

SURVEYOR'S NOTES:

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STATE OF TEXAS COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS. THAT, OWNER ACTING BY AND THROUGH OWNER OF 69.999 ACRES OF LAND. BEING A PORTION BEING A 69.999 ACRE TRACT OF LAND AND BEING A PORTION OF TRACT 4 A CALLED 94.695 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP. RECORDED IN DOCUMENT NO. 14037231 AND DOCUMENT NO. 140377230 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY AND A PORTION OF TRACT 2 A CALLED 50.206 ACRE TRACT DESCRIBED TO SLF IV- DRIPPING SPRINGS JV, LP IN DOCUMENT NO 14037229 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS. DO HEREBY SUBDIVIDE SAID 69.999 ACRES OF LAND TO BE KNOWN AS "HERITAGE- DRIPPING SPRINGS- PHASE 2" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENT OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID OWNER HAS CAUSED THESE PRESENTS TO BE THEREUNTO DULY AUTHORIZED ON THIS EXECUTED BY ITS DAY OF 2021, THE

OWNER

STATE OF TEXAS COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _ DAY OF A.D., 2021

MY COMMISION EXPIRES

NOTARY PUBLIC

IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF HAYS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER REGISTERED RPLS. **TEXAS REGESTRATION NO. 6330** KIMLEY-HORN 601 NW LOOP 410, SUITE 350 SAN ANTONIO TX, 78216

STATE OF TEXAS COUNTY OF HAYS

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS. LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS. OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE DRIPPING SPRINGS PLANNING COMMISSION

SARAH J. MAYS, P.E. **TEXAS REGISTRATION NO. 129794** KIMLEY-HORN 10814 JOLLYVILLE RD CAMPUS IV. SUITE 200 AUSTIN TX, 78759

> Copyright © 2021 Kimley-Horn and Associates, Inc. All rights reserved

LEGEND

1/2" IRON ROD FOUND IRF IRFC 1/2" IRON ROD W/PLASTIC CAP FOUND IRSC 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET PKF PK NAIL FOUND PK NAIL SET PKS BRASS TXDOT DISK FOUND BDF CMF CONCRETE MONUMENT FOUND ROW RIGHT-OF-WAY VOL. VOLUME PG. PAGE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY TEXAS OPRHC DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS DPRHC 635 EXISTING CONTOUR RIGHT OF WAY CENTERLINE -6-

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48209C0105F, EFFECTIVE SEPTEMBER 02, 2005. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

MULTIPLE PAGE PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

GENERAL NOTES:

- OCTOBER 17,2017 EXECUTED HAYS COUNTY, TX.

- UTILITIES WILL BE PROVIDED BY THE FOLLOWING WATER-WASTEWATER-CITY OF DRIPPING SPRINGS PEDERNALES ELECTRIC COMPANY ELECTRIC-
- PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED
- **FASEMENT RATHER THAN A RIGHT-OF-WAY**
- ONE SIDE OF THE STREET
- HOME OWNERS ASSOCIATION
- 12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 13. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
- ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- 15. ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
- CODE AND LOCAL AMENDMENTS.
- LOCATION REQUIREMENTS OF [PDD NO. 5 EXHIBIT G]

SHEET 4

STATE OF TEXAS CITY OF DRIPPING SPRINGS, TEXAS 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 DAY OF 2021, A.D. BY THE PLANNING AND ZONING COMMISSION.

ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS

COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT TON THE OF A.D., 2021, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK PAGE

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _ OF 2021.

HAYS COUNTY, TEXAS

ELAINE HANSON CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

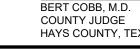
A.D.,

MIM JAMES

CHAIR OF PLANNING AND

ZONING COMMISSION

INDEX MAP NOT TO SCALE



1. THIS DEVELOPMENT IS SUBJECT TO THE HERITAGE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, APPROVED BY CITY COUNCIL AND RECORDED IN VOL. . PAGE OF THE OFFICIAL PUBLIC RECORDS OF

THIS DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPINGS SPRINGS, HAYS COUNTY, TEXAS.

ZONING OF THIS DEVELOPMENT IS GOVERNED BY THE CITY OF DRIPPING SPRINGS PDD #5.

THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONSOF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE

DRIPPING SPRINGS WATER SUPPLY CORPORATION

(ALL) NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVVICE LINES AND WIRES SHALL BE

ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY

ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5' OR 9' WIDE CONCRETE SIDEWALK ALONG

10. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE

11. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.

14. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT

16. A 15-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.

17. THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE

18. STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND

FINAL PLAT OF HERITAGE DRIPPING SPRINGS PHASE 2

BEING A 69.999 ACRE TRACT OF LAND AND BEING A PORTION OF A CALLED 188.130 ACRE TRACT DESCRIBED TO M/.I HOMES OF AUSTIN, LLC AND TRI POINTE HOMES TEXAS, INC. RECORDED IN DOCUMENT NO. 21023136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING OUT OF THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS.

10814 Jollvville Road Campus IV. Suite 200 Austin Texas 78759 FIRM # 10194624

				,
<u>SHEET NO.</u> 1 OF 6	<u>DRAWN BY</u> SAL	<u>CHECKED BY</u> JGM	DATE PREPARED 5/27/2021	PROJECT NO. 067783118
	STATE OF TEXAS	§		
	AUTHORIZED AGENT IDENTIFIED AS PR DEVELOPMENT, FO DRAINS, EASEMENTS	I, DEDICATES TO TH IVATE OR PART REVER ALL STREE S AND PUBLIC PLACE	HE USE OF THE PUI OF AN ENCLAVE TS, ALLEYS, PARK ES THEREON SHOWI	OR THROUGH A DULY BLIC, EXCEPT AREAS OR PLANNED UNIT S, WATERCOURSES, N FOR THE PURPOSE
		N THEREIN EXPRESS		
		: SLF IV DRIPPING SPRIN 5949 SHERRY LANE; SU DALLAS, TX 75225		
	STATE OF TEXAS COUNTY OF HAYS	ş ş		
		UNDERSIGNED AU		DAY PERSONALLY , INC
	FOREGOING INSTRU	MENT, AND ACKNOW RPOSES AND CONSIL	LEDGED TO ME THA	UBSCRIBED TO THE T HE EXECUTED THE EXPRESSED AND IN
	GIVEN UNDER MY HA	ND AND SEAL OF OF	FICE	
	DATED THIS	DAY OF		A.D. 20
	HERIT	AGE- DRIPPING SPRI		HAYS COUNTY, TEXAS
	SPRINGS, TEXAS, IS WITH STATE OR LOC	Y THE PLANNING COM HEREBY APPROVED I CAL LAWS AND REGU CEPTION(S) AND OR Y	MMISSION OF THE CI BY SUCH COMMISSIC LATIONS; AND/OR WH	N IN ACCORDANCE
	DATED THIS	DAY OF		A.D. 20
	BY: CHAIRMAN BY:			
	SECRETARY			
	1			
ENT SHALL				
RDED FOR				
E USED OR RELIED				
A FINAL CUMENT				
•				

ENGINEERING AND PUBLIC WORKS DEPARTMENT

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 THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND. IN SOME AREAS, OFFFER 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.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

CHAD GILPIN, P.E. CITY ENGINEER

DATE

THIS DOCUM NOT BE RECO ANY PURPC SHALL NOT BE VIEWED OR UPON AS A SURVEY DO



DIVE	PK NAIL FOUND
PKF	PK NAIL SET
PKS	BRASS TXDOT DISK FOUND
BDF	CONCRETE MONUMENT FOUND
CMF	RIGHT-OF-WAY
ROW	VOLUME
VOL.	PAGE
PG.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
OPRHC	DEED AND PLAT RECORDS OF HAYS COUNTY, TEXAS
DPRHC	EXISTING CONTOUR
635	
<u> </u>	RIGHT OF WAY CENTERLINE

CALLED 45.53 ACRES

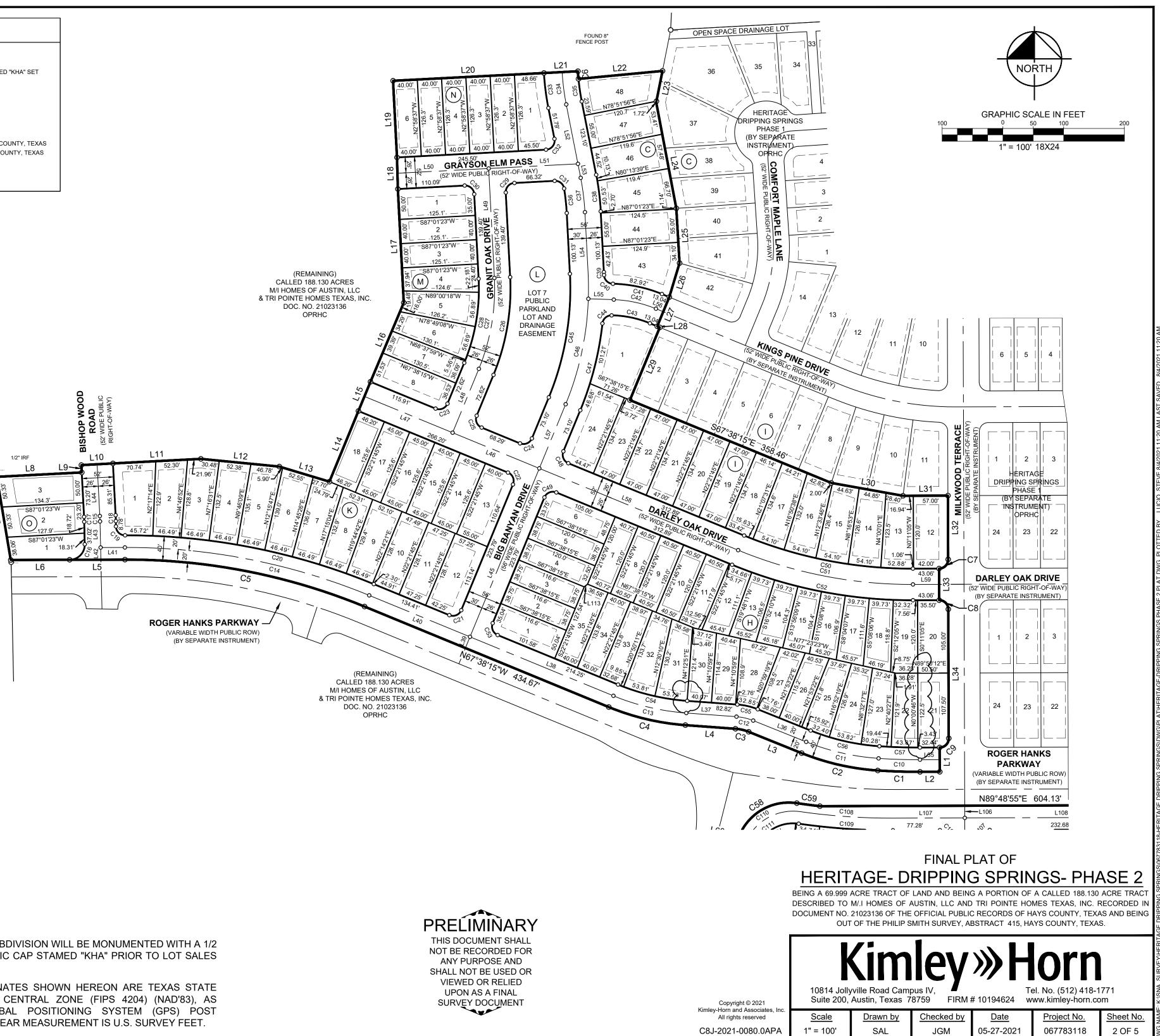
DRIPPING SPRINGS

INDEPENDENT

SCHOOL DISTRICT

DOC. NO. 6018836

OPRHC

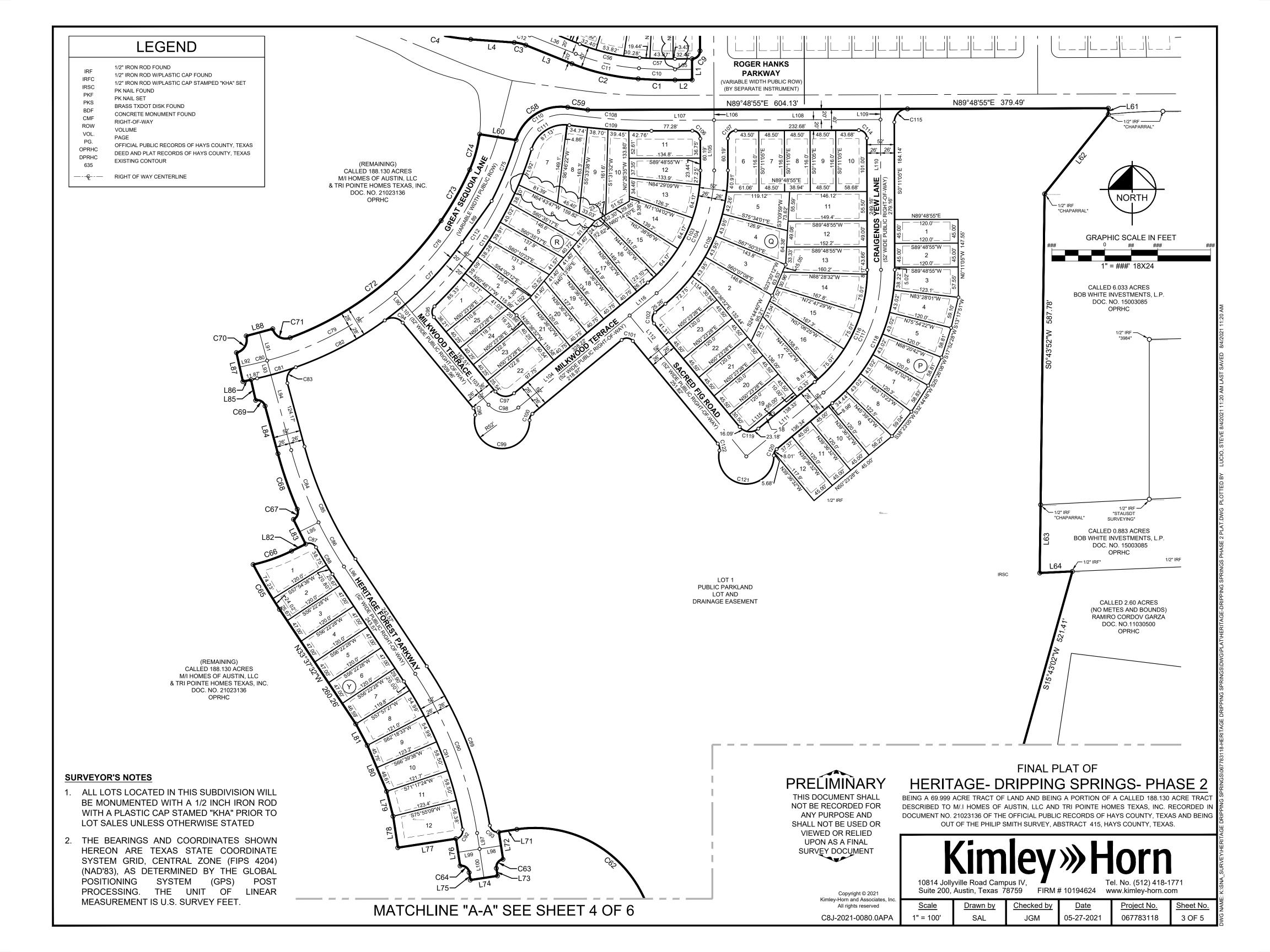


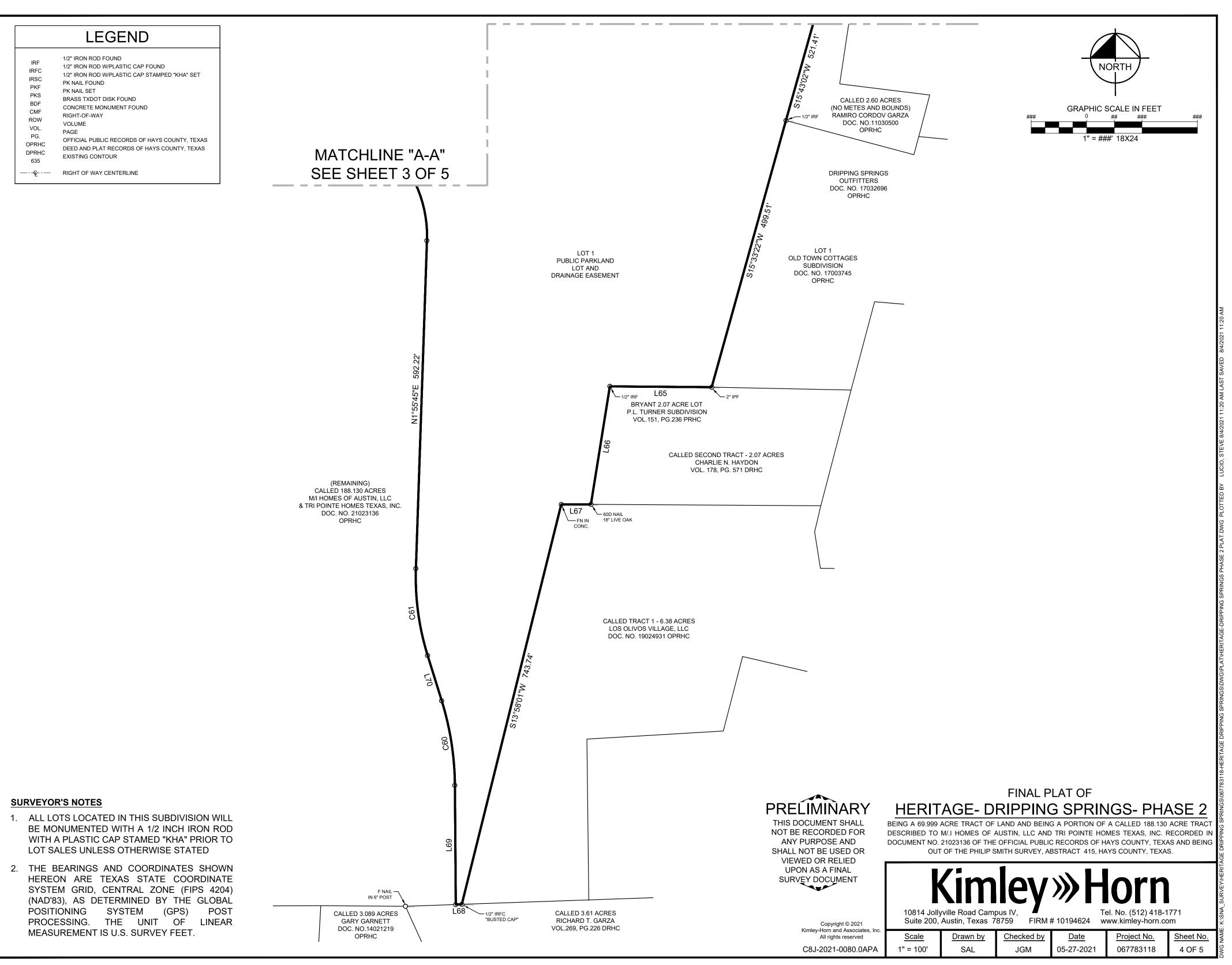
SURVEYOR'S NOTES

- 1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- 2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



C8J-2021-0080.0APA





	LINE TABL	E		LINE TABL	E	LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH		
L1	S00°11'05"E	40.00'	40.00' L41 S89°48'55"W 39.98'			L81	N28°19'35"W	45.85'		
L2	S89°48'55"W	32.44'	L42 S01°17'05"E		20.00'	L82	N63°44'33"E	29.69'		
L3	N68°06'38"W	93.92'	L43 S01°17'05"E		43.00'	L83	N26°15'27"W	52.00'		
L4	N85°49'01"W	82.63'	L44	S02°58'37"E	85.04'	L84	N15°04'51"W	93.33'		
L5	S89°48'55"W	91.08'	L45	N22°21'45"E	299.79'	L85	N12°43'16"W	40.00'		
L6	S89°48'55"W	96.88'	L46	N67°38'15"W	154.29'	L86	S77°16'44"W	15.61'		
L7	N09°31'11"W	138.71'	L47	N67°38'15"W	156.91'	L87	N12°43'16"W	56.00'		
L8	N87°01'23"E	139.99'	L48	N22°21'45"E	113.62' L88		N74°55'09"E	52.01'		
L9	N02°58'37"W	12.11'	L49	N02°58'37"W	180.40'	L89	N35°33'26"E	95.87'		
L10	N87°01'23"E	52.00'	L50	N87°01'23"E	151.09'	L90	N39°36'32"W	28.00'		
L11	N87°01'23"E	145.00'	L51	N87°01'23"E	147.09'	L91	S15°04'51"E	55.28'		
L12	S84°23'14"E	129.64'	L52	N11°08'04"W	99.66'	L92	N77°16'44"E	27.47'		
L13	S73°16'57"E	86.15'	L53	N11°08'04"W	23.45'	L93	S15°04'51"E	28.00'		
L14	N22°21'45"E	125.64'	L54	N02°58'37"W	100.13'	L94	S15°04'51"E	147.25'		
L15	N22°21'45"E	52.00'	L55	N88°05'34"W	41.88'	L95	S63°44'33"W	39.94'		
L16	N22°50'47"E	141.21'	L56	N67°38'15"W	12.98'	L96	S33°37'32"E	243.57'		
L17	N02°58'37"W	187.41'	L57	N22°21'45"E	114.10'	L97	S08°45'52"E	30.42'		
L18	N01°29'51"W	52.02'	L58	N67°38'15"W	353.89'	L98	N81°14'08"E	40.96'		
L19	N02°58'37"W	8'37"W 126.34' L5		S89°48'55"W	43.06'	L99	N81°14'08"E	41.04'		
L20	N87°02'49"E	248.66'	L60	S80°46'24"E	69.85'	L100	S08°45'52"E	55.41'		
L21	N87°02'49"E	N87°02'49"E 56.00' L61 S00°11		S00°11'05"E	11.61'	L101	N39°36'32"W	20.00'		
L22	N84°36'10"E	138.87'	L62	S38°42'44"W	192.59'	L102	N50°23'28"E	42.61'		
L23	S11°14'50"W	52.65'	L63	S00°43'09"W	128.99'	L103	N39°36'32"W	226.76'		
L24	S10°43'32"E	177.59'	L64	N87°20'02"E	61.67'	L104	S50°23'28"W	272.96'		
L25	S03°23'30"E	90.24'	L65	N89°32'38"W	183.86'	L105	S00°11'05"E	95.19'		
L26	S16°50'39"W	58.51'	L66	S09°06'29"W	215.70'	L106	S00°11'05"E	20.00'		
L27	S22°21'45"W	52.00'	L67	S89°58'04"W	53.55'	L107	N89°48'55"E	118.28'		
L28	S67°38'15"E	4.60'	L68	S88°00'49"W	10.90'	L108	N89°48'55"E	314.68'		
L29	S22°21'45"W	129.37'	L69	N00°25'15"W	215.25'	L109	N00°11'05"W	20.00'		
L30	S79°50'56"E	119.88'	L70	N17°17'27"W	85.70'	L110	N00°11'05"W	284.16'		
L31	N89°48'55"E	73.94'	L71	S81°14'08"W	34.65'	L111	N50°23'28"E	189.33'		
L32	S00°11'05"E	105.00'	L72	S08°50'33"E	52.00'	L112	S39°36'32"E	345.81'		
L33	S00°11'05"E	S00°11'05"E 52.00' L73 S08°45'52"E		14.41'	L113	N51°04'42"E	7.13'			
L34	S00°11'05"E 212.50' L74 S81°14'08"W		52.00'	L114	S52°23'43"E	34.30'				
L35	S89°48'55"W	S89°48'55"W 32.44' L75 N08°45'52"W		14.41'	L115	N50°23'28"E	115.00'			
L36	N68°06'38"W	93.92'	L76	N08°51'05"W	52.00'	L116	S50°23'28"W	66.26'		
L37	N85°49'01"W	82.82'	L77	S81°14'08"W	110.91'					
L38	N67°38'15"W	255.25'	L78	N08°45'52"W	60.07'					
L39	N22°21'45"E	20.00'	L79	N14°22'09"W	48.61'					
L40	N67°38'15"W	179.41'	L80	N22°47'10"W	94.37'					

CURVE TABLE					CURVE TABLE						CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°02'03"	988.00'	69.56'	N88°10'04"W	69.55'	C46	20°27'18"	500.00'	178.50'	N12°08'05"E	177.56'	C92	90°51'17"	15.00'	23.79'	N35°48'29"E	21.37'
C2	18°02'25"	410.00'	129.09'	N77°07'50"W	128.56'	C47	16°06'33"	526.00'	147.89'	N14°18'28"E	147.40'	C93	89°14'02"	15.00'	23.36'	S54°08'51"E	21.07'
C3	17°51'17"	72.00'	22.44'	N77°02'16"W	22.35'	C48	90°00'00"	15.00'	23.56'	S22°38'15"E	21.21'	C94	86°30'31"	25.00'	37.75'	N82°51'48"W	34.26'
C4	18°10'45"	410.00'	130.09'	N76°43'38"W	129.54'	C49	90°00'00"	15.00'	23.56'	S67°21'45"W	21.21'	C95	85°53'32"	15.00'	22.49'	S03°20'14"W	20.44'
C5	22°32'50"	1028.00'	404.54'	N78°54'40"W	401.93'	C50	22°32'50"	724.00'	284.91'	S78°54'40"E	283.07'	C96	52°16'12"	15.00'	13.68'	N13°28'26"W	13.21'
C6	1°55'50"	374.00'	12.60'	S04°25'55"E	12.60'	C51	22°32'50"	750.00'	295.14'	S78°54'40"E	293.24'	C97	90°00'00"	25.00'	39.27'	S84°36'32"E	35.36'
C7	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'	C52	22°32'50"	776.00'	305.37'	S78°54'40"E	303.41'	C98	90°00'00"	40.00'	62.83'	S84°36'32"E	56.57'
C8	90°00'00"	15.00'	23.56'	S45°11'05"E	21.21'	C53	90°00'00"	15.00'	23.56'	S22°38'15"E	21.21'	C99	194°32'24"	52.00'	176.56'	S84°36'32"E	103.16'
C9	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'	C54	18°10'45"	370.00'	117.40'	S76°43'38"E	116.90'	C100	52°16'12"	15.00'	13.68'	S24°15'22"W	13.21'
C10	4°02'03"	968.00'	68.15'	S88°10'04"E	68.14'	C55	17°42'23"	112.00'	34.61'	N76°57'49"W	34.47'	C101	90°00'00"	15.00'	23.56'	N84°36'32"W	21.21'
C11	18°02'25"	390.00'	122.80'	S77°07'50"E	122.29'	C56	18°02'25"	370.00'	116.50'	S77°07'50"E	116.02'	C102	90°00'00"	15.00'	23.56'	S05°23'28"W	21.21'
C12	17°42'23"	92.00'	28.43'	N76°57'49"W	28.32'	C57	4°02'03"	948.00'	66.75'	S88°10'04"E	66.73'	C103	50°34'33"	274.00'	241.86'	N25°06'11"E	234.09'
C13	18°10'45"	390.00'	123.74'	S76°43'38"E	123.22'	C58	82°11'02"	88.00'	126.23'	N57°30'45"E	115.68'	C104	50°34'33"	300.00'	264.81'	N25°06'11"E	256.30'
C14	22°32'50"	1048.00'	412.41'	N78°54'40"W	409.75'	C59	2°07'18"	1035.00'	38.33'	S82°27'23"E	38.32'	C105	50°34'33"	326.00'	287.76'	N25°06'11"E	278.51'
C15	1°41'32"	300.00'	8.86'	N02°07'51"W	8.86'	C60	16°52'12"	526.00'	154.88'	N08°51'21"W	154.32'	C106	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'
C16	91°06'00"	25.00'	39.75'	N44°15'55"E	35.69'	C61	19°13'12"	474.00'	159.00'	N07°40'51"W	158.26'	C107	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'
C17	1°41'32"	274.00'	8.09'	N02°07'51"W	8.09'	C62	100°41'37"	226.00'	397.18'	N48°25'03"W	348.00'	C108	8°21'02"	1048.00'	152.74'	S86°00'34"E	152.60'
C18	1°41'32"	326.00'	9.63'	N02°07'51"W	9.63'	C63	90°00'00"	15.00'	23.56'	S36°14'08"W	21.21'	C109	8°21'02"	1068.00'	155.65'	S86°00'34"E	155.52'
C19	88°52'57"	15.00'	23.27'	S45°43'30"E	21.01'	C64	90°00'00"	15.00'	23.56'	N53°45'52"W	21.21'	C110	81°05'17"	85.00'	120.30'	S57°37'18"W	110.51'
C20	22°31'38"	1068.04'	419.93'	N78°54'06"W	417.23'	C65	6°16'58"	896.00'	98.25'	N30°29'03"W	98.20'	C111	81°05'17"	65.00'	91.99'	S57°37'18"W	84.50'
C21	90°00'00"	15.00'	23.56'	N67°21'45"E	21.21'	C66	13°31'09"	326.00'	76.92'	N70°30'07"E	76.74'	C112	32°29'10"	673.00'	381.58'	N33°19'15"E	376.49'
C22	90°00'00"	15.00'	23.56'	N22°38'15"W	21.21'	C67	87°01'44"	15.00'	22.78'	N20°13'41"E	20.66'	C113	29°12'20"	693.00'	353.25'	N31°40'50"E	349.43'
C23	90°00'00"	15.00'	23.56'	N67°21'45"E	21.21'	C68	8°12'20"	776.00'	111.13'	N19°11'01"W	111.04'	C114	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'
C24	90°00'00"	15.00'	23.56'	S67°21'45"W	21.21'	C69	87°38'25"	15.00'	22.94'	N58°54'04"W	20.77'	C115	90°00'00"	25.00'	39.27'	S44°48'55"W	35.36'
C25	90°00'00"	15.00'	23.56'	N22°38'15"W	21.21'	C70	93°52'37"	25.00'	40.96'	N30°20'25"E	36.53'	C116	50°34'33"	274.00'	241.86'	N25°06'11"E	234.09'
C26	25°20'22"	372.00'	164.52'	N09°41'34"E	163.18'	C71	95°20'17"	25.00'	41.60'	S62°44'58"E	36.96'	C117	50°34'33"	300.00'	264.81'	N25°06'11"E	256.30'
C27	25°20'22"	346.00'	153.02'	N09°41'34"E	151.78'	C72	35°12'23"	597.00'	366.84'	N52°11'29"E	361.09'	C118	50°34'33"	326.00'	287.76'	N25°06'11"E	278.51'
C28	25°20'22"	320.00'	141.52'	N09°41'34"E	140.37'	C73	10°37'46"	597.00'	110.76'	N29°16'24"E	110.60'	C119	90°00'00"	25.00'	39.27'	S84°36'32"E	35.36'
C29	90°00'00"	15.00'	23.56'	N42°01'23"E	21.21'	C74	16°57'16"	236.00'	69.84'	N15°28'53"E	69.58'	C120	52°16'12"	15.00'	13.68'	S24°15'22"W	13.21'
C30	90°00'00"	15.00'	23.56'	N47°58'37"W	21.21'	C75	10°47'04"	660.00'	124.23'	N21°48'46"E	124.05'	C121	194°32'24"	52.00'	176.56'	S84°36'32"E	103.16'
C31	83°41'53"	15.00'	21.91'	S51°07'41"E	20.02'	C76	33°12'32"	625.00'	362.25'	N32°53'45"E	357.20'	C122	52°16'12"	15.00'	13.68'	N13°28'26"W	13.21'
C32	98°09'27"	15.00'	25.70'	N37°56'39"E	22.67'	C77	18°19'29"	653.00'	208.85'	N44°43'10"E	207.96'						
C33	7°44'05"	430.00'	58.05'	S07°16'02"E	58.00'	C79	25°25'08"	625.00'	277.28'	N62°12'35"E	275.01'						
C34	7°43'09"	400.00'	53.89'	S07°16'30"E	53.85'	C80	2°21'35"	625.00'	25.74'	N76°05'56"E	25.74'						
C35	5°44'14"	374.00'	37.45'	S08°15'57"E	37.44'	C81	6°40'23"	653.00'	76.05'	N73°56'30"E	76.01'						
C36	6°18'07"	370.00'	40.70'	S06°07'41"E	40.68'	C82	16°43'24"	653.00'	190.59'	N62°14'37"E	189.92'						
C37	8°09'27"	400.00'	56.95'	N07°03'21"W	56.90'	C83	85°41'10"	25.00'	37.39'	S27°45'44"W	34.00'						
C38	8°09'27"	426.00'	60.65'	N07°03'21"W	60.60'	C84	11°10'36"	750.00'	146.30'	S20°40'09"E	146.07'						
C39	0°32'12"	526.00'	4.93'	N02°42'31"W	4.93'	C85	18°32'41"	724.00'	234.33'	S24°21'11"E	233.31'						
C40	86°13'06"	15.00'	22.57'	S45°32'58"E	20.50'	C86	7°22'05"	750.00'	96.45'	S29°56'30"E	96.38'						
C41	21°01'15"	226.00'	82.92'	N78°08'53"W	82.45'	C87	87°01'44"	15.00'	22.78'	N72°44'35"W	20.66'						
C42	20°27'18"	200.00'	71.40'	N77°51'55"W	71.02'	C88	4°23'48"	776.00'	59.55'	S31°25'38"E	59.53'						
C43	21°18'44"	174.00'	64.72'	N78°17'37"W	64.35'	C89	24°05'42"	776.00'	326.34'	N21°34'41"W	323.94'						
C44	84°47'49"	15.00'	22.20'	S48°39'06"W	20.23'	C90	24°51'40"	750.00'	325.43'	N21°11'42"W	322.88'						
C45	25°20'22"	470.00'	207.86'	S09°41'34"W	206.17'	C91	24°00'23"	724.00'	303.35'	N21°37'21"W	301.13'						

SURVEYOR'S NOTES

- 1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
- 2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

Sheet No.

5 OF 5

Project No.

067783118

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE 2

BEING A 69.999 ACRE TRACT OF LAND AND BEING A PORTION OF A CALLED 188.130 ACRE TRACT DESCRIBED TO M/.I HOMES OF AUSTIN, LLC AND TRI POINTE HOMES TEXAS, INC. RECORDED IN DOCUMENT NO. 21023136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING OUT OF THE PHILIP SMITH SURVEY, ABSTRACT 415, HAYS COUNTY, TEXAS.



<u>Date</u>

05-27-2021

Checked by

JGM

<u>Drawn by</u>

SAL

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR

ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

> Copyright © 2021 Kimley-Horn and Associates, Ir All rights reserved C8J-2021-0080.0APA 1" = 100'

<u>Scale</u>