

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, BELL SPRINGS FLEX LLC, A LIMITED COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH IT'S HOME ADDRESS AT 6801 S. INTERSTATE 35, STE. G, AUSTIN, TEXAS , OWNER OF 7.26 ACRES OF LAND (RECORD) 7.263 ACRES, ROUNDED TO TWO DECIMALS, OUT OF THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED AUGUST 30, 2021, AND RECORDED IN DOCUMENT NUMBER 21047124, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF LOT 1, VITOLICH PLAZA, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 17030283, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS A, DO HEREBY SUBDIVIDE 7.26 ACRES TO BE KNOWN AS:

" REPLAT OF LOT 1, VITOLICH PLAZA"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF: BELL SPRINGS FLEX L.L.C. HAS CAUSED AND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED BY IT'S REGISTERED AGENT IGNACIO DeHARO AND MANAGER STEVEN KEWEE THEREUNTO DULY AUTHORIZED.

IGNACIO DeHARO
REGISTERED AGENT
6801 S. INTERSTATE 35, STE. G
AUSTIN, TEXAS 78744

STEVEN KEWEE
MANAGER
P.O. BOX 162431
AUSTIN, TEXAS 78716

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IGNACIO DeHARO AND STEVEN KEWEE, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS REGISTERED AGENT AND MANAGER OF BELL SPRINGS FLEX L.L.C., AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID BELL SPRINGS L.L.C. AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

NOTARY PUBLIC IN AND FOR _____
COUNTY, TEXAS
COMMISSION EXPIRES _____
PRINT NAME _____

CITY OF DRIPPING SPRINGS APPROVAL

THIS PLAT " REPLAT OF LOT 1, VITOLICH PLAZA" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A "MINOR SUBDIVISION PLAT"

APPROVED THIS THE _____ DAY OF _____, A.D., 2022.

GINGER FAUGHT, CITY ADMINISTRATOR

WATER/ WASTEWATER NOTE:

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 COUNTY 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 SEWER SYSTEM OR TO AN ON SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

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

ERIC VAN GAASBEEK, R.S. , C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

" I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS."

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 2022 A.D. AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D., 2022 A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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 PUBLIC ROADWAY UNLESS a) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THAT AN ACTUAL SURVEY OF THE PROPERTY WAS MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

(THIS IS A PRELIMINARY REVIEW SKETCH NOT TO BE RECORDED)

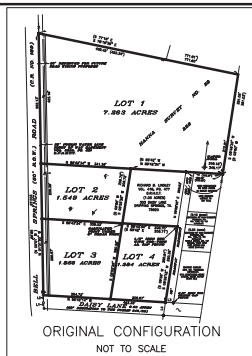
SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460 FIRM NO. 10194161

DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS. HAYS COUNTY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

*MINOR PLAT OF THE
REPLAT OF LOT 1, VITOLICH PLAZA
A SUBDIVISION IN HAYS COUNTY, TEXAS
PRELIMINARY REVIEW COPY*

SHEET 1 OF 2



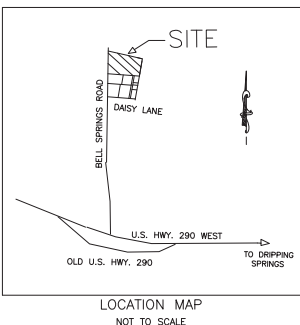
PHILIP AND MICHELL HOGGATT
5300 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
1137/650 O.P.R.H.C.T.
(9.41 AC.)

CAUTION
BURIED WATER LINE
APPROX. LOCATION
ALONG BELL SPRINGS
EAST SIDE

RUSSELL LANE LLC
8758 AVATOR CIRCLE
BOERNE, TEXAS 78015
DOC. 19007356 O.P.R.H.C.T.
(1.94 AC.)

RUSSELL LANE
50' R.O.W. ESMT.
998/763 O.P.R.H.C.T. (0.920 AC.)

SAN LUIS SPIRITS, INC.
P.O. BOX 310
DRIPPING SPRINGS, TX. 78620
5126/753, O.P.R.H.C.T.
(2.50 AC. & 0.172 AC.)



JOHN P. LYLE AND CHERYL LYLE
5255 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
VOL. 3007, PG. 168, O.P.R.H.C.T.
(5.5433 AC.)

DRIPPING SPRINGS WATER SUPPLY CORPORATION, AN APPROVED PUBLIC WATER
SUPPLY SYSTEM (TCEQ CCN # 1050013) HAS ADEQUATE QUANTITY TO SUPPLY
THIS SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO
EACH LOT IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY CORPORATION.

GREG PERRIN, GENERAL MANAGER

DATE

JOHN P. LYLE
5255 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
VOL. 274, PG. 353, D.R.H.C.T.
(20.41 AC.)

LOT 1-A
5.55 Acres

LOT 1-B
1.71 Acres

N-13987921.74
E-2246923.25
1224.31
BENCH MARK (SEE NOTE BELOW)

LOT 2
DOOLIN & LAIRD INTERIOR DESIGN CENTER, LLC
3606 RIP FORD DR,
AUSTIN, TEXAS 78732 (1.549 AC.)

RICHARD B. LINDLEY
VOL. 418, PG. 477
D.R.H.C.T.
(1.00 ACRES)
303 DAISY LANE
DRIPPING SPRINGS, TX.
78620

TOTAL NO. OF LOTS	2
TOTAL ACREAGE OF LOTS	7.26 ACRES
AVERAGE LOT ACREAGE	3.63 ACRES
NO. OF LOTS LARGER THAN 1 AC. AND SMALLER THAN 2 AC.	1
NO. OF LOTS LARGER THAN 2 AC. AND SMALLER THAN 5 AC.	0
NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
NO. OF LOTS LARGER THAN 10 AC.	0
LAND USE: COMMERCIAL	

LEGEND
RECORD INFORMATION
1/2" IRON ROD WITH CAP SET
(NO. 4404)
1/2" IRON ROD FOUND CAP 4404
UNLESS NOTED
1/2" IRON PIPE FOUND
UTILITY POLE
GUY ANCHOR
OVERHEAD UTILITY LINE
DEED RECORDS OF HAYS COUNTY,
TEXAS.
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS.
(SPP) STATE PLANE PROJECTION
(WGS) WORLD GEODATOMIC SYSTEM
OF 1984.

BEARING BASIS AND BENCH MARK NOTE

BEARINGS SHOWN HEREON ARE ON STATE PLANE NAD 83 SPC (4204) TEXAS SOUTH CENTRAL ZONE. (GRID NORTH)
THIS DATA WILL VARY SLIGHTLY FROM THE RECORDED PLAT DUE TO NEW FENCE CONSTRUCTION, GROUND DISTURBANCE
AND HEAVY EQUIPMENT CLEARING. THE ORIGINAL RECORDED PLAT WAS BASED ON W.G.S. 84 DATUM ON AN ASSUMED COORDINATE
BASE. BENCH MARK IS THE TOP OF AN IRON ROD FOUND (CAP NO. 4404), WHICH IS THE SOUTHWEST CORNER
OF LOT 1-B AS SHOWN HEREON.

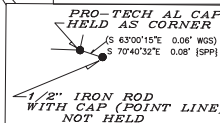
WATER SUPPLY NOTE

DRIPPING SPRINGS WATER SUPPLY CORPORATION, AN APPROVED PUBLIC WATER
SUPPLY SYSTEM (TCEQ CCN # 1050013) HAS ADEQUATE QUANTITY TO SUPPLY
THIS SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO
EACH LOT IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY CORPORATION.

GENERAL NOTES

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.48209C0105F, DATED SEPT. 02, 2005,
THIS PROPERTY IS LOCATED IN ZONE "X", AND IS NOT IN THE
100 YEAR FLOODPLAIN.
- 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS
AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE
BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3) THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS
AND MATTERS OF RECORD AFFECTING THESE LOTS THAT
ARE NOT REFLECTED ON THIS PLAT.
- 4) THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE
FACILITIES.
- 5) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY
DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE
TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- 6) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL
JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
- 7) THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT
SCHOOL DISTRICT.
- 8) THIS PROPERTY IS LOCATED WITHIN THE NORTH HAYS COUNTY
ES DISTRICT # 1 AND THE HAYS COUNTY ES DISTRICT #6.
- 9) THE FOLLOWING BUILDING SETBACK LINES ARE HEREBY DEDICATED:
30' FRONT YARD SETBACK ADJACENT TO ALL ROADWAYS
15' SIDE YARD SETBACK ALONG EACH SIDE OF INTERIOR LOT LINES
10' REAR YARD SETBACK
- 10) THIS PROPERTY IS SUBJECT TO THE SITE DEVELOPMENT
REGULATIONS BY THE CITY OF DRIPPING SPRINGS.
- 11) THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS
RECORDED IN DOCUMENT NO. 17030283 AND DOCUMENT NO. 21047124
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- 12) THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY
DEDICATED:
10' P.U.E. ON EACH SIDE OF INTERIOR LOT LINES
10' P.U.E. ON ALL OTHER PERMITTER LINES OF SUBDIVISION
20' P.U.E. EASEMENT CENTERED ON ALL EXISTING AND
PROPOSED UTILITY LINES AND GUYING ANCHORS.
30' P.U.E. ALONG BELL SPRINGS ROAD
- 13) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE
CURRENT HAYS COUNTY STANDARD PER HAYS COUNTY
DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 14) MAIL BOXES PLOCE WITHIN THE R.O.W. SHALL BE OF AN
APPROVED TxDOT OR FHWA DESIGN PER HAYS COUNTY
DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

ELECTRICITY SERVICE	PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE	FRONTIER COMMUNICATIONS.
WATER	DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER	INDIVIDUAL ON-SITE SEWAGE FACILITIES
OWNER AND DEVELOPER	BELL SPRINGS FLEX, LLC DOC NO. 21047124 (LOT 1)
SURVEYOR	SOUTHWEST LAND CONSULTANTS GARY F. PENNINGTON, R.P.L.S. NO. 4404 - STATE OF TEXAS P.O. BOX 1244 DRIPPING SPRINGS, TEXAS 78620 (512) 888-4460 FIRM NO. 10194161
SCALE	1"=60'
ORIGINAL SURVEY:	B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS.



DETAIL

**MINOR PLAT OF THE
REPLAT OF LOT 1,
VITOLICH PLAZA**

OUT OF THE ORIGINAL SUBDIVISION OF VITOLICH PLAZA,
A SUBDIVISION RECORDED IN DOCUMENT NO. 17030283,
OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
(THIS IS A PRELIMINARY REVIEW SKETCH NOT TO BE RECORDED)

FILE NAME: LOT_1_VITOLICH_REPLAT.DWG
REF. JOB NO.: 21-12-19
SHEET 2 OF 2

FEBRUARY 2022
SCALE 1" = 60'