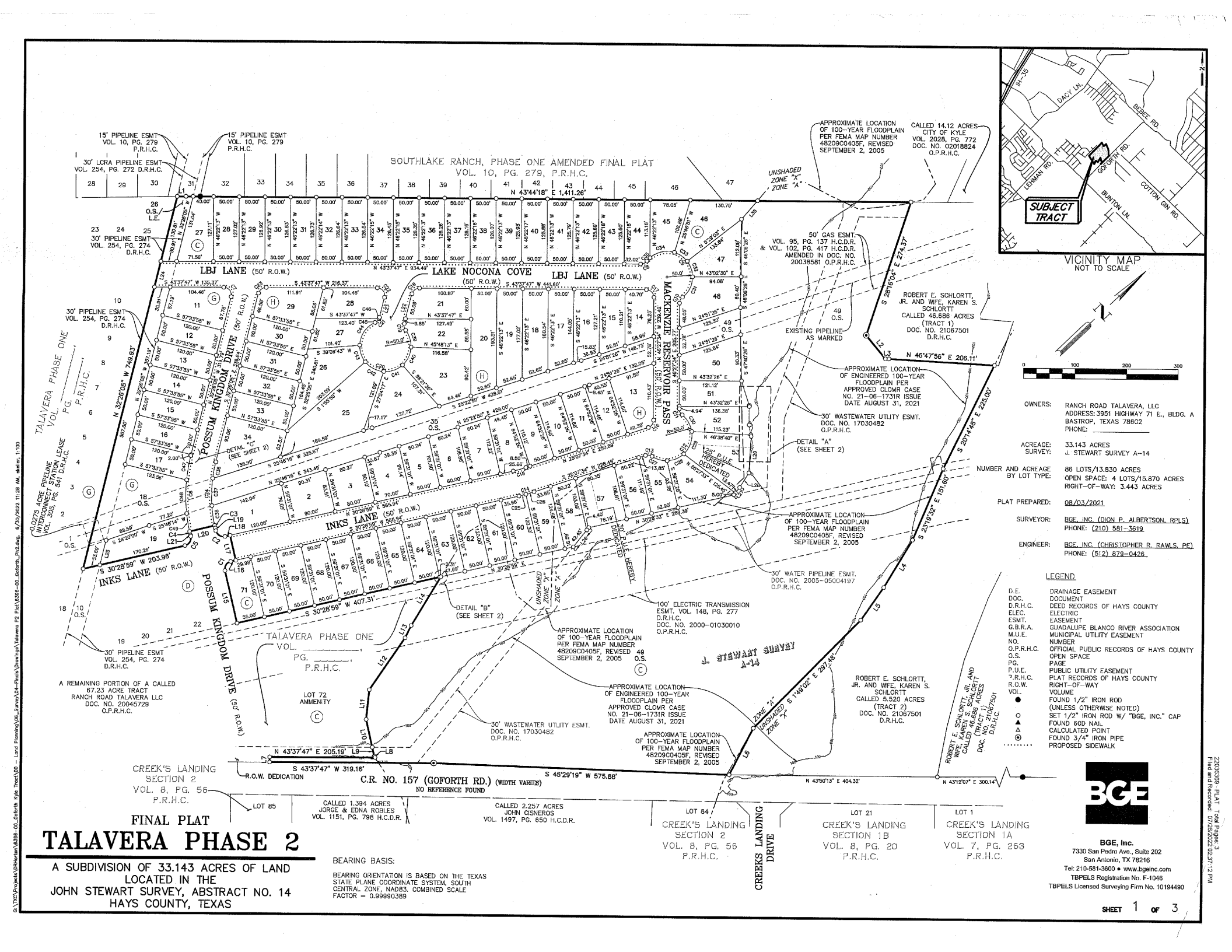


FINAL PLAT

# TALAVERA PHASE 2

A SUBDIVISION OF 33.143 ACRES OF LAND
LOCATED IN THE
JOHN STEWART SURVEY, ABSTRACT NO. 14
HAYS COUNTY, TEXAS

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, COMBINED SCALE FACTOR = 0.99990389

G:\TXCV\Projects\BHorton\6596-00_Goforth Kyle Tract\00 - Land Planning\05_Survey\04-Final\Drawings\Talavera P2 Plat\6596-00_Goforth_Plt2.dwg, 8/30/2022 11:28 AM, stelter, 1:100

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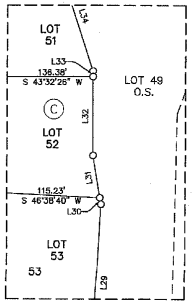


DETAIL "A"
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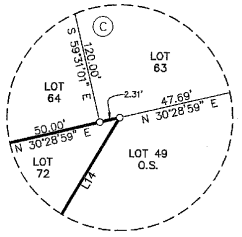


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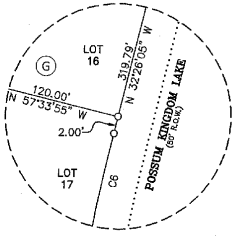


DETAIL "C"
N.T.S.

## CURVE DATA

| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1 | 15.00' | 90°00'00" | 23.56' | S 14°31'01" E | 21.21' |
| C2 | 15.00' | 90°00'00" | 23.56' | N 75°28'59" E | 21.21' |
| C3 | 275.00' | 1°02'27" | 5.00' | S 58°59'47" E | 5.00' |
| C4 | 325.00' | 0°44'37" | 4.22' | S 59°08'43" E | 4.22' |
| C5 | 15.00' | 90°00'00" | 23.56' | N 14°31'01" W | 21.21' |
| C6 | 325.00' | 26°20'19" | 149.40' | S 45°36'15" E | 148.09' |
| C7 | 15.00' | 103°56'08" | 27.21' | N 84°24'09" W | 23.63' |
| C8 | 15.00' | 52°00'14" | 13.62' | N 17°37'53" E | 13.15' |
| C9 | 50.00' | 193°57'23" | 169.26' | S 88°34'57" W | 99.26' |
| C10 | 15.00' | 52°01'12" | 13.62' | S 20°26'58" E | 13.16' |
| C11 | 15.00' | 52°01'12" | 13.62' | S 72°28'10" E | 13.16' |
| C12 | 50.00' | 175°37'33" | 153.26' | N 10°40'00" W | 99.93' |
| C13 | 15.00' | 52°01'12" | 13.62' | S 51°08'11" W | 13.16' |
| C14 | 325.00' | 5°21'25" | 30.39' | N 27°48'17" E | 30.37' |
| C15 | 275.00' | 5°21'25" | 25.71' | N 27°48'17" E | 25.70' |
| C16 | 15.00' | 71°35'08" | 18.74' | N 10°40'00" W | 17.55' |
| C17 | 15.02' | 89°54'21" | 23.57' | S 88°39'34" W | 21.22' |
| C18 | 15.00' | 76°03'52" | 19.91' | S 5°35'51" W | 18.48' |
| C19 | 15.00' | 52°01'12" | 13.62' | S 58°26'42" E | 13.16' |
| C20 | 50.00' | 284°02'25" | 247.87' | N 57°33'55" E | 61.54' |
| C21 | 15.00' | 52°01'12" | 13.62' | N 6°25'29" W | 13.16' |
| C22 | 15.00' | 103°56'08" | 27.21' | N 84°24'09" W | 23.63' |
| C23 | 15.00' | 76°03'52" | 19.91' | S 5°35'51" W | 18.48' |
| C24 | 275.00' | 26°02'28" | 124.99' | S 45°27'19" E | 123.92' |
| C25 | 325.00' | 2°28'36" | 14.05' | N 29°14'41" E | 14.05' |
| C26 | 325.00' | 2°52'49" | 16.34' | N 26°33'59" E | 16.34' |
| C27 | 50.00' | 35°36'54" | 31.08' | N 59°20'20" E | 30.58' |
| C28 | 50.00' | 41°03'06" | 35.82' | N 21°00'20" E | 35.06' |
| C29 | 50.00' | 55°20'18" | 48.29' | N 27°11'22" W | 46.44' |
| C30 | 50.00' | 43°37'16" | 38.07' | N 76°40'08" W | 37.15' |
| C31 | 50.00' | 52°31'08" | 45.83' | N 20°41'55" W | 44.24' |
| C32 | 50.00' | 37°33'27" | 32.78' | N 65°44'13" W | 32.19' |
| C33 | 50.00' | 35°15'54" | 30.77' | S 77°51'06" W | 30.29' |
| C34 | 50.00' | 58°16'44" | 50.86' | S 31°04'47" W | 48.69' |
| C35 | 50.00' | 10°20'10" | 9.02' | S 3°13'40" E | 9.01' |
| C36 | 275.00' | 6°49'05" | 32.72' | S 35°50'37" E | 32.70' |
| C37 | 275.00' | 11°03'53" | 53.11' | S 44°47'05" E | 53.02' |
| C38 | 275.00' | 8°09'32" | 39.16' | S 54°23'48" E | 39.13' |
| C39 | 50.00' | 40°15'31" | 35.13' | N 64°19'32" W | 34.41' |
| C40 | 50.00' | 45°50'12" | 40.00' | N 21°16'41" W | 38.94' |
| C41 | 50.00' | 45°50'12" | 40.00' | N 24°33'31" E | 38.94' |
| C42 | 50.00' | 47°28'37" | 41.43' | N 71°12'56" E | 40.26' |
| C43 | 50.00' | 40°06'25" | 35.00' | S 64°59'33" E | 34.29' |
| C44 | 50.00' | 64°31'27" | 56.31' | S 12°40'37" E | 53.38' |
| C45 | 15.00' | 41°58'03" | 10.99' | N 1°23'54" W | 10.74' |
| C46 | 15.00' | 10°03'10" | 2.63' | N 27°24'30" W | 2.63' |
| C47 | 325.00' | 8°29'33" | 48.17' | S 36°40'52" E | 48.13' |
| C48 | 325.00' | 11°33'51" | 65.60' | S 48°42'34" E | 65.48' |
| C49 | 325.00' | 6°16'54" | 35.63' | S 55°37'57" E | 35.61' |

## LINE DATA

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N42°45'50"E | 17.01' |
| L2 | S85°41'04"E | 58.63' |
| L3 | N45°50'56"E | 7.02' |
| L4 | S15°15'51"E | 108.16' |
| L5 | S11°46'25"E | 77.57' |
| L6 | S19°22'07"E | 102.49' |
| L7 | N46°22'13"W | 10.00' |
| L8 | N80°32'16"W | 2.67' |
| L9 | N58°59'20"W | 18.23' |
| L10 | N58°59'20"W | 55.46' |
| L11 | N40°37'23"W | 58.31' |
| L12 | N11°59'59"W | 122.91' |
| L13 | N20°06'23"W | 26.98' |
| L14 | N15°26'53"W | 111.29' |
| L15 | N59°31'01"W | 105.00' |
| L16 | N30°28'59"E | 10.02' |
| L17 | N59°31'01"W | 50.00' |
| L18 | S30°28'59"W | 10.02' |
| L19 | N59°31'01"W | 5.46' |
| L20 | S29°35'29"W | 50.02' |
| L21 | S59°31'01"E | 5.46' |
| L22 | S32°26'05"E | 59.93' |
| L23 | N32°26'05"W | 40.08' |
| L24 | N32°26'07"W | 51.52' |
| L25 | N32°26'05"W | 1136.53' |
| L26 | N7°35'46"W | 48.56' |
| L27 | N7°20'25"W | 18.47' |
| L28 | S13°56'17"E | 33.73' |
| L29 | S43°17'12"E | 71.22' |
| L30 | S55°45'43"E | 2.99' |
| L31 | S55°45'43"E | 19.51' |
| L32 | S46°27'34"E | 35.86' |
| L33 | S46°27'34"E | 2.51' |
| L34 | S64°15'59"E | 49.87' |
| L35 | S6°06'15"E | 47.90' |

## LAND USE SCHEDULE

| DESCRIPTION | NO. | ACREAGE |
|---|---|---|
| RESIDENTIAL | 86 | 13.830 AC. |
| RIGHT-OF-WAY | – | 3.443 AC. |
| OPEN SPACE | 4 | 15.870 AC. |
| TOTAL | 90 | 33.143 AC. |

## STREET NAMES

| STREET | R.O.W. WIDTH | CENTERLINE LENGTH |
|---|---|---|
| POSSUM KINGDOM DRIVE | 50 FT. | 507 FT. |
| INKS LANE | 50 FT. | 874 FT. |
| LBJ LANE | 50 FT. | 992 FT. |
| MACKENZIE RESERVOIR PASS | 50 FT. | 308 FT. |
| LAKE NOCONA COVE | 50 FT. | 141 FT. |
| TOTAL LINEAR FEET | | 2,822 FT. |

FINAL PLAT

# TALAVERA PHASE 2

A SUBDIVISION OF 33.143 ACRES OF LAND
LOCATED IN THE
JOHN STEWART SURVEY, ABSTRACT NO. 14
HAYS COUNTY, TEXAS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



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22036369 Page 2 of 3

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT RANCH ROAD TALAVERA, LLC, ACTING HEREIN BY AND THROUGH SCOTT MILLER, MANAGER, BEING THE OWNER OF THE 67.23 ACRE TRACT OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 20045729 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE 33.143 ACRES OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14 SITUATED IN HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TALAVERA PHASE 2

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 12 DAY OF July, 2022 A.D.

SCOTT MILLER
MANAGER

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SCOTT MILLER, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

LINNETTE DELGADILLO
Notary ID #133351497
My Commission Expires
September 24, 2025

Linnette Delgadillo
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, CHRISTOPHER R. RAWLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CHRISTOPHER R. RAWLS
LICENSED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744

7/6/2022
DATE

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED
PROFESSIONAL ENGINEER

I, DION P. ALBERTSON, 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 BY EMPLOYEES OF BGE INC ON THE GROUND ON 7/29/2020, AND THAT ALL NECESSARY SURVEY MONUMENTS WILL BE CORRECTLY SET OR FOUND AS SHOWN HEREON UPON COMPLETION OF CONSTRUCTION.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

7/1/22
DATE

STATE OF TEXAS
DION P. ALBERTSON
4963
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF HAYS §

REVIEWED BY: _____ 7/15/22
LEON BARBA, CITY ENGINEER

REVIEWED BY: _____ 7-18-22
HARPER WILDER, DIRECTOR OF PUBLIC WORKS

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 12th DAY OF April, 2022

CHAIRPERSON

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26 DAY OF July, 2022 A.D., AT 2:37 O'CLOCK P M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NUMBER 22036369

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF July, 2022 A.D.

COUNTY COURT OF HAYS COUNTY, TEXAS

Elaine H. Cardenas by: Crystal Ruiz, Deputy
ELAINE H. CARDENAS, MBA, PhD
COUNTY CLERK
HAYS COUNTY, TEXAS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

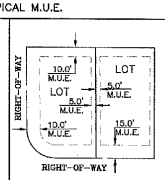
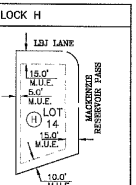
TALAVERA PHASE 2 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT WATER AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER
GOFORTH SPECIAL UTILITY DISTRICT

7-7-2022
DATE

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF KYLE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AND ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0405F, REVISED SEPTEMBER 2, 2005.
5. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF KYLE REQUIREMENTS AND APPROVED BY CITY OF KYLE PUBLIC WORKS DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY FOR MAINTENANCE.
6. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. 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.
9. GAS IS PROVIDED BY CENTERPOINT ENERGY.
10. TELEPHONE/CABLE PROVIDED BY FRONTIER.
11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
12. WASTEWATER SERVICES ARE PROVIDED AND OPERATED BY THE CITY OF KYLE.
13. WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
14. MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
15. 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 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.
16. THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 90. THE AVERAGE LOT SIZE IS 0.330 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 1. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 99.
17. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

| DETAIL FOR TYPICAL M.U.E. | | M.U.E. DETAIL FOR LOT 14 BLOCK H | |
|---|---|---|---|
| A MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED PER DIMENSIONS LISTED BELOW AND SHOWN IN THE ATTACHED TYPICAL DETAIL.<br><br>15 FEET ADJACENT TO ROW<br>5 FEET SIDE LOT LINES<br>10 FEET REAR LOT LINES<br>10 FEET SIDE CORNER LOT LINE<br><br>NOTE:<br>SEE EXCEPTION FOR LOT 14, BLOCK H. |  | A MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED FOR LOT 14, BLOCK H PER DIMENSIONS LISTED BELOW AND SHOWN IN THE ATTACHED DETAIL.<br><br>15 FEET ADJACENT TO ROW<br>5 FEET SIDE LOT LINES<br>10 FEET REAR LOT LINES<br>15 FEET SIDE CORNER LOT LINE |  |

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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490





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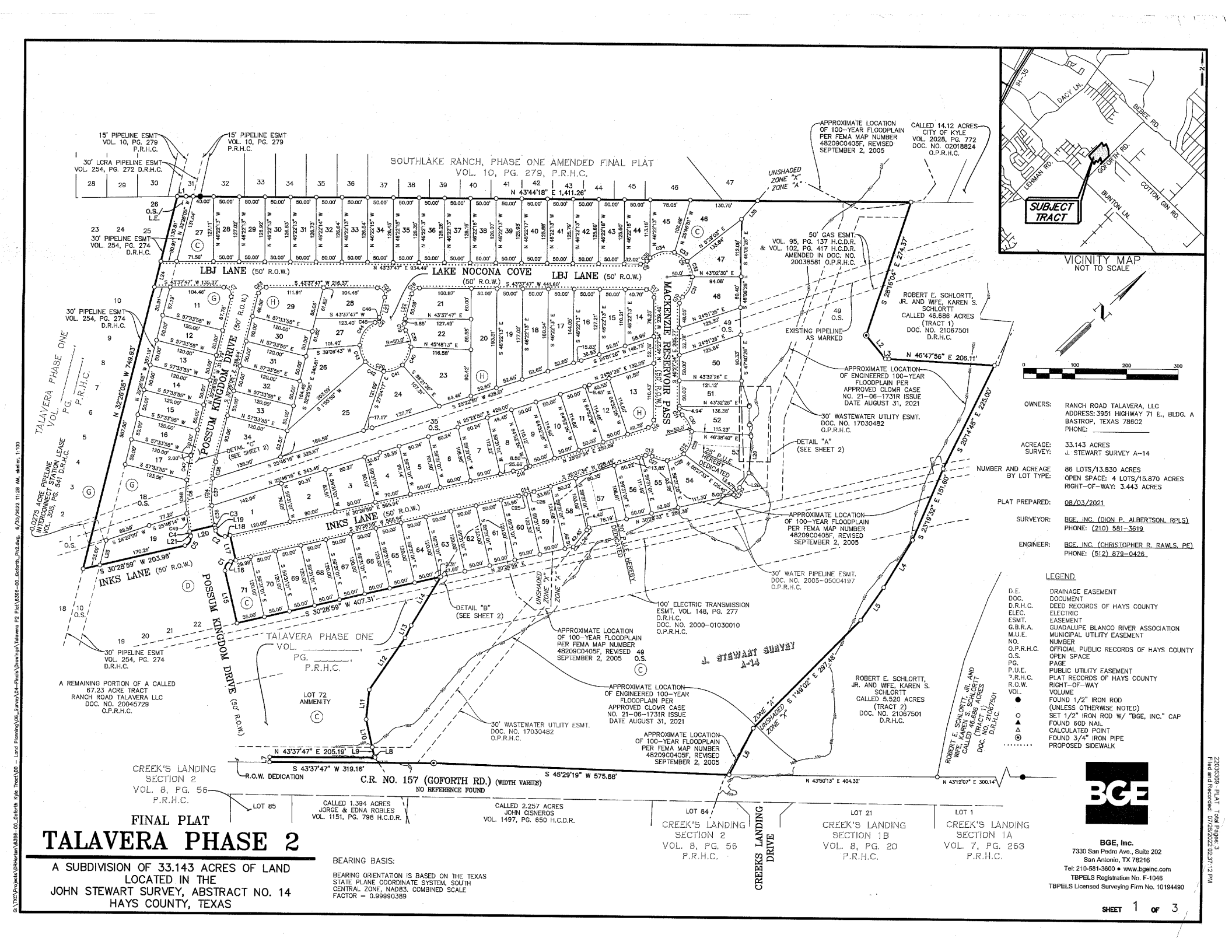


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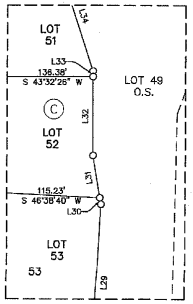


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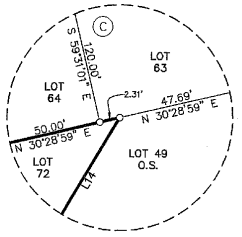


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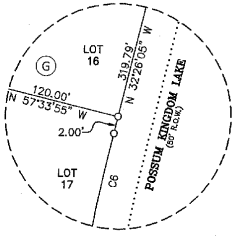


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## CURVE DATA

| NUMBER | RADIUS | DELTA ANGLE | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|
| C1 | 15.00' | 90°00'00" | 23.56' | S 14°31'01" E | 21.21' |
| C2 | 15.00' | 90°00'00" | 23.56' | N 75°28'59" E | 21.21' |
| C3 | 275.00' | 1°02'27" | 5.00' | S 58°59'47" E | 5.00' |
| C4 | 325.00' | 0°44'37" | 4.22' | S 59°08'43" E | 4.22' |
| C5 | 15.00' | 90°00'00" | 23.56' | N 14°31'01" W | 21.21' |
| C6 | 325.00' | 26°20'19" | 149.40' | S 45°36'15" E | 148.09' |
| C7 | 15.00' | 103°56'08" | 27.21' | N 84°24'09" W | 23.63' |
| C8 | 15.00' | 52°00'14" | 13.62' | N 17°37'53" E | 13.15' |
| C9 | 50.00' | 193°57'23" | 169.26' | S 88°34'57" W | 99.26' |
| C10 | 15.00' | 52°01'12" | 13.62' | S 20°26'58" E | 13.16' |
| C11 | 15.00' | 52°01'12" | 13.62' | S 72°28'10" E | 13.16' |
| C12 | 50.00' | 175°37'33" | 153.26' | N 10°40'00" W | 99.93' |
| C13 | 15.00' | 52°01'12" | 13.62' | S 51°08'11" W | 13.16' |
| C14 | 325.00' | 5°21'25" | 30.39' | N 27°48'17" E | 30.37' |
| C15 | 275.00' | 5°21'25" | 25.71' | N 27°48'17" E | 25.70' |
| C16 | 15.00' | 71°35'08" | 18.74' | N 10°40'00" W | 17.55' |
| C17 | 15.02' | 89°54'21" | 23.57' | S 88°39'34" W | 21.22' |
| C18 | 15.00' | 76°03'52" | 19.91' | S 5°35'51" W | 18.48' |
| C19 | 15.00' | 52°01'12" | 13.62' | S 58°26'42" E | 13.16' |
| C20 | 50.00' | 284°02'25" | 247.87' | N 57°33'55" E | 61.54' |
| C21 | 15.00' | 52°01'12" | 13.62' | N 6°25'29" W | 13.16' |
| C22 | 15.00' | 103°56'08" | 27.21' | N 84°24'09" W | 23.63' |
| C23 | 15.00' | 76°03'52" | 19.91' | S 5°35'51" W | 18.48' |
| C24 | 275.00' | 26°02'28" | 124.99' | S 45°27'19" E | 123.92' |
| C25 | 325.00' | 2°28'36" | 14.05' | N 29°14'41" E | 14.05' |
| C26 | 325.00' | 2°52'49" | 16.34' | N 26°33'59" E | 16.34' |
| C27 | 50.00' | 35°36'54" | 31.08' | N 59°20'20" E | 30.58' |
| C28 | 50.00' | 41°03'06" | 35.82' | N 21°00'20" E | 35.06' |
| C29 | 50.00' | 55°20'18" | 48.29' | N 27°11'22" W | 46.44' |
| C30 | 50.00' | 43°37'16" | 38.07' | N 76°40'08" W | 37.15' |
| C31 | 50.00' | 52°31'08" | 45.83' | N 20°41'55" W | 44.24' |
| C32 | 50.00' | 37°33'27" | 32.78' | N 65°44'13" W | 32.19' |
| C33 | 50.00' | 35°15'54" | 30.77' | S 77°51'06" W | 30.29' |
| C34 | 50.00' | 58°16'44" | 50.86' | S 31°04'47" W | 48.69' |
| C35 | 50.00' | 10°20'10" | 9.02' | S 3°13'40" E | 9.01' |
| C36 | 275.00' | 6°49'05" | 32.72' | S 35°50'37" E | 32.70' |
| C37 | 275.00' | 11°03'53" | 53.11' | S 44°47'05" E | 53.02' |
| C38 | 275.00' | 8°09'32" | 39.16' | S 54°23'48" E | 39.13' |
| C39 | 50.00' | 40°15'31" | 35.13' | N 64°19'32" W | 34.41' |
| C40 | 50.00' | 45°50'12" | 40.00' | N 21°16'41" W | 38.94' |
| C41 | 50.00' | 45°50'12" | 40.00' | N 24°33'31" E | 38.94' |
| C42 | 50.00' | 47°28'37" | 41.43' | N 71°12'56" E | 40.26' |
| C43 | 50.00' | 40°06'25" | 35.00' | S 64°59'33" E | 34.29' |
| C44 | 50.00' | 64°31'27" | 56.31' | S 12°40'37" E | 53.38' |
| C45 | 15.00' | 41°58'03" | 10.99' | N 1°23'54" W | 10.74' |
| C46 | 15.00' | 10°03'10" | 2.63' | N 27°24'30" W | 2.63' |
| C47 | 325.00' | 8°29'33" | 48.17' | S 36°40'52" E | 48.13' |
| C48 | 325.00' | 11°33'51" | 65.60' | S 48°42'34" E | 65.48' |
| C49 | 325.00' | 6°16'54" | 35.63' | S 55°37'57" E | 35.61' |

## LINE DATA

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | N42°45'50"E | 17.01' |
| L2 | S85°41'04"E | 58.63' |
| L3 | N45°50'56"E | 7.02' |
| L4 | S15°15'51"E | 108.16' |
| L5 | S11°46'25"E | 77.57' |
| L6 | S19°22'07"E | 102.49' |
| L7 | N46°22'13"W | 10.00' |
| L8 | N80°32'16"W | 2.67' |
| L9 | N58°59'20"W | 18.23' |
| L10 | N58°59'20"W | 55.46' |
| L11 | N40°37'23"W | 58.31' |
| L12 | N11°59'59"W | 122.91' |
| L13 | N20°06'23"W | 26.98' |
| L14 | N15°26'53"W | 111.29' |
| L15 | N59°31'01"W | 105.00' |
| L16 | N30°28'59"E | 10.02' |
| L17 | N59°31'01"W | 50.00' |
| L18 | S30°28'59"W | 10.02' |
| L19 | N59°31'01"W | 5.46' |
| L20 | S29°35'29"W | 50.02' |
| L21 | S59°31'01"E | 5.46' |
| L22 | S32°26'05"E | 59.93' |
| L23 | N32°26'05"W | 40.08' |
| L24 | N32°26'07"W | 51.52' |
| L25 | N32°26'05"W | 1136.53' |
| L26 | N7°35'46"W | 48.56' |
| L27 | N7°20'25"W | 18.47' |
| L28 | S13°56'17"E | 33.73' |
| L29 | S43°17'12"E | 71.22' |
| L30 | S55°45'43"E | 2.99' |
| L31 | S55°45'43"E | 19.51' |
| L32 | S46°27'34"E | 35.86' |
| L33 | S46°27'34"E | 2.51' |
| L34 | S64°15'59"E | 49.87' |
| L35 | S6°06'15"E | 47.90' |

## LAND USE SCHEDULE

| DESCRIPTION | NO. | ACREAGE |
|---|---|---|
| RESIDENTIAL | 86 | 13.830 AC. |
| RIGHT-OF-WAY | – | 3.443 AC. |
| OPEN SPACE | 4 | 15.870 AC. |
| TOTAL | 90 | 33.143 AC. |

## STREET NAMES

| STREET | R.O.W. WIDTH | CENTERLINE LENGTH |
|---|---|---|
| POSSUM KINGDOM DRIVE | 50 FT. | 507 FT. |
| INKS LANE | 50 FT. | 874 FT. |
| LBJ LANE | 50 FT. | 992 FT. |
| MACKENZIE RESERVOIR PASS | 50 FT. | 308 FT. |
| LAKE NOCONA COVE | 50 FT. | 141 FT. |
| TOTAL LINEAR FEET | | 2,822 FT. |

FINAL PLAT

# TALAVERA PHASE 2

A SUBDIVISION OF 33.143 ACRES OF LAND
LOCATED IN THE
JOHN STEWART SURVEY, ABSTRACT NO. 14
HAYS COUNTY, TEXAS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



G:\TXC\Projects\Blanton\6398-00_Goforth Kyle Tract\00 - Land Planning\05_Survey\04-Final\Drawings\Sheets P2 Plat\6398-00_Goforth_Plat.dwg, 6/29/2022 11:28 AM, stelter, 1:100

22036369 Page 2 of 3

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT RANCH ROAD TALAVERA, LLC, ACTING HEREIN BY AND THROUGH SCOTT MILLER, MANAGER, BEING THE OWNER OF THE 67.23 ACRE TRACT OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 20045729 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE 33.143 ACRES OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14 SITUATED IN HAYS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TALAVERA PHASE 2

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 12 DAY OF July, 2022 A.D.

SCOTT MILLER
MANAGER

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SCOTT MILLER, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

LINNETTE DELGADILLO
Notary ID #133351497
My Commission Expires
September 24, 2025

Linnette Delgadillo
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, CHRISTOPHER R. RAWLS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CHRISTOPHER R. RAWLS
LICENSED PROFESSIONAL ENGINEER NO. 124994
BGE, INC.
1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744

7/6/2022
DATE

STATE OF TEXAS
CHRISTOPHER R. RAWLS
124994
LICENSED
PROFESSIONAL ENGINEER

I, DION P. ALBERTSON, 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 BY EMPLOYEES OF BGE INC ON THE GROUND ON 7/29/2020, AND THAT ALL NECESSARY SURVEY MONUMENTS WILL BE CORRECTLY SET OR FOUND AS SHOWN HEREON UPON COMPLETION OF CONSTRUCTION.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

7/1/22
DATE

STATE OF TEXAS
DION P. ALBERTSON
4963
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF HAYS §

REVIEWED BY: _____ 7/15/22
LEON BARBA, CITY ENGINEER

REVIEWED BY: _____ 7-18-22
HARPER WILDER, DIRECTOR OF PUBLIC WORKS

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 12th DAY OF April, 2022

CHAIRPERSON

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 26 DAY OF July, 2022 A.D., AT 2:37 O'CLOCK P M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT NUMBER 22036369

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26 DAY OF July, 2022 A.D.

COUNTY COURT OF HAYS COUNTY, TEXAS

Elaine H. Cardenas by: Crystal Ruiz, Deputy
ELAINE H. CARDENAS, MBA, PhD
COUNTY CLERK
HAYS COUNTY, TEXAS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

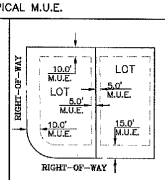
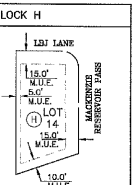
TALAVERA PHASE 2 IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF GOFORTH SPECIAL UTILITY DISTRICT WATER AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER SYSTEM.

MARIO TOBIAS, GENERAL MANAGER
GOFORTH SPECIAL UTILITY DISTRICT

7-7-2022
DATE

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF KYLE.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OR THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS SUBDIVISION IS WITHIN UNSHADED ZONE "X" AND ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48209C0405F, REVISED SEPTEMBER 2, 2005.
5. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF KYLE REQUIREMENTS AND APPROVED BY CITY OF KYLE PUBLIC WORKS DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY FOR MAINTENANCE.
6. NO OBJECT INCLUDING FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. GREENBELT/DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF EACH RESIDENTIAL STREET AND MAINTAINED BY THE ADJACENT PROPERTY OWNER. 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.
9. GAS IS PROVIDED BY CENTERPOINT ENERGY.
10. TELEPHONE/CABLE PROVIDED BY FRONTIER.
11. ELECTRICITY PROVIDED BY PEDERNALES ELECTRIC COMPANY.
12. WASTEWATER SERVICES ARE PROVIDED AND OPERATED BY THE CITY OF KYLE.
13. WATER IS PROVIDED BY GOFORTH SPECIAL UTILITY DISTRICT.
14. MAINTENANCE OF EASEMENTS, DETENTION PONDS AND RIGHT OF WAYS TO THE PAVEMENT TO BE THE RESPONSIBILITY OF PROPERTY OWNERS AND/OR PROPERTY AND/OR HOMEOWNERS ASSOCIATIONS.
15. 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 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.
16. THE TOTAL NUMBER OF LOTS (RIGHT-OF-WAY DEDICATIONS NOT INCLUDED) IS 90. THE AVERAGE LOT SIZE IS 0.330 ACRE. THE NUMBER OF LOTS GREATER THAN 10 ACRES IS 1. THE NUMBER OF LOTS BETWEEN 5-10 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 2-5 ACRES IS 0. THE NUMBER OF LOTS BETWEEN 1-2 ACRES IS 0. THE NUMBER OF LOTS SMALLER THAN 1 ACRE IS 99.
17. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPMENT CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.

| DETAIL FOR TYPICAL M.U.E. | | M.U.E. DETAIL FOR LOT 14 BLOCK H | |
|---|---|---|---|
| A MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED PER DIMENSIONS LISTED BELOW AND SHOWN IN THE ATTACHED TYPICAL DETAIL.<br><br>15 FEET ADJACENT TO ROW<br>5 FEET SIDE LOT LINES<br>10 FEET REAR LOT LINES<br>10 FEET SIDE CORNER LOT LINE<br><br>NOTE:<br>SEE EXCEPTION FOR LOT 14, BLOCK H. |  | A MUNICIPAL UTILITY EASEMENT IS HEREBY DEDICATED FOR LOT 14, BLOCK H PER DIMENSIONS LISTED BELOW AND SHOWN IN THE ATTACHED DETAIL.<br><br>15 FEET ADJACENT TO ROW<br>5 FEET SIDE LOT LINES<br>10 FEET REAR LOT LINES<br>15 FEET SIDE CORNER LOT LINE |  |

FINAL PLAT

# TALAVERA PHASE 2

A SUBDIVISION OF 33.143 ACRES OF LAND
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490





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