

Instrument # 1709283 Number: 2 of 2 (Final) Record: 02/20/2017 16:26 AM

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. DR 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

PHILIP AND MICHELL HOSGATT
 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

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
 350/710
 (4.00 AC.)

THE S.C. MAXWELL FAMILY PARTNERSHIP
 P.O. BOX 309
 FREDERICKSBURG, TEXAS 78624
 2849/730, O.P.R.H.C.T. (8.55 AC.)

JOHATHAN D. MUIR, TRUSTEE
 3417 SHINGAK 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. 166, O.P.R.H.C.T.
 (5.5433 AC.)

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

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

PRO-TECH AL CAP
 HELD AS CORNER
 S 6300'15"E 0.06'
 1/2" IRON ROD
 WITH CAP (POINT LINE)
 NOT HELD
 DETAIL "A"

**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

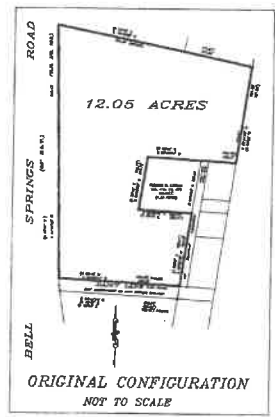
ELECTRICITY SERVICE	FEDERNALES ELECTRIC COOPERATIVE, INC.
TELEPHONE SERVICE	FRONTIER COMMUNICATIONS.
WATER	DRIPPING SPRINGS WATER SUPPLY CORP.
WASTEWATER	INDIVIDUAL ON-SITE SEWAGE FACILITIES
OWNER AND DEVELOPER	VITOLICH & VITOLICH, INC. P.O. BOX 1773 DRIPPING SPRINGS, TEXAS 78620 (512) 826-3153

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 N 222, HAYS COUNTY, TEXAS.



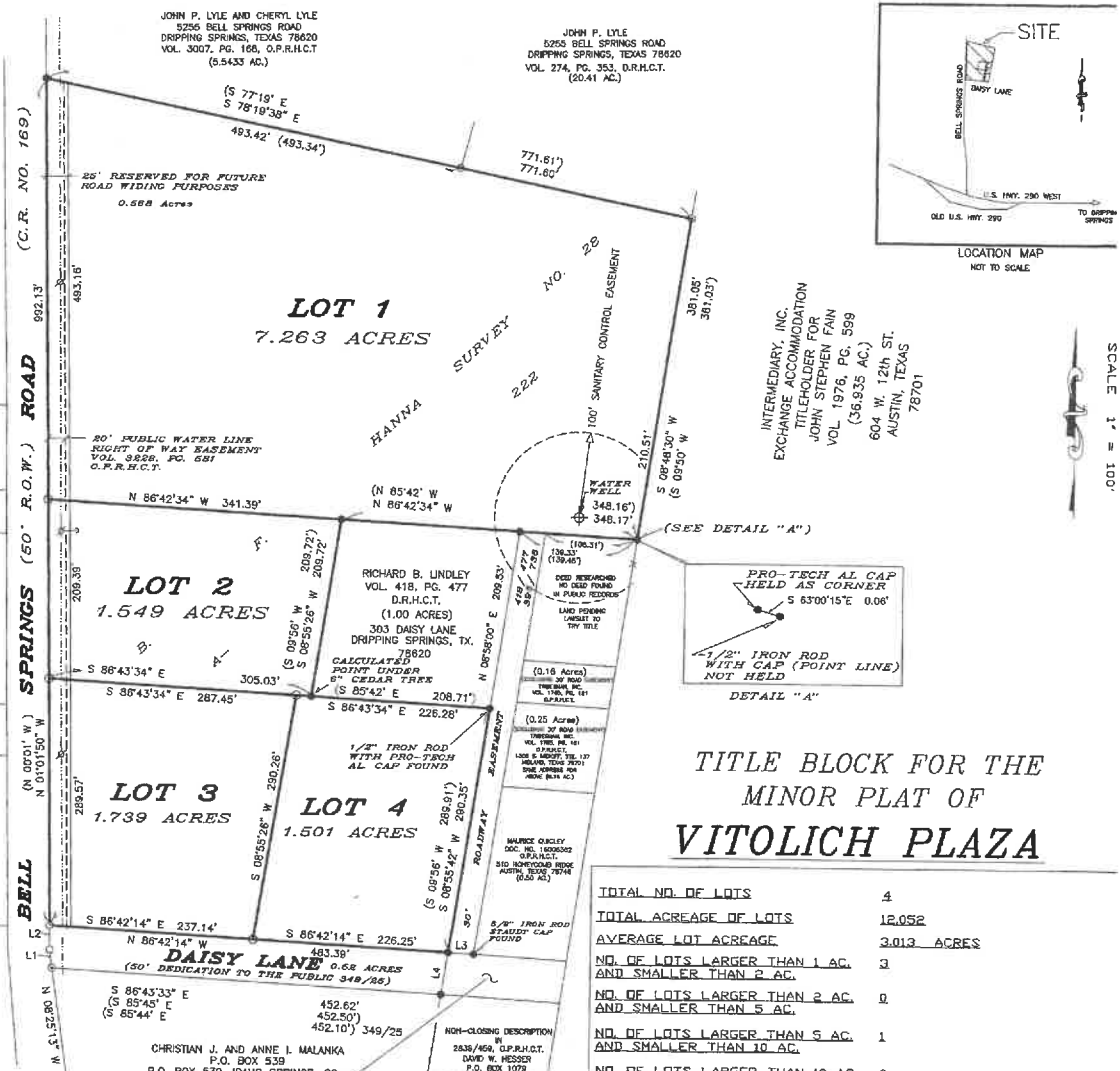
- LEGEND**
- () RECORD INFORMATION
 - () 1/2" IRON ROD FOUND (UNLESS NOTED)
 - () 1/2" IRON ROD SET (CAP NO. 4404)
 - () IRON PIPE FOUND
 - () UTILITY POLE
 - () GUY ANCHOR
- DRAGT REED RECORDS OF HAYS COUNTY, TEXAS
 SPANGLT. REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS
 O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS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

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°33'35" E	30.30
L4	S 08°47'00" W	53.05
REC	S 09°58' W	50.25

349/25

PLATTED CONFIGURATION

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



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 IT'S HOME ADDRESS AT P.O. BOX 1773, DRIPPING SPRINGS, TEXAS, OWNER OF 12.05 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 SUBDIVIDE 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 IT'S PRESIDENT MILAN VITOLICH THEREUNTO DULY AUTHORIZED.

Milan Vitolich

MILAN VITOLICH
PRESIDENT

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MILAM 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.



Paul W. Meyertons
NOTARY PUBLIC IN AND FOR HAYS
COUNTY, TEXAS
COMMISSION EXPIRES 11/1/19
PRINT NAME PAUL MEYERTONS

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 23rd DAY OF August, A.D., 2017.

Michelle Fischer
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 8/24/17
ROXIE McINNIS
DIVISION MANAGER,
HAYS COUNTY
DEVELOPMENT AND COMMUNITY SERVICES

Tom Pope 8-20-2017
TOM POPE, R.B. C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

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 COMFORMS 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 8/24/17
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 10:20 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
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS
David Offenberg
Deputy



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 COMPLIES 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
SOUTHWEST LAND CONSULTANTS
GARY F. PENNINGTON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4404 - STATE OF TEXAS
P.O. BOX 1244
DRIPPING SPRINGS, TEXAS 78620
(512) 888-4460 FIRM NO. 10194161



08-16-2017
DATE

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 THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, 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 THOROUGHFARES SHOWN ON THIS PLAT OR OF THE CONSTRUCTION OF ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.