



GRAPHIC SCALE: 1" = 100'



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT
- FEMA APPROXIMATE FLOOD ZONES
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND [UNLESS NOTED]
- BENCHMARK FOUND
- WELL
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- BK. BOOK
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- O.S. OPEN SPACE

MARCUS D RAPER SURVEY NO. 37,
ABSTRACT NO. 394

REFERENCE TIE TO C.P. #1
GRID N=13,999,321.22'
GRID E=2,267,673.12'
ELEV.=1,137.38'

REMAINDER OF A
CALLED 45.90 ACRES
MARY TAYLOR HENDERSON
DESCRIBED IN
DOCUMENT NO. 21054605
O.P.R.H.C.T.

CALLLED 30.01 ACRES
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2397, PAGE 419
O.P.R.H.C.T.

CALLLED 15.00 ACRES
PARCEL D-1
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2714, PAGE 206
O.P.R.H.C.T.

REMAINDER OF A CALLED
13.80 ACRES
WILLIAM B. MITCHELL AND
MARY G. MITCHELL
DOC. NO. 13037883
O.P.R.H.C.T.

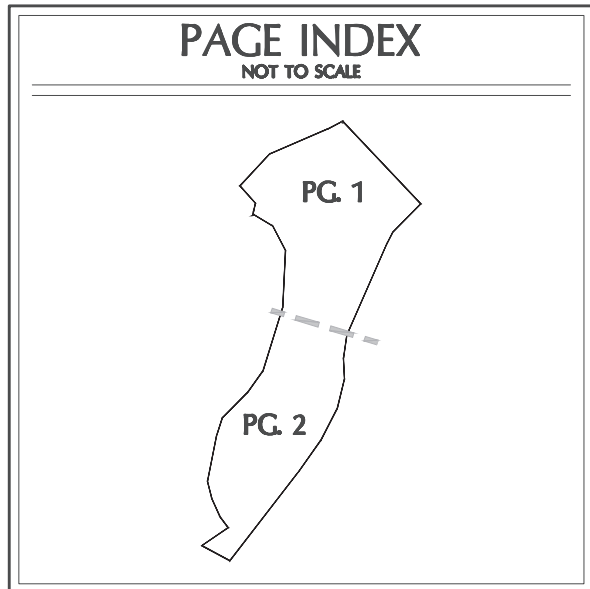
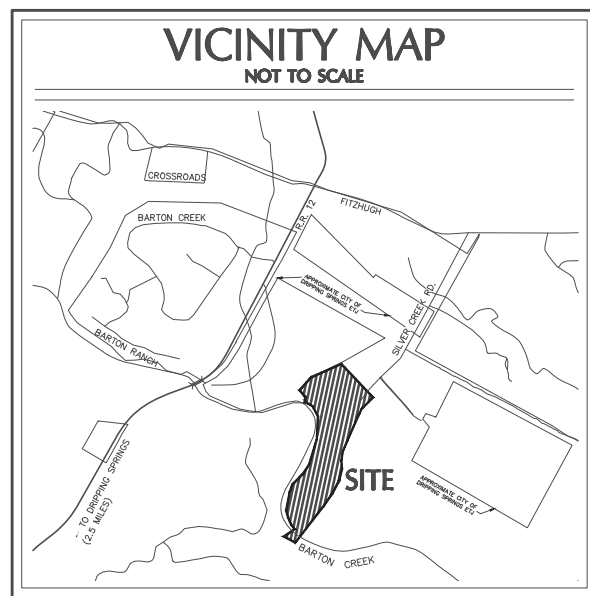
CALLLED 10.264 ACRES
DINAH BABCOCK
DOCUMENT NO.
20010165 O.P.R.H.C.T.

CALLLED 1240.674 ACRES
LL RANCH INVESTMENTS, LP
DOCUMENT NO. 19035342,
O.P.R.H.C.T.H.C.T.

REFERENCE TIE TO HAYS
COUNTY MONUMENT #47
GRID N=13,998,981'
GRID E=2,263,546'
ELEV.=1041.01'

HENRY H. BROOKS
CALLED 160 ACRES
DESCRIBED IN VOLUME 109,
PAGE 627 O.P.R.H.C.T.

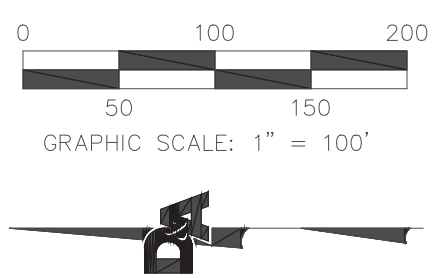
REFERENCE TIE TO HAYS
COUNTY MONUMENT #48
GRID N=13,999,566'
GRID E=2,264,002'
ELEV.=1063.29'



SILVER CREEK
SUBDIVISION
(LUNAROYA)
HAYS COUNTY, TX

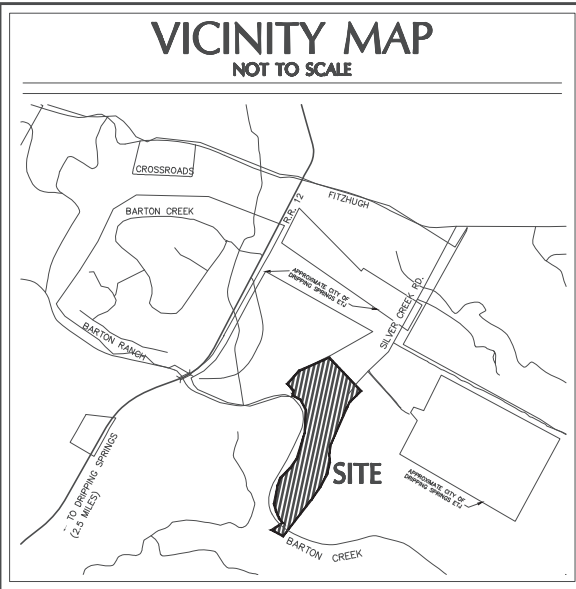
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	08/31/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023



CALLED 10.264 ACRES
DINAH BABCOCK
DOCUMENT NO. 20010165 O.P.R.H.C.T.

CALLED 20.50 ACRES
DINAH BABCOCK
DOCUMENT NO. 2015-15003985
O.P.R.H.C.T.



LINE	BEARING	DISTANCE
L1	S27°19'32"W	119.67'
L2	N36°17'47"W	126.60'
L3	N24°08'04"W	175.28'
L4	N13°18'31"W	153.58'
L5	N18°34'56"E	163.09'
L6	S75°26'45"W	10.00'
L7	N09°53'13"E	33.70'
L8	N14°23'57"E	72.57'
L9	N62°53'05"E	148.70'
L10	N66°17'11"W	34.08'
L11	N18°02'53"W	48.83'
L12	N43°19'12"W	13.32'
L13	S46°40'48"W	1.90'
L14	S43°19'12"E	33.23'
L15	S55°01'20"E	36.68'
L16	S12°40'29"E	36.36'
L17	S43°19'12"E	54.87'
L18	S80°49'06"W	15.00'
L19	N27°41'50"E	26.89'

LINE	BEARING	DISTANCE
L20	S82°00'25"E	51.38'
L21	N89°07'49"E	38.32'
L22	S00°46'48"E	29.90'
L23	S25°43'54"E	63.80'
L24	S01°36'50"E	51.70'
L25	S41°42'46"E	39.14'
L26	S73°14'52"E	37.06'
L27	S34°36'48"W	66.55'
L28	S41°40'39"W	71.50'
L29	N21°36'06"E	34.62'
L30	N09°18'58"W	70.47'
L31	S66°17'11"E	33.96'
L32	S23°49'31"W	83.69'
L33	N48°59'08"E	38.61'
L34	S55°01'20"E	84.05'
L35	S43°19'12"E	33.73'
L36	S46°40'48"W	1.90'
L37	N43°19'12"W	13.32'
L38	N18°02'53"W	81.99'

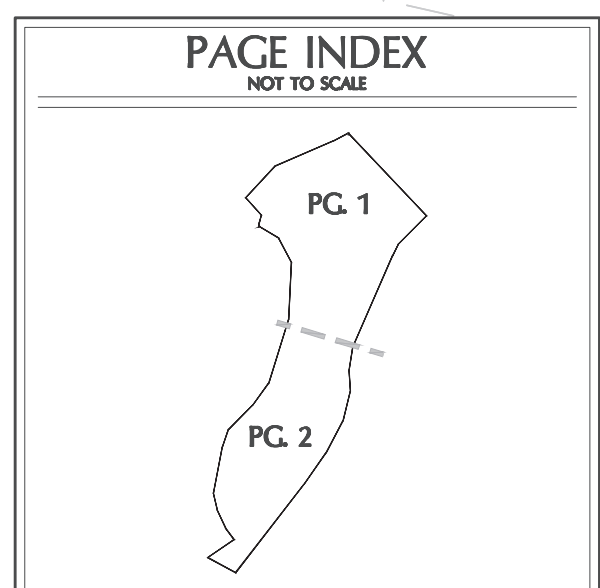
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	3.52'	270.00'	0°44'45"	N27°25'40"E	3.52'
C42	32.25'	270.00'	6°50'33"	N31°13'19"E	32.23'
C43	2.35'	270.00'	0°29'52"	N34°53'32"E	2.35'
C44	93.06'	70.02'	76°08'54"	S89°09'13"E	86.36'
C45	119.10'	70.02'	97°27'20"	N04°02'40"E	105.26'
C46	56.42'	70.02'	46°10'02"	N67°46'02"W	54.91'
C47	66.90'	70.02'	54°44'32"	S61°46'41"W	64.39'
C48	166.31'	190.58'	50°00'03"	N37°50'04"W	161.08'
C49	13.03'	5.00'	149°20'32"	N65°21'18"E	9.64'
C50	145.69'	317.25'	26°18'45"	S53°07'48"E	144.42'
C51	20.84'	13.25'	90°06'40"	S21°13'51"E	18.76'
C52	21.58'	13.25'	93°20'16"	S70°29'41"W	19.28'
C53	12.48'	5.00'	143°01'10"	N53°27'54"E	9.48'
C54	27.06'	132.50'	11°42'08"	S49°10'16"E	27.02'
C55	58.90'	37.50'	90°00'00"	S01°40'48"W	53.03'
C56	58.90'	37.50'	90°00'00"	N88°19'12"W	53.03'
C57	58.44'	132.50'	25°16'18"	N30°41'03"W	57.97'

LEGEND	
—	SUBDIVISION BOUNDARY LINE
—	LOT LINE
—	SETBACK LINE
---	EXISTING EASEMENT
---	FEMA APPROXIMATE FLOOD ZONES
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD FOUND [UNLESS NOTED]
⊕	BENCHMARK FOUND
⊙	WELL
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
W.Q.B.Z.	WATER QUALITY BUFFER ZONE
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.S.	OPEN SPACE



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	125.68'	330.00'	21°49'14"	S34°36'19"W	124.92'
C2	20.79'	13.25'	89°53'18"	S68°46'10"W	18.72'
C3	105.50'	282.75'	21°22'38"	N55°35'52"W	104.88'
C4	112.50'	200.00'	32°13'45"	N28°47'41"W	111.02'
C5	277.37'	530.00'	29°59'08"	N27°40'22"W	274.22'
C6	6.05'	530.88'	0°39'12"	N42°59'34"W	6.05'
C7	132.82'	300.01'	25°22'00"	N30°43'54"W	131.74'
C8	73.38'	167.50'	25°05'53"	N30°35'52"W	72.79'
C9	114.38'	72.50'	90°23'34"	N88°07'22"W	102.89'
C10	114.38'	72.50'	90°23'27"	S01°28'58"W	102.89'
C11	34.21'	167.50'	11°42'08"	S49°10'16"E	34.15'
C12	102.62'	500.02'	11°45'33"	S49°08'33"E	102.44'
C13	251.34'	470.00'	30°38'24"	S28°00'00"E	248.36'
C14	201.02'	214.90'	53°35'46"	S38°11'46"E	193.77'
C15	20.24'	13.25'	87°31'38"	S19°56'18"E	18.33'
C16	89.92'	330.00'	15°36'42"	S16°01'09"W	89.64'
C17	71.05'	330.00'	12°20'10"	S02°31'03"W	70.91'
C18	83.13'	270.00'	17°38'24"	S05°10'10"W	82.80'
C19	65.08'	270.00'	13°48'41"	S20°53'42"W	64.93'
C20	34.59'	270.00'	7°20'25"	S31°28'15"W	34.57'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	8.19'	5.00'	93°49'02"	S82°02'59"W	7.30'
C22	333.69'	70.02'	273°02'22"	S07°36'19"E	96.37'
C23	125.68'	330.00'	21°49'14"	N34°36'19"E	124.92'
C24	140.65'	530.00'	15°12'19"	S20°16'58"E	140.24'
C25	136.72'	530.00'	14°46'49"	S35°16'32"E	136.34'
C26	114.71'	300.01'	21°54'29"	S32°27'40"E	114.02'
C27	18.11'	300.01'	3°27'31"	N19°46'40"W	18.11'
C28	70.69'	72.50'	55°51'50"	S18°44'46"W	67.93'
C29	43.69'	72.50'	34°31'37"	N26°26'57"W	43.03'
C30	17.02'	500.02'	1°57'02"	N54°02'49"W	17.02'
C31	85.60'	500.02'	9°48'31"	N48°10'02"W	85.50'
C32	14.02'	470.00'	1°42'31"	N42°27'56"W	14.02'
C33	237.32'	470.00'	28°55'53"	N27°08'44"W	234.81'
C34	10.56'	214.90'	2°48'57"	N12°48'21"W	10.56'
C35	190.46'	214.90'	50°46'49"	N39°36'15"W	184.29'
C36	56.58'	330.00'	9°49'26"	N03°46'25"E	56.51'
C37	14.47'	330.00'	2°30'44"	N02°23'40"W	14.47'
C38	30.84'	270.00'	6°32'38"	N00°22'43"W	30.82'
C39	52.29'	270.00'	11°05'46"	N08°26'29"E	52.21'
C40	61.57'	270.00'	13°03'56"	N20°31'19"E	61.44'



SILVER CREEK SUBDIVISION (LUNAROYA) HAYS COUNTY, TX

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	08/31/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-002
Sheet:	2 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW ALL ME BY THESE PRESENTS:

THAT DRIPPING SPRINGS OWNER, LLC, BEING THE OWNER OF 70.00 ACRES OUT OF THE MARCUS D. RAPEL SURVEY NUMBER 37, ABSTRACT NUMBER 394 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21070257 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 70.00 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SILVER CREEK SUBDIVISION (LUNAROYA)

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2023.

DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

GENERAL NOTES:

- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
- A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- A PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
- ALL ELECTRICAL CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
- A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
- THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
- IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
- THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
- WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
- THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH W00 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.
- THIS PROPERTY FALLS ENTIRELY WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY FALLS ENTIRELY WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- THIS PROPERTY FALLS ENTIRELY WITHIN EMERGENCY SERVICE DISTRICTS #1 AND #6.
- THIS PROPERTY FALLS ENTIRELY WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 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 REDEVELOPMENT 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.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.
- APPLICANT SHALL SEEK PUBLIC DEDICATION OF THE ROADWAYS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- MAILBOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TxDOT OR FHWA DESIGN.
- HAYS COUNTY IS NOT RESPONSIBLE FOR SIDEWALK MAINTENANCE. A FULLY EXECUTED LICENSE AGREEMENT MUST BE IN-PLACE PRIOR TO CONSTRUCTION OF SIDEWALKS WITHIN HAYS COUNTY ROW.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY 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 GROUNDWATER AVAILABILITY. RAINWATER 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 A PERMITTED SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS.

WAIVER VAR2021-0023 ALLOWING THE REDUCTION OF THE WQBZ TO 25 FT BEYOND THE EDGE OF A STEEP SLOPE PURSUANT SECTION 22.05.017(c)(2) OF THE WATER QUALITY ORDINANCE WAS ADMINISTRATIVELY APPROVED BY THE CITY OF DRIPPING SPRINGS DEVELOPMENT REVIEW COMMITTEE WITH THE FOLLOWING CONDITIONS:

- THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
- IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
- THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
- A TREE SURVEY SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE DEVELOPMENT PER SUB. ORD. SECTION 28.06.059.
- WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
- THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH W00 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.
- PER [SITE DEVELOPMENT ORDINANCE 28.04.015 (i)] COMPLIANCE WITH THE CITY'S LIGHTING ORDINANCE IS A CONDITION OF VARIANCE APPROVAL. THIS SITE SHALL COMPLY WITH THE CITY'S CURRENT LIGHTING ORDINANCE.

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

SILVER CREEK (LUNAROYA) SUBDIVISION, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

FLOODPLAIN NOTE:

PORTIONS OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD), ZONE "AE" (0.1% ANNUAL CHANCE FLOOD HAZARD), AND ZONE "AE" FLOODWAY (REGULATORY FLOODWAY) AS SHOWN ON F.I.R.M. PANEL NO. 4803210106F, 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00006 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)

1
N=13,999,321.2205
E=2,267,673.1156
ELEV.=1,137.3763
CP=IRISAC 1/2 DOUCET
*NOT SHOW HERE ON THIS EXHIBIT

UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

BENCHMARK NOTE:

BENCHMARK # 200
ELEVATION: 1,136.60'
DESCRIPTION: MAGNAIL WITH SHINER SET IN ROAD LOCATED APPROXIMATELY 574 FEET NORTH FROM A 5/8" STAUDT AND THE INTERSECTION STILLMAN ROAD AND SILVERCREEK ROAD.

UTILITIES:

UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER: TRINITY AQUIFER BY DRIPPING SPRINGS OWNER, LLC
WASTEWATER: SEPTIC-ADVANCED OSSF PERMITTED BY HAYS COUNTY
ELECTRICITY: P.E.C.
TEXAS GAS SERVICE
COMMUNICATION: AT&T

STREET SUMMARY				
STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH	LINEAR FEET	ROADWAY CLASSIFICATION
SILVER CREEK ROAD	60' R.O.W.	20'	2,574	LOCAL RURAL
SAMBRE STREET	60' R.O.W.	20'	2,090	LOCAL RURAL
			TOTAL	
			6,399	

OWNER:

DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

SURVEYOR:

J. DILLON FUGATE
DOUCET AND ASSOCIATES, INC.
10190 KATY FREEWAY SUITE 110
HOUSTON, TX 77043
(512) 583-2600

ENGINEER:

RICHARD PHAM, PE
DOUCET AND ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST SUITE 160
AUSTIN, TX 78735
(512) 583-2600

LOT SETBACKS:

FRONT: 25'
STREET SIDE: 25'
SIDE: 5'
REAR: 10'

AREA TABLE:

- TOTAL LOT ACREAGE: 70.00 ACRES.
THIS PROJECT CONTAINS 31 LOTS, AVERAGING 2.07 AC. THERE ARE:
1 LOTS > 10 AC;
17 LOT BETWEEN 10 AC AND 5 AC;
11 LOTS BETWEEN 5 AC AND 2 AC;
1 LOTS BETWEEN 2 AC AND 1 AC;
2 LOTS < 1 AC.
 - THE TOTAL AREA OF STREET IN THIS SUBDIVISION IS 5.81 ACRES.
 - THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 6,399 LINEAR FEET.
- TOTAL ACREAGE: 70.00 ACRES.

STATE OF TEXAS
COUNTY OF HAYS

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 _____ FOR SUBDIVISION REGULATIONS WITHIN THE EXTRATERRITORIAL JURISDICTION.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS AND/OR HAYS COUNTY RULES FOR ON-SITE SEWAGE FACILITIES.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, FLOODPLAIN ADMINISTRATOR OF HAYS COUNTY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY FLOODPLAIN REQUIREMENTS AS STATED IN THE HAYS COUNTY DEVELOPMENT REGULATIONS.

ERIC VAN GAASBEEK, R.S., C.F.M.
FLOODPLAIN ADMINISTRATOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF HAYS

KNOW BY ALL MEN THESE PRESENTS: THAT I, THE UNDERSIGNED, A REGISTERED 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, TEXAS 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360

STATE OF TEXAS
COUNTY OF HAYS

I, RICHARD PHAM, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4803210106F, WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.

RICHARD PHAM
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 142275

9/1/2023

DATE



STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, 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 _____ A.D. 2023, AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

INSTRUMENT NUMBER: _____

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

ELAINE HANSON CARDENAS, MBA, PHD, COUNTY CLERK
HAYS COUNTY, TEXAS

SILVER CREEK
SUBDIVISION (LUNAROYA)
HAYS COUNTY, TX

<p>Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPELS Firm Number: 3937 TBPELS Firm Number: 10194551</p>	Date: 08/31/2023
	Scale: N/A
	Drawn by: SWP
	Reviewer: DF
	Project: 2408-002
	Sheet: 3 OF 3
	Field Book: N/A
Party Chief: ADM	
Survey Date: 01/18/2023	