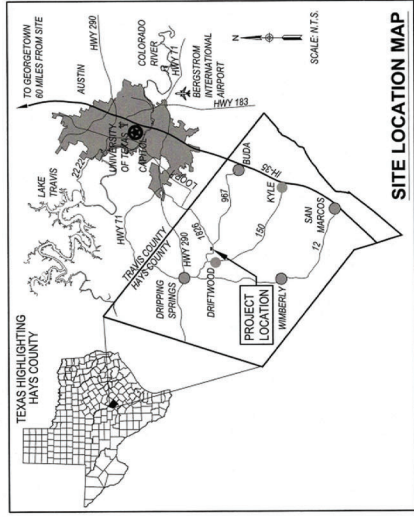


# DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

(SITE ADDRESS: THURMAN ROBERTS WAY, DRIFTWOOD, TEXAS 78619)



STREET DESIGN TABLE	R.O.W.	PAVING WIDTH	LENGTH
VOLUMING LANE	50'	18' w/ 5' RIBBON CURB	1,323'
THIELEPAPE COVE	50'	18' w/ 5' RIBBON CURB	956'
<b>TOTAL:</b>			<b>2,279'</b>

### ROAD MAINTENANCE STATEMENT

ALL ROADS IN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED.

### LAND SIZE CATEGORIES

NUMBER OF LOTS	GREATER THAN 10 ACRES	GREATER THAN 5 ACRES	LESS THAN 10	0
	-	0	-	0
	0	0	-	0
	5	0	-	0
	0	0	-	2
	0	0	-	21

### LAND USE SUMMARY

BLOCK	S.F.	OPEN	ROW	PVT. ST. D.E. & P.U.E.
BLOCK A	0	1	0	0
BLOCK B	0	0	0	0
BLOCK C	0	0	0	2
<b>TOTAL LOTS</b>	<b>18</b>	<b>3</b>	<b>0</b>	<b>2</b>

RESIDENTIAL	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS
	9.50	49.22%	18

OPEN SPACE	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS
	6.85	35.49%	3

ROAD USAGE (PVT)	AREA IN ACRES	% OF PROJECT	NUMBER OF LOTS
	2.75	14.25%	2

TOTAL 23 Lots 19.301 ac.

TOTAL ACRES OF DEVELOPMENT:	19.301
TOTAL ACRES OF LOTS:	19.301
TOTAL NUMBER OF LOTS:	23
AVERAGE SIZE OF LOTS:	0.839
AVERAGE SIZE OF S.F. LOTS:	0.927

### Sheet List Table

No.	Title
1	COVER SHEET
2	GENERAL NOTES
3	OWNER'S MAP
4	OVERALL PRELIMINARY PLAT
5	SLOPE MAP
6	PRELIMINARY PLAT 1
7	PRELIMINARY PLAT 2
8	WATER PLAN 1
9	WATER PLAN 2
10	WASTEWATER PLAN 1
11	WASTEWATER PLAN 2

### OWNER

DRIFTWOOD DLC INVESTORS L.P.  
 4000 WEST LOOP SOUTH, SUITE 200  
 DOWNSIDE CLUB  
 830 THURMAN ROBERTS WAY  
 DRIFTWOOD, TX 78619  
 PH: (737) 241-3517

### SURVEYOR

CAPITAL SURVEYING CO. INC.  
 525 CAPITAL OF TX, HWY. S.  
 BUILDING B, SUITE 110  
 AUSTIN, TX 78746  
 PH: (512) 327-4006

PROPERTY OWNER  
 NOTIFICATION LIST  
 SEE SHEET 3.



MURFEE ENGINEERING COMPANY  
 Texas Registered Engineering Firm F-353  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
 BUILDING D, SUITE 110  
 AUSTIN, TEXAS 78746  
 (512) 327-4006

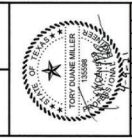
DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: April 8, 2021  
 PROJECT: LAKE TRAVIS DEVELOPMENT  
 SHEET NO. 1 OF 11

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

SUBMITTAL DATE: APRIL 12, 2021

NO.	REVISION	DATE	APPROVED	BY

DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 GENERAL NOTES



**MURFRE ENGINEERING COMPANY**  
 Texas Registered Engineering Firm F-353  
 (512) 327-9204  
 AUSTIN, TEXAS 78746  
 BUILDING 0 SUITE 110  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH

DESIGNED BY: MVE  
 DRAWN BY: MBS  
 CHECKED BY: MBS  
 APPROVED BY: MBS  
 DATE: APR 8, 2021

PROJECT NO.: 2019-0001  
 SHEET NO.: 2 OF 11

**STREET AND ROW INFORMATION**

HOMEOWNERS ASSOCIATION MAINTAINED PRIVATE STREETS  
 DRIFTWOOD OLC AUSTIN L.P. 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.  
 VOLUMING LANE LOCAL STREET  
 THELEPPE COVE LOCAL STREET

**ENGINEERS CERTIFICATE**

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 HEREBY, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE RECORDS OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY WITH ALL REQUIRED ORGANIZATION NO. 1204 L. SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF SPRING SPRINGS, AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT OF HAYS COUNTY.  
 WITNESS MY HAND THIS 8 DAY OF APRIL 2021.

*[Signature]*  
 (SIGNATURE)

**GENERAL NOTES**

- PROJECT IS LOCATED WITHIN THE CITY OF SPRING SPRINGS EXTRA TERRITORIAL JURISDICTION AND WITHIN THE DRIPPING SPRINGS ISD AND HAS CONSOLIDATED UNDER THE DRIPPING SPRINGS ISD.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- ALL LOTS SHALL BE 1/4 ACRES IN SIZE AND SHALL BE 1/4 ACRES IN SIZE.
- PROJECT IS LOCATED IN THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS SUBJECT TO THE TCCO EDWARDS AQUIFER REGULATIONS IN 30 TAC §11.10. NO PORTION OF THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- TOPOGRAPHY SOURCE: TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNIS).
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH HAYS COUNTY STANDARDS PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 20A, SUBCHAPTER 14A.
- THIS SUBDIVISION IS SUBJECT TO THE AGREED AND SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS AND THE HAYS COUNTY COMMISSIONERS COURT.
- 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.
- THE OWNER SHALL ALLOW THE RIGHT-OF-ENTRY TO THE UTILITY OR PUBLIC SERVICE PROVIDERS, AND EMERGENCY VEHICLES AS NECESSARY.
- ALL UTILITIES LOCATED WITHIN HAYS COUNTY ARE NO. 1 AND NO. 4.
- POST-DEVELOPMENT CONDITIONS RAINOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2.5 IN. 24 HOUR RAINFALL RATE.
- POST-DEVELOPMENT CONDITIONS RAINOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2.5 IN. 24 HOUR RAINFALL RATE.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDER THE FLOW OF DRAINAGE WITHIN EXISTING DRAINAGEWAY.
- ALL UTILITIES SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE FOR THIS SUBDIVISION, AND POST-DEVELOPMENT CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL PARKING AND FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT PARCEL.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 771 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE DRAINAGE DISTRICT DEPARTMENT OF HAYS COUNTY (UNLESS OTHERWISE SPECIFIED). UNLESS A VARIANCE HAS BEEN GRANTED BY HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 171, SUBCHAPTER 4 OR OTHER METHODS.
- THIS PROJECT IS LOCATED IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

**UTILITY NOTES**

- WATER SERVICES ARE TO BE PROVIDED DIRECTLY FROM THE CITY OF SPRING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY FEDERAL ENERGY COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE TO BE PROVIDED BY CHARTER BURESS SERVICES.
- WIRE SERVICE SERVICES ARE TO BE PROVIDED DIRECTLY FROM THE CITY OF SPRING SPRINGS.

**SURVEYOR'S NOTES**

- THE BOUNDARIES OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITIES CORPORATE CITY LIMITS, BUT IS WITHIN THE BOUNDARIES OF THE BARTON SPRINGS SEGMENT OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS Delineated ON HAYS COUNTY FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL #480800120P EFFECTIVE DATE SEPTEMBER 2, 2006.

**SUBDIVISION PLAT NOTES**

- SEWAGE DISPOSAL INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO EXISTING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE ENCOURAGED AND IN SOME AREAS, MAY OBTAIN THE BEST AVAILABLE WATER RESERVE.
  - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM.
  - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THIS SUBDIVISION HAS BEEN PLATTED WITH HAYS COUNTY DEVELOPMENT PERMITS.

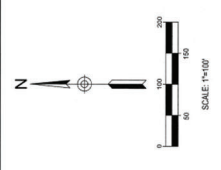
NO.	DESCRIPTION	BY	DATE	APPROVED	APP'D DATE

OWNERS MAP  
 DRIFTWOOD, TEXAS  
 PRELIMINARY PLAT  
 DRIFTWOOD SUBDIVISION PHASE TWO

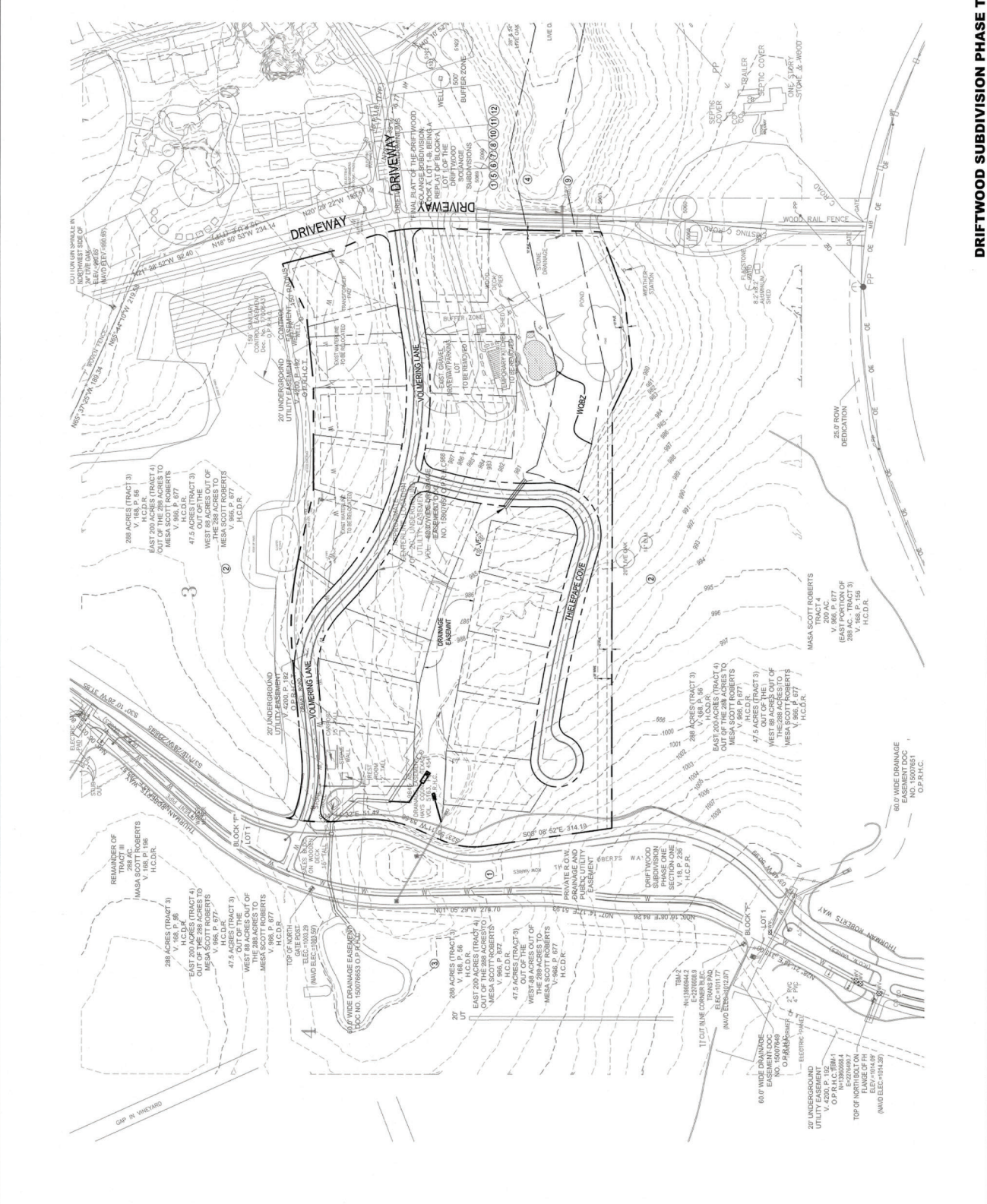


**MERC**  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
 AUSTIN, TEXAS 78746  
 (512) 327-9204  
 TEXAS REGISTERED ENGINEERING FIRM F-533

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: APR 3, 2021  
 FILE NO.: DRIFTWOOD SUBDIVISION PHASE TWO  
 JOB NO.: \_\_\_\_\_



**ADJACENT PROPERTY OWNERS**  
 1. 5.673, 10.112  
 Driftwood Golf Club Development, Inc.  
 100 Congress Ave., Ste. 1500  
 Austin, Texas 78746  
 R147428, R18054, R18055, R18051,  
 R147428, R18054, R18055, R18051,  
 R18052, R18054, R18055, R18056  
 2. M. Scott Roberts  
 P.O. Box 311  
 10001 7<sup>th</sup> St  
 Austin, TX 78748  
 R12574, R1257  
 3. M. Scott Roberts  
 P.O. Box 311  
 10001 7<sup>th</sup> St  
 Austin, TX 78748  
 R12574, R1257  
 4. Driftwood Golf Club LP  
 10001 7<sup>th</sup> St  
 Austin, TX 78748  
 R18052  
 5. Cien M. Investments LLC  
 10001 7<sup>th</sup> St  
 Austin, TX 78748  
 R18053





CURVE	DELTA	RADIUS	MPC	CHORD	CH BEARING
C32	297.724°	250.00	123.10	121.86	089°11'49"E
C33	375.00°	375.00	100.79	100.43	000°00'00"E
C41	145°20'00"	100.00	50.00	50.00	000°00'00"E
C42	27°42'30"	275.00	110.12	109.59	003°42'51"E
C43	07°48'30"	675.19	30.79	30.79	001°11'55"W
C44	23°24'42"	375.00	153.31	154.20	339°54'14"E

LINE	BEARING	LENGTH
L14	100°11'55"W	51.62'
L15	S74°17'33"E	10.51'
L59	S02°46'13"W	26.89'
L60	S27°46'00"E	42.55'

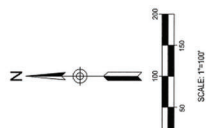
NO.	DESCRIPTION	DATE	APPROVED	BY

DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 SLOPE MAP



**MERC**  
 MURFRE ENGINEERING COMPANY  
 Texas Registered Engineering Firm F-353  
 (512) 327-9204  
 AUSTIN, TEXAS 78746  
 BUILDING D, SUITE 110  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: April 3, 2021  
 SHEET NO. 5 OF 11



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	2834.25	Lightest Gray
2	15.00%	25.00%	2647.75	Light Gray
3	25.00%	35.00%	564.11	Medium Gray
4	35.00%	100.00%	313.85	Darkest Gray



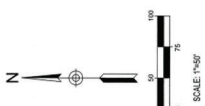
NO.	DESCRIPTION	BY	DATE	APPROVED	DATE

PRELIMINARY PLAT 1  
DRIFTWOOD, TEXAS  
PRELIMINARY PLAT  
DRIFTWOOD SUBDIVISION PHASE TWO



**MERC**  
MURFRE ENGINEERING COMPANY  
Texas Registered Engineering Firm F-353  
(512) 327-9204  
AUSTIN, TEXAS 78746  
BILINDS D. SUITE 110  
1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
AUSTIN, TEXAS 78746

DESIGNED BY: VXE  
DRAWN BY: HBS  
CHECKED BY: HBS  
APPROVED BY: [Signature]  
DATE: April 3, 2021  
PROJECT NO.: DRIFTWOOD SUBDIVISION PHASE TWO  
SHEET NO.: 6 OF 11



- LEGEND**
- PROJECT BOUNDARY
  - RIGHT OF WAY LINES
  - EASEMENT LINES
  - USFWS BUFFER ZONE
  - DRAINAGE SPONGE TO OS.2
  - NO USE FLOODPLAIN
  - FULLY DEVELOPED
  - WATERSHED
  - PRIVATE STREET DRAINAGE
  - UTILITY EASEMENT
  - UTILITY EASEMENT



11.00 ACRES  
H.C.D.R.  
EAST 200 ACRES (TRACT 4)  
OUT OF THE 288 ACRES TO  
MESA SCOTT ROBERTS  
V. 996, P. 677  
H.C.D.R.

47.5 ACRES (TRACT 3)  
OUT OF THE 288 ACRES TO  
MESA SCOTT ROBERTS  
V. 996, P. 677  
H.C.D.R.

288 ACRES (TRACT 3)  
H.C.D.R.  
EAST 200 ACRES (TRACT 4)  
OUT OF THE 288 ACRES TO  
MESA SCOTT ROBERTS  
V. 996, P. 677  
H.C.D.R.

47.5 ACRES (TRACT 3)  
OUT OF THE 288 ACRES TO  
MESA SCOTT ROBERTS  
V. 996, P. 677  
H.C.D.R.

DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

W:\Driftwood\Driftwood-Creek-1-Driftwood-Phase-2-Subdivision-PLAT 1.dwg 4/3/2021 10:19 AM wchalmers

NO.	DESCRIPTION	BY	DATE	APPROVED	APP'D DATE



PRELIMINARY PLAT 2  
 DRIFTWOOD, TEXAS  
 PRELIMINARY PLAT  
 DRIFTWOOD SUBDIVISION PHASE TWO

DESIGNED BY: MURFEE ENGINEERING COMPANY  
 DRAWN BY: MURFEE ENGINEERING COMPANY  
 CHECKED BY: MURFEE ENGINEERING COMPANY  
 APPROVED BY: MURFEE ENGINEERING COMPANY  
 DATE: April 3, 2021  
 PROJECT: DRIFTWOOD SUBDIVISION PHASE TWO  
 SHEET NO. 7 OF 11



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

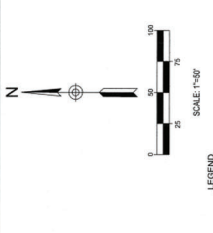
NO.	DESCRIPTION	DATE	APPROVED	PREP. DATE

DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 WATER PLAN 1



**MURFEE ENGINEERING COMPANY**  
 Texas Registered Engineering Firm F-353  
 (512) 277-9204  
 AUSTIN, TEXAS 78746  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
 BUILDING 0, SUITE 110

DESIGNED BY: [Blank]  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 APPROVED BY: [Blank]  
 DATE: April 3, 2021  
 FILE NO.: [Blank]  
 JOB NO.: [Blank]  
 SHEET NO.: 8 OF 11



**LEGEND**

- EXISTING WATERLINE (solid line with 'W')
- PROPOSED FIRE HYDRANT (solid line with 'H')
- PROPOSED WATERLINE (dashed line with 'W')
- PROPOSED RAINWATER (dashed line with 'R')
- WATER SERVICE (dashed line with 'S')
- PERMITS FLOODPLAIN (100-YR) (dashed line with 'F')

**NOTES**

- THE CITY OF DRIPPING SPRINGS IS THE WATER SERVICE PROVIDER.



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT

4/20/21 3:35 PM updated \\MIDWOOD\driftwood\chris\150898\150898\PhaseTwo\WaterPlan1.dwg



NO.	DESCRIPTION	BY	DATE	APPROVED	APP'D DATE

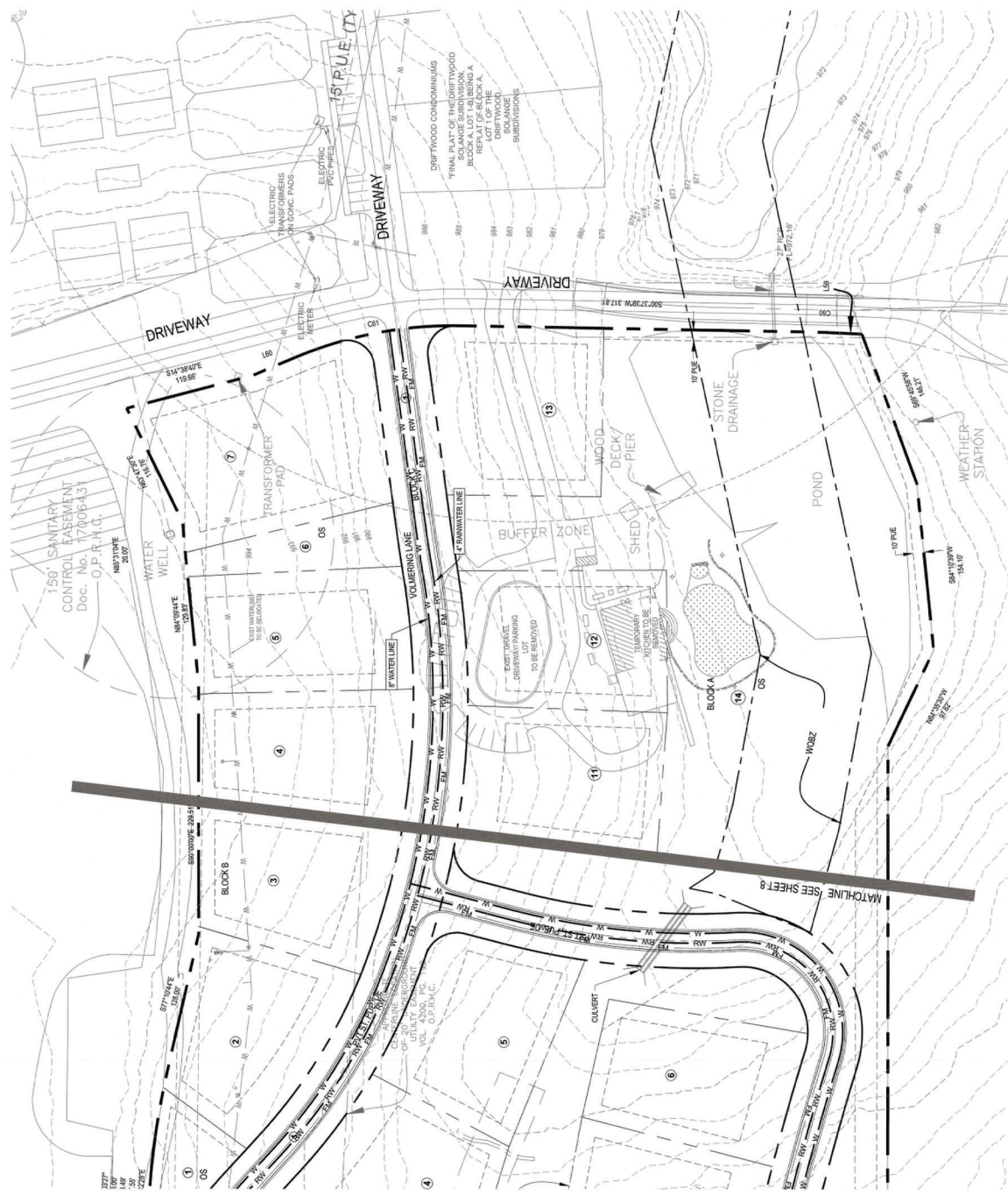
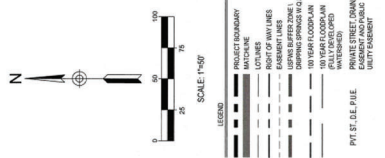
DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 WATER PLAN 2



**MERC**  
 MURFEE ENGINEERING COMPANY  
 Texas Registered Engineering Firm F-953  
 (512) 327-9204  
 AUSTIN, TEXAS 78746  
 BUILDING D, SUITE 110  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH

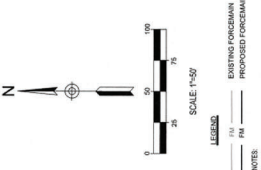
DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: APRIL 3, 2021  
 FILE NO.: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_

JOB NO. \_\_\_\_\_  
 SHEET NO. **9 OF 11**



**DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT**

S (TRACT 3)  
 PRES OUT OF  
 ACRES TO  
 P. 67  
 D.R.



LEGEND  
 --- EXISTING FORCING MAIN  
 --- PROPOSED FORCING MAIN  
 --- PA  
 --- STY MARK

NOTES  
 1. THE CITY OF DRESSER SIGNALS THE WASTEWATER SERVICE PROVIDER.

NO.	DESCRIPTION	BY	DATE	APPROVED	APP. DATE

DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 WASTEWATER PLAN 1



MURFEE ENGINEERING COMPANY  
 Texas Registered Engineering Firm P-353  
 (512) 327-9204  
 AUSTIN, TEXAS 78746  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH  
 BUILDING D SUITE 110

DESIGNED BY: [Blank]  
 DRAWN BY: [Blank]  
 CHECKED BY: [Blank]  
 APPROVED BY: [Blank]  
 DATE: APR 8, 2021  
 SHEET NO. 10 OF 11

DRIFTWOOD SUBDIVISION PHASE ONE PRELIMINARY PLAT

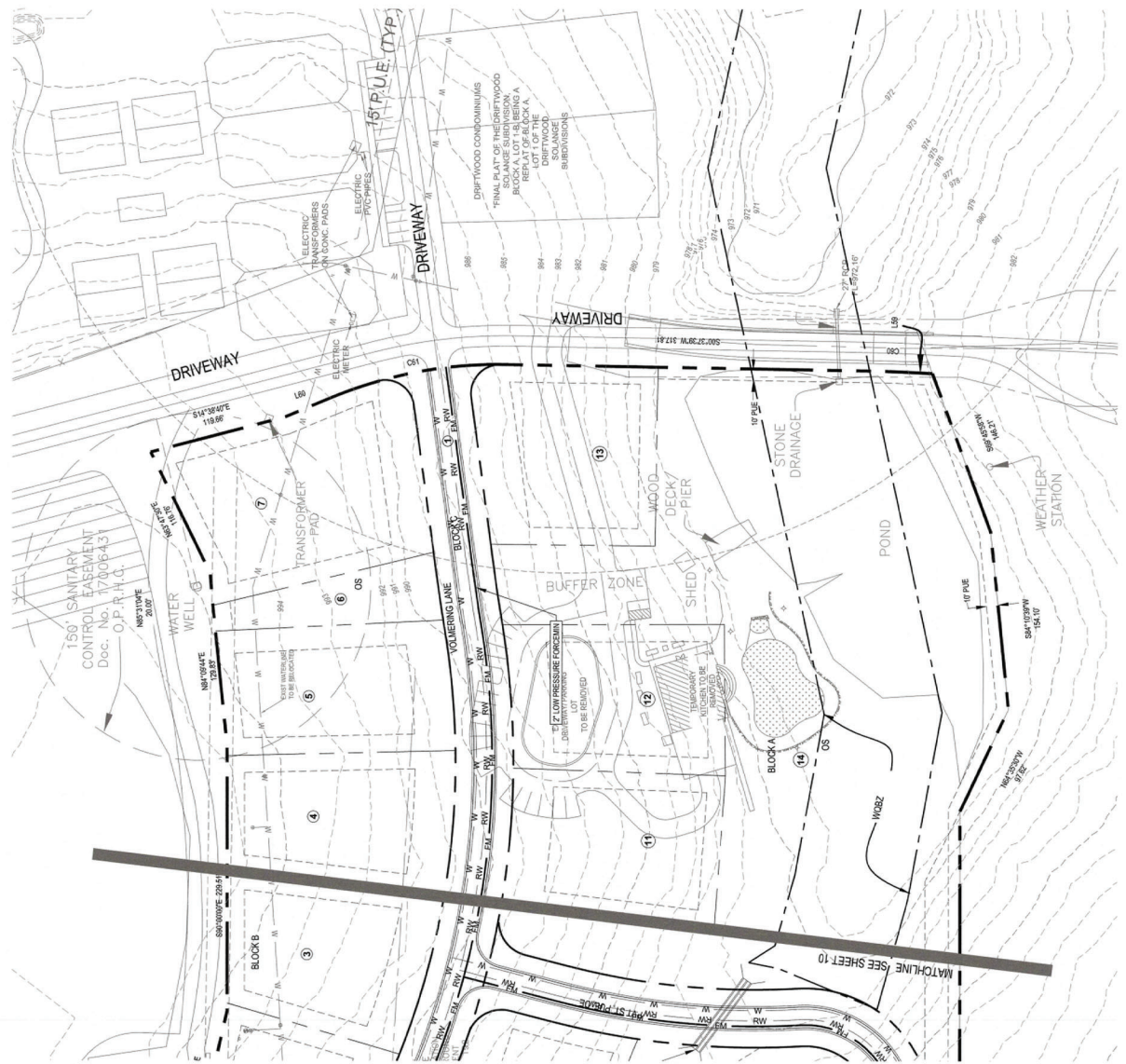
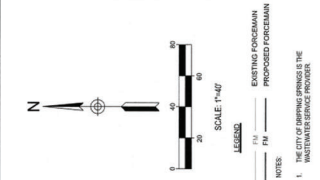
REVISION	DATE	BY	APPROVED	APPROVED

DRIFTWOOD SUBDIVISION PHASE TWO  
 PRELIMINARY PLAT  
 DRIFTWOOD, TEXAS  
 WASTEWATER PLAN 2



**MERC**  
 MURFRE ENGINEERING COMPANY  
 Texas Registered Engineering Firm F-353  
 (512) 327-9204  
 AUSTIN, TEXAS 78746  
 BUILDING D, SUITE 110  
 1101 CAPITAL OF TEXAS HIGHWAY SOUTH

DESIGNED BY: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]  
 DATE: JUNE 8, 2021  
 FILE NO.: DRIFTWOOD SUBDIVISION PHASE TWO  
 JER NO.: [ ]  
 SHEET NO.: 11 OF 11



DRIFTWOOD SUBDIVISION PHASE TWO PRELIMINARY PLAT