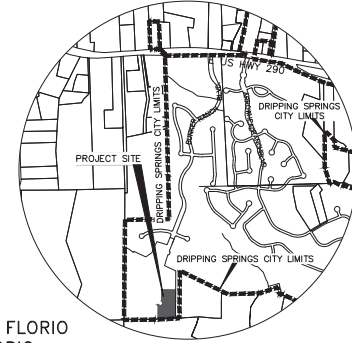


**FINAL PLAT OF THE  
REPLAT OF LOTS 15-19,  
BLOCK "3"  
BUNKER RANCH PHASE 3  
5.14 ACRES**



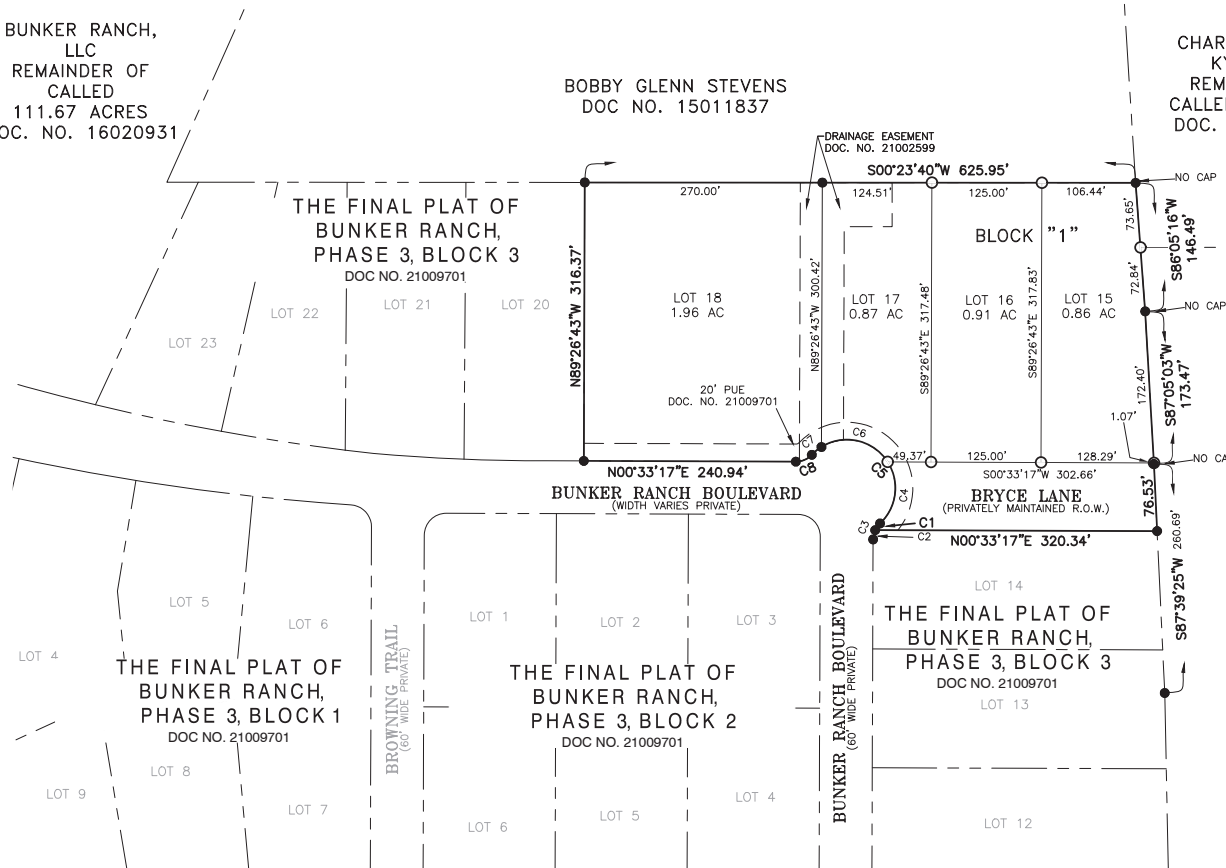
VICINITY MAP  
SCALE: 1"=2000'

BUNKER RANCH,  
LLC  
REMAINDER OF  
CALLED  
111.67 ACRES  
DOC. NO. 16020931

BOBBY GLENN STEVENS  
DOC NO. 15011837

CHARLES B. FLORIO  
KYLE FLORIO  
REMAINDER OF A  
CALLED 34.26 ACERS  
DOC. NO. 15020909

LOT TABLE		
BLOCK "1"		
LOT #	SQUARE FEET	ACRES
15	37,541	0.86
16	39,706	0.91
17	38,046	0.87
18	85,341	1.96
STREET AREA		
	SQUARE FEET	ACRES
	23,371	0.54
TOTAL		
	SQUARE FEET	ACRES
	224,005	5.14



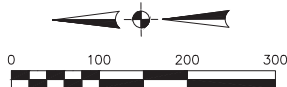
THE OVERLOOK AT BUNKER RANCH, LLC  
CALLED 18.250 ACERS  
DOC. NO. 20061246

**LEGEND**

- 1/2-INCH IRON ROD WITH "CEC" CAP FOUND
- 1/2-INCH IRON ROD WITH "CEC" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- 100' 100 YEAR FLOOD PLANE LINE
- 100' —
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- - - INTERIOR LOT LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	9.38'	9.32'	S53°37'28"E	21°29'36"
C2	25.00'	10.94'	10.85'	S76°54'29"E	25°04'27"
C3	25.00'	20.32'	19.76'	N66°09'41"W	46°34'03"
C4	55.00'	76.43'	70.43'	S82°41'22"E	79°37'23"
C5	55.00'	175.80'	109.96'	N46°33'17"E	183°08'06"
C6	55.00'	85.25'	76.97'	N13°05'44"E	88°48'24"
C8	25.00'	20.32'	19.76'	S22°43'44"E	46°34'03"
C7	55.00'	14.12'	14.08'	N38°39'37"W	14°42'18"



**CEC**  
**Civil & Environmental Consultants, Inc.**  
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
Texas Registered Surveying Firm 10194419 WWW.CECinc.COM Texas Registered Engineering Firm F-38

APPROVED BY:  
FWF  
JOB NUMBER: 181-500 ISSUE DATE: 04/13/2021  
SHEET:  
1 of 2  
SUBMITTAL DATE:  
12/14/2020

"FINAL PLAT" OF THE REPLAT OF LOTS 15-19, BLOCK "3" BUNKER RANCH PHASE 3, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS

**FINAL PLAT OF THE  
REPLAT OF LOTS 15-19,  
BLOCK "3"  
BUNKER RANCH PHASE 3  
5.14 ACRES**

**OWNER'S ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BUNKER RANCH, LLC, OWNERS OF 40.20 ACRES OF LAND, SUBDIVIDED AS BUNKER RANCH PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 21009701, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.14 ACRES OF LAND TO BE KNOWN AS THE REPLAT OF LOTS 15-19, BLOCK "3", BUNKER RANCH PHASE 3 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE THE STREETS DESIGNATED HEREON AS PUBLIC ROAD TO THE PUBLIC AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021

\_\_\_\_\_  
BUNKER RANCH, LLC  
6636 BEE CAVES RD.  
BUILDING 3, SUITE 302  
AUSTIN, TX 78746

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES:

ENGINEERING AND PUBLIC WORKS DEPARTMENT  
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
CITY ENGINEER DATE



**SURVEY CONTROL:**

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

**PLAT NOTES**

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THE PROPERTY IS LOCATED WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL INSURANCE RATE MAP, PANEL NOS. 48209C0085F & 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS REGULATIONS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
12. ALL SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE.
13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
16. ANY DEVELOPMENT WITHIN A WQBZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WQBZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
17. DRIVEWAYS SHALL BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
18. CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR EMERGENCY ACCESS. BUNKER RANCH HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
19. THE BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
20. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENT.
22. LOT 19 HAS BEEN DELETED. LOT 19 AREA HAS BEEN COMBINED WITH LOT 18 AREA.
23. ALL SETBACK LINES FOR THE PREVIOUS PLAT, BUNKER RANCH PHASE 3, RECORDED IN DOCUMENT NUMBER 21009701 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, APPLY TO THIS PLAT.

**ENGINEER'S CERTIFICATION**

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLIES CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

\_\_\_\_\_  
BRIAN ESTES DATE  
P.E. NO. 89270  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, STE. 550  
AUSTIN, TX 78746

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48209C0085F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.



\_\_\_\_\_  
FRANK WILLIAM FUNK DATE  
R.P.L.S. NO. 6803  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, STE. 550  
AUSTIN, TX 78746

STATE OF TEXAS  
COUNTY OF HAYS

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 MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AT \_\_\_\_\_, M., IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. \_\_\_\_\_

WITNESS MY SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PLAT, THE REPLAT OF BUNKER RANCH PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

BY:

\_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,  
ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

APPROVED BY:  
FWF  
JOB NUMBER: 181-500 ISSUE DATE: 04/13/2021  
SHEET:  
2 OF 2  
SUBMITTAL DATE:  
12/14/2020

"FINAL PLAT" OF THE REPLAT OF LOTS 15-19, BLOCK "3" BUNKER RANCH PHASE 3, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS