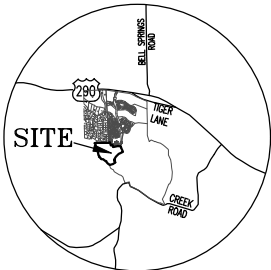


ARROWHEAD RANCH PHASE 3

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- 600 NAIL FOUND
- ⊛ COTTON SPINDLE FOUND
- △ MAG NAIL FOUND
- 10 LOT NUMBER
- Ⓛ BLOCK DESIGNATION

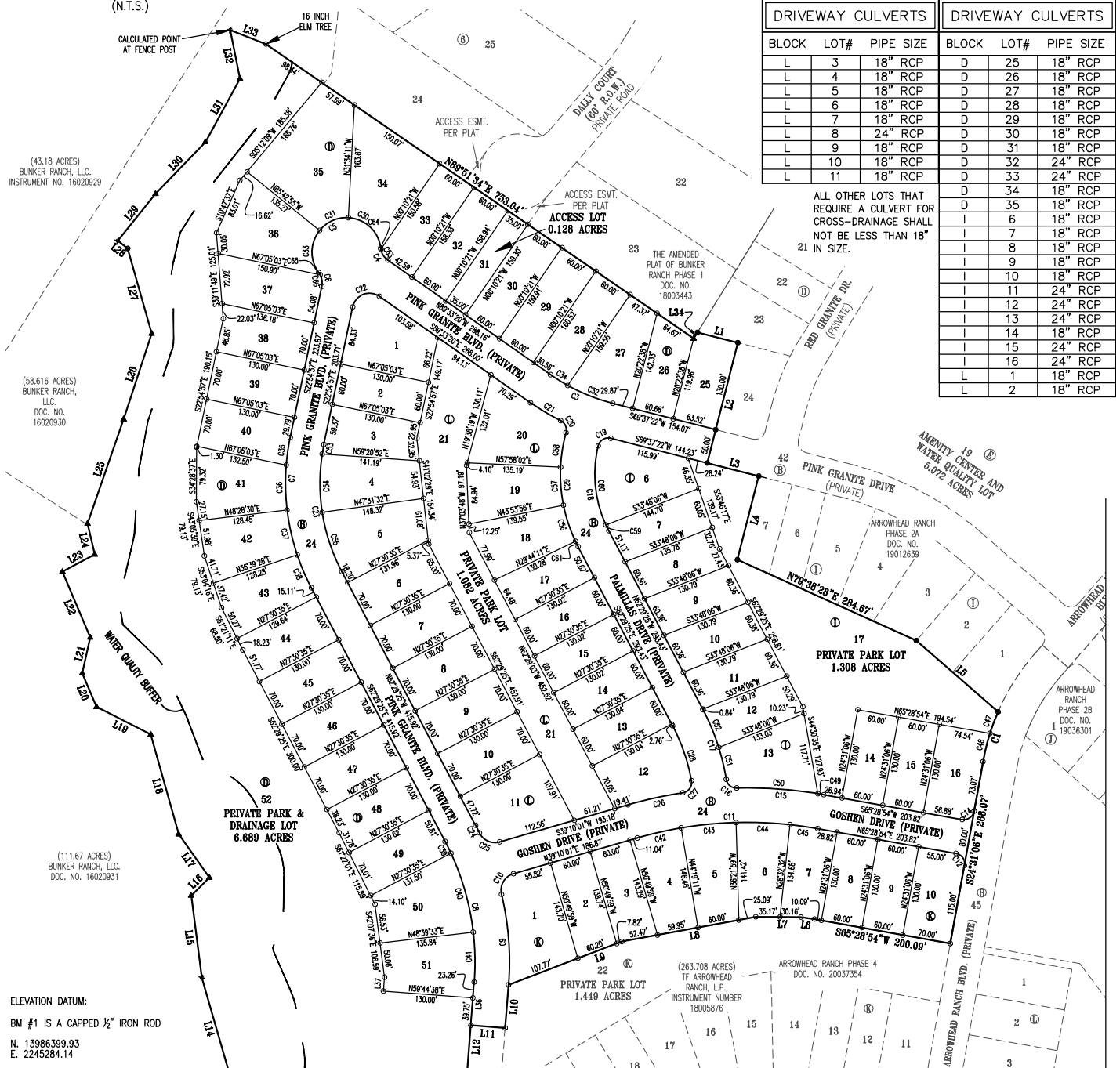
SCALE 1" = 100'



VICINITY MAP
(N.T.S.)

DRIVEWAY CULVERTS			DRIVEWAY CULVERTS		
BLOCK	LOT#	PIPE SIZE	BLOCK	LOT#	PIPE SIZE
L	3	18" RCP	D	25	18" RCP
L	4	18" RCP	D	26	18" RCP
L	5	18" RCP	D	27	18" RCP
L	6	18" RCP	D	28	18" RCP
L	7	18" RCP	D	29	18" RCP
L	8	24" RCP	D	30	18" RCP
L	9	18" RCP	D	31	18" RCP
L	10	18" RCP	D	32	24" RCP
L	11	18" RCP	D	33	24" RCP
			D	34	18" RCP
			D	35	18" RCP
			I	6	18" RCP
			I	7	18" RCP
			I	8	18" RCP
			I	9	18" RCP
			I	10	18" RCP
			I	11	24" RCP
			I	12	24" RCP
			I	13	24" RCP
			I	14	18" RCP
			I	15	24" RCP
			I	16	24" RCP
			L	1	18" RCP
			L	2	18" RCP

ALL OTHER LOTS THAT REQUIRE A CULVERT FOR CROSS-DRAINAGE SHALL NOT BE LESS THAN 18" IN SIZE.



(43.18 ACRES)
BUNKER RANCH, LLC.
INSTRUMENT NO. 16020929

(58.616 ACRES)
BUNKER RANCH, LLC.
DOC. NO. 16020930

(111.67 ACRES)
BUNKER RANCH, LLC.
DOC. NO. 16020931

ELEVATION DATUM:
BM #1 IS A CAPPED 1/2" IRON ROD
N. 13986399.93
E. 2245284.14
ELEVATION = 1191.59'
ACREAGE: 27.718 ACRES

SURVEY: BENJAMIN F. HANNA SURVEY
ABSTRACT NUMBER 222,
HAYS COUNTY, TEXAS
DATE: SEPTEMBER 3, 2020
OWNER: TF ARROWHEAD RANCH, L.P.,
6310 CAPITAL DRIVE, SUITE 130
BRADENTON, FL 34202

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

LINEAR FOOTAGE OF PRIVATE ROADS

PINK GRANITE DRIVE (LOCAL STREET)	50' R.O.W.	1,798'
PALMILLAS DRIVE (LOCAL STREET)	50' R.O.W.	615'
GOSHEN DRIVE (LOCAL STREET)	50' R.O.W.	757'
TOTAL		3,170'

LOT TABLE:

NUMBER OF SINGLE FAMILY LOTS:	53	14.898 ACRES
NUMBER OF PRIVATE ROAD LOTS:	1	3.613 ACRES
NUMBER OF PRIVATE PARK LOTS:	2	2.390 ACRES
NUMBER OF PRIVATE PARK & DRAINAGE LOTS:	1	6.689 ACRES
NUMBER OF ACCESS LOTS:	1	0.128 ACRES
NUMBER OF BLOCKS:	4	
TOTAL:		27.718 ACRES

A SUBDIVISION OF 27.758 ACRES BEING ARROWHEAD RANCH PHASE 3, OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10029000

Civil Engineering 5501 West William Cannon Austin, Texas 78749
Surveying 5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

ARROWHEAD RANCH PHASE 3

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	75.73	323.98	S13°55'11"E	75.56	38.04	132°33'32"
C2	51.58	325.00	S34°48'09"E	51.52	25.84	91°05'34"
C3	99.94	275.00	N80°02'01"E	99.39	50.53	204°49'18"
C4	21.03	25.00	S69°27'39"E	20.41	11.18	48°11'23"
C5	183.03	50.00	S33°45'52"W	96.65	188.31	209°44'22"
C6	21.03	25.00	N47°00'36"W	20.41	11.18	48°11'23"
C7	224.48	325.00	S42°42'11"E	220.04	116.93	39°34'28"
C8	210.97	375.00	N46°22'24"W	208.20	108.36	32°14'03"
C9	132.03	425.00	N39°09'21"W	131.50	66.55	174°57'58"
C10	38.06	25.00	S04°26'40"E	34.49	23.82	87°13'22"
C11	264.09	575.00	N52°19'28"E	261.77	134.41	28°18'53"
C12	23.56	15.00	N89°31'06"W	21.21	15.00	90°00'00"
C14	23.56	15.00	N20°28'54"E	21.21	15.00	90°00'00"
C15	126.75	625.00	S59°40'20"W	126.53	63.59	113°07'09"
C16	21.60	15.00	S84°53'25"E	19.78	13.15	82°29'40"
C17	106.91	325.00	N53°04'00"W	106.43	53.94	185°01'51"
C18	126.46	175.00	S41°47'17"E	123.73	66.14	41°24'17"
C19	23.75	15.00	S24°16'07"W	21.34	15.19	90°42'31"
C20	20.78	15.00	N58°47'27"W	19.16	12.45	79°22'19"
C21	50.46	325.00	N85°59'02"E	50.55	25.35	85°51'17"
C22	48.60	25.00	S33°45'52"W	41.78	38.03	113°21'37"
C23	189.94	275.00	S42°42'11"E	186.19	98.94	39°34'28"
C24	12.24	425.00	N61°38'54"W	12.24	6.12	138°01'11"
C25	34.90	25.00	N79°09'49"E	32.14	20.97	79°59'35"
C26	81.89	625.00	S42°55'14"W	81.83	41.00	73°02'26"
C27	23.96	15.00	N03°54'45"E	21.49	15.40	91°31'24"
C28	84.67	275.00	N53°40'11"W	84.34	42.67	17°38'28"
C29	170.37	225.00	S40°47'51"E	166.33	89.51	43°23'08"
C30	69.99	50.00	N81°28'04"W	64.41	42.11	80°12'14"
C31	47.25	25.00	S31°21'27"W	45.51	25.56	54°08'44"
C32	70.45	50.00	N78°57'44"E	70.26	35.42	144°48'43"
C33	65.79	50.00	S33°24'37"E	61.15	36.64	75°23'25"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	29.48	275.00	N87°22'23"E	29.47	14.76	60°8'34"
C35	40.31	325.00	S26°28'10"E	40.29	20.18	70°26'26"
C36	65.24	325.00	S35°46'26"E	65.13	32.73	113°30'07"
C37	67.03	325.00	S47°26'01"E	66.91	33.63	114°49'02"
C38	51.89	325.00	S57°54'58"E	51.84	26.00	90°08'53"
C39	19.20	375.00	N61°01'24"W	19.20	9.60	236°02'00"
C40	119.22	375.00	N50°26'55"W	118.72	60.12	181°12'56"
C41	72.55	375.00	N35°47'54"W	72.44	36.39	110°05'05"
C42	65.38	575.00	S42°25'25"W	65.33	32.72	63°04'48"
C43	79.82	575.00	S49°39'25"W	79.75	39.97	75°12'12"
C44	78.52	575.00	S57°32'44"W	78.46	39.32	74°49'27"
C45	40.38	575.00	S63°28'11"W	40.37	20.20	40°12'26"
C47	33.68	323.91	S14°12'08"E	33.67	16.86	55°37'30"
C48	42.04	324.00	S20°53'54"E	42.01	21.05	72°06'05"
C49	8.48	625.00	S60°05'36"W	8.48	4.24	0°46'37"
C50	118.27	625.00	S59°17'01"W	118.09	58.31	105°50'32"
C51	47.65	325.00	N47°50'37"W	47.61	23.87	82°40'04"
C52	59.25	325.00	N57°16'02"W	59.17	29.71	102°26'46"
C53	13.91	275.00	S24°21'53"E	13.91	6.96	235°33'33"
C54	84.97	275.00	S34°39'25"W	84.63	42.82	174°28'00"
C55	91.07	275.00	S53°00'12"E	90.65	45.86	185°28'27"
C56	55.62	225.00	S53°10'56"E	55.47	27.95	140°09'44"
C57	55.25	225.00	S39°04'01"E	55.11	27.76	140°04'06"
C58	50.77	225.00	S25°34'08"E	50.66	25.49	125°51'41"
C59	9.21	175.00	S60°58'57"E	9.21	4.61	300°56'56"
C60	117.25	175.00	S40°16'49"E	115.07	60.82	38°23'21"
C61	8.74	225.00	S61°22'37"E	8.74	4.37	21°33'37"
C63	19.37	25.00	S67°21'15"E	18.89	10.20	44°24'13"
C64	1.65	25.00	S43°15'32"E	1.65	0.83	3°47'10"
C65	3.77	25.00	N66°47'24"W	3.76	1.89	83°37'50"
C66	17.26	25.00	N42°41'43"W	16.92	8.99	38°33'33"

- THIS FINAL PLAT IS WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET. ARROWHEAD RANCH BLVD. WILL HAVE NO DIRECT RESIDENTIAL ACCESS.
- NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO. 48209C 0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS PER THE AGREEMENT WITH THE DEVELOPER.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- ORGANIZED GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
- MINIMUM FRONT SETBACK SHALL BE 15'.
- MINIMUM REAR SETBACK SHALL BE 20'.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
- UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF PRIVATE ROAD LOTS AND 5' ALONG EACH SIDE LOT LINE.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- 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 WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SANITARY SEWER OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY'S WATER QUALITY PROTECTION ORDINANCE AS WELL AS THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
- ANY DEVELOPMENT WITHIN A WOZ ALLOWED UNDER SEC. 22.05.017(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONSTRUCTED IN A MANNER WHICH LIMITS THE ALTERATION AND POLLUTION OF THE NATURAL RIPARIAN CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE. IN NO CASE SHALL ANY WASTEWATER LINE BE LOCATED LESS THAN 100 FEET FROM THE CENTERLINE OF A STREAM UNLESS THE APPLICANT HAS DEMONSTRATED THAT THE INSTALLATION OF THE WASTEWATER LINES OUTSIDE THIS ZONE IS PHYSICALLY PROHIBITED OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WOZ SHALL MEET DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS TO ENSURE ZERO LEAKAGE.
- DRIVEWAYS NEED TO BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
- THIS FINAL PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, FORESTAR AND ASSIGNS, AS AMENDED.
- THE CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE, AND WASTEWATER MAINTENANCE AS NEEDED. HOA TO PROVIDE CITY WITH ACCESS GATE CODE.
- THE HOA, ARROWHEAD RANCH MASTER COMMUNITY, INC., WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, OPEN SPACE LOTS, PRIVATE PARKS, AND TRAILS.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS ZONING ORDINANCE AND WHERE IT MAY CONFLICT WITH A PLAT NOTE, THE STRICTER OF THE TWO WILL APPLY.
- ALL PRIVATE ROADS ARE ALSO PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS.
- THE DRIPPING SPRINGS WATER SUPPLY CORPORATION IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC. FOR INSPECTION AND WATER SYSTEM MAINTENANCE AS NEEDED. THE HOMEOWNERS ASSOCIATION SHALL PROVIDE THE DRIPPING SPRINGS WATER SUPPLY CORPORATION WITH GATE ACCESS.
- STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF THE SUBDIVISION ORDINANCE 28.06.051.

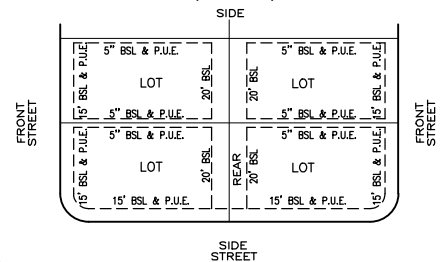
AREA TABLE		
AREA WITHIN SUBDIVISION	27.718 ACRES	(1,207,394 sq. ft.)
AREA OF SINGLE FAMILY LOTS	14.898 ACRES	(648,957 sq. ft.)
AREA WITHIN PRIVATE STREETS	3.614 ACRES	(157,426 sq. ft.)
BLOCK 'D'		
LOT NO.	ACREAGE	SQ. FT.
25	0.189 ACRES	8,241 SQ. FT.
26	0.183 ACRES	7,958 SQ. FT.
27	0.255 ACRES	11,104 SQ. FT.
28	0.221 ACRES	9,635 SQ. FT.
29	0.221 ACRES	9,612 SQ. FT.
30	0.220 ACRES	9,576 SQ. FT.
31	0.128 ACRES	5,569 SQ. FT.
32	0.218 ACRES	9,517 SQ. FT.
33	0.217 ACRES	9,443 SQ. FT.
34	0.340 ACRES	14,808 SQ. FT.
35	0.452 ACRES	19,700 SQ. FT.
36	0.304 ACRES	13,221 SQ. FT.
37	0.235 ACRES	10,220 SQ. FT.
38	0.210 ACRES	9,166 SQ. FT.
39	0.209 ACRES	9,100 SQ. FT.
40	0.210 ACRES	9,134 SQ. FT.
41	0.257 ACRES	11,191 SQ. FT.
42	0.237 ACRES	10,341 SQ. FT.
43	0.229 ACRES	9,991 SQ. FT.
44	0.209 ACRES	9,097 SQ. FT.
45	0.209 ACRES	9,100 SQ. FT.
46	0.209 ACRES	9,100 SQ. FT.
47	0.209 ACRES	9,100 SQ. FT.
48	0.209 ACRES	9,100 SQ. FT.
49	0.211 ACRES	9,189 SQ. FT.
50	0.290 ACRES	12,616 SQ. FT.
51	0.253 ACRES	11,010 SQ. FT.
52	6.689 ACRES	291,364 SQ. FT.
BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
6	0.285 ACRES	12,431 SQ. FT.
7	0.193 ACRES	8,421 SQ. FT.
8	0.182 ACRES	7,929 SQ. FT.
9	0.180 ACRES	7,847 SQ. FT.
10	0.180 ACRES	7,847 SQ. FT.
11	0.180 ACRES	7,847 SQ. FT.
12	0.182 ACRES	7,938 SQ. FT.
13	0.255 ACRES	11,123 SQ. FT.
14	0.179 ACRES	7,800 SQ. FT.
15	0.179 ACRES	7,800 SQ. FT.
16	0.214 ACRES	9,332 SQ. FT.
17	1.308 ACRES	56,990 SQ. FT.

BLOCK 'K'		
LOT NO.	ACREAGE	SQ. FT.
1	0.298 ACRES	12,981 SQ. FT.
2	0.195 ACRES	8,473 SQ. FT.
3	0.193 ACRES	8,424 SQ. FT.
4	0.228 ACRES	9,914 SQ. FT.
5	0.232 ACRES	10,092 SQ. FT.
6	0.218 ACRES	9,498 SQ. FT.
7	0.195 ACRES	8,492 SQ. FT.
8	0.179 ACRES	7,800 SQ. FT.
9	0.179 ACRES	7,800 SQ. FT.
10	0.208 ACRES	9,051 SQ. FT.
BLOCK 'L'		
LOT NO.	ACREAGE	SQ. FT.
1	0.274 ACRES	11,926 SQ. FT.
2	0.179 ACRES	7,800 SQ. FT.
3	0.196 ACRES	8,550 SQ. FT.
4	0.235 ACRES	10,218 SQ. FT.
5	0.275 ACRES	11,992 SQ. FT.
6	0.209 ACRES	9,105 SQ. FT.
7	0.209 ACRES	9,100 SQ. FT.
8	0.209 ACRES	9,100 SQ. FT.
9	0.209 ACRES	9,100 SQ. FT.
10	0.209 ACRES	9,100 SQ. FT.
11	0.280 ACRES	12,208 SQ. FT.
12	0.242 ACRES	10,561 SQ. FT.
13	0.179 ACRES	7,800 SQ. FT.
14	0.179 ACRES	7,800 SQ. FT.
15	0.179 ACRES	7,800 SQ. FT.
16	0.179 ACRES	7,800 SQ. FT.
17	0.185 ACRES	8,054 SQ. FT.
18	0.225 ACRES	9,783 SQ. FT.
19	0.225 ACRES	9,796 SQ. FT.
20	0.281 ACRES	12,221 SQ. FT.
21	1.082 ACRES	47,124 SQ. FT.

Line Table		
Line #	Length	Direction
L1	60.39	N69°37'22"E
L2	180.00	S20°22'38"E
L3	77.15	N69°37'22"E
L4	125.00	S20°22'38"E
L5	157.10	S83°39'53"E
L6	18.93	S63°48'14"W
L7	65.33	S55°35'02"W
L8	197.50	S44°50'49"W
L9	175.79	S34°26'46"W
L10	63.01	S30°15'22"E
L11	50.00	S59°44'38"W
L12	67.08	S30°15'22"E
L13	148.21	S50°39'04"W
L14	148.70	N50°46'36"W
L15	120.27	N42°07'36"W
L16	37.27	N10°50'57"E
L17	77.25	N70°06'10"W
L18	150.14	N60°21'51"W
L19	88.09	S82°15'19"W

Line Table		
Line #	Length	Direction
L20	52.84	N57°34'11"W
L21	53.54	N22°13'06"W
L22	103.38	N57°38'37"W
L23	53.06	N27°08'55"E
L24	45.90	N47°54'31"W
L25	160.21	N15°37'11"W
L26	130.74	N16°32'54"W
L27	128.03	N50°34'05"W
L28	18.24	N86°44'14"W
L29	87.59	N04°11'24"E
L30	104.44	N09°08'37"E
L31	104.51	N06°02'02"W
L32	71.78	N46°09'00"W
L33	55.48	N76°42'53"E
L34	10.52	N03°01'36"W
L36	63.01	S30°15'22"E
L37	20.25	N30°15'22"W

TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL (1" = 100')



SINGLE FAMILY LOTS	
LOT SIZE	NO.
< 1 ACRE	66
1-2 ACRE	0
2-5 ACRE	0
5-10 ACRE	0
> 10 ACRE	0
MINIMUM LOT SIZE: 0.179 AC (7,800 sq. ft.)	
AVERAGE LOT SIZE: 0.223 AC (9,714 sq. ft.)	

ARROWHEAD RANCH						
	AREA	LOT I/C	PVMT I/C	TOTAL I/C	TOTAL I/C	% I/C
				SF	AC	
EXISTING:						
SECTION 1	7.7	--	--	47297.0	1.1	14.08%
PHASE 1						

ARROWHEAD RANCH PHASE 3

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT IF ARROWHEAD RANCH, L.P., BEING THE OWNER OF A CALLED 263.708 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER 18005876 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 27.718 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"ARROWHEAD RANCH PHASE 3"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND, THIS THE _____ DAY OF _____, 20_____, A.D.

By: _____
TF ARROWHEAD RANCH, L.P.,
6310 CAPITAL DRIVE, SUITE 130
BRADENTON, FL 34202

STATE OF TEXAS }
COUNTY OF HAYS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME _____
MY COMMISSION EXPIRES: _____

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

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

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

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

MICHELLE FISCHER
CITY ADMINISTRATOR

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, 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 SOURCE.

CHAD GILPIN, P.E., CITY ENGINEER

DATE: _____

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN 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 VOLUME _____, PAGE(S) _____.

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

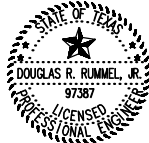
ELAINE H. CARDENAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DOUGLAS R. RUMMEL, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C-0085F AND MAP PANEL NO. 48209C-0105F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____
DOUGLAS R. RUMMEL, JR., P.E., No. 97387
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
dougjr@cbdeng.com



CARLSON, BRIGANCE & DOERING, INC.
E# 13791

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.L.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



A SUBDIVISION OF 27.758 ACRES BEING ARROWHEAD RANCH PHASE 3, OUT OF THE BENJAMIN F. HANNA SURVEY, ABSTRACT NUMBER 222, HAYS COUNTY, TEXAS

SHEET NO. 3 OF 3

