



OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT TEJAS HERITAGE HOMES LLC, BEING THE OWNER OF 1.855 ACRES, AND BEING DESCRIBED AS A 1.855 ACRE TRACT, IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21062587 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 1.855 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF HAYS STREET SUBDIVISION

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2021.

TEJAS HERITAGE HOMES LLC

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2021.

SURVEYORS NOTES:

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD83 (2011), EPOCH 2010.

ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 0.99992006399488. US SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ENGINEER

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

SURVEYOR

DOUCET AND ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735

LEGEND

---	EXISTING PROPERTY LINE
---	SUBDIVISION LINE
---	BUILDING SETBACK LINE + PUE (UNLESS NOTED)
.....	SIDEWALKS
●	IRON ROD FOUND (UNLESS NOTED)
■	RIGHT OF WAY TYPE II MONUMENT FOUND
○	1/2" IRON ROD WITH "DOUCET" CAP SET
⊗	COTTON SPINDLE FOUND
D.E.	DRAINAGE EASEMENT
O.S.	OPEN SPACE
P.U.E.	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
WWE	WASTEWATER LINE EASEMENT
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
[]	CALLED ACREAGE
Ac.	ACRES

U.S. HIGHWAY 290
(100' WIDE R.O.W.)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.45'	5,730.18'	0°06'52"	S88°53'57"E	11.45'
C2	300.24'	5,730.18'	3°00'08"	S89°45'14"E	300.21'
C3	65.54'	27.67'	135°42'59"	N89°02'32"E	51.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°54'18"E	40.65'
L2	N87°45'11"E	2.04'
L3	S86°11'03"E	21.18'

TAMBJM LLC
CALLED 0.519 ACRES
DOC. NO. 20033408
O.P.R.H.C.T.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

CAISSA PROPERTIES, LLC
CALLED 2.32 ACRES
DOC. NO. 16006335
O.P.R.H.C.T.

OPEN SPACE
LOT 7
0.6684 AC.

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

JOHN BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5749
DOUCET & ASSOCIATES
JBARNARD@DOUCETENGINEERS.COM

REFERENCE TIE TO HAYS COUNTY MONUMENT #54
GRID N=13,987,823
GRID E=2,251,123

REFERENCE TIE TO HAYS COUNTY MONUMENT #50
GRID N=13,986,729
GRID E=2,246,959

TAMBJM LLC
CALLED 1.741 ACRES
DOC. NO. 18014079
O.P.R.H.C.T.

ENGINEER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF HAYS §

I, JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

JOE GRASSO, P.E., CPESC
TEXAS REGISTRATION NO. 73285
DOUCET & ASSOCIATES, INC.
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TEXAS 78735

UTILITY:
WATER/WASTEWATER:
CITY OF DRIPPING SPRINGS

ELECTRIC:
PEDERNALES ELECTRIC COOPERATIVE

GAS: TEXAS GAS

EMERGENCY SERVICES:
HAYS COUNTY ESD #1 & #6

SCHOOL DISTRICT:
DRIPPING SPRINGS ISD

LOT 4 LOT 3 LOT 2 LOT 1 LOT 4 LOT 3 LOT 2

W .T. CHAPMAN'S FIFTH ADDITION
VOL. 58, PG. 634
O.P.R.H.C.T.

REPLAT OF A PORTION OF LOT 4, W.T. CHAPMAN'S
THIRD ADDITION TO THE TOWN OF DRIPPING SPRINGS
W .T. CHAPMAN'S FIFTH ADDITION
VOL. 17, PG. 36
O.P.R.H.C.T.

**FINAL PLAT
HAYS STREET
SUBDIVISION
HAYS COUNTY, TEXAS**

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm #10105800 / TBPE Firm #3937

Date:	11-15-2021
Scale:	1"=40'
Drawn by:	SWP
Reviewer:	JB
Project:	N/A
Sheet:	1 of 1
Field Book:	-
Party Chief:	-
Survey Date:	-