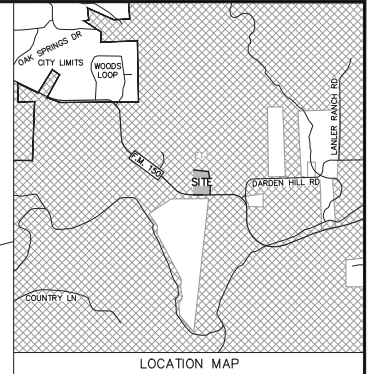
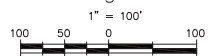


BURKE SUBDIVISION, LOT 1-A , REPLAT
 BEING ALL OF LOT 1-A, BURKE SUBDIVISION RECORDED IN
 VOLUME 14, PAGES 264-265, PLAT RECORDS, HAYS COUNTY, TEXAS

STEPHEN BROOKE COX AND
 SHARON ELAINE DARLEY
 CALLED 30.00 ACRES
 VOL. 1344, PG. 595
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 85320
 H.C.C.A.D.

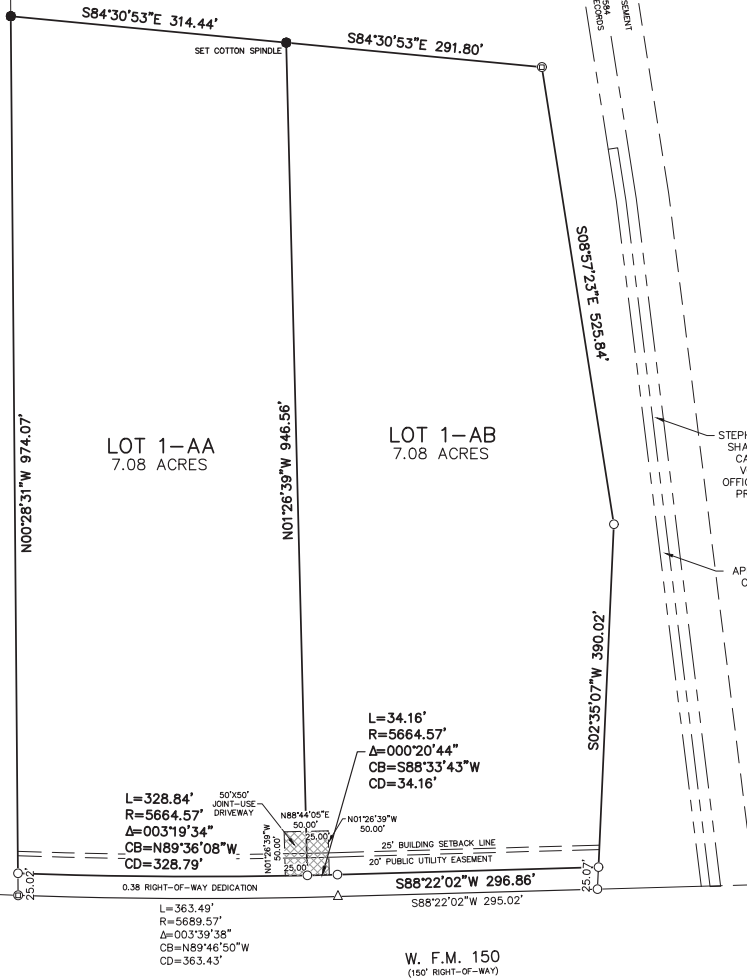


LOCATION MAP



LOT 1-B
 10.76 ACRES
 PROPERTY ID: 144433
 H.C.C.A.D.

THE BURKE FOUNDATION
 CALLED 31.02 ACRES
 DOC. NO. 17028338
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11143
 H.C.C.A.D.



- LEGEND**
- 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 IRON ROD W/ A YELLOW "STAUDT SURVEYING" PLASTIC CAP
 - △ FOUND TYPOT CONCRETE RIGHT-OF-WAY MARKER
- H.C.C.A.D. HAYS COUNTY CENTRAL APPRAISAL DISTRICT

STEPHEN BROOKE COX AND
 SHARON ELAINE DARLEY
 CALLED 30.00 ACRES
 VOL. 1344, PG. 595
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 85320
 H.C.C.A.D.

APPARENT REMAINDER OF
 CALLED 200.44 ACRES
 JOHN P. BURKE, JR.
 VOL. 216, PG. 13
 DEED RECORDS

W. F.M. 150
 (150' RIGHT-OF-WAY)

ALFREDALBERT, LLC
 CALLED 164.84 ACRES
 VOL. 4398, PG. 724
 DESCRIBED IN
 VOL. 249, PG. 342
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11130
 H.C.C.A.D.

CLIFTON LAVERNE ODELL
 CALLED 174.25 ACRES
 VOL. 1112, PG. 611
 OFFICIAL PUBLIC RECORDS
 PROPERTY ID: 11154
 H.C.C.A.D.



JOB NO.:	1687-21
DRAWN BY:	JMT
CHECKED BY:	CJJ
SHEET:	1 OF 2

PLAT INFORMATION

TOTAL AREA:	14.54 ACRES	NUMBER OF LOTS OVER TO ACRES:	0
TOTAL NUMBER OF LOTS:	2	NUMBER OF LOTS 5-10 ACRES:	2
NUMBER OF RESIDENTIAL LOTS:	0	NUMBER OF LOTS 2-5 ACRES:	0
NUMBER OF COMMERCIAL LOTS:	2	NUMBER OF LOTS 1-2 ACRES:	0
AVERAGE SIZE OF LOTS:	7.27 ACRES	NUMBER OF LOTS LESS THAN 1 ACRE:	0

DRIVEWAY PERMIT STATEMENT

"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 PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-HANDWAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

ALL CULVERTS WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT, PURSUANT TO SECTION 701.8(01.A)(7) OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, THE HAYS COUNTY COMMISSIONERS COURT HAS AUTHORIZED THE FILING FOR RECORD OF THIS PLAT.

RUBEN BECERRA COUNTY CLERK HAYS COUNTY, TEXAS
 ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, 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____.

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

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 REVENUE 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.

ERIC VAN GAASBEK, RES., C.F.M. HAYS COUNTY FLOODPLAIN ADMINISTRATOR DATE _____

MARCUS PACHECO, DIRECTOR OF DEVELOPMENT SERVICES HAYS COUNTY DEVELOPMENT SERVICES DATE _____

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, L & L SHELTON LAND INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, WITH ITS HOME ADDRESS AS 8958 HIGHWAY 36 NORTH, BROWNSHAW, TEXAS 77835, OWNER TRACT 1-A, BURKE SUBDIVISION BY PLAT RECORDED ON APRIL 8, 2008 AND RECORDED IN VOLUME 3363, PG. 702, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE TRACT 1-A TO BE KNOWN AS REPLAT ESTABLISHING LOTS 1-A AND 1-B, BURKE SUBDIVISION IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID L&L SHELTON LAND INVESTMENTS, L.L.C. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS OWNER, LAURIE SHELTON, THEREunto DULY AUTHORIZED, THIS THE ____ DAY OF _____, A.D. 20____.

LAURIE SHELTON OWNER

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURIE SHELTON, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED 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, 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.

12/15/2021

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

UTILITY INFORMATION

WATER: INDIVIDUAL RAINWATER COLLECTION SYSTEMS
 SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
 ELECTRICITY: FEDERAL ENERGY ELECTRIC COOPERATIVE, INC.
 TELEPHONE: VERIZON

- GENERAL NOTES**
- 1) MARKERS PLACED WITHIN THE ROW, SHALL BE AN APPROVED TXDOT OR FHWA DESIGN.
 - 2) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
 - 3) THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
 - 4) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS MAP NO. 480200210F, REVISED DATE SEPTEMBER 2, 2006, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 5) THIS SUBDIVISION LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
 - 6) THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 - 7) THIS REPLAT IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS ON GREEN ACRES PLAT RECORDED IN VOLUME 14, PAGE 264-265, PLAT RECORDS, HAYS COUNTY, TEXAS.
 - 8) THIS REPLAT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED AND ON FILE AT THE COUNTY CLERK'S OFFICE OF HAYS COUNTY, TEXAS.
 - 9) THIS SUBDIVISION IS LOCATED WITHIN EMERGENCY SERVICE DISTRICT #1 AND #6.
 - 10) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
 - 11) ADJACENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 12) IMPROVEMENTS NOT SHOWN HEREON NOR LOCATED BY THIS SURVEY.
 - 13) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 - 14) THE PURPOSE OF THIS REPLAT IS TO ESTABLISH TWO LOTS.

STEPHEN BROOKE COX AND SHARON ELAINE DARLEY CALLED 30.00 ACRES VOL. 1344, PG. 595 OFFICIAL PUBLIC RECORDS PROPERTY ID: 85320 H.C.C.A.D.

THE BURKE FOUNDATION CALLED 31.02 ACRES DOC. NO. 17028338 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11143 H.C.C.A.D.

LOT 1-B 10.76 ACRES BURKE SUBDIVISION VOL. 14 PG. 264-265 PLAT RECORDS PROPERTY ID: 144433 H.C.C.A.D.

LOT 1-A 14.54 ACRES

SETBACK REQUIREMENTS

50 FEET - FRONT LOT LINE OR ANY SIDE ROAD PER PLAT
 25 FEET - SIDE LOT LINE PER PLAT
 VOL. 1344, PG. 562 OFFICIAL PUBLIC RECORDS

EASEMENT NOTES

RESERVED EASEMENTS - VOL. 1344, PG. 562 OFFICIAL PUBLIC RECORDS
 10 FEET ON EACH SIDE OF SUCH LOT LINE
 PUBLIC UTILITY EASEMENTS - TWENTY (20) FEET RESERVED ALONG ALL LOT LINES THAT BORDER A RIGHT-OF-WAY AND TEN (10) FEET ON ALL OTHER LOT LINES ARE RESERVED FOR PUBLIC UTILITIES.

APPARENT REMAINDER OF JOHN P. BURKE, JR. VOL. 216, PG. 13 DEED RECORDS

STEPHEN BROOKE COX AND SHARON ELAINE DARLEY CALLED 30.00 ACRES VOL. 1344, PG. 595 OFFICIAL PUBLIC RECORDS PROPERTY ID: 85320 H.C.C.A.D.

L=363.44' S88°22'02"W
 R=5689.57' W. F.M. 150 295.03'
 Δ=003°39'36" 80' RIGHT-OF-WAY PER TXDOT ROW MAP
 CB=N89°47'31"W
 CD=363.36'

ALFREDALBERT, LLC CALLED 164.84 ACRES VOL. 4398, PG. 724 DESCRIBED IN VOL. 249, PG. 342 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11130 H.C.C.A.D.

CLIFTON LAVERNE ODELL CALLED 174.25 ACRES VOL. 1112, PG. 611 OFFICIAL PUBLIC RECORDS PROPERTY ID: 11154 H.C.C.A.D.

EXISTING CONFIGURATION N.T.S.

STATE OF TEXAS COUNTY OF HAYS CITY OF DRIPPING SPRINGS

THIS FINAL PLAT, BEING A REPLAT OF LOT 1-A AND LOT 1-B, BURKE SUBDIVISION, 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 ____ DAY OF _____, 20____.

BY: MIM JAMES, CHAIRMAN

ATTEST: ANDREA CUNNINGHAM, CITY SECRETARY



JOB NO.: 1687-21

DRAWN BY: JMT

CHECKED BY: CJJ

SHEET: 2 OF 2