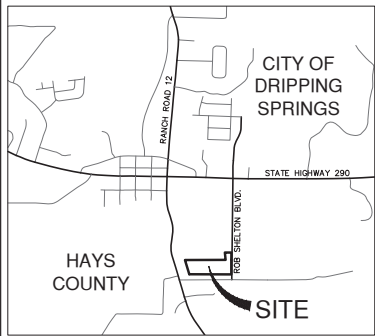
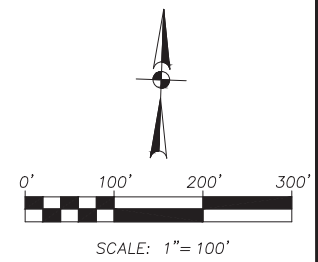


# PRELIMINARY PLAT OF CRTX ADDITION

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



LOCATION MAP  
 1" = 2000'

## 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 (FO)

OWNER: DS JOINT VENTURE, LP  
 ADDRESS: 1800 AUGUSTA DRIVE, SUITE 150  
 AUSTIN, TX 77057  
 (713) 805-1234 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: 1  
 TOTAL LOTS: 4

LINEAR FEET OF NEW STREETS: 491.3'

SUBMITTAL DATE: JANUARY 14, 2022

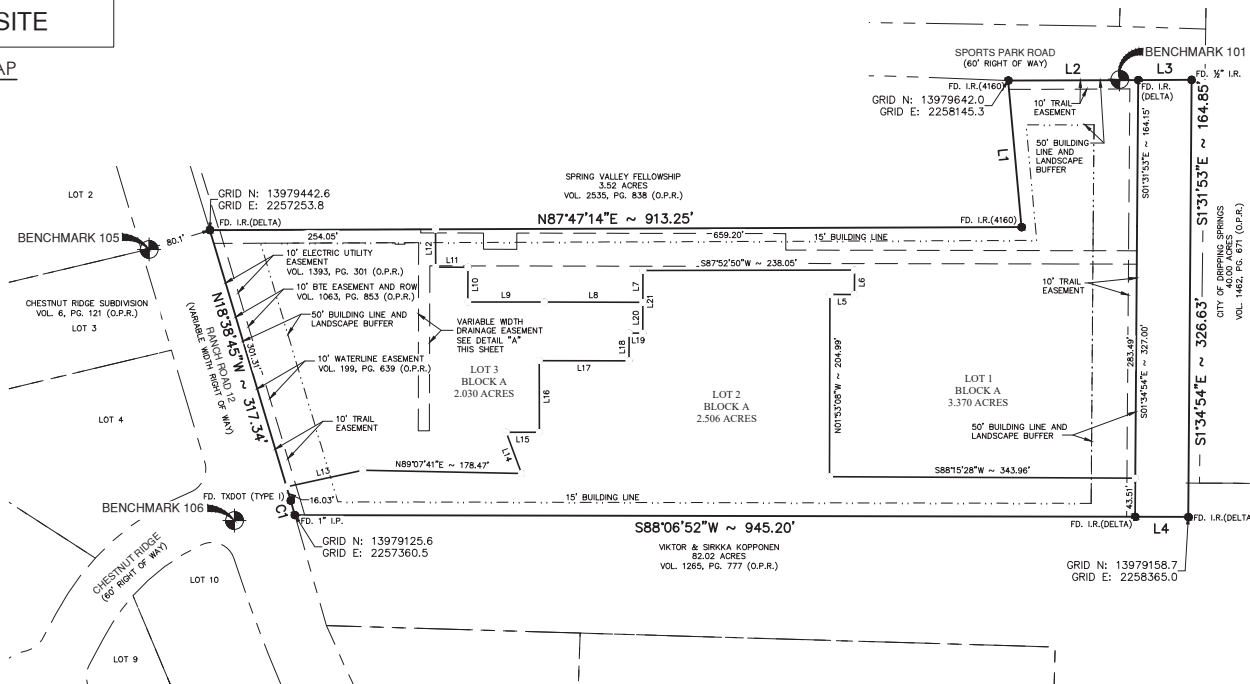
COMBINED SCALE FACTOR IS  
 0.99996001599936

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 5/8" IRON ROD  
 GRID NORTHING: 13979117.1'  
 GRID EASTING: 2257292.8'  
 ELEVATION: 1143.47'  
 NAVD88 (GEOID12B)

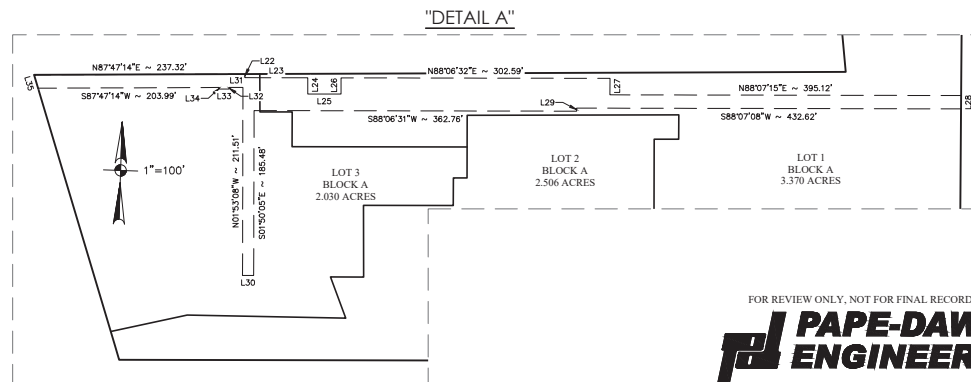


CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1597.42'	0°36'55"	N18°10'12"W	17.15'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°13'47"W	165.51'
L1	N87°47'44"E	146.45'
L2	N87°47'44"E	146.45'
L3	N87°47'44"E	60.00'
L4	S88°06'52"W	60.00'
L5	N88°06'47"E	27.65'
L6	N01°43'41"W	27.48'
L7	S01°46'20"E	35.78'
L8	S88°07'36"W	110.99'
L9	S88°05'17"W	86.00'
L10	N01°48'02"W	39.07'
L11	S88°04'31"W	36.21'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N02°09'59"W	42.65'
L13	N75°48'00"E	87.88'
L14	N22°19'47"W	49.43'
L15	N88°06'48"E	37.31'
L16	N02°07'54"W	80.56'
L17	N88°07'12"E	101.09'
L18	N01°55'48"W	31.14'
L19	N87°59'30"E	15.38'
L20	S88°07'36"W	34.65'
L21	N01°46'20"W	70.43'
L22	S02°12'46"E	4.00'
L23	N88°10'32"E	70.65'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S01°53'08"E	18.24'
L25	N88°06'10"E	37.41'
L26	N01°53'56"W	18.25'
L27	S01°53'22"E	18.49'
L28	S01°34'54"E	15.00'
L29	S01°52'37"E	3.47'
L30	S88°02'05"W	12.49'
L31	S87°48'58"W	15.51'
L32	S01°53'08"E	1.75'
L33	S87°44'51"W	11.00'
L34	N01°53'08"W	1.75'
L35	N18°38'45"W	15.64'



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

**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.

**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.

	DATE
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	

**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.

	DATE
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	

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