

AMENDED PLAT OF LOT 1 AND LOT 2 BLOCK A BUSH RANCH PHASE 1 REVISED

Bush Ranch Phase 1 Revised
Volume 14 Page 54

Lot 63
Block A

LOT 2A
0.750 Acres

LOT 1A
1.356 Acres

BLOCK A

City of Dripping Springs
Limited Purpose District

Lot 2
Bush Ranch Phase 2 Section 2
Volume 18 Page 344

Unit S3

Unit S2

LEDGE STONE DRIVE
(60' ROW PRIVATE)

STONE VIEW TRAIL (26')

Unit 1

Unit 2

Unit 3

Village At Ledge Stone
Condominiums
Volume 3054 Page 359

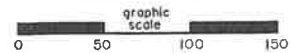
City of Dripping Springs
Limited Purpose District

Lot 3
Block B

Bush Ranch Phase 1 Revised
Volume 14 Page 54

LEDGE STONE DRIVE
(60' ROW PUBLIC)

SCALE: 1" = 50'



Legend

- X-Iron Rod Found
- Capped Iron Rod Found
- X-Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found
- B.L. = Building Setback Line
- P.U.E. = Public Utility Easement
- L.S.E. = Landscape Easement
- D.E. = Drainage Easement

OWNERS:

VILLAGE AT LEDGE STONE PROPERTY OWNERS ASSOCIATION
4009 BANISTER LANE STE 300
AUSTIN, TEXAS 78704

LEDGESTONE PROPERTIES, LP
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737
(512) 432-1000

SURVEYOR:

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0990
FIRM 10050700

CURVE DATA

①	②	③	④
Δ = 32°12'27"	Δ = 35°06'16"	Δ = 32°53'45"	Δ = 2°12'32"
R = 345.00'	R = 345.00'	R = 345.00'	R = 345.00'
T = 99.60'	T = 109.12'	T = 101.85'	T = 6.65'
C = 191.39'	C = 208.09'	C = 195.37'	C = 13.30'
A = 193.93'	A = 211.38'	A = 198.08'	A = 13.30'
CB = S8°46'44"W	CB = S24°52'38"E	CB = S25°58'54"E	CB = S8°25'46"E

THE STATE OF TEXAS
THE COUNTY OF HAYS
KNOW ALL MEN BY THESE PRESENTS
THAT LEDGESTONE PROPERTIES, LP, A TEXAS LIMITED PARTNERSHIP, OWNER OF LOT 1, BLOCK A, BUSH RANCH PHASE 1 REVISED, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 54 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 3554 PAGE 890 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND,

THAT VILLAGE AT LEDGE STONE PROPERTY OWNERS ASSOCIATION, OWNER OF LOT 2, BLOCK A, BUSH RANCH PHASE 1 REVISED, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 54 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 3555 PAGE 884 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

AMENDED PLAT OF LOT 1 AND LOT 2 BLOCK A BUSH RANCH PHASE 1 REVISED
WITNESS MY HAND THIS THE 29 DAY OF November, A.D. 2023.

LEDGESTONE PROPERTIES, LP, A TEXAS LIMITED PARTNERSHIP

BY: Robert P. Callegari
ROBERT P. CALLEGARI
235 LEDGESTONE DRIVE
AUSTIN, TX 78737-1914

THE STATE OF TEXAS
THE COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT P. CALLEGARI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28 DAY OF November, A.D. 2023.

Miss McMain
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



PLAT INFORMATION:

TOTAL AREA: 2.106 ACRES
TOTAL NUMBER OF LOTS: 2
AVERAGE SIZE OF LOTS: 1.053 ACRES
NUMBER OF LOTS OVER 10 ACRES: 0
NUMBER OF LOTS 5-10 ACRES: 0
NUMBER OF LOTS 2-5 ACRES: 0
NUMBER OF LOTS 1-2 ACRES: 1
NUMBER OF LOTS LESS THAN 1 ACRE: 1

WITNESS MY HAND THIS THE 14 DAY OF November, A.D. 2023.

VILLAGE AT LEDGE STONE PROPERTY OWNERS ASSOCIATION

BY: Michelle A. Callahan
PRESIDENT

THE STATE OF TEXAS
THE COUNTY OF HAYS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Michelle Callahan, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14 DAY OF November, A.D. 2023.

Miss McMain
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS



AMENDED PLAT OF LOT 1 AND LOT 2 BLOCK A BUSH RANCH PHASE 1 REVISED

THE STATE OF TEXAS
THE 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 28th DAY
OF January, A.D. 2024, AT 12:24 O'CLOCK P.M. IN THE PLAT RECORDS OF
HAYS COUNTY, TEXAS, IN INSTRUMENT NO. 2401145

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF January, A.D. 2024.

Elaine H. Cardenas
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS.

THE STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

THE STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

THIS PLAT, AMENDED PLAT OF LOT 1 AND LOT 2 BLOCK A BUSH RANCH PHASE 1 REVISED,
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS
HEREBY ADMINISTRATIVELY APPROVED PURSUANT TO ORDINANCE 1230.09 AND 1230.10,
APPROVED, THIS THE 28th DAY OF January, 2024.

BY: Michelle Fischer
MICHELLE FISCHER
CITY ADMINISTRATOR

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 ACCESS ONTO A PUBLICLY
DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY
THE ROAD DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES
THE REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTIONS 7.4 AND 7.5 OF THE
HAYS COUNTY SUBDIVISION REGULATIONS.

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, AND THE COMMISSIONERS
OF HAYS COUNTY, TEXAS, ASSUME NO OBLIGATION TO BUILD THE STREETS,
ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF
CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

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 DIMINISHING WATER
QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY
TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN
WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE
BEST RENEWABLE WATER RESOURCE.

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 DEPARTMENT.
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL
ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

Marcus Pacheco
MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

Eric Van Gaasbeek
ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES

PLAT NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARY OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
4. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THIS PLAT IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP No. 48209C028F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THERE ARE NO AREAS WITHIN THE PROPOSED SUBDIVISION WITH SLOPES GREATER THAN 35%.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE WEST TRAVIS COUNTY PUA'S SURFACE WATER SUPPLY.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY HAYS COUNTY MUNICIPAL UTILITY DISTRICT No. 4.
9. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
11. ORGANIZED GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.
12. MINIMUM FRONT SETBACK SHALL BE 20 FEET.
13. MINIMUM REAR YARD SETBACK SHALL BE 20 FEET.
14. MINIMUM SIDE AND INTERIOR YARD SETBACKS SHALL BE 5 FEET.
15. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W. AND 5 FEET ALONG EACH SIDE LOT LINE.
16. MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN.
17. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
18. THIS PROPERTY LIES WITHIN THE JURISDICTION OF THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

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 SUBDIVISION REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY
THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE
PROPERLY PLACED UNDER MY SUPERVISION.

Holt Carson
HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD AUSTIN, TEXAS 78704



11-13-2023

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS
AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY
OF DRIPPING SPRINGS FOR SUBDIVISION REGULATIONS WITHIN THE EXTRATERRITORIAL JURISDICTION.

Marcus Pacheco
MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

