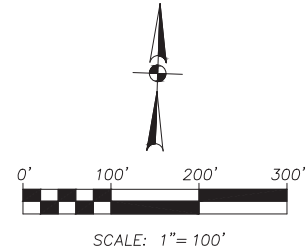


LOCATION MAP  
 1" = 2000'

# FINAL PLAT OF CRTX ADDITION

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



## LEGEND

- DOC NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- FD. I.P. FOUND IRON PIPE
- VOL. VOLUME
- PG. PAGE(S)
- BUILDING SETBACK LINE
- EASEMENT LINE
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (FD)

OWNER: DS JOINT VENTURE, LP  
 ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150  
 AUSTIN, TX 77057  
 (713) 808-1234 P

ACREAGE: 8.573 ACRES  
 LOTS ACREAGE: 7.906 ACRES  
 ROW ACREAGE: 0.667 ACRES

ENGINEER & SURVEYOR:  
 PAPE-DAWSON ENGINEERS, INC.  
 10801 N. MOPAC EXPY, BLDG. 3, SUITE 200  
 AUSTIN, TX 78759  
 (512) 454-8711 P

SURVEY: PHILIP A SMITH SURVEY  
 ABSTRACT NO. 415

NUMBER OF BLOCKS: 1  
 MULTI-FAMILY LOTS: 3  
 RIGHT OF WAY LOTS: 4  
 TOTAL LOTS: 4

LINEAR FEET OF NEW STREETS: 491.3'  
 SUBMITTAL DATE: JANUARY 14, 2022

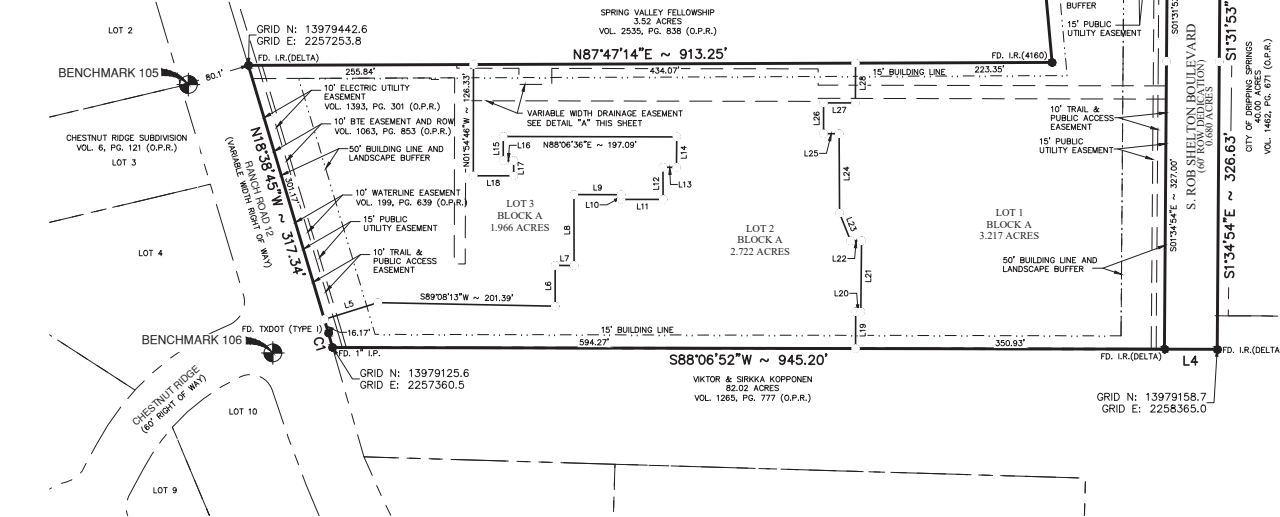
COMBINED SCALE FACTOR IS  
 0.999960001599936

BENCHMARK DESCRIPTION AND  
 ELEVATION:

BENCHMARK-101  
 SET COTTON SPINDLE IN  
 UTILITY POLE  
 GRID NORTHING: 13981466.0'  
 GRID EASTING: 2258565.3'  
 ELEVATION: 1163.94'  
 NAVD88 (GEOID12B)

BENCHMARK-105  
 CUT SQUARE NEXT TO GUARDRAIL  
 GRID NORTHING: 13979418.4'  
 GRID EASTING: 2257186.2'  
 ELEVATION: 1140.81'  
 NAVD88 (GEOID12B)

BENCHMARK-106  
 SET 1/2" IRON ROD  
 GRID NORTHING: 13979117.1'  
 GRID EASTING: 2257292.8'  
 ELEVATION: 1143.47'  
 NAVD88 (GEOID12B)

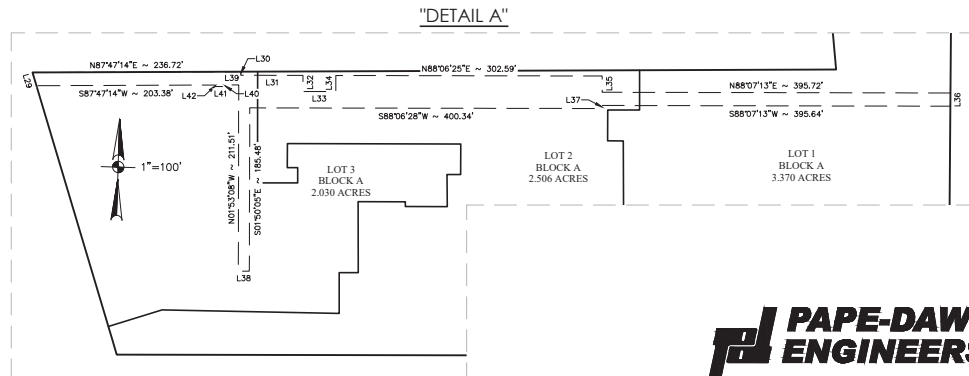


| CURVE TABLE |          |          |               |        |        |
|-------------|----------|----------|---------------|--------|--------|
| CURVE       | RADIUS   | DELTA    | CHORD BEARING | CHORD  | LENGTH |
| C1          | 1597.42' | 0°36'55" | N18°01'12"W   | 17.15' | 17.15' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N07°13'47"W | 165.51' |
| L2         | N87°47'44"E | 146.45' |
| L3         | N87°47'44"E | 60.00'  |
| L4         | S88°06'52"W | 60.00'  |
| L5         | S70°44'00"W | 63.77'  |
| L6         | S01°53'10"E | 46.32'  |
| L7         | S88°06'48"W | 21.55'  |
| L8         | S02°07'53"E | 80.56'  |
| L9         | S88°06'46"W | 53.69'  |
| L10        | N01°53'08"W | 5.39'   |
| L11        | S88°04'56"W | 47.63'  |
| L12        | S02°16'53"E | 36.49'  |
| L13        | S87°59'31"W | 15.38'  |
| L14        | S01°36'55"E | 34.65'  |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L15        | S01°53'24"E | 27.27' |
| L16        | N88°06'36"E | 11.85' |
| L17        | S01°53'09"E | 17.33' |
| L18        | S88°05'14"W | 45.76' |
| L19        | N01°53'10"W | 41.74' |
| L20        | N88°06'36"E | 5.80'  |
| L21        | N01°19'02"W | 80.74' |
| L22        | S88°06'52"W | 12.55' |
| L23        | N23°43'37"W | 33.79' |
| L24        | N02°17'52"W | 90.15' |
| L25        | S88°06'36"W | 17.72' |
| L26        | N01°53'24"W | 35.04' |
| L27        | N88°06'36"E | 36.20' |
| L28        | N01°53'24"W | 45.23' |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L29        | N18°38'45"W | 15.64' |
| L30        | S02°12'44"E | 4.00'  |
| L31        | N88°01'32"E | 70.65' |
| L32        | S01°53'08"E | 18.23' |
| L33        | N88°06'10"E | 37.41' |
| L34        | N01°53'56"W | 18.24' |
| L35        | S01°53'22"E | 18.49' |
| L36        | S01°34'54"E | 15.00' |
| L37        | S01°52'37"E | 3.47'  |
| L38        | S88°02'05"W | 12.49' |
| L39        | S87°48'58"W | 15.51' |
| L40        | S01°53'08"E | 1.75'  |
| L41        | S87°44'51"W | 11.00' |
| L42        | N01°53'08"W | 1.75'  |



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 4, 2022  
 DATE OF PLAT SUBMITTAL: JANUARY 14, 2022

FINAL PLAT OF  
CRTX ADDITION8.573 ACRES  
OUT OF THE P.A. SMITH SURVEY, ABSTRACT NO 415  
CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS.THE 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 ON THIS THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, OF 2022 A.D.PLANNING & ZONING COMMISSION CHAIR \_\_\_\_\_ DATE  
OR VICE CHAIR \_\_\_\_\_

CITY OF DRIPPING SPRINGS CERTIFICATION:

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, OF 2022 A.D., AND AUTHORIZED  
BY THE SECRETARY OF DRIPPING SPRINGS TEXAS.\_\_\_\_\_  
DATE

SURVEYORS 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.\_\_\_\_\_  
VALERIE ZURCHER DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759

ENGINEER'S CERTIFICATION:

I, THOMAS MATTHEW CARTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY  
CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.\_\_\_\_\_  
THOMAS MATTHEW CARTER, P.E. NO. 79272 DATE  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N. MOPAC EXPRESSWAY BUILDING 3, SUITE 200  
AUSTIN, TEXAS, 78759THE STATE OF TEXAS §  
COUNTY OF HAYS §I, Elaine H. Cárdenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing  
instrument of Writing, with its Certificate of Authentication was filed for record in my office on the  
\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_M. and duly recorded on the \_\_\_\_day  
of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_o'clock \_\_\_\_M. in the plat records of Hays County, Texas  
in CFN: \_\_\_\_\_WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the \_\_\_\_day of  
\_\_\_\_\_, 20\_\_\_\_, A.D.\_\_\_\_\_  
Elaine H. Cárdenas,  
County Clerk  
Hays County, TexasAUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801DATE OF PLAT PREPARATION: JANUARY 4, 2022  
DATE OF PLAT SUBMITTAL: JANUARY 14, 2022

SHEET 2 OF 2

## FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL  
CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL N. 48209C015F, 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 NOTE:

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 OCTOBER 19, 2021, BETWEEN THE CITY OF DRIPPING SPRINGS AND CRTX DEVELOPMENT LLC.
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 THE SUBDIVISION.
4. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE DEVELOPMENT AGREEMENT.
5. WASTEWATER FOR THIS DEVELOPMENT WILL BE PROVIDED BY DRIPPING SPRINGS IN ACCORDANCE  
WITH THE WASTEWATER AGREEMENT DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING  
SPRINGS AND DS JOINT VENTURE, LP.
6. ROADWAY DESIGN STANDARDS WILL BE TO CITY OF DRIPPING SPRINGS STANDARDS.
7. THIS SUBDIVISION IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT NO. 11 AGREEMENT (KNOWN  
AS PDD2019-0001-27100 RR12).
8. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFCC2012, AS AMENDED.
9. MINIMUM BUILDING SETBACK LINE SHALL BE  
STREET FRONTAGE (RR12) 50'  
STREET FRONTAGE (SPORTS PARK AND ROB SHELTON) 50'  
SIDE LOT LINES 15'  
SHARED LOT LINES 0'
10. SIDEWALKS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE DRIPPING SPRINGS CODE OF  
ORDINANCES. SIDEWALKS WITHIN LOTS 1, 2, AND 3 SHALL BE PRIVATELY MAINTAINED BY THE OWNER.
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 OWNER. 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 LOTS 1, 2 OR 3 ARE TO BE MAINTAINED BY  
THE OWNER. THESE INCLUDE ANY FACILITIES LOCATED ON LOTS 1, 2 OR 3 THAT TREAT RUNOFF  
FROM ROB SHELTON RIGHT OF WAY.

## SLOPE INFORMATION

NO SLOPES WITHIN THIS PLAT EXCEED 15%

## UTILITY NOTES

1. WATER UTILITY SERVICE WILL BE PROVIDED BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASTEWATER SERVICE AND FEE AGREEMENT  
DATED JANUARY 4, 2021 BETWEEN THE CITY OF DRIPPING SPRINGS AND DS JOINT VENTURE, LP.
2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
3. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED  
UTILITY PROVIDER
4. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

## SUBDIVISION ROADS

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

## STREET SUMMARY

| STREET NAME (CLASSIFICATION)          | ROW WIDTH | LENGTH (LF) | PAVEMENT WIDTH (F-F) |
|---------------------------------------|-----------|-------------|----------------------|
| ROB SHELTON BOULEVARD (COLLECTOR)     | 60'       | 491.3'      | VARIES' C&G          |
| TRAIL EASEMENT DEDICATION - 0.216 AC. |           |             |                      |

STATE OF TEXAS §  
COUNTY OF HAYS §  
KNOW ALL THESE MEN BY PRESENTS:KNOW ALL MEN BY THESE PRESENTS, THAT DS JOINT VENTURE, LP, 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.  
21052234, OF THE OFFICIAL PUBLIC RECORD 5 OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVISION  
8.573 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 HEREOF.DS JOINT VENTURE, LP, A DELAWARE LIMITED PARTNERSHIP  
BY: AHC DS MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: AHC DS OP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: AHI GENERAL PARTNER HOLDINGS II, LLC, A TEXAS LIMITED COMPANY, ITS MANAGER

MITCHELL HANZIK, VICE PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY  
APPEARED MITCHELL HANZIK, VICE PRESIDENT OF AHI GENERAL PARTNER HOLDINGS II, LLC, A TEXAS  
LIMITED LIABILITY COMPANY, 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 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_, A.D.\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES \_\_\_\_\_LEINHOLDER CONSENT:  
VERITEX COMMUNITY BANK  
COMPANY NAME  
RHONDA SANDS, EXECUTIVE VICE PRESIDENT  
REPRESENTATIVEADDRESS FOR NOTICES:  
8214 WESTCHESTER DRIVE  
DALLAS, TEXAS 75225

SEWAGE DISPOSAL/INDIVIDUAL WATER CERTIFICATION TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A INDIVIDUAL WATER  
SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND  
WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE  
SELLER CONCERNING GROUND WATER AVAILABILITY: RAIN WATER COLLECTION IS ENCOURAGED AND IN  
SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY  
SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWER FACILITY WHICH HAS BEEN APPROVED AND  
PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF  
DRIPPING SPRINGS, TEXAS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.\_\_\_\_\_  
CHAD GILPIN, P.E. DATE \_\_\_\_\_  
CITY ENGINEER