

Business Overview

251 Old Fitzhugh is a 1940's historic home that will be converted into a bespoke medical spa, providing a variety of non-surgical medical beauty care to clients in and around Dripping Springs, TX.

The PLLC that will occupy the building is Dripping Springs Beauty and Co, Face Alchemy and Capri Microblades.

Products and Services

Face Alchemy will provide medspa services for all genders (majority being female) aged 18 and over in addition to medical acne clinic services to all genders 13 and older. Services will include acne clinic, weight loss management, skin rejuvenation, injectable procedures, collagen and elastin stimulation via injectables, chemical peels and microneedling. They will also offer facial services with the esthetician.

Capri Microblades is an expert in her field of permanent makeup, specializing in brow artistry. As a permanent makeup specialist, she is considered a "tattoo artist" and thus we will need to be zoned appropriately. We are currently zoned general retail commercial.

We appreciate your consideration, and look forward to moving into our new space on Old Fitzhugh. We are so excited to be a part of the historic district.

A photograph of a white, single-story house with a brown door and windows. A sign is overlaid on the house, reading "Dripping Springs Beauty & Co." with dimensions "1 FT" on the left and "8 FT" on the right. The house is set against a blue sky with white clouds and green trees. A black signpost is visible on the right side of the image.

1 FT Dripping Springs Beauty & Co.

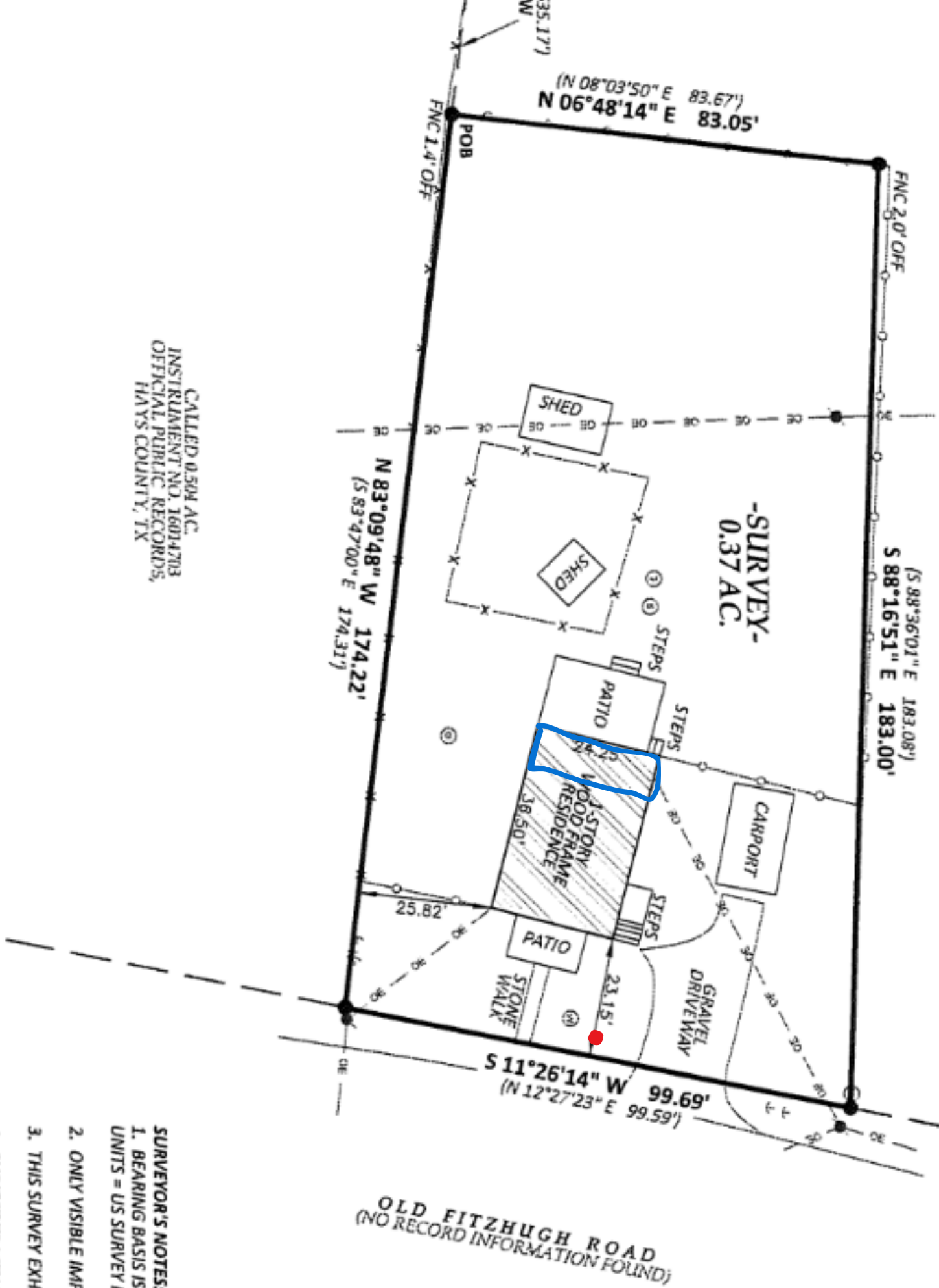
8 FT

36" ARM BY 6' TALL POLE

INSTRUMENT NO. 15963877
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

SECTION OF
ROOF THAT WILL
BE RAISED TO
MATCH EXISTING
PITCH

MONUMENT SIGNAGE
POLE LOCATION
SHOWN WHERE RED
DOT IS



CALLED 0.504 AC.
INSTRUMENT NO. 16014703
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

OLD FITZHUGH ROAD
(NO RECORD INFORMATION FOUND)

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS G
UNITS = US SURVEY FT
 2. ONLY VISIBLE IMPR
 3. THIS SURVEY EXHIBIT
 4. SUBJECT TRACT LIE
MAP NO. 48209C0105



CURRENT STATE OF 251 OLD FITZHUGH

CURRENT ROOF LINE



PROPOSED CHANGE







A-TEX
DUMPSTERS.COM
CALL 800-453-4345



A-TEX
800-977-1234
912-358-0338



251

30

WARNING
DO NOT PARK







A-TEX
DUMPSTERS.COM
512-358-0338

Handwritten graffiti: "DINK BIRD"







251

CHARCOAL GREY ROOF PANELS



ALABASTER WHITE EXTERIOR

Channel letters will be 1ft tall,
spanning 8ft across, unlit , metal

1 FT Dripping Springs Beauty & Co. 8 FT

Wooden monument sign
posts are 4x4 , 6' at the highest point
metal base 8' long x 3'wide x 1' tall
address in metal letters 6" tall

Orientation of sign will be
rotated 90 degrees so that
signage will be visible to traffic
moving both directions

251

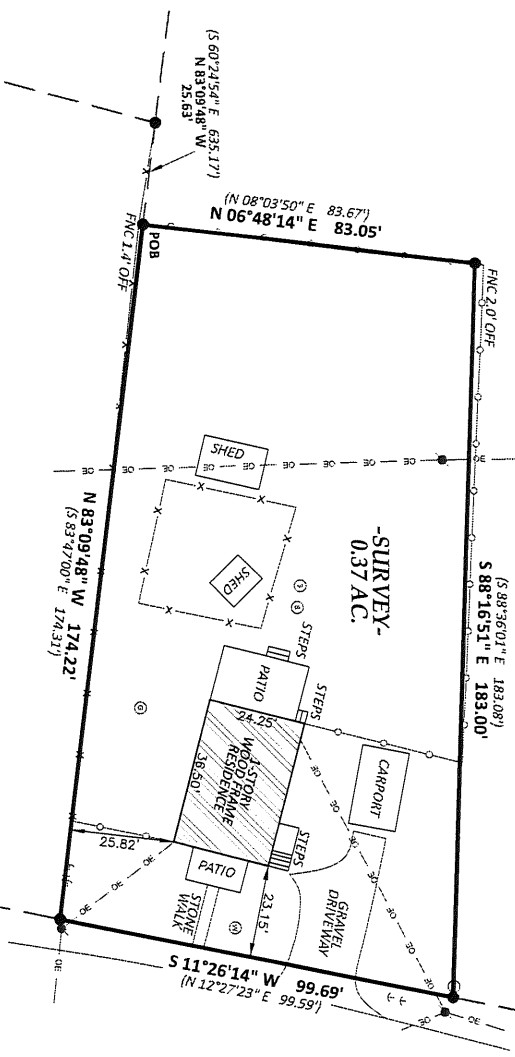


CALLED 1.158 AC
INSTRUMENT NO. 19048272
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

The undersigned has
received, reviewed and accepted
this survey

this day of Dec. 2024

Signed: *Carly Dower*



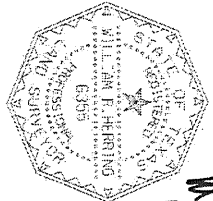
CALLLED 0.094 AC
INSTRUMENT NO. 16142128
OFFICIAL PUBLIC RECORDS,
HAYS COUNTY, TX

OLD FITZHUGH ROAD
(NO RECORD INFORMATION FOUND)

- LEGEND
- 1/2" IRON ROD FOUND
 - ⊙ SEPTIC LID
 - ⊙ POWER POLE
 - ⊙ GUY ANCHOR
 - ⊙ WATER METER
 - ⊙ PROPANE TANK
 - POB POINT OF BEGINNING
 - OVERHEAD UTILITY LINE
 - WIRE FENCE
 - CHAINLINK FENCE
 - ADJOINER TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY



GRAPHIC SCALE
1" = 30'
PHILIP A. SMITH SURVEY
ABSTRACT NO. 415
HAYS COUNTY, TX
RECORD TITLE TO LAND
CALLED 0.37 AC,
VOL. 1095, PG. 881
OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TX



MSM
11/21/24

TO: FACE ATCHERY, PLLC (BORROWER), MAUREEN N. CASEDY (RECORD TITLE TO LAND) AND TITLE RESOURCES GUARANTY COMPANY (TITLE COMPANY):
I, WILLIAM R. HERRING, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A YON-ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

SURVEYOR'S NOTES:
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.
2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
3. THIS SURVEY EXHIBIT WAS PREPARED IN CONDUCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. SUBJECT TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C01055, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.

5. ONLY THOSE SURVEY RELATED EASEMENTS AND RESTRICTIONS LISTED IN SCHEDULE 'B' OF THE TITLE COMMITMENT NO. 24-3281-D, EFFECTIVE DATE: OCTOBER 28, 2024, BY TITLE RESOURCES GUARANTY COMPANY, AND RELISTED BELOW WERE REVIEWED FOR THIS SURVEY. NO ADDITIONAL RESEARCH FOR EASEMENTS OR RESTRICTIONS AFFECTING THIS TRACT WAS PERFORMED BY WHITECAP SURVEY COMPANY, LLC.
10) EASEMENT EXECUTED BY WATSON CLAYTON AND GERTRUDE CLAYTON, TO THE SOUTHWESTERN STATES TELEPHONE CO., DATED NOVEMBER 4, 1959, RECORDED IN VOLUME 187, PAGE 483, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- DOES AFFECT: BLANKET EASEMENT/NOT PLOTTABLE
10) EASEMENT EXECUTED BY WATSON CLAYTON AND WIFE, GERTRUDE CLAYTON, TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, DATED FEBRUARY 13, 1964, RECORDED IN VOLUME 139, PAGE 556, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
- MAY AFFECT: UNABLE TO ACQUIRE PLAT EASEMENT BY DESCRIPTION PROVIDED IN DEED RECORDS. EASEMENT LOCATION IS BASED ON AS-BUILT LOCATION OF UNDERGROUND WATERLINE WHICH WAS NOT VISIBLE AT THE TIME OF SURVEY.

WHITECAP SURVEY COMPANY
SURVEY COMPANY
WHITECAP SURVEY COMPANY, LLC
13815 FARM ROAD, 194424
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

LAND TITLE SURVEY
251 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX

PAGE 1
OF 1

PROJECT NAME:	251 OLD FITZHUGH ROAD
CLIENT:	MAUREEN CASEDY
JOB NUMBER:	2400198
SURVEY DATE:	NOVEMBER 21, 2024
SURVEYOR:	WH
TECHNICIAN:	WHLES