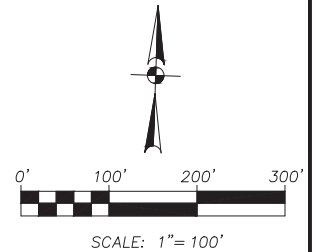


LOCATION MAP
1" = 2000'

PRELIMINARY 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 (PD)

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

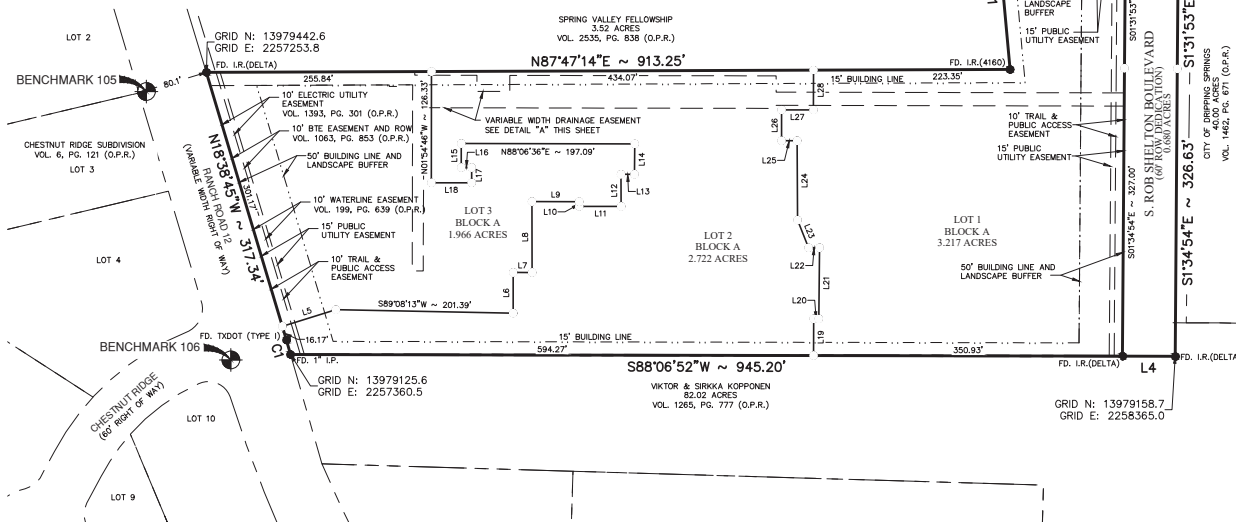
COMBINED SCALE FACTOR IS
0.999960001599936

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)

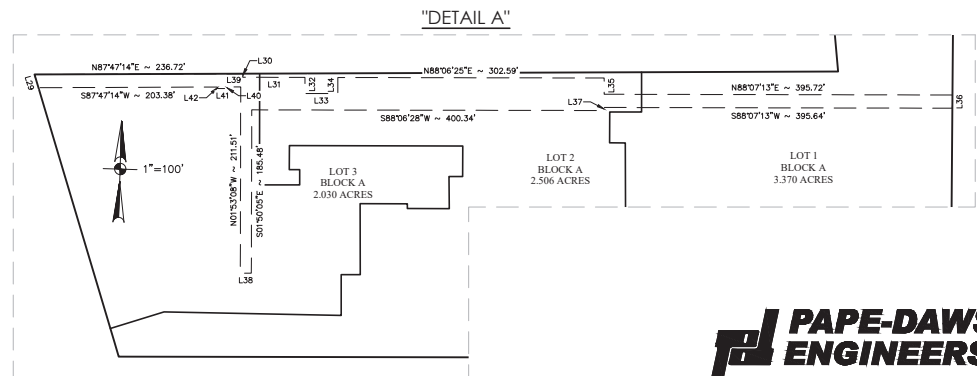


CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1597.42'	0°36'55"	N18°01'12"W	17.15'	17.15'

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
TPIE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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

SHEET 1 OF 2

PRELIMINARY PLAT OF
CRTX ADDITION

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

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. 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 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 IFC2012, 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.

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
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

DATE

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
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

DATE



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

SHEET 2 OF 2