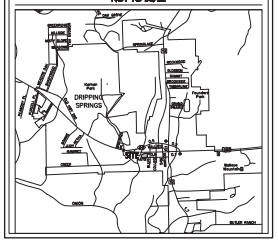
0 40 80
20 40
GRAPHIC SCALE: 1" = 40'

## VICINITY MAP
NOT TO SCALE




SURVEYOR'S CERTIFICATION
I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

JOHN BARNARD DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

## OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

KNOW ALL ME BY THESE PRESENTS:

THAT TEJAS HERITAGE HOMES LLC, BEING THE OWNER OF 1.855 ACRES, AND BEING DESCRIBED AS A 1.855 ACRE TRACT, IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21062587 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 1.855 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF HAYS STREET SUBDIVISION

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. 2021.

_____
TEJAS HERITAGE HOMES LLC

THE STATE OF TEXAS §
THE COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____ 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. 2021.

_____
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

## SURVEYORS NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99992006399488. US SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

## UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ENGINEER
DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR
DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

## LEGEND

| | |
|---|---|
| — — — | EXISTING PROPERTY LINE |
| ——— | SUBDIVISION LINE |
| — - — - — | BUILDING SETBACK LINE + PUE (UNLESS NOTED) |
| . . . . . | SIDEWALKS |
| ● | IRON ROD FOUND [UNLESS NOTED] |
| ■ | RIGHT OF WAY TYPE II MONUMENT FOUND |
| ○ | 1/2" IRON ROD WITH "DOUCET" CAP SET |
| ⊗ | COTTON SPINDLE FOUND |
| D.E. | DRAINAGE EASEMENT |
| O.S. | OPEN SPACE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| BSL | BUILDING SETBACK LINE |
| WWE | WASETEWATER LINE EASEMENT |
| VOL. | VOLUME |
| PG. | PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| P.R.H.C.T. | PLAT RECORDS, HAYS COUNTY, TEXAS |
| O.P.R.H.C.T. | OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS |
| [ ] | CALLED ACREAGE |
| Ac. | ACRES |

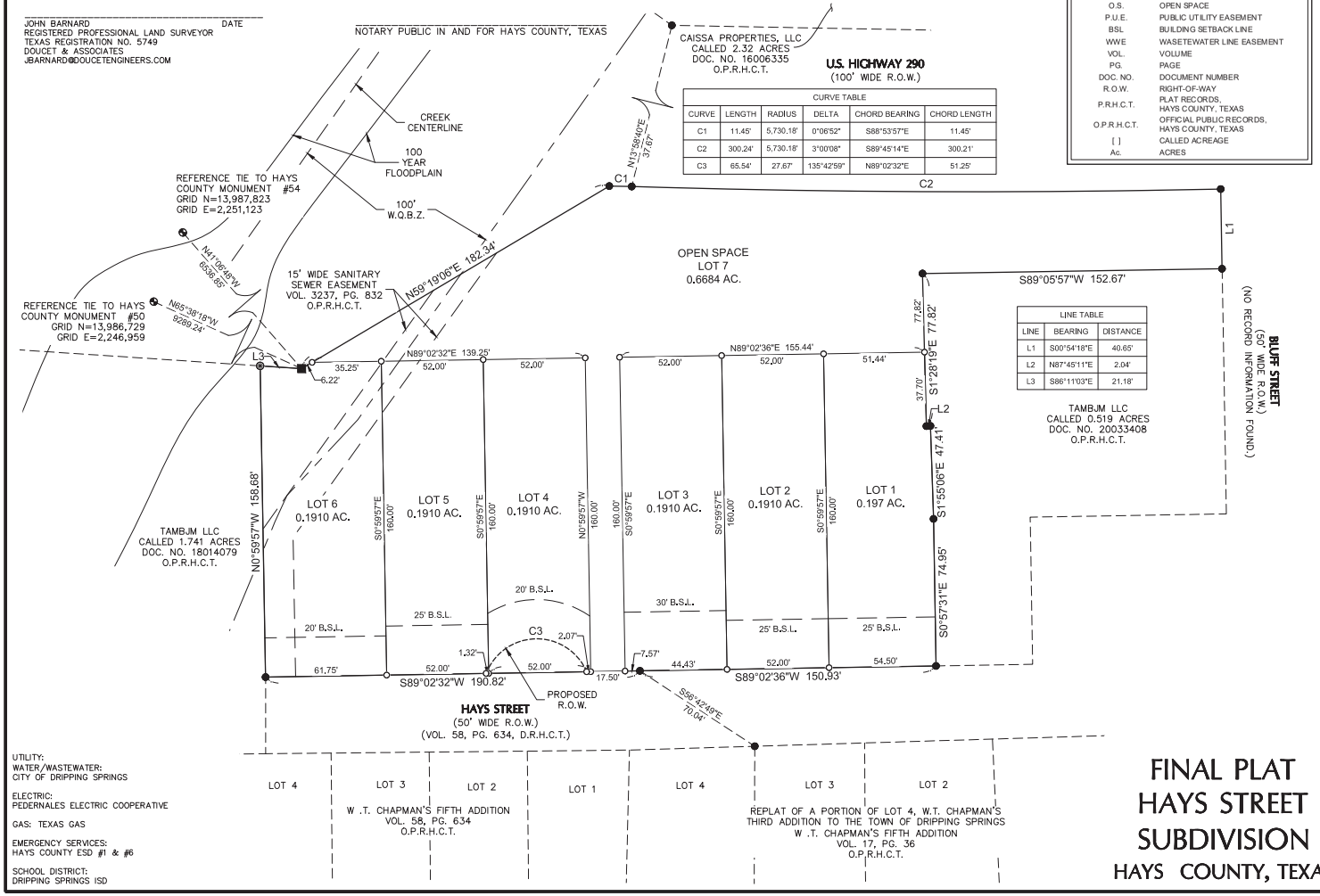
## FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM HAYS STREET.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
11. MINIMUM FRONT SETBACK SHALL BE 10 FEET.
12. MINIMUM REAR SETBACK SHALL BE 10 FEET.
13. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
16. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
17. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
19. 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 ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
20. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
21. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
22. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
23. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
24. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
25. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
26. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

ENGINEER'S CERTIFICATION:
STATE OF TEXAS §
COUNTY OF HAYS §

I, JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

_____
JOE GRASSO, P.E., CPESC DATE
TEXAS REGISTRATION NO. 73285
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 11.45' | 5,730.18' | 0°06'52" | S88°53'57"E | 11.45' |
| C2 | 300.24' | 5,730.18' | 3°00'08" | S89°45'14"E | 300.21' |
| C3 | 65.54' | 27.67' | 135°42'59" | N89°02'32"E | 51.25' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S00°54'18"E | 40.65' |
| L2 | N87°45'11"E | 2.04' |
| L3 | S86°11'03"E | 21.18' |

UTILITY:
WATER/WASTEWATER:
CITY OF DRIPPING SPRINGS

ELECTRIC:
PEDERNALES ELECTRIC COOPERATIVE

GAS: TEXAS GAS

EMERGENCY SERVICES:
HAYS COUNTY ESD #1 & #6

SCHOOL DISTRICT:
DRIPPING SPRINGS ISD

LOT 4 | LOT 3 | LOT 2 | LOT 1
W .T. CHAPMAN'S FIFTH ADDITION
VOL. 58, PG. 634
O.P.R.H.C.T.

LOT 4 | LOT 3 | LOT 2
REPLAT OF A PORTION OF LOT 4, W.T. CHAPMAN'S THIRD ADDITION TO THE TOWN OF DRIPPING SPRINGS
W .T. CHAPMAN'S FIFTH ADDITION
VOL. 17, PG. 36
O.P.R.H.C.T.

# FINAL PLAT
# HAYS STREET SUBDIVISION
## HAYS COUNTY, TEXAS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Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm #10105800 / TBPE Firm #3937


| | |
|---|---|
| Date: | 11-15-2021 |
| Scale: | 1"=40' |
| Drawn by: | SWP |
| Reviewer: | JB |
| Project: | N/A |
| Sheet: | 1 of 1 |
| Field Book: | – |
| Party Chief: | – |
| Survey Date: | – |

X:\Departments\Geospatial\Projects\2328-001 Hays St Subdivison\CAD\dwg\Active - Exhibits\2328-001 Hays St Plat SURF.dwg