

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.

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.

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

Table with 4 columns: STREET NAME (CLASSIFICATION), ROW WIDTH, LENGTH (LF), PAVEMENT WIDTH (F-F). Includes ROB SHELTON BOULEVARD (COLLECTOR) with 60' ROW WIDTH, 491.3' LENGTH, and VARIES' C&G PAVEMENT WIDTH.

TRAIL EASEMENT DEDICATION - 0.216 AC.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 DRIPPING SPRINGS.

CAITLYN STRICKLAND
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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 S 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 GP, 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
REPRESENTATIVE.

ADDRESS 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.

TOM POPE, R.S. C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE

CAITLYN STRICKLAND
DIRECTOR
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE

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: CITY COUNCIL, CITY OF DRIPPING SPRINGS, TEXAS.

BILL FOULDS DATE
MAYOR

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, 78759

THE 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, Texas

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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