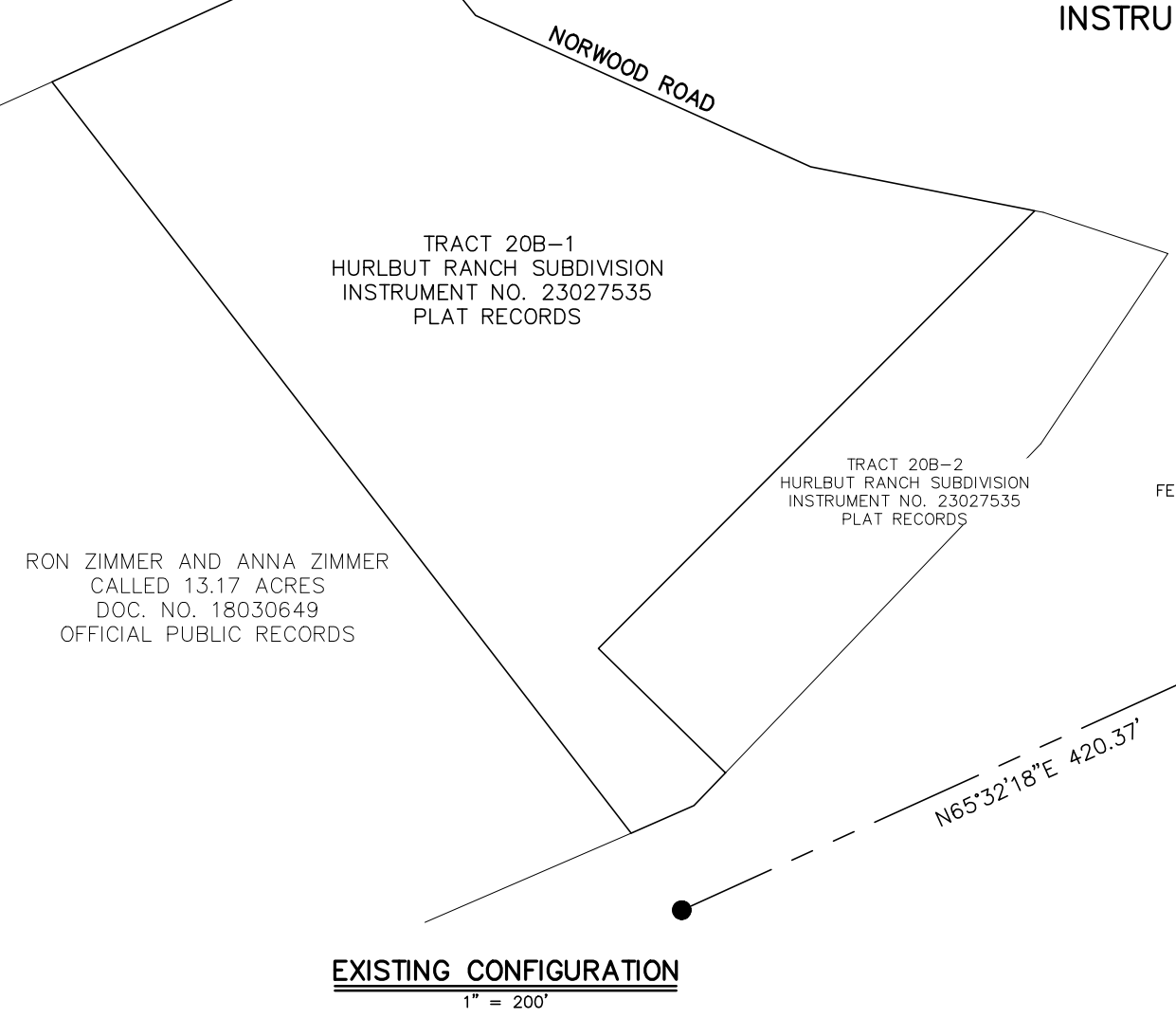
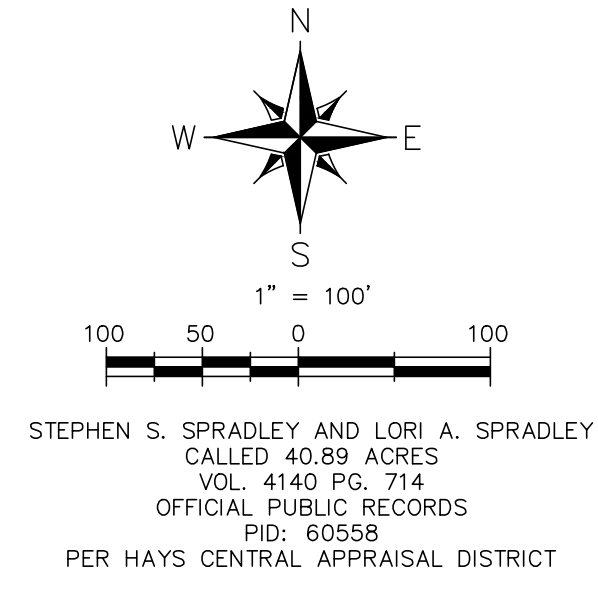
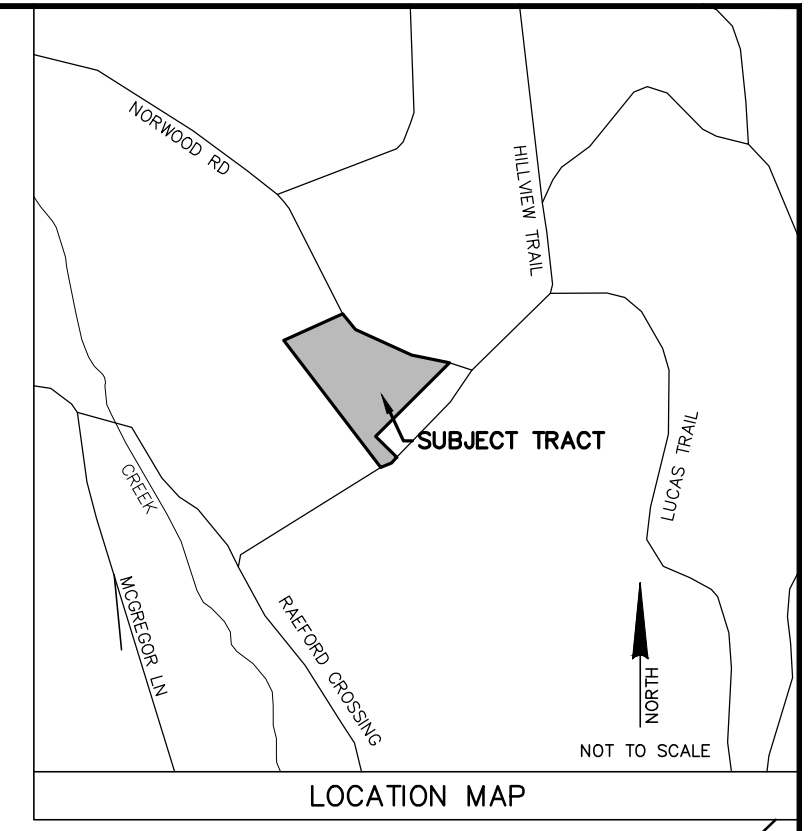


GEORGE THOMAS BEDARD
CALLED 13.173 ACRES
VOL. 369, PG. 5
OFFICIAL PUBLIC RECORDS

REPLAT ESTABLISHING TRACT 20B-1R AND TRACT 20B-1RR OF THE HURLBUT RANCH WEST SUBDIVISION BEING ALL OF TRACT 20B-1, HURLBUT RANCH WEST SUBDIVISION RECORDED IN INSTRUMENT NO. 23027535, PLAT RECORDS, HAYS COUNTY, TEXAS



GEORGE THOMAS BEDARD
CALLED 13.173 ACRES
VOL. 369, PG. 5
OFFICIAL PUBLIC RECORDS
PID: 60560
PER HAYS CENTRAL APPRAISAL DISTRICT

RON ZIMMER AND ANNA ZIMMER
CALLED 13.17 ACRES
DOC. NO. 18030649
OFFICIAL PUBLIC RECORDS
PID: 60562
PER HAYS CENTRAL APPRAISAL DISTRICT

TRACT 20B-1R
6.61 ACRES

TRACT 20B-1RR
3.57 ACRES

NATHAN M. HOPKINS
AND MELINDA L. HOPKINS
CALLED 10.01 ACRES
DOC. NO. 17021748
OFFICIAL PUBLIC RECORDS
PID: 60564
PER HAYS CENTRAL APPRAISAL DISTRICT

DRIVEWAY PERMIT STATEMENT

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 PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED UNDER CHAPTER 751, AND, (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, ENCUMBRANCES AND ZONING OR LAND USE REGULATIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 4) IMPROVEMENTS NOT SHOWN HEREON NOR WERE LOCATED BY THIS SURVEY.
- 5) THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 6) THIS SUBDIVISION LIES WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 7) THIS SUBDIVISION DOES NOT LIE WITHIN THE DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- 8) THIS SUBDIVISION LIES WITHIN HAYS COUNTY EMERGENCY SERVICES DISTRICT 1 AND 6.
- 9) UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR THE DURATION OF FIVE (5) YEARS FOLLOWING THE RECORDING OF THIS PLAT.
- 10) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS MAP NO. 48209C0025F, REVISED DATE SEPTEMBER 2, 2005, THIS PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.
- 11) THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 12) HAYS COUNTY REQUIRES A TWENTY (25') BUILDING SETBACK LINE ALONG ROADS.
- 13) MAILBOXES PLACED WITHIN THE RIGHT-OF-WAY, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.
- 14) ANY FURTHER SUBDIVIDING OF THE LOTS SHOWN HEREON SHALL BE A MINIMUM OF 3.00 ACRES.

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY 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 THE SAID COURT INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D. 20____

RUBEN BECERRA
COUNTY JUDGE
HAYS COUNTY, TEXAS

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

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.

ERIC VAN GAASBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, DIRECTOR OF DEVELOPMENT SERVICES
HAYS COUNTY DEVELOPMENT SERVICES

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS, THAT I, MARC LIMOTTE (1100 NORWOOD, LLC), OWNER OF TRACT 20B-1, HURLBUT RANCH WEST SUBDIVISION RECORDED IN INSTRUMENT NO. 23027535, PLAT RECORDS, HAYS COUNTY, TEXAS BEING PART OF THE 13.18 ACRE TRACT RECORDED IN DOCUMENT NO. 21059709, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS AS CONVEYED TO ME BY DEED DATED OCTOBER 28, 2021, AND RECORDED THE SAME LOCATION, DO HEREBY REPLAT THIS PROPERTY TO BE KNOWN AS TRACT 20B-1R AND TRACT 20B-1RR OF THE HURLBUT RANCH WEST SUBDIVISION, 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.

MARC LIMOTTE
1100 NORWOOD, LLC
4718 VAUGHAN ST.
AUSTIN, TX 78723-2373

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC LIMOTTE, KNOWN TO ME TO BE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
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 THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.
11/17/2023

REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTOPHER JURICA, R.P.L.S. NO. 6344

UTILITIES
ELECTRIC - PEDERNALES ELECTRIC COOP.
WATER - INDIVIDUAL PRIVATE WATER WELLS AND/OR RAINWATER COLLECTION SYSTEM
SEWER - INDIVIDUAL ON-SITE SEWAGE FACILITIES

JOEL C. JUNGMAN
PID: 60502
PER HAYS CENTRAL APPRAISAL DISTRICT
CALLED 68.3058 ACRES
VOL. 392 PG. 515
DEED RECORDS

LEGEND

()	RECORD CALL
○	FOUND 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
⊙	SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
●	SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
⊗	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊕	WELL
X	WIRE FENCE
⊠	CLEAN OUT

LOT SIZE CATEGORIES

○	TOTAL NUMBER OF LOTS = 2
○	AVERAGE LOT SIZE = 5.09
○	0 LOTS LARGER THAN 10.0 ACRES
○	1 LOT LARGER THAN 5.0 ACRES AND SMALLER THAN 10 ACRES
○	1 LOTS 2.00 ACRES OR LARGER UP TO 5.00 ACRES
○	0 LOTS LARGER THAN 1.00 ACRE AND SMALLER THAN 2.00 ACRES
○	0 LOTS SMALLER THAN 1.00 ACRE

JOB NO.: 1633-21
DRAWN BY: JMT
CHECKED BY: CJJ
SHEET: 1 OF 1