

COUNTS ESTATES PHASE ONE

THE STATE OF TEXAS)
COUNTY OF HAYS) (KNOW ALL MEN BY THESE PRESENTS:

THAT 152 DEVELOPMENT, INC., WITH ITS HOME ADDRESS AT 2207 LAKE AUSTIN BLVD., AUSTIN, TEXAS 78703, OWNER OF THE REMAINDER OF 153.4478 ACRES OF LAND, BEING 137.5506 ACRES OUT OF THE P. A. SMITH SURVEY No. 26 AND 15.8972 ACRES OUT OF THE C. H. MALLOT SURVEY No. 299, BOTH BEING IN HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED JULY 5, 2007 AND RECORDED IN VOLUME 3202, PAGE 112, HAYS COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 14.5295 ACRES OF LAND OUT OF THE P. A. SMITH SURVEY No. 26 TO BE KNOWN AS "COUNTS ESTATE, PHASE ONE" SUBDIVISION, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID 152 DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, JOHN S. LLOYD, THEREUNTO DULY AUTHORIZED ON THIS THE 20th DAY OF September, 2008.

John S. Lloyd
JOHN S. LLOYD, PRESIDENT
152 DEVELOPMENT, INC.
4111 LAKE PLACE LANE
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)
COUNTY OF HAYS) (

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF 152 DEVELOPMENT, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF September, 2008.



John Redmond
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, KENNETH W. MARTIN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF VOLUME 2: ARTICLE 15: CHAPTER 20 OF THE CITY OF DRIPPING SPRINGS CODE OF ORDINANCES.

Kenneth W. Martin 9/26/08
KENNETH W. MARTIN
REGISTERED PROFESSIONAL ENGINEER No. 85971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE MAP (FIRM) FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP #48209C0115 F DATED SEPTEMBER 2, 2005.

Kenneth W. Martin 9/26/08
KENNETH W. MARTIN
REGISTERED PROFESSIONAL ENGINEER No. 85971
MURFEE ENGINEERING COMPANY
1101 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



SURVEYOR'S NOTES:

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS CORPORATE CITY LIMITS.

THAT I, JERRY FULTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS VOLUME 2: ARTICLE 15: CHAPTER 20 OF THE CODE OF ORDINANCES AND FURTHER CERTIFY THAT 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.

WITNESS MY HAND THIS THE 25 DAY OF SEPT, 2008.

Jerry Fults
JERRY FULTS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1999 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. So.
BLDG. C, STE. 100
AUSTIN, TEXAS 78746

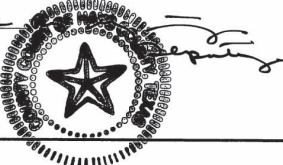


STATE OF TEXAS)
COUNTY OF HAYS) (

I, LINDA FRITSCH, 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 16th DAY OF October, 2008, AT 11:10 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 15, PAGE 5-7.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF October, 2008.

Linda C. Fritsch
LINDA FRITSCH,
HAYS COUNTY CLERK



CITY SIGN-OFF:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS, TEXAS
HAYS COUNTY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE 9th DAY OF September, 2008 A.D. BY THE CITY COUNCIL.

Joann Touchstone
JOANN TOUCHSTONE, CITY SECRETARY

Todd Purcell
TODD PURCELL, MAYOR

THIS SUBDIVISION IS WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

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 THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

PLAT INFORMATION:

TOTAL ACRES: 14.5295
TOTAL NUMBER OF LOTS: 5
NUMBER OF RESIDENTIAL LOTS: 5
NUMBER OF COMMERCIAL LOTS: 0
NUMBER OF LOTS OVER 10 ACRES: 0
NUMBER OF LOTS BETWEEN 5 AND 10 ACRES: 0
NUMBER OF LOTS BETWEEN 2 AND 5 ACRES: 5
NUMBER OF LOTS BETWEEN 1 AND 2 ACRES: 0
NUMBER OF LOTS LESS THAN 1 ACRE: 0

UTILITY INFORMATION:

WATER: DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE: VERIZON

SCHOOL DISTRICT:

DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT

DRIVEWAY PERMIT NOTE:

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN 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 REQUIREMENTS FOR DRIVEWAYS.

MINIMUM DRIVEWAY CULVERT SIZE:

WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT DIAMETER OF 18 INCHES.

DRAINAGE AND UTILITY EASEMENT NOTE:

UTILITY EASEMENT(S) ARE AS THEY CURRENTLY EXIST OR AS RECORDED.

ENVIRONMENTAL HEALTH DEPARTMENT

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 WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. 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 ENVIRONMENTAL HEALTH DEPARTMENT.

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

Jo Thompson 10/07/08
JO THOMPSON
DEVELOPMENT COORDINATOR

WATER QUALITY EASEMENTS ON SINGLE RESIDENTIAL FAMILY LOTS:

ALL WATER QUALITY EASEMENTS ON SINGLE FAMILY RESIDENTIAL LOTS ARE TO REMAIN UNDISTURBED EXCEPT FOR THE FOLLOWING:

- A. INSTALLATION OF DRIVEWAYS IN A NEAR PERPENDICULAR CROSSING OF THE EASEMENTS, SIDEWALKS, FENCES THAT DO NOT OBSTRUCT FLOW, UTILITIES, WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE THE RESIDENTIAL LOT.
- B. TERRACING TO REDUCE SLOPE.
- C. IF NOT LEFT IN A NATURAL AND UNDISTURBED STATE, LANDSCAPING SHALL MEET THE MANDATORY WATER CONSERVATION REQUIREMENTS OF THIS PLAT.

WATER QUALITY EASEMENTS AND OPEN AREA LOTS ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS:

ALL WATER QUALITY EASEMENTS, EXCEPT THOSE IN ROADWAY RIGHT-OF-WAY AREAS, UTILITY CONSTRUCTION, AND CONSTRUCTION OF WATER QUALITY AND DETENTION CONTROLS ARE TO REMAIN UNDISTURBED. THE FOLLOWING ACTIVITIES ARE PROHIBITED ON ALL WATER QUALITY EASEMENTS IN GREENBELT LOTS AND OPEN AREAS:

- A. PARKING OF ANY VEHICLES
- B. ACCESS TO SINGLE FAMILY LOTS THROUGH WATER QUALITY EASEMENT AREAS BY ANY VEHICLE.
- C. STORAGE OF BOATS, TRAILERS OR NON-PASSENGER VEHICLES
- D. TRASH CONTAINER STORAGE
- E. MATERIALS OR CONSTRUCTION ACCESSORIES STORAGE
- F. CLEARING IN ANY MANNER WITHOUT WRITTEN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE
- G. ALTERING DRAINAGE
- H. GATHERING NATIVE ROCK OR HARVESTING NATIVE AND INDIGENOUS PLANTS

TCEQ RG-348A STREAM BUFFER RESTRICTIONS:

ALL INDICATED STREAM BUFFERS SHALL GENERALLY REMAIN FREE OF CONSTRUCTION, DEVELOPMENT OR OTHER ALTERATIONS. THE FOLLOWING ALTERATIONS ARE ALLOWED WITHIN THE BUFFER:

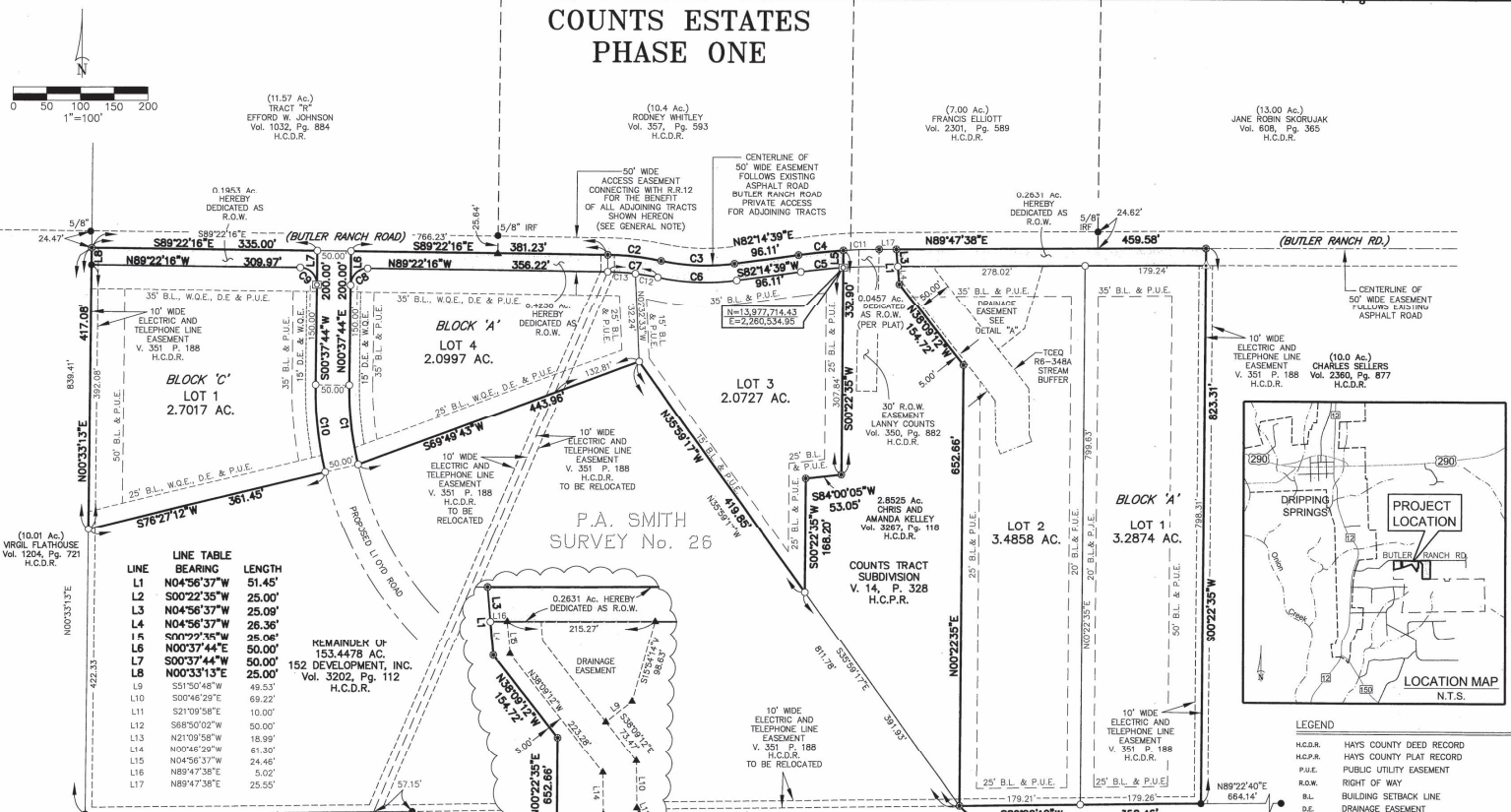
- A. STORMWATER TREATMENT SYSTEMS ARE ALLOWED IF THE NATURAL DRAINAGE TO THE SITE IS LESS THAN 128 ACRES
- B. ROADWAY, DRIVEWAY AND UTILITY CROSSINGS AT NEAR PERPENDICULAR.
- C. FENCES THAT DO NOT OBSTRUCT FLOW AND LOW IMPACT PARKS AND OPEN SPACE LIMITED TO TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION.

**COUNTS ESTATES
PHASE ONE**

CSCI		CAPITAL SURVEYING COMPANY	
1101 Capital of Texas Highway South Austin, Texas 78746		Incorporated Building & Suite 100 (512) 327-4060	
DRAWN BY:	DDP/WAL	SCALE:	1"=100'
JOB NO.:	07541.10	DATE:	AUGUST 15, 2008
DRAWING NO.:	07541P1	CRD #:	05507SUR
			F.B. SHEET NO.: 1 OF 3

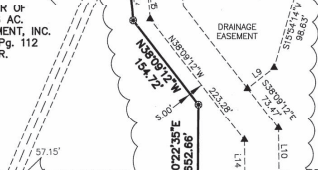
Vol 15 Pg 6

COUNTS ESTATES PHASE ONE



LINE TABLE

LINE	BEARING	LENGTH
L1	N04°56'37"W	51.45'
L2	S00°22'35"W	25.00'
L3	N04°56'37"W	25.09'
L4	N04°56'37"W	26.36'
L5	S00°22'35"W	25.00'
L6	N00°37'44"W	50.00'
L7	S00°37'44"W	50.00'
L8	N00°33'13"E	25.00'
L9	S51°50'48"W	49.53'
L10	S00°49'29"E	69.22'
L11	S21°09'58"E	10.00'
L12	S88°50'02"W	50.00'
L13	N21°09'58"W	18.99'
L14	N00°48'29"W	61.30'
L15	N04°56'37"W	24.46'
L16	N89°47'38"E	5.02'
L17	N89°47'38"E	25.55'



STREET TABLE

Street Name	Linear Ft.	Acres
BUTLER RANCH ROAD (DEDICATED RIGHT-OF-WAY)	335	0.1953 Ac.
BUTLER RANCH ROAD (DEDICATED RIGHT-OF-WAY)	733	0.4238 Ac.
R/TM FR RANCH ROAD (DEDICATED RIGHT-OF-WAY)	460	0.2631 Ac.
Total	1,528	0.8822 Ac.

Block A (East) - 2 Lots

Lot	Acres
1	3.2874
2	3.4858
DEDICATED R.O.W.	0.2631
TOTAL	7.0363

Block A (West) - 2 Lots

Lot	Acres
3	2.0727
4	2.0997
DEDICATED R.O.W.	0.4238
TOTAL	4.5962

Block C - 1 Lot

Lot	Acres
1	2.7017
DEDICATED R.O.W.	0.1953
TOTAL	2.8970

Block "A" (East) 2 Single Family Lots 6.7732 Ac.
Block "A" (West) 2 Single Family Lots 4.1724 Ac.
Block "C" 1 Single Family Lot 2.7017 Ac.
Total Streets 0.8822 Ac.
Total Acreage of Subdivision 14.5295 Ac.

REMAINDER OF 153.4478 AC.
 152 DEVELOPMENT, INC.
 Vol. 3202, Pg. 112
 H.C.D.R.

GENERAL NOTES:

- A 50 FOOT WIDE ACCESS EASEMENT (BUTLER RANCH ROAD) CONNECTING TO RANCH ROAD 12 IS INCLUDED IN THE CONVEYANCE OF EACH ADJACENT TRACT IN "WESTERN WOODS", AN UNRECORDED SUBDIVISION AS SHOWN IN VOLUME 351, PAGE 188 OF THE HAYS COUNTY DEED RECORDS.

UTILITY PROVIDERS:
 Telephone - Verizon
 Electricity - Pedernales Electric Cooperative, Inc.
 Water - Dripping Springs Water Supply Corp.
 Wastewater - Individual on-site Sewage Facilities

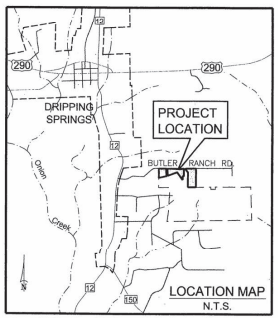
LEGEND

- H.C.D.R. HAYS COUNTY DEED RECORD
- H.C.P.L. HAYS COUNTY PLAT RECORD
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- BL. BUILDING SETBACK LINE
- DE. DRAINAGE EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ CONCRETE MONUMENT SET
- ▲ 1/2" IRON ROD FOUND WITH PLASTIC CAP CALCULATED POINT
- DRAINAGE EASEMENT
- TRENCH - 3/4" x 3/4" x 18" BUFFER (SEE TRENCH R6-348A STREAM BUFFER RESTRICTIONS)

COUNTS ESTATES PHASE ONE

CS&I CAPITAL SURVEYING COMPANY INCORPORATED

1521 Capital City Center, Hoover South
 DRAWN BY: DDP/VAL SCALE: 1"=100' F.B.
 JOB NO.: 07541.10 DATE: AUGUST 15, 2008 SHEET NO.:
 DRAWING NO.: 07541P1 CRD #: 05075UR 2 OF 3



PHOTOGRAPHIC MYLAR

COUNTS ESTATES PHASE ONE

WATER CONSERVATION AND WATER QUALITY PLAT NOTES Counts Estates Subdivision

Mandatory Requirements

Owner shall include the following provisions in the homeowners' association restrictive covenants for the subdivision:

The following items shall be required:

- A. Landscape irrigation systems, if installed, will be required to include the following water conservation features:
 - 1. Zoning of irrigation system based on plant water requirements.
 - 2. Irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program. All automatic irrigation systems shall be equipped with a rain-sensor shut off device.
 - 3. Minimization of overspray onto hardscapes by design, maintenance and scheduling practices. Due to overspray, subsurface drip irrigation is encouraged but not required.
- B. Contractors installing irrigation systems must provide system design plans to the homeowner. All irrigation systems must be installed by a licensed installer and that they must pull a permit from the city before beginning work.
- C. All irrigated and newly planted areas will have a minimum soil depth of 6 inches. Builders and owners will import soil if needed to achieve sufficient soil depth. Soil in these areas may be either native soil from the site or imported, improved soil. Improved soil, where used, will be a mix of no less than with twenty percent compost blended with sand and loam.
- D. At least ninety percent of shrubs and flowers must be selected from native and adapted plants selected from the City of Austin "Preferred Plant List" contained in Appendix N of the City of Austin Environmental Criteria Manual or from the LCRA Texas Hill Country Landscape Option Specifications. The use of invasive plants will be avoided. Turfgrass is limited to hybrid Berruda, zoysia, and buffalo. No seeded varieties of Bermuda grass are allowed (i.e., Common, Sahara, or Coastal). All turfgrass areas must be sodded prior to the initial occupancy of the residence.
- E. No more than 50 percent of the planting area of the front yard shall be planted in turf.
- F. Landscaping must be of a design to blend in with the Hill Country landscape and be of a design that transitions to totally native adjacent buffer or greenbelt areas.
- G. Builder shall provide a variety of landscape templates meeting the criteria of these requirements for selection by the home buyer.
- H. Pursuant to Section 202.007 of the Texas Property Code, the homeowners or property owners association documents (including declaration of covenants, articles of incorporation, bylaws, or any other document of the the association which binds members of the association) shall not restrict the property owner from:
 - 1. implementing measures promoting solid waste composting of vegetation, including grass clippings, leaves or brush, or leaving grass clippings uncollected or grass;
 - 2. installing rain barrels or a rainwater harvesting system; or
 - 3. implementing efficient irrigation systems, including underground drip or other drip systems;
- I. Builders and owners shall adopt the following:
 - 1. All downspouts shall be routed to vegetated areas rather than driveways or other impervious surfaces.
 - 2. Provide a minimum of two inches of mulch in all shrub and bed areas.
 - 3. Institute an integrated pest management plan (IPM) to minimize exposure of storm water runoff to chemicals (fertilizers, herbicides and pesticides).
 - 4. Establish a homeowners education program to include a resource packet from the builder and subsequent and ongoing information through property owners newsletters. An available resource is the City of Austin website <http://www.ci.austin.tx.us/growgreen/>, and the LCRA website: <http://lcr.org/waer/save/index.html>

Impervious Cover

This subdivision complies with the City of Dripping Springs' Water Quality Ordinance through the limiting of the Impervious Cover overall to 15% or less and through the restriction of individual lots to the assumptions found in the engineering report using TCEQ's assumed impervious cover for lots ranging in different acreage categories. In accordance with Volume 2: Article 15: Chapter 21: Section 5 and Section 6, effective February 20, 2007, the lot owner has the right to increase Impervious Cover through Incentive-based Alternate Standards. The Impervious Cover will be tracked through the issuance of building permits for lots.

Assumptions: RC-348a, Table 4-1

Lot Category	1	2	3	4	5
Size	<10,000	10k-15k	10k-1 ac.	1-3 ac.	>3 ac.
Impervious (sf)	2,500	3,500	5,000	7,000	10,000

COUNTS ESTATES PHASE ONE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
1101 Capital of Texas Highway South Austin, Texas 78746			
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			F.B. SHEET NO.: 3 OF 3