

### FINAL PLAN OF ARIZA 290 WEST

19.16 ACRES  
HAYS COUNTY, TEXAS

OUT OF THE EB HARGRAVES, ABSTRACT NO 240

OWNERS:  
CYPRESSOAK, LLP  
ADDRESS: 1735 WOODSTOCK COURT, NO. 218, THE WOODLANDS, TEXAS 77380

ACRESAGE: 19.16 ACRES  
LOTS ACRES: 19.16 ACRES  
ROW ACRES: 0 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
18001 N. MOPAC EXPY. BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-5711 P

SURVEY: EB HARGRAVES SURVEY  
ABSTRACT NO. 240

NUMBER OF BLOCKS: 1  
MULTI-FAMILY LOTS: 1  
TOTAL LOTS: 0  
TOTAL LOTS: 0

LINEAR FEET OF NEW STREETS: 0'  
LINEAR FEET OF FRONTAGE ONTO A REGULATED ROADWAY: 1,526.46'  
SUBMITTAL DATE: SEPTEMBER 21, 2022

LINE #	BEARING	LENGTH
L1	N53°23'04"W	48.83'
L2	N23°31'49"E	69.04'

COMBINED SCALE FACTOR IS 0.999987

BENCHMARK DESCRIPTION AND ELEVATION:  
BENCHMARK 10  
SET MAG NAIL IN ASPHALT  
GRID NORTHING: 13863850.2'  
GRID EASTING: 2261928.4'  
ELEVATION: 1243.09'  
NAVD83 (GEOID 128)

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11376.00'	000°29'21"	S89°31'28"W	97.08'
C2	11376.00'	088°29'21"	N88°09'54"W	1058.16'

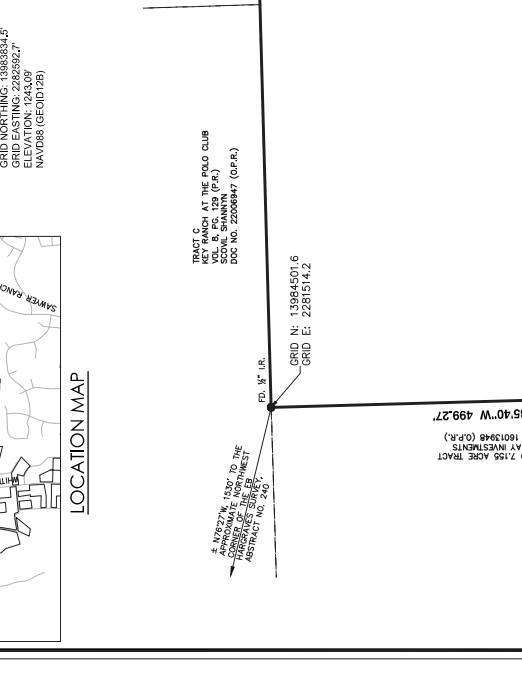
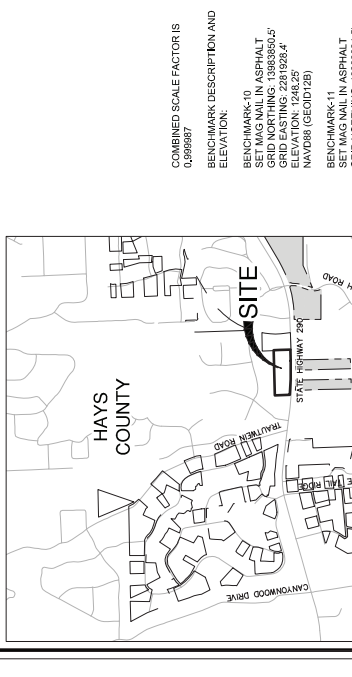
LOT A-1  
KEY RANCH AT THE POLO CLUB  
SCHOOL BELL PROPERTIES LLC  
DOC. NO. 20628268 (O.P.R.)  
GRID E: 22833037.5'  
GRID N: 13883443.7'

LOT 1  
KEY RANCH AT THE POLO CLUB  
SCHOOL BELL PROPERTIES LLC  
DOC. NO. 20628268 (O.P.R.)  
GRID E: 22833037.5'  
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REMANENT INTEREST OF A CALLED  
331.39 ACRES TRACT  
NO CURRENT OWNERSHIP  
VOL. 2459, PG. 787 (O.P.R.)  
VOL. 491, PG. 397 (O.P.R.)

CENTER CANTON BUSINESS PARK CONDOMINIUMS  
DOC. NO. 13012053 (O.P.R.)

A CALLED 28.963 ACRES TRACT  
NO CURRENT OWNERSHIP  
VOL. 1807246 (O.P.R.)

A CALLED 20.00 ACRES TRACT  
NO CURRENT OWNERSHIP  
VOL. 2248, PG. 444 (O.P.R.)

A CALLED 14.49 ACRES TRACT  
NO CURRENT OWNERSHIP  
VOL. 2459, PG. 787 (O.P.R.)  
VOL. 2744, PG. 688 (O.P.R.)

A CALLED 14.91 ACRES TRACT  
NO CURRENT OWNERSHIP  
VOL. 22500683 (O.P.R.)  
VOL. 22500683 (O.P.R.)

**PAPE-DAWSON ENGINEERS**

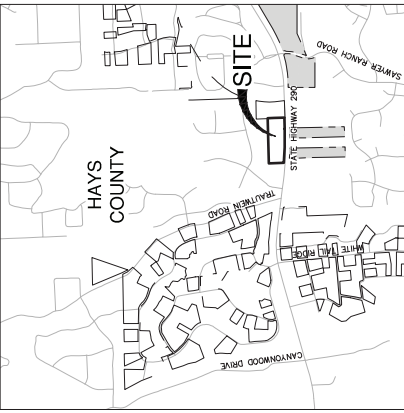
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
18001 N. MOPAC EXPY. BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512.454.5711

TYPE FIRM REGISTRATION #470 | TITL#S FIRM REGISTRATION #10028801

SHEET 1 OF 3

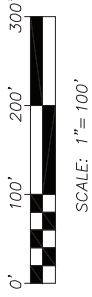
FLOODPLAIN NOTE:  
THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C009F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

DATE OF PREPARATION: SEPTEMBER 8, 2022  
DATE OF PLAN SUBMITTAL: SEPTEMBER 21, 2022



# FINAL PLAT OF ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.



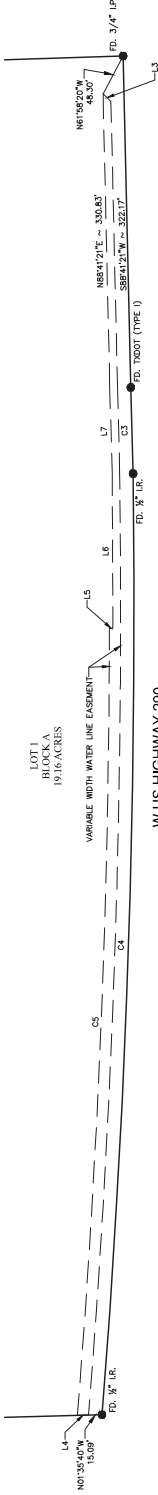
### LEGEND

- BL BUILDING SETBACK LINE
- CCC CONCRETED CURB
- CPA COUNTY PUBLIC RECORDS OF
- CR COUNTY RECORDS OF (INSERT)
- CRV COUNTY RECORDS OF (INSERT)
- DR DEED RECORDS OF (INSERT)
- DE COUNTY, TEXAS
- FIS FIS, FIS HOOKER ROAD
- RCW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- REG REGISTRATION
- FUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- DE DEED EASEMENT
- DE DEED EASEMENT
- FOUN FOUND (Z' FROM ROAD)
- UN (UNLESS NOTED OTHERWISE)
- STRA STRAIGHT LINE
- JUR JURISDICTION
- CITY LIMITS

LINE #	BEARING	LENGTH
L3	S43°39'22"W	12.25'
L4	N01°35'40"W	12.27'
L5	S00°03'35"E	3.91'
L6	N89°43'07"E	173.59'
L7	N89°24'28"E	96.84'
L8	S89°51'25"E	108.10'
L9	N89°45'25"W	47.53'
L10	N89°45'25"W	21.54'
L11	S75°42'25"W	21.54'
L12	N01°35'40"W	10.00'
L13	S75°42'25"E	21.15'
L14	S89°51'25"E	46.56'
L15	S89°51'25"E	108.93'
L16	N89°43'07"E	96.68'
L17	S01°52'47"E	10.00'

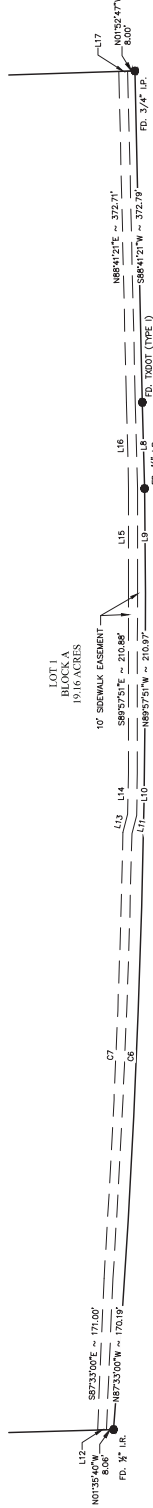
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	11288.37'	000°29'31"	S89°31'23"W	86.92'
C4	11288.37'	000°29'31"	N89°05'59"W	1059.32'
C5	11288.37'	000°29'31"	S87°40'28"E	886.12'
C6	11288.37'	000°29'31"	N87°33'47"W	501.05'
C7	11288.37'	000°29'31"	S87°33'56"E	501.87'

### DETAIL "A"



### W US HIGHWAY 290 (VARIABLE WIDTH RIGHT OF WAY)

### DETAIL "B"



### W US HIGHWAY 290 (VARIABLE WIDTH RIGHT OF WAY)



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1801 N. MOFAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.4771  
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #1022801

FINAL PLAT OF  
ARIZA 290 WEST

19.16 ACRES  
OUT OF THE EB HARGRAVES, ABSTRACT NO 240  
HAYS COUNTY, TEXAS.

GENERAL NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE WATER SUPPLY IN ANY AREAS WHERE THE 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 PERMITTED SEWER SYSTEM OR AN ON-SITE WASTEWATER SYSTEM THAT HAD BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
- NO CONSTRUCTION OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGUN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE POND ON-SITE.
- IN THE EVENT THAT PUBLIC UTILITY PROVIDERS DAMAGED OR REMOVE PORTIONS OF THE SIDEWALK WITHIN THE PLAT, THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SIDEWALK.

UTILITY INFORMATION:

WATER: WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
 TCEQ APPROVED WASTEWATER TREATMENT FACILITY  
 FURNISHES ELECTRIC COOPERATIVE, INC.  
 TELEPHONE: AT&T  
 NATURAL GAS: TEXAS GAS SERVICE  
 SCHOOL DISTRICT: DRIPPING SPRINGS ISD  
 EMERGENCY SERVICES: HAYS COUNTY ESO 1 & 6

GROUNDWATER CONSERVATION DISTRICT #2

DRIVEWAY PERMIT NOTE:  
 IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC UTILITIES, THE SUBDIVISION OWNER SHALL OBTAIN A PERMIT FOR USE OF THE TxDOT ROADWAY RIGHT OF WAY HAS BEEN ISSUED UNDER CHAPTER 751

ALL DRIVEWAY PERMITS ARE PERMITTED BY TxDOT

CULVERT NOTE:  
 ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 6.03

ROADWAY CLASSIFICATION:  
 W US HIGHWAY 290 - MINOR ARTERIAL

ROAD MAINTENANCE STATEMENT  
 NO NEW ROADS ARE PROPOSED WITH THIS SUBDIVISION

EDWARDS-AQUIFER NOTE:  
 THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER. NO PORTION OF THIS PROPERTY LIES WITHIN THE EDWARD AQUIFER RECHARGE ZONE.

FLOODPLAIN NOTE:  
 THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 4820902109F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

MICHAELA NOTES:  
 THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE EITHER DIRECTLY OR VIA WHOLESALE CONTRACT FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.  
 • NO LOTS CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.  
 • IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.  
 • DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO DECLARANT TO SELECT 2000 USFWS MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY OR THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

DATE

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESSBROOK 290, LP, BEING THE OWNER OF A 19.16 ACRE TRACT OF LAND OUT OF THE EB HARGRAVES SURVEY, ABSTRACT NO. 240, HAYS COUNTY, TEXAS, CONVAYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 220092866, OF THE COUNTY OF HAYS COUNTY, TEXAS, TO CYPRESSBROOK 290, LP, BEING KNOWN AS "ARIZA 290 WEST", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF.

CYPRESSBROOK 290, LP

DATE

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

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

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.  
APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION, CITY OF DRIPPING SPRINGS, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2022 A.D.

PLANNING & ZONING COMMISSION CHAIR  
OR VICE CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2022 A.D., AND AUTHORIZED BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.

WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

DATE

ENGINEER'S CERTIFICATION:

I, SHELLY MITCHELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

*Shelly Mitchell*

04/12/2023  
DATE

SHELLY MITCHELL  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
103662  
P.E. FIRM REGISTRATION NO. 470  
TBPPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759



SURVYORS CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

*Valerie Zurcher*

04-11-2023  
DATE

VALERIE ZÜRCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPPE, FIRM REGISTRATION NO. 470  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759



THE STATE OF TEXAS §  
COUNTY OF HAYS §

I, Elaine H. Córdano, 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\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M. in the plat records of Hays County, Texas in CFN: \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

ENVIRONMENTAL HEALTH DEPARTMENT  
HAYS COUNTY PUBLIC UTILITY AGENCY SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO THE DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

HAYS COUNTY

DATE

DATE OF PLAT PREPARATION: SEPTEMBER 8, 2022  
DATE OF PLAT SUBMITTAL: \_\_\_\_\_



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711  
TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10028801