

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701



**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM REGIME
FOR
HYE SPRINGS RANCH CONDOMINIUMS**

(A Residential Condominium in Blanco County, Texas)

Declarant: HYE DEVELOPMENT, LLC, a Texas limited liability company

Cross-reference to that certain Declaration of Condominium Regime for Hye Springs Ranch Condominiums, recorded under Document No. 2024242730, Official Public Records of Blanco County, Texas, as amended from time to time.

4904-5210-8557v.2 69981-1

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**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR
HYE SPRINGS RANCH CONDOMINIUMS**

This First Amendment to Declaration of Condominium Regime for Hye Springs Ranch Condominiums (this "**Amendment**") is made by HYE DEVELOPMENT, LLC, a Texas limited liability company ("**Declarant**"), and is as follows:

RECITALS:

A. Declarant previously executed and recorded that certain Declaration of Condominium Regime for Hye Springs Ranch Condominiums, recorded under Document No. 2024242730, Official Public Records of Blanco County, Texas, as amended from time to time (the "**Declaration**").

B. Pursuant to *Provision A.3.7(vii)* of Appendix "A" to the Declaration, the Declarant, during the Development Period, reserves the right to unilaterally amend the Declaration to resolve conflicts, clarify ambiguities, and to correct misstatements, errors, or omissions in the Document.

C. The Development Period, as such term is defined in the Declaration, is a seven (7) year period commencing on the date the Declaration was recorded in the Official Public Records of Blanco County, Texas. The Declaration was recorded in the Official Public Records of Blanco County, Texas, on August 29, 2024. As such, the Development Period has not expired.

D. This Amendment is promulgated for the purpose of correcting misstatements and errors on the Plat and Plans.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. **Replacement of Attachment 1 – Condominium Plat and Plans.** The Plat and Plans attached to the Declaration as Attachment 1 are hereby deleted in their entirety, and are replaced with the Plat and Plans attached hereto as Attachment 1 (the "**New Plat and Plans**"). The New Plat and Plans assign an identifying number to all Units and include the information required by Section 82.059 of the Act.

2. **Effect of Amendment.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration. Unless expressly amended by this Amendment, all other terms and provisions of the Declaration remain in full force and effect as written and are hereby ratified and confirmed.

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Executed to be effective on the 8th day of January, 2025.

DECLARANT:

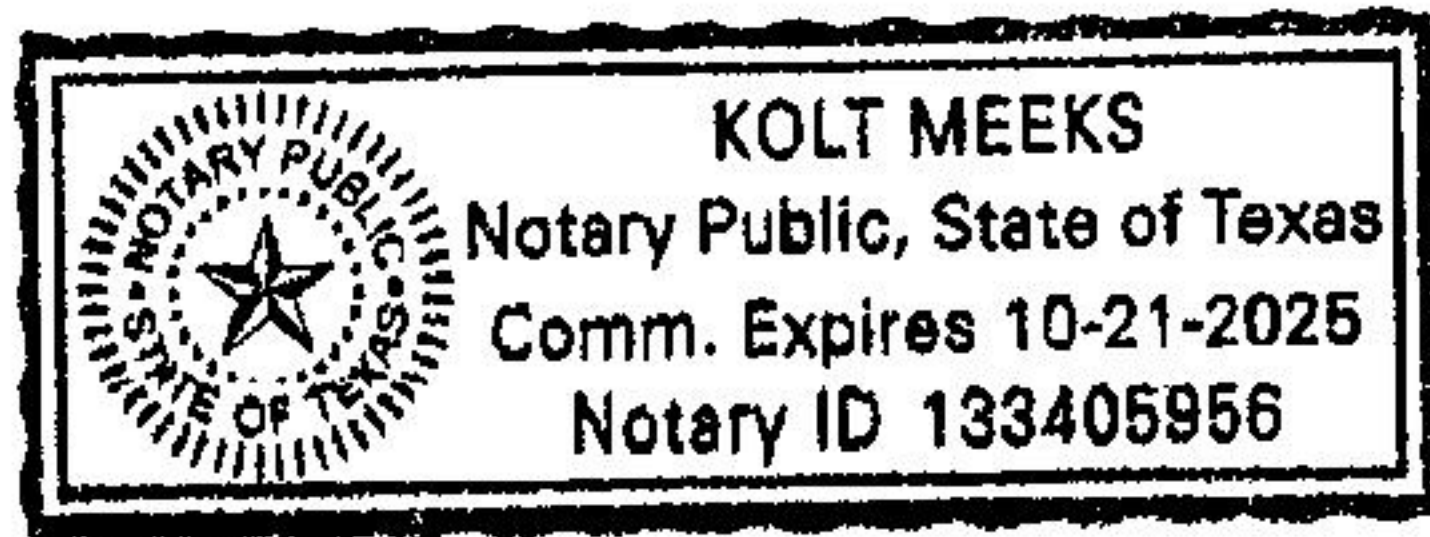
HYE DEVELOPMENT, LLC
a Texas limited liability company

By: Keesha Odom
Printed Name: Keesha Odom
Title: Manager

THE STATE OF TEXAS §
COUNTY OF Gilmer §

This instrument was acknowledged before me on January 8th, 2025, by Keesha Odom, Manager of HYE DEVELOPMENT, LLC, a Texas limited liability company on behalf of said entity.

(SEAL)



Kolt Meeks
Notary Public Signature

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FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM REGIME FOR HYE SPRINGS RANCH CONDOMINIUMS

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ATTACHMENT 1

CONDOMINIUM PLAT AND PLANS

The plat and plans, attached hereto as Attachment 1 contains the information required by the Texas Uniform Condominium Act.

Printed Name: Cody J. Musick

RPLS or License No. 6454

SEE FOLLOWING PAGE FOR ORIGINAL CERTIFICATION

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FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM REGIME FOR HYE SPRINGS RANCH CONDOMINIUMS

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EXHIBIT "A"

HYE SPRINGS RANCH CONDOMINIUMS
(CONDOMINIUM PLATS AND PLANS)

(CERTIFICATION)

THE PLATS, ATTACHED HERETO, CONTAIN THE INFORMATION
REQUIRED BY SECTIONS 82.052 AND 82.059 OF THE TEXAS UNIFORM
CONDOMINIUM ACT, AS APPLICABLE.

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CODY J. MUSICK
REG. PROF. LAND SURVEYOR NO. 6454
ISSUED: JUNE 11, 2024
REVISED: JUNE 19, 2024 (REV#2)
REVISED: JANUARY 3, 2025 (REV#3)
REVISED: JANUARY 6, 2025 (REV#4)

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HYE SPRINGS RANCH



1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

REVISION				SURVEYED BY	SV	10-2-23
NO.	DESCRIPTION	BY	DATE	DRAWN BY	TY	4-2-24
1	UPDATED PER DESIGN	CM	6-11-24	CHECKED BY	CM	5-2-24
2	ADDITIONAL NOTES (SHT.#25)	CM	6-19-24	APPROVED BY	CM	5-2-24
3	SETBACK & P.U.E. WIDTHS	CM	01-03-25			
4	ADD L.C.E. SEPTIC NOTE	CM	01-06-25	PROJ. NO. 2403		

SURVEYOR'S CERTIFICATION

SHEET
1 OF 25

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LOT ALLOCATION MAP

HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES OF LAND, BEING COMPRISED OF PARTS OF THE WILLIAM CRISSWELL SURVEY NO. 243, ABSTRACT NO. 118, THE JOHN SEGUIN SURVEY NO. 224, ABSTRACT NO. 534, THE BEATY, SEAL, & FORWOOD SURVEY NO. 35, ABSTRACT NO. 74, BEING DESCRIBED IN A WARRANTY DEED TO HYE DEVELOPMENT, LLC, BY A&A HOMES, LLC, ON OCTOBER 14, 2022, FOUND OF RECORD IN INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND IN A CORRECTION WARRANTY DEED FOUND OF RECORD IN INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

SURVEY NO. 243
WILLIAM CRISSWELL
ABSTRACT NO. 118

SURVEY NO. 224
JOHN SEGUIN
ABSTRACT NO. 534

SURVEY NO. 35
BEATY, SEALE,
& FORWOOD
ABSTRACT NO. 74

U.S. HIGHWAY 290

LOT 1

LOT 2

LOT 3

LOT 4



NOTE:

REFER TO THE DEVELOPMENT (FINAL) PLAT OF RECORD FOR DRAINAGE EASEMENT DETAILS.

LOT TABLE INDEX		
LOT NO.	ACREAGE	COMPRISED OF UNIT & L.C.E. NO(S).
LOT 1	0.02 AC.	COMMERCIAL
LOT 2	0.78 AC.	1-22, 31, 98-120; L.C.E 1-2
LOT 3	6.11 AC.	23-30, 32-47; L.C.E 3
LOT 4	9.28 AC.	48-97; L.C.E 4

SCALE 1" = 300'



LEGEND

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR SET (CAPPED: RPLS 6454)
- BEGIN CURVE/POINT OF TANGENCY
- A= ARC DISTANCE ALONG CURVE
- L.C.E. LIMITED COMMON ELEMENTS
- G.C.E. GENERAL COMMON ELEMENTS
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT (P.U.E.) AND BUILDING SETBACK LINE (B.S.L.), TYPICAL
- 50' O.S.S.F. SETBACK LINE
- PATENT SURVEY / ABSTRACT LINE

HYE SPRINGS RANCH



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				APPROVED BY	CM	5-28-24

PROJ. NO. 2403-20

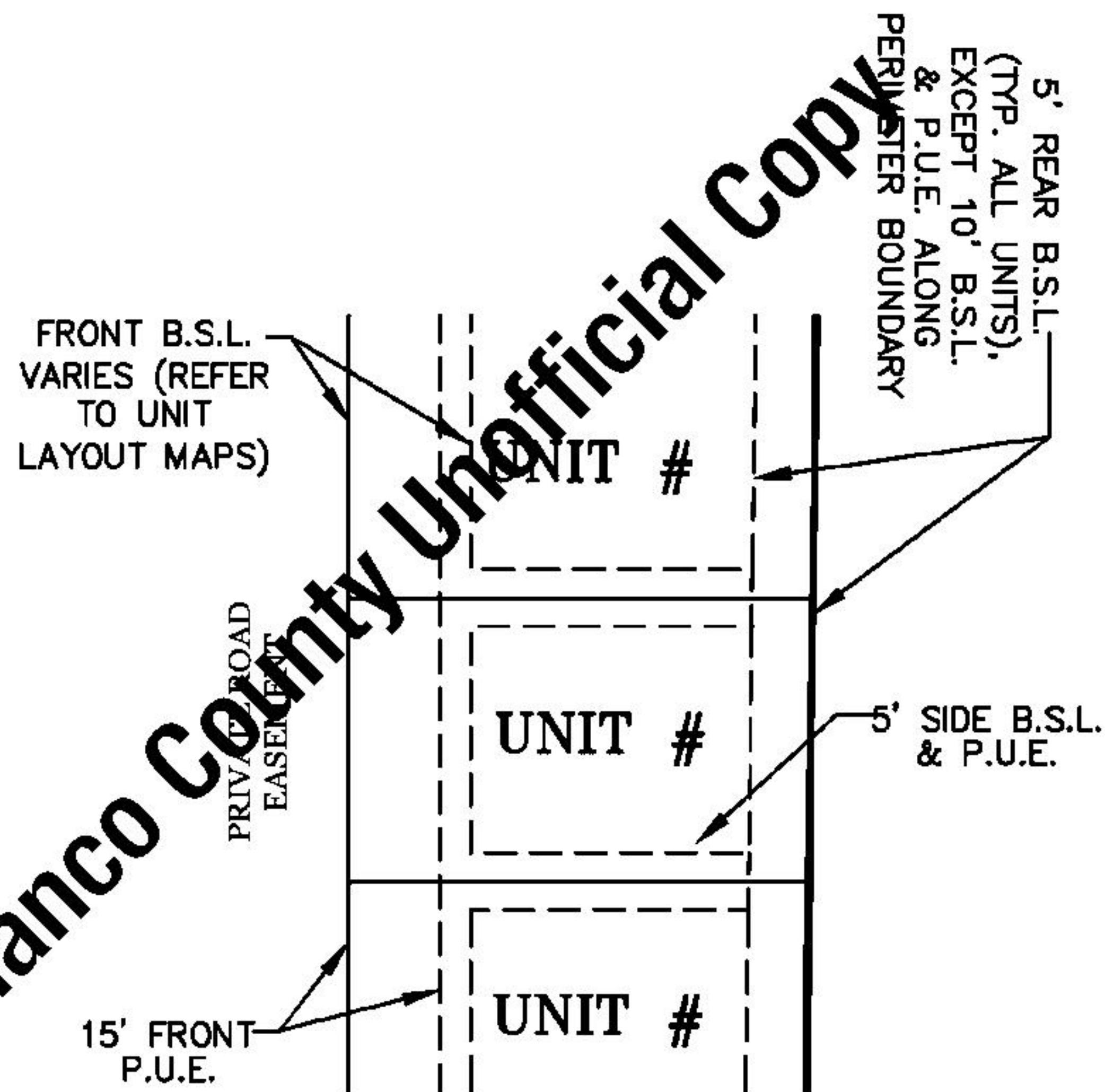
LOT ALLOCATION MAP

SHEET
2 OF 25

UNIT LAYOUT MAP

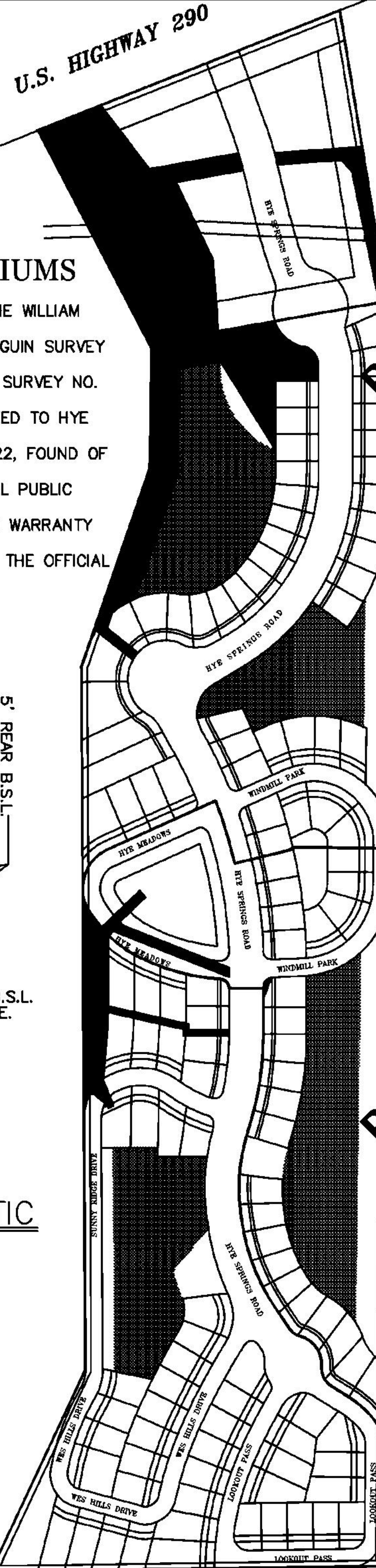
HYE SPRINGS RANCH CONDOMINIUMS

30.18 ACRES OF LAND, BEING COMPRISED OF PARTS OF THE WILLIAM CRISWELL SURVEY NO. 243, ABSTRACT NO. 118, THE JOHN SEGUIN SURVEY NO. 224, ABSTRACT NO. 534, THE BEATY, SEAL, & FORWOOD SURVEY NO. 35, ABSTRACT NO. 74, BEING DESCRIBED IN A WARRANTY DEED TO HYE DEVELOPMENT, LLC, BY A&A HOMES, LLC, ON OCTOBER 14, 2022, FOUND OF RECORD IN INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND IN A CORRECTION WARRANTY DEED FOUND OF RECORD IN INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



TYP. UNIT SETBACKS SCHEMATIC

B.S.L. BUILDING SETBACK LINES
 P.U.E. PUBLIC UTILITY EASEMENT
 V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT



HYE SPRINGS RANCH



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INSTRUMENT NO. 2403-20

UNIT LAYOUT MAP

SHEET
3 OF 25

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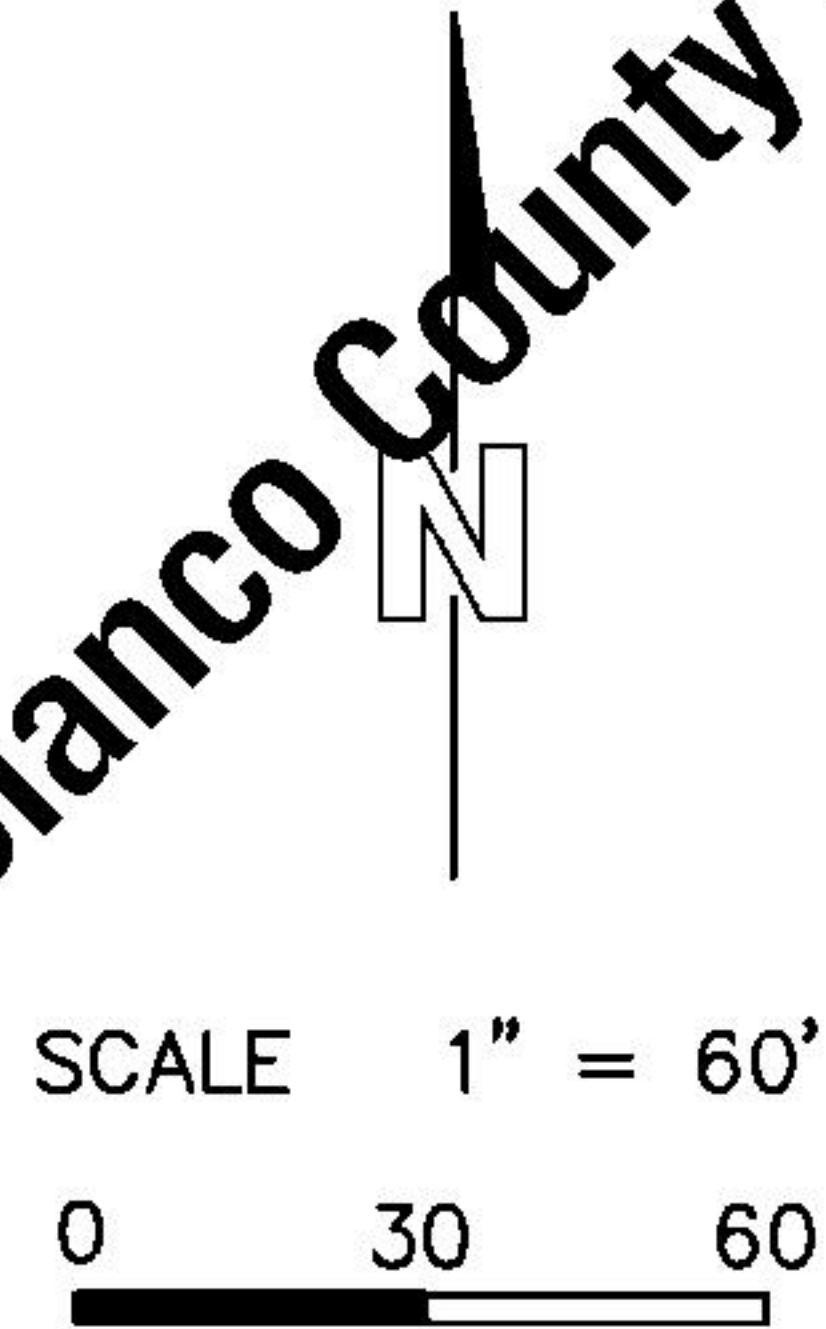
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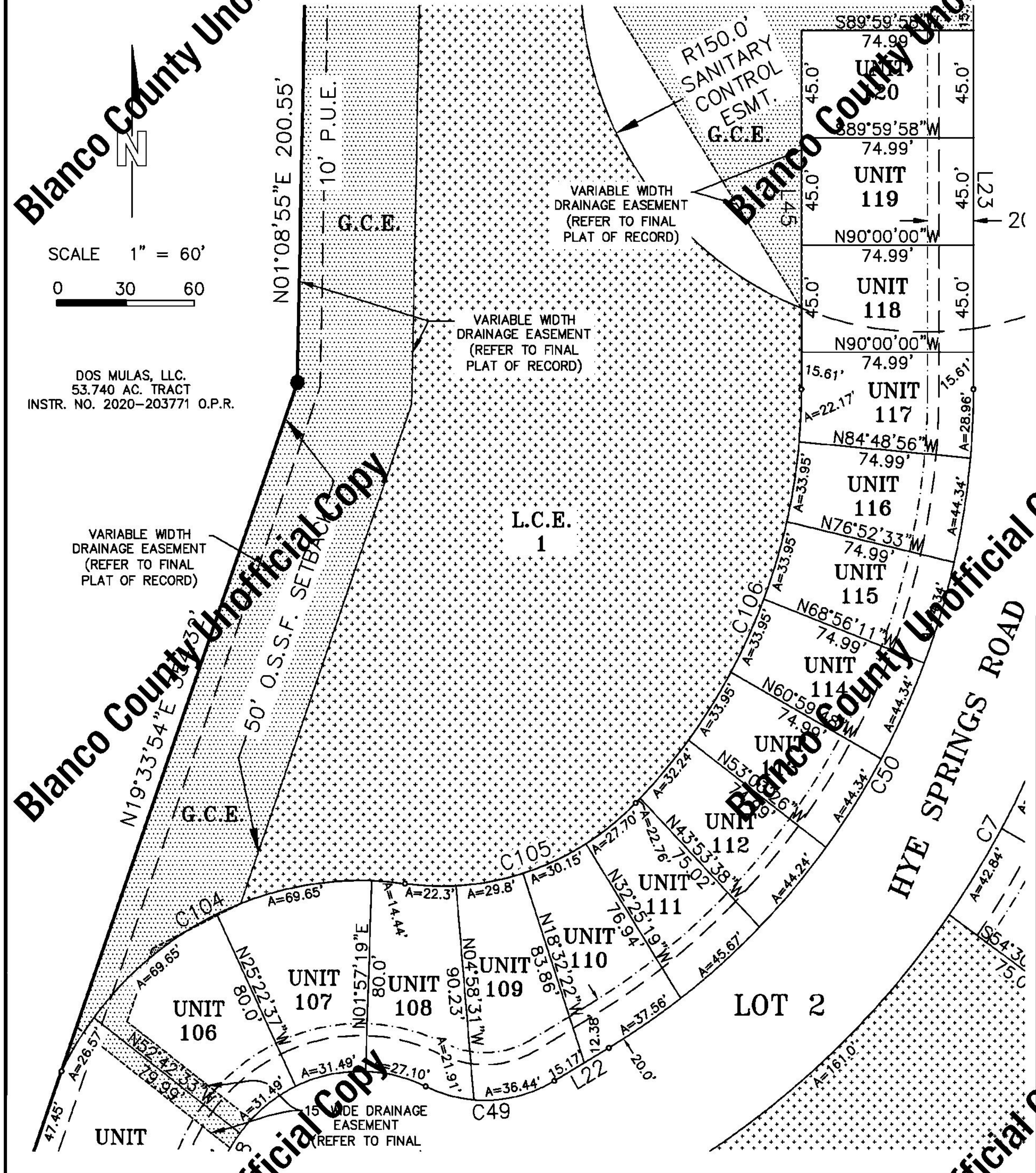
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HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES, HYE DEVELOPMENT, L.P., INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND
INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



DOS MULAS, LLC.
53.740 AC. TRACT
INSTR. NO. 2020-203771 O.P.R.



HYE SPRINGS RANCH

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WAYMARK SURVEYORS OF L.P.

REVISION				SURVEYED BY		10-2-23
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				APPROVED BY	CM	5-28-24
INSTR. NO. 2403-20						
HYE SPRINGS RANCH CONDOMINIUMS: UNITS						SHEET 5 OF 25

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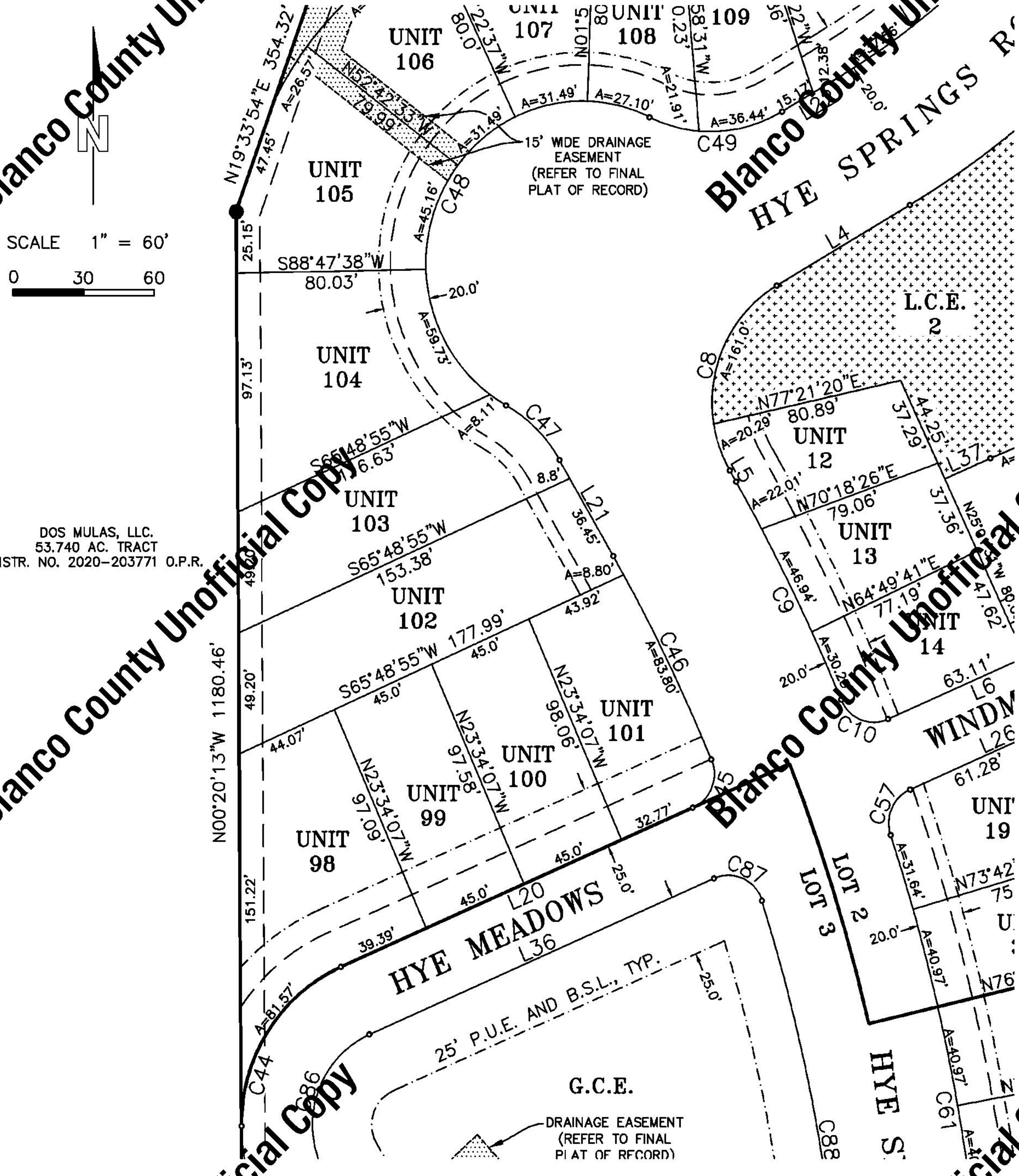
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HYE SPRINGS RANCH CONDOMINIUMS

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53.740 AC. TRACT
INSTR. NO. 2020-203771 O.P.R.

HYE SPRINGS RANCH

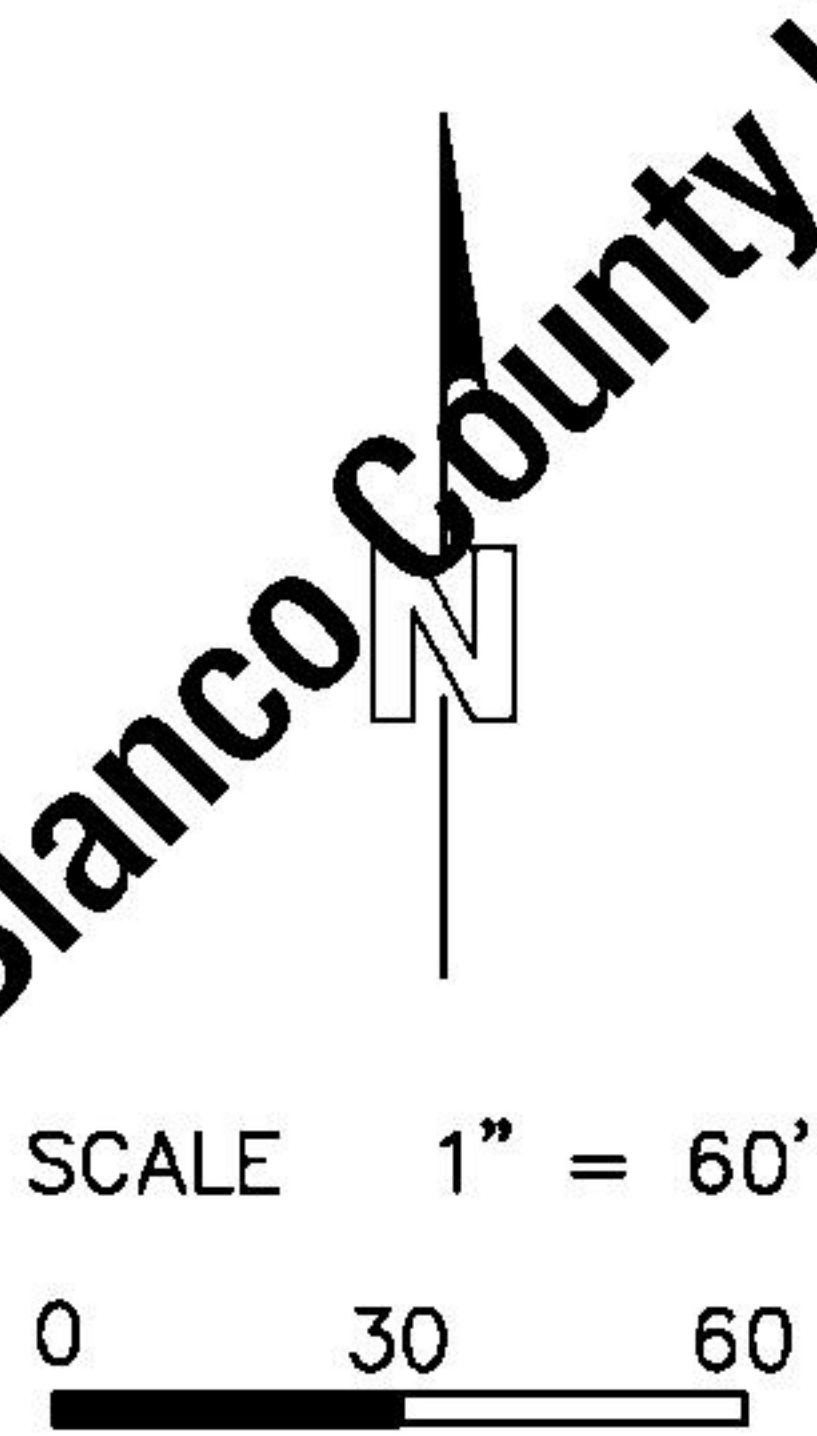


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HYE SPRINGS RANCH CONDOMINIUMS: UNITS					SHEET 8 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

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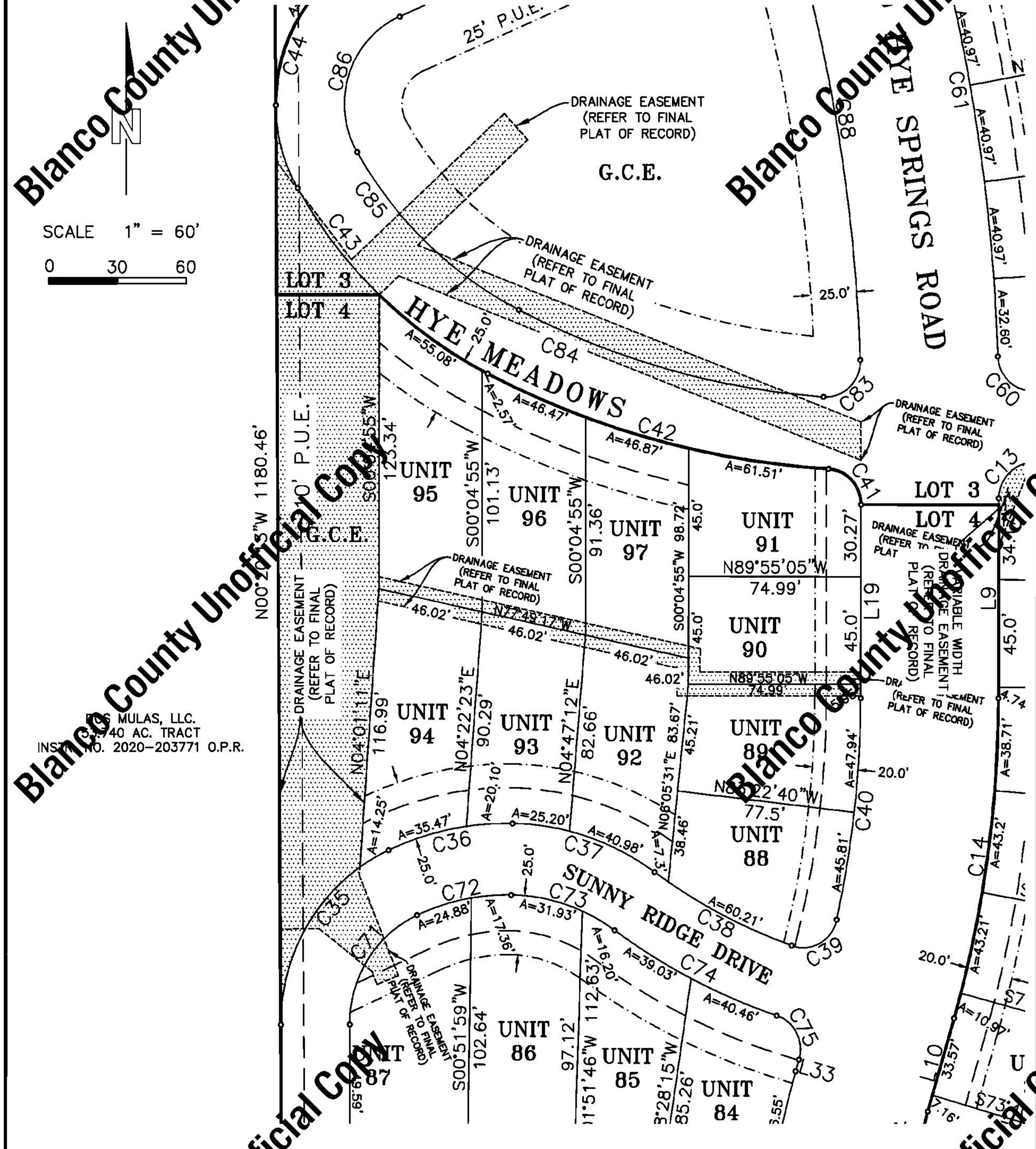


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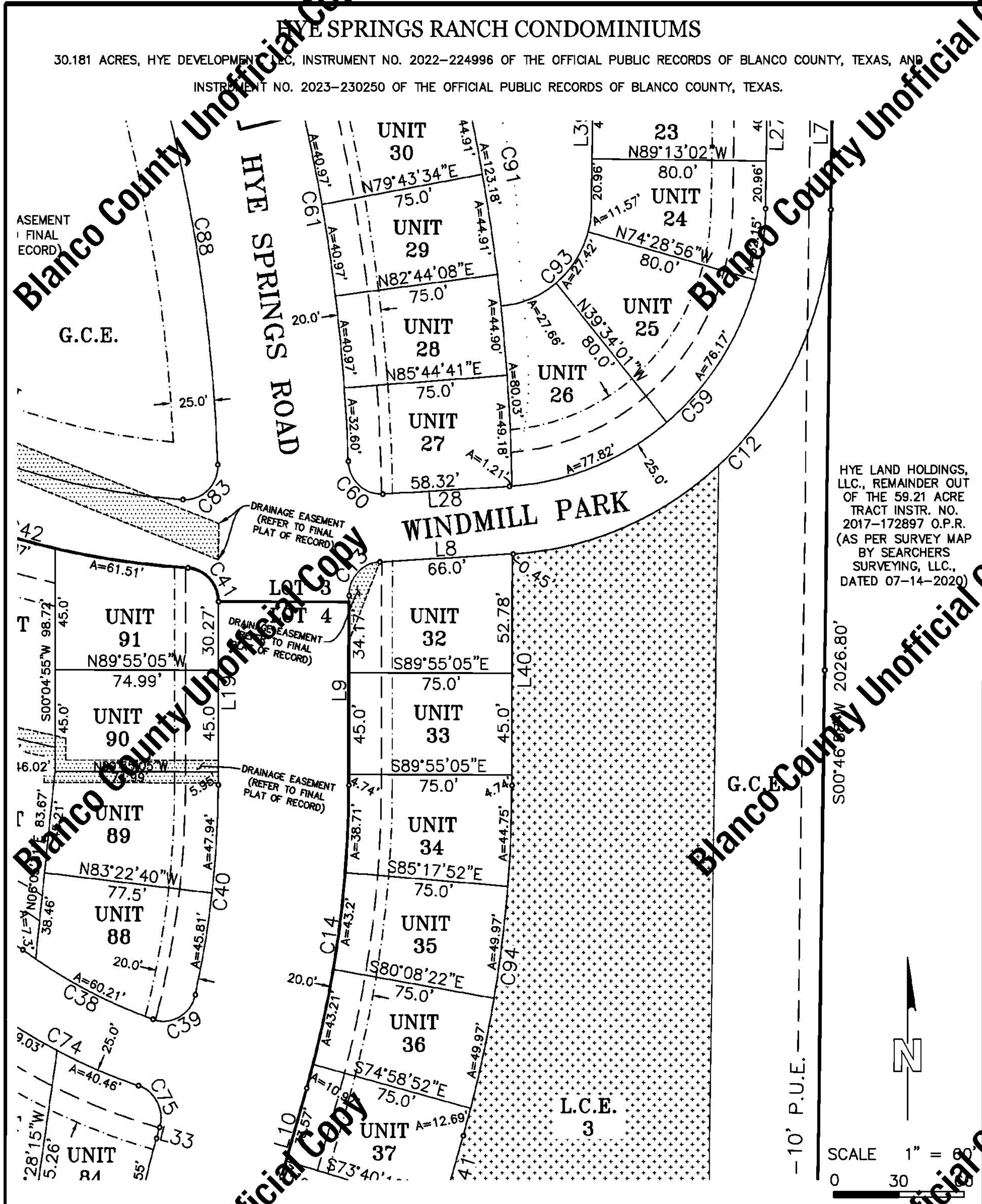


HYE SPRINGS RANCH

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WAYMAKERS
SURVEYORS OF LICENSE

REVISION				SURVEYED BY		10-2-23
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HYE SPRINGS RANCH CONDOMINIUMS: UNITS						SHEET 9 OF 25



HYE LAND HOLDINGS, LLC., REMAINDER OUT OF THE 59.21 ACRE TRACT INSTR. NO. 2017-172897 O.P.R. (AS PER SURVEY MAP BY SEARCHERS SURVEYING, LLC., DATED 07-14-2020)

HYE SPRINGS RANCH

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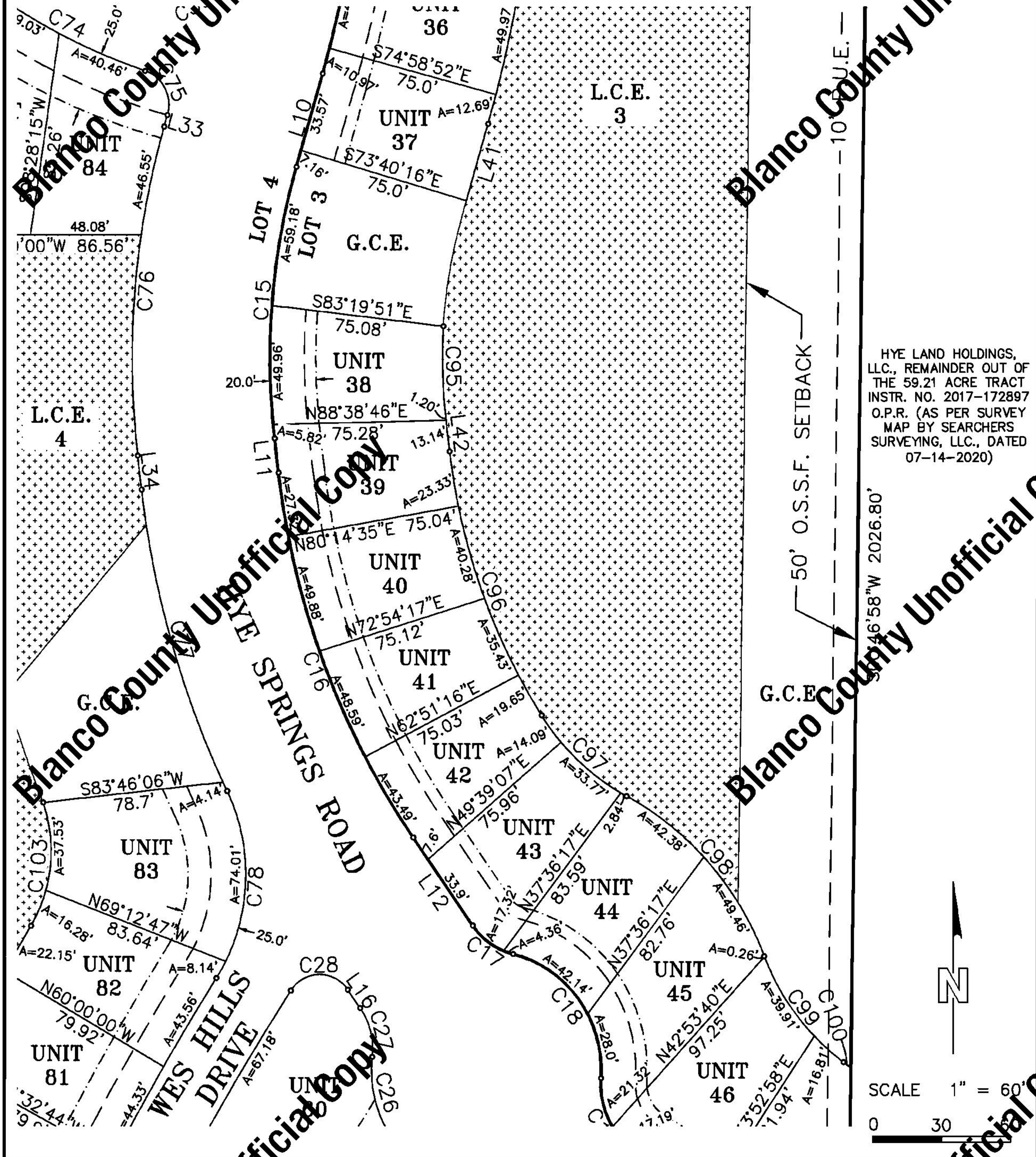
WAYMAKERS
 SURVEYORS OF LAND

REVISION				SURVEYED BY		DATE
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				CM	5-28-24	
INSTR. NO. 2403-20						
HYE SPRINGS RANCH CONDOMINIUMS: UNITS						SHEET 10 OF 25

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HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES, HYE DEVELOPMENT, LLC, INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



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HYE SPRINGS RANCH

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WAYMAKERS
SURVEYORS OF LAND

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HYE SPRINGS RANCH CONDOMINIUMS: UNITS						SHEET 11 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

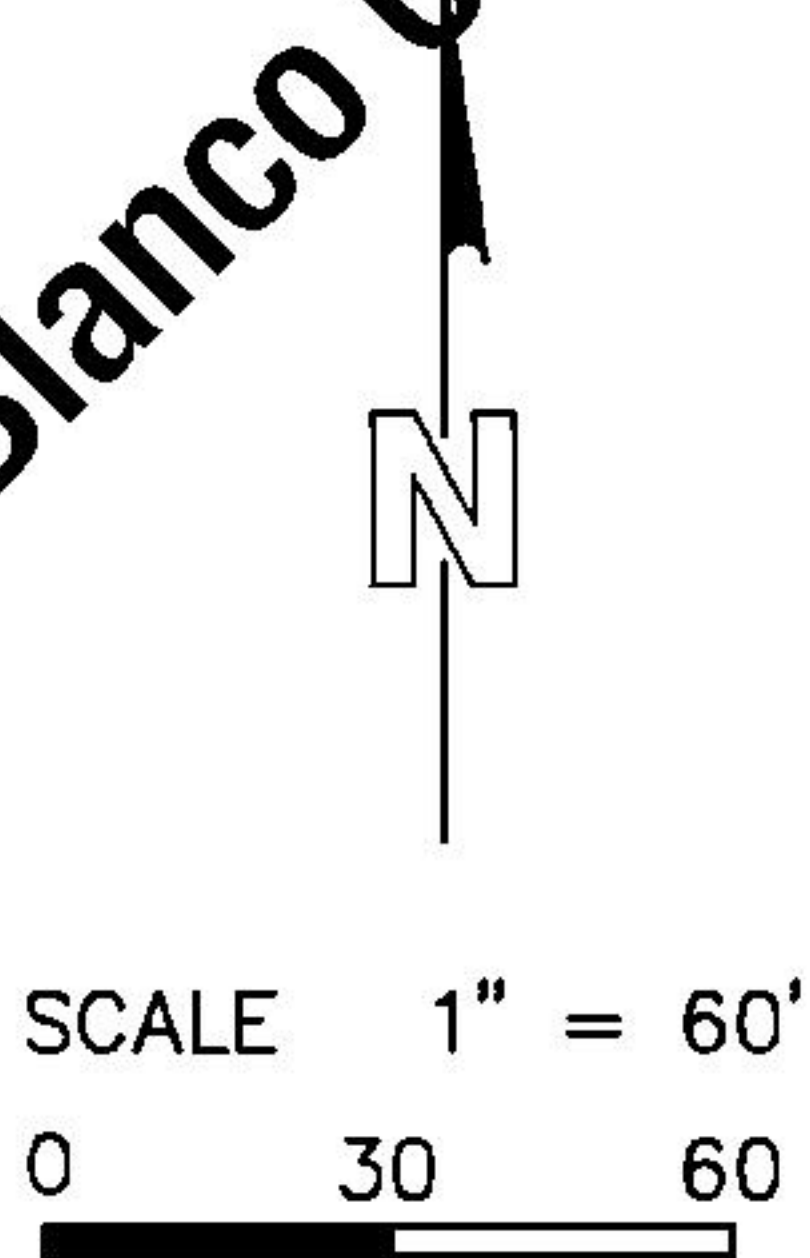
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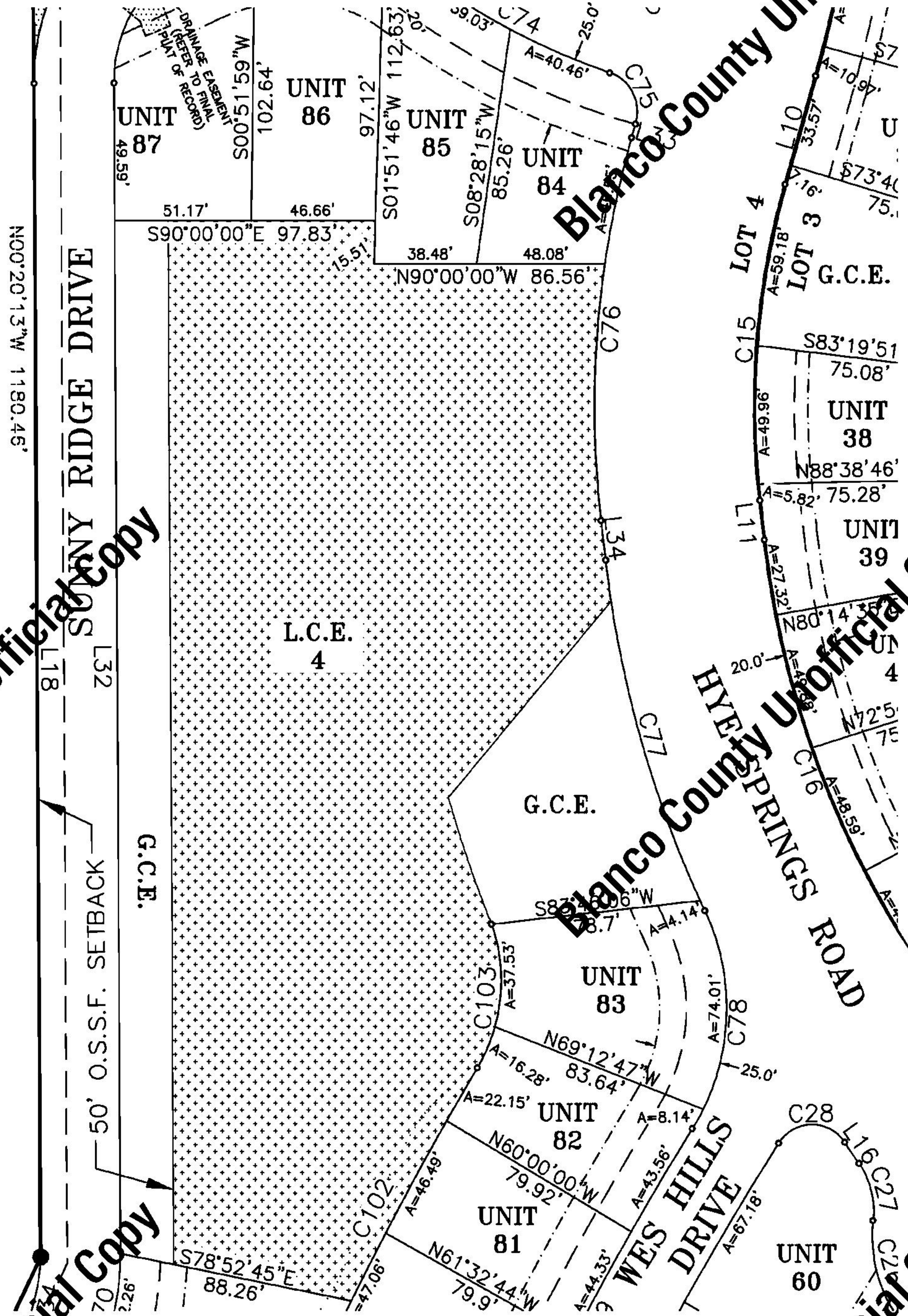
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DOS JULIAS, LLC.
59.740 AC. TRACT
INSTR. NO. 2020-203771 O.P.R.



HYE SPRINGS RANCH



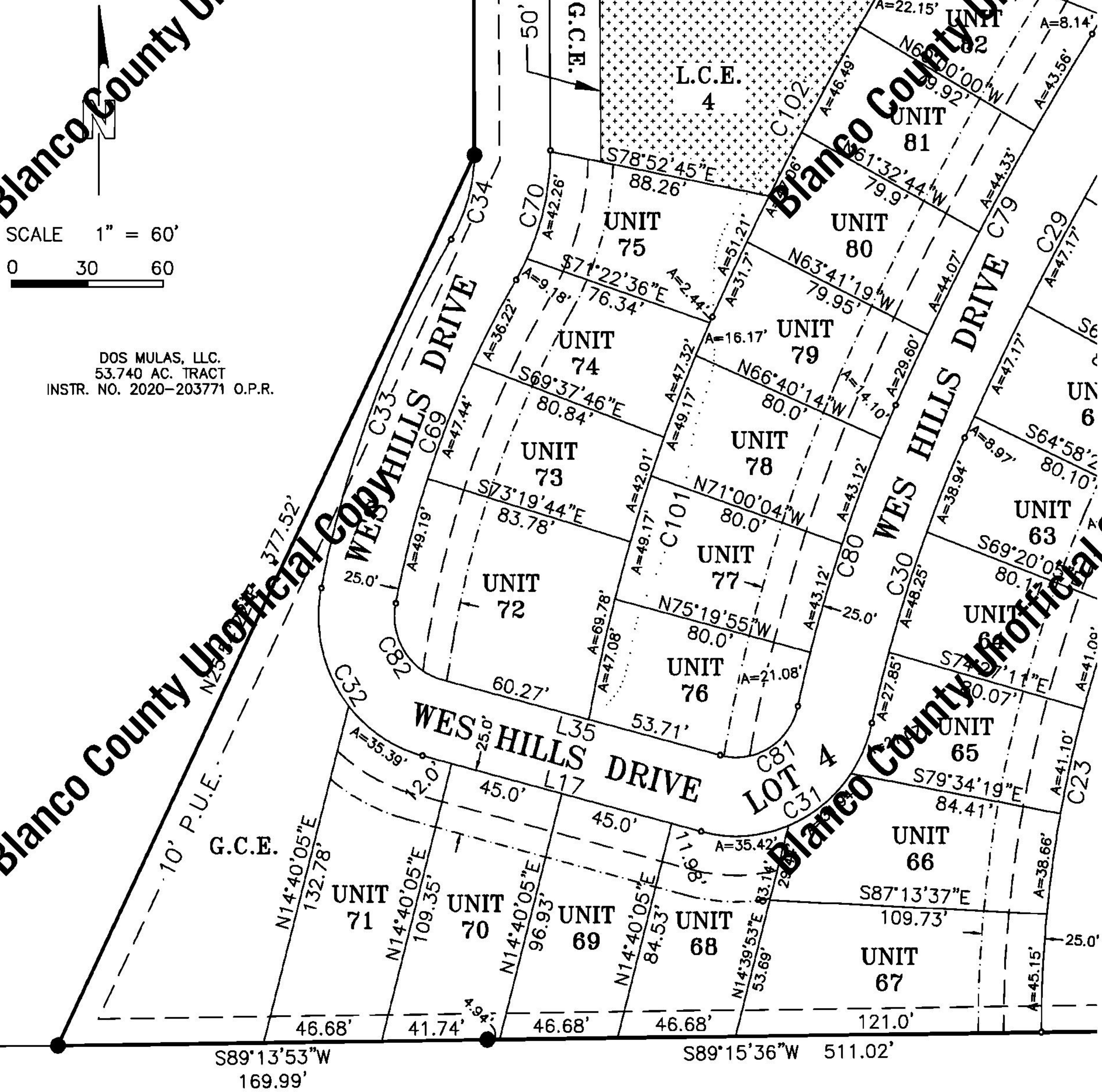
1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-9884 | TBPELS Firm No. 10194626

REVISION				SURVEYED BY		10-2-23
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1	UPDATED PER DESIGN	CM	6-11-24	CHECKED BY	CM	5-28-24
				APPROVED BY	CM	5-28-24

PLAT NO. 2403-20				HYE SPRINGS RANCH CONDOMINIUMS: UNITS		SHEET 12 OF 25
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HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES, HYE DEVELOPMENT, LLC, INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



DOS MULAS, LLC.
53.740 AC. TRACT
INSTR. NO. 2020-203771 O.P.R.

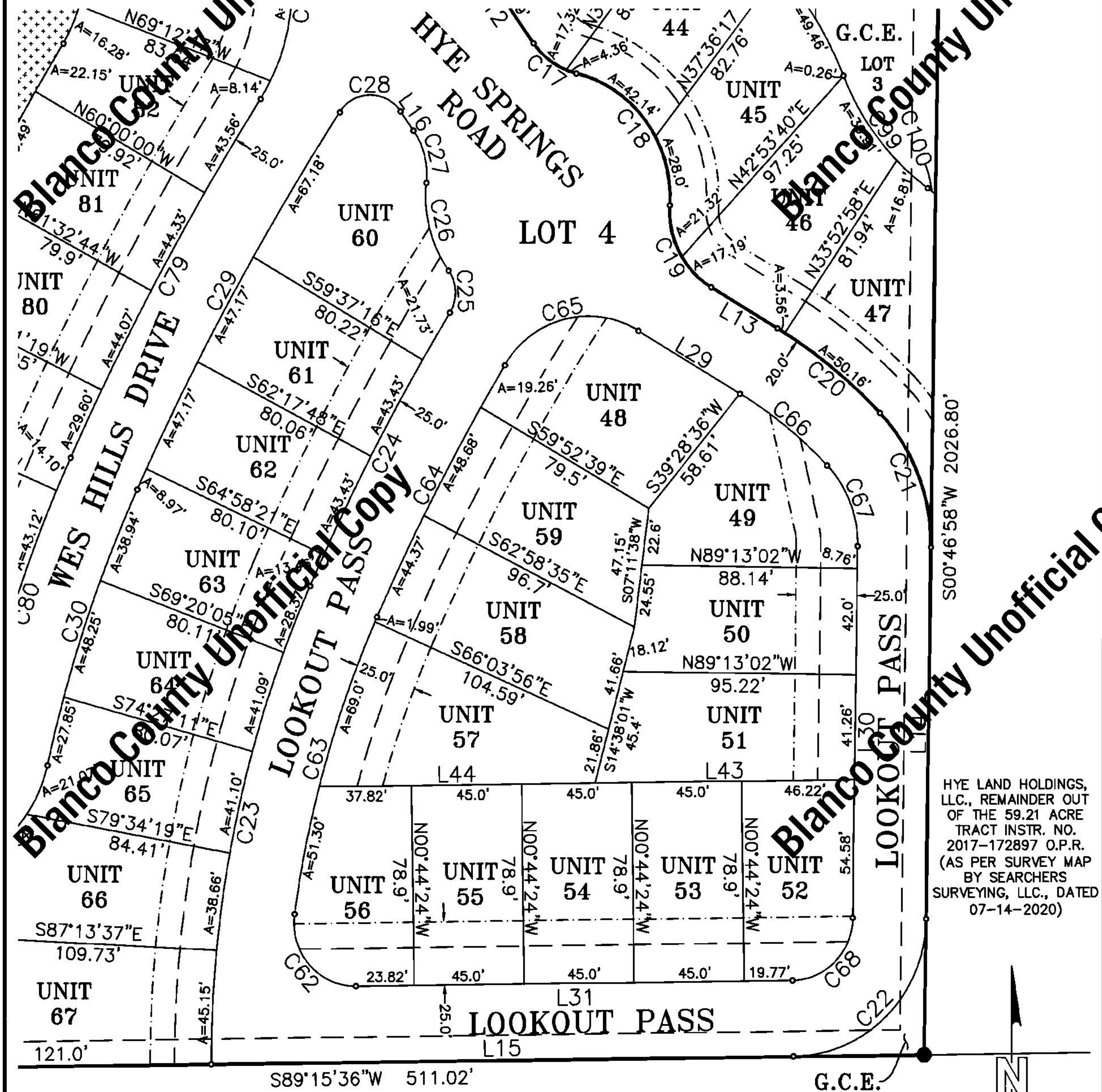
VAQUERO DRILLING SERVICES, LLC.
61.011 AC. TRACT
INSTR. NO. 2020-201477 O.P.R.

HYE SPRINGS RANCH		REVISION		SURVEYED BY	10-2-23			
		NO.	DESCRIPTION	BY	DATE	DRAWN BY	TY	4-2-24
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						INSTR. NO. 2403-20		
		HYE SPRINGS RANCH CONDOMINIUMS: UNITS					SHEET 13 OF 25	

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HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES, HYE DEVELOPMENT, L.L.C., INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



HYE LAND HOLDINGS, L.L.C., REMAINDER OUT OF THE 59.21 ACRE TRACT INSTR. NO. 2017-172897 O.P.R. (AS PER SURVEY MAP BY SEARCHERS SURVEYING, L.L.C., DATED 07-14-2020)

VAQUERO DRILLING SERVICES, L.L.C.
61.011 AC. TRACT
INSTR. NO. 201477 O.P.R.

SCALE 1" = 60'
0 30

HYE SPRINGS RANCH

WAYMAK
SURVEYORS OF L.L.C.

1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

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HYE SPRINGS RANCH CONDOMINIUMS: UNITS					SHEET 14 OF 25	

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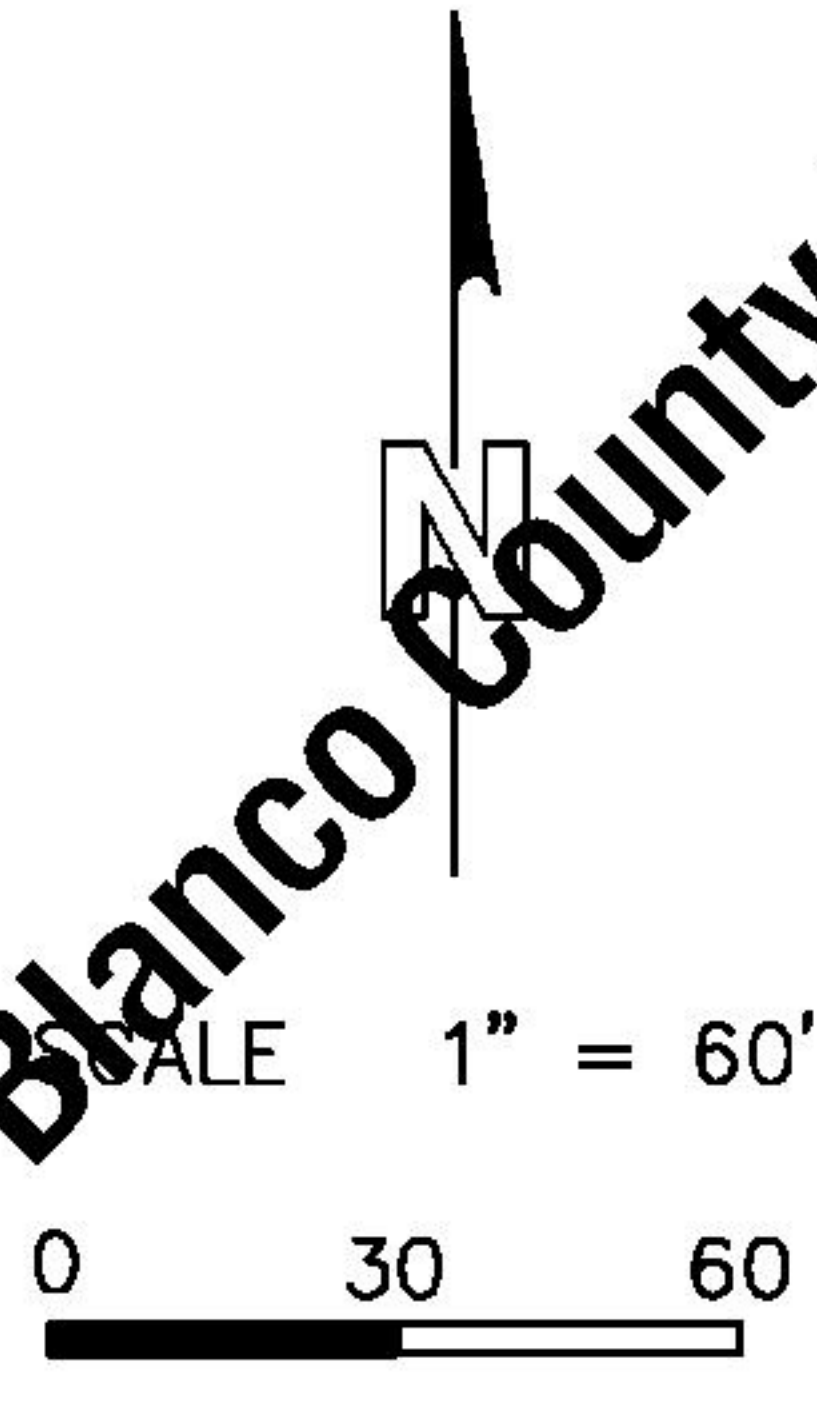
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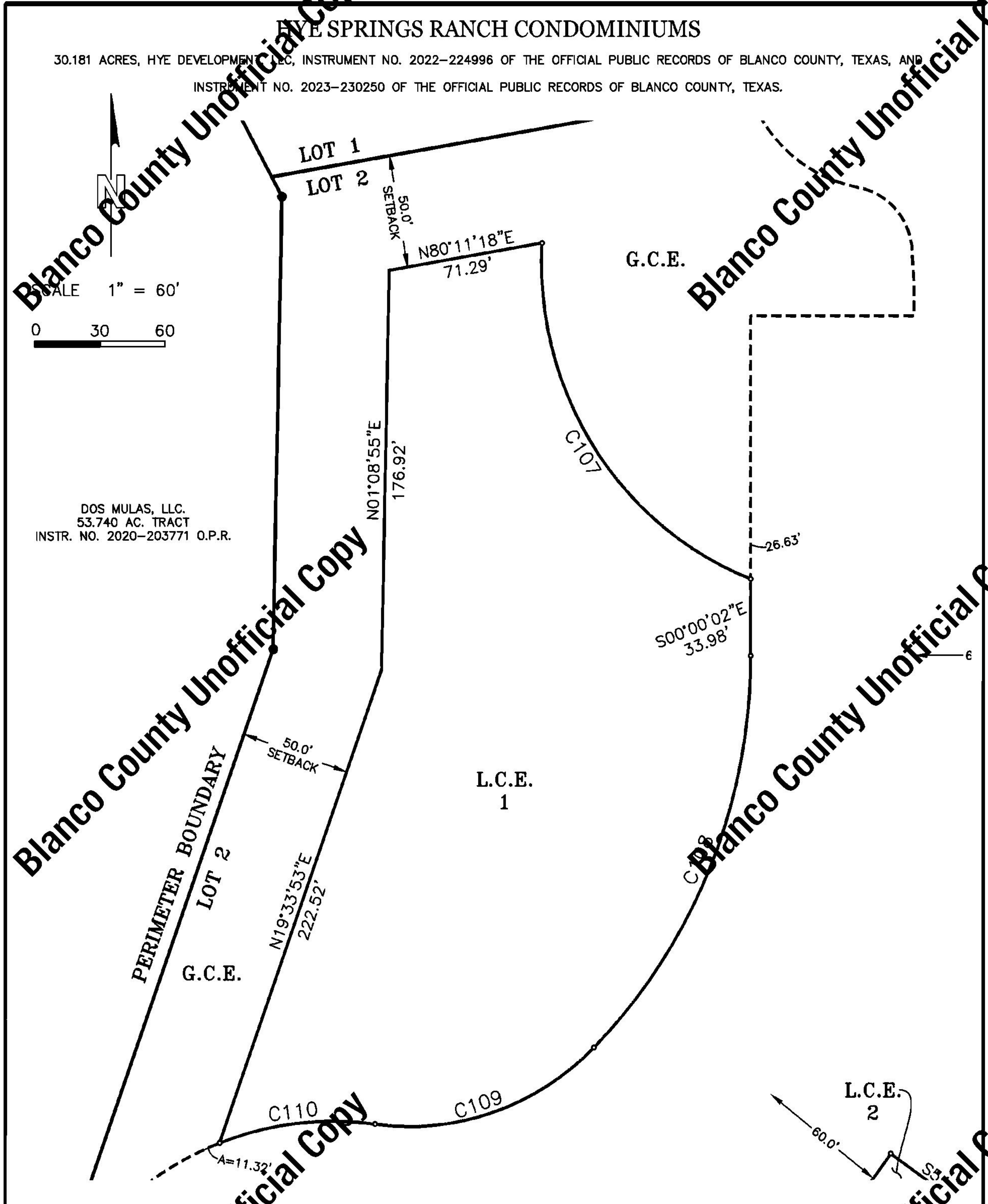
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HYE SPRINGS RANCH CONDOMINIUMS

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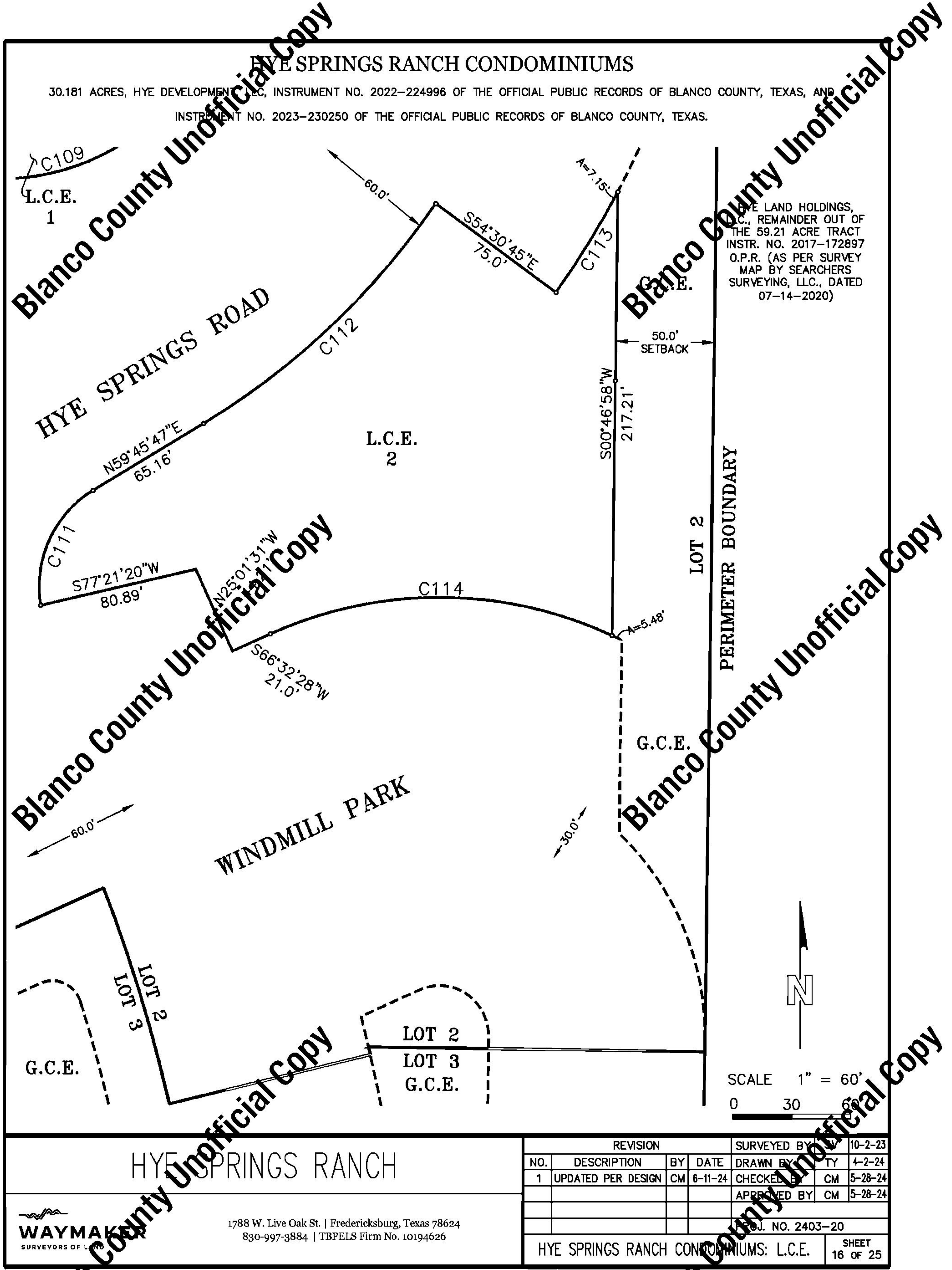
DOS MULAS, LLC.
53.740 AC. TRACT
INSTR. NO. 2020-203771 O.P.R.



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HYE SPRINGS RANCH CONDOMINIUMS: L.C.E.						SHEET 15 OF 25



HYE SPRINGS RANCH CONDOMINIUMS
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 INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

THE LAND HOLDINGS,
 L.P., REMAINDER OUT OF
 THE 59.21 ACRE TRACT
 INSTR. NO. 2017-172897
 O.P.R. (AS PER SURVEY
 MAP BY SEARCHERS
 SURVEYING, L.L.C., DATED
 07-14-2020)

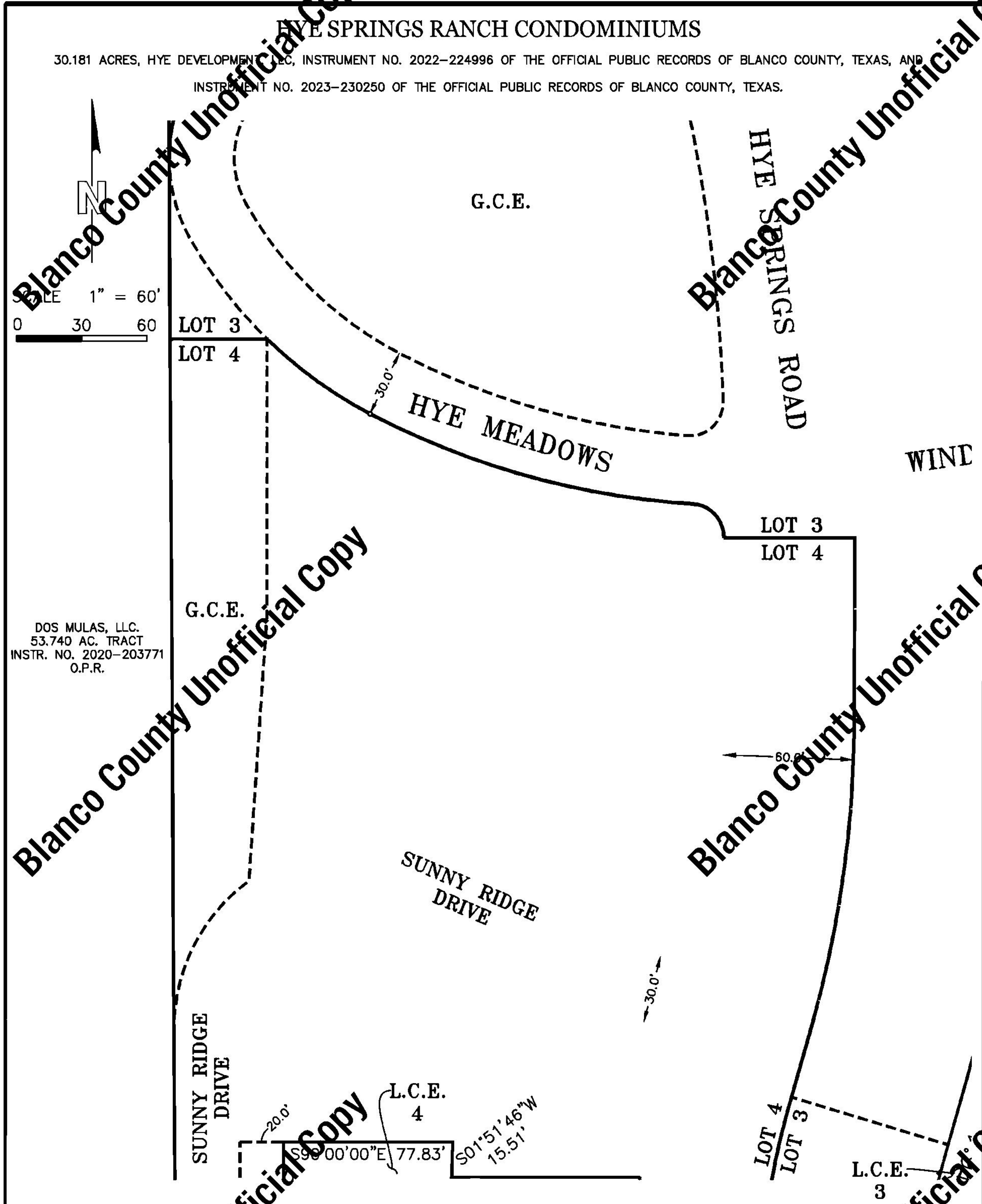
SCALE 1" = 60'
 0 30 60

HYE SPRINGS RANCH

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WAYMAKERS
 SURVEYORS OF LAND

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DOS MULAS, LLC.
53.740 AC. TRACT
INSTR. NO. 2020-203771
O.P.R.

HYE SPRINGS RANCH

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WAYMAKERS
SURVEYORS OF TEXAS

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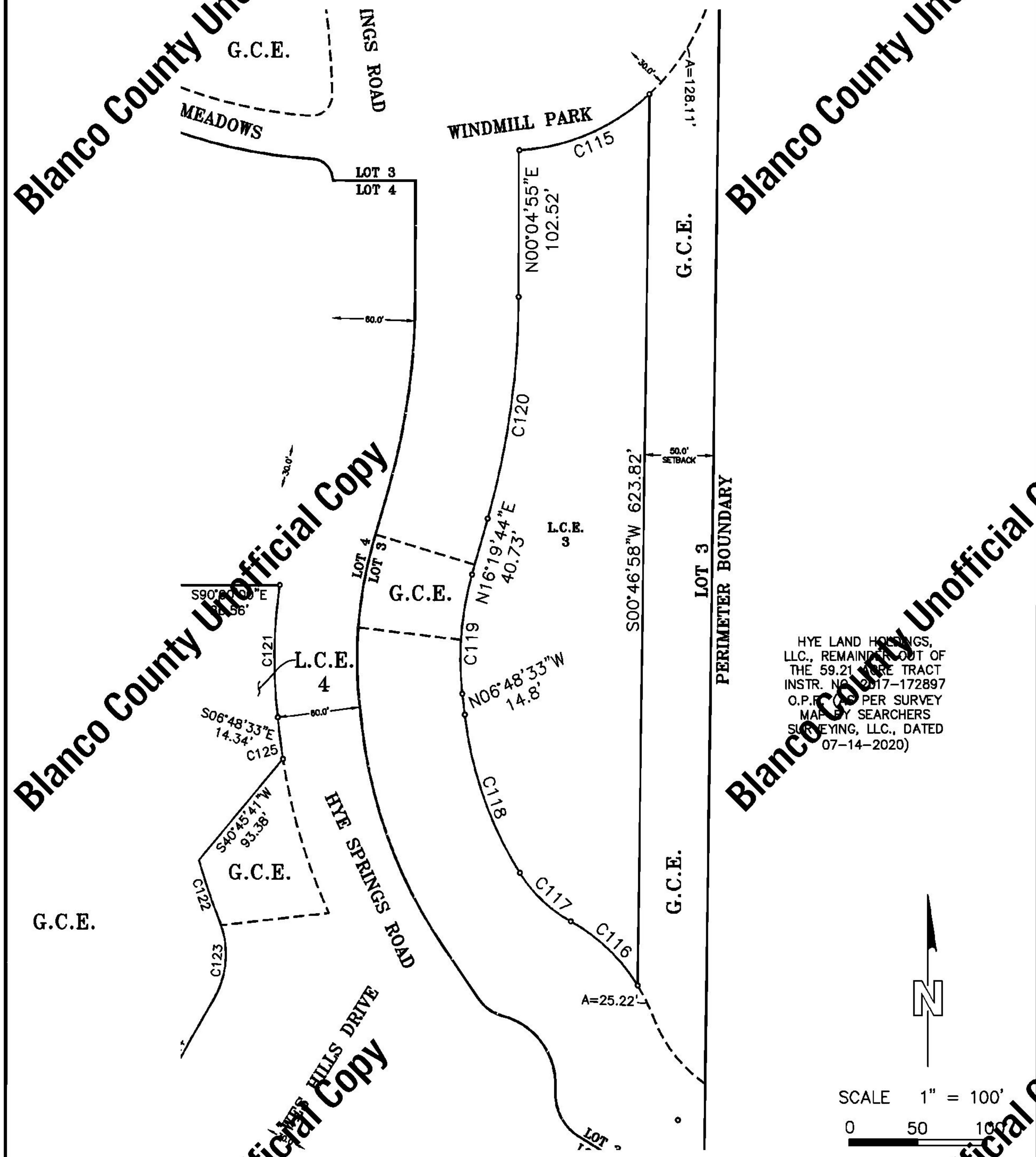
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HYE SPRINGS RANCH CONDOMINIUMS

30.181 ACRES, HYE DEVELOPMENT, L.L.C., INSTRUMENT NO. 2022-224996 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND
INSTRUMENT NO. 2023-230250 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



HYE LAND HOLDINGS, LLC., REMAINS A PART OF THE 59.21 ACRE TRACT INSTR. NO. 2017-172897 O.P.F. AS PER SURVEY MAP BY SEARCHERS SURVEYING, LLC., DATED 07-14-2020)

HYE SPRINGS RANCH

1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

WAYMAKERS SURVEYORS OF LAND

REVISION				SURVEYED BY		10-2-23
NO.	DESCRIPTION	BY	DATE	DRAWN BY	TY	4-2-24
1	UPDATED PER DESIGN	CM	6-11-24	CHECKED BY	CM	5-28-24
				APPROVED BY	CM	5-28-24
						INSTR. NO. 2403-20
HYE SPRINGS RANCH CONDOMINIUMS: L.C.E.						SHEET 18 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	60.63'	530'	6°33'27"	S 17°20'12" E	60.63'	
C2	73.38'	670'	6°16'43"	S 17°11'50" E	73.38'	
C3	30.64'	30'	61°24'59"	S 51°02'40" E	30.64'	
C4	102.09'	66'	101°19'41"	S 31°05'19" E	102.09'	
C5	20.6'	30'	40°09'23"	S 00°30'10" E	20.6'	
C6	64.61'	180'	20°34'51"	S 10°17'27" E	64.61'	
C7	338.64'	380'	59°45'48"	S 29°52'53" W	338.64'	
C8	77.78'	55'	90°00'00"	S 14°45'47" W	77.78'	
C9	99.17'	780'	7°17'22"	S 26°35'32" E	99.17'	
C10	21.33'	15'	90°37'15"	S 68°15'29" E	21.33'	
C11	226.88'	134.99'	114°21'30"	S 56°23'30" E	226.88'	
C12	211.16'	154.98'	85°52'45"	S 43°43'01" W	211.16'	
C13	20.57'	15'	86°35'12"	S 43°22'31" W	20.57'	
C14	135.65'	480'	16°14'49"	S 08°12'20" W	135.65'	
C15	114.18'	285'	23°06'39"	S 04°46'25" W	114.18'	
C16	167.48'	335.31'	28°55'30"	S 21°15'18" E	167.48'	
C17	21.21'	30'	41°24'35"	S 55°49'06" E	21.21'	
C18	64.53'	50'	80°22'22"	S 36°20'12" E	64.53'	
C19	36.6'	35'	63°03'20"	S 27°40'41" E	36.6'	
C20	53.56'	200'	15°23'20"	S 51°30'41" E	53.56'	
C21	56.92'	74.97'	44°36'58"	S 21°30'48" E	56.92'	
C22	76.75'	55.02'	88°26'51"	S 45°00'28" W	76.75'	
C23	192.93'	139.99'	24°12'36"	N 12°05'39" E	192.93'	
C24	121.96'	130'	7°31'08"	N 27°57'31" E	121.96'	
C25	16.63'	15'	67°20'34"	N 01°57'12" W	16.63'	
C26	35.77'	50'	41°55'15"	N 14°39'51" W	35.77'	
C27	21.21'	30'	41°24'35"	N 14°24'31" W	21.21'	
C28	24.78'	15'	111°22'46"	S 89°11'49" W	24.78'	
C29	170.33'	1115'	8°45'40"	S 29°07'36" W	170.33'	
C30	114.83'	540.5'	12°11'42"	S 18°38'54" W	114.83'	
C31	79.21'	55'	92°07'02"	S 58°36'34" W	79.21'	
C32	75.42'	55'	86°33'53"	N 32°02'58" W	75.42'	
C33	142.49'	415'	19°46'16"	N 21°07'06" E	142.49'	
C34	33.5'	65.2'	29°46'31"	N 16°05'32" E	33.5'	
C35	86.69'	80.01'	65°51'44"	N 32°36'03" E	86.69'	
C36	55.12'	125'	25°28'21"	N 78°16'15" E	55.12'	
C37	60.19'	110'	34°28'24"	S 71°45'22" E	60.19'	
C38	67.27'	235'	16°27'27"	S 62°44'54" E	67.27'	
C39	22.32'	15'	96°09'07"	N 60°56'49" E	22.32'	
C40	93.55'	420'	12°47'21"	N 06°28'35" E	93.55'	
C41	20.6'	15'	86°42'42"	N 43°16'26" W	20.6'	
C42	153.77'	380'	23°20'48"	N 74°57'23" W	153.77'	
C43	113.71'	200'	33°01'51"	N 46°46'03" W	113.71'	
C44	104.6'	70'	96°41'07"	N 18°05'23" E	104.6'	
C45	21.08'	15'	89°17'59"	N 21°46'54" E	21.08'	
C46	92.53'	720'	7°22'07"	N 26°33'10" W	92.53'	
C47	31.63'	60'	30°33'55"	N 45°31'11" W	31.63'	
C48	131.93'	66'	176°17'23"	N 27°20'33" E	131.93'	
C49	56.08'	60'	55°43'28"	N 87°37'31" E	56.08'	
C50	318.86'	320'	59°45'48"	N 29°52'53" E	318.86'	
C51	15.34'	120'	7°19'46"	N 03°39'55" W	15.34'	
C52	35.5'	30'	72°32'33"	N 43°36'04" W	35.5'	
C53	100.64'	100'	99°21'43"	N 30°11'28" W	100.64'	
C54	21.28'	30'	41°32'47"	N 01°17'00" W	21.28'	

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HYE SPRINGS RANCH



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830-997-3884 | TBPELS Firm No. 10194626

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PROJ. NO. 2403-20						
HYE SPRINGS RANCH CONDOMINIUMS: TABLES						SHEET 20 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

CURVE TABLE CONTINUED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C55	111.91'	730'	7°59'56"	N 18°03'26" W	101.83'
C56	53.79'	470'	6°33'27"	N 17°20'12" W	53.76'
C57	22.27'	15'	85°02'55"	N 23°54'26" E	20.28'
C58	209.56'	105'	114°21'05"	S 56°23'34" E	176.47'
C59	187.34'	125'	85°52'17"	S 43°43'07" W	170.22'
C60	23.95'	15'	91°29'05"	N 47°36'12" W	21.49'
C61	228.11'	780'	16°45'23"	N 10°14'21" W	217.3'
C62	43.04'	25'	98°38'41"	N 41°25'04" W	37.92'
C63	122.29'	430'	16°17'40"	N 16°03'07" W	121.88'
C64	112.31'	900'	7°08'59"	N 27°46'26" E	112.23'
C65	62.44'	40'	89°26'44"	N 76°04'17" E	56.29'
C66	45.66'	170'	15°23'20"	S 51°30'41" E	45.52'
C67	35.03'	45'	44°35'59"	S 21°31'02" E	34.15'
C68	38.61'	25'	88°28'38"	S 45°01'17" W	34.88'
C69	132.85'	385'	19°46'16"	N 21°07'06" E	132.19'
C70	51.96'	95'	31°20'27"	N 15°20'01" E	51.32'
C71	57.48'	50'	65°52'17"	N 32°35'56" E	54.37'
C72	42.23'	95'	25°28'21"	N 78°16'15" E	41.89'
C73	48.13'	80'	34°28'24"	S 71°45'22" E	47.41'
C74	79.49'	265'	17°11'10"	S 63°06'45" E	79.19'
C75	23.05'	15'	88°02'05"	S 27°41'18" E	20.85'
C76	139.32'	75'	23°08'17"	S 04°45'36" W	138.38'
C77	132.32'	95'	19°11'36"	S 16°24'21" E	131.7'
C78	82.15'	80'	58°49'59"	S 03°24'50" W	78.58'
C79	161.56'	1145'	8°05'04"	S 28°47'18" W	161.43'
C80	121.43'	570.5'	12°11'42"	S 18°38'54" W	121.2'
C81	40.19'	25'	92°07'02"	S 58°36'34" W	36'
C82	37.77'	25'	86°33'53"	N 32°02'58" W	34.28'
C83	25.57'	15'	95°55'44"	S 46°04'04" W	22.28'
C84	138.57'	350'	22°41'06"	N 74°37'32" W	137.67'
C85	98.57'	170'	33°01'51"	N 46°46'03" W	96.65'
C86	67.5'	40'	96°41'03"	N 18°05'23" E	59.77'
C87	25.02'	15'	95°35'07"	S 65°46'33" E	22.22'
C88	202.15'	720'	16°05'11"	S 09°56'24" E	201.44'
C89	256.97'	430.72'	34°10'58"	S 19°23'45" W	253.17'
C90	184.24'	215'	49°05'58"	S 89°01'08" E	180.66'
C91	283.73'	855'	19°00'49"	S 10°27'59" E	282.43'
C92	49.9'	25'	114°21'05"	S 56°23'34" E	42.02'
C93	66.65'	45'	84°51'44"	S 43°12'50" W	60.72'
C94	157.38'	555'	16°14'49"	S 08°12'20" W	156.85'
C95	38.27'	210'	10°26'32"	S 01°35'17" E	38.22'
C96	118.69'	260'	26°09'16"	S 19°53'11" E	117.66'
C97	50.7'	100'	29°03'01"	S 47°29'20" E	50.16'
C98	91.84'	130'	40°28'39"	S 41°46'30" E	89.94'
C99	56.98'	100'	32°38'47"	S 37°51'34" E	56.21'
C100	4.01'	280'	0°49'11"	S 53°46'22" E	4.01'
C101	161.55'	650.5'	14°13'45"	N 17°38'22" E	161.13'
C102	147.39'	1258.2'	6°42'43"	N 28°13'26" E	147.31'
C103	53.81'	60'	51°23'05"	N 05°53'15" E	52.02'
C104	180.31'	146'	70°45'32"	N 62°14'31" E	169.06'
C105	109.94'	120'	52°29'32"	N 71°22'31" E	106.13'
C106	192.98'	45'	45°07'46"	N 22°33'52" E	188.03'

HYE SPRINGS RANCH



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PROJ. NO. 2403-20						
HYE SPRINGS RANCH CONDOMINIUMS: TABLES						SHEET 21 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°36'56" E	134.82'
L2	S 14°03'28" E	96.79'
L3	S 00°00'02" E	166.38'
L4	S 59°45'47" W	65.16'
L5	S 30°14'13" E	5.28'
L6	N 66°25'53" E	82.07'
L7	S 00°46'56" W	66.54'
L8	S 86°40'07" W	61.45'
L9	S 00°04'55" W	83.92'
L10	S 16°19'44" W	40.73'
L11	S 06°48'33" E	14.34'
L12	S 35°06'48" E	41.5'
L13	S 59°12'21" E	31.51'
L14	S 00°47'02" W	146.6'
L15	S 89°15'36" W	238.17'
L16	N 35°06'48" W	9.31'
L17	N 75°19'55" W	113.98'
L18	N 00°20'10" W	422.61'
L19	N 00°04'55" E	81.22'
L20	N 66°25'53" E	162.15'
L21	N 30°14'13" W	45.25'
L22	N 59°45'47" E	27.55'
L23	N 00°00'02" W	166.38'
L24	N 14°03'28" W	96.79'
L25	N 20°36'56" W	134.42'
L26	N 66°25'53" E	84.99'
L27	S 00°46'58" W	66.54'
L28	S 86°39'15" W	58.32'
L29	S 59°12'21" E	48.37'
L30	S 00°46'58" W	146.6'
L31	S 89°15'36" W	178.6'
L32	N 00°20'13" W	420.94'
L33	S 16°19'44" W	5.08'
L34	S 06°48'33" E	14.34'
L35	N 75°19'55" W	113.98'
L36	N 66°25'53" E	158.86'
L37	N 66°25'53" E	21'
L38	N 66°25'53" E	32.53'
L39	S 00°46'58" W	66.54'
L40	S 00°04'55" W	102.52'
L41	S 16°19'44" W	33.57'
L42	S 06°48'33" E	14.34'
L43	S 89°15'36" W	106.13'
L44	S 89°15'36" W	112.91'
L45	N 00°00'02" W	150.61'

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HYE SPRINGS RANCH


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HYE SPRINGS RANCH CONDOMINIUMS: TABLES						SHEET 23 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

UNIT NO.	AREA(S)	TABLE
UNIT 1		ACREAGE
UNIT 2		0.091 AC.
UNIT 3		0.087 AC.
UNIT 4		0.079 AC.
UNIT 5		0.078 AC.
UNIT 6		0.079 AC.
UNIT 7		0.082 AC.
UNIT 8		0.082 AC.
UNIT 9		0.082 AC.
UNIT 10		0.082 AC.
UNIT 11		0.082 AC.
UNIT 12		0.078 AC.
UNIT 13		0.077 AC.
UNIT 14		0.082 AC.
UNIT 15		0.083 AC.
UNIT 16		0.090 AC.
UNIT 17		0.084 AC.
UNIT 18		0.091 AC.
UNIT 19		0.085 AC.
UNIT 20		0.085 AC.
UNIT 21		0.116 AC.
UNIT 22		0.098 AC.
UNIT 23		0.073 AC.
UNIT 24		0.079 AC.
UNIT 25		0.095 AC.
UNIT 26		0.086 AC.
UNIT 27		0.082 AC.
UNIT 28		0.074 AC.
UNIT 29		0.074 AC.
UNIT 30		0.074 AC.
UNIT 31		0.074 AC.
UNIT 32		0.086 AC.
UNIT 33		0.077 AC.
UNIT 34		0.080 AC.
UNIT 35		0.080 AC.
UNIT 36		0.080 AC.
UNIT 37		0.078 AC.
UNIT 38		0.077 AC.
UNIT 39		0.072 AC.
UNIT 40		0.078 AC.
UNIT 41		0.072 AC.
UNIT 42		0.073 AC.
UNIT 43		0.078 AC.
UNIT 44		0.084 AC.
UNIT 45		0.091 AC.
UNIT 46		0.092 AC.
UNIT 47		0.094 AC.
UNIT 48		0.105 AC.
UNIT 49		0.094 AC.
UNIT 50		0.088 AC.
UNIT 51		0.098 AC.
UNIT 52		0.079 AC.
UNIT 53		0.082 AC.
UNIT 54		0.082 AC.
UNIT 55		0.082 AC.
UNIT 56		0.079 AC.
UNIT 57		0.101 AC.
UNIT 58		0.101 AC.
UNIT 59		0.094 AC.
UNIT 60		0.112 AC.

UNIT NO.	AREA(S)	TABLE, CONTINUED
UNIT 61		ACREAGE
UNIT 62		0.083 AC.
UNIT 63		0.083 AC.
UNIT 64		0.082 AC.
UNIT 65		0.083 AC.
UNIT 66		0.105 AC.
UNIT 67		0.128 AC.
UNIT 68		0.084 AC.
UNIT 69		0.090 AC.
UNIT 70		0.087 AC.
UNIT 71		0.122 AC.
UNIT 72		0.135 AC.
UNIT 73		0.085 AC.
UNIT 74		0.083 AC.
UNIT 75		0.087 AC.
UNIT 76		0.083 AC.
UNIT 77		0.085 AC.
UNIT 78		0.085 AC.
UNIT 79		0.084 AC.
UNIT 80		0.084 AC.
UNIT 81		0.083 AC.
UNIT 82		0.083 AC.
UNIT 83		0.109 AC.
UNIT 84		0.084 AC.
UNIT 85		0.100 AC.
UNIT 86		0.112 AC.
UNIT 87		0.108 AC.
UNIT 88		0.090 AC.
UNIT 89		0.087 AC.
UNIT 90		0.077 AC.
UNIT 91		0.082 AC.
UNIT 92		0.091 AC.
UNIT 93		0.088 AC.
UNIT 94		0.106 AC.
UNIT 95		0.114 AC.
UNIT 96		0.099 AC.
UNIT 97		0.092 AC.
UNIT 98		0.152 AC.
UNIT 99		0.100 AC.
UNIT 100		0.100 AC.
UNIT 101		0.100 AC.
UNIT 102		0.071 AC.
UNIT 103		0.142 AC.
UNIT 104		0.160 AC.
UNIT 105		0.132 AC.
UNIT 106		0.093 AC.
UNIT 107		0.093 AC.
UNIT 108		0.081 AC.
UNIT 109		0.082 AC.
UNIT 110		0.073 AC.
UNIT 111		0.066 AC.
UNIT 112		0.066 AC.
UNIT 113		0.067 AC.
UNIT 114		0.067 AC.
UNIT 115		0.067 AC.
UNIT 116		0.067 AC.
UNIT 117		0.071 AC.
UNIT 118		0.077 AC.
UNIT 119		0.077 AC.
UNIT 120		0.077 AC.

HYE SPRINGS RANCH



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PROJ. NO. 2403-20						
HYE SPRINGS RANCH CONDOMINIUMS: TABLES						SHEET 24 OF 25

HYE SPRINGS RANCH CONDOMINIUMS

GENERAL NOTES:

1. ALL IMPROVEMENTS AND LAND REFLECTED ON THE PLAT/PLAN ARE DESIGNATED AS GENERAL COMMON ELEMENTS, SAVE AND EXCEPT PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS OR UNITS: (i) IN THE DECLARATION OF CONDOMINIUM FOR HYE SPRINGS RANCH CONDOMINIUMS (THE "DECLARATION") OR (ii) ON THE PLATS AND PLANS OF THE REGIME.
2. OWNERSHIP AND USE OF CONDOMINIUM UNITS IS SUBJECT TO THE RIGHTS AND RESTRICTIONS CONTAINED IN THE DECLARATION.

EACH UNIT, BUILDING, LIMITED, COMMON ELEMENT, AND GENERAL COMMON ELEMENT IS SUBJECT TO SPECIAL RIGHTS RESERVED BY THE DECLARANT AS PROVIDED FOR IN THE DECLARATION. PURSUANT TO SUCH PROVISIONS, AMONG OTHER THINGS, DECLARANT HAS RESERVED THE RIGHT TO (i) COMPLETE OR MAKE IMPROVEMENTS INDICATED ON THE PLAT AND PLANS; (ii) EXERCISE ANY DEVELOPMENT RIGHT PERMITTED BY THE TEXAS UNIFORM CONDOMINIUM ACT (THE "ACT") AND THE DECLARATION, INCLUDING THE ADDITION OF REAL PROPERTY TO THE REGIME, WHICH PROPERTY MAY BE ADDED AS UNITS, GENERAL COMMON ELEMENTS, AND/OR LIMITED COMMON ELEMENTS; (iii) MAKE THE PROPERTY PART OF A LARGER CONDOMINIUM OR PLANNED COMMUNITY; (iv) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY; (v) APPOINT OR REMOVE ANY DECLARANT - APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT - APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION) CONSISTENT WITH THE ACT. FOR PURPOSES OF PROMOTING, IDENTIFYING, AND MARKETING OF THE PROPERTY, DECLARANT HAS RESERVED AN EASEMENT AND RIGHT TO PLACE OR INSTALL SIGNS, BANNERS, FLAGS, DISPLAY LIGHTS, POTTED PLANTS, EXTERIOR DECORATIVE ITEMS, SEASONAL DECORATIONS, TEMPORARY WINDOW TREATMENTS, AND SEASONAL LANDSCAPING ON THE PROPERTY, INCLUDING ITEMS AND LOCATIONS THAT ARE PROHIBITED TO OTHER OWNERS. DECLARANT HAS ALSO RESERVED AN EASEMENT AND RIGHT TO MAINTAIN, RELOCATE, REPLACE, OR REMOVE THE ITEMS LISTED IN THE FOREGOING SENTENCE FROM TIME TO TIME. DECLARANT HAS RESERVED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS THROUGH THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION) AND UNITS, OWNED OR LEASED BY DECLARANT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, MANAGING, AND MARKETING THE PROPERTY, AND FOR DISCHARGING DECLARANT'S OBLIGATIONS UNDER THE ACT AND THE DECLARATION.

4. THE WATER NEEDS OF THIS SUBDIVISION WILL BE PROVIDED BY HYE SPRINGS RANCH PWS, 938 MAENIUS ROAD, BLANCO, TEXAS 78606. INFORMATION ON THE NEW PUBLIC WATER SUPPLY SYSTEM IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF BLANCO COUNTY, TEXAS AND/OR THE OFFICE OF THE TCEQ. IN ORDER TO PROTECT THE GROUNDWATER SUPPLY OF THE PROPOSED SUBDIVISION, THE RULES OF THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT GENERALLY PROHIBIT THE DRILLING OF PRIVATELY-OWNED WELLS WITHIN THE SERVICE AREA OF ANY PUBLIC WATER SUPPLY SYSTEM. ALSO, CONSIDERATION OF ALTERNATIVE WATER SOURCES MAY ALWAYS BE CONSIDERED DUE TO THE CUMULATIVE IMPACTS OF WATER DEMANDS PLACED ON THE AQUIFERS SUPPLYING THE REGION. RAINWATER HARVESTING IS OFTEN AN ALTERNATIVE THAT MAY PROVIDE ADEQUATE WATER QUANTITY AND HIGHER QUALITY TO SUPPLEMENT OR REPLACE THE WATER PROVIDED FROM PUBLIC WATER SUPPLY. SEE THE TEXAS MANUAL ON RAINWATER HARVESTING, TEXAS WATER DEVELOPMENT BOARD FOR GUIDANCE.
5. REFER TO THE DEVELOPMENT (FINAL) PLAT OF RECORD FOR DETAILS DESCRIBING THE VARIABLE WIDTH DRAINAGE EASEMENTS DEPICTED ON SHEETS 5-19, INCLUDING THE RESPECTIVE EASEMENT GEOMETRIES, LIMITS AND RELATED DETAILS.
6. REFER TO TYPICAL DETAIL AND NOTES ON SHEET NO. 3 CONCERNING TYPICAL BUILDING SETBACK AND TYPICAL PUBLIC UTILITY EASEMENTS, FOR UNITS.
7. BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE "GRID" DERIVED FROM GPS POSITIONING TECHNIQUES, AND REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE IN U.S. SURVEY FEET (NAD83(2011)). "NORTH" IS REFERENCED TO GRID NORTH.

<p>HYE SPRINGS RANCH</p>	REVISION				SURVEYED BY	10-2-23	
	NO.	DESCRIPTION	BY	DATE	DRAWN BY	TY	
	1	UPDATED PER DESIGN	CM	6-11-24	CHECKED BY	CM	
	2	ADDITIONAL NOTES (SHT. #25)	CM	6-19-24	APPROVED BY	CM	
					PROJECT NO.	2403-20	
	HYE SPRINGS RANCH CONDOMINIUMS: NOTES					SHEET	25 OF 25



1788 W. Live Oak St. | Fredericksburg, Texas 78624
830-997-3884 | TBPELS Firm No. 10194626

Blanco County
Laura Walla
Blanco County Clerk

Blanco County Unofficial Copy

Instrument Number: 250073

eRecording - Real Property
AMENDMENT

Recorded On: January 08, 2025 02:36 PM

Number of Pages: 30

" Examined and Charged as Follows: "

Total Recording: \$132.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 250073
Receipt Number: 20250108000006
Recorded Date/Time: January 08, 2025 02:36 PM
User: Sheila M
Station: cclerk02

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CSC



STATE OF TEXAS
Blanco County

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.

Laura Walla
Blanco County Clerk
Blanco County, TX

Laura Walla