

FITZHUGH RESERVE

FITZHUGH CORNERS
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LOT 15

LOT 18

(N88°02'47"E 205.95')
N88°43'17"E 205.98'

S88°51'03"W 189.81'
(S88°15'16"W 190.00')

S88°47'09"W 174.49'
(S88°15'16"W 174.44')

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LOT 16

LOT 17

LOT A
1.189 Acres

(S04°19'09"E 262.461)
S03°48'17"E 262.91'

(N03°43'49"W 262.79)
(N04°27'17"W 262.741)

S00°03'13"W 262.40'
(S00°40'24"E 262.291)

(S88°15'16"W 174.44')
S88°45'06"W 174.14'

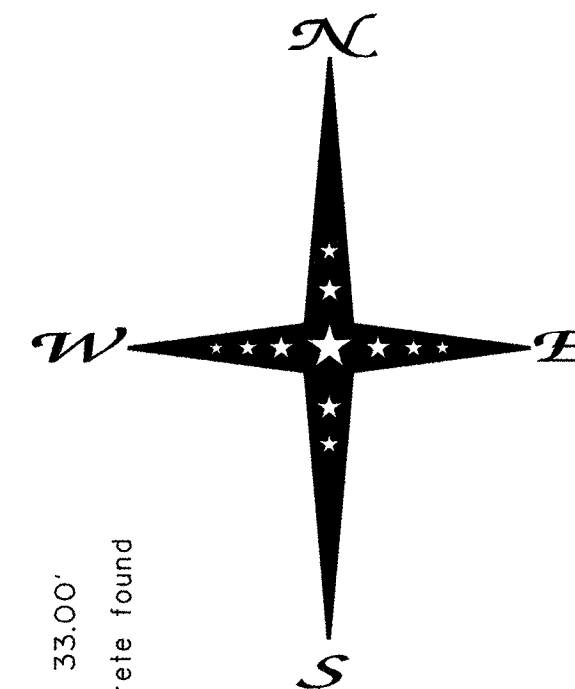
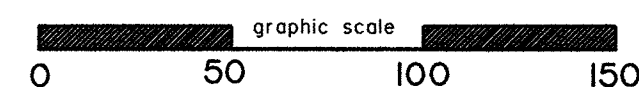
S88°39'07"W 188.64'
(S87°57'33"W 188.62')

52.97'
S86°21'E

FITZHUGH ROAD

FITZHUGH ROAD (60')

SCALE: 1" = 50'



LOT 2
TWELVE OAKS RANCH
Volume 13 Page 361

LOT 1
TWELVE OAKS RANCH
Volume 13 Page 361

N83°27'30"W 72.39'

N83°27'30"W 33.00'
chiseled X in concrete found

N67°28'41"W 148.13'

S83°37'30"E 6.86'

S69°45'E 49.16'

S63°10'46"E 329.49'

Lot 1
Fitzhugh Place
Volume 4 Page 151

Fitzhugh Baptist Church
(2 Acres)
described in
Volume 112 Page 66

Sharon Marie Thiede
and Douglas Dwight Thiede
(0.645 Acre)
Doc. 16001503

JOHN BARTON SURVEY
ABSTRACT No. 70

TRAUTWEIN ROAD

Fitzhugh Business Center, Ltd.
(8.01 Acres)
Instrument No. 24017701

Lot 2

Max Wellington
and
Brenda Wellington
(2.00 Acres)
Document No. 17006530

545.10'
N59°11'43"E
25' Access Easement per Vol. 376 Pg. 77

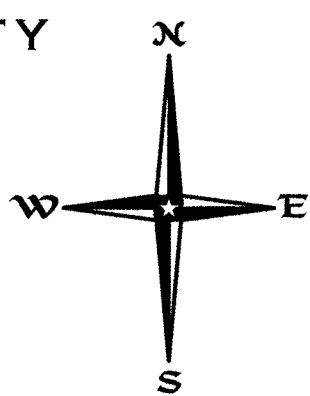
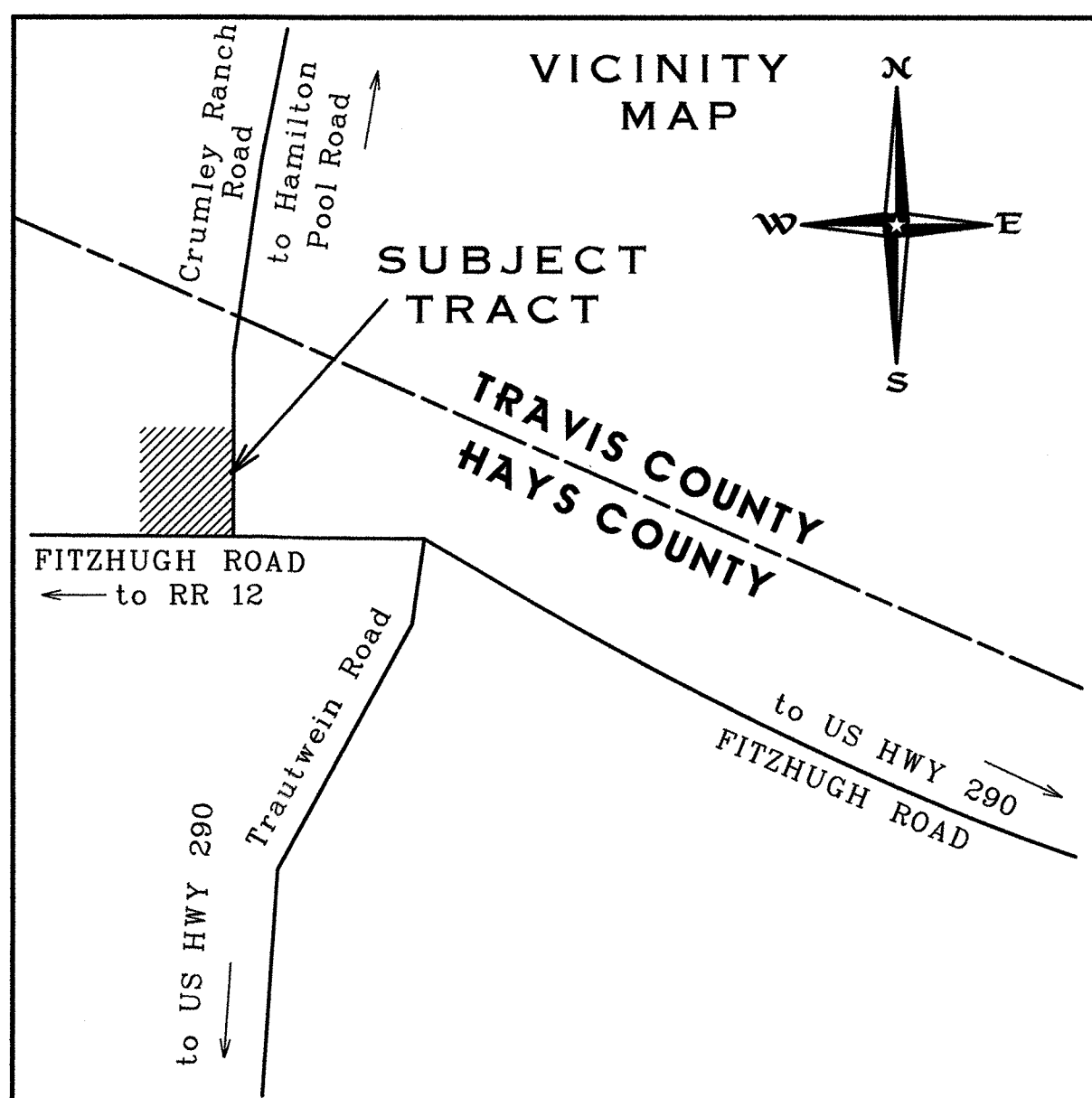
Legend

- ⊙ ½" Iron Rod Found
- ⊕ Capped Iron Rod Found (stamped "Whitecap")
- ▲ Mag Nail Found with washer (stamped "Whitecap")
- ⊗ Mag Nail Found with washer (stamped "Weaver")
- * Cotton Spindle Found
- ½" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."

ORIENTATION NOTE:

The orientation for this plat was based upon the State Plane Coordinate System. (4204 -- Texas South Central Zone)

(Record Bearing and Distance) per Doc. 22015193
(Record Bearing and Distance) per plat Volume 3 Page 378



FITZHUGH RESERVE

THE STATE OF TEXAS
THE COUNTY OF HAYS KNOW ALL MEN BY THESE PRESENTS:
THAT LEE BROTHERS RANCH, LLC., OWNER OF 1.188 ACRES OF LAND
OUT OF THE JOHN BARTON SURVEY ABSTRACT No. 70 IN HAYS COUNTY, TEXAS,
AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No.
22015193 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE
ATTACHED MAP OR PLAT TO BE KNOWN AS

FITZHUGH RESERVE

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

WITNESS MY HAND THIS THE ____ DAY OF _____ A.D., 20__.

PHILLIP LEE Agent for
LEE BROTHERS RANCH, LLC
11704 Crumley Ranch Road
Dripping Springs, Texas 78620

THE STATE OF TEXAS
THE COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PHILLIP LEE
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF
_____ A.D. 20__.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

THE STATE OF TEXAS
THE COUNTY OF HAYS
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY
OF _____ A.D. 2026, AT ____ O'CLOCK ____ M. IN THE PLAT RECORDS OF
HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____
A.D. 2026.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS.

THE STATE OF TEXAS
THE COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

APPROVED, THIS THE ____ DAY OF _____ 20__ A.D. BY THE CITY OF
DRIPPING SPRINGS, TEXAS.

TORY CARPENTER, CITY ADMINISTRATOR

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE
CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT
WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY
DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE
TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES
THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 721.02 OF THE
HAYS COUNTY DEVELOPMENT REGULATIONS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY,
TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND
OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND
ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN
SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN
CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER
AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN
ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE
COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, AND THE COMMISSIONERS
OF HAYS COUNTY, TEXAS, ASSUME NO OBLIGATION TO BUILD THE STREETS,
ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF
CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE
HAYS COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND
CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER
MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED
UNDER MY SUPERVISION.

HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD AUSTIN, TEXAS 78704
FIRM 10050700

10-16-2025
DATE



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
groundwater availability. Rainwater 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 sewage facility which has been approved and permitted by Hays County
Development Services. No construction or other development within this subdivision may begin until
all Hays County Development Authorization requirements have been met.

I, THE UNDERSIGNED, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY
REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS
AND/OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY
THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN
REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES
DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS
TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL
COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF
DRIPPING SPRINGS FOR SUBDIVISION REGULATIONS WITHIN THE
EXTRATERRITORIAL JURISDICTION.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS
AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE
EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS
INDEPENDENT SCHOOL DISTRICT.
5. THIS SUBDIVISION LIES WITHIN ZONE X AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE (FIRM) PANEL 48209C0107G,
EFFECTIVE 1/17/2025
6. WATER SERVICE WILL BE PROVIDED TO THIS LOT FROM RAIN WATER COLLECTION.
7. WASTEWATER SERVICE WILL BE PROVIDED TO THIS LOT BY AN ADVANCED ON-SITE
SEWAGE FACILITY (OSSF).
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS
OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS
SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED
ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY HAYS COUNTY.
10. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE
REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE.
FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS
FOLLOWING THE FILING OF THE PLAT.
11. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY EMERGENCY SERVICES
DISTRICT No. 1 AND 6.
12. ALL MAILBOXES LOCATED IN THE RIGHT-OF-WAY SHALL BE OF AN APPROVED
TxDOT OR FHWA APPROVED DESIGN.
13. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.