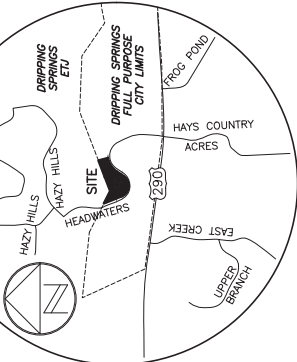


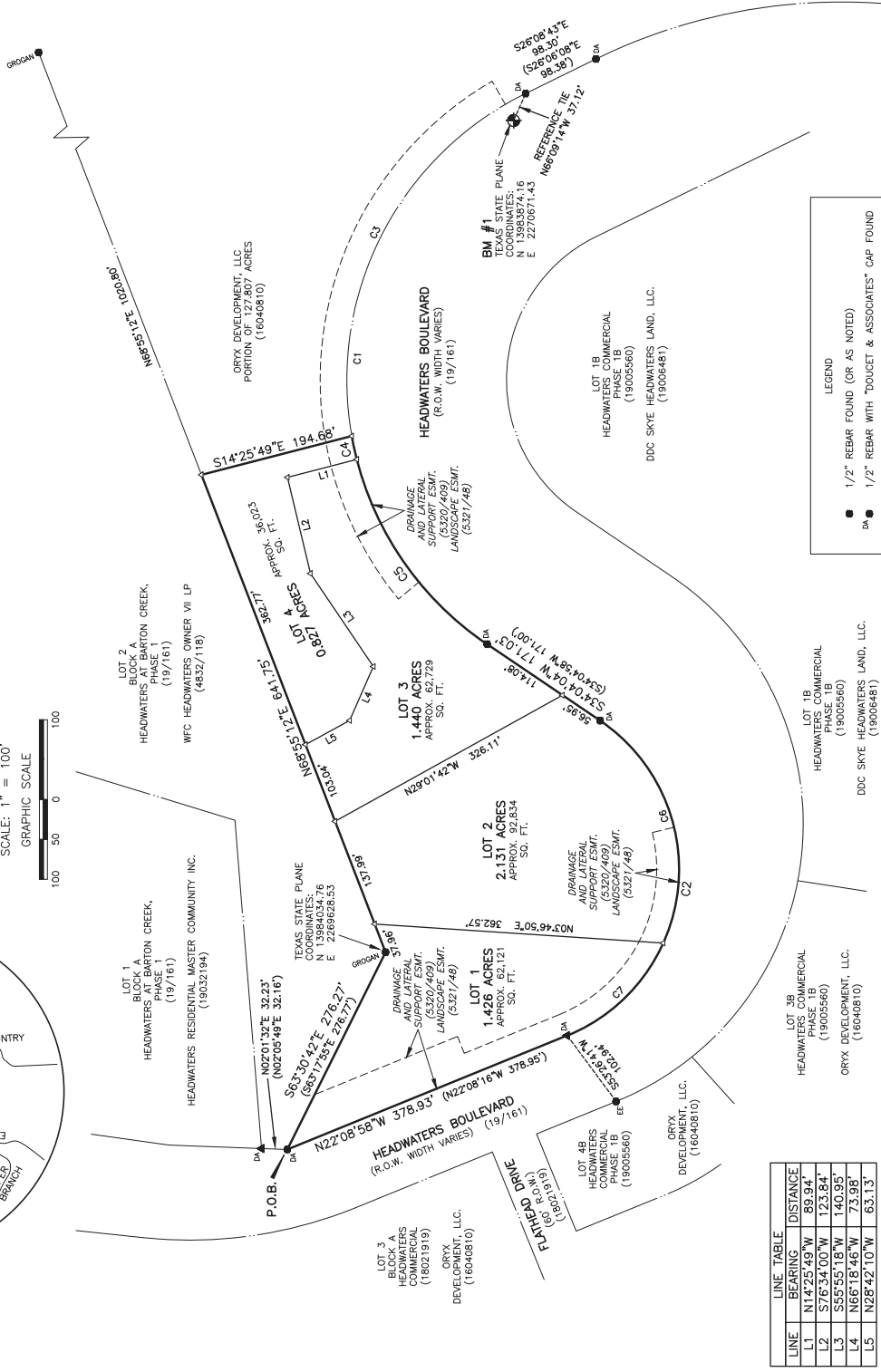
HEADWATERS COMMERCIAL EAST PHASE 1

LOCATION MAP
NOT TO SCALE



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey or plan. It is the responsibility of the Board of Professional Engineers and Land Surveyors to ensure compliance with the Texas Surveying Code, Title 22, Part 238, General Rules of Procedure and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18.

SCALE: 1" = 100'
GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N14°25'49"W	89.94'
L2	S76°34'00"W	123.84'
L3	S55°55'18"W	140.95'
L4	N66°18'46"W	73.98'
L5	N28°42'10"W	63.13'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	400.08'	119°49'46"	836.73'	N86°00'08"W	692.36'	(N86°00'35"W 692.31')
C2	225.04'	123°49'06"	486.32'	N84°01'50"W	397.06'	(N84°01'39"W 397.00')
C3	400.08'	74°02'25"	517.00'	S63°06'28"E	481.77'	
C4	400.08'	4°18'01"	30.03'	S77°43'19"W	30.02'	
C5	400.08'	41°29'19"	289.70'	S54°49'39"W	283.42'	
C6	225.04'	80°13'37"	315.11'	S74°10'25"W	289.99'	
C7	225.04'	43°35'29"	171.21'	N43°55'01"W	167.11'	

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - DA 1/2" REBAR WITH "DOUCET & ASSOCIATES" CAP FOUND
 - EA 1/2" REBAR WITH "TECL RPLS 4663" CAP FOUND
 - GROGAN 1/2" REBAR WITH "GROGAN" CAP FOUND
 - ▲ MAG NAIL WITH "DOUCET & ASSOCIATES" WASHER FOUND
 - △ CALCULATED POINT
 - ⊙ CONTROL POINT/BENCHMARK LOCATION
 - BL. BUILDING SETBACK LINE
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"
MAG NAIL WITH WASHER SET IN CONCRETE ALONG THE NORTH SIDE OF HEADWATERS BOULEVARD APPROX. 950' NORTH OF THE INTERSECTION OF HEADWATERS BOULEVARD AND WASHINGTON ST., AND APPROX. 189' SOUTH OF A STORM SEWER INLET LOCATED IN THE GRASS MEDIAN OF HEADWATERS BOULEVARD.
SURFACE COORDINATES:
N 13985692.06
E 22709662.62
TEXAS STATE PLANE COORDINATES:
N 13985874.16
E 2270671.43
ELEVATION = 1258.88'
VERTICAL DATUM: NAVD 88 (GEOID 12B)
COMBINED SCALE FACTOR = 0.999870017 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 0°28'06"

OWNER:
ORYX LAND HOLDING, LLC.
P.O. BOX 9000
AUSTIN, TEXAS 78703

SURVEYOR:
JOE BEN EARLY, JR., R.P.L.S. 6016
EARLY LAND SURVEYING, LLC
11133-001-BASE
AUSTIN, TX 78709
512-202-6631

ENGINEERS:
JESSE B. MALONE, P.E.
MALONE WHEELER, INC.
5113 SOUTHWEST PARKWAY STE 260
AUSTIN, TX 78735
512-899-0801

SUBDIVISION DETAILS:
TOTAL SUBDIVISION ACREAGE: 5.824
TOTAL SUBDIVISION SQUARE FOOTAGE: 253,708
TOTAL NO. OF LOTS: 1
TOTAL NO. OF PARKLAND DEDICATIONS: NONE
TOTAL NO. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: NONE

SUBDIVISION LOT DETAILS:
LOT 1, BLOCK A: 1.426 AC. 62,121 SQ. FT.
LOT 2, BLOCK A: 2.131 AC. 92,834 SQ. FT.
LOT 3, BLOCK A: 1.440 AC. 62,729 SQ. FT.
LOT 4, BLOCK A: 0.827 AC. 36,023 SQ. FT.

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-6533
MAY & JBE

PROJECT NO.: 1133-001
DRAWING NO.: 1133-001-BASE
PLOT DATE: 1/5/22
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE

SHEET 01 OF 02
TBELS PRINT NO. 10194487

HEADWATERS COMMERCIAL EAST PHASE 1

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX HOLDING, LLC, BEING THE OWNER OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
DEED WITH PLAT SHOWN HEREON, BEING A PART OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DATED NOVEMBER 29, 2016, AND BEING RECORDED IN INSTRUMENT 168488808 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

BLAKE RUE, MANAGING MEMBER
ORYX HOLDING, LLC
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED BLAKE RUE, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEA)

PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT J/W/E, TEXAS REGIONAL BANK, A LEND HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY APPROVE, AND CONSENT TO ALL EASEMENTS AND PLAT INSTRUMENTS SHOWN HEREON, AND HEREBY APPROVE, AND CONSENT TO ALL EASEMENTS AND PLAT INSTRUMENTS SHOWN HEREON, AND ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON, THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS COMMERCIAL EAST PHASE 1

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

ERN NEEDHAM, SENIOR VICE PRESIDENT
133 S. HUCHWAY 5200 EAST STE 305
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED ERN NEEDHAM, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEA)

PRINTED NAME OF NOTARY / EXPIRES

PLAT NOTES:

1. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
2. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.
3. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 1 FOR EMS SERVICE.
4. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD NO. 6 FOR FIRE SERVICE.
5. THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY GENERAL UTILITY DISTRICT.
6. ALL UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD PRACTICES, TEXAS CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
7. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
8. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
9. WATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT.
10. SEWER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT OR AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS, TEXAS.
11. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
12. BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS SUBDIVISION AND ZONING ORDINANCES. THE SUBDIVISION IS CURRENTLY ZONED (PD0-6).
13. ALL SUBDIVISIONS SHALL BE SUBJECT TO THE SUBDIVISIONS ACT AND THE SUBDIVISIONS ACT IS ACCEPTED BY THE CITY OF DRIPPING SPRINGS, TEXAS.
14. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM CONSTRUCTED TO FACILITATE DRAINAGE INTO THE DRAINAGE SYSTEM STRUCTURED BY THE SUBDIVISION DEVELOPER AND/OR THE OWNER.
16. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
17. IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SYSTEM TO BE CONSTRUCTED TO FACILITATE DRAINAGE FROM THE STRUCTURE, TO BE MAINTAINED BY THE SUBDIVISION DEVELOPER.
18. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES AND NATURAL GAS LINES.
19. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVEY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
20. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVEY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
21. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVEY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
22. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVEY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
23. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
24. THE SUBDIVISION DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEVEY APPLICATION FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY.
25. ALL UTILITIES ARE TO BE UNDERGROUND, TO THE FULLEST EXTENT PRACTICAL.
26. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/ OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
27. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DRIPPING SPRINGS. SIDEWALKS LOCATED PRIVATE PROPERTY SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
28. THIS TRACT SHOWN HEREON LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS, FIRM PANEL NO. 48209C0108F, DATED SEPTEMBER 2, 2005.
29. ALL SIGNS SHALL COMPLY WITH CITY OF DRIPPING SPRINGS SIGN ORDINANCE AND/OR HEADWATERS MASTER PLAN.
30. HEADWATERS MUD SHALL BE GRANTEE ON ALL WATER, WASTEWATER AND DRAINAGE EASEMENTS.
31. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF THE CITY OF DRIPPING SPRINGS, TEXAS.
32. OWNERS OF THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF THE CITY OF DRIPPING SPRINGS, TEXAS, SUPERVISORS FACILITIES, NOT THE CITY OF DRIPPING SPRINGS.

ENGINEER CERTIFICATION
STATE OF TEXAS

I, JESSE B. MALONE, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE LOT(S) IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48209C0108F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JESSE B. MALONE, P.E.
PROFESSIONAL ENGINEER No. _____
DATE: _____

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, JOE BEN EARLY, JR., DO HEREBY CERTIFY THAT I PREPARE THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE SUBJECT LAND AND THAT THE CORNER POINTS SHOWN HEREON ARE THE PROPERTY CORNERS UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DRIPPING SPRINGS, TEXAS.

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6016
DATE: _____

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. (Per Texas: Board of Professional Engineers and Land Surveyors: Texas Administrative Code, Title 22, Part 23: General Rules of Professional Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

METES AND BOUNDS - LEGAL DESCRIPTION:

A. DESCRIPTION OF 5.824 ACRES (APPROXIMATELY 253,708 SQ. FT.) IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475 IN HAYS COUNTY, TEXAS, BEING A PORTION OF A 127,087 ACRE TRACT CONVERTED TO ORYX DEVELOPMENT, LLC, IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED NOVEMBER 29, 2016 AND RECORDED IN INSTRUMENT 168488808 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 5.824 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" rebar with "Doucet & Associates", cap found in the east right-of-way line of Headwaters Boulevard (right-of-way width varies) as shown on the plat Records of Barton Creek, Phase 1, a subdivision of record in Volume 19, Page 161 of the Plat Records of Hays County, Texas, being a 127,087 acre tract, from which a 1/2" rebar with "Doucet & Associates" cap found in the northeast corner of said tract, to the right, having a radius of 400.08 feet, a delta angle of 24'02'25", an arc length of 517.00 feet, and a chord which bears South 63'06'28" East, a distance of 481.77 feet;
THENCE with the common right-of-way line of Headwaters Boulevard and the said 127,087 acre tract, the following four (4) courses and distances:
1. South 63'30'42" East, a distance of 276.22 feet to a 1/2" rebar with "Grogan" cap found;
2. North 68'55'12" East, a distance of 641.75 feet to a calculated point; from which a 1/2" rebar with "Doucet & Associates" cap found;
3. South 34'04'04" West, a distance of 171.03 feet to a 1/2" rebar with "Doucet & Associates" cap found;
4. With a curve to the right, having a radius of 225.04 feet, a delta angle of 123'49'06", an arc length of 486.32 feet, and a chord which bears North 84'01'50" West, a distance of 397.06 feet to a mag nail with "Doucet & Associates" washer found, from which a 1/2" rebar with "ECL RPLS 4863" found in the west right-of-way line of Headwaters Boulevard, bears South 53'26'41" West, a distance of 102.94 feet;
5. North 22'08'58" West, a distance of 378.83 feet to the POINT OF BEGINNING, containing 5.824 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HAYS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 1). NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY SYSTEM APPROVED BY THE CITY OF DRIPPING SPRINGS, TEXAS. ALL NEW BUILDINGS SHALL BE OCCUPIED ONLY AFTER A PROSPECTIVE OWNER HAS OBTAINED A PERMIT FROM THE CITY OF DRIPPING SPRINGS, TEXAS, CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- 2). NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS, TEXAS.
- 3). NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGUN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GULPIN, P.E.
DRIPPING SPRINGS CITY ENGINEER
DATE: _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, HEADWATERS COMMERCIAL EAST PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AND IS HEREBY APPROVED.

APPROVED ON THIS _____ DAY OF _____, 20____.

By: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS
COUNTY CLERK

I, ELAINE H. CARDEAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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, UNDER

CABINET FILE No. _____

FILED FOR RECORD ON THE _____ DAY OF _____, 20____.

By: _____
BY: DEPUTY

ELAINE H. CARDEAS
COUNTY CLERK
HAYS COUNTY, TEXAS

PROJECT NO.:
1135-001
DRAWING NO.:
1135-001-BASE
PLOT DATE:
1/5/22
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JEB
SHEET
02 OF 02

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8633
TBPELS (TRM NO.) 10194487