

# MINOR PLAT OF MACDONALD ACRES

THE STATE OF TEXAS  
THE COUNTY OF HAYS KNOW ALL MEN BY THESE PRESENTS:  
THAT, KATHLEEN E. MACDONALD, OWNER OF 10.02 ACRES OF LAND,  
OUT OF THE Wm. COCKBURN SURVEY ABSTRACT No. 96 IN HAYS COUNTY,  
TEXAS, AS CONVEYED TO ME BY VIRTUE OF GENERAL WARRANTY DEED  
RECORDED IN INSTRUMENT No. 17016693 OF THE OFFICIAL PUBLIC RECORDS  
OF HAYS COUNTY, TEXAS,  
DO HEREBY SUBDIVIDE SAID 10.02 ACRES OF LAND IN ACCORDANCE WITH  
THE ATTACHED MAP OR PLAT TO BE KNOWN AS

## MACDONALD ACRES

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.

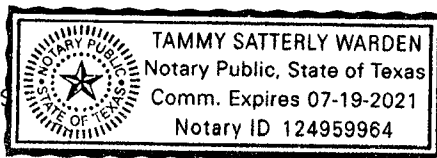
WITNESS MY HAND THIS THE 29<sup>th</sup> DAY OF January A.D., 2020

[Signature]  
KATHLEEN E. MACDONALD

THE STATE OF TEXAS  
THE COUNTY OF HAYS  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KATHLEEN E. MACDONALD  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO  
THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29<sup>th</sup> DAY OF  
January A.D. 2020

[Signature]  
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



I, THE UNDERSIGNED, 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.

[Signature] 1-29-2020  
CAITLYN STRICKLAND  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

THE STATE OF TEXAS  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

THIS PLAT, MACDONALD ACRES, HAS BEEN SUBMITTED TO AND CONSIDERED  
BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY ADMINISTRATIVELY APPROVED  
PURSUANT TO ORDINANCE 1230.09.

APPROVED, THIS THE 29<sup>th</sup> DAY OF January, 2020

BY: [Signature]  
MICHELLE FISCHER  
CITY ADMINISTRATOR

THE STATE OF TEXAS  
THE COUNTY OF HAYS  
I, ELAINE H. CARDENAS, 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 7<sup>th</sup> DAY  
OF February A.D. 2020, AT 4:14 O'CLOCK P.M. IN THE PLAT RECORDS OF  
HAYS COUNTY, TEXAS, IN INSTRUMENT No. 20004723

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7<sup>th</sup> DAY OF February A.D. 2020.

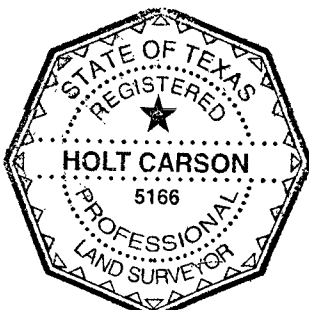
[Signature]  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS  
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.

[Signature]  
HOLT CARSON  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166  
HOLT CARSON, INC.  
1904 FORTVIEW ROAD AUSTIN, TEXAS 78704

1-23-2020  
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.

[Signature] 1-29-2020  
CAITLYN STRICKLAND DIRECTOR  
HAYS COUNTY DEVELOPMENT  
SERVICES DEPARTMENT

[Signature] 1-29-2020  
TOM POPE R.S., C.F.M.  
FLOODPLAIN ADMINISTRATOR

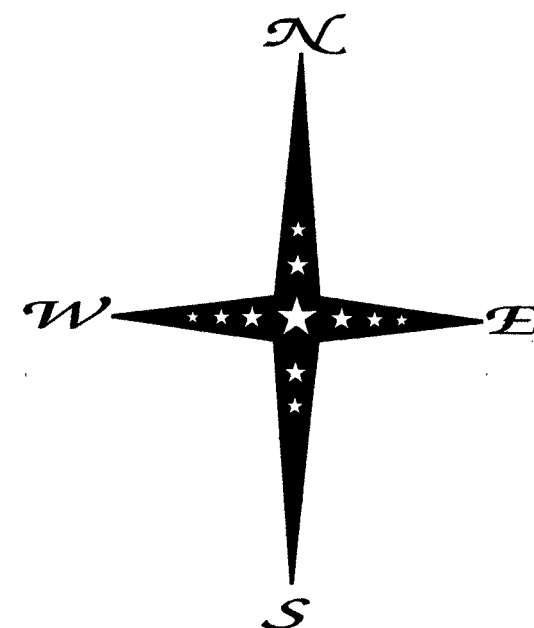
### FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP PANEL No. 48209C 0115 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM PRIVATE WATER WELLS.
7. WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY AN ON-SITE SEWAGE FACILITY.
8. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
9. TELEPHONE SERVICE MAY BE AVAILABLE FROM FRONTIER COMMUNICATIONS.
10. 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 TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY TXDOT.
11. LOT 2 IS RESTRICTED TO ADVANCED ON-SITE SEWAGE SYSTEMS.
12. UNDER DEPARTMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS TO DEMONSTRATE THE AVAILABILITY OF WATER SERVICE. FURTHER SUBDIVISION IS PROHIBITED FOR A DURATION OF FIVE (5) YEARS FOLLOWING THE FILING OF THE PLAT.

# MINOR PLAT OF MACDONALD ACRES

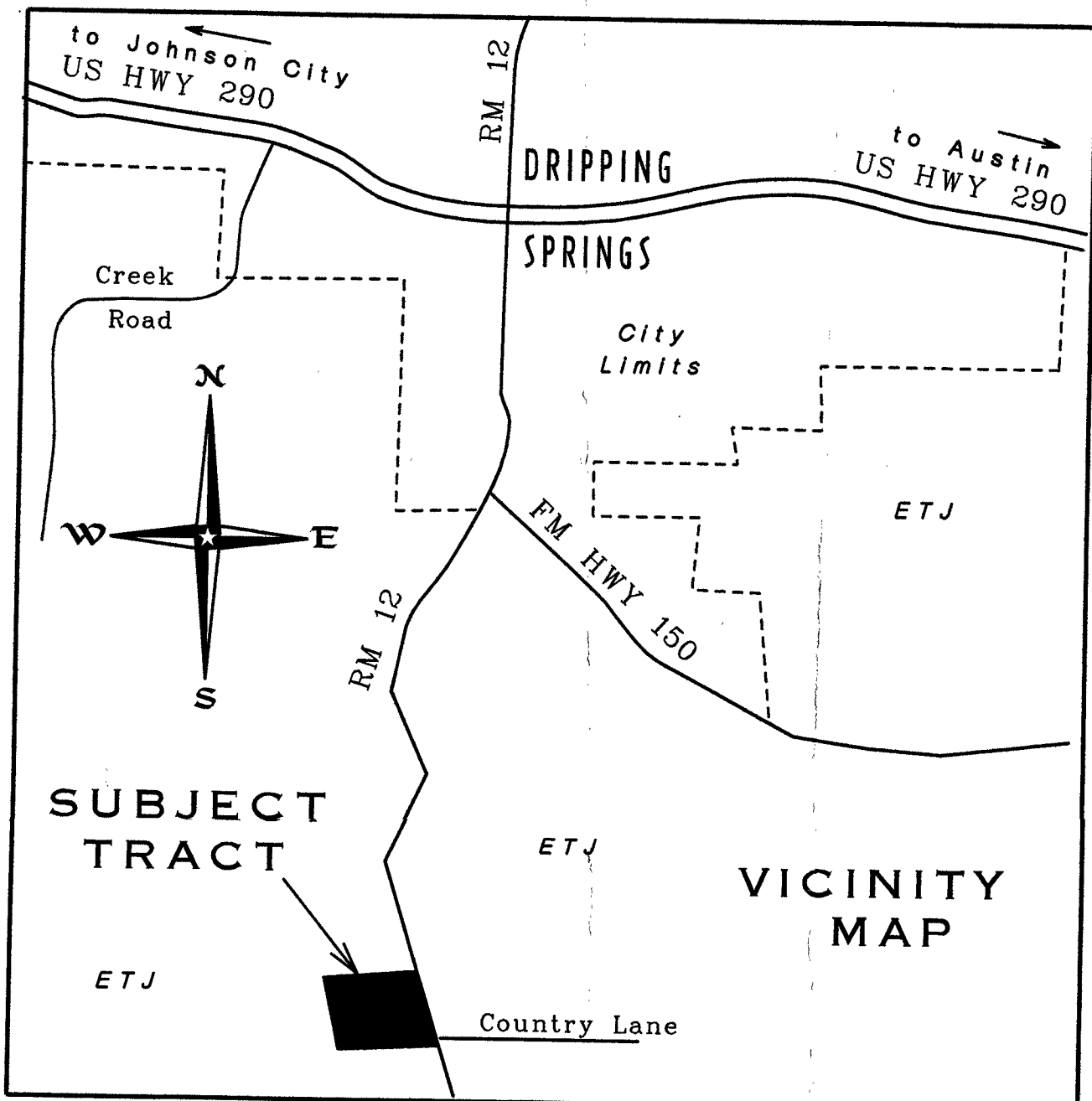


SCALE: 1" = 100'



### Legend

- ⊙ 1/4" Iron Rod Found
- ⊠ 1/4" Iron Rod Found with plastic cap imprinted with "Staudt Surveying"
- 1/4" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Concrete Monument Found



### PLAT INFORMATION:

TOTAL AREA: 10.02 ACRES  
 TOTAL NUMBER OF LOTS: 2  
 AVERAGE SIZE OF LOTS: 5.01 ACRES  
 NUMBER OF LOTS OVER 10 ACRES: 0  
 NUMBER OF LOTS 5-10 ACRES: 1  
 NUMBER OF LOTS 2-5 ACRES: 1  
 NUMBER OF LOTS 1-2 ACRES: 0  
 NUMBER OF LOTS LESS THAN 1 ACRE: 0

### OWNER/DEVELOPER:

KATHLEEN E. MACDONALD  
 2410 IRR 12  
 DRIPPING SPRINGS, TEXAS 78620

### SURVEYOR:

HOLT CARSON, INC.  
 1904 FORTVIEW ROAD  
 AUSTIN, TEXAS 78704  
 (512) 442-0990

Charlie Thielepape  
 Volume 4789 Page 737  
 formerly  
 Nelson Lanham, Trustee  
 and  
 Linda Jane Thelepape Blum  
 Volume 2922 Page 730  
 Volume 2922 Page 725  
 formerly  
 Veterans' Land Board  
 of the State of Texas  
 (47.60 acres) remainder  
 Volume 226 Page 579

Nicholas Dotin  
 and Gay Dotin  
 (10.97 Acres)  
 Special Warranty Deed  
 Instrument No. 16006273

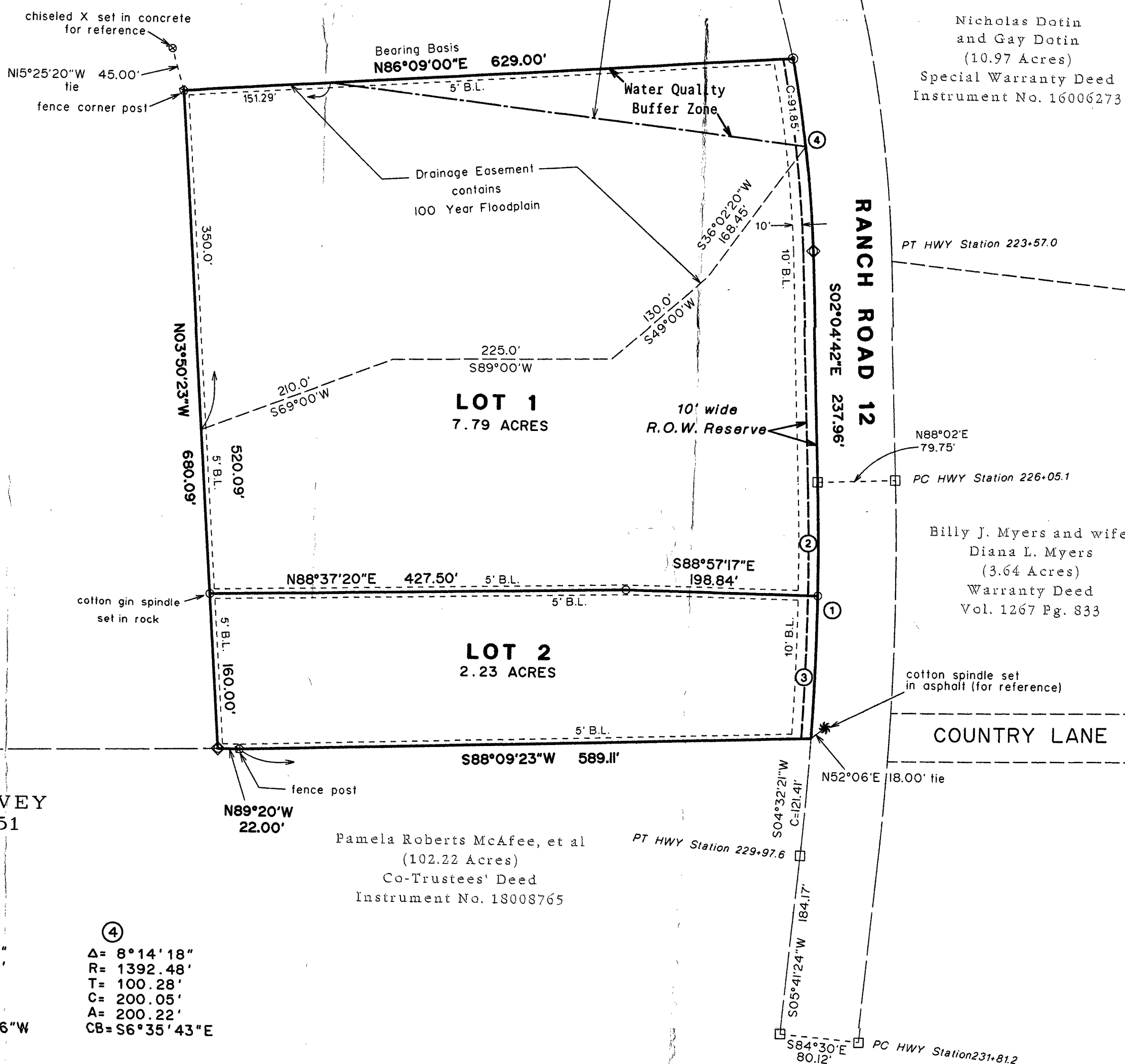
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 Volume 226 Page 579

Wm. COCKBURN SURVEY  
 ABSTRACT NO. 96

J.N. HALLFORD SURVEY  
 ABSTRACT NO. 551

### CURVE DATA

①	②	③	④
Δ= 5°23'21"	Δ= 2°23'37"	Δ= 2°59'44"	Δ= 8°14'18"
R= 2824.79'	R= 2824.79'	R= 2824.79'	R= 1392.48'
T= 132.95'	T= 59.01'	T= 73.86'	T= 100.28'
C= 265.60'	C= 118.00'	C= 147.67'	C= 200.05'
A= 265.70'	A= 118.01'	A= 147.69'	A= 200.22'
CB= S0°36'47"W	CB= S0°53'05"E	CB= S1°48'36"W	CB= S6°35'43"E



Billy J. Myers and wife,  
 Diana L. Myers  
 (3.64 Acres)  
 Warranty Deed  
 Vol. 1267 Pg. 833

COUNTRY LANE