

SUNSET HILLS, PHASE ONE FINAL PLAT

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

THAT KB HOME LONE STAR, INC., SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, BEING A PORTION OF THAT 52.990 ACRE TRACT OF LAND OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT No. 26 AND THE ELISHA PREUITT SURVEY No. 23, ABSTRACT No. 376, HAYS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT No. 17023403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, DO HEREBY SUBDIVIDE 37.3711 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SUNSET HILLS, PHASE ONE". THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 21st DAY OF February, 2018.

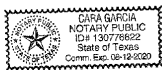
BY: [Signature]
JOHN ZINSMEYER, VICE PRESIDENT

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

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS VICE PRESIDENT OF KB HOME LONE STAR, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF February, 2018. A.D.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRACED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48209C0290F, EFFECTIVE DATE SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS AND COMPLY WITH THE HAYS COUNTY SUBDIVISION ORDINANCES.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

WITNESS MY HAND THIS THE 15th DAY OF February, 2018.

[Signature]
KENNETH W. MARTIN
LICENSED PROFESSIONAL ENGINEER NO. 65971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



I GREGORY A. WAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS, AND COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE. THE FIELD NOTES SHOWN HEREON CLOSE MATHEMATICALLY.

WITNESS MY HAND THIS THE 13th DAY OF November, 2017.

[Signature]
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



GENERAL NOTES CONTINUED:

- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.
- THE SUBDIVISION IS SERVED BY THE FOLLOWING UTILITIES:
WATER MONARCH UTILITIES
WASTEWATER CITY OF KYLE
ELECTRIC PEDERNALES ELECTRIC COMPANY
CABLE/TELEPHONE SPECTRUM
GAS CENTER POINT ENERGY
- 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.
- REPAIRS TO SURFACE PAVING DUE TO MAINTENANCE AND/OR REPAIR OF CITY UTILITIES WITHIN PUBLIC UTILITY EASEMENTS INTERIOR TO LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S).
- THIS ENTIRE SUBDIVISION IS LOCATED WITHIN PLUM CREEK WATERSHED.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF THE FOLLOWING STREETS: AUBURN STREET, AZURE COVE, BEBEE ROAD, CERISE WAY, FUCHSIA STREET, MAROON LANE, MAUVE LANE AND SUNLIGHT BOULEVARD. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE 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.
- A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY, A FIVE (5') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- ALL SIDEWALKS WILL COMPLY WITH THE 2010 A.D.A. OR THE MOST UPDATE A.D.A. REQUIREMENTS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON THE SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

REVIEWED BY:

[Signature] 2/14/18
LEON BARBA, CITY ENGINEER DATE

[Signature] 2-19-18
HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS)
COUNTY OF HAYS)

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS THE 23rd DAY OF January, 2018.

[Signature]
CITY OF KYLE, TEXAS
PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS)
COUNTY OF HAYS)

I, LIZ GONZALEZ, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF April, 2018, AT 10:20 O'CLOCK A.M., AND DULY RECORDED ON THE 20th DAY OF April, 2018, AT 10:20 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. 8014382

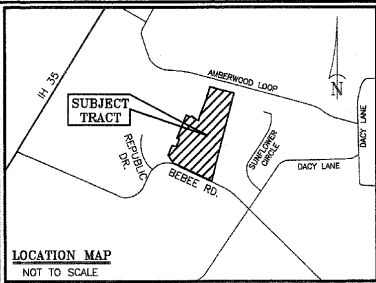
[Signature]
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



SUNSET HILLS, PHASE ONE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY, INCORPORATED	
180 Capital of Texas Highway South Austin, Texas 78746 512-357-0000	1101 Capital of Texas Highway Austin, Texas 78746 512-357-0000	SCALE: 1" = 100'	SHEET NO. 1 OF 3
DRAWN BY: WJL	JOB NO.: 1752210	DATE: FEBRUARY 15, 2018	CRC #: 175221

SUNSET HILLS, PHASE ONE FINAL PLAT

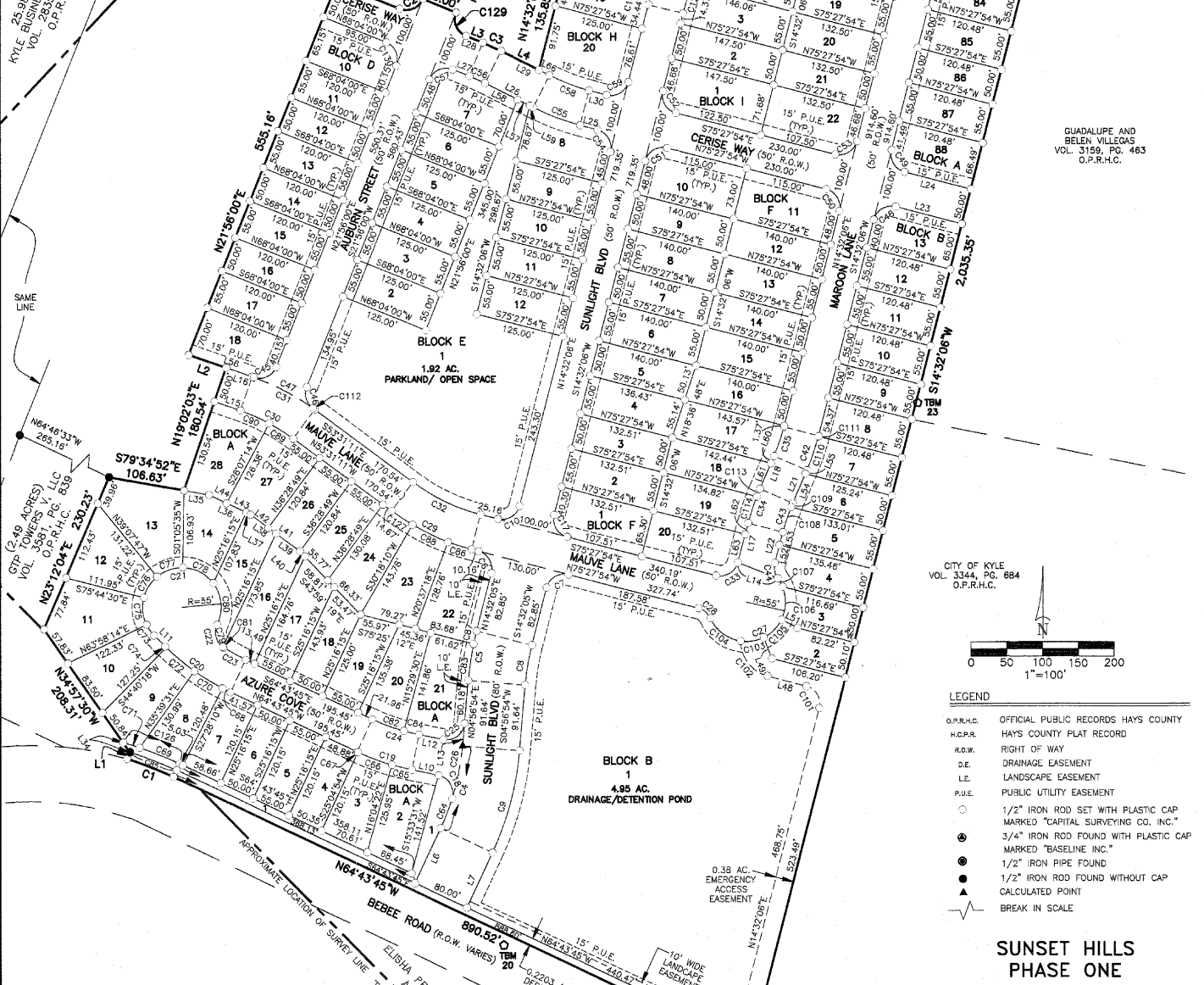


AMBERWOOD PHASE 1
 VOL. 10, PG. 352
 H.C.P.R.

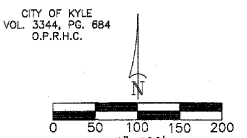
25.98 ACRES
 KYLE BUSINESS PARK LP
 VOL. 2935, PG. 819
 O.P.R.H.C.

THOMAS G. ALLEN SURVEY,
 ABSTRACT No. 26
 ELISHA PRUETT SURVEY No. 23,
 ABSTRACT No. 918

52.990 AC.
 KB HOME LONE STAR, INC.
 Doc. No. 17023403
 O.P.R.H.C.



GUADALUPE AND BELEN VILLEGAS
 VOL. 3159, PG. 463
 O.P.R.H.C.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - R.O.W. RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 3/4" IRON ROD FOUND WITH PLASTIC CAP MARKED "BASELINE INC."
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - ▲ CALCULATED POINT
 - ▲ BREAK IN SCALE

SUNSET HILLS PHASE ONE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
502 Hospital of Texas Highway South Building # 309-15 Building # 309-16 (512) 227-4000		FRI REGISTRATION No. 10382-3	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 17522.10	DATE: FEBRUARY 15, 2018	SHEET NO.:	
DRAWING NO.: 17522P1	CRD #:	17522	

BENCHMARKS:
 TBM 20 - "X" CUT IN CENTER OF CULVERT
 ELEV. = 704.46' F.B. 1805/52
 TBM 23 - COTTON GIN SPINDLE IN 10" ELM TAG 4529.
 ELEV. = 716.55'

DETAIL:
 NOT TO SCALE

APPROXIMATE LOCATION OF SURVEY LINE
 BEBEE ROAD (R.O.W. VARIES)
 ELISHA PRUETT SURVEY No. 23,
 ABSTRACT No. 918
 THOMAS G. ALLEN SURVEY,
 ABSTRACT No. 26
 0.2203 ACRE HEREBY
 DEDICATED AS R.O.W.
 10' WIDE
 LANDSCAPE
 EASEMENT
 0.38 AC.
 EMERGENCY
 ACCESS
 EASEMENT

SUNSET HILLS, PHASE ONE - FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	
C1	8'00"24"	498.37'	69.64'	69.59'	N68°36'27"W
C2	9'00"00"	25.00'	39.27'	35.36'	N66°56'00"E
C3	4'58'41"	325.00'	28.24'	28.23'	S65°34'40"E
C4	20'18'18"	335.00'	118.72'	118.10'	N18°07'06"E
C5	9'35'11"	415.00'	69.44'	69.35'	S09°44'30"W
C6	89°59'57"	25.00'	39.27'	35.36'	S59°32'04"W
C7	89°59'57"	25.00'	39.27'	35.36'	S59°32'04"W
C8	9'28'16"	335.00'	55.37'	55.31'	S09°40'46"W
C9	20'18'16"	415.00'	147.07'	146.30'	N15°07'06"E
C10	9'00"00"	25.00'	39.27'	35.36'	N69°32'06"E
C11	7'22'53"	625.00'	80.62'	80.46'	S18°13'32"W
C12	7'22'17"	565.01'	72.69'	72.64'	N18°15'59"E
C13	9'00"00"	25.00'	39.27'	35.36'	N30°25'10"W
C14	9'00"00"	25.00'	39.27'	35.36'	S59°34'50"W
C15	7'22'58"	615.02'	79.25'	79.19'	N18°16'19"E
C16	7'23'54"	575.00'	74.25'	74.20'	S18°14'03"W
C17	9'00"00"	25.00'	39.27'	35.36'	S30°27'54"E
C18	98°43'15"	25.00'	42.20'	37.37'	N30°39'38"W
C19	14°15'34"	325.00'	80.88'	80.68'	S71°51'32"E
C20	19°46'19"	325.00'	112.15'	111.80'	S45°50'36"E
C21	25°10'22"	55.00'	241.06'	89.48'	S80°38'15"W
C22	83°34'39"	25.00'	36.47'	33.32'	S15°37'24"E
C23	7'19'02"	275.00'	35.12'	35.10'	S61°04'14"E
C24	14°17'30"	275.00'	68.59'	68.40'	S71°52'30"E
C25	98°01'47"	25.00'	41.90'	37.17'	N52°57'51"E
C26	12°43'48"	335.01'	74.43'	74.27'	N11°20'07"E
C27	192°38'08"	55.00'	184.92'	109.33'	N59°32'06"E
C28	51°19'04"	25.00'	22.39'	21.65'	N49°48'22"W
C29	21°56'44"	325.00'	124.48'	123.72'	S64°29'33"E
C30	17°28'48"	275.00'	83.74'	83.41'	N62°14'34"W
C31	17°27'14"	325.00'	99.00'	98.62'	N62°14'48"W
C32	21°55'54"	275.00'	105.26'	104.62'	S64°29'57"E
C33	90°00'00"	25.00'	39.27'	35.36'	N59°32'06"E
C34	8°54'31"	325.00'	50.53'	50.48'	S18°59'21"W
C35	8°53'02"	275.00'	42.84'	42.60'	N18°58'37"E
C36	10°00'09"	275.00'	48.01'	47.85'	N09°32'01"E
C37	79°57'07"	25.00'	34.89'	32.12'	N35°28'37"W
C38	52°18'28"	25.00'	22.82'	22.04'	N79°30'22"E
C39	182°30'15"	55.00'	175.19'	109.97'	N35°23'44"W
C40	50°58'05"	25.00'	22.24'	21.51'	S30°22'21"W
C41	9°38'48"	325.00'	54.72'	54.65'	N09°42'42"E
C42	8°54'31"	325.00'	50.53'	50.48'	N18°59'21"E
C43	8°54'31"	275.00'	42.76'	42.71'	S18°59'21"W
C44	51°19'04"	25.00'	22.39'	21.65'	S11°07'27"E
C45	87°31'25"	25.00'	38.19'	34.58'	N85°41'42"E
C46	78°57'56"	25.00'	33.15'	30.77'	S16°02'58"E
C47	16°30'39"	325.00'	93.66'	93.33'	N62°17'16"W
C48	89°59'57"	25.00'	39.27'	35.36'	S59°32'07"W
C49	89°59'57"	25.00'	39.27'	35.36'	S30°27'56"E
C50	90°00'00"	25.00'	39.27'	35.36'	N30°27'54"W
C51	89°59'56"	25.00'	39.27'	35.36'	S59°32'07"W
C52	90°00'00"	25.00'	39.27'	35.36'	S30°27'54"E
C53	89°59'57"	25.00'	39.27'	35.36'	N59°32'07"E
C54	89°59'57"	25.00'	39.27'	35.36'	N30°27'56"W
C55	12°21'24"	325.00'	70.09'	69.96'	S69°17'12"E
C56	4°58'31"	275.00'	23.88'	23.87'	N85°34'35"W
C57	89°58'14"	25.00'	39.26'	35.35'	S66°56'53"W
C58	12°22'33"	275.00'	59.40'	59.28'	S69°16'38"E
C59	89°59'54"	25.00'	39.27'	35.35'	N59°32'09"E
C60	2°06'30"	625.00'	23.00'	23.00'	S74°21'55"E
C61	2°06'30"	575.00'	21.16'	21.16'	N74°21'55"W
C62	2°06'30"	625.00'	23.00'	23.00'	N74°21'55"W
C63	1°01'44"	575.00'	10.32'	10.32'	S73°49'32"E
C64	7°34'18"	334.98'	44.27'	44.23'	N21°29'07"E
C65	8°03'41"	325.00'	28.71'	28.70'	S76°27'28"E
C66	9°00'32"	325.00'	51.10'	51.05'	S69°25'22"E
C67	0°11'20"	325.00'	1.07'	1.07'	S64°49'26"E
C68	2°11'55"	325.00'	12.47'	12.47'	S63°37'48"E
C69	6°39'23"	518.37'	60.22'	60.19'	N67°55'57"W
C70	8°11'21"	325.00'	46.45'	46.41'	S68°26'09"E
C71	2°38'54"	518.33'	24.11'	24.11'	N72°35'35"W
C72	0°22'16"	325.00'	2.11'	2.11'	S45°08'34"E
C73	9°00'47"	325.00'	51.12'	51.07'	S49°50'06"E
C74	18°55'40"	55.00'	16.17'	16.09'	S35°29'36"E
C75	40°17'16"	55.00'	36.67'	37.88'	S05°53'08"E
C76	36°36'43"	55.00'	35.14'	34.55'	S32°33'51"W
C77	40°13'22"	55.00'	38.61'	37.82'	S70°58'54"W
C78	51°33'09"	55.00'	49.52'	47.86'	N63°06'50"W
C79	80°07'25"	25.00'	34.96'	32.18'	S13°53'47"E
C80	83°29'11"	55.00'	60.94'	57.87'	N05°34'40"W
C81	3°27'14"	25.00'	1.51'	1.51'	S55°41'08"E
C82	9°46'45"	275.00'	46.94'	46.88'	S69°37'08"E
C83	7°02'33"	415.00'	51.01'	50.98'	S08°28'11"W
C84	4°30'45"	275.00'	21.66'	21.65'	S76°45'53"E
C85	7°54'22"	508.37'	70.15'	70.09'	N68°33'26"W
C86	8°05'12"	325.00'	34.53'	34.51'	S72°25'18"E
C87	2°32'38"	415.00'	18.43'	18.43'	S13°15'46"W
C88	9°40'52"	325.00'	54.91'	54.85'	S64°32'16"E
C89	8°16'28"	275.00'	39.71'	39.68'	N57°44'32"W
C90	9°05'39"	275.00'	43.65'	43.60'	N66°25'35"W
C91	42°02'08"	25.00'	18.34'	17.93'	N64°36'32"E
C92	5°33'50"	55.00'	55.26'	52.96'	S82°08'04"W
C93	10°16'20"	25.00'	4.48'	4.48'	N58°29'18"E
C94	36°27'39"	55.00'	35.00'	34.41'	N50°51'12"W
C95	40°04'50"	55.00'	38.47'	37.69'	N12°34'57"W
C96	11°03'17"	25.00'	4.82'	4.82'	S50°19'44"W
C97	48°23'55"	55.00'	46.46'	45.09'	N31°39'28"E
C98	6°46'50"	325.00'	38.46'	38.44'	N08°16'43"E
C99	38°54'48"	25.00'	17.42'	17.07'	S24°50'42"W
C100	2°51'58"	325.00'	16.26'	16.26'	N13°06'07"E
C101	90°00'00"	25.00'	39.27'	35.36'	N30°27'54"W
C102	75°04'22"	50.00'	65.51'	60.93'	S37°55'43"E
C103	34°38'28"	55.00'	33.25'	32.75'	N81°00'34"E
C104	57°31'22"	55.00'	55.22'	52.93'	S52°54'31"E
C105	37°06'22"	55.00'	35.62'	35.00'	N45°08'09"E
C106	49°18'42"	55.00'	47.34'	45.89'	N01°55'37"E
C107	14°03'14"	55.00'	13.49'	13.46'	N29°45'21"W
C108	7°39'45"	275.00'	36.78'	36.75'	S18°21'34"W
C109	1°14'39"	275.00'	5.97'	5.97'	S27°48'46"W
C110	8°47'49"	325.00'	49.90'	49.85'	N19°02'42"E
C111	0°06'42"	324.98'	0.63'	0.63'	N14°35'26"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	
C112	0°30'45"	325.00'	2.91'	2.91'	N53°46'33"W
C113	2°04'52"	325.00'	11.80'	11.80'	S22°24'10"W
C114	6°49'39"	325.00'	38.73'	38.70'	S17°56'55"W
C115	2°58'03"	565.00'	29.26'	29.26'	N18°03'52"E
C116	4°23'06"	565.00'	43.24'	43.23'	N19°44'27"E
C117	0°28'11"	625.00'	5.12'	5.12'	S21°14'54"W
C118	5°02'37"	625.00'	55.02'	55.00'	S18°56'30"W
C119	1°53'08"	625.00'	20.56'	20.56'	S15°28'39"W
C120	4°03'08"	575.00'	40.67'	40.66'	S16°33'39"W
C121	3°19'54"	575.00'	33.44'	33.43'	S20°15'11"W
C122	5°06'50"	615.00'	54.89'	54.87'	N19°22'35"E
C123	2°14'20"	615.00'	24.03'	24.03'	N15°42'00"E
C124	8°31'48"	275.00'	26.84'	26.53'	N07°17'51"E
C125	4°26'01"	275.00'	21.28'	21.27'	N12°16'45"E
C126	9°19'17"	518.37'	84.33'	84.24'	N69°15'53"W
C127	6°10'39"	325.00'	35.04'	35.02'	S58°38'30"E
C128	82°08'50"	55.00'	88.47'	79.24'	S70°13'45"E
C129	90°00'00"	25.00'	39.27'	35.36'	S23°04'00"E
C130	90°00'00"	25.00'	39.27'	35.36'	N23°04'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°28'55"E	10.04'
L2	N70°58'25"W	55.44'
L3	S68°04'00"E	25.09'
L4	S63°05'19"E	59.43'
L5	S75°25'10"E	8.87'
L6	N25°16'02"E	84.34'
L7	S25°16'15"W	84.42'
L8	N14°34'50"E	75.80'
L9	S14°34'50"W	75.80'
L10	N79°01'15"W	37.78'
L11	N44°57'29"W	21.78'
L12	S79°01'15"E	34.72'
L13	S04°56'54"W	31.45'
L14	S68°40'44"E	59.79'
L15	N70°58'25"W	38.33'
L16	S70°58'25"E	38.33'
L17	N14°32'06"E	56.67'
L18	N23°26'36"E	50.08'
L19	N04°31'57"E	18.36'
L20	N08°05'09"W	54.30'
L21	S23°26'36"W	49.96'
L22	S14°32'06"W	44.18'
L23	N75°27'54"W	95.48'
L24	S75°27'54"E	95.48'
L25	N75°27'54"W	25.25'
L26	N63°05'19"W	75.51'
L27	N68°04'00"W	25.09'
L28	S67°52'59"E	50.09'
L29	S63°05'19"E	75.62'
L30	S75°27'54"E	25.25'
L31	N75°25'10"W	10.09'
L32	N73°18'40"W	102.96'
L33	S73°18'40"E	102.17'
L34	N34°57'31"W	16.15'
L35	S79°34'52"E	35.37'
L36	S64°35'26"E	57.45'
L37	S64°35'26"E	6.64'
L38	S53°31'11"E	45.18'
L39	S53°31'11"E	40.83'
L40	S43°59'19"E	9.82'
L41	N63°31'11"W	55.00'
L42	N63°31'11"W	30.81'
L43	N64°35'26"W	37.06'
L44	N64°35'26"W	23.61'
L45	N73°18'40"W	25.08'
L46	N73°18'40"W	55.04'
L47	N73°18'40"W	22.84'
L48	N75°27'54"W	56.20'
L49	S25°02'48"E	30.18'
L50	N64°43'45"W	25.45'
L51	S63°25'02"E	25.00'
L52	N14°32'06"E	25.85'
L53	N14°32'06"E	18.33'
L54	N23°26'36"E	44.59'
L55	N23°26'36"E	3.37'
L56	N70°58'25"W	93.76'
L57	S63°05'19"E	19.16'
L58	S63°05'19"E	51.24'
L59	S63°05'19"E	5.22'
L60	S23°26'36"W	11.18'
L61	S23°26'36"W	38.78'
L62	S14°32'06"W	16.35'
L63	S14°32'06"W	40.30'
L64	S14°34'50"W	45.00'
L65	S14°34'50"W	30.80'
L66	N63°05'19"W	16.19'
L67	N14°34'50"E	30.97'
L68	N14°34'50"E	44.83'
L69	S73°18'40"E	46.96'
L70	S73°18'40"E	54.99'

Street Name	Linear Ft.	Acres	
AUBURN STREET	(50' R.O.W.)	625	0.6672 Ac.
AZURE COVE	(50' R.O.W.)	550	0.7077 Ac.
CERISE WAY (EAST)	(50' R.O.W.)	135	0.1444 Ac.
CERISE WAY (MIDDLE)	(50' R.O.W.)	300	0.3337 Ac.
CERISE WAY (MIDDLE 2)	(50' R.O.W.)	300	0.3186 Ac.
CERISE WAY (WEST)	(50' R.O.W.)	300	0.1439 Ac.
FUSCHIA STREET	(50' R.O.W.)	530	0.4117 Ac.
MAROUN LANE	(50' R.O.W.)	1,300	1.5611 Ac.
MAUVE LANE	(50' R.O.W.)	900</	

SUNSET HILLS, PHASE ONE FINAL PLAT

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

THAT KB HOME LONE STAR, INC., SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, BEING A PORTION OF THAT 52.990 ACRE TRACT OF LAND OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT No. 26 AND THE ELISHA PREUITT SURVEY No. 23, ABSTRACT No. 376, HAYS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT No. 17023403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, DO HEREBY SUBDIVIDE 37.3711 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SUNSET HILLS, PHASE ONE". THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 21st DAY OF February, 2018.

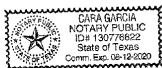
BY: [Signature]
JOHN ZINSMEYER, VICE PRESIDENT

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

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS VICE PRESIDENT OF KB HOME LONE STAR, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF February, 2018. A.D.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48209C0290F, EFFECTIVE DATE SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS AND COMPLY WITH THE HAYS COUNTY SUBDIVISION ORDINANCES.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

WITNESS MY HAND THIS THE 15th DAY OF February, 2018.

[Signature]
KENNETH W. MARTIN
LICENSED PROFESSIONAL ENGINEER NO. 65971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



I GREGORY A. WAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS, AND COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE. THE FIELD NOTES SHOWN HEREON CLOSE MATHEMATICALLY.

WITNESS MY HAND THIS THE 13th DAY OF November, 2017.

[Signature]
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY.
AUSTIN, TEXAS 78746



GENERAL NOTES CONTINUED:

- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.
- THE SUBDIVISION IS SERVED BY THE FOLLOWING UTILITIES:
WATER MONARCH UTILITIES
WASTEWATER CITY OF KYLE
ELECTRIC PEDERNALES ELECTRIC COMPANY
CABLE/TELEPHONE SPECTRUM
GAS CENTER POINT ENERGY
- 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.
- REPAIRS TO SURFACE PAVING DUE TO MAINTENANCE AND/OR REPAIR OF CITY UTILITIES WITHIN PUBLIC UTILITY EASEMENTS INTERIOR TO LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S).
- THIS ENTIRE SUBDIVISION IS LOCATED WITHIN PLUM CREEK WATERSHED.
- SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF THE FOLLOWING STREETS: AUBURN STREET, AZURE COVE, BEBEE ROAD, CERISE WAY, FUCHSIA STREET, MAROON LANE, MAUVE LANE AND SUNLIGHT BOULEVARD. THOSE SIDEWALKS NOT ADJUTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE 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.
- A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY, A FIVE (5') PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- ALL SIDEWALKS WILL COMPLY WITH THE 2010 A.D.A. OR THE MOST UPDATE A.D.A. REQUIREMENTS.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON THE SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

REVIEWED BY:

[Signature] 2/14/18
LEON BARBA, CITY ENGINEER DATE

[Signature] 2-19-18
HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS)
COUNTY OF HAYS)

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS THE 23rd DAY OF January, 2018.

[Signature]
CITY OF KYLE, TEXAS
PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS)
COUNTY OF HAYS)

I, LIZ GONZALEZ, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF April, 2018, AT 10:20 O'CLOCK A.M., AND DULY RECORDED ON THE 20th DAY OF April, 2018, AT 10:20 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. 8014382

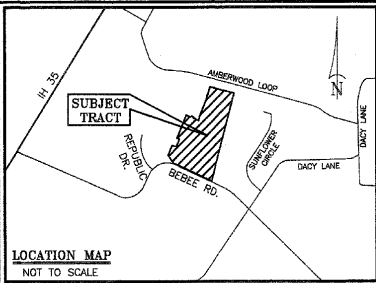
[Signature]
LIZ GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS



SUNSET HILLS, PHASE ONE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY, INCORPORATED	
180 Capital of Texas Highway South Austin, Texas 78746 512-327-0000	1101 Capital of Texas Highway Austin, Texas 78746 512-327-0000	SCALE: 1" = 100'	SHEET NO. 1 OF 3
DRAWN BY: WML	JOB NO.: 1752210	DATE: FEBRUARY 15, 2018	CRC #: 175221

SUNSET HILLS, PHASE ONE FINAL PLAT

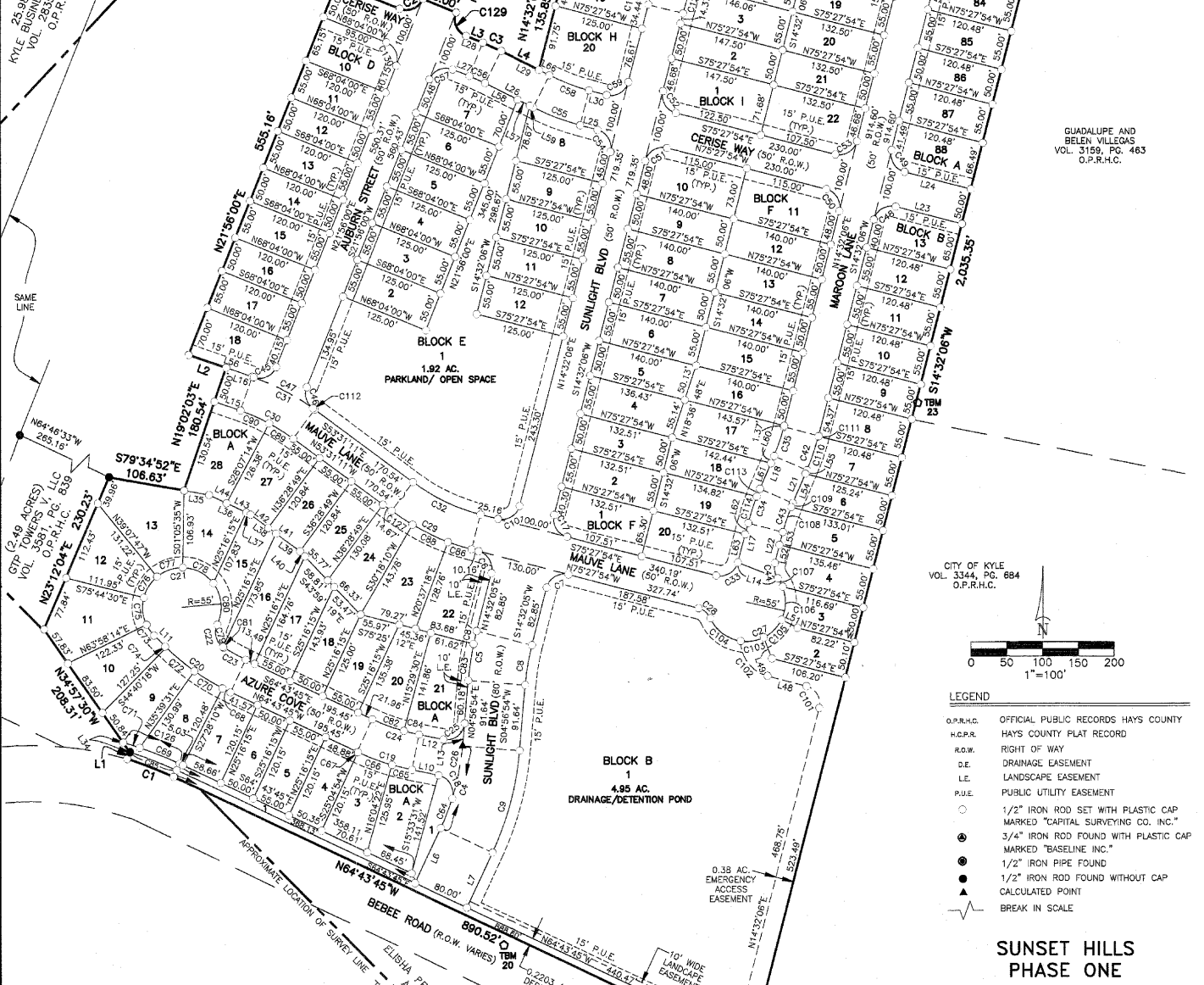


AMBERWOOD PHASE 1
 VOL. 10, PG. 352
 H.C.P.R.

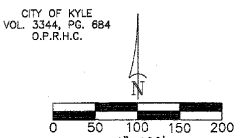
25.98 ACRES
 KYLE BUSINESS PARK LP
 VOL. 2935, PG. 819
 O.P.R.H.C.

THOMAS & ALLEN SURVEY,
 ABSTRACT No. 26
 ELISHA PROJECT SURVEY No. 23,
 ELISHA ABSTRACT No. 919

52.990 AC.
 KB HOME LONE STAR, INC.
 Doc. No. 17023403
 O.P.R.H.C.



GUADALUPE AND BELEN VILLEGAS
 VOL. 3159, PG. 463
 O.P.R.H.C.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - R.O.W. RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 3/4" IRON ROD FOUND WITH PLASTIC CAP MARKED "BASELINE INC."
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - ▲ CALCULATED POINT
 - ▲ BREAK IN SCALE

SUNSET HILLS PHASE ONE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
502 Hospital of Texas Highway South Building # 309-15 Austin, TX 78746 (512) 227-4000		FRI REGISTRATION No. 10182-3	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 17522.10	DATE: FEBRUARY 15, 2018	SHEET NO.:	
DRAWING NO.: 17522P1	CRD #:	17522	

BENCHMARKS:
 TBM 20 - "X" CUT IN CENTER OF CULVERT
 ELEV. = 704.46' F.B. 1805/52
 TBM 23 - COTTON GIN SPINDLE IN 10" ELM TAG 4529.
 ELEV. = 716.55'

DETAIL: NOT TO SCALE
 S76°41'45"W 0.72'

SUNSET HILLS, PHASE ONE - FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	
C1	8'00"24"	498.37'	69.64'	69.59'	N68°36'27"W
C2	9'00"00"	25.00'	39.27'	35.36'	N66°56'00"E
C3	4'58'41"	325.00'	28.24'	28.23'	S65°34'40"E
C4	20'18'18"	335.00'	118.72'	118.10'	N18°07'06"E
C5	9'35'11"	415.00'	69.44'	69.35'	S09°44'30"W
C6	89°59'57"	25.00'	39.27'	35.36'	S59°32'04"W
C7	89°59'57"	25.00'	39.27'	35.36'	S59°32'04"W
C8	9'28'16"	335.00'	55.37'	55.31'	S09°40'46"W
C9	20'18'16"	415.00'	147.07'	146.30'	N15°07'06"E
C10	9'00'00"	25.00'	39.27'	35.36'	N69°32'06"E
C11	7'22'53"	625.00'	80.62'	80.46'	S18°13'32"W
C12	7'22'17"	565.01'	72.69'	72.64'	N18°15'59"E
C13	9'00'00"	25.00'	39.27'	35.36'	N30°25'10"W
C14	9'00'00"	25.00'	39.27'	35.36'	S59°34'50"W
C15	7'22'58"	615.02'	79.25'	79.19'	N18°16'19"E
C16	7'23'54"	575.00'	74.25'	74.20'	S18°14'03"W
C17	9'00'00"	25.00'	39.27'	35.36'	S30°27'54"E
C18	98°43'15"	25.00'	42.20'	37.37'	N30°39'38"W
C19	14°15'34"	325.00'	80.88'	80.68'	S71°51'32"E
C20	19°46'19"	325.00'	112.15'	111.80'	S45°50'36"E
C21	25°10'22"	55.00'	241.06'	89.48'	S80°38'15"W
C22	83°34'39"	25.00'	36.47'	33.32'	S15°37'24"E
C23	7'19'02"	275.00'	35.12'	35.10'	S61°04'14"E
C24	14°17'30"	275.00'	68.59'	68.40'	S71°52'30"E
C25	98°01'47"	25.00'	41.90'	37.17'	N52°57'51"E
C26	12°43'48"	335.01'	74.43'	74.27'	N11°20'07"E
C27	192°38'08"	55.00'	184.92'	109.33'	N59°32'06"E
C28	51°19'04"	25.00'	22.39'	21.65'	N49°48'22"W
C29	21°56'44"	325.00'	124.48'	123.72'	S64°29'33"E
C30	17°28'48"	275.00'	83.74'	83.41'	N62°14'34"W
C31	17°27'14"	325.00'	99.00'	98.62'	N62°14'48"W
C32	21°55'54"	275.00'	105.26'	104.62'	S64°29'57"E
C33	90°00'00"	25.00'	39.27'	35.36'	N59°32'06"E
C34	8°54'31"	325.00'	50.53'	50.48'	S18°59'21"W
C35	8°53'02"	275.00'	42.84'	42.60'	N18°58'37"E
C36	10°00'09"	275.00'	48.01'	47.85'	N09°32'01"E
C37	79°57'07"	25.00'	34.89'	32.12'	N35°28'37"W
C38	52°18'28"	25.00'	22.82'	22.04'	N79°30'22"E
C39	182°30'15"	55.00'	175.19'	109.97'	N35°23'44"W
C40	50°58'05"	25.00'	22.24'	21.51'	S30°22'21"W
C41	9°38'48"	325.00'	54.72'	54.65'	N09°42'42"E
C42	8°54'31"	325.00'	50.53'	50.48'	N18°59'21"E
C43	8°54'31"	275.00'	42.76'	42.71'	S18°59'21"W
C44	51°19'04"	25.00'	22.39'	21.65'	S11°07'27"E
C45	87°31'25"	25.00'	38.19'	34.58'	N85°41'42"E
C46	78°57'56"	25.00'	33.15'	30.77'	S16°02'58"E
C47	16°30'39"	325.00'	93.66'	93.33'	N62°17'16"W
C48	89°59'57"	25.00'	39.27'	35.36'	S59°32'07"W
C49	89°59'57"	25.00'	39.27'	35.36'	S30°27'56"E
C50	90°00'00"	25.00'	39.27'	35.36'	N30°27'54"W
C51	89°59'56"	25.00'	39.27'	35.36'	S59°32'07"W
C52	90°00'00"	25.00'	39.27'	35.36'	S30°27'54"E
C53	89°59'57"	25.00'	39.27'	35.36'	N59°32'07"E
C54	89°59'57"	25.00'	39.27'	35.36'	N30°27'56"W
C55	12°21'24"	325.00'	70.09'	69.96'	S69°17'12"E
C56	4°58'31"	275.00'	23.88'	23.87'	N85°34'35"W
C57	89°58'14"	25.00'	39.26'	35.35'	S66°56'53"W
C58	12°22'33"	275.00'	59.40'	59.28'	S69°16'38"E
C59	89°59'54"	25.00'	39.27'	35.35'	N59°32'09"E
C60	2°06'30"	625.00'	23.00'	23.00'	S74°21'55"E
C61	2°06'30"	575.00'	21.16'	21.16'	N74°21'55"W
C62	2°06'30"	625.00'	23.00'	23.00'	N74°21'55"W
C63	1°01'44"	575.00'	10.32'	10.32'	S73°49'32"E
C64	7°34'18"	334.98'	44.27'	44.23'	N21°29'07"E
C65	8°03'41"	325.00'	28.71'	28.70'	S76°27'28"E
C66	9°00'32"	325.00'	51.10'	51.05'	S69°25'22"E
C67	0°11'20"	325.00'	1.07'	1.07'	S64°49'26"E
C68	2°11'55"	325.00'	12.47'	12.47'	S63°37'48"E
C69	6°39'23"	518.37'	60.22'	60.19'	N67°55'57"W
C70	8°11'21"	325.00'	46.45'	46.41'	S68°26'09"E
C71	2°38'54"	518.33'	24.11'	24.11'	N72°35'35"W
C72	0°22'16"	325.00'	2.11'	2.11'	S45°08'34"E
C73	9°00'47"	325.00'	51.12'	51.07'	S49°50'06"E
C74	18°55'40"	55.00'	16.17'	16.09'	S35°29'36"E
C75	40°17'16"	55.00'	36.67'	37.88'	S05°53'08"E
C76	36°36'43"	55.00'	35.14'	34.55'	S32°33'51"W
C77	40°13'22"	55.00'	38.61'	37.82'	S70°58'54"W
C78	51°33'09"	55.00'	49.52'	47.86'	N63°06'50"W
C79	80°07'25"	25.00'	34.96'	32.18'	S13°53'47"E
C80	83°29'11"	55.00'	60.94'	57.87'	N05°34'40"W
C81	3°27'14"	25.00'	1.51'	1.51'	S55°41'08"E
C82	9°46'45"	275.00'	46.94'	46.88'	S69°37'08"E
C83	7°02'33"	415.00'	51.01'	50.98'	S08°28'11"W
C84	4°30'45"	275.00'	21.66'	21.65'	S76°45'53"E
C85	7°54'22"	508.37'	70.15'	70.09'	N68°33'26"W
C86	8°05'12"	325.00'	34.53'	34.51'	S72°25'18"E
C87	2°32'38"	415.00'	18.43'	18.43'	S13°15'46"W
C88	9°40'52"	325.00'	54.91'	54.85'	S64°32'16"E
C89	8°16'28"	275.00'	39.71'	39.68'	N57°44'32"W
C90	9°05'39"	275.00'	43.65'	43.60'	N66°25'35"W
C91	42°02'08"	25.00'	18.34'	17.93'	N64°36'32"E
C92	5°33'50"	55.00'	55.26'	52.96'	S82°08'04"W
C93	10°16'20"	25.00'	4.48'	4.48'	N58°29'18"E
C94	36°27'39"	55.00'	35.00'	34.41'	N50°51'12"W
C95	40°04'50"	55.00'	38.47'	37.69'	N12°34'57"W
C96	11°03'17"	25.00'	4.82'	4.82'	S50°19'44"W
C97	48°23'55"	55.00'	46.46'	45.09'	N31°39'28"E
C98	6°46'50"	325.00'	38.46'	38.44'	N08°16'43"E
C99	38°54'48"	25.00'	17.42'	17.07'	S24°50'42"W
C100	2°51'58"	325.00'	16.26'	16.26'	N13°06'07"E
C101	90°00'00"	25.00'	39.27'	35.36'	N30°27'54"W
C102	75°04'22"	50.00'	65.51'	60.93'	S37°55'43"E
C103	34°38'28"	55.00'	33.25'	32.75'	N81°00'34"E
C104	57°31'22"	55.00'	55.22'	52.93'	S52°54'31"E
C105	37°06'22"	55.00'	35.62'	35.00'	N45°08'09"E
C106	49°18'42"	55.00'	47.34'	45.89'	N01°55'37"E
C107	14°03'14"	55.00'	13.49'	13.46'	N29°45'21"W
C108	7°39'45"	275.00'	36.78'	36.75'	S18°21'34"W
C109	1°14'39"	275.00'	5.97'	5.97'	S22°48'46"W
C110	8°47'49"	325.00'	49.90'	49.85'	N19°02'42"E
C111	0°06'42"	324.98'	0.63'	0.63'	N14°35'26"E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	
C112	0°30'45"	325.00'	2.91'	2.91'	N53°46'33"W
C113	2°04'52"	325.00'	11.80'	11.80'	S22°24'10"W
C114	6°49'39"	325.00'	38.73'	38.70'	S17°56'55"W
C115	2°58'03"	565.00'	29.26'	29.26'	N18°03'52"E
C116	4°23'06"	565.00'	43.24'	43.23'	N19°44'27"E
C117	0°28'11"	625.00'	5.12'	5.12'	S21°14'54"W
C118	5°02'37"	625.00'	55.02'	55.00'	S18°56'30"W
C119	1°53'08"	625.00'	20.56'	20.56'	S15°28'39"W
C120	4°03'08"	575.00'	40.67'	40.66'	S16°33'39"W
C121	3°19'54"	575.00'	33.44'	33.43'	S20°15'11"W
C122	5°06'50"	615.00'	54.89'	54.87'	N19°22'35"E
C123	2°14'20"	615.00'	24.03'	24.03'	N15°42'00"E
C124	8°31'48"	275.00'	26.84'	26.53'	N07°17'51"E
C125	4°26'01"	275.00'	21.28'	21.27'	N12°16'45"E
C126	9°19'17"	518.37'	84.33'	84.24'	N69°15'53"W
C127	6°10'39"	325.00'	35.04'	35.02'	S58°38'30"E
C128	82°08'50"	55.00'	88.47'	79.24'	S70°13'45"E
C129	90°00'00"	25.00'	39.27'	35.36'	S23°04'00"E
C130	90°00'00"	25.00'	39.27'	35.36'	N23°04'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°28'55"E	10.04'
L2	N70°58'25"W	55.44'
L3	S68°04'00"E	25.09'
L4	S63°05'19"E	59.43'
L5	S75°25'10"E	8.87'
L6	N25°16'02"E	84.34'
L7	S25°16'15"W	84.42'
L8	N14°34'50"E	75.80'
L9	S14°34'50"W	75.80'
L10	N79°01'15"W	37.78'
L11	N44°57'29"W	21.78'
L12	S79°01'15"E	34.72'
L13	S04°56'54"W	31.45'
L14	S68°40'44"E	59.79'
L15	N70°58'25"W	38.33'
L16	S70°58'25"E	38.33'
L17	N14°32'06"E	56.67'
L18	N23°26'36"E	50.08'
L19	N04°31'57"E	18.36'
L20	N08°05'09"W	54.30'
L21	S23°26'36"W	49.96'
L22	S14°32'06"W	44.18'
L23	N75°27'54"W	95.48'
L24	S75°27'54"E	95.48'
L25	N75°27'54"W	25.25'
L26	N63°05'19"W	75.51'
L27	N68°04'00"W	25.09'
L28	S67°52'59"E	50.09'
L29	S63°05'19"E	75.62'
L30	S75°27'54"E	25.25'
L31	N75°25'10"W	10.09'
L32	N73°18'40"W	102.96'
L33	S73°18'40"E	102.17'
L34	N34°57'31"W	16.15'
L35	S79°34'52"E	35.37'
L36	S64°35'26"E	57.45'
L37	S64°35'26"E	6.64'
L38	S53°31'11"E	45.18'
L39	S53°31'11"E	40.83'
L40	S43°59'19"E	9.82'
L41	N63°31'11"W	55.00'
L42	N63°31'11"W	30.81'
L43	N64°35'26"W	37.06'
L44	N64°35'26"W	23.61'
L45	N73°18'40"W	25.08'
L46	N73°18'40"W	55.04'
L47	N73°18'40"W	22.84'
L48	N75°27'54"W	56.20'
L49	S25°02'48"E	30.18'
L50	N64°43'45"W	25.45'
L51	S63°25'02"E	25.00'
L52	N14°32'06"E	25.85'
L53	N14°32'06"E	18.33'
L54	N23°26'36"E	44.59'
L55	N23°26'36"E	3.37'
L56	N70°58'25"W	93.76'
L57	S63°05'19"E	19.16'
L58	S63°05'19"E	51.24'
L59	S63°05'19"E	5.22'
L60	S23°26'36"W	11.18'
L61	S23°26'36"W	38.78'
L62	S14°32'06"W	16.35'
L63	S14°32'06"W	40.30'
L64	S14°34'50"W	45.00'
L65	S14°34'50"W	30.80'
L66	N63°05'19"W	16.19'
L67	N14°34'50"E	30.97'
L68	N14°34'50"E	44.83'
L69	S73°18'40"E	46.96'
L70	S73°18'40"E	54.99'

Street Name	Linear Ft.	Acres	
AUBURN STREET	(50' R.O.W.)	625	0.6672 Ac.
AZURE COVE	(50' R.O.W.)	550	0.7077 Ac.
CERISE WAY (EAST)	(50' R.O.W.)	135	0.1444 Ac.
CERISE WAY (MIDDLE)	(50' R.O.W.)	300	0.3337 Ac.
CERISE WAY (MIDDLE 2)	(50' R.O.W.)	300	0.3186 Ac.
CERISE WAY (WEST)	(50' R.O.W.)	300	0.1439 Ac.
FUSCHIA STREET	(50' R.O.W.)	530	0.4117 Ac.
MAROUN LANE	(50' R.O.W.)	1,300	1.5611 Ac.
MAUVE LANE	(50' R.O.W.)	900</	

AMENDED SUNSET HILLS, PHASE ONE FINAL PLAT

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

THAT KB HOME LONE STAR, INC., SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, BEING A PORTION OF THAT 52,990 ACRE TRACT OF LAND OUT OF THE THOMAS G. ALLEN SURVEY, ABSTRACT No. 26 AND THE ELSHA PREUITT SURVEY No. 23, ABSTRACT No. 376, HAYS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. BY DEED RECORDED IN DOCUMENT No. 17023403 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, DO HEREBY SUBDIVIDE 37.3711 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "AMENDED SUNSET HILLS, PHASE ONE". THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 3rd DAY OF January, 2019.

BY: John Zinsmeyer
 JOHN ZINSMEYER, VICE PRESIDENT
 KB HOME LONE STAR, INC.
 10800 PECAN PARK BLVD STE. 200.
 AUSTIN, TEXAS 78750

STATE OF TEXAS)
)
 COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF KB HOME LONE STAR, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd DAY OF January, 2018. A.D.



Tara Barker
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KENNETH W. MARTIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48209C0290F, EFFECTIVE DATE SEPTEMBER 2, 2005, HAYS COUNTY, TEXAS AND COMPLY WITH THE HAYS COUNTY SUBDIVISION ORDINANCES.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

WITNESS MY HAND THIS THE 21st DAY OF December, 2018.

Kenneth W. Martin
 KENNETH W. MARTIN
 LICENSED PROFESSIONAL ENGINEER NO. 65971
 MURFEE ENGINEERING COMPANY
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746



I GREGORY A. WAY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS, AND COMPLIES WITH ORDINANCE #439 OF THE CITY CODE OF KYLE. THE FIELD NOTES SHOWN HEREON CLOSE MATHEMATICALLY.

WITNESS MY HAND THIS THE 13th DAY OF November, 2017.

Gregory A. Way
 GREGORY A. WAY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4567 - STATE OF TEXAS
 CAPITAL SURVEYING COMPANY, INC.
 1101 CAPITAL OF TEXAS HWY.
 AUSTIN, TEXAS 78746



GENERAL NOTES CONTINUED:

- 10) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF KYLE. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION, REPLATTING AND/OR DEDICATION OF EASEMENTS BY SEPARATE INSTRUMENT MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THIS SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT. ELECTRIC SERVICE TO EACH LOT SHALL BE UNDERGROUND.
- 13) THE SUBDIVISION IS SERVED BY THE FOLLOWING UTILITIES:
 WATER MONARCH UTILITIES
 WASTEWATER CITY OF KYLE
 ELECTRIC PEDERNALES ELECTRIC COMPANY
 CABLE/TELEPHONE SPECTRUM
 GAS CENTER POINT ENERGY
- 14) 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.
- 15) REPAIRS TO SURFACE PAVING DUE TO MAINTENANCE AND/OR REPAIR OF CITY UTILITIES WITHIN PUBLIC UTILITY EASEMENTS INTERIOR TO LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER(S).
- 16) THIS ENTIRE SUBDIVISION IS LOCATED WITHIN PLUM CREEK WATERSHED.
- 17) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF THE FOLLOWING STREETS: AUBURN STREET, AZURE COVE, BEBEE ROAD, CERISE WAY, FUCHSIA STREET, MAROON LANE, MAUVE LANE AND SUNLIGHT BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. SIDEWALKS, PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE 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.
- 18) A FIFTEEN (15') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY, A FIVE (5') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE AND A TEN (10') FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES ON ALL LOTS.
- 19) ALL SIDEWALKS WILL COMPLY WITH THE 2010 A.D.A. OR THE MOST UPDATE A.D.A. REQUIREMENTS.
- 20) POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED. THE OWNER OR OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPED SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON THE SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED ON SITE, SUCH AS AT THE OFFICES OF THE OWNER OR OPERATOR, AND MADE AVAILABLE FOR REVIEW BY THE CITY.

REVIEWED BY:
Leon Barba 1/30/19
 LEON BARBA, CITY ENGINEER DATE
Harper Wilder 2-5-19
 HARPER WILDER, DIRECTOR OF PUBLIC WORKS DATE

PLANNING AND ZONING COMMISSION CERTIFICATION:

STATE OF TEXAS)
)
 COUNTY OF HAYS)

THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED THIS THE 8th DAY OF JANUARY, 2019.

John Zinsmeyer
 CITY OF KYLE, TEXAS
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS)
)
 COUNTY OF HAYS)

I, ELAINE H. CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF January, 2019, AT 1:59 O'CLOCK P.M., AND DULY RECORDED ON THE 20th DAY OF January, 2019, AT 1:59 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. 19005124.

Elaine H. Cardenas
 ELAINE H. CARDENAS, COUNTY CLERK
 HAYS COUNTY, TEXAS



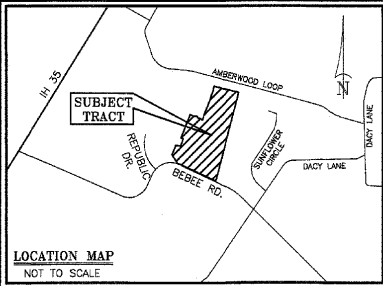
GENERAL NOTES:

- 1) THE BASIS OF BEARING ON THE SURVEY SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.
- 2) PATENT SURVEY LINES SHOWN HEREON ARE APPROXIMATE.
- 3) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF KYLE WASTEWATER SYSTEM AND MONARCH WATER COMPANY WATER SYSTEM.
- 4) WATER AND WASTEWATER SYSTEMS, INCLUDING METERS, SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF KYLE STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF KYLE UTILITY DEPARTMENT FOR REVIEW.
- 5) ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF KYLE STANDARDS.
- 6) DEVELOPMENT OF ANY LOT SHALL CONFORM TO THE CITY OF KYLE SITE DEVELOPMENT ORDINANCE No. 348, AS AMENDED.
- 7) NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF KYLE.
- 8) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY. TYPICAL LANDSCAPING MAINTENANCE, CUTTING AND TRIMMINGS, 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) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR SUNSET HILLS SUBDIVISION.

AMENDED
SUNSET HILLS, PHASE ONE
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		1702210	
DATE: 1/30/19	SCALE: 1" = 100'	JOB NO. 1702210	
DRAWN BY: [Signature]	DATE: OCTOBER 9, 2018	SHEET NO. 1 OF 3	

AMENDED SUNSET HILLS, PHASE ONE FINAL PLAT



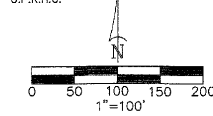
AMBERWOOD
 PHASE 1
 VOL. 10, PG. 352
 H.C.P.R.

25.98 ACRES
 KYLE BUSINESS & PARK
 VOL. 2835, PG. 819
 O.P.R.H.C.

52.990 AC.
 KB HOME LONE STAR, INC.
 Doc. No. 17023403
 O.P.R.H.C.

GUADALUPE AND
 BELEN VILLEGAS
 VOL. 3159, PG. 483
 O.P.R.H.C.

CITY OF KYLE
 VOL. 3344, PG. 584
 O.P.R.H.C.



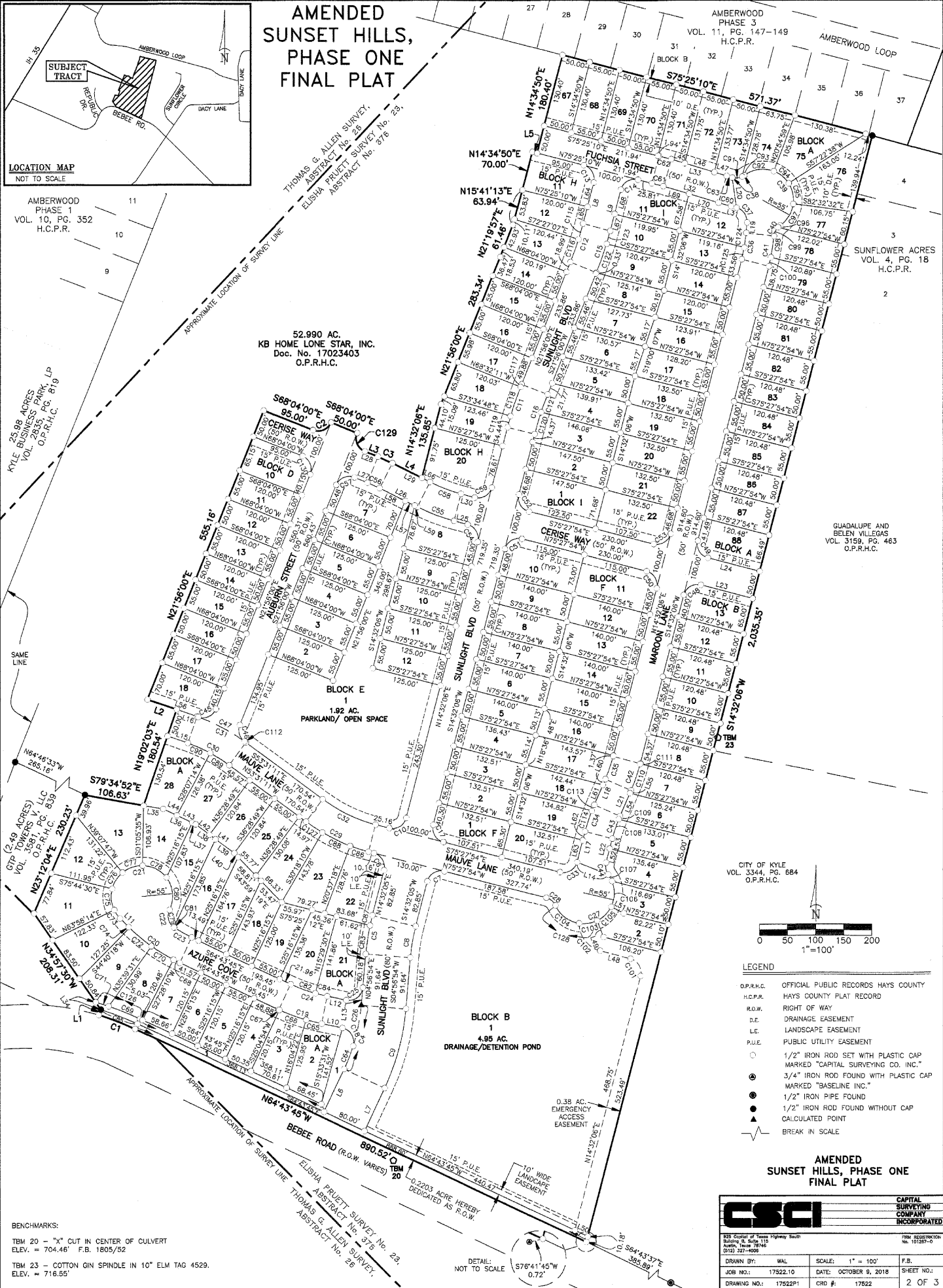
- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - R.O.W. RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - 1/2" IRON ROD SET WITH PLASTIC CAP
 MARKED "CAPITAL SURVEYING CO. INC."
 - 3/4" IRON ROD FOUND WITH PLASTIC CAP
 MARKED "BASELINE INC."
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND WITHOUT CAP
 - ▲ CALCULATED POINT
 - BREAK IN SCALE

AMENDED SUNSET HILLS, PHASE ONE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
920 Digital of Texas Highway South Building B, Suite 115 Austin, Texas 78744 512.313.3277-8000		TBM REGISTRATION NO. 101287-0	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.:	
JOB NO.: 17522.10	DATE: OCTOBER 9, 2018	SHEET NO.:	
DRAWING NO.: 17522P1	CRD #: 17522		2 OF 3

BENCHMARKS:
 TBM 20 - "X" CUT IN CENTER OF CULVERT
 ELEV. = 704.46' F.B. 1805/52
 TBM 23 - COTTON GIN SPINDLE IN 10" ELM TAG 4529.
 ELEV. = 716.55'

DETAIL:
 NOT TO SCALE
 S76°41'45"W
 0.72'



AMENDED SUNSET HILLS, PHASE ONE - FINAL PLAT

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	8'00"24"	498.37'	69.64'	69.59'
C2	9'00"00"	25.00'	39.27'	35.36'
C3	4'58'41"	325.00'	26.24'	28.23'
C4	20'18'11"	335.00'	118.69'	118.07'
C5	9'35'11"	415.00'	69.44'	69.35'
C6	9'00"00"	25.00'	39.27'	35.36'
C7	9'00"00"	25.00'	39.27'	35.36'
C8	9'35'11"	335.00'	56.05'	56.98'
C9	20'18'11"	415.00'	147.07'	146.30'
C10	9'00"00"	25.00'	39.27'	35.36'
C11	7'23'54"	625.00'	80.70'	80.65'
C12	7'21'10"	565.00'	72.51'	72.46'
C13	9'00"00"	25.00'	39.27'	35.36'
C14	9'00"00"	25.00'	39.27'	35.36'
C15	7'21'10"	615.00'	76.92'	76.87'
C16	7'23'54"	575.00'	74.25'	74.20'
C17	9'00"00"	25.00'	39.27'	35.36'
C18	9'64'31"	25.00'	42.20'	37.37'
C19	14'15'34"	325.00'	80.88'	80.68'
C20	19'46'19"	325.00'	112.15'	111.60'
C21	25'11'07"	55.00'	241.06'	89.48'
C22	8'33'39"	25.00'	38.47'	33.32'
C23	7'19'02"	275.00'	35.12'	35.10'
C24	14'17'30"	275.00'	68.59'	68.42'
C25	9'01'50"	25.00'	41.90'	37.17'
C26	12'43'46"	335.00'	74.43'	74.27'
C27	19'23'08"	55.00'	184.92'	109.33'
C28	5'11'04"	25.00'	22.39'	21.65'
C29	21'56'44"	325.00'	124.48'	123.72'
C30	17'27'14"	275.00'	83.77'	83.45'
C31	17'27'14"	325.00'	99.00'	98.62'
C32	21'56'44"	275.00'	105.33'	104.69'
C33	9'00"00"	25.00'	39.27'	35.36'
C34	8'54'31"	325.00'	50.53'	50.48'
C35	8'54'31"	275.00'	42.76'	42.71'
C36	10'00'09"	275.00'	48.01'	47.95'
C37	7'9'57"	25.00'	34.89'	32.12'
C38	5'2'18"	25.00'	22.82'	22.04'
C39	18'23'15"	55.00'	175.19'	109.97'
C40	5'05'05"	25.00'	22.24'	21.51'
C41	9'38'48"	325.00'	54.72'	54.65'
C42	8'54'31"	325.00'	50.53'	50.48'
C43	8'54'31"	275.00'	42.76'	42.71'
C44	5'11'04"	25.00'	22.39'	21.65'
C45	8'7'31"	25.00'	38.19'	34.58'
C46	7'57'56"	25.00'	33.15'	30.77'
C47	18'30'39"	325.00'	93.66'	93.33'
C48	9'00"00"	25.00'	39.27'	35.36'
C49	9'00"00"	25.00'	39.27'	35.36'
C50	9'00"00"	25.00'	39.27'	35.36'
C51	9'00"00"	25.00'	39.27'	35.36'
C52	9'00"00"	25.00'	39.27'	35.36'
C53	9'00"00"	25.00'	39.27'	35.36'
C54	9'00"00"	25.00'	39.27'	35.36'
C55	12'22'38"	325.00'	70.20'	70.07'
C56	4'58'41"	275.00'	23.89'	23.89'
C57	9'00"00"	25.00'	39.27'	35.36'
C58	12'22'38"	275.00'	59.40'	59.29'
C59	9'00"00"	25.00'	39.27'	35.36'
C60	2'06'30"	625.00'	23.00'	23.00'
C61	2'06'30"	575.00'	21.16'	21.16'
C62	2'06'30"	625.00'	23.00'	23.00'
C63	1'01'44"	575.00'	10.32'	10.32'
C64	7'34'15"	335.00'	44.27'	44.23'
C65	5'03'41"	325.00'	28.71'	28.70'
C66	9'00'32"	325.00'	51.10'	51.05'
C67	0'11'20"	325.00'	1.07'	1.07'
C68	2'11'55"	325.00'	12.47'	12.47'
C69	6'39'24"	518.37'	60.22'	60.19'
C70	8'11'21"	325.00'	46.45'	46.41'
C71	2'39'53"	518.37'	24.11'	24.11'
C72	9'00'47"	325.00'	51.12'	51.07'
C73	18'55'40"	55.00'	18.17'	18.09'
C74	00'22'16"	325.00'	2.10'	2.10'
C75	40'17'16"	55.00'	38.67'	37.88'
C76	36'36'43"	55.00'	35.14'	34.55'
C77	40'13'22"	55.00'	38.61'	37.82'
C78	51'35'08"	55.00'	49.52'	47.86'
C79	80'07'25"	25.00'	34.96'	32.18'
C80	63'28'11"	55.00'	60.94'	57.87'
C81	3'27'14"	25.00'	1.51'	1.51'
C82	9'46'45"	275.00'	48.94'	48.88'
C83	7'02'33"	415.00'	51.01'	50.98'
C84	4'30'45"	275.00'	21.66'	21.65'
C85	7'54'22"	508.37'	70.15'	70.09'
C86	6'05'12"	325.00'	34.53'	34.51'
C87	2'32'38"	415.00'	18.43'	18.43'
C88	9'40'52"	325.00'	54.91'	54.85'
C89	8'21'35"	275.00'	40.12'	40.09'
C90	9'05'39"	275.00'	43.65'	43.60'
C91	4'20'08"	25.00'	18.34'	17.93'
C92	57'33'50"	55.00'	55.26'	52.96'
C93	10'16'20"	25.00'	4.48'	4.48'
C94	36'27'39"	55.00'	35.00'	34.41'
C95	40'04'50"	55.00'	38.47'	37.69'
C96	11'03'17"	25.00'	4.82'	4.82'
C97	48'23'55"	55.00'	48.48'	45.09'
C98	6'46'50"	325.00'	38.46'	38.44'
C99	39'54'48"	25.00'	17.42'	17.07'
C100	2'51'58"	325.00'	16.26'	16.26'
C101	9'00"00"	25.00'	39.27'	35.36'
C102	7'50'42"	50.00'	65.51'	60.93'
C103	34'38'28"	55.00'	33.25'	32.75'
C104	5'73'22"	55.00'	55.22'	52.93'
C105	37'06'22"	55.00'	35.62'	35.00'
C106	49'18'42"	55.00'	47.34'	45.89'
C107	14'03'14"	55.00'	13.49'	13.46'
C108	7'39'21"	275.00'	36.75'	36.72'
C109	1'15'10"	275.00'	6.01'	6.01'
C110	8'47'49"	325.00'	49.90'	49.85'
C111	0'06'42"	325.00'	0.63'	0.63'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C112	0'30'45"	325.00'	2.91'	2.91'
C113	2'04'52"	325.00'	11.80'	11.80'
C114	6'46'39"	325.00'	38.73'	38.70'
C115	2'58'03"	565.00'	29.26'	29.26'
C116	4'23'06"	565.00'	43.24'	43.23'
C117	0'28'11"	625.00'	5.12'	5.12'
C118	5'02'37"	625.00'	55.02'	55.00'
C119	1'53'08"	625.00'	20.56'	20.56'
C120	4'03'08"	575.00'	40.67'	40.66'
C121	3'20'46"	575.00'	33.58'	33.58'
C122	5'06'50"	615.00'	54.89'	54.87'
C123	2'14'20"	615.00'	24.03'	24.03'
C124	5'31'48"	275.00'	26.54'	26.53'
C125	4'28'20"	275.00'	21.47'	21.46'
C126	9'19'17"	518.37'	84.33'	84.24'
C127	6'10'38"	325.00'	35.04'	35.02'
C128	9'20'08"	55.00'	88.47'	79.24'
C129	9'00"00"	25.00'	39.27'	35.36'
C130	9'00"00"	25.00'	39.27'	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°28'55"E	10.04'
L2	N70°58'25"W	55.44'
L3	S68°04'00"E	25.09'
L4	S63°05'19"E	59.43'
L5	S75°25'10"E	8.87'
L6	N25°16'19"E	84.42'
L7	S25°18'15"W	84.42'
L8	N14°34'50"E	75.80'
L9	S14°34'50"W	75.80'
L10	N79°01'15"W	37.78'
L11	N44°57'26"W	21.78'
L12	S79°01'15"E	34.72'
L13	S04°56'54"W	31.45'
L14	N68°40'44"W	59.79'
L15	N70°58'25"W	38.35'
L16	S70°58'25"E	38.33'
L17	N14°32'06"E	56.67'
L18	N23°26'36"E	49.96'
L19	N04°31'57"E	18.36'
L20	S08°05'09"E	54.30'
L21	S23°26'36"W	49.96'
L22	S14°32'06"W	44.22'
L23	N75°27'54"W	95.48'
L24	S75°27'54"E	95.48'
L25	N75°27'54"W	25.25'
L26	N63°05'19"W	75.62'
L27	N68°04'00"W	25.09'
L28	S68°04'00"E	25.09'
L29	S63°05'19"E	75.62'
L30	S75°27'54"E	25.25'
L31	N75°25'10"W	10.09'
L32	N73°18'40"W	102.96'
L33	S73°18'40"E	102.96'
L34	N34°57'31"W	16.15'
L35	S73°34'52"E	35.37'
L36	S64°35'28"E	57.45'
L37	S64°35'28"E	6.84'
L38	S53°31'11"E	44.20'
L39	S53°31'11"E	41.61'
L40	S43°59'19"E	9.82'
L41	N63°31'11"W	55.00'
L42	N63°31'11"W	30.81'
L43	N64°35'28"W	37.06'
L44	N64°35'28"W	27.03'
L45	N73°18'40"W	25.08'
L46	N73°18'40"W	55.04'
L47	N73°18'40"W	22.84'
L48	N75°27'54"W	56.20'
L49	S21°28'20"E	31.13'
L50	N64°43'45"W	25.45'
L51	S63°25'02"E	25.00'
L52	S14°32'06"E	25.85'
L53	N14°32'06"E	18.36'
L54	N23°26'36"E	44.59'
L55	N23°26'36"E	5.37'
L56	N70°58'05"W	96.20'
L57	S63°05'19"E	19.16'
L58	S63°05'19"E	51.24'
L59	S63°05'19"E	5.22'
L60	S23°26'36"W	11.16'
L61	S23°26'36"W	38.78'
L62	S14°32'06"W	16.36'
L63	S14°32'06"W	40.30'
L64	S14°34'50"W	45.00'
L65	S14°34'50"W	30.80'
L66	N63°05'19"W	16.19'
L67	N14°34'50"E	30.97'
L68	N14°34'50"E	44.83'
L69	S73°18'40"E	57.37'
L70	S73°18'40"E	54.99'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C131	9'00"00"	25.00'	39.27'	35.36'
C132	9'00"00"	25.00'	39.27'	35.36'
C133	9'00"00"	25.00'	39.27'	35.36'
C134	9'00"00"	25.00'	39.27'	35.36'
C135	9'00"00"	25.00'	39.27'	35.36'
C136	9'00"00"	25.00'	39.27'	35.36'
C137	9'00"00"	25.00'	39.27'	35.36'
C138	9'00"00"	25.00'	39.27'	35.36'
C139	9'00"00"	25.00'	39.27'	35.36'
C140	9'00"00"	25.00'	39.27'	35.36'
C141	9'00"00"	25.00'	39.27'	35.36'
C142	9'00"00"	25.00'	39.27'	35.36'
C143	9'00"00"	25.00'	39.27'	35.36'
C144	9'00"00"	25.00'	39.27'	35.36'
C145	9'00"00"	25.00'	39.27'	35.36'
C146	9'00"00"	25.00'	39.27'	35.36'
C147	9'00"00"	25.00'	39.27'	35.36'
C148	9'00"00"	25.00'	39.27'	35.36'
C149	9'00"00"	25.00'	39.27'	35.36'
C150	9'00"00"	25.00'	39.27'	35.36'
C151	9'00"00"	25.00'	39.27'	35.36'
C152	9'00"00"	25.00'	39.27'	35.36'
C153	9'00"00"	25.00'	39.27'	35.36'
C154	9'00"00"	25.00'	39.27'	35.36'
C155	9'00"00"	25.00'	39.27'	35.36'
C156	9'00"00"	25.00'	39.27'	35.36'
C157	9'00"00"	25.00'	39.27'	35.36'
C158	9'00"00"	25.00'	39.27'	35.36'
C159	9'00"00"	25.00'	39.27'	35.36'
C160	9'00"00"	25.00'	39.27'	35.36'
C161	9'00"00"	25.00'	39.27'	35.36'
C162	9'00"00"	25.00'	39.27'	35.36'
C163	9'00"00"	25.00'	39.27'	35.36'
C164	9'00"00"	25.00'	39.27'	35.36'
C165	9'00"00"	25.00'	39.27'	35.36'
C166	9'00"00"	25.00'	39.27'	35.36'
C167	9'00"00"	25.00'	39.27'	35.36'
C168	9'00"00"	25.00'	39.27'	35.36'
C169	9'00"00"	25.00'	39.27'	35.36'
C170	9'00"00"	25.00'	39.27'	35.36'