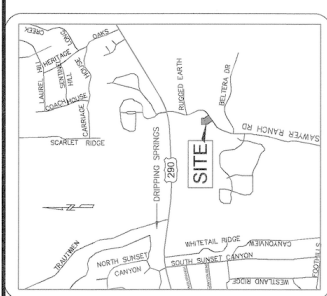
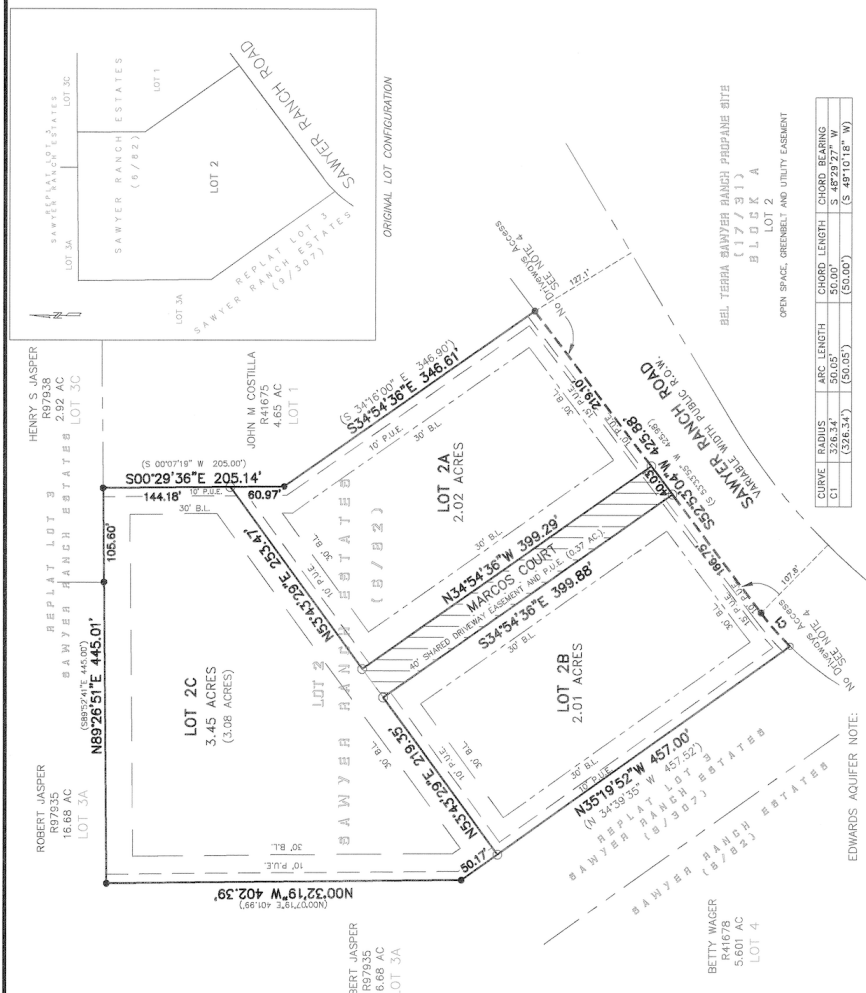


NO 14 144



VICINITY MAP

STATE OF TEXAS *
COUNTY OF HAYS *
KNOW ALL MEN BY THESE PRESENTS

That Vitolich & Vitovich, Inc., owners of Lot 2, Sawyer Ranch Estates, a subdivision of record in Volume 6, page 82, Plat Records of Hays County, Texas as conveyed Vitolich & Vitovich, Recorded in Volume 5383, Page 607, Official Public Records of Hays County, Texas, DO HEREBY REPLAT said Lot 2, Sawyer Ranch Estates, to be known as "LOT 2A, 2B & 2C, SAWYER RANCH ESTATES", in accordance with this plat shown hereon, subject to any and all easements and dedications to the use of all public streets, alleys, easements, watercourses, easements and public places shown on this plat.

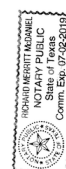
Witness my Hand This 14th Day of April, 2016 A.D.

MILAN VITOLICH
MILAN VITOLICH
220 MISTY SLOPE LANE
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS *
COUNTY OF HAYS *

BEFORE ME, the undersigned authority, on this day personally appeared Milan Vitovich, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of April, A.D., 2016.



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.

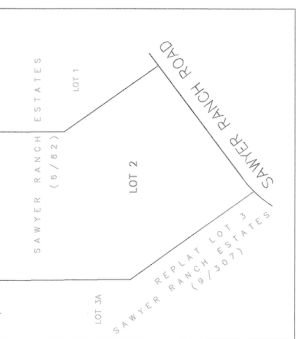
No construction or other development within this subdivision may be made until all Hays County development permit requirements have been met.

JAMES CLINT GARZA
DIRECTOR
HAYS COUNTY DEVELOPMENT AND
COMMUNITY SERVICES

TOM FORBES, C.F.W.
HAYS COUNTY PLANNING ADMINISTRATOR

4-25-16
DATE

4-25-2016
DATE



ORIGINAL LOT CONFIGURATION

BEIL TERRIA SAWYER BLANCH PRUDHOMME BITTE
(117/31)
B L O C K A

OPEN SPACE, GREENBELT AND UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	250.00'	157.08'	157.08'	S 45° 16' 18" W
C2	250.00'	157.08'	157.08'	S 45° 16' 18" W

EDWARDS AQUIFER NOTE:

This subdivision does not lie within the Edwards Aquifer Recharge Zone but is within the Edwards Aquifer Contributing Zone.

PLAT INFORMATION:

Total Area: 2.483 Acres
Total Number of Lots: 3
Average Size of Lots: 2.494 Acres

Number of Lots over 10 Acres: 0
Number of Lots 5-10 Acres: 0
Number of Lots 2-5 Acres: 3
Number of Lots 1-2 Acres: 0

E.T.J. NOTE

This subdivision lies within the boundaries of The City of Dripping Springs's Extra Territorial Jurisdiction.

UTILITY INFORMATION:

Water: West Travis County Public Utility Agency
Sewer: Individual On-Site Sewage Facility
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

SCHOOL DISTRICT

This subdivision lies within the Dripping Springs Independent School District

DRIVEWAY PERMIT NOTE

In order to promote safe use of roadways and preserve the conditions of public utility easements, no driveway shall be constructed or modified within this subdivision without a permit issued by the Transportation Department of Hays County and the driveway shall satisfy the minimum spacing requirements for driveways set forth in Chapter 721 of the Hays County Development Regulations.

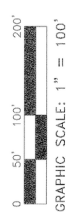
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 482090202E, DATED SEPTEMBER 21, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

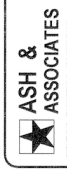
3) THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 982, PAGE 898, OFFICIAL PUBLIC RECORDS, AND VOLUME 6, PAGE 82, PLAT RECORDS OF HAYS COUNTY, TEXAS.

4) NO ADDITIONAL DRIVEWAYS WILL BE PERMITTED AND ALL LOTS SHALL ACCESS THROUGH THE SHARED ACCESS DRIVEWAY.

SAWYER RANCH ESTATES REPLAT OF LOT 2 RECORDED IN VOLUME 6 PAGE 82 HAYS COUNTY PLAT RECORDS HAYS COUNTY, TEXAS



GRAPHIC SCALE: 1" = 100'



ASH & ASSOCIATES
SURVEYING CONSULTANTS

152 JASON AVE
SAN MARCOS, TEXAS 78666
Fax (512) 382-7119
Architecture: TDC242

Surveying: 10887-00
Engineering: 1-1342
Architecture: TDC242

PROJECT NO. 15-5987
DATE: 10/26/15
DRAWN: BMM
CHECKED: BMM
SCALE: 1" = 100'

DATE: 10/26/15
SCALE: 1" = 100'