

STATE OF TEXAS)
COUNTY OF HAYS)

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD PHASE III, LLC, ACTING HEREIN BY AND THROUGH SILVESTRE GARZA JR., MANAGER, OWNER OF THAT 43.7794 ACRES OF LAND, SAVE AND EXCEPT 9.070 ACRES, RECORDED IN DOCUMENT No. 22010324 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FREELOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 34.7085 ACRES, TO BE KNOWN AS "DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO 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.

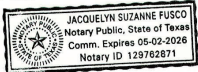
BY: Silvestre Garza Jr.
SILVESTRE GARZA JR., MANAGER
DRIFTWOOD PHASE III, LLC
1801 RAVELLO RIDGE COVE
AUSTIN, TEXAS 78735

12-13-22
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SILVESTRE GARZA JR., MANAGER, 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 14th DAY OF December, 2022. A.D.



Jacquelyn Suzanne Fusco
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 31st DAY OF August, 2022.

John K. Blake
JOHN K. BLAKE, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 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.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120 F, 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 14th DAY OF FEBRUARY, 2022.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY. SO.
BLDG. B, STE. 115
AUSTIN, TEXAS 78746



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY FIRE ESD #6 AND NORTH HAYS COUNTY ESD #1.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 34.7085
TOTAL ACREAGE OF LOT: 34.7085
INTENDED USE OF LOTS: RESIDENTIAL AND AGRICULTURE
TOTAL NUMBER OF LOTS: 13 AVERAGE SIZE OF LOTS: 2.6699
NUMBER OF LOTS: Greater than 10 acres: 0
Larger than 5, less than 10: 1
Between 2 & 5 acres: 6
Between 1 & 2 acres: 6
Less than an acre: 0
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION ON RESIDENTIAL LOTS.
- THE IMPERVIOUS COVER FOR THIS SUBDIVISION SHALL COMPLY WITH THE OVERALL IMPERVIOUS COVER OF 17% IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE OPEN SPACE PROVIDED MEETS THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE IN ACCORDANCE WITH THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150, PAGE 594, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS REGULATED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- 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.
- ALL PRIVATE STREETS AND RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS
- A P.U.E. IS DEDICATED ALONG SIDE AND REAR LOT LINES AND ALONG THE R.O.W. AS SHOWN ON THE PLAT.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPING 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.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.

GENERAL NOTES CONTINUED ON SHEET 4 OF 4.

SUBDIVISION PLAT NOTES:

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

- 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.
- 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.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GAASBEEK, R.S., C.F.M. DATE _____ MARCUS PACHECO, DIRECTOR DATE _____
HAYS COUNTY FLOODPLAIN ADMINISTRATOR HAYS COUNTY DEVELOPMENT SERVICES

UTILITY NOTES:

- WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 2023.

BY: _____
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST: _____
ANDREA CUNNINGHAM, CITY SECRETARY

WATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:
CITY OF DRIPPING SPRINGS

AARON REED
PUBLIC WORKS DIRECTOR

AARON REED
PUBLIC WORKS DIRECTOR

I, THE UNDERSIGNED, DIRECTOR OF 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 DATE _____
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

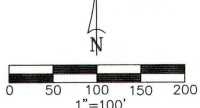
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____, AND DULY RECORDED ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____, IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-6000		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	1650110	DATE:	FEBRUARY 14, 2022
DRAWING NO.:	16501P1	CRD #:	16501
			SHEET NO.:
			1 of 4

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
- H.C.P.R. HAYS COUNTY PLAT RECORDS
- H.C.D.R. HAYS COUNTY DEED RECORDS
- U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- () DRAINAGE EASEMENT TEXT
- P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- () RECORD INFORMATION
- [] RECORD P.E.C. INFORMATION V. 2855, P.521
- [] RECORD P.E.C. INFORMATION V. 4337, P. 492
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊙ 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
- ⊠ BRASS DISK IN CONCRETE FOUND
- ⊙ FENCE CORNER POST FOUND
- ▲ CALCULATED POINT
- BREAK IN SCALE

SALTICK SUBDIVISION No. 1
V. 10 P. 125
H.C.P.R.

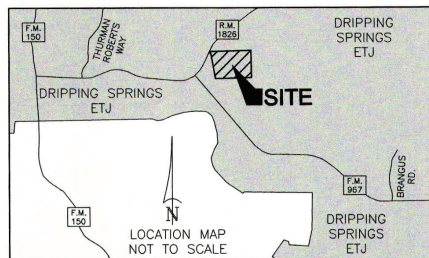
PROPOSED DRIFTWOOD RANCH SUBDIVISION PHASE THREE, SECTION ONE

MASA SCOTT ROBERTS REMAINDER OF 100 ACRES
V. 301, P. 865
H.C.D.R.

FM 967
(80' R.O.W.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°31'49"W	39.97'
L2	N72°11'40"W	30.29'
L3	N25°20'55"E	55.53'
L4	S36°20'45"E	18.12'
{L5}	{S50°57'08"E}	{28.01}'
{L6}	{N83°20'17"W}	{17.68}'
{L7}	{N51°49'58"W}	{55.83}'
{L8}	{N64°48'46"W}	{40.30}'
{L9}	{N37°54'32"W}	{38.31}'

LINE TABLE		
LINE	BEARING	LENGTH
{L10}	{N04°22'30"W}	{39.50}'
{L11}	{N06°30'57"W}	{59.50}'
{L12}	{N13°24'11"E}	{87.91}'



BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS.

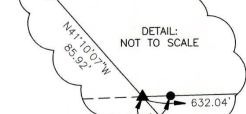
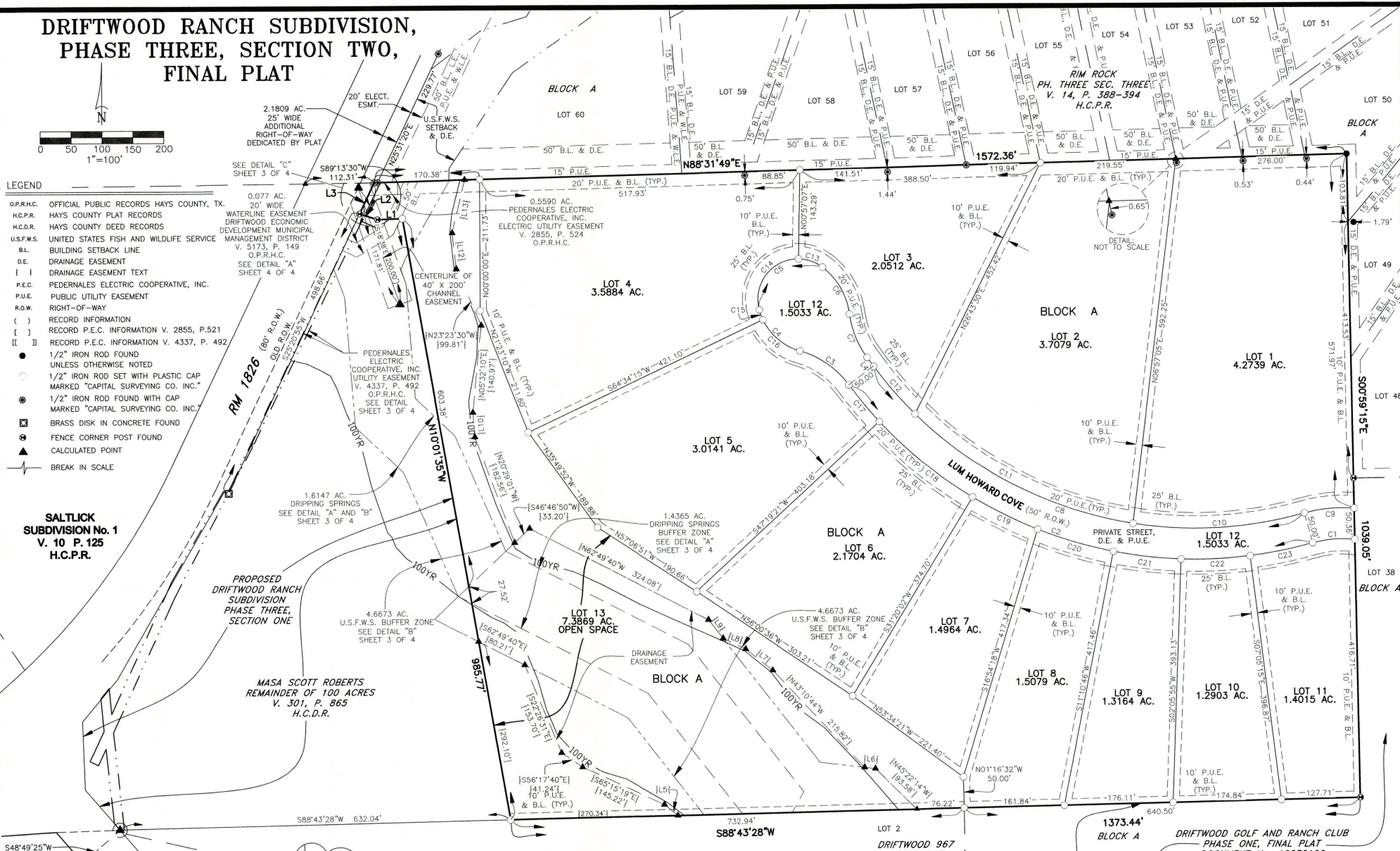
DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

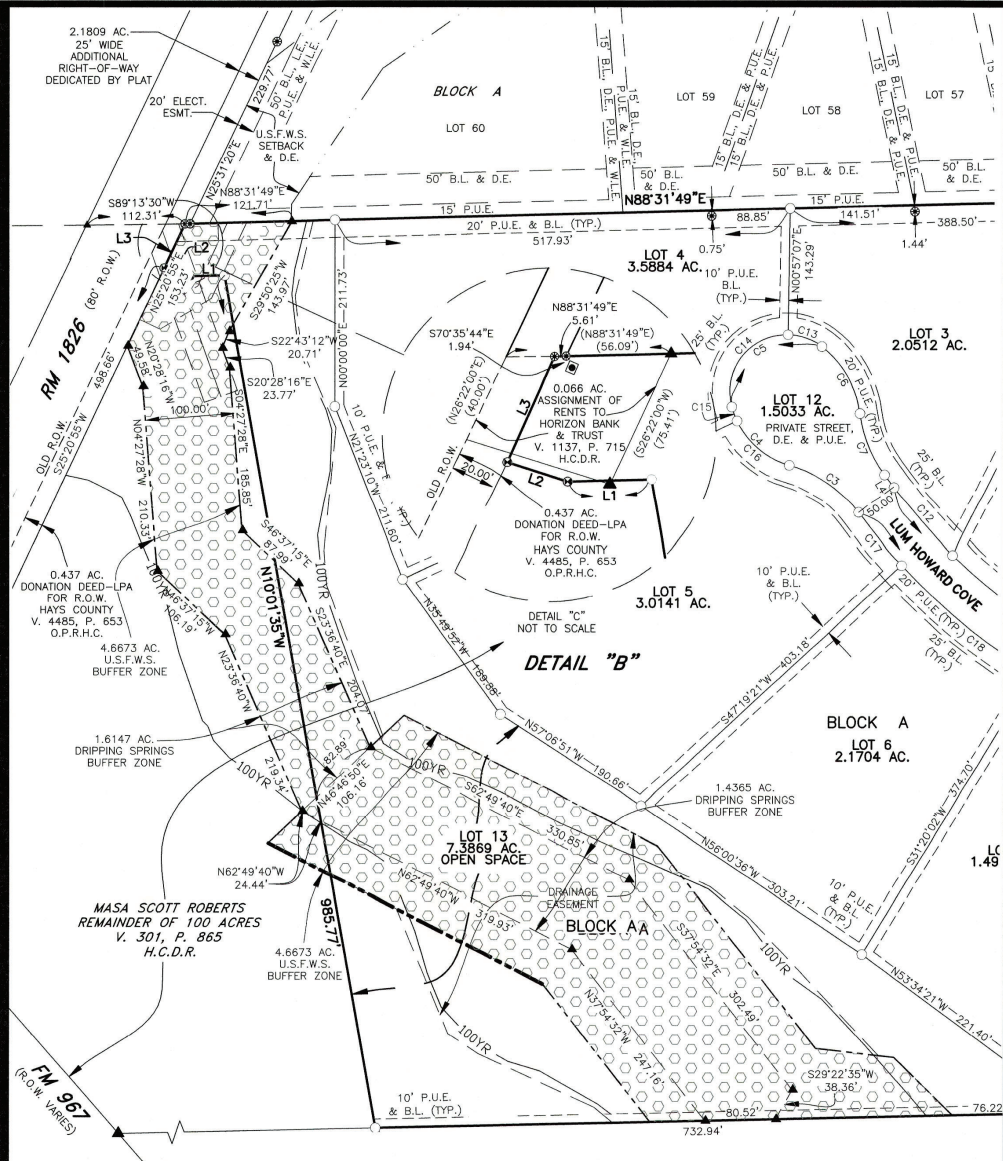
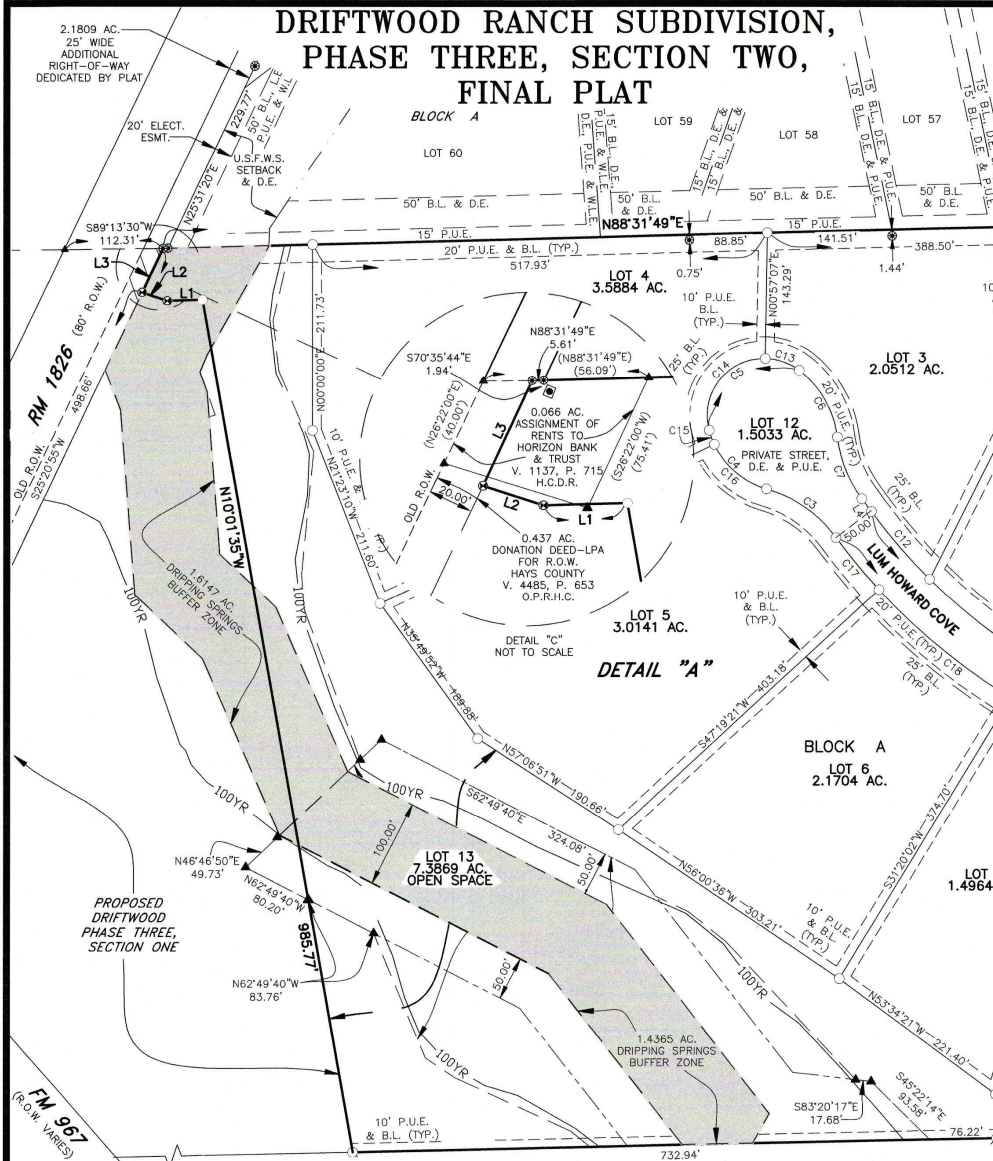
203 South of I-75 Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

FORM REGISTRATION No. 101287-D

DRAWN BY: WAL SCALE: 1" = 100' F.B.
JOB NO.: 16501.10 DATE: FEBRUARY 14, 2022 SHEET NO.:
DRAWING NO.: 16501P1 CRD #: 18501 2 of 4



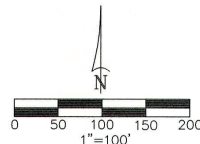
DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT



LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - 1/2" IRON ROD FOUND WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊠ BRASS DISK IN CONCRETE FOUND
 - ⊙ FENCE CORNER POST FOUND
 - ▲ CALCULATED POINT
 - BREAK IN SCALE
 - DRIPPING SPRINGS BUFFER ZONE (*1.4365 AC. & 1.6147 AC.)
 - U.S.F.W.S. BUFFER ZONE (*4.6673 AC.)
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TX.
 H.C.P.R. HAYS COUNTY PLAT RECORDS
 H.C.D.R. HAYS COUNTY DEED RECORDS
 U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 B.L. BUILDING SETBACK LINE
 D.E. DRAINAGE EASEMENT
 P.E.C. PEDERNALES ELECTRIC COOPERATIVE, INC.
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 R.O.W. RIGHT-OF-WAY
 () RECORD INFORMATION
 [] RECORD P.E.C. INFORMATION V. 2855, P.521
 [] RECORD P.E.C. INFORMATION V. 4337, P. 492
 ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

NOTE: THE ACREAGE SHOWN ABOVE WITH (*) ARE TOTALS FOR BOTH PHASE THREE, SECTIONS ONE AND TWO.



LOT 2
DRIFTWOOD 967
PHASE ONE
DOCUMENT No.
19002957
O.P.R.H.C.

**DRIFTWOOD RANCH SUBDIVISION,
PHASE THREE, SECTION TWO,
FINAL PLAT**

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
		925 Capital of Texas Highway South Building 81, Suite 115 Austin, Texas 78748 (512) 357-8006	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	16501.10	DATE:	FEBRUARY 14, 2022
DRAWING NO.:	16501P1	CRD #:	16501
FIRM REGISTRATION No. 101267-0		F.B.:	
		SHEET NO.:	3 OF 4

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	22°22'13"	175.48'	68.51'	68.08'	S85°33'56"W
C2	69°16'26"	696.45'	842.05'	791.69'	N70°58'57"W
C3	37°29'38"	150.00'	98.16'	96.42'	N55°05'33"W
C4	58°42'47"	95.00'	97.35'	93.15'	N44°28'59"W
C5	142°48'04"	65.00'	162.00'	123.21'	N56°16'27"E
C6	45°04'32"	114.00'	89.69'	87.39'	S29°47'16"E
C7	29°05'44"	150.00'	76.17'	75.36'	S21°47'52"E
C8	69°16'26"	646.45'	781.60'	734.86'	S70°58'57"E
C9	20°38'49"	225.48'	81.25'	80.81'	N84°42'14"E
C10	24°46'49"	646.45'	279.59'	277.42'	S86°46'14"W
C11	35°28'20"	646.45'	400.22'	393.86'	N63°06'12"W
C12	9°01'17"	646.45'	101.79'	101.68'	N40°51'23"W
C13	38°43'22"	65.00'	41.66'	40.95'	N70°41'12"W
C14	106°04'42"	65.00'	120.34'	103.88'	S37°54'45"W
C15	10°18'09"	95.00'	17.08'	17.06'	S20°16'40"E
C16	48°24'38"	95.00'	80.27'	77.90'	S49°38'04"E
C17	6°19'55"	696.45'	76.97'	76.93'	S39°30'42"E
C18	15°59'19"	696.45'	194.35'	193.72'	S50°40'18"E
C19	9°37'57"	696.45'	117.09'	116.95'	S63°28'56"E
C20	10°31'19"	696.45'	127.90'	127.72'	S73°33'34"E
C21	9°04'51"	696.45'	110.38'	110.27'	S83°21'39"E
C22	9°11'10"	696.45'	111.66'	111.54'	N87°30'20"E
C23	8°31'55"	696.45'	103.71'	103.62'	N78°38'47"E

Block A - 13 Lots	
Lot	Acres
1	4.2738
2	3.7079
3	2.0512
4	3.5684
5	3.0141
6	2.1704
7	1.4964
8	1.5079
9	1.3164
10	1.2903
11	1.4015
12*	1.5033
13	7.3869
TOTAL	34.7085

* DENOTES PRIVATE STREET, DRAINAGE AND PUBLIC UTILITY

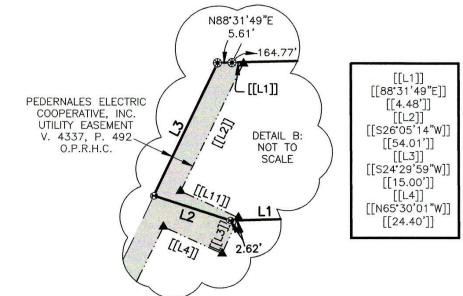
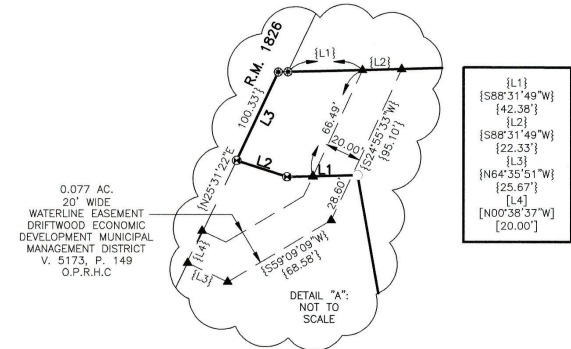
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L4	S36°20'45"E	18.12'

Block A - 1 Lot Private Street, Drainage and Public Utility					
LUM HOWARD COVE (Lot 12)	Classification	Width	Linear Ft.	Acres	
	Local Street/Minor Collector	50.00'	1150	1.5033 Ac.	
Total Right of Way			1150	1.5033 Ac.	

BLOCK "A"	11 Single Family Lots	25.8183 Ac.
BLOCK "A"	1 Private Street, Drainage and Public Utility	1.5033 Ac.
BLOCK "A"	1 Open Space Lot, Drainage	7.3869 Ac.
Total Acreage of Subdivision		34.7085 Ac.

DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/RAIN WATER CAPTURE CREDIT	TOTAL IC (AC) W/RAIN WATER CAPTURE CREDIT	% IC
PHASE ONE SECTION ONE	37.1	3.97	4.98	2.49	6.46	17%
PHASE ONE SECTION TWO	119.5	2.50	4.98	2.49	4.99	4.2%
PHASE ONE SECTION THREE	42.2	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
PHASE THREE SECTION TWO	43.8	0.64	2.49	1.02	2.11	4.8%
PHASE FOUR	5.8	0.00	1.45	0.72	0.72	12.4%
CLUB CORE PH 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE PH 2	5.3	1.17	1.21	0.61	1.78	33.2%
CLUB CORE PH 3	3.0	0.79	0.61	0.31	1.10	36.5%
CLUB CORE PH 4	5.7	1.15	1.82	0.91	2.06	36.1%
TOTAL	291.8	14.51	24.53	12.04	27.00	9.3%

*Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
*Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core



GENERAL NOTES CONTINUED:

- NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- 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
- 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.
- LOT 13, BLOCK A SHALL NOT BE FURTHER DEVELOPED.
- LOT 13, BLOCK A IS HEREBY DEDICATED AS OPEN SPACE.
- THE DRIFTWOOD MUNICIPAL MANAGEMENT DISTRICT OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS AS APPROVED.
- LOT 13, BLOCK A IS HEREBY DEDICATED AS OPEN SPACE.
- THE ROADWAYS ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY, TEXAS.

DRIFTWOOD RANCH SUBDIVISION, PHASE THREE, SECTION TWO, FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
323 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-00	
DRAWN BY: WAL	SCALE: N/A	F.B.	
JOB NO.: 1650110	DATE: FEBRUARY 14, 2022	SHEET NO.:	
DRAWING NO.: 16501P1	CRD #: 16501	4 of 4	