

FINAL PLAT OF HAYS C.I.S.D. IMPACT CENTER
8.868 ACRES OUT OF THE PHILIP J. ALLEN SURVEY
ABSTRACT NO. 1, AND SINCLAIR D. GERVAIS SURVEY ABSTRACT NO. 7
SITUATED IN THE CITY OF BUDA ETJ, HAYS COUNTY, TEXAS

GENERAL NOTES:

1. LAND USE: 9.541 ACRES.
2. WATER SERVICE BY CITY OF BUDA.
3. WASTE WATER BY ON-SITE SEPTIC SYSTEM.
4. ELECTRIC SERVICE BY PEDERNALES ELECTRIC COOPERATIVE, INC.
5. TELEPHONE SERVICE BY SPECTRUM.
6. THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8 AND NORTHEAST HAYS COUNTY ESD #2.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA ETJ.
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. PUBLIC ACCESS EASEMENTS WILL BE MAINTAINED BY HAYS CISD.
13. PORTIONS OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECHARGE ZONE AND THE CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE OF THE EDWARDS AQUIFER.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF BUDA ADOPTED UNIFIED DEVELOPMENT CODE.
15. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BUDA ADOPTED UNIFIED DEVELOPMENT CODE.
16. NO PORTION OF THIS SITE FALLS WITHIN A FEMA 100-YEAR REGULATORY FLOODPLAIN, SEE FLOODPLAIN NOTE 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. 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 GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
19. 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.
20. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF BUDA PERMIT REQUIREMENTS AND HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
21. THE TRAILS MASTER PLAN, ADOPTED IN JANUARY 2024, IDENTIFIES A COMMUNITY CORRIDOR TRAIL 8-10' WIDE, (10" PREFERRED) CONCRETE SHARED USE PATH ALONG FM 967.
22. 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.
23. 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.
24. 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.
25. EACH LOT IS SUBJECT TO A FLOATING TEN FOOT (10') WIDE BY THIRTY FOOT (30') LONG GUY WIRE EASEMENT AS REQUIRED BY PEC.
26. 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.
27. 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.
28. 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 GRANITOR'S ADJACENT LAND TO AND FROM SAID UTILITY EASEMENT.
29. 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.
30. 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 § KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS §

OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, OWNERS OF 8.868 ACRES OF LAND OUT OF THE PHILIP J. ALLEN SURVEY, ABSTRACT NO. 1, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 404853 IN VOLUME 1245, PAGE 202, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 8.868 ACRES TO BE KNOWN AS:

"FINAL PLAT OF HAYS C.I.S.D. IMPACT CENTER"

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.

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

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

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 DATE
IN AND FOR THE STATE OF _____

STATE OF TEXAS § KNOWN ALL MEN BY THESE PRESENTS:
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 ___ 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 HAYS C.I.S.D. IMPACT CENTER, 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

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

I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

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

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

I, THE UNDERSIGNED, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS AND/OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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.

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



WWW.SPOTONSURVEYING.COM