

DRIFTWOOD GRC, MINOR PLAT

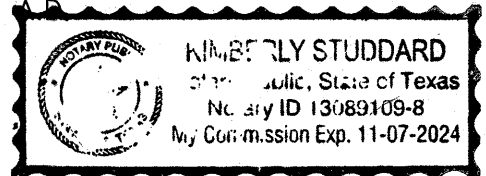
STATE OF TEXAS)
 COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN C. DICKMAN, 20% OWNER RECORDED IN DOCUMENT No. 20016790 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, JETT GARNER, 20% OWNER RECORDED IN DOCUMENT No. 20016770 OF THE SAID OFFICIAL PUBLIC RECORDS, DANETTE R. KOEBELE, 20% OWNER RECORDED IN DOCUMENT No. 20016771 OF THE SAID OFFICIAL PUBLIC RECORDS, SAM SIDONS, 20% OWNER RECORDED IN DOCUMENT No. 20016772 OF THE SAID OFFICIAL PUBLIC RECORDS, AND ROYCE WACHSMANN, 20% OWNER RECORDED IN DOCUMENT No. 21031902 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL BEING OWNERS OF THAT 8.0259 ACRES, BEING ALL OF DRIFTWOOD 967, PHASE TWO, A MINOR PLAT RECORDED IN DOCUMENT No. 19003292 OF THE SAID OFFICIAL PUBLIC RECORDS, HAVING BEEN VACATED IN DOCUMENT No. _____, IN THE OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE 6.6576 ACRES, TO BE KNOWN AS "DRIFTWOOD GRC, MINOR PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

BY: Stephen C. Dickman 6-17-21
 BY: Jett Garner 6-17-21
 BY: Danette R. Koebele 6-24-21
 BY: Sam Siddons 6/24/2021
 BY: Royce Wachsmann 6-17-2021

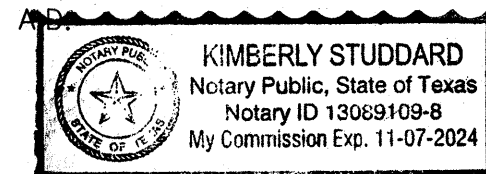
STATE OF TEXAS)
 COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN C. DICKMAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE 2021.

Kimberly Studdard
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
 COUNTY OF TRAVIS)

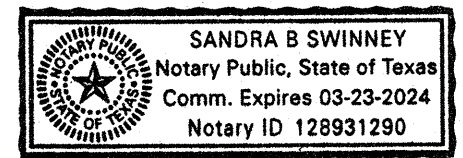
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JETT GARNER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE 2021.

Kimberly Studdard
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS)
 COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANETTE R. KOEBELE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

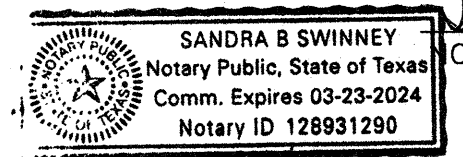
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF JUNE 2021. A.D.
Sandra B. Swinney
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
 COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAM SIDONS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

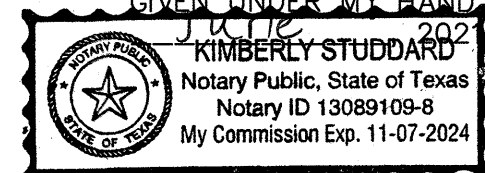
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 24th DAY OF JUNE, 2021. A.D.
Sandra B. Swinney
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS)
 COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROYCE WACHSMANN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF JUNE, 2021. A.D.
Kimberly Studdard
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



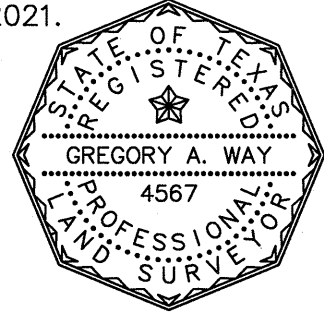
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 16th DAY OF JUNE, 2021.
Kenneth W. Martin
 KENNETH W. MARTIN, P.E.
 MURFEE ENGINEERING CO., INC.
 1101 SOUTH CAPITAL OF TEXAS HIGHWAY
 BUILDING D, SUITE 110
 AUSTIN, TEXAS 78746



I, GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 16th DAY OF JUNE, 2021.
Gregory A. Way
 GREGORY A. WAY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4567 - STATE OF TEXAS
 CAPITAL SURVEYING COMPANY, INC.
 925 CAPITAL OF TEXAS HWY.
 AUSTIN, TEXAS 78746



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND RECHARGE ZONE.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 6.6576 TOTAL ACREAGE OF LOTS: 6.6576
 INTENDED USE OF LOTS: NON-RESIDENTIAL
 TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 6.6576
 NUMBER OF LOTS: Greater than 10 acres 0
 Larger than 5, less than 10 1
 Between 2 & 5 acres 0 Between 1 & 2 acres 0
 Less than an acre 0

GENERAL NOTES CONTINUED:

6. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
7. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
8. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3:

UTILITY NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
4. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

ENGINEER'S NOTES:

1. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0140F, #48209C0255 F EFFECTIVE DATE SEPTEMBER 2, 2005.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR 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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE _____ ERIC VAN GAASBEEK, R.S., C.F.M. DATE _____
 HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT FLOODPLAIN ADMINISTRATOR

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT, DRIFTWOOD GRC MINOR PLAT, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE _____
 HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
 COUNTY OF HAYS)

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. _____.

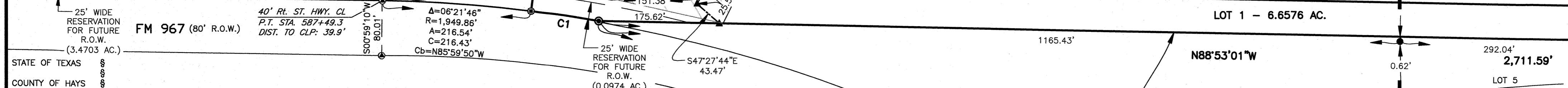
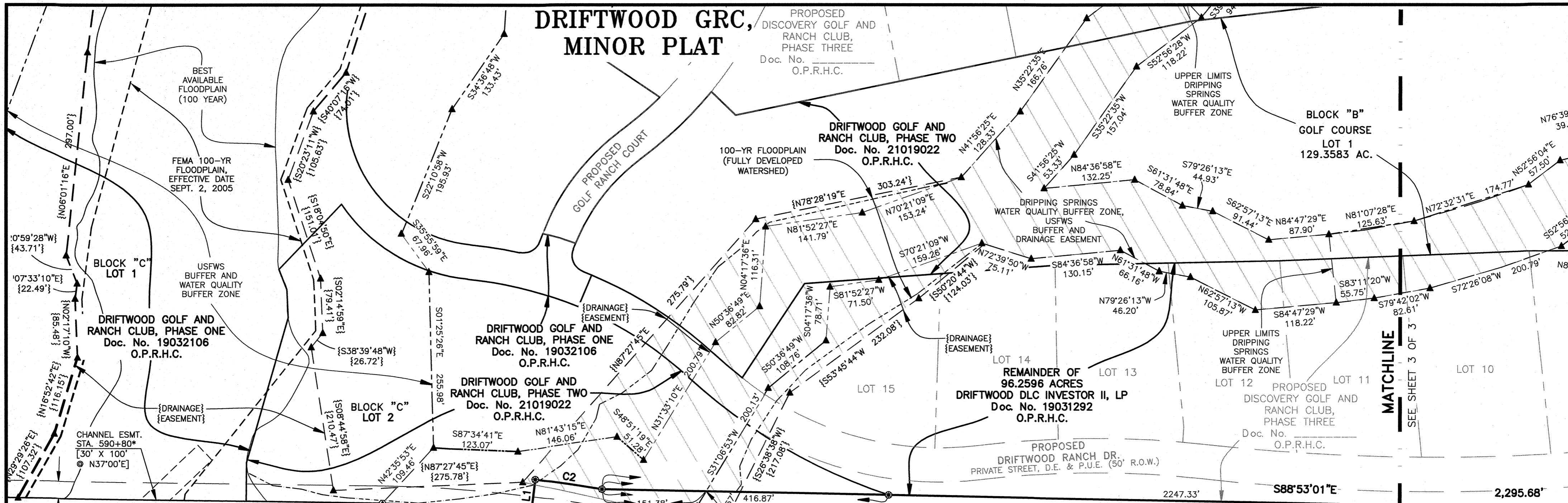
ELAINE HANSON CARDENAS
 COUNTY CLERK, HAYS COUNTY, TEXAS

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building 9, Suite 115 Austin, Texas 78746 (512) 327-4008		FIRM REGISTRATION No. 101287-0	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	21517.10	DATE:	JUNE 16, 2021
DRAWING NO.:	21517p1	CRD #:	17532
			F.B.
			SHEET NO.:
			1 OF 3

**DRIFTWOOD GRC
 MINOR PLAT**

DRIFTWOOD GRC, MINOR PLAT

PROPOSED
DISCOVERY GOLF AND
RANCH CLUB,
PHASE THREE
Doc. No.
O.P.R.H.C.



FIELDNOTE DESCRIPTION of a tract or parcel of land containing 6.6576 acres situated in the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, being a portion of Lot 1, Driftwood 967, Phase Two, a subdivision in Document No. 19003292 of the Official Public Records of Hays County, Texas; the herein described 6.6576 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found for the southeast corner of the said Lot 1, being the northeast corner of that 13.136 acre tract conveyed to Sarah R. Naver by deed recorded in Volume 3334, Page 526 of the said Official Public Records and a point on the westerly line of Rutherford West, Section 2, a subdivision recorded in Book 14, Pages 49 through 53 of the Plat Records of Hays County, Texas;

THENCE, N88°53'01"W, leaving the westerly line of said Rutherford West, Section 2 subdivision, along the common southerly line of the said Lot 1 and northerly line of the said 13.136 acre tract and Downstream Subdivision, a subdivision recorded in Book 15, Page 347 of the said Plat Records, for a distance of 2711.59 feet to a 5/8" iron pipe found for the point of curvature of a non-tangent curve to the left on the northerly right-of-way line of State Highway FM 967 (80' ROW), same being the northwest corner of Lot 6, Downstream Subdivision;

THENCE, leaving the northwest corner of said Lot 6, Downstream Subdivision, along the common southerly line of aforesaid Lot 1 and northerly right-of-way line of FM 967, with the said non-tangent curve to the left having a central angle of 02°56'20", a radius of 1949.86 feet, a chord distance of 100.00 feet (chord bears N81°20'47"W), for an arc distance of 100.01 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of non-tangency, from which a 5/8" iron rod, with cap marked "Kent McMillan, Land Surveyor, RPLS 4341", found on the common south line of Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, a subdivision recorded in Document No. 21019022 of the said Official Public Records same being on the northerly right-of-way line of FM 967, bears N85°59'50"W, a chord distance of 216.43 feet;

THENCE, N07°11'03"E, leaving the northerly right-of-way line of said State Highway FM 967, with the common westerly line of said Lot 1, and southeasterly line of said Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, subdivision, for a distance of 50.00 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of curvature of a non-tangent curve to the right on the common northerly line of aforesaid Lot 1 and southerly line of ;

THENCE, continuing with the common northerly line of said Lot 1 and southerly line of said 96.2596 acre tract, for the following two (2) courses:

1) With the said non-tangent curve to the right having a central angle of 02°49'31", a radius of 1999.86 feet, a chord distance of 98.60 feet (chord bears S81°24'12"E), for an arc distance of 98.61 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the point of non-tangency

2) S88°53'01"E, at a distance of 416.87 feet pass a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for the most easterly corner of said Lot 2, Block "C", Driftwood Golf and Ranch Club, Phase Two, subdivision, same being a southwest corner of that 96.2596 acre tract conveyed to Driftwood DLC Investor II, LP by deed recorded in Document No. 190321292 of the said Official Public Records, and continuing along the common line between the aforesaid 96.2596 acre tract and Lot 1, at a distance of 2247.33 feet pass a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for an angle point on the westerly line of aforesaid Lot 1, and easterly line of said 96.2596 acre tract and continuing across said Lot 1, for a total distance of 2295.68 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;

THENCE, continuing across aforesaid Lot 1, for the following two (2) courses:

1) N33°34'43"E, 286.36 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;

2) N22°52'36"E, 610.56 feet to a 1/2" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common easterly line of aforesaid Lot 1 same being the westerly line of said Rutherford West, Section 2 subdivision, from which a 1/2" iron rod, without cap, found on the westerly line of said Rutherford West, Section 2 subdivision, for the northeast corner of aforesaid Lot 1, bears N01°00'52"W, 99.60 feet;

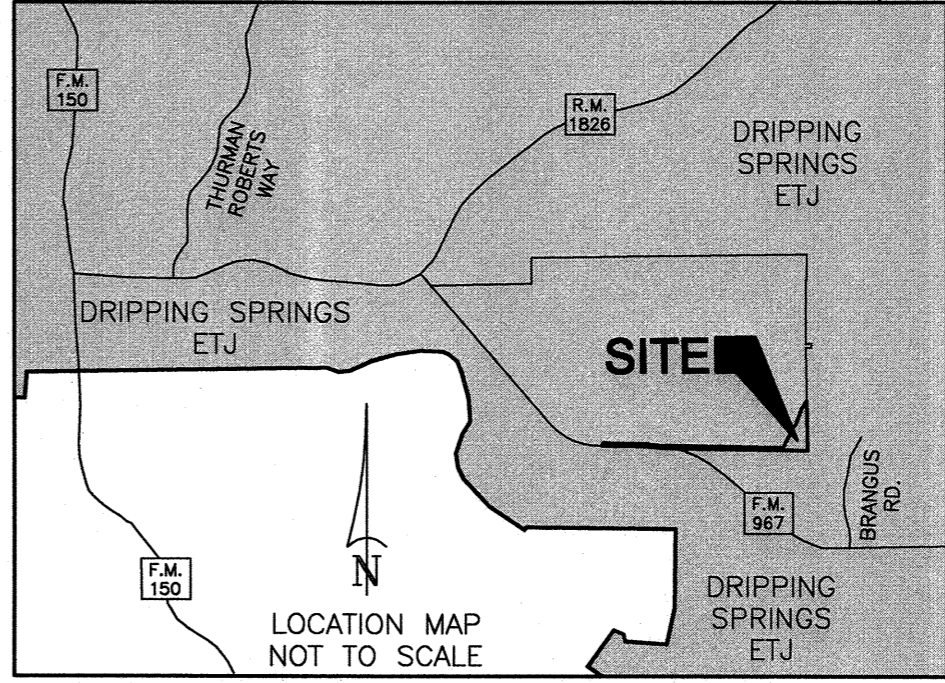
THENCE, S01°00'52"E, with the common easterly line of said Lot 1 and westerly line of Rutherford West, Section 2 subdivision for a distance of 859.27 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 6.6576 acres of land area.

Bearing Basis is the Texas State Plane Coordinate System, South Central Zone, NAD 83 (GRID).

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	02°56'20"	1949.86'	100.01'	100.00'	N81°20'47"W
C2	02°49'31"	1999.86'	98.61'	98.60'	S81°24'12"E

- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
 - USFWS UNITED STATES FISH AND WILDLIFE SERVICE
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () RECORD INFORMATION
 - { } DRAINAGE EASEMENT TEXT
 - ☐ TxDOT CONCRETE MONUMENT FOUND
 - 5/8" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
 - 5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
 - × 1/2" IRON ROD WITH PLASTIC CAP MARKED "HARRIS GRANT" FOUND
 - FENCE CORNER POST FOUND

Block A - 1 Lot	
Lot No.	Acres
1	6.6576
TOTAL	6.6576



**DRIFTWOOD GRC,
MINOR PLAT**

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

825 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL	SCALE: 1"=100'	F.B.
JOB NO.: 21517.10	DATE: JUNE 16, 2021	SHEET NO.:
DRAWING NO.: 21517P1	CRD #: 17532	2 OF 3

DRIFTWOOD GRC, MINOR PLAT

LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORDS
L.C.R.A.	LOWER COLORADO RIVER AUTHORITY
USFWS	UNITED STATES FISH AND WILDLIFE SERVICE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
()	RECORD INFORMATION
{ }	DRAINAGE EASEMENT TEXT
■	TxDOT CONCRETE MONUMENT FOUND
●	5/8" IRON PIPE FOUND
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
○	1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
○	5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
○	1/2" IRON ROD WITH PLASTIC CAP MARKED "HARRIS GRANT" FOUND
○	FENCE CORNER POST FOUND
- - -	AQUIFER ZONE LINE
- - -	BREAK IN SCALE

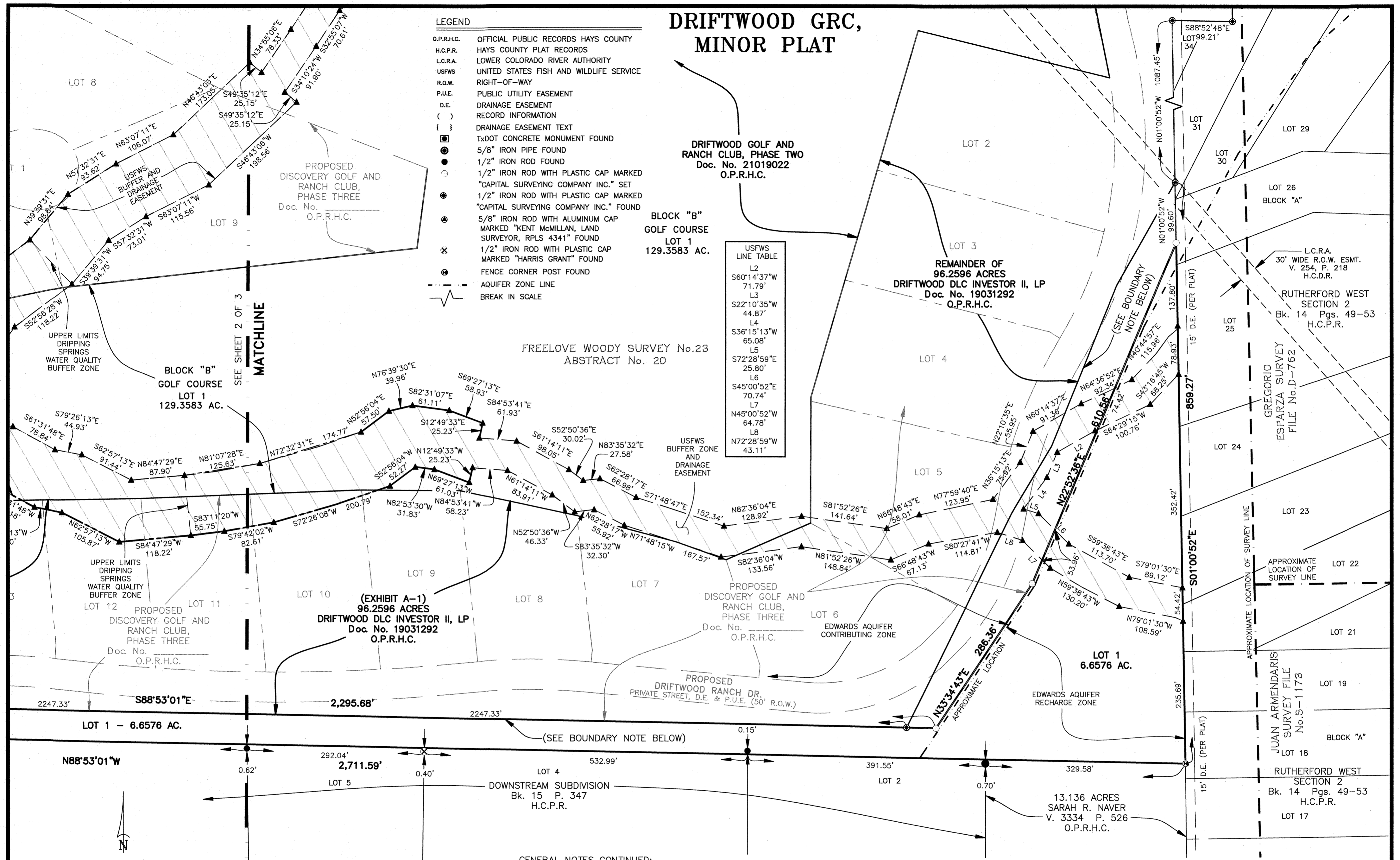
DRIFTWOOD GOLF AND RANCH CLUB, PHASE TWO
Doc. No. 21019022
O.P.R.H.C.

BLOCK "B"
GOLF COURSE
LOT 1
129.3583 AC.

USFWS LINE TABLE

L2	S60°14'37"W	71.79'
L3	S22°10'35"W	44.87'
L4	S36°15'13"W	65.08'
L5	S72°28'59"E	25.80'
L6	S45°00'52"E	70.74'
L7	N45°00'52"W	64.78'
L8	N72°28'59"W	43.11'

FRELOVE WOODY SURVEY No.23
ABSTRACT No. 20



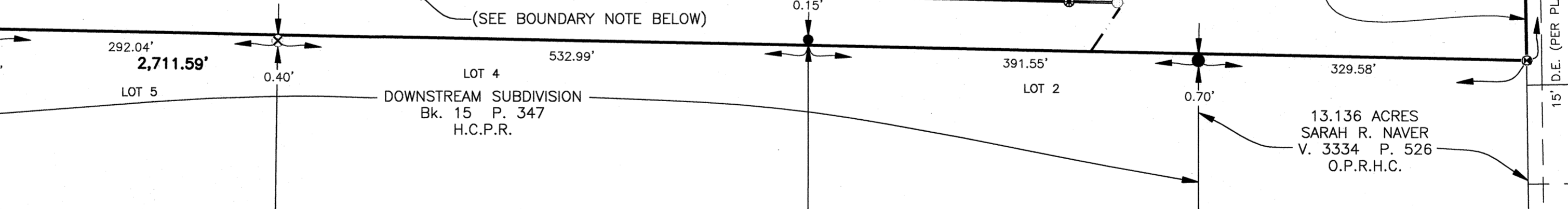
CSC
CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006
FIRM REGISTRATION No. 101267-D

DRAWN BY: WAL SCALE: 1"=100' F.B.
JOB NO.: 21517.10 DATE: JUNE 16, 2021 SHEET NO.:
DRAWING NO.: 21517P1 CRD #: 17532 **3 OF 3**

BOUNDARY NOTE:
THIS LINE REPRESENTS THE SOUTH LINE OF THE 96.2596 ACRE TRACT AND THE NORTH LINE OF LOT 1 OF DRIFTWOOD 967, PHASE TWO, MINOR PLAT AS RECORDED IN DOCUMENT No.19003292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALSO THE NORTH LINE OF THE 8.0259 ACRES DESCRIBED IN THE DEDICATION STATEMENT ON SHEET 1 OF 3.

- GENERAL NOTES CONTINUED:**
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
 - THIS SUBDIVISION IS LOCATED WITHIN ESD No. 6 AND ESD No. 1.
 - AN AREA 25 FEET FROM THE RIGHT-OF-WAY OF FM 967 IS RESERVED FOR FUTURE RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THIS AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT. THE RESERVED AREA IS TO REMAIN FREE OF ANY STRUCTURES OR IMPROVEMENTS OTHER THAN LANDSCAPING, TEMPORARY PARKING AREA, DETENTION POND AND SIGN.
 - ALL CULVERTS, WHERE REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.

- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN EXISTING DRAINAGEWAY.



JUAN ARMENDARIS SURVEY FILE No.S-1173
LOT 18
BLOCK "A"
RUTHERFORD WEST SECTION 2
Bk. 14 Pgs. 49-53
H.C.P.R.
LOT 17

APPROXIMATE LOCATION OF SURVEY LINE
LOT 22
LOT 21
LOT 19

APPROXIMATE LOCATION OF SURVEY LINE
LOT 24
LOT 25
LOT 26
BLOCK "A"
RUTHERFORD WEST SECTION 2
Bk. 14 Pgs. 49-53
H.C.P.R.
GREGORIO ESPARZA SURVEY FILE No.D-762

LOT 29
LOT 30
LOT 31
S88°52'48"E
LOT 99.21'
34'