

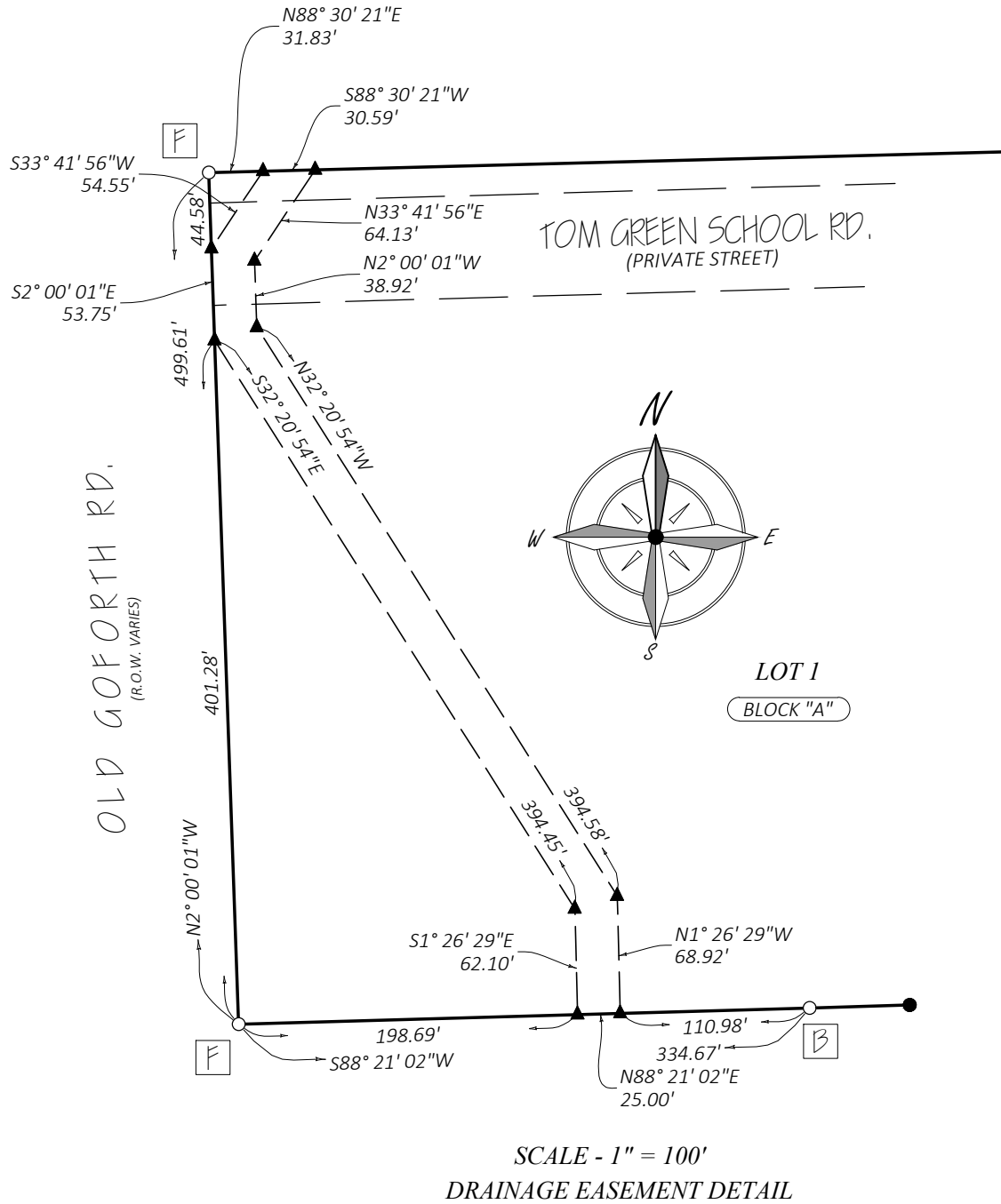
FINAL PLAT OF TOM GREEN ELEMENTARY SCHOOL  
22.401 ACRES OUT OF THE GEORGE HERDER SURVEY NO. 537,  
ABSTRACT NO. 239, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

GENERAL NOTES:

1. LAND USE: 22.401 ACRES FOR DEVELOPMENT LOT.
2. WATER SERVICE BY GOFORTH SPECIAL UTILITY DISTRICT.
3. WASTE WATER BY CITY OF BUDA.
4. ELECTRIC SERVICE BY PEDERNALES ELECTRIC COOPERATIVE, INC.
5. TELEPHONE SERVICE BY SPECTRUM.
6. THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8 AND HAYS COUNTY ESD #2.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA.
8. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.
9. THIS PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
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 STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF BUDA STANDARDS, TO BE MAINTAINED BY THE CITY OF BUDA.
13. NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE, CONTRIBUTING ZONE, OR THE TRANSITION ZONE OF THE EDWARDS AQUIFER.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA UNIFIED DEVELOPMENT CODE REQUIREMENTS.
15. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BUDA UNIFIED DEVELOPMENT CODE REQUIREMENTS.
16. NO PORTION OF THIS SITE FALLS WITHIN A FEMA 100-YEAR REGULATORY FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NO. 48209C0280F, DATED SEPTEMBER 2, 2005. SEE FLOODPLAIN NOTE ON SHEET 1 FOR DETAILS.
17. 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.
18. ALL INTERNAL TELEPHONE, CABLE TELEVISION, ELECTRIC AND OTHER UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
19. PEDERNALES ELECTRIC COOPERATIVE (PEC) IS HEREBY DEDICATED A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT ALONG ALL LOT LINES ADJOINING A PUBLIC RIGHT OF WAY AND A TEN FOOT (10') WIDE UTILITY EASEMENT ALONG ALL OTHER FRONT, SIDE, AND REAR LOT LINES.
20. PRIVATE PROPERTY WITHIN PUBLIC AND PRIVATE ROADWAY EASEMENTS, ACCESS EASEMENTS AND RIGHT OF WAY RESERVATIONS SHALL BE DESIGNATED AS A UTILITY EASEMENT. A 15' UTILITY EASEMENT IS HEREBY GRANTED ALONG ALL RIGHT OF WAY RESERVATIONS, ROADWAY EASEMENTS AND ACCESS EASEMENTS.
21. ALL EXISTING OVERHEAD LINES SHALL POSSESS A TWENTY FOOT (20') WIDE UTILITY EASEMENT CENTERED 10' EACH SIDE OF LINE. ALL EXISTING UNDERGROUND LINES SHALL POSSESS A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT CENTERED 7.5' EACH SIDE OF LINE.
22. EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
23. THE UTILITY EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LANDS WITHIN THE SUBDIVISION TO OR FROM THE UTILITY EASEMENT. THE PURPOSE OF THE UTILITY EASEMENT WITH RESPECT TO ELECTRIC FACILITIES AND RELATED TELECOMMUNICATIONS OR FIBER OPTIC SYSTEMS IS TO PLACE, CONSTRUCT, RE-CONSTRUCT, ALTER, INSPECT, PATROL, OPERATE, UPGRADE, REPAIR, REPHASE, HANG NEW WIRE ON, MAINTAIN, RELOCATE, REPLACE, AND REMOVE OVER, IN, BELOW, ABOVE, ACROSS AND UPON THE EASEMENT AREA A DISTRIBUTION LINE OR SYSTEM, TELECOMMUNICATIONS SYSTEM AND EQUIPMENT, OR OTHER SERVICES AND SYSTEMS, AND RELATED APPURTENANCES AND EQUIPMENT, AND TO CUT, PRUNE, TRIM, CHEMICALLY TREAT AND/OR REMOVE FROM SAID LANDS ALL TREES, BRUSH, SHRUBBERY AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WITHIN OR OUTSIDE THE EASEMENT AREA WHICH MAY ENDANGER, OR INTERFERE WITH THE ACCESS, EFFICIENCY, AND SAFETY OF SAID LINES OR THEIR APPURTENANCES.
24. ALL UTILITY EASEMENTS ARE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, UPGRADING, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF VEGETATION, TREES, AND OTHER OBSTRUCTIONS), INSPECTING, REMOVAL, READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND LINES.
25. NO BUILDINGS OR ANY OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN UTILITY EASEMENTS. WHERE ACCESS IS OBSTRUCTED WITHIN EASEMENT PEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.
26. WITH RESPECT TO THE UTILITY EASEMENT, THE RIGHT OF PEDESTRIAN, VEHICULAR, AND EQUIPMENT INGRESS AND EGRESS OVER THE UTILITY EASEMENT IS PERMITTED AND THE UTILITY MAY MAKE USE OF THE UTILITY EASEMENT FOR ITS PURPOSES, INCLUDING THE TEMPORARY PLACEMENT OF AND STORAGE OF VEHICLES AND EQUIPMENT.
27. PRIVATE STREET SHOWN HEREON IS TO BE MAINTAINED BY THE OWNER UNTIL RIGHT OF WAY RESERVATION IS FORMALLY CONVEYED TO THE CITY FOR PUBLIC RIGHT OF WAY, AT WHICH TIME THE CITY OF BUDA WILL BE RESPONSIBLE FOR MAINTAINING SAID ROAD.

EASEMENTS:

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.



STATE OF TEXAS §  
COUNTY OF HAYS §  
OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, OWNERS OF 15.00 ACRES OF LAND OUT OF THE GEORGE HERDER SURVEY NO. 537, ABSTRACT NO. 239, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED TO US BY WARRANTY DEED RECORDED AS DOCUMENT NO. 193559 IN VOLUME 464, PAGE 316, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS, ALSO BEING 4.345 ACRES CONVEYED TO US BY WARRANTY DEED RECORDED AS DOCUMENT NO. 233291 IN VOLUME 616, PAGE 75, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS AND BEING 3.577 ACRES CONVEYED TO US BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 9708751 IN VOLUME 1315, PAGE 77, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 22.401 ACRES TO BE KNOWN AS:

"FINAL PLAT OF TOM GREEN ELEMENTARY SCHOOL"

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

DATE  
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
215100 I.H. 35, KYLE, TX 78640

STATE OF TEXAS §  
COUNTY OF HAYS §  
KNOWN ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC  
IN AND FOR THE STATE OF \_\_\_\_\_ DATE

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 IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS DOCUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ELAINE H. CARDENAS, COUNTY CLERK  
HAYS COUNTY, TEXAS

CITY CERTIFICATION:

I, ALICIA RAMIREZ, CITY CLERK OF THE CITY OF BUDA, HEREBY CERTIFY THAT THE ABOVE FOREGOING FINAL PLAT OF TOM GREEN ELEMENTARY SCHOOL, HAS BEEN SUBMITTED TO AND APPROVED ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. SAID PLAT SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF BUDA.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ALICIA RAMIREZ, CITY CLERK  
CITY OF BUDA, TEXAS

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 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, INC.  
614 JERRY'S LANE  
BUDA, TX. 78610  
(512) 523-8092  
TBPLS FIRM NO.: 10193894

DATE  
SOS  
WWW.SPOTONSURVEYING.COM