

# FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.



SCALE: 1" = 100'

OWNER: CYPRESSBROOK 290, LP  
ADDRESS: 1776 WOODSTEAD COURT, NO. 218  
THE WOODLANDS, TEXAS 77380

ACREAGE: 19.16 ACRES  
LOTS ACREAGE: 19.16 ACRES  
ROW ACREAGE: 0 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

SURVEY: EB HARGRAVES SURVEY  
ABSTRACT NO. 240

NUMBER OF BLOCKS: 1

MULTI-FAMILY LOTS: 1  
RIGHT OF WAY LOTS: 0  
TOTAL LOTS: 1

LINEAR FEET OF NEW STREETS: 0'  
LINEAR FEET OF FRONTAGE ONTO A REGULATED ROADWAY: 1,529.48'

SUBMITTAL DATE: SEPTEMBER 21, 2022

### LEGEND

- BL BUILDING SETBACK LINE
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF (INSERT) COUNTY, TEXAS
- PR PLAT RECORDS OF (INSERT) COUNTY, TEXAS
- DR DEED RECORDS OF (INSERT) COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EXTRA TERRITORIAL JURISDICTION
- CITY LIMITS



COMBINED SCALE FACTOR IS  
0.999987

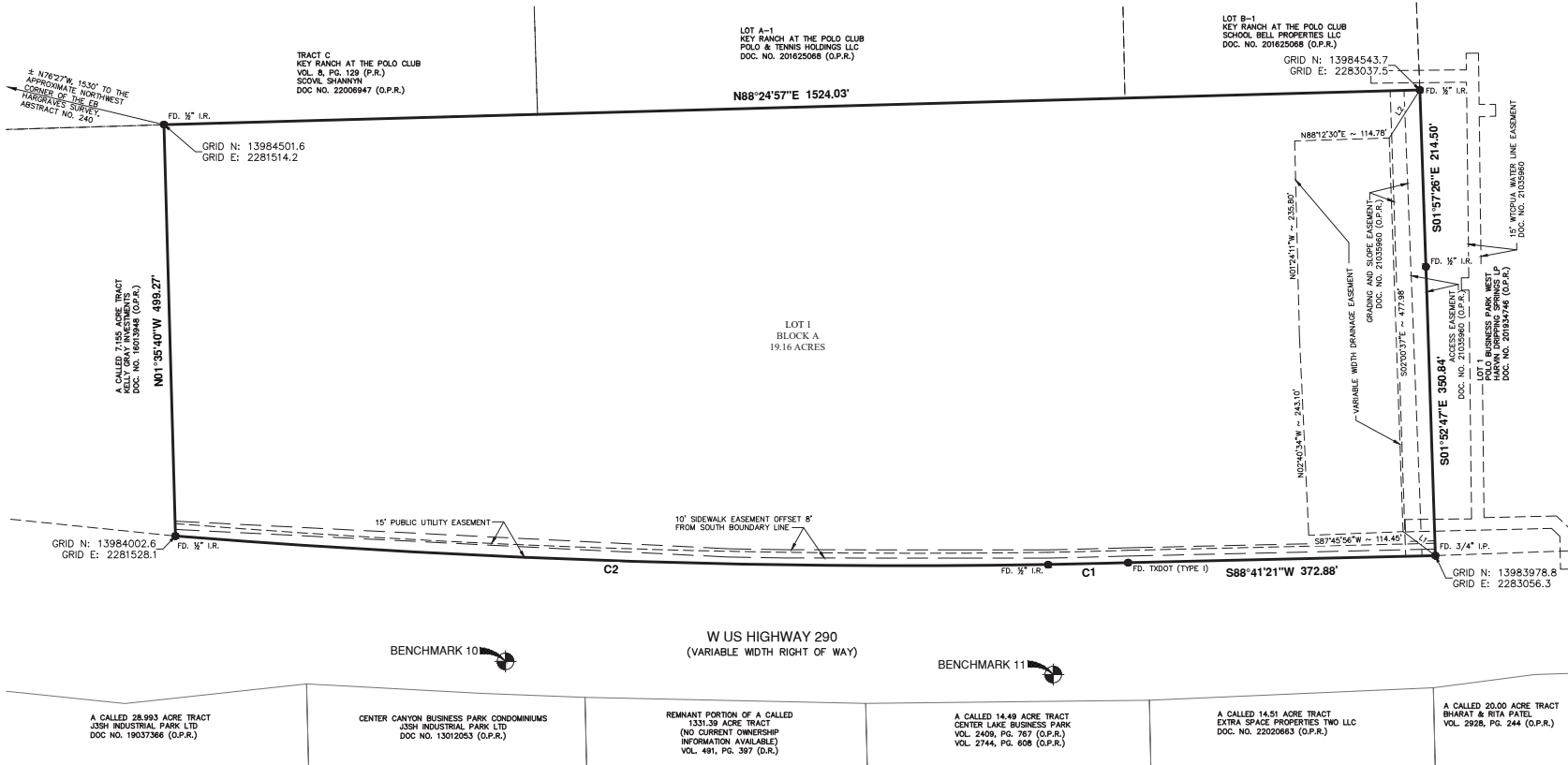
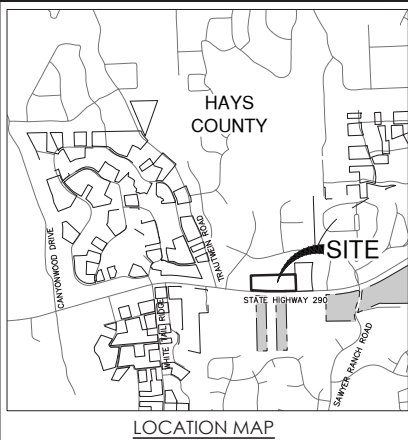
BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK-10  
SET MAG NAIL IN ASPHALT  
GRID NORTHING: 13983850.5'  
GRID EASTING: 2281928.4'  
ELEVATION: 1248.25'  
NAVD88 (GEOID12B)

BENCHMARK-11  
SET MAG NAIL IN ASPHALT  
GRID NORTHING: 13983834.5'  
GRID EASTING: 2282592.7'  
ELEVATION: 1243.09'  
NAVD88 (GEOID12B)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N53°23'04"W	48.83'
L2	N32°31'49"E	69.04'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11370.00'	0°00'29"21"	S88°31'26"W	97.06'	97.06'
C2	11370.00'	0°05'20"21"	N88°06'54"W	1059.16'	1059.54'



# FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.

**GENERAL NOTES:**

1. 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 SAME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
3. NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
4. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
5. IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PUE, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK.

**UTILITY INFORMATION:**

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
SEWER: ON-SITE WASTEWATER TREATMENT PLANT  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.  
TELEPHONE: AT&T  
NATURAL GAS: TEXAS GAS SERVICE

SCHOOL DISTRICT: DRIPPING SPRINGS ISD

EMERGENCY SERVICES HAYS COUNTY ESD 1 & 6

GROUNDWATER CONSERVATION DISTRICT: TRINITY GROUNDWATER CONSERVATION DISTRICT #2

**DRIVEWAY PERMIT NOTE:**

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 PERMIT FOR USE OF THE TxDOT ROADWAY RIGHT OF WAY HAS BEEN ISSUED UNDER CHAPTER 751

ALL DRIVEWAY PERMITS ARE PERMITTED BY TxDOT

**CULVERT NOTE:**

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03

**ROADWAY CLASSIFICATION:**

W US HIGHWAY 290 – MINOR ARTERIAL

**ROAD MAINTENANCE STATEMENT**

NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

**EDWARDS AQUIFER NOTE:**

THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C0109F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

**WICOPA NOTES:**

- \* THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- \* LOTS {LOT 1 BLOCK A 19.16 ACRES} CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- \* IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- \* DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO {DECLARANT TO SIGN 2000 USFWS MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY OR THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES}.

STATE OF TEXAS §  
COUNTY OF HAYS §  
KNOW ALL THESE MEN BY PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 22009266, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION 19.16 ACRES OF LAND, TO BE KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
\_\_\_\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

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

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR \_\_\_\_\_ DATE \_\_\_\_\_  
OR VICE CHAIR \_\_\_\_\_

**CITY OF DRIPPING SPRINGS CERTIFICATION:**

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

\_\_\_\_\_  
DATE

**ENVIRONMENTAL HEALTH DEPARTMENT**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO THE DECLINING WATER SUPPLIES AND DIMINISHING 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 RESOURCE.

HAYS COUNTY \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

I, **Shelly Mitchell**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

*Shelly Mitchell*

01/23/2023  
DATE



STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759

**SURVEYORS CERTIFICATION:**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

*Valerie Zurcher*  
\_\_\_\_\_  
VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759



THE STATE OF TEXAS §  
COUNTY OF HAYS §

I, Elaine H. Cárdenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing, with its Certificate of Authentication was filed for record in my office on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_M. and duly recorded on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_M. in the plat records of Hays County, Texas in CFN: \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Elaine H. Cárdenas,  
County Clerk  
Hays County, Texas



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

ARIZA 290 WEST SURVEY JOB NO. 51312.00