

STATE OF TEXAS §  
COUNTY OF HAYS §  
KNOW ALL THESE MEN BY PRESENTS:

KNOW ALL MEN BY THESE PRESENTS, THAT CRTX DEVELOPMENT LLC, BEING THE OWNER OF A 7.82 ACRE TRACT OF LAND AND A 0.75 ACRE TRACT OF LAND OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20025433, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 8.59 ACRES OF LAND, TO BE KNOWN AS "CRTX ADDITION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

DOUG COBB  
OWNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED STEVEN MICHAEL SLEDGE KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC'S SIGNATURE

LEINHOLDER CONSENT:

COMPANY NAME \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_

ADDRESS FOR NOTICES: \_\_\_\_\_

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

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR 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. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY 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 DEVELOPMENT SERVICES.

\_\_\_\_\_  
CHAD GILPIN, P.E.  
CITY ENGINEER

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D. FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_ A.D.

\_\_\_\_\_  
ELAINE HANSON CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS

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

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

APPROVED BY THE CITY OF DRIPPING SPRINGS FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF HAYS COUNTY, TEXAS.

APPROVED BY: PLANNING & ZONING COMMISSION - CITY OF DRIPPING SPRINGS, TEXAS.

\_\_\_\_\_  
MIM JAMES  
PLANNING & ZONING COMMISSION CHAIR

\_\_\_\_\_  
DATE

**SURVEYOR'S CERTIFICATION:**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY - NOT FOR RECORDATION**

\_\_\_\_\_  
JOHN BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5057 - STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
TBPLS FIRM NO. 10004700

\_\_\_\_\_  
DATE

**ENGINEER'S CERTIFICATION:**

I, AARON PESEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

**PRELIMINARY - NOT FOR RECORDATION**

\_\_\_\_\_  
AARON PESEK, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 93959  
BRUSHY CREEK ENGINEERING, LLC  
P.O. BOX 1002  
ROUND ROCK, TEXAS 78680  
FIRM REGISTRATION NO. F-13324

\_\_\_\_\_  
DATE

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0115F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

**JURISDICTION PLAT NOTES:**

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE NORTHEAST HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN DISTRICT 1 OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

**GENERAL NOTES**

1. DRIPPING SPRINGS WILL MAINTAIN ALL PUBLIC STREETS IN ACCORDANCE WITH THE ROAD AGREEMENT DATED MAY 12TH, 2020 BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT, LLC RECORDED IN DOC# \_\_\_\_\_, PUBLIC RECORDS OF HAYS COUNTY.
2. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
3. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH ZONING REQUIREMENTS OF THE PLANNED DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT No. 11 (KNOWN AS PDD2019-0001 - 27110 RR 12), APPROVED BY THE DRIPPING SPRING CITY COUNCIL ON MAY 12, 2020 AND RECORDED ON MAY 21, 2020 AS DOC# 20019802 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH CITY FIRE CODE AT THE TIME OF DEVELOPMENT, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINES SHALL COMPLY WITH THE ZONING AT THE TIME OF DEVELOPMENT.
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS UNIFIED DEVELOPMENT CODE. SIDEWALKS SHALL BE MAINTAINED BY THE CITY OF DRIPPING SPRINGS.
11. EASEMENTS: ANY PUBLIC UTILITY, INCLUDING CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREES, SHRUBS OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
12. STORMWATER AND DETENTION FACILITIES LOCATED ON LOT 1 ARE TO BE MAINTAINED BY THE OWNER OF LOT 1. THESE INCLUDE ANY ADDITIONAL FACILITIES LOCATED ON LOT 1 THAT TREAT RUNOFF FROM THE ROB SHELTON EXTENSION.

**SLOPE INFORMATION**

NO SLOPES WITHIN THIS PLAT EXCEED 15%

**UTILITY NOTES**

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

**TRAIL EASEMENT DEDICATION - 0.43Ac.**

TO BE ACCESSIBLE TO THE PUBLIC AND MAINTAINED BY OWNER OR HOA.

**SUBDIVISION ROADS**

PUBLIC STREET DEDICATION - ROB SHELTON BLVD 60' ROW (0.68Ac.)

**STREET SUMMARY**

STREET NAME (CLASSIFICATION)	ROW WIDTH (LF)	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROB SHELTON BOULEVARD (COLLECTOR)	60'	491.3'	VARIES' C&G

PLAT ESTABLISHING

**CRTX ADDITION**  
8.59 ACRES

OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO. 415,  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS

 **Delta Survey Group Inc.**

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700  
PREPARATION DATE: 9/29/20

**SHEET**

1  
OF  
2

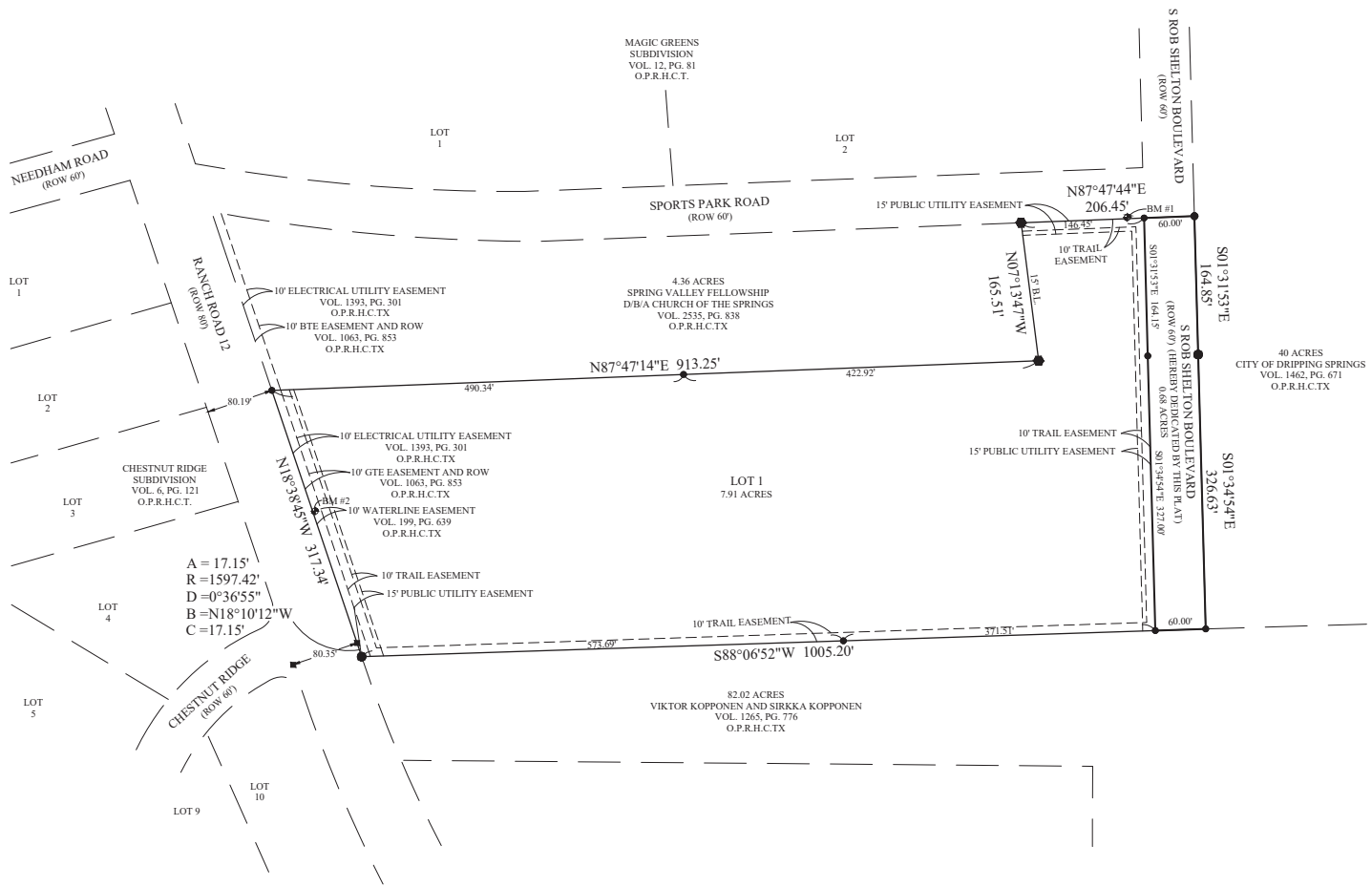


GRAPHIC SCALE  
 1" = 100'



**LEGEND**

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "4160" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET
- 3/4 INCH IRON PIPE FOUND
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- O.P.R.H.C.T.X OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- ⬇ ELEVATION BENCHMARK



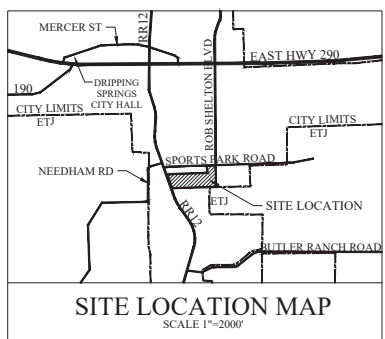
A = 17.15'  
 R = 1597.42'  
 D = 0°36'55"  
 B = N18°10'12" W  
 C = 17.15'

**SURVEY CONTROL DATA & BEARING BASIS:**  
 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS  
 PROJECT CONTROL POINTS WERE ESTABLISHED USING THE "SMARTNET" RTK NETWORK.

**SURVEY CONTROL MONUMENT**  
 C.O.A. MONUMENT E344  
 GRID COORDINATES  
 N=10055821.99  
 E=3093670.81  
 C.S.F. = 0.99997207  
 ELEVATION = 678.33' NAVD 88

**BENCHMARK LIST:**

- BM #1 COTTON SPINDLE SET IN UTILITY POLE (SOUTH ROW SPORTS PARK RD.)  
ELEV. = 1163.91'
- BM #2 COTTON SPINDLE SET IN UTILITY POLE (EAST ROW RR12)  
ELEV. = 1142.93'



**SITE LOCATION MAP**  
 SCALE 1" = 2000'

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PLAT ESTABLISHING  
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