

DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN R. DELGADO, DIRECTOR OF ATWELL, LLC, OWNER OF THAT 4.7233 ACRE TRACT, DESCRIBED AS TRACT 3, BY THE DEED RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 4.7233 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR 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

BY: STEPHEN R. DELGADO DIRECTOR
ATWELL, LLC
3815 S. CAPITAL OF TEXAS HIGHWAY
SUITE 300
AUSTIN, TEXAS 78704

DATE

STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN R. DELGADO DIRECTOR OF ATWELL, LLC 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 ____ DAY OF _____, 2021.

STEPHEN R. DELGADO, PE
DIRECTOR
ATWELL, LLC
512.904.0505 TEL
512.584.8700 DIR
512.517.7282 MOBILE
3815 S. CAPITAL OF TEXAS HIGHWAY | SUITE 300 |
AUSTIN, TX 78704



UTILITY NOTES:

1. WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. WASTEWATER SERVICE WILL BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS OR BY AN APPROVED TLAP FACILITY.

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. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN (1% CHANCE) IN ZONE "AE" AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120F, 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 ____ DAY OF _____, 2021.

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.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 4.7233 TOTAL ACREAGE OF LOT: 4.7233
INTENDED USE OF LOTS: MIXED USE
TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 4.7233
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 0
Between 2 & 5 acres 1 Between 1 & 2 acres 0
Less than an acre 0

GENERAL NOTES CONTINUED:

6. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
7. 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.
8. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT.
9. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
10. DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS PROHIBITED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
11. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
12. THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
13. HOMEOWNERS ASSOCIATION MAINTAINED STREETS:
DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., 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 ROAD SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY UNTIL AND UNLESS DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAY TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROAD HAS 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 GOLF CLUB DEVELOPMENT, INC. 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 ROAD AND STREETS SHOWN IN THIS SUBDIVISION.
14. 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.
15. THIS SUBDIVISION IS UNDER THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT. (HTGCD)

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.

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

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE ____, SECTION ____, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2021.

BY:

MIM JAMES
PLANNING & ZONE COMMISSION CHAIRPERSON

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY

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 DATE
HAYS COUNTY DEVELOPMENT SERVICES

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 INSTRUMENT NO. _____

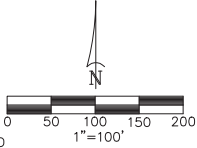
ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
825 Capital of Texas Highway South Building 4, Suite 115 Austin, Texas 78746 (512) 327-0008		FIRM REGISTRATION No. 101287-0	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	21519.10	DATE:	MAY 25, 2021
DRAWING NO.:	21519P1	CRD #:	18512
			SHEET NO.:
			1 of 2

DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR FINAL PLAT

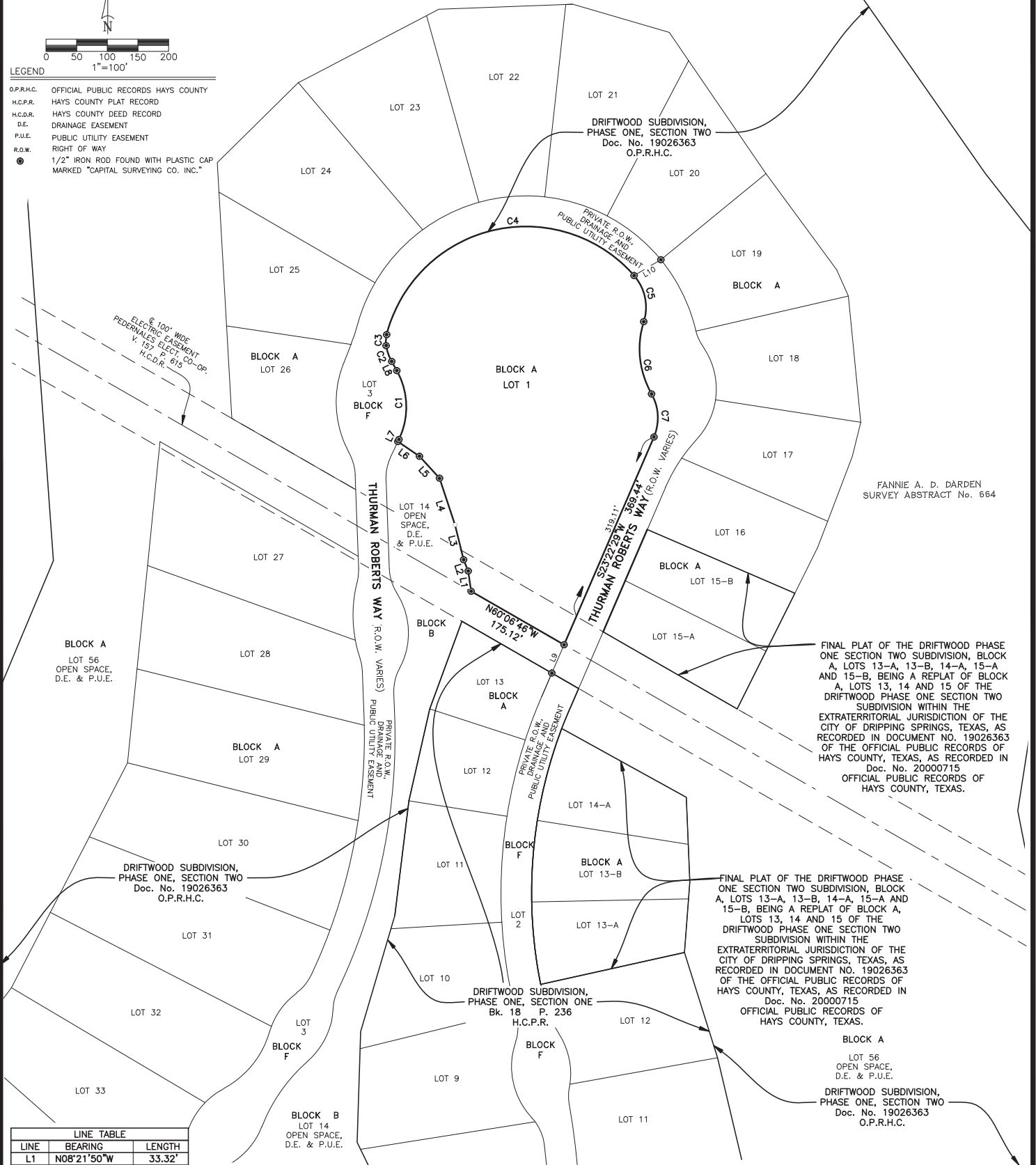
BLOCK A

LOT 56
OPEN SPACE,
D.E. & P.U.E.



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
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.W. RIGHT OF WAY
● 1/2" IRON ROD FOUND WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC."



FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BLOCK A
LOT 56
OPEN SPACE,
D.E. & P.U.E.
DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION TWO
Doc. No. 19026363
O.P.R.H.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°21'50"W	33.32'
L2	N21°22'48"W	20.10'
L3	N14°01'53"W	58.45'
L4	N18°18'45"W	80.14'
L5	N42°20'24"W	48.60'
L6	N55°47'45"W	42.50'
L7	N25°41'33"E	3.98'
L8	N29°19'26"W	17.15'
L9	S23°22'29"W	50.32'
L10	N59°42'57"E	50.77'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	55°00'58"	121.50'	116.67'	112.24'	N01°48'57"W
C2	20°04'43"	78.50'	27.51'	27.37'	N19°17'05"W
C3	23°39'25"	44.00'	18.17'	18.04'	N02°34'59"E
C4	124°18'34"	234.79'	509.41'	415.22'	N76°33'58"E
C5	58°47'24"	78.50'	80.55'	77.06'	S11°53'03"E
C6	47°15'27"	148.00'	122.07'	118.64'	S06°07'04"E
C7	53°07'17"	78.50'	72.78'	70.20'	S03°11'09"E

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		225 Center of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4000	
DRAWN BY: MAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 21519.10	DATE: MAY 25, 2021	SHEET NO.:	
DRAWING NO.: 21519P1	CRD #:	18512	2 of 2