

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>CH</sup> 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- <sup>3693</sup> 1/2" REBAR WITH 3693 CAP FOUND
- <sup>DA</sup> 1/2" REBAR WITH "DOUCET" CAP FOUND
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊕ CONTROL POINT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RECORD INFORMATION

THIS IS A SURFACE DRAWING.

CHAPARRAL CONTROL POINT P241:  
ALUMINUM DISC SET IN CONCRETE

SURFACE COORDINATES:  
N 13927834.3686  
E 2334121.6825

TEXAS SOUTH CENTRAL ZONE (4204)  
STATE PLANE COORDINATES:  
N 13926536.3037  
E 2333904.1445

COMBINED SCALE FACTOR = 0.99990680  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0000932086  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
TEXAS SOUTH CENTRAL ZONE 4204

OWNER:

RR HPI, LP  
3700 N. CAPITAL OF TEXAS HIGHWAY  
SUITE 420  
AUSTIN, TEXAS 78746  
(512) 835-4455

ENGINEER (AGENT):

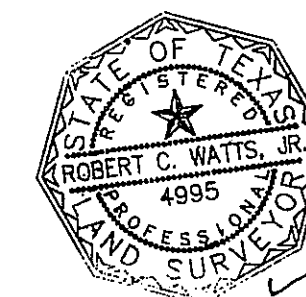
NDS - NATHAN D. SMITH, P.E.  
TEXAS PE FIRM REG. NO. F-1455  
106 WEST FIRST STREET  
ELGIN, TEXAS 78621  
(512) 281-3344

SURVEYOR:

CHAPARRAL PROFESSIONAL  
LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TEXAS 78744  
512-443-1724 T  
512-389-0943 F

# HAYS COMMERCE PHASE 3

SCALE: 1" = 100'  
GRAPHIC SCALE



FM 967 (AKA LOOP 4 SOUTH,  
(R.O.W. WIDTH VARIES)

H067 (GRID COORDS)  
N = 13,931,152.65  
E = 2,326,240.80

H068 (GRID COORDS)  
N = 13,931,116.87  
E = 2,325,165.63

(GRID COORDS)  
N = 13,927,982.61  
E = 2,332,247.49

LOT 2  
BLOCK B  
HAYS COMMERCE  
PHASE 2A  
(16084294)

LOT 3  
BLOCK B  
HAYS COMMERCE  
PHASE 2A  
(16084294)

LOT 4  
BLOCK B  
HAYS COMMERCE  
PHASE 1  
(16034148)

GATEWAY BOULEVARD  
(70' RIGHT-OF-WAY)

LOT 1  
BLOCK C  
HAYS COMMERCE  
PHASE 1  
(16034148)

LOT 2,  
BLOCK C  
1.880 ACRES

POND "A"  
LOT 2, BLOCK A  
CAVALIER SUBDIVISION  
(18/123)

LOT 1, BLOCK A  
CAVALIER SUBDIVISION  
(18/123)

LOT 3,  
BLOCK C  
5.115 ACRES

LOT 4,  
BLOCK C  
1.429 ACRES

LOT 5,  
BLOCK C  
1.515 ACRES

LOT 8,  
BLOCK D  
2.430 ACRES

LOT 6A,  
BLOCK D  
15.000 ACRES

A MCKOWNE SURVEY  
ABS NO. 328

N 13927316.66  
E 2334207.49  
20

... S22°40'31"W 361.29'  
INTERSTATE HIGHWAY  
35 SOUTH  
(RIGHT OF WAY WIDTH VARIES)

P.E.C.  
ELEC. ESMT.  
(518/320)

PROJECT NO.:  
030-039

DRAWING NO.:  
030-039-PL5

PLOT DATE:  
01/31/2018

SHEET  
01 OF 03

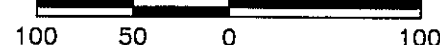
A MCKOWNE SURVEY  
ABS NO. 328

VISTA RIDGE DRIVE  
(70' RIGHT-OF-WAY)

LOT 6A,  
BLOCK D  
15.000 ACRES

SCALE: 1" = 100'

GRAPHIC SCALE



LOT 8,  
BLOCK D  
2.430 ACRES

LOT 4,  
BLOCK C  
1.429 ACRES

LOT 5,  
BLOCK C  
1.515 ACRES

LOT 1,  
BLOCK 1  
RAVI DEVELOPMENT,  
AMENDED PLAT  
(14/359)

LOT 9,  
BLOCK D  
1.521 ACRES

LOT 3,  
BLOCK 1  
RAVI DEVELOPMENT,  
AMENDED PLAT  
(14/359)

LOT 2,  
BLOCK 1  
RAVI DEVELOPMENT,  
AMENDED PLAT  
(14/359)

LOT 4,  
BLOCK D  
1.129 ACRES

LOT 5,  
BLOCK D  
3.251 ACRES

LOT 7,  
BLOCK D  
5.782 ACRES

DRAINAGE EASEMENT &  
PUBLIC UTILITY EASEMENT  
POND "B"

5.468 ACRES  
COMAL COUNTY  
METRO INVESTMENTS, LTD  
(3464/466)

1.295 AC.  
CMA HOLDINGS, INC  
(2490/505)

T.G. ALLEN SURVEY  
ABST. 26

S70°45'49"E  
0.30'  
— PER TxDOT  
STRIP MAP

TXDOT STA.  
249+02.54  
250.00' RT

3-18

**Chaparral**

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

BENCHMARK INFORMATION:

BM #1: SQUARE IN CONCRETE FOOTING OF GUARD RAIL ON THE WEST SIDE OF THE SOUTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35, +/- 968' NORTH OF THE INTERSECTION OF THE SOUTH BOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND KYLE CROSSING.

ELEVATION = 734.17'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

PROJECT NO.: 030-039      PLOT SCALE: 1"=100'

DRAWING NO.: 030-039-PL5      DRAWN BY: RCW

PLOT DATE: 01/31/2018 SHEET 02 OF 03

# HAYS COMMERCE PHASE 3

## OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RR HPI, L.P., OWNER OF THAT CERTAIN 106.530 ACRE TRACT OF LAND IN THE ALEXANDER McKNOWNE SURVEY, ABSTRACT NO. 328, THE N.M. GATLIN SURVEY, ABSTRACT NO. 198, AND THE J.N. FRANKS SURVEY, ABSTRACT NO. 177, AND THE T.G. ALLEN SURVEY IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 3995, PAGE 818 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, INCLUDING LOTS 1-7, BLOCK D, AND LOT 2, BLOCK C OF HAYS COMMERCE PHASE 2A, A SUBDIVISION OF RECORD IN DOCUMENT NO. CFN 16084294, HAYS COUNTY, TEXAS;

DOES HEREBY PLAT 58.700 ACRES, BEING THE LAND CONVEYED IN THE AFORESTATED DEEDS AND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "HAYS COMMERCE PHASE 3" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RR HPI, LP, A TEXAS LIMITED PARTNERSHIP

BY: RR HPI GP, INC., A TEXAS CORPORATION, GENERAL PARTNER

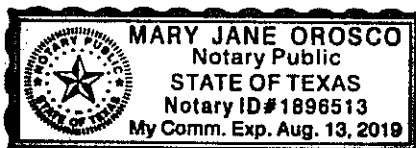
BY: [Signature]  
NAME: RICHARD S. HILL  
TITLE: PRESIDENT

RR HPI, LP  
3700 N. CAPITAL OF TEXAS HIGHWAY  
SUITE 420  
AUSTIN, TEXAS 78746  
(512) 835-4455

STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12 DAY OF FEB, 2018 BY  
RICHARD S. HILL ON BEHALF OF RR HPI, L.P.

NOTARY PUBLIC, STATE OF TEXAS



## SURVEYORS CERTIFICATION:

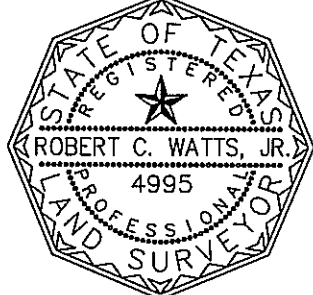
STATE OF TEXAS  
COUNTY OF TRAVIS

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

TO THE BEST OF MY KNOWLEDGE, THIS PLAT COMPLIES WITH ORDINANCE NO. 439 OF THE CITY CODE OF KYLE. ALL PLOTTABLE EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO. 00102037, EFFECTIVE DATE SEPTEMBER 30, 2010, ISSUED TO THE OWNER OF THE PROPERTY, ARE SHOWN.

BEARING BASIS: GRID AZIMUTH FOR THE TEXAS SOUTH CENTRAL ZONE 1983/93 FROM GPS OBSERVATIONS.

[Signature] 2-13-18  
ROBERT C. WATTS, JR., R.P.L.S. 4995  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCall Lane  
AUSTIN, TEXAS 78744  
512-443-1724 T  
512-389-0943 F  
TBPLS FIRM NO. 10124500



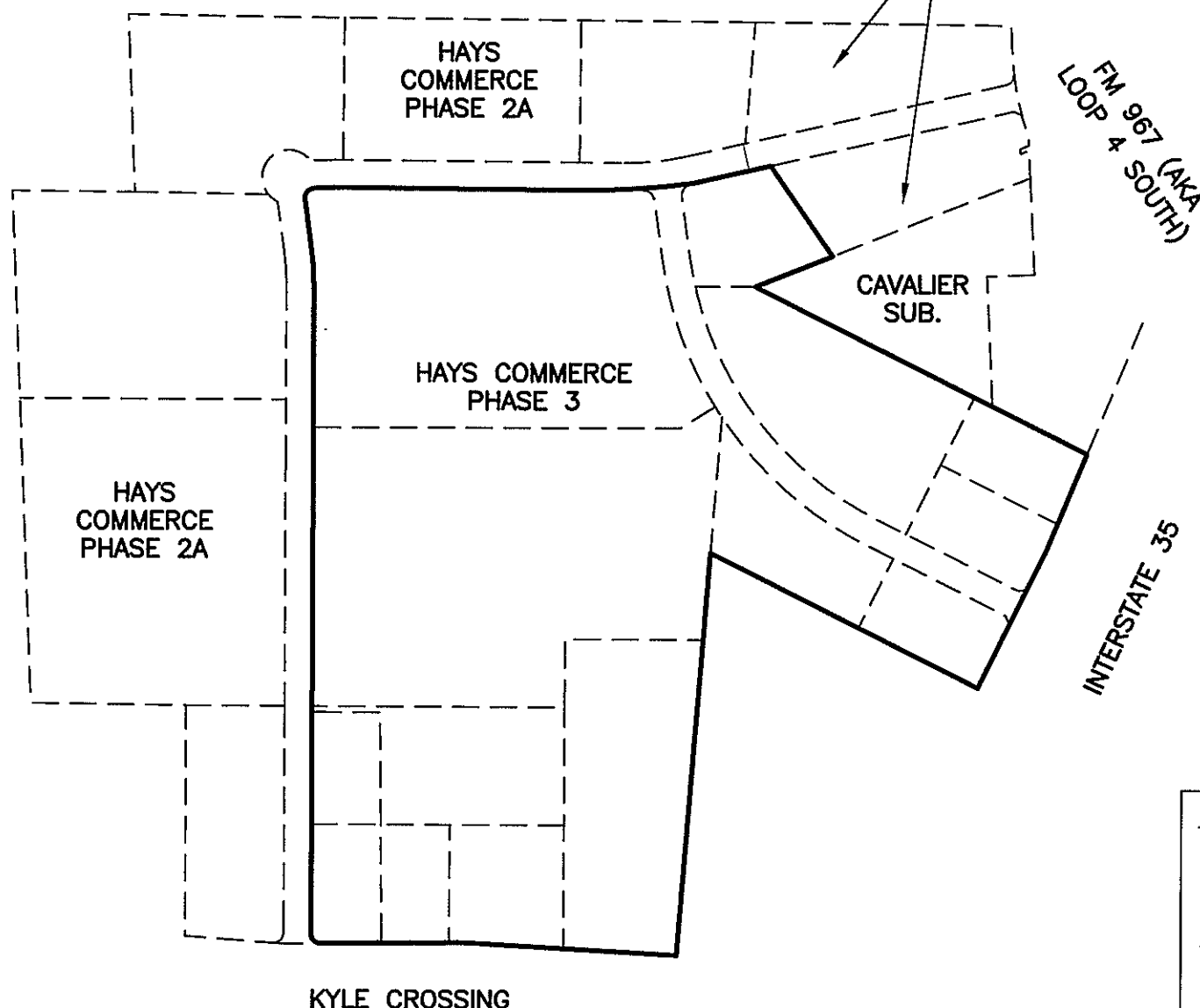
## ENGINEER'S CERTIFICATION:

STATE OF TEXAS  
COUNTY OF TRAVIS

I, NATHAN D. SMITH, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48209C0290F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature] 2-13-18  
NDS - NATHAN D. SMITH, P.E.  
TEXAS PE FIRM REG. NO. F-1455  
106 WEST FIRST STREET  
ELGIN, TEXAS 78621  
512-281-3344



LAND USE:	ACREAGE:	NO. OF LOTS:	NO. OF BLOCKS:
LOTS:	56.298	14	2
R.O.W.:	2.402		
TOTAL:	58.700		
PROPOSED USE OF LOTS: INDUSTRIAL			

## PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS  
COUNTY OF HAYS

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

BY: [Signature] 2/13/18  
CHAIRPERSON

REVIEWED BY:

BY: [Signature] 2-15-18  
HARPER WILDER, PUBLIC WORKS DIRECTOR

REVIEWED BY:

[Signature] 2/15/18  
LEON BARBA, P.E. DATE  
CITY ENGINEER

## GENERAL NOTES:

EASEMENTS ARE RESERVED AS FOLLOWS: A FIFTEEN (15) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW, A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.

THIS PLAN SHALL BE DEVELOPED IN COMPLIANCE WITH ORDINANCE 438, 439, 671, AND 894.

PERMIT APPROVAL FROM TxDOT SHALL BE REQUIRED FOR ANY DRIVEWAY AND STREET ACCESSING IH 35 NOT PREVIOUSLY PERMITTED BY TxDOT.

ELECTRIC UTILITY CONSTRUCTION ON A LOT SHALL BE INCLUDED IN THE SITE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.

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.

## SITE DEVELOPMENT NOTE:

SITE DEVELOPMENT PLAN FOR EACH LOT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF KYLE IN ACCORDANCE WITH ORDINANCE 439 AND 671 PRIOR TO ISSUANCE OF SITE DEVELOPMENT PERMIT.

## SIDEWALK NOTE:

THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED AREA ALSO REQUIRED TO BE INSTALLED WHEN STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (ORD. #439, ARTICLE V, SEC. 10; KYLE CODE)

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

## DRAINAGE EASEMENT NOTE:

OBSTRUCTIONS WITHIN DRAINAGE EASEMENTS ARE PROHIBITED.

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

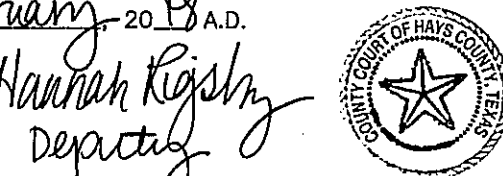
## COUNTY CLERK CERTIFICATION

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT LIZ Q. GONZALEZ, CLERK OF HAYS COUNTY COURT, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF February, 2018 A.D. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 18006121. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON THIS THE 21 DAY OF February, 2018 FILED FOR RECORD AT 9:01 O'CLOCK A.M. THIS THE 21 DAY OF February, 2018 A.D.

[Signature]  
LIZ Q. GONZALEZ, COUNTY CLERK



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	90°32'47"	39.51'	N45°09'42"W	35.52'
C2	759.99'	7°54'08"	104.82'	N03°50'23"W	104.74'
C3	25.00'	93°16'18"	40.70'	N38°50'41"E	36.35'
C4	690.00'	4°56'35"	59.53'	N87°57'08"E	59.51'
C5	760.00'	13°15'24"	175.84'	N83°47'43"E	175.45'
C6	30.00'	85°16'50"	44.65'	S34°52'44"W	40.64'
C7	880.00'	55°40'20"	855.06'	S35°35'51"E	821.82'
C8	30.00'	89°36'02"	46.91'	N71°45'58"E	42.28'
C9	30.00'	90°23'58"	47.33'	S18°14'02"E	42.57'
C10	950.00'	55°40'20"	923.08'	S35°35'51"E	887.19'
C11	30.00'	85°16'50"	44.65'	S50°24'06"E	40.64'
C12	880.00'	50°22'59"	773.83'	S38°14'32"E	749.14'
C13	880.00'	5°17'21"	81.24'	S10°24'21"E	81.21'
C14	950.00'	24°11'13"	401.04'	S19°51'17"E	398.06'
C15	950.00'	1°54'51"	31.74'	S32°54'19"E	31.74'
C16	950.00'	29°34'16"	490.31'	S48°38'53"E	484.88'
C17	759.99'	0°21'07"	4.67'	N77°20'35"E	4.67'
C18	760.00'	3°27'56"	45.97'	N88°41'28"E	45.96'
C19	760.00'	9°26'21"	125.20'	N82°14'19"E	125.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°47'27"W	118.58'
L2	N58°03'06"E	105.24'
L3	S64°02'58"E	50.81'
L4	S62°10'38"E	6792.49'
L5	N66°07'37"W	7745.16'

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
030-039  
DRAWING NO.:  
030-039-PL5  
PLOT DATE:  
01/31/2018  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
RCW

SHEET  
03 OF 03