LOAD NAME	VOLTAGE	NO OF POLES	APPROXIMATE LENGTH	CONDUCTOR SIZE	VOLTAGE DROP	Circuit Number
EV	208 V	2	195'	#8	4.95%	1,3
EV	208 V	2	176'	#8	4.50%	2,4
EV	208 V	2	148'	#8	3.83%	5,7
FUTURE EV	208 V	2	129'	#8	3.38%	6,8
FUTURE EV	208 V	2	80'	#8	2.21%	9,11
FUTURE EV	208 V	2	99'	#8	2.65%	10,12

VOLTAGE DROP NOTES:

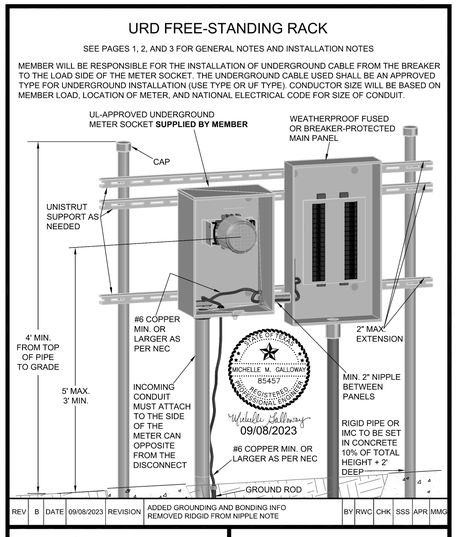
CONTRACTOR SHALL PERFORM INDEPENDENT VOLTAGE DROP CALCULATIONS BASED ON ACTUAL FEEDER ROUTING AND LENGTHS. FEEDERS SHALL BE SIZED BASED ON THE VOLTAGE DROP CALCULATION RESULTS. CONTRACTOR SHALL PROVIDE EQUIPMENT WITH LUGS CAPABLE OF TERMINATING THE SIZE AND QUANTITY OF FEEDER REQUIRED.

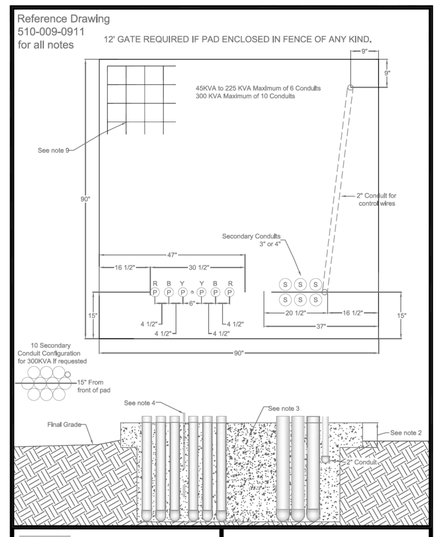
CONTRACTOR SHALL BE RESPONSIBLE FOR INCREASING PANEL SIZE AS NECESSARY TO ACCOMMODATE LARGER THAN STANDARD WIRE SIZING DUE TO VOLTAGE DROP.

SURGE PROTECTIVE DEVICE SCHEDULE					
DESIGNATION	REPETITIVE SURGE CURRENT	VOLTAGE RATING AND CONFIGURATION	PROTECTION MODULES	CATEGORY TYPE	SHORT CIRCUIT RATING
BH	100,000A	480Y/277V, 3 PH, 5W	L-L, L-N, L-G, N-G	BRANCH	100,000A
BL	100,000A	208Y/120V, 3 PH, 5W	L-L, L-N, L-G, N-G	BRANCH	100,000A
DH	200,000A	480Y/277V, 3 PH, 5W	L-L, L-N, L-G, N-G	DISTRIBUTION	100,000A
DL	200,000A	208Y/120V, 3 PH, 5W	L-L, L-N, L-G, N-G	DISTRIBUTION	100,000A
SH	200,000A	480Y/277V, 3 PH, 5W	L-L, L-N, L-G, N-G	SERVICE ENTRANCE	100,000A
SL	200,000A	208Y/120V, 3 PH, 5W	L-L, L-N, L-G, N-G	SERVICE ENTRANCE	100,000A

◯ KEYNOTES - E6.01

1 UNDERGROUND PRIMARY ELECTRIC SERVICE (3) THREE #2 ALUMINUM CONDUCTORS IN 4" CONDUIT. RE: SHEET E1.00 FOR ADDITIONAL INFORMATION.
2 UTILITY COMPANY PROVIDED PAD MOUNT TRANSFORMER. INSTALL PER SERVING UTILITY REQUIREMENTS.
3 UNDERGROUND SECONDARY ELECTRIC SERVICE CONDUITS. RE: SHEET E1.00 FOR ADDITIONAL INFORMATION.
4 UTILITY C/T AND METER. COORDINATE EXACT REQUIREMENTS WITH SERVING UTILITY.
5 225A, 120/208V, 3P, 4W PANELBOARD FOR SITE POWER. REFER TO SHEET E2.01 FOR ADDITIONAL INFORMATION.





COPPER FEEDER SCHEDULE

AMPERE RATING	SYMBOL	3 WIRE WITH GROUND	SYMBOL	4 WIRE WITH GROUND	SYMBOL	3 WIRE NO GROUND	SYMBOL	4 WIRE NO GROUND
30A	A30	3- #10, #10G. IN 3/4"C.	B30	4- #10, #10G. IN 3/4"C.	C30	3- #10 IN 3/4"C.	D30	4- #10 IN 3/4"C.
40A	A40	3- #8, #10G. IN 3/4"C.	B40	4- #8, #10G. IN 3/4"C.	C40	3- #8 IN 3/4"C.	D40	4- #8 IN 3/4"C.
50A	A50	3- #6, #10G. IN 3/4"C.	B50	4- #6, #10G. IN 1"C.	C50	3- #6 IN 1"C.	D50	4- #6 IN 1"C.
60A	A60	3- #4, #10G. IN 1"C.	B60	4- #4, #10G. IN 1 1/4"C.	C60	3- #4 IN 1 1/4"C.	D60	4- #4 IN 1 1/4"C.
70A	A70	3- #4, #8G. IN 1"C.	B70	4- #4, #8G. IN 1 1/4"C.	C70	3- #4 IN 1 1/4"C.	D70	4- #4 IN 1 1/4"C.
80A	A80	3- #3, #8G. IN 1 1/4"C.	B80	4- #3, #8G. IN 1 1/4"C.	C80	3- #3 IN 1 1/4"C.	D80	4- #3 IN 1 1/4"C.
90A	A90	3- #2, #8G. IN 1 1/4"C.	B90	4- #2, #8G. IN 1 1/4"C.	C90	3- #2 IN 1 1/4"C.	D90	4- #2 IN 1 1/4"C.
ALUMINUM FEEDER SCHEDULE								
100A	A100	3- #1, #6G. IN 1 1/2"C.	B100	4- #1, #6G. IN 2"C.	C100	3- #1 IN 2"C.	D100	4- #1 IN 2"C.
110A	A110	3- #1/0, #4G. IN 2"C.	B110	4- #1/0, #4G. IN 2"C.	C110	3- #1/0 IN 2"C.	D110	4- #1/0 IN 2"C.
125A	A125	3- #2/0, #4G. IN 2"C.	B125	4- #2/0, #4G. IN 2"C.	C125	3- #2/0 IN 2"C.	D125	4- #2/0 IN 2"C.
150A	A150	3- #3/0, #4G. IN 2"C.	B150	4- #3/0, #4G. IN 2"C.	C150	3- #3/0 IN 2"C.	D150	4- #3/0 IN 2"C.
175A	A175	3- #4/0, #4G. IN 2"C.	B175	4- #4/0, #4G. IN 3"C.	C175	3- #4/0 IN 3"C.	D175	4- #4/0 IN 3"C.
200A	A200	3- 250KCM, #4G. IN 2 1/2"C.	B200	4- 250KCM, #4G. IN 3"C.	C200	3- 250KCM IN 3"C.	D200	4- 250KCM IN 3"C.
225A	A225	3- 300KCM #2G. IN 2 1/2"C.	B225	4- 300KCM, #2G. IN 3"C.	C225	3- 300KCM IN 3"C.	D225	4- 300KCM IN 3"C.
250A	A250	3- 350KCM, #2G. IN 2 1/2"C.	B250	4- 350KCM, #2G. IN 3"C.	C250	3- 350KCM IN 3"C.	D250	4- 350KCM IN 3"C.
300A	A300	3- 500KCM, #2G. IN 3"C.	B300	4- 500KCM, #2G. IN 3"C.	C300	3- 500KCM IN 3"C.	D300	4- 500KCM IN 3"C.
350A	A350	3- 700KCM, #1G. IN 3 1/2"C.	B350	4- 700KCM, #1G. IN 4"C.	C350	3- 700KCM IN 4"C.	D350	4- 700KCM IN 4"C.
400A	A400	2 SETS: 3- 250KCM, #1G. EACH IN 2 1/2"C.	B400	2 SETS: 4- 250KCM, #1G. EACH IN 3"C.	C400	2 SETS: 3- 250KCM EACH IN 4"C.	D400	2 SETS: 4- 250KCM EACH IN 4"C.
500A	A500	2 SETS: 3- 350KCM, #1/0G. EACH IN 2 1/2"C.	B500	2 SETS: 4- 350KCM, #1/0G. EACH IN 4"C.	C500	2 SETS: 3- 350KCM EACH IN 4"C.	D500	2 SETS: 4- 350KCM EACH IN 4"C.
600A	A600	2 SETS: 3- 500KCM, #2/0G. EACH IN 3"C.	B600	2 SETS: 4- 500KCM, #2/0G. EACH IN 4"C.	C600	2 SETS: 3- 500KCM EACH IN 4"C.	D600	2 SETS: 4- 500KCM EACH IN 4"C.

NO.	DATE	REVISION	BY
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STATE OF TEXAS GLEN R. SEILER 96139 LICENSED PROFESSIONAL ENGINEER
04/08/2024

NE CORNER OF BURNHAM & DOHERTY
CITY OF KYLE, HAYS COUNTY, TEXAS

ELECTRICAL RISER DIAGRAM

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PANEL: P

LOCATION: EXTERIOR
FED FROM: UTILITY TRANSFORMER
MOUNTING: SURFACE
ENCLOSURE: NEMA 3R

VOLTS: 120/208 Wye
PHASES: 3
WIRE: 4

A.I.C. RATING: 35,000
MAINS TYPE: MCB
BUS RATING: 225 A
MCB RATING: 225 A

FULLY RATED

NOTES:

CKT	CIRCUIT DESCRIPTION	TRIP (AMPS)	POLES	A	B	C	A	B	C	POLES	TRIP (AMPS)	CIRCUIT DESCRIPTION	CKT
1	EV	40	2	3328			3328			2	40	EV	2
3					3328			3328					4
5	EV	40	2			3328			3328	2	40	FUTURE EV	6
7				3328			3328						8
9	FUTURE EV	40	2		3328			3328		2	40	FUTURE EV	10
11						3328			3328				12
13	EXTERIOR LIGHTING	20	2	441									14
15					441								16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
31													32
33													34
35													36
37													38
39													40
41													42

PANEL TOTALS	A	B	C	KVA	AMPS
TOTAL AMPS A-N:	115	13732	13732	13312		
TOTAL AMPS B-N:	115			TOTAL CONNECTED:	40.77	113
TOTAL AMPS C-N:	111			TOTAL DEMAND:	50.97	141

* BREAKER SHALL BE GFCI PROTECTED

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CITY OF KYLE, HAYS COUNTY, TEXAS

PANEL SCHEDULES

SHEET
E7.03

4/8/2024 6:28:01 PM

COM*check* Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone 2 (Residential mixed use area (LZ2))

Construction Site: KYLE, Texas
Owner/Agent:
Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
PARKING LOT (Parking area)	58708 ft2	0.04	Yes	2348
			Total Tradable Watts (a) =	2348
			Total Allowed Watts =	2348
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
PARKING LOT (Parking area, 58708 ft2): Tradable Wattage				
LED: SP1: LED: Other:	1	6	147	882
			Total Tradable Proposed Watts =	882

Exterior Lighting PASSES: Design 68% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.7 [EL28][1]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9.1, C405.9.2 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.10 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.1.1 [EL30][2]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.11, C405.11.1 [EL31][2]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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CITY OF KYLE, HAYS COUNTY, TEXAS

LIGHTING COMCHECK

SHEET
E8.00

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LA VERDE PARKING LOT - LANDSCAPE PLAN

19026206 DEED Total Pages: 14
Filed and Recorded: 07/31/2019 09:12:07 AM

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT PLUM CREEK DEVELOPMENT PARTNERS, LTD., a Texas limited partnership ("***Grantor***"), whose address is 4040 Broadway, Suite 501, San Antonio, Texas 78209, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to the undersigned, the receipt and sufficiency of which are hereby acknowledged and confessed, and for which no lien of any character is retained, either express or implied, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto HAYS COUNTY INDEPENDENT SCHOOL DISTRICT ("***Grantee***"), all of the following described real property and all improvements thereon and thereto (the "***Property***") in Hays County, being more particularly identified as Tract 1 and Tract 2 and described by metes and bounds on **Exhibit "A"** attached hereto and made part hereof for all purposes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty as reflected on **Exhibit "B"** attached hereto (the "***Permitted Exceptions***"), when the claim is by, through or under Grantor but not otherwise.

Taxes on the Property for the year 2018 have been prorated between Grantor and Grantee, and taxes for 2019 and subsequent years shall be assumed by Grantee as of the date of the delivery of this deed.

For the same consideration stated above, Grantor does hereby grant and convey to Grantee all of Grantor's right, title and interest in and to (i) all improvements on the Property, (ii) all benefits, privileges, tenements, hereditaments, rights and appurtenances thereon and pertaining to the Property, and (iii) all approvals, licenses, permits, water and sewer capacity commitments and other rights and interests owned or held by Grantor to the extent such items pertain solely to the use of the Property; all of which are subject to the Permitted Exceptions. Grantor reserves unto Grantor, Grantor's heirs, executors, administrators, successors, and assigns, all right, title and interest, if any, in and to all oil, gas and other minerals (including, without limitation, gravel, shale, caliche, coal and lignite) in, under and that may be produced from the Property. However, Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the mineral estate owned by Grantor; provided that nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

The Property shall be used solely and exclusively for the Permitted Use (as defined below) and no other use shall be permitted on the Property (the "***Restriction***"). The "***Permitted Use***" is defined as (a) use by a political subdivision or other governmental entity for governmental functions, such functions including without limitation use of the Property for the operation of a public school or facilities supporting a public school district, (b) use by a legally-recognized charitable organization in a manner that directly furthers the charitable purposes of such organization, as opposed to merely providing as a source of revenue to be used towards such purposes, or (c) use for parking in support of the governmental functions of one or more political subdivisions and charitable organizations, which may include parking in support of use by a public school district and a performing arts center. Any amendment or termination of the Restriction with respect to any portion of the Property shall be made by an agreement executed by Grantor (or a party to whom Grantor expressly assigns its rights under this Deed ("***Grantor's Assignee***")) and the owner of the portion of the Property on which the Restriction will be amended or terminated, defining the amendment or termination to be made, and recorded in the Official Public Records of Real Property of Hays County, Texas. Except as provided in the foregoing sentence, the Restriction shall be binding upon Grantee and all succeeding owners of the Property and shall inure to the benefit of and be enforceable solely by Grantor (or Grantor's Assignee). The Restriction shall not create any legal or equitable right, servitude, easement, or other interest in or to the Property in favor of any party other than Grantee, succeeding owners of the Property, and Grantor (or Grantor's Assignee).

Grantor hereby specifically disclaims any warranty, guaranty, or representation, oral or written; past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, for any and all activities and uses which Grantee may elect to conduct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same; (ii) the manner of construction and condition and state of repair or lack of repair of any improvements located thereon; (iii) the nature and extent of any easement, right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the Property or the operation of the Property with any laws, rules, ordinances, or regulations of any government or other body.

GRANTOR HAS NOT MADE AND DOES NOT MAKE, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. GRANTEE AGREES TO ACCEPT THE PROPERTY WITH THE PROPERTY BEING IN ITS PRESENT AS IS CONDITION WITH ALL FAULTS.

GRANTEE ACKNOWLEDGES AND AGREES THAT EITHER GRANTEE IS, OR HAS ENGAGED AND HAS RELIED UPON PERSONS WHO ARE, EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY OR CAUSED THE PROPERTY TO BE INSPECTED TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S

(OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE HEREOF. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY
GRANTEE, TOGETHER WITH ITS PARTNERS, AFFILIATES AND ASSIGNS, TOGETHER WITH THEIR OFFICERS, DIRECTORS AND EMPLOYEES, FOR SEPARATE CONSIDERATION WHICH IS HEREBY ACKNOWLEDGED, AGREES TO RELEASE, WAIVE AND COVENANT NOT TO SUE GRANTOR, TOGETHER WITH ITS PARTNERS, AFFILIATES AND ASSIGNS, TOGETHER WITH THEIR OFFICERS, DIRECTORS AND EMPLOYEES, FOR ANY CLAIMS OR LIABILITIES ARISING OUT OF THE PAST, PRESENT OR FUTURE PRESENCE OF ENVIRONMENTAL ISSUES AFFECTING THE PROPERTY, INCLUDING WHETHER SUCH CLAIMS OR LIABILITIES ARISE IN CONNECTION WITH THE GRANTOR'S OWN NEGLIGENCE OR FROM STRICT LIABILITY THEORIES OF LAW OR STATUTE; PROVIDED HOWEVER THAT SUCH RELEASE, WAIVER AND COVENANT NOT TO SUE SHALL NOT APPLY TO CLAIMS OR LIABILITIES ARISING FROM ISSUES WITHIN GRANTOR'S KNOWLEDGE THAT WERE NOT DISCLOSED TO GRANTEE PRIOR TO CLOSING.

[Signature Page Follows]

Unofficial Copy

EXECUTED to be effective the ~~10th~~ 24th day of ~~May~~ June, 2019.

GRANTOR:

PLUM CREEK DEVELOPMENT PARTNERS, LTD,
a Texas limited partnership

By: PCDP General Partner, LLC, a Texas limited liability company, its general partner

By: _____
Name: Richard Negley
Title: Manager

By: _____
Name: Thomas Smith
Title: Manager

MountainCityLand, LLC,
a Texas limited liability company, its Manager

By: _____
Name: Lara N Gill
Title: Manager

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Richard Negley, Manager of PCDP General Partner, LLC, a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

_____
Notary Public – State of Texas

Official Copy

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Thomas Smith, Manager of PCDP General Partner, LLC, a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

Debra L Stratton
Notary Public – State of Texas

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me this 10th day of May, 2019, by Lara N Gill, Manager of MountainCityLand, LLC, a Texas limited liability company, Manager of PCDP General Partner, LLC., a Texas limited liability company, general partner of Plum Creek Development Partners, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same in the capacity and for the purposes and consideration therein expressed.

DEBRA L. STRATTON
Notary Public, State of Texas
Comm. Expires 09-11-2022
Notary ID 131719416

Debra L Stratton
Notary Public – State of Texas

Unofficial Copy

GRANTEE:

THE BOARD OF TRUSTEES OF THE
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Esperanza Orosco
Name: ESPERANZA OROSCO
Title: BOARD PRESIDENT

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on June 24, 2019, by ESPERANZA OROSCO, who is known to me, in his/her capacity as PRESIDENT of the Board of Trustees of the Hays Consolidated Independent School District.

JOANNE KLAERNER
Notary Public, State of Texas
Comm. Expires 11-22-2021
Notary ID 4415582

Joanne Klaerner
Notary Public, State of Texas

This Instrument Prepared by, and after recording return to:
Golden Steves & Gordon
200 East Basse Road, Ste. 200
San Antonio, Texas 78209

Unofficial Copy

Exhibit A
Property Description

Tract 1:

1.546 Acre
M.M. McCarver League, Sur. 4, A-10
Hays County, Texas

LAI Job No. 020905
FN0868(kls)
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.546 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE, SURVEY NO. 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THE CALLED 983.99 ACRE TRACT DESCRIBED AS TRACT 2 OF EXHIBIT "A" IN A DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.1731 ACRE TRACT DESCRIBED IN A DEED TO PLUM CREEK DEVELOPMENT PARTNERS, LTD. OF RECORD IN VOLUME 2363, PAGE 271, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 1.546 ACRE TRACT OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with plastic cap stamped "LAI" previously set for a re-entrant corner of a called 10.00 acre tract described in a deed to Hays Consolidated Independent School District of record in Volume 2029, Page 661, Official Public Records of Hays County, Texas, and the southeast corner of the said 1.1731 acre tract;

THENCE N 01° 06' 44" W, with the east line of the said 1.1731 acre tract, a distance of 229.89 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE crossing the said 983.99 acre tract and the said 1.1731 acre tract, the following four (4) courses and distances:

1. S 88° 49' 05" W, a distance of 292.50 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the southwest corner of the tract described herein,
2. N 01° 10' 55" W, a distance of 230.21 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the northwest corner of the tract described herein,
3. N 88° 50' 25" E, a distance of 292.78 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the northeast corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "LAI" previously set for the northern northwest corner of the said 10.00 acre tract bears N 88° 50' 25" E, a distance of 109.74 feet, and
4. S 01° 06' 44" E, passing at a distance of 155.48 feet, a ½-inch iron rod with plastic cap stamped "LAI" previously set for the northeast corner of the said 1.1731 acre tract and continuing for a total distance of 230.09 feet to the **POINT OF BEGINNING** and containing 1.546 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

LAI WORD FILE: FN0868(kls)

Unofficial Copy

1.546 Acre
M.M. McCarver League, Sur. 4, A-10
Hays County, Texas

LAI Job No. 020905
FN0868(kls)
Page 2 of 3

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

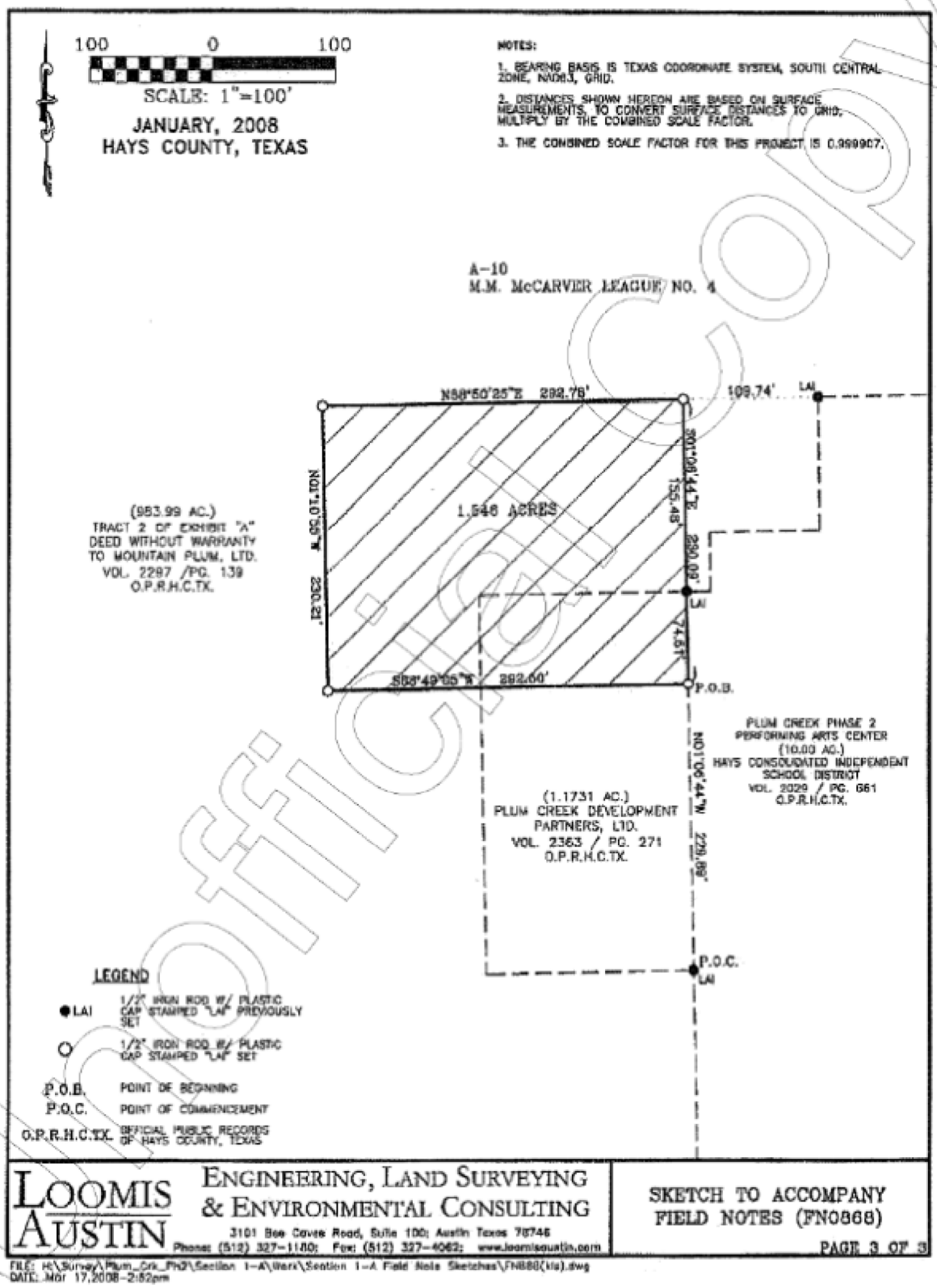
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February, May, December 2007, and January 2008, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17th of March, 2008, A.D.

Loomis Austin, Inc.
Austin, Texas 78746

John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

Unofficial Copy



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Tract 2:

0.122 Acre
M.M. McCarver League, Sur. 4, A-10
Hays County, Texas

LAI Job No. 020905
FN0869(kls)
Page 1 of 2

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.122 ACRES OF LAND IN THE M.M. MCCARVER LEAGUE, SURVEY NO. 4, A-10, HAYS COUNTY, TEXAS; BEING A PORTION OF THE CALLED 983.99 ACRE TRACT DESCRIBED AS TRACT 2 OF EXHIBIT "A" IN A DEED WITHOUT WARRANTY TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.122 ACRE TRACT OF LAND, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with plastic cap stamped "LAI" previously set for the northern northwest corner of a called 10.00 acre tract described in a deed to Hays Consolidated Independent School District of record in Volume 2029, Page 661, Official Public Records of Hays County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 00° 32' 48" E, with a west line of the said 10.00 acre tract, a distance of 107.58 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" previously set for a re-entrant corner of the said 10.00 acre tract, for the southeast corner of the tract described herein;

THENCE S 88° 53' 16" W, with a north line of the said 10.00 acre tract, a distance of 48.68 feet to a ½-inch iron rod with plastic cap stamped "LAI" set for the southwest corner of the tract described herein, from which a ½-inch iron rod with plastic cap stamped "LAI" previously set for a northwest corner of the said 10.00 acre tract bears S 88° 53' 16" W, a distance of 40.36 feet;

THENCE crossing the said 983.99 acre tract, the following two (2) courses and distances:

1. N 01° 06' 44" W, a distance of 107.53 feet to a ½ -inch iron rod with plastic cap stamped "LAI" set for the northwest corner of the tract described herein, and
2. N 88° 50' 25" E, a distance of 49.75 feet to the **POINT OF BEGINNING** and containing 0.122 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.
LAI WORD FILE: FN0869(kls)

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of February, May, December 2007, and January 2008, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17 of March, 2008, A.D.

Loomis Austin, Inc.
Austin, Texas 78746

STATE OF TEXAS REGISTERED JOHN D. BARNARD 5749 PROFESSIONAL LAND SURVEYOR

John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

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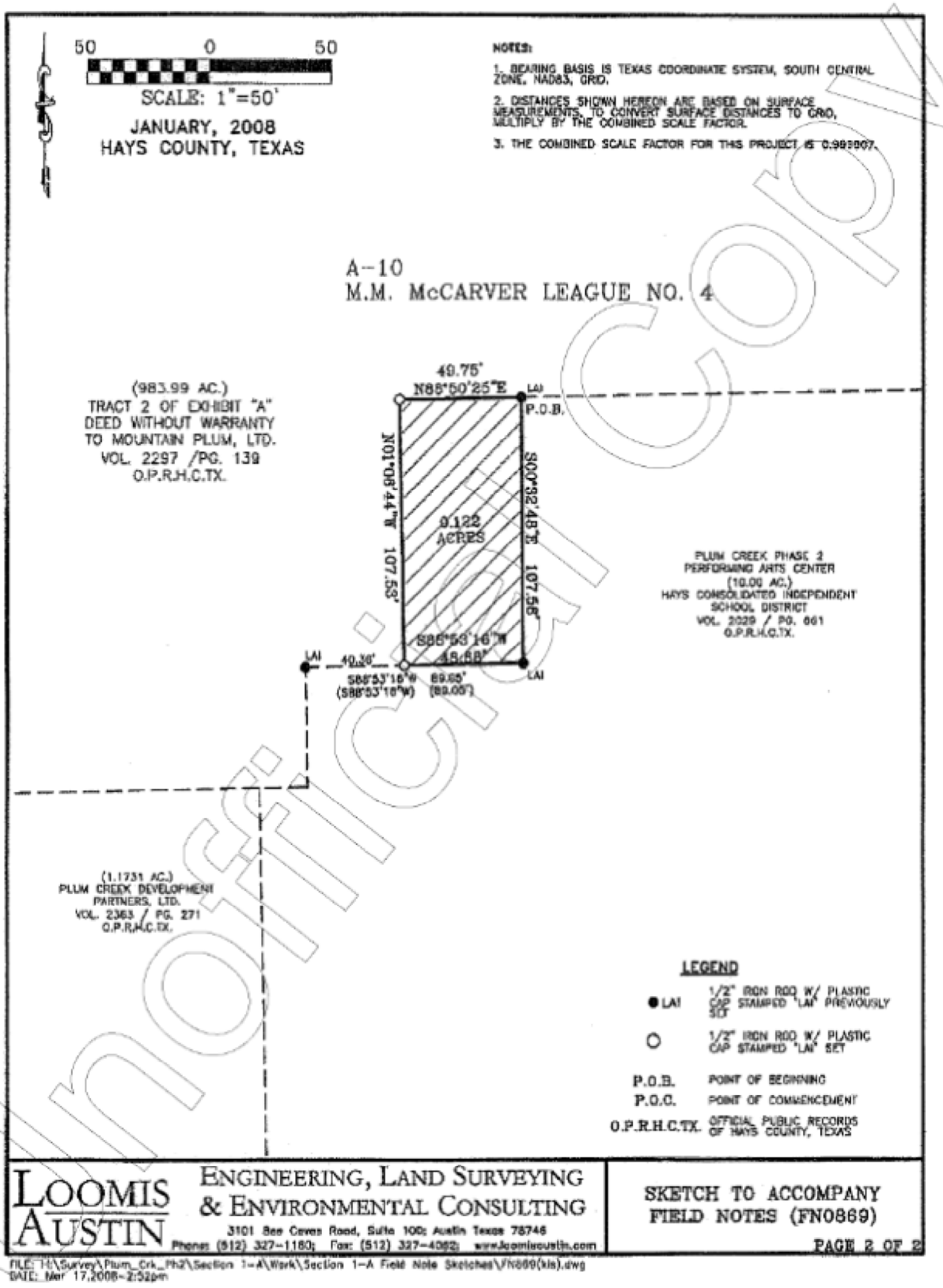

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Exhibit B
Permitted Exceptions

1. Restrictive Covenants of record recorded in Volume 3339, Page 197,Volume 3339, Page 245, Volume 3339, Page 256, Volume 5233, Page 108 and Volume 5233, Page 123, Official Public Records, Hays County, Texas.

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

4. Easement granted to Lone Star State Power Co., dated September 18, 1925, recorded in Volume 91, Page 469, of the Deed Records of Hays County, Texas.

5. Easement granted to Pedernales Electric Cooperative, Inc., dated February 27, 1987, recorded in Volume 659, Page 867, of the Real Property Records of Hays County, Texas.

6. Easement granted to Pedernales Electric Cooperative, Inc., dated May 25, 1999, recorded in Document No. 9918596, of the Official Public Records of Hays County, Texas.

7. Terms, obligations, conditions, and stipulations in that certain Release, Compromise and Settlement Agreement, dated September 7, 2004, and any amendments thereto, by and between Plum Creek Development Partners, Ltd. and the City of Kyle, as evidenced by Notice of Fees and Encumbrances recorded in Volume 2548, Page 138, of the Official Public Records of Hays County, Texas.

8. Terms, conditions, and stipulations in that certain Development Agreement, dated March 5, 2002, by and between the City of Mountain City, Plum Creek Development Partners, Ltd. and William Negley, as recorded in Volume 3252, Page 118, of the Official Public Records of Hays County, Texas.

9. Terms, conditions, and stipulations in that certain Agreement Regarding Development, dated January 25, 2008, by and between Plum Creek Development Partners, Ltd. and the Board of Trustees of the Hays Consolidated Independent School District, as recorded in Volume 3363, Page 323, of the Official Public Records of Hays County, Texas.

10. Easements, terms, conditions, and stipulations in that certain Joint Agreements, m. dated December 15, 2008, by and between Plum Creek Development Partners, Ltd. and A+ Federal Credit Union, as recorded in Volume 3555, Page 637, of the Official Public Records of Hays County, Texas.

11. Terms, conditions, and stipulations in that certain Site Development Agreement, dated May 31, 2015, by and between PC Operating Partners, Ltd., Plum Creek Development Partners, Ltd. and Mountain Plum, Ltd., as evidenced by Memorandum recorded in Volume 5234, Page 380, Official Public Records of Hays County, Texas.

12. Covenants providing for assessments as set out in instrument recorded in Volume 3339, Page 197, of the Official Public Records of Hays County, Texas and as affected by instrument recorded in Volume 5233, Page 108, of the Official Public Records of Hays County, Texas.

Unofficial Copy

13. Transfer Fees as set out in instrument recorded in Volume 3339, Page 197, of the Official Public Records of Hays County, Texas.

Unofficial Copy

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19026206 DEED
07/31/2019 09:12:07 AM Total Fees: $74.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

Unofficial Copy

Planning & Zoning Regular Meeting

DEPARTMENT: Planning

FROM: Will Atkinson – Director of Planning

MEETING: Tuesday, April 23, 2024

SUBJECT:

Consider approval of a conditional use permit relating to the façade improvements located at 340 E. RR 150. (150 Business Park - CUP-24-0106)

SUMMARY:

The applicant seeks to revise previously approved commercial building elevations, in coordination with City staff. Existing Materials consist primarily of red brick with metal roof. The revised elevations include two different brick colors of off white and red brick and metal roof. Existing and revised elevations are shown on the presentation. The site is already under construction and the project is awaiting approval of the revised elevations.

OPTIONS:

Approve the revised elevations or deny the revised elevations.

RECOMMENDATION:

Staff recommends approval of the revised elevations.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

The Planning & Zoning Commission voted to approve the original Conditional Use Permit on August 11, 2020.

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Will Atkinson
Title: Director of Planning
Phone: 512-233-1144
Email: watkinson@cityofkyle.com

CUP-24-0106

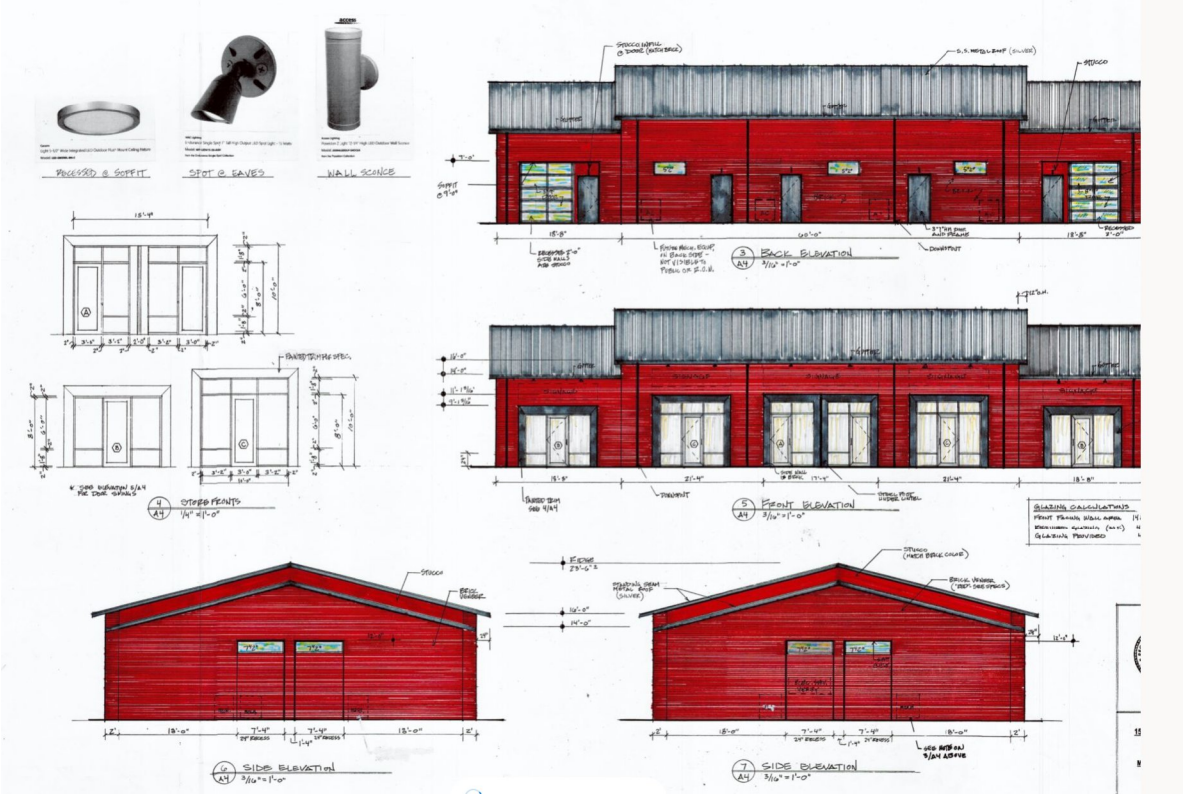
340 E RR 150 (150 Business Park

Planning Department

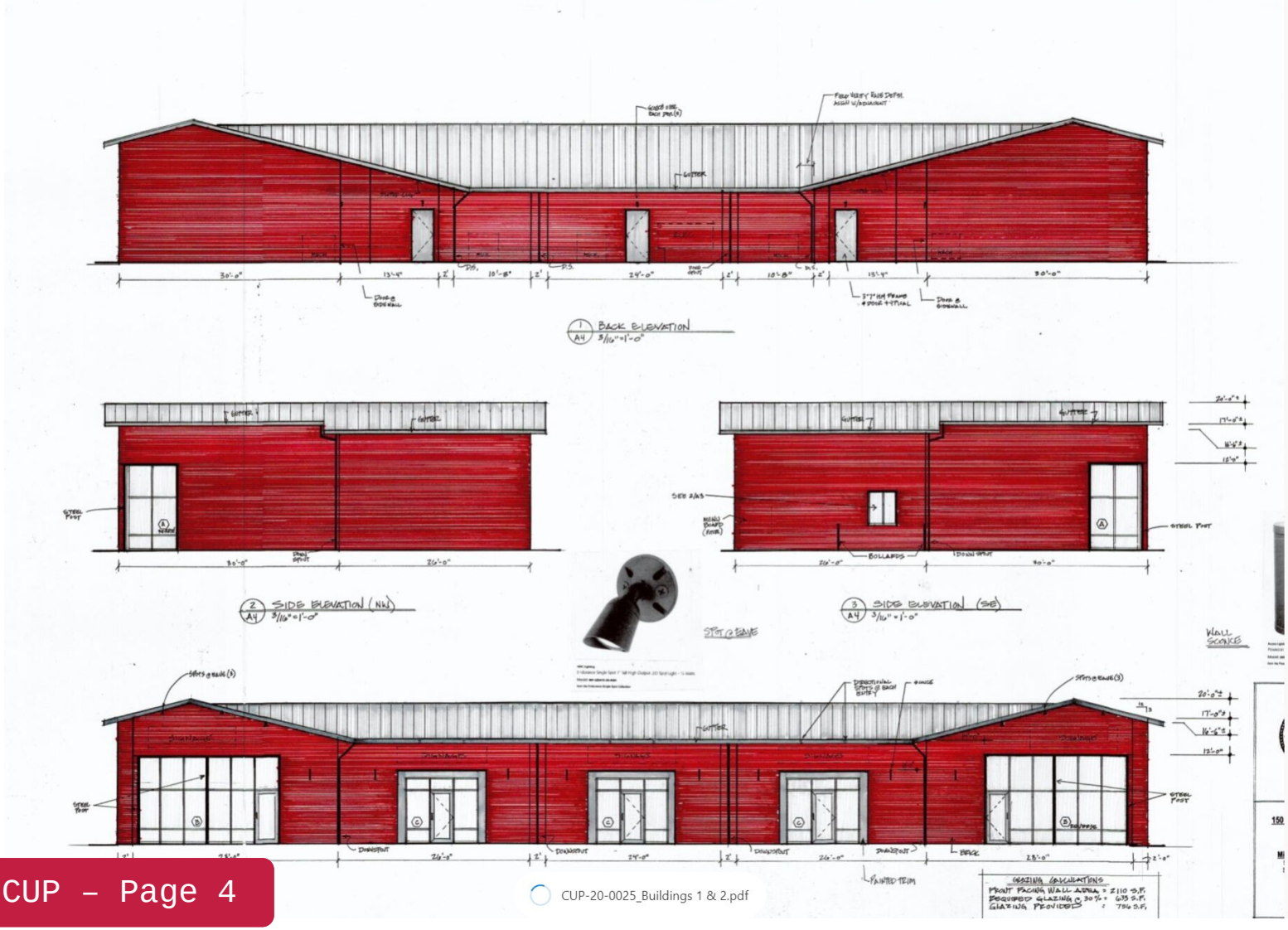
Summary of Request

- Applicant seeks to revise previously approved commercial building elevations
- Existing Materials consist primarily of red brick with with metal roof.
- The revised elevations include two different brick colors of off white and red brick

Existing Approved Elevations

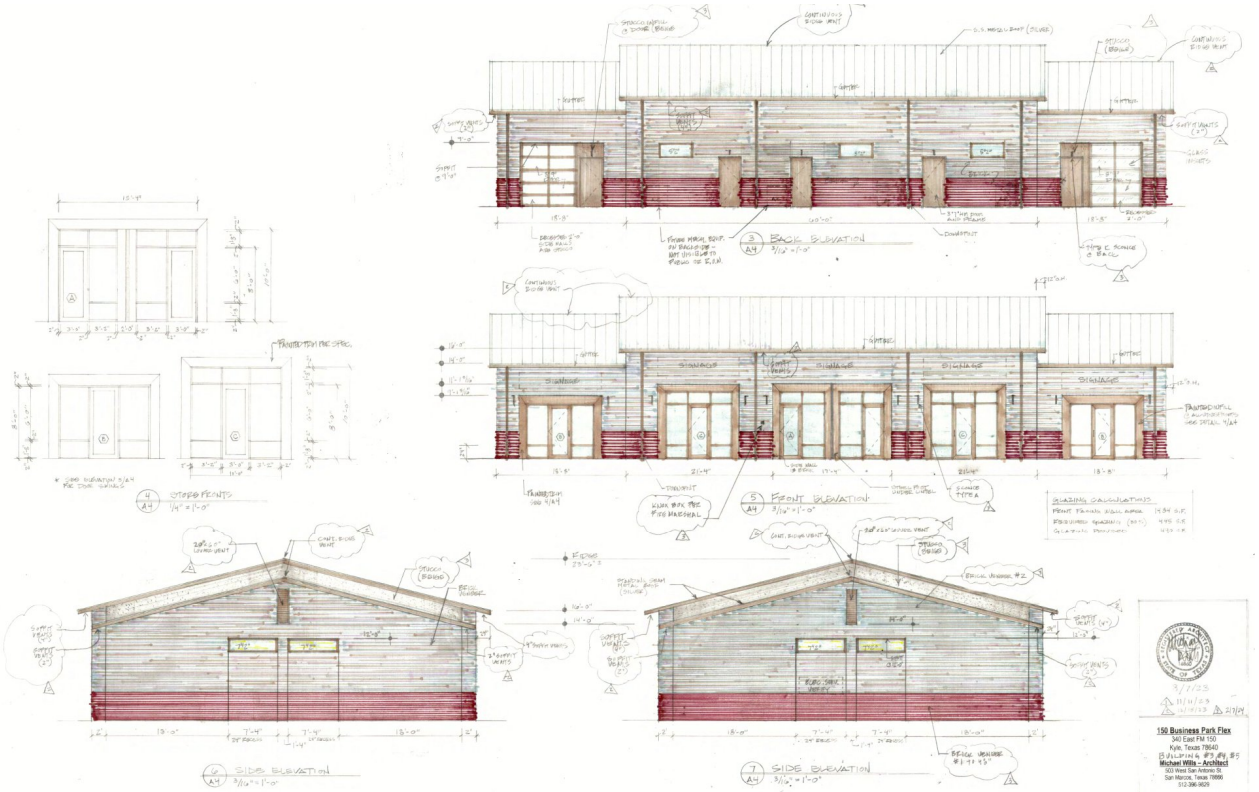


150 Business Park CUP – Page 3

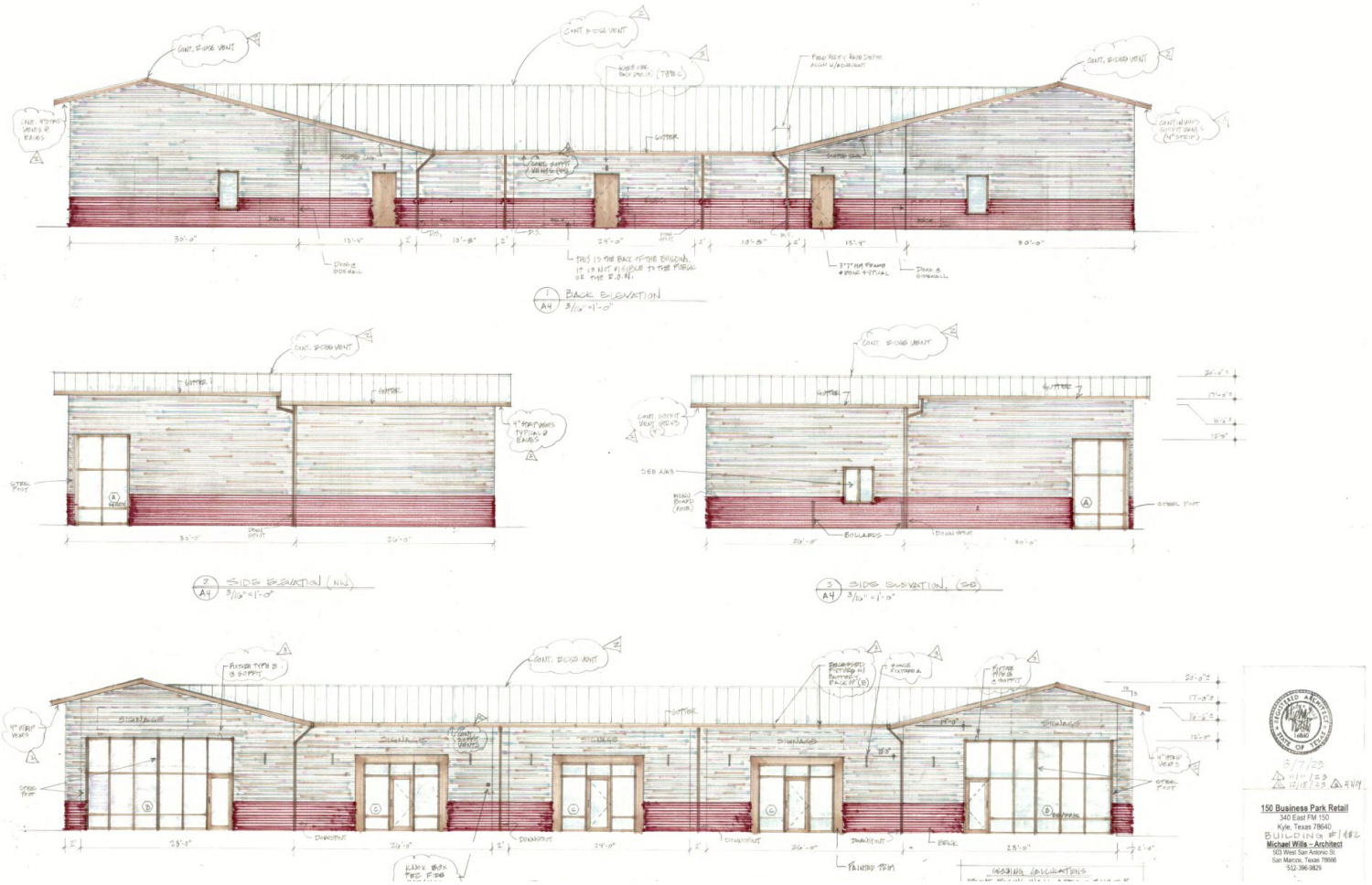


150 Business Park CUP – Page 4

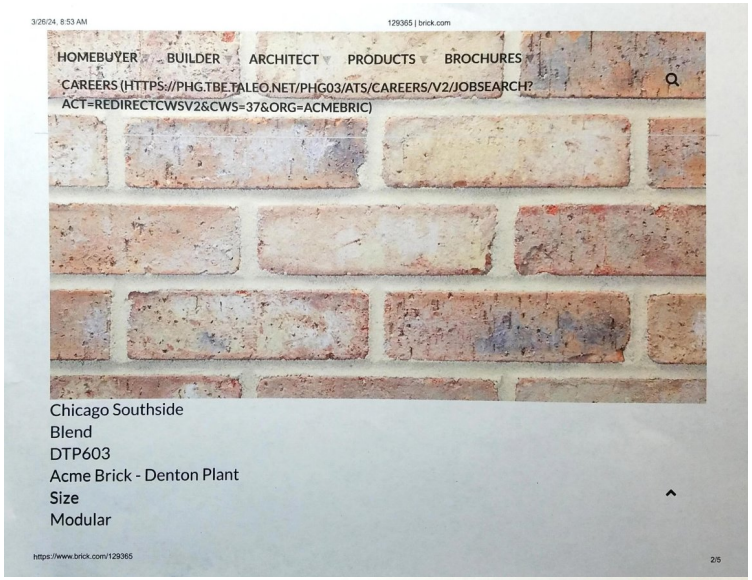
Proposed Elevations



150 Business Park CUP – Page 5



150 Business Park CUP – Page 6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HOMEBUYER
BUILDER
ARCHITECT
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Chicago Southside
Blend
DTP603
Acme Brick - Denton Plant
Size
Modular
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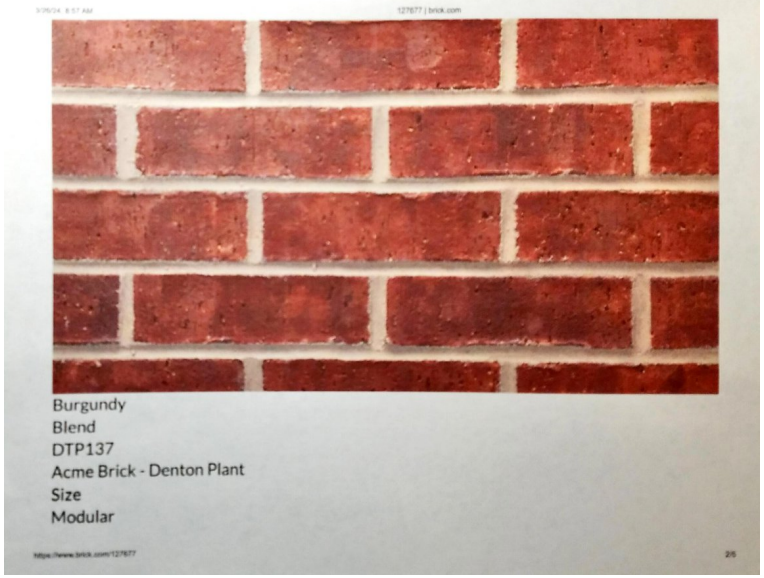
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SCONCE A
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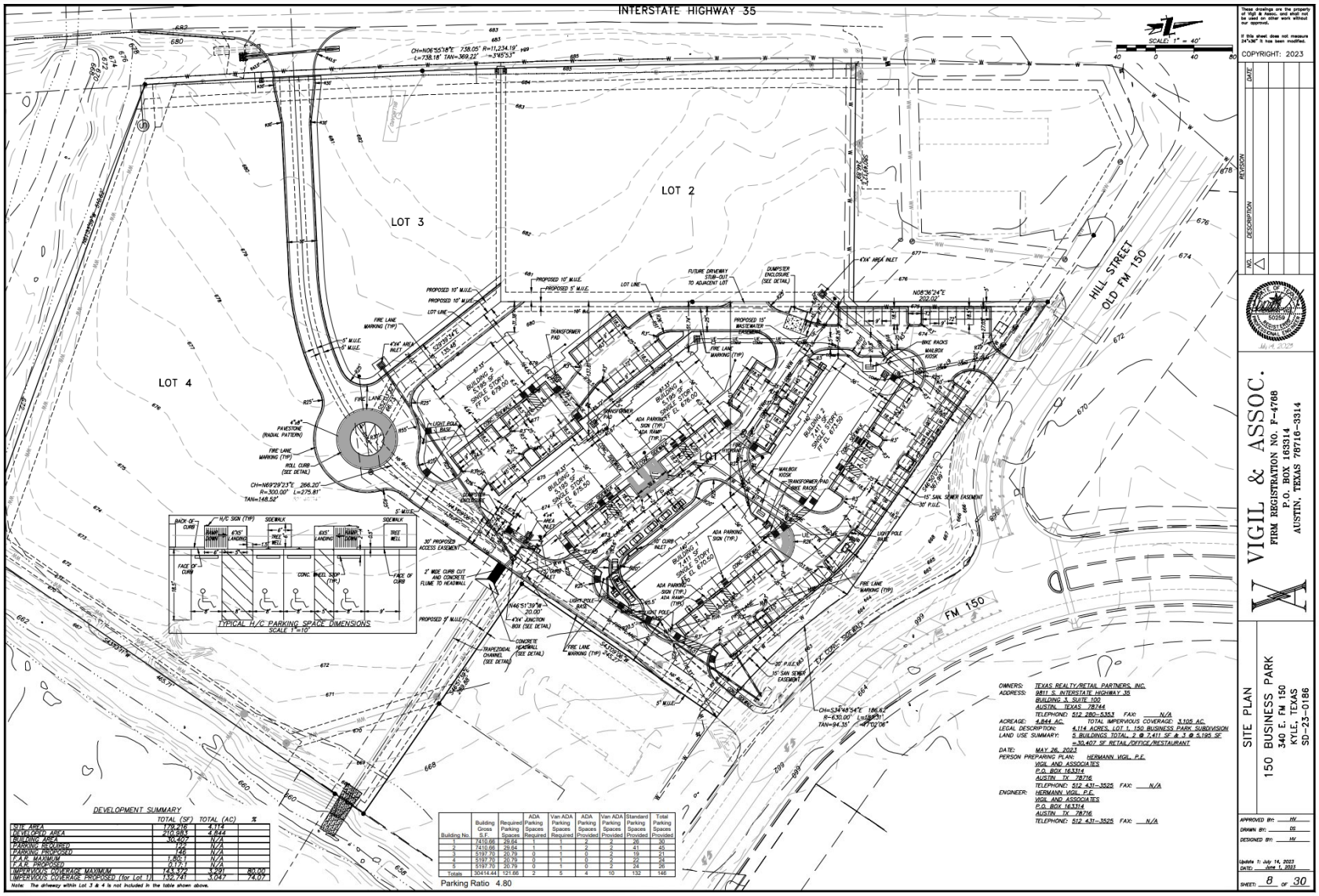

DEVELOPMENT SUMMARY	TOTAL (SF)	TOTAL (AC)	%
SITE AREA	179,216	4.114	
DEVELOPED AREA	210,881	4.844	
BUILDING AREA	30,407	N/A	
PARKING REQUIRED	122	N/A	
PARKING PROPOSED	146	N/A	
F.A.R. MAXIMUM	1.50:1	N/A	
F.A.R. PROPOSED	0.17:1	N/A	
IMPERVIOUS COVERAGE MAXIMUM	143,372	3.291	80.00
IMPERVIOUS COVERAGE PROPOSED (for Lot 1)	132,741	3.047	74.07

Note: The driveway within Lot 3 & 4 is not included in the table shown above.

Building No.	Building Gross S.F.	Required Parking Spaces	ADA Parking Spaces Required	Van ADA Parking Spaces Required	ADA Parking Spaces Provided	Van ADA Parking Spaces Provided	Standard Parking Spaces Provided	Total Parking Spaces Provided
1	7410.68	29.64	1	1	2	2	26	30
2	7410.68	29.64	1	1	2	2	41	45
3	5197.70	20.79	0	1	0	2	19	21
4	5197.70	20.79	0	1	0	2	22	24
5	5197.70	20.79	0	1	0	2	24	26
Totals	30414.44	121.66	2	5	4	10	132	146

Parking Ratio 4.80

OWNERS: TEXAS REALTY/RETAIL PARTNERS, INC.
ADDRESS: 9811 S. INTERSTATE HIGHWAY 35 BUILDING 5, SUITE 100 AUSTIN, TEXAS 78744
TELEPHONE: 512 280-5353 FAX: N/A
ACREAGE: 4.844 AC. TOTAL IMPERVIOUS COVERAGE: 3.105 AC.
LEGAL DESCRIPTION: 4.114 ACRES, LOT 1, 150 BUSINESS PARK SUBDIVISION
LAND USE SUMMARY: 5 BUILDINGS TOTAL 2 @ 7,411 SF & 3 @ 5,195 SF =30,407 SF RETAIL/OFFICE/RESTAURANT
DATE: MAY 26, 2023
PERSON PREPARING PLAN: HERMANN VIGIL, P.E. VIGIL AND ASSOCIATES P.O. BOX 163314 AUSTIN TX 78716 TELEPHONE: 512 431-3525 FAX: N/A
ENGINEER: HERMANN VIGIL, P.E. VIGIL AND ASSOCIATES P.O. BOX 163314 AUSTIN TX 78716 TELEPHONE: 512 431-3525 FAX: N/A

These drawings are the property of Vigil & Assoc., and shall not be used on other work without our approval.
If this sheet does not measure 24"x36" it has been modified.
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NO.	DESCRIPTION	REVISION	DATE
1			

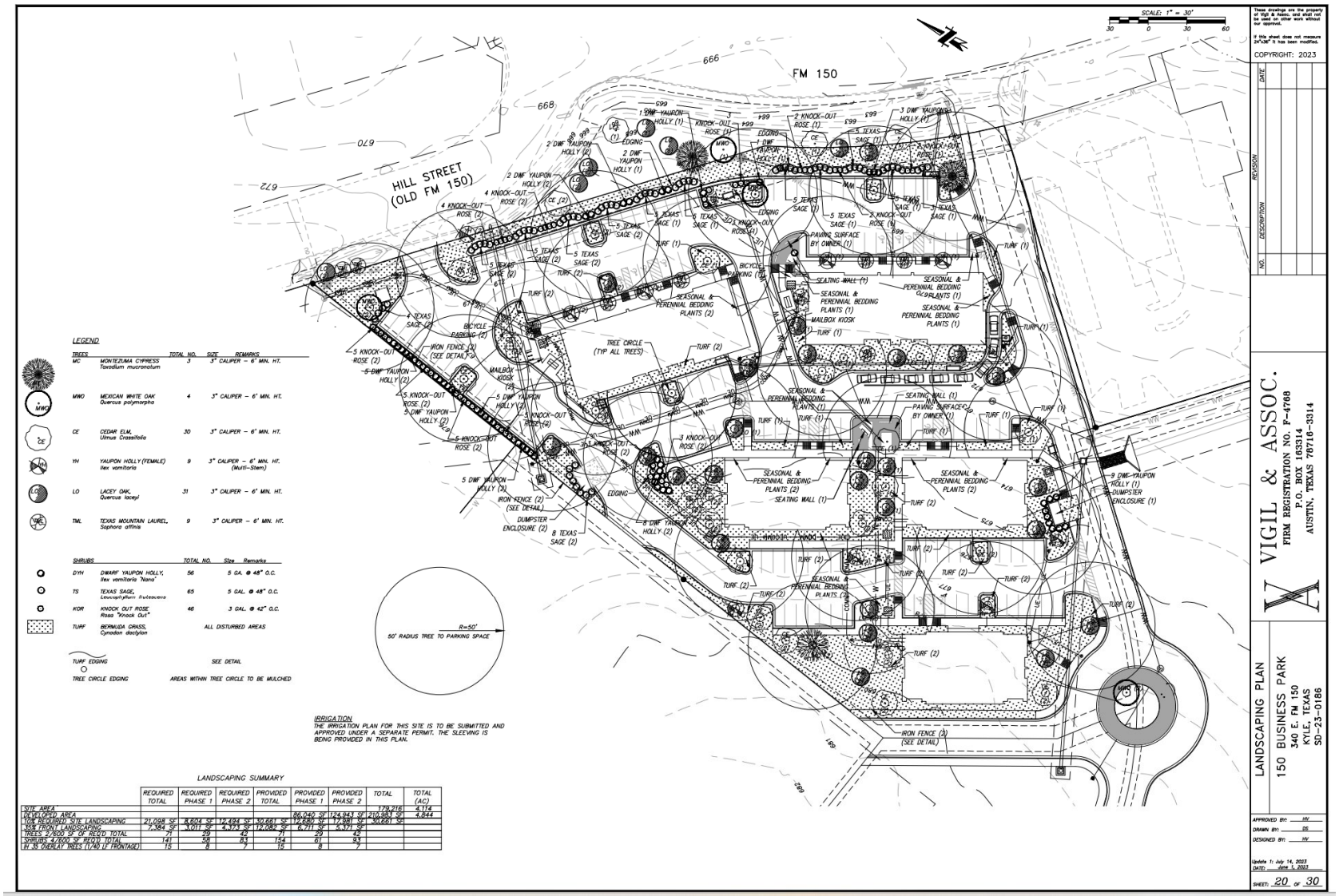
VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314
AUSTIN, TEXAS 78716-3314

SITE PLAN
150 BUSINESS PARK
340 E. FM 150
KYLE, TEXAS
SD-23-0186

APPROVED BY: HV
DRAWN BY: DE
DESIGNED BY: HV

Update 1: July 14, 2023
DATE: June 1, 2023

SHEET: 8 OF 30


FM 150
HILL STREET
(OLD FM 150)
SCALE: 1" = 30'
30 0 30 60
LEGEND
TREES
MC MONTEZUMA CYPRESS Taxodium mucronatum 3 3" CALIPER – 6' MIN. HT.
MWO MEXICAN WHITE OAK Quercus polymorpha 4 3" CALIPER – 6' MIN. HT.
CE CEDAR ELM, Ulmus Crassifolia 30 3" CALIPER – 6' MIN. HT.
YH YAUPON HOLLY (FEMALE) Ilex vomitoria 9 3" CALIPER – 6' MIN. HT. (Multi-Stem)
LO LACEY OAK, Quercus laceyi 31 3" CALIPER – 6' MIN. HT.
TML TEXAS MOUNTAIN LAUREL, Sophora affinis 9 3" CALIPER – 6' MIN. HT.
SHRUBS
DYH DWARF YAUPON HOLLY, Ilex vomitoria 'Nana' 56 5 GA. @ 48" O.C.
TS TEXAS SAGE, Leucophyllum frutescens 65 5 GAL. @ 48" O.C.
KOR KNOCK OUT ROSE Rosa "Knock Out" 46 3 GAL. @ 42" O.C.
TURF BERMUDA GRASS, Cynodon dactylon ALL DISTURBED AREAS
TURF EDGING SEE DETAIL
TREE CIRCLE EDGING AREAS WITHIN TREE CIRCLE TO BE MULCHED
R=50'
50' RADIUS TREE TO PARKING SPACE
IRRIGATION
THE IRRIGATION PLAN FOR THIS SITE IS TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE SLEEVING IS BEING PROVIDED IN THIS PLAN.
LANDSCAPING SUMMARY
REQUIRED TOTAL | REQUIRED PHASE 1 | REQUIRED PHASE 2 | PROVIDED TOTAL | PROVIDED PHASE 1 | PROVIDED PHASE 2 | TOTAL | TOTAL (AC)
SITE AREA 179,216 4.114
DEVELOPED AREA 86,040 SF 124,941 SF 210,981 SF 4.844
10% REQUIRED SITE LANDSCAPING 21,098 SF 8,604 SF 12,494 SF 50,681 SF 12,680 SF 17,981 SF 30,661 SF
15% FRONT LANDSCAPING 7,384 SF 3,011 SF 4,373 SF 12,082 SF 6,711 SF 5,371 SF
TREES 2/600 SF OF REQ'D TOTAL 71 29 42 71 29 42
SHRUBS 4/600 SF REQ'D TOTAL 141 58 83 154 61 93
IH 35 OVERLAY TREES (1/40 LF FRONTAGE) 15 8 7 15 8 7
These drawings are the property of Vigil & Assoc. and shall not be used on other work without their approval.
If this sheet does not measure 24"x36" it has been modified.
COPYRIGHT: 2023
NO. DESCRIPTION REVISION DATE
VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314
AUSTIN, TEXAS 78716-3314
LANDSCAPING PLAN
150 BUSINESS PARK
340 E. FM 150
KYLE, TEXAS
SD-23-0186
APPROVED BY: HV
DRAWN BY: DE
DESIGNED BY: HV
Update 1: July 14, 2023
DATE: June 1, 2023
SHEET: 20 OF 30

Staff Analysis

- Staff has found this request to be compliant with the I-35 Overlay and recommends approval.

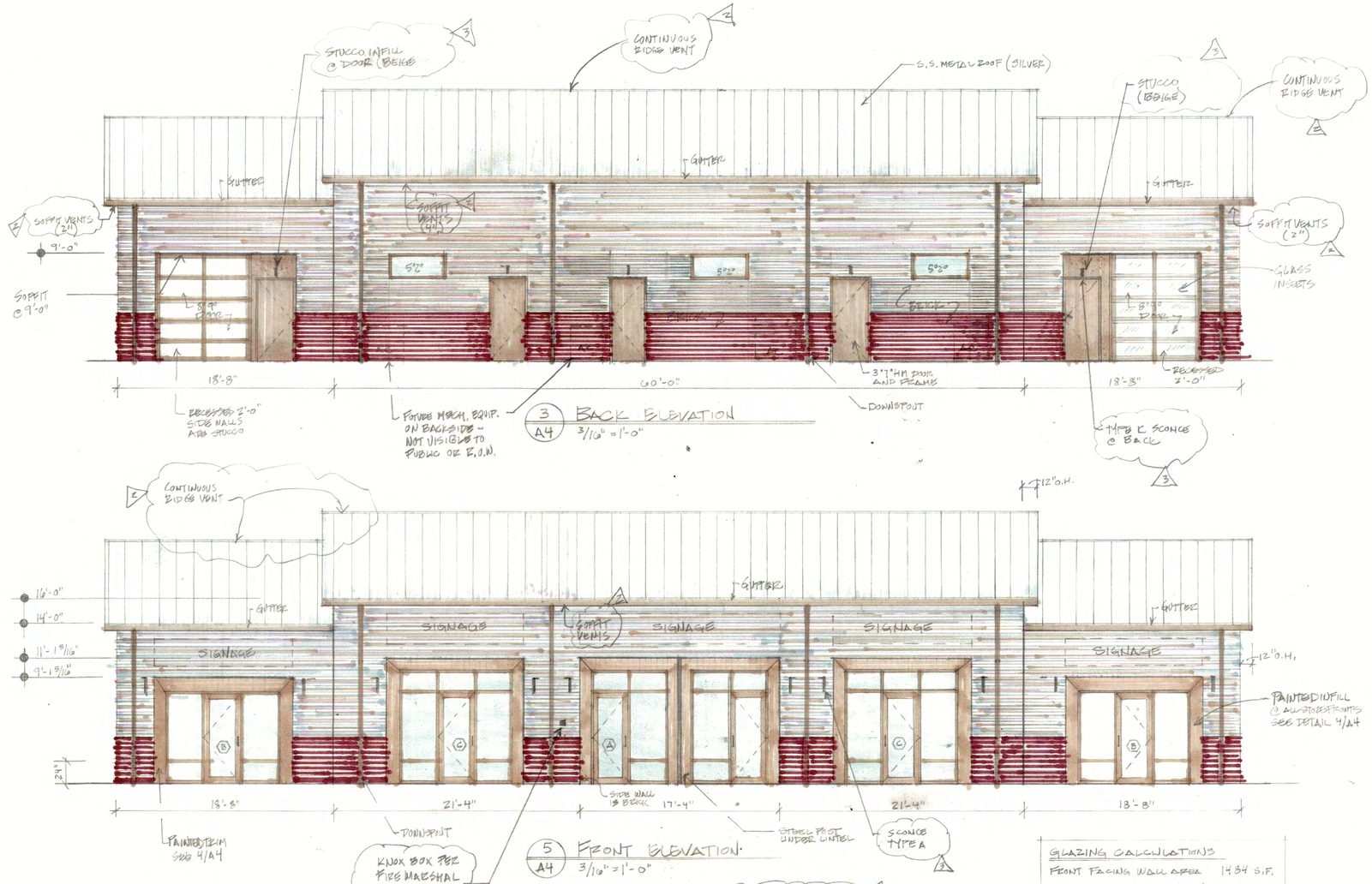
Michael Wills
Architect
340 East FM 150 Development

April 1, 2024

To Whom It May Concern,

The development at 340 FM 150 will be a mixed use development comprising of 2 building types.
The “Retail” structure will be built 2 times and is the buildings closest to FM 150. Behind the “Retail” buildings, there will be 3 “Flex” type buildings.
The attached color renderings depict the 2 building types.
These structures are in the Overlay district and we need the CUP approval.

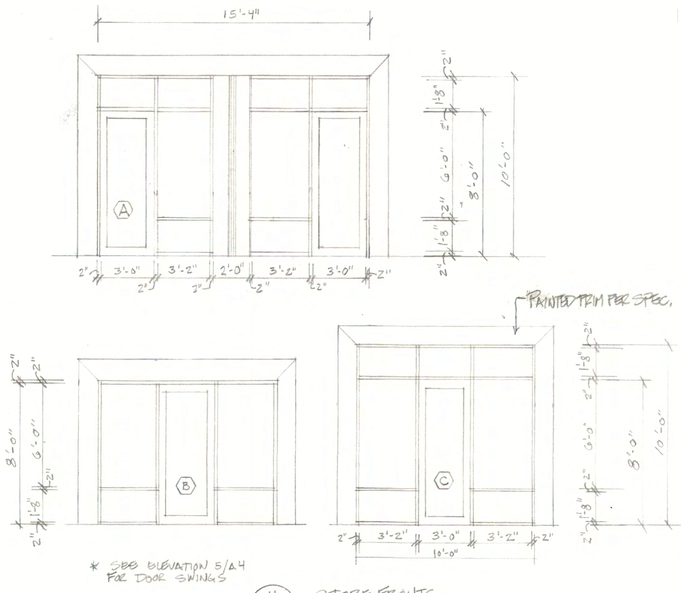
Michael Wills



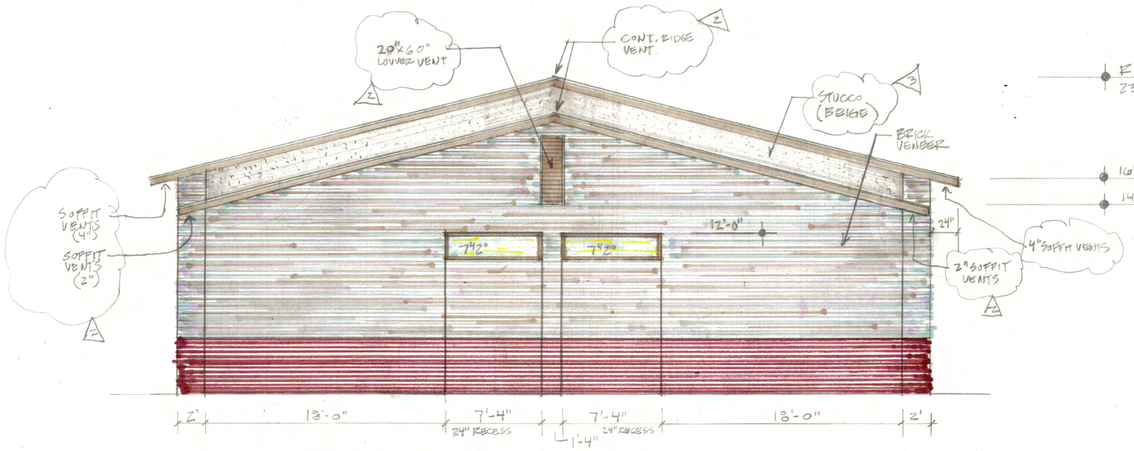
3 / A4 BACK ELEVATION
3/16" = 1'-0"

5 / A4 FRONT ELEVATION
3/16" = 1'-0"

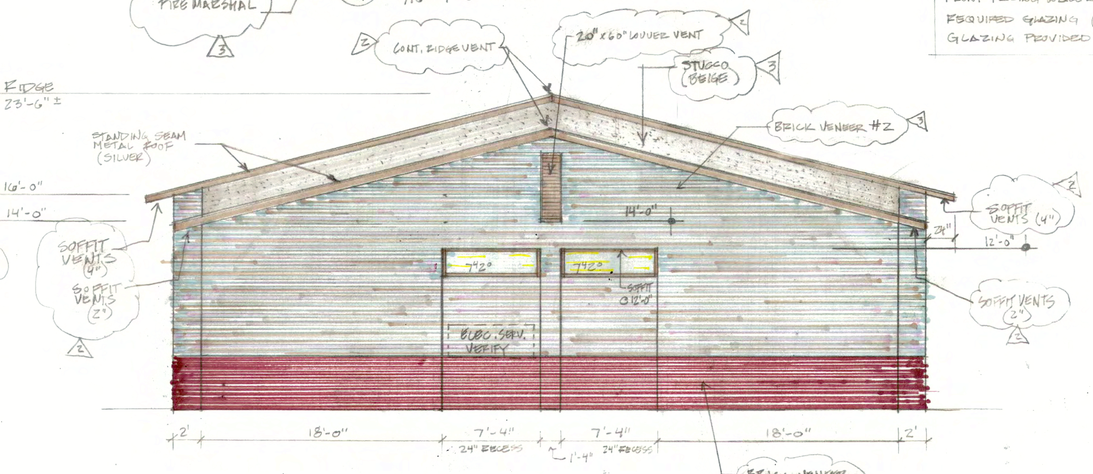
GLAZING CALCULATIONS	
FRONT FACING WALL AREA	1484 S.F.
REQUIRED GLAZING (30%)	445 S.F.
GLAZING PROVIDED	490 S.F.



4 / A4 STORE FRONTS
1/4" = 1'-0"



6 / A4 SIDE ELEVATION
3/16" = 1'-0"



7 / A4 SIDE ELEVATION
3/16" = 1'-0"

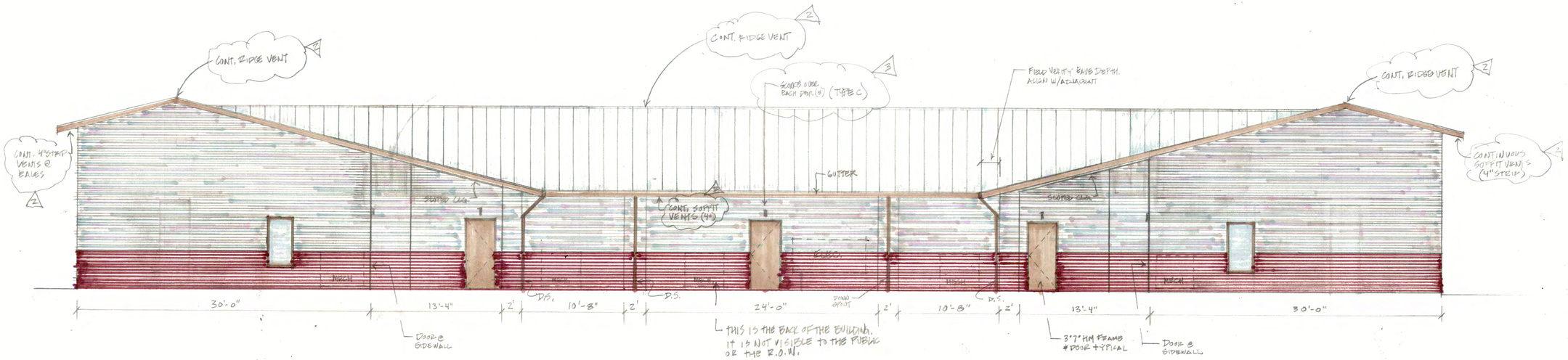
REGISTERED ARCHITECT
STATE OF TEXAS
14860

3/7/23
1 11/11/23
2 12/15/23
3 2/7/24

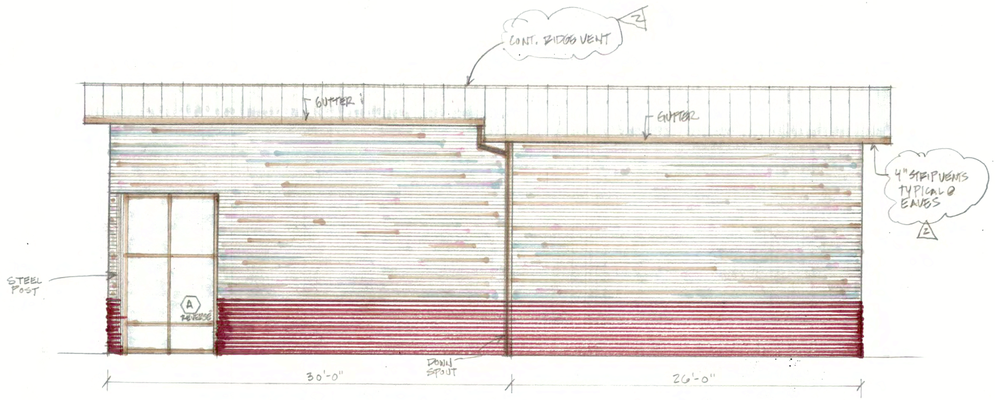
150 Business Park Flex
340 East FM 150
Kyle, Texas 78640
BUILDING #3, #4, #5

Michael Wills – Architect
503 West San Antonio St.
San Marcos, Texas 78666
512-396-9829

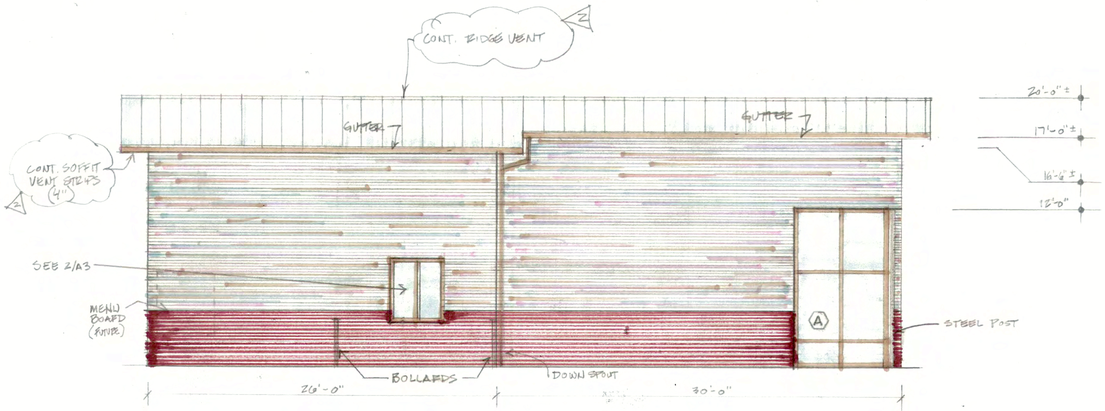
Sheet
A4



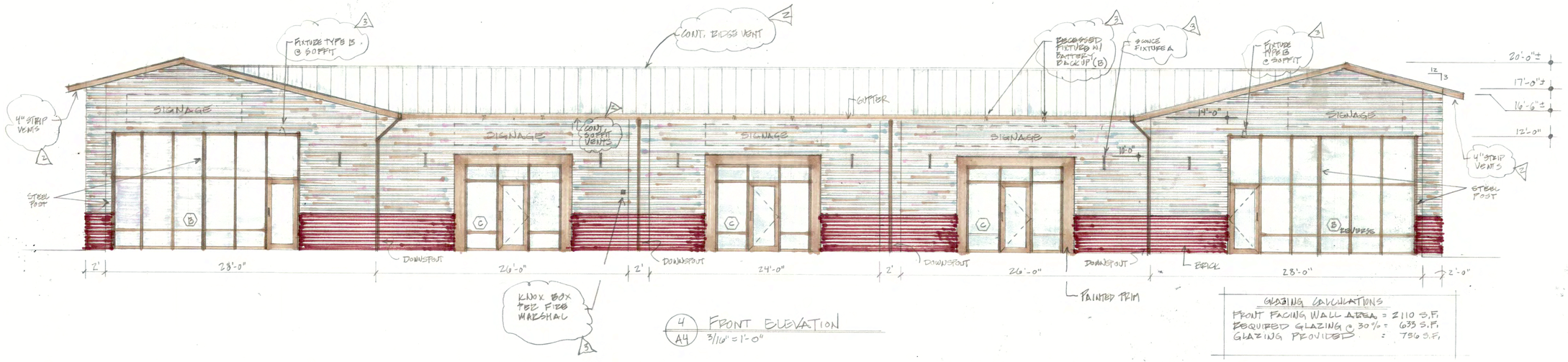
1 / A4 BACK ELEVATION
3/16" = 1'-0"



2 / A4 SIDE ELEVATION (NW)
3/16" = 1'-0"



3 / A4 SIDE ELEVATION. (SE)
3/16" = 1'-0"



4 / A4 FRONT ELEVATION
3/16" = 1'-0"

GLAZING CALCULATIONS
FRONT FACING WALL AREA = 2110 S.F.
REQUIRED GLAZING @ 30% = 633 S.F.
GLAZING PROVIDED = 756 S.F.

REGISTERED ARCHITECT
MICHAEL K. WILLS
16860
STATE OF TEXAS

8/7/23
1 11/11/23
2 12/15/23
3 2/7/24

150 Business Park Retail
340 East FM 150
Kyle, Texas 78640
BUILDING #1 & #2

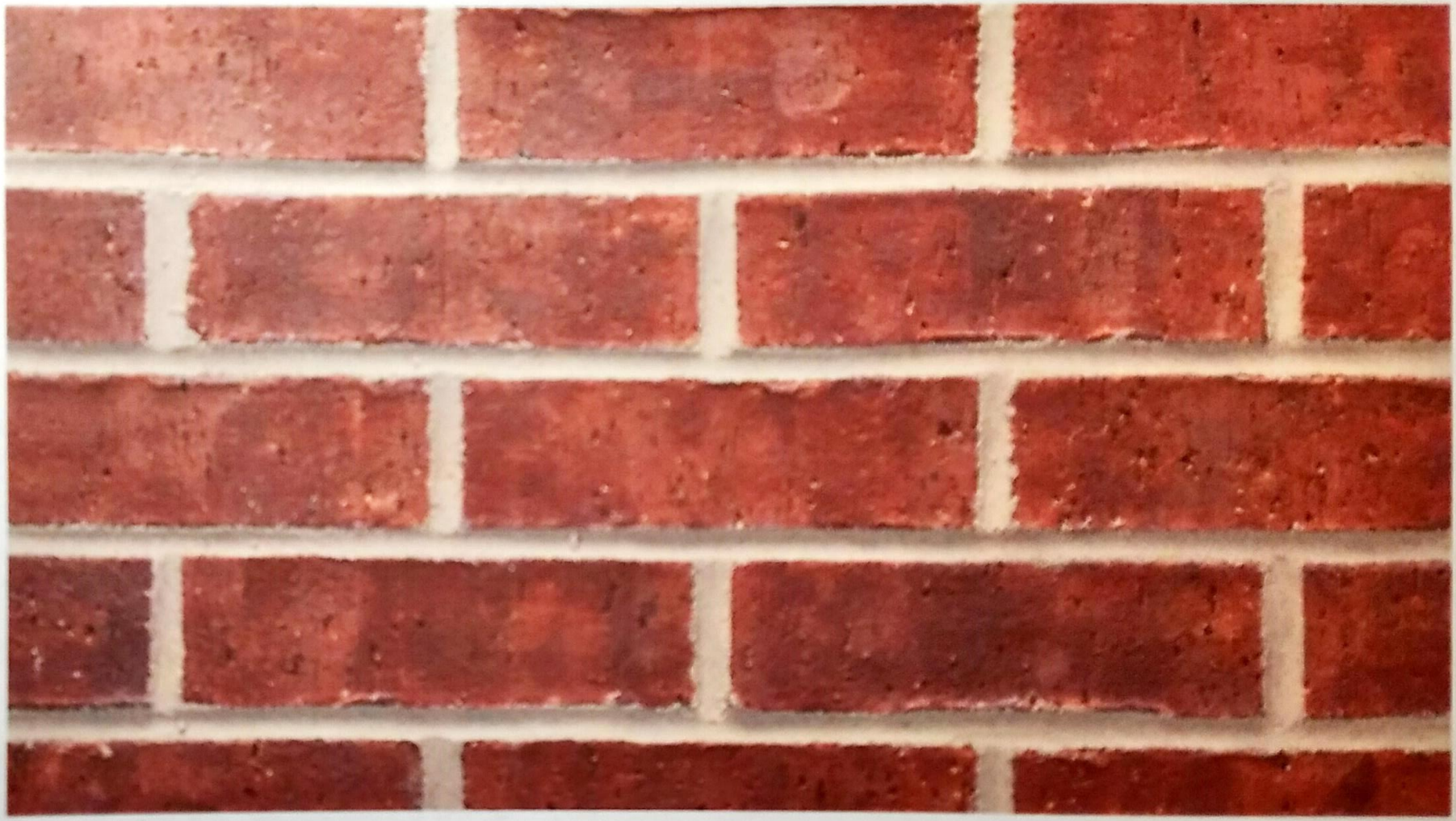
Michael Wills – Architect
503 West San Antonio St.
San Marcos, Texas 78666
512-396-9829

Sheet
A4

Chicago Southside
Blend
DTP603
Acme Brick - Denton Plant

Size

Modular



Burgundy

Blend

DTP137

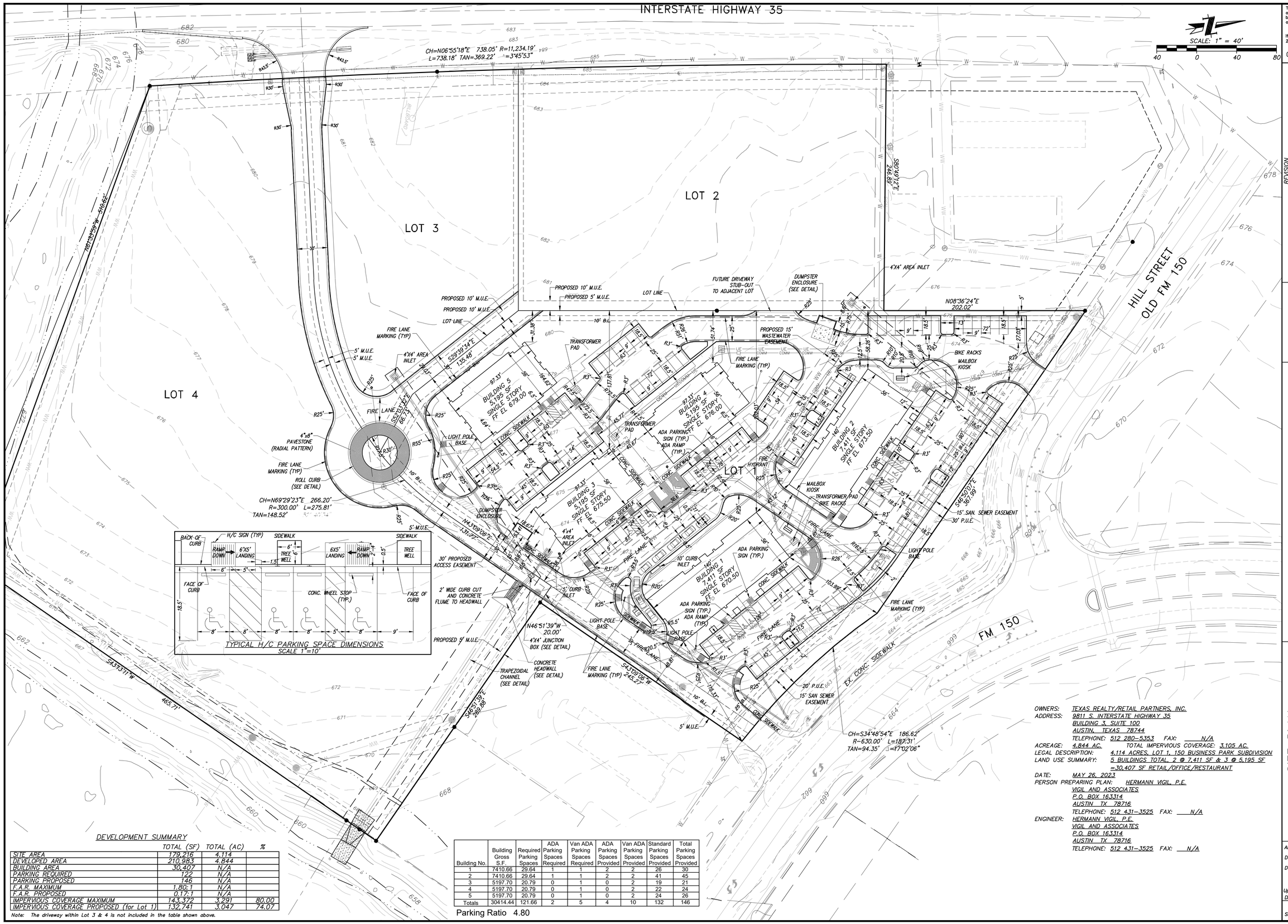
Acme Brick - Denton Plant

Size

Modular

SCONCE A

SCONCE C



DEVELOPMENT SUMMARY

	TOTAL (SF)	TOTAL (AC)	%
SITE AREA	179,216	4.114	
DEVELOPED AREA	210,983	4.844	
BUILDING AREA	30,407	N/A	
PARKING REQUIRED	122	N/A	
PARKING PROPOSED	146	N/A	
F.A.R. MAXIMUM	1.80:1	N/A	
F.A.R. PROPOSED	0.17:1	N/A	
IMPERVIOUS COVERAGE MAXIMUM	143,372	3.291	80.00
IMPERVIOUS COVERAGE PROPOSED (for Lot 1)	132,741	3.047	74.07

Note: The driveway within Lot 3 & 4 is not included in the table shown above.

Building No.	Building Gross S.F.	Required Parking Spaces	ADA Parking Spaces Required	Van ADA Parking Spaces Required	ADA Parking Spaces Provided	Van ADA Parking Spaces Provided	Standard Parking Spaces Provided	Total Parking Spaces Provided
1	7410.66	29.64	1	1	2	2	26	30
2	7410.66	29.64	1	1	2	2	41	45
3	5197.70	20.79	0	1	0	2	19	21
4	5197.70	20.79	0	1	0	2	22	24
5	5197.70	20.79	0	1	0	2	24	26
Totals	30414.44	121.66	2	5	4	10	132	146

Parking Ratio 4.80

OWNERS: TEXAS REALTY/RETAIL PARTNERS, INC.
ADDRESS: 9811 S. INTERSTATE HIGHWAY 35
BUILDING 3, SUITE 100
AUSTIN, TEXAS 78744
TELEPHONE: 512 280-5353 FAX: N/A
ACREAGE: 4.844 AC. TOTAL IMPERVIOUS COVERAGE: 3.105 AC.
LEGAL DESCRIPTION: 4.114 ACRES, LOT 1, 150 BUSINESS PARK SUBDIVISION
LAND USE SUMMARY: 5 BUILDINGS TOTAL, 2 @ 7,411 SF & 3 @ 5,195 SF
=30,407 SF RETAIL/OFFICE/RESTAURANT
DATE: MAY 26, 2023
PERSON PREPARING PLAN: HERMANN VIGIL, P.E.
VIGIL AND ASSOCIATES
P.O. BOX 163314
AUSTIN TX 78716
TELEPHONE: 512 431-3525 FAX: N/A
ENGINEER: HERMANN VIGIL, P.E.
VIGIL AND ASSOCIATES
P.O. BOX 163314
AUSTIN TX 78716
TELEPHONE: 512 431-3525 FAX: N/A

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NO.	DESCRIPTION	REVISION DATE
1		

STATE OF TEXAS
50259
REGISTERED
PROFESSIONAL ENGINEER
July 14, 2023

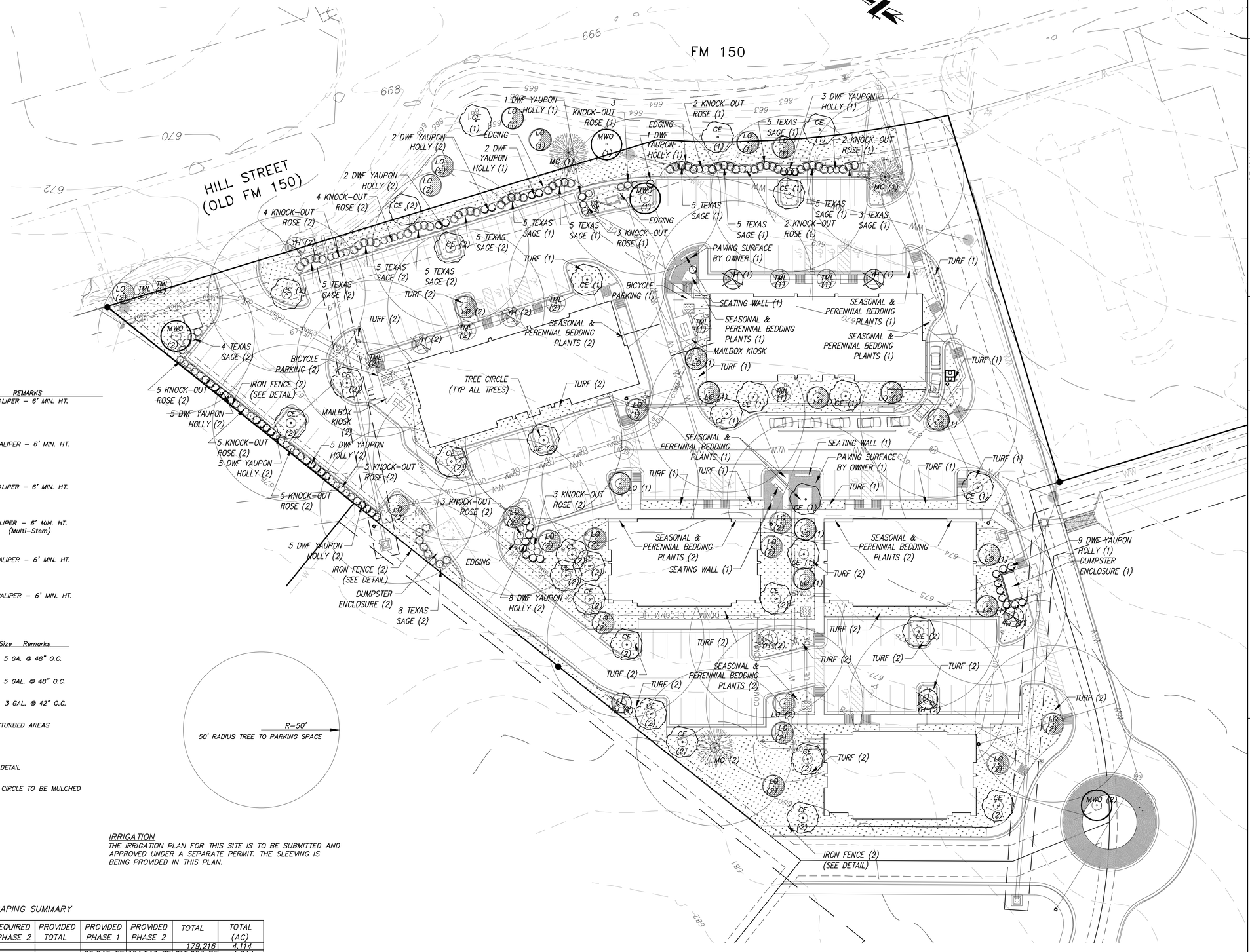
VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314
AUSTIN, TEXAS 78716-3314

SITE PLAN
150 BUSINESS PARK
340 E. FM 150
KYLE, TEXAS
SD-23-0186

APPROVED BY: HV
DRAWN BY: DS
DESIGNED BY: HV

Update 1: July 14, 2023
DATE: June 1, 2023

SHEET: 8 OF 30



LEGEND

TREES		TOTAL NO.	SIZE	REMARKS
MC	MONTEZUMA CYPRESS *Taxodium mucronatum*	3	3" CALIPER – 6' MIN. HT.	
MWO	MEXICAN WHITE OAK *Quercus polymorpha*	4	3" CALIPER – 6' MIN. HT.	
CE	CEDAR ELM, *Ulmus Crassifolia*	30	3" CALIPER – 6' MIN. HT.	
YH	YAUPON HOLLY (FEMALE) *Ilex vomitoria*	9	3" CALIPER – 6' MIN. HT.	(Multi-Stem)
LO	LACEY OAK, *Quercus laceyi*	31	3" CALIPER – 6' MIN. HT.	
TML	TEXAS MOUNTAIN LAUREL, *Sophora affinis*	9	3" CALIPER – 6' MIN. HT.	

SHRUBS		TOTAL NO.	Size	Remarks
DYH	DWARF YAUPON HOLLY, *Ilex vomitoria 'Nana'*	56	5 GA. @ 48" O.C.	
TS	TEXAS SAGE, *Leucophyllum frutescens*	65	5 GAL. @ 48" O.C.	
KOR	KNOCK OUT ROSE *Rosa "Knock Out"*	46	3 GAL. @ 42" O.C.	
TURF	BERMUDA GRASS, *Cynodon dactylon*		ALL DISTURBED AREAS	
	TURF EDGING		SEE DETAIL	
	TREE CIRCLE EDGING		AREAS WITHIN TREE CIRCLE TO BE MULCHED	

IRRIGATION

THE IRRIGATION PLAN FOR THIS SITE IS TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE SLEEVING IS BEING PROVIDED IN THIS PLAN.

LANDSCAPING SUMMARY

	REQUIRED TOTAL	REQUIRED PHASE 1	REQUIRED PHASE 2	PROVIDED TOTAL	PROVIDED PHASE 1	PROVIDED PHASE 2	TOTAL	TOTAL (AC)
SITE AREA							179,216	4.114
DEVELOPED AREA					86,040 SF	124,943 SF	210,983 SF	4.844
10% REQUIRED SITE LANDSCAPING	21,098 SF	8,604 SF	12,494 SF	30,661 SF	12,680 SF	17,981 SF	30,661 SF	
35% FRONT LANDSCAPING	7,384 SF	3,011 SF	4,373 SF	12,082 SF	6,711 SF	5,371 SF		
TREES 2/600 SF OF REQ'D TOTAL	71	29	42	71	29	42		
SHRUBS 4/600 SF REQ'D TOTAL	141	58	83	154	61	93		
IH 35 OVERLAY TREES (1/40 LF FRONTAGE)	15	8	7	15	8	7		

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NO.	DESCRIPTION	DATE
	REVISION	

VIGIL & ASSOC.
FIRM REGISTRATION NO. F-4768
P.O. BOX 163314
AUSTIN, TEXAS 78716-3314

LANDSCAPING PLAN

150 BUSINESS PARK
340 E. FM 150
KYLE, TEXAS
SD-23-0186

APPROVED BY: HV
DRAWN BY: DS
DESIGNED BY: HV

Update 1: July 14, 2023
DATE: June 1, 2023

SHEET: 20 OF 30

LANDOWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION

Subdivision Name, Block, Lot, or legal description if not subdivided: 150 Business Park Subd. Lot 1

# of lots (if subdivided): 1 # of acres: 4.114 (w/prop. driveway on Lots 3-4, total dev. 5.16 ac.)
Site APN/Property ID #(s): _____
Location: 340 E. F.M. 150 Kyle, TX County: Hays
Development Name: 150 Business Park

OWNER

Company/Applicant Name: Texas Realty/Retail Partners, Inc
Authorized Company Representative (if company is owner): Robert W. McDonald, III
Type of Company and State of Formation: _____
Title of Authorized Company Representative (if company is owner): _____
Applicant Address: 9811 S. IH-35, Bldg. 3, St. 100
Applicant Fax: _____
Applicant Phone: (512) 280-5353
Applicant/Authorized Company Representative Email: txrwmc3@yahoo.com

APPLICANT REPRESENTATIVE

Check one of the following:

____. I will represent the application myself; or

__X__ I hereby designate Lonnie Eaves/Vigil & Associates (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Kyle (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

Owner's Signature: _____ Date: 5/23/23

State of Texas §
§
County of Travis §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).

SUBSCRIBED AND SWORN TO before me, this the 23 day of May, 2023

(Notary Seal)

Ann F Lopez
Notary Public's Signature

02/24/2024
My Commission Expires

ANN F. LOPEZ
My Notary ID # 5893045
Expires February 24, 2024

PROJECT REPRESENTATIVE

Representative Name: Lonnie Eaves/ Vigil & Associates

Representative Address: P.O. Box 163314, Austin, TX 78716

Representative Phone: (512) 673-3322

Representative Email: lonnie@vigilandassoc.com

Representative's Signature: Lonnie Eaves Date: 5/29/23

19035759 DEED Total Pages: 19
Filed and Recorded: 10/03/2019 11:17:50 AM

Corridor Title Co. GF# 18-2425-C

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.

CORRECTION WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT MNT & S DEVELOPMENT, LTD., a Texas limited partnership (as to Tract 1), MARK SHIELDS, TRUSTEE (as to Tract 2), and THE TIPPETT FAMILY PARTNERSHIP, LTD., a Texas limited partnership (as to Tract 3) (together, "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash and other good and valuable consideration in hand paid by TEXAS REALTY/RETAIL PARTNERS, INC., a Texas corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all that certain real property situated in Hays County, Texas, consisting of Tracts 1, 2 and 3 being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all and singular the rights, privileges and appurtenances in anywise belonging thereto (including all water rights, claims, permits, strips and gores, easements, and cooperative or association memberships, and all of Grantor's right, title and interest in and to all LUE water and wastewater reservations for said real property from the City of Kyle) (collectively, the "Property").

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO those matters set forth on Exhibit "B" attached hereto and made a part hereof, to the extent such matters actually exist and affect the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's heirs, representatives, successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the reservations from and exceptions to conveyance and warranty referenced above.

Ad valorem taxes on the Property for the year 2019 and subsequent years are assumed by Grantee, taxes for 2019 having been prorated between Grantor and Grantee as of the date of the delivery of this deed.

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed" (the "Corrected Deed") dated June 5, 2019, and recorded in Document No. 19019328, Official Public Records of Hays County, Texas, to correct the following incorrect information: the Grantee was incorrectly referred to as "KYLE DEVELOPMENT PARTNERS, LLC, a Texas limited liability company", when it should have been described as "TEXAS REALTY/RETAIL PARTNERS, INC., a Texas corporation". Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Executed and delivered effective as of the 5th day of June, 2019.

GRANTOR:

MNT & S DEVELOPMENT, LTD.,
a Texas limited partnership

By: Caterham, Inc., a Texas corporation,
its General Partner

By:_____
Mark Shields, President

_____
MARK SHIELDS, TRUSTEE

TIPPETT FAMILY PARTNERSHIP, LTD.

By: Tippett Management, LLC, General Partner

By:_____
Name:_____
Title:_____

ACCEPTED AND AGREED TO:

TEXAS REALTY/RETAIL PARTNERS, INC.,
a Texas corporation

By:_____
Name:_____
Title:_____

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed" (the "Corrected Deed") dated June 5, 2019, and recorded in Document No. 19019328, Official Public Records of Hays County, Texas, to correct the following incorrect information: the Grantee was incorrectly referred to as "KYLE DEVELOPMENT PARTNERS, LLC, a Texas limited liability company", when it should have been described as "TEXAS REALTY/RETAIL PARTNERS, INC., a Texas corporation". Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

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GRANTOR:

MNT & S DEVELOPMENT, LTD.,
a Texas limited partnership

By: Caterham, Inc., a Texas corporation,
its General Partner

By:_____
Mark Shields, President

_____
MARK SHIELDS, TRUSTEE

TIPPETT FAMILY PARTNERSHIP, LTD.

By: Tippett Management, LLC, General Partner

By:_____
Name:_____
Title:_____

ACCEPTED AND AGREED TO:

TEXAS REALTY/RETAIL PARTNERS, INC.,
a Texas corporation

By:_____
Name: Robert W. McDonald III
Title: President

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed" (the "Corrected Deed") dated June 5, 2019, and recorded in Document No. 19019328, Official Public Records of Hays County, Texas, to correct the following incorrect information: the Grantee was incorrectly referred to as "KYLE DEVELOPMENT PARTNERS, LLC, a Texas limited liability company", when it should have been described as "TEXAS REALTY/RETAIL PARTNERS, INC., a Texas corporation". Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Executed and delivered effective as of the 5th day of June, 2019.

GRANTOR:

MNT & S DEVELOPMENT, LTD.,
a Texas limited partnership

By: Caterham, Inc., a Texas corporation,
its General Partner

By:_____
Mark Shields, President

_____
MARK SHIELDS, TRUSTEE

TIPPETT FAMILY PARTNERSHIP, LTD.

By: Tippett Management, LLC, General Partner

By: _____
Name: Joe W. Tippett
Title: Managing partner

ACCEPTED AND AGREED TO:

TEXAS REALTY/RETAIL PARTNERS, INC.,
a Texas corporation

By:_____
Name:_____
Title:_____

THE STATE OF TEXAS §
§
COUNTY OF Travis §

GLENNA MARIE KNOX
My Notary ID # 131631803
Expires July 5, 2022

The foregoing instrument was acknowledged before me this 16th day of ~~August~~ September, 2019, by Mark Shields, President of Caterham, Inc., a Texas corporation, as the General Partner of MNT & S Development, Ltd., a Texas limited partnership, on behalf of said entities.

Glenna Marit Knox
~~Notary Public for the State of~~ Texas

THE STATE OF TEXAS §
§
COUNTY OF Travis §

GLENNA MARIE KNOX
My Notary ID # 131631803
Expires July 5, 2022

The foregoing instrument was acknowledged before me this 16th day of ~~August~~ September, 2019, by Mark Shields, Trustee.

Glenna Marit Knox
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by _____, _____ of Tippett Management, LLC, a Texas limited liability company, General Partner of Tippett Family Partnership, Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by _____, _____ of Texas Realty/Retail Partners, Inc., a Texas corporation, on behalf of said corporation.

_____
Notary Public for the State of Texas

GLENNA MARIE KNOX
My Notary ID # 131631803
Expires July 5, 2022

THE STATE OF TEXAS §
§
COUNTY OF Travis §

The foregoing instrument was acknowledged before me this 16th day of ~~August~~ September, 2019, by Mark Shields, President of Caterham, Inc., a Texas corporation, as the General Partner of MNT & S Development, Ltd., a Texas limited partnership, on behalf of said entities.

Glenna Marie Knox
~~Notary Public for the State of~~ Texas

GLENNA MARIE KNOX
My Notary ID # 131631803
Expires July 5, 2022

THE STATE OF TEXAS §
§
COUNTY OF Travis §

The foregoing instrument was acknowledged before me this 16th day of ~~August~~ September, 2019, by Mark Shields, Trustee.

Glenna Marie Knox
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by _____, _____ of Tippett Management, LLC, a Texas limited liability company, General Partner of Tippett Family Partnership, Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this 26 day of ~~August~~ September, 2019, by Robert W Arendall III, President of Texas Realty/Retail Partners, Inc., a Texas corporation, on behalf of said corporation.

ANN F LOPEZ
My Notary ID # 5893045
Expires February 24, 2020

Ann F Lopez
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by Mark Shields, President of Caterham, Inc., a Texas corporation, as the General Partner of MNT & S Development, Ltd., a Texas limited partnership, on behalf of said entities.

_____
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by Mark Shields, Trustee.

_____
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF Bexar §

The foregoing instrument was acknowledged before me this 19th day of August, 2019, by Joe W. Tippett, Managing Partner of Tippett Management, LLC, a Texas limited liability company, General Partner of Tippett Family Partnership, Ltd., a Texas limited partnership, on behalf of said partnership.

ALICE G GALLEGOS
Notary ID #7565878
My Commission Expires
September 8, 2022

Alice G. Gallegos
Notary Public for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this ___ day of August, 2019, by _____, _____ of Texas Realty/Retail Partners, Inc., a Texas corporation, on behalf of said corporation.

_____
Notary Public for the State of Texas

Exhibits:

"A" - Description of Property
"B" – Permitted Exceptions

ADDRESS OF GRANTEE:

9811 South IH 35
Building 3, Suite 100
Austin, Texas 78744

Exhibit A

(Property)

Tract 1: Lot 1, of SEC FM 150-IH35, a Subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 72, Plat Records of Hays County, Texas.

Tract 2: Lot 2, of WARREN SUBDIVISION, a Subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 12, Plat Records of Hays County, Texas.

Tract 3: Being 7.027 acres of land, more or less, in the Z. HINTON SURVEY NO. 12, ABSTRACT NO. 200, situated in Hays County, Texas, being that same tract conveyed in Volume 2530, Page 318, of the Official Public Records of Hays County, Texas and as more particularly described by metes and bounds in Exhibit "A-1" attached hereto.

7.027 ac.
Z. Hinton Sur. No. 12 A-220
Hays County, Texas

Project No. 03-748
Field Book 335 Jan 14
Field Book 347 May 7

A DESCRIPTION OF A CERTAIN 7.027 ACRE TRACT OF LAND SITUATED IN THE Z. HINTON SURVEY NO. 12, ABSTRACT 200, IN HAYS COUNTY, TEXAS;

SAID 7.027 ACRE TRACT HERE DESCRIBED BEING ALL OF THAT CERTAIN 12.13 ACRE TRACT OF LAND CONVEYED BY ADOLPH HILL AND WIFE, EMMA HILL, TO MAX GARRETT BY WARRANTY DEED DATED MARCH 19, 1974 RECORDED IN VOLUME 266 AT PAGE 297 OF THE HAYS COUNTY DEED RECORDS, LESS AND EXCEPT THAT CERTAIN 5.250 ACRE TRACT OFF THE NORTHEAST SIDE OF SAID 12.13 ACRES CONVEYED BY MAX GARRETT TO CRAIG FULLER BY WARRANTY DEED DATED MARCH 24, 2003 RECORDED IN VOLUME 2184 AT PAGE 347 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS;

AND SAID 7.027 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS FROM SURVEYS PERFORMED UPON THE GROUND UNDER THE DIRECTION OF KENT NEAL MCMILLAN, REGISTERED PROFESSIONAL LAND SURVEYOR, 2104 PARAMOUNT AVENUE, AUSTIN, TEXAS, AS FOLLOWS:

Bearings of lines in the following description refer to Grid North of the Texas Coordinate System (South Central Zone, NAD83) as computed from GPS vectors. At the POINT OF BEGINNING described below, True Azimuth = Grid Azimuth + 0°33'13".

Distances in the following description (unless otherwise noted) are **Horizontal Surface Distances** in units of US Survey Feet computed using an average project Combined Grid Factor of 0.999899 (Surface Distance = Grid Distance / 0.999899);

Coordinates noted in the following description are in **US Survey Feet** and refer to the **Texas Coordinate System** (South Central Zone; NAD83) as determined by survey from NGS Horizontal Control Point "AUSTIN RRP CORS L1 PHASE CENTER", taking the same to have a position of 30°18'42.08789", 97°45'22.71327", NAD83 (CORS, 1996.0) as published by the National Geodetic Survey;

In the following description, **"Standard Rod and Cap"** denotes a Punchmark on a 2 in. Aluminum Cap stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341" (and numbered as noted) on a 5/8 in. Iron Rod;

EXHIBIT "A-1

"Standard Spike and Washer" denotes a 3/8 in. Steel Spike with a 2 in. Aluminum Washer stamped "KENT MCMILLAN, SURVEYOR, RPLS 4341" (and numbered as noted)

-oOo-

COMMENCING FOR REFERENCE at a Punchmark on a 2 in. Brass Tablet with Domed Center stamped "KENT MCMILLAN SURVEYOR, RPLS 4341" around Edge and "PC, 464+01.1, 304" in Center, set in a Concrete Driveway Pavement (Y=13906625.241, X=2325374.175) on the East line of the Right-of-way of Interstate Highway 35, same being the East line of that certain 17.103 acre tract of land designated as "Tract No. 1" conveyed by Adolph Hill et ux to the State of Texas for a Controlled Access Highway Facility by Warranty Deed dated July 2, 1959 recorded in Volume 178 at Page 280 of the Hays County Deed Records (HCDR), and noting that from said Point:

- a Standard Spike and Washer (also stamped "61") found in a Hole drilled in the Stub of a broken Concrete Right-of-way Marker (Y=13907325.904, X=2325030.754) on the West Right-of-way line of I.H. 35 at the intersection of the Southwest Right-of-way line of F.M. Highway 150 opposite Engineer's Centerline Station 457+68.6 (this and other Centerline Stations recited in the following being those shown on the Texas Highway Department Right-of-way Map of I.H. 35 dated April, 1958) bears N81°00'54"W, 225.00 ft.; N8°59'06"E, 638.50 ft.; and N81°00'54"W, 223.68 ft.;

- a Drill Hole in the Top Center of a Concrete Right-of-way Marker found (Y=13912536.135, X=2326765.169) on the East Right-of-way line of I.H. 35 opposite Engineer's Centerline Station 402+49.01 bears N81°00'54"W, 225.00 ft.; N8°59'06"E, 4449.45 ft.; N26°12'03"E, 1734.74 ft.; and S63°49'17"E, 170.00 ft.;

- a P-K Nail found in the Center of a broken Concrete Right-of-way Marker (Y=13912690.592, X=2326450.976) on the West Right-of-way line of I.H. 35 opposite Engineer's Centerline Station 402+49.01 bears N81°00'54"W, 225.00 ft.; N8°59'06"E, 4449.45 ft.; N26°12'03"E, 1734.74 ft.; and N63°49'17"W, 180.14 ft.;

- a Standard Rod and Cap (also stamped "114, FD ROW CM") in Concrete (Y= 13915450.185, X=2328199.116) previously set by the undersigned on the West Right-of-way line of I.H. 35 opposite Engineer's Centerline Station 370+00 (in the position in which he had earlier found a Concrete Right-of-way Marker subsequently destroyed by construction) bears N81°00'54"W, 225.00 ft.; N8°59'06"E, 4449.45 ft.; N26°12'03"E, 4982.89 ft.; and S63°47'57"E, 170.00 ft.;

- the Top Center of a Concrete Right-of-way Marker (Y=13906415.228, X=2324887.959) found on the West Right-of-way line of I.H. 35 opposite Engineer's

Centerline Tangent Station 466+90.6 bears N81°00'54"W, 225.00 ft.; S8°59'06"W, 283.40; and N81°00'54"W, 222.50 ft.;

- the Top Center of a Concrete Right-of-way Marker (Y=13907177.305, X=2325436.618) found on the East Right-of-way line of I.H. 35 opposite Engineer's Centerline Station 458+52.4 bears N81°00'54"W, 225.00 ft.; N8°59'06"E, 555.10 ft.; and S81°00'54"E, 200.46 ft.

- the Top Center of a damaged Concrete Right-of-way Marker (Y=13905707.997, X=2325267.346) found on the East Right-of-way line of I.H. 35 opposite Engineer's Centerline Station 473+49.61 bears N81°00'54"W, 225.00 ft.; S8°59'06"W, 471.52 ft.; S4°16'18"W, 471.52 ft.; and S85°46'56"E, 224.77 ft.,

- an Unmarked Point at Station 464+07.10, on the Engineer's Centerline for I.H. 35, the beginning of a 11,459.19 ft. radius curve (concave to the East) as shown on Texas Highway Department Right-of-way Map dated April, 1958 bears N81°00'54"W, 225.00 ft.;

- the Center of said 11459.19 ft. radius curve (Y=13904870.991, X=2336469.405) bears S81°00'56"E, 11234.19 ft.;

- and noting also that the positions of Concrete Right-of-way Markers found in the vicinity of the Engineer's Centerline Stations 495+00, 270.3 ft. Rt; and 497+00, 200 ft Rt. were judged to be so inconsistent with the above that were disregarded as evidence of the alignment of the Engineer's Centerline;

THENCE in a Southerly direction along the curving East line of the Right-of-way of I H 35, same being the East line of that certain 17.103 ac. tract of land designated as "Tract No. 1" conveyed by Adolph Hill et ux to the State of Texas for a Controlled Access Highway Facility by Warranty Deed dated July 2, 1959, recorded in Volume 178 at Page 280 HCDR, in a Southerly direction along a 11234.19 ft. radius curve (concave to the East) concentric with and 225.00 ft. distant from the above mentioned 11459.19 ft. radius curve in the Engineer's Centerline, S8°54'01"W, a chord distance of 33.02 ft. to a Standard Rod and Cap (also stamped "308") set in Concrete (Y=13906592.619, X=2325369.066) to mark the true common corner of Lots 1 and 2 of WARREN SUBDIVISION, a Subdivision according to the Plat recorded in Book 7 at Page 12 of the Hays County Plat Records (HCPR), noting that from this Rod and Cap set:

- a 1 in. Galvanized Iron Pipe found in Concrete bears S80°48'02"E, 0.72 ft. (said Pipe being taken for the original monument shown upon the record plat of WARREN SUBDIVISION as marking the common corner of Lots 1 and 2, but erroneously depicted as lying upon the true East Right-of-way line of I.H. 35), and

- a 1 in. Galvanized Iron Pipe found in Concrete marking the East common corner of Lots 1 and 2 bears S80°48'02"E, 246.76 ft.;

THENCE continuing along the true East line of the Right-of-way of I.H. 35 in a Southerly direction along a 11234.19 ft. radius curve (concave to the East) in the East Right-of-way line of I.H. 35, concentric with and 225.00 ft. distant from the above mentioned 11459.19 ft radius curve in the Engineer's Centerline for an arc distance of 450.19 ft., the chord of said arc bearing S7°40'05"W, 450.16 ft. to a Standard Rod and Cap (also stamped "307") set in Concrete (Y=13906146.531, X=2325309.005) to replace a short, 1/2 in. Iron Rod found (and replaced because it was deemed to be of insufficient stability) marking the South corner of Lot 2 of WARREN SUBDIVISION and Southwest Ell corner of that certain 12.13 acre tract of land conveyed by Adolph Hill et ux to Max Garrett by Warranty Deed dated March 19, 1974 recorded in Volume 266 at Page 297 HCDR, said Rod and Cap also marking the **POINT OF BEGINNING** of the land here described;

1) **THENCE** along a Northwest line of the 12.13 ac. Max Garrett tract, same being the Southeast line of land subsequently platted as Lot 2 of WARREN SUBDIVISION, **S82°07'56"E, 239.40 ft.** to an old 3/4 in. Iron Pipe found (Y=13906113.764, X=2325546.124) and taken for the same "iron stake" recited in the deed to Garrett as marking a re-entrant corner of the 12 13 ac., said Pipe marking also the Southeast corner of that certain 3.989 acre parcel designated as "Tract Two" conveyed by Adolph Hill et al. to Cromwell Company, James B. Hobbs, and Dillo, Inc. as described in Warranty Deed dated October 24, 1980 recorded in Volume 349 at Page 235 HCDR, said 3.989 acre parcel having been subsequently platted as WARREN SUBDIVISION according to the Plat recorded in Volume 7 at Page 12 HCPR, and noting that from said Pipe:

   - a 1-1/4 in. Iron Pipe found in Concrete marking the Northeast corner of Lot 1 of WARREN SUBDIVISION (although found to actually lie within the 80 ft. wide Right-of-Way of F.M. Highway 150) bears N8°36'23"E, 646.48 ft.,

2) **THENCE** along the West line of the 12.13 ac. Max Garrett tract, same being the East line of Lot 2 of WARREN SUBDIVISION, **N8°36'23"E, 277.12 ft.** to a Standard Rod and Cap (also stamped "225") found (Y=13906387.733, X=2325587.589) marking the West corner of that certain 5.125 ac. tract of land conveyed by Max Garrett to Craig Fuller by Warranty Deed dated March 24, 2003 recorded in Volume 2184 at Page 347 HCDR;

3) **THENCE** along the Southwest line of said 5.125 acre tract conveyed to Craig Fuller, **S46°51'28"E, 291.08 ft.** to a Standard Rod and Cap (also stamped "234");

4) **THENCE** continuing along the Southwest line of said 5.125 acres, **S46°51'28"E, 339.23 ft.** to a Standard Rod and Cap (also stamped "226") found marking the South corner of said 5.125 acre tract on the Northwest line of the 14.937 acre tract of land conveyed to the City of Kyle as described in Judgment entered September 25, 1970 in Cause No. 2182, City of Kyle, Texas v. Adolph Hill, et al, Proceedings in Eminent Domain in the County Court of Hays County, Texas, and recorded in Volume "G" at Page 318 of the Minutes of the County Court, same being the true Southeast line of the 12.13 acre Max Garrett tract, and noting that from said Rod and Cap found:

- an old 3/4 in. Iron Rod (Y=13906178.412, X=2326255.175) found on the Southwest line of the 80 ft. wide right-of-way of F.M. Highway 150 marking the East corner of the original 12.13 acre Max Garrett tract bears N43°08'32"E, 303.80 ft.,

- a Standard Rod and Cap (also stamped "220", previously set by the undersigned) found (Y=13906160.172, X=2326238.082) marking the recognized North corner of that certain 14.937 ac. tract of land conveyed to the City of Kyle as described in Judgment entered September 25, 1970 in Cause No. 2182, City of Kyle, Texas v. Adolph Hill, et al, Proceedings in Eminent Domain in the County Court of Hays County, Texas, and recorded in Volume "G" at Page 318 of the Minutes of the County Court, bears N43°08'32"E, 278.80 ft., and

5) **THENCE** along the Northwest line of said 14.937 ac. City of Kyle tract, a line previously resurveyed and marked upon the ground by the undersigned surveyor in January, 2003 as described in the exhibit prepared by the undersigned and attached to the deed to Craig Fuller recorded in Vol. 2184 at Pg.347 HCOPR, **S43°08'32"W, 465.77 ft.** to a Standard Rod and Cap (also stamped "222", previously set by the undersigned) found, set same in Concrete (Y=13905616.942, X=2325728.986), marking the true South corner of the 12.13 acre Max Garrett tract, noting that from said Rod and Cap:

- an old 1/2 in. Iron Rod found along a Wire Fence bears S61°34'07"E, 0.87 ft., said Rod being taken as marking the South corner of the Max Garrett tract as described in Deed recorded in Volume 266 at Page 297 HCDR (but found to be in slight conflict with the 14.937 ac. City of Kyle tract described in the above Judgment recorded in Volume "G" at Page 318 of the Minutes of the County Court);

6) **THENCE** along the Southeast line of the 12.13 acre Max Garrett tract, **N61°34'07"W,**

- at 509.80 ft. passing an old 1/2 in. Galvanized Iron Pipe taken for original "iron stake" recited as marking the Southwest corner of the Max Garrett tract as described in Vol. 266 at Page 297 HCDR and the same Pipe shown as marking the Northwest corner of Lot 1 of KYLE T.D.C. PRE-RELEASE FACILITIES SUBDIVISION NO.1 according to the plat recorded in Book 5 at Page 39 HCPR (although found to not actually be on the curving East line of Interstate Highway 35),

in all for a total distance of **510.64 ft.** to a Standard Rod and Cap No. 306 (Y=13905860.039, X=2325279.976) set in Concrete to mark a point on the curving East line of the right-of-way of Interstate Highway 35, 225.00 ft. distant from a 11459.19 ft. radius curve in the Engineer's Centerline for said highway, and the true Southwest corner of the 12.13 acre Max Garrett tract, noting that from said Rod and Cap:

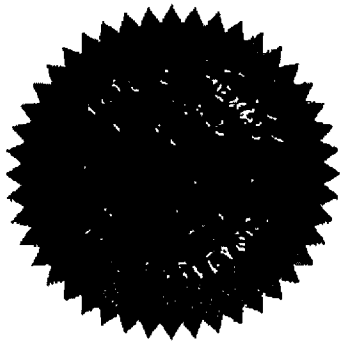
- the Center of said curve bears S84°56'55"E, 11,234.19 ft.;

7) **THENCE** in a Northerly direction along a 11234.19 ft. radius curve in the East line of Interstate Highway 35 concentric with the above mentioned curve in the Engineer's Centerline, for an arc distance of 288.00 ft. to the **POINT OF BEGINNING**, the chord of said arc bearing **N5°47'09"E, 287.99 ft.**;

CONTAINING in all 7.027 acres of land within the above described metes.

I, Kent Neal McMillan, a Registered Professional Land Surveyor, hereby certify that the above is a true and correct representation of the results of an actual survey performed upon the ground under my direction, completed May 19, 2004.

Witness my hand and seal of registration
June 26, 2004



Kent Neal McMillan
Registered Professional Land Surveyor
No. 4341
2104 Paramount Avenue, Austin TX 78704
Telephone (512) 445-5441

Exhibit B

(Permitted Exceptions)

1. Restrictive covenants of record in Volume 19, Page 72, Plat Records (as to Tract 1), and Document No. 2016-16001522 (as to all Tracts), Official Public Records of Hays County, Texas.

2. Rights of tenants in possession under unrecorded leases or rental agreements.

3. 15' public utility easement dedicated adjacent to all street right-of-ways, as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

4. 10' public utility easement along the northern portion of the western property line, as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

5. 20' and widening to 30' public utility easement along the northern property line(s), as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

6. 20' public utility easement along the southeastern property line(s), as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

7. 20' public utility easement along the eastern portion of the southern property line(s), as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

8. 30' x 30' shared private access easement along the eastern front property line(s), as recorded in Volume 19, Page 72, Plat Records of Hays County, Texas. (as to Tract 1)

9. 15' public utility easement along the east, south and west property line(s), as recorded in Volume 7, Page 12, Plat Records of Hays County, Texas. (as to Tract 2)

10. 25' building set-back line along the west property line(s), as recorded in Volume 7, Page 12, Plat Records of Hays County, Texas. (as to Tract 2)

11. Easement executed by Max W. Garrett a.k.a Max Garrett to the City of San Antonio, dated October 9, 1997, recorded in Volume 2184, Page 24, Official Public Records of Hays County, Texas. (as to Tract 1)

12. Easement executed by Adolph Hill, Marvin Hill and Leroy Hill, to Plum Creek Conservation District of Lockhart, Texas, dated February 27, 1967, recorded in Volume 216, Page 60, Deed Records of Hays County, Texas. (as to Tract 2)

13. Easement executed by The Tippett Family Partnership a/k/a Tippett Family Limited Partnership to the City of Kyle, dated June 15, 2015, recorded in Volume 5315, Page 892, Official Public Records of Hays County, Texas. (as to Tract 3)

14. Easement executed by The Tippett Family Partnership a/k/a Tippett Family Limited Partnership to the City of Kyle, dated July 26, 2018, recorded in Document No. 18027710, Official Public Records of Hays County, Texas. (as to Tract 3)

15. Easement executed by J. T. Cleveland and wife, Josie Cleveland to Texas Power & Light Company, dated October 31, 1927, recorded in Volume 94, Page 481, Deed Records of Hays County, Texas. (as to Tracts 1 and 2)

16. Easement executed by Adolph Hill and wife, Emma K. Hill, to Plum Creek Conservation District of Lockhart, Texas, dated February 27, 1967, recorded in Volume 216, Page 59, Deed Records of Hays County, Texas. (as to Tracts 1 and 2)

17. Easement granted in Decree entered in Cause No. 2182, in the County Court of Hays County, Texas, styled, "City of Kyle vs. Adolph Hill, et al" as set out in Volume G, Page 318, of the Minutes of the County Court of Hays County, Texas. (as to all Tracts)

18. Easement executed by Adolph Hill and Emma Hill, husband and wife, to the City of Kyle, dated October 30, 1975, recorded in Document No. 9909567, Official Public Records of Hays County, Texas. (as to all Tracts)

19. Terms, Conditions, and Stipulations in that certain unrecorded Lease Agreement as evidenced by Unilateral Memorandum of Lease Agreement by and between Tippett Family Partnership, Lessor, and The Lamar Companies, Lessee, dated February 8, 2006, and recorded in Volume 3746, Page 831, Official Public Records of Hays County, Texas. (as to Tract 3)

20. Terms, Conditions, and Stipulations in that certain Declaration of Covenants, Conditions and Restrictions and Shared Access Easement Agreement, recorded in Document No. 2016-16001522, Official Public Records of Hays County, Texas. (as to all Tracts)

21. Terms, Conditions, and Stipulations in that certain Assignment and Bill of Sale, by and between MNT & S Development Ltd., a Texas limited partnership and MGCC Texas Enterprises, LLC, as recorded in Document No. 2016-16001561, Official Public Records of Hays County, Texas. (as to all Tracts)

22. Oil, Gas and Mineral Lease dated February 20, 1947 between Adolph Hill and wife, Emma Hill, as Lessor, and John Clifford, as Lessee, recorded in Volume 113, Page 547, Deed Records of Hays County, Texas, together with all rights incident thereto. (as to all Tracts)

23. Undivided interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto the Federal Land Bank of Houston in deed to Adolph Hill, dated August 19, 1938, and recorded in Volume 117, Page 152, Deed Records of Hays County, Texas. (as to all Tracts)

24. Subject property lies within the boundaries of Plum Creek Conservation District and may be subject to taxes or special assessments as provided by law.

25. Subject property lies within the boundaries of Plum Creek Ground Water Conservation District and may be subject to taxes or special assessments as provided by law.

26. Subject property lies within the boundaries of Edwards Underground Water bb. District and may be subject to taxes or special assessments as provided by law.

27. Encroachment and/or protrusion of fences into or outside the boundary lines of subject property, together with any assertion of ownership of land lying between said fences and the boundary lines of subject property, as shown on Survey dated June 26, 2004, prepared by Kent Neal McMillan, Registered Professional Land Surveyor No. 4341. (as to Tract 3)

28. Location of sewer lines traversing the eastern property of subject property, within the boundary of subject property and being situated outside any designated easement, together with all easement rights appurtenant thereto, as shown on Survey dated June 26, 2004, prepared by Kent Neal McMillan, Registered Professional Land Surveyor No. 4341. (as to Tract 3)

29. Location of overhead electric lines and poles along the west property line, within the boundary of subject property and being situated outside any designated easement, together with all easement rights appurtenant thereto, as shown on Survey dated June 26, 2004, prepared by Kent Neal McMillan, Registered Professional Land Surveyor No. 4341. (as to Tract 3)

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19035759 DEED
10/03/2019 11:17:50 AM Total Fees: $94.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

Franchise Tax Account Status

As of : 04/05/2024 10:42:42

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

TEXAS REALTY/RETAIL PARTNERS, INC.	
Texas Taxpayer Number	17426088492
Mailing Address	9811 S INTERSTATE 35 BLDG STE 100 AUSTIN, TX 78744-7901
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	07/31/1991
Texas SOS File Number	0120133400
Registered Agent Name	ROBERT W MCDONALD III
Registered Office Street Address	9811 S IH 35, BLDG. 3, STE. 100 AUSTIN, TX 78744

Planning and Zoning Commission Regular Meeting

DEPARTMENT: Planning Department

FROM: Kaela Sharp, Senior Planner

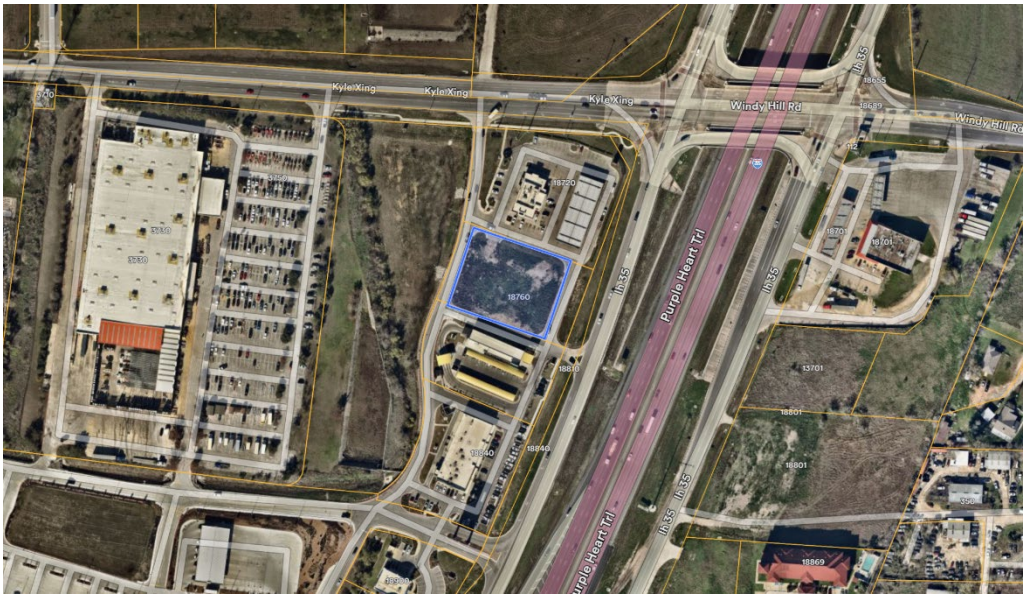
MEETING: Tuesday, April 23, 2024

SUBJECT:

Consider a request to construct an approximately 6,587-square-foot bank located at 18760 IH-35. Security Service Federal Credit Union - Conditional Use Permit (CUP-24-0102)

SUMMARY:

The applicant seeks to construct an approximately 6,587-square-foot bank located at 18760 IH-35 in the Dry River District. The site is located on the Southbound I-35 Frontage Road. The façade consists primarily of stone veneer, concrete tilt panel, and stucco with appropriate architectural details to complement the design.



OPTIONS:

Approve, approve with recommendations, or deny.

RECOMMENDATION:

Staff has found this request to be compliant with the I-35 Overlay and recommends approval.

FISCAL IMPACT:

N/A

STAFF CONTACT:

Name: Kaela Sharp
Title: Senior Planner
Email: ksharp@cityofkyle.com
Phone: 512-377-1458

CUP-24-0102

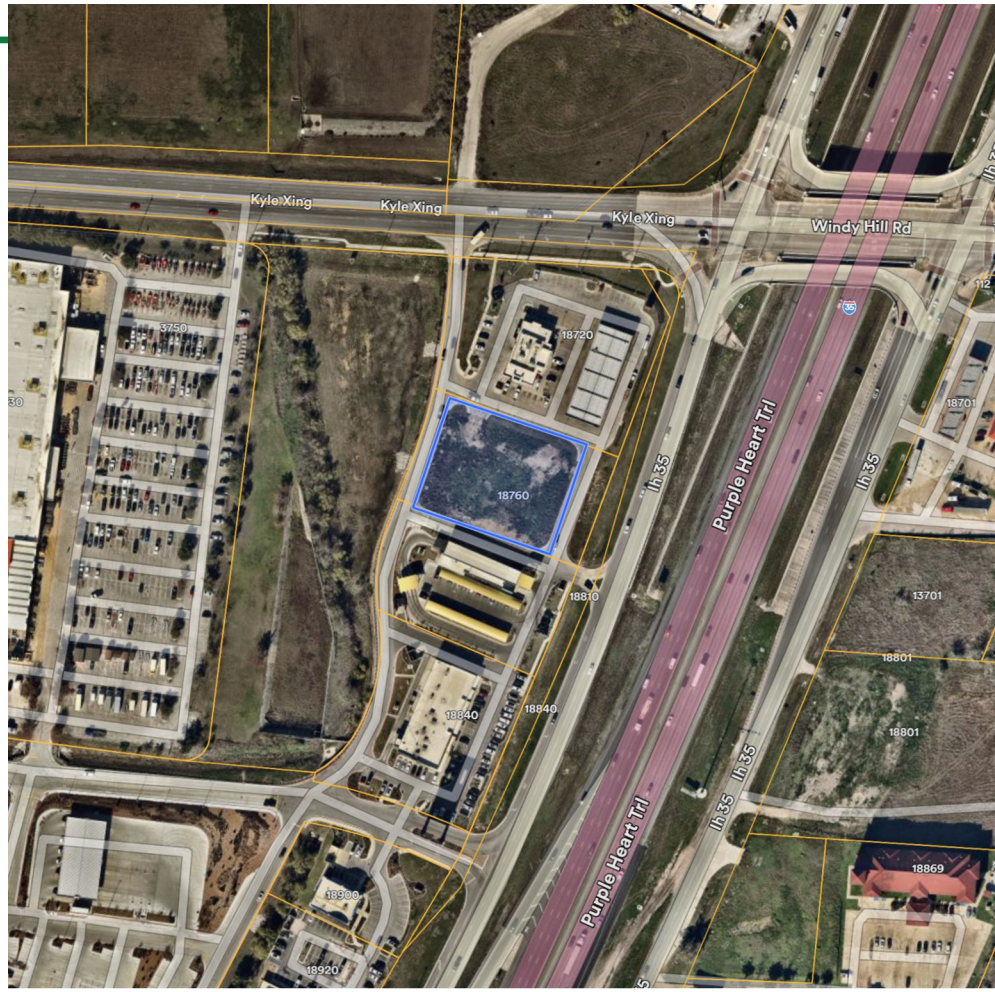
Security Service Federal Credit Union

18760 IH-35

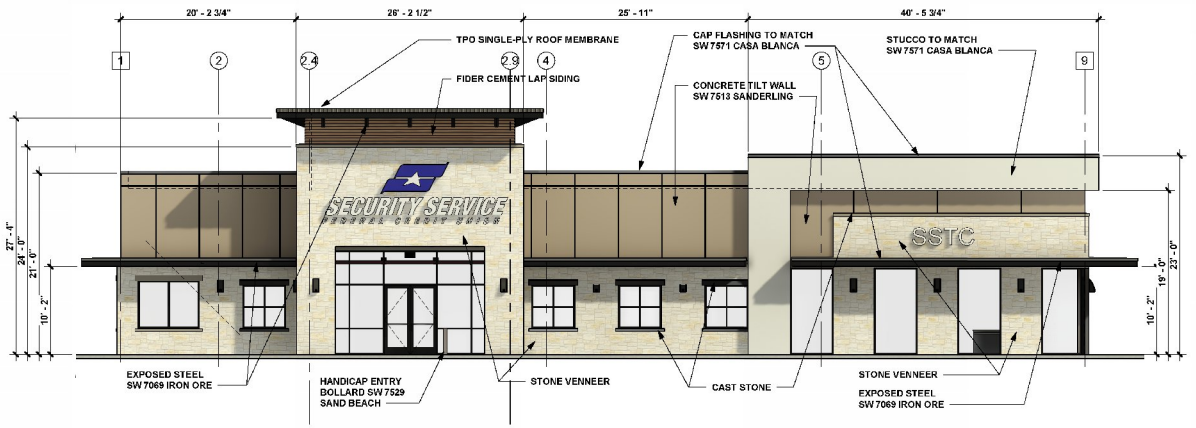
Planning Department

Summary of Request

- Applicant seeks to construct approx. 6,587 sq. ft. bank building at 18760 IH-35
- Materials consist primarily of stone veneer, concrete tilt panel, and stucco
- Appropriate architectural features accent the building



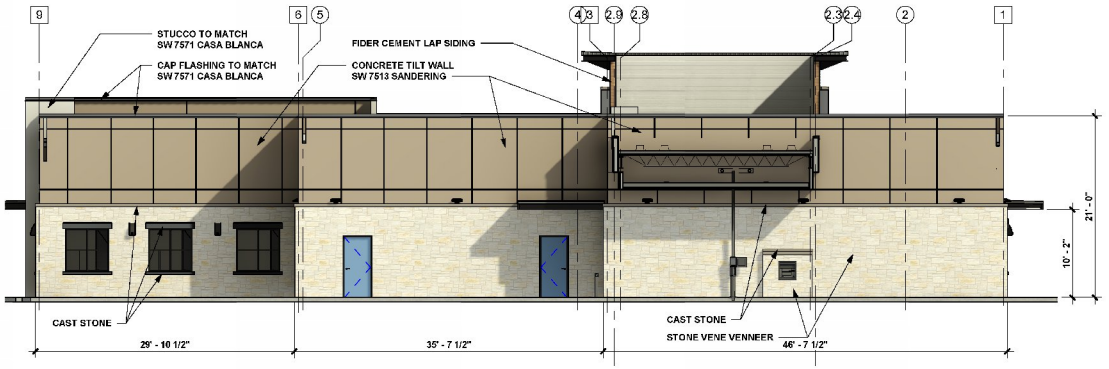
SSFCU CUP



STONE VENEER:	40%
CONCRETE TILT PANEL:	30%
STUCCO:	5%
WOOD:	2%
GLAZING:	23%
	100%

1 EE1 SOUTH ELEVATION

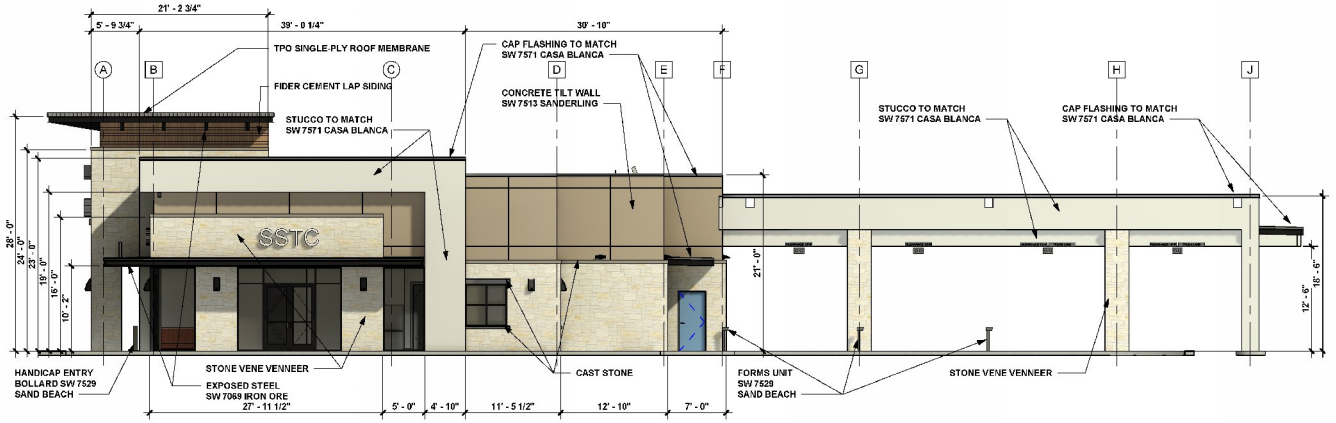
SCALE: 1/8" = 1'-0"



STONE VENEER:	50%
CONCRETE TILT PANEL:	45%
GLAZING:	5%
	100%

2 EE1 NORTH ELEVATION

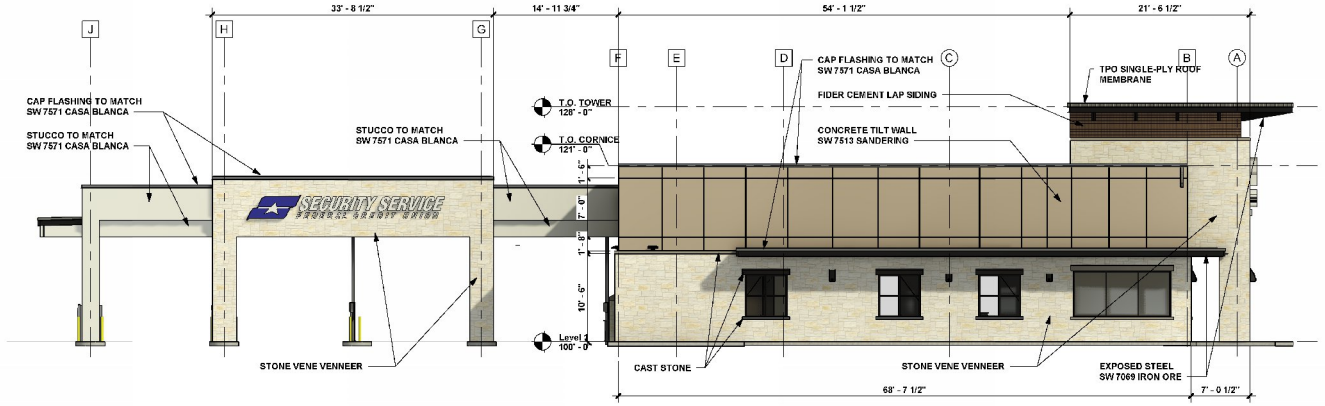
SCALE: 1/8" = 1'-0"



STONE VENEER:	45%
CONCRETE TILT PANEL:	30%
STUCCO:	13%
WOOD:	2%
GLAZING:	10%
	100%

3 EE1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

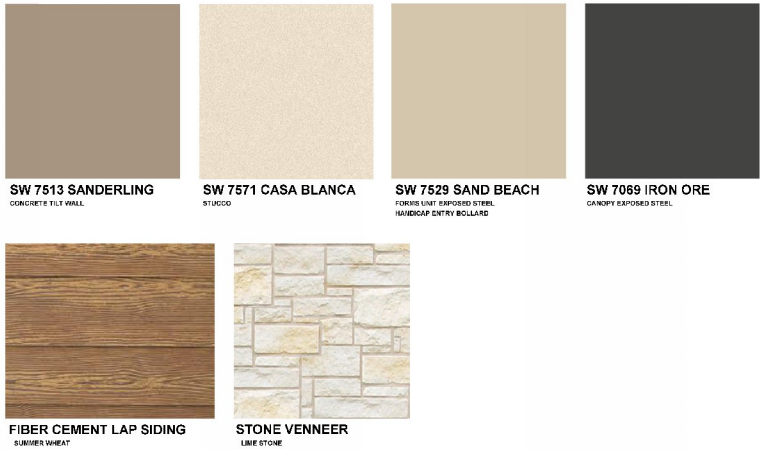


STONE VENEER:	50%
CONCRETE TILT PANEL:	30%
STUCCO:	8%
WOOD:	2%
GLAZING:	10%
	100%

4 EE1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

2 EE1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EE1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

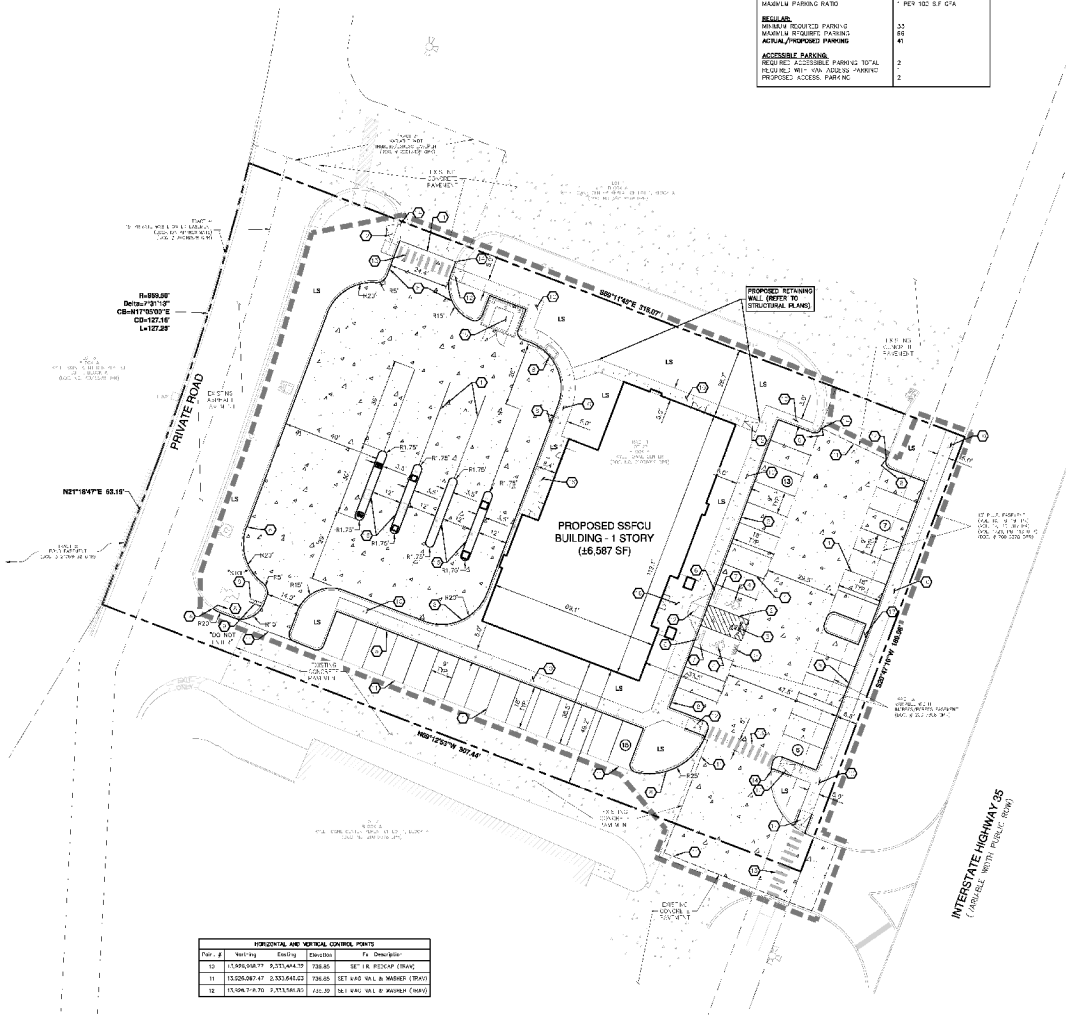
GLAZING: 10%
100%

5 EE1 3D RENDERING
SCALE:

EE1 ELEVATION EXHIBIT
SSFCU - Kyle

02/20/24 1/8" = 1'-0" PROJECT NO:22020

LUNA ARCHITECTURE
16403 Huebner Road, San Antonio, TX 78248 . Tel. 210.340.2400 . lunaarchitecture.com



SITE / PARKING SUMMARY TABLE	
BUILDING USE	RETAIL
GROSS FLOOR AREA (SQ. FT.)	6,587 SF
PARKING STORAGE STANDARDS:	
MINIMUM PARKING RATIO	1 PER 200 S.F. GFA
MAXIMUM PARKING RATIO	1 PER 100 S.F. GFA
REGULAR:	
MINIMUM REQUIRED PARKING	33
MAXIMUM ALLOWED PARKING	66
ACTUAL/PROPOSED PARKING	41
ACCESSIBLE PARKING:	
REQUIRED ACCESSIBLE PARKING TOTAL	2
REQUIRED VAN ACCESS PARKING	1
PROPOSED ACCESS. PARKING	2

HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Point Description
10	13,926,058.77	2,333,464.79	736.85	SET 1/2 REBAR (TRAV)
11	13,926,087.47	2,333,648.03	736.65	SET MAG NAIL & WASHER (TRAV)
12	13,926,7?.70	2,333,?86.80	741.39	SET MAG NAIL & WASHER (TRAV)

LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:
LOT 2, RYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF RYLE TOWNE CENTER REPLAT OF LOT 1 & BLOCK A, CITY OF KYLE, TEXAS (DOC. NO. 19034990 PR) (1.047 ACRES)

ADDRESS:
18768 INTERSTATE HIGHWAY 35
KYLE, TX 78640

SCALE: 1"= 20'
0' 20' 40' 80'

LEGEND

- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- (5) PARKING SPACE COUNT
- ADA ACCESSIBLE ROUTE
- HEAVY-DUTY CONCRETE PAVEMENT (REF: DETAIL ON SHEET)
- LS LANDSCAPE AREA (REFER TO LANDSCAPE ARCHITECT)

KEYED NOTES

1. 4" WIDE WHITE STRIPING (TYPICAL)
2. PAINTED ISLAND (REF: D1.43 FOR DTL)
3. PAINTED "NO PARKING" (CMM A, 11 11 13, 6 - 12" WIDE STROKE, CENTERED ON "NO PARKING" SPACE PAINT AS ACCESSIBLE PARKING SYMBOL.
4. ACCESSIBLE PARKING SYMBOL (REF: D1.43 FOR DTL)
5. VAN ACCESSIBLE PARKING SYMBOL (FOR REFERENCE ONLY - NOT TO BE PAINTED ON GROUND)
6. ACCESSIBLE PARKING SIGNAGE (REF: D1.43 FOR DTL)
7. WHITE LABEL (REF: D1.43 FOR DTL)
8. STANDARD 6" CURB (REF: D1.43 FOR DTL)
9. LIGHT DUTY SIDEWALK (REF: D1.43 FOR DTL)
10. CONCRETE SIDEWALK (REF: D1.43 FOR DTL)
11. CONCRETE / CONCRETE PAVEMENT JUNCTURE (REF: D1.43 FOR DTL)
12. ACCESSIBLE SIDEWALK RAMP (REF: D1.43 FOR DTL)
13. FLUSH CURB CROSSWALK (REF: D1.43 FOR DTL)
14. TIE NEW CURB TO EXISTING CURB (CURB SHALL MATCH HEIGHT AND TYPE OF CURB AT CONNECTION)
15. CONCRETE FLUME (REFER TO STRUCTURAL PLAN FOR DETAIL)
16. REFER TO ARCHITECT PLANS FOR SIDEWALKS, STEPS, ADJACENT TO BUILDINGS AND PLANTER AREA, ETC.
17. CONCRETE CURB (REF: D2.10 FOR DTL)
18. ACCESSIBLE RAMP (REF: D1.45 FOR TYP.)

NOTE

SEE SHEET CO.10 FOR ADDITIONAL GENERAL NOTES

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
2. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO IT'S ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, LIGHTS, TRAFFIC SIGNALS, SIGNAGE, STRIPING, ETC.
4. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE PLANS AS SHOWN, PLACEMENT LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND GENERAL INFORMATION.
7. CONCRETE DRIVEWAY SHALL BE CONSTRUCTED TO PROPERTY LINES, UNLESS OTHERWISE NOTED.
8. ALL ISLANDS ARE CURBED (IN 150 OF-STREET NOTED).

NO.	REVISION	DATE
NO.	REVISION	DATE

"THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES" UNDER THE AUTHORIZATION OF TAYLOR GLENN DAWSON, P.E. #126587.

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS REGISTERED ENGINEERING FIRM F-2566 | TEXAS REGISTERED SURVEYING FIRM LSC000

SSFCU - KYLE, TEXAS
18768 INTERSTATE HIGHWAY 35 - KYLE, TEXAS
DIMENSIONAL CONTROL PLAN AND PAVING PLAN

VICINITY MAP (N.T.S.)

LANDSCAPE ORDINANCE COMPLIANCE

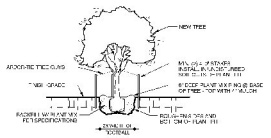
1. **TOTAL LANDSCAPE AREA**
   - TOTAL SITE AREA: 58,664 SF
   - x 15% = TOTAL LANDSCAPE AREA REQUIRED: 8,799.6 SF
   - TOTAL LANDSCAPE AREA PROVIDED: 11,782 SF (20%)
   - TOTAL LANDSCAPE AREA REQUIRED x 35% = FRONT YARD LANDSCAPE AREA REQUIRED: 3080 SF
   - FRONT YARD LANDSCAPE AREA PROVIDED: 3547 SF (40.3%)

2. **TOTAL TREES AND SHRUBS**
   - TOTAL LANDSCAPE AREA REQUIRED = 8,799.6 SF (2) TREES PER 600 SF: 30 TREES
   - TOTAL TREES PROVIDED: 30 TREES
   - TOTAL LANDSCAPE AREA REQUIRED = 8,799.6 SF (4) SHRUBS PER 600 SF: 60 SHRUBS
   - TOTAL SHRUBS PROVIDED: 60 SHRUBS

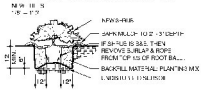
3. **SCREENING OF SURFACE PARKING**
   PROVIDED AS REQUIRED

TREE PRESERVATION ORDINANCE COMPLIANCE

THERE ARE NO EXISTING PROTECTED TREES ON THE PROJECT SITE.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

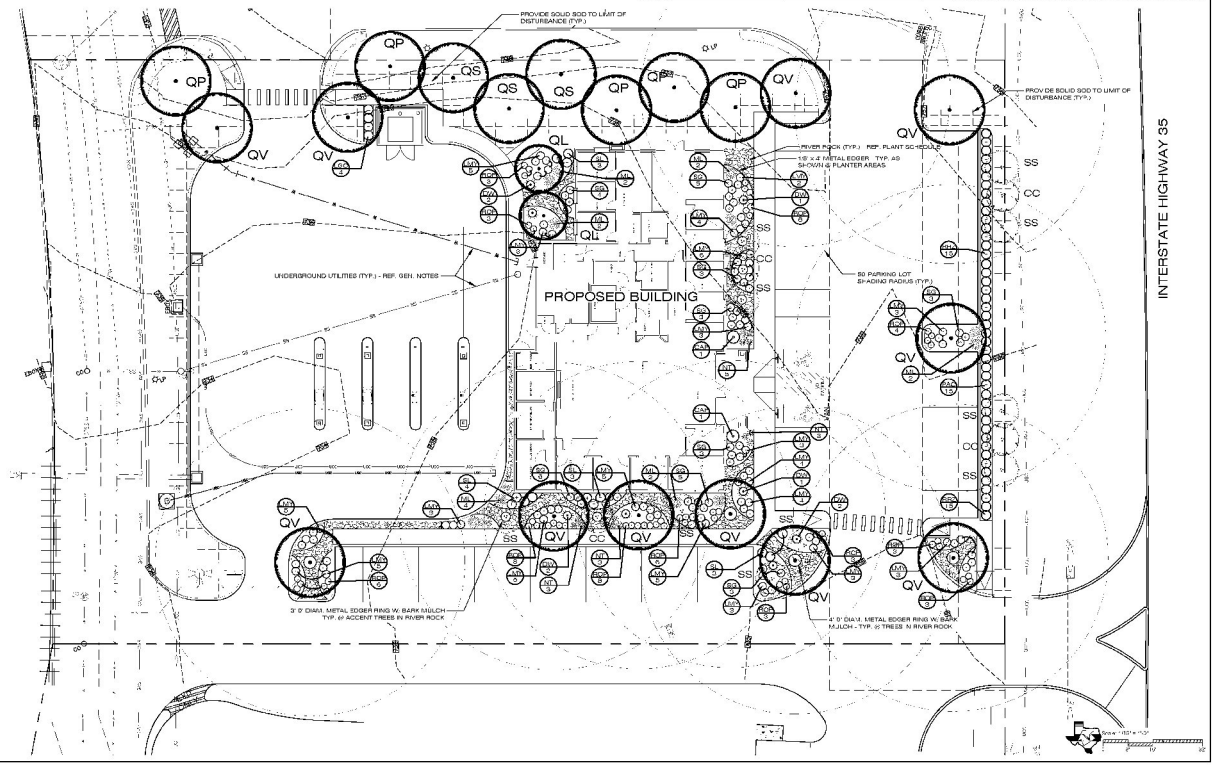
GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL LANDSCAPING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN TI C.I.D. PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL, EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNERS REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY- INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES A" NO ADDITIONAL COST TO THE OWNER.

PLANT SCHEDULE — SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	Cercis canadensis var. Texana	TEXAS REDBUD	-	2" CA.		DECIDUOUS- MULTI-TRUNKED
QL	Quercus laceyi	LACY OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / S NGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
QP	Quercus polymorpha	MONTERREY OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS						
CAP	Caesalpinia pulcherrimma	RED BIRD OF PARADISE	-	5 GAL		ACCENT - PLANT AS SHOWN
DW	Dasylirion wheeleri	SOTOL		5 GAL		ACCENT - PLANT AT AS SHOWN
LSG	Leucophyllum frinescens 'Gn. Cloud'	'GREEN CLOUD' CENIZO		5 GAL		EVERGREEN / PLANT AT 4'-0" O.C.
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD LANTANA	-	1 GAL		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL		ACCENT - PLANT AS SHOWN
NT	Nassella tenuissima	INDIAN FEATHER GRASS		1 GAL		ACCENT - PLANT AS SHOWN
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO	-	5 GAL		EVERGREEN / PLANT AT 3'-0" O.C.
ROP	Rosmarinus officinalis Prostrata	PROSTRATE ROSEMARY	-	1 GAL		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL		EVERGREEN / PLANT AT 3'-0" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE		5 GAL		EVERGREEN / PLANT AT 3'-0" O.C.
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419	'419' HYBRID BERMUDAGRASS			SOLID SOD	SEE SPECIFICATIONS
		3" - 4" TEXAS BLEND' RIVER ROCK	-			APPLY TO 2" DEPTH OVER COMPACTED FLEXGRADE W/ GEO TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FIL. UNDER ADJACENT SHRUBS



HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING
11443 W. Interstate 10, Suite 700
San Antonio, Texas 78230
210.824.9534 jbellmyer@horizondesign.studio

REGISTERED LANDSCAPE ARCHITECT JOSHUA BELLMYER 2415 STATE OF TEXAS

03.21.24

OWNER
SECURITY SERVICE FEDERAL CREDIT UNION

15000 IH 10 WEST
San Antonio, TX 78244

PROJECT
SECURITY SERVICE FEDERAL CREDIT UNION

18760 INTERSTATE HI, 35
KYLE, Texas 78640

REVISIONS:
1. City Comments 02/21/24
2. City Comments 03/21/24

PROJECT NUMBER
2024-017

Drawn By: cd
Checked By: jb

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L1.0

Issue Date:
January 30 2024

Staff Analysis

- Staff has found this request to be compliant with the I-35 Overlay and recommends approval.

SSFCU CUP

LUNA
ARCHITECTURE

March 12, 2024

To: Will Atkinson
Director of Planning
100 W Center Street
Kyle, Texas 78640

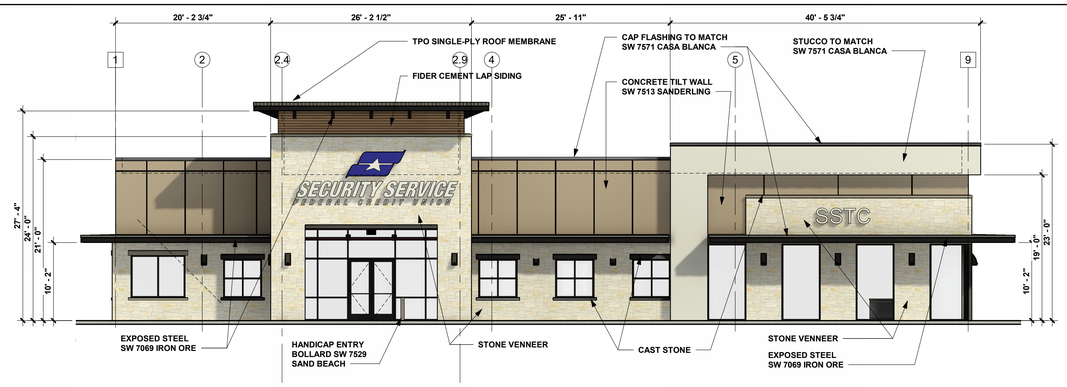
Cc: File

RE: Security Service Federal Credit Union
(Summary Request Letter)
18760 IH 35
Kyle, TX
LA Project No. 2022020

We would like to request that the following elevation exhibit be reviewed and approved for compliance with the IH35 Overlay district. We have uploaded the following requested attachments for approval.

Sincerely,

Jason Feuge
Project Manager
Luna Architecture



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1 EE1 SOUTH ELEVATION

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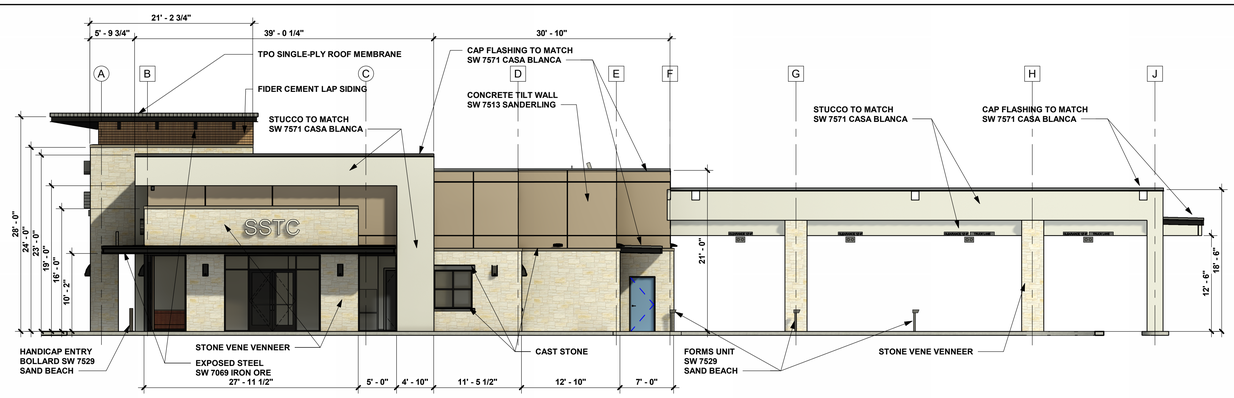

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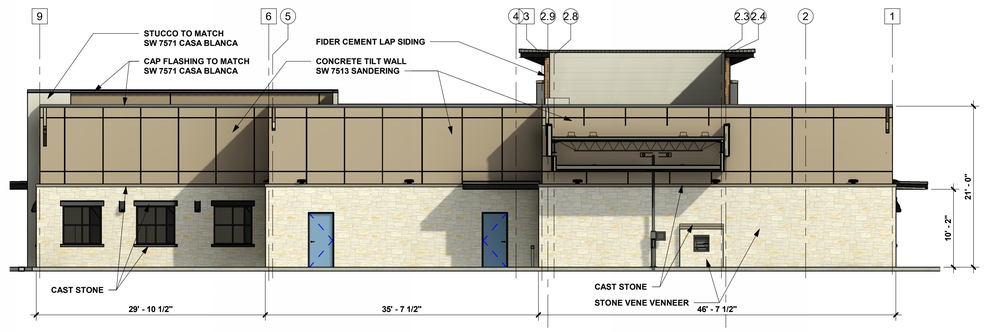

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2 EE1 NORTH ELEVATION

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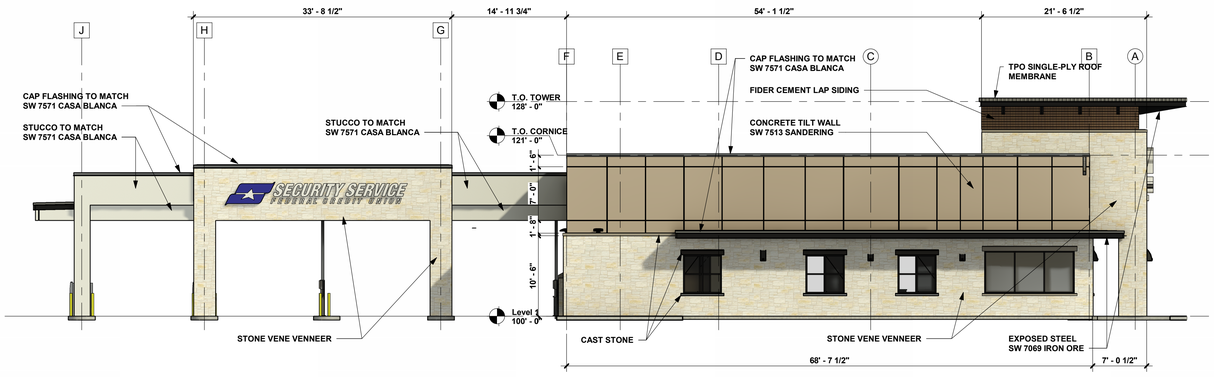

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4 EE1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

SW 7513 SANDERLING
CONCRETE TILT WALL

SW 7571 CASA BLANCA
STUCCO

SW 7529 SAND BEACH
FORMS UNIT EXPOSED STEEL
HANDICAP ENTRY BOLLARD

SW 7069 IRON ORE
CANOPY EXPOSED STEEL

FIBER CEMENT LAP SIDING
SUMMER WHEAT

STONE VENNEER
LIME STONE

5 EE1 3D RENDERING

SCALE:

EE1 ELEVATION EXHIBIT

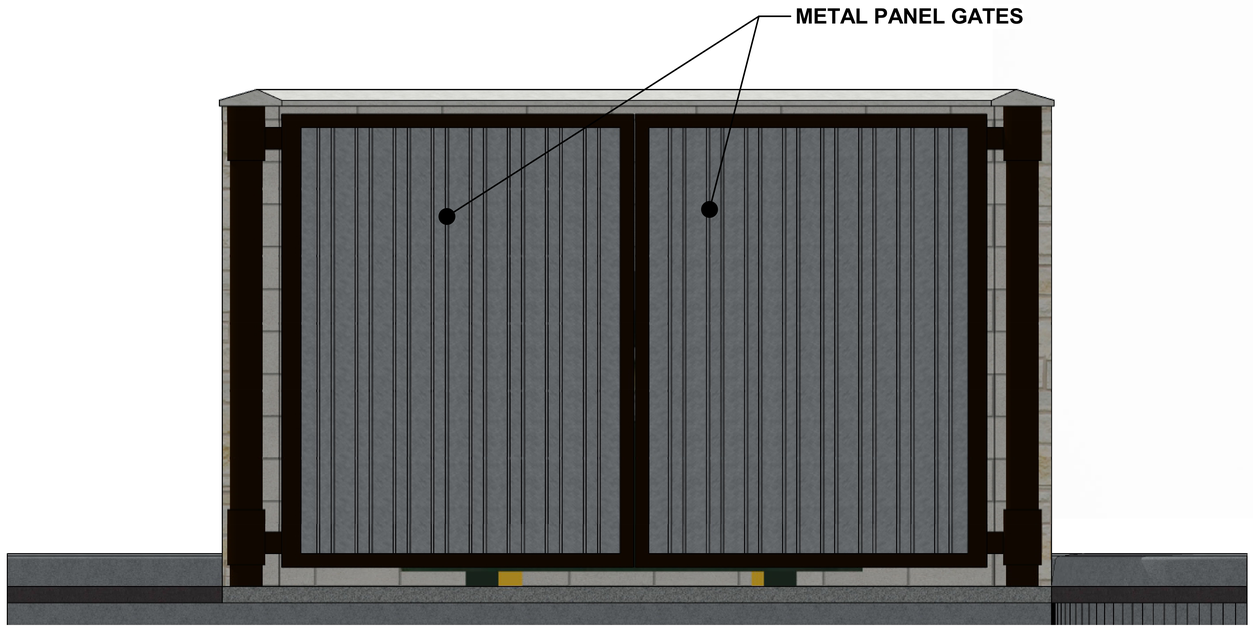
SSFCU - Kyle

1/8" = 1'-0"

02/20/24 PROJECT NO:22020

LUNA ARCHITECTURE
16403 Huebner Road, San Antonio, TX 78248 . Tel. 210.340.2400 . lunaarchitecture.com

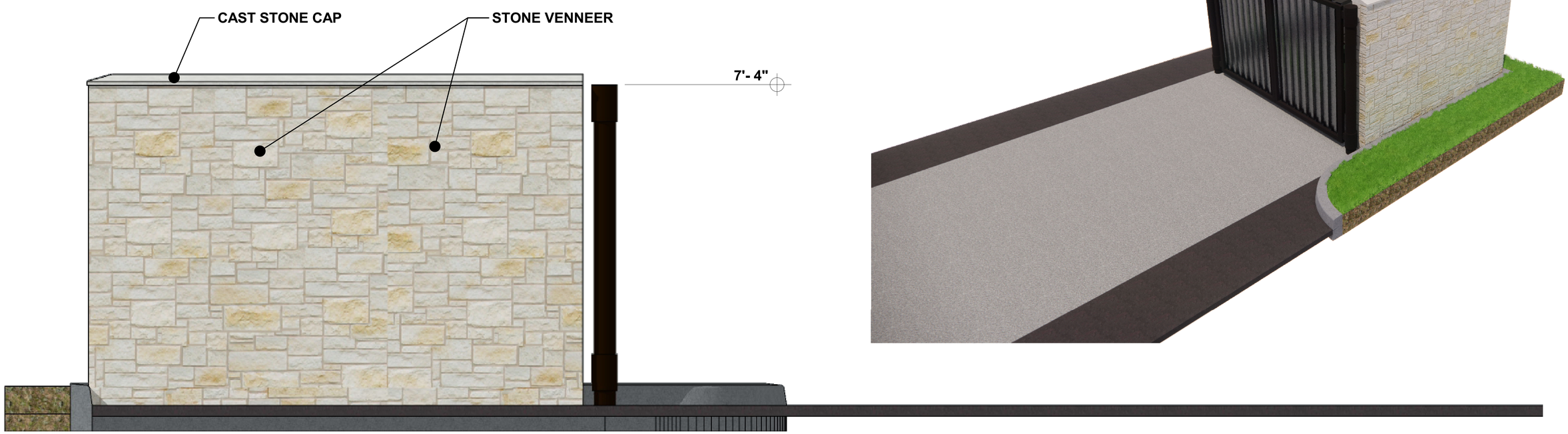
2/20/2024 9:16:44 AM
SSFCU - Kyle



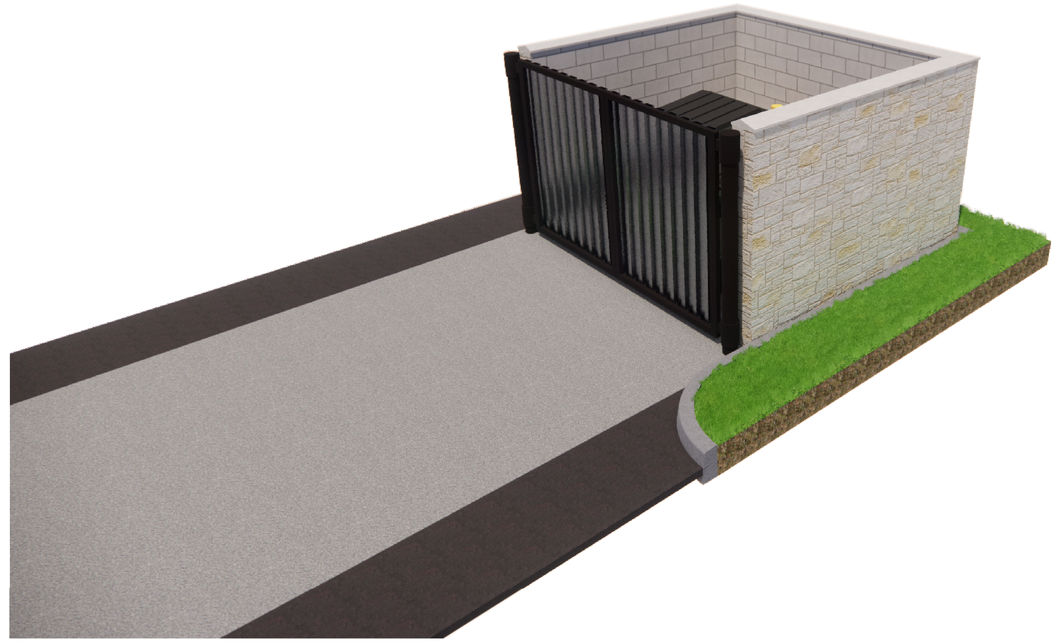
DUMPSTER ENCLOSER - FRONT VIEW

STONE VENNEER

LIME STONE



DUMPSTER ENCLOSER - SIDE VIEW



EE-2 DUMPSTER ENCLOSER

SSFCU - Kyle

04/04/24 PROJECT NO:22020

LUNA ARCHITECTURE
16403 Huebner Road, San Antonio, TX 78248 . Tel. 210.340.2400 . lunaarchitecture.com

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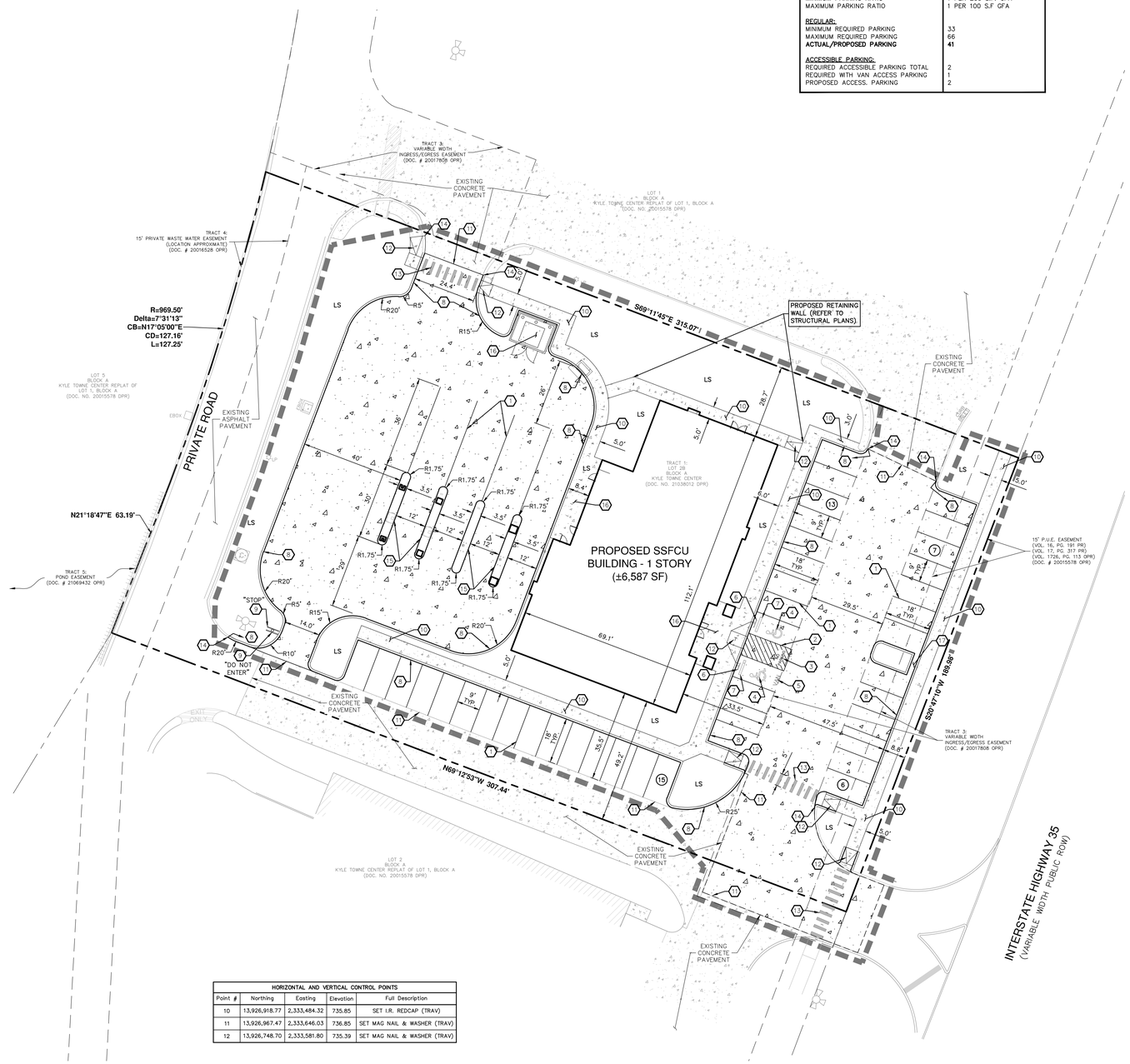
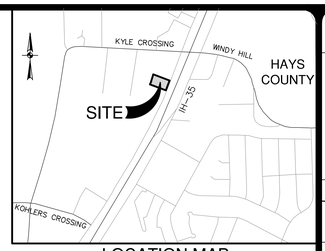
MINIMUM REQUIRED PARKING	33
MAXIMUM REQUIRED PARKING	66
ACTUAL/PROPOSED PARKING	**41**
ACCESSIBLE PARKING:	
REQUIRED ACCESSIBLE PARKING TOTAL	2
REQUIRED WITH VAN ACCESS PARKING	1
PROPOSED ACCESS. PARKING	2



HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
10	13,926,918.77	2,333,484.32	735.85	SET I.R. REDCAP (TRAV)
11	13,926,967.47	2,333,646.03	736.85	SET MAG NAIL & WASHER (TRAV)
12	13,926,748.70	2,333,581.80	735.39	SET MAG NAIL & WASHER (TRAV)



LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 2, KYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, CITY OF KYLE, TEXAS (DOC. NO. 22034290 PR) (1.347 ACRES)

ADDRESS:
18760 INTERSTATE HIGHWAY 35
KYLE, TX 78640

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- (5) PARKING STALL COUNT
- ADA ACCESSIBLE ROUTE
- HEAVY-DUTY CONCRETE PAVEMENT (RE: C1.40 FOR DTL)
- LS LANDSCAPE AREA (REFER TO LANDSCAPE ARCHITECT)

KEYED NOTES

1. 4" WIDE WHITE STRIPING (TYPICAL)
2. PAINTED ISLAND (REF: C1.40 FOR DTL)
3. PAINTED WORD "NO PARKING" (CAPITAL LETTERS – 12" MIN. WIDE STROKE, CENTERED ON THE AISLE) SAME PAINT AS ACCESSIBLE PARKING SYMBOL
4. ACCESSIBLE PARKING SYMBOL (REF: C1.40 FOR DTL)
5. VAN ACCESSIBLE PARKING SYMBOL (FOR REFERENCE ONLY NOT TO BE PAINTED ON GROUND)
6. ACCESSIBLE PARKING SIGNAGE (REF: C1.40 FOR DTL)
7. WHEEL STOP (REF: C1.40 FOR DTL)
8. STANDARD 6" CURB (REF: C1.40 FOR DTL)
9. TRAFFIC SIGNAGE (REF: C1.40 FOR DTL)
10. CONCRETE SIDEWALK (REF: C1.40 FOR DTL)
11. CONCRETE / CONCRETE PAVEMENT JUNCTURE (REF: C1.40 FOR DTL)
12. ACCESSIBLE SIDEWALK RAMP (REF: C1.40 FOR DTL)
13. PEDESTRIAN CROSSWALK (REF: C1.40 FOR DTL)
14. TIE NEW CURB TO EXISTING CURB (CURB SHALL MATCH HEIGHT AND TYPE OF CURB AT CONNECTION)
15. CONCRETE ISLAND (REFER TO STRUCTURAL PLAN FOR DETAIL)
16. REFER TO ARCHITECT PLANS FOR SIDEWALKS, STEPS, ADJACENT TO BUILDINGS AND DUMPSTER AREA, ETC.
17. CONCRETE FLUME (REF: C2.10 FOR DTL)
18. ACCESSIBLE RAMP (RE: C1.40 FOR DTL)

NOTE

SEE SHEET C0.10 FOR ADDITIONAL GENERAL NOTES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
2. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
4. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, ALIGNMENT, PLACEMENT, LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT INFORMATION.
7. CONCRETE DRIVEWAY SHALL BE CONSTRUCTED TO PROPERTY LINES, UNLESS OTHERWISE NOTED.
8. ALL ISLANDS ARE CURBED UNLESS OTHERWISE NOTED.

NO.	REVISION	DATE

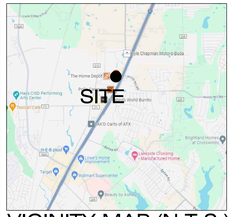
"THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES" UNDER THE AUTHORIZATION OF TAYLOR GLENN DAWSON, P.E. #128537.

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM 470 | TEXAS SURVEYING FIRM #10028800

SSFCU - KYLE, TEXAS
18768 INTERSTATE HIGHWAY 35 - KYLE, TEXAS
DIMENSIONAL CONTROL PLAN AND PAVING PLAN

DOC. NO. 22034290 PR
JOB NO. 13069-00
DATE MARCH 2024
DESIGNER LM/BT
CHECKED SJ DRAWN BT
SHEET C1.30

Date: Apr 05, 2024, 1:57pm User ID: hhildreth
File: P:\13069\00\Design\Civil\DC-C13069C03.dwg



VICINITY MAP (N.T.S.)

LANDSCAPE ORDINANCE COMPLIANCE

1. TOTAL LANDSCAPE AREA

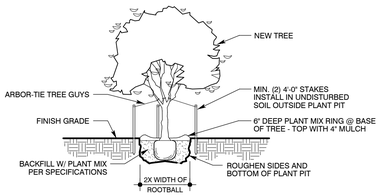
TOTAL SITE AREA:	58,664 SF
x 15% = TOTAL LANDSCAPE AREA REQUIRED:	8,799.6 SF
TOTAL LANDSCAPE AREA PROVIDED:	11,782 SF (20%)
TOTAL LANDSCAPE AREA REQUIRED x 35% = FRONT YARD LANDSCAPE AREA REQUIRED:	3080 SF
FRONT YARD LANDSCAPE AREA PROVIDED:	3547 SF (40.3%)

2. TOTAL TREES AND SHRUBS

TOTAL LANDSCAPE AREA REQUIRED = 8,799.6 SF (2) TREES PER 600 SF:	30 TREES
TOTAL TREES PROVIDED:	30 TREES
TOTAL LANDSCAPE AREA REQUIRED = 8,799.6 SF (4) SHRUBS PER 600 SF:	60 SHRUBS
TOTAL SHRUBS PROVIDED:	60 SHRUBS

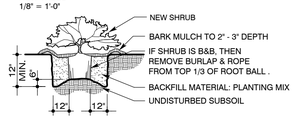
3. SCREENING OF SURFACE PARKING
PROVIDED AS REQUIRED

TREE PRESERVATION ORDINANCE COMPLIANCE
THERE ARE NO EXISTING PROTECTED TREES ON THE PROJECT SITE.



TREE PLANTING DETAIL

NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS
1/8" = 1'-0"

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

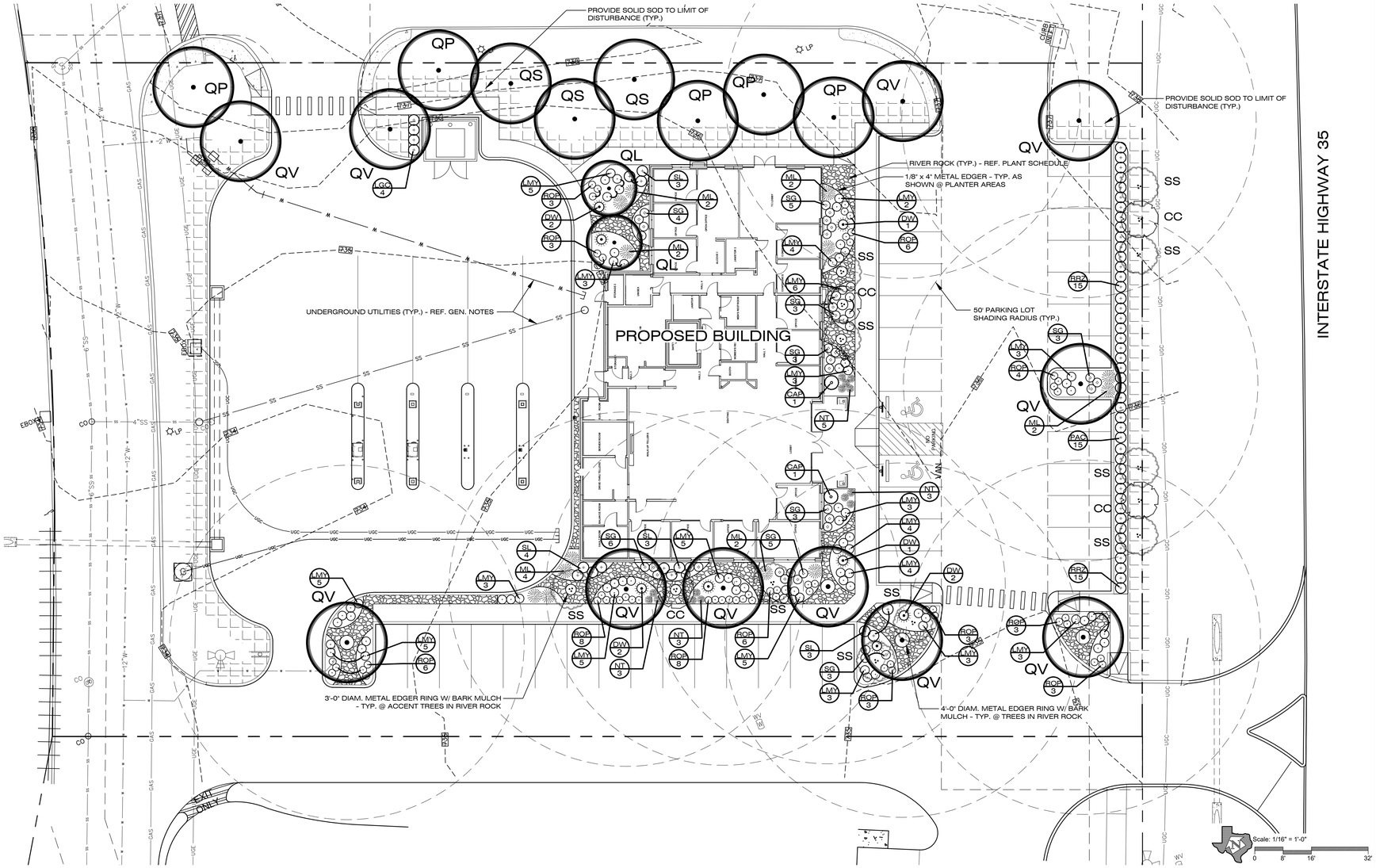
URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:
1. ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
3. WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

PLANT SCHEDULE

SIZE = CALIPER OR SPREAD

SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	Cercis canadensis var. 'texana'	TEXAS REDBUD	–	2" CAL.		DECIDUOUS/ MULTI-TRUNKED
QL	Quercus laceyi	LACY OAK	-	2" CAL.	B and B	DECIDUOUS / SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
QP	Quercus polymorpha	MONTERREY OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
SHRUBS						
CAP	Caesalpinna pulcherimma	RED BIRD OF PARADISE	-	5 GAL.		ACCENT / PLANT AS SHOWN
DW	Dasylirion wheeleri	SOTOL	-	5 GAL.		ACCENT / PLANT AT AS SHOWN
LGC	Leucophyllum frutescens 'Gn. Cloud'	'GREEN CLOUD' CENIZO		5 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL.		ACCENT / PLANT AS SHOWN
NT	Nassella tenuissima	INDIAN FEATHER GRASS	-	1 GAL.		ACCENT / PLANT AS SHOWN
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
ROP	Rosmarinus officianallis 'Prostrata'	PROSTRATE ROSEMARY	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-		SOLID SOD	SEE SPECIFICATIONS
		3" - 4" 'TEXAS BLEND' RIVER ROCK	-		APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.	



HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
16414 San Pedro Ave., Suite 630
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

JON ROBINSON 2375 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
03/21/24

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER
SECURITY SERVICE FEDERAL CREDIT UNION

15000 IH 10 WEST
San Antonio, TX 78244

PROJECT
SECURITY SERVICE FEDERAL CREDIT UNION

18760 INTERSTATE HI, 35
KYLE, Texas 78640

REVISIONS
1. City Comments 02/21/24
2. City Comments 03/21/24

PROJECT NUMBER
2024-017

Drawn By: cd
Checked By: jr

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L1.0

Issue Date:
January 30 2024

LANDOWNER AUTHORIZATION AND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION
Subdivision Name, Block, Lot, or legal description if not subdivided: Kyle Towne Center Replat of Lot 2A and Lot 2B of Kyle Towne Center, Replat of Lot 1-A, Block A; Block A; Lot 2
# of lots (if subdivided): 1 # of acres: 1.3465 acres
Site APN/Property ID #(s): PN537894
Location: 18768 IH 35 County: Hays
Development Name: SSFCU – Kyle, Texas

OWNER
Company/Applicant Name: Security Service Federal Credit Union
Authorized Company Representative (if company is owner): Robert Williamson
Type of Company and State of Formation: Credit Union
Title of Authorized Company Representative (if company is owner): SVP, Chief Real Estate Officer

Applicant Address: 15000 IH 10 W, San Antonio, TX 78249
Applicant Fax: _____
Applicant Phone: 210-877-3563
Applicant/Authorized Company Representative Email: rwilliamson@ssfcu.org

APPLICANT REPRESENTATIVE
Check one of the following:

____. I will represent the application myself; or

__X__ I hereby designate Jason Feuge (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Kyle (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

Owner's Signature: _____ Date: 3-12-24

State of Texas §
§
County of Bexar §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).

CIERRA HOUSTON
Notary Public, State of Texas
My Comm. Exp. 03-13-2025
ID No. 12662493-7

SUBSCRIBED AND SWORN TO before me, this the 12TH day of March, 2024

Cierra Houston
Notary Public's Signature

3/13/2025
My Commission Expires

PROJECT REPRESENTATIVE

Representative Name: Jason Feuge
Representative Address: 16403 Huebner Rd. San Antonio, Texas 78216
Representative Phone: 210-340-2400
Representative Email: jfeuge@lunaarchitecture.com

Representative's Signature: Jason Feuge Date: March 11, 2024

22041860 DEED Total Pages: 9
Filed and Recorded: 08/31/2022 03:08:09 PM

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HAYS §

comdev 22-1890-C

That **I35 KYLE CROSSING LOT 2, LTD.**, a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, and to secure the payment of which no lien, express or implied, is retained, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto **SECURITY SERVICE FEDERAL CREDIT UNION**, a Federally Chartered Credit Union ("**Grantee**"), that certain tract of real property in Hays County, Texas, as more particularly described on Exhibit A attached hereto (the "**Land**", together with all improvements located thereon, and all of the rights, privileges, easements, and appurtenances belonging or appertaining to the Land, being hereinafter collectively referred to as the "**Property**").

Grantor and Grantee hereby acknowledge and agree that the Property shall not include in any way, and Seller hereby reserves, all of Seller's right, title, and interest in and to all oil, gas and other minerals, whether similar or dissimilar (collectively, the "**Reserved Substances**"), in and under the Land; provided that Grantor hereby releases and waives forever the right, on behalf of itself and its successors, assigns, operators or lessees, to enter upon, cross, use or enjoy the surface of the Land for any purpose, including, without limitation, exploration, drilling, extraction, production,

processing or transporting of any Reserved Substances; further provided, however, that nothing herein contained shall ever be construed to prevent Grantor or its successors or assigns from developing or producing the Reserved Substances in and under the Land by pooling or by directional drilling under the Land from well sites located on property other than the Land. Grantor and Grantee hereby acknowledge and agree that the Reserved Substances are expressly excluded from, and are not conveyed to Grantee with, the Property pursuant to this deed.

TO HAVE AND TO HOLD the Property, together with any and all improvements located thereon and all of the rights, privileges, easements and appurtenances belonging or appertaining to the Property and such improvements, in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor has made no representation or warranty, express or implied, upon which Grantee has relied, as to the condition of the Property, the fitness of the Property for any intended use or purpose, the existence of any hazardous or toxic materials in or on the Land or any other environmental condition of the Land, the availability of utilities or other services to the Land, the workmanship or materials used in the improvements on the Property, or the present or future income that may be generated from the Property, except for the warranty of title set forth in this deed and the representations and warranties of Grantor expressly set forth in that certain Contract For Sale dated effective as of May 16, 2022 (as amended, the "**Contract**"), by and between Grantor, as "Seller" thereunder, and Grantee, as "Purchaser" thereunder. Grantee acknowledges that it is relying solely upon its investigation and examination of the Property and the express terms

of the Contract and agrees that the Property is being conveyed to Grantee "AS IS", "WHERE IS", and "WITH ALL FAULTS", with any and all latent and patent defects, except for the warranty of title set forth in this deed and the representations and warranties of Grantor expressly set forth in the Contract.

This conveyance is made by Grantor and accepted by Grantee subject to the encumbrances and other matters described on Exhibit B attached hereto.

Ad valorem taxes for the year 2022 have been prorated as of the date hereof, and Grantee assumes and agrees to pay all taxes for the year 2022, as well as any subsequent years during Grantee's ownership of the Property, but not subsequent assessments due to change in land usage, ownership, or both, the payment of which Grantor assumes.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

EXECUTED to be effective this the 31 day of August, 2022.

GRANTOR:

I35 KYLE CROSSING LOT 2, LTD.,
a Texas limited partnership

By: **EOP II SUB GP ONE, LLC,**
a Texas limited liability company,
its general partner

By: _____
Name: Jeffrey S. Newberg
Title: EVP

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 29, 2022, by Jeffrey Newberg, as EVP of EOP II Sub GP One, LLC, a Texas limited liability company, general partner of I35 Kyle Crossing Lot 2, Ltd., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

Gwendolyn Paige Shallin
My Commission Expires
3/24/2026
Notary ID
133665327

_____
Notary Public, State of Texas

GRANTEE'S ADDRESS:

Security Service Federal Credit Union
Attn: Robert Williamson
15000 IH-10 West
San Antonio, TX 78249

Exhibits to Special Warranty Deed
Exhibit A - Legal Description of the Property
Exhibit B - Permitted Exceptions

EXHIBIT A

Legal Description of the Property

Lot 2, KYLE TOWNE CENTER REPLAT OF LOT 2A AND LOT 2B OF KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, a subdivision in Hays County, Texas, according to the map or plat of record in Document No. 22034290, of the Plat Records of Hays County, Texas.

EXHIBIT B

Permitted Exceptions

1. Restrictive covenants in instruments recorded in Volume 11, Page 356, Volume 16, Page 191, Volume 17, Page 317, Plat Records of Hays County, Texas, and Volume 407, Page 444, Deed Records of Hays County, Texas, and Volume 2478, Page 732, Volume 4751, Page 519, Document No. 19045925, Document No. 20008136, Document No. 20015578, Document No. 20016529, Document No. 20017808, Document No. 20040374, Document No. 20045687, Document No. 21008014, Document No. 21049800, Document No. 21070074, Document No. 22003426, Document No. 22006489, Document No. 22013080, Document No. 22014453, Document No. 22014454, Document No. 22014553, Document No. 22014554, Document No. 22034290 (Plat), Document No. 22037542, Document No. 222037545, and Document No. 22037546 of the Official Public Records of Hays County, Texas.

2. 15' public utility easement along each front lot line, as recorded in Volume 16, Page 191, and Volume 17, Page 317, and Document Nos. 20015578 and 21060739, Plat Records of Hays County, Texas.

3. 12' public utility easement dedicated along each side lot line(s), as recorded in Volume 16, Page 191, Plat Records of Hays County, Texas.

4. 10' public utility easement dedicated along each rear lot line(s), as recorded in Volume 16, Page 191, Plat Records of Hays County, Texas.

5. Easement executed by Austin South Venture #1, Ltd., to Texas Water Services, Inc., dated July 26, 2000, recorded in Volume 1726, Page 109, Official Public Records of Hays County, Texas.

6. Easements, terms, conditions and stipulations of that certain Easement Estate for Private Wastewater Line, as created and described in that certain Private Wastewater Line Easement Agreement recorded in Document No. 20016528, Official Public Records of Hays County, Texas.

7. Easements, terms, conditions and stipulations of that certain Declaration of Restrictions recorded in Document No. 20017808, of the Official Public Records of Hays County, Texas, and as affected by Partial Assignment of Approving Party Rights and Obligations recorded in Document No. 22037542, of the Official Public Records of Hays County, Texas.

8. Easements, terms, conditions and stipulations of that certain Amended and Restated Drainage Easement and Operating Agreement recorded in Document No. 21069432, as affected by Document No. 22007486, Official Public Records of Hays County, Texas.

9. Covenants providing for assessments as set out in instrument recorded in Document No. 21069432, Official Public Records of Hays County, Texas, and as affected by Assignment of Maintaining Owner Rights and Obligations, dated March 23, 2022, Document No. 22014555, and as affected by Document No. 22007486, Official Public Records of Hays County, Texas.

10. Covenants, conditions, obligations, restrictions, easements, charges and liens as set forth in that certain Restriction Agreement and Grant of Easements, by and between Kyle Texas Company, LLC, an Ohio limited liability company and Home Depot U.S.A., Inc., a Delaware corporation, as recorded in Volume 2478, Page 732, Official Public Records of Hays County, Texas and as affected by First Amendment to Restriction Agreement and Grant of Easements recorded in Volume 4751, Page 519, Official Public Records of Hays County, Texas. As affected by Second Amendment to Restriction Agreement and Grant of Easements recorded in Document No. 19045925, Official Public Records of Hays County, Texas, by Third Amendment to Restriction Agreement and Grant of Easements recorded in Document No. 20008136, of the Official Public Records of Hays County, Texas. Said instrument being further affected by Assignment of Consenting Owner Rights and Obligations recorded in Document No. 20040374, of the Official Public Records of Hays County, Texas and that certain Consenting Owner Amendment Restrictions recorded in Document No. 21008014, of the Official Public Records of Hays County, Texas. As affected by Fourth Amendment to Restriction Agreement and Grant of Easements recorded in Document No. 21049800, of the Official Public Records of Hays County, Texas and Fifth Amendment to Restriction Agreement and Grant of Easements recorded in Document No. 22014453, of the Official Public Records of Hays County, Texas. Said instrument being further affected by Assignment of Consenting Owner Rights and Obligations recorded in Document No. 22014452, of the Official Public Records of Hays County, Texas.

11. Terms, conditions, and stipulations in that certain Agreement to Provide Water Service, dated April 28, 2020, by and between 135 Kyle Crossing, Ltd. and Monarch Utilities I L.P., as evidenced and affected by Partial Assignment and Assumption of Agreement to Provide Water Service, recorded in Document No. 21024392, Document No. 21024393, Document No. 21069638, Document No. 21070077, and Document No. 22005738, of the Official Public Records of Hays County, Texas.

12. Undivided royalty interest in and to all oil, gas and other minerals in, on, under or that may be produced from the herein described property, together with all rights relating thereto, express or implied, reserved unto The San Antonio Joint Stock Land Bank of San Antonio, a corporation in deed to J.J. Butler, dated December 10, 1941, and recorded in Volume 123, Page 352, Deed Records of Hays County, Texas.

13. Declaration of Restrictions (Lot 2) executed by Grantor as "Declarant", dated August 31, 2022, and recorded on or about the date hereof.

14. Partial Assignment and Assumption of Agreement to Provide Water Service by and between I35 KYLE CROSSING, LTD. as "Assignor" and Grantee as "Assignee" dated August 31, 2022, and recorded on or about the date hereof.

[remainder of page intentionally blank]

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22041860 DEED
08/31/2022 03:08:09 PM Total Fees: $54.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas