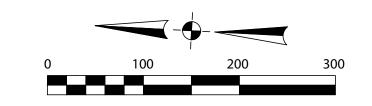


FINAL PLAT OF **BUNKER RANCH PHASE 2**



LOT TABLE

BLOCK "1"

104,243 52,887

46,725

61,538

68,506

99,541

68,626

110,050

42,874

43,188

32,883

LOT # | SQUARE FEET |

BLOCK "2"

57,886

33,970

36,474

41,732 41,165

34,594

34,693

37,629

33,599

35,268

35,284

48,166

49,903

46,741

40,021

38,748

44,133

41,719

50,447

47,647

39,859

37,657 35,783

STREET AREA

193,145

TOTAL

SQUARE FEET

1,910,156

LOT # | SQUARE FEET |

11

12

12

13

14

15

17

22

23

ACRES

1.21

1.07

1.41

1.57

2.29

1.58 0.98

2.53

0.98

0.99

0.75

ACRES

1.33

0.78

0.84

0.95

0.79

0.80

0.86

0.77

0.81

0.81

1.11

1.15

1.07

0.92

0.89

1.01

0.96

1.09

0.92

0.82

ACRES

4.43

ACRES

43.85

LOT # | SQUARE FEET

OURVE TARLE CONTINUER					
CURVE TABLE CONTINUED					
C26	581.56	720.00'	46*16'44"	N85°27'29"E	565.88
C27	20.32'	25.00'	46°34'03"	N39°02'29"E	19.76'
C28	16.81	55.00'	17°30'31"	S24°30'43"W	16.74
C29	35.00'	55.00'	36°27'53"	S51°29'55"W	34.42'
C30	35.00'	55.00'	36°27'53"	S87*57'49"W	34.42'
C31	35.00'	55.00'	36°27'53"	N55°34'18"W	34.42'
C32	35.62'	55.00'	37°06'22"	N18°47'10"W	35.00'
C33	35.62'	55.00'	37°06'22"	N18°19'11"E	35.00'
C34	35.62'	55.00'	37°06'22"	N55°25'33"E	35.00'
C35	33.51'	55.00'	34 ° 54'49"	S88*33'52"E	33.00'
C36	262.19	55.00'	273°08'06"	S27°40'30"E	75.63'
C37	2.07'	25.00'	4*44'31"	S73°28'43"E	2.07'
C38	18.25'	25.00'	41°49'31"	N83°14'16"E	17.85
C39	20.32'	25.00'	46°34'03"	S85°36'32"W	19.76'
C40	106.19	780.00'	7°48'02"	N66°13'09"E	106.11
C41	135.91	780.00'	9*58'59"	N75°06'40"E	135.73'
C42	135.28'	780.00	9°56'13"	N85°04'16"E	135.11
C43	135.69'	780.00'	9*58'01"	S84*58'37"E	135.52
C44	122.03'	780.00'	8*57'49"	S75°30'41"E	121.90'
C45	635.09'	780.00'	46°39'05"	S85*38'41"W	617.69
C46	38.24'	25.00'	87°38'50"	S65*08'48"W	34.62
	+				

C63	43.85 ACRES
C48 C50 25' BSL 15' BSL 25' BSL 15' BSL 25' BSL 25' BSL 25' BSL 15' BSL 25' BSL 15' BSL 25' BSL 15' BSL 15' BSL 25' BSL 15' BSL	BUNKER RANCH, LLC REMAINDER OF CALLED 135 00. 135 00. 15' BSL 25' BSL 20 111.67 ACRES DOC. NO. 16020931
ELRY HUDSON AND BARBARA HUDSON	15' BSL

FG	F	N	

LINE TABLE

BEARING

N88°50'48"E

S29*00'48"W

S62*19'30"W 24.23'

N62°19'30"E 24.23'

N65°25'16"W 33.92'

S10°08'32"W 57.82'

DISTANCE

30.24

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD WITH "KBGE" CAP SET

PK NAIL FOUND (UNLESS NOTED OTHERWISE) CALCULATED POINT

W.Q.B.Z. WATER QUALITY BUFFER ZONE BSL BUILDING SETBACK LINE

ACRES AC

----100yr--- 100 YEAR FLOOD PLANE LINE

BOUNDARY LINE

ADJOINER BOUNDARY LINE

INTERIOR LOT LINE BUILDING SETBACK LINE

---- EASEMENT LINE

Part of Civil & Environmental Consultants, Inc.

3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746 T (512) 439-0400 www.cecinc.com TBPE Firm No: F-38 & TBPLS Firm No:10194419

RAKRAKA HODZON LIVING TRUST 44.123 ACRES VOL. 2851, PG. 80

S03.56'46"W 373.98' 0.96 AC LOT 13 1.15 AC √125' BSL 之\1.01 AC BUNKER RANCH, LLC REMAINDER OF CALLED LOT 16 1.07 AC 111.67 ACRES 0.89 AC 0.92 AC DOC. NO. 16020931 15' BSL ┌25'BSL 25' BSL-25' BSL7

149.67

P&H LIMITED FAMILY PARTNERSHIP NO.1 79.61 ACRES VOL. 1733, PG. 755

N00°21'25"E 629.14'

"FINAL PLAT" OF BUNKER RANCH PHASE 2, BLOCK "1", LOTS 1-12 AND BLOCK "2", LOTS 1-23, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS

APPRO	OVED BY:
F	WF
JOB NUMBER:	ISSUE DATE:
181-500	01/13/2020

2 of 3

SHEET:

SUBMITTAL DATE: 01/13/2020

FINAL PLAT OF **BUNKER RANCH PHASE 2** 43.85 ACRES

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS § COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, 58.616 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020929, SAID 58.616 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020930, AND SAID 111.67 ACRES CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 16020931, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 43.851 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 2 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE THE STREETS DESIGNATED HEREON AS PUBLIC ROAD TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE	DAY OF	A.D.	2020		
BUNKER RANCH, LLC 6836 BEE CAVES RD. BUILDING 3, SUITE 302 AUSTIN, TX 78746					
STATE OF TEXAS \$ COUNTY OF \$ BEFORE ME, THE UNDERSIGNED AUT PERSONALLY APPEARED SUBSCRIBED TO THE FOREGOING IN PURPOSES AND CONSIDERATIONS THI	 STRUMENT AND ACKN	, KNOWN TO	ME TO BE THE	E PERSON WHOSE	NAME IS
GIVEN UNDER MY HAND AND SEAL C		DAY OF		A.D 2020.	
NOTARY PUBLIC, IN AND FOR					

ENVIRONMENTAL HEALTH DEPARTMENT

MY COMMISSION EXPIRES

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CITY ENGINEER

DATE

Part of Civil & Environmental Consultants, Inc.

3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746 T (512) 439-0400 www.cecinc.com TBPE Firm No: F-38 & TBPLS Firm No:10194419

PLAT NOTES:

- 1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- 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.
- 5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- 6. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN. THE REMAINDER OF THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEDERAL INSURANCE RATE MAP. PANEL NOS. 48209C0085F & 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
- 7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- 10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- 11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
- 12. ALL SETBACKS SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AS SET OUT IN SECTION 16.1 OF THE CITY'S SUBDIVISION ORDINANCE.
- COUNTY DEVELOPMENT REGULATIONS.
- 15. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS USED BY THE CITY OF DRIPPING
- WASTEWATER MAINTENANCE AS NEEDED AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR FIRE ACCESS. HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
- 21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENT.

- 4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- SURVEYOR.
- 8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS
- 9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.

- 13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH
- 14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS
- 16. ANY DEVELOPMENT WITHIN A WQBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WQBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
- 17. DRIVEWAYS NEED TO BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
- 18. CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS. EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND
- 19. THE HOA, BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
- 20. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HEREWITH; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES

BRIAN ESTES DATE P.E. NO. 89270 KBGE. PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 3711 S. MOPAC EXPRESSWAY, STE. 550 AUSTIN, TX 78746

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48209C0085F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HEREWITH; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND

FRANK WILLIAM FUNK DATE R.P.L.S. NO. 6803 KBGE, PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 3711 S. MOPAC EXPRESSWAY, STE. 550 AUSTIN, TX 78746

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 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ______,2020, A.D., AT _____ ___,M, IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. ____

WITNESS MY SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020, A.D.

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

STATE OF TEXAS? COUNTY OF HAYS CITY OF DRIPPING SPRINGS

THIS PLAT, BUNKER RANCH, PHASE 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY ADMINISTRATIVELY APPROVED PURSUANT TO ORDINANCE 1230.09.

APPROVED THIS THE ___ DAY OF _____ 2020.

BY:

MICHELLE FISCHER CITY ADMINISTRATOR

STATE OF TEXAS? COUNTY OF HAYS CITY OF DRIPPING SPRINGS

THIS PLAT, BUNKER RANCH, PHASE 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE ___ DAY OF _____ 2020.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,

ANDREA CUNNINGHAM, CITY SECRETARY

APPROVED BY: **FWF** JOB NUMBER: ISSUE DATE: 181-500 01/13/2020

"FINAL PLAT" OF BUNKER RANCH PHASE 2, BLOCK "1", LOTS 1-12 AND BLOCK "2", LOTS 1-23, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS

3 of 3

SUBMITTAL DATE: 01/13/2020