

REPLAT OF LOT 7A, BLOCK "B", AMENDED PLAT OF LOTS 5 AND 7, ESTABLISHING LOTS 5A AND 7A OF CABELA'S SECTION THREE AND LOT 6, BLOCK "B", CABELA'S SECTION THREE. CREATING LOTS 7B AND 7C, CABELA'S SECTION THREE. 2.392 ACRES OUT OF THE STEPHEN V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5 IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

SURVEYORS NOTICE
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM HADAD TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE HGS-CPIA WEBSIT.

CITY CERTIFICATION
I, AUCIA RAMIREZ, CITY SECRETARY OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING REPLAT OF LOT 7A, BLOCK "B", AMENDED PLAT OF LOTS 5 AND 7, ESTABLISHING LOTS 5A AND 7A OF CABELA'S SECTION THREE AND LOT 6, BLOCK "B", CABELA'S SECTION THREE, CREATING LOTS 7B AND 7C, CABELA'S SECTION THREE, WAS FILED FOR RECORD IN MY OFFICE ON THE 18 DAY OF April, 2022 A.D., AT 10:42 A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. 2022041800. I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF CONVEYANCE IS SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.



STATE OF TEXAS § KNOWN ALL MEN BY THESE PRESENTS
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 18 DAY OF April, 2022 A.D., AT 10:42 A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. 2022041800. I, COUNTY CLERK.



- GENERAL NOTES**
1. LAND USE: 2.392 ACRES FOR 2 COMMERCIAL LOTS
 2. UTILITIES:
ELECTRIC - FEDERHALES ELECTRIC COOPERATIVE, INC.
WATER - CITY OF BUDA
WASTEWATER - CITY OF BUDA
TELEPHONE - SPECTRUM
 3. THE PROPERTY IS LOCATED WITHIN HAYS COUNTY 1330 INS.
 4. THE PROPERTY SUBDIVISION FALLS WITHIN THE CITY OF BUDA.
 5. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.
 6. THE PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
 7. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF BUDA SHALL BE REQUIRED PRIOR TO THE DEVELOPMENT ON THESE LOTS.
 10. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 11. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
 12. ALL ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNEE.
 13. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS TO BE MAINTAINED BY THE CITY OF BUDA.
 14. NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OR THE TRANSITION ZONE OF THE EDWARDS AQUIFER.
 15. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
 16. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
 17. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NFP FLOOD INSURANCE RATE MAP 480202002R, DATED SEPTEMBER 2, 2005. THIS TRACT FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 18. THIS SUBDIVISION IS SUBJECT TO THE CITY'S TREE PRESERVATION ORDINANCE, SUBSECTION 4.04.01 OF THE CITY OF BUDA UNIFIED DEVELOPMENT CODE. ALL TREES COVER BY THAT ARE NOT IN EASEMENT (NON-PROTECTED) SPECIES TO BE REMOVED OTHER THAN THOSE THAT ARE LOCATED IN A RIGHT OF WAY MUST BE MITIGATED PER THE REQUIREMENTS OF THIS SUBSECTION. THE MITIGATION REQUIREMENTS ARE ABOVE AND BEYOND THE REQUIRED LANDSCAPING PLANTING FOR RESIDENTIAL AND COMMERCIAL LOTS.
 19. THIS REPLAT IS SUBJECT TO ORDINANCE 05-0705-4 RELATED TO BUDA DETENTION POND NUMBER 1. THE TRANSFER AND/OR ASSIGNMENT OF THE PAYMENT OF THE FES REQUIRED BY ORDINANCE 05-0705-4 FOR LOTS 7B AND 7C SHALL OCCUR UPON OBTAINING A UTILITY METER FROM THE CITY. PAYMENT OF THE REQUIRED FES SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS SUCH TIME THAT A UTILITY METER HAS BEEN OBTAINED FOR LOTS 7B AND 7C.

STATE OF Utah § KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF Salt Lake §
OWNER'S CERTIFICATION:
THAT THE UNDERSIGNED, NOVASOURCE ENTERPRISES, LLC, OWNERS OF 1.783 ACRES BEING ALL OF LOT 7A, AMENDED PLAT OF LOTS 5 AND 7, ESTABLISHING LOTS 5A AND 7A OF CABELA'S SECTION THREE, A SUBDIVISION IN THE CITY OF BUDA, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 14, PAGE 339, PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO US AS DOCUMENT NO. 21020970, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND KAYSICKER DEVELOPMENT, LLC, OWNERS OF 6.888 ACRES BEING ALL OF LOT 6, BLOCK "B" CABELA'S SECTION THREE, A SUBDIVISION IN THE CITY OF BUDA, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 14, PAGE 31, PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO US AS DOCUMENT NO. 2010-1001070 IN VOLUME 3872, PAGE 621, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY REPRESENT SAID 2.392 ACRES TO BE KNOWN AS:
REPLAT OF LOT 7A, BLOCK "B", AMENDED PLAT OF LOTS 5 AND 7, ESTABLISHING LOTS 5A AND 7A OF CABELA'S SECTION THREE AND LOT 6, BLOCK "B", CABELA'S SECTION THREE. CREATING LOTS 7B AND 7C, CABELA'S SECTION THREE.

AND DO HEREBY EVIDENCE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

Shane Sandoz 3/9/2022
SHANE SANDOZ DATE
NOVASOURCE ENTERPRISES, LLC
32 WEST FRECLAY AVE.
MURRAY, UTAH 84107

Blake Davis 3/9/2022
BLAKE DAVIS, REPRESENTATIVE DATE
KAYSICKER DEVELOPMENT, LLC
940 N. 1250 W.
CENTERVILLE, UTAH 84014

STATE OF Utah § KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF Salt Lake §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Shane D. Sandoz*, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9 DAY OF March, 2022 A.D.

Janalyn Thompson
JANALYN THOMPSON
Notary Public, State of Utah
My Commission Expires on:
July 15, 2024
Comm. Number: 713034

STATE OF Utah § KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF Davis §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, *Blake Davis*, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9 DAY OF March, 2022 A.D.

Michelle Kuhn
MICHELLE KUHN
Notary Public in and for the State of Utah

Michelle Kuhn
Michelle Kuhn
Notary Public - State of Utah
Comm. #7189227
My Commission Expires
October 10, 2022

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE NFP FLOOD INSURANCE RATE MAP 480202002R, DATED SEPTEMBER 2, 2005. THIS TRACT FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

EASEMENT NOTE:
ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER OBSTACLES OR IMPROVEMENTS WHICH BY ANY WAY EXHAUSTIVE OR OTHERWISE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHTS OF WAY SHOWN ON THE PLAT FOR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY, AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF OBTAINING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.