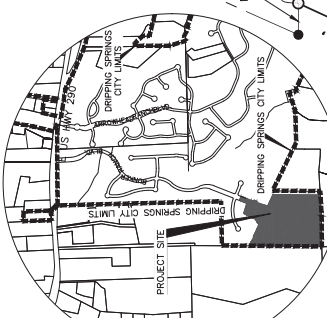
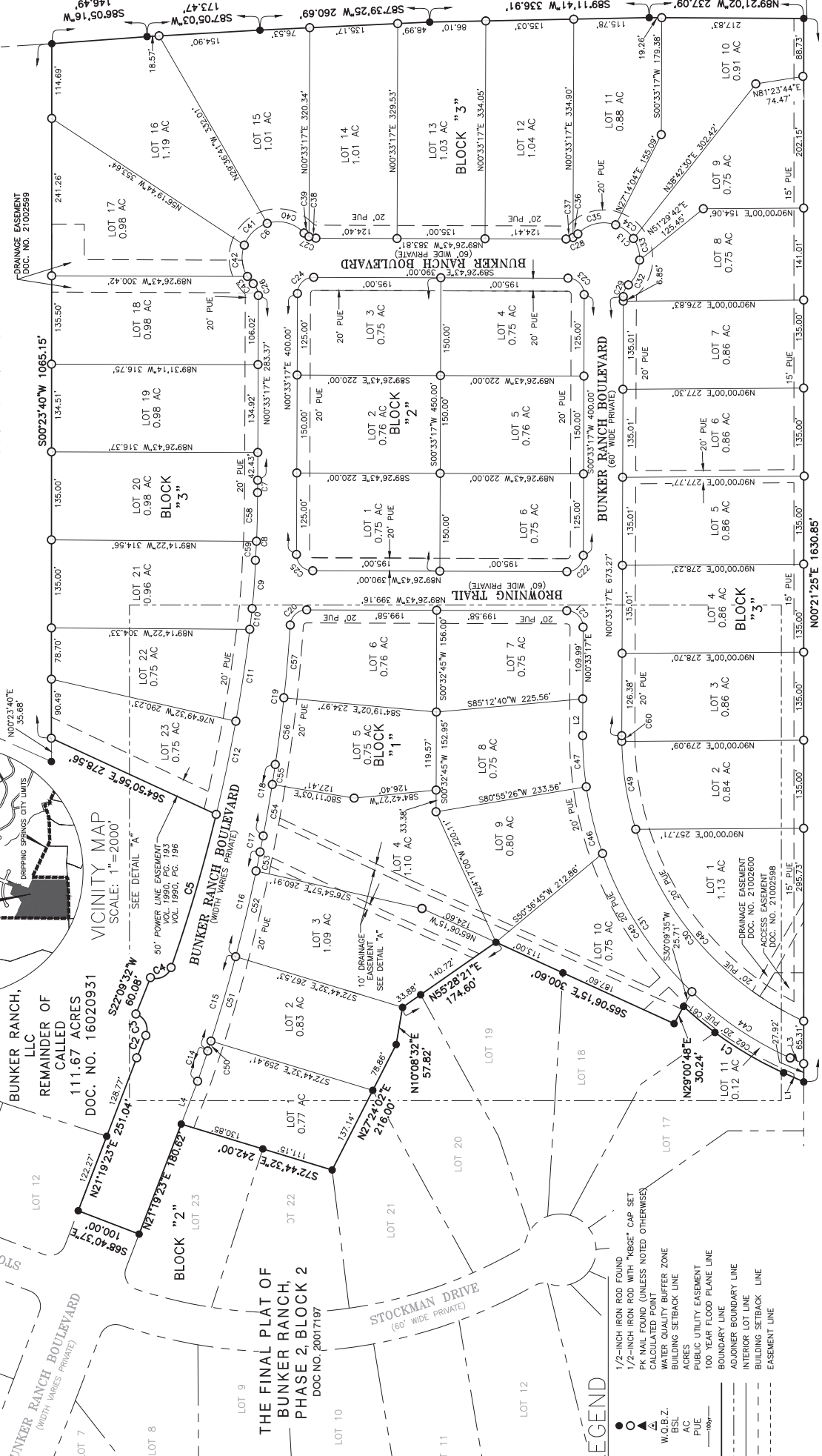


FINAL PLAT OF BUNKER RANCH PHASE 3 40.20 ACRES

BOBBY GLENN STEVENS
DOC NO. 15011837



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THE FINAL PLAT OF
BUNKER RANCH,
PHASE 2, BLOCK 2
DOC NO. 20017187

LEGEND

- 1/2"-INCH IRON ROD FOUND
- 1/2"-INCH IRON ROD WITH "X" MARK
- ▲ CAP SET
- △ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- CALCULATED POINT
- WATER QUALITY BUFFER ZONE
- BSL
- BUILDING SETBACK LINE
- AC
- AC
- PUE
- PUE
- PUBLIC UTILITY EASEMENT
- 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- INTERIOR LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE



Civil & Environmental Consultants, Inc.
3711 South MoPac, Ennis, TX 75601
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www.CECINC.COM



P&H LIMITED FAMILY PARTNERSHIP NO. 1
79.61 ACRES
VOL. 1733, PG. 755

APPROVED BY:
F.M.P.
JOB NUMBER: 181-500
ISSUE DATE: 01/21/2021
SHEET: 1 OF 3
SUBMITAL DATE: 12/14/2020

"FINAL PLAT" OF BUNKER RANCH PHASE 3,
BLOCK "1", LOTS 1-11, BLOCK "2", LOTS
1-6 AND BLOCK "3", LOTS 1-23, WITHIN
THE CITY OF DRIPPING SPRINGS, TEXAS

CHARLES B FLORIO
DOC. NO. 15020909

Texas Registered Surveying Firm 10194419

FINAL PLAT OF BUNKER RANCH PHASE 3 40.20 ACRES

ENGINEER'S CERTIFICATION
THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HERewith; ALL ENGINEERING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; I HAVE REVIEWED THE PLAT FOR ENGINEERING PORTIONS THEREOF; THE PLAT COMPLIES WITH THE CITY OF DRIPPING SPRINGS CODE AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS:
THAT WE, BUNKER RANCH, LLC, OWNERS OF 43.18 ACRES OF LAND, AND 111.67 ACRES OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NO. 222, SAID 43.18 ACRES CONVEYED TO US BY DEED NO. 482090005F, HAYS COUNTY, TEXAS, AND 111.67 ACRES CONVEYED TO US BY DEED NO. 160209031, ALL OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 40.20 ACRES OF LAND TO BE KNOWN AS BUNKER RANCH PHASE 3 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, ETC., WHICH MAY AFFECT SAID LAND AND WHICH ARE SHOWN ON THE PLAT AND WILL CONVEY THE STREETS DESIGNATED HEREON AS PRIVATE AS WELL AS THE WATER QUALITY LOTS AND PRIVATE PARK LOTS TO THE HOMEOWNERS ASSOCIATION.
IN WITNESS WHEREOF THE SAID BUNKER RANCH, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 20____

BUNKER RANCH, LLC
8638 BEE CAVES RD. BOX 502
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF _____

BEFORE ME, THE UNDESIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, IN AND FOR _____

MY COMMISSION EXPIRES: _____

CITY ENGINEER _____ DATE _____

ENGINEERING AND PUBLIC WORKS DEPARTMENT
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWERAGE SYSTEM. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL PLANS BEFORE THEY ARE APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENGINEERING AND PUBLIC WORKS DEPARTMENT.
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.



Civil & Environmental Consultants, Inc.
3711 South Mopac Expressway, Building 1, Suite 1550 • Austin, TX 78746
Ph: 512.439.6400 • Fax: 512.439.0096
www.CECINC.com

Texas Registered Surveying Firm 10194419 Texas Registered Engineering Firm 528

BRIAN ESTES _____ DATE _____
P.E. NO. 89270
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48209C0085F, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAT SUBMITTED HERewith; ALL SURVEYING INFORMATION SHOWN ON THE PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAT COMPLIES WITH THE CITY OF DRIPPING SPRINGS CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES.

FRANK WILLIAM FUNK _____ DATE _____
R.P.L.S. NO. 6803
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, STE. 550
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION AND ATTESTATION, WAS FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____ A.D. AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, IN WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____ A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, BUNKER RANCH, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____ 20____

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR,
ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THE PROPERTY IS LOCATED WITHIN ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL INSURANCE RATE MAP, PANEL NOS. 48209C0085F & 482090005F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY IS SUBJECT TO FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER CITY OF DRIPPING SPRINGS REGULATIONS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. GAS SERVICE TO BE PROVIDED BY TEXAS GAS.
12. ALL SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE.
13. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5' ALONG EACH SIDE LOT LINE.
14. ALL STREETS SHALL BE DESIGNED AS IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
15. OCCUPANCY SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
16. ANY DEVELOPMENT WITHIN A WBEZ ALLOWED UNDER SEC. 29.05.07(d) OF THE CITY WATER QUALITY ORDINANCE SHALL BE DESIGNED AND/OR CONDUCTED 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 INSTALLATION OF THE WASTEWATER LINE OUTSIDE OF THIS ZONE IS PHYSICALLY PROHIBITIVE OR ENVIRONMENTALLY UNSOUND. ANY WASTEWATER LINES LOCATED IN A WBEZ SHALL MEET DESIGN STANDARDS AND REQUIREMENTS SPECIFIED BY THE CITY OF DRIPPING SPRINGS.
17. DRIVEWAYS SHALL BE PERMITTED BY THE CITY AND ALL REQUIRED CULVERTS MUST BE NO LESS THAN 18" CMP.
18. DRIVEWAY ACCESS TO ALL STREETS SHALL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS. THE CITY OF DRIPPING SPRINGS AND WASTEWATER MAINTENANCE AS NEEDED BY HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 IS AUTHORIZED TO ACCESS THE PRIVATE STREETS FOR EMERGENCY ACCESS. BUNKER RANCH HOA TO PROVIDE CITY AND HAYS COUNTY EMERGENCY SERVICE DISTRICT #6 WITH GATE ACCESS CODE.
19. THE BUNKER RANCH HOA, WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE ROADS, WATER QUALITY LOTS, PRIVATE PARKS, AND TRAILS.
20. 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.
21. THE BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES AND EASEMENTS.

SURVEY CONTROL:

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2012A), SOUTH CENTRAL ZONE, REFERENCE TO THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

APPROVED BY: F W P	ISSUE DATE: 181-500-01/21/2021
JOB NUMBER: 181-500-01/21/2021	SHEET: 3 OF 3
SUBMITTAL DATE: 12/14/2020	

"FINAL PLAT" OF BUNKER RANCH PHASE 3, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-6 AND BLOCK 13, LOTS 1-23, WITHIN THE CITY OF DRIPPING SPRINGS, TEXAS