

THE STATE OF TEXAS:

: KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF HAYS :

THAT RAJENDRA N. PERSAUD BEING THE OWNER LOT 2 OF THE LADERA SUBDIVISION AS RECORDED IN VOLUME 7 PAGES 51-52 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN RECORDED UNDER VOLUME 3712 PAGE 824 AND DOCUMENT NUMBER 90021122 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPEAT SAID LOT 2 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

REPLAT LOT 2 OF THE LADERA SUBDIVISION

BY: RAJENDRA N. PERSAUD OWNER 4630 U.S. HIGHWAY 290 DRIPPING SPRINGS, TX 78620

STATE OF TEXAS: COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED 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 THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

(TYPE OR PRINT NAME) MY COMMISSION EXPIRES ON:

THE STATE OF TEXAS: COUNTY OF HAYS:

THAT I, DAVID PAUL CARR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED 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 PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF DRIPPING SPRINGS ORDINANCE AND CODES.

DAVID PAUL CARR, R.P.L.S. NO. 3997 REGISTERED PROFESSIONAL LAND SURVEYOR CARDINAL SURVEYING AND MAPPING 1405 KNOLL RIDGE DR CEDAR PARK, TX 78613 (512) 259-3771 TBPELS FIRM NO. 10194078

STATE OF TEXAS: COUNTY OF HAYS:

I, ANDREW DOODSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTION OF THE PLAT SUBMITTED HERewith. ALL ENGINEERING INFORMATION SHOWN ON THIS PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAT COMPLES WITH THE CITY OF DRIPPING SPRINGS CODE AS AMENDED, AND ALL OTHER APPLICABLE CITY AND HAYS COUNTY CODES, ORDINANCES AND RULES. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) NOS. 46209C0085F, DATED SEPTEMBER 2, 2005.

ANDREW DOODSON, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 95647 -STATE OF TEXAS DOODSON CIVIL GROUP 361 MIDDLE CREEK BUDA, TX 78610 (512) 748-3263 TBPELS FIRM NO. 20870

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 WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20__ A.D. AT O'CLOCK __ M., IN THE OFFICIAL PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NUMBER:

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

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

BY: DEPUTY

NOTES TO THE PLAT

- 1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARD'S AQUIFER.
4. THIS PLAT LOCATED WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0085F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM ONSITE WATER WELL OR STORM WATER COLLECTION.
8. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF ON SITE SEWAGE FACILITY.
9. ELECTRIC SERVICE WILL BE PROVIDED BY FEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. ALL SETBACKS SHALL COMPLY WITH THE REQUIREMENTS SET OUT BY HAYS COUNTY, TEXAS.
12. UTILITY EASEMENTS OF 20 FEET IN WIDTH ALONG EACH SIDE OF A DEDICATED RIGHT OF WAY, 10 FEET ALONG EACH SIDE LOT LINE, AND REAR LOT LINE.
13. THE CITY IS AUTHORIZED TO ACCESS THE PRIVATE STREETS, EASEMENTS, ETC., FOR INSPECTION CODE COMPLIANCE AND HAYS COUNTY EMERGENCY SERVICE DISTRICT NO. 6 IS AUTHORIZED TO ACCESS PRIVATE STREETS FOR EMERGENCY ACCESS.
14. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL, WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT NO. 6 OR IT'S SUCCESSORS.
15. RAJENDRA N. PERSAUD WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORM WATER FACILITIES AND EASEMENTS.
16. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LADERA SUBDIVISION RECORDED IN VOLUME 7 PAGES 51-52 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
17. 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 INTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT OF WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
18. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
19. ALL MAILBOXES LOCATED IN THE RIGHT OF WAY SHALL BE OF AN APPROVED TXDOT OR FHWA APPROVED DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
20. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
21. SIDEWALKS SHALL BE CONSTRUCTED TO COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES.
22. THE PURPOSE OF THE REPLAT IS TO CREATE 2 LOTS FROM 1 LOT.
23. THIS PROPERTY IS WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT NUMBER 2.
24. LOT 1 IS RESTRICTED TO AN ADVANCED ON-SITE SEWAGE SYSTEM ONLY.
25. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 1360 PAGE 784, VOLUME 1371 PAGE 641, AND VOLUME 1399 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

HAYS COUNTY DEVELOPMENT SERVICES

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 GROUNDWATER AVAILABILITY. RAINWATER 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.

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

MARCUS PACHECO DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEK, R.S., C.F.M. HAYS COUNTY 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

STATE OF TEXAS: COUNTY OF HAYS:

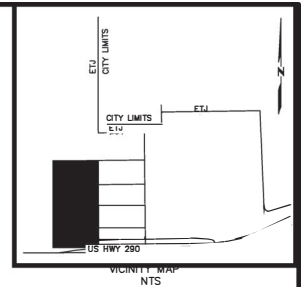
MARCUS PACHECO, DIRECTOR

THIS REPLAT OF LOT 2, LADERA, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS PLANNING & ZONING COMMISSION 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



DESCRIPTION

DESCRIPTION OF A 15.00 ACRE TRACT OF LAND IN THE J. A. STEWARD SURVEY ABSTRACT 658 IN HAYS COUNTY, TEXAS, AND BEING ALL OF LOT 2 OF THE LADERA SUBDIVISION AS RECORDED IN VOLUME 7 PAGES 51-52 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND BEING DESCRIBED IN A DEED TO RAJENDRA N. PERSAUD AS RECORDED IN VOLUME 3712, PAGE 824 OF THE OFFICIAL RECORDS HAYS COUNTY, TEXAS, SAID 15.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID BASED ON THE TEXAS PLANE COORDINATE SYSTEM NAD 83/2018 ADJUSTMENT TEXAS SOUTH CENTRAL ZONE 4204:

BEGINNING AT A 3/4" inch iron rod found in the north right of way line of US Highway 290 as described in a deed from Charles H. Senour and wife to the State of Texas as recorded in Volume 108, Pages 284-285 of the Deed Records of Hays County, Texas, said iron rod being the southwest corner of Lot 3A of the Amended Plat of a Portion of Lot 3 Ladera as recorded in Volume 17, Pages 50-51 of the Plat Records of Hays County, Texas, same being the southeast corner of said Lot 2 of the Ladera Subdivision and of the herein described tract;

THENCE with the said north right of way line of US Highway 290, being common with the south line of Lot 2 Ladera S 88°52'44" W for a distance of 542.75 feet to a 1/2" inch iron found monumenting the southeast corner Lot 1 of Ladera Subdivision, the southwest corner of said Lot 2 and of the herein described tract;

THENCE departing the said north right of way line of US Highway 290 with the west line of said Lot 2 being common in part with the east line of Lot 1 N 01°40'49" W passing at a distance of 935.23 feet the called northeast corner of Lot 1 same being the southerly southeast corner of Lot 4 Ladera Subdivision, continuing with the east line of Lot 4 for a total distance of 1185.08 feet to a 1/2" inch iron rod found being an interior "all" corner of Lot 4 the northwest corner of said Lot 2 and of the herein described tract;

THENCE continuing in part with a south line of Lot 4 being the north line of said Lot 2 N 88°51'52" E passing at a distance of 160.00 feet the call easterly southeast corner of Lot 4 same being the call westerly southwest corner of Lot 5 Ladera Subdivision, in all for a total distance of 559.76 feet to a 1/2" inch iron rod found monumenting the northeast corner of said Lot 2 and the northwest corner of Lot 3 Ladera Subdivision;

THENCE with the east line of said Lot 2 being common in part with the west line of Lot 3 Ladera and of Lot 3A of the Amended Plat of a Portion of Lot 3 S 00°51'29" E passing at a distance of 901.18 feet on iron rod with cap found monumenting the northwest corner of said Lot 3A, in all for a total distance of 1185.17 feet to the POINT OF BEGINNING of the herein described tract and containing 15.00 acres of land more or less.

Cardinal Surveying Mapping David P. Carr, RPLS TBPELS FIRM NO. 10194078

REPLAT OF LOT 2 LADERA SUBDIVISION J.A. STEWARD SURVEY ABSTRACT NO. 658 HAYS COUNTY, TEXAS

Table with columns for DATE, BY, and REVISIONS.

J.A. STEWARD SURVEY ABSTRACT 658

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON ROD FOUND
- IRON ROD W/CAP FOUND
- IRON ROD SET W/CAP MARKED
- "CARDINAL SURVEYING"
- () LADERA PLAT CALLS
- () FENCE LOCATION
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS
HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS HAYS COUNTY, TEXAS

ZACHARY T. GRAHAM & DEBORAH W. MORRIS
VOL. 1249 PG. 204
DOC. NO. 405888
O.P.R.H.C.T.

NO TAX ID #

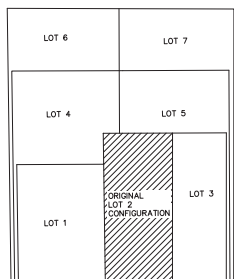
LADERA SUBDIVISION
VOL. 7 PGS 51-52
P.R.H.C.T.

CHRISTOPHER SHANNON & DONNA SHANNON
VOL. 1196 PG. 091
DOC. NO. 391878
O.P.R.H.C.T.

SUBJECT PROPERTY HAS A FENCE ALONG ALL BOUNDARY LINES, EITHER IN WHOLE OR PART.

NO TAX ID #

BASIS OF BEARINGS:
TEXAS STATE PLANE NAD83/2018 ADJUSTMENT
TEXAS SOUTH CENTRAL ZONE 4204.
DISTANCES SHOWN ARE SURFACE
COORDINATES SHOWN ARE GRID
COMBINED SCALE FACTOR 0.999918511



DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	S61°41'59"E	64.38'
L2	S00°51'29"E	114.51'
L3	N88°51'52"E	104.12'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.58'	33.70'	19°47'10"	S44°22'09"E	33.53'
C2	151.64'	149.51'	56°29'26"	S40°29'37"E	143.53'
C3	69.92'	52.53'	43°02'43"	S35°10'33"E	51.31'
C4	133.86'	124.98'	53°29'41"	S33°41'33"E	120.49'
C5	298.40'	116.01'	22°16'26"	S12°35'03"W	115.28'
C6	8.63'	8.94'	59°22'57"	S23°24'38"E	8.55'
C7	108.63'	163.81'	86°23'59"	N16°04'45"W	148.72'
C8	198.40'	64.61'	18°39'29"	N11°47'08"E	64.32'
C9	33.86'	30.90'	52°17'25"	N36°59'28"W	29.84'
C10	169.92'	135.34'	45°08'03"	N35°32'48"W	131.70'
C11	51.64'	61.17'	57°52'19"	N43°00'25"W	57.66'
C12	197.58'	103.93'	30°08'19"	N44°25'08"W	102.73'

W US 290
(100' R.O.W. ORIGINAL
VOL 108 PGS 284-285
D.R.H.C.T.)

WESTLAKE BIBLE CHURCH INC
4503 W US 290
INSTRUMENT NO. 17039713
O.P.R.H.C.T.

KLATT PROPERTIES LLC
4503 & 4505 W US 290
INSTRUMENT NO. 18013188
O.P.R.H.C.T.

SHEET 2 OF 2

CARDINAL
SURVEYING AND MAPPING
TBPELS FIRM NO. 10194078

REPLAT OF LOT 2 LADERA SUBDIVISION
J.A. STEWARD SURVEY ABSTRACT NO. 658
HAYS COUNTY, TEXAS

DATE	BY	REVISIONS