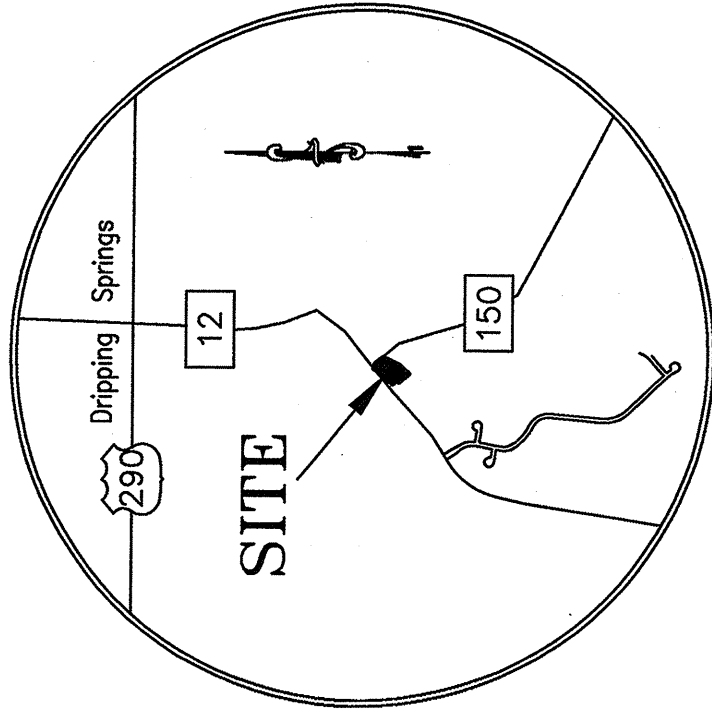


HOWARD RANCH COMMERCIAL



VICINITY MAP
(N.T.S.)

SCALE: 1" = 100'

LEGEND

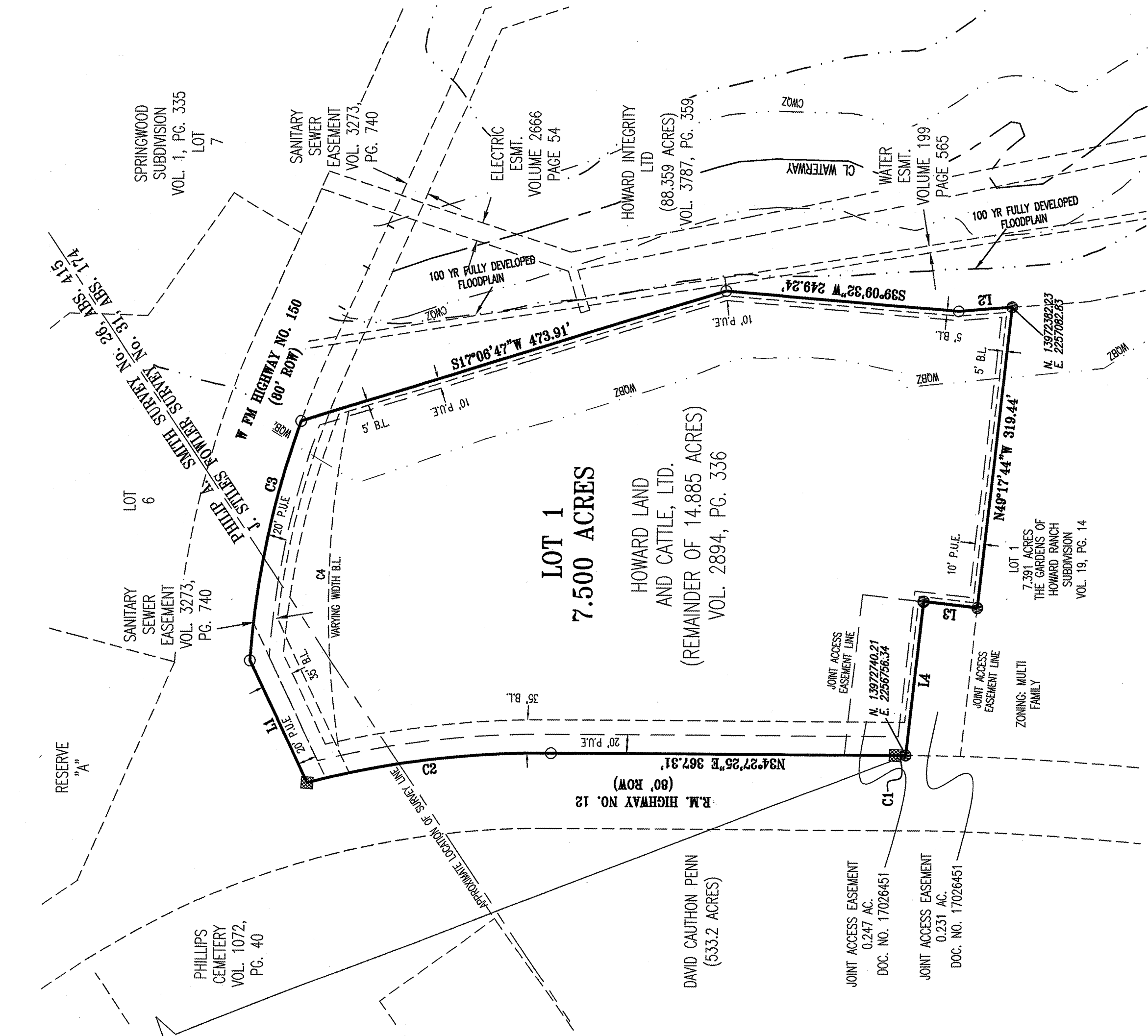
- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ▨ B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- - - D.E. DRAINAGE EASEMENT
- · - · - CRITICAL WATER QUALITY ZONE (CWQZ)
- - - WATER QUALITY BUFFER ZONE (WQBZ)
- - - 100 YEAR FULLY DEVELOPED FLOOD PLAN

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	Delta
C1	11.00	2926.79	N34°39'00"E	11.00	5.50	0°12'55"
C2	282.79	986.65	N27°10'28"E	282.03	132.16	15°06'27"
C3	256.97	914.94	S45°45'33"E	256.13	129.34	16°05'32"
C4	353.13	1000.00	S54°12'28"E	351.30	178.42	20°13'58"

Line Table	
Line #	Direction
L1	S81°17'00"E
L2	S29°50'22"W
L3	N40°42'16"E
L4	N49°17'44"W

GENERAL NOTES:

- THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
- THIS PLAT IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALLISTER, DATED: JULY 2001
- ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SETSTONE", UNLESS OTHERWISE NOTED
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION
- WASTEWATER SERVICE WILL BE PUBLIC SANITARY SEWER OR INDIVIDUAL ON-SITE SEWAGE FACILITIES AS AVAILABLE PER THE TERMS OF THE WASTEWATER UTILITY AGREEMENT BETWEEN THE OWNER AND THE CITY OF DRIPPING SPRINGS
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE
- TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER CABLE
- UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND 15 FEET CENTERED ON ANY EXISTING PEC FACILITIES.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS
- COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, SOUTH CENTRAL ZONE (US SURVEY FEET) AND ARE SURFACE VALUES; TO CONVERT TO GRID, MULTIPLY EACH VALUE BY A COMBINED SCALE FACTOR OF 0.9999699
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 48209C 0115F, DATED SEPTEMBER 2, 2005
- THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE
- THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS
- THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE
- NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAT
- 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.



DATE: OCTOBER 23, 2017

OWNER: HOWARD LAND & CATTLE, LTD
23255 W. FM 150
DRIFTWOOD, TEXAS 78619

ACREAGE: 7.500 ACRES

J. STILES FOWLER SURVEY NUMBER 31,
ABSTRACT NUMBER 174
PHILIP A. SMITH SURVEY NUMBER 26,
ABSTRACT NUMBER 415
NO. OF COMMERCIAL LOTS: 1
NO. OF BLOCKS: 1

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

ELEVATION DATUM:
BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANCH ROAD 12 AND RANCH ROAD 150 DATED NOVEMBER 24, 2003.

FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANCH ROAD 12 AND RANCH ROAD 150.
ELEVATION = 1096.42'

FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANCH ROAD 12 SOUTH OF RANCH ROAD 150.
ELEVATION = 1084.22'

SET 1-60D BEAT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.
ELEVATION = 1077.34'

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 REG. # 10024900
Civil Engineering
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165


HOWARD RANCH COMMERCIAL

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT HOWARD LAND & CATTLE LTD, BEING THE OWNER OF A REMAINDER 14.886 ACRES OF LAND IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174 AND THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, BOTH SITUATED IN HAYS COUNTY, TEXAS, AS COMEYED BY DEED RECORDED IN VOLUME 2894, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7,500 ACRES OF LAND, TO BE KNOWN AS:

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
"HOWARD RANCH COMMERCIAL"

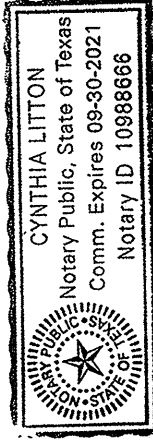

HOWARD LAND & CATTLE LTD
MR. ERIK HOWARD, OWNER
23255 W. FM 150
DRIFTWOOD, TEXAS 78619

10-30-17
DATE

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIK HOWARD, OWNER OF HOWARD LAND & CATTLE LTD, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.


NOTARY PUBLIC, STATE OF TEXAS



Cynthia Litton
PRINTED NOTARY'S NAME
MY COMMISSION EXPIRES: 09-30-2021

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A 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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS PLANNING DEPARTMENT.

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

STATE OF TEXAS §
CITY OF DRIPPING SPRINGS §
HAYS COUNTY, TEXAS §

THIS PLAT, HOWARD RANCH COMMERCIAL, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

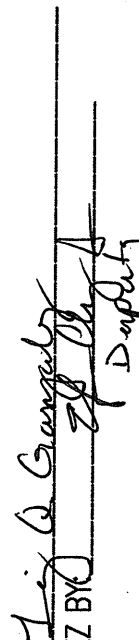

MICHELLE FISCHER, CITY ADMINISTRATOR

DATE: 3/18/2018

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF March, 2018, A.D., AT 4:07 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN VOLUME 2894, PAGE(S) 321, CFN: 15008199

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF March, 2018, A.D.

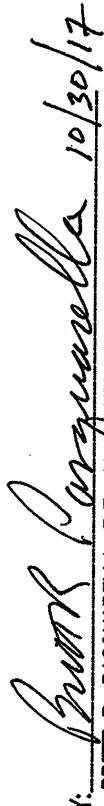


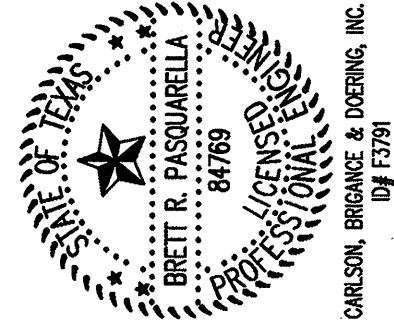

LIZ GONZALEZ BY
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

ALL STORMWATER RESULTING FROM THE 100 YEAR RAIN EVENT WILL BE CONTAINED IN THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0115F, DATED SEPTEMBER 02, 2005.


ENGINEERING BY: 
BRETT R. PASQUARELLA, P.E., No. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



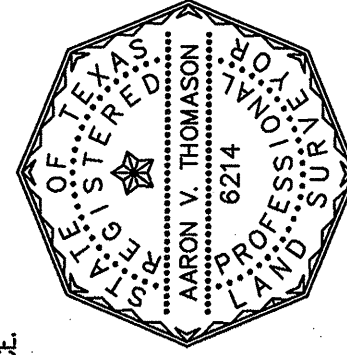
CARLSON, BRIGANCE & DOERING, INC.
ID# 13791

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE CITY OF DRIPPING SPRINGS ORDINANCE.

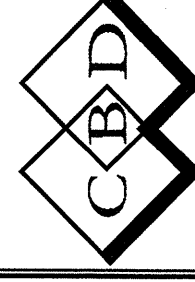

SURVEYED BY: AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

30 OCT 2017
DATE



A SUBDIVISION OF 7,500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

SHEET NO. 2 OF 2



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165