

# DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL PLAT

STATE OF TEXAS )  
COUNTY OF HAYS )

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, LP, ACTING BY AND THROUGH SCHUYLER JOYNER, OWNER OF THAT 65.3766 ACRES RECORDED IN DOCUMENT NO. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, DO HEREBY SUBDIVIDE 42.1751 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL 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.

SCHUYLER JOYNER, AUTHORIZED AGENT  
14605 NORTH 73rd STREET  
SCOTTSDALE, ARIZONA 85260

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCHUYLER JOYNER, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

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 9 DAY OF JULY 2021.



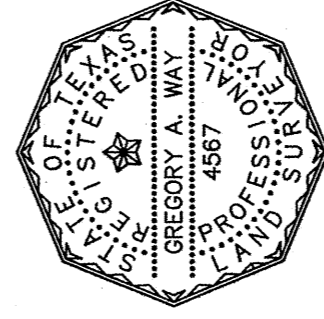
TORY DUANE MILLER, P.E.  
MURFEE ENGINEERING CO., INC.  
1101 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING D, SUITE 110  
AUSTIN, TEXAS 78746

#### SURVEYOR'S NOTES:

1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY 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. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN IN ZONE "AE" AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #4820900120F EFFECTIVE DATE SEPTEMBER 2, 2005.

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 Ninth DAY OF June 2021.



GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4567 - STATE OF TEXAS  
CAPITAL SURVEYING COMPANY, INC.  
925 S. CAPITAL OF TEXAS HWY.  
BLDG. B, SUITE 115  
AUSTIN, TEXAS 78746  
(512) 327-4006

#### 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  
HAYS COUNTY DEVELOPMENT SERVICES

DATE  
ERIC VAN GAASBEEK, R.S., C.F.M.  
FLOODPLAIN ADMINISTRATOR

DATE

#### UTILITY NOTES:

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

#### 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 AND THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN VOLUME 5163, PAGE 441, VOLUME 5163, PAGE 455, VOLUME 5163, PAGE 471, VOLUME 5163, PAGE 485, VOLUME 5163, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. NOTE: NONE OF THE ABOVE EASEMENTS LIE WITHIN OR IMMEDIATELY ADJACENT TO THE HEREIN DESCRIBED PLAT.
6. TOTAL ACREAGE OF DEVELOPMENT: 42.1751  
TOTAL ACREAGE OF LOTS: 42.1751  
INTENDED USE OF LOTS: SINGLE FAMILY, OPEN SPACE AND PRIVATE STREET  
TOTAL NUMBER OF LOTS: 26 AVERAGE SIZE OF LOTS: 1.622  
NUMBER OF LOTS: Greater than 10 acres 1  
Larger than 5, less than 10 0  
Between 2 & 5 acres 2 Between 1 & 2 acres 14  
Less than an acre 9  
  
NEW R.O.W. = 3.1016 ACRES, THURMAN ROBERTS WAY, (LOT 7, BLOCK "F")  
A LOCAL PRIVATE STREET (2,700 LINEAR FEET)  
  
NEW R.O.W. = 0.5578 ACRES, KLEIN COURT, (LOT 8, BLOCK "F")  
A LOCAL PRIVATE STREET (480 LINEAR FEET)
7. HOMEOWNERS ASSOCIATION MAINTAINED STREETS:  
DRIFTWOOD DLC INVESTOR I, LP, BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY, KLEIN COURT AND ROXIE CROSSING UNTIL AND UNLESS DRIFTWOOD DLC INVESTOR I, LP AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD DLC INVESTOR I, LP AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN IN THIS SUBDIVISION.
8. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
9. 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.
10. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
11. THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS AND DRIFTWOOD EQUITIES, LTD., RECORDED IN VOLUME 5150, PAGE 598 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.
12. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
13. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
14. TEMPORARY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE DRAINAGE EASEMENT AND/OR PRIVATE DRAINAGE EASEMENT AND RIGHT-OF-WAY OF DRIFTWOOD SUBDIVISION PHASE ONE-FUTURE SECTION.
15. THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT NO. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.  
CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT, DRIFTWOOD, PHASE ONE, SECTION THREE FINAL 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 THE 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  
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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

## DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

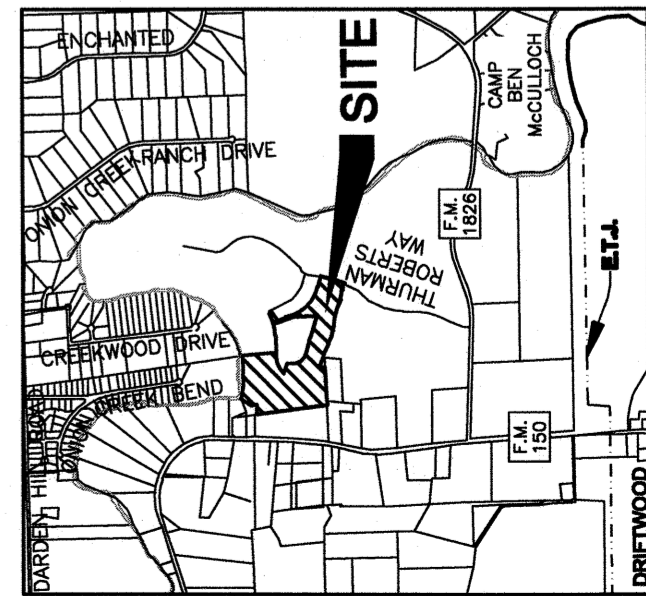
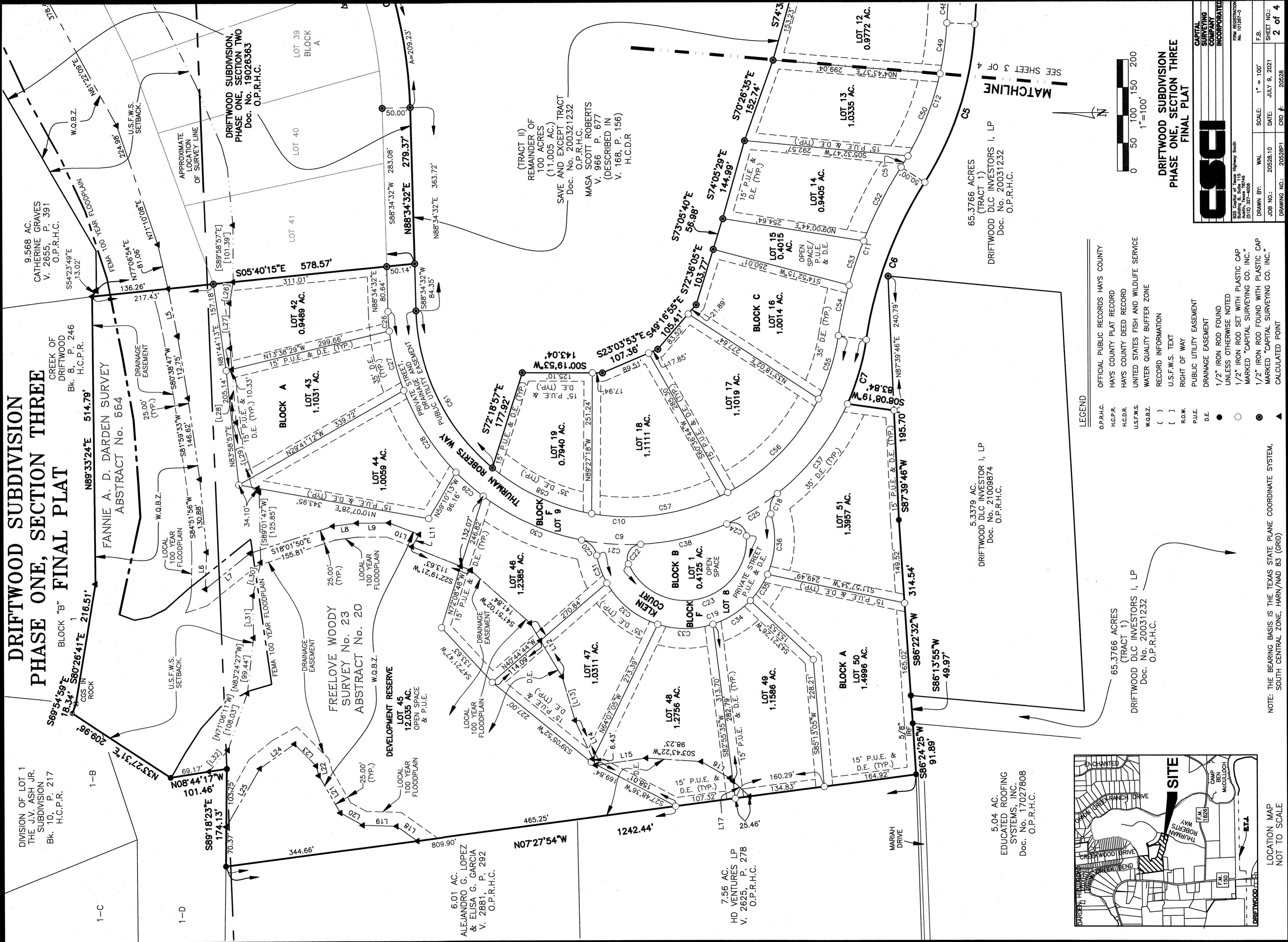


1000 Capital of Texas Highway, South  
Austin, Texas 78746  
(512) 327-4006

FORM NO. 5000-100  
REV. 01/2017

DRAWN BY: WAL  
JOB NO.: 20528.10  
DRAWING NO.: 20528P1  
SCALE: 1" = 100'  
DATE: JULY 9, 2021  
SHEET NO.: 1 of 4  
CRD #: 20528

# DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

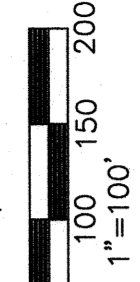


**LEGEND**

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
H.C.P.R.	HAYS COUNTY PLAT RECORD
H.C.D.R.	HAYS COUNTY DEED RECORD
U.S.F.W.S.	UNITED STATES FISH AND WILDLIFE SERVICE
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
( )	RECORD INFORMATION
[ ]	U.S.F.W.S. TEXT
R.O.W.	PUBLIC UTILITY EASEMENT
P.U.E.	DRAINAGE EASEMENT
D.E.	1/2" IRON ROD FOUND
●	1/2" IRON ROD SET WITH PLASTIC CAP
○	MARKED "CAPITAL SURVEYING CO. INC."
⊙	1/2" IRON ROD FOUND WITH PLASTIC CAP
▲	MARKED "CAPITAL SURVEYING CO. INC."
	CALCULATED POINT

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HARN/NAD 83 (GRID)

LOCATION MAP NOT TO SCALE



## DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

**CAPITAL SURVEYING INCORPORATED**

626 South 21st Street, Highway South  
Building B, Suite 111  
Wichita, Kansas 67202  
(316) 262-4028  
Fax: (316) 262-4029

REG. REGISTRATION No. 017287-0

DRAWN BY:	WAL	SCALE:	1" = 100'	F.B.
JOB NO.:	20528.10	DATE:	JULY 9, 2021	SHEET NO.:
DRAWING NO.:	20528P1	CRD #:	20528	<b>2 of 4</b>

DIVISION OF LOT 1  
THE J.V. ASH JR.  
SUBDIVISION  
Bk. 10, P. 217  
H.C.P.R.

9.568 AC.  
CATHERINE GRAVES  
V. 2655,  
P. 391  
O.P.R.H.C.

6.01 AC.  
ALEJANDRO G. LOPEZ  
& ELISA G. GARCIA  
V. 2881, P. 292  
O.P.R.H.C.

FANNIE A. D. DARDEN SURVEY  
ABSTRACT No. 664  
Bk. 8, P. 246  
H.C.P.R.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

5.04 AC.  
EDUCATED ROOFING  
SYSTEMS, INC.  
Doc. No. 17027808  
O.P.R.H.C.

7.56 AC.  
HD VENTURES LP  
V. 2625, P. 278  
O.P.R.H.C.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

REMAINDER OF  
100 ACRES  
(11.005 AC.)  
SAVE AND EXCEPT TRACT  
Doc. No. 200321232  
O.P.R.H.C.  
MASA SCOTT ROBERTS  
V. 966 P. 677  
(DESCRIBED IN  
V. 168, P. 156)  
H.C.D.R.

5.3379 AC.  
DRIFTWOOD DLC INVESTOR I, LP  
Doc. No. 21009874  
O.P.R.H.C.

9.568 AC.  
CATHERINE GRAVES  
V. 2655,  
P. 391  
O.P.R.H.C.

12.035 AC.  
OPEN SPACE  
& P.U.E.

6.01 AC.  
ALEJANDRO G. LOPEZ  
& ELISA G. GARCIA  
V. 2881, P. 292  
O.P.R.H.C.

1.2756 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.2385 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

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(TRACT 1)  
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Doc. No. 20031232  
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1.0311 AC.

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(TRACT 1)  
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Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
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Doc. No. 20031232  
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1.0311 AC.

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1.0311 AC.

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Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

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Doc. No. 20031232  
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1.0311 AC.

65.3766 ACRES  
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DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
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1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
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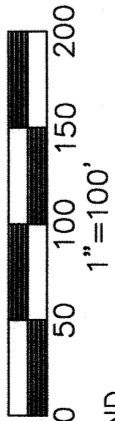
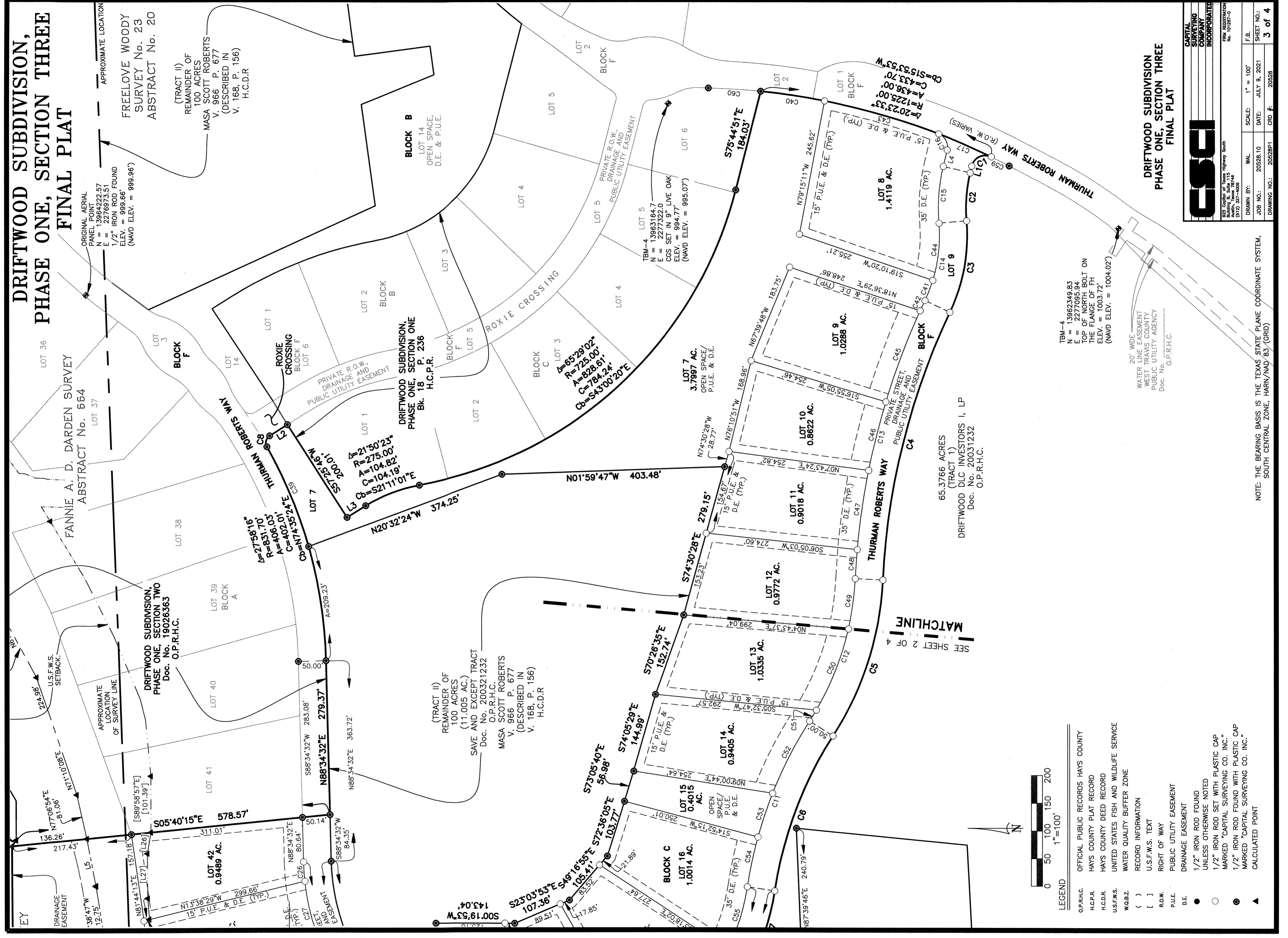
1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

1.0311 AC.

65.3766 ACRES  
(TRACT 1)  
DRIFTWOOD DLC INVESTORS I, LP  
Doc. No. 20031232  
O.P.R.H.C.

# DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL PLAT



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - H.C.P.R. HAYS COUNTY PLAT RECORD
  - H.C.D.R. HAYS COUNTY DEED RECORD
  - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
  - W.Q.B.Z. WATER QUALITY BUFFER ZONE
  - ( ) RECORD INFORMATION
  - [ ] U.S.F.W.S. TEXT
  - R.O.W. RIGHT OF WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - 1/2" IRON ROD FOUND
  - UNLESS OTHERWISE NOTED
  - ⊙ 1/2" IRON ROD SET WITH PLASTIC CAP
  - ⊙ MARKED "CAPITAL SURVEYING CO. INC."
  - ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP
  - ▲ MARKED "CAPITAL SURVEYING CO. INC."
  - ▲ CALCULATED POINT

## DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

**CAPITAL SURVEYING COMPANY INCORPORATED**

225 Capital of Texas Highway South  
 Building B, Suite 115  
 Houston, Texas 77058-1115  
 (713) 327-4008

FRM REGISTRATION No. 101887-0

DRAWN BY: WAL SCALE: 1" = 100'  
 JOB NO.: 20528.10 DATE: JULY 9, 2021 SHEET NO.: 3 of 4  
 DRAWING NO.: 20528P1 CRD. #: 20528

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HARN/NAAD 83 (GRID)

