

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE HAROLD EUGENE WILLIAMS TRUST, OWNERS OF LOT 2, RANCHO BELLA, A SUBDIVISION OF RECORD IN VOLUME 15, PAGE 249 OF THE PLAT RECORDS, HAYS COUNTY, TEXAS, LOT 2 BEING CONVEYED BY DEED OF RECORD IN VOLUME 2952, PAGE 496 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOT 2, RANCHO BELLA, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 2, RANCHO BELLA

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

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

HAROLD EUGENE WILLIAMS
155 HORSE TRAIL DRIVE
DRIPPING SPRINGS, TX 78620

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED HAROLD EUGENE WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME

EXPIRATION DATE

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, REPLAT OF LOT 2, RANCHO BELLA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 20__ A.D.

BY:

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

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 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 PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

CATLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT
SERVICES DEPARTMENT

TOM POPE, R.S., C.E.M.
FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT 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 FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

THIS THE ____ DAY OF _____, 20__ A.D.

CATLYN STRICKLAND, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

THAT I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF ____ 20__ A.D., AT ____ O'CLOCK ____ M., IN DOCUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

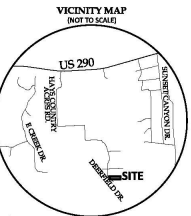
PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WILLIAM R. HERRING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

REPLAT OF LOT 2 RANCHO BELLA



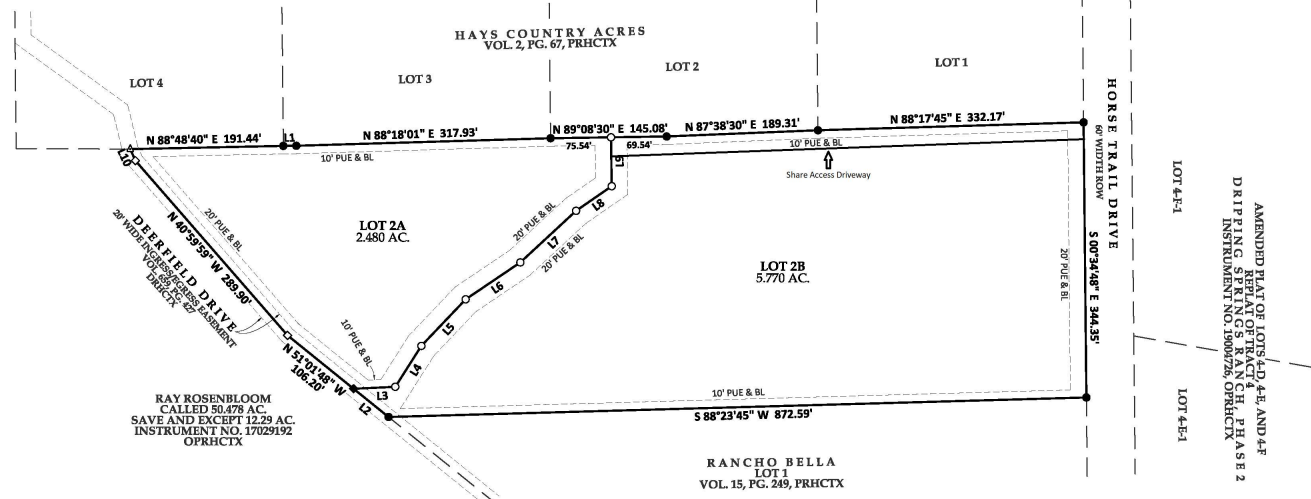
GRAPHIC SCALE
1" = 100'
JAMES B. PIER SURVEY, A-362
HAYS COUNTY, TX



LINE	BEARING	LENGTH
L1	N89°15'28"E	16.21'
L2	N51°01'48"W	56.16'
L3	N87°18'31"E	52.15'
L4	N32°28'16"E	60.68'
L5	N43°31'07"E	80.39'
L6	N55°56'42"E	82.51'
L7	N47°09'48"E	94.99'
L8	N55°21'41"E	54.19'
L9	N00°51'30"W	61.21'
L10	N24°08'59"W	15.79'

LOT	ACREAGE
L1	2.480
L2	5.770

- LEGEND
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD W/ "WHITECAP RPLS 6355" CAP SET
 - ◇ MAGNAIL FOUND (NO WASHER)
 - ◇ MAGNAIL W/ "WHITECAP RPLS 6355" WASHER SET
 - ▲ CALCULATED POINT IN CATTLE GUARD
 - PUE PUBLIC UTILITY EASEMENT
 - BL BUILDING SETBACK LINE
 - SE SANITARY EASEMENT
 - LOT BOUNDARY LINE
 - ADJONER BOUNDARY LINE
 - EASEMENT / BUILDING SETBACK LINE
 - PHRCTX PLAT RECORDS
 - OPRHCTX HAYS COUNTY, TX
 - OPRHCTX OFFICIAL PUBLIC RECORDS
 - HAYS COUNTY, TX



PLAT NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE UNITS = US SURVEY FEET.
- THIS PROPERTY LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA MAP NO. 48202L026, DATED SEPTEMBER 2, 2005. ALL LOTS ARE OUTSIDE OF A 100-YEAR FLOODPLAIN. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE E.T.J. OF THE CITY OF DRIPPING SPRINGS.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS OR RAINWATER COLLECTION.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERNALES ELECTRIC COOPERATIVE.
- UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS, RECORDED IN VOLUME 15, PAGE 249 PLAT RECORDS, HAYS COUNTY, TEXAS.

PLAT NOTES (CONT.):

- A 20' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO THE RIGHT-OF-WAYS OF ALL STREETS IN THIS SUBDIVISION.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY INDIVIDUAL ADVANCED ON-SITE SEWAGE FACILITIES AS APPROVED BY HAYS COUNTY DEVELOPMENT SERVICES.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- 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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH SECTIONS 7.4 AND 7.5 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.

WHITECAP SURVEY COMPANY
 WHITECAP SURVEY COMPANY, LLC
 TRPLS FORM NO. 1018424
 PO BOX 1225
 DRIPPING SPRINGS, TX 78620
 (512) 808-0102
 EMAIL: INFO@WHITECAPSURVEY.COM