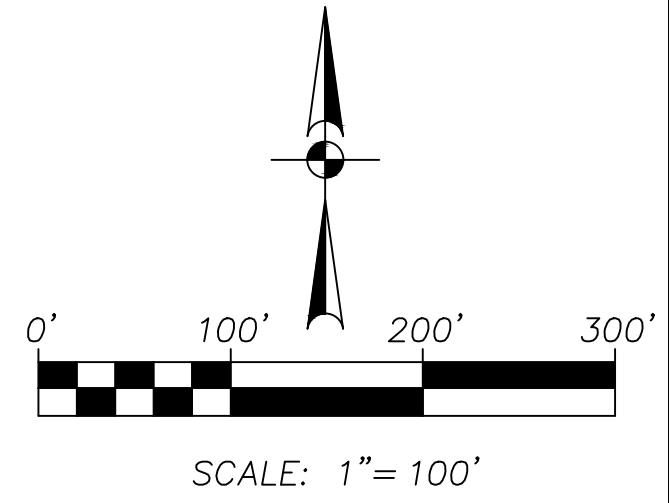


REPLAT OF LOT 1-A-1, BLOCK A, COUNTS TRACT AND LOT 3, BLOCK A, COUNTS ESTATES PHASE ONE

A 4.470 ACRE, OR 194,710 SQUARE FOOT, TRACT OF LAND, BEING ALL OF LOT 3, BLOCK A OF COUNTS ESTATES, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 15, PGS. 5-7 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 1-A-1, BLOCK A OF VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 18, PG. 342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415 IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.

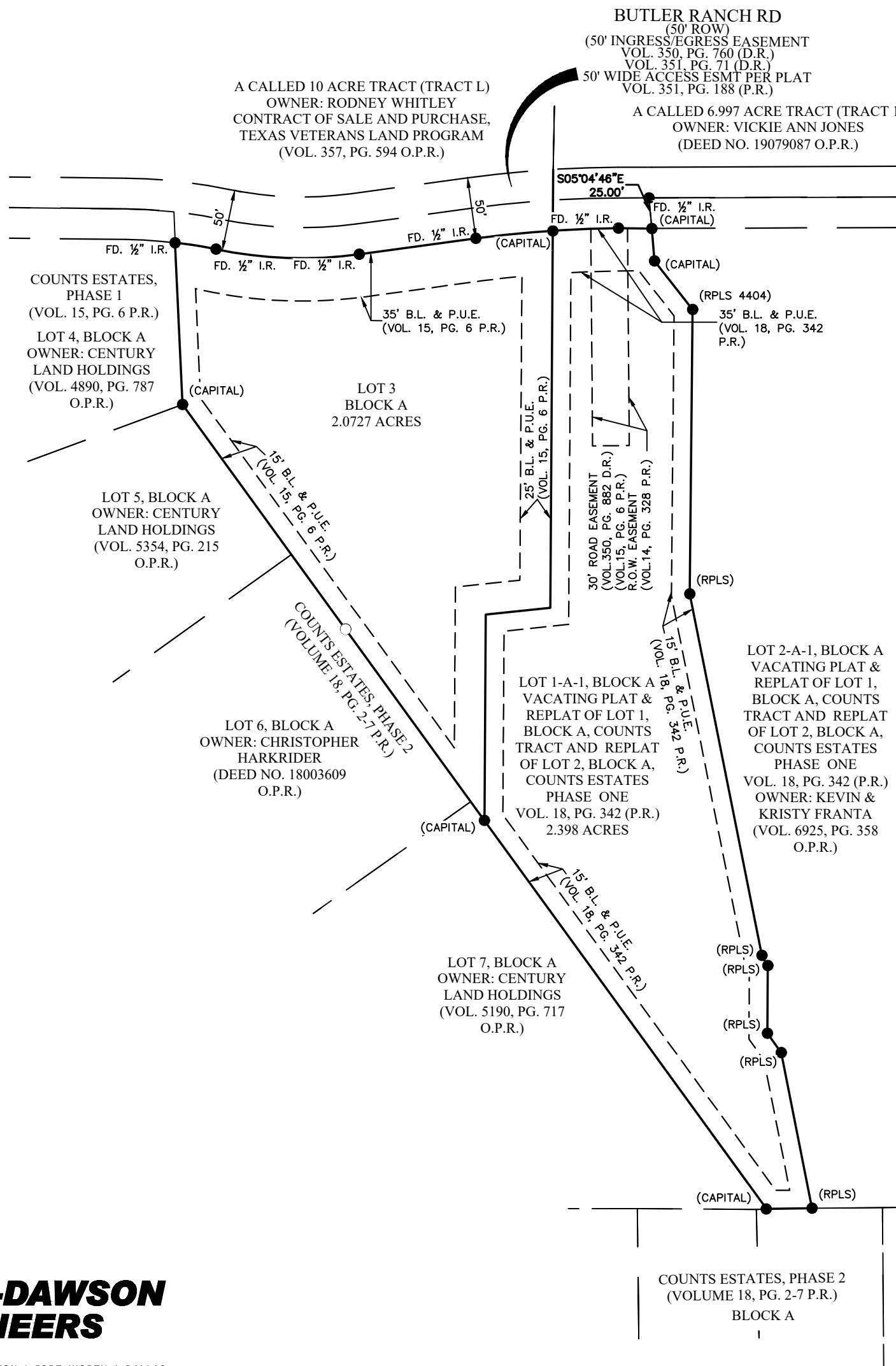
LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- ETJ EXTRA TERRITORIAL JURISDICTION
- (PD) PAPE-DAWSON
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FD. I.R. (SURVEYOR AS NOTED)
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE=DAWSON"

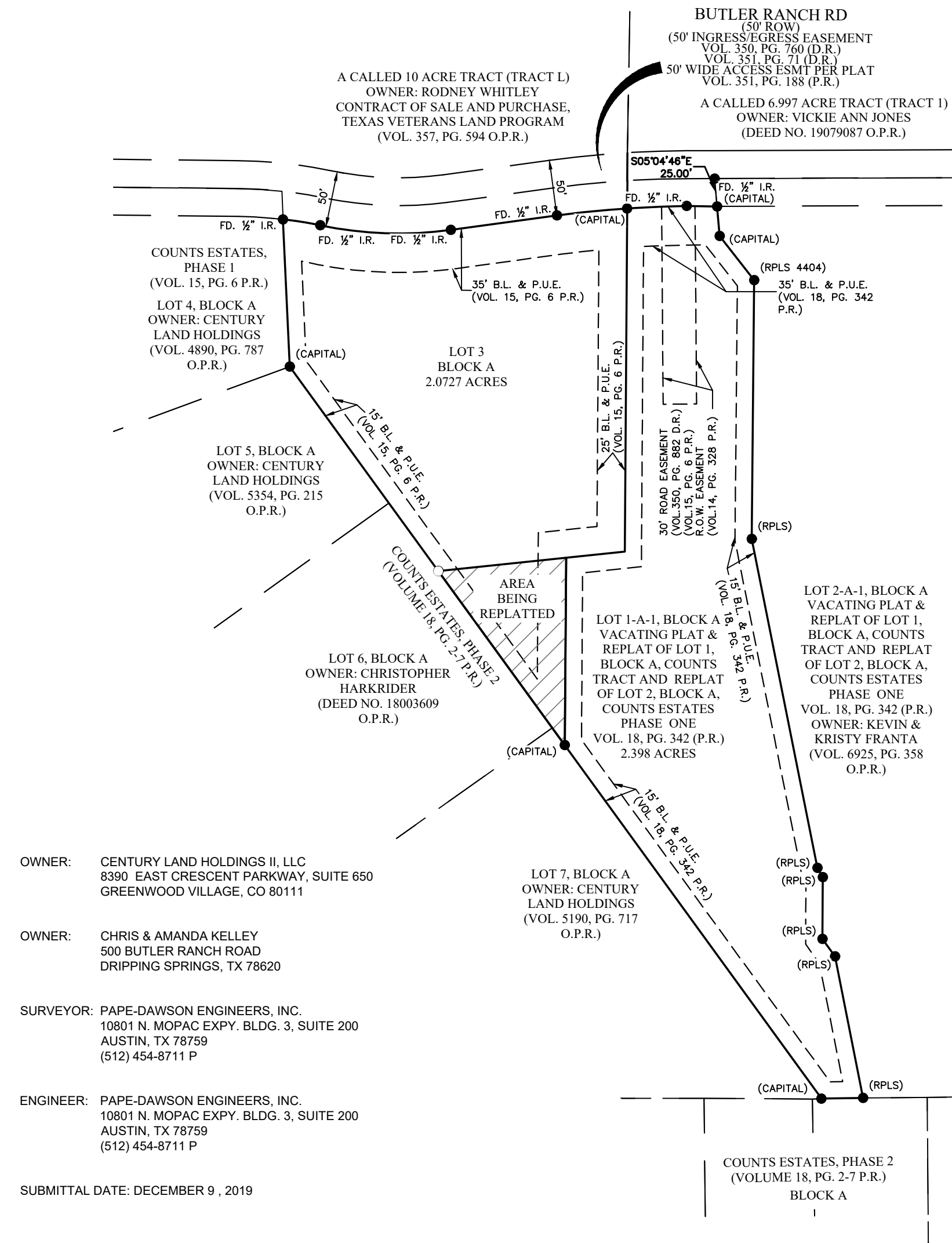


ORIGINAL CONFIGURATION

A 4.470 ACRE, OR 194,710 SQUARE FOOT, TRACT OF LAND, BEING ALL OF LOT 3, BLOCK A OF COUNTS ESTATES, PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 15, PGS. 5-7 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING ALL OF LOT 1-A-1, BLOCK A OF VACATING PLAT AND REPLAT OF LOT 1, BLOCK A, COUNTS TRACT AND VACATING PLAT AND REPLAT OF LOT 2, BLOCK A, COUNTS ESTATES PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOL. 18, PG. 342 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415 IN THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.



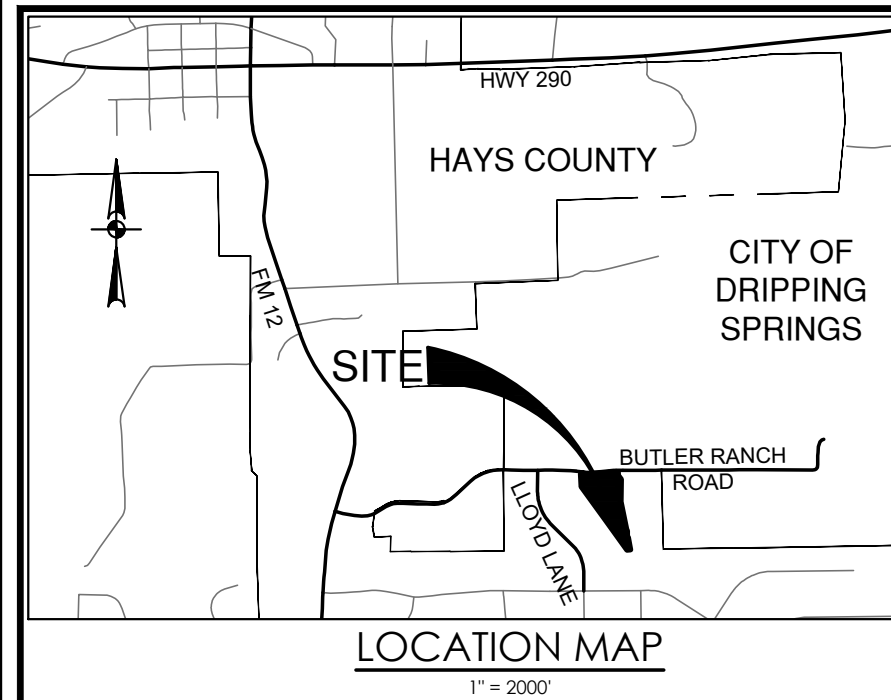
AREA BEING REPLATED



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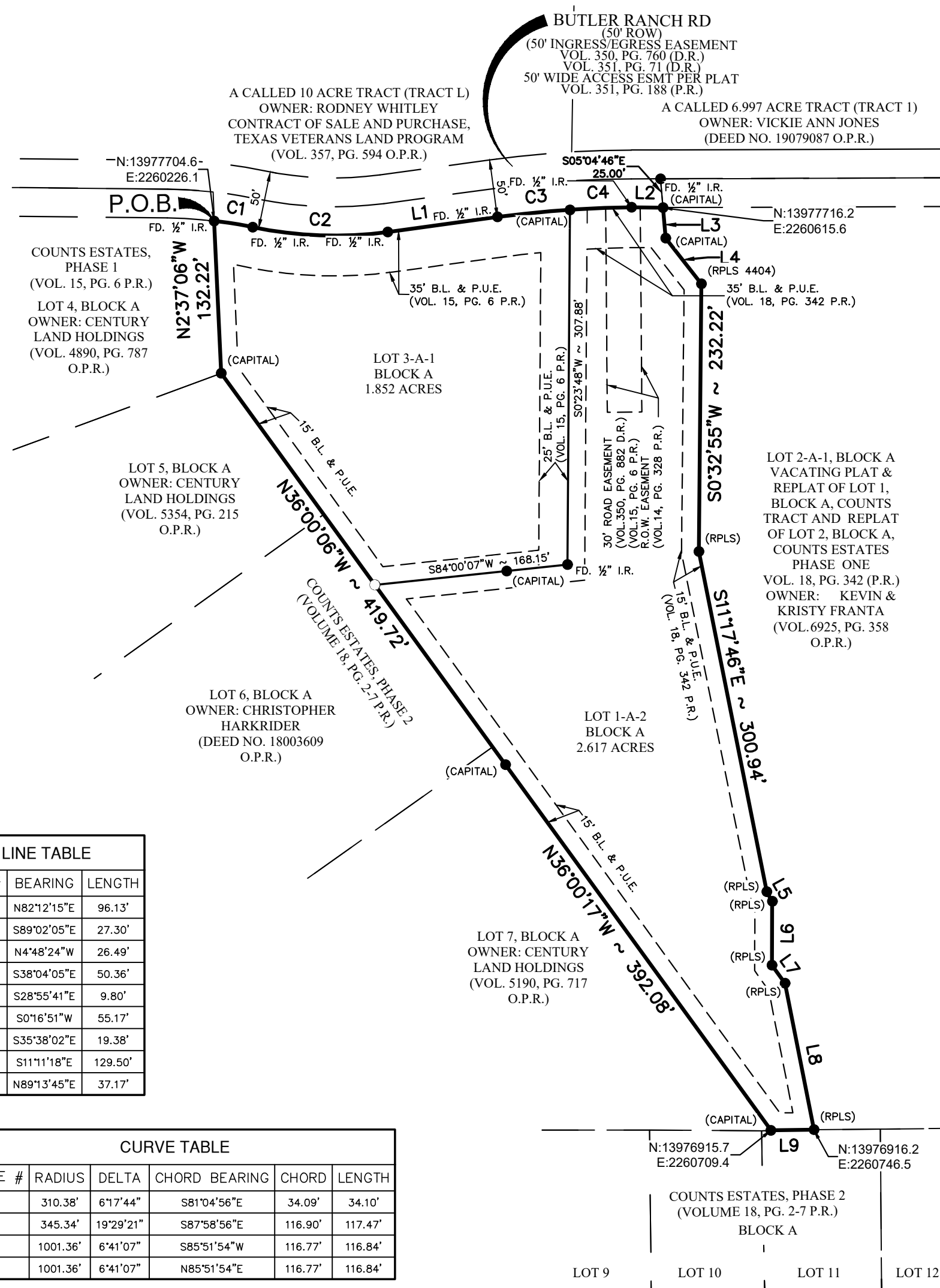
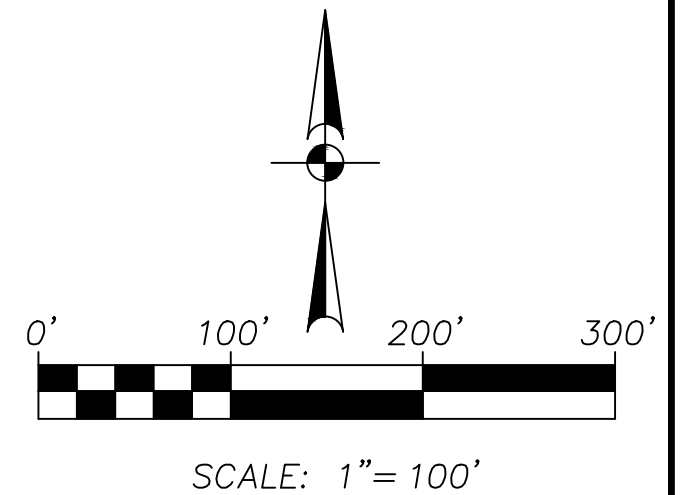
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LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
D.R.	DEED RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
ETJ	EXTRA TERRITORIAL JURISDICTION
(PD)	PAPE-DAWSON
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FD. I.R. (SURVEYOR AS NOTED)
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"



LINE TABLE

LINE #	BEARING	LENGTH
L1	N82°12'15"E	96.13'
L2	S89°02'05"E	27.30'
L3	N4°48'24"W	26.49'
L4	S38°04'05"E	50.36'
L5	S28°55'41"E	9.80'
L6	S01°6'51"W	55.17'
L7	S35°38'02"E	19.38'
L8	S11°11'18"E	129.50'
L9	N89°13'45"E	37.17'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.38'	6°17'44"	S81°04'56"E	34.09'	34.10'
C2	345.34'	19°29'21"	S87°58'56"E	116.90'	117.47'
C3	1001.36'	6°41'07"	S85°51'54"W	116.77'	116.84'
C4	1001.36'	6°41'07"	N85°51'54"E	116.77'	116.84'

PLAT NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.
- THIS PROPERTY IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 78209C0115F, DATED SEPTEMBER 2, 2005.
- EDWARDS AQUIFER NOTE:
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF TEH CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- UTILITY INFORMATION:
WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE: VERIZON, INC.
- SCHOOL DISTRICT: DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT
- THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS CORPORATE CITY LIMITS.
- DRIVEWAY PERMIT NOTE:
IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS, TEXAS AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING AND DRAINAGE FACILITY REQUIREMENTS FOR DRIVEWAYS.
- MINIMUM CULVERT SIZE:
WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT DIAMETER OF 18 INCHES.
- THE PURPOSE OF THIS REPLAT IS TO ADJUST THE INTERIOR PROPERTY LINES BETWEEN LOT 1-A-1, BLOCK A OF THE COUNTS TRACT AND LOT 3, BLOCK A OF COUNTS ESTATES PHASE ONE SUBDIVISION.
- THE IMPERVIOUS COVER LIMITATION IS 30% PER SECTION 3.3.4(C) OF THE DRIPPING SPRINGS ZONING ORDINANCE FOR SINGLE-FAMILY RESIDENTIAL LOTS CLASSIFIED AS LOW DENSITY (SF-1).

UTILITY EASEMENT NOTE:

- IN ADDITION TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREOF, THERE IS HEREBY DEDICATED A 15' WIDE UTILITY EASEMENT CENTERED ON ALL TELEPHONE, POWER POLES, AERIAL UTILITY LINES AND GUY WIRES ON THIS PROPERTY.
- DRIPPING SPRINGS WATER SUPPLY CORP. IS DEDICATED A 15' WATERLINE EASEMENT, THE CENTERLINE BEING THE WATERLINE AS CONSTRUCTED.



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