

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: THAT I, VITOLICH & VITOLICH, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT P.O. BOX 1773, DRIPPING SPRINGS, TEXAS, OWNER OF 12.052 ACRES OF LAND (RECORD) 12.052 ACRES ROUNDED TO MATCH EXACT ACREAGE, OUT OF THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED JANUARY 27, 2017 AND RECORDED IN DOCUMENT NO. 17003483, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBVIDE 12.052 ACRES (SURVEYED) TO BE KNOWN AS

" VITOLICH PLAZA"

IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, VITOLICH AND VITOLICH, INC. HAS CAUSED AND ACKNOWLEDGED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT MILAN VITOLICH THEREUNTO DULY AUTHORIZED.

MILAN VITOLICH
PRESIDENT

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MILAN VITOLICH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF VITOLICH & VITOLICH, INC. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.



NOTARY PUBLIC IN AND FOR _____
COUNTY, TEXAS
COMMISSION EXPIRES 11/1/19
PRINT NAME: PAUL W. HERINGTON

CITY OF DRIPPING SPRINGS APPROVAL

THIS PLAT " VITOLICH PLAZA" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A "MINOR SUBDIVISION PLAT" APPROVED THIS THE 29th DAY OF August, A.D., 2017.

MICHELLE FISCHER, CITY ADMINISTRATOR

WATER/ WASTEWATER NOTE:

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 WATER QUALITY. PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE 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.

ROXIE MCINNIS
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT AND COMMUNITY SERVICES

TOX POPE, R. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

" I, THE UNDERSIGNED, DIVISION MANAGER OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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."

ROXIE MCINNIS
DIVISION MANAGER, HAYS COUNTY DEVELOPMENT AND COMMUNITY SERVICES

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF AUGUST, A.D., 2017 AT 10:24 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NO. 17030283. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF August, A.D., 2017.

LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS



Liz Gonzalez
County Clerk

DRIVEWAY PERMIT NOTE

" 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."

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 COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AND THAT AN ACTUAL SURVEY OF THE PROPERTY WAS MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

GARY F. PENNINGTON, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 1244
NO. 4404 - STATE OF TEXAS
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460 FIRM NO. 10194161



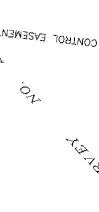
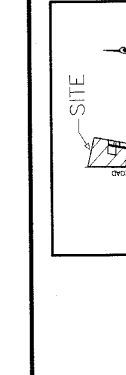
DATE

08/16/2017

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES, OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS. HAYS COUNTY ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

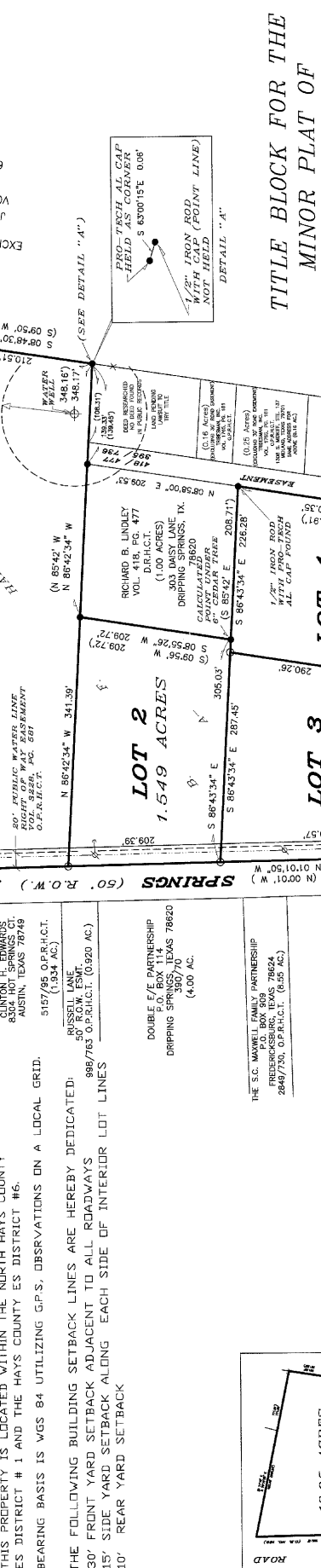
MINOR PLAT OF
VITOLICH PLAZA

A SUBDIVISION IN HAYS COUNTY, TEXAS
PRELIMINARY REVIEW COPY



EXPANSE ACCOMMODATION INTERMEDIARY, INC.
604 W. 12TH ST.
AUSTIN, TEXAS 78701
(36.935 AC.)
VOL. 1976, PG. 599

JOHN P. LYLE AND QUEERS, L.L.C.
5246 BELL SPRINGS ROAD
DRIPPING SPRINGS, TEXAS 78620
VOL. 274, PG. 354, O.P.R.H.C.T.
(20.41 AC.)



TITLE BLOCK FOR THE MINOR PLAT OF VITOLICH PLAZA

| | |
|---|-------------|
| TOTAL NO. OF LOTS | 4 |
| TOTAL ACREAGE OF LOTS | 12.052 |
| AVERAGE LOT ACREAGE | 3.013 ACRES |
| NO. OF LOTS LARGER THAN 1 AC. AND SMALLER THAN 2 AC. | 3 |
| NO. OF LOTS LARGER THAN 2 AC. AND SMALLER THAN 3 AC. | 0 |
| NO. OF LOTS LARGER THAN 3 AC. AND SMALLER THAN 5 AC. | 1 |
| NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC. | 0 |

PEDEANALES ELECTRIC COOPERATIVE, INC.
FRONTIER COMMUNICATIONS.
DRIPPING SPRINGS WATER SUPPLY CORP.
VITOLICH & VITOLICH, INC.
P.O. BOX 1773
DRIPPING SPRINGS, TEXAS 78620
(512) 826-3193
SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON, R.P.L.S.
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460

SCALE
1"=100'

DATE PLAT PREPARED
ORIGINAL SURVEY

JULY 24, 2017
B.F. HANNA SURVEY NO. 222, ABSTRACT NO. 222, HAYS COUNTY, TEXAS.

GENERAL NOTES

- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.48209C0106F, DATED SEPT. 02, 2005 THIS PROPERTY IS LOCATED IN ZONE "X", AND IS NOT IN THE 100 YEAR FLOODPLAIN.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE EDWARDS AQUIFER OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
- THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- MINIMUM CURVE SIZE FOR DRIVEWAYS WITHIN THIS SUBDIVISION, INCLUDING SHALL BE 18' CMP OR AS DIRECTED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY IS LOCATED WITHIN THE NORTH HAYS COUNTY ES DISTRICT # 1 AND THE HAYS COUNTY ES DISTRICT #6.
- BEARING BASIS IS WGS 84 UTILIZING GPS, OBSERVATIONS ON A LOCAL GRID.
- THE FOLLOWING BUILDING SETBACK LINES ARE HEREBY DEDICATED:
30' FRONT YARD SETBACK ADJACENT TO ALL ROADWAYS
15' SIDE YARD SETBACK ALONG EACH SIDE OF INTERIOR LOT LINES
10' REAR YARD SETBACK

PHILIP AND MICHELLE FORD
DRIPPING SPRINGS, TEXAS 78620
1137/850 O.P.R.H.C.T.
(9.41 AC.)

CLINTON H. EDWARDS
8304 HOT SPRINGS CT.
AUSTIN, TEXAS 78749
5157/95 O.P.R.H.C.T.
(1.934 AC.)

RUSSELL LANE
50' R.O.W. ESM.
986/763 O.P.R.H.C.T. (0.920 AC.)

DOUBLE EYE PARTNERSHIP
DRIPPING SPRINGS, TEXAS 78620
3507/70 O.P.R.H.C.T.
(4.00 AC.)

THE S.C. MARSH LIVING PARTNERSHIP
P.O. BOX 100
FREDERICKSBURG, TEXAS 78624
2846/750, O.P.R.H.C.T. (8.65 AC.)

JONATHAN D. VAIR, TRUSTEE
3417 SHADAK DRIVE
AUSTIN, TEXAS 78731
1702/797, O.P.R.H.C.T.
(2.000 AC.)

SAN LUIS SPORTS, INC.
P.O. BOX 310
DRIPPING SPRINGS, TEXAS 78620
5126/753, O.P.R.H.C.T.
(2.26 AC. & 0.172 AC.)

LEGEND:
● 1/2" IRON ROD FOUND UNLESS NOTED
○ 1/2" IRON PIPE FOUND
○ UTILITY POLE
○ GUY ANCHOR
○ BEAR RECORDS OF HAYS COUNTY, TEXAS
○ REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
○ ABSTRACT: SPECIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

346/725

