

VICINITY MAP - 1"=2000'

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 DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
TOM POPE, R.S., C.F.M.  
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

\_\_\_\_\_  
CAITLYN STRICKLAND,  
INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

**DRIVEWAY PERMIT STATEMENT:**

DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.

ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.

**SHARED ACCESS DRIVEWAYS:**

ALL SHARED ACCESS REQUIREMENTS MUST SATISFY REQUIREMENTS SET FORTH IN SECTION 7.6 OF THE HAYS COUNTY SUBDIVISION & DEVELOPMENT REGULATIONS.

THE HOMEOWNERS OF THE SINGLE FAMILY RESIDENCES OBTAINING ACCESS THROUGH THE SHARED ACCESS DRIVEWAY SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY DRAINAGE STRUCTURES ASSOCIATED WITH THE DRIVEWAY. THE DRIVEWAY MUST BE MAINTAINED AT ALL TIMES IN A CONDITION THAT WILL PERMIT UNENCUMBERED VEHICULAR ACCESS BY EMERGENCY VEHICLES.

**UTILITIES:**  
ELECTRIC-PEDERNALES ELECTRIC COOP.  
WATER-INDIVIDUAL ON-SITE WATER WELLS  
SEWER-INDIVIDUAL ON-SITE SEWAGE FACILITIES

**LOT SIZE CATEGORIES**

TOTAL AREA = 10.01 Acres  
TOTAL NUMBER OF LOTS = 5  
AVERAGE LOT SIZE = 2.002 ACRES  
NUMBER OF LOTS OVER 10 ACRES = 0  
NUMBER OF LOTS 5 - 10 ACRES = 0  
NUMBER OF LOTS 2 - 5 ACRES = 5  
NUMBER OF LOTS 1 - 2 ACRES = 0  
NUMBER OF LOTS LESS THAN 1 ACRE = 0

**LEGEND**

- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- CONCRETE NAIL SET
- WIRE FENCE
- UTILITY LINE, POLE AND GUY SIGN

HCDN 16019794  
KARL L. HAUER, EXECUTOR, TO  
KARL L. HAUER  
6/16/2016 (71.46 AC.)

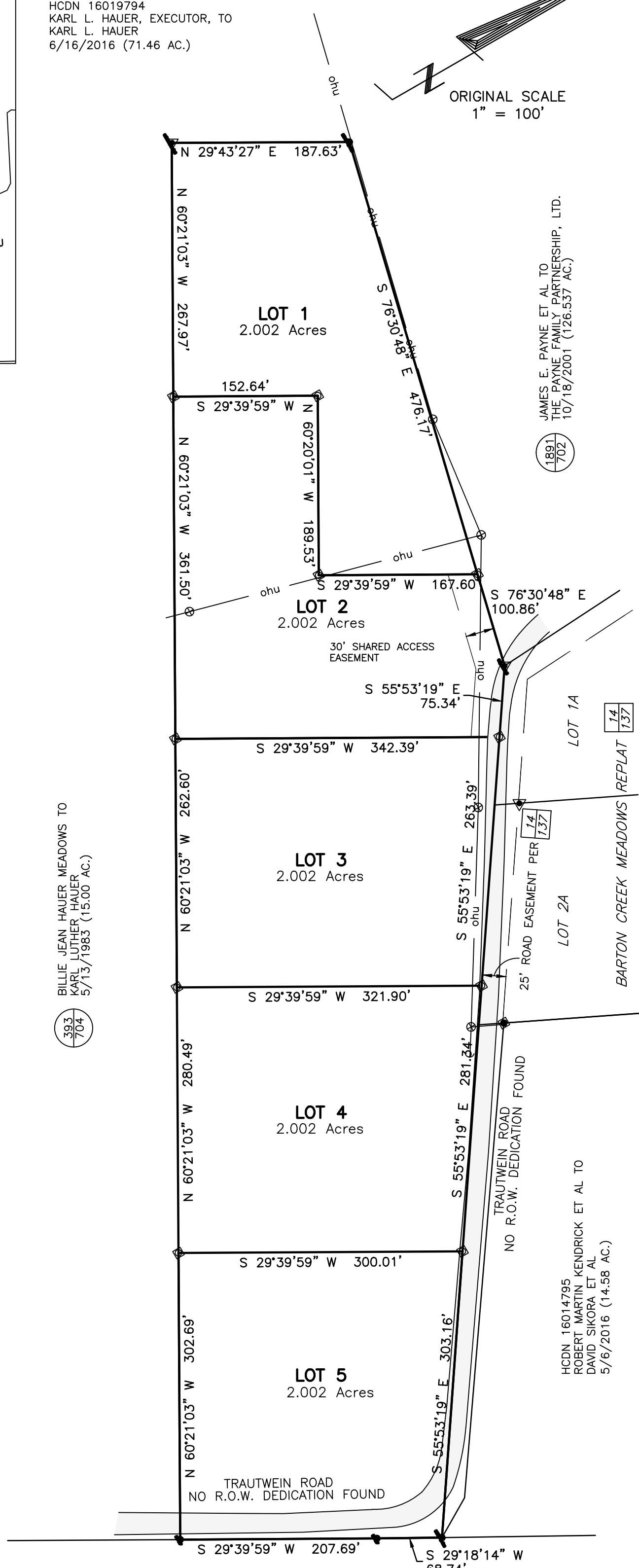
393  
704  
BILLIE JEAN HAUER MEADOWS TO  
KARL L. HAUER  
5/13/1985 (15.00 AC.)

3417  
637  
ADOLPH RAYMOND TRAUTWEIN ET AL TO  
ADOLPH RAYMOND TRAUTWEIN ET AL, TRUSTEES  
6/6/2008 (96.56 ACRES)

**SURVEYORS NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0107F, DATED 9/2/2005, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. ACCORDING TO SCALING FROM TCEQ MAPS NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE AND ALL OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
7. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF DRIPPING SPRINGS EXTRA TERRITORIAL JURISDICTION.
8. THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICTS 1 AND 6.
9. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.

CLIENT: MURPHY, SEAN  
DATE: 7/23/2018  
OFFICE: K. SMITH  
CREW: K. SMITH  
FB/PG: 763/44  
PLAT NO. 27550-18-c



ORIGINAL SCALE  
1" = 100'

JAMES E. PAYNE ET AL TO  
THE PAYNE FAMILY PARTNERSHIP, LTD.  
10/18/2001 (126.537 AC.)

HCDN 16014795  
ROBERT MARTIN KENDRICK ET AL TO  
DAVID SIKORA ET AL  
5/6/2016 (14.58 AC.)

STATE OF TEXAS\*  
COUNTY OF HAYS\*

KNOW ALL MEN BY THESE PRESENTS, THAT I, SEAN MURPHY, PRESIDENT OF CCRE, LLC, OWNER OF 10.01 ACRES IN THE JOHN BARTON SURVEY, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED 6/20/2018, AND RECORDED IN HAYS COUNTY DOCUMENT NUMBER 18021822 OF THE HAYS COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE THIS PROPERTY TO BE KNOWN AS MEADOW'S MEADOW, 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.

\_\_\_\_\_  
CCRE, LLC  
SEAN MURPHY, PRESIDENT

STATE OF TEXAS\*  
COUNTY OF HAYS\*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

SEAN MURPHY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, \_\_\_\_\_, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, 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 SAID COURT IN

INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY JUDGE HAYS COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK HAYS COUNTY, TEXAS

STATE OF TEXAS \*  
COUNTY OF HAYS \*

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT

\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
LIZ GONZALEZ, COUNTY CLERK  
HAYS COUNTY, TEXAS

THIS PLAT OF MURPHYS MEADOW SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY:

\_\_\_\_\_  
MAYOR OR MAYOR PRO TEM

\_\_\_\_\_  
ANDREA CUNNINGHAM, CITY SECRETARY

I, CAITLYN STRICKLAND, INTERIM DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

\_\_\_\_\_  
CAITLYN STRICKLAND,  
INTERIM DIRECTOR, HAYS COUNTY DEVELOPMENT SERVICES

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY SKILL AND KNOWLEDGE THIS PLAT IS TRUE AND CORRECTLY MADE AND 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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
KYLE SMITH, R.P.L.S. NO. 5307

**BYRN & ASSOCIATES, INC.**  
**SURVEYING**  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500

PLAT OF  
**MURPHYS MEADOW**  
BEING 10.01 ACRES IN THE JOHN BARTON SURVEY,  
ABSTRACT NO. 70, HAYS COUNTY, TEXAS