## STATE OF TEXAS§COUNTY OF HAYS§KNOW ALL THESE MEN BY PRESENTS:

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER OF THE REMAINDER OF 1035.74 ACRES AS CONVEYED IN VOLUME 4832, PAGE 118 AS DOCUMENT NUMBER 2014-14000136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A TOTAL OF 20.92 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 1", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFORE GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: WFC HEADWATERS GP VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: \_\_\_\_\_ NAME: TITLE: C/O 500 BOYLSTON STREET, SUITE 2010 BOSTON, MA 02116

### STATE OF MASSACHUSETTS§COUNTY OF SUFFOLK§

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_DAY OF \_\_\_\_\_, 20\_ A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

LEINHOLDER CONSENT: PIONEER BANK, SSB

CHRIS BOURNE CENTRAL TEXAS REGIONAL PRESIDENT

ADDRESS FOR NOTICES: 623 W. 38TH STREET, SUITE 100 AUSTIN, TEXAS 78705 ATTN: CHRIS BOURNE

STATE OF TEXAS§COUNTY OF HAYS§

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CHRIS BOURNE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_DAY OF \_\_\_\_\_, 20\_ A.D.

(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

(PRINT OR TYPE NOTARY'S NAME)

STATE OF TEXAS CITY OF DRIPPING SPRINGS COUNTY OF HAYS

ADMINISTRATIVE PLAT APPROVAL.

THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 1; HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES AND IS HEREBY APPROVED ADMINISTRATIVELY.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ A.D. BY

§

§

MICHELLE FISCHER, CITY ADMINISTRATOR

DATE

STATE OF TEXAS COUNTY OF HAYS

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES, 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 DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

CAITLYN STRICKLAND DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES DATE

WATER SUPPLY NOTE:

THE CITY OF DRIPPING SPRINGS, A RETAIL WATER PROVIDER TO THE HEADWATERS MUD, HAS THE REQUIRED SERVICE CAPACITY TO SERVE THIS SUBDIVISION IN ACCORDANCE WITH ITS TARIFF AND POLICIES.

GINGER FAUGHT, DEPUTY CITY ADMINISTRATOR 512-858-4725

DATE

**SURVEYOR'S CERTIFICATION:** 

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

### PRELIMINARY - NOT FOR RECORDATION

JOHN BRAUTIGAM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5057 - STATE OF TEXAS DELTA SURVEY GROUP, INC. 8213 BRODIE LANE, SUITE 102 AUSTIN, TEXAS 78745 TBPLS FIRM NO. 10004700 DATE

**ENGINEER'S CERTIFICATION:** 

I, JESSE B. MALONE, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, REVISED SEPTEMBER 2, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

JESSE B. MALONE, P.E.

#### SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO-WIT:

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 GROUND WATER AVAILABILITY. RAIN WATER 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 PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

TOM POPE, R.S., C.F.M HAYS COUNTY FLOOD PLAIN ADMINISTRATOR DATE

DATE

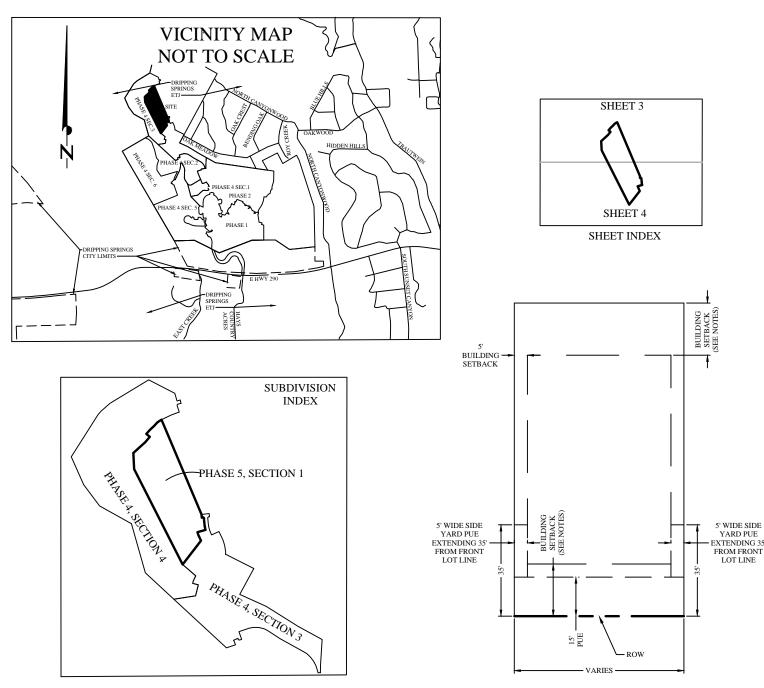
CAITLYN STRICKLAND DIRECTOR HAYS COUNTY DEVELOPMENT SERVICES REGISTERED PROFESSIONAL ENGINEER NO. 45033 MALONE/WHEELER, INC. 5113 SOUTHWEST PKWY, STE 260 AUSTIN, TEXAS 78735 FIRM REGISTRATION NO. F-786

STATE OF TEXAS § COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS: THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE\_\_\_DAY OF\_\_\_\_\_20\_\_\_A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_DAY OF \_\_\_\_\_\_, 20\_\_\_. FILED FOR RECORD AT \_\_\_\_\_O'CLOCK \_\_.M. THIS THE \_\_DAY OF \_\_\_\_\_\_, 20\_\_\_A.D.

ELAINE H. CARDENAS COUNTY CLERK HAYS COUNTY, TEXAS

A Delta Survey Group Inc.	FINAL PLAT ESTABLISHING	SHEET
	HEADWATERS AT	1
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745 OFFICE: (512) 282-5200 FAX: (512) 282-5230 TBPLS FIRM NO. 10004700 PREPARATION DATE: 10-15-20	<b>BARTON CREEK, PHASE 5, SECTION 1</b>	OF
	CITY OF DRIPPING SPINGS ETJ	5



#### TYPICAL LOT - SIDE YARD PUE

NOTES 1. THIS TYPICAL LOT DETAIL IS FOR CLARIFICATION OF GENERAL NOTE #2. NO OTHER INFORMATION ON THIS TYPICAL LOT LAYOUT SHALL RESULT IN A RESTRICTION ON THE LOTS.

#### AREA TABLES

	RESIDENTIAL			NON-RESIDENTIAL			RESIDENTIAL			NON-RESIDENTIAL		
BLOCK H			BLOCK H				BLOCK F			BLOCK F		
Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet	
64	0.18	7733.00	900	0.16	6834.00	55	0.27	11780.34	903	9.62	419161	
65	0.20	8756.00	901	0.14	5923.00	56	0.22	9413.31				
66	0.20	8755.89				57	0.20	8699.21				
67	0.20	8755.89				58	0.20	8657.69				
68	0.20	8755.89				59	0.20	8645.73				
69	0.20	8755.89				60	0.20	8645.73				
70	0.17	7277.33				61	0.20	8645.73	1			
71	0.16	6944.18				62	0.20	8645.73	1			
72	0.14	6250.00				63	0.17	7193.85	1			
73	0.14	6250.00				64	0.17	7193.85				
74	0.14	6250.00				65	0.17	7193.85	1			
75	0.14	6250.00				66	0.17	7193.85				
76	0.14	6250.00				67	0.16	6841.63	1			
77	0.14	6250.00				68	0.14	6250.00	1			
78	0.14	6250.00				69	0.14	6250.00	1			
79	0.14	6250.00				70	0.14	6250.00	]			
80	0.15	6569.20				71	0.14	6250.00				
81	0.16	7093.62				72	0.14	6250.00	1			
82	0.16	7093.18				73	0.14	6250.00	1			
83	0.16	7093.18				74	0.14	6250.00	1			
84	0.16	7093.18				75	0.14	6250.00	1			
85	0.16	7093.18				76	0.14	6250.00	1			
86	0.16	7093.18				77	0.15	6689.69	1			
87	0.16	7093.18				78	0.17	7595.65	1			
88	0.15	6561.59				79	0.17	7595.65	1			
89	0.14	6250.00	7			80	0.17	7595.65	1			
						81	0.17	7595.65	]			
						82	0.16	7016.77	]			

#### FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0108F, 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.

#### JURISDICTION PLAT NOTES:

- 1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY
- 2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- 3. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #1 FOR EMS SERVICE.
- 4. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #6 FOR FIRE SERVICE.
- 5. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

#### **GENERAL NOTES**

- 1. A 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
- 2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE EXTENDING 35' FROM THE FRONT LOT LINE.
- 3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION (AS ASSIGNED) OTHER THAN HAYS COUNTY.
- 4. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.
- 5. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.
- 6. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
- 7. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR HEADWATERS M.U.D. AS ASSIGNED.
- 8. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 10. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS FOR DRAINAGE AREAS GREATER THAN 64 ACRES.
- 11. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
- 12. EASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201302246, ISSUED JANUARY 2, 2014.
- 13. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
- 14. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- 15. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
- 16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
- 17. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
- 18. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
- 19. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON RESIDENTIAL USES. LOT 901, BLOCK H

LOT 903, BLOCK F

LOT 900, BLOCK H

- 20. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
- 21. THIS SUBDIVISION IS SUBJECT TO THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 AND RECORDED IN VOLUME 2675, PAGE 649, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS AMENDED IN DOCUMENT NUMBERS 16028056, 2015005990, AND 2015032881 ALL OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, OR AS OTHERWISE AMENDED.
- 22. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
- 23. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE FORTY (40) FEET ON MAJOR COLLECTORS AND TWENTY (20) FEET FOR ALL OTHER ROADWAYS. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR AND SIDE SETBACKS SHALL BE TWENTY (20) FEET AND FIVE (5) FEET RESPECTIVELY.

#### UTILITY NOTES:

- 1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
- 2. WATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
- 3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.

#### LINE AND CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
L1	S05°55'52"E	50.00'	C1	20.00'	31.42'	28.28'	S50°55'52"E	90°00'00
L2	N84°04'08"E	10.00'	C2	330.00'	55.88'	55.81'	S10°46'55"E	9°42'07
L3	S15°37'59"E	37.55'	C3	425.00'	687.57'	615.00'	N49°35'03"W	92°41'37
L4	N50°04'46"W	44.64'	C4	425.00'	347.46'	337.86'	N26°39'30"W	46°50'32
L5	N84°04'08"E	110.49'	C5	475.00'	388.34'	377.61'	S26°39'30"E	46°50'32
L9	N50°04'46"W	36.50'	C6	375.00'	606.68'	542.65'	S49°35'03"E	92°41'37
L10	S50°04'46"E	36.50'	C7	425.00'	14.09'	14.09'	N85°01'07"E	1°53'58
L11	S84°04'08"W	84.75'	C8	425.00'	60.05'	60.00'	S89°59'02"E	8°05'44
L12	N79°52'16"W	80.48'	C9	425.00'	60.05'	60.00'	S81°53'18"E	8°05'44
L13	N69°44'42"W	82.21'	C10	425.00'	60.05'	60.00'	S73°47'34"E	8°05'44
L14	N61°38'58"W	77.84'	C11	425.00'	60.05'	60.00'	S65°41'50"E	8°05'44
L15	N53°33'14"W	77.84'	C12	425.00'	60.05'	60.00'	S57°36'06"E	8°05'44
L16	N45°27'30"W	77.84'	C13	425.00'	60.05'	60.00'	S49°30'22"E	8°05'44
L17	N37°21'46''W	71.33'	C14	425.00'	60.05'	60.00'	S41°24'38"E	8°05'44
L18	N30°37'06''W	64.82'	C15	425.00'	50.03'	50.00'	S33°59'26"E	6°44'40
L19	N23°52'25"W	64.82'	C16	425.00'	50.03'	50.00'	S27°14'45"E	6°44'40
L20	N17°07'45''W	64.82'	C17	425.00'	50.03'	50.00'	S20°30'05"E	6°44'40
L21	N10°23'04"W	32.41'	C18	425.00'	50.03'	50.00'	S13°45'24"E	6°44'40
L22	N07°31'24"W	20.58'	C19	425.00'	21.22'	21.22'	S08°57'14"E	2°51'40
L23	N03°14'14"W	50.00'	C20	425.00'	31.79'	31.78'	S05°22'49"E	4°17'10
L24	N03°45'29"W	50.00'	C21	425.00'	23.39'	23.39'	N04°48'51"W	3°09'14
L25	N11°10'17"W	50.00'	C22	425.00'	70.92'	70.83'	N11°10'17"W	9°33'37
L26	N20°43'54"W	50.00'	C23	425.00'	70.92'	70.83'	N20°43'54"W	9°33'37
L27	N30°17'32''W	50.00'	C24	425.00'	70.92'	70.83'	N30°17'32"W	9°33'37
L28	N39°51'09"W	50.00'	C25	425.00'	70.92'	70.83'	N39°51'09"W	9°33'37
L29	N48°31'38"W	50.00'	C26	425.00'	40.40'	40.39'	N47°21'22"W	5°26'49
L30	S50°04'46"E	93.06'	C27	475.00'	18.86'	18.86'	N48°56'31"W	2°16'30
L31	S47°48'16"E	43.54'	C28	475.00'	50.02'	50.00'	N44°47'15"W	6°02'02
L32	S41°46'14"E	63.25'	C29	475.00'	50.02'	50.00'	N38°45'13"W	6°02'02
L33	S35°44'12"E	63.25'	C30	475.00'	50.02'	50.00'	N32°43'11"W	6°02'02
L34	S29°42'10"E	63.25'	C31	475.00'	50.02'	50.00'	N26°41'09"W	6°02'02
L35	S23°40'08"E	63.25'	C32	475.00'	50.02'	50.00'	N20°39'07"W	6°02'02
L36	S17°38'06"E	63.25'	C33	475.00'	50.02'	50.00'	N14°37'05"W	6°02'02
L37	S11°36'04"E	63.25'	C34	475.00'	50.02'	50.00'	N08°35'03"W	6°02'02
L38	S05°34'02"E	43.82'	C35	475.00'	19.31'	19.31'	N04°24'08"W	2°19'47
L39	S05°34'53"E	47.51'	C36	375.00'	46.78'	46.75'	S06°48'41"E	7°08'53
L40	S15°41'53"E	46.30'	C37	375.00'	69.54'	69.44'	S15°41'53"E	10°37'32
L41	S27°23'25"E	55.56'	C38	375.00'	83.51'	83.33'	S27°23'25"E	12°45'31
L42	S40°08'57"E	55.56'	C39	375.00'	83.51'	83.33'	S40°08'57"E	12°45'31
L43	S52°54'28"E	55.56'	C40	375.00'	83.51'	83.33'	S52°54'28"E	12°45'3
L44	S65°40'00"E	55.56'	C41	375.00'	83.51'	83.33'	S65°40'00"E	12°45'3
L45	S78°25'31"E	55.56'	C42	375.00'	83.51'	83.33'	S78°25'31"E	12°45'3
L46	S86°58'30"E	18.93'	C43	375.00'	56.82'	56.76'	S89°08'43"E	8°40'52
L47	N88°41'04"E	18.93'	C44	375.00'	16.00'	16.00'	N85°17'30"E	2°26'43
L48	N84°17'22"E	59.15'						

- 4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
- 5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

#### LOT SIZE CATEGORIES:

- 57 LOTS TOTAL
- 54 RESIDENTIAL LOTS
- 3 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE:	7294 SQ. FT.
LOTS LESS THAN 1 ACRE:	56
LOTS 1-2 ACRES:	0
LOTS 2-5 ACRES:	0
LOTS 5-10 ACRES:	1
LOTS 10 ACRES OR GREATER:	0

#### SURVEY CONTROL DATA & BEARING BASIS :

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

#### SURVEY CONTROL MONUMENT

C.O.A. MONUMENT E344 GRID COORDINATES N=10055821.99 E=3093670.81 C.S.F. = 0.99997207 ELEVATION = 678.33' NAVD 88

#### **BENCHMARK LIST:**

BM#6- COTTON SPINDLE SET IN TREE #8423 ELEV= 1121.98'

BM#7- COTTON SPINDLE SET IN TREE #8432 ELEV= 1101.32'

#### **<u>SUBDIVISION ROA</u>DS:**

PUBLIC STREET DEDICATION

#### STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
SAGE THRASHER CIRCLE (LOCAL)	50'	1712'	29' C&G
TOTAL LINEAR FEET		1712'	

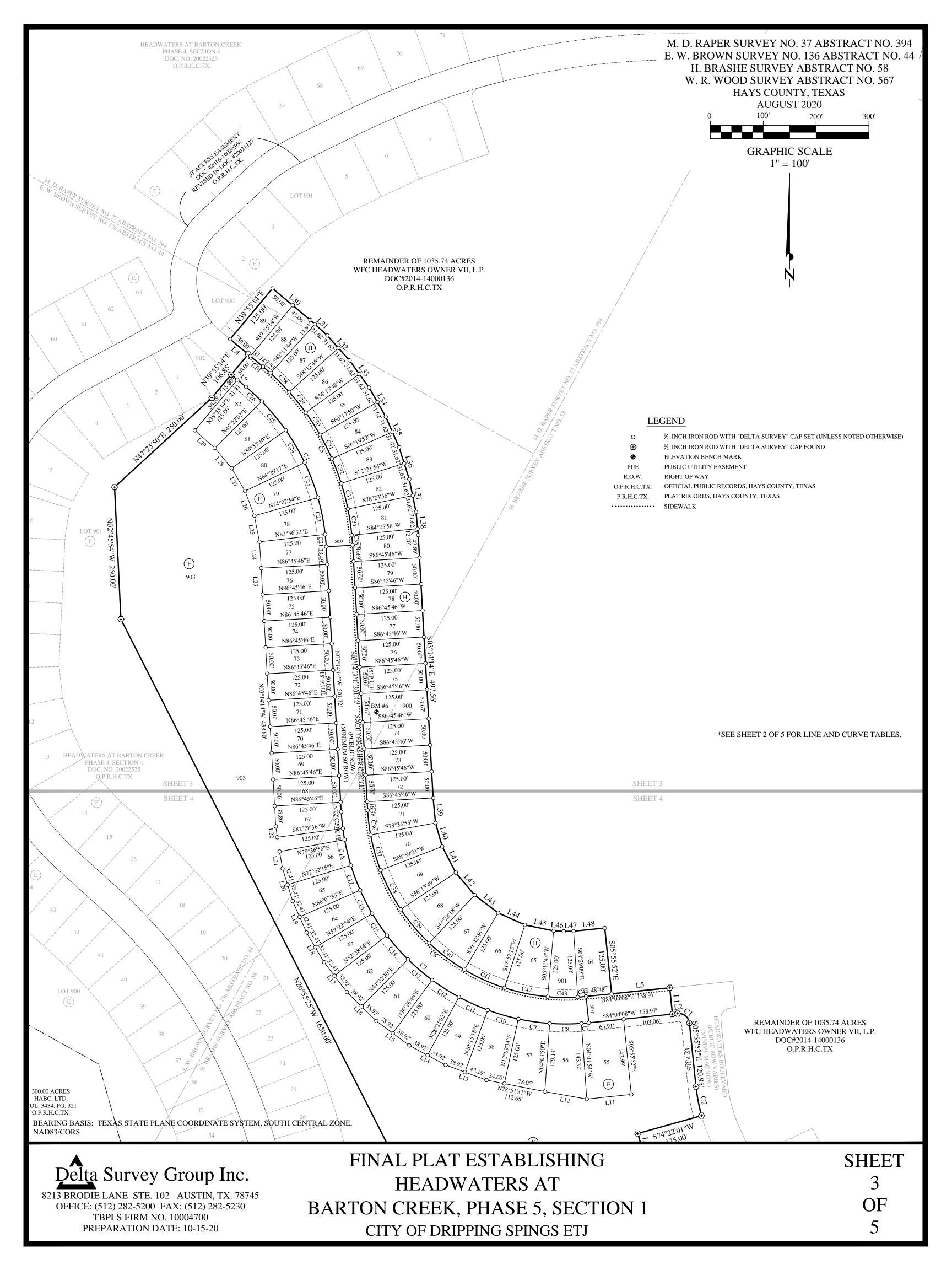
RIGHT-OF-WAY = 1.97 ACRES

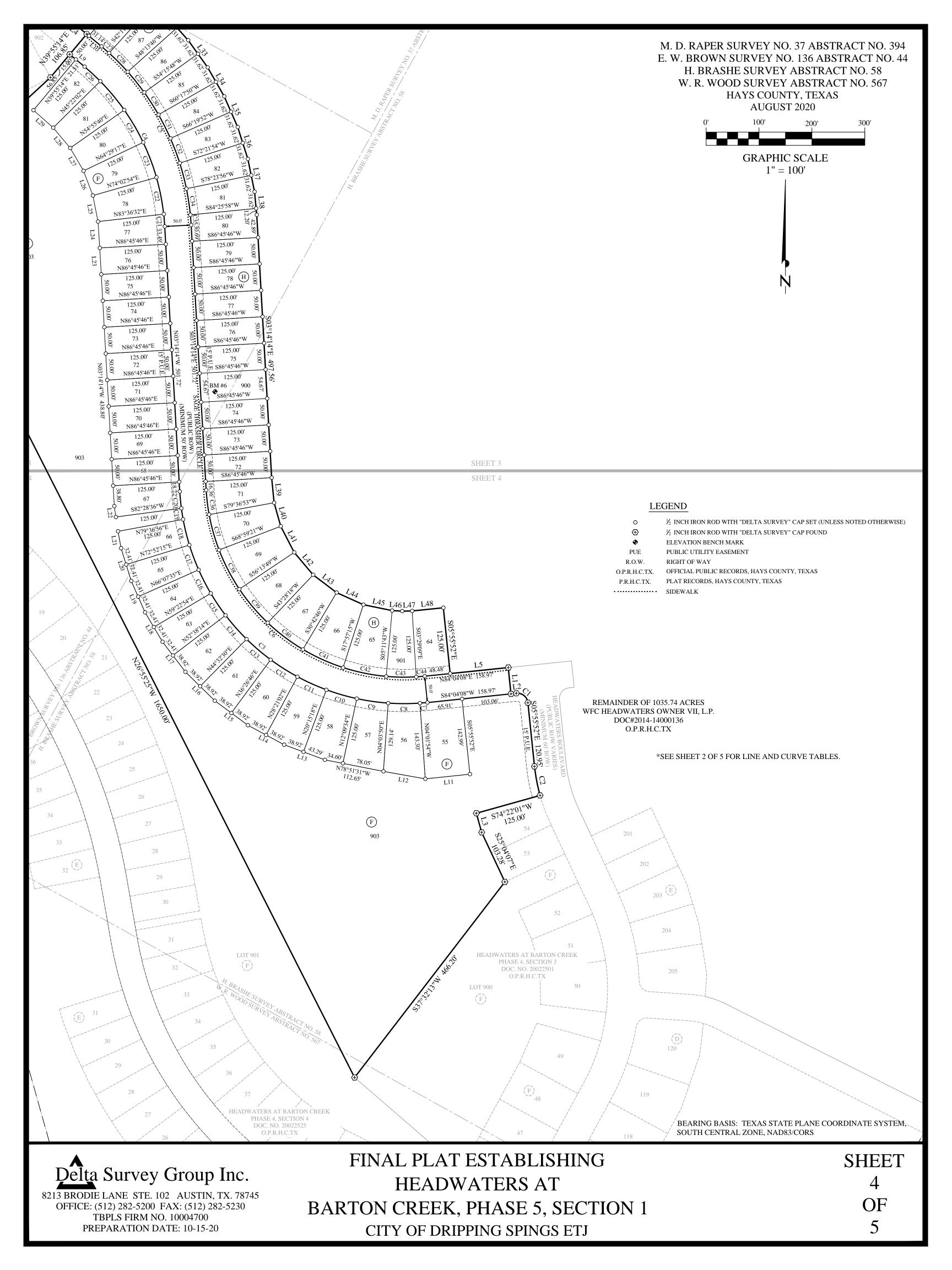


8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745 OFFICE: (512) 282-5200 FAX: (512) 282-5230 TBPLS FIRM NO. 10004700 PREPARATION DATE: 10-15-20

## FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 1 CITY OF DRIPPING SPINGS ETJ

SHEET 2 OF 5





# PHASE 5, SECTION 1 IMPERVIOUS COVER TRACKING

HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

ALLOWABLE IMPERVIOUS COVER

TOTAL AREA1/ = 1509.68 AC. TOTAL ALLOWABLE IMPERVIOUS COVER (15%)2/ =226.45 AC.

COMMERCIAL AREA1/ = 166.13 AC. COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)2,3/ = 83.07 AC.

RESIDENTIAL AREA1/ = 1343.55 AC. RESIDENTIAL ALLOWABLE IMPERVIOUS COVER2/ =143.38 AC.

NOTES:

- 1. ACREAGE ON ABOVE TABLE COME FROM THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 RECORDED IN VOLUME 2675, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
- 2. IMPERVIOUS COVER CALCULATIONS ARE BASED ON THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
- 3. IMPERVIOUS COVER OF COMMERCIAL TRACT IS ASSUMED TO BE 50% OF COMMERCIAL AREA PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.

#### TOTAL SITE SUMMARY

COMMERCIAL IMPERVIOUS COVER SUMMARY HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS) IMPERVIOUS COVER = 0.79 AC. HEADWATERS APARTMENTS IMPERVIOUS COVER = 4.82 AC. HEADWATERS OFFICE WEST IMPERVIOUS COVER = 1.48 AC.

TOTAL COMMERCIAL IMPERVIOUS COVER = 7.09 AC.

REMAINING COMMERCIAL IMPERVIOUS COVER = 75.98 AC.

RESIDENTIAL IMPERVIOUS COVER SUMMARY PHASE 1 IMPERVIOUS COVER = 33.08 AC. PHASE 2 IMPERVIOUS COVER = 28.97 AC. PHASE 4 SECTION 1 IMPERVIOUS COVER = 3.08 AC. PHASE 4 SECTION 2 IMPERVIOUS COVER = 4.65 AC. PHASE 4 SECTION 3 IMPERVIOUS COVER = 7.54 AC. PHASE 4 SECTION 4 IMPERVIOUS COVER = 12.83 AC. PHASE 4 SECTION 5 IMPERVIOUS COVER = 3.03 AC. PHASE 4 SECTION 6 (NON-SCHOOL TRACT) IMPERVIOUS COVER = 0.42 AC. PHASE 4 SECTION 6 (SCHOOL TRACT) IMPERVIOUS COVER = SEE NOTE 5 BELOW PHASE 5 SECTION 1 IMPERVIOUS COVER = 5.86 AC.

TOTAL RESIDENTIAL IMPERVIOUS COVER = 99.46 AC.

REMAINING RESIDENTIAL IMPERVIOUS COVER = 43.92 AC.

AVERAGE RESIDENTIAL LOT SIZE = 8,568 SF

NOTES:

- 1. IMPERVIOUS COVER OF "HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS)" CALCULATED BY ADDING THE IMPERVIOUS COVER FROM DRAINAGE AREAS DA 2 AND DA 7 OF THE DEVELOPED DRAINAGE AREA MAP FROM THE ENGINEERING PLANS FOR HEADWATERS COMMERCIAL, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E., DATED 5/10/18. IMPERVIOUS COVER OF FUTURE DEVELOPMENT AREAS TO BE INCLUDED AT THE TIME OF FINAL PLAT.
- 2. IMPERVIOUS COVER OF "HEADWATERS APARTMENTS" FROM THE APPROVED SITE PLANS FOR HEADWATERS APARTMENTS, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E. DATED 07/09/18.
- 3. IMPERVIOUS COVER OF "PHASE 1" OF THE HEADWATERS AT BARTON CREEK SUBDIVISION FROM RECORD DRAWINGS FOR THE PHASE 1 OF HEADWATERS AT BARTON CREEK SUBDIVISION, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY JAMES BREWER, P.E. DATED 03/16/15.
- 4. AVERAGE RESIDENTIAL LOT SIZE OF "PHASE 1" FROM THE RECORDED FINAL PLAT, HEADWATERS AT BARTON CREEK, PHASE 1, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY SYDNEY XINOS, R.P.L.S. DATED 03/08/16.
- 5. SECTIONS 1.15 AND 3.2.5, OF THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT DOCUMENT NUMBER 20021129, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS STATE THAT IMPERVIOUS COVER OF THE SCHOOL TRACT SHALL NOT BE INCLUDED IN DETERMINING ALLOWABLE IMPERVIOUS COVER OF THE LAND.
- 6. IMPERVIOUS COVER OF "HEADWATERS WEST OFFICE" FROM THE APPROVED SITE PLANS SEALED BY JOSE SOSA, P.E. DATED 07/31/2020.

