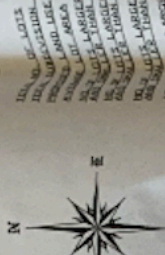
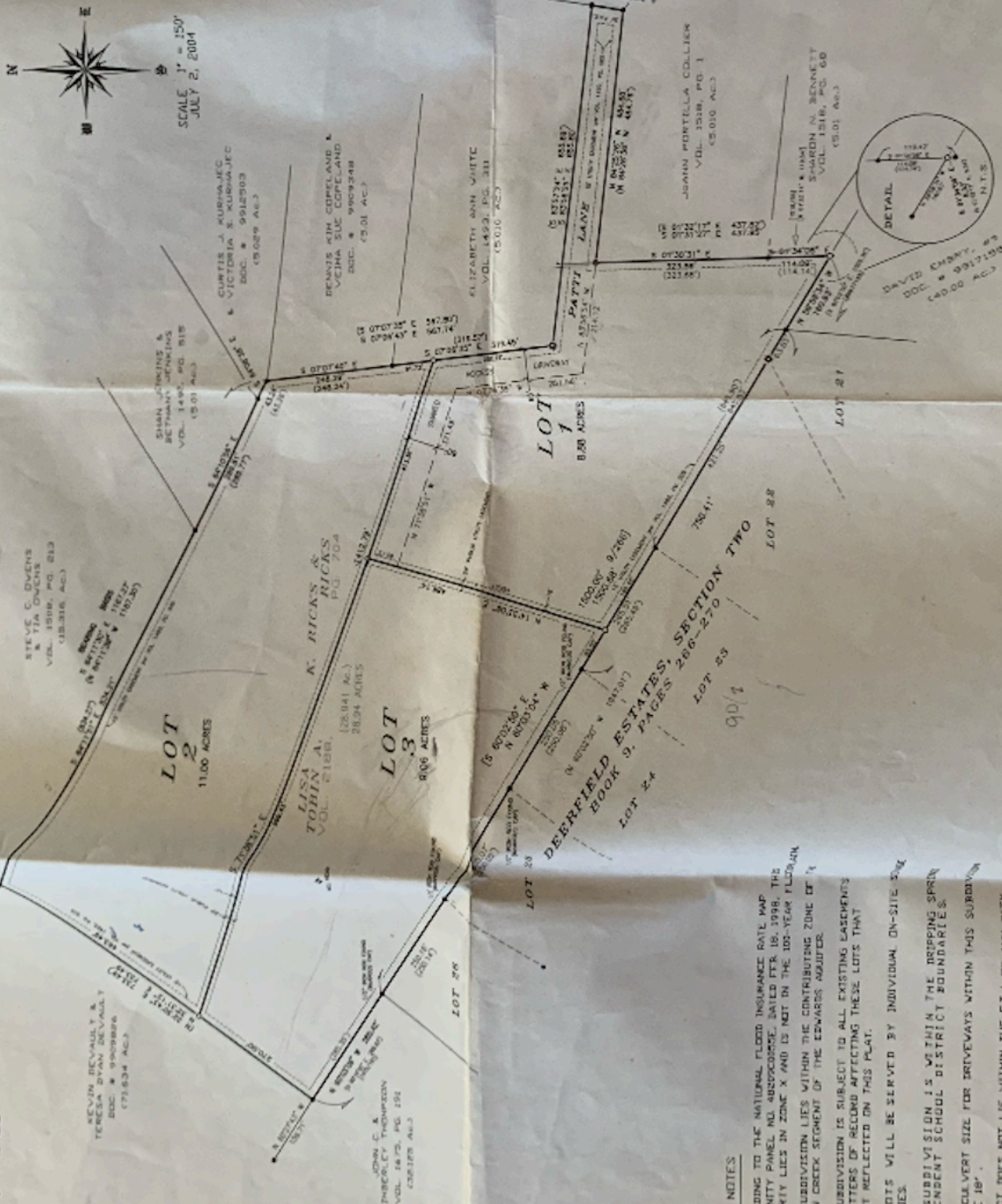


PATRICIA FALLS

A SUBDIVISION IN HAYS COUNTY, TEXAS



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 1. 1/4 SECTION ACREAGE
 2. RESIDENTIAL
 3. 545 ACRES
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BONHAM RANCH ROAD
 100' R.O.W. VOL. 400, PG. 0377

SHARED ACCESS DRIVEWAY NOTES

- NO MORE THAN THREE (3) SINGLE FAMILY RESIDENCES MAY SHARE USE OF THE SHARED ACCESS DRIVEWAY. NO ACCESS TO THE SHARED DRIVEWAY SHALL BE ALLOWED FROM THE 60 SHARED ACCESS DRIVEWAY.
- THE REQUIREMENTS OF THE SHARED ACCESS DRIVEWAY SHALL BE DAILY RESPONSIBLE FOR ALL MAINTENANCE OF THE DRIVEWAY, INCLUDING MAINTAINING ANY (GARAGE) STRUCTURE BE MAINTAINED AT ALL TIMES IN A SAFE MANNER. THE DRIVEWAY SHALL BE MARKED WITH REFLECTIVE VEHICLE ACCESSIBLE.
- ANY OF THE LOTS SHARING THE USE OF THE SHARED ACCESS DRIVEWAY SHALL HAVE EQUAL, UNRESTRICTED AND UNRESTRICTED RIGHTS IN THE SHARED ACCESS DRIVEWAY, WHICH RIGHTS ARE ESTABLISHED BY EACH A SEPARATE ACCESS EASEMENT AND SHALL HAVE THE RESPONSIBILITY TO PAY A PRO-RATA SHARE OF ALL MAINTENANCE OR REPAIR COSTS AS ESTABLISHED BY THE ACCESS EASEMENT DOCUMENT.

- LEGEND
- 1 RECORD INFORMATION OF ADJOINING TRACTS
 - 2 1/4 SECTION ACREAGE
 - 3 RESIDENTIAL
 - 4 545 ACRES
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 - 6 0
 - 7 0
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GENERAL NOTES

- ACCORDING TO THE NATURAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480600000E, DATED FEB. 18, 1998, THIS PROPERTY LIES IN ZONE X AND IS NOT IN THE 100-YEAR FLOODPLAIN.
- THIS SUBDIVISION LIES WITHIN THE CONTRIBUTING ZONE OF THE SHARON CREEK SEGMENT OF THE EDWARDS AQUIFER.
- THIS SUBDIVISION IS SUBJECT TO ALL EXISTING EASEMENTS AND MATTERS OF RECORD AFFECTING THESE LOTS THAT ARE NOT REFLECTED ON THIS PLAT.
- ALL LOTS WILL BE SERVED BY INDIVIDUAL ON-SITE SEWER FACILITIES.
- THIS SUBDIVISION IS WITHIN THE DRIPPING SPRING INDEPENDENT SCHOOL DISTRICT BOUNDARIES.
- MINIMUM CULVERT SIZE FOR DRIVEWAYS WITHIN THIS SUBDIVISION SHALL BE 18".
- THIS TRACT DOES NOT LIE WITHIN THE E.T.J. OF ANY CITY OR MUNICIPALITY.
- THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE (1) SINGLE FAMILY RESIDENCE PER LOT.