

VICINITY MAP - NOT TO SCALE

- SURVEYORS NOTES**
- FENCES MEANDER.
 - BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
 - ACCORDING TO SCALING FROM THE PRELIMINARY F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0115G, DATED 12/14/2022, A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND A PORTION OF THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - ACCORDING TO SCALING FROM TCEQ MAPS ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - ALL OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE EXTRA TERRITORIAL JURISDICTION OF DRIPPING SPRINGS.
 - THIS SUBDIVISION LIES WITHIN ESD NUMBERS 1 AND 6.
 - ACCORDING TO SCALING FROM TCEQ MAPS THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.
 - THESE LOTS ARE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 332, PAGE 502 OF THE HAYS COUNTY DEED RECORDS AND THE AMENDED RESTRICTIONS RECORDED IN VOLUME 5195, PAGE 142 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS. THE BUILDING SETBACK REQUIREMENTS ARE: FRONT=50', SIDE=15', REAR=15'.
 - ALL LOTS SERVED BY SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS ON ANY OF THE LOTS OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY, THEN SUCH NEW DWELLING UNIT MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT FRONTAGE ONTO AND PHYSICAL ACCESS TO A REGULATED ROADWAY PRIOR TO CONSTRUCTION OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE FAMILY RESIDENCE FOR THE PURPOSES OF THIS SUBPARAGRAPH.
 - THE OWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.
 - LOTS SMALLER THAN FIVE ACRES WHICH ARE SERVED BY A SHARED ACCESS DRIVEWAY WILL BE PROHIBITED FROM FURTHER SUBDIVISION UNLESS ADDITIONAL IMPROVED ACCESS IS PROVIDED.
 - NEEDHAM ROAD IS A PRIVATELY MAINTAINED ROADWAY.

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS, THAT THEODORE N. MONTGOMERY, TRUSTEE OF THE MONTGOMERY REVOCABLE LIVING TRUST, OWNERS OF 21.492 ACRES, AS CONVEYED TO ME BY DEED DATED JULY 1, 2011, AND RECORDED IN VOLUME 4164, PAGE 134, HAYS COUNTY OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS ALSO KNOWN AS LOT 3 OF THE BEULAH MARIE NEEDHAM ESTATE, RECORDED IN VOLUME 2, PAGE 102 OF THE HAYS COUNTY PLAT RECORDS, HAYS COUNTY, TEXAS DO HEREBY REPEAT THIS PROPERTY TO BE KNOWN AS REPLAT OF LOT 3, BEULAH MARIE NEEDHAM ESTATE, 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.

THEODORE N. MONTGOMERY
701 NEEDHAM ROAD
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS*
COUNTY OF HAYS*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

THEODORE AND PEGGY MONTGOMERY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT ON THE ____ DAY OF _____, A.D., 20____, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK _____, PAGE _____.

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF HAYS *

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE _____.

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE SMITH, R.P.L.S. NO. 5307

BYRN & ASSOCIATES, INC.

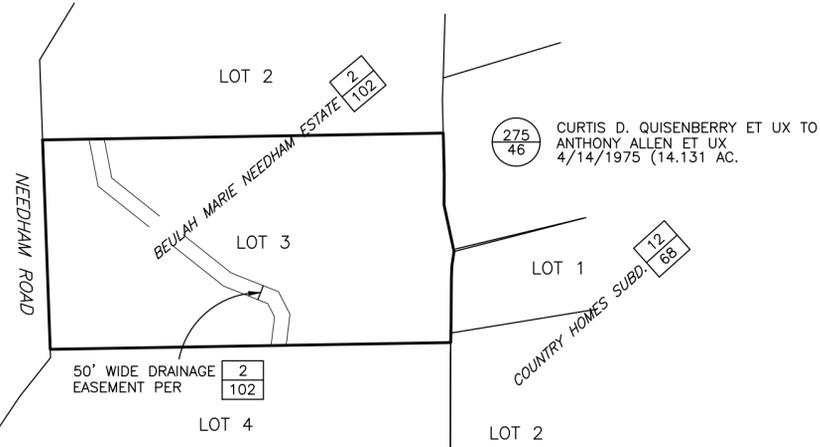
SURVEYING

P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

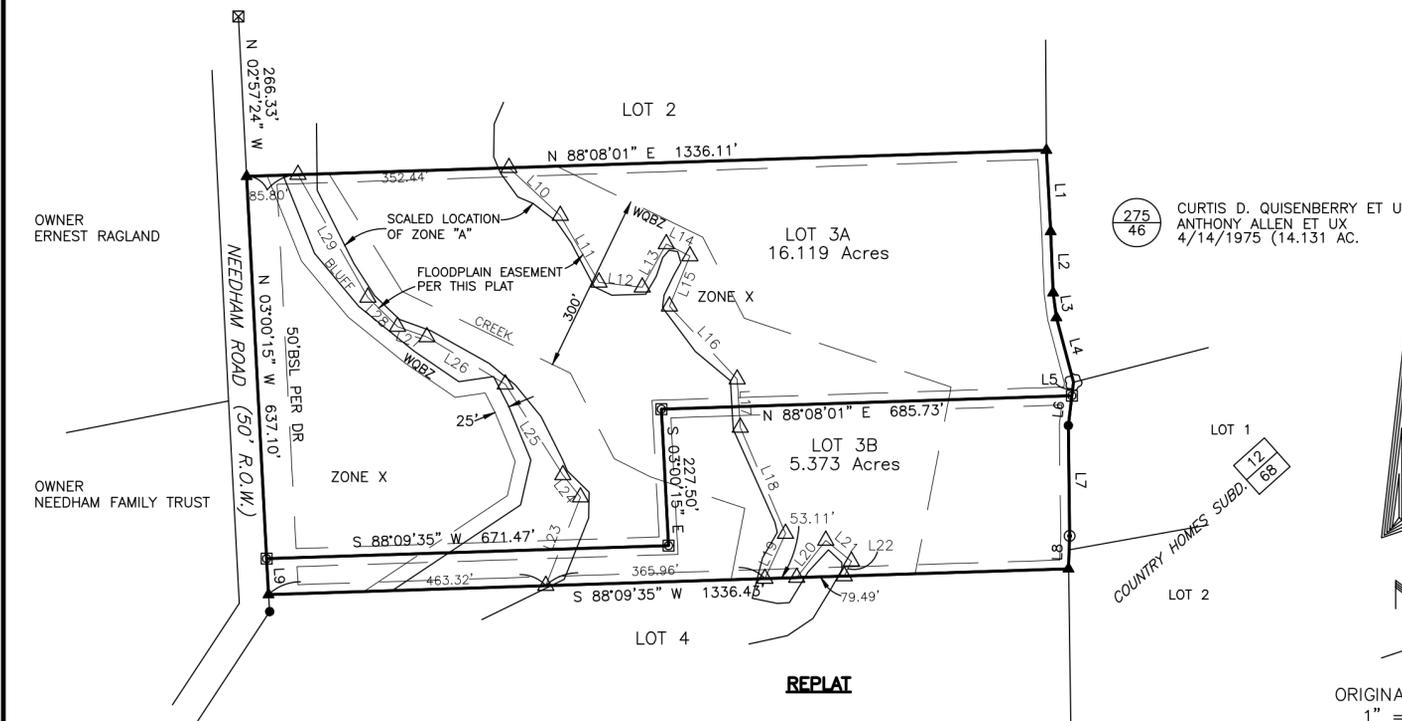
REPLAT OF LOT 3, BEULAH MARIE
NEEDHAM ESTATE
HAYS COUNTY, TEXAS

- LEGEND**
- VOL
PG HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
 - VOL
PG HAYS COUNTY PLAT RECORDS
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
 - 1/2" IRON ROD FOUND OR DIAMETER NOTED
 - 1/2" IRON PIPE FOUND OR DIAMETER NOTED
 - 8" TREATED POST FOUND
 - RAILROAD SPIKE FOUND
 - DR DEED RESTRICTIONS
 - WQBZ WATER QUALITY BUFFER ZONE

ORIGINAL SCALE
1" = 400'



EXISTING CONFIGURATION
LOT 3, BEULAH MARIE NEEDHAM ESTATE
RECORDED IN VOLUME 2, PAGE 102 OF
THE HAYS COUNTY PLAT RECORDS



ORIGINAL SCALE
1" = 200'

DRIVEWAY PERMIT STATEMENT:

DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

LOT SIZE CATEGORIES

TOTAL AREA = 21.492 ACRES
TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 10.746
NUMBER OF LOTS OVER 10 ACRES = 1
NUMBER OF LOTS 5 - 10 ACRES = 1
NUMBER OF LOTS 2 - 5 ACRES = 0
NUMBER OF LOTS 1 - 2 ACRES = 0
NUMBER OF LOTS LESS THAN 1 ACRE = 0

UTILITIES:
ELECTRIC-P.E.C.
WATER-INDIVIDUAL WELLS
SEWER-OSSF

LINE	BEARING	DISTANCE
L1	S 03°01'31" E	135.59'
L2	S 02°19'08" E	101.97'
L3	S 07°35'23" E	41.56'
L4	S 14°48'19" E	111.38'
L5	S 06°47'42" W	22.63'
L6	S 06°47'42" W	49.89'
L7	S 00°40'00" E	183.86'
L8	S 02°00'48" W	54.75'
L9	N 03°00'15" W	60.01'
L10	S 47°07'36" E	116.95'
L11	S 30°09'57" E	128.61'
L12	S 83°31'00" E	72.68'
L13	N 29°06'46" E	82.57'
L14	S 62°56'32" E	44.32'
L15	S 22°14'43" W	80.27'
L16	S 42°58'42" E	165.87'
L17	S 03°38'05" E	80.53'
L18	S 23°10'29" E	192.06'
L19	S 24°39'22" W	82.48'
L20	N 38°06'42" E	78.58'
L21	S 60°54'34" E	55.05'
L22	S 25°37'00" W	27.24'
L23	N 21°24'44" E	158.25'
L24	S 38°27'06" W	47.19'
L25	S 32°29'56" W	178.97'
L26	S 58°59'11" W	152.59'
L27	N 29°53'56" W	10.14'
L28	N 70°37'43" W	52.16'
L29	N 45°31'51" W	69.38'
L30	N 29°43'11" W	235.26'

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 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 OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DATE

CLIENT: MONTGOMERY, TIM
DATE: OCTOBER 26, 2022
OFFICE: HADEN
CREW: C. SMITH, BANKS
FB/PG: 800/25
PLAT NO. 28116--22--c