

SUBDIVISION OF LOT 57, SPRINGLAKE
 BEING A 4.39 ACRE TRACT OF LAND SITUATED IN THE G. W. LINDSAY SURVEY NO. 138,
 ABSTRACT NO. 289, HAYS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.385 ACRE TRACT OF
 LAND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) RECORDED IN VOLUME 1143,
 PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

THIS PLAT OF SUBDIVISION OF LOT 57, SPRINGLAKE HAS BEEN SUBMITTED TO AND CONSIDERED
 BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, ON SEPTEMBER 2, 2008. THIS
 PLAT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 28, ARTICLE 1, SECTION 10, "MINOR PLATS"
 AND IS HEREBY ADMINISTRATIVELY APPROVED.

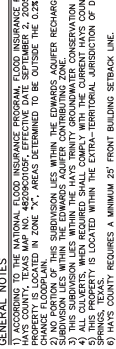
MICHELLE FISCHER
 CITY ADMINISTRATOR

DATE



LOCATION MAP

NOT TO SCALE



- GENERAL NOTES**
- 1) THE SURVEY WAS CONDUCTED BY FRANCIS WOLFE, LICENSED SURVEYOR, HAYS COUNTY, TEXAS, ON SEPTEMBER 2, 2008. THIS SURVEY IS IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 28, ARTICLE 1, SECTION 10, "MINOR PLATS" AND IS HEREBY ADMINISTRATIVELY APPROVED.
 - 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE, THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - 3) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - 4) THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF DREPPING SPRINGS, TEXAS.
 - 5) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF DREPPING SPRINGS, TEXAS.
 - 6) THIS PROPERTY IS LOCATED WITHIN THE HAYS COUNTY E.S.D. (EMERGENCY SERVICE DISTRICT) 1.
 - 7) IMPROVEMENTS NOT SHOWN HEREON NOT LOCATED BY THIS SURVEY. TITLE COMMITMENT THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OF LAND USE, EASEMENTS, ETC. MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 8) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF SUBDIVISION ONLY.
 - 9) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF SUBDIVISION ONLY.
 - 10) THE TWO LOTS CANNOT BE FURTHER RESUBDIVIDED. THEY CAN BE IMPROVED TO ADJUST TO THE LOTS THROUGH AN AMENDED PLAT, 50 LONG AS NO LOT SIZE IS LESS THAN 15 SQUARE FEET.
 - 11) WASTEWATER SOURCE: ON-SITE SANITARY SEWAGE FACILITIES.
 - 12) WASTEWATER SOURCE: ON-SITE SANITARY SEWAGE FACILITIES.
 - 13) DRIVERS SHALL COMPLY WITH CHAPTER 771 OF HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 771 OF HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 771 OF HAYS COUNTY DEVELOPMENT REGULATIONS.
 - 14) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO VIOLATIONS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
 - 15) EACH LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE AND THE ACCOMPANYING DEVELOPMENT.
 - 16) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT TO DEMONSTRATE WATER AVAILABILITY.
 - 17) THE MINIMUM LOT SIZE REQUIREMENTS FOR LOTS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE ARE: 1. LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES MUST BE PROVIDED WITH A CONVENTIONAL SEPTIC SYSTEM, THEREFORE ONLY ADVANCED SEPTIC SYSTEMS WILL BE PERMITTED ON LOTS 57A AND 57B.
 - 18) THE PURPOSE FOR THIS PLAT IS TO CREATE AN ADDITIONAL LOT.

UTILITIES

EXISTING UTILITIES ARE SHOWN AS FOLLOWS:

- SEWER - INDIVIDUAL, ON-SITE SEWAGE FACILITIES

BUILDING SETBACK LINES - VOL. 407, PG. 636 DEED RECORDS

50' FROM THE CLOSEST BOUNDARY OF THE FRONTING ROAD EASEMENT AND 25' FROM THE BACK AND ALL SIDE PROPERTY LINES.

UTILITY EASEMENT - VOL. 407, PG. 636 DEED RECORDS

EASEMENT ALONG ALL BOUNDARIES FOR THE BENEFIT OF UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

UTILITY EASEMENT - VOL. 629, PG. 15 REAL PROPERTY RECORDS

50' ALONG THE FRONT PROPERTY LINE AND 10' ALONG EACH SIDE PROPERTY LINE FOR THE UTILITY EASEMENT FOR THE SUBDIVISION TRACT AND FOR UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

LOT SIZE CATEGORIES

TOTAL NUMBER OF LOTS = 2

AVERAGE LOT SIZE = 2.199 ACRES

- 0 LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
- 1 LOT LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
- 0 LOTS SMALLER THAN 1.00 ACRE

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ON SEPTEMBER 2, 2008.

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

ELAINE H. CARDENAS, COUNTY CLERK
 HAYS COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED TRACT AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE TRACT AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. NOT TO BE RECORDED FOR ANY PURPOSE

07/07/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
 CHRISTOPHER GUNDA, P.E., S.L.S. No. 6344

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT WE, WESLEY R. SUTHERLAND AND MARK SUTHERLAND, WITH THEIR HOME ADDRESSES AT 100 GARDNER DR., DREPPING SPRINGS, TX 78620, OWNERS OF THE 4.385 ACRE TRACT (RECORDED AND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) IN THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID TRACT INTO TWO LOTS AS SHOWN ON THIS PLAT, VOLUME 1143, PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.

SUBDIVISION OF LOT 57, SPRINGLAKE
 IN ACCORDANCE WITH THE PLAT SHOWING HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HEREOFOR GRANTED AND DO HEREBY DEEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, WESLEY R. SUTHERLAND AND MARK SUTHERLAND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED THEREINTO DULY AUTHORIZED.

WESLEY R. SUTHERLAND
 100 GARDNER DR.
 DREPPING SPRINGS, TX 78620

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WESLEY R. SUTHERLAND AND MARK SUTHERLAND, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY 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 THE SAID COURT INSTRUMENT NUMBER _____.

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

ELAINE H. CARDENAS
 COUNTY CLERK
 HAYS COUNTY, TEXAS

LEGEND

- () RECORD CALL PER PLAT
- SET 1/2" IRON ROD W/ A YELLOW "W" PLASTIC CAP
- SET COTTON SPINKLE W/ A YELLOW "W" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 6/8" NAIL
- FOUND 3/4" WOOD NAIL W/ A "W" WASHER
- FOUND IRON ROD W/ A RED "S" WASHER
- KANK INC PLASTIC CAP

PER HAYS CENTRAL APPRAISAL DISTRICT

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FRANCIS WOLFE
 3539 ACRES
 REAL PROPERTY RECORDS
 CALLED 1.00 ACRES
 VOL. 536 P.C. 435
 DREPPING SPRINGS, TEXAS
 PID: 43136

PER HAYS CENTRAL APPRAISAL DISTRICT

LOT 57A
 2.89 ACRES

LOT 57B
 1.50 ACRES

LOT 59-A
 SUBDIVISION OF LOT 59, SPRINGLAKE
 VOL. 536 P.C. 435
 REAL PROPERTY RECORDS
 PER LEE HUNTER
 PID: 95243
 PER HAYS CENTRAL APPRAISAL DISTRICT

WATER/WASTEWATER NOTE

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GARDNER, P.E., C.P.A.
 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

DESSA W. BOGGS, REGISTERED RESIDENTIAL ENGINEER
 HAYS COUNTY DEVELOPMENT SERVICES

DATE

DATE

DATE

DATE

DATE

DATE

DATE



JOB NO.: 2040-23
 DRAWN BY: CJJ
 CHECKED BY: CJJ
 SHEET: 1 OF 1