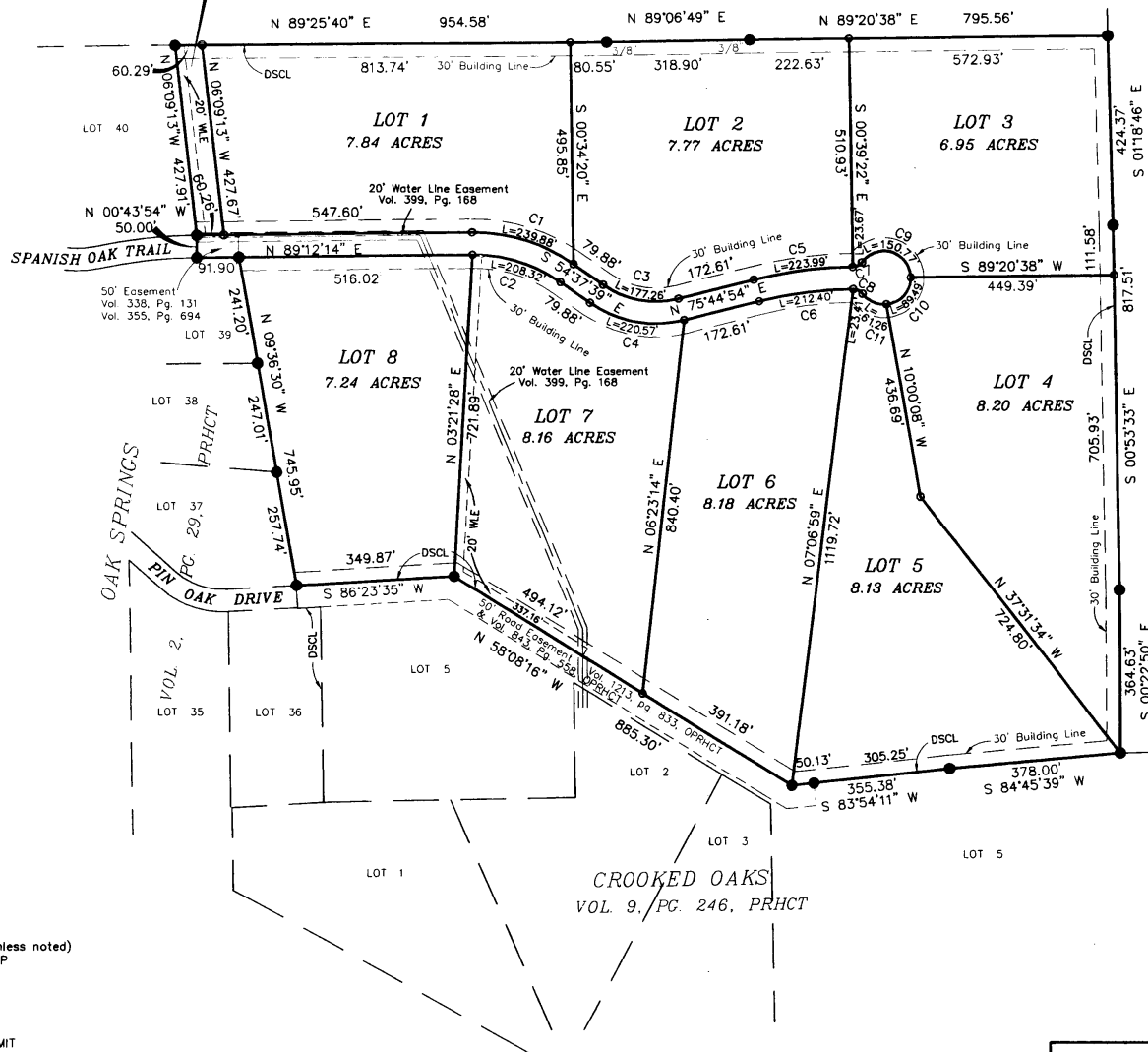


NORTH
REF. BEARING: #3C-84

<122.382 Acres>
Lanny E. Counts &
Barbara Counts
Vol. 822, Pg. 112, OPRHCT

0.59 ACRE RESERVE
FOR FUTURE RIGHT-OF-WAY



NOT TO SCALE

VICINITY MAP

C1 Δ = 36°10'07" R = 380.00' L = 239.88' CB = S 72°42'43" E C = 235.92'	C2 Δ = 36°10'07" R = 330.00' L = 208.32' CB = S 72°42'43" E C = 204.87'
C3 Δ = 49°37'27" R = 204.67' L = 177.26' CB = S 79°26'23" E C = 171.77'	C4 Δ = 49°37'27" R = 254.67' L = 220.57' CB = S 79°26'23" E C = 213.74'
C5 Δ = 13°52'28" R = 925.00' L = 223.99' CB = N 82°41'08" E C = 223.45'	C6 Δ = 13°54'30" R = 875.00' L = 212.40' CB = N 82°42'09" E C = 211.88'
C7 Δ = 54°15'23" R = 25.00' L = 23.67' CB = N 62°29'40" E C = 22.80'	C8 Δ = 53°38'41" R = 25.00' L = 23.41' CB = S 63°31'16" E C = 22.56'
C9 Δ = 143°58'39" R = 60.00' L = 150.77' CB = S 72°38'42" E C = 114.12'	C10 Δ = 85°27'40" R = 60.00' L = 89.49' CB = N 42°04'28" E C = 81.43'
C11 Δ = 58°29'47" R = 60.00' L = 61.26' CB = S 65°56'48" E C = 58.63'	

LEGEND

- 1/2" IRON ROD FOUND (unless noted)
- 5/8" IRON ROD SET W/CAP
- WIRE FENCE
- OVERHEAD UTILITY WIRE
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- DSCL DRIPPING SPRINGS CITY LIMIT
- WLE WATERLINE EASEMENT

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858-2236

200 100 0 200 400
GRAPHIC SCALE IN FEET

SUBDIVISION PLAT OF
LAS MADERAS
DRIPPING SPRINGS HAYS COUNTY, TEXAS

Rev. _____ Date: MAY 2004

Dr. By: TES Job #: S04099 DWG #: S04099d

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That I, Bruce Development L.L.C., a limited liability company organized and existing under the laws of the State of Texas, with its home address at 13318 Westheimer, Suite 200, Houston, Texas, owner of 65.06 acres out of the Philip A. Smith Survey No. 26, A-415, the C. H. Malott Survey, A-693, and the T. R. Jackson Survey No. 25, A-9, Hays County, Texas, as conveyed to it by deeds dated April 27, 2001, and recorded in Volume 1809, Page 607, and Volume 1809, Page 611, of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE 65.06 acres of land out of the Philip A. Smith Survey No. 26, A-415, the C. H. Malott Survey, A-693, and the T. R. Jackson Survey No. 25, A-9, to be known as LAS MADERAS, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Bruce Development L.L.C. has caused these presents to be executed by its Member/Manager, Robert W. Bruce, thereunto duly authorized.

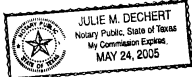
Robert W. Bruce
Robert W. Bruce

STATE OF TEXAS
COUNTY OF Hays

BEFORE ME, the undersigned authority, on this day personally appeared Robert W. Bruce, known to me to be the person whose name is subscribed to the foregoing instrument as Member/Manager of Bruce Development L.L.C. 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 7th day of April, A.D. 2005.

Julie M. Dechert
NOTARY PUBLIC in and for Hays County, Texas



DS Water Supply Corporation, an approved public water supply system (TNRCC CNR#1050013), has adequate quantity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.

Doug Jones
Doug Jones, Manager

9-15-05
Date

STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, 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 12th day of October, A.D., 2005, at 4:28 o'clock P.m., in the Plat Records of Hays County, Texas, in Book 12, Page 385-386.

WITNESS MY HAND AND SEAL OF OFFICE this the 12th of October, A.D., 2005.

Lee Carlisle by: Symon Curry - deputy
Lee Carlisle
County Clerk
Hays County, Texas

SHEET 2 OF 2

DRAINAGE AND UTILITY EASEMENT NOTE

There shall be a twenty (20) foot wide drainage and utility easement reserved along all roadway property lines and a ten (10) foot wide utility easement reserved along all other property lines.

BUILDING SETBACK LINES - SIDE YARDS

Minimum side yard widths of ten (10) feet shall be required on each side of interior lots and on the interior side of corner lots.

LIGHTING ORDINANCE NOTE

This subdivision shall comply with the City of Dripping Springs Lighting Ordinance as amended from time to time.

JURISDICTION NOTE:

This subdivision lies within the boundaries of the City of Dripping Springs

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 Barton Springs Segment of the Edwards Aquifer.

PLAT INFORMATION

Total Area: 65.06 Acres	Number of Lots Over 10 Acres: 0
Total Number of Lots: 8	Number of Lots 5-10 Acres: 8
Number of Residential Lots: 8	Number of Lots 2-5 Acres: 0
Number of Commercial Lots: 0	Number of Lots 1-2 Acres: 0
Average Size of Lots:	Number of Lots Less than 1 Acres: 0

UTILITY INFORMATION

Water: Dripping Springs Water Supply Corporation
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 48209C0045 E, dated February 18, 1998.

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 NOTE:

Access to lots in this subdivision is limited to Spanish Oak Trail. No direct access to the roadway easement leading to Pin Oak Drive shall be permitted.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

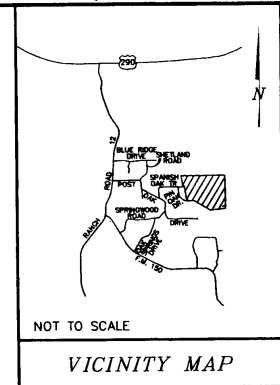
No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water 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 Environmental Health.

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

Allen G. Walther
Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

9-20-05
Date



STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

This Plat, LAS MADERAS, has been submitted to and considered by the City Council of Dripping Springs, Texas and is hereby approved.

Approved, this the 14 day of September, A.D., 2004,
by the City Council.

Amanda Craig
City Secretary

John R. Kadlecek
Mayor

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Kevin R. Kadlecek, a REGISTERED PROFESSIONAL ENGINEER in the State of Texas, do hereby certify that this plat complies with the engineering related requirements of the Subdivision and Development Regulations of Hays County, Texas as amended June 3, 2003, the engineering related requirements of the City of Dripping Springs Subdivision Ordinance.

K. R. Kadlecek
Kevin R. Kadlecek
Registered Professional Engineer No. 67263-246
Landmark Consulting, Inc.
400 Hwy 290W, Bldg. B, Suite 203
Dripping Springs, TX 78620
512/858-5163



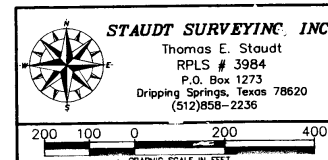
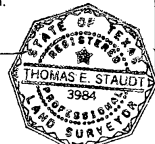
7/15/05
Date

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 with the survey related requirements of the City of Dripping Springs, Subdivision Ordinance, 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.

Thomas E. Staudt
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

2/4/05
Date



SUBDIVISION PLAT OF

LAS MADERAS

HAYS COUNTY, TEXAS

Rev: _____ Date: MAY 2004
Dr. By: TES Job #: S04099 DWG: S04099d

200 100 0 200 400