

KNOW ALL MEN BY THESE PRESENTS, That I, D & W Ventures, LLC, a Texas limited liability company, with its home address at 2 Laurel Hill, Austin, Texas, owner of 47.175 acre out of the Cicero Perry Survey, A—366 Hays County, Texas, as conveyed to it by deed dated September 25, 2013, and recorded in Volume 4762, Page 148, of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDED 47.175 acres to be known as LIBERTY RIDGE, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon, the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said D & W Ventures, LLC. has caused these presents to be executed by Rex Webb, thereunto duly authorized.

Rex Webb Managing Member

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Rex Webb, known to me to be the person whose name is subscribed to the foregoing instrument as and acknowledged to me that he executed the same in such capacity as the act and deed of said limited liability company for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the\_

\_\_\_\_\_ A.D., 2014.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF HAYS

I, Liz Q. Gonzalez, County Clerk of Hays County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_\_, A.D., 2014 the Commissioners Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court Book ,

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2014.

Bert Cobb, M.D. County Judge Hays County, Texas Liz Q. Gonazlez County Clerk Hays County, Texas

STATE OF TEXAS COUNTY OF HAYS

I, Liz Q. Gonzalez, 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 \_\_\_\_\_\_, A.D., 2014, at \_\_\_\_\_\_ o'clock \_\_\_m., in the Plat Records of Hays county, Texas, Page in Volume

WITNESS MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of A.D., 2014.

Liz Q. Gonzalez County Clerk Hays County, Texas E.T.J. NOTE

No portion of this subdivision lies within the boundaries of any municipalities' corporate city limits or extra territorial jurisdiction.

EDWARDS AQUIFER NOTE

No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This subdivision does lie within the boundaries of the Contributing Zone of the Edwards Aquifer.

PLAT INFORMATION Total Area: 47.17 Acres Number of Lots Over 10 Acres: 1 Total Number of Lots: 8 Number of Lots 5-10 Acres: 6 Number of Residential Lots: 8 Number of Lots 2-5 Acres: 3 Number of Commercial Lots: 0 Number of Lots 1-2 Acres: 0

Number of Lots Less than 1 Acres: 0

Average Size of Lots: UTILITY INFORMATION

Water: Individual water wells Sewer: Individual on—site sewage facilities Electricity: Pedernales Electric Cooperative, Inc.

Telephone: Verizon

SCHOOL DISTRICT This subdivision lies within the Dripping Springs Independent School District.

FLOOD PLAIN NOTE

This tract is not within an identified Special Flood Hazard Area inundated by 100—Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0095 F, dated September 2, 2005.

UTILITY EASEMENT NOTE

There shall be a twenty (20) foot wide utility easement reserved along all roadway property lines and a ten (10) foot wide utility easement reserved along all other property lines and guying easements as needed. There shall be a twenty (20) foot wide utility easement along existing utility poles and lines.

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 Road Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Section 7.4 and 7.5 of the Hays County Subdivision Regulations."

MINIMUM DRIVEWAY CULVERT SIZE

When required, lots shall have a minimum driveway culvert size of 18".

Access to Lots 2, 3, 4, and 5 shall be limited to the shared access driveway only.

ACCESS NOTE

LOT NOTE Lots 2, 3, 4, and 5 shall be limited single family residential development only.

RAINWATER COLLECTION NOTE All development within this subdivision shall be required to install a minimum

2500 gallon rainwater collection system.

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 declining water supplies and diminishing 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 source.

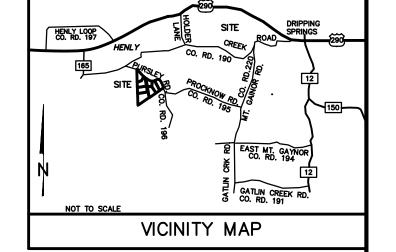
No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Development Services.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Date

James Clint Garza Date Director Hays County Development Services

Tom Pope, R.S. & CFM Hays County Floodplain Administrator

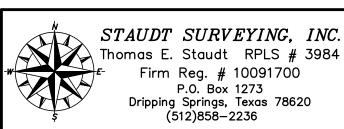


STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications and further certify that this plat is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Date

Thomas E. Staudt Registered Professional Land Surveyor No. 3984



GRAPHIC SCALE IN FEET

200

200 100

SUBDIVISION PLAT OF LIBERTY RIDGE

HAYS COUNTY, TEXAS

400 Date: SEPTEMBER 2013 Dr. By: TES Job #: 13138 DWG #: 13138D3