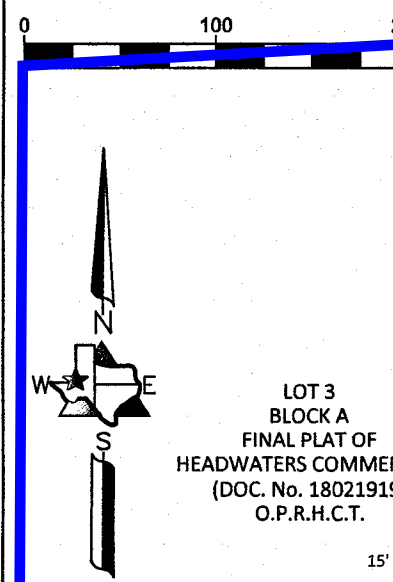
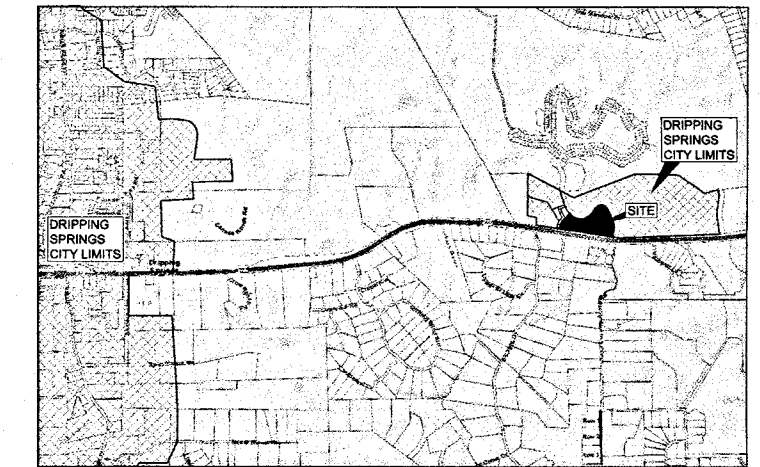


SCALE: 1" = 100'



**FINAL PLAT
HEADWATERS COMMERCIAL
PHASE 1B**
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS



VICINITY MAP
N.T.S.

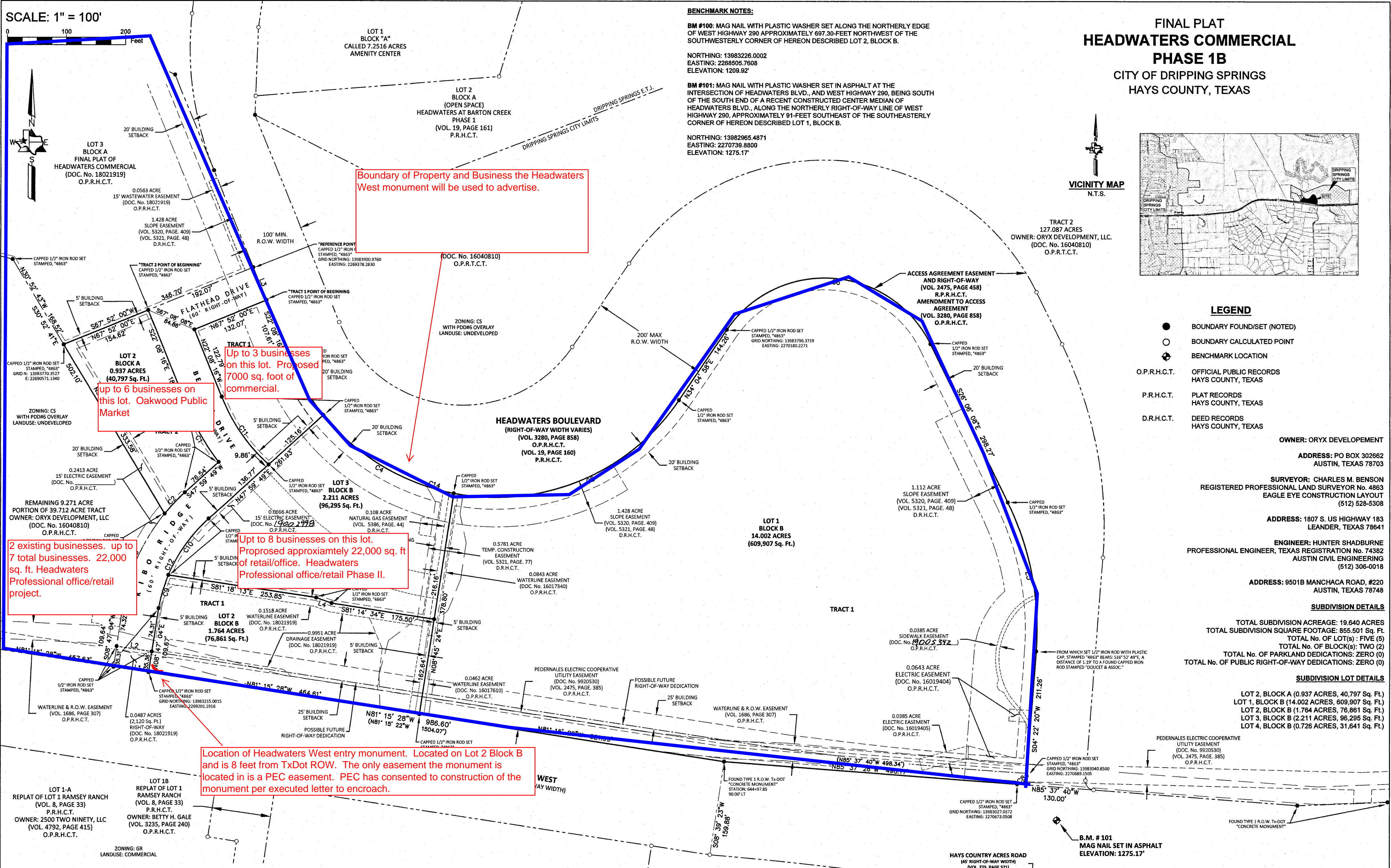
BENCHMARK NOTES:

BM #100: MAG NAIL WITH PLASTIC WASHER SET ALONG THE NORTHERLY EDGE OF WEST HIGHWAY 290 APPROXIMATELY 697.30-FEET NORTHWEST OF THE SOUTHWESTERLY CORNER OF HEREON DESCRIBED LOT 2, BLOCK B.

NORTHING: 13983226.0002
EASTING: 2288505.7608
ELEVATION: 1209.92'

BM #101: MAG NAIL WITH PLASTIC WASHER SET IN ASPHALT AT THE INTERSECTION OF HEADWATERS BLVD. AND WEST HIGHWAY 290, BEING SOUTH OF THE SOUTH END OF A RECENT CONSTRUCTED CENTER MEDIAN OF HEADWATERS BLVD. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HIGHWAY 290, APPROXIMATELY 91-FEET SOUTHEAST OF THE SOUTHEASTERLY CORNER OF HEREON DESCRIBED LOT 1, BLOCK B.

NORTHING: 13982965.4871
EASTING: 2270739.8800
ELEVATION: 1275.17'



Boundary of Property and Business the Headwaters West monument will be used to advertise.

Up to 3 businesses on this lot. Proposed 7000 sq. foot of commercial.

up to 6 businesses on this lot. Oakwood Public Market

2 existing businesses. up to 7 total businesses. 22,000 sq. ft. Headwaters Professional office/retail project.

Up to 8 businesses on this lot. Proposed approximately 22,000 sq. ft. of retail/office. Headwaters Professional office/retail Phase II.

Location of Headwaters West entry monument. Located on Lot 2 Block B and is 8 feet from TxDot ROW. The only easement the monument is located in is a PEC easement. PEC has consented to construction of the monument per executed letter to encroach.

- LEGEND**
- BOUNDARY FOUND/SET (NOTED)
 - BOUNDARY CALCULATED POINT
 - ⊕ BENCHMARK LOCATION
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
 - P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS
 - D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS

OWNER: ORYX DEVELOPMENT
ADDRESS: PO BOX 302662 AUSTIN, TEXAS 78703

SURVEYOR: CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4863
EAGLE EYE CONSTRUCTION LAYOUT (512) 528-5308

ADDRESS: 1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641

ENGINEER: HUNTER SHADBURNE
PROFESSIONAL ENGINEER, TEXAS REGISTRATION No. 74382
AUSTIN CIVIL ENGINEERING (512) 306-0018

ADDRESS: 9501B MANCHACA ROAD, #220 AUSTIN, TEXAS 78748

SUBDIVISION DETAILS

TOTAL SUBDIVISION ACREAGE: 19.640 ACRES
TOTAL SUBDIVISION SQUARE FOOTAGE: 855,501 Sq. Ft.
TOTAL No. OF LOT(S): FIVE (5)
TOTAL No. OF BLOCK(S): TWO (2)
TOTAL No. OF PARKLAND DEDICATIONS: ZERO (0)
TOTAL No. OF PUBLIC RIGHT-OF-WAY DEDICATIONS: ZERO (0)

SUBDIVISION LOT DETAILS

LOT 2, BLOCK A (0.937 ACRES, 40,797 Sq. Ft.)
LOT 1, BLOCK B (14.002 ACRES, 609,907 Sq. Ft.)
LOT 2, BLOCK B (1.764 ACRES, 76,861 Sq. Ft.)
LOT 3, BLOCK B (2.211 ACRES, 96,295 Sq. Ft.)
LOT 4, BLOCK B (0.726 ACRES, 31,641 Sq. Ft.)

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	101.71'	379.73'	15° 20' 47"	S29° 48' 30"E	101.41'
C2	49.91'	330.09'	8° 39' 48"	S43° 39' 56"W	49.86'
C3	110.66'	375.00'	16° 54' 28"	S30° 35' 30"E	110.26'
C4	262.34'	375.00'	40° 04' 59"	S59° 05' 13"E	257.03'
C5	437.13'	375.00'	66° 47' 19"	N67° 28' 38"E	412.80'
C6	418.23'	200.00'	119° 48' 54"	S86° 00' 35"E	346.09'
C7	260.62'	490.00'	30° 28' 28"	S10° 51' 54"E	257.56'

Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	23.56'	15.00'	90° 00' 00"	S49° 22' 20"W	21.21'
C9	58.87'	270.28'	12° 28' 44"	N16° 36' 54"E	58.75'
C10	118.57'	270.28'	25° 08' 09"	N35° 25' 20"E	117.62'
C11	140.94'	319.63'	25° 15' 54"	N34° 46' 13"W	139.80'
C12	177.44'	270.28'	37° 36' 54"	N29° 10' 58"E	174.27'
C13	168.87'	330.09'	29° 16' 38"	S24° 41' 43"W	166.84'
C14	810.13'	375.00'	123° 46' 46"	S84° 01' 39"E	661.53'

LOT 2 RAMSEY RANCH (VOL. 8, PAGE 33) P.R.H.C.T. OWNER: J R RIDGE, LP (DOC. No. 09914001) O.P.R.H.C.T.

Boundary Line Table

Line #	Length	Direction
L1	60.00'	N81° 15' 28"W
L2	60.00'	S81° 18' 13"E
L3	60.00'	S22° 08' 16"E
L4	27.71'	S70° 03' 13"E

EAGLE EYE CONSTRUCTION LAYOUT

1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641 (512) 528-5308

PROJECT: HEADWATERS COMMERCIAL
CLIENT: ORYX DEVELOPMENT
DATE: 02/19/2019
SCALE: 1" = 100'
BY: rc/emb
SHEET 01 of 03

WEB: eed.us EMAIL: eagle@eed.us T.B.P.L.S. FIRM #10194139

LEGAL DESCRIPTION:

A DESCRIPTION OF TWO SEPARATE TRACTS OF LAND TOTALING A 19.640 ACRE (APPROX. 855,501 SQ. FT.) TRACT OF LAND, SITUATED IN THE WILLIAM WALKER SURVEY NO. 130, ABSTRACT NO. 475, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THE RESIDUE OF A 39.712 ACRE TRACT OF LAND BEING DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO ORYX DEVELOPMENT, LLC., DATED NOVEMBER 29, 2016 AND APPEARING OF RECORD UNDER DOCUMENT NO. 16040810 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 19.640 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS TRACTS 1 AND 2, BY THE FOLLOWING METES AND BOUNDS DESCRIPTIONS:

**TRACT 1
18.703 ACRES, (814,704 SQ. FT.)
METES AND BOUNDS DESCRIPTION**

BEGINNING AT A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHWESTERLY CORNER OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND, SAME BEING THE SOUTHERLY INTERSECTING RIGHT-OF-WAY CORNER OF FLATHEAD DRIVE, HAVING A CALLED 60-FOOT RIGHT-OF-WAY WIDTH ACCORDING TO THE MAP OR PLAT BEING DESCRIBED AS THE FINAL PLAT OF HEADWATERS COMMERCIAL LOT 3, BLOCK A, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 18021919 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND HEADWATERS BOULEVARD, HAVING A VARIABLE RIGHT-OF-WAY WIDTH ACCORDING TO THAT CERTAIN MAP OR PLAT BEING DESCRIBED AS THE FINAL PLAT HEADWATERS AT BARTON CREEK, PHASE 1, A SUBDIVISION APPEARING OF RECORD IN VOLUME 19, PAGE 161 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAME BEING THE NORTHERLY MOST, NORTHWESTERLY CORNER OF THE EASTERLY RESIDUE OF THE AFOREMENTIONED 39.712 ACRE TRACT OF LAND, FROM WHICH A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" BEARS NORTH 22° 08' 16" WEST, A DISTANCE OF 60.00 FEET FOR THE NORTHERLY INTERSECTING CORNER OF SAID FLATHEAD DRIVE AND HEADWATERS BOULEVARD, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK A OF SAID FINAL PLAT OF HEADWATERS COMMERCIAL LOT 3, BLOCK A;

THENCE WITH THE COMMON DIVIDING PROPERTY LINE OF THE AFOREMENTIONED 39.712 ACRE TRACT OF LAND AND THE AFORESAID HEADWATERS BOULEVARD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1). SOUTH 22° 08' 16" EAST, A DISTANCE OF 107.61 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 2). WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 810.13 FEET, A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 123° 46' 46" AND A CHORD WHICH BEARS SOUTH 84° 01' 39" EAST, A DISTANCE OF 661.53 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 3). NORTH 34° 04' 58" EAST, A DISTANCE OF 144.26 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 4). WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 418.23 FEET, A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 119° 48' 54" AND A CHORD WHICH BEARS SOUTH 86° 00' 35" EAST, A DISTANCE OF 346.09 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 5). SOUTH 26° 06' 08" EAST, A DISTANCE OF 298.27 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 6). WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 260.62 FEET, A RADIUS OF 490.00 FEET, A DELTA ANGLE OF 30° 28' 28" AND A CHORD WHICH BEARS NORTH 10° 51' 54" EAST, A DISTANCE OF 257.56 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 7). SOUTH 04° 22' 20" WEST, A DISTANCE OF 211.26 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 8). WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.56 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS SOUTH 48° 22' 20" WEST, A DISTANCE OF 21.21 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE WESTERLY RIGHT-OF-WAY INTERSECTING CORNER OF SAID HEADWATERS BOULEVARD AND WEST HIGHWAY 290, HAVING A VARIABLE RIGHT-OF-WAY WIDTH, SAME BEING THE SOUTHEASTERLY CORNER OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND;

THENCE CONTINUING ALONG THE SOUTHERLY PROPERTY LINE OF THE AFOREMENTIONED 39.712 ACRE TRACT OF LAND, SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID WEST HIGHWAY 290, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1). NORTH 85° 37' 26" WEST, A DISTANCE OF 498.17 FEET TO A FOUND TYPE-1 TX-DOT MONUMENT, STATION 644+97.85, FOR A POINT OF ANGLE;
- 2). NORTH 81° 15' 28" WEST, A DISTANCE OF 986.60 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE SOUTHWESTERLY CORNER OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF A CALLED 0.0487 ACRE TRACT OF LAND BEING DEDICATED FOR RIGHT-OF-WAY PER THE AFORESAID FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL;

THENCE WITH THE WESTERLY PROPERTY LINE OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF KIBO RIDGE, HAVING A 60-FOOT RIGHT-OF-WAY WIDTH ACCORDING TO THE AFORESAID FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1). NORTH 08° 47' 04" EAST, A DISTANCE OF 109.67 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 2). WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 177.44 FEET, A RADIUS OF 270.28 FEET, A DELTA ANGLE OF 37° 36' 54" AND A CHORD WHICH BEARS NORTH 29° 10' 58" EAST, A DISTANCE OF 174.27 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 3). NORTH 47° 59' 49" EAST, A DISTANCE OF 136.77 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR AN ELL-CORNER ALONG THE WESTERLY PROPERTY LINE OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND, SAME BEING THE EASTERLY RIGHT-OF-WAY INTERSECTING CORNER OF SAID KIBO RIDGE AND BEVERLY DRIVE, HAVING A 60-FOOT RIGHT-OF-WAY WIDTH ACCORDING TO THE AFORESAID FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL;

THENCE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID BEVERLY DRIVE, SAME BEING THE WESTERLY PROPERTY LINE OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1). WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 140.94 FEET, A RADIUS OF 319.63 FEET, A DELTA ANGLE OF 25° 15' 54" AND A CHORD WHICH BEARS NORTH 34° 46' 13" WEST, A DISTANCE OF 139.80 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";
- 2). NORTH 22° 08' 16" WEST, A DISTANCE OF 122.79 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR AN ELL-CORNER ALONG THE WESTERLY PROPERTY LINE OF THE HERON, DESCRIBED 18.703 ACRE TRACT OF LAND, SAME BEING THE EASTERLY INTERSECTING RIGHT-OF-WAY CORNER OF SAID BEVERLY DRIVE AND THE AFORESAID FLATHEAD DRIVE;

THENCE NORTH 67° 52' 00" EAST, A DISTANCE OF 132.07 FEET TO THE POINT OF BEGINNING, CONTAINING THE HERON, DESCRIBED 18.703 ACRE (APPROX. 814,704 SQ. FT.) TRACT OF LAND, MORE OR LESS.

**TRACT 2
0.937 ACRES, (40,797 SQ. FT.)
METES AND BOUNDS DESCRIPTION**

BEGINNING AT A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHEASTERLY CORNER OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, SAME BEING THE NORTHEASTERLY CORNER OF THE WESTERLY RESIDUE OF THE AFOREMENTIONED 39.712 ACRE TACT OF LAND, SAME BEING THE WESTERLY INTERSECTING RIGHT-OF-WAY CORNER OF FLATHEAD DRIVE AND BEVERLY DRIVE, BOTH HAVING A CALLED 60-FOOT RIGHT-OF-WAY WIDTH ACCORDING TO THE MAP OR PLAT BEING DESCRIBED AS THE FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL, A SUBDIVISION APPEARING OF RECORD UNDER DOCUMENT NO. 18021919 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND FROM WHICH A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" BEARS NORTH 67° 52' 00" EAST, A DISTANCE OF 192.07 FEET FOR THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK A, OF SAID FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL, SAME BEING THE NORTHERLY INTERSECTING RIGHT-OF-WAY OF SAID FLATHEAD DRIVE AND HEADWATERS BOULEVARD, HAVING A VARIABLE RIGHT-OF-WAY WIDTH ACCORDING TO THE MAP OR PLAT BEING DESCRIBED AS THE FINAL PLAT HEADWATERS AT BARTON CREEK, PHASE 1, A SUBDIVISION APPEARING OF RECORD IN VOLUME 19, PAGE 161 OF THE PLAT RECORDS OF HAYS COUNTY TEXAS;

THENCE SOUTH 22° 08' 16" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID BEVERLY DRIVE, SAME BEING THE NORTHEASTERLY PROPERTY LINE OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, A DISTANCE OF 182.75 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

THENCE CONTINUING ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEVERLY DRIVE, SAME BEING THE NORTHEASTERLY PROPERTY LINE OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 101.71 FEET, A RADIUS OF 379.73 FEET, A DELTA ANGLE OF 15° 20' 47" AND A CHORD WHICH BEARS SOUTH 29° 48' 30" EAST, A DISTANCE OF 101.41 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHEASTERLY CORNER OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, SAME BEING THE WESTERLY INTERSECTING RIGHT-OF-WAY CORNER OF SAID BEVERLY DRIVE AND KIBO RIDGE, HAVING A 60-FOOT RIGHT-OF-WAY WIDTH ACCORDING TO THE AFORESAID MAP OR PLAT BEING DESCRIBED AS THE FINAL PLAT OF LOT 3, BLOCK A, HEADWATERS COMMERCIAL;

THENCE SOUTH 47° 59' 49" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID KIBO RIDGE, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, A DISTANCE OF 76.54 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863";

THENCE WITH A CURVE TO THE LEFT, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID KIBO RIDGE, SAME BEING THE SOUTHEASTERLY PROPERTY LINE OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, HAVING AN ARC LENGTH OF 49.91 FEET, A RADIUS OF 330.09 FEET, A DELTA ANGLE OF 08° 39' 48" AND A CHORD WHICH BEARS SOUTH 43° 39' 56" WEST, A DISTANCE OF 49.86 FEET TO A SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE SOUTHEASTERLY CORNER OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND;

THENCE NORTH 30° 52' 41" WEST, OVER AND ACROSS THE AFOREMENTIONED 39.712 ACRE TRACT OF LAND, A DISTANCE OF 333.58 FEET TO A PREVIOUSLY SET 1/4-INCH IRON ROD WITH PLASTIC CAP, STAMPED "4863" FOR THE NORTHWESTERLY CORNER OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY CORNER OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, MORE OR LESS;

THENCE NORTH 67° 52' 00" EAST, ALONG THE NORTHERLY PROPERTY LINE OF THE HERON, DESCRIBED 0.937 ACRE TRACT OF LAND, SAME BEING THE SOUTHEASTERLY LOT LINE OF THE AFORESAID LOT 3, BLOCK A, A DISTANCE OF 154.62 FEET TO THE POINT OF BEGINNING, CONTAINING THE HERON, DESCRIBED 0.937 ACRE (APPROX. 40,797 SQ. FT.) TRACT OF LAND, MORE OR LESS.

PLAT NOTES:

- 1). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS AND HAYS COUNTY.
- 2). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 3). THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD No. 1 FOR EMS SERVICE.
- 4). THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD No. 6 FOR FIRE SERVICE.
- 5). THIS SUBDIVISION LIES WITHIN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 6). ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 7). THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 8). GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
- 9). WATER UTILITY SERVICE WILL BE PROVIDED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT FOR HAYS COUNTY, TEXAS.
- 10). WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE THE HEADWATERS MUNICIPAL UTILITY DISTRICT FOR HAYS COUNTY, TEXAS OR AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.
- 11). ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- 12). BUILDING SETBACKS NOT SHOWN SHALL BE IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS SUBDIVISION AND ZONING ORDINANCES. THE SUBDIVISION IS CURRENTLY ZONED (PDD-6).
- 13). CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 14). EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
- 15). NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION SYSTEM.
- 16). ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION.
- 17). NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO; BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
- 18). IT IS THE RESPONSIBILITY OF EACH BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT UNDER THE STRUCTURE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- 19). PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES.
- 20). BY APPROVING THIS PLAT, THE CITY OF DRIPPING SPRINGS ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOT. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/ OR CERTIFICATE OF OCCUPANCY.
- 21). 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.
- 22). 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 THE CITY OF DRIPPING SPRINGS.
- 23). NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 24). SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF DRIPPING SPRINGS PRIOR TO ANY MULTI-FAMILY OR NON-RESIDENTIAL CONSTRUCTION.
- 25). ALL UTILITIES ARE TO BE UNDERGROUND, TO THE FULLEST EXTENT PRACTICAL
- 26). THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/ OR REMOVE TREES, SHRUBBERY VEGETATION AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
- 27). SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY AND SHALL BE MAINTAINED BY THE OWNERS, NOT THE CITY OF DRIPPING SPRINGS.
- 28). THIS TRACT SHOWN HEREON LIES WITHIN THE ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM FOR HAYS COUNTY, TEXAS AD INCORPORATED AREAS, FIRM PANEL No. 48209C0120F, DATED SEPTEMBER 2, 2005.
- 29). ALL SIGNS SHALL COMPLY WITH CITY OF DRIPPING SPRINGS SIGN ORDINANCE AND/OR HEADWATERS MASTER SIGN PLAN, AS APPLICABLE.
- 30). HEADWATERS MUD SHALL BE GRANTEE ON ALL WATER, WASTEWATER AND DRAINAGE EASEMENTS.
- 31). WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.


**FINAL PLAT
HEADWATERS COMMERCIAL
PHASE 1B
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS**

PLAT NOTES CONTINUED:

- 31). HORIZONTAL POSITIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) UTILIZING THE LOCAL VRS NETWORK BASE No. (PR987541659158).
- 32). VERTICAL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), UTILIZING GEOID 12A.
- 33). GRID DISTANCES SHOWN HEREON, ARE IN US SURVEY FEET.
- 34). ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. (G.F No. 16-1914) DATED FEBRUARY 11, 2019, AND ARE LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.

RESTRICTIVE COVENANTS SET FORTH IN VOLUME 2475, PAGE 402; VOLUME 2644, PAGE 559 AND DOCUMENT No. 18013971 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. (NOTE: TO THE EXTENT THAT THESE RESTRICTIONS VIOLATE 42 USC 3604(c) BY INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, SUCH RESTRICTIONS ARE HEREBY OMITTED) -SUBJECT TO

- 10c). ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE "B" OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. -SUBJECT TO
- 10e). RESERVATIONS OF ONE-SIXTEENTH (1/16) ROYALTY OF ALL OIL, GAS AND OTHER MINERALS, AND ONE-EIGHTH (1/8) ROYALTY OF ALL SULFUR AND OTHER MINERALS IN PATENT FROM THE STATE OF TEXAS TO JOHN F. GILBERT, RECORDED IN VOLUME 116, PAGE 638, DEED RECORDS OF HAYS COUNTY, TEXAS TOGETHER WITH ALL RIGHTS RELATED THERETO, EXPRESS OR IMPLIED. TITLE SAID MINERAL INTEREST NOT RESEARCHED SUBSEQUENT TO SAID INSTRUMENT. -SUBJECT TO
- 10f). TERMS, CONDITIONS AND STIPULATIONS OF BOUNDARY LINE AGREEMENT BY AND BETWEEN E.E. TOWNES TRUST No. 2, ET AL., AND VINCENT TAYLOR AND VIRGINIA TAYLOR, RECORDED IN VOLUME 485, PAGE 183, REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10h). EASEMENT AS GRANTED TO THE LOWER COLORADO RIVER AUTHORITY (L.C.R.A.), IN INSTRUMENT RECORDED IN VOLUME 1686, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS-SHOWN
- 10i). EASEMENT AS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., IN INSTRUMENT RECORDED IN VOLUME 206, PAGE 136, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS-SHOWN
- 10k). UTILITY EASEMENT AS GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST ET AL., IN INSTRUMENT RECORDED UNDER DOCUMENT No. 9920630, AND VOLUME 2475, PAGE 385, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS-SHOWN
- 10l). TERMS, CONDITION AND STIPULATIONS OF ACCESS EASEMENT AGREEMENT BY AND BETWEEN PAUL PRESSLER FAMILY GENERATION SKIPPING TRUST ET AL., AND RATHGEBER INVESTMENTS COMPANY, LTD., RECORDED ON JUNE 2, 2004 IN VOLUME 2475, PAGE 458, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10m). TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT, BY AND BETWEEN, THE CITY OF DRIPPING SPRINGS, TOWNES FAMILY TRUST, AND HEADWATERS DEVELOPMENT Co., AS RECORDED IN VOLUME 2675, PAGE 649, AS AMENDED IN DOCUMENT No. 16028056, VOLUME 5349, PAGE 598, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND ASSIGNED IN VOLUME 5336, PAGE 321, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10n). PROPERTY IS LOCATED IN THE HEADWATERS MUNICIPAL UTILITY DISTRICT, AS EVIDENCED BY THAT NOTICE TO PURCHASER RECORDED UNDER DOCUMENT No. 16040813, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10o). EASEMENT GRANTED TO WFC HEADWATERS OWNER VII, L.P., BY E.E. TOWNES FAMILY TRUST, RECORDED IN VOLUME 5320, PAGE 409, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10p). EASEMENT GRANTED TO WFC HEADWATERS OWNER VII, L.P., BY E.E. TOWNES FAMILY TRUST, RECORDED IN VOLUME 5321, PAGE 48, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10q). EASEMENT GRANTED TO WFC HEADWATERS OWNER VII, L.P., BY E.E. TOWNES FAMILY TRUST, RECORDED IN VOLUME 5321, PAGE 77, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10r). EASEMENT GRANTED TO TEXAS GAS SERVICE, A DIVISION OF ONE GAS, INC., BY E.E. TOWNES FAMILY TRUST, RECORDED IN VOLUME 5386, PAGE 44, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10s). EASEMENT GRANTED TO HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY, BY E.E. TOWNES FAMILY TRUST, RECORDED UNDER DOCUMENT No. 2016-16017340, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10t). EASEMENT GRANTED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY, BY E.E. TOWNES FAMILY TRUST, RECORDED UNDER DOCUMENT No. 2016-16017610, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10u). EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY E.E. TOWNES FAMILY TRUST, RECORDED UNDER DOCUMENT No. 2016-16019404, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN
- 10v). EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., BY E.E. TOWNES FAMILY TRUST, RECORDED UNDER DOCUMENT No. 2016-16019405, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO, AS SHOWN.
- 10w). COVENANTS PROVIDING FOR ASSESSMENTS AS SET OUT IN INSTRUMENT RECORDED UNDER DOCUMENT No. 19013971, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10x). EASEMENTS AND EASEMENT RIGHTS AS RESERVED IN DECLARATION RECORDED UNDER DOCUMENT No. 18013971, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10y). TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT CONCERNING CREATION AND OPERATION OF HEADWATERS MUNICIPAL UTILITY DISTRICT, AS EVIDENCED BY SECOND AMENDMENT TO SAID AGREEMENT RECORDED IN VOLUME 5339, PAGE 650, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO
- 10z). TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN NON-STANDARD CONSTRUCTION AND SERVICE AGREEMENT RECORDED UNDER DOCUMENT No. 18025982, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. -SUBJECT TO

 EAGLE EYE CONSTRUCTION LAYOUT	PROJECT: HEADWATERS COMMERCIAL
	CLIENT: ORYX DEVELOPMENT
1807 S. US HIGHWAY 183 LEANDER, TEXAS 78641 (512) 528-5308	DATE: 02/20/2019
WEB: eecd.us EMAIL: eagle@eecd.us	SCALE: N.T.S.
T.B.P.L.S. FIRM #10194139f	BY: rclcmb
	SHEET 02 of 03

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAKE RUE, MANAGING MEMBER OF ORYX DEVELOPMENT, LLC., BEING THE OWNER OF 19.640 ACRES OF LAND OUT OF THE WILLIAM WALKER SURVEY No. 130, ABSTRACT No. 475, HAYS COUNTY, TEXAS, AS CONVEYED TO ME BY THAT CERTAIN SPECIAL WARRANTY DEED, DATED DECEMBER 2, 2016, AND RECORDED UNDER INSTRUMENT No. 16040810, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

HEADWATERS COMMERCIAL
PHASE 1B

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 22nd DAY OF February, 2019.

[Signature]
BLAKE RUE, MANAGING MEMBER
ORYX DEVELOPMENT
P.O. BOX 302663
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF HAYS

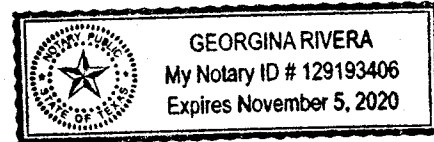
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

Blake Rue, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF February, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

Georgina Rivera
PRINTED NAME OF NOTARY / EXPIRES



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS

THAT I, WE, PIONEER BANK, A LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS COMMERCIAL
PHASE 1B

WITNESS MY HAND THIS THE 22nd DAY OF FEBRUARY, 2019.

[Signature]
STEVEN P. BOURLAND, AUTHORIZED REPRESENTATIVE
PIONEER BANK
100 CREEK ROAD
DRIPPING SPRINGS, TEXAS 78620

STATE OF TEXAS
COUNTY OF HAYS

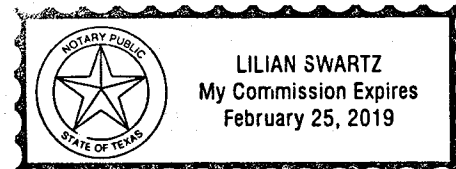
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

Steven Bourland, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF February, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

Lilian Swartz
PRINTED NAME OF NOTARY / EXPIRES



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, COSMO PALMIERI, VICE PRESIDENT OF SERVICE GROUP HOLDINGS, INC., A LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

HEADWATERS COMMERCIAL
PHASE 1B

WITNESS MY HAND THIS THE 22nd DAY OF February, 2019.

[Signature]
COSMO PALMIERI, VICE PRESIDENT
SERVICE GROUP HOLDINGS, INC.
6907 CAPITAL OF TEXAS HIGHWAY, SUITE 370
AUSTIN, TEXAS 78731

STATE OF TEXAS
COUNTY OF HAYS

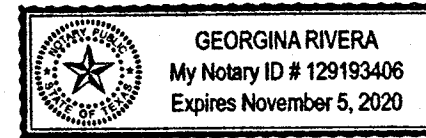
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

Cosmo Palmieri, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 22nd DAY OF February, 2019.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS (SEAL)

Georgina Rivera
PRINTED NAME OF NOTARY / EXPIRES



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, HEADWATERS COMMERCIAL SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND IS HEREBY APPROVED ADMINISTRATIVELY BY THE CITY OF DRIPPING SPRINGS.

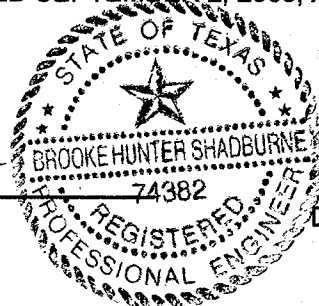
THIS THE 22nd DAY OF February, 2019.

[Signature]
MICHELLE FISCHER
CITY ADMINISTRATOR

ENGINEER CERTIFICATION
STATE OF TEXAS

I, HUNTER SHADBURNE, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE LOT(S) IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48209C0120F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

[Signature]
HUNTER SHADBURNE
PROFESSIONAL ENGINEER No. 74382

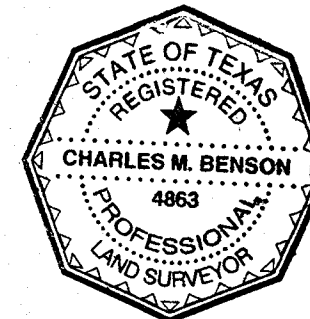


SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, CHARLES M. BENSON, DO HEREBY CERTIFY THAT I PREPARE THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HAYS, TEXAS.

[Signature]
CHARLES M. BENSON
REGISTERED PROFESSIONAL LAND SURVEYOR STATE
OF TEXAS No. 4863

DATE: Feb 22, 2019



FINAL PLAT
HEADWATERS COMMERCIAL
PHASE 1B
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 1). NO STRUCTURE IN THE 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.
- 2). 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 ENVIRONMENTAL HEALTH.
- 3). NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

[Signature]
CHAD GILPIN, P.E.
DRIPPING SPRINGS CITY ENGINEER

DATE: 2-22-19

STATE OF TEXAS
COUNTY OF HAYS

Elaine H. Cardenas
I, LIZ G. GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE 25th DAY OF February, 2019,

AT 10:49 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, UNDER

CABINET FILE No. 190055100

FILED FOR RECORD ON THE 25th DAY OF February, 2019.

Elaine H. Cardenas
LIZ G. GONZALEZ Elaine H. Cardenas
COUNTY CLERK
HAYS COUNTY, TEXAS

BY: [Signature]
DEPUTY



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5308

WEB: eecl.us T.B.P.L.S. FIRM #10194139
EMAIL: eagle@eecl.us

PROJECT: HEADWATERS COMMERCIAL
CLIENT: ORYX DEVELOPMENT
DATE: 01/18/2019
SCALE: N.T.S.
BY: rc/cmb
SHEET 03 of 03