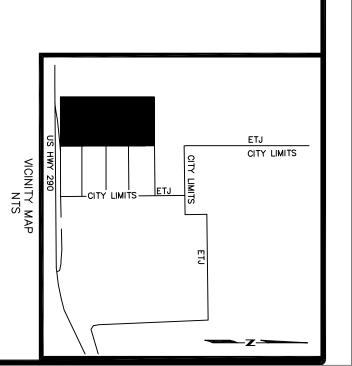


Cardinal Surveying Mapping David P. Carr, RPLS	
STATE OF TEXAS: COUNTY OF HAYS: COUNTY OF DRIPPING SPRINGS: THIS PLAT, THE REPLAT OF LOTS 1B THRU 1D OF THE REDIVISION OF LOT 1 OF CHILL SECTION 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIP SPRINGS AND IS HEREBY ADMINISTRATIVELY APPROVED PURSUANT TO ORDINANCE APPROVED THIS THEDAY OF	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
INTERIM HAYS COUNTY FLOODPLAIN ADMINISTRATOR INTERIM HAYS COUNTY FLOODPLAIN ADMINISTRATOR I, THE UNDERSIGNED, INTERIM 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 REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF INTERIM DIRECTOR INTERIM DIRECTOR INTERIM DIRECTOR SUBDIVISION DEVELOPMENT SERVICES	7 HR C T E C
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 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 PUB SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET. MARCUS PACHECO INTERIM DIRECTOR INTERIM DIRECTOR INTERIM DIRECTOR INTERIM DIRECTOR	STATE OF TEXAS: COUNTY OF HAYS: I, ANDREW DODSON, 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 COMPLIES 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. 48209C0085F, DATED SEPTEMBER 2, 2005.
HAYS COUNTY DEVELOPMENT SERVICES	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) 259-9771 TBPELS FIRM NO. 10194078
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 DRIPPINGS 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.	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.
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 ONTO 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 STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS TYPE OR PRINT NAME) MY COMMISSION EXPIRES ON:
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 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.	STATE OF TEXAS: COUNTY OF HAYS: BEFORE ME, THE UNDERSIGN 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 THISDAY OF, 20
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 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 STORN 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 PEDERNALES ELECTRIC COOPERATIVE. 10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.	REPLAT LOT 2 OF THE LADERA SUBDIVISION BY: RAJENDRA N. PERSAUD 4630 U.S. HIGHWAY 290 DRIPPING SPRINGS, TX 78620
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.	: 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 REPLAT SAID LOT 2 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:



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 ½" 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 ½" 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 ½" inch iron rod found being an interior "ell" 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 ½" 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 an 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.

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

DATE

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REVISIONS

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

SHEET 1 OF 2