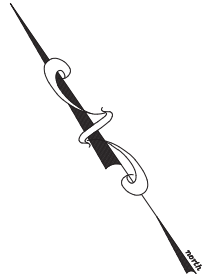
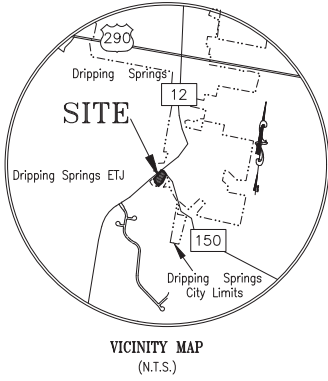


REPLAT OF LOT 1 OF HOWARD RANCH COMMERCIAL



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WATER QUALITY BUFFER ZONE (WQBZ)
- - - 100 YEAR FULLY DEVELOPED FLOOD PLAN

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	11.00	2926.79	N34°39'00"E	11.00	5.50	0°12'35"
C2	262.79	996.65	N27°10'28"E	262.03	132.16	15°06'27"
C3	256.97	914.94	S43°45'33"E	256.13	129.34	16°05'32"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C4)	229.60	1031.65	N28°20'53"E	229.12	115.27	12°45'09"
(C5)	348.12	1000.00	N54°03'49"W	346.36	175.84	19°56'44"
(C6)	218.10	889.93	N41°30'12"W	217.56	109.60	14°02'31"
(C7)	210.43	869.93	S41°12'29"E	209.92	105.73	13°51'34"

Line #	Length	Direction
L1	142.88	S81°17'00"E
L2	57.84	S29°50'22"W
L3	58.45	N47°42'16"E
L4	161.53	N49°17'44"W

Line #	Length	Direction
(L5)	421.20	S17°06'47"W
(L6)	57.40	N24°21'16"W
(L7)	49.40	N02°58'13"W
(L8)	164.19	N81°22'48"W
(L9)	163.30	S81°22'48"E

NOTE:
THIS REPLAT IS FOR THE SOLE PURPOSE OF REMOVING A NOTE THAT WAS PROHIBITING ACCESS FROM RR 150 AND IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY SHALL BE PERMITTED TO ACCESS ONTO TO RANCH ROAD 12 (RR 12) OR FARM TO MARKET 150 (FM 150) UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

DATE: JANUARY 21, 2021

OWNER: HOWARD LAND & CATTLE, LTD
120 HOWARD RANCH LANE
DRIFTWOOD, TEXAS 78619

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

ACREAGE: 7.500 ACRES

J. STILES FOWLER SURVEY NUMBER 31,
ABSTRACT NUMBER 174
PHILIP A. SMITH SURVEY NUMBER 26,
ABSTRACT NUMBER 415
NO. OF COMMERCIAL LOTS: 1
NO. OF BENCHMANS: 1

F.E.M.A. MAP NO.: 48209C 0115F
DATED: SEPTEMBER 02, 2005
HAYS COUNTY, TEXAS

ELEVATION DATUM:

BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANCH ROAD 12 AND RANCH ROAD 150 DATED NOVEMBER 24, 2003.

FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANCH ROAD 12 AND RANCH ROAD 150.
ELEVATION = 1096.42'

FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANCH ROAD 12 SOUTH OF RANCH ROAD 150.
ELEVATION = 1084.22'

SET 1-60D BENT NAIL IN 8" LIVE OAK TREE IN LOT 2, BLOCK A OF HOWARD RANCH SUB. SEC. 1 PLAT.
ELEVATION = 1077.34'

GENERAL NOTES:

- THIS FINAL PLAT IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS PLAT IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALLISTER, DATED: JULY 2001.
- ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SETSTONE", UNLESS OTHERWISE NOTED.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- WASTEWATER SERVICE WILL BE PUBLIC SANITARY SEWER OR INDIVIDUAL ON-SITE SEWAGE FACILITIES AS AVAILABLE PER THE TERMS OF THE WASTEWATER UTILITY AGREEMENT BETWEEN THE OWNER AND THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY UNLESS NOTED OTHERWISE ON FACE OF PLAT, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND 15 FEET CENTERED ON ANY EXISTING PEC FACILITIES.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS.
- COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, NAD 83, SOUTH CENTRAL ZONE (US SURVEY FEET) AND ARE SURFACE VALUES; TO CONVERT TO GRID, MULTIPLY EACH VALUE BY A COMBINED SCALE FACTOR OF 0.9999699.
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS Delineated ON FLOOD INSURANCE RATE MAP NO. 48209C 0115F, DATED SEPTEMBER 2, 2005.
- THE REQUIREMENT CONCERNING CONSTRUCTION STANDARDS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRING ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE.
- THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
- THIS PLAT IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6.
- THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE.
- 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."

A SUBDIVISION OF 7.500 ACRES BEING THE HOWARD RANCH COMMERCIAL SUBDIVISION, IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174, AND THE PHILIP A SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, OF HAYS COUNTY, TEXAS

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

