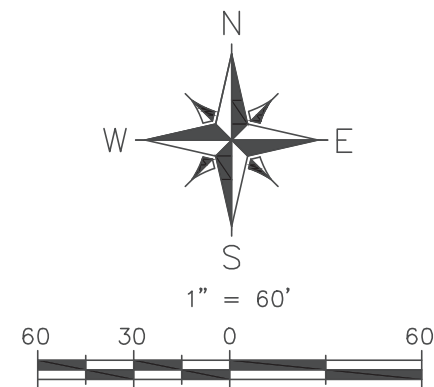


REPLAT OF LOT 57, SPRINGLAKE

BEING A 4.39 ACRE TRACT OF LAND SITUATED IN THE G. W. LINDSAY SURVEY NO. 138, ABSTRACT NO. 289, HAYS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.385 ACRE TRACT OF LAND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) RECORDED IN VOLUME 1143, PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS FINAL PLAT, BEING A REPLAT OF LOT 57, SPRINGLAKE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE ____ DAY OF _____, 20__

BY:

MIM JAMES, CHAIRMAN

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WESLEY R. SUTHERLAND AND MARIE SUTHERLAND, WITH OUR HOME ADDRESS AT 100 OAKVIEW DR., DRIPPING SPRINGS, TX 78620, OWNER OF THE 4.385 ACRE TRACT (RECORD) AND KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION) IN THE G. W. LINDSAY SURVEY NO. 138, ABSTRACT NO. 289, HAYS COUNTY, TEXAS, AS CONVEYED TO US BY DEED DATED APRIL 11, 1995 AND RECORDED IN VOLUME 1143, PAGE 400, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY REPLAT 4.39 ACRES TO BE KNOWN AS

REPLAT OF LOT 57, SPRINGLAKE

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: WESLEY R. SUTHERLAND AND MARIE SUTHERLAND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED THEREUNTO DULY AUTHORIZED.

WESLEY R. SUTHERLAND
100 OAKVIEW DR.
DRIPPING SPRINGS, TX 78620

MARIE SUTHERLAND
100 OAKVIEW DR.
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WESLEY R. SUTHERLAND AND MARIE SUTHERLAND, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE OF, THIS THE ____ DAY OF _____, A.D., 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, A.D. 20__ THE COMMISSIONERS 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 INSTRUMENT NUMBER _____

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

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

GENERAL NOTES

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS MAP NO. 48209C0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE. THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 3) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 4) ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- 5) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF DRIPPING SPRINGS, TEXAS.
- 6) HAYS COUNTY REQUIRES A MINIMUM 25' FRONT BUILDING SETBACK LINE.
- 7) THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 8) THIS PROPERTY IS LOCATED WITHIN THE HAYS COUNTY E.S.D. (EMERGENCY SERVICE DISTRICT) 1 & 6.
- 9) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
- 10) THIS SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 11) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 12) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 13) THE TWO LOTS CANNOT BE FURTHER RESUBDIVIDED. THEY CAN BE AMENDED TO ADJUST PROPERTY LINES THROUGH AN AMENDED PLAT, SO LONG AS NO LOT SIZE IS LESS THAN 1.5 ACRES.
- 14) WATER SOURCE: DRIPPING SPRINGS WATER SUPPLY COMPANY
- 15) WASTEWATER SOURCE: ON-SITE SANITARY SEWAGE FACILITIES
- 16) DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- 17) MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN.
- 18) EACH LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE AND THE ACCOMPANYING OUTBUILDINGS AND IMPROVEMENTS. THIS SUBDIVISION IS PROHIBITED FROM TCEQ REGULATED DEVELOPMENT.
- 19) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT TO DEMONSTRATE WATER AVAILABILITY AND IS PROHIBITED FROM FURTHER SUBDIVISION.
- 20) THE MINIMUM LOT SIZE REQUIREMENTS FOR LOTS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND ON A PUBLIC GROUNDWATER SUPPLY IS 1.5 ACRES WITH AN ADVANCED SEPTIC SYSTEM AND 2.5 ACRES WITH A CONVENTIONAL SEPTIC SYSTEM, THEREFORE ONLY ADVANCED SEPTIC SYSTEMS WILL BE PERMITTED ON 57B.
- 21) THE PURPOSE FOR THIS REPLAT IS TO CREATE AN ADDITIONAL LOT.

UTILITIES

ELECTRIC - PEDERNALES ELECTRIC COOP.
WATER - DRIPPING SPRINGS WATER SUPPLY COMPANY
SEWER - INDIVIDUAL ON-SITE SEWAGE FACILITIES

BUILDING SETBACK LINES - VOL. 407, PG. 636 DEED RECORDS

50' FROM THE CLOSEST BOUNDARY OF THE FRONTING ROAD EASEMENT AND 25' FROM THE BACK AND ALL SIDE PROPERTY LINES.

UTILITY EASEMENT - VOL. 407, PG. 636 DEED RECORDS

EASEMENT ALONG ALL BOUNDARIES FOR THE BENEFIT OF UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

UTILITY EASEMENT - VOL. 629, PG. 15 REAL PROPERTY RECORDS

50' ALONG THE FRONT PROPERTY LINE AND 10' ALONG EACH SIDE PROPERTY LINE FOR THE BENEFIT OF ALL OWNERS OF THE SUBDIVISION TRACT AND FOR UTILITY COMPANIES AS THEY APPLY TO THIS SUBDIVISION.

LOT SIZE CATEGORIES

TOTAL NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 2.195 ACRES
0 LOTS LARGER THAN 10.0 ACRES
0 LOTS LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
1 LOT 2.00 ACRES OR LARGER UP TO 5.00 ACRES
1 LOT LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
0 LOTS SMALLER THAN 1.00 ACRE

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

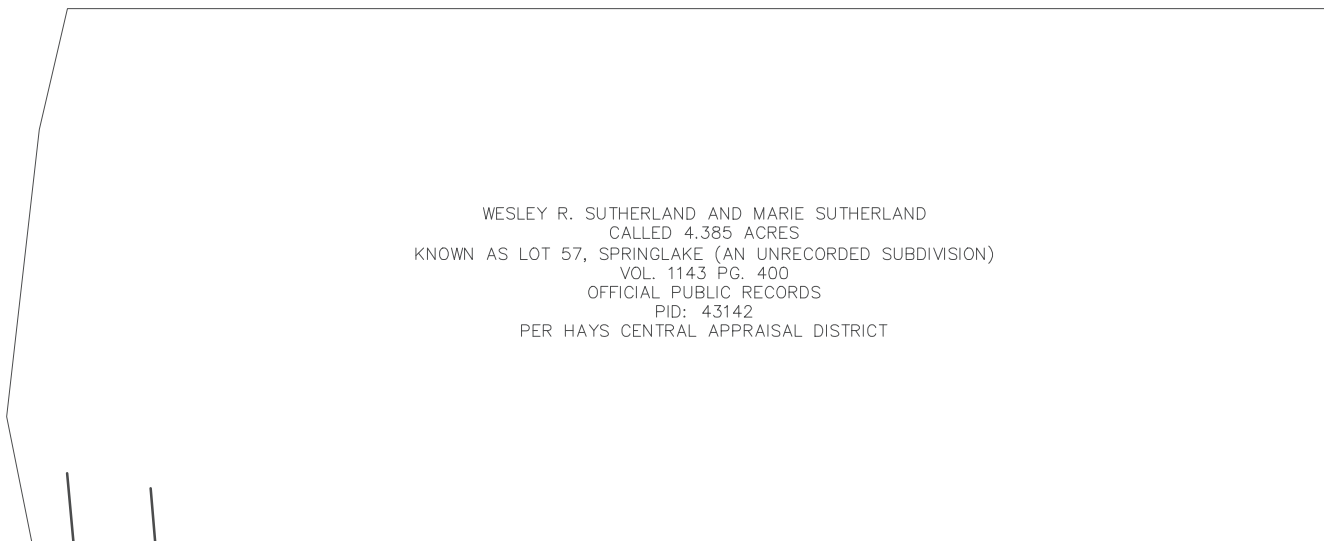
STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE

02/02/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JURICA, R.P.L.S. NO. 6344



WESLEY R. SUTHERLAND AND MARIE SUTHERLAND
CALLED 4.385 ACRES
KNOWN AS LOT 57, SPRINGLAKE (AN UNRECORDED SUBDIVISION)
VOL. 1143 PG. 400
OFFICIAL PUBLIC RECORDS
PID: 43142
PER HAYS CENTRAL APPRAISAL DISTRICT

GLENDIA BETH HART
CALLED 5.001 ACRES
DOC. NO. 19014976
OFFICIAL PUBLIC RECORDS
(LOT 53, SPRINGLAKE, AN UNRECORDED SUBDIVISION)
PID: 43136
PER HAYS CENTRAL APPRAISAL DISTRICT

LEGEND

- () RECORD CALL PER PLAT
- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
- ⊙ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 60D NAIL
- ⊙ FOUND MAG NAIL W/ A "SKI" WASHER
- ⊙ FOUND COTTON SPINDLE
- ⊙ FOUND IRON ROD W/ A RED "SOLIS KANAK INC" PLASTIC CAP

FRANCIS WOLFE
CALLED 3.93 ACRES
VOL. 504 PG. PG. 286
REAL PROPERTY RECORDS
CALLED 1.00 ACRES
VOL. 336 PG. 435
DEED RECORDS
(LOT 54A, SPRINGLAKE, AN UNRECORDED SUBDIVISION)
PID: 43138
PER HAYS CENTRAL APPRAISAL DISTRICT

EXISTING CONFIGURATION

OAKVIEW DR.
-CALLED 50 FOOT RIGHT-OF-WAY
VOL. 588 PG. 235
REAL PROPERTY RECORDS (N90°00'00"E 664.19' RT)

N88°55'26"E 430.22'

N88°55'26"E 233.97'

20' PUBLIC UTILITY EASEMENT

LOT 57A
2.89 ACRES

LOT 57B
1.50 ACRES

S88°55'26"W 448.22'

S88°55'26"W 233.97'

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 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 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 HAYS COUNTY DEVELOPMENT SERVICES.

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

CALLED 4.93 ACRES
SAVE AND EXCEPT
DEDICATED RIGHT-OF-WAY
VOL. 588 PG. 235
REAL PROPERTY RECORDS
VOL. 1150 PG. 173
OFFICIAL PUBLIC RECORDS
(PART OF LOT 58, SPRINGLAKE, AN UNRECORDED SUBDIVISION)
KELLY WAYNE STROUD
PID: 43143
PER HAYS CENTRAL APPRAISAL DISTRICT

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

DATE

MARCUS PACHECO, DIRECTOR OF DEVELOPMENT SERVICES
HAYS COUNTY DEVELOPMENT SERVICES

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 CONVEYED 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.

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
512-618-7672 RPLS6344@GMAIL.COM
TBP&LS FIRM #10194135

JOB NO.: 2040-23

DRAWN BY: CJJ

CHECKED BY: CJJ

SHEET: 1 OF 1