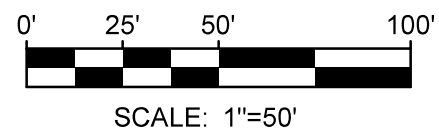


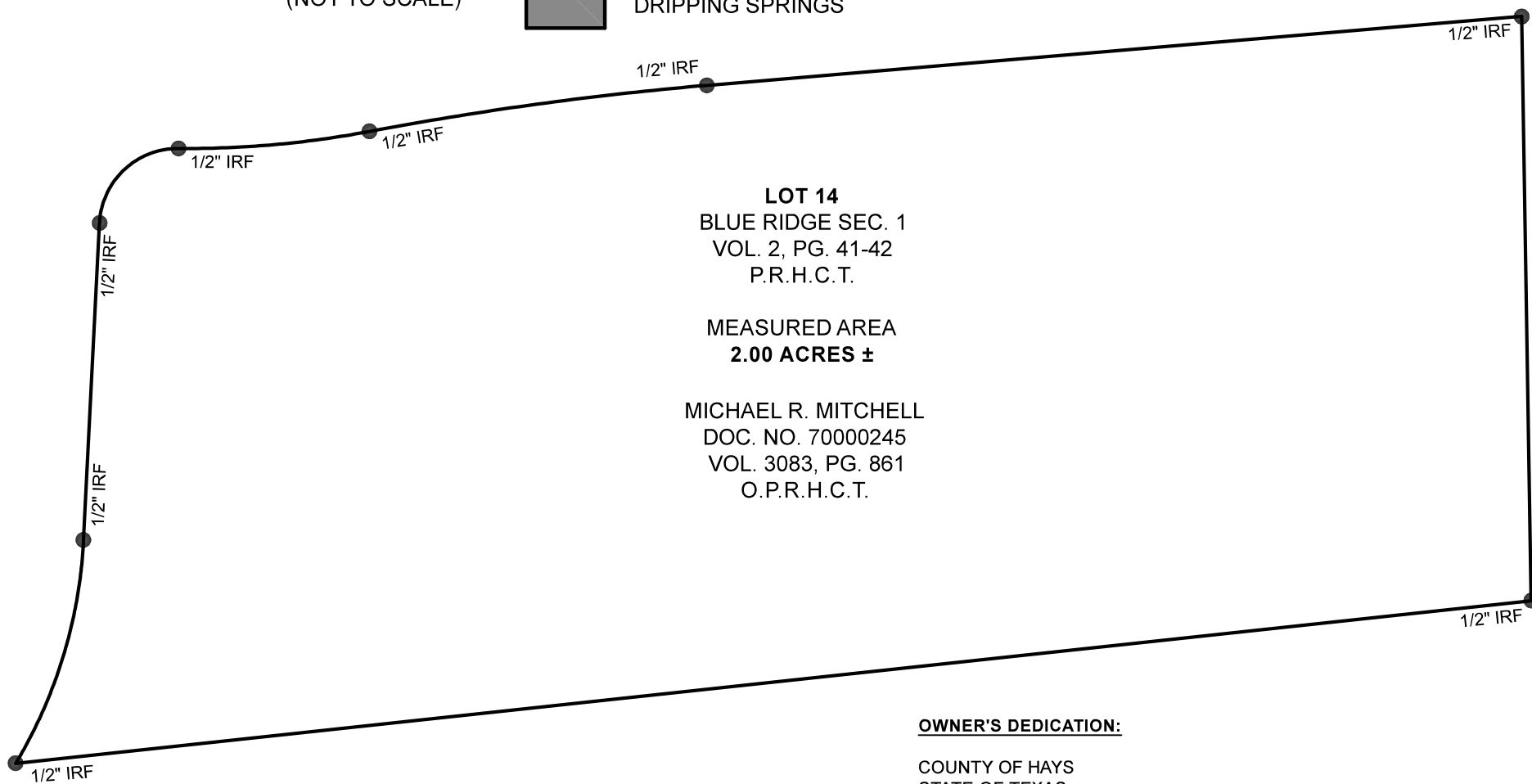
VICINITY MAP
(NOT TO SCALE)

WITHIN CITY LIMITS
DRIPPING SPRINGS



BEARING BASIS:

BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83 (GEOID 2018). ALL DISTANCES SHOWN ARE IN GRID.



LOT 14
BLUE RIDGE SEC. 1
VOL. 2, PG. 41-42
P.R.H.C.T.

MEASURED AREA
2.00 ACRES ±

MICHAEL R. MITCHELL
DOC. NO. 7000245
VOL. 3083, PG. 861
O.P.R.H.C.T.

COUNTY OF HAYS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Michael R. Mitchell, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION:

I, SETH REICHENAU, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Seth Reichenau, R.P.L.S. No 6735
Dillo Development Services LLC
967 Broadway
New Braunfels, TX 78130

Date

CITY OF DRIPPING SPRINGS APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____, BY THE PLANNING & ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

HOWARD KOONTZ, PLANNING DIRECTOR DATE

MIM JAMES, PLANNING & ZONING COMMISSION DATE

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

ANDREA CUNNINGHAM, CITY SECRETARY DATE

OWNER'S DEDICATION:

COUNTY OF HAYS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael R. Mitchell, owner of the lot shown hereon and described as Lot 14 of Blue Ridge Section 1, a subdivision in Hays County, Texas as recorded in Volume 2, Page 41, Plat Records, Hays County, Texas and conveyed unto me by a Warranty Deed with Vendor's Lien as recorded in Volume. 3083, Page 861, of the Official Public Records of Hays County, Texas,

said lot having been approved for resubdivision pursuant to the public notification, do hereby resubdivide said Lot 14, comprising a total of 2.000 acres of land in accordance with the attached map or plat shown hereon to be known as:

BLUE RIDGE SECTION 1, RESUBDIVISION OF LOT 14

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this ____ day of _____, A.D. 20____.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) PLATTED LOT. WOOD FRAMED SHED TO BE RELOCATED OR REMOVED.
2. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS, SF-1 ZONING.
3. THIS PLAT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48209C0115F, DATED 9/2/2005.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE.
7. THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL BE RESPONSIBLE FOR FOLLOWING ALL STATE/CITY RULES AND REGULATIONS REGARDING ON SITE SEWAGE FACILITIES.
8. PEDERNALES ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICE.
9. NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED COMMUNITY WATER SYSTEM.
10. NO STRUCTURE IN THIS PLAT SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE - APPROVED WASTE WATER SYSTEM.
11. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF DRIPPING SPRINGS.
12. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
13. 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.
14. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY OF DRIPPINGS SPRINGS WATER QUALITY PROTECTION ORDINANCE.

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

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 SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFF THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR ON - SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED OR PERMITTED BY THE CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, CITY ENGINEER
CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES
HAYS COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (C1)	153.03' (153.03')	75.00' (75.00')	74.25' (74.25')	N 16°55'30" E (N18°15'00"E)	28°04'48" (28°04'48")
C2 (C2)	25.00' (25.00')	38.24' (38.24')	34.62' (34.62')	N 46°36'30" E (N47°56'00"E)	87°38'27" (87°38'27")
C3 (C3)	312.44' (312.44')	61.11' (61.11')	61.01' (61.01')	N 84°54'30" E (N86°14'00"E)	11°12'21" (11°12'21")
C4 (C4)	1,062.19' (1,062.19')	108.53' (108.45')	108.48' (108.40')	N 82°13'30" E (N83°33'00"E)	5°51'15" (5°51'00")

LEGEND

- IRS ○ 1/2" IRON ROD SET WITH A PINK CAP STAMPED "DILLO DEV BOUNDARY"
- IRF ● IRON ROD FOUND (SIZE NOTED)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.B.L. SETBACK LINE
- VOL. PG. VOLUME AND PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY
- O.P.R.H.C.T. PLAT RECORDS HAYS COUNTY
- D.R.H.C.T. PLAT RECORDS HAYS COUNTY
- R.O.W. RIGHT OF WAY
- () RECORD PLAT CALLS

STATE OF TEXAS
COUNTY OF TRAVIS

I, Elaine H. Cardenas, 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 ____ day of _____, 20____, A.D. at ____ o'clock and duly recorded

on the ____ day of _____, 20____, A.D. at ____ o'clock in the Plat Records of said County and State in

Book _____, Page _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY

this ____ day of _____, 20____.

ELAINE H. CARDENAS, MBA, PhD
COUNTY CLERK
HAYS COUNTY, TEXAS

**BLUE RIDGE SECTION 1
RESUBDIVISION OF LOT 14
BEING 2.000 ACRES AND ALL OF
LOT 14 OF BLUE RIDGE SECTION 1, VOLUME 2, PAGE 41
PLAT RECORDS, HAYS COUNTY, TEXAS**

OWNER
Michael R. Mitchell
1007 Blue Ridge Drive
Dripping Springs, TX 78620

ENGINEER & SURVEYOR
DILLO DEV

Engineering|Surveying|Planning
Contact: Seth Reichenau, RPLS
Tel: (210)-383-3764 Email: Seth@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711