

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, MEADOW DRIP, LP, OWNER OF 2.11 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, PREVIOUSLY CALLED LOT 2, TRACTOR SUPPLY COMPANY VACATED BY INSTRUMENT NO. _____, CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 19014812 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__ A.D.

MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP
310 COMAL STREET
BUILDING A, SUITE 301
AUSTIN, TX 78702
BY: PORTDAV MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: JOHN H. DAVENPORT, MANAGER

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020 BY JOHN H. DAVENPORT, THE MANAGER OF PORTDAV MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MEADOW DRIP, LP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME _____

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, FINAL PLAT, LOT 1, BLOCK A, SEVEN-ELEVEN SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20__ A.D.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR _____

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

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. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

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 THE CITY OF DRIPPING SPRINGS.

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

CHAD GILPIN, PE
CITY ENGINEER _____

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____ M., IN DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS. _____

SURVEYOR'S CERTIFICATION:

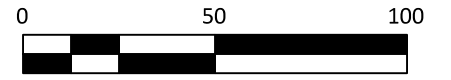
I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WILLIAM R. HERRING _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

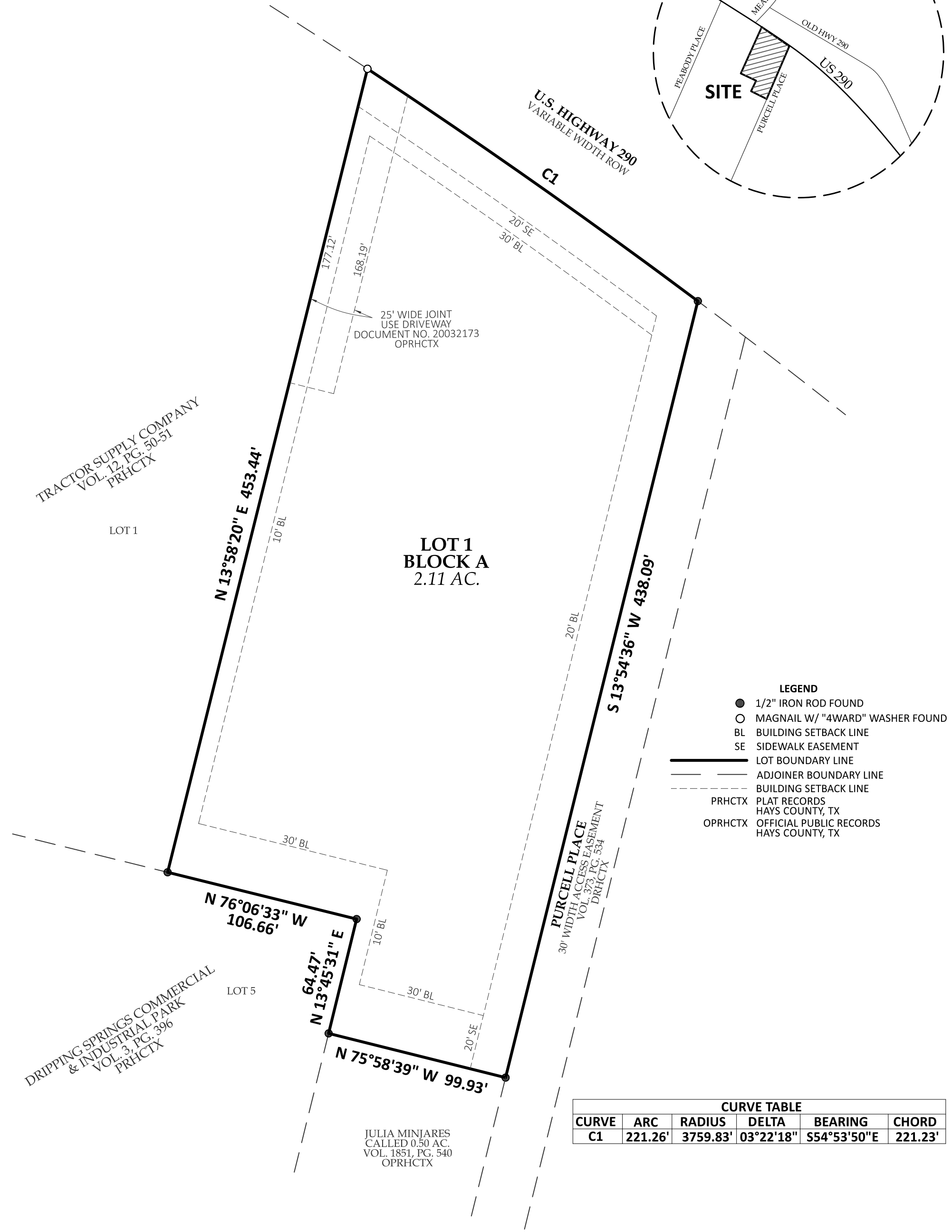
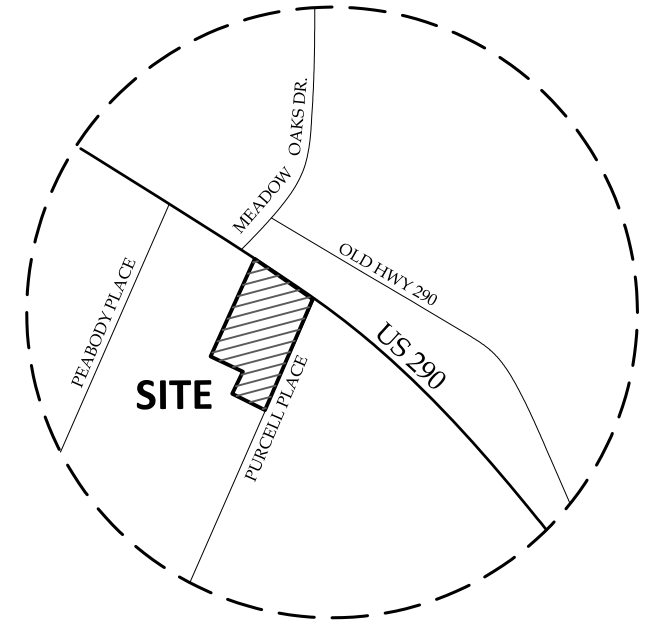
FINAL PLAT

LOT 1, BLOCK A SEVEN-ELEVEN SUBDIVISION



GRAPHIC SCALE
1" = 50'
BENJAMIN F. HANNA SURVEY, A-222
HAYS COUNTY, TX

VICINITY MAP
(NOT TO SCALE)



LEGEND

- 1/2" IRON ROD FOUND
- MAGNAIL W/ "4WARD" WASHER FOUND
- BL BUILDING SETBACK LINE
- SE SIDEWALK EASEMENT
- LOT BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- BUILDING SETBACK LINE
- PLAT RECORDS
- PRHCTX HAYS COUNTY, TX
- OPRHCTX OFFICIAL PUBLIC RECORDS
- HAYS COUNTY, TX

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	221.26'	3759.83'	03°22'18"	S54°53'50"E	221.23'

PLAT NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. UNITS = US SURVEY FEET.
- THIS SUBDIVISION LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005.
- THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE LIMITS OF THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- THIS LOT, BEING 2.11 ACRES SITUATED IN THE BENJAMIN F. HANNA SURVEY, ABSTRACT NO. 222, HAYS COUNTY, TEXAS, WAS VACATED FROM THE TRACTOR SUPPLY COMPANY SUBDIVISION RECORDED IN VOL. 12, PAGE, 50-51, PLAT RECORDS, HAYS COUNTY, TEXAS BY INSTRUMENT NO. _____.
- A STRIP 20' WIDE IS RESERVED ALONG ALL ROADWAYS AND A STRIP 10' WIDE IS RESERVED ALONG ALL OTHER PROPERTY LINES FOR PUBLIC UTILITIES.
- DRIVEWAYS SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS OR TXDOT STANDARD.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT CITY OF DRIPPING SPRINGS OR TXDOT STANDARD.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- ALL STORMWATER AND WATER QUALITY FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS (TENANTS).
- THIS PROPERTY WILL COMPLY WITH THE ZONING AND OTHER DEVELOPMENT REGULATIONS APPLICABLE AT THE TIME OF PERMITTING FOR SITE AND/OR BUILDING PERMITS.

WHITECAP SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBP&S FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM