



**AMENDED PLAT OF LOT 3 & LOT 5B-2 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 246 PLAT RECORDS OF HAYS COUNTY, TEXAS. AND THE FINAL PLAT OF LOTS 5B-1 THRU. 5B-4 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN DOC. NO. 19000316. PLAT RECORDS OF HAYS COUNTY, TEXAS.**

**VICINITY MAP N.T.S.**

CLINTON JAMES & ANDREA NICOLE LESCHBER  
823 POST OAK DRIVE  
DRIPPING SPRINGS, TX 78620

**ASH & ASSOCIATES**  
142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
Surveying: 100847-00  
Architecture: TX20240

DRAWN: MAM SCALE: 1" = 80' REV. DATE: PROJECT No. 17-6480  
REVIEWED: RHT DATE: 02/23/2021 SHEET 2 OF 2

STATE OF TEXAS \*  
COUNTY OF HAYS \*  
KNOW ALL MEN BY THESE PRESENTS

THAT CLINTON JAMES LESCHBER AND ANDREA NICOLE LESCHBER, OWNERS OF LOT 2 OF THE CROOKED OAKS SUBDIVISION, AN ADDITION TO HAYS COUNTY ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 249, HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 5084, PAGE 303, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND LOT 5B-2 OF THE FINAL PLAT OF LOTS 5B-1 THRU. 5B-4 OF THE CROOKED OAKS SUBDIVISION, AN ADDITION TO HAYS COUNTY ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 19000316, HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 18015976, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY ESTABLISH "AMENDED PLAT OF LOT 3 & LOT 5B-2 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 246, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND THE FINAL PLAT OF LOTS 5B-1 THRU. 5B-4 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN DOC. NO. 19000316. PLAT RECORDS OF HAYS COUNTY, TEXAS".

CLINTON JAMES LESCHBER DATE  
823 POST OAK DRIVE  
DRIPPING SPRINGS, TX 78620-4110

ANDREA NICOLE LESCHBER DATE  
823 POST OAK DRIVE  
DRIPPING SPRINGS, TX 78620-4110

STATE OF TEXAS \*  
COUNTY OF HAYS \*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON J. LESCHBER AND ANDREA N. LESCHBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC  
STATE OF TEXAS

PLAT NOTES:

- THE LOTS IN 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 24TH, 2000, UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- THE PURPOSE OF THIS REPLAT IS TO AMEND 2 RESIDENTIAL HOMESITES.
- 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 THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
- THE LOTS IN THIS SUBDIVISION ARE IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- FUTURE DEVELOPMENT SHALL BE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT, AND TCEQ REGULATED DEVELOPMENT SHALL NOT BE ALLOWED, PER HAYS COUNTY REGULATIONS, CHAPTER 725, SUBCHAPTER 5.01.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- MAIL BOXES PLACED WITHIN THE RIGHT-OF-WAY, SHALL BE OF AN APPROVED TxDOT OF FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- ALL LOTS SERVED BY SHARED ACCESS DRIVEWAY ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT AND IF ANY OTHER DEVELOPMENT OF A DWELLING UNIT OCCURS ON ANY OF THE LOTS OBTAINING ACCESS THROUGH SHARED ACCESS DRIVEWAY, THEN SUCH NEW DWELLING MUST BE CONSTRUCTED ON A SEPARATELY PLATTED LOT WITH DIRECT FRONTAGE ONTO AND PHYSICAL ACCESS TO A REGULATED ROADWAY PRIOR TO CONSTRUCTION OF THE DWELLING UNIT. A DUPLEX WILL NOT BE CONSIDERED A SINGLE FAMILY RESIDENCE FOR PURPOSES OF THIS SUBPARAGRAPH.
- THE OWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.
- ACCORDING TO CURRENT COMMITMENT FOR TITLE ISSUED 06/30/20, THE PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 9, PAGE 246 AND VOLUME 17, PAGE 398, HAYS COUNTY PLAT RECORDS, AND VOLUME 355, PAGE 694, HAYS COUNTY DEED RECORDS, AND ALL ITEMS AFFECTING THE SUBJECT PROPERTY, TO THE EXTENT THEY CAN BE PLOTTED, HAVE BEEN ILLUSTRATED HEREON.

STATE OF TEXAS \*  
COUNTY OF HAYS \*

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 DRINKING 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.

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.

CAITLYN STRICKLAND DATE  
DIRECTOR,  
HAYS COUNTY DEVELOPMENT SERVICES

TOM POPE R.S. C.F.M. DATE  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

FLOOD NOTE:

NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY HAYS COUNTY, TEXAS FIRM PANEL NO. 48209C0115F, EFFECTIVE 09/02/2005 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

EDWARDS AQUIFER NOTE:

THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

PLAT INFORMATION:

TOTAL AREA: 10.048 ACRES

NUMBER OF LOTS OVER 10 ACRES: 0

TOTAL NUMBER OF LOTS: 2

NUMBER OF LOTS 5-10 ACRES: 2

NUMBER OF RESIDENTIAL LOTS: 2

NUMBER OF LOTS 2-5 ACRES: 0

NUMBER OF COMMERCIAL LOTS: 0

NUMBER OF LOTS 1-2 ACRES: 0

AVERAGE SIZE OF LOTS: 5.02 ACRES

NUMBER OF LOTS LESS THAN 1 ACRES: 0

E.T.J. NOTE

THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS EXTRA TERRITORIAL JURISDICTION.

UTILITY INFORMATION

WATER: DRIPPING SPRINGS WATER SUPPLY CORPORATION  
SEWER: INDIVIDUAL ON-SITE SEWAGE FACILITY  
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE, INC.  
TELEPHONE: PIONEER COMMUNICATION

SCHOOL DISTRICT

THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

EMERGENCY SERVICE DISTRICT

THIS SUBDIVISION LIES WITHIN EMERGENCY SERVICE DISTRICTS NO. 1 & NO. 6.

DRIVEWAY PERMIT NOTE

"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 PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS."

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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.

CAITLYN STRICKLAND DATE  
DIRECTOR, HAYS COUNTY  
DEVELOPMENT SERVICES

STATE OF TEXAS \*  
COUNTY OF HAYS \*  
CITY OF DRIPPING SPRINGS \*

THIS PLAT, "AMENDED PLAT OF LOT 3 & LOT 5B-2 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN VOLUME 9, PAGE 246, PLAT RECORDS OF HAYS COUNTY, TEXAS, AND THE FINAL PLAT OF LOTS 5B-1 THRU. 5B-4 OF THE CROOKED OAKS SUBDIVISION AS RECORDED IN DOC. NO. 19000316, PLAT RECORDS OF HAYS COUNTY, TEXAS", HAS BEEN, SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:

MAYOR OR MAYOR PRO TEM,  
ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, RICHARD H. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY  
REV. 02/23/2021

RICHARD H. TAYLOR DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS, NO. 3986

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT # \_\_\_\_\_.

ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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