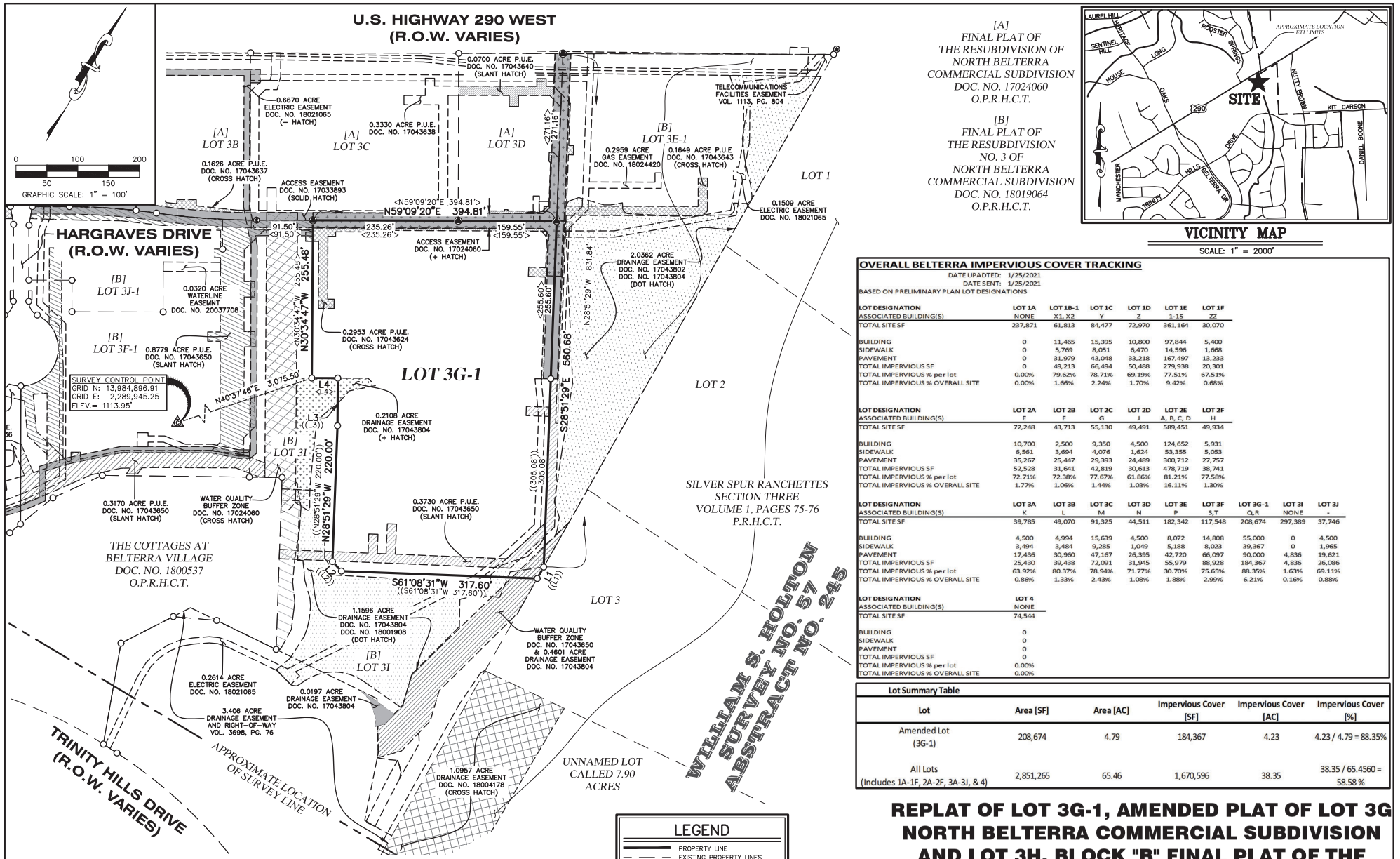


[A] FINAL PLAT OF THE RESUBDIVISION OF NORTH BELTERRA COMMERCIAL SUBDIVISION DOC. NO. 17024060 O.P.R.H.C.T.

[B] FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL SUBDIVISION DOC. NO. 18019064 O.P.R.H.C.T.

VICINITY MAP

SCALE: 1" = 2000'

OVERALL BELTERRA IMPERVIOUS COVER TRACKING

DATE UPADTED: 1/25/2021
DATE SENT: 1/25/2021
BASED ON PRELIMINARY PLAN LOT DESIGNATIONS

LOT DESIGNATION	LOT 1A	LOT 1B-1	LOT 1C	LOT 1D	LOT 1E	LOT 1F
ASSOCIATED BUILDING(S)	NONE	X1, X2	Y	Z	1-15	ZZ
TOTAL SITE SF	237,871	61,813	84,477	72,970	361,164	30,070
BUILDING	0	11,465	15,395	10,800	97,844	5,400
SIDEWALK	0	5,769	8,051	6,470	14,596	1,668
PAVEMENT	0	31,979	43,048	33,218	167,497	13,233
TOTAL IMPERVIOUS SF	0	49,213	66,494	50,488	279,938	20,301
TOTAL IMPERVIOUS % per lot	0.00%	79.62%	78.71%	69.19%	77.51%	67.51%
TOTAL IMPERVIOUS % OVERALL SITE	0.00%	1.66%	2.24%	1.70%	9.42%	0.68%

LOT DESIGNATION	LOT 2A	LOT 2B	LOT 2C	LOT 2D	LOT 2E	LOT 2F
ASSOCIATED BUILDING(S)	E	F	G	J	A, B, C, D	H
TOTAL SITE SF	72,248	43,713	55,130	49,491	589,451	49,934
BUILDING	10,700	2,500	9,350	4,500	124,652	5,931
SIDEWALK	6,561	3,694	4,076	1,624	53,355	5,053
PAVEMENT	35,267	25,447	29,393	24,489	300,712	27,757
TOTAL IMPERVIOUS SF	52,528	31,641	42,819	30,613	478,719	38,741
TOTAL IMPERVIOUS % per lot	72.71%	72.38%	77.67%	61.86%	81.21%	77.58%
TOTAL IMPERVIOUS % OVERALL SITE	1.77%	1.06%	1.44%	1.03%	16.11%	1.30%

LOT DESIGNATION	LOT 3A	LOT 3B	LOT 3C	LOT 3D	LOT 3E	LOT 3F	LOT 3G-1	LOT 3I	LOT 3J
ASSOCIATED BUILDING(S)	K	L	M	N	P	S,T	Q,R	NONE	-
TOTAL SITE SF	39,785	49,070	91,325	44,511	182,342	117,548	208,674	297,389	37,746
BUILDING	4,500	4,994	15,639	4,500	8,072	14,808	55,000	0	4,500
SIDEWALK	3,494	3,484	9,285	1,049	5,188	8,023	39,367	0	1,965
PAVEMENT	17,436	30,960	47,167	26,395	42,720	66,097	90,000	4,836	19,621
TOTAL IMPERVIOUS SF	25,430	39,438	72,091	31,945	55,979	88,928	184,367	4,836	26,086
TOTAL IMPERVIOUS % per lot	63.92%	80.37%	78.94%	71.77%	30.70%	75.65%	88.35%	1.63%	69.11%
TOTAL IMPERVIOUS % OVERALL SITE	0.86%	1.33%	2.43%	1.08%	1.88%	2.99%	6.21%	0.16%	0.88%

LOT DESIGNATION	LOT 4
ASSOCIATED BUILDING(S)	NONE
TOTAL SITE SF	74,544
BUILDING	0
SIDEWALK	0
PAVEMENT	0
TOTAL IMPERVIOUS SF	0
TOTAL IMPERVIOUS % per lot	0.00%
TOTAL IMPERVIOUS % OVERALL SITE	0.00%

Lot Summary Table

Lot	Area [SF]	Area [AC]	Impervious Cover [SF]	Impervious Cover [AC]	Impervious Cover [%]
Amended Lot (3G-1)	208,674	4.79	184,367	4.23	4.23 / 4.79 = 88.35%
All Lots (Includes 1A-1F, 2A-2F, 3A-3J, & 4)	2,851,265	65.46	1,670,596	38.35	38.35 / 65.4560 = 58.58 %

LOT SUMMARY:

TOTAL NUMBER OF LOTS : 1		
LOT 1	4.7905 ACRES	(208,674 SQ. FT.)
TOTAL	4.7905 ACRES	(208,674 SQ. FT.)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000076579482.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON NOVEMBER 12, 2014, 4WARD CONTROL POINT WAS CHECKED TO LCRA MON A253, HAVING A PUBLISHED TEXAS CENTRAL ZONE (4203) GRID COORDINATE & ELEVATION OF N 10,052,354.94, E 3,047,331.00, ELEV. 1086.02'.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°29'36"E	21.33'
L2	N73°51'29"W	21.21'
L3	N30°39'07"W	77.09'
L4	S59°06'50"W	42.10'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
((L1))	((S01°29'36"E))	((21.33'))
((L2))	((N73°51'29"W))	((21.21'))
((L3))	((N30°39'07"W))	((77.09'))
<L4>	<S59°06'50"W>	<42.10'>

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- ○ 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP FOUND (UNLESS NOTED)
- ▲ MAG NAIL WITH "4WARD BOUNDARY" WASHER FOUND
- ⊙ SURVEY CONTROL POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- DOC. NO. DOCUMENT NUMBER
- HCAD HAYS COUNTY APPRAISAL DISTRICT
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- ((.....)) RECORD INFORMATION PER DOC. NO. 18019064
- <.....> RECORD INFORMATION PER DOC. NO. 18019064 & 20022174, 20022174

REPLAT OF LOT 3G-1, AMENDED PLAT OF LOT 3G NORTH BELTERRA COMMERCIAL SUBDIVISION AND LOT 3H, BLOCK "B" FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL SUBDIVISION

City of Dripping Spring ETJ, Hays County, Texas

Tract Name	Total Area (acres)	Impervious Cover (acres)	Impervious Cover (%)
Belterra Commercial	70.33	38.35	54.53%
Belterra Cottages at Belterra (Phase 1 and 2)	21.55	11.18	51.88%
Belterra Springs Multi-family	9.53	6.28	65.93%
Dripping Springs Prep School	5.00	1.11	22.20%
Total	106.41	56.92	53.49%

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/5/2021
Project:	00369
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TE
Field Crew:	TS
Survey Date:	DEC. 2020
Sheet:	1 OF 2

P:\00369\Dwg_Lot 3G & 3H\00369_Lot 3G-3H-Replat.dwg

STATE OF TEXAS §
CITY OF DRIPPING SPRINGS ETJ §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS THAT VIJAY PATEL, PRESIDENT OF DVJ HOLDINGS, LLC, MANAGER OF BELTERRA HOSPITALITY, LLC, OWNER OF LOT 3G-1, AMENDED PLAT OF NORTH BELTERRA COMMERCIAL, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2020-20022174, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.), SAID LOT 3G-1 WAS CONVEYED TO BELTERRA HOSPITALITY, LLC, BY DOCUMENT NO. 20170333894 (O.P.R.H.C.T.), AND THAT CHARLES NORTHINGTON, EXECUTIVE VICE PRESIDENT OF EGP, 2017 MANAGEMENT, LLC, MANGER OF BELTERRA LOT 3H, LTD, OWNER OF LOT 3H, FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 18019064 O.P.R.H.C.T, SAID LOT 3H CONVEYED BY DOCUMENT NUMBER 18025482 O.P.R.H.C.T, DO HEREBY REPLAT SAID PLAT OF LOT 3G TO BE KNOWN AS:

REPLAT OF LOT 3G-1, AMENDED PLAT OF LOT 3G NORTH BELTERRA COMMERCIAL SUBDIVISION AND 3H, BLOCK "B" FINAL PLAT OF THE RESUBDIVISION NO.3 OF THE NORTH BELTERRA COMMERCIAL SUBDIVISION

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

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

BELTERRA HOSPITALITY, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: DVJ HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
NAME: VIJAY PATEL, PRESIDENT
TITLE: PRESIDENT

BELTERRA LOT 3H, LTD.,
A TEXAS LIMITED LIABILITY COMPANY

BY: EGP 2017 MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: CHARLES NORTHINGTON
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VIJAY PATEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES NORTHINGTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20___ A.D.

_____
NOTARY PUBLIC FOR HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, NATALIA GARAU BOLIVAR, P.E., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.48209C 0128F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ADDITIONALLY. STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.

_____
NATALIA GARAU BOLIVAR, P.E. 136891 DATE
KIMLEY-HORN

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 HAYS COUNTY DEVELOPMENT REGULATIONS, THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE, AND THE BELTERRA COMMERCIAL DEVELOPMENT ASSOCIATION AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

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. FOR REVIEW PURPOSES ONLY.

_____
JASON WARD, R.P.L.S. 4WARD LAND SURVEYING DATE
TEXAS REGISTRATION NO. 5811

BELTERRA COMMERCIAL IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS REQUIRING SERVICE THROUGH THE DISTRICT'S PUBLIC WATER AND WASTEWATER SYSTEMS IN ACCORDANCE WITH THE RULES AND REGULATIONS AND SERVICE RATE ORDER OF THE DISTRICT.

_____
DOUGLAS L. BOTTS, PRESIDENT DATE
HAYS COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 1

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT

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 HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS 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 HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

_____ _____
CAITLYN STRICKLAND, DIRECTOR DATE TOM POPE, CFM, RS DATE
HAYS COUNTY DEVELOPMENT SERVICES HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS 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.

_____
CAITLYN STRICKLAND, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES

BELTERRA COMMERCIAL HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO THE ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED BY THE CITY COUNCIL.

_____
DATE

STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CARDENAS, 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 _____ DAY

OF _____, 20___, A.D. AT _____ O'CLOCK ___M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS,

IN DOCUMENT NO. _____. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY

OF _____, 20___, A.D

_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

PLAT NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF DRIPPING SPRINGS AND ENTIRELY WITHIN THE BOUNDARIES OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. THIS PLAT IS BASED UPON TOPOGRAPHICAL INFORMATION TAKEN FROM AN ON THE GROUND SURVEY DATED FEBRUARY 2015.
6. NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO.48209C 0128F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005.
7. THERE ARE NO AREAS WITHIN THE PROPOSED SUBDIVISION WITH SLOPES GREATER THAN 35%
8. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT
9. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 72102 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
10. THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN THE BELTERRA COMMERCIAL DEVELOPMENT AGREEMENT, FILED FOR RECORD ON FEBRUARY 19, 2010 IN VOLUME 3827, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND AS AMENDED BY DOCUMENT NO. 16032154 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
12. WATER QUALITY BUFFER ZONE EASEMENT (BUFFER AREAS) RESTRICTIONS:
    A. LIMIT DISTURBANCE OF BUFFER AREAS AS MUCH AS PRACTICAL DURING CONSTRUCTION.
    B. CONSTRUCTION ALLOWED IN THE BUFFER AREAS INCLUDE UTILITIES, DRAINAGE FACILITIES, FENCES, AND LOW IMPACT PARKS.
    C. UTILITY CONSTRUCTION AREAS OF DISTURBANCE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.
    D. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER AREAS SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING ALTER THE EXISTING VEGETATION.
13. POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF PER HAYS COUNTY REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
14. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.

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 ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEYWAY SATISFIES THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 721.02 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

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, AND OTHER PUBLIC THOROUGHFARES, OR IN THE 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, AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUME NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

UTILITY PROVIDERS:

WATER – HAYS COUNTY WCID #1
WASTEWATER – HAYS COUNTY WCID #1
EMERGENCY SERVICES – HAYS COUNTY ESD #6
ELECTRIC SERVICE – PEDERNALES ELECTRIC COOPERATIVE
TELEPHONE SERVICE – AT&T

PURPOSE OF AMENDED PLAT NOTE:

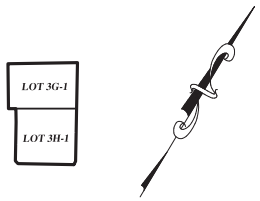
TO COMBINE LOT 3G-1, AMENDED PLAT OF NORTH BELTERRA COMMERCIAL, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2020-20022174 AND LOT 3H, FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL, A SUBDIVISION IN HAYS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 18019064.

OWNER / DEVELOPER:
BELTERRA HOSPITALITY, LLC
6304 US 290 WEST
AUSTIN, TEXAS 78735
& BELTERRA LOT 3H, LTD

SURVEYOR:
4WARD LAND SURVEYING
2201 WOODWARD, SUITE 2201
AUSTIN, TX 78744
512-537-2384

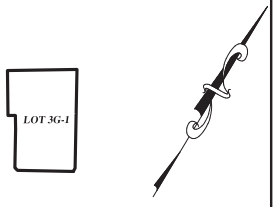
ENGINEER:
NATALIA GARAU BOLIVAR
P.E. AND LICENSE NO. 136891
KIMLEY-HORN

LOT TABLE:
LOT 3G-1 = 2.2928 ACRES (99,874 SQ. FT.)
LOT 3H = 2.4977 ACRES (108,800 SQ. FT.)



FIRST LOT RESUBDIVISION RECONFIGURATION
SCALE: 1" = 500'

LOT TABLE:
LOT 3G-1 = 4.7905 ACRES (208,674 SQ. FT.)



SECOND LOT RESUBDIVISION RECONFIGURATION
SCALE: 1" = 500'

REPLAT OF LOT 3G-1, AMENDED PLAT OF LOT 3G NORTH BELTERRA COMMERCIAL SUBDIVISION AND LOT 3H, BLOCK "B" FINAL PLAT OF THE RESUBDIVISION NO. 3 OF NORTH BELTERRA COMMERCIAL SUBDIVISION

City of Dripping Spring ETJ, Hays County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	2/5/2021
Project:	00369
Scale:	N/A
Reviewer:	PRB
Tech:	TE
Field Crew:	TS
Survey Date:	DEC. 2020
Sheet:	2 OF 2

P:\00369\Dwg_Lot 3G & 3H\00369_Lot 3G-3H-Replat.dwg