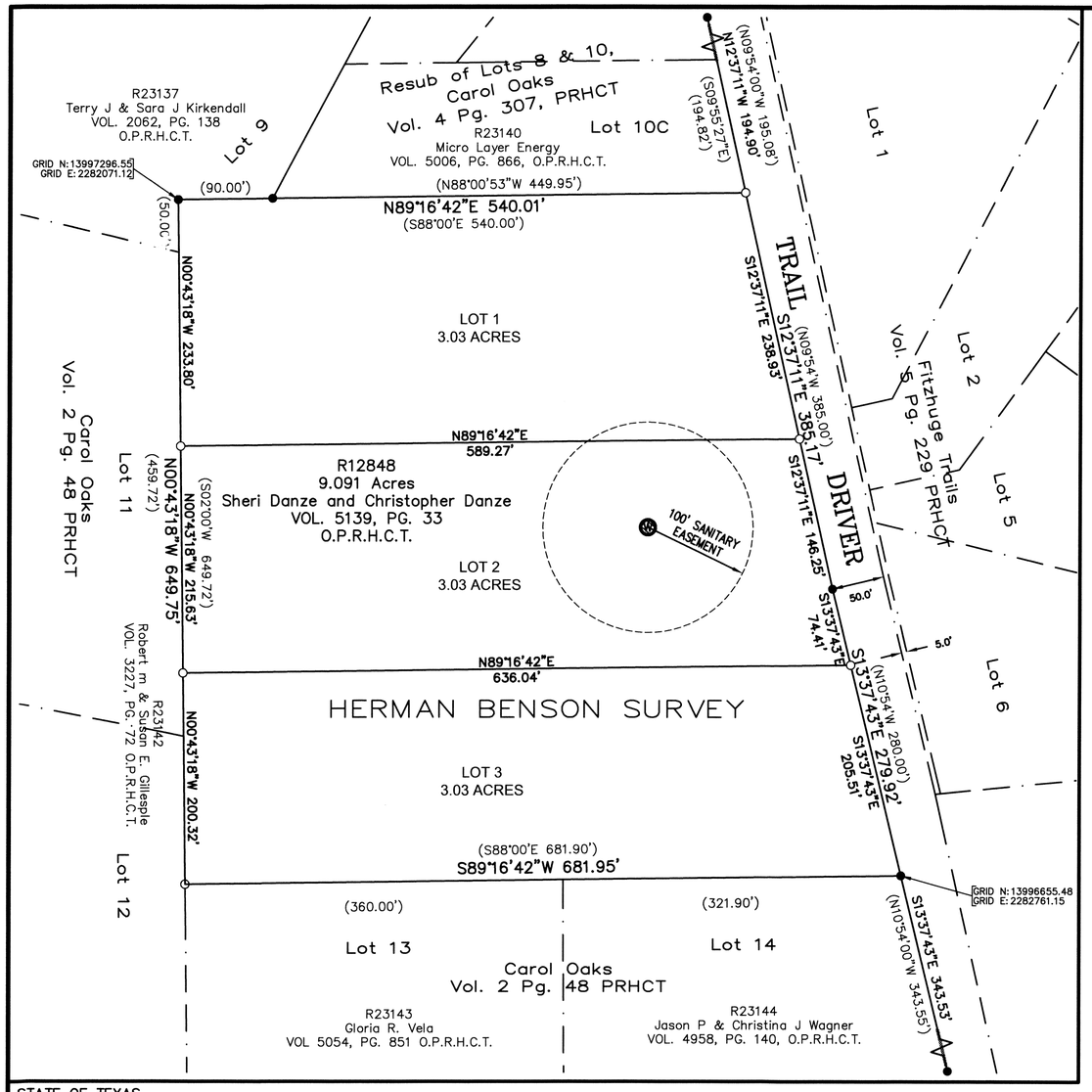


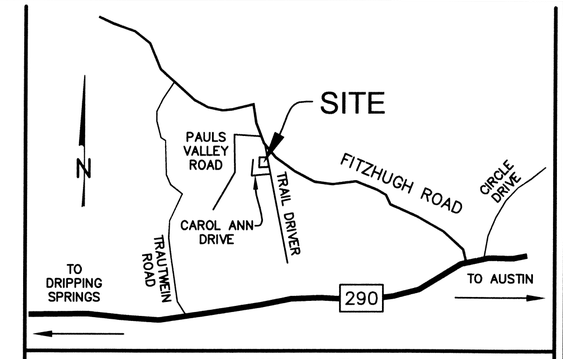
LEGEND

- ● 1/2" IRON ROD FOUND
- ◉ IRON ROD CAP FOUND (CAP DESC. NOTED)
- ○ 1/2" IRON ROD SET w/CAP MARKED "STAUDT SURVEYING"
- BL BUILDING SETBACK LINE VOL. 3224, PG. 41, OPRHCT
- PUE PUBLIC UTILITY EASEMENT VOL. 13, PGS. 378–379, PRHCT
- UE UTILITY EASEMENT (EXISTING UTILITY POLES AND LINES)

RECORD INFORMATION:

- ( ) VOL. 13, PGS. 378–379, PRHCT
- [ ] VOL. 3028, PG. 142, OPRHCT
- { } VOL. 5, PGS. 92, PRHCT

GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE (4204) REFERENCE FRAME: NAD_83(2011)(EPOCH: 2010.0000)
0.99993846
MAPPING ANGLE: 0°29'15"
NAVD88 / GEOID 12A



VICINITY MAP
NOT TO SCALE

WATER AVAILABILITY NOTE:

Under department regulations, this subdivision is exempt from the requirements to demonstrate the availability of water and wastewater service. Further subdivision is prohibited for a duration of 5 years following the filing of this plat.

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 source.

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.

James Clint Garza
Director Hays County Development Services — Date 1/19/16

Tom Pope C.F.M., R.S.
Hays County Floodplain Administrator — Date 1-19-2016

STATE OF TEXAS
COUNTY OF HAYS

I, Liz Q. Gonzalez, County Clerk of Hays County, Texas, do hereby certify that on the day 19th of January, A.D., 2016 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 Book V, Page 775.

WITNESS MY HAND AND SEAL OF OFFICE this the 22nd day of January A.D., 2016.

Bert Cobb, M.D.
County Judge
Hays County, Texas

Liz Q. Gonzalez by: Barbara A. Rodriguez Deputy
Liz Q. Gonzalez
County Clerk
Hays County, Texas

STATE OF TEXAS
COUNTY OF HAYS

I, Liz Q. 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 22nd day of January, A.D., 2016, at 11:33am o'clock a m., in the Plat Records of Hays county, Texas, in Volume 19 Page 96.

WITNESS MY HAND AND SEAL OF OFFICE this the 22nd day of January A.D., 2016.

Liz Q. Gonzalez by: Barbara A. Rodriguez Deputy
Liz Q. Gonzalez
County Clerk Hays County, Texas

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: That I, Sheri Danze and Christopher Danze, owners of 9.091 acres of land known in the Herman Benson Survey, Hays County, Texas, as conveyed to us by General Warranty Deed, dated February 16, 2015, and recorded in Volume 5139, Page 33 Official Public Records of Hays County, Texas,

DO HEREBY SUBDIVIDE 9.091 acres to be known as DANZE ESTATES in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public use of the streets and easements shown hereon.

WITNESS MY HAND, this the 14th day of January A.D., 2016

Sheri Danze
206 S. Bowie
Fredericksburg, TX 78624

Christopher Danze
206 S. Bowie
Fredericksburg, TX 78624

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Sheri Danze, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AN SEAL OF OFFICE this the 14th day of January A.D., 2016.

NOTARY PUBLIC in and for Hays County

AMY F. ALDERSON
Notary Public, State of Texas
My Commission Expires
February 23, 2019

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Danze, 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 considerations therein stated.

GIVEN UNDER MY HAND AN SEAL OF OFFICE this the 14th day of January A.D., 2016.

NOTARY PUBLIC in and for Hays County

AMY F. ALDERSON
Notary Public, State of Texas
My Commission Expires
February 23, 2019

ETJ NOTE

This subdivision does not lie within City Limits or Extra–Territorial Jurisdiction of Dripping Springs.

EDWARDS AQUIFER NOTE

No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This property does lie within the boundaries of the Contributing Zone of the Edwards Aquifer.

PLAT INFORMATION

Total Area: 9.091	Number of Lots Over 10 Acres: 0
Total Number of Lots: 3	Number of Lots 5–10 Acres: 0
Number of Residential Lots: 1	Number of Lots 2–5 Acres: 3
Number of Commercial Lots: 2	Number of Lots 1–2 Acres: 0
Average Size of Lots: 3.03	Number of Lots Less than 1 Acre: 0

UTILITY INFORMATION

Water: Individual Water Wells
Sewer: Individual On–Site Sewage Facilities
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

UTILITY EASEMENT NOTE

A Utility Easement 10' foot wide, along the street property line, and 5' foot wide Utility Easement along all other property lines, is hereby dedicated.

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 48209C0107F, dated September 2, 2005.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Bryan D. Newsome, 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 Development Services Regulations 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.

Bryan D. Newsome — 13 January 2016 — Date
Registered Professional Land Surveyor No. 5657

STATE OF TEXAS
BRYAN D. NEWSOME
5657
REGISTERED
LAND SURVEYOR

STAUDT SURVEYING, INC.
Bryan D. Newsome RPLS # 5657
P.O. Box 1273
16746 Fitzhugh Rd., Ste. 102
Dripping Springs, Texas 78620
(512) 858–2236
Firm Reg. # 10091700

100 50 0 100 200
GRAPHIC SCALE IN FEET

DANZE ESTATES
HAYS COUNTY, TEXAS

Rev: Jan. 11, 2016		Date: March 3, 2015
Dr. By: SAR	Job #:15029	DWG #:15029 PLAT.dwg

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