

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.

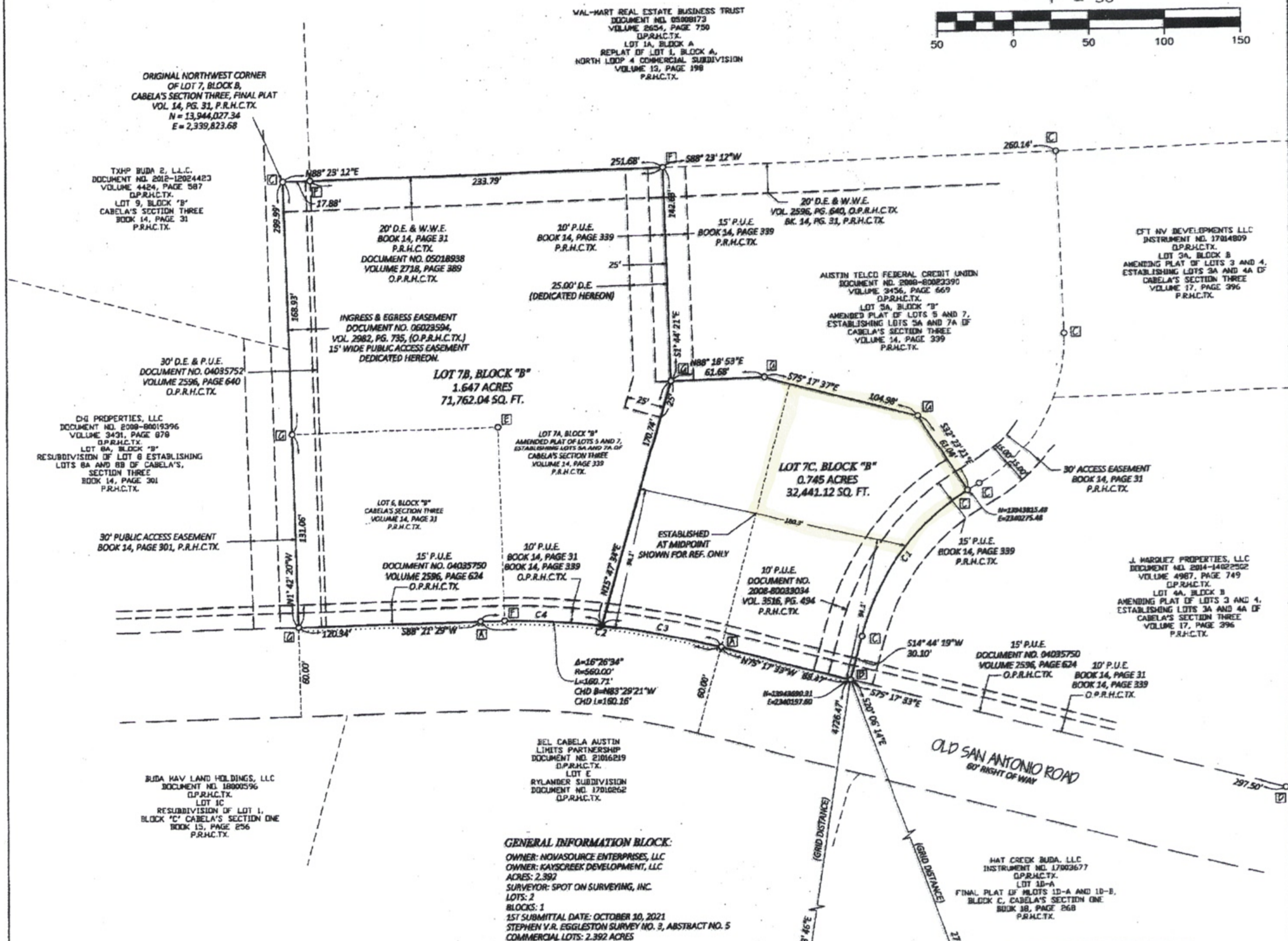
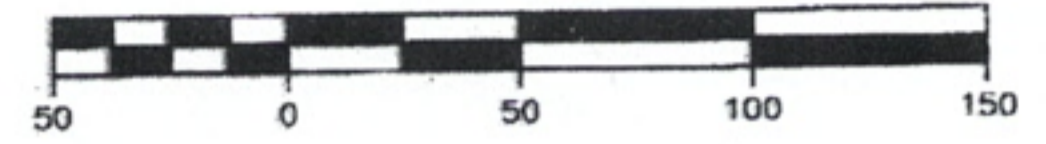
CREATING LOTS 7B AND 7C, CABELA'S SECTION THREE

2.392 ACRES OUT OF THE STEPHEN V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5
 IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

C#	DELTA	RAD.	LENGTH	CHD BRG	CHD L.
C1	42°51'14"	162.86'	121.81'	S86°09'56"W	118.99'
C2	16°26'34"	560.00'	160.71'	N83°29'21"W	160.16'
C3	8°13'17"	560.00'	80.35'	N79°22'43"W	80.28'
C4	8°13'17"	560.00'	80.35'	N87°36'00"W	80.28'



GRAPHIC SCALE
 1" = 50'

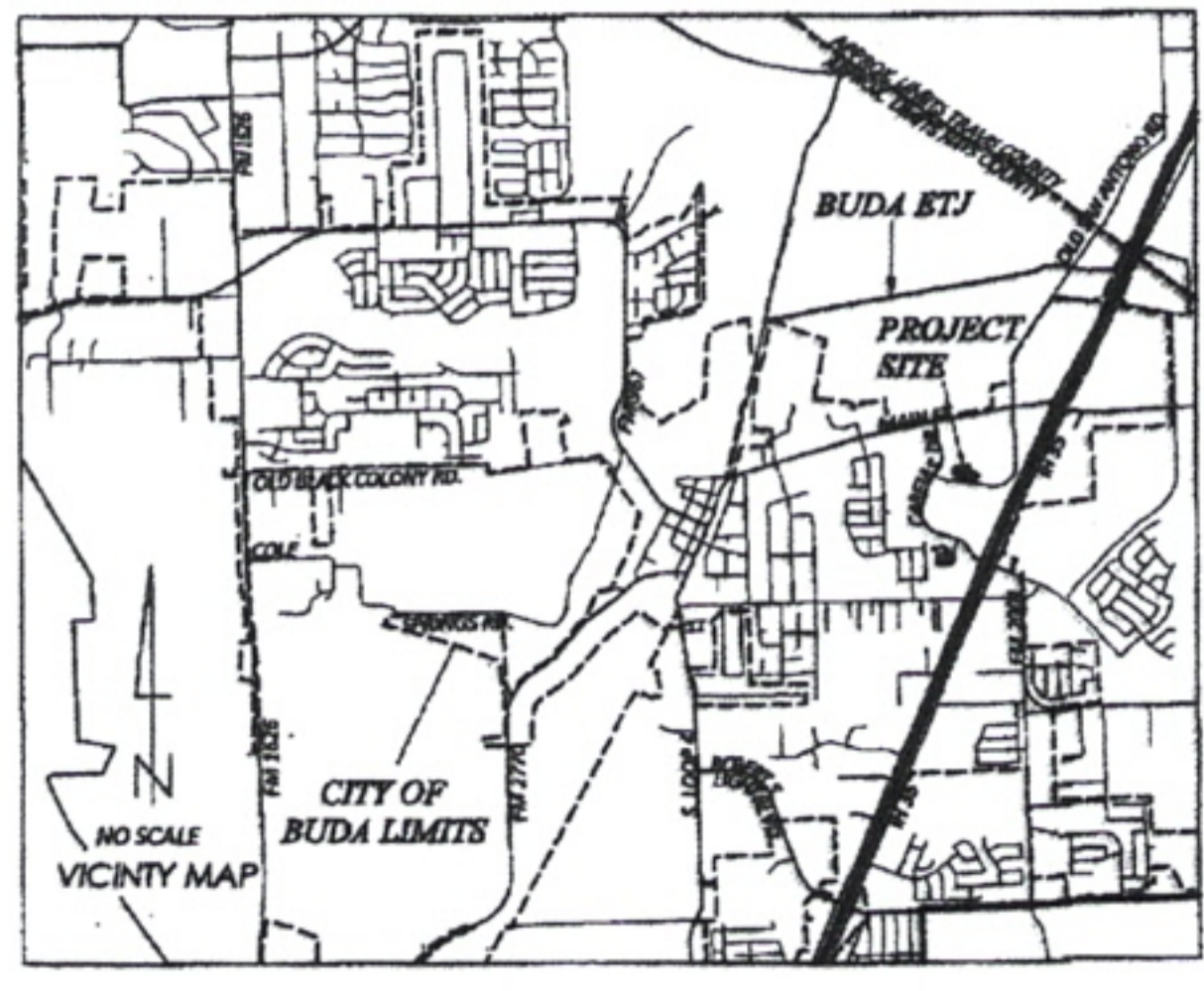


GENERAL INFORMATION BLOCK:
 OWNER: NOVASOURCE ENTERPRISES, LLC
 OWNER: KAYSCREEK DEVELOPMENT, LLC
 ACRES: 2.392
 SURVEYOR: SPOT ON SURVEYING, INC.
 LOTS: 2
 BLOCKS: 1
 1ST SUBMITTAL DATE: OCTOBER 10, 2021
 STEPHEN V.R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 5
 COMMERCIAL LOTS: 2.392 ACRES
 COMMERCIAL LOTS: 2

LEGEND:
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 U.G. = UTILITY EASEMENT
 O.P.R.H.C.T.X. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
 P.R.H.C.T.X. = PLAT RECORDS, HAYS COUNTY, TEXAS

MONUMENT LEGEND / NOTES:
 O = FOUND MONUMENT AS DESCRIBED.
 ⊙ = 1/2" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING" SET.
 Δ = CALCULATED POINT
 A = FOUND IRON ROD WITH CAP STAMPED "DOWNEY & ASSOC."
 B = FOUND DRILL HOLE IN CONCRETE.
 C = FOUND MAG NAIL IN CONCRETE.
 D = FOUND CHISELED ARROW IN CONCRETE.
 E = FOUND 1/2" IRON ROD.
 F = FOUND IRON ROD WITH CAP - ILLEGIBLE.
 G = FOUND CHISELED "Y" IN CONCRETE.
 H = FOUND STEEL ROD IN COVERED SURVEY MONUMENT WELL, NGS PID 58478.

LINETYPE AND HATCH LEGEND:
 ————— = BOUNDARY LINE
 - - - - - = RIGHT OF WAY
 - · - · - = ADJOINING LOT LINES (FOR REFERENCE ONLY)
 - - - - - = EASEMENTS
 ········· = PROPOSED SIDEWALK



BLK/LOT	SQ. FT.	ACRES	USE
7B	71,762.04	1.647	COMMERCIAL
7C	32,441.12	0.745	COMMERCIAL

184,203.16 SQ. FT.	- 2.392 ACRES
2 COMMERCIAL LOTS	
TOTAL	184,203.16 SQ. FT. - 2.392 ACRES

SURVEYOR'S CERTIFICATION:
 I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN
 TEXAS REGISTRATION NO. 6375
 SPOT ON SURVEYING
 614 JERRY'S LANE
 BUDA, TX 78610
 TRPLS FIRM NO.: 10193894



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:

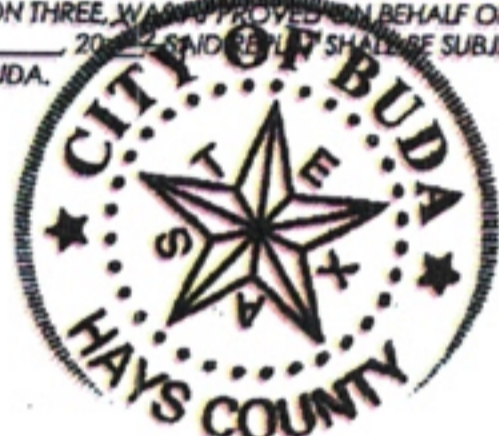
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, TEXAS SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

CITY CERTIFICATION:

I, ALICIA 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 APPROVED ON BEHALF OF CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE 18 DAY OF April, 2022 A.D. AND IS SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

WITNESS MY HAND THIS THE 18 DAY OF April, 2022 A.D.

Alicia Ramirez City Clerk City of Buda, Texas



STATE OF TEXAS COUNTY OF HAYS

KNOWN ALL MEN BY THESE PRESENTS

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 9 DAY OF March, 2022 A.D. AT 11:09 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. 22019230 O.P.R.H.C.T.X.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE 9 DAY OF March, 2022 A.D.

Elaine H. Cardenas by Kimberly Merz's Deputy Elaine H. Cardenas, County Clerk Hays County, Texas



GENERAL NOTES:

- 1. LAND USE: 2.392 ACRES FOR 2 COMMERCIAL LOTS.
2. UTILITIES: ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE, INC. WATER - CITY OF BUDA WASTEWATER - CITY OF BUDA TELEPHONE - SPECTRUM
3. THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8.
4. THIS PROPERTY SUBDIVISION FALLS WITHIN THE CITY OF BUDA.
5. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.
6. THIS 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 ASSIGNS.
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 NFIP FLOOD INSURANCE RATE MAP 48209C0280F, 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 OVER 8" THAT ARE NOT IN EXEMPT (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 FEES 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 FEES SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME THAT A UTILITY METER HAS BEEN OBTAINED FOR LOTS 7B AND 7C.

STATE OF Utah COUNTY OF Salt Lake

OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, NOVASOURCE ENTERPRISES, LLC, OWNERS OF 1.983 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. 21038978, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND KAYSCREEK DEVELOPMENT, LLC, OWNERS OF 0.4088 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. 2010-10010770 IN VOLUME 3872, PAGE 621, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY RESUBDIVIDE 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 DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

Shane Smoot 3/9/2022 DATE

SHANE SMOOT NOVASOURCE ENTERPRISES, LLC 32 WEST FIRECLAY AVE. MURRAY, UTAH 84107

Blake Davis 3/9/2022 DATE

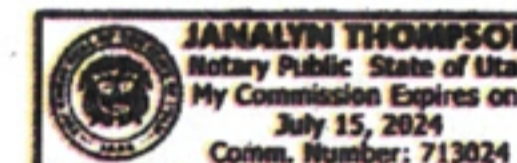
BLAKE DAVIS, REPRESENTATIVE KAYSCREEK DEVELOPMENT, LLC 940 N. 1250 W. CENTERVILLE, UTAH 84014

STATE OF Utah COUNTY OF Salt Lake

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, Shane D. Smoot, 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.

Janelyn Thompson Notary Public in and for the State of Utah

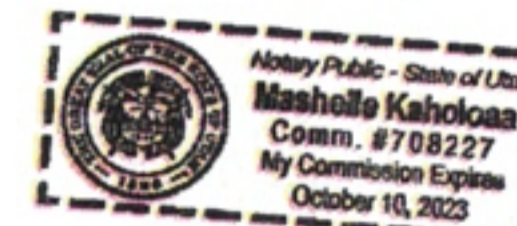


STATE OF Utah COUNTY OF Davis

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.

Mashelle Valdeola Notary Public in and for the State of Utah



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 NFIP FLOOD INSURANCE RATE MAP 48209C0280F, 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 GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR 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 PROCURING 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.