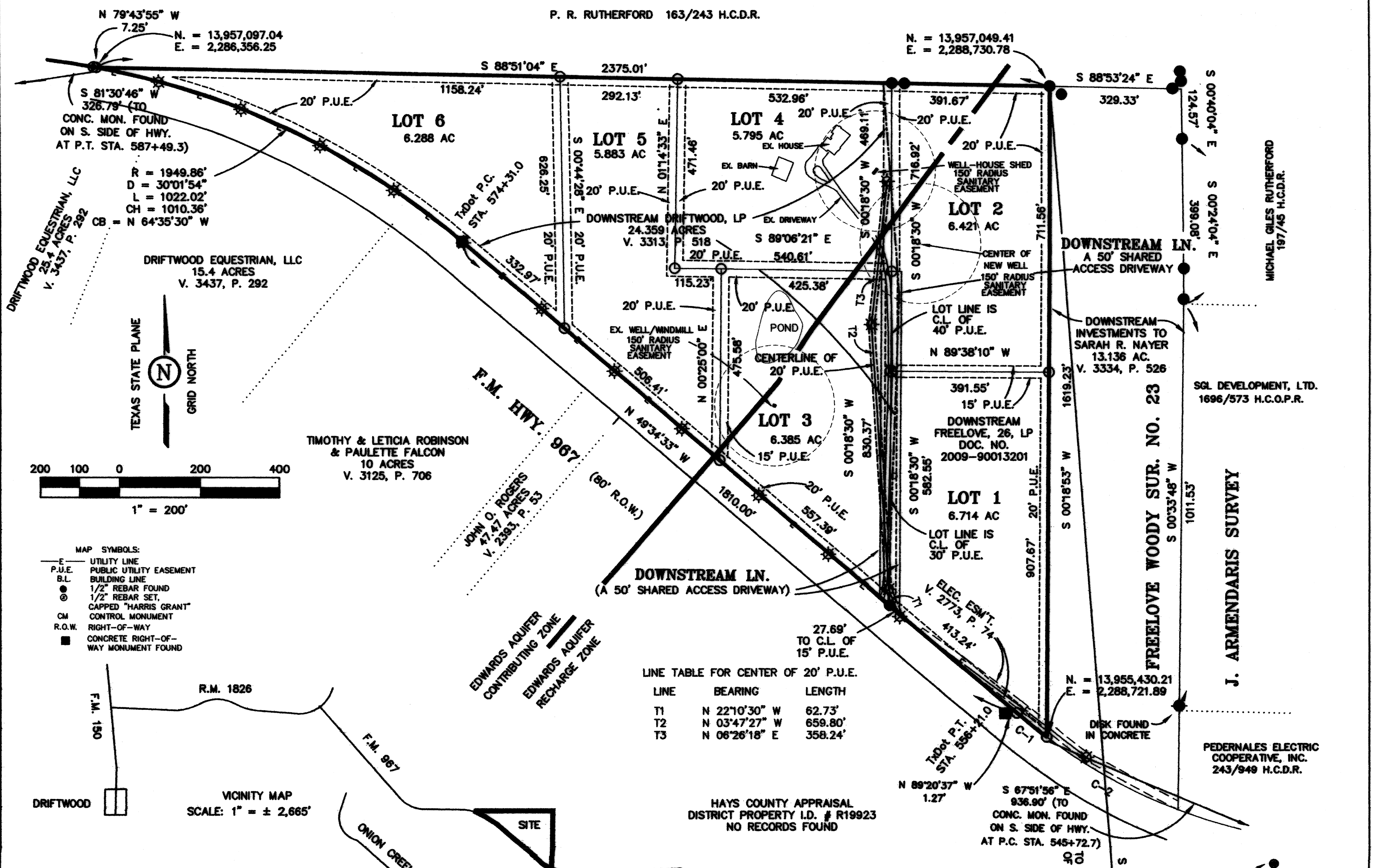


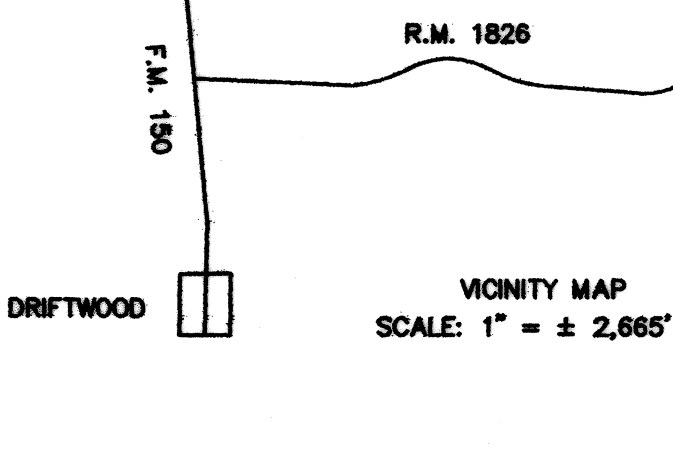
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P. R. RUTHERFORD 163/243 H.C.D.R.



- MAP SYMBOLS:
- UTILITY LINE
 - PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - CAPED "HARRIS GRANT" CONTROL MONUMENT
 - CM CONTROL MONUMENT
 - R.O.W. RIGHT-OF-WAY
 - CONCRETE RIGHT-OF-WAY MONUMENT FOUND



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT DOWNSTREAM FREELove, 26, LP, OWNER OF 13.137 ACRES OF LAND OUT OF THE FREELove WOODY SURVEY NO. 23, ABSTRACT NO. 23, BEING THE REMAINING PART OF 26.273 ACRES DESCRIBED IN VOLUME 3209, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2009-90013201 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (OPRHCT) ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, G.H. "KAM" KRONENBERG, III, AND THAT DOWNSTREAM DRIFTWOOD, L.P., OWNERS OF 24.359 ACRES OUT OF THE FREELove WOODY SURVEY, ABSTRACT NO. 20 IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 3313, PAGE 513 OF THE OPRHCT, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, G.H. "KAM" KRONENBERG, III, DOES HEREBY SUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

G.H. KRONENBERG, III
GENERAL PARTNER OF DOWNSTREAM FREELove, 26, LP AND DOWNSTREAM DRIFTWOOD, L.P.
5000 PLAZA ON THE LAKE, STE. 180
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G.H. KRONENBERG, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF March, 2010.

Catherine Brun
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: Catherine Brun

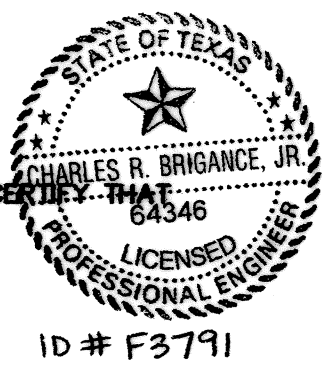
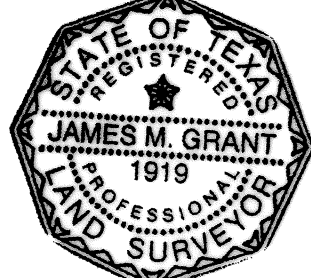


STATE OF TEXAS
COUNTY OF TRAVIS

I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE HAYS COUNTY AND CITY OF DRIFTWOOD SUBDIVISION SPECIFICATIONS AND FURTHER CERTIFY THAT THIS PLAT IS PREPARED FROM AN ACUTAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION.

James M. Grant
JAMES M. GRANT, RPLS 1919
HARRIS-GRANT SURVEYING, INC.
1700 S. LAMAR, STE. 332
AUSTIN, TEXAS 78704

03-16-2010
DATE



STATE OF TEXAS
COUNTY OF TRAVIS

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

Charles R. Brigance, Jr.
CHARLES R. BRIGANCE, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 64346
CARLSON, BRIGANCE, AND DOERING, INC.
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749

3-16-10
DATE

ID # F3791

SUBDIVISION PLAT NOTES:

- E.T.J. NOTE:
THIS SUBDIVISION IS WITHIN THE E.T.J. OF THE CITY OF DRIPPING SPRINGS.
- EDWARDS AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN BOTH THE EDWARDS AQUIFER RECHARGE ZONE AND THE EDWARDS AQUIFER CONTRIBUTING ZONE. LOTS IN THE RECHARGE ZONE ARE HEREBY RESTRICTED TO 10% IMPERVIOUS COVER.
- UTILITY INFORMATION:
ELECTRIC SERVICE: P.E.C.
TELEPHONE SERVICE: VERIZON
WATER: WATER WELLS
WASTEWATER: ON-SITE SEWAGE FACILITIES
- PLAT INFORMATION:
TOTAL NUMBER OF PROPOSED LOTS: 6
AVERAGE SIZE: 6.248 AC.
LOT SIZE CATEGORIES:
1. SMALLER THAN 10 AC. - 6 LOTS
2. 2 AC. TO 5 AC. - 0 LOTS
3. LARGER THAN 1 AC. - 6 LOTS
4. SMALLER THAN 2 AC. - 0 LOTS
5. SMALLER THAN 1 AC. - 0 LOTS
- SCHOOL DISTRICT:
HAYS COUNTY CISD
- FLOOD PLAIN NOTE:
NO PART OF THIS SUBDIVISION IS WITHIN AN IDENTIFIED FEMA FLOOD HAZARD AREA, INUNDATED BY THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR HAYS COUNTY AND INCORPORATED AREAS, MAP PANEL NO. 48209C0255F, DATED 09-02-2005.
- DRIVEWAY PERMIT NOTE:
IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (a) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE ROAD DEPARTMENT OF HAYS COUNTY AND (b) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN SECTION 7.4 AND 7.5 OF THE HAYS COUNTY SUBDIVISION REGULATIONS.
- MINIMUM DRIVEWAY CULVERT SIZE:
WHEN REQUIRED, LOTS SHALL HAVE A MINIMUM DRIVEWAY CULVERT SIZE OF 18".
- MAILBOX NOTE:
MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS SHALL COMPLY WITH CONSTRUCTION STANDARDS AND REQUIRE ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS.
- LOTS ARE LIMITED TO THE USE OF CLASS 1, ON-SITE SEWAGE FACILITIES WITH SUBSURFACE DISPOSAL, OR CONNECTED TO A PUBLIC SEWER SYSTEM.
- EROSION/SEDIMENTATION CONTROL IS REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY LOTS.
- THE MINIMUM BUILDING SETBACK LINES FOR THE LOTS IN THIS SUBDIVISION ARE AS FOLLOWS: 10' FRONT AND 5' SIDE AND REAR.
- THE OWNER OF EACH LOT SHALL PROVIDE TO THE CITY OF DRIPPING SPRINGS A PLOT PLAN THAT REFLECTS EXISTING AND PROPOSED IMPERVIOUS COVER WITH A LIMIT OF 10% IN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE LOTS IN THIS SUBDIVISION DO NOT REQUIRE PARKLAND DEDICATION PER SECTION 1.4.1 OF CHAPTER 17.

FINAL PLAT DOWNSTREAM SUBDIVISION

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FINAL PLAT DOWNSTREAM SUBDIVISION

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A 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 A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY ENVIRONMENTAL HEALTH.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

Jerry Borchering
 JERRY BORCHERING - RESOURCE PROTECTION
 TRANSPORTATION & PLANNING DIRECTOR

4/13/10
 DATE

Tom Pope
 TOM POPE
 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

3-24-2010
 DATE

CITY COUNCIL APPROVAL:

STATE OF TEXAS
 CITY OF DRIPPING SPRINGS
 HAYS COUNTY, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS, TEXAS AND IS HEREBY APPROVED.

APPROVED THIS THE 9th DAY OF February, 2010 A.D. BY THE CITY COUNCIL

Jo Ann Touchstone
 JO ANN TOUCHSTONE, CITY SECRETARY

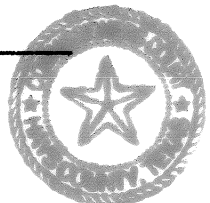
Todd Purcell
 TODD PURCELL, MAYOR

STATE OF TEXAS
 COUNTY OF HAYS

I, LINDA FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 23rd DAY OF March, 2010, THE COMMISSIONERS' COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 4, PAGE 210

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 23rd DAY OF March, 2010, A.D.

[Signature]
 COUNTY JUDGE
 HAYS COUNTY, TEXAS



Linda Fritsche
 LINDA FRITSCH
 COUNTY CLERK
 HAYS COUNTY, TEXAS
[Signature]
 Deputy

STATE OF TEXAS
 COUNTY OF HAYS

I, LINDA FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF May, A.D., 2010, A.D. AT 8:54 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 13, PAGE 311-316

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 18th DAY OF May, A.D. 2010.

Linda Fritsche
 LINDA FRITSCH
 COUNTY CLERK
 HAYS COUNTY, TEXAS



Linda Fritsche
 Deputy