



**DRIPPING SPRINGS'  
AUTHENTIC DOWNTOWN  
FAMILY EVENTS VENUE**

PRESENTED BY: RESOLVEDESIGNS LLC

OFFERED BY: PKB ENTERPRISES, LLC



**RESOLVEDESIGNS LLC**  
DEVELOPMENT + PLANNING  
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**OWNER / CLIENT**  
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LAND OWNER

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**MASTER DEVELOPER + DESIGN**  
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**ENGINEER OF RECORD**  
T.B.D

**CONTRACTOR + CONSULTANTS**

T.B.D

**BLUE LILAC ACRES**  
**AGRIHOOD ENTERTAINMENT**  
100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

**PROJECT NUMBER:**  
2025 - 22 BLUE LILAC ACRES

**PROJECT REFERENCES:**  
PARCEL ID # AS NOTED  
LEGAL DESC. | AS NOTED  
MUNICIPALITY | AS NOTED  
LAT - LONG | AS NOTED  
APPRX GSF | AS NOTED

**ISSUED | REVISIONS**

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

**ISSUED BY:**  
RESOLVEDESIGNS LLC

**SHEET NAME:**  
PROJECT  
INTRODUCTION

SHEET NUMBER

**A.1**

# 100 OLD FITZHUGH ROAD | HISTORY

## HISTORIC CONTEXT : BUILT CIRCA 1925

Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916).

D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941.

Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.



## CITY OF DRIPPING SPRINGS : OLD FITZHUGH ROAD, HISTORIC RESURVEY REPORTS & INVENTORY

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HIRM ID (1988)/ ROAD ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HIRM (1988)/ ROAD ID (1988)/ POST OAK RECOM.
<b>RESOURCE #384 - 100 OLD FITZHUGH RD</b>							
Ca. 1925	#17947	Domestic/Single dwelling			Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925, demolished old structure, built new home. In 1941, Crenshaw family sold to J.E. Spaw. Remained in Spaw family until ca. 2011. Post Oak calls this residence the Boyd-Loper house although this appears incorrect.	Prohibit early alterations prior to 1930, non-historic carpet on north elevation, non-original porch railing; c. 2016, historic foundation removed and replaced with concrete piers.	Medium (HIRM) Medium (Road) High (POPS)
D.W. Crenshaw/ John E. Spaw House	66 (HIRM) 28 (Road)	Craftsman					
30.193841, -98.088878			HHM 1988				
<b>RESOURCE #388 - 100 OLD FITZHUGH RD</b>							
Ca. 1925	#17947	Domestic/Secondary structure			Associated with 1920s Crenshaw homestead and subsistence farmstead. One of the few parcels within the district that still engages in small-scale agriculture.	No significant alterations noted.	N/A
30.193841, -98.088878	N/A	No style					High (POPS)

### HISTORIC RESOURCE INVENTORY FORM

Resource #384  
Old Fitzhugh Road Historic District  
Final Date Reappraised: 3/31/2024 | Summary: 2/24

**IDENTIFICATION**  
ADDRESS: 100 Old Fitzhugh Road  
CITY/TOWN: Dripping Springs  
COUNTY: Hays | STATE: TX  
HISTORIC NAME: D.W. Crenshaw / John E. Spaw House  
CURRENT NAME: N/A  
LAT: 30.193841 | LONG: -98.088878  
PARCEL ID: #17947  
LEGAL DESCRIPTION: ASHS PHILIP A SMITH SURVEY, ACRES 3.17  
OWNER NAME: PKB Blue Lilac Acres LLC  
OWNER ADDRESS: 100 E. Creek Dr. | Dripping Springs, TX 78620  
HISTORIC USE: Domestic / Single Dwelling  
CURRENT USE: Domestic / Single Dwelling

**ARCHITECTURAL INFORMATION**  
CATEGORY:  Dwelling  Church  School  Other  
ARCHITECTURAL STYLE: Craftsman  
NO. OF STORIES: 1  
ROOF TYPE: Gable  
ROOF MATERIAL: Corrugated metal  
WALL CLADDING: Wood Siding  
WINDOW MATERIAL/COMPOSITION: Wood Sash, Double Hung, V1, Historic, Casement, Exterior Screen  
FRONT PORCH TYPE/PLACEMENT: One log roughly centered on the primary front elevation with a front porch roof, tapered log posts on both sides, and a concrete deck.  
CHARACTER-DEFINING FEATURES: Exposed rafters, decorative exterior wood window screens.  
LANDSCAPE FEATURES: The building sits near the southeast corner of the parcel. A gravel drive provides access from CRK. 8 low stone wall abutts toward the rear building. Mature trees surround the front building and the parcel perimeter and cluster to the left of the parcel. Trees, shrubs, and grass cover the remainder of the parcel.  
NOTES: The main building sits on piers, installed c. 2016 due to structural issues.  
ANCILLARY STRUCTURES:  Yes  No Shed near the northwest corner of the main building, shed at the north side of the parcel.

**ARCHITECTURAL HISTORY**  
CONSTRUCTION DATE: 1925  
WORKS:  Yes  No  
HISTORIC CONTEXT: Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941. Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.

**PRIORITY ASSESSMENT**  
PRIORITY:  High  Medium  Low  
INTEGRITY:  Location  Design  Materials  Workmanship  Setting  Association  
ALTERATIONS: Prohibit early alterations prior to 1930, non-historic carpet on north elevation, non-original porch railing; c. 2016, historic foundation removed and replaced with concrete piers.  
NOTES:  
ENDANGERED:  Yes  No (Structural issues appear to have been addressed c. 2016 with concrete foundation piers. However, user (J.E. Spaw) has not been replaced, leaving the upper and lower walls exposed to the elements and susceptible to rot and deterioration.)

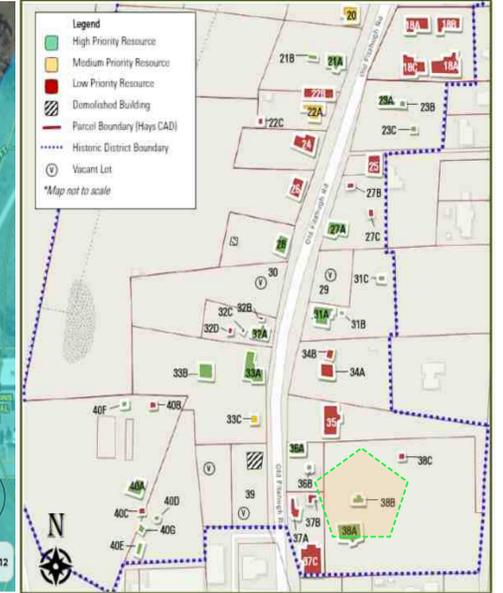
**LOCATION MAP**  
Map 5.2 Sketch map of inventoried resources within Old Fitzhugh Road Historic District (2024)

**ANCILLARY STRUCTURE #388**  
CATEGORY:  Dwelling  Church  School  Other  
CONSTRUCTION DATE: 1925  
CURRENT USE: Outbuilding  
HISTORIC USE: Outbuilding  
NO. OF STORIES: 1  
ROOF TYPE: Gable  
ROOF MATERIAL: Corrugated metal  
NOTES: Associated with 1920s Crenshaw homestead and subsistence farmstead.

**PRIORITY ASSESSMENT**  
PRIORITY:  High  Medium  Low  
INTEGRITY:  Location  Design  Materials  Workmanship  Setting  Association  
ALTERATIONS: No significant alterations noted.  
NOTES:  
ENDANGERED:  Yes  No

**PHOTOGRAPH**

**LAND ID : ASSET REFERENCE:**  
LEGAL DESCRIPTION: A0415 Philip A Smith Survey, Acres 3.17  
ACREAGE | SOFTG | ZONING: 3.17 AC | [CS] COMMERCIAL  
MUNICIPALITY : DRIPPING SPRINGS, TX | CITY LIMITS FULL PURPOSE  
PARCEL ID#S : R17947  
ELEVATION : FLAT GRADE @ APPROX 1160 FT  
LAT : 30.19384, -98.08825



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APPR GSF # AS NOTED

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REVISION 02 <<>

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RESOLVEDESIGNS, LLC

**SHEET NAME:**  
'BLUE LILAC'  
HISTORY  
& OLD  
FITZHUGH RD

SHEET NUMBER  
**A.2**

# PROGRAMMING | AGRIHOOD

A truly distinctive *AMENITY*: agricultural landscapes designed to grow food, nurture connections, inspire curiosity, and ground the community in a shared sense of purpose.

Serving as a living classroom, a gathering place, and a model of sustainable living, embodies the community's bold vision for health, innovation and meaningful interaction with the land.

By preserving a significant number of mature oaks and integrating terraces and courtyards into the natural topography, the design enhances comfort and creates a unique microclimate for outdoor gatherings.

Integrating *AGRICULTURE* into a downtown fabric, supporting health, sustainability, physical and mental wellness and strong social ties.



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Blending the agricultural storied history with a thoughtfully designed MARKETPLACE serves the new MAIN STREET, offering local shops, dining and gathering spaces.



Foster social connection and support the community's desire for authentic neighborhood places.

AGRIHOODS comprise a farm retail building, farm operations barn, stage, event lawn and a diverse range of agriculture offerings. Adjacent to the event lawn, a mixed-use building with a food and beverage anchor tenant complements the dynamic courtyards, creating a vibrant community that promotes mental, physical, and social well-being.

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 LEGAL DESC. 1 AS NOTED  
 MUNICIPALITY 1 AS NOTED  
 LAT - LONG. 1 AS NOTED  
 APPRX GSF 1 AS NOTED

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**ISSUED BY:**  
 RESOLVEDESIGNS LLC

**SHEET NAME:**  
 DEVELOPMENT PROGRAM

**AGRIHOOD AA**

SHEET NUMBER

**A.3**

# PROGRAMMING | AGRIHOOD

A truly distinctive *AMENITY* : agricultural landscapes designed to grow food, nurture connections, inspire curiosity, and ground the community in a shared sense of purpose.

Serving as a living classroom, a gathering place, and a model of sustainable living, embodies the community's bold vision for health, innovation and meaningful interaction with the land.

*Integrating AGRICULTURE into a downtown fabric, supporting health, sustainability, physical and mental wellness and strong social ties.*



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## BLUE LILAC ACRES AGRIHOOD ENTERTAINMENT 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

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**SHEET NAME:**  
 DEVELOPMENT PROGRAM

**AGRIHOOD BB**

SHEET NUMBER



*Foster social connection and support the community's desire for authentic neighborhood places.*



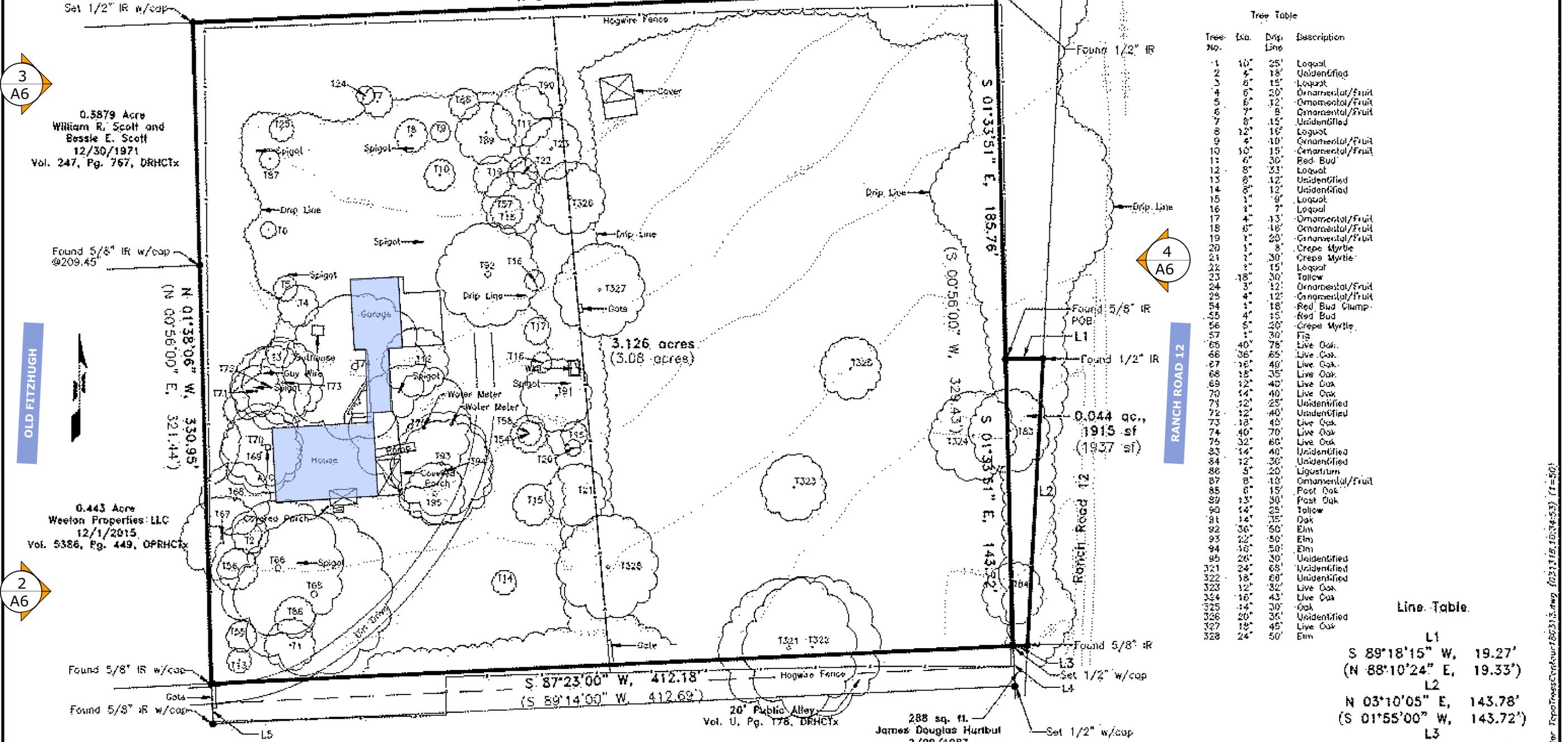
**Flood Certificate**  
 Subject property is located in Zone X, not in a FEMA designated flood hazard area, per FIRM map #42209C0105F, dated 9/02/2005.

**Survey Note:**  
 Survey based on Texas State Plane Coordinates, South Central Zone, NAD83 (2011), U.S. Feet, Vertical Datum NAVD83

**Survey of a 3.126 Acre Tract of Land, same as called 3.08 acre tract in Vol. 662, Pg. 412, RPRHCTx and a 0.044 acre (1915 sq. ft.) Tract of Land, same as called 1937 sq. ft. tract in Vol. 641, Pg. 224, RPRHCTx Both Located in the P. A. Smith League, Abstract 415, Hays County, Texas**

**Lot 2**  
**The Clarence T. Shelton Subdivision**  
**Vol. 8, Pg. 195, PRHCTx**

(N 89°40'00" E. 412.79')  
 N 87°35'20" E. 412.56'

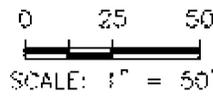


**Tree Table**

Tree No.	Dia.	Drop Line	Description
1	10"	25'	Logeak
2	4"	18'	Unidentified
3	8"	15'	Logeak
4	6"	20'	Ornamental/Fruit
5	6"	12'	Ornamental/Fruit
6	7"	8'	Ornamental/Fruit
7	8"	15'	Unidentified
8	8"	18'	Logeak
9	4"	10'	Ornamental/Fruit
10	10"	15'	Ornamental/Fruit
11	6"	30'	Red Bud
12	8"	33'	Logeak
13	8"	12'	Unidentified
14	8"	12'	Unidentified
15	11"	9'	Logeak
16	11"	7'	Logeak
17	4"	13'	Ornamental/Fruit
18	6"	18'	Ornamental/Fruit
19	1"	20'	Ornamental/Fruit
20	1"	8'	Crepe Myrtle
21	1"	30'	Crepe Myrtle
22	15"	15'	Logeak
23	18"	30'	Yallow
24	3"	12'	Ornamental/Fruit
25	4"	12'	Ornamental/Fruit
54	1"	18'	Red Bud Clump
55	4"	18'	Red Bud
56	5"	20'	Crepe Myrtle
57	1"	30'	Fig
65	40"	75'	Live Oak
66	36"	62'	Live Oak
67	16"	40'	Live Oak
68	18"	35'	Live Oak
69	12"	40'	Live Oak
70	14"	40'	Live Oak
71	12"	25'	Unidentified
72	12"	40'	Unidentified
73	18"	40'	Live Oak
74	46"	70'	Live Oak
75	32"	60'	Live Oak
83	14"	40'	Unidentified
84	12"	30'	Unidentified
86	5"	20'	Ligustrum
87	8"	18'	Ornamental/Fruit
88	8"	15'	Post Oak
89	13"	30'	Post Oak
90	14"	25'	Yallow
91	14"	35'	Oak
92	36"	50'	Elm
93	12"	50'	Elm
94	16"	50'	Elm
95	26"	30'	Unidentified
321	34"	65'	Unidentified
322	18"	60'	Unidentified
323	12"	30'	Live Oak
324	16"	45'	Live Oak
325	14"	30'	Oak
326	20"	30'	Unidentified
327	18"	45'	Live Oak
328	24"	50'	Elm

**Line Table**

Line	Bearing	Distance
L1	S 89°18'15" W,	19.27'
	(N 88°10'24" E,	19.33')
L2	N 03°10'05" E,	143.78'
	(S 01°55'00" W,	143.72')
L3	N 87°23'00" E,	7.41'
	(S 87°16'13" W,	7.68')
L4	S 01°33'51" E,	20.00'
L5	N 01°38'06" W,	20.00'



Weaver Surveying, LLC  
 TBPLS Firm #10194053  
 Drawing No. H160311-01A

- Notes:**
- Record coils in parentheses.
  - Reference is herein made to Commitment for Title Insurance issued by WFG National Title Insurance Company, CF No. 16-0333-61.
  - May be subject to easement granted to Southwestern Bell Telephone Company as recorded in Vol. 115, Pg. 79, DRHCTx.
  - Reference is herein made to legal descriptions of same date that accompany this plat.

**Block 2**  
**1st Addition to the Town**  
**of Dripping Springs**  
**Vol. P, Pg. 372, DRHCTx**

288 sq. ft.  
**James Douglas Huribut**  
 2/09/1987  
 Vol. 658, Pg. 154 RPRHCTx

1  
 A6

EXISTING PICTURE TAGS  
 A.6

EXISTING SURVEY | 2018  
 A.5 NOT TO SCALE



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**SHEET NAME:**  
**SITE RESEARCH**  
**EXISTING**  
**CONDITIONS**

SHEET NUMBER

**A.6**



**1** VIEW FROM SOUTH OF PARCEL  
**A.6** EXISTING PROPERTY CONDITIONS



**2** VIEW FROM WEST OF PARCEL  
**A.6** EXISTING PROPERTY CONDITIONS



**3** VIEW FROM NORTHWEST OF PARCEL  
**A.6** EXISTING PROPERTY CONDITIONS



**4** VIEW FROM EAST OF PARCEL  
**A.6** EXISTING PROPERTY CONDITIONS

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**ISSUED BY:**  
 RESOLVEDESIGNS LLC

**SHEET NAME:**  
**CONCEPTUAL SITE PLAN**

SHEET NUMBER

**A.7**



1  
A.6

EXISTING PICTURE TAGS  
A.6

CONCEPTUAL SITE PLAN  
NOT TO SCALE  
A.7

**OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT**

**IMPERVIOUS COVERAGE**

LOT AREA	138,085 SF
NEW STRUCTURE AREAS	4,550 SF
PARKING AND WALKWAY AREA	24,108 SF
TOTAL IMPERVIOUS COVER AREA	33,323 SF
<b>PERCENTAGE IMPERVIOUS COVER</b>	<b>24 %</b>
ALLOWABLE IMPERVIOUS COVERAGE	70 %



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**AGRIHOOD ENTERTAINMENT**  
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**KEYED LEGEND | MASTER SITE PLAN**

(A) MAIN ENTRANCE TO OLD FITZHUGH	1400 SF	(G) LABRYNTH	2800 SF	(M) THE PAVILION	2,800 SF
(B) GRASS-CRETE PAVER EGRESS DRIVE	1400 SF	(H) WINDMILL & TREE HOUSES	1500 SF	(N) TEH GREAT LAWN	34,500 SF
(C) "BLUE LILAC" EXISTING RESIDENTIAL	2500 SF	(I) AROBORETUM + GARDENS	9500 SF	(O) BAND STAND	- SF
(D) RAIN WATER COLLECTOR:37,000 GAL PER TANK	400 SF	(J) KIDS PLAYGROUND	1000 SF	(P) WRAP AROUND DINING	20,000 SF
(E) EXISTING AND NEW FARMERS' MARKET GARAGE	1860 SF	(K) MASS TIMBER ENTRY + VENUES	- SF	(Q) DETENTION STORMWATER	2600 SF
(F) ORCHARD AND APIARY BEE HIVES	10,100 SF	(L) FOOD TRAILER PARK	5000 SF	(R) PAVECRETE + CONCRETE PARKING   58 STALLS	21,900 SF

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**SHEET NAME:**  
MASTER SITE PLAN  
**KEY LEGEND**

SHEET NUMBER

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**SHEET NAME:**  
**CONCEPT VIEWS**

SHEET NUMBER

**A.9**



RANCH ROAD 12

← OLD FITZHUGH STREET

MERCER STREET →

**1** SW CORNER LOOKING NE  
**A.9** NOT TO SCALE



**BLUE LILAC ACRES**  
**AGRIHOOD ENTERTAINMENT**  
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

**PROJECT NUMBER:**  
 2025 - 22 BLUE LILAC ACRES

**PROJECT REFERENCES:**  
 PARCEL ID # AS NOTED  
 LEGAL DESC. | AS NOTED  
 MUNICIPALITY | AS NOTED  
 LAT - LONG. | AS NOTED  
 APPROX QSF | AS NOTED

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**A.10**



RANCH ROAD 12

MERCER STREET

OLD FITZHUGH STREET





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**A.11**



**1** NE CORNER LOOKING NE  
**A.11** NOT TO SCALE





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**CONCEPT VIEWS**

SHEET NUMBER

**A.12**



TEXAS LIMESTONE PIT FIREPLACES  
 WHITE STEEL PARABOLIC SHADE STRUCTURE  
 RUSTIC & NEW ROUGH WOOD STRUCTURES AT PATHWAY MARKERS



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SHEET NUMBER

**A.13**



TEXAS LIMESTONE  
 RUSTIC & NEW ROUGH WOOD STRUCTURES AT PAVILION AND PATHWAY MARKERS



SOUTH PERSPECTIVE VIEW TO NEW PAVILION

NOT TO SCALE



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**CONCEPT**  
**VIEWS**

SHEET NUMBER

**A.14**



RUSTIC EXTERIOR MATERIALS TO REMAIN  
 NEW ROUGH WOOD PERGOLA



VIEW TO REHAB GARAGE & NEW FOOD MARKET  
 NOT TO SCALE



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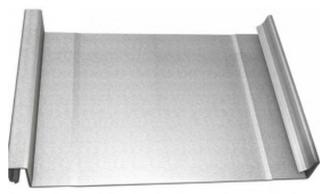
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**AGRIHOOD ENTERTAINMENT**  
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620



RUSTIC EXTERIOR MATERIALS TO REMAIN



VIEW TO RESTORED 'BLUE LILAC'

NOT TO SCALE

**PROJECT NUMBER:**  
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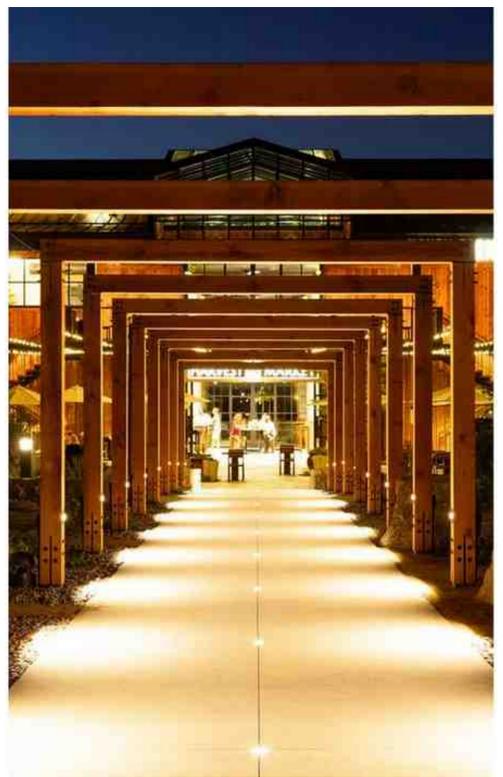
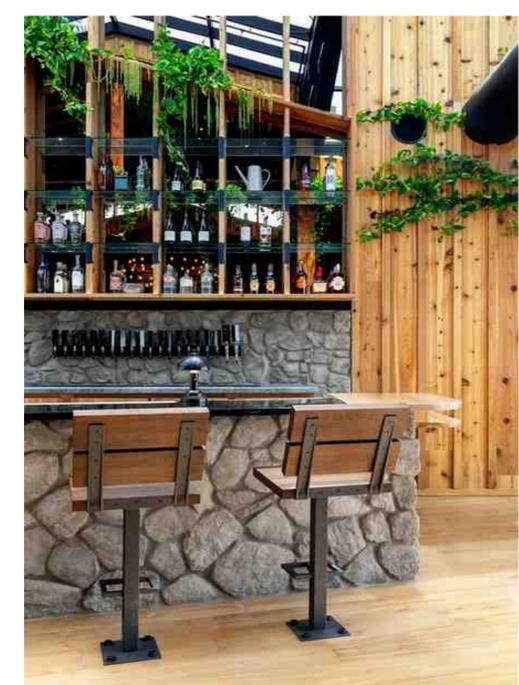
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**A.15**

**ARCHITECTURE AND FEATURED DESIGN FOR BUSINESS STRATEGIES**



*Integrated Elements for Investors, Operators and Business Synergies*



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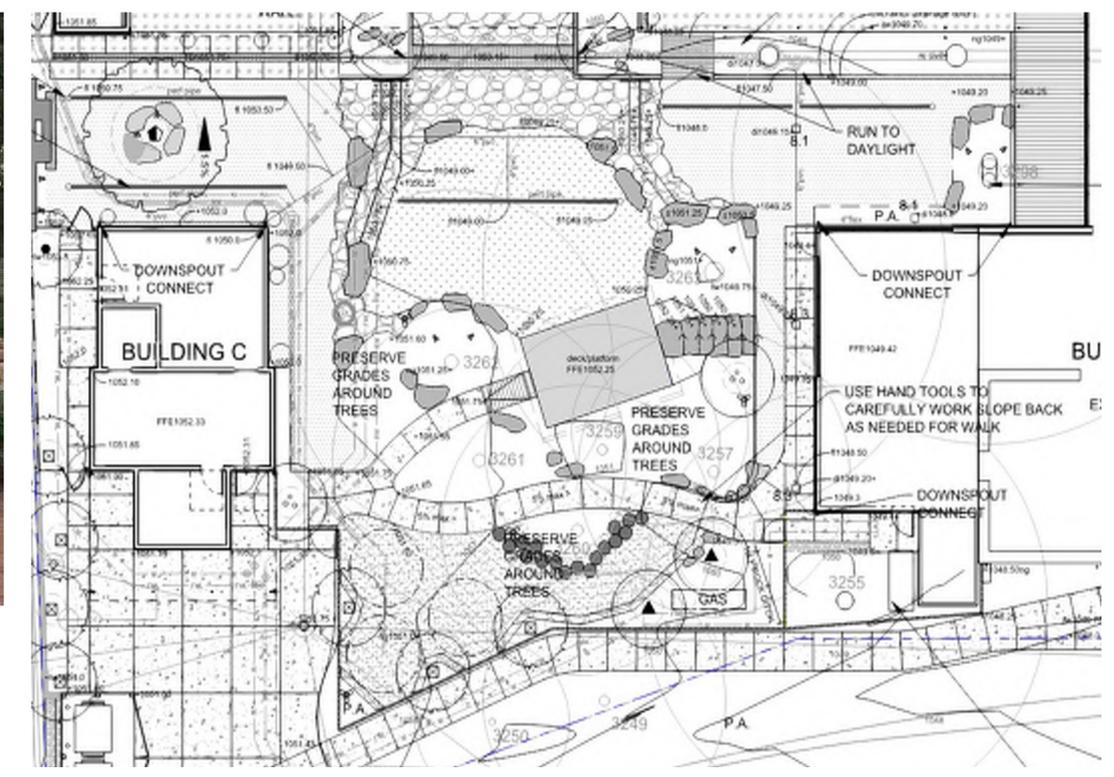
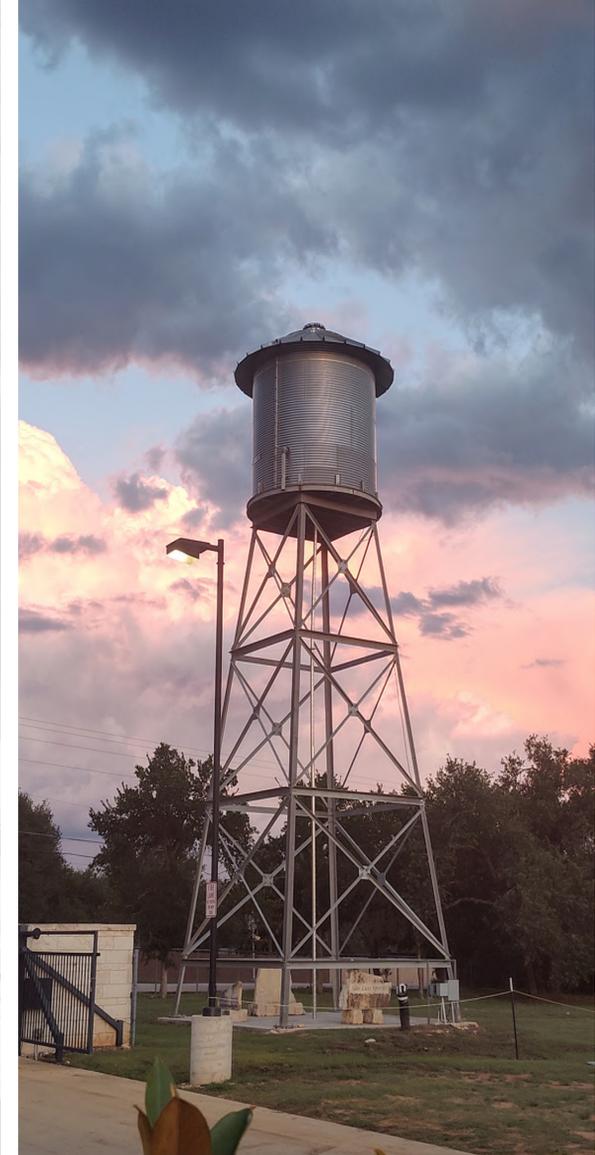
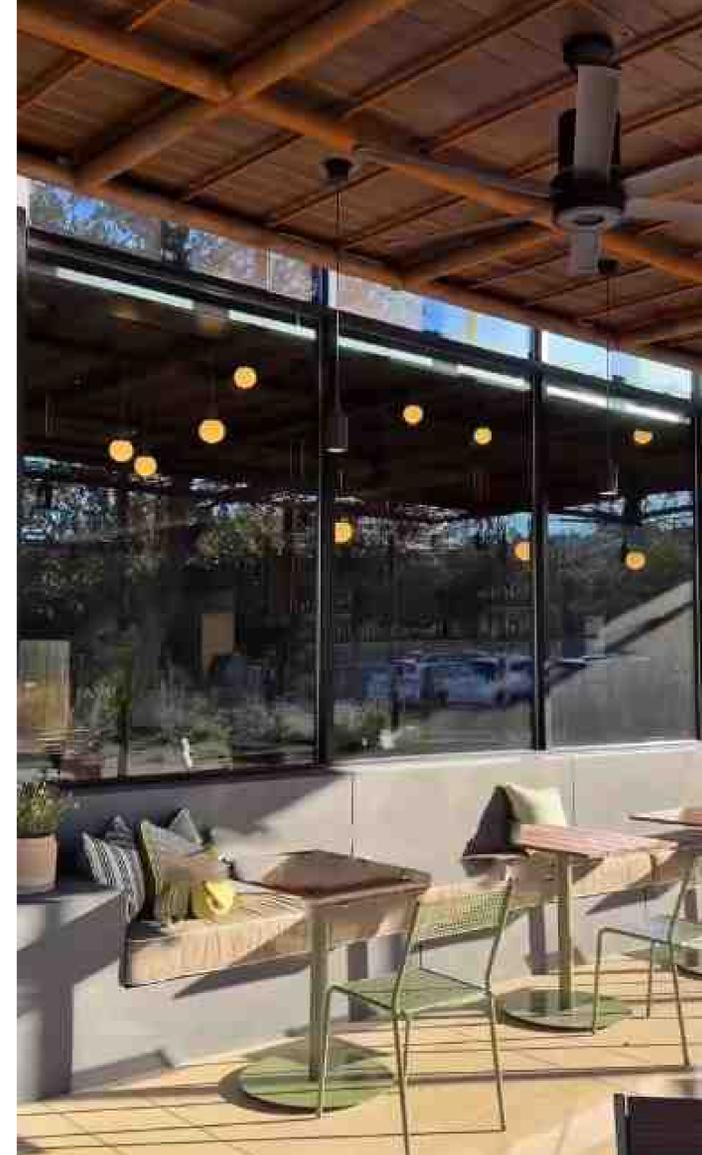
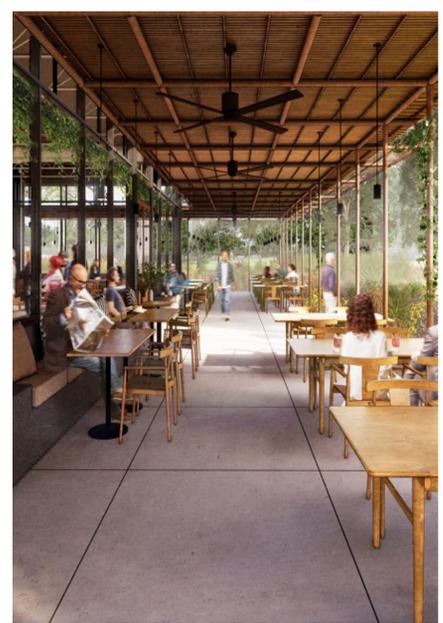
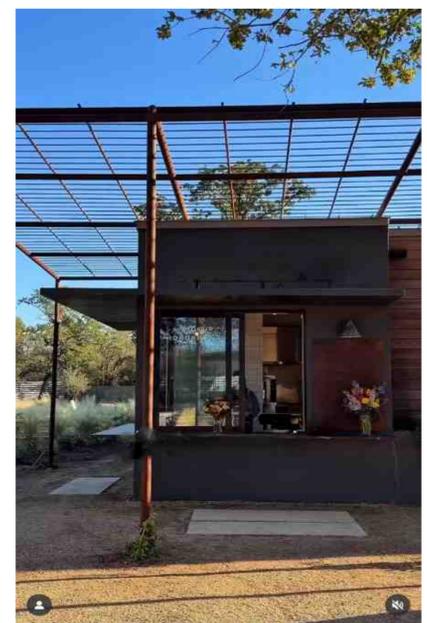
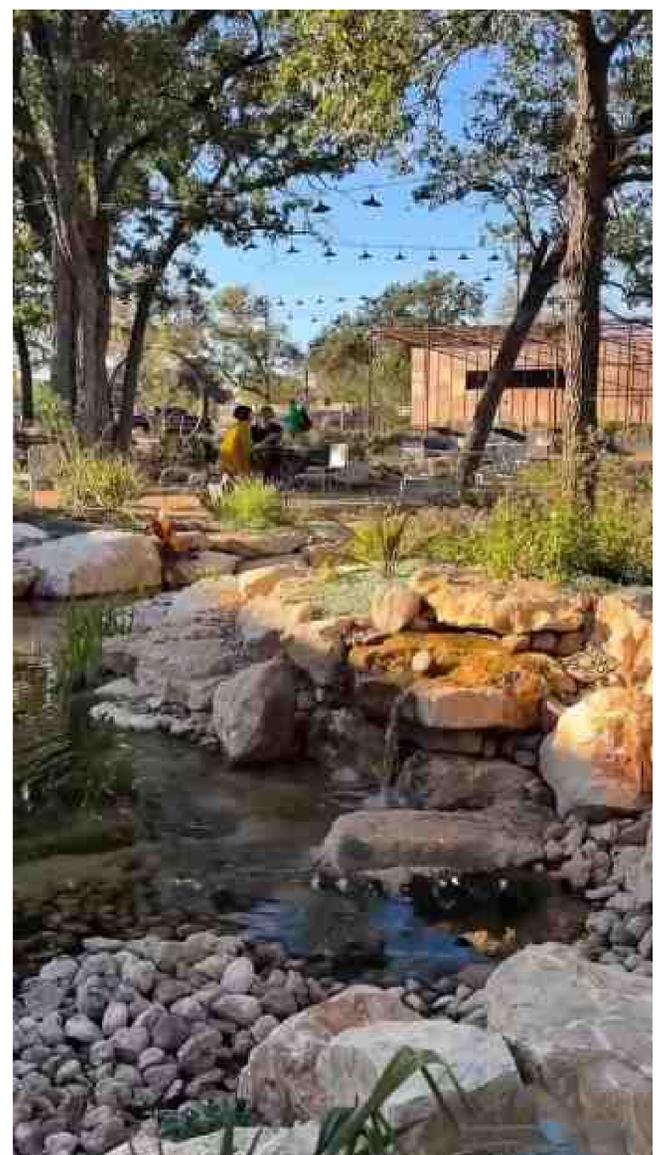
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 CASE STUDIES

**SHEET NUMBER**  
**A.17**



Our development is about experiencing and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a tranquil and inviting hospitality environment.

The overall architecture embodies curated moments and it's unique personal story. We invite you immerse yourself and to Create your own 'SENSE OF SPACE' at BLUE LILAC ACRES.



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**A.18**