

**LEGEND**

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
BDF	BRASS TxDOT DISK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DPRHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
-E35--	EXISTING CONTOUR
⊕	RIGHT OF WAY CENTERLINE

- 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. 2102835 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
  - DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
  - 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).
  - DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.
  - UTILITIES WILL BE PROVIDED BY THE FOLLOWING:  
WATER: DRIPPING SPRINGS WATER SUPPLY CORPORATION  
WASTEWATER: CITY OF DRIPPING SPRINGS  
ELECTRIC: FEDERAL 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-WAY.
  - 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.
  - OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
  - THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
  - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
  - ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
  - A 15-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
  - THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
  - 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 (PDD NO. 5 EXHIBIT G).

# 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. 14037230 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.



10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771 FIRM # 10194624 www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
PTF	ZKP	05/18/2021	06778318

**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) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

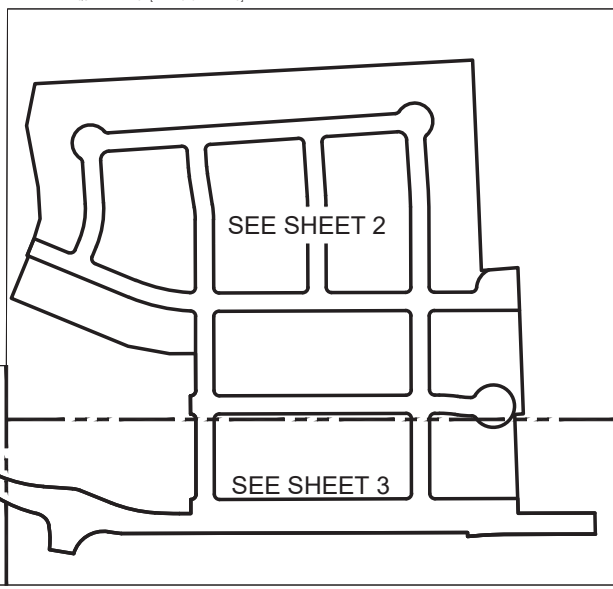
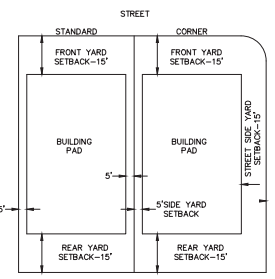
**FLOODPLAIN VERIFICATION**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48209C105F, EFFECTIVE SEPTEMBER 02, 2005. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

THE STATE OF TEXAS §  
COUNTY OF HAYS §

**KNOW ALL MEN BY THESE PRESENTS**, THAT, OWNER ACTING BY AND THROUGH OWNER OF 37.074 ACRES OF LAND, BEING A PORTION 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. 14037230 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, DO HEREBY SUBDIVIDE 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 EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS \_\_\_\_\_, THEREUNTO DULY AUTHORIZED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.



OWNER \_\_\_\_\_

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ IN AND FOR THE STATE OF TEXAS

**STATE OF TEXAS COUNTY OF HAYS**

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. MOISER 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 CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE DRIPPING SPRINGS PLANNING COMMISSION.

ALEX GRANADOS, P.E.  
TEXAS REGISTRATION NO. 130064  
KIMLEY-HORN  
10814 JOLLYVILLE RD.  
CAMPUS IV, SUITE 200  
AUSTIN, TX, 78798

**CITY SIGN-OFF**

STATE OF TEXAS  
CITY OF DRIPPING SPRINGS, TEXAS  
HAYS COUNTY, TEXAS

**INDEX MAP NOT TO SCALE**

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

ANDREA CUNNINGHAM, CITY SECRETARY \_\_\_\_\_ MIM JAMES  
CHAIR OF PLANNING AND ZONING COMMISSION

**STATE OF TEXAS COUNTY OF HAYS**

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 \_\_\_\_\_ PAGE \_\_\_\_\_.

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

BERT COBB, M.D.  
COUNTY JUDGE  
HAYS COUNTY, TEXAS

ELAINE HANSON CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

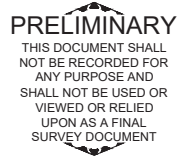
**ENGINEERING AND PUBLIC WORKS DEPARTMENT**

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 THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, OFFER THE BEST RENEWABLE WATER RESOURCE.

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 \_\_\_\_\_ DATE \_\_\_\_\_



**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

**STATE OF TEXAS COUNTY OF HAYS**

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SLF IV DRIPPING SPRINGS, LP 808 WHITE INVESTMENTS, LP  
2840 BERRY LANE, SUITE 400 1200 HWY 280  
DALLAS, TX 75225 DRIPPING SPRINGS, TX 78620

**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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC, HAYS COUNTY, TEXAS

**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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC, HAYS COUNTY, TEXAS

**NOTARY PUBLIC, HAYS COUNTY, TEXAS**

THIS PLAT OF "HERITAGE, DRIPPING SPRINGS- PHASE I" 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

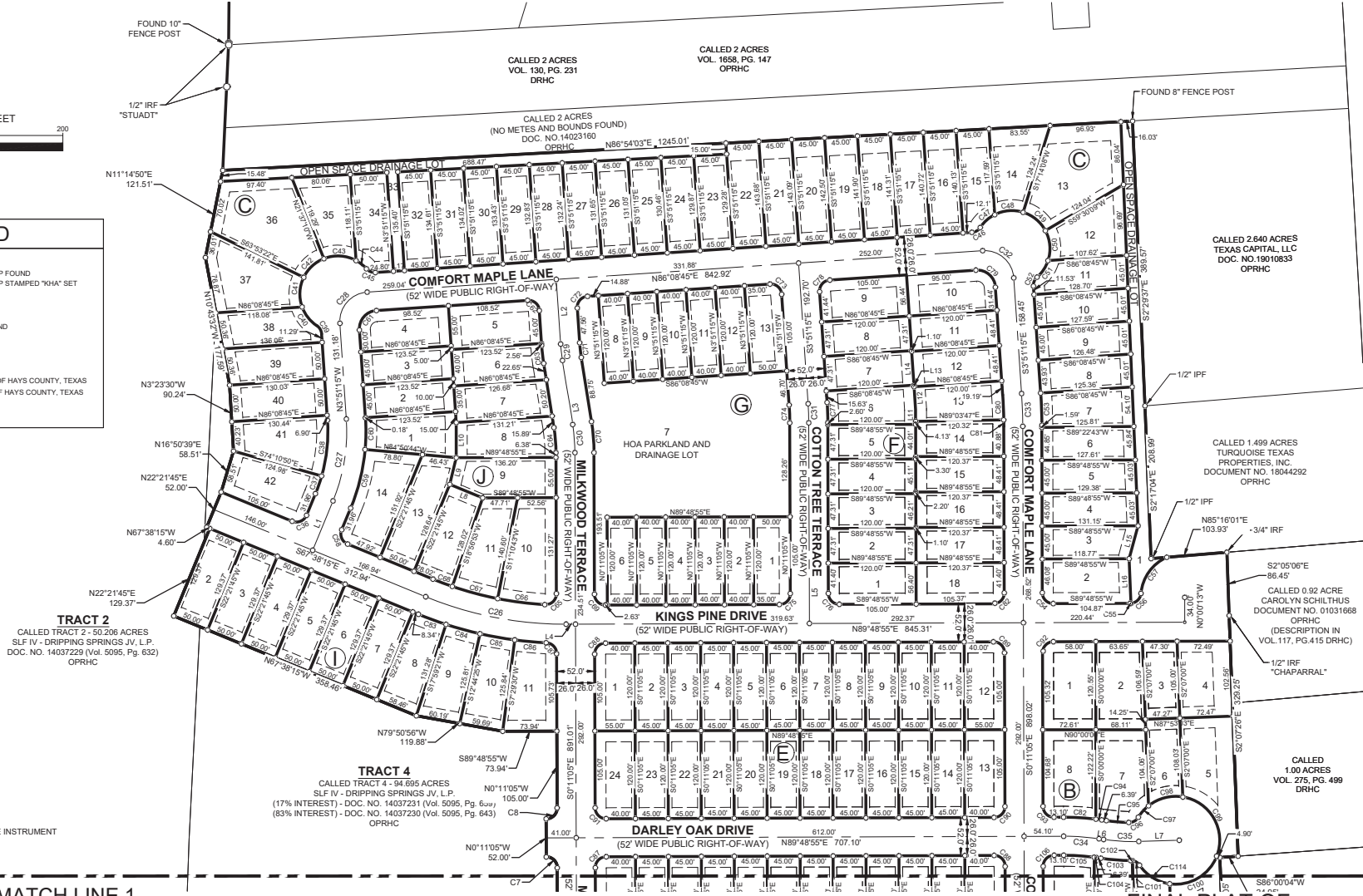
DWG NAME: Z:\SUA SURVEY\HERITAGE DRIPPING SPRINGS\037231\HERITAGE DRIPPING SPRINGS\DWG\PLAT\BATCH\DRIPPING SPRINGS PHASE I.PLA; DWG PLOTTED BY: DUFFY, DANIEL; PLOTTED: 5/19/2021 1:44:34 PM; PLOT DATE: 5/19/2021 1:30 PM



GRAPHIC SCALE IN FEET  
 1" = 100' 18X24

**LEGEND**

- IRFC 1/2" IRON ROD FOUND
- IRSC 1/2" IRON ROD W/PLASTIC CAP FOUND
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- BDF BRASS TXXDOT DISK FOUND
- CMF CONCRETE MONUMENT FOUND
- ROW RIGHT-OF-WAY
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG PAGE
- OPRHC OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- DPRHC DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- 635- EXISTING CONTOUR
- RIGHT OF WAY CENTERLINE



MATCH LINE 1

**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.

**SURVEYOR'S NOTES**

1. 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.

**PRELIMINARY**

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**Kimley»Horn**

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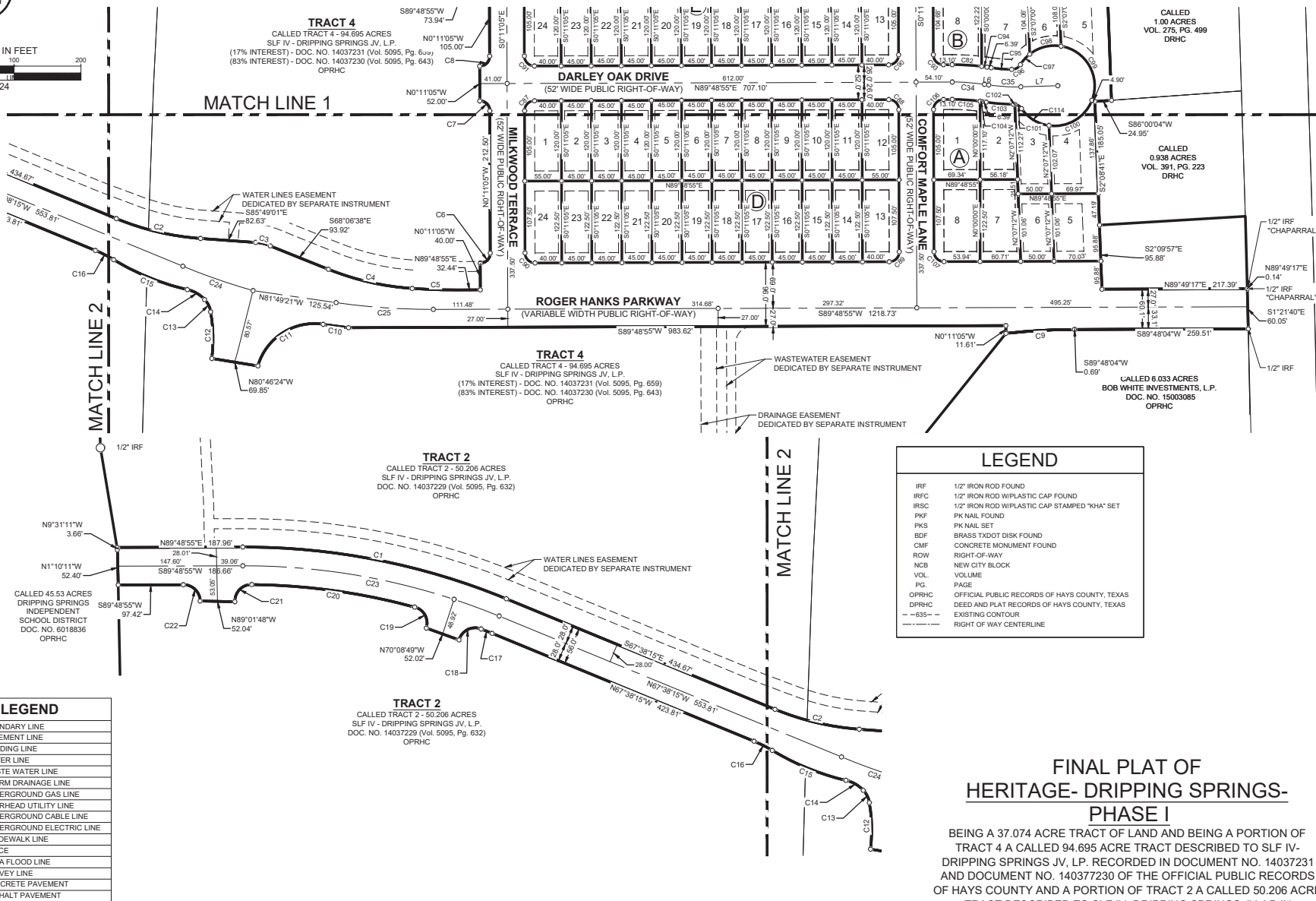
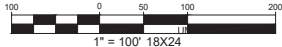
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	09-14-2021	067783118	2 OF 4

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 CBJ-2021-0080.OAPA

D:\GIS\2021\2021\_09\14\2021\_09\_14\_18\18\_P18.DWG PLOTTED BY: DUFFY, DANIEL E. 9/16/2021 1:10 PM LAST SAVED: 9/16/2021 5:17 PM



GRAPHIC SCALE IN FEET



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	WASTE WATER LINE
	STORM DRAINAGE LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND CABLE LINE
	UNDERGROUND ELECTRIC LINE
	6' SIDEWALK LINE
	FENCE
	FEMA FLOOD LINE
	SURVEY LINE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

**SURVEYOR'S NOTES**

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**FINAL PLAT OF  
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**Kimley»Horn**

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 FIRM # 10194624 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	09-14-2021	067783118	3 OF 4

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 C6J-2021-0080.OAPA

D:\06\2021\2021\_09\_14\10814 JOLLYVILLE ROAD CAMPUS IV SURVEY\HERITAGE-DRIPPING SPRINGS\DWG\PLAT\HERITAGE-DRIPPING SPRINGS PHASE I.dwg PLOTTED BY: CUREY, DANIEL 9/16/2021 1:10 PM LAST SAVED 9/16/2021 5:17 PM

