

Vol. 18 pg 50

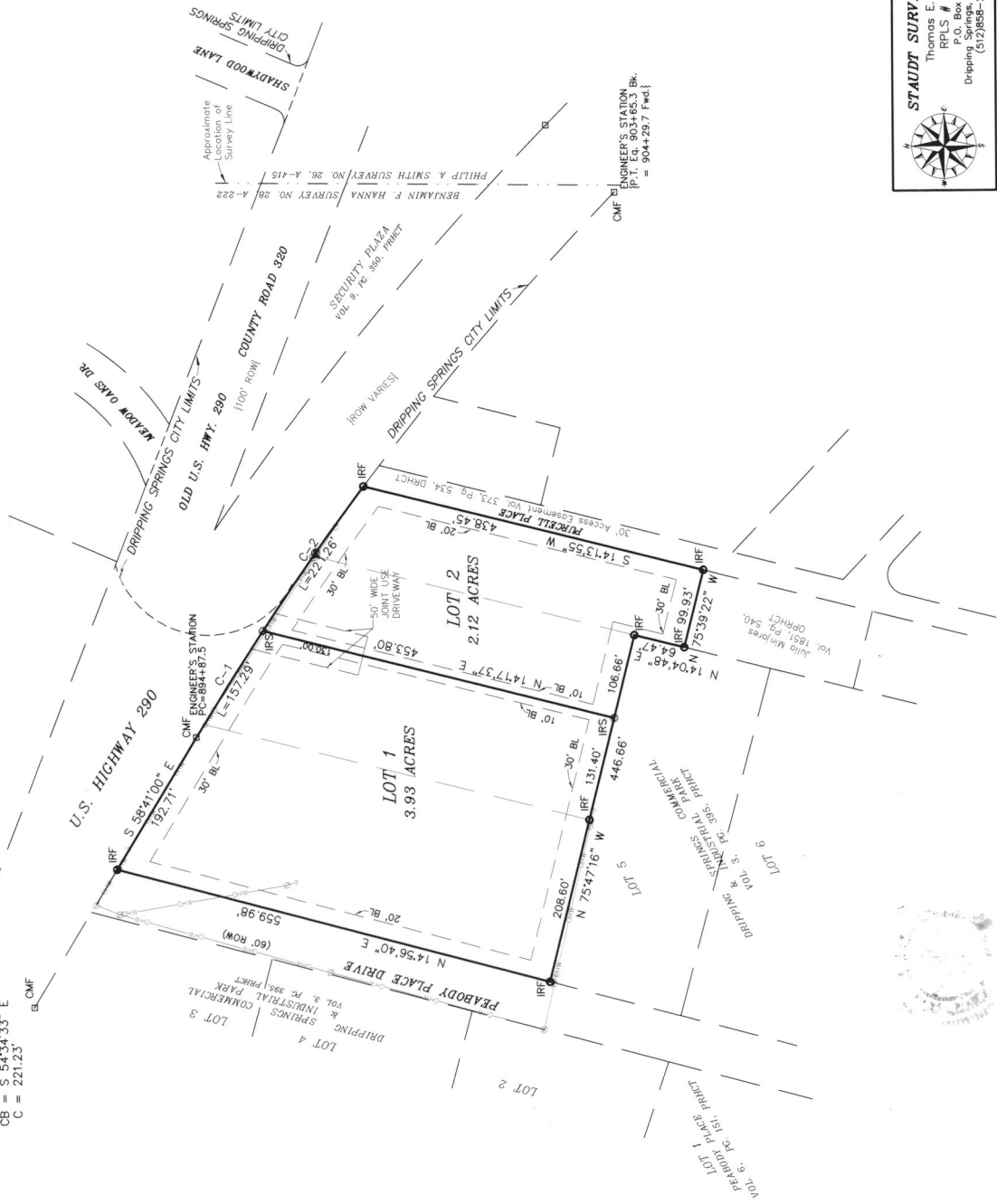
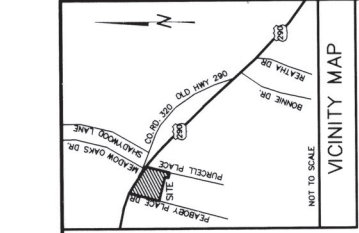
C-1  
 $\Delta = 0223.49"$   
 $R = 3759.83'$   
 $L = 15729'$   
 $CB = S 5727.37" E$   
 $C = 157.28'$

C-2  
 $\Delta = 0322.19"$   
 $R = 3759.83'$   
 $L = 221.26'$   
 $CB = S 5434.33" E$   
 $C = 221.23'$

REF. BEARING PLAT: TXDOT U.S. HWY 290  
 NORTH

- LEGEND**
- IRF 1/2" IRON ROD FOUND
  - PKF PK NAIL FOUND IN FENCE POST
  - CMF TXDOT CONCRETE MONUMENT FOUND
  - OS 1/2" OIL SPILL CAP
  - JHW OVERHEAD UTILITY WIRE
  - U UTILITY POLE
  - GUY WIRE
  - WIRE FENCE
  - WATER METER
  - FIRE HYDRANT
  - RECORD INFORMATION
  - 50' DRCHT
  - VOL. 912, PG. 106, OPRHCT
  - VOL. 3, PG. 395, PRHCT
  - TXDOT ROW MAP U.S. HWY 290
  - TXDOT ROW MAP S.H. HWY 20 (OLD 290)

VICINITY MAP  
 NOT TO SCALE



**STAUDT SURVEYING, INC.**  
 Thomas E. Staudt  
 RPLS # 3984  
 P.O. Box 1273  
 Dripping Springs, Texas 78620  
 (512)858-2236

PLAT OF  
**TRACTOR SUPPLY COMPANY**  
 A SUBDIVISION IN  
 HAYS COUNTY, TEXAS

Rev. # 504112 Date: DECEMBER 12, 2003  
 Dr. By: TES Job # 504112 DWG # 504112d

100 50 0 100 200  
 GRAPHIC SCALE IN FEET

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I Joy L. Purcell, owner of 1.07 acres, the remaining portion of 5.00 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, conveyed to me by deed dated September 28, 1983, recorded in Volume 404, Page 586, of the Deed Records of Hays County, Texas, and 1.05 acres out of the Benjamin F. Hanna Survey No. 28, A--222, conveyed to me by deed dated February 10, 1992, recorded in Volume 912, Page 106, of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE 6.05 acres to be known as TRACTOR SUPPLY COMPANY, in accordance with the plat shown hereon, subject to any and all easements and restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 9th day of August, A.D., 2004.

*Joy L. Purcell*  
Joy L. Purcell  
100 Purcell Ranch Road  
Dripping Springs, Texas 78620

STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Joy L. Purcell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of August, A.D., 2004.

*Cheryl J. Falck*  
Cheryl J. Falck  
Notary Public in and for Hays County, Texas



STATE OF TEXAS  
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that on the 13th day of August, A.D., 2004, the Commissioner's Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court Book 1 Page 51.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.

*Lee Carlisle*  
Lee Carlisle  
County Clerk  
Hays County, Texas

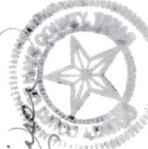


STATE OF TEXAS  
COUNTY OF HAYS

I, Lee Carlisle, 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 13th day of August, A.D., 2004, at 1:50 o'clock P.M., in the Plat Records of Hays County, Texas, in Book 1 Page 51.

WITNESS MY HAND AND SEAL OF OFFICE this the 13th day of August, A.D., 2004.

*Lee Carlisle*  
Lee Carlisle  
County Clerk  
Hays County, Texas



STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I TS Dripping Springs I, Ltd., a Texas limited partnership, with its home address at 7609 Escala Dr., Austin, Texas, 78735, owner of 3.93 acres out of the Benjamin F. Hanna Survey No. 28, A--222, Hays County, Texas, as conveyed to it by deed dated May 27, 2004, and recorded in Volume 2478, Page 143, of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 3.93 acres of land out of the Benjamin F. Hanna Survey No. 28, A--222, to be known as TRACTOR SUPPLY COMPANY, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said TS Dripping Springs I, Ltd. has caused these presents to be executed by its member, Jim Fields, thereto authorized.

*Jim Fields*  
Jim Fields

STATE OF TEXAS  
COUNTY OF Hays

BEFORE ME, the undersigned authority, on this day personally appeared Jim Fields, known to me to be the person whose name is subscribed to the foregoing instrument as partner of TS Dripping Springs I, Ltd. and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of July, A.D., 2004.



*G. Busbey*  
NOTARY PUBLIC in and for Dripping Springs, Texas

WATER SUPPLY STATEMENT:  
DS. Water Supply Corporation, an approved water supply system (TNRC CWN#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 system.

*Rayburn*  
Rayburn  
Notary Public in and for Hays County, Texas

8-10-04  
Date

STATE OF TEXAS  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

This Plat, TRACTOR SUPPLY COMPANY, has been submitted to and considered by the City Council of Dripping Springs, Texas and is hereby approved.

Approved, this the 11th day of May, A.D., 2004, by  
*Rayburn*  
the City Council.  
Mayor

- LEGEND
- IRF 1/2" IRON ROD FOUND
- CMF TxDOT CONCRETE MONUMENT FOUND
- IRS 5/8" IRON ROD SET W/CAP
- OH-- OVERHEAD UTILITY WIRE
- GUY WIRE
- GULL WIRE
- WIRE FENCE
- WIRE HYDRANT
- RECORD INFORMATION
- VOL. 404, PG. 586, DRHCT
- VOL. 912, PG. 106, DRHCT
- TxDOT ROW MAP S.H. HWY 290
- TxDOT ROW MAP S.H. HWY 20 (OLD 290)

PUBLIC UTILITY EASEMENT  
A strip 20 feet wide is reserved along all roadways and a 10 foot wide strip is reserved along all other property lines for public utilities.

CITY LIMITS NOTE  
This subdivision does not lie within the boundaries of the Dripping Springs City Limits.

EDWARDS AQUIFER NOTE  
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 Barton Springs Segment of the Edwards Aquifer.

PLAT INFORMATION  
Total Area: 6.05 Acres  
Number of Lots Over 10 Acres: 0  
Total Number of Lots: 2  
Number of Residential Lots: 0  
Number of Commercial Lots: 2  
Number of Lots 1-2 Acres: 0  
Number of Lots Less than 1 Acre: 0

UTILITY INFORMATION  
Water: Dripping Springs Water Supply Corporation  
Sewer: Individual sewer disposal systems  
Electricity: Pedernales Electric Cooperative, Inc.  
Telephone: Verizon

COMMERCIAL WASTEWATER NOTE  
On-site Sewage Facilities discharge is limited to 350 gallons per day per acre.

SCHOOL DISTRICT  
This subdivision lies within the Dripping Springs Independent School District.

FLOOD PLAIN NOTE  
This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0045 E, dated February 18, 1998.

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 unless it meets the following conditions: (a) Driveway accesses onto a publicly dedicated roadway; (b) Driveway meets the minimum spacing requirement for driveways set forth in Section 7.4 and 7.5 of the Hays County Subdivision Regulations.

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications, and with the survey related requirements of the City of Dripping Springs Ordinance, and that the survey related information prepared from the original survey of this subdivision and the plat made therefrom, the ground upon that the corner monuments were properly placed under my supervision.

*Thomas E. Staudt*  
Thomas E. Staudt  
Registered Professional Land Surveyor No. 3984

6/9/04  
Date



100 50 0 100 200  
GRAPHIC SCALE IN FEET

STAUDT SURVEYING, INC.  
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TRACTOR SUPPLY COMPANY  
A SUBDIVISION IN  
HAYS COUNTY, TEXAS

Dr. By: TES Job # S04112 Date: DECEMBER 12, 2003 DWG # S04112d

