



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Charles W. & Sherry E. Haydon / Robert L. & Martha Haydon

STREET ADDRESS 601 Gatlin Creek Road

CITY Dripping Springs STATE TX ZIP CODE 78620

PHONE 512-924-7728 EMAIL 601charliesherry@gmail.com

APPLICANT NAME John Doucet, P.E.

COMPANY Doucet & Associates, Inc.

STREET ADDRESS 7401B Hwy. 71 W., Ste. 160

CITY Austin STATE TX ZIP CODE 78735

PHONE 512-517-3485 EMAIL jdoucet@doucetengineers.com

REASONS FOR AMENDMENT

TO CORRECT ANY ERROR IN THE REGULATION OR MAP

TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	Willie Mae Haydon Estate c/o Charles W. & Robert L. Haydon
PROPERTY ADDRESS	102 South Bluff Street, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	W T CHAPMAN #5 LOT 1,2,3,4,7,8 BLK 1 9-2210-17-02 & 0.68 AKA SPRING ST
TAX ID#	R23586
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF4
REQUESTED ZONING/AMENDMENT TO PDD	SF3
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	Proposed zoning change is to reflect the proposed replat of the property into six residential lots.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	See attached conceptual plan and description

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that John Doucet is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.) Cause #18-0113

Charles W. Hayden
Name

Owner
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 8th day of September

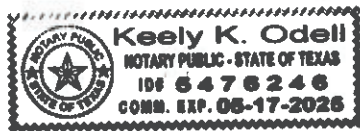
2021 by Charles W. Hayden

Keely K. Odell
Notary Public, State of Texas

My Commission Expires: May 17, 2025

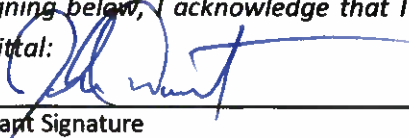
John Doucet, Doucet & Associates, Inc.

Name of Applicant



ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



 Applicant Signature

9/07/2021

 Date

CHECKLIST

STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	N/A <input type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
		<u>PDF/Digital Copies of all submitted Documents</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GIS Data
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	N/A <input type="checkbox"/>	Plans
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Maps
<input type="checkbox"/>	N/A <input type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information about proposed uses (<i>attach extra sheets if necessary</i>)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	N/A <input type="checkbox"/>	Copy of Planned Development District (<i>if applicable</i>)
<input type="checkbox"/>	N/A <input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Exempt



LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 102 S Bluff St, Dripping Springs, Texas 78620

Commercial Residential

Applicant's Name (and Business Name, if Applicable):

John Doucet, P.E., (Doucet & Associates, Inc.)

Applicant's Address: 7401B Highway 71 West, Suite 160, Austin, Texas 78735

Applicant's Email: jdoucet@doucetengineers.com

VOLUNTARY COMPLIANCE with mitigation conditions:

MANDATORY COMPLIANCE:

IF APPLYING FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Development Permit |
| <input checked="" type="checkbox"/> Zoning Amendment Application | <input type="checkbox"/> Sign Permit |
| <input type="checkbox"/> Subdivision Approval | <input type="checkbox"/> Alcoholic Beverage Permit |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Food Establishment Permit |
| | <input type="checkbox"/> On-Site Sewage Facility Permit |

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:


Signature

9/7/21
Date



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601
DoucetEngineers.com

September 8, 2022

Ms. Laura Mueller
Dripping Springs City Attorney
511 Mercer St.
PO Box 384
Dripping Springs, TX 78620

Re: Haydon Property at 102 Bluff St. Re-Zoning
Formerly City Case No. ZA2021-0003

Dear Ms. Mueller,

This letter is to serve as a formal request to the City for consideration of a zoning amendment of approximately 1.85 acres of property currently owned by the Haydon family on Hays Street in the Original Town of Dripping Springs. The Haydon's desire is to rezone the property from its current SF-4 designation to SF-3 to allow for the construction of 6 single family detached residential lots. The applicant's intent is to match the local building architectural vernacular, to save as many existing trees as possible and to re-purpose the Haydon Barn, believed to be built pre-WW2.

The most recent homes constructed in the area are across Hays Street to the south of this property. These were designed and built by architect Jim Polkinghorn, and if allowed to proceed, the homes built on the property under consideration will also be designed and built by Jim. Mr Polkinghorn's design will be in the same style, using similar materials and colors as those he built previously. A conceptual street elevation of the six homes is attached. Mr Polkinghorn, if structurally possible, will save the Haydon barn by incorporating it into the design of the home located on the easternmost lot. A conceptual site plan is attached showing the location of the lot lines and the proposed homes.

There are several large live oak and cedar elm trees on the property. These trees will be considered when laying out lot lines on the subdivision plat; and the placement of the homes will be such that most, if not all trees will be saved. The trees and home footprints can be seen on the conceptual site plan. There is a large hackberry tree on the property that will be in the back yard of Lot 2. While hackberries are not always considered valuable trees, this tree is unusually large for a hackberry and will be saved.

The subdivision plat, to be submitted following the approval of the zoning amendment, will consist of 7 lots. Six of the lots will be for the six homes and the 7th lot will be an open space lot to the north of the rear of the homes. Lot 7 will not be built on, except for perhaps park amenities and trails, and will serve as a buffer between the residential lots and US 290 right-of-way. The subdivision plat will include a 35-foot-wide buffer zone adjacent and parallel to the 290 right-of-way. The existing trees will serve as a visual landscape screen between the road and the lots. However, in areas where there are no trees, the landscape buffer will be planted in accordance with the zoning conditional overlay.



DOUCET

7401B Highway 71 West, Suite 160

Austin, TX 78735

Office: 512.583.2600

Fax: 512.583.2601

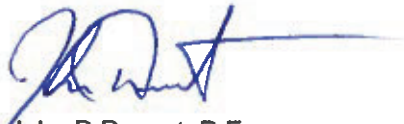
DoucetEngineers.com

The Haydon barn is an existing structure that is 2 feet from the existing property line. As stated above, it is the applicant's intent to incorporate the barn into the home on Lot 1. To accomplish this, the existing structure will not conform to the required side yard setback. Notwithstanding, any addition to the existing structure will meet the required 5 ft setback and if the barn is ever removed, new constructing will meet setbacks. We request that this is acknowledged and allowed for in the conditional overlay.

As you know, P&Z has seen this project before, but we withdrew the application to give the City and the applicant time to understand the project better. We are now respectfully requesting to be placed on the September 28th P&Z agenda followed by the City Council on October 5th.

Please let me know if you have any questions or require additional information. Thank you.

Sincerely,



John D Doucet, P.E.

Attachments:

- i. Application for Zoning Amendment
- ii. Conceptual Plan with Aerial Imagery
- iii. Conceptual Site Plan w/o Aerial Imagery
- iv. Tree Survey
- v. Previous Public Notice for July 27, 2021 PZ Commission Meeting
- vi. Previous Staff Report for July 27, 2021 PZ Commission Meeting
- vii. Draft Zoning Ordinance
- viii. Conceptual Street Elevation of Homes
- ix. Suggested Redlined Changes of Zoning Ordinance

Copy:

Jim Polkinghorn
Mr. and Ms. Charlie Haydon
Mr. and Ms. Robert Haydon

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

**VISION STATEMENTS AND IMPLEMENTATION STANDARDS
AND GUIDELINES FOR HISTORIC DISTRICTS**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS
AMENDING THE HISTORIC PRESERVATION PROGRAM
IMPLEMENTATION MANUAL TO INCLUDE VISION
STATEMENTS AND DESIGN AND DEVELOPMENT
STANDARDS FOR HISTORIC DISTRICTS

- WHEREAS,** the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;
- WHEREAS,** the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;
- WHEREAS,** the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);
- WHEREAS,** City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and
- WHEREAS,** City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and
- WHEREAS,** the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

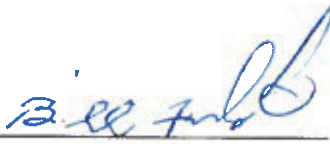
NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 17th day of February 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: 
Mayor Pro Tem Bill Foulds

ATTEST:

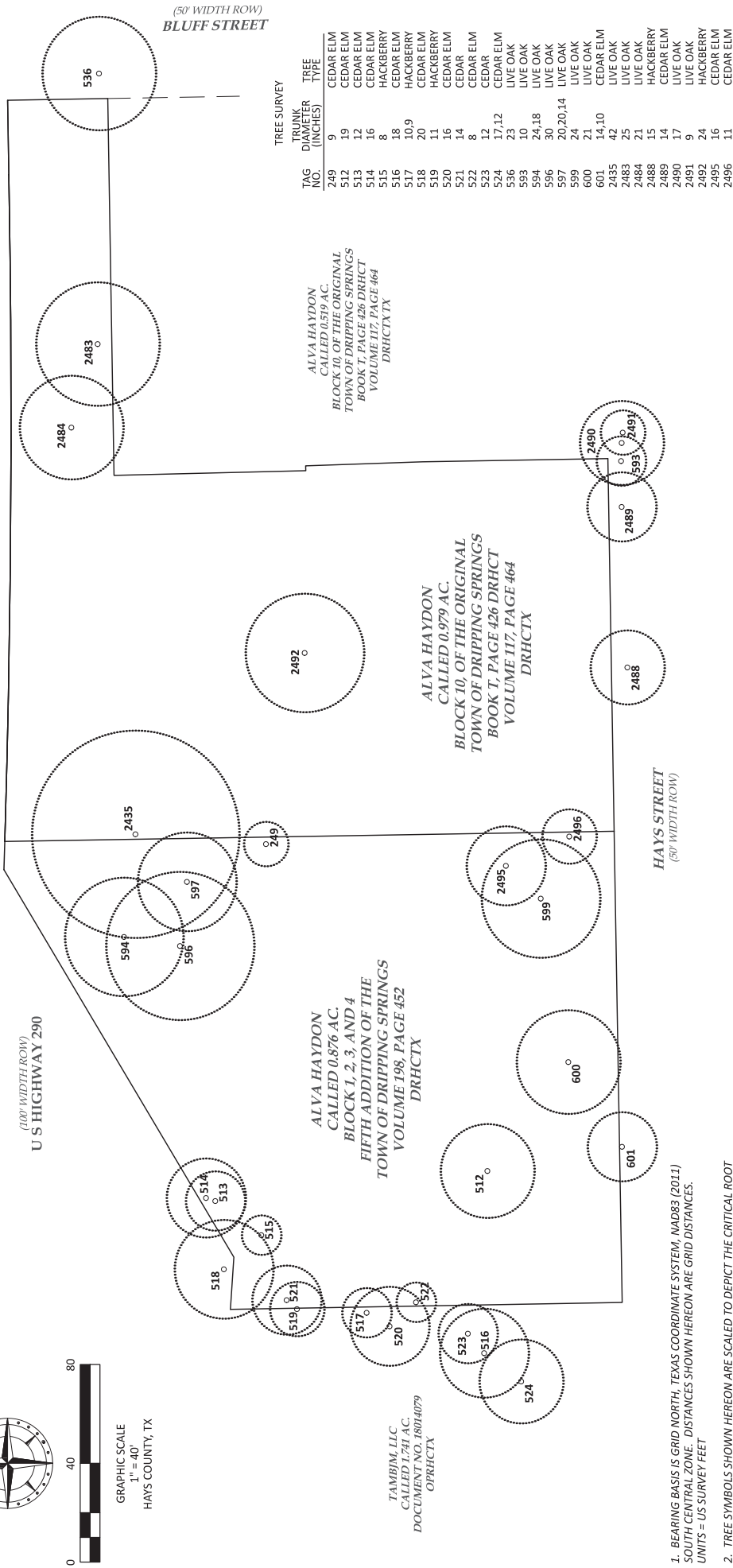

Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015



GRAPHIC SCALE
1" = 40'
HAYS COUNTY, TX



TAG NO.	TRUNK DIAMETER (INCHES)	TREE TYPE
249	9	CEDAR ELM
512	19	CEDAR ELM
513	12	CEDAR ELM
514	16	CEDAR ELM
515	8	HACKBERRY
516	8	CEDAR ELM
517	10.9	HACKBERRY
518	20.9	CEDAR ELM
519	11	HACKBERRY
520	16	CEDAR ELM
521	4	CEDAR ELM
522	9	CEDAR ELM
523	17.12	CEDAR ELM
524	23	LIVE OAK
525	10	LIVE OAK
526	24.18	LIVE OAK
527	30	LIVE OAK
528	20.20.14	LIVE OAK
529	24	LIVE OAK
530	21	LIVE OAK
531	14.10	CEDAR ELM
532	42	LIVE OAK
533	2435	LIVE OAK
534	2483	LIVE OAK
535	2484	LIVE OAK
536	2488	LIVE OAK
537	2488	HACKBERRY
538	2489	CEDAR ELM
539	17	LIVE OAK
540	2491	LIVE OAK
541	2492	HACKBERRY
542	2495	CEDAR ELM
543	2496	CEDAR ELM

SHEET 1 OF 1



WHITECAP SURVEY COMPANY, LLC
TBP#S FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

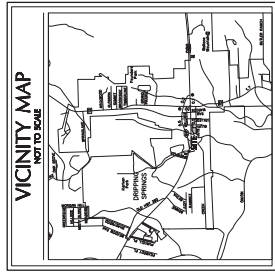
REMAINING PORTIONS OF BLOCK 10, OF THE ORIGINAL TOWN OF DRIPPING SPRINGS, AND SPRING STREET CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.

PROJECT NAME:	HAYDON TREE SURVEY
CLIENT:	RANDY LAWRENCE- HOMES
JOB NUMBER:	1900125
SURVEY DATE:	DECEMBER 3, 2019
SURVEYOR:	WH
TECHNICIAN:	WH, LH

LEGEND
 CRITICAL ROOT ZONE
 ——— SUBJECT TRACT BOUNDARY
 DRHCTX DEED RECORDS
 OPRHCTX OFFICIAL PUBLIC RECORDS
 HAYS COUNTY, TEXAS
 HAYS COUNTY, TEXAS

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) SOUTH CENTRAL ZONE. DISTANCES SHOWN HEREON ARE GRID DISTANCES. UNITS = US SURVEY FEET
2. TREE SYMBOLS SHOWN HEREON ARE SCALED TO DEPICT THE CRITICAL ROOT ZONE BASED ON THE FOLLOWING FORMULA - DIAMETER OF TREE (INCHES DBH) x 2 = DIAMETER FEET OF CRITICAL ROOT ZONE. CRITICAL ROOT ZONES OF TREES WITH MULTIPLE TRUNKS ARE DEPICTED BY USING THE LARGEST MEASURED TRUNK.
3. WHITECAP SURVEY COMPANY, LLC DOES NOT EMPLOY TREE ARBORISTS OR TREE SPECIALISTS. TREE TYPES LISTED HEREON SHOULD BE VERIFIED.
4. PROPERTY LINES SHOWN HEREON ARE BASED ON SURVEY PERFORMED BY AUSTIN SPATIAL TECHNOLOGIES, LLC, DATED JANUARY, 2019. THIS BOUNDARY DELINEATION IS NOT INTENDED AS A COMPLETE BOUNDARY SURVEY, IS FOR DESIGN PURPOSES ONLY, AND IS NOT TO BE RECORDED FOR ANY REASON. REESTABLISHING PROPERTY CORNERS FOUND TO BE MISSING, DISTURBED, OR OBLITERATED WAS BEYOND THE SCOPE OF SERVICES OF THIS SURVEY.

**CONCEPTUAL SITE PLAN
OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION
HAYS COUNTY, TEXAS**



CONTRACT NOTES:
THIS IS THE TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4204), NORTH AMERICAN
DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH
DATE 2011). SURFACE ELEVATIONS AND ANGLES
SHOWN ARE SURFACE VALUES AND MAY BE
CONVERTED TO GRID BY USING THE SURFACE
ELEVATION MEAN SEASIDE (MSSM) DATUM
UNITS: US SURVEY FEET.

TREE SURVEY NOTES:
THE CANOPY/ROOT ZONE (RZ) SHOWN HERON WERE
DETERMINED USING THE CANOPY/ROOT ZONE (RZ)
DIAMETER (TRUNK TREE DIAMETER WAS DETERMINED
BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN
EACH ADDITIONAL TRUNK;
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES
ARE SHOWN HEREON AS PRECAUTIONS MEASURE
& ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR
UNDERGROUND UTILITIES WITHIN OR AROUND THE
SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED
AND CHECKED BY CONTRACTOR.

UTILITY NOTES:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES
ARE SHOWN HEREON AS PRECAUTIONS MEASURE
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UNDERGROUND UTILITIES WITHIN OR AROUND THE
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AND CHECKED BY CONTRACTOR.

TREE SURVEY NOTES (CONT.):
THE CANOPY/ROOT ZONE (RZ) SHOWN HERON WERE
DETERMINED USING THE CANOPY/ROOT ZONE (RZ)
DIAMETER (TRUNK TREE DIAMETER WAS DETERMINED
BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN
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UTILITY NOTES (CONT.):
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES
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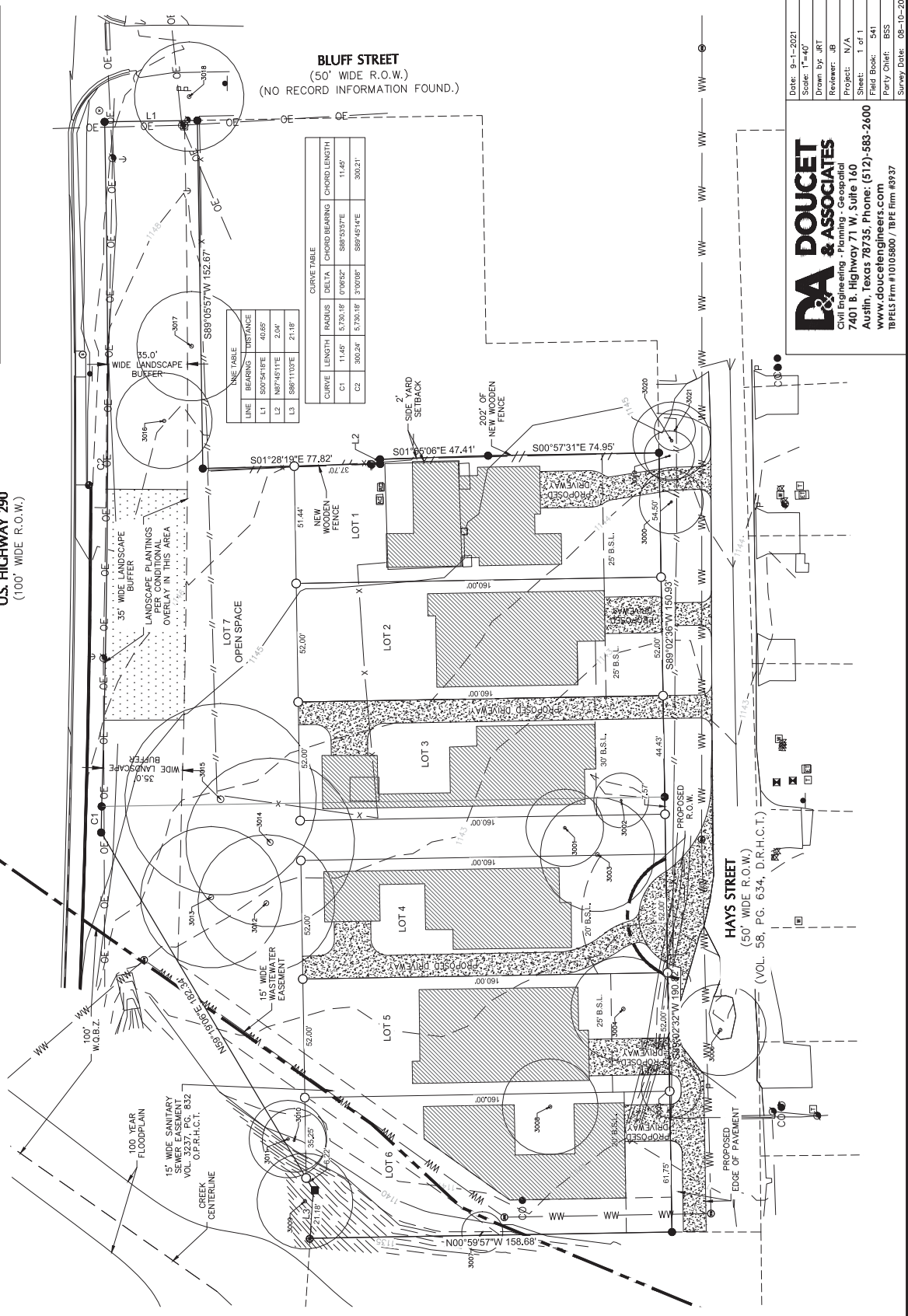
NUMBER	SIZE(IN)	SPECIES	GRZ(FT)	MT(IN)
3000	14"	CEDAR ELM 28'		
3001	17"	CEDAR ELM 34'		
3002	12"	CEDAR ELM 24'		
3003	25"	LIVE OAK 50'		
3004	23"	LIVE OAK 46'		
3005	13"	CEDAR ELM 26'		
3006	20"	CEDAR ELM 40'		
3007	9"	CEDAR ELM 18'		
3008	21"	CEDAR ELM 42'		
3009	21"	CEDAR ELM 42'		
3010	14"	CEDAR ELM 28'		
3011	17"	CEDAR ELM 34'		
3012	30"	LIVE OAK 60'		
3013	31"	LIVE OAK 62'		
3014	37"	LIVE OAK 74'		
3015	42"	LIVE OAK 84'		
3016	21"	LIVE OAK 42'		
3017	24"	LIVE OAK 48'		
3018	24"	LIVE OAK 48'		
3019	11"	LIVE OAK 22'		
3020	17"	LIVE OAK 34'		
3021	9"	CEDAR ELM 18'		

LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	OVERHEAD ELECTRIC
(Symbol)	EXISTING WIRE FENCE
(Symbol)	EXISTING WOOD FENCE
(Symbol)	EXISTING WOOD FENCE
(Symbol)	RIGHT OF WAY TYPE II
(Symbol)	MONUMENT FOUND
(Symbol)	MAILBOX
(Symbol)	WASTEWATER MANHOLE
(Symbol)	CLEAN OUT
(Symbol)	ELECTRIC SERVICE BOX
(Symbol)	ELECTRIC METER
(Symbol)	MARKER POST (AS NOTED)
(Symbol)	WATER METER
(Symbol)	STORM SEWER MANHOLE
(Symbol)	TELEPHONE pedestal

(Symbol)	56' SERVICE POWER POLE
(Symbol)	POWER POLE
(Symbol)	DOWN GUT
(Symbol)	BENCHMARK FOUND
(Symbol)	COTTON SPINDLE FOUND
(Symbol)	ELECTRIC TRANSFORMER
(Symbol)	IRIGATION CONTROL VALVE
(Symbol)	MAILBOX
(Symbol)	WASTEWATER MANHOLE
(Symbol)	CLEAN OUT
(Symbol)	ELECTRIC SERVICE BOX
(Symbol)	ELECTRIC METER
(Symbol)	MARKER POST (AS NOTED)
(Symbol)	WATER METER
(Symbol)	STORM SEWER MANHOLE
(Symbol)	TELEPHONE pedestal

(Symbol)	DOC. NO.
(Symbol)	DATE
(Symbol)	PG.
(Symbol)	O.P.R.H.C.T.
(Symbol)	DR.H.C.T.
(Symbol)	RECORD INFORMATION

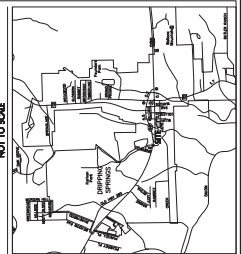


Date: 9-1-2021
Scale: 1"=40'
Drawn By: JRT
Reviewed: JB
Project: N/A
Sheet: 1 of 1
Field Book: 541
Party Chnr: BSS
Survey Date: 08-10-2021

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
IBFELS Firm #10105800 / TBPE Firm #9337



VICINITY MAP
8/20/2024



COULDS MODEL:
THIS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH CORRECTION). ALL ANGLES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE TO GRID, BY USING THE SURFACE UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY TITLE COMMITMENT, EASEMENTS, OR OTHER UTILITIES OR RECORDS THAT MAY AFFECT THE PROPERTY SHOWN.

TREE SURVEY NOTE:
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE MEASURED USING THE STADIOMETER METHOD. THE CANOPY/ROOT ZONE IS THE DIAMETER OF THE TRUNK, TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN EACH ADDITIONAL TRUNK).

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS PRECAUTIONS. MEASURED UTILITIES ARE SHOWN AS SHOWN ON RECORDS. DA DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

**CONCEPTUAL SITE PLAN
OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION
HAYS COUNTY, TEXAS**

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

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

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



LINE BEARING	DISTANCE	CURVE TABLE	CHORD BEARING	CHORD LENGTH
L1	S89°05'57"W 152.67'	RADIUS	6,720.16'	0°00'52"
L2	N87°45'11"E 2.04'	DELTA	S89°59'57"E	41°45'
L3	S89°11'09"E 21.81'	CH	6,720.16'	3°00'08"
		CL	300.24'	S89°45'14"E
		C2		300.21'

LEGEND

PROPERTY LINE	ADJACENT PROPERTY LINE	OVERHEAD ELECTRIC	EXISTING WIRE FENCE	EXISTING WOOD FENCE	RIGHT OF WAY TYPE II MONUMENT FOUND	CLEAN CUT	NEW	RECORDING UNIT	MARKER POST (AS NOTED)	O.P.R.H.C.T.	WATER VALVE	STORM SEWER MANHOLE	TELEPHONE PEDESTAL
50' SERVICE POWER POLE	DOWN GUY	BENCHMARK FOUND	COTTON SPINDLE FOUND	ELECTRIC TRANSFORMER	IRRIGATION CONTROL VALVE	MAILBOX	WASTEWATER MANHOLE	DOCUMENT NUMBER	PAGE	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS	DEED RECORDS, HAYS COUNTY, TEXAS	RECORD INFORMATION	
100' W.O.B.Z.	35' WIDE LANDSCAPE BUFFER	15' WIDE SANITARY WASTEWATER EASEMENT	15' WIDE WASTEWATER EASEMENT	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN	100' YEAR FLOODPLAIN

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Date: 8-27-2021
Scale: 1"=40'
Drawn By: JRT
Reviewed: JB
Project: N/A
Sheet: 1 of 1
Field Book: 541
Party Chair: BSS
Survey Date: 08-10-2021

NUMBER	SIZE(IN)	SPECIES	GRZ(FT)	MT(IN)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	