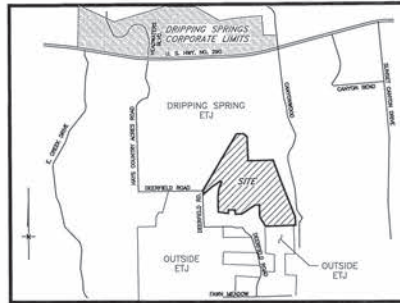


PRELIMINARY PLAT
OF
SERENITY HILLS
in the Dripping Springs
Extra Territorial Jurisdiction
Hays County, Texas

VICINITY MAP
Not to scale



SHEET NO.	SHEET INDEX	DESCRIPTION
1		Cover Sheet
2		Key Map (Sheet Index)
3 - 9		Lots
10		Curve & Line Tables / Notes
11		Description
12		Signatures / Certifications

NOTE: The subdivision shown hereon is not located within an area identified as a special flood hazard area inundated by a 100 year flood event as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 48509C1207, Revised on September 2, 2005,

NOTE: The subdivision shown hereon is located within the Edwards Aquifer Contributing Zone.

NOTE: I Gregg Andrus, Texas Registered PE License #116390, have reviewed TAC Chapter 290, Public Water Systems, and have determined that the rainwater harvesting potable water supply systems proposed for this project do not require a TCEQ permit.

PROJECT INFORMATION:

PROPERTY OWNERS:

Serenity Hills Partners, LLC
3202B Westhill Drive
Austin, Texas 78704

DEVELOPER:

Serenity Hills Partners, LLC
3202 B Westhill Drive
Austin, Texas 78704

SURVEYOR:

Larry W. Busby, RPLS 4967
Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 #241
Austin, Texas 78717
(512) 781-9800
Firm Reg. No. 10194017

ENGINEER / AGENT:

Gregg Andrus, PE 116390
Civil Insite, LLC
10200 Highway 290 W, Suite 4
Austin, Texas 78736
(512) 368-5616
Firm Reg. No. F-19463

SUBDIVISION SUMMARY

TYPE	NUMBER	ACREAGE
Residential Lots (Over 1.0 Acre):	49	79.960
Drainage Lots	5	12.378
Private Right-of-way Lots	1	10.917
Open Space Lots	2	1.080
Total Acreage		104.335

CITY OF DRIPPING SPRINGS APPROVAL

This preliminary plat was approved by the City of Dripping Springs Planning and Zoning Commission on _____, 2023.

Chairman of the Planning & Zoning Commission _____ Date _____

Secretary of the Planning & Zoning Commission _____ Date _____

STREET SUMMARY

STREET NAME	EASEMENT WIDTH	LENGTH (LF)	PAVEMENT WIDTH	SIDEWALK	CLASSIFICATION
Lionheart Way	60'	3643	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Overlook Hill Drive	60'	2812	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Sweet Orchid Lane	60'	411	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway
Yellow Jasper Court	60'	668	24' w/1" Ribbon Curb	5' Both Sides	Rural Roadway

PRELIMINARY

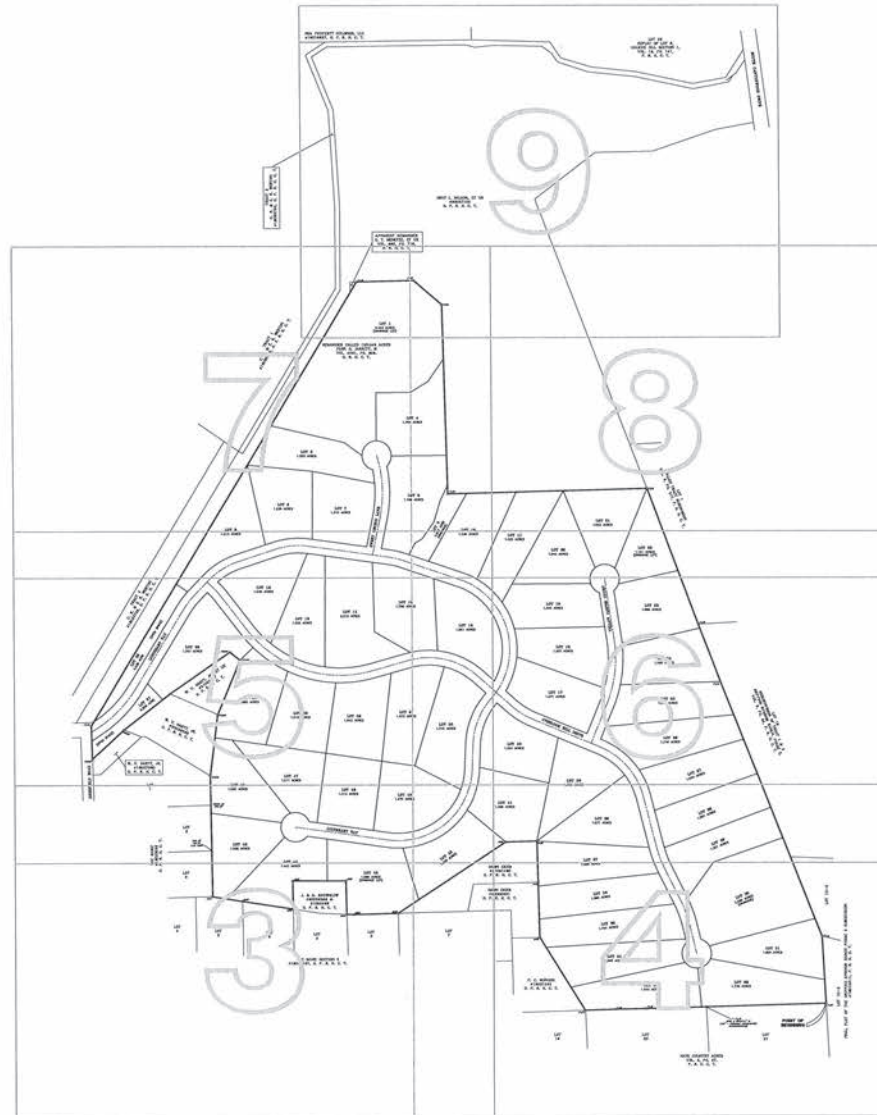
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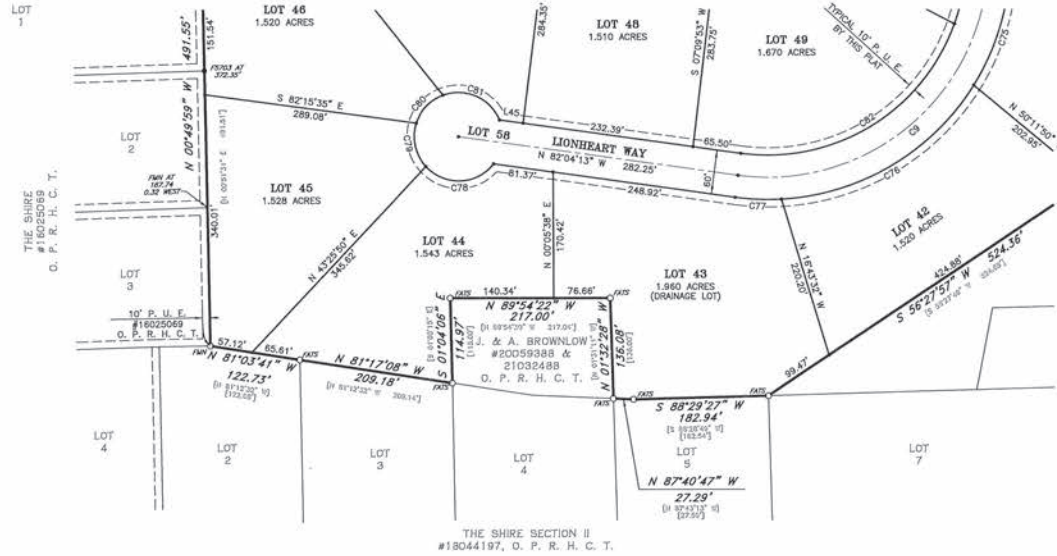
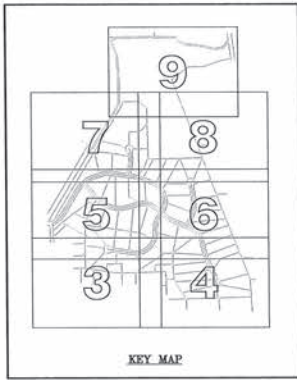
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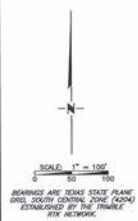
KEY MAP


 SCALE: 1" = 300'
 0 150 300
 BEARINGS AND TEXAS STATE PLANE
 GRID, COUNTY CENTER, ZONE 480M
 ESTABLISHED BY THE TRIANGLE
 SURVEYING

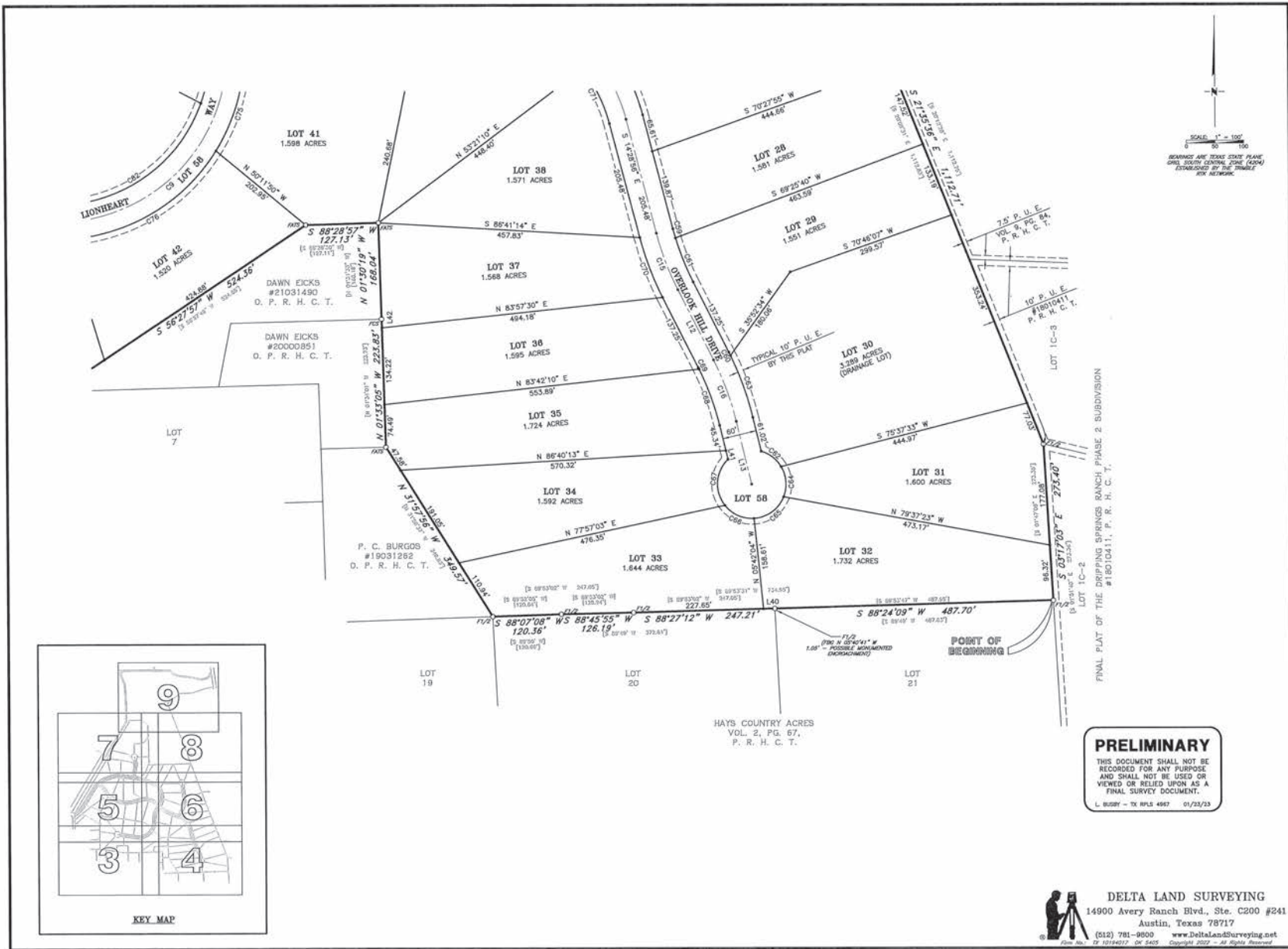

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LIONHEART WAY
 LOT 42
 1.580 ACRES

LOT 41
 1.598 ACRES

LOT 38
 1.571 ACRES

LOT 28
 1.591 ACRES

LOT 29
 1.591 ACRES

LOT 37
 1.588 ACRES

LOT 36
 1.595 ACRES

LOT 35
 1.724 ACRES

LOT 34
 1.592 ACRES

LOT 33
 1.644 ACRES

LOT 32
 1.732 ACRES

LOT 31
 1.600 ACRES

LOT 58
 3.389 ACRES (DRAINAGE LOT)

DAWN EICKS
 #21031490
 O. P. R. H. C. T.

DAWN EICKS
 #20000851
 O. P. R. H. C. T.

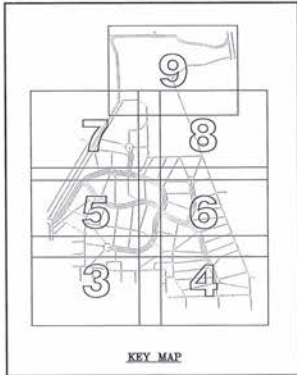
P. C. BURGOS
 #19031282
 O. P. R. H. C. T.

HAYS COUNTRY ACRES
 VOL. 2, PG. 57,
 P. R. H. C. T.

FINAL PLAT OF THE DRIPPING SPRINGS RANCH, PHASE 2 SUBDIVISION
 #18010411, P. R. H. C. T.



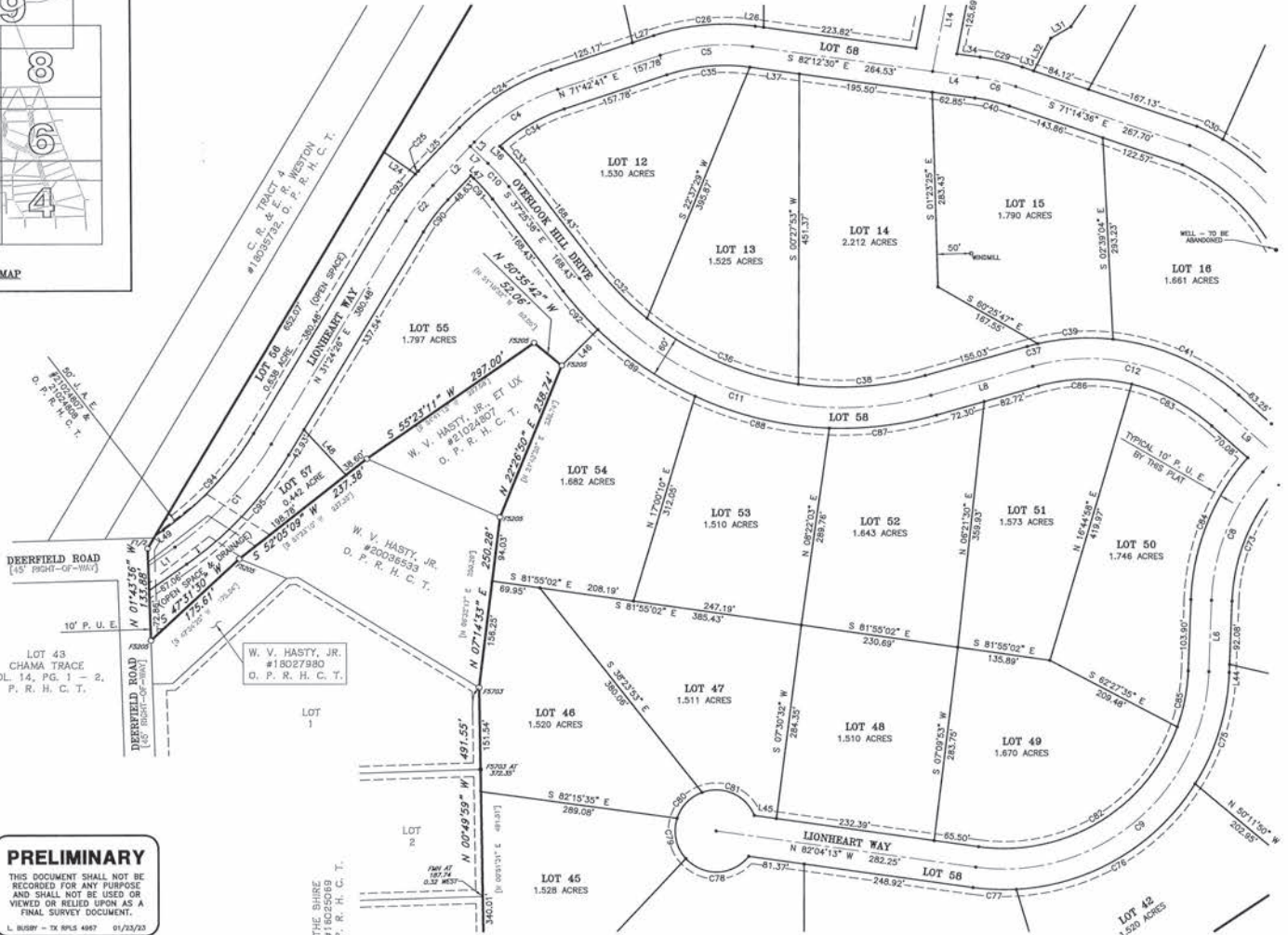
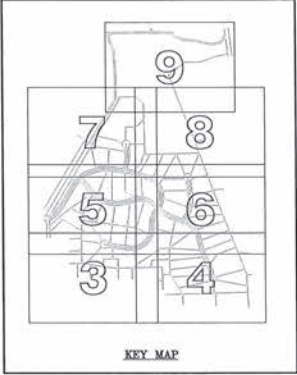
POINT OF BEGINNING



KEY MAP

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DEERSFIELD ROAD
[45° 59' 41" - 01-111x]

10' P. U. E.

LOT 43
CHAMA TRACE
VOL. 14, PG. 1 - 2,
P. R. H. C. T.

PRELIMINARY

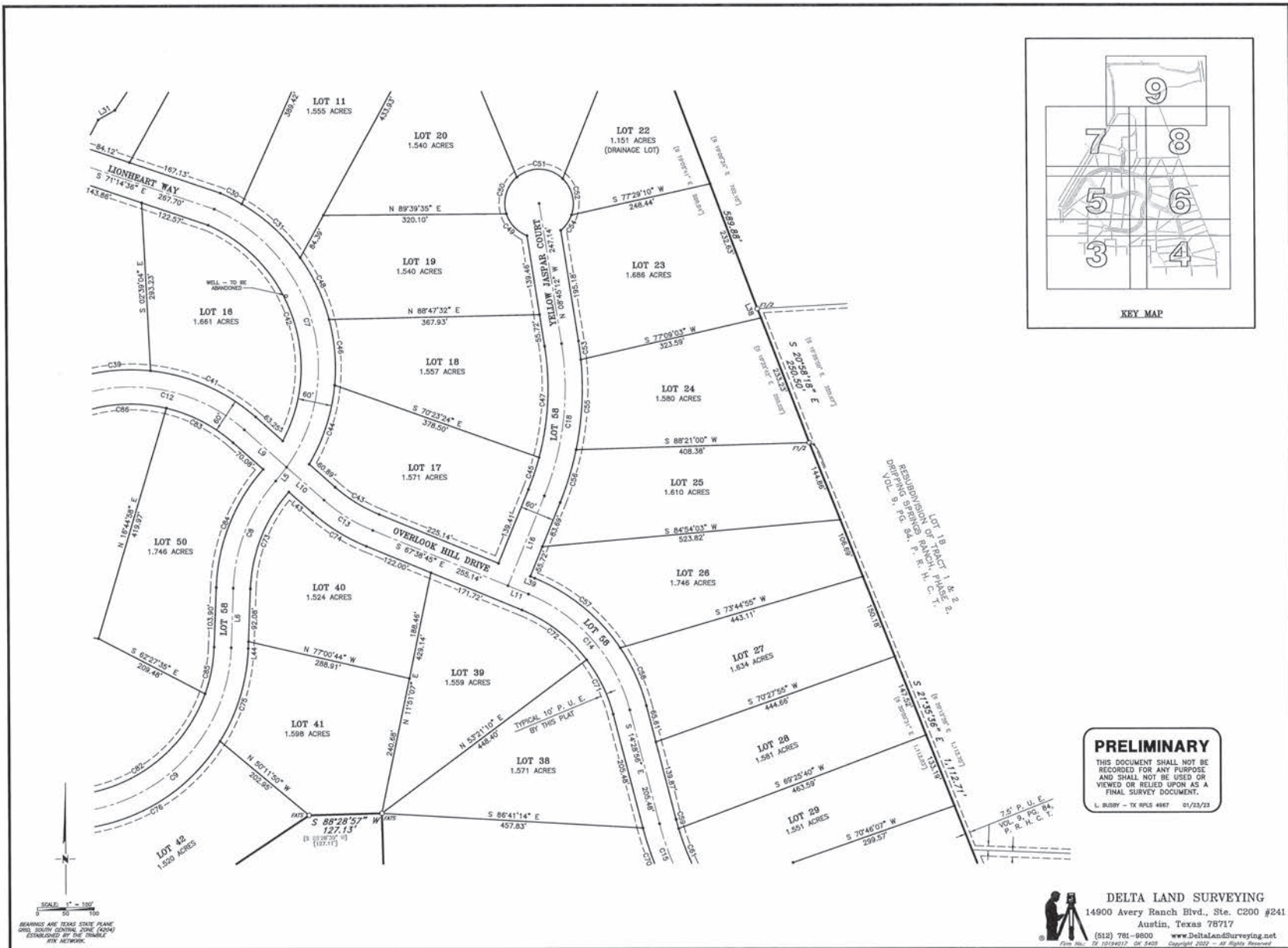
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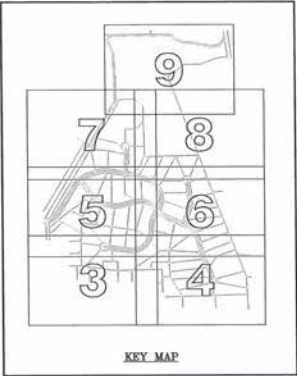
L. BUDNEY - TX RPLS 4967 01/20/23



BOUNDRIES ARE TEXAS STATE PLANE
ONCE SOUTH CENTRAL ZONE (GAMA)
ESTABLISHED BY THE BUREAU
OF METROLOGY.

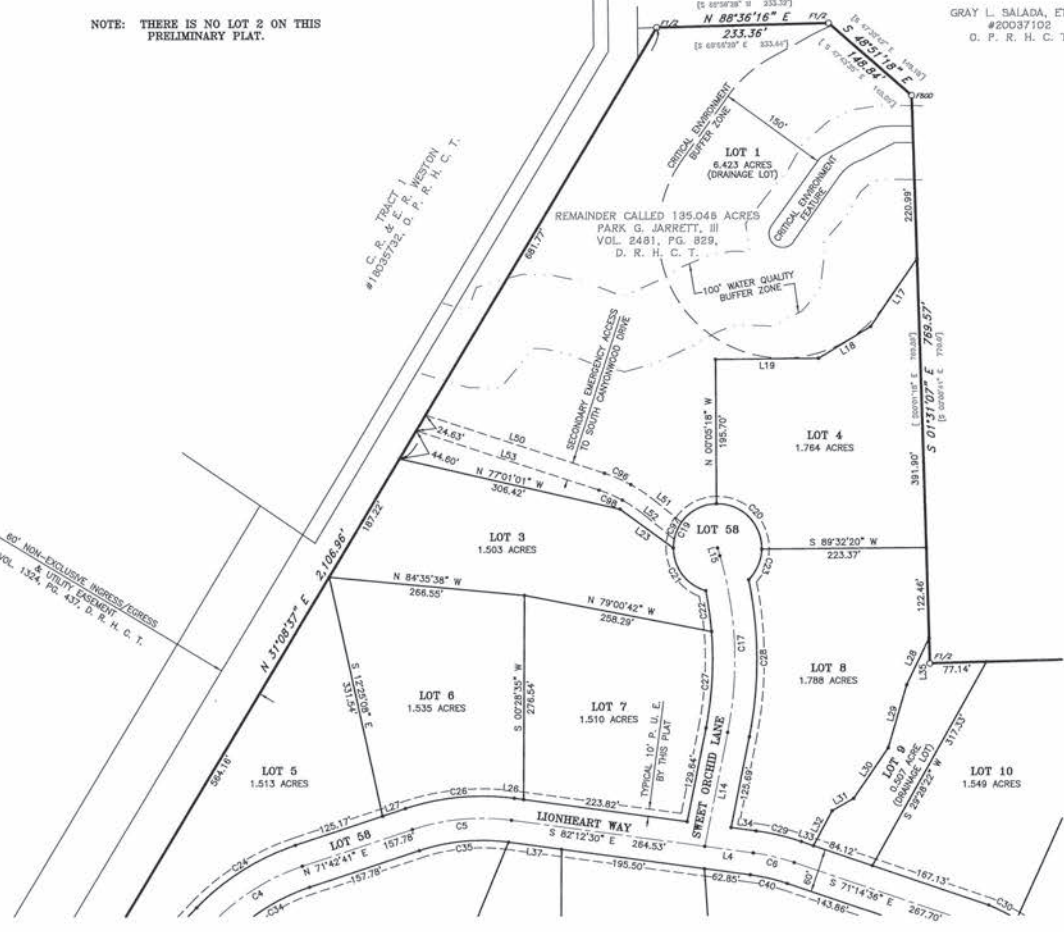
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NOTE: THERE IS NO LOT 2 ON THIS PRELIMINARY PLAT.

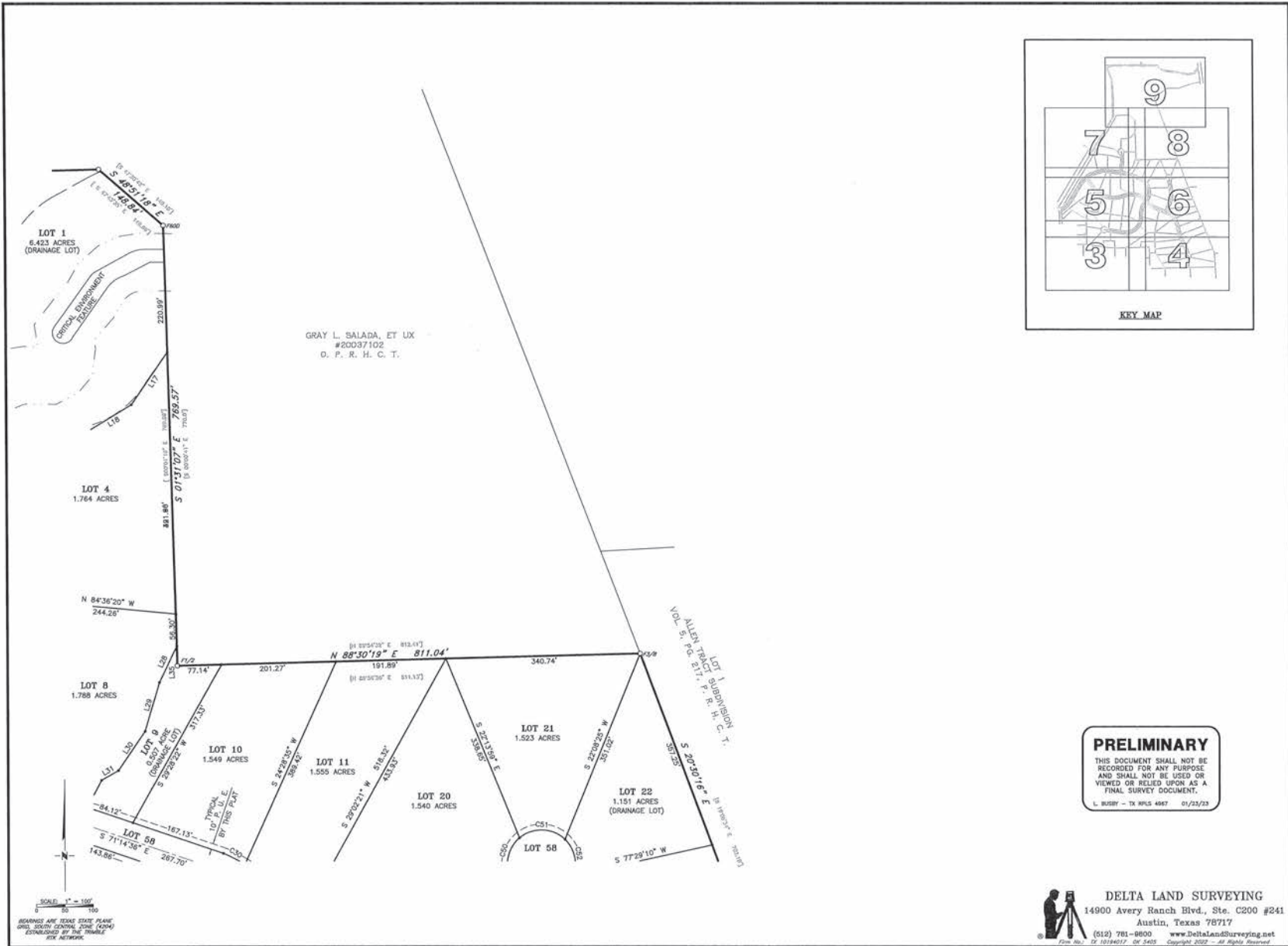
GRAY L. BALADA, ET UX
#20037102
O. P. R. H. C. T.

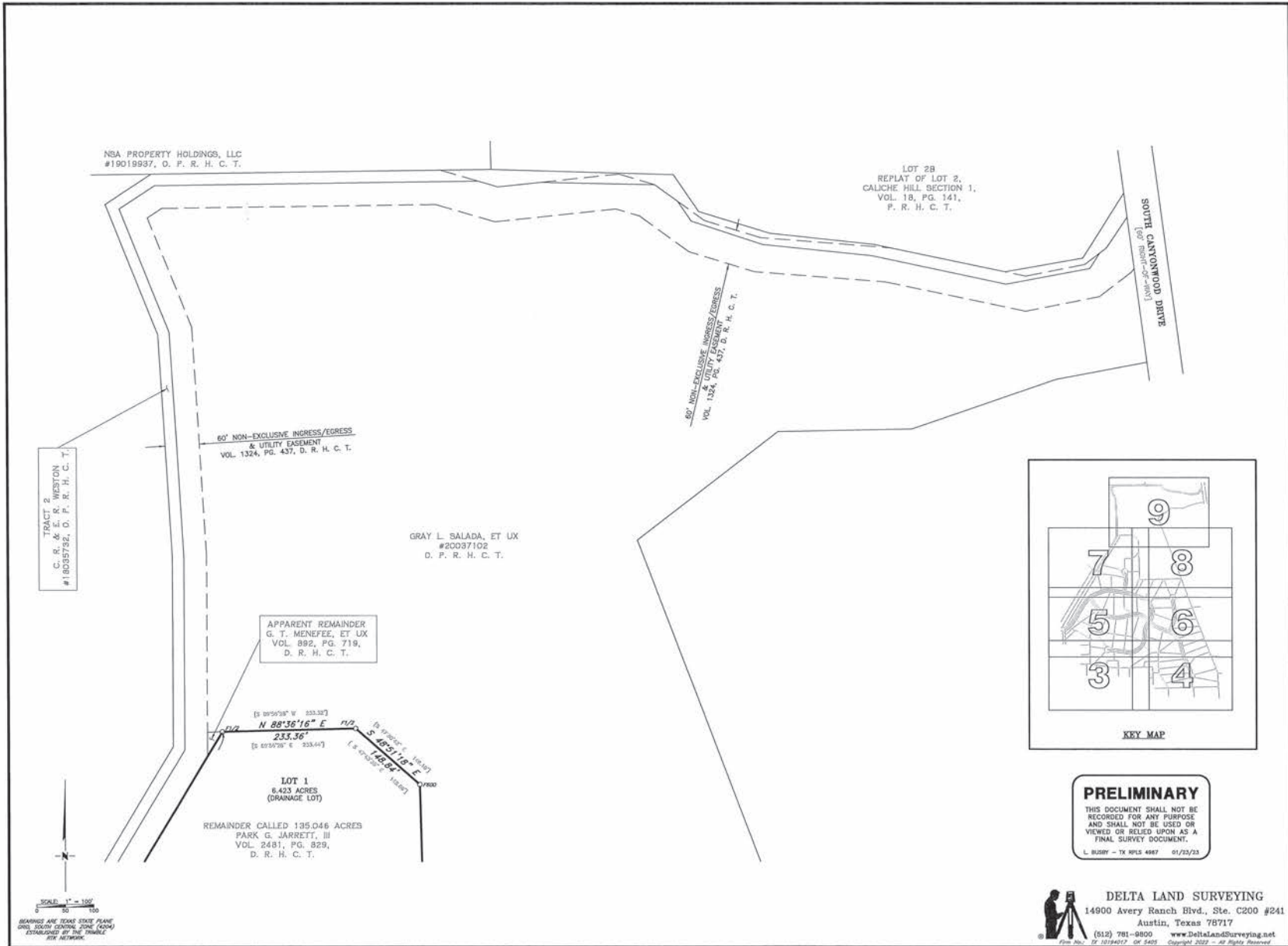


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LINE DATA		
NO.	BEARING	DISTANCE
1	N 55°12'19" E	47.53
2	N 43°55'54" E	8.69
3	S 82°12'39" E	66.11
4	S 38°44'01" W	30.84
5	S 02°22'15" W	103.90
6	S 46°04'06" E	55.54
7	N 22°17'43" E	155.03
8	S 48°24'47" E	98.54
9	S 67°38'45" E	86.86
10	S 26°33'00" E	137.25
11	S 13°26'46" E	112.98
12	N 11°33'38" E	157.73
13	N 1°08'05" W	103.92
14	N 23°21'51" E	169.41
15	S 14°33'34" W	111.84
16	S 53°47'00" W	82.52
17	S 89°22'39" W	140.02
18	---	---
19	---	---
20	---	---
21	---	---
22	---	---
23	N 53°09'52" W	89.43
24	N 53°08'38" W	55.41
25	S 40°55'54" W	87.32
26	N 82°12'39" W	12.62
27	S 71°42'41" W	32.61
28	S 25°42'34" W	70.32
29	S 16°33'56" W	88.93
30	S 34°26'48" W	83.20
31	S 69°17'24" W	33.92
32	S 28°08'46" W	53.76
33	N 71°14'36" W	17.66
34	N 82°12'39" W	34.27
35	S 51°13'07" E	34.22
36	N 46°04'06" W	4.70
37	S 82°12'39" E	72.69
38	S 29°48'19" E	17.27
39	N 67°38'45" W	8.57
40	S 88°27'12" W	19.57
41	S 13°26'46" E	15.68
42	N 01°13'05" E	15.13
43	S 48°24'47" E	55.33
44	N 02°22'15" E	11.82
45	S 12°08'13" E	32.39
46	N 49°15'22" E	74.26
47	S 46°04'06" E	5.54
48	N 42°49'05" W	90.04
49	S 85°12'12" W	13.91
50	S 71°50'31" E	254.74
51	S 50°11'46" E	46.89
52	N 30°51'46" W	53.58
53	N 31°50'31" W	60.77

CURVE DATA				
NO.	RADIUS	DELTA	ARC	CHORD (BEG. & DIST.)
1	500.00	2°47'31"	371.68	N 41°17'25" E, 206.19
2	300.00	12°31'28"	65.58	N 37°46'10" E, 65.45
3	---	---	---	---
4	300.00	27°46'47"	145.45	N 51°49'17" E, 144.03
5	300.00	26°04'49"	136.56	N 84°45'05" E, 135.38
6	300.00	10°57'54"	57.41	S 76°43'33" E, 57.32
7	300.00	102°18'38"	-555.70	S 15°22'05" E, 463.31
8	300.00	39°18'33"	205.82	S 22°01'31" W, 201.81
9	300.00	95°33'32"	-500.35	S 50°09'01" W, 444.34
10	300.00	08°38'28"	45.25	S 41°44'52" E, 45.20
11	480.00	48°21'46"	372.79	S 71°46'28" E, 359.18
12	300.00	57°22'30"	300.41	S 77°06'02" E, 288.02
13	300.00	19°13'58"	100.70	S 58°01'46" E, 100.23
14	300.00	53°09'49"	278.36	S 41°03'50" E, 268.49
15	500.00	12°06'04"	105.60	S 20°31'58" E, 105.41
16	500.00	13°08'14"	114.64	S 20°06'53" E, 114.39
17	500.00	27°41'40"	241.68	N 02°17'14" W, 239.33
18	500.00	31°06'27"	271.62	N 06°40'02" E, 268.14
19	60.00	88°54'41"	-93.11	S 44°27'26" W, 84.04
20	60.00	92°34'38"	-96.95	N 44°47'55" W, 86.74
21	60.00	74°14'58"	-77.74	S 37°06'59" E, 72.41
22	470.00	06°48'14"	55.81	S 07°50'54" E, 55.78
23	60.00	44°11'39"	-46.28	N 23°55'13" E, 45.14
24	330.00	27°46'47"	160.00	S 37°49'17" W, 158.44
25	330.00	01°09'42"	5.81	S 83°23'18" W, 5.83
26	330.00	26°04'49"	150.21	S 84°45'05" W, 148.92
27	470.00	16°00'23"	131.30	S 03°33'24" W, 130.88
28	530.00	23°09'11"	214.17	N 09°01'30" E, 212.72
29	330.00	10°57'54"	63.15	N 76°43'33" E, 63.06
30	330.00	07°21'16"	43.36	N 63°03'57" W, 42.33
31	330.00	24°10'21"	139.24	N 47°18'04" W, 138.21
32	450.00	13°50'01"	106.82	N 44°13'58" W, 106.57
33	330.00	08°38'28"	49.77	N 41°44'52" W, 49.72
34	270.00	23°12'12"	109.58	N 60°05'05" E, 108.83
35	270.00	20°24'49"	122.90	N 84°45'05" E, 121.84
36	450.00	30°58'44"	243.31	N 66°31'01" W, 240.30
37	330.00	02°49'31"	16.27	S 75°37'28" W, 16.27
38	450.00	23°46'54"	186.78	S 80°06'10" E, 185.96
39	330.00	19°09'47"	110.37	S 88°37'07" W, 109.80
40	270.00	10°57'54"	51.67	S 76°43'34" E, 51.59
41	330.00	35°21'12"	203.81	N 66°06'21" W, 202.59
42	270.00	40°56'48"	144.03	N 81°47'40" E, 139.90
43	270.00	19°13'58"	90.63	N 58°01'46" W, 90.21
44	330.00	25°26'25"	146.57	N 18°15'54" E, 145.37
45	470.00	07°11'35"	99.91	N 41°12'24" E, 98.97
46	330.00	20°04'55"	113.66	N 04°23'59" W, 113.07
47	470.00	23°54'52"	196.17	S 03°12'14" W, 194.75
48	330.00	20°44'21"	119.45	N 62°05'38" W, 118.82
49	60.00	51°15'57"	-33.69	S 43°07'13" E, 51.91
50	60.00	67°30'29"	-70.69	S 18°16'05" W, 66.68
51	60.00	83°55'42"	-87.89	N 88°40'55" W, 80.24
52	60.00	60°57'44"	-68.73	N 13°14'07" E, 65.03
53	530.00	03°24'46"	32.80	N 06°58'48" W, 32.80
54	60.00	31°39'38"	-33.16	N 55°24'49" E, 32.74
55	530.00	17°07'41"	158.44	N 03°12'25" E, 157.85
56	530.00	10°23'59"	94.51	N 17°08'13" E, 96.38
57	330.00	33°53'41"	195.22	N 50°41'55" W, 192.39
58	330.00	19°16'08"	110.98	N 24°07'00" W, 110.46
59	470.00	02°06'28"	14.54	N 15°02'44" E, 14.54
60	530.00	00°42'47"	6.60	N 26°13'36" W, 6.60
61	470.00	10°05'07"	82.73	N 21°42'27" E, 82.62
62	60.00	42°51'03"	-44.87	N 50°01'14" W, 43.83
63	530.00	12°28'27"	114.93	N 19°39'25" W, 114.70
64	60.00	52°17'50"	-54.77	N 04°26'48" W, 52.88
65	60.00	64°35'58"	-67.65	N 54°50'05" E, 64.12
66	60.00	55°40'39"	-58.31	S 65°13'36" E, 56.04
67	60.00	84°34'30"	-88.57	S 04°15'59" W, 80.74
68	470.00	12°46'19"	104.77	S 19°48'56" E, 104.53
69	470.00	09°21'55"	3.00	S 20°31'58" E, 3.00
70	530.00	12°06'04"	111.94	S 20°31'58" E, 111.73
71	270.00	22°33'54"	106.33	S 25°45'53" E, 105.65
72	270.00	30°53'56"	144.19	S 32°04'41" E, 142.49
73	270.00	39°29'23"	186.09	S 22°06'57" E, 182.43
74	330.00	10°11'58"	110.77	S 38°01'46" E, 110.25
75	330.00	20°44'21"	171.71	N 17°16'30" E, 169.78
76	330.00	54°44'44"	-315.31	N 39°13'26" E, 303.45
77	330.00	10°59'39"	63.35	S 87°34'12" E, 63.26
78	60.00	99°57'38"	-104.68	N 87°54'45" E, 91.90
79	60.00	60°10'44"	-62.95	S 12°03'24" E, 60.10
80	60.00	51°48'45"	-54.26	S 43°54'53" W, 52.43
81	60.00	88°06'52"	-92.27	N 69°77'28" W, 83.44
82	270.00	77°46'26"	-365.74	S 39°19'16" W, 338.19
83	270.00	28°10'18"	132.76	S 62°29'57" E, 131.42
84	330.00	39°26'24"	227.16	S 22°05'27" W, 222.70
85	270.00	17°46'06"	83.57	S 11°41'18" W, 83.34
86	270.00	20°17'12"	137.62	N 88°48'41" E, 136.13
87	510.00	17°47'03"	158.30	N 83°06'14" E, 157.66
88	510.00	22°44'30"	202.43	S 76°38'00" E, 201.19
89	510.00	19°23'50"	173.57	S 15°44'21" E, 171.69
90	270.00	12°31'28"	59.02	N 37°46'10" E, 58.90
91	270.00	08°38'28"	40.72	S 41°44'52" E, 40.68
92	510.00	08°27'18"	75.26	S 41°39'17" E, 75.19
93	330.00	11°30'47"	66.31	S 37°09'49" W, 66.20
94	470.00	23°47'53"	195.22	S 43°18'22" W, 193.82
95	330.00	23°47'53"	226.14	N 43°18'22" E, 218.56
96	212.00	77°58'43"	-77.62	N 45°21'06" E, 77.19
97	60.00	23°58'05"	-25.10	S 23°32'46" W, 24.92
98	188.00	20°58'45"	68.84	N 61°21'08" W, 68.45

UTILITY PROVIDERS:

Water: Rainwater Harvesting System
Wastewater: On-Site Septic
Electric: Pedernales Electric Cooperative, Inc.

GENERAL NOTES:

- Erosion/sedimentation controls are required on each lot pursuant to Sections 28.04.016 of the Dripping Springs Code of Ordinances.
- A declaration of conditions, covenants and restrictions in compliance with Section 19.3, Exhibit A, Chapter of the City of Dripping Springs Code of Ordinances are recorded under Document Number _____ of the Official Public Records of Hays County, Texas.
- Pedernales Electric Cooperative, Inc. has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep any easements clear. Pedernales Electric Cooperative, Inc. will perform all tree work in compliance with the City of Dripping Springs Code of Ordinances.
- The owner/developer of this subdivision shall provide Pedernales Electric Cooperative, Inc. with any easement and/or access required, in addition to the those indicated, for the installation and on-going maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with the City of Dripping Springs Code of Ordinances.
- The owner shall be responsible for any installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any tree pruning and tree removal that is within ten feet (10') of the centerline of the overhead electric facilities designed to provide electric service to this project. Pedernales Electric Cooperative, Inc. work shall be included within the limits of construction for this project.
- All Drainage Easements, on private property, shall be maintained by the property owner or assigns.
- Property owner shall be responsible for providing access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- This site is located within the boundaries of a contributing zone of the Edwards Aquifer.
- A ten foot (10') Public Utility Easement is dedicated adjacent to all public right-of-way lines.
- No driveway constructed on any lot within this subdivision shall be permitted access onto a public roadway unless the driveway satisfies the minimum spacing requirements for driveways set forth in Chapter 721 of the Hays County Development Regulations.
- All lots shall be subject to a front building setback of ten feet (10') and side and rear building setbacks of five feet (5').

PRELIMINARY
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L. BOBBY - TX RPLS 4467 01/23/23

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Austin, Texas 78717
(817) 781-0900 www.DeltaLandSurveying.net
Form No. 07-10-2017-02-0400 Copyright 2002 - All Rights Reserved

LEGAL DESCRIPTION:

A tract of land situated within the Richard Vaughan Survey Number 7, Abstract Number 16, Hays County, Texas and being the same called 135.046 acre tract of land conveyed to Park G. Jamett, III by a deed filed for record in Volume 2481 at Page 829 of the Official Public Records of Hays County, Texas, Save and Except those portions conveyed by deeds filed under Document Number 18027980, 19031262, 20000851, 20036533, 20059388 (corrected in 21032488), 21024807, 21031490 and that portion platted into The Shire Minor Plat as filed under Document Number 16025069 and that portion platted into The Shire Section 2 as filed under Document Number 18044197 of the Official Public Records of Hays County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found on the West boundary line of Lot 1C-2 in the Final Plat of the Dripping Springs Ranch Phase 2 Subdivision, according to the map or plat thereof filed for record under Document Number 18010411 of the Official Public Records of Hays County, Texas, for the common East corner of the tract of land herein described and Lot 21 in Hays County Acres according to the map or plat thereof filed for record in Volume 2 at Page 67 of the Plat Records of Hays County, Texas;

Thence S 88°24'09" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 21, a distance of 487.70 feet to a 1/2" rebar found for a corner of the tract of land herein described and the common North corner of Lot 21 and 20 in the aforementioned Hays County Acres, from which a 1/2" rebar with a cap marked B & G, found for a witness corner bears N 05°40'41" W a distance of 1.05 feet;

Thence along the common monumented boundary line of the tract of land herein described and the aforementioned Lot 20:

S 88°27'12" W a distance of 247.21 feet to a 1/2" rebar found for a common corner;

S 88°45'55" W a distance of 126.19 feet to a 1/2" rebar found for a common corner;

S 88°07'08" W a distance of 120.36 feet to a 1/2" rebar found for a common corner of the tract of land herein described, the common North corner of Lots 19 and 20 in the above-mentioned Hays County Acres and the Southwest corner of a tract of land conveyed to P. C. Burgess by a deed filed for record under Document Number 19031262 of the Official Public Records of Hays County, Texas;

Thence N 31°57'56" W, along the common boundary line of the tract of land herein described and the aforementioned Burgess tract, a distance of 487.70 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for the common corner of the tract of land herein described, said Burgess tract and a called 0.996 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 20000851 of the Official Public Records of Hays County, Texas;

Thence N 01°33'05" W, along the common boundary line of the tract of land herein described and the aforementioned Elicks 0.996 acre tract, a distance of 223.83 feet to a cotton spindle found for a common corner of the tract of land herein described, said Elicks 0.996 acre tract and a called 1.534 acre tract of land conveyed to Dawn Elicks by a deed filed for record under Document Number 21031490 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Elicks 1.534 acre tract:

N 01°30'19" W a distance of 168.04 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 88°28'57" W a distance of 127.13 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 56°27'57" W a distance of 524.36 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner and the common North corner of Lot 5 and Lot 7 in The Shire Section 2 according to the map of plat thereof filed for record under Document Number 18044197 of the Official Public Records of Hays County, Texas;

Thence S 88°29'27" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 5 a distance of 182.94 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

Thence N 87°40'47" W, continuing along the aforementioned common boundary line, a distance of 27.29 feet 1/2" rebar with a cap marked "ATS Engineers" found for the common corner of the tract of land herein described, Lot 4 and Lot 5 in the above-mentioned The Shire Section 2 and a tract of land conveyed to J. & A. Brownlow by a deed filed under Document Number 20059388 and corrected under Document Number 21032488 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Brownlow tract:

N 01°32'28" W a distance of 136.08 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

N 89°54'22" W a distance of 217.00 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner;

S 01°04'06" E a distance of 114.97 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for a common corner and the common North corner of Lot 3 and Lot 4 in the above-mentioned The Shire Section 2;

Thence N 81°17'08" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 3, a distance of 209.18 feet to a 1/2" rebar with a cap marked "ATS Engineers" found for the common North corner of Lot 2 and Lot 3 in the aforementioned The Shire Section 2;

Thence N 81°03'41" W, along the common boundary line of the tract of land herein described and the aforementioned Lot 2, a distance of 122.73 feet to a mag nail found for a common corner and the Southeast corner of Lot 3 in The Shire according to the map or plat thereof filed for record under Document Number 16025069 of the Official Public Records of Hays County, Texas;

Thence N 00°49'59" W, along the common boundary line of the tract of land herein described and the aforementioned The Shire, passing at 372.35 feet a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 2 and Lot 1 in The Shire and continuing for a total distance of 493.85 feet to a 1/2" rebar with a cap marked "Hayes 5703" found for the common East corner of Lot 1 and Lot 2 in The Shire and a common corner of a called 1.50 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 20036533 of the Official Public Records of Hays County, Texas;

Thence N 07°14'33" E, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 280.28 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.750 acre tract of land conveyed to W. V. Hasty, Jr. et ux by a deed filed for record under Document Number 21024807 of the Official Public Records of Hays County, Texas;

Thence along the common boundary line of the tract of land herein described and the aforementioned Hasty 0.750 acre tract:

N 22°26'58" E a distance of 238.74 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner;

N 59°35'42" W a distance of 52.06 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner

S 55°23'11" W a distance of 297.00 feet to the common West corner of the above-mentioned Hasty 0.750 and 1.50 acre tracts;

Thence S 52°05'09" W, along the common boundary line of the tract of land herein described and the aforementioned Hasty 1.50 acre tract, a distance of 237.88 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner with a called 0.333 acre tract of land conveyed to W. V. Hasty, Jr. by a deed filed for record under Document Number 18027980 of the Official Public Records of Hays County, Texas;

Thence S 47°31'30" W, along the common boundary line of the tract of land herein described and the aforementioned Hasty 0.333 acre tract, a distance of 175.61 feet to a 1/2" rebar with a cap marked "RPLS 5205" found for a common corner on the East right-of-way line of Deerfield Road, a public right-of-way;

Thence N 01°43'36" W, along the common boundary line of the tract of land herein described and the aforementioned East right-of-way line, a distance of 133.88 feet to a point for an angle point in said East right-of-way line;

Thence N 31°08'09" E, passing at 17.80 feet a 1/2" rebar found, on the North right-of-way line of Deerfield Road, for the most Southerly Southeast corner of a tract of land conveyed to Gray L. Salada, et ux by a deed filed under Document Number 20037102 of the Official Public Records of Hays County, Texas and continuing along the common boundary line of the tract of land herein described and said Salada tract passing at 2,056.86 feet a record corner of said Salada tract and continuing along the common boundary line of the tract of land herein described and an apparent remainder of a tract of land conveyed to G. T. Menefee, et ux by a deed filed for record in Volume 892 at Page 719 of the Official Public Records of Hays County, Texas for a total distance of 2,106.96 feet to a 1/2" rebar found for a corner on a Southerly boundary line of said Salada tract;

Thence N 88°30'19" E, continuing along the common boundary line of the tract of land herein described and the aforementioned Salada tract, a distance of 811.04 feet to a 3/8" rebar found for their common East corner on the West boundary line of Lot 1 in the Allen Tract Subdivision according to the map or plat thereof filed for record in Volume 5 at Page 217 of the Plat Records of Hays County, Texas;

Thence S 20°30'16" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1, a distance of 589.88 feet to a 1/2" rebar found for the common West corner of said Lot 1 and Lot 1B in the Resubdivision of Tract 1 & 2 Dripping Springs Ranch, Phase 2, according to the map or plat thereof filed for record in Volume 9 at Page 84 of the Plat Records of Hays County, Texas;

Thence S 20°58'18" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1B, a distance of 250.50 feet to a 1/2" rebar found for a common corner;

Thence S 21°32'36" E, continuing along the aforementioned common boundary line, passing at 765.48 feet the record common West corner of the aforementioned Lot 1B and Lot 1C-3 of the above-mentioned Final Plat of The Dripping Springs Ranch, Phase 2 Subdivision, and continuing for a total distance of 1,112.71 feet to a 1/2" rebar found for the common corner of the tract of land herein described, Lot 1C-3 and Lot 1C-2;

Thence S 83°17'03" E, along the common boundary line of the tract of land herein described and the aforementioned Lot 1C-2, a distance of 273.40 feet to the Point of Beginning.

Said tract of land containing 4,544,820 square feet or 104.335 acres, more or less.

LEGEND

]	Record data per deed/plat
()	Record data per Vol. 892, P. 712, O. P. R. H. C. T.
F1/2	Found 1/2" Rebar
F5205	Found 1/2" Rebar w/cap marked "RPLS 5205"
F5703	Found 1/2" Rebar w/cap marked "RPLS 5703"
FATS	Found 1/2" Rebar w/cap marked "ATS Engineers"
FBG	Found 1/2" Rebar w/cap marked "B&G"
F660	Found 60d Nail in wood post
FMN	Found Mag Nail
FCS	Found Cotton Spindle
F3R	Found 3/8" Rebar
D. R. H. C. T.	Deed Records of Hays County, Texas
P. R. H. C. T.	Plat Records of Hays County, Texas
O. P. R. H. C. T.	Official Public Records of Hays County, Texas

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.
 L. BURRY - TX 0915 4867 01/23/23



DELTA LAND SURVEYING
 14900 Avery Ranch Blvd., Ste. C200 #241
 Austin, Texas 78717
 (512) 781-9900 www.DeltaLandSurveying.net
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DEDICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Avril Johnidis, Manager of Serenity Hills Partners LLC, a Delaware limited liability company, the owner of that certain 104.355 acre tract of land described in a deed recorded under Document Number 22032944 of the Official Public Records of Hays County, Texas do hereby dedicate to the public forever use of all additional streets, alleys, easements, parks, and all other land intended for public dedication, or when the subdivider has made provision for perpetual maintenance thereof, to the inhabitants of the subdivision as shown hereon to be known as "Serenity Hills".

In witness whereof, Avril Johnidis has caused these presents to be executed this _____ day of _____, 20____, A. D.

Avril Johnidis
Manager Serenity Hills Partners LLC

ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Avril Johnidis known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 20____, A. D.

Notary Public

LIENHOLDER DEDICATION:

STATE OF _____ §
COUNTY OF _____ §

By signing this plat, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the undersigned hereby releases the streets, alleys, easements, parks, and other open spaces dedicated to public use set forth on this plat, from any deed of trust, vendor's lien, or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in the instrument entitled Deed of Trust, dated 01/13/2021, filed of record in the Official Public Records of Williamson County, Texas under Document Number 2021106643.

Lienholder Name: Gateway Mortgage Group, a division of Gateway First Bank

Name: _____

Title: _____

LIENHOLDER ACKNOWLEDGEMENT:

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this the _____ day of _____, 2022, personally appeared _____, as _____ of Gateway Mortgage Group, a division of Gateway First Bank, on behalf of said Gateway Mortgage Group, a division of Gateway First Bank, a duly authorized agent authority to sign said document, personally known to me (and proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office, this the _____ day of _____, 20____, A. D.

Notary Public

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Larry W. Busby, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner measurements shown thereon were properly placed under my direct personal supervision, in accordance with all City of Dripping Springs Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Independence Title Insurance Company (Underwriter: Old Republic National Title Insurance Company), G. F. #2134955-DKP, with an effective date of: October 13, 2021, 8:00 a. m. have been shown or noted hereon. This tract is not located within an identified special flood hazard area inundated by a 100 year flood event as identified by the Federal Emergency Management Agency Flood Insurance Rate Map for Hays County, Texas, Community Panel No. 48209C120F, Revised on September 2, 2005.

Larry W. Busby - TX RPLS #4967 _____ Date _____
Delta Land Surveying
14900 Avery Ranch Blvd., Suite C200 #241
Austin, Texas 78717

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF _____ §

That I, Gregg Andrulis, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Gregg Andrulis, TX PE #116390 _____ Date _____
Civil Instle, LLC
10200 Hwy. 290 W, Suite 4
Austin, Texas 78736

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.
L. BUSBY - TX RPLS 4967 01/23/23

HAYS COUNTY DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT APPROVAL:

I, the undersigned, Director of the Hays County & Community 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, Texas for subdivision regulation within the Extraterritorial Jurisdiction of the City of Dripping Springs.

James Clint Garza _____ Date _____
Director Hays County Development
& Community Services

HAYS COUNTY WATER & OSSE APPROVAL:

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 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 permitted sewer system or to an on-site wastewater system that has been approved and permitted by Hays County. No construction or development within this subdivision may begin until all Hays County Development Authorization Requirements have been satisfied.

James Clint Garza _____ Date _____
Director Hays County Development
& Community Services

Tom Pops, R. S., C. F. M. _____ Date _____
Hays County Floodplain
Administrator

CITY OF DRIPPING SPRINGS APPROVAL:

This plat, Serenity Hills, has been submitted to and considered by the City of Dripping Springs as a subdivision plat.

Michelle Fischer _____ Date _____
City Administrator

HAYS COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas §
County of Williamson §

That I, Elaine Cardenas, County Clerk of Hays County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2022, A. D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 2022, A. D., at _____ o'clock _____ M. in the Plat Public Records of Hays County, Texas under Instrument Number _____.

TO CERTIFY WHICH, WITNESS my hand and seal of office this the _____ day of _____, 20____.

Elaine Cardenas
Hays County Clerk



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net
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