

SURVEYOR'S CERTIFICATION I, JOHN BARNARD, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION

REFERENCE TIE TO HAYS

COUNTY MONUMENT #54 GRID N=13,987,823

GRID E=2,251,123

TAMBJM LLC

CALLED 1.741 ACRES DOC. NO. 18014079 0.P.R.H.C.T.

REGISTERED PROFESSIONAL LAND SURVEYOR

REFERENCE TIE TO HAYS • N65°38'78"W

GRID N=13,986,729

UTILITY:

ELECTRIC:

WATER/WASTEWATER:

GAS: TEXAS GAS

SCHOOL DISTRICT:

EMERGENCY SERVICES:

DRIPPING SPRINGS ISD

HAYS COUNTY ESD #1 & #6

CITY OF DRIPPING SPRINGS

PEDERNALES ELECTRIC COOPERATIVE

GRID E=2,246,959

TEXAS REGISTRATION NO. 5749

JBARNARD@DOUCETENGINEERS.COM

DOUCET & ASSOCIATES

JOHN BARNARD

### 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

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

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

CRFFK

CENTERLINE

/N89°02'32"E 139.25'

52.00'

LOT 5

0.1910 AC.

25' B.S.L.

52.00

W .T. CHAPMAN'S FIFTH ADDITION

VOL. 58, PG. 634

0.P.R.H.C.T.

LOT 3

S89°02'32"W 190.82'

HAYS STREET (50' WIDE R.O.W.) (VOL. 58, PG. 634, D.R.H.C.T.)

LOT 2

52.00'

LOT 4

0.1910 AC.

20' B.S.L.

C3

2.07'-

PROPOSED R.O.W.

LOT 1

YEAR

FLOODPLAIN

100'

W.Q.B.Z.

15' WIDE SANITARY

SEWER EASEMENT

VOL. 3237, PG. 832

35.25'

O.P.R.H.C.T

<sup>\</sup>\_6.22'

LOT 6

0.1910 AC.

20' B.S.L.

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.

CAISSA PROPERTIES, LLC

CALLED 2.32 ACRES

DOC. NO. 16006335

CURVE | LENGTH | RADIUS

11.45'

65.54'

C2

C3

**OPEN SPACE** LOT 7

0.6684 AC.

52.00'

LOT 3

0.1910 AC.

30' B.S.L.

44.43'

LOT 4

5,730.18'

27.67'

300.24' 5,730.18'

N89°02'36"E 155.44'

52.00

LOT 2

25' B.S.L.

\$89°02'36"W 150.93'

LOT 3

0.1910 AC.

0.P.R.H.C.T.

**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 0.999920006399488. US SURVEY FFFT.

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

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** 

U.S. HIGHWAY 290

(100' WIDE R.O.W.)

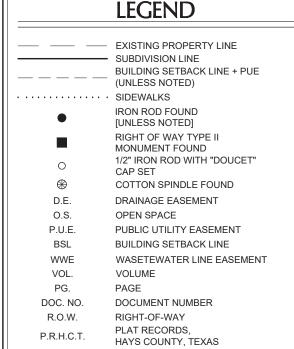
51.44'

LOT 1

0.197 AC.

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



O.P.R.H.C.T

DELTA | CHORD BEARING | CHORD LENGTH OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS 0°06'52' S88°53'57"E 11.45' CALLED ACREAGE 3°00'08" S89°45'14"E 300.21' ACRES 135°42'59" N89°02'32"E 51.25' C2 S89°05'57"W 152.67' LINE TABLE

## LINE | BEARING | DISTANCE S00°54'18"E 40.65' L2 N87°45'11"E 2.04' S86°11'03"E 21.18' CALLED 0.519 ACRES DOC. NO. 20033408

FINAL PLAT

JOE GRASSO, P.E., CPESC

TEXAS REGISTRATION NO. 73285 DOUCET & ASSOCIATES, INC. 7401B HIGHWAY 71 WEST, SUITE 160 AUSTIN, TEXAS 78735

# 25' B.S.L. 54.50' LOT 2 HAYS STREET REPLAT OF A PORTION OF LOT 4, W.T. CHAPMAN'S THIRD ADDITION TO THE TOWN OF DRIPPING SPRINGS **SUBDIVISION** W .T. CHAPMAN'S FIFTH ADDITION VOL. 17, PG. 36 0.P.R.H.C.T. HAYS COUNTY, TEXAS

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

ate: 11-15-2021 cale: 1"=40' rawn by: SWP Reviewer: JB roject: N/A 1 of 1 ield Book: -Party Chief: — Survey Date: —

LOT 4

# RECHARGE ZONE.

FINAL PLAT NOTES: 1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.

2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.

3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER

4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.

5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM HAYS STREET.

6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY

8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING

9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.

10. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.

11. MINIMUM FRONT SETBACK SHALL BE 10 FEET.

12. MINIMUM REAR SETBACK SHALL BE 10 FEET.

13. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.

14. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.

15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE—APPROVED ORGANIZED WASTEWATER SYSTEM.

17. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.

18. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.

19. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE

20. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.

21. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.

22. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.

23. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.

24. NO OBJECTS. INCLUDING BUT NOT LIMITED TO BUILDINGS. FENCES. OR LANDSCAPING. THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.

25. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND

26. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY

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