

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT THE HAROLD EUGENE WILLIAMS TRUST, OWNERS OF LOT 2, RANCHO BELLA, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 249 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, LOT 2 BEING CONVEYED BY DEED OF RECORD IN VOLUME 2952, PAGE 496 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOT 2, RANCHO BELLA, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 2, RANCHO BELLA

AND DO HEREBY DELEGATE 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 _____ DAY OF _____, 20__ A.D.

HAROLD EUGENE WILLIAMS
155 HORSE TRAIL DRIVE
DRIPPING SPRINGS, TX 78620

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED HAROLD EUGENE WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SHOWN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAD EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME

EXPIRATION DATE _____

STATE OF TEXAS
COUNTY OF HAYS

THIS PLAT, REPLAT OF LOT 2, RANCHO BELLA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

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

BY: _____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST: _____

ANDREA CUNNINGHAM, CITY SECRETARY

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 RESOURCES, THE CITY OF DRIPPING SPRINGS IS ENCOURAGING RAIN WATER COLLECTION 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 WASTE WATER 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 AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

TOM POPE, A.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

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.

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

CAITLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE GARDENAS, 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 _____, 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 GARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
I, WILLIAM A. 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

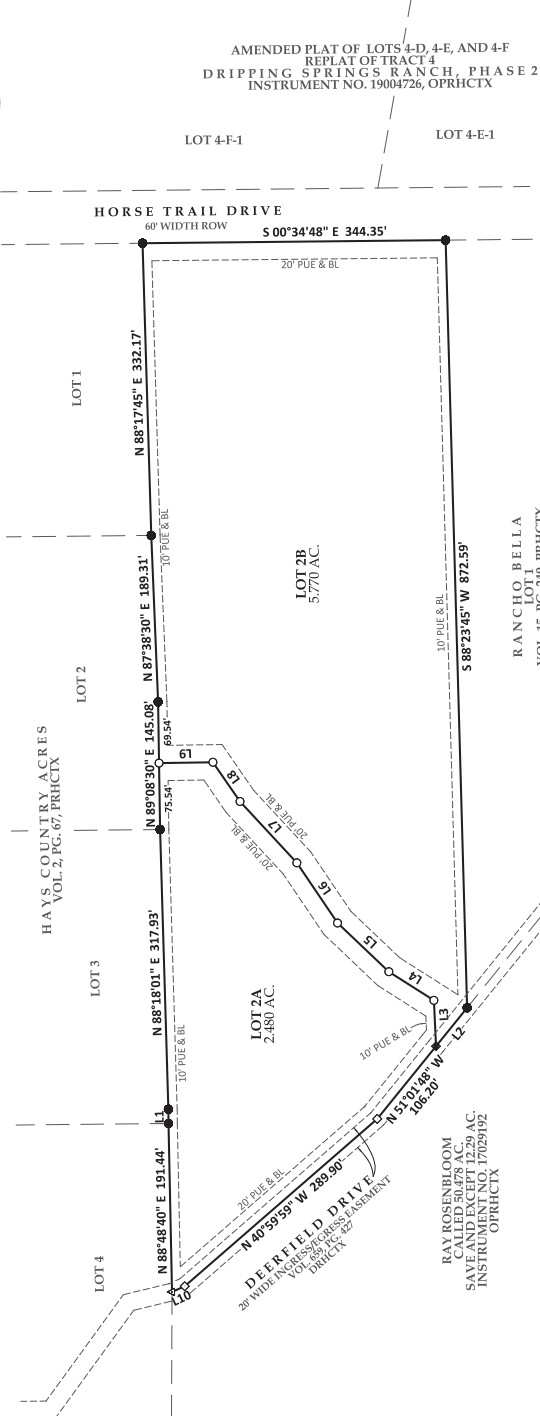
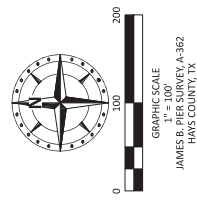
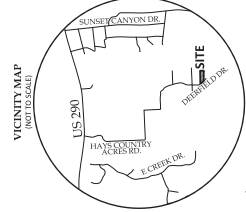
WILLIAM A. HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6555 - STATE OF TEXAS
DATE _____

REPLAT OF LOT 2 RANCHO BELLA

LINE	BEARING	LENGTH
L1	N89°15'28" E	16.21'
L2	N5°03'49" W	59.16'
L3	N3°28'16" E	60.68'
L4	N43°31'07" E	80.39'
L5	N45°56'42" E	82.51'
L6	N47°09'48" E	94.99'
L7	N55°21'41" E	54.19'
L8	N00°51'30" W	61.21'
L9	N24°08'59" W	15.79'

LOT	AREA SUMMARY	ACREAGE
L1		2.480
L2		5.770

- LEGEND**
- 1/4" IRON ROD (NO. 10)
 - 5/8" IRON ROD (NO. 10)
 - ◇ MAGNAIL FOUND (NO. WASHER)
 - ◇ MAGNAIL W/ "WHITECAP RPLS 6355" WASHER SET
 - ▲ CALCULATED POINT IN CATTLE GUARD
 - PUE PUBLIC UTILITY EASEMENT
 - BL BUILDING SETBACK LINE
 - SE LOT BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - EASEMENT / BUILDING SETBACK LINE
 - PRHCTX HAY RECORDS
 - PRHCTX OFFICIAL PUBLIC RECORDS



- PLAT NOTES (CONT.):**
10. A 20' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO THE RIGHT-OF-WAYS OF ALL STREETS IN THIS SUBDIVISION.
 11. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
 12. WASTE WATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.
 13. THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
 14. 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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT IS OBTAINED FROM THE CITY OF DRIPPING SPRINGS AND (B) THE DRIVEWAY CONFORMS TO THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS set forth in SECTION 74 AND 75 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
 15. THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
 16. ALL CURBSETS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
 17. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TYPED OR FINA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
 18. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

- PLAT NOTES:**
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, MAD83 (2011) SOUTH, CENTRAL ZONE. UNITS = US SURVEY FEET.
 2. THIS PROPERTY LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP NO. 480904020E, DATED SEPTEMBER 2, 2009. THE CITY OF DRIPPING SPRINGS HAS REVIEWED THIS PLAT AND DETERMINED THAT THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
 3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS ACQUFER RECHARGE ZONE.
 4. THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE E.T.Z. OF THE CITY OF DRIPPING SPRINGS.
 5. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS OR RAINWATER COLLECTION.
 7. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERALS ELECTRIC COOPERATIVE.
 8. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
 9. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS, RECORDED IN VOLUME 15, PAGE 249 PLAT RECORDS, HAYS COUNTY, TEXAS.

WHITECAP SURVEY COMPANY
WHITECAP SURVEY COMPANY, LLC
1846 W. STATE ST. SUITE 100
DRIPPING SPRINGS, TX 78620
PO BOX 1225
684624
EMAIL: INFO@WHITECAPSURVEY.COM