



Roger Hanks Parkway

Ranch to Market Road 12

Old Fitzhugh Road

Founders Park Road

Ranch to Market Road 12

Mercer Street

BOBWHITE INVESTMENTS, LP  
CALLED 6.033 AC  
DOC. 1603295  
O.P.R.H.C.T.  
FEBRUARY 3, 2015

AGOSTA HOLDING COMPANY, INC  
SEPTEMBER 11, 2017

MICKY DAVIDSON WROLL, A SINGLE PERSON  
DORIS BREED DAVIDSON SUBDIVISION  
CALLED 1.516 AC  
VOL. 2185, PG. 1345  
O.P.R.H.C.T.  
MARCH 27, 2003

URIEGAS DEVELOPMENT LLC  
DOC. 21028213  
O.P.R.H.C.T.  
MAY 17, 2021

URIEGAS DEVELOPMENT LLC  
CALLED 0.34 ACRES  
VOL. 21028213  
O.P.R.H.C.T.  
MAY 17, 2021

SUTTON HOMES LLC  
TEXAS LIMITED LIABILITY COMPANY  
DOC. 22004859  
O.P.R.H.C.T.  
FEBRUARY 1, 2022

MARIE M. MOODY, A SINGLE PERSON  
VOL. 1766 PG. 1958  
O.P.R.H.C.T.  
MARCH 22, 2014

LYNN E. HELTON  
CALLED 0.34 ACRES  
VOL. 2264 PG. 2031  
O.P.R.H.C.T.  
MAY 17, 2021

FRECHETTE HOLDINGS, LLC  
DOC. 17102560  
O.P.R.H.C.T.  
MARCH 13, 2017

CARLI ZIEGLER AND SPOUSE, KEN ZIEGLER  
DOC. 16022147  
SEPTEMBER 14, 2004

RYAN C. HUNT AND ANDREA L. HUNT  
CALLED 0.08 ACRES  
VOL. 1766 PG. 1958  
O.P.R.H.C.T.  
MAY 17, 2021

HEARY, HARRISON, ENSOY  
CALLED 2.602 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
DECEMBER 30, 2014

NEAL RHEA AND PEGGY RHEA  
CALLED 0.93 ACRES  
VOL. 2008 PG. 2008  
O.P.R.H.C.T.  
SEPTEMBER 1, 2009

CHERRY JANE NEEDHAM FRY  
CALLED 0.48 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
DECEMBER 30, 2014

RED BUFFALO PROPERTIES, LLC  
DOC. 16022985  
O.P.R.H.C.T.  
DECEMBER 17, 2004

DO MAGEE HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 4.390 ACRES  
UPPERMOUNTING 17005346  
B.P.H.C.T.  
JANUARY 30, 2017

CARRIE NAPIORKWSKI  
CALLED 0.857 ACRES  
VOL. 1710 PG. 1710  
O.P.R.H.C.T.  
JULY 10, 2017

JOHN SCOTT, JANE SCOTT, AND JESSIE SCOTT  
CALLED 0.06 ACRES  
VOL. 2008 PG. 2008  
O.P.R.H.C.T.  
AUGUST 11, 2020

SIDECAR TASTING ROOM, LLC  
CALLED 0.483 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
DESCRIBED IN SE. 20085 PG. 237  
O.P.R.H.C.T.

786 OLD FITZHUGH, LLC  
CALLED 0.08 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
MARCH 14, 2021

DEBORAH CARTER  
CALLED 0.483 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
SEPTEMBER 30, 2014

OLD FITZHUGH TOWNHOMES  
DOC. 1107011  
O.P.R.H.C.T.  
MARCH 29, 2011

SATTERFIELD RESOURCES, LLC  
CALLED 0.200 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
DECEMBER 22, 2022

KERRY AND LEE ANN MARTIN  
CALLED 0.11 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
AUGUST 4, 2024

BART W. AUSTIN AND WIFE, THUANH T. HO AUSTIN  
CALLED 0.21 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
NOVEMBER 19, 2020

HUNGRY WOLF, LLC  
CALLED 1.00 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
MARCH 15, 2022

UTILITY EASEMENT, VOL. 1340, PG. 205, O.P.R.H.C.T. 06-24-1974

GENERAL TELEPHONE CO. EASEMENT  
NO RECORDING INFORMATION FOUND

20' ROAD EASEMENT, VOL. 195, PG. 436, O.P.R.H.C.T. JUNE 4, 2018

DOD 'N' BONE, LLC  
CALLED 0.08 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
JUNE 4, 2018

HUNGRY WOLF, LLC  
CALLED 0.36 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
MARCH 15, 2022

THREE ZERO ONE OLD FITZHUGH, LLC  
CALLED 0.20 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
NOVEMBER 7, 2022

SHERRY RICHEY  
(NO RECORDING INFORMATION FOUND)

CTC ENDEAVORS, LLC  
CALLED 0.36 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
DECEMBER 3, 2019

HAYDON CHARLES W & SHERRY E  
CALLED 0.08 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
NOVEMBER 19, 2020

MAUREEN K. GASEY  
CALLED 0.36 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
AUGUST 4, 2024

216 OLD FITZHUGH LIMITED PARTNERSHIP,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
MAY 9, 2016

PKB LUNA ENTERPRISES, LLC  
BLOCK A, UNIT 1, THE BIRCHWOOD SUBDIVISION  
CALLED 1.00 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
MARCH 15, 2022

216 OLD FITZHUGH LIMITED PARTNERSHIP,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
MAY 9, 2016

KATHY ANN HUEY GREEN AND ROBERT GREEN, A MARRIED COUPLE  
CALLED 0.06 ACRES  
VOL. 2008 PG. 2008  
O.P.R.H.C.T.  
OCTOBER 30, 2020

CITY OF DRIPPING SPRINGS  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
NOVEMBER 7, 2022

JOHN SCOTT, JANE SCOTT, AND JESSIE SCOTT  
CALLED 0.06 ACRES  
VOL. 2008 PG. 2008  
O.P.R.H.C.T.  
AUGUST 11, 2020

CITY OF DRIPPING SPRINGS  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
NOVEMBER 7, 2022

WYETON PROPERTIES, LLC  
CALLED 0.043 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
MARCH 15, 2022

CITY OF DRIPPING SPRINGS  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
NOVEMBER 7, 2022

RAMBO LODGE NO. 428  
VOL. 154 PG. 154  
O.P.R.H.C.T.  
MAY 17, 1992

UNIT 1 - SPRING  
CALLED 0.504 ACRES  
VOL. 2016 PG. 2016  
O.P.R.H.C.T.  
MAY 9, 2016

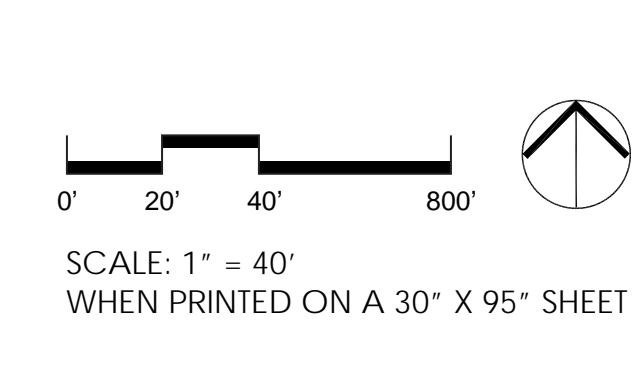
MERCER STREET HOLDINGS, LLC  
CALLED 0.11 ACRES  
VOL. 1804 PG. 1882  
O.P.R.H.C.T.  
OCTOBER 14, 2015

BEAST PROPERTIES, LLC CONDOMINIUMS  
CALLED 0.11 ACRES  
VOL. 2002 PG. 2002  
O.P.R.H.C.T.  
JUNE 26, 2020

**OLD FITZHUGH ROAD: DRAFT 90% DESIGN PLAN**  
Prepared by McCann Adams Studio for the City of Dripping Springs  
DRAFT June 4, 2024



mccann adams studio



SCALE: 1" = 40'  
WHEN PRINTED ON A 30" X 95" SHEET