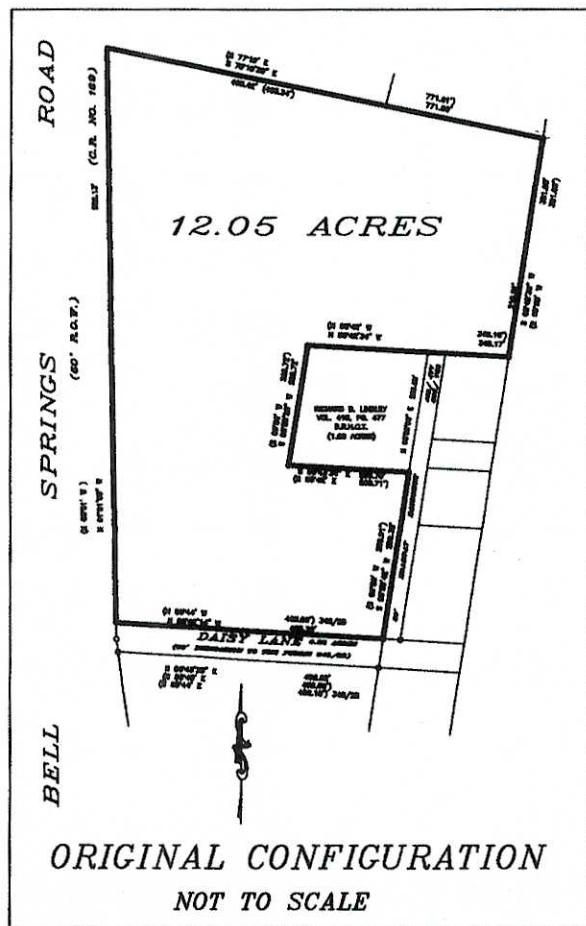


GENERAL NOTES

- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.48209C0105F, DATED SEPT. 02, 2005, THIS PROPERTY IS LOCATED IN ZONE "X", AND IS NOT IN THE 100 YEAR FLOODPLAIN.
- 2) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3) THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
- 4) THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- 5) MINIMUM CULVERT SIZE FOR DRIVEWAYS WITHIN THIS SUBDIVISION, IF REQUIRED, SHALL BE 18" C.M.P OR AS DIRECTED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 6) THIS PROPERTY IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS.
- 7) THIS PROPERTY IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 8) THIS PROPERTY IS LOCATED WITHIN THE NORTH HAYS COUNTY ES DISTRICT # 1 AND THE HAYS COUNTY ES DISTRICT #6.
- 9) BEARING BASIS IS WGS 84 UTILIZING G.P.S, OBSRVATIONS ON A LOCAL GRID.
- 10) 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



- LEGEND**
- (>) RECORD INFORMATION
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET (CAP NO 4404)
 - IRON PIPE FOUND
 - ⊗ UTILITY POLE
 - ⊕ GUY ANCHOR
 - D.R.H.C.T DEED RECORDS OF HAYS COUNTY, TEXAS
 - R.P.R.H.C.T. REAL PROPERTY REDRDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

* WILL ADDRESS LOTS WHEN DRIVEWAY LOCATION/ SITEPLAN IS PROVIDED * KEW

LINE	BEARING	DISTANCE
L1	N 06°50'33" W	21.69'
REC	N 05°52' W	21.69'
L2	N 01°01'50" W	28.72'
(REC)	N 00°01' W	28.72'
L3	S 86°30'25" E	30.30'
L4	S 08°47'00" W	50.05'
(REC)	S 09°56' W	50.25'

349/25

PHILIP AND MICHELL HOGGATT
 5300 BELL SPRINGS ROAD
 DRIPPING SPRINGS, TEXAS 78620
 1137/650 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. ESMT.
 998/763 O.P.R.H.C.T. (0.920 AC.)

DOUBLE E/E PARTNERSHIP
 P.O. BOX 114
 DRIPPING SPRINGS, TEXAS 78620
 390/770
 (4.00 AC.)

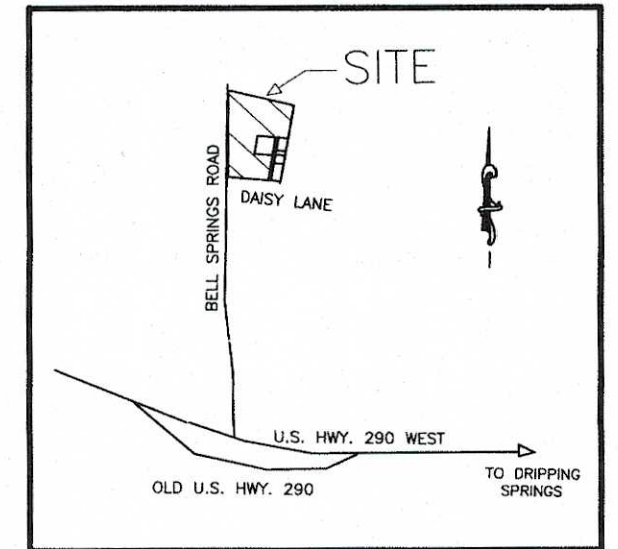
THE S.C. MAXWELL FAMILY PARTNERSHIP
 P.O. BOX 909
 FREDERICKSBURG, TEXAS 78624
 2849/730, O.P.R.H.C.T. (8.55 AC.)

JOHATHAN D. MUIR, TRUSTEE
 3417 SHINOAK DRIVE
 AUSTIN, TEXAS 78731
 1702/767, O.P.R.H.C.T.
 (2.000 AC.)

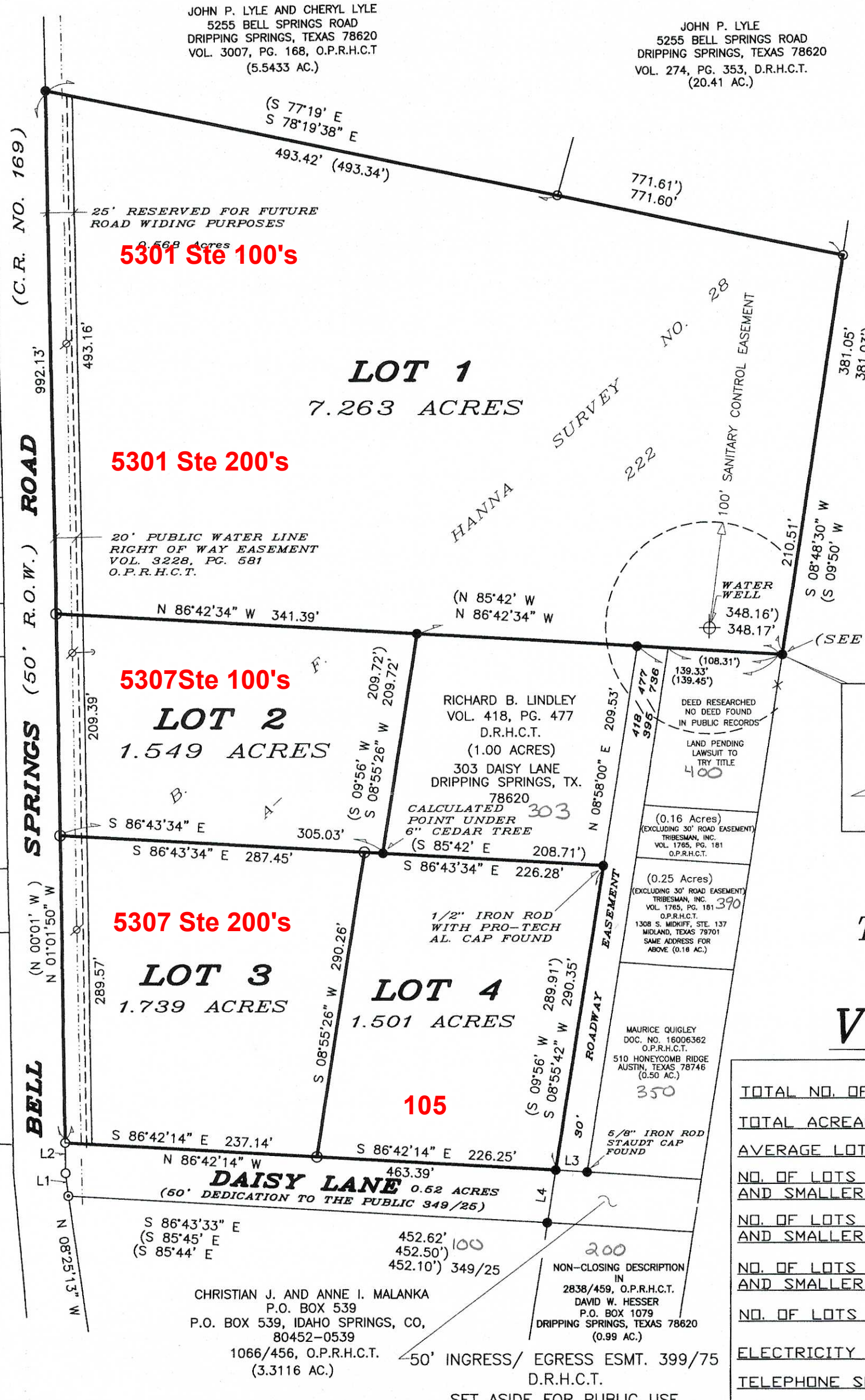
SAN LUIS SPIRITS, INC.
 P.O. BOX 310
 DRIPPING SPRINGS, TX. 78620
 5126/753, O.P.R.H.C.T.
 (2.50 AC. & 0.172 AC.)

JOHN P. LYLE AND CHERYL LYLE
 5255 BELL SPRINGS ROAD
 DRIPPING SPRINGS, TEXAS 78620
 VOL. 3007, PG. 168, O.P.R.H.C.T.
 (5.5433 AC.)

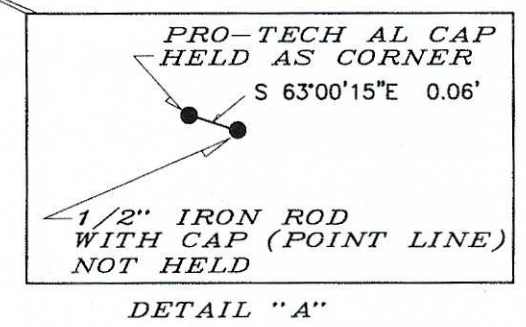
JOHN P. LYLE
 5255 BELL SPRINGS ROAD
 DRIPPING SPRINGS, TEXAS 78620
 VOL. 274, PG. 353, D.R.H.C.T.
 (20.41 AC.)



SCALE 1" = 100'



INTERMEDIARY, INC.
 EXCHANGE ACCOMMODATION
 TITLEHOLDER FOR
 JOHN STEPHEN FAIN
 VOL. 1976, PG. 599
 (36.935 AC.)
 604 W. 12th ST.
 AUSTIN, TEXAS
 78701



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 5 AC.	0
NO. OF LOTS LARGER THAN 5 AC. AND SMALLER THAN 10 AC.	1
NO. OF LOTS LARGER THAN 10 AC.	0
ELECTRICITY SERVICE	PEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE	FRONTIER COMMUNICATIONS.
WATER	DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER	INDIVIDUAL ON-SITE SEWAGE FACILITIES
OWNER AND DEVELOPER	VITOLICH & VITOLICH, INC. P.O. BOX 1773 DRIPPING SPRINGS, TEXAS 78620 (512) 826-3153
SURVEYOR	SOUTHWEST LAND CONSULTANTS GARY F. PENNINGTON, R.P.L.S. R.P.L.S. NO. 4404 - STATE OF TEXAS P.O. BOX 1244 DRIPPING SPRINGS, TEXAS 78620 (512) 888-4460
SCALE	1"=100'
DATE PLAT PREPARED	JULY 24, 2017
ORIGINAL SURVEY:	B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, HAYS COUNTY, TEXAS.

PLATTED CONFIGURATION

MINOR PLAT OF VITOLICH PLAZA
 A SUBDIVISION IN HAYS COUNTY, TEXAS