

### SURVEYOR'S NOTES

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NADAS), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

# THE STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS. THAT, OWNER ACTING BY AND THROUGH KNOW ALL MEN BY THESE PRESENTS. THAT, OWNER ACTING BY AND THE OWNER OF 37.074 ACRES OF LAND, BEING A PORTION BEING A 37.074 ACRE TRACT OF LAND AND SENDE A PORTION OF TRACT 4 A CALLED 94.895 ACRE TRACT DESCRIPTION OF TRACT AND AND TRACT A CALLED 94.895 ACRE TRACT DESCRIPTION OF TRACT AND AND TRACT AND TRAC 50 206 ACRE TRACT DESCRIBED TO SLE IV- DRIPPING SPRINGS JV. LP IN 50.200 ACRE I RACI DESCRIBED I O SLF IV-DRIPPING SPRINGS JY, IP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS. DO HEREBY SUBDIVIOE SAID 37.074 ACRES OF LAND TO BE KNOWN AS "HERITAGE- DRIPPING SPRINGS- PHASE I" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENT OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN

IN WITNESS WHEREOF THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE THEREUNTO DULY AUTHORIZED ON THIS

DAY OF EXECUTED BY ITS \_\_\_\_ 2021.

### THE STATE OF TEXAS 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 AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ A.D., 2021.

MY COMMISION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

# STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER REGISTERED RPLS. TEXAS REGISTRATION NO. 6330 KIMLEY-HORN 601 NW LOOP 410, SUITE 350 SAN ANTONIO TX, 78216

### STATE OF TEXAS COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT COMPONIS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE ORIPHING SPRINGS PLANING COMMISSION.

ALEX GRANADOS, P.E.
TEXAS REGISTRATION NO. 130084
KIMLEY-HORN
10814 JOLLYVILLE RD.
CAMPUS IV, SUITE 200
AUSTIN TX, 78759

# **LEGEND**

1/2" IRON ROD FOLIND 1/2" IRON ROD W/PLASTIC CAP FOUND IRSC PKF 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET PK NAIL FOUND PKS BDF CMF PK NAIL SET BRASS TXDOT DISK FOLIND CONCRETE MONUMENT FOUND ROW RIGHT-OF-WAY NCB VOL VOLUME

OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS

PG.

OPRHC

DPRHC

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PAGE

EXISTING CONTOUR

RIGHT OF WAY CENTERLINE

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS
WITHIN THIS PLAT AS VERRIFED BY FEMA MAP PANEL-48209C0105F, EFFECTIVE
SEPTEMBER 02, 2005, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A
RESULT OF FUTURE FEMA MAP REVISIONS ANDOR AMENDMENT.

MULTIPLE PAGE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

#### GENERAL NOTES

- THIS DEVELOPMENT IS SUBJECT TO THE HERITAGE DEVELOPMENT AGREEMENT, APPROVED BY CITY COUNCIL OCTOBER 17, 2017 EXECUTED NOVEMBER 10, 2017 AND RECORDED ON MAY 7, 2021 IN COUNTY DOCUMENT NO. 21023835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
- 2. S DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPINGS SPRINGS, HAYS COUNTY, TEXAS.
- 3 ZONING OF THIS DEVELOPMENT IS GOVERNED BY THE CITY OF DRIPPING SPRINGS PDD #5
- THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 5. DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE

6. UTILITIES WILL BE PROVIDED BY THE FOLLOWING WATER-WASTEWATER-

DRIPPING SPRINGS WATER SUPPLY CORPORATION CITY OF DRIPPING SPRINGS PEDERNALES ELECTRIC COMPANY

- (ALL) NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-MAY.
- 9. ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN, 5' OR 8' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET
- 10. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS
- 11. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA
- 12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS
- 13. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
- 14. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND LITHLITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION
- 15. ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
- 16. A 15-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- 17. THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE CODE AND LOCAL
- 18. STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF IPDD NO. 5 EXHIBIT GI.



TED THIS	DAY OF	A.D. 20
ATE OF TEXAS		NOTARY PUBLIC, HAYS COUNTY, TE

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, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

FINAL PLAT OF

**HERITAGE- DRIPPING** 

SPRINGS-PHASE I

BEING A 37.074 ACRE TRACT OF LAND AND

BEING A PORTION OF TRACT 4 A CALLED 94.695

ACRE TRACT DESCRIBED TO SLF IV- DRIPPING

SPRINGS JV, LP. RECORDED IN DOCUMENT NO.

14037231 AND DOCUMENT NO. 140377230 OF THE

OFFICIAL PUBLIC RECORDS OF HAYS COUNTY

AND A PORTION OF TRACT 2 A CALLED 50,206

ACRE TRACT DESCRIBED TO SLF IV- DRIPPING

SPRINGS JV, LP IN DOCUMENT NO 14037229 OF

THE OFFICIAL PUBLIC RECORDS OF HAYS

COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY,

TEXAS.

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, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREM EXPRESSED AND IN THE CAPACITY THEREM STATED. GIVEN LINDER MY HAND AND SEAL OF OFFICE

A.D. 20

DATED THIS DAY OF

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC, HAYS COUNTY, TEXAS

THIS PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE! HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE

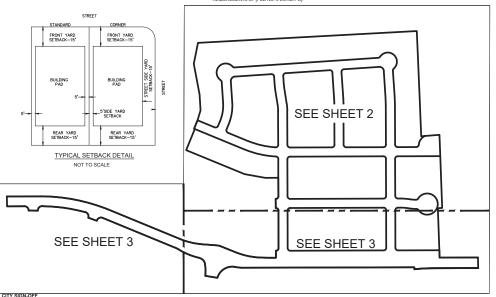
	ADMINISTRATIVE EXCE	PTION(S) AND OR VARIANCE(S) HAVE BEE	:N GRAP
ARY	DATED THIS	DAY OF	A.D. 20_
SHALL D FOR	BY: CHAIRMAN		_

NOT BE RECORDED FOR	CHAIRMAN
ANY PURPOSE AND	BY:
SHALL NOT BE USED OR	SECRETARY
VIEWED OR RELIED	
UPON AS A FINAL	
SURVEY DOCUMENT	

PREI IMINI

THIS DOCUMENT SHALL	BY:
NOT BE RECORDED FOR	CHAIRMAN
ANY PURPOSE AND	BY:
SHALL NOT BE USED OR	SECRETARY

OCCUMENT SHALL	BY:
RECORDED FOR	CHAIRMAN
PURPOSE AND	BY:
NOT BE USED OR	SECRETARY
VED OR RELIED	
ON AS A FINAL	



# INDEX MAP

## THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED. APPROVED THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_

MIM JAMES

2021, A.D. BY THE PLANNING AND ZONING COMMISSION

ANDREA CUNNINGHAM, CITY SECRETARY CHAIR OF PLANNING AND ZONING COMMISSION

# STATE OF TEXAS

CITY OF DRIPPING SPRINGS, TEXAS

HAYS COUNTY TEXAS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_OF \_\_\_\_ A.D., 2021, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_

BERT CORR M.D. ELAINE HANSON CARDENAS COUNTY JUDGE HAYS COUNTY, TEXAS

## ENGINEERING AND PUBLIC WORKS DEPARTMENT

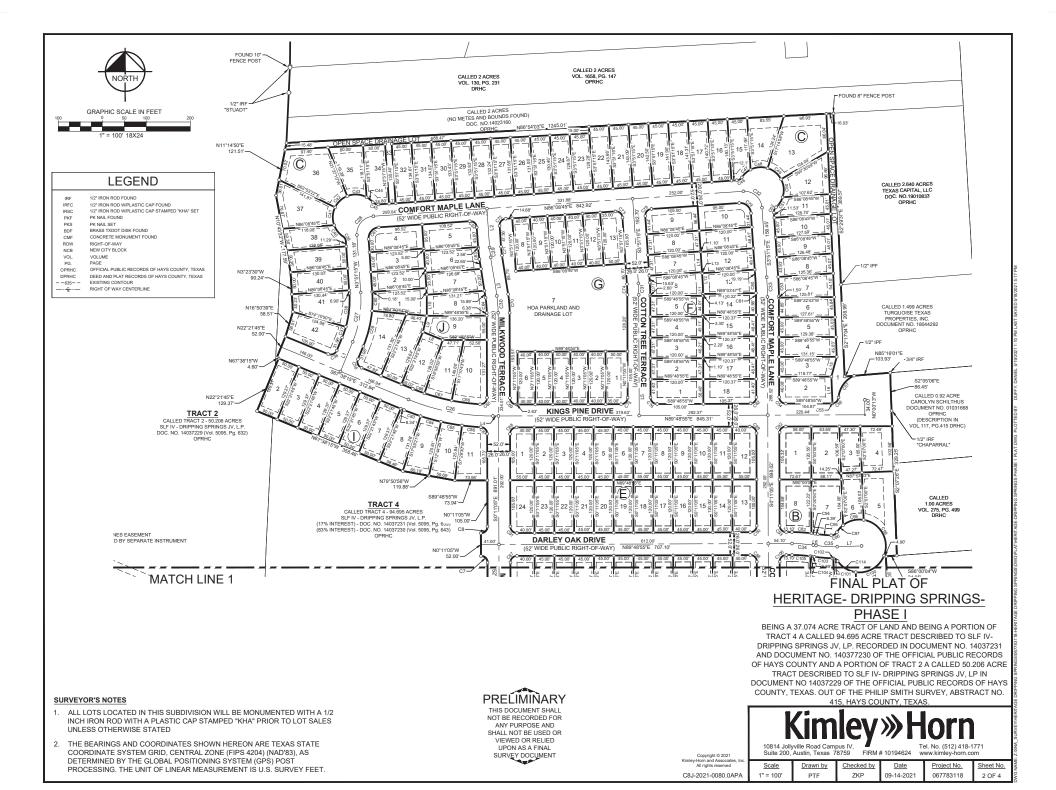
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN NO SINUUTINE. IN THIS SUPPLY ON A STATE ALPROVED UNTIL COMPACT WHERE SYSTEM. DUE TO 
DECIMINEN WATER SUPPLY ON A STATE ALPROVED COMMUNITY WATER SYSTEM. DUE TO 
DECIMINEN WATER SYSTEM STATE SYSTEM STATE OF THE STAT

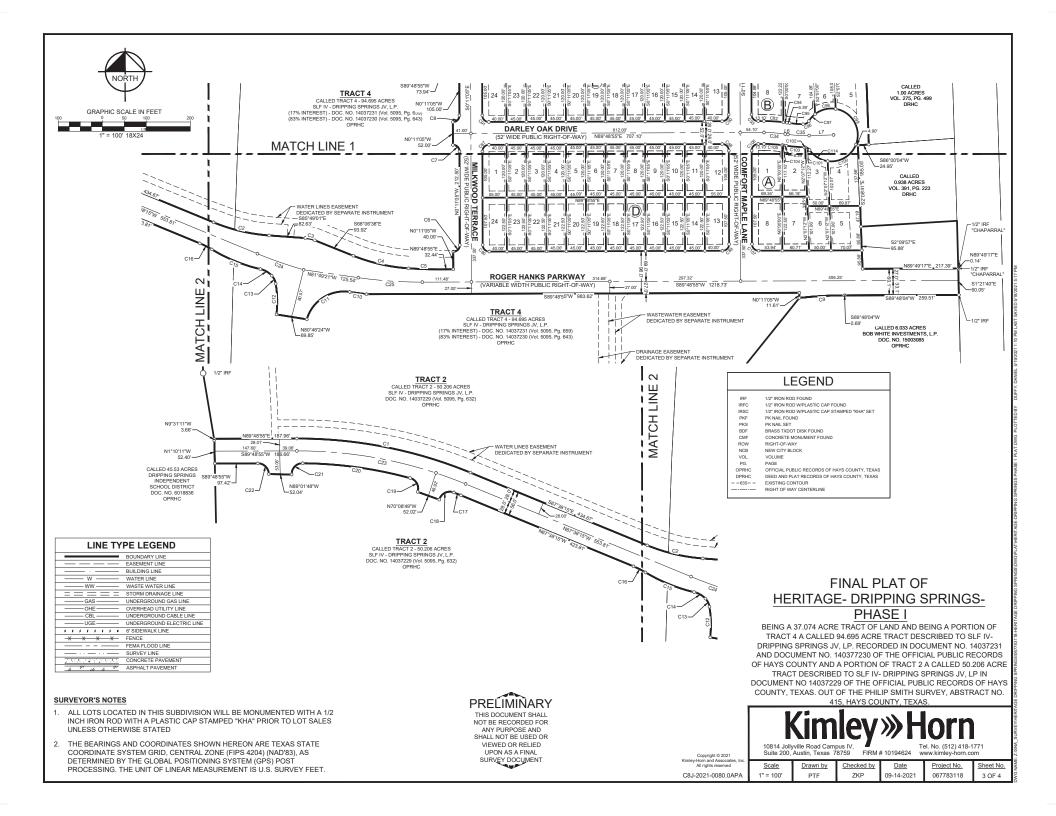
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET

CHAD GILPIN, P.E CITY ENGINEER

SHEET 1 OF 4





_			CI	JRVE TA	DI C		CURVE TABLE					
		DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
	NO.	22°32'50"	1028 00'	Ana 54'	S78°54'40"F	401 93'	NO.	4°20'54"	15.00'	1.14'	S87°38'28"W	1.14'
	C2	18°10'45"	410.00	130.09'	S76°43'38"E	129.54	C56	80°17'45"	15.00'	21.02'	S45°19'08"W	1.14
	C2	18°10'45"	72 00'	22 44'	S76"43"38"E S77"02'16"E	22 35'	C57	60°45'41"	60.00	63.63	S35°33'06"W	60.69
	C4	18*02*25"	410.00'	129.09'	S77°07'50"E	128.56'	C58	90°00'00"	15.00'	23.56'	S22*38*15"E	21.21'
	C5	4°02'03"	988 00'	69 56'	S88*10'04"E	69.55	C59	17°12'29"	276.00'	82.80	\$13°45'30"W	82 58'
	C6	90°00'00"	15.00'	23.56	N44°48'55"E	21.21'	C60	9"00'31"	276.00	43.40'	S00°39'00"W	43.35'
	C7	90°00'00"	15.00'	23.56'	N45°11'05"W	21 21'	C61	90°00'00"	25.00	39.27'	S41°08'45"W	35.36'
	C8	90°00'00"	15.00'	23.56'	N44°48'55"E	21.21'	C62	90°00'00"	15.00'	23.56'	N48°51'15"W	21.21'
	C9	6°04'07"	970.00'	102.74'	S86°44'47"W	102.69'	C63	5°10'19"	276.00'	24.91'	N06°26'25"W	24.91'
	C10	2*07'18"	1035.00'	38.33'	N82°27'23"W	38.32'	C64	8"50'29"	224.00'	34.57'	N04°36'20"W	34.53'
	C11	82°11'02"	88.00'	126.23'	S57°30'45"W	115.68'	C65	93°30'48"	15.00'	24.48'	N46°34'19"E	21.85'
	C12	16°58'12"	236.00'	69.90'	N01°28'51"W	69.64'	C66	7°51'00"	474.00	64.94'	S82*44'47"E	64.89
	C13	32°57'10"	36.00'	20.70	N26°26'33"W	20.42'	C67	7°46'11"	474.00	64.28'	S74°56'12"E	64.23'
	C14	33°58'30"	51.00'	30.24'	N59°54'23"W	29.80'	C68	3"24'51"	474.00°	28.25'	S69°20'41"E	28.24'
	C15	18°01'26"	380.00'	119.54'	N67°52'55"W	119.05'	C69	90°00'00"	15.00'	23.56'	S45°11'05"E	21.21'
	C16	8°46'04"	200.00'	30.61'	N63°15'13"W	30.58'	C70	8*50'29"	276.00'	42.59'	S04"36"20"E	42.55'
	C17	1°02'26"	972.00'	17.65'	N68°09'28"W	17.65'	C71	5*10'19"	224.00'	20.22'	S06"26"25"E	20.21'
	C18	95°12'24"	25.00'	41.54'	S63°43'07"W	36.92'	C72	90°00'00"	15.00'	23.56'	S41°08'45"W	21.21'
	C19	91°50'24"	25.00'	40.07"	N28°55'52"W	35.92'	C73	90°00'00"	15.00'	23.56'	N48°51'15"W	21.21'
	C20	14°32'55"	972.00'	246.81'	N82°07'32"W	246.15'	C74	3°40'10"	382.00'	24.46'	N02°01'10"W	24.46'
	C21	91°53'06"	25.00'	40.09'	S44°39'28"W	35.93'	C75	90°00'00"	15.00'	23.56'	N44°48'55"E	21.21'
	C22	88°54'00"	25.00'	38.79'	N45°44'05"W	35.01'	C76	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'
	C23	22°32'50"	1000.00'	393.52'	N78°54'40"W	390.99'	C77	3°40'10"	434.00	27.80'	N02°01'10"W	27.79'
	C24	6°22'35"	1000.00'	111.29'	N70°49'33"W	111.23'	C78	90°00'00"	15.00'	23.56'	N41°08'45"E	21.21'
	C25	8°21'44"	1000.00'	145.95'	N86°00'13"W	145.82'	C79	90°00'00"	25.00'	39.27'	S48°51'15"E	35.36'
	C26	22°32'50"	500.00'	196.76'	S78°54'40"E	195.49'	C80	2*55'02"	674.00'	34.32'	S02°23'44"E	34.31'
	C27	26°13'00"	250.00'	114.39'	N09°15'15"E	113.40'	C81	0°45'08"	674.00'	8.85'	S00°33'39"E	8.85'
	C28	90°00'00"	40.00'	62.83'	N41"08'45"E	56.57'	C82	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'
	C29	5°10'19"	250.00'	22.57'	S06"26'25"E	22.56'	C83	4"22"24"	526.00'	40.15'	S69°49'27"E	40.14'
	C30	8°50'29"	250.00'	38.58'	S04"36'20"E	38.54'	C84	5°14'55"	526.00'	48.19'	S74"38'07"E	48.17'
	C31	3°40'10"	408.00'	26.13'	S02*01'10"E	26.13'	C85	5°14'55"	526.00'	48.19'	S79°53'02"E	48.17'
	C32	90°00'00"	40.00'	62.83'	S48"51'15"E	56.57'	C86	4*41'46"	526.00'	43.11'	S84°51'23"E	43.10'
	C33	3°40'10"	700.00'	44.83'	S02*01'10"E	44.82'	C87	87°01'11"	15.00'	22.78'	S43*41'41"E	20.65'
	C34	8°30'47"	326.00'	48.44'	S85°55'42"E	48.39'	C88	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'
	C35	10"05'00"	274.00'	48.22'	S86°42'48"E	48.16'	C89	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'
	C36	90°00'00"	15.00'	23.56'	S67*21'45"W	21.21'	C90	90°00'00"	15.00'	23.56'	N44°48'55"E	21.21'
	C37	6°32'35"	224.00'	25.58'	S19°05'27"W	25.57'	C91	90°00'00"	15.00'	23.56'	S45*11'05"E	21.21'
	C38	19"40"25" 52"16'12"	224.00' 15.00'	76.91' 13.68'	S05°58'57"W S29°59'21"E	76.54' 13.21'	C92	90°00'00"	15.00' 15.00'	23.56'	S44°48'55"W S45°11'05"E	21.21'
	C40	36°19'56"	52.00'	32.97	S37*57'29"E	32.42'	C93	1°18'45"	352.00	8.06'	S82°19'41"E	8.06'
	C40	45°54'09"	52.00	41.66	S03*09*33*W	40.55'	C94	7°05'21"	248.00	30.69	S85°12'59"E	30.67
	C41	45 54 09 42°16'12"	52.00	38.36	S47°14'44"W	37.50	C95	59°33'53"	15.00'	15.59	N61°27'24"F	14.90'
	C43	50°04'09"	52.00'	45.44'	N86°35'06"W	44.01'	C97	20"09'59"	60.00	21.12'	N41°45'27"E	21.01'
	C43	19°57'58"	52.00	18.12'	N51°34'02"W	18.03'	C98	47°33'07"	60.00	49.80'	N75°37'00"E	48.38'
	C45	52°16'12"	15.00'	13.68'	N67°43'09"W	13.21'	C99	101°47'19"	60.00	106.59	S29°42'46"E	93.12
	C46	52°16'12"	15.00'	13.68'	S60°00'39"W	13.21	C100	76°37'55"	60.00	80.25'	S59°29'51"W	74 40'
	C47	29°29'52"	52.00'	26.77	S48°37'29"W	26.48'	C101	46°18'21"	15.00'	12.12	N57°49'08"W	11.80
	C48	43°51'43"	52.00'	39.81'	S85°18'17"W	38.84'	C102	8"30'05"	15.00'	2.23'	N85°13'21"W	2.22'
	C49	44°28'17"	52.00'	40.36'	N50°31'44"W	39.36'	C103	7°48'05"	300.00'	40.85'	N85°34'21"W	40.82'
	C50	46°29'31"	52.00'	42.19'	N05°02'50"W	41.05'	C104	0"32'17"	300.00'	2.82'	N81°56'27"W	2.82
	C51	30°13'01"	52.00'	27.42'	N33°18'26"E	27.11'	C105	7°58'30"	300.00'	41.76'	N86°11'50"W	41.72
	C52	52°16'12"	15.00'	13.68'	N22*16'51"E	13.21'	C106	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'
	C53	3°35'06"	726.00'	45.43'	N01°58'38"W	45.42'	C107	90°00'00"	15.00'	23.56'	S45*11'05"E	21.21'
	C54	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'					1	
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LINE TABLE						
NO.	BEARING	LENGTH				
L1	N22°21'45"E	72.96'				
L2	S03°51'15"E	88.56'				
L3	S09°01'34"E	88.75'				
L4	N89°48'55"E	12.87'				
L5	S00°11'05"E	274.26				
L6	S81°40'18"E	6.39'				
L7	N88°14'42"E	55.31'				
L8	N67*38'15"W	48.62'				
L9	S13°41'14"W	37.45'				
L10	S00°00'00"E	48.11'				
L11	N00°11'05"W	16.22'				
L12	N03°51'15"W	31.18'				
L13	N03°51'15"W	2.20'				
L14	N03°51'15"W	46.21'				
L15	N15°11'46"E	46.67'				
L16	N02°17'04"W	61.07'				
L17	S86°08'45"W	15.00'				

LOT	TABLE		LOT	TABLE		LOT	TABLE		LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.												
LOT 1 BLOCK C	0.261	11,360	LOT 41 BLOCK C	0.183	7,956	LOT 1 BLOCK F	0.154	6,720	LOT 1 BLOCK E	0.150	6,552	LOT 1 BLOCK D	0.150	6,552
LOT 2 BLOCK C	0.167	7,274	LOT 42 BLOCK C	0.184	7,997	LOT 2 BLOCK F	0.130	5,678	LOT 2 BLOCK E	0.124	5,400	LOT 2 BLOCK D	0.124	5,400
LOT 3 BLOCK C	0.129	5,623				LOT 3 BLOCK F	0.130	5,678	LOT 3 BLOCK E	0.124	5,400	LOT 3 BLOCK D	0.124	5,400
LOT 4 BLOCK C	0.135	5,862	LOT	TABLE		LOT 4 BLOCK F	0.130	5,678	LOT 4 BLOCK E	0.124	5,400	LOT 4 BLOCK D	0.124	5,400
LOT 5 BLOCK C	0.133	5,782	LOT NO.	ACRES	SQ. FT.	LOT 5 BLOCK F	0.130	5,678	LOT 5 BLOCK E	0.124	5,400	LOT 5 BLOCK D	0.124	5,400
LOT 6 BLOCK C	0.132	5,744	LOT 1 BLOCK J	0.152	6,607	LOT 6 BLOCK F	0.137	5,988	LOT 6 BLOCK E	0.124	5,400	LOT 6 BLOCK D	0.124	5,400
LOT 7 BLOCK C	0.145	6,334	LOT 2 BLOCK J	0.128	5,558	LOT 7 BLOCK F	0.130	5,678	LOT 7 BLOCK E	0.124	5,400	LOT 7 BLOCK D	0.124	5,400
LOT 8 BLOCK C	0.130	5,666	LOT 3 BLOCK J	0.128	5,558	LOT 8 BLOCK F	0.130	5,678	LOT 8 BLOCK E	0.124	5,400	LOT 8 BLOCK D	0.124	5,400
LOT 9 BLOCK C	0.131	5,716	LOT 4 BLOCK J	0.153	6,659	LOT 9 BLOCK F	0.154	6,725	LOT 9 BLOCK E	0.124	5,400	LOT 9 BLOCK D	0.124	5,400
LOT 10 BLOCK C	0.132	5,767	LOT 5 BLOCK J	0.169	7,363	LOT 10 BLOCK F	0.152	6,639	LOT 10 BLOCK E	0.124	5,400	LOT 10 BLOCK D	0.124	5,400
LOT 11 BLOCK C	0.125	5,461	LOT 6 BLOCK J	0.143	6,234	LOT 11 BLOCK F	0.133	5,810	LOT 11 BLOCK E	0.124	5,400	LOT 11 BLOCK D	0.124	5,400
LOT 12 BLOCK C	0.170	7,383	LOT 7 BLOCK J	0.148	6,447	LOT 12 BLOCK F	0.133	5,810	LOT 12 BLOCK E	0.150	6,552	LOT 12 BLOCK D	0.150	6,552
LOT 13 BLOCK C	0.317	13,806	LOT 8 BLOCK J	0.162	7,050	LOT 13 BLOCK F	0.139	6,056	LOT 13 BLOCK E	0.150	6,552	LOT 13 BLOCK D	0.154	6,689
LOT 14 BLOCK C	0.162	7,052	LOT 9 BLOCK J	0.170	7,403	LOT 14 BLOCK F	0.135	5,890	LOT 14 BLOCK E	0.124	5,400	LOT 14 BLOCK D	0.127	5,513
LOT 15 BLOCK C	0.137	5,950	LOT 10 BLOCK J	0.219	9,559	LOT 15 BLOCK F	0.134	5,827	LOT 15 BLOCK E	0.124	5,400	LOT 15 BLOCK D	0.127	5,513
LOT 16 BLOCK C	0.145	6,319	LOT 11 BLOCK J	0.171	7,437	LOT 16 BLOCK F	0.134	5,827	LOT 16 BLOCK E	0.124	5,400	LOT 16 BLOCK D	0.127	5,513
LOT 17 BLOCK C	0.146	6,346	LOT 12 BLOCK J	0.155	6,741	LOT 17 BLOCK F	0.134	5,827	LOT 17 BLOCK E	0.124	5,400	LOT 17 BLOCK D	0.127	5,513
LOT 18 BLOCK C	0.146	6,372	LOT 13 BLOCK J	0.181	7,874	LOT 18 BLOCK F	0.155	6,740	LOT 18 BLOCK E	0.124	5,400	LOT 18 BLOCK D	0.127	5,513
LOT 19 BLOCK C	0.147	6,399	LOT 14 BLOCK J	0.212	9,255				LOT 19 BLOCK E	0.124	5,400	LOT 19 BLOCK D	0.127	5,513
LOT 20 BLOCK C	0.148	6,426				LOT	TABLE		LOT 20 BLOCK E	0.124	5,400	LOT 20 BLOCK D	0.127	5,513
LOT 21 BLOCK C	0.148	6,452	LOT	TABLE		LOT NO.	ACRES	SQ. FT.	LOT 21 BLOCK E	0.124	5,400	LOT 21 BLOCK D	0.127	5,513
LOT 22 BLOCK C	0.149	6,479	LOT NO.	ACRES	SQ. FT.	LOT 2 BLOCK I	0.148	6,468	LOT 22 BLOCK E	0.124	5,400	LOT 22 BLOCK D	0.127	5,513
LOT 23 BLOCK C	0.134	5,831	LOT 1 BLOCK G	0.137	5,952	LOT 3 BLOCK I	0.148	6,468	LOT 23 BLOCK E	0.124	5,400	LOT 23 BLOCK D	0.127	5,513
LOT 24 BLOCK C	0.134	5,857	LOT 2 BLOCK G	0.110	4,800	LOT 4 BLOCK I	0.148	6,468	LOT 24 BLOCK E	0.150	6,552	LOT 24 BLOCK D	0.154	6,689
LOT 25 BLOCK C	0.135	5,884	LOT 3 BLOCK G	0.110	4,800	LOT 5 BLOCK I	0.148	6,468					TABLE	
LOT 26 BLOCK C	0.136	5,911	LOT 4 BLOCK G	0.110	4,800	LOT 6 BLOCK I	0.148	6,468	LOT	TABLE			TABLE	
LOT 27 BLOCK C	0.136	5,937	LOT 5 BLOCK G	0.110	4,800	LOT 7 BLOCK I	0.148	6,468	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
LOT 28 BLOCK C	0.137	5,964	LOT 6 BLOCK G	0.110	4,800	LOT 8 BLOCK I	0.159	6,943	LOT 1 BLOCK A	0.190	8,255	LOT 1 BLOCK B	0.200	8,720
LOT 29 BLOCK C	0.138	5,991	LOT 7 BLOCK G	1.307	56,916	LOT 9 BLOCK I	0.159	6,923	LOT 2 BLOCK A	0.142	6,168	LOT 2 BLOCK B	0.182	7,949
LOT 30 BLOCK C	0.138	6,018	LOT 8 BLOCK G	0.110	4,800	LOT 10 BLOCK I	0.155	6,761	LOT 3 BLOCK A	0.132	5,736	LOT 3 BLOCK B	0.115	5,002
LOT 31 BLOCK C	0.139	6,044	LOT 9 BLOCK G	0.110	4,800	LOT 11 BLOCK I	0.183	7,970	LOT 4 BLOCK A	0.181	7,872	LOT 4 BLOCK B	0.173	7,520
LOT 32 BLOCK C	0.139	6,071	LOT 10 BLOCK G	0.110	4,800				LOT 5 BLOCK A	0.162	7,070	LOT 5 BLOCK B	0.244	10,638
LOT 33 BLOCK C	0.284	12,387	LOT 11 BLOCK G	0.110	4,800				LOT 6 BLOCK A	0.116	5,050	LOT 6 BLOCK B	0.119	5,184
LOT 34 BLOCK C	0.151	6,598	LOT 12 BLOCK G	0.110	4,800				LOT 7 BLOCK A	0.164	7,160	LOT 7 BLOCK B	0.197	8,593
LOT 35 BLOCK C	0.160	6,961	LOT 13 BLOCK G	0.137	5,952				LOT 8 BLOCK A	0.193	8,422	LOT 8 BLOCK B	0.199	8,651
LOT 36 BLOCK C	0.309	13,471												
LOT 37 BLOCK C	0.221	9,612												

TYPE	QUANTITY	ACREAGE
SINGLE FAMILY LOTS	162	22.790 ACRES
PARKLAND LOTS	1	1.306 ACRES
DRAINAGE LOTS	2	0.545 ACRES
ROW	NA	12.432 ACRES

LOT 38 BLOCK C 0.149 6,476 LOT 39 BLOCK C 0.153 6,652

LOT 39 BLOCK C 0.153 6,652 LOT 40 BLOCK C 0.149 6,512

# SURVEYOR'S NOTES

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2
   INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES
   UNLESS OTHERWISE STATED
- 2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



# FINAL PLAT OF HERITAGE- DRIPPING SPRINGS-PHASE I

BEING A 37.074 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.695 ACRE TRACT DESCRIBED TO SLF IV-DRIPPING SPRINGS JV, LP. RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 140377230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A PORTION OF TRACT 2 A CALLED 50.206 ACRE TRACT DESCRIBED TO SLF IV-DRIPPING SPRINGS JV, LP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS.

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Kimlev-Horn and Associates, Inc.				,			
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C8J-2021-0080.0APA	NA	PTF	ZKP	09-14-2021	067783118	4 OF 4	