

DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, LP, ACTING BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT OF THAT 65.3766 ACRES RECORDED IN DOCUMENT NO. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, DO HEREBY SUBDIVIDE 42.1751 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE 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 HEREON.

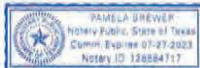
J. DAVID RHOADES AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

8-30-2021
DATE

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, 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 30 DAY OF August 2021, A.D.



Pamela Brewer
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 30th DAY OF AUGUST, 2021.

Tory Duane Miller
TORY DUANE MILLER, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78748



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. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN 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 16th DAY OF JUNE, 2021.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 S. CAPITAL OF TEXAS HWY.
BLDG. B, SUITE 115
AUSTIN, TEXAS 78748
(512) 327-4006



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.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE
ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR

UTILITY NOTES:

1. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
3. TELEPHONE SERVICES WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.

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 AND THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
 3. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
 4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
 5. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN VOLUME 5163, PAGE 441, VOLUME 5163, PAGE 455, VOLUME 5163, PAGE 471, VOLUME 5163, PAGE 485, VOLUME 5163, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. NOTE: NONE OF THE ABOVE EASEMENTS LIE WITHIN OR IMMEDIATELY ADJACENT TO THE HEREIN DESCRIBED PLAT.
 6. TOTAL ACREAGE OF DEVELOPMENT: 42.1751
TOTAL ACREAGE OF LOTS: 42.1751
INTENDED USE OF LOTS: SINGLE FAMILY, OPEN SPACE AND PRIVATE STREET
TOTAL NUMBER OF LOTS: 26 AVERAGE SIZE OF LOTS: 1.622
NUMBER OF LOTS: Greater than 10 acres 1
Larger than 5, less than 10 0
Between 2 & 5 acres 2 Between 1 & 2 acres 14
Less than an acre 9
- NEW R.O.W. = 3.1016 ACRES, THURMAN ROBERTS WAY, (LOT 7, BLOCK "F")
A LOCAL PRIVATE STREET (2,700 LINEAR FEET)
- NEW R.O.W. = 0.5578 ACRES, KLEIN COURT, (LOT 8, BLOCK "F")
A LOCAL PRIVATE STREET (480 LINEAR FEET)
7. HOMEOWNERS ASSOCIATION MAINTAINED STREETS:
DRIFTWOOD DLC INVESTOR I, LP, 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: THURMAN ROBERTS WAY, KLEIN COURT AND ROXIE CROSSING UNTIL AND UNLESS DRIFTWOOD DLC INVESTOR I, LP AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE 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 DLC INVESTOR I, LP 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 ROADS AND STREETS SHOWN IN THIS SUBDIVISION.
 8. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
 9. 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.
 10. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
 11. THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS AND DRIFTWOOD EQUITIES, LTD., RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. 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.
 12. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
 13. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
 14. TEMPORARY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE DRAINAGE EASEMENT AND/OR PRIVATE DRAINAGE EASEMENT AND RIGHT-OF-WAY OF DRIFTWOOD SUBDIVISION PHASE ONE-FUTURE SECTION.
 15. 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.
 16. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

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

THIS FINAL PLAT OF DRIFTWOOD, PHASE ONE, SECTION THREE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 2021.

BY:

MIM JAMES
PLANNING & ZONING 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
HAYS COUNTY DEVELOPMENT SERVICES

DATE

STATE OF TEXAS)
COUNTY OF HAYS)

I, ELAINE HANSON GARDENAS, 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 _____, AND DULY RECORDED ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

ELAINE HANSON GARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD SUBDIVISION
PHASE ONE, SECTION THREE
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
255 Capital of Texas Highway South Suite 110, Austin, Texas 78748 (512) 327-4006			
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	20525.10	DATE:	AUGUST 25, 2021
DRAWING NO.:	20528P1	ORD. #:	20528
			SHEET NO.:
			1 of 4

DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

DIVISION OF LOT 1
THE J.V. ASH JR.
SUBDIVISION
Bk. 10, P. 217
H.C.P.R.

9.568 AC.
CATHERINE GRAVES
V. 2655, P. 391
O.P.R.H.C.

CREEK OF
DRIFTWOOD
Bk. B, P. 246
H.C.P.R.

FANNIE A. D. DARDEN SURVEY
ABSTRACT No. 664

FREELOVE WOODY
SURVEY No. 23
ABSTRACT No. 20

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION TWO
Doc. No. 19026363
O.P.R.H.C.

6.01 AC.
ALEJANDRO G. LOPEZ
& ELISA G. GARCIA
V. 2881, P. 292
O.P.R.H.C.

7.56 AC.
HD VENTURES LP
V. 2625, P. 278
O.P.R.H.C.

5.04 AC.
EDUCATED ROOFING
SYSTEMS, INC.
Doc. No. 17027808
O.P.R.H.C.

5.3379 AC.
DRIFTWOOD DLC INVESTOR I, LP
Doc. No. 21009870
O.P.R.H.C.

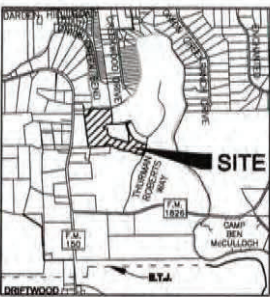
65.3766 ACRES
(TRACT 1)
DRIFTWOOD DLC INVESTORS I, LP
Doc. No. 20031232
O.P.R.H.C.

DRIFTWOOD SUBDIVISION
PHASE ONE, SECTION THREE
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
501 Capital of Texas Highway South Houston, Texas 77059 (713) 271-0000		FILE REGISTRATION No. 101167-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 20528-D	DATE: AUGUST 25, 2021	SHEET NO.: 2 of 4
DRAWING NO.: 20528P1	CRD #:	20528

- 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
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - W.Q.B.Z. WATER QUALITY BUFFER ZONE
 - () RECORD INFORMATION
 - [] U.S.F.W.S. "EXT"
 - R.O.W. RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC."
 - ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC."
 - ▲ CALCULATED POINT

0 50 100 150 200
1"=100'



LOCATION MAP
NOT TO SCALE

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD 83 (GRID)

DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL PLAT

FANNIE A. D. DARDEN SURVEY
ABSTRACT No. 864

ORIGINAL AERIAL
PANEL POINT
N = 13964222.07
E = 2276973.51
1/2" IRON ROD FOUND
ELEV. = 999.66'
(NAVD ELEV. = 999.96')

FREELOVE WOODY
SURVEY No. 23
ABSTRACT No. 20

(TRACT II)
REMAINDER OF
100 ACRES
MASA SCOTT ROBERTS
V. 966 P. 677
(DESCRIBED IN
V. 168, P. 156)
H.C.D.R.

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION TWO
Doc. No. 19026363
O.P.R.H.C.

BLOCK F

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION ONE
Bk. 18 P. 236
H.C.P.R.

BLOCK B

(TRACT II)
REMAINDER OF
100 ACRES
(11,005 AC.)
SAVE AND EXCEPT TRACT
Doc. No. 200321232
O.P.R.H.C.
MASA SCOTT ROBERTS
V. 966 P. 677
(DESCRIBED IN
V. 168, P. 156)
H.C.D.R.

TBM-4
N = 13963164.7
E = 2277322.0
COS SET IN 9" LIVE OAK
ELEV. = 994.77'
(NAVD ELEV. = 995.07')

65.3766 ACRES
(TRACT I)
DRIFTWOOD DLC INVESTORS I, LP
Doc. No. 20031232
O.P.R.H.C.

TBM-4
N = 13962349.83
E = 2277095.94
TOP OF NORTH BOLT ON
THE FLANGE OF TH
ELEV. = 1003.72'
(NAVD ELEV. = 1004.02')

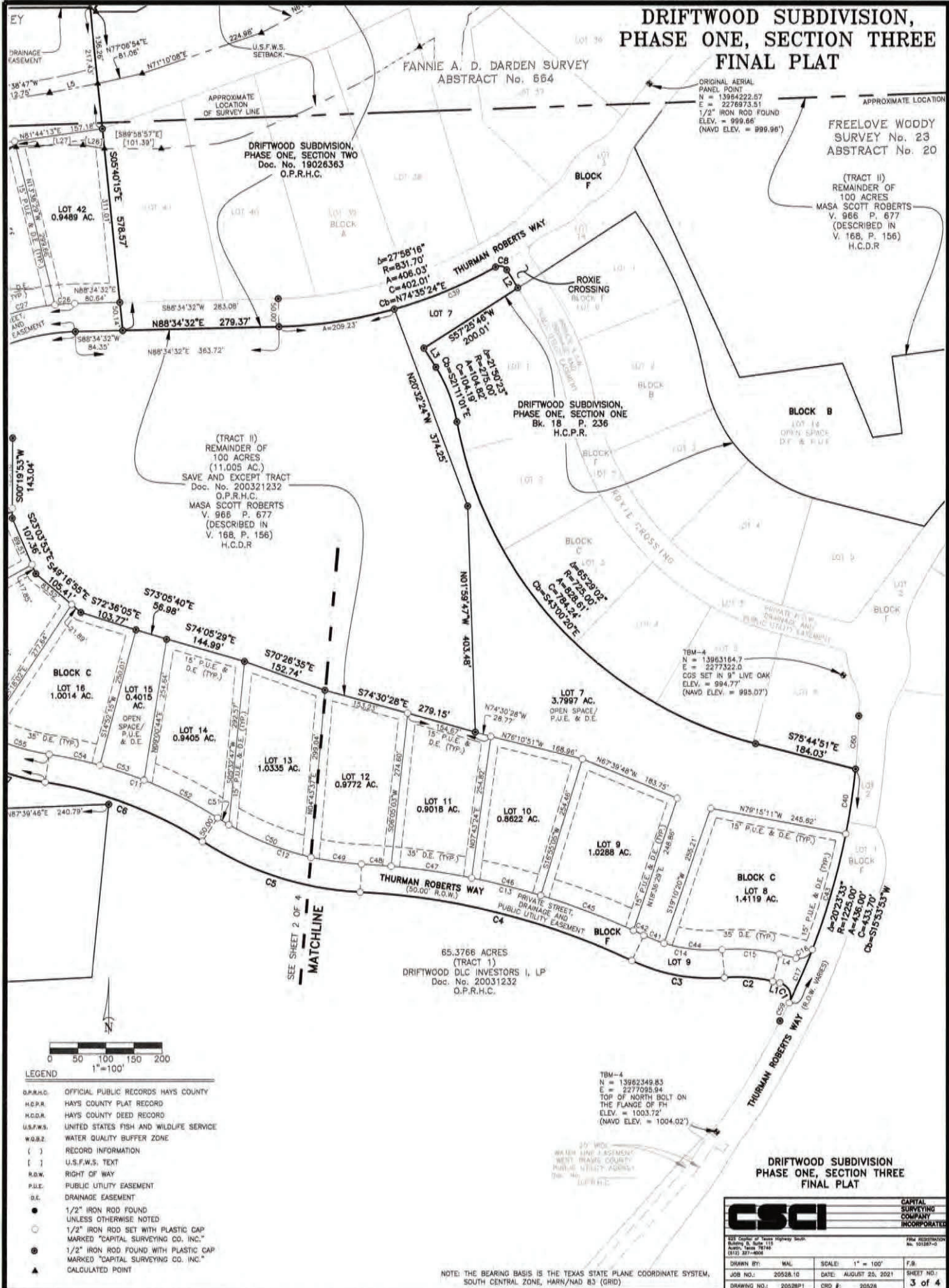
DRIFTWOOD SUBDIVISION
PHASE ONE, SECTION THREE
FINAL PLAT

CSCI

CAPITAL
SURVEYING
COMPANY
INCORPORATED

Full Section of Texas Highway Survey	Full Section of Texas Highway Survey
Booked in Book 115	Booked in Book 115
Surveyed by 10/14/10	Surveyed by 10/14/10
(112) 267-4000	(112) 267-4000
DRAWN BY: WAL	SCALE: 1" = 100'
JOB NO.: 20528.10	DATE: AUGUST 20, 2021
DRAWING NO.: 20528P1	CRD #: 20528
	SHEET NO.: 3 of 4

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, NAD 83 (GRID)



DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION THREE FINAL PLAT

GENERAL NOTES CONTINUED:

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	102°35'51"	25.00'	44.77'	39.02'
C2	18°10'47"	275.00'	87.26'	86.89'
C3	30°05'42"	325.00'	170.71'	168.75'
C4	22°37'47"	1275.00'	503.58'	500.31'
C5	29°53'33"	575.00'	299.99'	296.60'
C6	24°10'30"	717.00'	302.53'	300.29'
C7	16°00'04"	429.00'	119.81'	119.42'
C8	87°17'31"	15.00'	22.85'	20.71'
C9	17°04'32"	429.00'	1273.43'	854.78'
C10	17°04'32"	379.00'	1125.02'	758.16'
C11	24°10'30"	767.00'	323.62'	321.22'
C12	29°53'33"	525.00'	273.91'	270.81'
C13	22°37'47"	1325.00'	523.32'	519.93'
C14	30°05'42"	275.00'	144.45'	142.79'
C15	18°10'47"	325.00'	103.12'	102.69'
C16	82°15'17"	25.00'	35.89'	32.89'
C17	4°51'08"	1225.00'	103.74'	103.71'
C18	68°26'18"	34.00'	40.61'	38.24'
C19	186°20'22"	160.00'	520.36'	319.51'
C20	68°26'18"	34.00'	40.61'	38.24'
C21	14°06'40"	429.00'	105.66'	105.39'
C22	110°45'32"	25.00'	48.33'	41.15'
C23	159°43'22"	110.00'	306.65'	216.56'
C24	110°45'32"	25.00'	48.33'	41.15'
C25	14°06'40"	429.00'	105.66'	105.39'
C26	4°41'05"	429.00'	35.08'	35.07'
C27	14°39'17"	429.00'	109.73'	109.43'
C28	23°16'34"	429.00'	174.28'	173.08'
C29	8°40'59"	429.00'	65.01'	64.95'
C30	25°55'14"	429.00'	194.08'	192.43'
C31	19°04'43"	160.00'	53.28'	53.03'
C32	42°47'28"	160.00'	119.50'	116.74'
C33	35°54'57"	160.00'	100.30'	98.66'
C34	28°39'02"	160.00'	80.01'	79.18'
C35	20°03'48"	160.00'	56.03'	55.74'
C36	39°50'20"	160.00'	111.25'	109.02'
C37	27°23'32"	429.00'	205.10'	203.15'
C38	21°14'27"	429.00'	159.04'	158.13'
C39	13°33'28"	831.70'	196.80'	196.34'
C40	5°28'19"	1225.00'	116.99'	116.95'
C41	8°10'44"	275.00'	39.26'	39.22'
C42	0°53'31"	1325.00'	20.63'	20.63'
C43	10°04'06"	1225.00'	215.26'	214.99'
C44	21°54'58"	275.00'	105.19'	104.55'
C45	7°36'55"	1325.00'	176.11'	175.98'
C46	5°32'37"	1325.00'	128.20'	128.15'
C47	6°17'27"	1325.00'	145.48'	145.40'
C48	2°17'17"	1325.00'	52.91'	52.91'
C49	9°58'21"	525.00'	91.36'	91.26'
C50	17°22'06"	525.00'	159.15'	158.84'
C51	2°33'06"	525.00'	23.38'	23.38'
C52	11°01'25"	767.00'	147.67'	147.34'
C53	6°12'40"	767.00'	83.15'	83.11'
C54	6°56'25"	767.00'	92.91'	92.85'
C55	17°59'36"	379.00'	119.02'	118.53'
C56	35°47'40"	379.00'	236.77'	232.94'
C57	37°48'32"	379.00'	250.10'	245.08'
C58	29°49'14"	379.00'	197.26'	195.04'
C59	01°41'53"	1225.00'	36.30'	36.30'
C60	04°26'07"	1225.00'	94.83'	94.80'
C61	48°39'36"	379.00'	321.87'	312.28'

- 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.
- U.S. FISH AND WILDLIFE SERVICE BUFFER ZONES THE USFWS BUFFER ZONES SHALL REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS. THE NUMBER OF ROADWAYS CROSSING THROUGH THE BUFFER ZONES SHOULD BE MINIMIZED AND CONSTRUCTED ONLY WHEN NECESSARY TO SAFELY ACCESS PROPERTY THAT CANNOT OTHERWISE BE ACCESSED. OTHER ALTERATIONS WITHIN BUFFER ZONES COULD INCLUDE UTILITY CROSSINGS, BUT ONLY WHEN NECESSARY, FENCES, LOW IMPACT PARKS, AND OPEN SPACE. LOW IMPACT PARK DEVELOPMENT WITHIN THE BUFFER ZONE SHOULD BE LIMITED TO TRAILS, PICNIC FACILITIES, AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION, PARKING LOTS AND ROADS ARE NOT CONSIDERED LOW IMPACT. NEITHER GOLF COURSE DEVELOPMENT NOR WASTEWATER EFFLUENT IRRIGATION SHOULD TAKE PLACE IN THE BUFFER ZONE. STORMWATER FROM DEVELOPMENT SHOULD BE DISPERSED INTO OVERLAND FLOW PATTERNS BEFORE REACHING THE BUFFER ZONES.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.1.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, EXCEPT WHERE APPROVED BY THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- PER THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, THURMAN ROBERTS WAY IS CLASSIFIED AS A LOCAL PRIVATE STREET.
- NO COMMERCIAL OR RESIDENTIAL CONSTRUCTION ACTIVITY IS PERMITTED ON THE FOLLOWING LOTS: ONLY CONSTRUCTION ACTIVITIES AS SPECIFIED IN THE DEVELOPMENT AGREEMENT ARE PERMITTED ON BLOCK A, LOT 45: RESTRICTED USE - OPEN SPACE, D.E., & P.U.E. AND BLOCK C, LOT 7: RESTRICTED USE - OPEN SPACE, D.E., & P.U.E.
- IMPERVIOUS COVER SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE USFWS CONSULTATION NUMBER 21450-2008-TA-0163 DATED MAY 12, 2008, WHICH USFWS STATED THE PROJECT WILL LIKELY NOT RESULT IN THE TAKE OF EITHER THE BARTON SPRINGS SALAMANDER OR GOLDEN-CHEEKED WARBLER.
- THIS SUBDIVISION IS WITHIN ESD NO. 1 AND ESD NO. 6.

Block A - 10 Lots	
Lot	Acres
42	0.9489
43	1.1031
44	1.0059
45*	12.0349
46	1.2385
47	1.0311
48	1.2758
49	1.1586
50	1.4996
51	1.3957
TOTAL	22.6919

* DENOTES NON SINGLE FAMILY LOTS

Block B - 1 Lot	
Lot	Acres
1*	0.4601
TOTAL	0.4601

* DENOTES NON SINGLE FAMILY LOTS

Block C - 13 Lots	
Lot	Acres
7*	3.7978
8	1.4119
9	1.0288
10	0.8622
11	0.9018
12	0.9772
13	1.0335
14	0.9405
15*	0.4015
16	1.0014
17	1.1019
18	1.1111
19	0.7941
TOTAL	15.3637

* DENOTES NON SINGLE FAMILY LOTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°30'11"W	12.57'
L2	S32°06'12"E	37.95'
L3	S32°06'12"E	40.24'
L4	S76°30'12"E	30.51'
L5	S76°23'05"W	86.36'
L6	N87°44'31"W	66.49'
L7	S38°50'06"E	102.25'
L8	S07°16'24"E	43.40'
L9	S00°26'54"E	57.62'
L10	S21°12'49"W	57.41'
L11	N59°10'13"W	25.36'
L12	S59°24'34"W	110.93'
L13	S73°44'12"W	81.79'
L14	S65°23'29"W	88.68'
L15	S06°03'55"E	90.86'
L16	S30°14'49"W	58.97'
L17	S43°17'26"W	47.84'
L18	N35°21'47"E	45.44'
L19	N01°33'56"E	60.46'
L20	N28°55'13"E	45.55'
L21	N60°09'25"E	76.83'
L22	N75°09'29"E	18.16'
L23	N49°26'10"E	55.27'
L24	N35°32'03"W	78.59'
L25	N59°56'32"W	120.00'
[L26]	[N80°22'19"W]	[38.60']
[L27]	[S89°24'34"W]	[80.83']
[L28]	[S78°53'38"W]	[262.14']
[L29]	[S69°01'47"W]	[125.85']
[L30]	[N78°38'53"W]	[61.25']
[L31]	[N83°24'27"W]	[99.44']
[L32]	[N71°06'11"W]	[108.03']

Block F - 2 Lots				
Private Street, Drainage and Public Utility	Classification	Linear Ft.	Width	Acres
THURMAN ROBERTS WAY (LOT 8, BLOCK "F")	LOCAL	2700	50.00'	3.1016 Ac.
KLEIN COURT (LOT 8, BLOCK "F")	LOCAL	480	50.00'	0.5578 Ac.
Total Right of Way		3180		3.6594 Ac.

BLOCK "A"	9 Single Family Lots	10.6570 Ac.
BLOCK "A"	1 Open Space Lot, Drainage and Public Utility Easement	12.0349 Ac.
BLOCK "B"	1 Open Space Lot	0.4601 Ac.
BLOCK "C"	11 Single Family Lots	11.1644 Ac.
BLOCK "C"	2 Open Space Lots, Drainage and Public Utility Easement	4.1993 Ac.
Total Single Family Lots 20		21.8214 Ac.
Total Right of Way		3.6594 Ac.
Total Acreage of Subdivision		42.1751 Ac.

DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAINWATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAINWATER CAPTURE CREDIT	% IC
PHASE ONE, SECTION ONE	37.07	3.97	4.98	2.48	6.46	17%
PHASE ONE, SECTION TWO	119.51	2.50	4.98	2.49	4.99	4.2%
PHASE ONE, SECTION THREE	42.17	3.66	3.21	1.61	5.27	12.5%
CLUB CORE, PHASE ONE	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE, PHASE TWO	5.34	1.17	1.21	0.81	1.78	33.2%
TOTAL	217.19	12.81	15.89	7.94	20.55	9.5%

* Assumes 7000 SF IC/LOT w/o Rainwater Capture Credit for Residential

DRIFTWOOD SUBDIVISION PHASE ONE, SECTION THREE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
933 South of Texas Highway 360 Building A, Suite 115 Austin, Texas 78744 (512) 347-0000	NEW REGISTRATION No. 101587-6	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 20526.10	DATE: AUGUST 25, 2021	SHEET NO.:
DRAWING NO.: 20526P1	ORD #:	20526
		4 of 4