

SCALE: 1" = 1,000'

THE TOTAL 27.95-ACRES BEING REPLATTED IS ALL OF LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 7, PAGE 22 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS; AND ALL OF A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND VOLUME 7, PAGE 22 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

LEGEND

- +1430--- EXISTING CONTOUR
- 119--- PROPOSED CONTOUR
- C--- CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- B.L.K. BLOCK
- B.L. BUILDING LINE
- N.C.B. NEW CITY BLOCK
- T.E.L.E. TELEPHONE
- C.A.T.V. CABLE TV
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- ESMT CENTERLINE
- CL CENTERLINE
- P.U.E. PUBLIC UTILITY EASEMENT

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THE PRESENTS, That, Cypress Creek Animal Hospital P.C., by and through Dr. Todd Henry, owner of Lot 12B-1 & Lot 52, Cypress Creek Acres, Replat of Lot 12B-1 & Lot 52, as recorded in Volume 13, Page 179, Hays County Texas Plat Records, conveyed by Instrument Number:18026350 of the Official Deed Records of Hays County, Texas, do hereby subdivide said property as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of the streets and easements shown hereon. This subdivision is to be known as Replat of Lot 52 & 12B, Cypress Creek Acres AH Addition, Establishing Lots 52A, & 12B-1-2, City of Woodcreek E.T.U., Hays County, Texas.

TO CERTIFY WHICH, WITNESS BY THE HAND THIS ____ DAY OF ____ A.D. 20__

BY: SCOTT FOLLETT, OWNER
520 Matzig Cove
Buda, TX 78610

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. TODD HENRY, KNOWN BY ME TO

TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 this ____ DAY OF ____ A.D., 20__

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HAYS

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF DRIPPING SPRINGS AND/OR HAYS COUNTY.

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

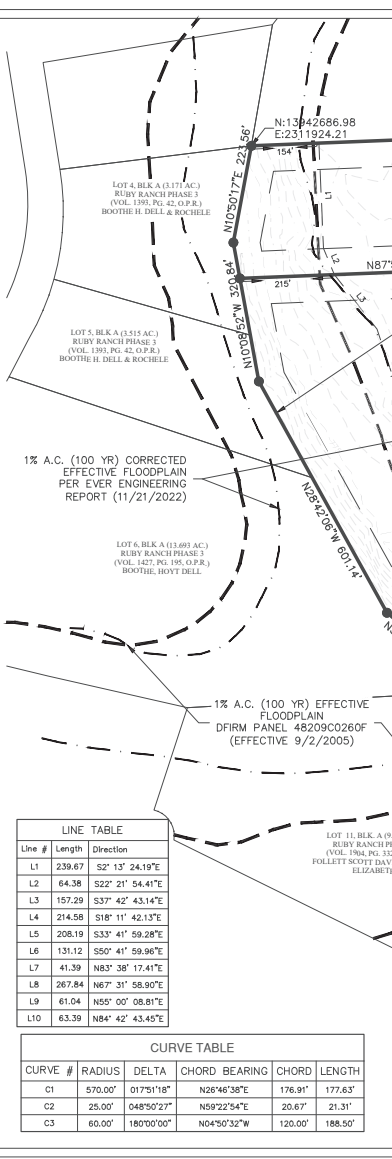
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: BIG SKY SURVEYING, LLC.

HAYS COUNTY NOTES:

- NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC OR PRIVATE ROADWAY UNLESS: (1) a Permit for use of the County Roadway Right-of-Way has been issued under Chapter 751, and, (2) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 721.
- The filer of this plat has submitted to the Department a Water and Wastewater Service Plan describing how (water)(and)(wastewater) service will be provided to this subdivision.
- No Structure in this subdivision shall be occupied until connected to an individual water supply or state approved community water system. Due to desludging water supply, 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 permitted sewer system or to an on-site wastewater system that has been approved and permitted by Hays County.
- No construction or development within the subdivision may begin until all Hays County Development Authorization requirements have been satisfied.

LOT DATA NOTE:

TOTAL LOTS = 2
LOT AVG. SIZE = 13.972-ACRES
≥ 10 ACRES = 1
5 AC - 10 AC = 1
2 AC - 5 AC = 0
1 AC - 2 AC = 0
≤ 1 AC = 0



UTILITY NOTE:
WATER: RUBY RANCH WATER SUPPLY CORPORATION OR PRIVATE WATER WELL
WASTEWATER: INDIVIDUAL ON-SITE SEWAGE FACILITIES
EAS VERIFIED BY FEMA MAP PANEL 48209C0260F
TELEPHONE: CROCKETT COMMUNICATIONS INC.

PLAT NOTES:
BUILDING SETBACKS LINES PER CITY OF DRIPPING SPRINGS ORDINANCE.
DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 802.115
THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE.
THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY GSD.
THIS SUBDIVISION LIES WITHIN THE HAYS COUNTY ESD #2, WIMMERLEY FIRE HAYS Co ESD #8
THIS SUBDIVISION LIES WITHIN THE LOWER TRINITY GROUNDWATER CONSERVATION DISTRICT THIS TRACT IS WITHIN THE ETJ OF THE CITY OF DRIPPING SPRINGS.
A 10' UTILITY EASEMENTS SHALL BE LOCATED ON ALL SIDE AND REAR PROPERTY LINES.

REFERENCE TO OTHER PLAT NOTES:

- ALL EXISTING OVERHEAD AND UNDERGROUND FACILITIES SHALL POSSESS A TWENTY (20) FOOT WIDE UTILITY EASEMENT CENTERED TO EACH SIDE OF LINE.
- ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
- NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED, UTILITY EASEMENT PER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.

FLOODPLAIN NOTE:
A PORTION OF THE FEMA IX ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48209C0260F (EFFECTIVE 9/2/2005). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PLAT NO. PLN-2140-PC

REPLAT ESTABLISHING
RUBY RANCH
LOT 3, BLOCK A AND LOT 8, BLOCK C
BEING A TOTAL OF 6.50 ACRES OF LAND IN HAYS COUNTY, TEXAS, DESCRIBED AS LOT 8, BLOCK C OF THE RUBY RANCH PHASE ONE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 398 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AND A TOTAL OF 21.45 ACRES OF LAND IN HAYS COUNTY, TEXAS DESCRIBED AS LOT 3, BLOCK A OF THE RUBY RANCH PHASE TWO SUBDIVISION, RECORDED IN VOLUME 17, PAGE 22, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

ENGINEER:

EVER ENGINEERING, LLC
ADVANCED ENGINEERING SERVICES
3201 CHERRY RIDGE DRIVE, SUITE A-106,
SAN ANTONIO, TX 78230
OFFICE (210) 572-9340 FAX (210) 572-9344
WWW.EVERENG.COM, WWW.AES-TX.COM
REG. NO. 11892

SURVEYOR:

BIG SKY SURVEYING, L.L.C.
4025 CHRIS DRIVE
ARLINGTON, TEXAS 79006
(325) 428-8959
bigsky@bigskyllc.com
www.bigsky.com

STATE OF TEXAS
COUNTY OF HAYS

This plat of _____ has been submitted to and considered by the Planning and Zoning Commission of the City of Dripping Springs, Texas, and is hereby approved by such Commission.

Dated this ____ day of _____

BY: _____ CHAIR

BY: _____ SECRETARY

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.

Marcus Pacheco Director Hays County Development Services Date _____

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 desludging water supply and desludging water supply, 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 Date _____

Eric Van Goosbeek, R.S., C.F.M., Hays County Floodplain Administrator Date _____

STATE OF TEXAS
COUNTY OF HAYS

I, Elaine H. Cordenas, 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 ____ day of ____ A.D. 20__ at ____ o'clock ____ m., in the plat records of Hays County, Texas, in Instrument Number _____

Witness my hand and seal of office, this ____ day of ____ A.D. 20__

Elaine H. Cordenas
County Clerk, Hays County, Texas

LINE TABLE

Line #	Length	Direction
L1	239.67	S2° 13' 21" 24.19"E
L2	64.38	S22° 21' 54.41"E
L3	157.28	S37° 42' 43.14"E
L4	214.58	S16° 11' 42.13"E
L5	208.18	S33° 41' 59.28"E
L6	131.12	S50° 41' 59.96"E
L7	41.39	N83° 38' 17.41"E
L8	267.84	N67° 31' 58.90"E
L9	61.04	N55° 00' 08.81"E
L10	63.39	N84° 42' 43.45"E

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	570.00'	01°51'18"	N26°46'38"E	176.91'	177.63'
C2	25.00'	048°50'27"	N59°22'54"E	20.67'	21.31'
C3	60.00'	180°00'00"	N04°50'32"W	120.00'	188.50'

