

LEGAL DESCRIPTION: TRACT 1:
BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 20022004A, VOLUME 5237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

TRACT 2:
BEING A 0.879 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 6, 1996 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

SITE AREA: 1.855 ACRES

WATERSHED: ONION CREEK

FLOODPLAIN: ALL OF THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN UNSHADED ZONE "1" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.D.W. PANEL NO. 8000000005, HAYS COUNTY, TEXAS, EFFECTIVE SEPTEMBER 2, 2005.

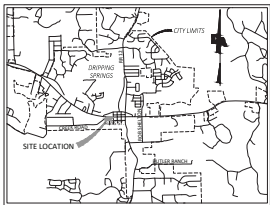
WATER SERVICE: DRIPPING SPRINGS WATER SUPPLY CORP.

WASTEWATER SERVICE: CITY OF DRIPPING SPRINGS

ELECTRIC SERVICE: FEDERNALES ELECTRIC COOPERATIVE, INC.

ZONING: SF-3 - TOWN CENTER, HAYS STREET HISTORIC DISTRICT

SUBMITTED BY: JOE GRASSO, P.E.



VICINITY MAP
NO SCALE

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SITE DATA TABLE

TOTAL SITE AREA:	1.855 AC
TOTAL RESIDENT LOTS:	6
TOTAL PARKLAND/OPEN SPACE:	1

OPEN SPACE SUMMARY

DESCRIPTION	LOT #	AREA (ACRES)
PUBLIC OPEN SPACE	LOT 7	0.688

PARKLAND DEDICATION: EXEMPT, HAYS STREET HISTORIC DISTRICT

THE OWNER IS RESPONSIBLE FOR STORMWATER UTILITIES AND POND MAINTENANCE.

ALL CONSTRUCTION IMPROVEMENTS WILL BE DONE IN ONE PHASE.

HAYS STREET SUBDIVISION

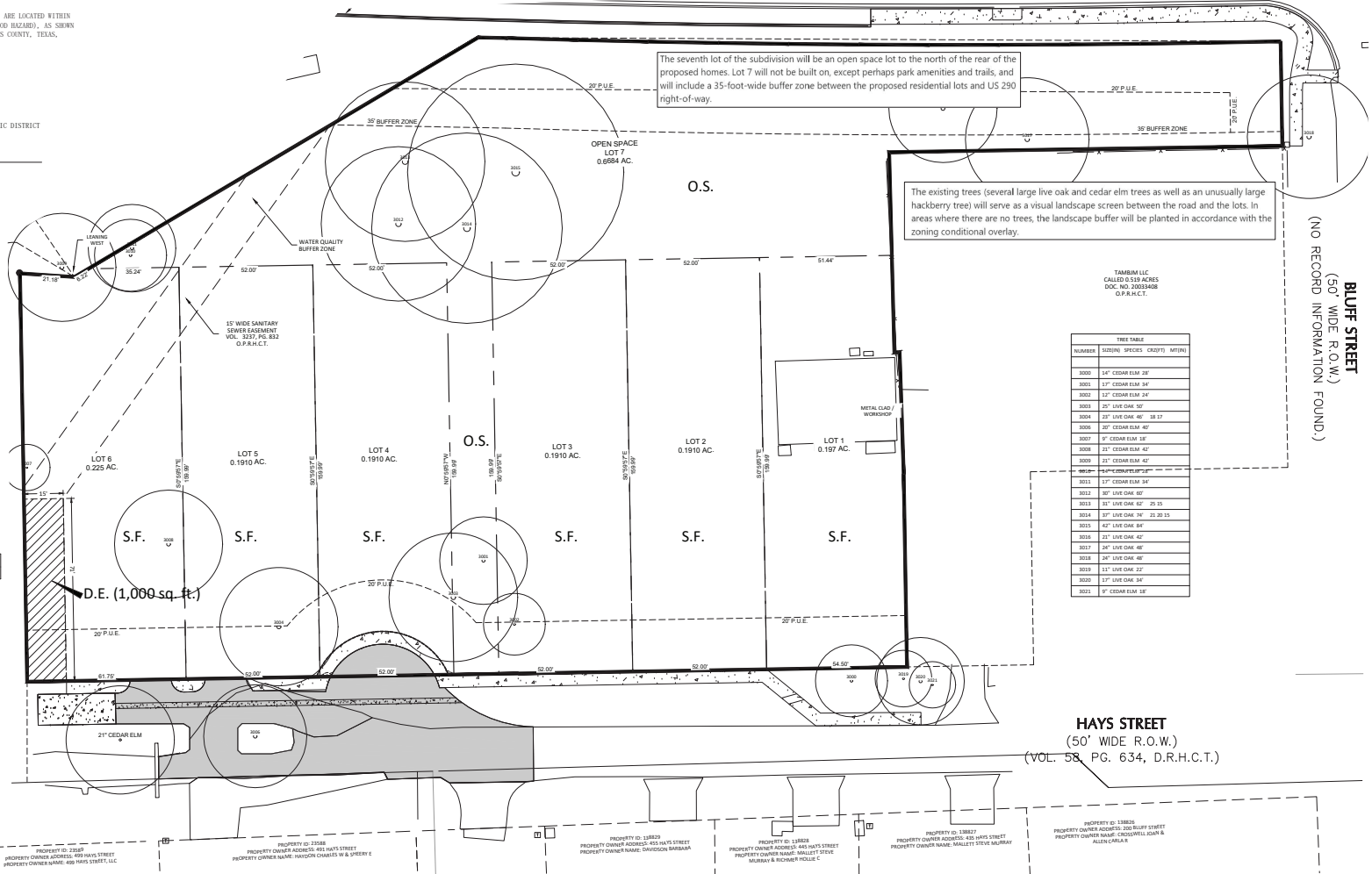
DRIPPING SPRINGS, HAYS COUNTY, TEXAS

STREET NAME	R.O.W.	PAVEMENT	CURB AND GUTTER	CL LENGTH	SIDEWALK
HAYS STREET	50'-0"	20'-0"	NONE	348'-0"	NONE

U.S. HIGHWAY 290
(100' WIDE R.O.W.)

LOT SETBACK	25'
FRONT	0
REAR	0
SIDE	0

LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINES
	BUILDING SETBACK LINE
	EASEMENTS
	PROPOSED RIGHT OF WAY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED MEDIUM DUTY D2 ASPHALT PAVEMENT
	PROPOSED PORTLAND CEMENT CONCRETE D1 PAVEMENT



NUMBER	SIZE (IN)	SPECIES	CROFTS	MTPL
3000	34"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	17"	CEDAR ELM	34'	
3003	25"	LIVE OAK	50'	
3004	28"	LIVE OAK	46'	28.25'
3006	28"	CEDAR ELM	46'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	34"	CEDAR ELM	42'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	35"	LIVE OAK	62'	25.55'
3014	30"	LIVE OAK	46'	22.20.55'
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	34"	LIVE OAK	68'	
3018	34"	LIVE OAK	68'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

HAYS STREET
(50' WIDE R.O.W.)
(VOL. 58, PG. 634, D.R.H.C.T.)

OWNER/DEVELOPER
TEJAS HERITAGE HOMES, LLC
7401B HIGHWAY 71 WEST, SUITE 160
AUSTIN, TX 78735
CONTACT: JOHN DOUCET
(512) 517-3485
JDoucet@DOUCETENGINEERS.COM

ENGINEER -
DOUCET & ASSOCIATES, INC.
FIRM REGISTRATION #3937
7401 B HIGHWAY 71 WEST
STE. 160, AUSTIN, TX 78735
(512) 583-2600 TELEPHONE
(512) 583-2601 FAX

SURVEYOR -
DOUCET & ASSOCIATES, INC.
FIRM CERTIFICATION #10105800
7401 B HIGHWAY 71 WEST
SUITE 160, AUSTIN, TX 78735
(512) 583-2600 TELEPHONE
(512) 583-2601 FAX

- NOTES:
- FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS TO PUBLIC ROW.
 - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS.
 - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
 - THE PROPERTY OWNERS 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.

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
THIS PLAT, HAYS STREET SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED, THIS DAY OF _____, 2022.
BY: _____
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR
ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY



PRELIMINARY PLAT

HAYS STREET DEVELOPMENT
LOTS 1 - 7 HAYS STREET
DRIPPING SPRINGS, HAYS COUNTY, TEXAS



Drawn: JCGP
Checked: JP
Reviewed: JCGP
Date: 01/22/2022
Project No: 2328-001

