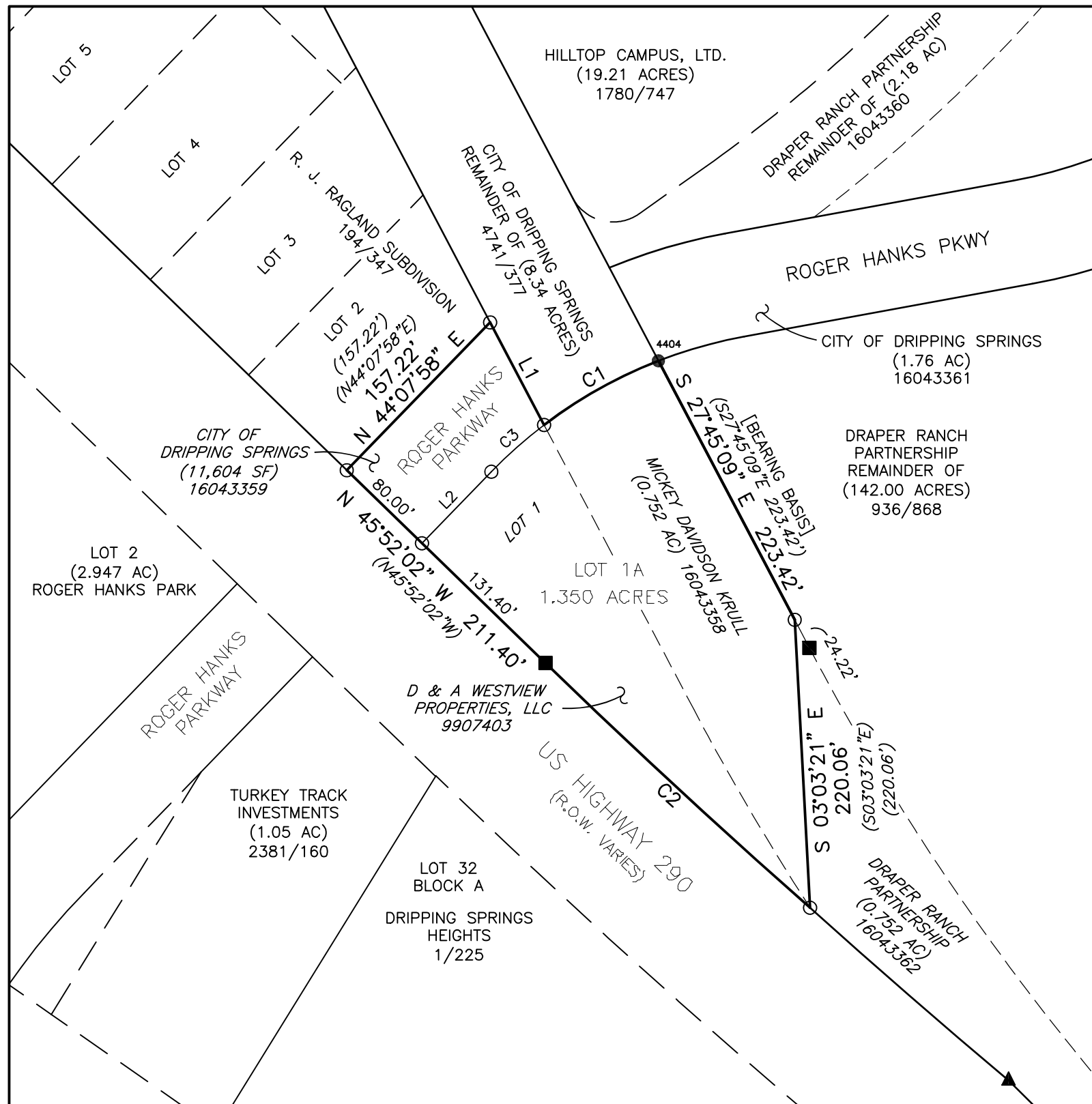
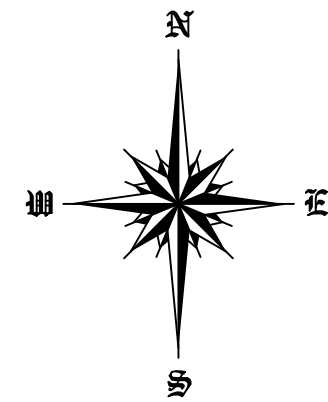


REPLAT OF
LOT 1, R.J. RAGLAND SUBDIVISION
 VOLUME 194, PAGE 347, PLAT RECORDS
 HAYS COUNTY, TEXAS



- LEGEND**
- 1/2 INCH IRON ROD FOUND [CAPPED AS NOTED]
 - TXDOT CONCRETE MONUMENT FOUND
 - CAPPED 1/2 INCH IRON ROD SET [MUELLER 5911]
 - ▲ NAIL FOUND
 - () RECORD INFORMATION
- BEARING BASIS: WGS 84

OWNERS:
 D & A WESTVIEW PROPERTIES, LLC
 1220 WEST HIGHWAY 290
 DRIPPING SPRINGS, TEXAS 78620

MICKY DAVIDSON KRULL
 301 COUNTRY LANE
 DRIPPING SPRINGS, TEXAS 78620

ENGINEER:
 CMA ENGINEERING, INC.
 235 LEDGE STONE DRIVE
 AUSTIN, TX 78737
 512-432-1000

SURVEYOR:
 KEVIN MUELLER, R.P.L.S.
 SAW TOOTH SURVEY
 FIRM NO. 10194432
 P.O. BOX 1751
 ALPINE, TX 79831
 512-492-5502

NUMBER OF LOTS: 1
AVERAGE SIZE: 1.350 ACRES
 NO. OF LOTS > THAN 10 ACRES: 0
 NO. OF LOTS > 10 ACRES AND < 5 ACRES: 0
 NO. LOTS > 1 ACRE AND < 2 ACRES: 1
 NO. OF LOTS < 1 ACRE: 0

STATE OF TEXAS
 COUNTY OF HAYS
 CITY OF DRIPPING SPRINGS

THIS PLAT, BEING A REPLAT OF LOT 1, RAGLAND SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2018,

BY: _____ ATTEST:
 MAJOR OR MAYOR PRO TEM, ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS
 COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY SUBDIVISION REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT 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.

 KEVIN MUELLER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5911
 SAW TOOTH SURVEY - FIRM NO. 10194432
 P.O. BOX 1751
 ALPINE, TEXAS 79831

DATE

STATE OF TEXAS
 COUNTY OF HAYS

I, LAUREN WINEK, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48209C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

 LAUREN WINEK
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS NO. 121673

DATE

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 DEVELOPMENT SERVICES DEPARTMENT.

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

 JAMES "CLINT" GARZA
 DIRECTOR COUNTYWIDE OPERATIONS
 STATE OF TEXAS
 COUNTY OF HAYS

 TOM POPE R.S.,C.F.M.
 FLOODPLAIN ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF COUNTYWIDE OPERATIONS, 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.

 JAMES "CLINT" GARZA
 DIRECTOR COUNTYWIDE OPERATIONS

STATE OF TEXAS
 COUNTY OF HAYS

I, LIZ 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 ____ DAY OF _____, A.D. 2018, AT ____ O'CLOCK ____M. IN THE PLAT OF RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 2018.

 LIZ GONZALEZ
 COUNTY CLERK
 HAYS COUNTY, TEXAS

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CH. BEARING	CH. LENGTH
L1	S 27°44'46" E	88.41'	C1	100.33'	360.00'	15°58'07"	N 60°41'36" E	100.01'
(L1)	S 27°44'46" E	88.41'	(C1)	100.34'	360.00'	15°58'07"	N 60°41'38" E	100.01'
L2	N 44°07'58" E	76.04'	C2	275.02'	5669.75'	2°46'45"	N 47°14'10" W	274.99'
(L2)	N 44°07'58" E	76.04'	(C2)	---	5669.75'	---	---	---
			C3	53.88'	360.00'	8°34'33"	N 48°25'14" E	53.83'
			(C3)	53.88'	360.00'	8°34'33"	N 48°26'13" E	53.83'

THE STATE OF TEXAS
 THE COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS:

THAT MICKY DAVIDSON KURLL, OWNER OF LOT 1, RAGLAND SUBDIVISION, AS CONVEYED TO THEM BY DOCUMENT NO. 9907403, DO HEREBY REPLAT SAID LOT TO BE KNOWN AS

REPLAT OF LOT 1, RAGLAND SUBDIVISION

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., 2018

 MICKY DAVIDSON KRULL

STATE OF TEXAS
 COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MICKY DAVIDSON KRULL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ A.D., 2018.

 NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

FINAL PLAT NOTES:

1. THIS PURPOSE OF THIS REPLAT IS TO DEDICATE RIGHT-OF-WAY FOR ROGER HANKS PARKWAY AND ADD AN OUT PARCEL TO LOT 1.
2. THIS FINAL PLAT IS LOCATED WITHIN THE CITY LIMITS OF DRIPPING SPRINGS.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
5. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C 0105 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPINGS SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
11. ORGANIZED GAS SERVICE MAY BE PROVIDED. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE A SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
12. MINIMUM FRONT SETBACK SHALL BE 20 FEET.
13. MINIMUM REAR YARD SETBACK SHALL BE 20 FEET.
14. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
15. MINIMUM SIDE YARD SETBACK ADJACENT TO A PUBLIC STREET SHALL BE 10 FEET.
16. IN ADDITION TO THE PUBLIC UTILITY EASEMENTS DEPICTED GRAPHICALLY, A 5 FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ON BOTH SIDES OF ALL SIDE LOT LINES.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. 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 COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
22. ALL LOTS ARE REQUIRED TO COMPLY WITH THE CURRENTLY ADOPTED CITY OF DRIPPING SPRINGS BUILDING CODES.

CMA ENGINEERING, INC.
 235 LEDGE STONE DRIVE
 AUSTIN, TEXAS 78737
 (512) 432-1000 Fax: (512) 432-1015
 Engineering Firm No. 3053
 Surveying Firm No. 10193988