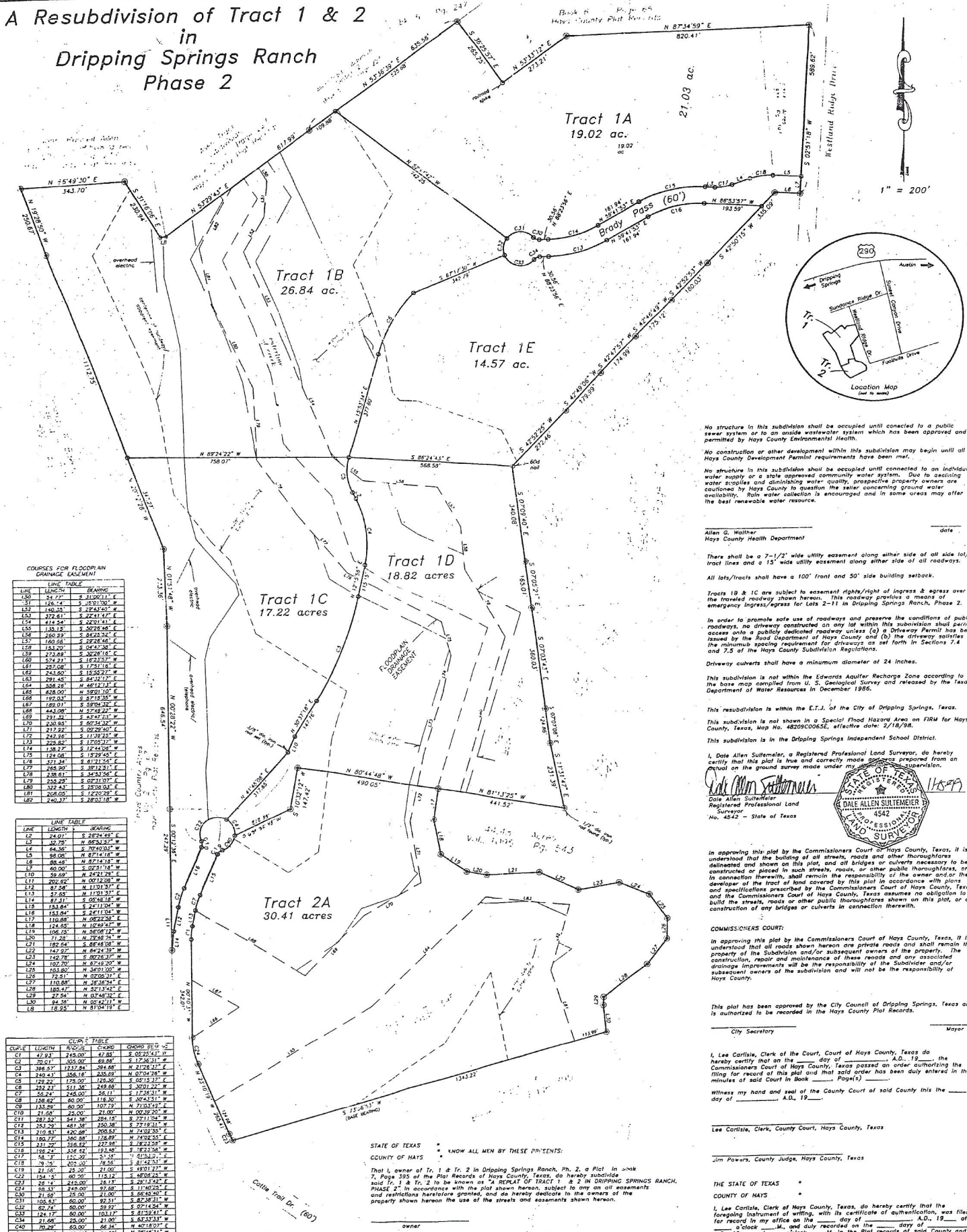


A Resubdivision of Tract 1 & 2 in Dripping Springs Ranch Phase 2



No structure in this subdivision shall be occupied until connected to a public sewer system or to an inside 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.

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

Allen G. Walther
Hays County Health Department

There shall be a 7-1/2' wide utility easement along either side of all side lot/tract lines and a 15' wide utility easement along either side of all roadways.

All lots/tracts shall have a 100' front and 50' side building setback.

Tracts 1B & 1C are subject to easement rights/right of ingress & egress over the traveled roadway shown hereon. This roadway provides a means of emergency ingress/egress for Lots 2-11 in Dripping Springs Ranch, Phase 2.

In order to promote safe use of roadways and preserve the conditions of public roadways, no drive constructed on any lot within this subdivision shall permit 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 as set forth in Sections 7.4 and 7.5 of the Hays County Subdivision Regulations.

Driveway culverts shall have a minimum diameter of 24 inches.

This subdivision is not within the Edwards Aquifer Recharge Zone according to the base map compiled from U. S. Geological Survey and released by the Texas Department of Water Resources in December 1986.

This resubdivision is within the E.T.J. of the City of Dripping Springs, Texas.

This subdivision is not shown in a Special Flood Hazard Area on FIRI for Hays County, Texas, Map No. 48209C0065E, effective date: 2/18/98.

This subdivision is in the Dripping Springs Independent School District.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this plat is true and correctly made and prepared from an actual on the ground survey made under my supervision.

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 - State of Texas

In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that the building of all streets, roads and other thoroughfares constructed or placed in this plat, and all bridges or culverts necessary to be constructed or placed in this plat, shall remain the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Hays County, Texas, and the Commissioners Court of Hays County, Texas assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat, or of construction of any bridges or culverts in connection therewith.

COMMISSIONERS COURT:

In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of Hays County.

This plat has been approved by the City Council of Dripping Springs, Texas and is authorized to be recorded in the Hays County Plat Records.

City Secretary _____ Mayor _____

I, Lee Carlisle, Clerk of the Court, Court of Hays County, Texas do hereby certify that on the _____ day of _____, A.D., 19____, the Commissioners Court of Hays County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book _____ Page(s) _____.

Witness my hand and seal of the County Court of said County this the _____ day of _____, A.D., 19____.

Lee Carlisle, Clerk, County Court, Hays County, Texas

Jim Powers, County Judge, Hays County, Texas

THE STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, 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 _____ day of _____, A.D., 19____, at _____ o'clock _____ M., and duly recorded on the _____ day of _____, A.D., 19____, in Book _____ Page(s) _____.

Witness my hand and seal of office of the County Clerk, this the _____ day of _____, A.D., 19____.

Lee Carlisle, County Clerk, Hays County, Texas

COURSES FOR FLOODPLAIN DRAINAGE EASEMENT

LINE	LENGTH	BEARING
130	24.77	S 31°00'11"E
131	126.14	S 23°13'00"E
132	140.35	S 27°43'45"E
133	272.61	S 22°14'41"E
134	614.54	S 26°31'41"E
135	138.12	S 20°18'46"E
136	250.39	S 64°24'52"E
137	160.55	S 27°48'46"E
138	163.20	S 04°32'58"E
139	272.89	S 26°18'18"E
140	522.21	S 18°23'53"E
141	225.06	S 17°51'18"E
142	243.60	S 15°26'27"E
143	291.45	S 84°21'12"E
144	358.35	N 48°12'17"E
145	618.00	N 58°01'10"E
146	192.03	S 87°19'35"W
147	189.01	S 59°04'34"E
148	44.08	N 57°49'34"E
149	231.42	S 47°47'13"E
150	230.85	S 07°13'14"E
151	217.22	S 09°29'40"E
152	242.86	S 11°48'23"E
153	205.86	S 12°09'10"E
154	138.77	S 17°44'50"E
155	124.00	S 19°29'42"E
156	371.54	S 81°21'54"E
157	265.20	S 82°23'12"E
158	238.61	S 34°53'54"E
159	255.24	S 09°31'07"E
160	372.43	S 58°01'10"E
161	208.05	S 12°20'28"E
162	230.37	S 18°33'18"E

LINE TABLE

LINE	LENGTH	BEARING
12	24.07	S 26°24'45"E
13	32.70	N 86°34'37"E
14	64.56	S 70°40'03"E
15	98.08	N 87°14'18"E
16	98.45	N 82°14'13"E
17	60.00	S 02°31'18"E
18	60.88	N 24°21'28"E
19	206.62	N 07°12'08"E
20	82.58	N 11°17'12"E
21	82.58	N 11°01'31"E
22	87.31	S 05°48'18"E
23	124.65	N 24°11'04"E
24	141.64	S 26°11'04"E
25	110.85	N 08°22'12"E
26	145.65	N 10°49'57"E
27	106.25	N 56°08'12"E
28	71.20	N 72°48'11"E
29	182.64	S 68°48'58"E
30	142.87	N 84°24'12"E
31	92.78	S 80°28'17"E
32	102.70	N 87°49'20"E
33	703.89	S 34°01'02"E
34	72.51	N 02°06'31"E
35	110.88	S 36°26'48"E
36	185.47	N 52°13'42"E
37	22.54	N 07°46'36"E
38	74.90	N 08°41'12"E
39	18.55	N 81°04'19"E

CURVE TABLE

CURVE	LOGICIN	CHORD	CHORD BEG	CHORD END
C1	47.91	245.00	47.85	S 02°25'43"E
C2	70.01	300.92	69.88	S 12°36'31"E
C3	398.93	1212.84	394.66	N 21°28'31"E
C4	240.43	556.18	235.69	N 07°04'28"E
C5	127.22	178.50	124.50	N 07°13'37"E
C6	242.21	511.36	240.68	S 30°01'22"E
C7	56.24	245.00	56.11	S 12°36'31"E
C8	158.62	60.00	158.50	S 84°21'12"E
C9	133.85	60.00	133.72	N 71°33'43"E
C10	21.55	245.00	21.50	N 80°28'17"E
C11	261.24	541.36	264.15	S 27°11'04"E
C12	254.20	481.30	250.58	S 77°19'31"E
C13	210.83	420.88	200.63	N 73°08'35"E
C14	180.72	350.68	176.89	N 74°04'54"E
C15	211.27	318.82	215.85	S 82°23'12"E
C16	102.24	358.42	103.48	S 82°23'12"E
C17	54.73	152.50	54.75	S 02°31'18"E
C18	74.35	203.50	74.68	S 41°42'51"E
C19	21.16	25.30	21.05	S 48°01'27"E
C20	114.15	60.00	114.12	S 40°24'25"E
C21	22.14	215.00	22.13	S 26°13'42"E
C22	30.33	325.00	30.25	S 26°13'42"E
C23	21.50	21.50	21.50	S 66°45'21"E
C24	105.53	60.00	92.31	S 42°49'31"E
C25	62.74	60.00	59.92	S 07°14'56"E
C26	124.17	60.00	103.17	S 81°39'41"E
C27	21.68	28.00	21.05	S 82°33'13"E
C28	20.26	60.00	20.34	N 80°18'07"E
C29	64.10	60.00	64.50	N 82°46'31"E

SULTEMEIER SURVEYING
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Johnson City, Texas
78636