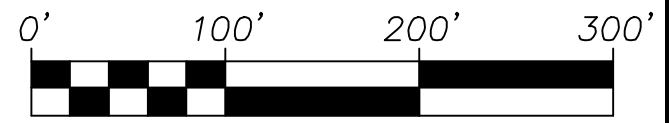


LOCATION MAP

FINAL PLAT OF ARIZA 290 WEST

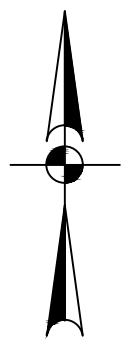
19.16 ACRES
OUT OF THE EB HARGRAVES, ABSTRACT NO 240
HAYS COUNTY, TEXAS.



SCALE: 1" = 100'

LEGEND

- OWNER: CYPRESSBROOK 290, LP
ADDRESS: 1776 WOODSTEAD COURT, NO. 218
THE WOODLANDS, TEXAS 77380
 - ACREAGE: 19.16 ACRES
LOTS ACREAGE: 19.16 ACRES
ROW ACREAGE: 0 ACRES
 - ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
 - SURVEY: EB HARGRAVES SURVEY
ABSTRACT NO. 240
 - NUMBER OF BLOCKS: 1
 - MULTI-FAMILY LOTS: 1
RIGHT OF WAY LOTS: 0
TOTAL LOTS: 1
 - LINEAR FEET OF NEW STREETS: 0'
LINEAR FEET OF FRONTAGE ONTO A REGULATED ROADWAY: 1,529.48'
 - SUBMITTAL DATE: SEPTEMBER 21, 2022
- BL BUILDING SETBACK LINE
 - DOC DOCUMENT NUMBER
 - OPR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
 - PR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
 - DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
 - FD, I.R. FOUND IRON ROD
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE(S)
 - POB POINT OF BEGINNING
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - WWE WASTEWATER EASEMENT
 - (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)



COMBINED SCALE FACTOR IS
0.999987

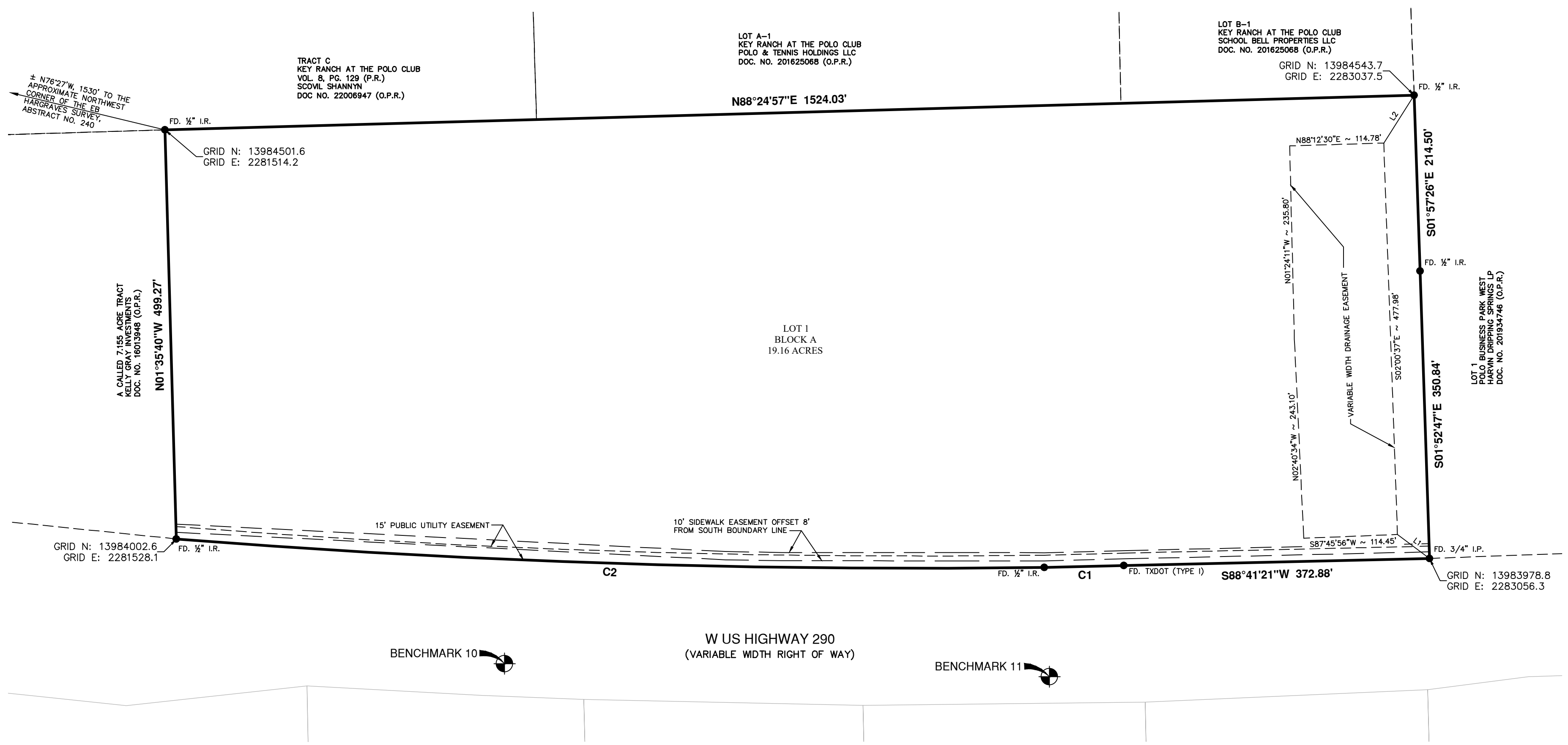
BENCHMARK DESCRIPTION AND
ELEVATION:

BENCHMARK-10
SET MAG NAIL IN ASPHALT
GRID NORTHING: 13983850.5'
GRID EASTING: 2281928.4'
ELEVATION: 1248.25'
NAVD88 (GEOID12B)

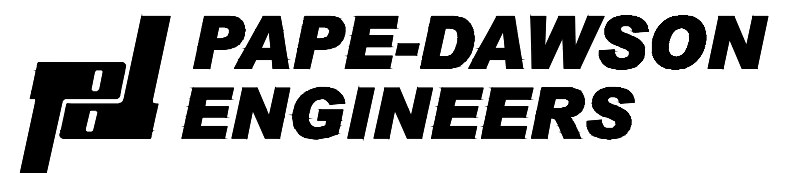
BENCHMARK-11
SET MAG NAIL IN ASPHALT
GRID NORTHING: 13983834.5'
GRID EASTING: 2282592.7'
ELEVATION: 1243.09'
NAVD88 (GEOID12B)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N53°23'04"W	48.83'
L2	N32°31'49"E	69.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11370.00'	000°29'21"	S88°31'26"W	97.06'	97.06'
C2	11370.00'	005°20'21"	N88°06'54"W	1059.16'	1059.54'



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022
DATE OF PLAT SUBMITTAL: SEPTEMBER 21, 2022

SHEET 1 OF 2

FINAL PLAT OF
ARIZA 290 WEST

19.16 ACRES
OUT OF THE EB HARGRAVES, ABSTRACT NO 240
HAYS COUNTY, TEXAS.

GENERAL NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SAME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
3. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.

UTILITY INFORMATION:

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY
 SEWER: ON-SITE WASTEWATER TREATMENT PLANT
 ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
 TELEPHONE: AT&T
 NATURAL GAS: TEXAS GAS SERVICE

SCHOOL DISTRICT: DRIPPING SPRINGS ISD

EMERGENCY SERVICES: HAYS COUNTY ESD 1 & 6

GROUNDWATER CONSERVATION DISTRICT: TRINITY GROUNDWATER CONSERVATION DISTRICT #2

DRIVEWAY PERMIT NOTE:

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 TO ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT OF WAY HAS BEEN ISSUED UNDER CHAPTER 751 AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

CULVERT NOTE:

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03

ROADWAY CLASSIFICATION:

W US HIGHWAY 290 - MINOR ARTERIAL

ROAD MAINTENANCE STATEMENT

NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

EDWARDS AQUIFER NOTE:

THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0109F, 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.

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

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 22009266, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION 19.16 ACRES OF LAND, TO BE KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____ 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

ENVIRONMENTAL HEALTH DEPARTMENT

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

HOWARD J. KOONTZ _____ DATE _____
PLANNING DIRECTOR

CITY OF DRIPPING SPRINGS PLAT APPROVAL NOTE

THIS PLAT, ARIZA 290 WEST, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT, IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES, CHAPTER 28, EXHIBIT A, SECTION 5 "FINAL PLAT APPROVAL PROCEDURES."

APPROVED THIS _____ DAY OF _____, 20____ A.D.

MICHELLE FISCHER
CITY ADMINISTRATOR

ENGINEER'S CERTIFICATION:

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

STATE OF TEXAS _____ DATE _____
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759

SURVEYORS CERTIFICATION:

I, THE UNDERSIGNED, 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 UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

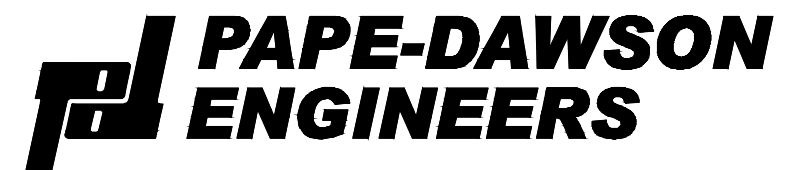
VALERIE ZURCHER _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200
AUSTIN, TEXAS, 78759

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cárdenas, 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 _____, 20____, A.D., at _____ o'clock ____M. and duly recorded on the ____day of _____, 20____, A.D., at _____ o'clock ____M. in the plat records of Hays County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____day of _____, 20____, A.D.

Elaine H. Cárdenas,
County Clerk
Hays County, Texas



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801