

**THE REPLAT OF
DRIPPING SPRINGS RETAIL CENTER
SUBDIVISION LOT 1, BLOCK B**

35.70 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415,
BEING 23.87 ACRES A PORTION OF LOT 1, BLOCK B RECORDED IN VOLUME 14, PAGE
119 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND AN 11.83 ACRE TRACT OF
LAND RECORDED IN DOCUMENT NO. 19042979 OF THE OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS

ALL RESTRICTIONS AND NOTES:

- This Subdivision lies within the boundaries of the contributing zone of the Edwards Aquifer.
- This subdivision lies within the Dripping Springs Independent School District.
- This project is located within the City Limits of the City of Dripping Springs.
- Utility Service:
Electric: Pedernales Electric Cooperative, Inc.
Telephone: Verizon
Water: Dripping Springs Water Supply Corporation
Wastewater: City of Dripping Springs and/or on site septic systems
- This subdivision is subject to all existing Easements and matters of record affecting these lots that are not reflected on the plat.
- This subdivision is designed in compliance with the Planned Development District No. 1, (PDD No. 1) approved by Dripping Springs City Council on September 12, 2006.
- The access location(s) for this subdivision onto State Maintained Roads are per the approved TxDOT locations and/or the approved Master Plan for the PDD No. 1. The access location(s) for this subdivision onto City Maintained Roads are per the approved Master Plan for the PDD No. 1.
- The intended use of this subdivision is commercial and will adhere to the regulations of the City of Dripping Springs and PDD No. 1 that was approved by Dripping Springs City Council on September 12, 2006.
- The determination of Potential Floodplain Areas must be addressed before the approval of any site plan located within the boundaries of this plat.
- A variance to section 19.2 of the subdivision ordinance pertaining to the protection of drainage and creek areas was approved with the PDD No. 1 by the City Council on September 12, 2006.
- Typical landscape maintenance, cutting and trimming, within the subdivision, all easements and right-of-ways to the pavement to be the responsibility of each property owner for its respective property and such easements and right-of-ways crossing same unless otherwise agreed upon under a separate instrument.
- Driveways shall comply with the City of Dripping Springs Development Regulations and be permitted through the Transportation Department of City of Dripping Springs.
- All culverts, when required shall comply with the current City of Dripping Springs Standard. Per City of Dripping Springs Development Regulations.
- This property is not located within the Extra-Territorial Jurisdiction of any City or Municipality.
- H-E-B, LP, by filing this record document, and all future owners of this property, by purchasing such property, acknowledge and agree that City of Dripping Springs shall have no obligation whatsoever to repair or accept maintenance of the roadways shown on this approved development plan until and unless [Owner] and/or the property occupants or tenants have improved the roadways to the then current standards required by City of Dripping Springs and the Roadways have been accepted for maintenance by formal written action of the City of Dripping Springs and the roadways, with all required right-of-way and building setbacks, have been dedicated by the owners thereof, and accepted by the City of Dripping Springs, as public roadways. H-E-B, LP and all future owners of property within the limits of the approved development plan shall look solely to the [Owner or entity entering into maintenance agreement with the City of Dripping Springs] for future maintenance and repair of the roadways included in this development plan.
- Post-Construction Stormwater Control Measures shall have a maintenance plan. The owner operator of any new development or redevelopment site shall develop and implement a maintenance plan addressing maintenance requirements for any structural control measures installed on site. Operation and maintenance performed shall be documented and retained and made available for review upon request.
- Post-Development Conditions Runoff Rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
- All dedicated Roadways shall be designed and constructed in accordance with applicable City of Dripping Springs Standards.
- 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 the Public Sewer System or to an on-site Wastewater System which has been approved and permitted by Dripping Springs Development Services.
- No construction or other development within this subdivision may begin until all City of Dripping Springs Development permit requirements have been met.
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas, except to the extent expressly prohibited by a separate easement instrument, for all purposes that do not unreasonably interfere with the use of such easement areas by the easement holder; including, but not limited to, utilities and the right to place surfacing materials over and across the easement area and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The locations of the easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
- The Owner will be responsible for the operation and maintenance of Stormwater Detention and Water Quality Ponds.

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

That H-E-B, LP being owner of a portion of that certain Lot 1, Block B of the Dripping Springs Retail Center Subdivision as shown on a plat recorded in Volume 14, Page 119 of the Plat Records of Hays County, Texas, the same being a remainder of a 25,000-acre tract of land conveyed by a Special Warranty Deed as recorded in Volume 3048, Page 27 of the Official Public records of Hays County, Texas, and that certain tract of land called to contain 11.83-acres conveyed by a General Warranty Deed as recorded in Document No. 24022923 of the Official Public records of Hays County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of the Local Government Code, do hereby resubdivide 35.70-acres of land in accordance with the map or plat attached hereto, to be known as:

THE REPLAT OF DRIPPING SPRINGS RETAIL CENTER SUBDIVISION LOT 1, BLOCK B

And do hereby dedicate to the public the use of all streets and easements shown hereon, (excluding any such easements created by separate instrument), subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this the 13th day of August, 2024, A.D.

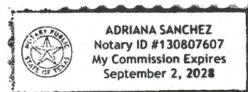
By: H-E-B, LP, a Texas limited partnership

Benjamin R. Scott
Name: Benjamin R. Scott
Title: Group Vice President of Real Estate and Shopping Center Development
Address: 646 South Flores Street
San Antonio, Texas 78204

STATE OF Texas §
COUNTY OF Bexar §

Before me, the undersigned authority, a notary public in and for the State of Texas on this day did personally appear Benjamin R. Scott known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Adriana Sanchez August 13, 2024
Date:
Notary Public - State of Texas



I, Rex L. Hackett, 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 the corner monuments were properly placed under my supervision.

Rex L. Hackett
Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date 8-9-2024
QUIDDITY ENGINEERING, LLC
3100 Alvin Devane Blvd., Suite 150
Austin, Texas 78744



I, Joseph York, P.E., a professional engineer, do hereby certify that no portion of this property is located with a designated 100-year Flood Zone Area, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48209C0105F, Hays County, Texas Dated September 2, 2005.

Joseph E. York
Joseph York
Registered Professional Engineer No. 124934
Date 8/19/2024
QUIDDITY ENGINEERING, LLC
4350 Lockhill Selma Road, Suite 100
San Antonio, Texas 78249



Tory Carpenter
City of Dripping Springs Planning Director
Tory Carpenter
Water Service Provider
Dripping Springs Water Supply Corporation
Wastewater Service Provider

Date: 9-10-24

Date: 8-29-2024

Date: 9/3/2024

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

I, Elaine H. Cardenas, Clerk of Hays County, Texas do hereby certify that this plat was filed for record in my office on the 11th day of September, 2024, A.D., at 8:52 o'clock P.M., in the Plat Records of Hays County, Texas in Instrument Number 24055018
Elaine H. Cardenas by Stephanie Mendez, deputy
Elaine H. Cardenas, County Clerk
Hays County, Texas



FILE: K:\S0977\S0977-0006-01 HEB Dripping Springs Replacement - Due Diligence (TO#1)\1 Surveying Phase\CAD Files\Working Dwg\S0977-0006-01 Plat.dwg	
JOB NO: S0977-0006-01	DRAWN BY: ASH
DATE: August 9, 2024	CHECKED BY: RLH
SCALE:	SHEET: 1 OF 2



THE REPLAT OF DRIPPING SPRINGS RETAIL CENTER SUBDIVISION LOT 1, BLOCK B

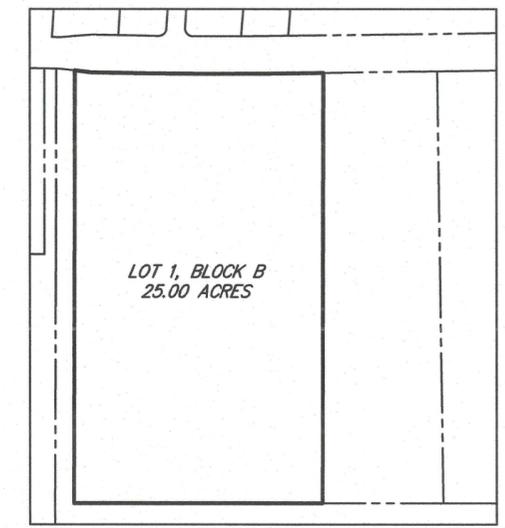
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LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊙ NAIL SET
- ⊗ "X" SET
- △ CALCULATED POINT
- P.R.H.C.T. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

ROBERT FRANCIS SHELTON, JR.
GIFT WARRANTY DEED
22.248 ACRES
VOL. 918, PG. 713 O.P.R.H.C.T.

NOTE:
THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO TRACTS OF LAND INTO ONE LOT.



ORIGINAL LOT 1, BLOCK B
CONFIGURATION
NOT TO SCALE

SCALE - 1" = 100'



BEARING BASIS NOTE:

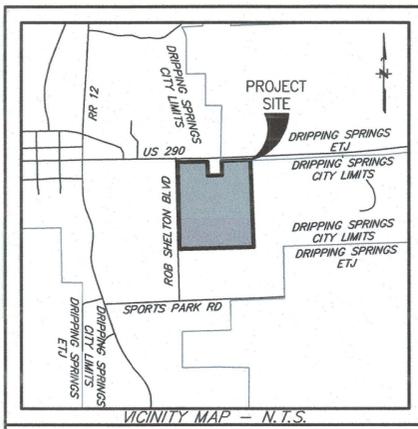
HORIZONTAL DATUM BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0000785495, ORIGIN 0,0,0 GEOID 18; UNITS U.S. SURVEY FEET.

FILE: K:\S0977\S0977-0006-01 HEB Dripping Springs Replacement - Due Diligence (TO#1)\1 Surveying Phase\CAD Files\Working Dwg\S0977-0006-01 Plat.dwg

JOB NO:	S0977-0006-01	DRAWN BY:	ASH
DATE:	August 9, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	SHEET:	1 OF 2



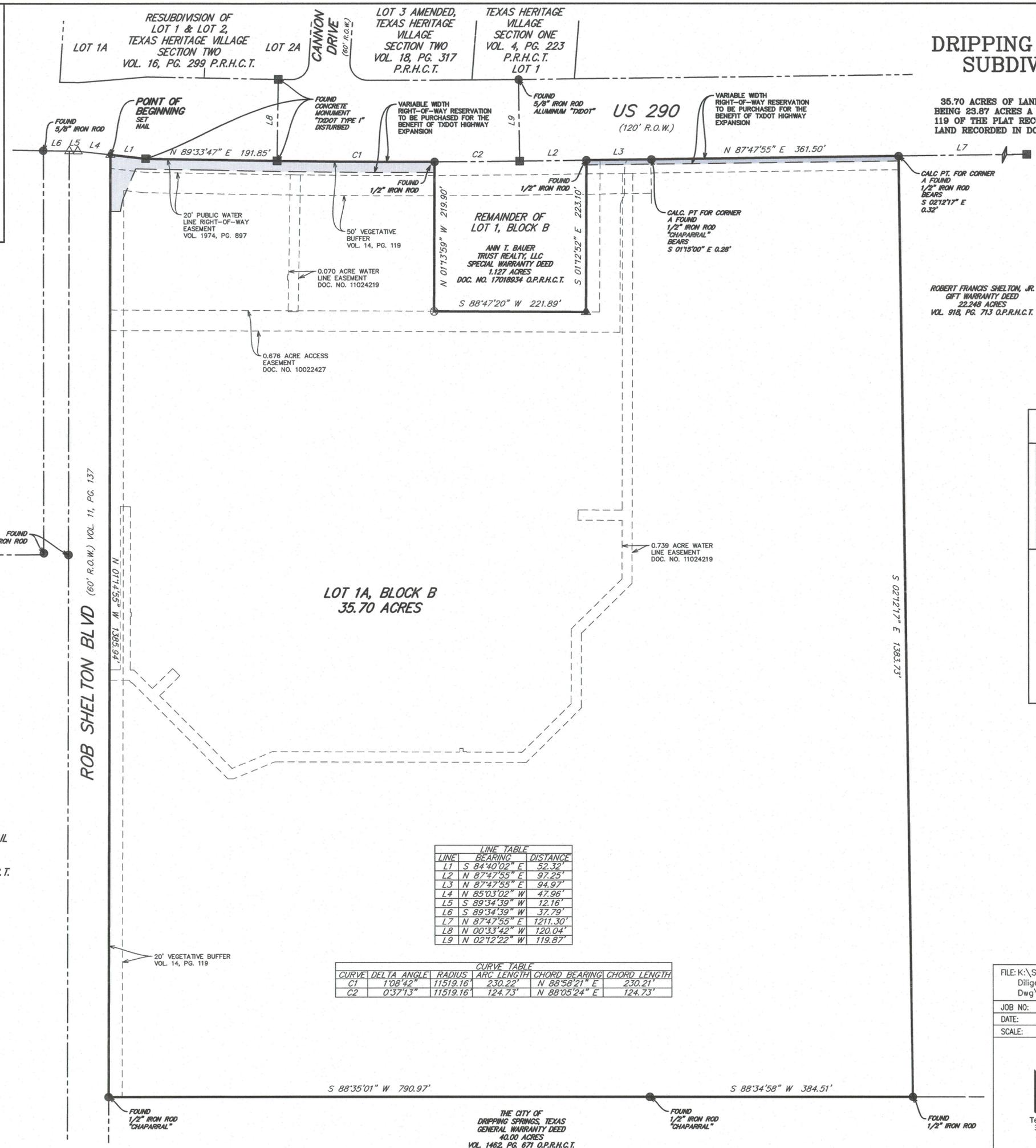
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493



VICINITY MAP - N.T.S.

PROPERTY OWNER:
H-E-B, LP
646 S FLORES ST
SAN ANTONIO, TX 78204
ATTN: BENJAMIN R. SCOTT
210-938-8000

ENGINEER/SURVEYOR:
QUIDDITY ENGINEERING
3100 ALVIN DEVANE BLVD, STE 150
AUSTIN, TEXAS 78741
512-441-9493



RESUBDIVISION OF
LOT 1 & LOT 2,
TEXAS HERITAGE VILLAGE
SECTION TWO
VOL. 16, PG. 299 P.R.H.C.T.

LOT 2A
CANNON DRIVE
(60' R.O.W.)

LOT 3 AMENDED,
TEXAS HERITAGE
VILLAGE
SECTION TWO
VOL. 18, PG. 317
P.R.H.C.T.

TEXAS HERITAGE
VILLAGE
SECTION ONE
VOL. 4, PG. 223
P.R.H.C.T.
LOT 1

US 290
(120' R.O.W.)

REMAINDER OF
LOT 1, BLOCK B
ANN T. BAUER
TRUST REALTY, LLC
SPECIAL WARRANTY DEED
1.127 ACRES
DOC. NO. 17018934 O.P.R.H.C.T.

LOT 1A, BLOCK B
35.70 ACRES

LINE	BEARING	DISTANCE
L1	S 84°40'02" E	52.32'
L2	N 87°47'55" E	97.25'
L3	N 87°47'55" E	94.97'
L4	N 85°03'02" W	47.96'
L5	S 89°34'39" W	12.16'
L6	S 89°34'39" W	37.79'
L7	N 87°47'55" E	1211.30'
L8	N 00°33'42" W	120.04'
L9	N 02°12'22" W	119.87'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°08'42"	11519.16'	230.22'	N 88°58'21" E	230.21'
C2	0°37'13"	11519.16'	124.73'	N 88°05'24" E	124.73'