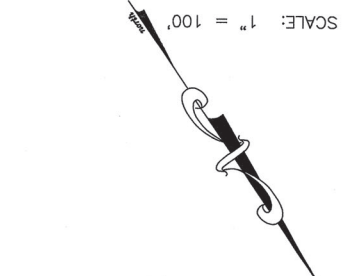
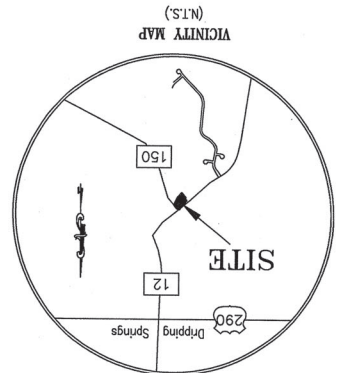


HOWARD RANCH COMMERCIAL



Curve Table

Curve #	Length	Radius	Chord Length	Tangent	Delta
C1	11.00	2828.79	11.00	5.50	0.1255°
C2	282.79	998.65	132.16	150.827°	150.827°
C3	256.13	914.94	129.34	160.52°	160.52°
C4	353.13	1000.00	178.42	201.35°	201.35°

GENERAL NOTES:

1. THIS FINAL PLAN IS LOCATED ENTIRELY WITHIN THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAN LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAN LIES WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
4. THIS PLAN IS BASED UPON THE TOPOGRAPHICAL INFORMATION TAKEN FROM AN AERIAL SURVEY PERFORMED BY KERRY MACALISTER, DATED: JULY 2001.
5. ALL PROPERTY CORNERS ARE SET WITH 1/2-INCH IRON RODS WITH PLASTIC CAPS STAMPED "CBD SECTION", UNLESS OTHERWISE NOTED.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
7. 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.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALS ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE WILL BE PROVIDED BY TIME WARNER CABLE.
10. UTILITY EASEMENTS OF 20 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED RIGHTS-OF-WAY, 10 FEET WIDE ALONG EACH SIDE OF ALL LOTS AND FEET CENTERED ON ANY EXISTING PEC FACILITIES.
11. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS.
12. 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.
13. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 48209C 015F, DATED SEPTEMBER 2, 2005.
14. THE REQUIREMENT CONCERNING 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.
15. THERE IS A WATER QUALITY BUFFER ZONE, AS DEFINED BY THE CITY OF DRIPPING SPRINGS.
16. THIS PLAN IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
17. THIS PLAN IS IN COMPLIANCE WITH THE 2012 INTERNATIONAL FIRE CODE ADOPTED BY THE ESD #6.
18. THIS TRACT WILL COMPLY WITH ALL APPROPRIATE ZONING STANDARDS AS APPLICABLE.
19. NO OTHER DRIVEWAY ACCESS IS ALLOWED FROM STATE ROADS EXCEPT AS ALLOWED IN THE ACCESS EASEMENT ON THE FACE OF THE PLAN.
20. THIS PLAN AND SUBSEQUENT DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT # 6, OR ITS SUCCESSORS.

DATE: OCTOBER 23, 2017
 OWNER: HOWARD LAND & CATTLE, LTD
 23255 W. FM 150
 DRIFTWOOD, TEXAS 78619
 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 BLOCKS: 1
 ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TX 78749
 PHONE: 512-280-5160
 FAX: 512-280-5165
 HAYS COUNTY, TEXAS
 F.M.A. MAP NO.: 48209C 015F
 DATED: SEPTEMBER 02, 2005

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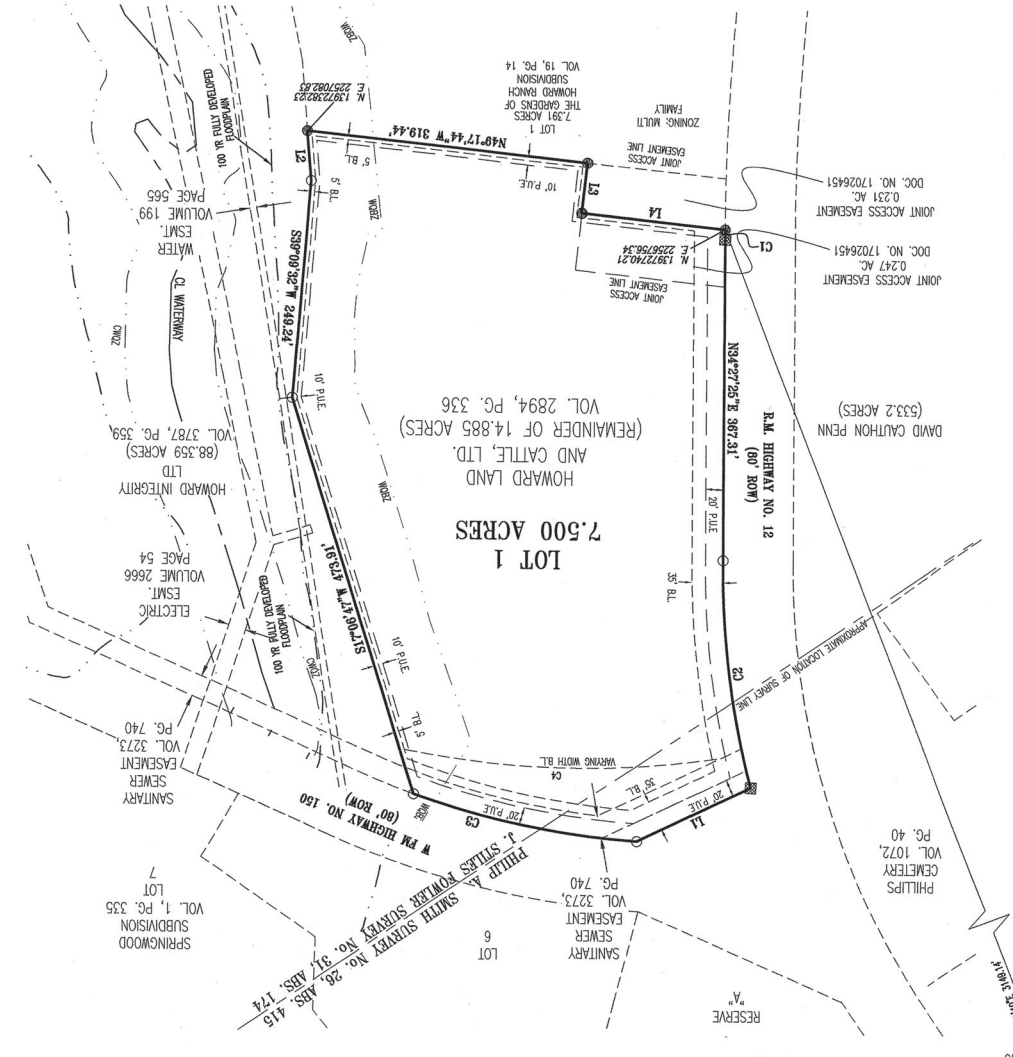
CBD

Carlson, Brigance & Doering, Inc.
 Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 280-5160
 Fax No. (512) 280-5165
 REG. # 1002900
 PLM ID # 9791

SHEET NO. 1 OF 2

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

ELEVATION DATUM:
 BENCHMARK INFORMATION BASED ON STATE PLANS OF CONSTRUCTION AT RANGH ROAD 12 AND RANGH ROAD 150 DATED NOVEMBER 24, 2003.
 FOUND COTTON SPINDLE IN TELEPHONE POLE AT SOUTHEAST CORNER OF RANGH ROAD 12 AND RANGH ROAD 150.
 ELEVATION = 1096.42'
 FOUND COTTON SPINDLE IN TELEPHONE POLE IN THE WEST RIGHT-OF-WAY OF RANGH ROAD 12 SOUTH OF RANGH 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'



HOWARD RANCH COMMERCIAL

STATE OF TEXAS §
 COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

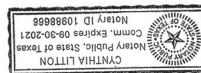
THAT HOWARD LAND & CATTLE LTD, BEING THE OWNER OF A REMAINDER 14.85 ACRES OF LAND IN THE J. STILES FOWLER SURVEY NUMBER 31, ABSTRACT NUMBER 174 AND THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, BOTH SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 2894, PAGE 536 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 7.500 ACRES OF LAND, TO BE KNOWN AS:

"HOWARD RANCH COMMERCIAL"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

HOWARD LAND & CATTLE LTD
 MR. ERIC HOWARD, OWNER
 23255 W FM 150
 DRIFTWOOD, TEXAS 78619

DATE
 10-30-17



Cynthia Litton
 NOTARY PUBLIC, STATE OF TEXAS
 PRINTED NOTARY'S NAME: Cynthia Litton
 MY COMMISSION EXPIRES: 09-30-2021

STATE OF TEXAS §
 COUNTY OF HAYS §

BEFORE, THE UNDERSIGNED APPEARED ERIC HOWARD, OWNER OF HOWARD LAND & CATTLE LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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 THE CITY OF DRIPPING SPRINGS 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 PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS PLANNING DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

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

THIS PLAT, HOWARD RANCH COMMERCIAL, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES.

Michelle Fischer
 MICHELLE FISCHER, CITY ADMINISTRATOR

LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF March, 2018, AT 4:07 O'CLOCK P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN VOLUME PAGE(S) 1800 & 199. CN: 1800 & 199

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF March, 2018 A.D.



LIZ GONZALEZ
 COUNTY CLERK
 HAYS COUNTY, TEXAS

STATE OF TEXAS §
 COUNTY OF TRAVIS §

1. BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

ALL STORMWATER RESULTING FROM THE 100 YEAR RAIN EVENT WILL BE CONTAINED IN THE DRAINAGE EXHIBENTS SHOWN ON THE PLAT, NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48290-0115F, DATED SEPTEMBER 02, 2005.

ENGINEERING BY: Brett Pasquarella
 BRETT R. PASQUARELLA, P.E. No. 84789
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE,
 AUSTIN, TEXAS 78749
 DATE 10/30/17



CARLSON, BRIGANCE & DOERING, INC.
 DJ# 53791

STATE OF TEXAS §
 COUNTY OF TRAVIS §

1. ARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE CITY OF DRIPPING SPRINGS ORDINANCE.

SURVEYED BY: Aron V. Thomason
 ARON V. THOMASON, R.P.L.S. NO. 6214
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE,
 AUSTIN, TEXAS 78749
 DATE 30 Oct 2017



CBD

Carlson, Brigance & Doering, Inc.
 CIVIL ENGINEERING
 SURVEYING
 PLAT ID #E3791
 REG. # 10024900

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

PATH-J:\4931\SURVEY\HOWARD RANCH COMMERCIAL LOT.dwg

SHEET NO. 2 OF 2

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