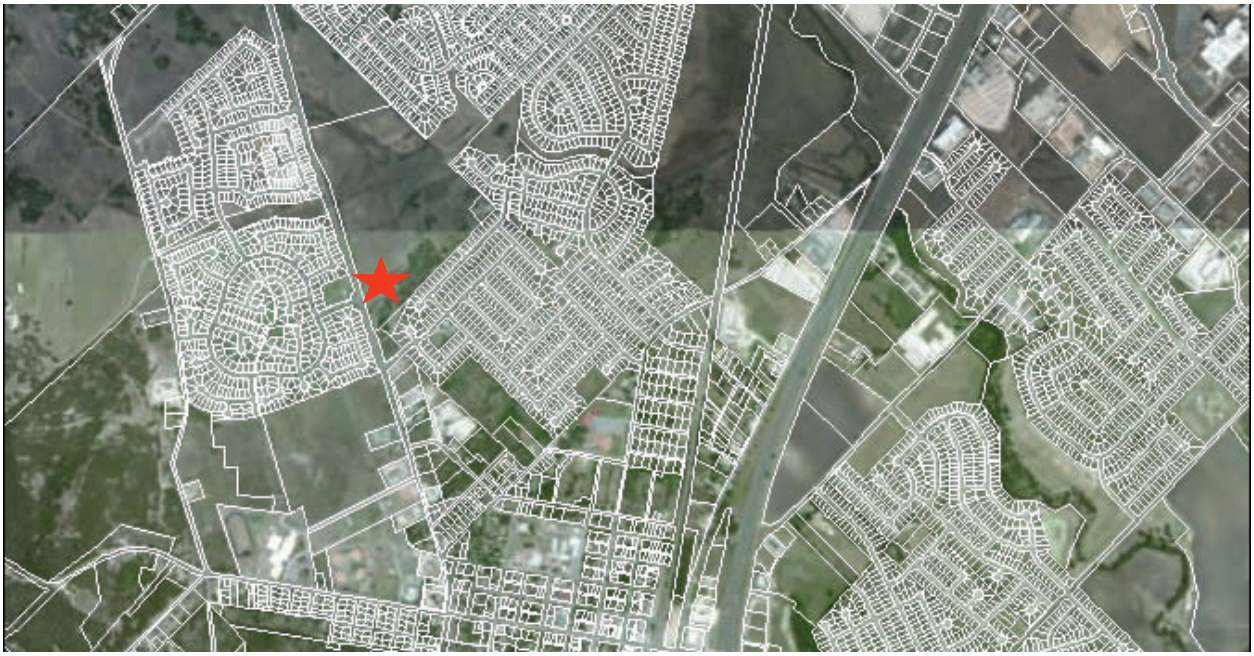
Pad Sites For Ground Lease or Sale

FM 150 Kyle Texas



5 pads sites available for sale, ground lease or build to suit at the entrance to KB Home's new Brooks Crossing subdivision. Pad ready sites with utility stubs and regional detention with various sizes and configurations available and Community Commercial zoning.

ROAD FRONTAGE: Approximately 1,500 feet on FM 150	**UTILITIES: Regional Detention and utility stubs.**
SIZE: Various sizes from 1.5 to 1.7 acres	**IMPROVEMENTS: None**
ZONING: Community Commercial (CC)	**PRICE: $13 psf**

CONTACT

Jamie Knight
Knight Real Estate Corporation
307 E. 2nd Street
Austin, Texas 78701
Ph (512) 472-1800 x 11
Fax (512) 472-1999
Email: jamesknight@knightrealestate.com

Knight Real Estate

The information contained herein is from sources deemed reliable by Knight Real Estate but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate represents the seller of this property. Before entering into any legally binding agreement, you should consult an attor-

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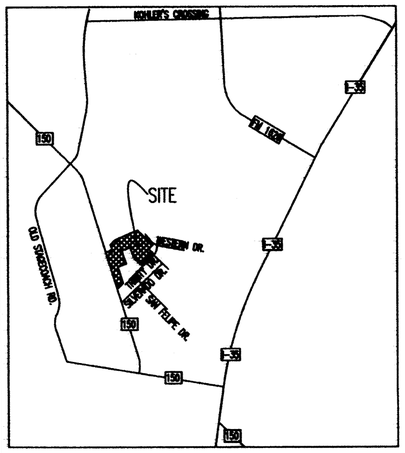
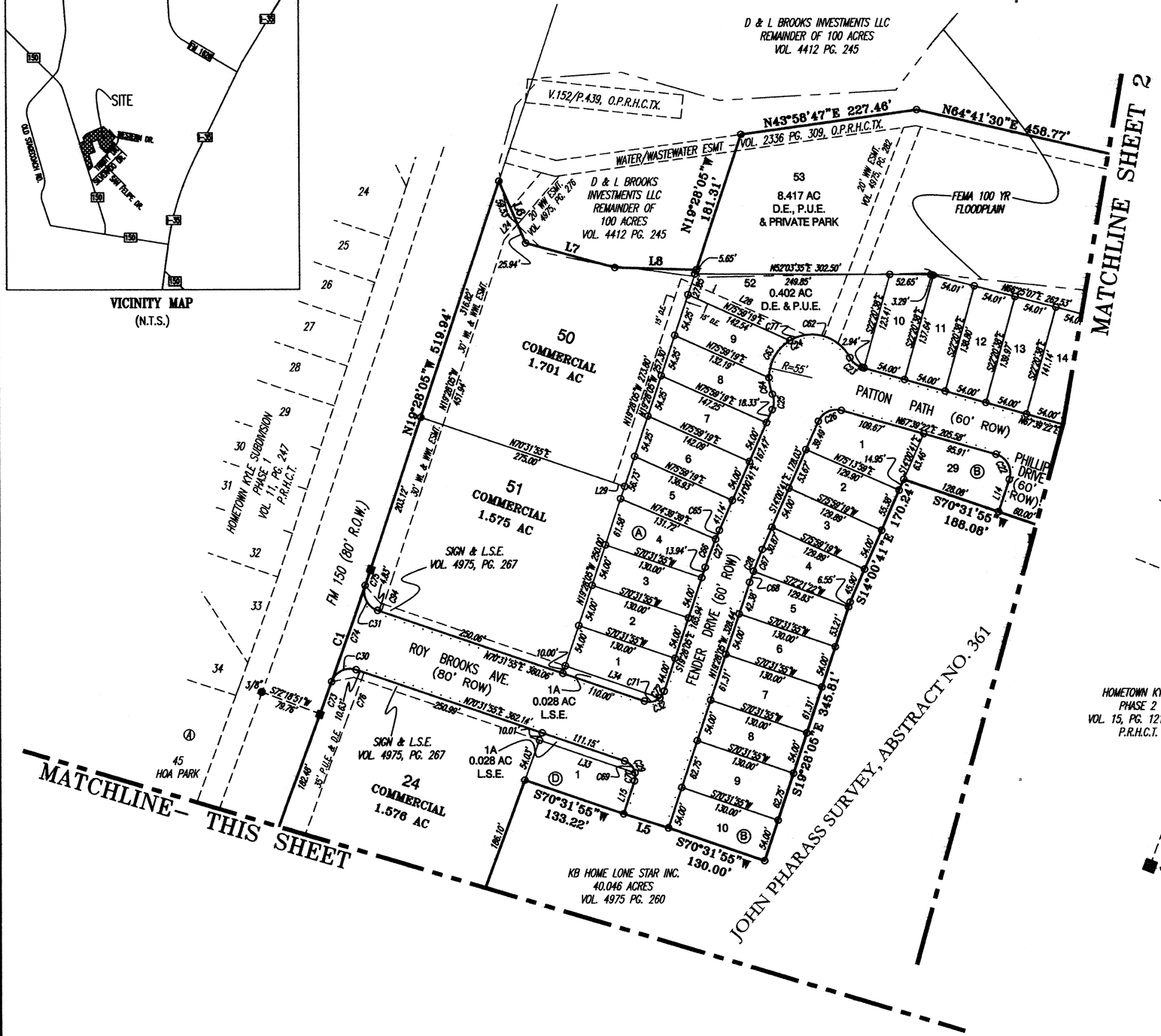
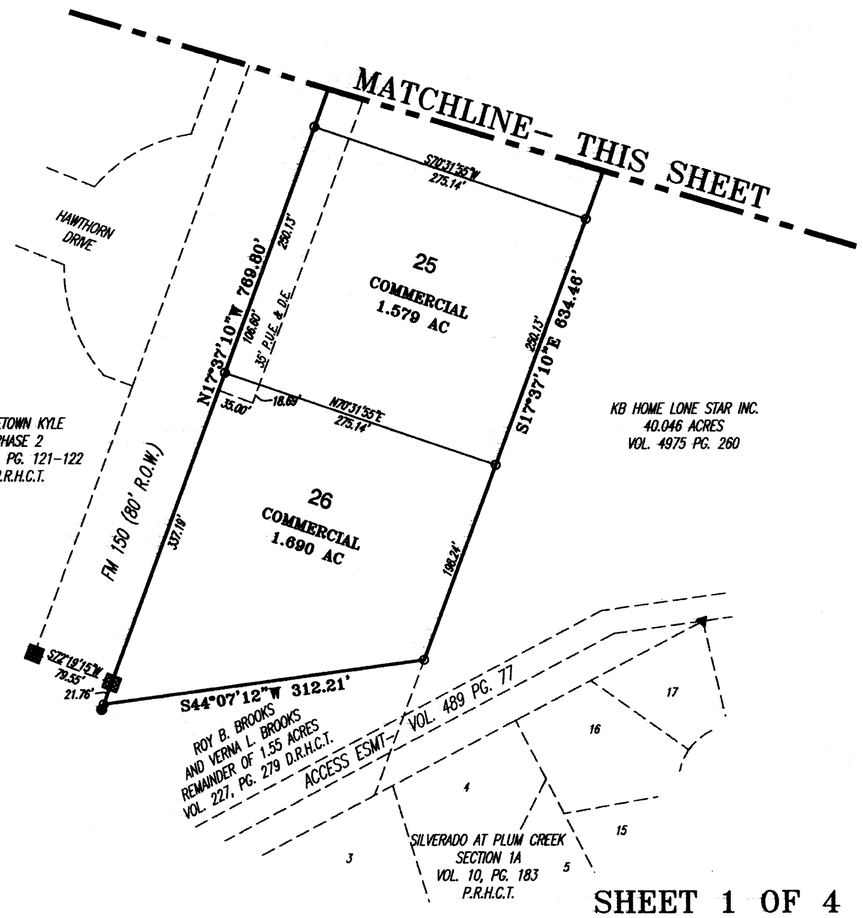
KYLE 47 SUBDIVISION PHASE 1







ACREAGE: 35.950 ACRES

SURVEY: JOHN PHARASS SURVEY, ABSTRACT NO. 361 HAYS COUNTY, TEXAS

TOTAL NUMBER OF LOTS:	84
NUMBER OF SINGLE FAMILY LOTS:	74
NUMBER OF D.E. & P.U.E. LOTS:	1
NUMBER OF D.E./P.U.E./PRIVATE PARK LOTS:	1
NUMBER OF ACCESS EASEMENT LOTS:	1
NUMBER OF L.S.E. LOTS:	2
NUMBER OF COMMERCIAL LOTS:	5
NUMBER OF BLOCKS:	4

DATE: JULY 29, 2014

OWNER:
D & L BROOKS INVESTMENTS LLC
1503 JOHNNY MILLER TRAIL
AUSTIN, TX 78746

OWNER:
KB HOME LONE STAR INC.
10800 PECAN PARK BLVD., STE. 200
AUSTIN, TX 78750

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

SHEET 1 OF 4

A SUBDIVISION OF 35.950 ACRES BEING KYLE 47 SUBDIVISION PHASE 1, OUT OF THE SAMUEL J. PHARASS SURVEY, ABSTRACT 361 HAYS COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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KYLE 47 SUBDIVISION PHASE 1

SCALE: 1" = 100'

LEGEND

○	CAPPED IRON ROD SET
●	IRON ROD FOUND
■	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
BL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
LSE	LANDSCAPE EASEMENT
WWE	WASTEWATER EASEMENT
WLE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
11	LOT NUMBER
Ⓐ	BLOCK DESIGNATION
. . . . .	APPROXIMATE LOCATION OF SIDEWALK
— — —	FEMA 100-YEAR FLOODPLAIN

EASEMENT DETAIL 'A'
1" = 60'

MATCHLINE SHEET 1

D & L BROOKS INVESTMENTS LLC
REMAINDER OF 100 ACRES
VOL. 4412 PG. 245

N64°41'30"E 458.77'

N68°39'16"E 467.89'

WATER/WASTEWATER ESMT - VOL. 2336 PG. 309 O.P.R.H.C.TX.

FEMA 100 YR FLOODPLAIN

PLUM CREEK PHASE 1
SECTION 2A
CAB. 9, PGS. 113-115
P.R.H.C.T.

53
8.417 AC
D.E., P.U.E.
& PRIVATE PARK

PHILLIPS DRIVE (60' ROW)

BOWIE DRIVE (60' ROW)

VERNA BROOKS WAY (60' ROW)

L4 S70°31'55"W 130.00'

N19°28'05"W 385.29'

N45°43'57"W 140.78'

S44°07'12"W 621.95'

S44°02'07"W 207.86'

S38°08'20"E 208.82'

S45°17'19"E 769.25'

ACCESS ESMT- VOL. 489 PG. 77 O.P.R.H.C.TX.

SANNITARY ESMT- VOL. 489 PG. 77, O.P.R.H.C.TX.

ACCESS ESMT LOT 54 0.195 AC

KB HOME LONE STAR INC.
40.046 ACRES
VOL. 4975 PG. 260

SILVERADO AT PLUM CREEK
SECTION 3B
VOL. 11, PG. 130
P.R.H.C.T.

COUNTY LINE WATER SUPPLY CORP. 1.0 ACRE

WESTERN DRIVE

TRINITY DRIVE

SHEET 2 OF 4

A SUBDIVISION OF 35.950 ACRES BEING KYLE 47 SUBDIVISION PHASE 1, OUT OF THE SAMUEL J. PHARASS SURVEY, ABSTRACT 361 HAYS COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\4626\SURVEY\KYLE 47 PHASE 1 PLAT.dwg

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KYLE 47 SUBDIVISION PHASE 1

AREA TABLE	
AREA WITHIN SUBDIVISION	35.950 ACRES
AREA OF SINGLE FAMILY LOTS	13.656 ACRES
AREA OF D.E/P.U.E./PRIVATE PARK LOT	8.417 ACRES
AREA OF L.S.E. LOTS	0.056 ACRES
AREA OF COMMERCIAL LOTS	8.121 ACRES
AREA OF ACCESS EASEMENT LOT	0.185 ACRES
AREA OF D.E./P.U.E. LOT	0.402 ACRES
AREA WITHIN STREETS	5.110 ACRES

BLOCK 'A'

LOT NO.	ACREAGE	SQ. FT.
1	0.161	7011
1A	0.028	1238
2	0.161	7020
3	0.161	7020
4	0.170	7413
5	0.169	7381
6	0.173	7534
7	0.179	7812
8	0.179	7787
9	0.164	7156
10	0.162	7070
11	0.171	7464
12	0.173	7527
13	0.174	7590
14	0.176	7653
15	0.178	7765
16	0.202	8798
17	0.184	7996
18	0.174	7579
19	0.175	7634
20	0.171	7451
21	0.210	9142
22	0.161	7020
23	0.161	7020
24	0.161	7020
25	0.161	7020
26	0.171	7440
27	0.237	10314
28	0.192	8365
29	0.161	7020
30	0.161	7020
31	0.165	7167
32	0.158	6891
33	0.221	9645
34	0.291	12688
35	0.212	9240
36	0.275	11991
37	0.259	11282
38	0.273	11874
39	0.168	7336
40	0.212	9226
41	0.227	9870
42	0.274	11949
43	0.162	7077
44	0.173	7533
45	0.163	7107
46	0.161	7020
47	0.161	7020
48	0.161	7020
49	0.189	8235
50	1.701	74113
51	1.575	68618
52	0.402	17506
53	8.417	366629
54	0.185	8068

BLOCK 'B'

LOT NO.	ACREAGE	SQ. FT.
1	0.206	8,965
2	0.163	7,082
3	0.161	7,014
4	0.169	7,342
5	0.165	7,185
6	0.161	7,020
7	0.183	7,970
8	0.161	7,020
9	0.187	8,158
10	0.161	7,020
29	0.186	8,123

BLOCK 'C'

LOT NO.	ACREAGE	SQ. FT.
1	0.194	8465
13	0.225	9794
14	0.250	10881
15	0.234	10196
16	0.161	7022
17	0.161	7020
18	0.161	7020
19	0.161	7020
20	0.161	7020
21	0.161	7020
22	0.213	9282

BLOCK 'D'

LOT NO.	ACREAGE	SQ. FT.
1	0.164	7138
1A	0.028	1238
22	0.161	7020
23	0.206	8960
24	1.576	68662
25	1.579	68785
26	1.690	73620

LOT SIZE	NO.
< 1 ACRE	78
1–2 ACRE	5
2–5 ACRE	0
5–10 ACRE	1
> 10 ACRE	0
MINIMUM LOT SIZE: 0.028 AC (1238 sq. ft.)	
AVERAGE LOT SIZE: 0.366 AC (15993 sq. ft.)	

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	194.53	5729.65	N18°26'38"W	194.52	97.28	1°56'43"
C2	39.21	25.00	N00°48'22"W	35.31	24.94	89°51'09"
C3	31.47	20.00	S89°11'38"W	28.32	20.05	90°08'51"
C4	31.47	20.00	N89°11'38"E	28.32	20.05	90°08'51"
C5	31.36	20.00	S00°48'22"E	28.25	19.95	89°51'09"
C6	54.61	270.00	N38°19'33"E	54.52	27.40	11°35'18"
C7	66.74	330.00	N38°19'33"E	66.63	33.49	11°35'18"
C8	29.73	25.00	N01°32'26"W	28.01	16.91	68°08'40"
C9	20.32	25.00	S55°48'56"W	19.76	10.76	46°34'03"
C10	154.82	55.00	N01°32'26"W	108.54	333.66	161°16'46"
C11	20.32	25.00	S58°53'47"E	19.76	10.76	46°34'03"
C12	21.68	25.00	N60°27'10"W	21.00	11.57	49°40'47"
C13	292.54	60.00	S54°23'14"W	77.65	50.92	279°21'34"
C14	21.68	25.00	S10°46'22"E	21.00	11.57	49°40'47"
C15	151.27	330.00	S32°36'01"E	149.95	76.99	26°15'52"
C16	123.77	270.00	S32°36'01"E	122.69	62.99	26°15'52"
C17	40.52	25.00	N65°54'21"W	36.23	26.29	92°52'33"
C18	20.32	25.00	S03°48'57"W	19.76	10.76	46°34'03"
C19	178.56	55.00	N65°54'21"W	109.85	1047.59	186°00'39"
C20	20.32	25.00	N44°22'21"E	19.76	10.76	46°34'03"
C21	38.02	25.00	S24°05'39"W	34.46	23.78	87°07'27"
C22	40.52	25.00	N65°54'21"W	36.23	26.29	92°52'33"
C23	20.32	25.00	S89°03'36"E	19.76	10.76	46°34'03"
C24	167.80	55.00	S26°49'21"W	109.89	1211.78	174°48'09"
C25	20.32	25.00	N37°17'43"W	19.76	10.76	46°34'03"
C26	35.63	25.00	S26°49'21"W	32.69	21.61	81°40'03"
C27	50.47	530.00	S16°44'23"E	50.46	25.26	5°27'24"
C28	44.76	470.00	S16°44'23"E	44.74	22.40	5°27'24"
C29	31.42	20.00	N64°28'05"W	28.28	20.00	90°00'00"
C30	38.59	25.00	S26°18'50"W	34.87	24.33	88°26'11"
C31	39.39	25.00	S64°20'00"E	35.44	25.12	90°16'09"
C32	31.42	20.00	N25°31'55"E	28.28	20.00	90°00'00"
C33	1.61	330.00	N43°58'49"E	1.61	0.80	0°16'46"
C34	54.28	330.00	N39°07'43"E	54.22	27.20	9°25'27"
C35	10.86	330.00	N33°28'27"E	10.86	5.43	1°53'05"
C36	17.26	25.00	S52°18'56"W	16.92	8.99	39°34'04"
C37	3.05	25.00	S75°35'58"W	3.05	1.53	6°59'59"
C38	53.88	55.00	N51°02'01"E	51.75	29.32	56°07'53"
C39	85.93	55.00	N21°47'29"W	77.45	54.54	89°31'06"
C40	15.00	55.00	N74°21'55"W	14.96	7.55	15°37'48"

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	9.42	60.00	N09°34'16"E	9.41	4.72	8°59'31"
C42	60.77	60.00	N23°56'26"W	58.21	33.28	58°01'52"
C43	36.60	60.00	N70°25'45"W	36.03	18.89	34°56'46"
C44	33.11	60.00	S76°17'22"W	32.69	16.99	31°37'00"
C45	32.28	60.00	S45°04'06"W	31.89	16.54	30°49'33"
C46	25.46	60.00	S17°29'50"W	25.27	12.93	24°18'58"
C47	38.79	60.00	S13°10'53"E	38.12	20.10	37°02'29"
C48	52.78	60.00	S56°54'16"E	51.10	28.24	50°24'17"
C49	3.34	60.00	S83°41'59"E	3.34	1.67	3°11'08"
C50	47.70	270.00	N37°35'34"E	47.64	23.91	10°07'20"
C51	6.91	270.00	N43°23'13"E	6.91	3.45	1°27'58"
C52	8.69	330.00	S44°58'40"E	8.69	4.35	1°30'34"
C53	67.86	330.00	S38°19'53"E	67.75	34.05	11°46'59"
C54	61.34	330.00	S27°06'52"E	61.26	30.76	10°39'03"
C55	13.37	330.00	S20°37'43"E	13.37	6.69	2°19'16"
C56	65.01	270.00	S38°50'03"E	64.86	32.66	13°47'47"
C57	58.75	270.00	S25°42'07"E	58.64	29.49	12°28'05"
C58	65.76	55.00	N07°09'12"W	61.91	37.45	68°30'20"
C59	50.81	55.00	N67°52'12"W	49.02	27.38	52°55'40"
C60	49.39	55.00	S59°56'17"W	47.75	26.50	51°27'23"
C61	12.60	55.00	S27°38'58"W	12.57	6.33	13°07'16"
C62	89.46	55.00	S67°37'34"W	79.92	58.16	93°11'43"
C63	56.73	55.00	S08°31'15"E	54.25	31.18	59°05'55"
C64	21.61	55.00	S49°19'28"E	21.47	10.94	22°30'31"
C65	12.28	530.00	S14°40'31"E	12.28	6.14	1°19'39"
C66	38.19	530.00	S17°24'13"E	38.19	19.11	4°07'44"
C67	29.80	470.00	S15°49'39"E	29.79	14.90	3°37'57"
C68	14.96	470.00	S18°33'21"E	14.96	7.48	1°49'27"
C69	20.94	20.00	N79°28'05"W	20.00	11.55	60°00'00"
C70	10.47	20.00	N34°28'05"W	10.35	5.36	30°00'00"
C71	20.94	20.00	N40°31'55"E	20.00	11.55	60°00'00"
C72	10.47	20.00	N04°28'05"W	10.35	5.36	30°00'00"
C73	43.31	5729.65	N17°41'16"W	43.31	21.66	0°25'59"
C74	129.45	5729.65	N18°33'06"W	129.45	64.73	1°17'40"
C75	21.76	5729.65	N19°18'27"W	21.76	10.88	0°13'03"
C76	68.86	5764.65	N17°48'48"W	68.86	34.43	0°41'04"
C77	21.92	55.00	S32°26'42"W	21.77	11.11	22°50'00"
C93	20.29	55.00	N03°20'44"E	20.17	10.26	21°08'04"
C94	46.90	5759.65	N19°10'59"W	46.90	23.45	0°28'00"

Line Table

Line #	Length	Direction
L1	130.00	N45°52'48"W
L2	6.09	S44°07'12"W
L3	63.62	N32°36'01"W
L4	9.55	S19°28'05"E
L5	60.02	S69°05'53"W
L6	85.46	S61°31'35"E
L7	118.26	N67°10'29"E
L8	104.25	N53°31'04"E
L9	48.04	S32°31'54"W
L10	27.15	S32°31'54"W
L11	40.85	N45°43'57"W
L12	45.58	N45°43'57"W
L13	48.54	N19°28'05"W
L14	43.01	N19°28'05"W
L15	44.00	N19°28'05"W
L16	40.91	N26°46'35"E
L17	60.00	N45°52'48"W
L18	17.52	S24°13'08"W
L19	43.39	S56°45'27"E
L20	51.09	N83°55'59"E
L21	53.35	N43°34'23"E
L22	49.14	N35°36'23"E
L23	38.99	N19°28'05"W
L24	25.76	S03°04'18"W
L28	174.85	N75°59'19"E
L29	15.03	N70°31'55"E
L30	114.24	S70°31'55"W
L31	113.89	S79°08'55"E
L32	15.00	N19°28'05"W
L33	128.80	S70°31'55"W
L34	127.32	S70°31'55"W

SHEET 3 OF 4

A SUBDIVISION OF 35.950 ACRES BEING KYLE 47 SUBDIVISION PHASE 1, OUT OF THE SAMUEL J. PHARASS SURVEY, ABSTRACT 361 HAYS COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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KYLE 47 SUBDIVISION PHASE 1

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT D & L BROOKS INVESTMENTS LLC, BEING THE OWNER OF THE REMAINDER OF 100.00 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY, ABSTRACT NUMBER 361, SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN VOLUME 4412, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND KB HOME LONE STAR INC., BEING THE OWNER OF 40.046 ACRES OF LAND OUT OF THE JOHN PHARASS SURVEY, ABSTRACT NUMBER 361, SITUATED IN HAYS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN VOLUME 4975, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 35.950 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"KYLE 47 SUBDIVISION PHASE 1"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND, THIS THE 20th DAY OF August, 2014 A.D.

D & L BROOKS INVESTMENTS LLC
1505 JOHNNY MILLER TRAIL
AUSTIN, TX 78746

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dana and Linton Brooks, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

James McClendon Knight
NOTARY PUBLIC, STATE OF TEXAS
James McClendon Knight
PRINTED NOTARY NAME
MY COMMISSION EXPIRES: 10/22/14

JAMES MCCLENDON KNIGHT
My Commission Expires
October 22, 2017

KB HOME LONE STAR INC.
10800 PECAN PARK BLVD., STE 200
AUSTIN, TX 78750

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Zinsmeyer, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS
Laurie Lee Lara
PRINTED NOTARY NAME
MY COMMISSION EXPIRES: 12/19/14

LAURIE LEE LARA
Notary Public, State of Texas
My Commission Expires
December 19, 2014

THIS FINAL PLAT, KYLE 47 SUBDIVISION PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION. DATED THIS 24th DAY OF June, 2014 A.D.

CHAIRPERSON

REVIEWED BY DIRECTOR OF PUBLIC WORKS

REVIEWED BY CITY ENGINEER 9/29/14

GENERAL NOTES:

1. A 20' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT AND PARALLEL TO THE FRONT OF ALL LOTS EXCEPT FOR SIDE YARDS ON CORNER LOTS.

2. A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ADJACENT AND PARALLEL TO THE RIGHT-OF-WAY.

3. A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINES.

4. A 5' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE SIDE PROPERTY LINES.

5. NO OBJECT INCLUDING SIGNAGE, BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING, WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN ANY DRAINAGE EASEMENT WITHOUT THE PRIOR APPROVAL OF THE CITY OF KYLE.

6. OWNER(S) OF PROPERTY WITH DRAINAGE AND UTILITY EASEMENT(S) SHALL ALLOW ACCESS FOR INSPECTIONS, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.

7. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE.

8. TYPICAL LANDSCAPE MAINTENANCE, CUTTING AND TRIMMING, WITHIN THE SUBDIVISION, ALL EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATIONS.

9. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES TO BE DEDICATED TO THE CITY OF KYLE SHALL MEET OR EXCEED ALL 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND ALL CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

10. LOTS 50 AND 51 BLOCK "A" AND LOTS 24, 25 AND 26 "D" RESPECTIVELY ARE REQUIRED TO PROVIDE RECIPROCATING JOINT USE ACCESS TO BE DETERMINED AT SITE PLAN.

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF October, 2014 A.D., AT 10:40 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN VOLUME 18, PAGE(S) 62-65

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF October, 2014 A.D.

LIZ GONZALEZ BY: Deputy
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF TRAVIS }

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

DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 48209C 0270F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, AND /OR OPEN SPACE AND DRAINAGE EASEMENT LOTS.

8/13/14
DATE

CHARLES R. BRIGANCE, Jr., P.E. No. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
(512) 280-5160

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SURVEYED BY: 13 Aug 2014
DATE

AARON V. THOMASON, R.P.L.S #6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

SHEET 4 OF 4

A SUBDIVISION OF 35.950 ACRES BEING KYLE 47 SUBDIVISION PHASE 1, OUT OF THE SAMUEL J. PHARASS SURVEY, ABSTRACT 361 HAYS COUNTY, TEXAS

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\4626\SURVEY\KYLE 47 PHASE 1 PLAT.dwg