

REPLAT ESTABLISHING  
**RUBY RANCH**  
**LOT 3, BLOCK A AND LOT 8, BLOCK C**  
 BEING A TOTAL OF 6.50 ACRES, OF LAND IN HAYS COUNTY, TEXAS, DESCRIBED AS LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND A TOTAL OF 21.45 ACRES OF LAND IN HAYS COUNTY, TEXAS DESCRIBED AS LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 7, PAGE 22, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

ENGINEER:

**EVER ENGINEERING, LLC**  
 ADVANCED ENGINEERING SERVICES  
 3201 CHERRY RIDGE DRIVE, SUITE A-106,  
 SAN ANTONIO, TX 78230  
 OFFICE (210) 572-9340 FAX (210) 572-9344  
 WWW.EVERENC.COM, WWW.AES-TX.COM  
 FIRM NO. E-1097

SURVEYOR:

**BIG SKY SURVEYING, L.L.C.**  
 4025 CHRIS DRIVE  
 ABILENE, TEXAS 79606  
 (325) 428-6959  
 bigsky@survey@yahoo.com  
 1965 #0194204

STATE OF TEXAS  
 COUNTY OF HAYS  
 This plat of \_\_\_\_\_ has been submitted to and considered by the Planning and Zoning Commission of the City of Dripping Springs, Texas, and is hereby approved by such Commission.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_,

BY: \_\_\_\_\_  
 CHAIR

BY: \_\_\_\_\_  
 SECRETARY

I, the undersigned, Director of the Hays County Development Services Department, hereby certify that this subdivision plat conforms to all Hays County Requirements as stated in the Interlocal Cooperation Agreement between Hays County and the City of Dripping Springs for subdivision regulation within the extraterritorial jurisdiction of the City of Dripping Springs.

Marcus Pacheco \_\_\_\_\_ Date  
 Director  
 Hays County Development Services

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 Hays County to question the seller concerning groundwater availability. Rainwater 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 or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

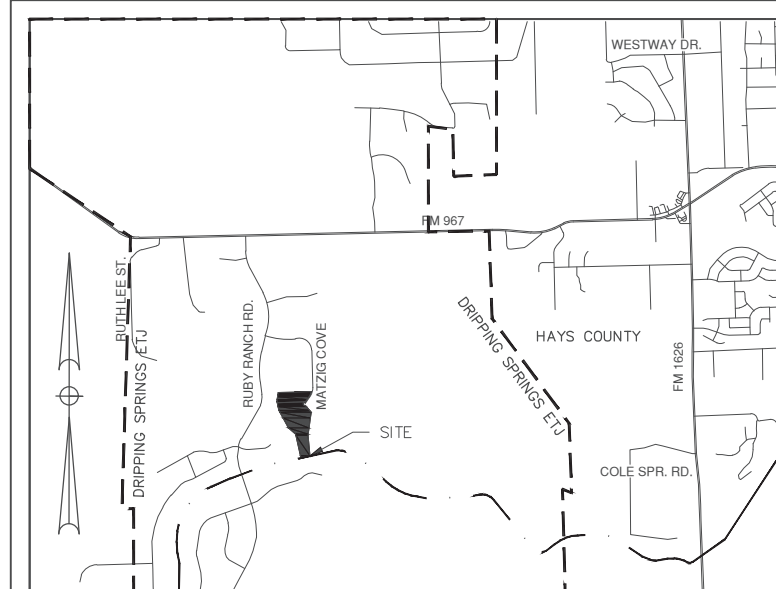
Marcus Pacheco \_\_\_\_\_ Date  
 Director  
 Hays County Development Services

Eric Van Goosbeek, R.S., C.F.M., \_\_\_\_\_ Date  
 Hays County Floodplain Administrator

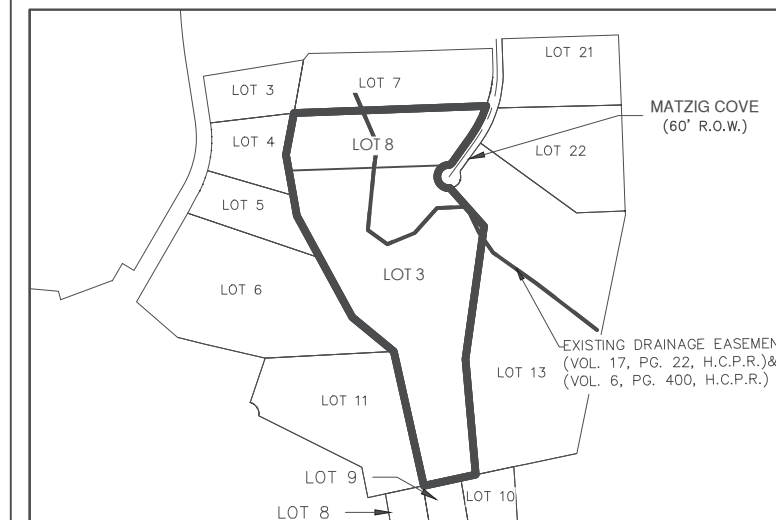
STATE OF TEXAS  
 COUNTY OF HAYS  
 I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument in writing with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_, in the plat records of Hays County, Texas, in Instrument Number \_\_\_\_\_.

Witness my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

Elaine H. Cardenas  
 County Clerk  
 Hays County, Texas



LOCATION MAP  
 NOT TO SCALE



AREA BEING REPLATTED  
 SCALE: 1" = 1,000'  
 THE TOTAL 27.95-ACRES BEING REPLATTED IS ALL OF LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 7, PAGE 22, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN RECORDED IN VOLUME 6, PAGE 398, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 7, PAGE 22, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

**LEGEND**

—+130—	EXISTING CONTOUR	P.R.	PLAT RECORDS, HAYS COUNTY, TEXAS
—130—	PROPOSED CONTOUR	O.P.R.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
—C—	CENTERLINE		
○	IRON ROD FOUND	R.O.W.	RIGHT OF WAY
●	IRON ROD SET	B.L.K.	BLOCK
①	20' TYP PUBLIC UTILITY ESMT	N.C.B.	NEW CITY BLOCK
②	60' TYP BUILDING LINE	T.E.L.E	TELEPHONE
③	VARIABLE WIDTH ESMT	C.A.T.V.	CABLE TV
W	WATER WELL	CL	CENTERLINE

STATE OF TEXAS  
 COUNTY OF HAYS  
 KNOW ALL MEN BY THE PRESENTS. That, Cypress Creek Animal Hospital P.C., by and through Dr. Todd Henry, owner of Lot 12B-1 & Lot 52, Cypress Creek Acres, Replat of Lot 12B-1 & Lot 52, as recorded in Volume 13, Page 179, Hays County Texas Plat Records, conveyed by Instrument Number: 18026350 of the Official Deed Records of Hays County, Texas, do hereby subdivide said property as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of the streets and easements shown hereon. This subdivision is to be known as Replat of Lot 52 & 12B, Cypress Creek Acres AH Addition, Establishing Lots 52A, & 12B-1-2, City of Woodcreek E.T.J, Hays County, Texas.

TO CERTIFY WHICH, WITNESS by the hand this \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: SCOTT D. FOLLETT, OWNER  
 520 Matzig Cove  
 Buda, TX 78610

SALLY E. FOLLETT, OWNER  
 520 Matzig Cove  
 Buda, TX 78610

STATE OF TEXAS  
 COUNTY OF HAYS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. TODD HENRY, KNOWN BY ME TO

BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 this the \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC  
 STATE OF TEXAS

STATE OF TEXAS  
 COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE THE CITY OF DRIPPING SPRINGS AND/OR HAYS COUNTY.

\_\_\_\_\_  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF HAYS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: BIG SKY SURVEYING, L.L.C.

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**HAYS COUNTY NOTES:**  
 1. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC OR PRIVATE ROADWAY UNLESS (1) a Permit for use of the County Roadway Right-Of-Way has been issued under Chapter 751; and, (2) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 721.  
 2. The filer of this plat has submitted to the Department a Water and Wastewater Service Plan describing how (water)(and)(wastewater) service will be provided to this subdivision.  
 3. 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 some areas may offer the best renewable water resource.  
 4. No structure in this subdivision shall be occupied until connected to a permitted sewer system or to an on-site wastewater system that has been approved and permitted by Hays County.  
 5. No construction or development within the subdivision may begin until all Hays County Development Authorization requirements have been satisfied.

**UTILITY NOTE:**  
 WATER: PRIVATE WATER WELL  
 WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES  
 ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.  
 TELEPHONE: CROCKETT COMMUNICATIONS, INC.

**PLAT NOTES:**  
 BUILDING SETBACKS LINES PER RUBY RANCH PHASE 1 & 2 SUBDIVISION PLATS (VOL. 6, PG. 39, P.R.) AND (VOL. 7, PG. 22, P.R.) RESPECTIVELY.  
 DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 9.02.115.  
 THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.  
 NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.  
 THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY DISD.  
 THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD #2, WIMBERLEY FIRE HAYS Co ESD #8  
 THIS SUBDIVISION LIES WITHIN THE LOWER TRINITY GROUNDWATER CONSERVATION DISTRICT THIS TRACT IS WITHIN THE ETJ OF THE CITY OF DRIPPING SPRINGS.  
 A 10' UTILITY EASEMENTS SHALL BE LOCATED ON ALL SIDE AND REAR PROPERTY LINES.

**PEDERNALES ELECTRIC CO-OP NOTES:**  
 1.) ALL EXISTING OVERHEAD AND UNDERGROUND FACILITIES SHALL POSSESS A TWENTY (20) FOOT WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE.  
 2.) ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.  
 3.) NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

