

REPLAT OF LOTS 10, 11, AND 12 CORTARO SUBDIVISION HAYS COUNTY, TEXAS

THE STATE OF TEXAS
THE COUNTY OF HAYS

THAT WE RICHARD JAMES PICKERING AND JACQUELINE ANNE PICKERING, CHRISTOPHER A. SCHEFFER AND KATHERINE M. SCHEFFER AND WILLIAM N. REALE AND KRISTIA M. REALE, BEING THE OWNERS OF 2.63 ACRES OF LAND IN THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

0.81 OF ONE ACRE OF LAND, BEING ALL OF LOT 10, CORTARO SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 20048211, AND DESCRIBED THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO RICHARD JAMES PICKERING AND JACQUELINE ANNE PICKERING, OF RECORD IN DOCUMENT NO. 22010200, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

0.85 OF ONE ACRE OF LAND, BEING ALL OF LOT 11, CORTARO SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 20048211, AND DESCRIBED THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO RICHARD JAMES PICKERING AND KATHERINE M. SCHEFFER, OF RECORD IN DOCUMENT NO. 22019733, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

0.97 OF ONE ACRE OF LAND, BEING ALL OF LOT 12, CORTARO SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 20048211, AND DESCRIBED THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO WILLIAM N. REALE AND KRISTIA M. REALE, OF RECORD IN DOCUMENT NO. 2201774, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE THE SAID 2.63 ACRES OF LAND TO BE KNOWN AS:
REPLAT OF LOTS 10, 11 AND 12, CORTARO SUBDIVISION
IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____ A.D.

BY: _____

PRINT
RICHARD JAMES PICKERING
498 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

BY: _____

PRINT
JACQUELINE ANNE PICKERING
498 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

BY: _____

PRINT
CHRISTOPHER A. SCHEFFER
524 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

BY: _____

PRINT
KATHERINE M. SCHEFFER
524 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

BY: _____

PRINT
WILLIAM N. REALE
548 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

BY: _____

PRINT
KRISTIA M. REALE
548 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, JUDD T. WILLMANN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF VOLUME 2, ARTICLE 15, CHAPTER 20 OF THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48209C0105F DATED SEPTEMBER 2, 2005.

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE
DATE: _____

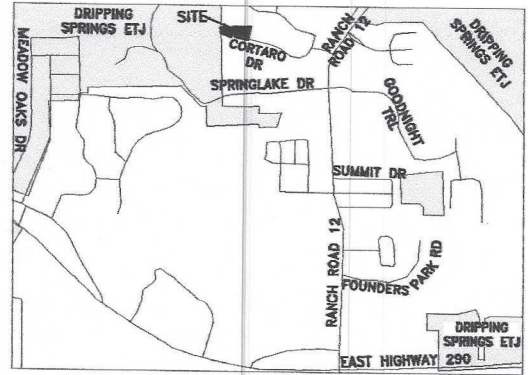
JUDD T. WILLMANN, P.E.
TEXAS REGISTRATION NO. - P.E. 90356
LANDDEV CONSULTING, TBPE FIRM NO.: F-16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
(512) 672-6698

THE STATE OF TEXAS
THE COUNTY OF HAYS

THAT I, ERNESTO NAWARRETE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND DURING THE MONTH OF MAY 2023

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE

ERNESTO NAWARRETE, R.P.L.S. 0642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.672.6698
ernesto.nawarrete@HRGREEN.com
TBPLS FIRM NO. 10194101



VICINITY MAP - 1" = 2,000'

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: _____ MY COMMISSION EXPIRES ON: _____

THE STATE OF TEXAS
THE COUNTY OF HAYS

THIS PLAT, REPLAT OF LOTS 10, 11 AND 12, CORTARO SUBDIVISION, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED

APPROVE THIS THE _____ DAY OF _____, 20____ A.D.

BY: _____
PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:
BY: _____
ANDREA CUNNINGHAM, CITY SECRETARY

THE STATE OF TEXAS
THE COUNTY OF HAYS

I, ELAINE H. CARDENAS, 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 _____ DAY OF _____

20____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS INSTRUMENT NO. _____

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

ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.672.6698
HRGREEN.COM

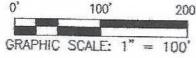
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
REPLAT OF LOTS 10, 11, AND 12
CORTARO SUBDIVISION
PHILIP A SMITH SURVEY NO. 26, ABSTRACT 415

REPLAT OF LOTS 10, 11, AND 12 CORTARO SUBDIVISION

HAYS COUNTY, TEXAS

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.672.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101



ENGINEER: JUDD T. WILLMANN, P.E.
TEXAS REGISTRATION No. - P.E. 90356
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST #150
AUSTIN, TX 78735
512-872-6696
TBPE FIRM No.: F-16384

OWNER: RICHARD JAMES PICKERING AND
JACQUELINE ANNE PICKERING
498 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

CHRISTOPHER A. SCHEFFER AND
KATHERINE M. SCHEFFER
524 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

WILLIAM N. REALE AND
KRISTA M. REALE
548 CORTARO DRIVE
DRIPPING SPRINGS, TEXAS 78620

ACREAGE: 2.63 ACRES
PATENT SURVEY: PHILIP A SMITH SURVEY NO. 26
ABSTRACT NO. 415

TOTAL NUMBER OF
LOTS: 3

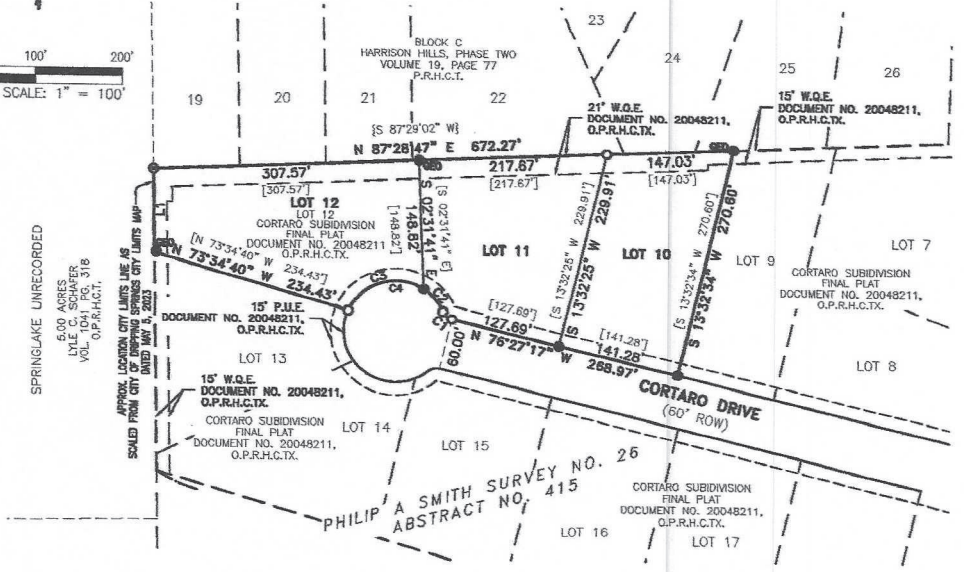
MULTI-FAMILY/
RESIDENTIAL: 3

| TABLE OF LAND USES | | |
|--------------------|-------------|----------|
| LOT 10 | RESIDENTIAL | 0.81 AC. |
| LOT 11 | RESIDENTIAL | 0.85 AC. |
| LOT 12 | RESIDENTIAL | 0.97 AC. |

NOTES:

- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204) NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999919.
- THE PURPOSE OF THIS REPLAT IS TO VACATE THE 20-FOOT TRAIL EASEMENT RUNNING ALONG THE NORTH LOT LINES OF LOTS 10, 11 AND 12, CORTARO SUBDIVISION FINAL PLAT, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 20048211, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND TO VACATE THE 20-FOOT TRAIL EASEMENT RUNNING ALONG THE SHARED EAST LINE OF SAID LOT 12, SAME BEING THE WEST LOT LINE OF SAID LOT 11, CORTARO SUBDIVISION FINAL PLAT.

*THIS REPLAT ALSO RECTIFIES A SURVEYOR'S ERROR ON THE RECORD CURVING SOUTH LOT LINES OF LOT 11 AND LOT 12, SAID CORTARO SUBDIVISION FINAL PLAT.



| CURVE TABLE | | | | |
|-------------|--------------------|----------------------|-----------------------------------|---------------------|
| CURVE # | RADIUS | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
| C1 | 15.00' [15.00'] | 13.91' [13.91'] | N 49°53'27" W [S 49°53'27" E] | 13.42' [13.42'] |
| C2 | 60.00' [60.00'] | 35.56' *[73.85'] | N 40°18'18" W *[S 58°35'20" E] | 35.04' *[69.28'] |
| C3 | 60.00' [60.00'] | 103.66' *[65.37'] | S 73°13'26" W *[N 54°56'21" E] | 91.24' *[82.18'] |
| C4 | 60.00' | 136.22' | N 88°47'58" W | 110.02' |

| LINE TABLE | | |
|------------|----------------------------------|--------------------|
| LINE # | BEARING | DISTANCE |
| L1 | N 00°58'14" W [N 00°58'14" W] | 95.23' [95.23'] |

- LEGEND**
- 1/2" IRON ROD FOUND
 - GEO 1/2" IRON ROD W/ PLASTIC CAP STAMPED "GEOMATICS RPLS 5516 FOUND"
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
 - [] RECORD INFORMATION (PER DOC. NO. 20048211, O.P.R.H.C.TX.)
 - { } RECORD INFORMATION (PER VOL. 19, PG. 77 P.R.H.C.TX.)
 - P.R.W.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - W.Q.E. WATER QUALITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

FILE No: 1485

SHEET 2 OF 3



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.672.6696
HRGREEN.COM

TBPE No: 16384
TBPLS No: 10194101

DEVELOPMENT TX

FINAL PLAT
REPLAT OF LOTS 10, 11, AND 12
CORTARO SUBDIVISION
PHILIP A SMITH SURVEY NO. 26, ABSTRACT 415

No: REVISION: _____ BY: _____ DATE: _____

