


# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

STATE OF TEXAS )  
COUNTY OF HAYS )

GENERAL NOTES CONT.:

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II LP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT A-1, RECORDED IN DOCUMENT No. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELove WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 45.3265 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II LP

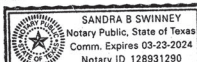
  
J. DAVID RHOADES, AUTHORIZED AGENT  
582 THURMAN ROBERTS WAY,  
DRIFTWOOD, TEXAS 78619

4/12/2023  
DATE

STATE OF TEXAS )  
COUNTY OF HAYS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

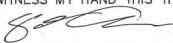
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 12 DAY OF April 2023, A.D.



  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

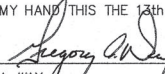
WITNESS MY HAND THIS THE 23rd DAY OF January 2023.

  
SCOTT J. ANDERSON, P.E.  
MURFEE ENGINEERING CO., INC.  
1101 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING D, SUITE 110  
AUSTIN, TEXAS 78746



I, GREGORY A. WAY, A 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 SUBDIVISION ORDINANCE 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 13th DAY OF SEPTEMBER, 2022.

  
GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4567 - STATE OF TEXAS  
CAPITAL SURVEYING COMPANY, INC.  
925 CAPITAL OF TEXAS HWY.  
AUSTIN, TEXAS 78746



**ENGINEER'S NOTES:**

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

**GENERAL NOTES:**

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 45.3265 TOTAL ACREAGE OF LOTS: 45.3265  
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE  
TOTAL NUMBER OF LOTS: 20 AVERAGE SIZE OF LOTS: 2.2663  
NUMBER OF LOTS: Greater than 10 acres 0  
Larger than 5, less than 10 1  
Between 2 & 5 acres 9 Between 1 & 2 acres 10  
Less than an acre 0
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
- THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 11.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.

- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.
- THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.
- 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 AN STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.

**SUBDIVISION PLAT NOTES:**

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

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL 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 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 HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR DATE  
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M. DATE  
"HAYS COUNTY FLOODPLAIN ADMINISTRATOR"

**UTILITY NOTES:**

- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

WATER UTILITY PROVIDER:  
CITY OF DRIPPING SPRINGS

WASTEWATER UTILITY PROVIDER:  
CITY OF DRIPPING SPRINGS

AARON REED DATE:  
PUBLIC WORKS DIRECTOR

AARON REED DATE:  
PUBLIC WORKS DIRECTOR

STATE OF TEXAS )  
COUNTY OF HAYS )  
CITY OF DRIPPING SPRINGS )

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:  
MIM JAMES  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTENT:  
ANDREA CUNNINGHAM, CITY SECRETARY

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 DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.


MARCUS PACHECO, DIRECTOR DATE  
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS )  
COUNTY OF HAYS )

I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. \_\_\_\_\_

ELAINE HANSON CARDENAS  
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT**

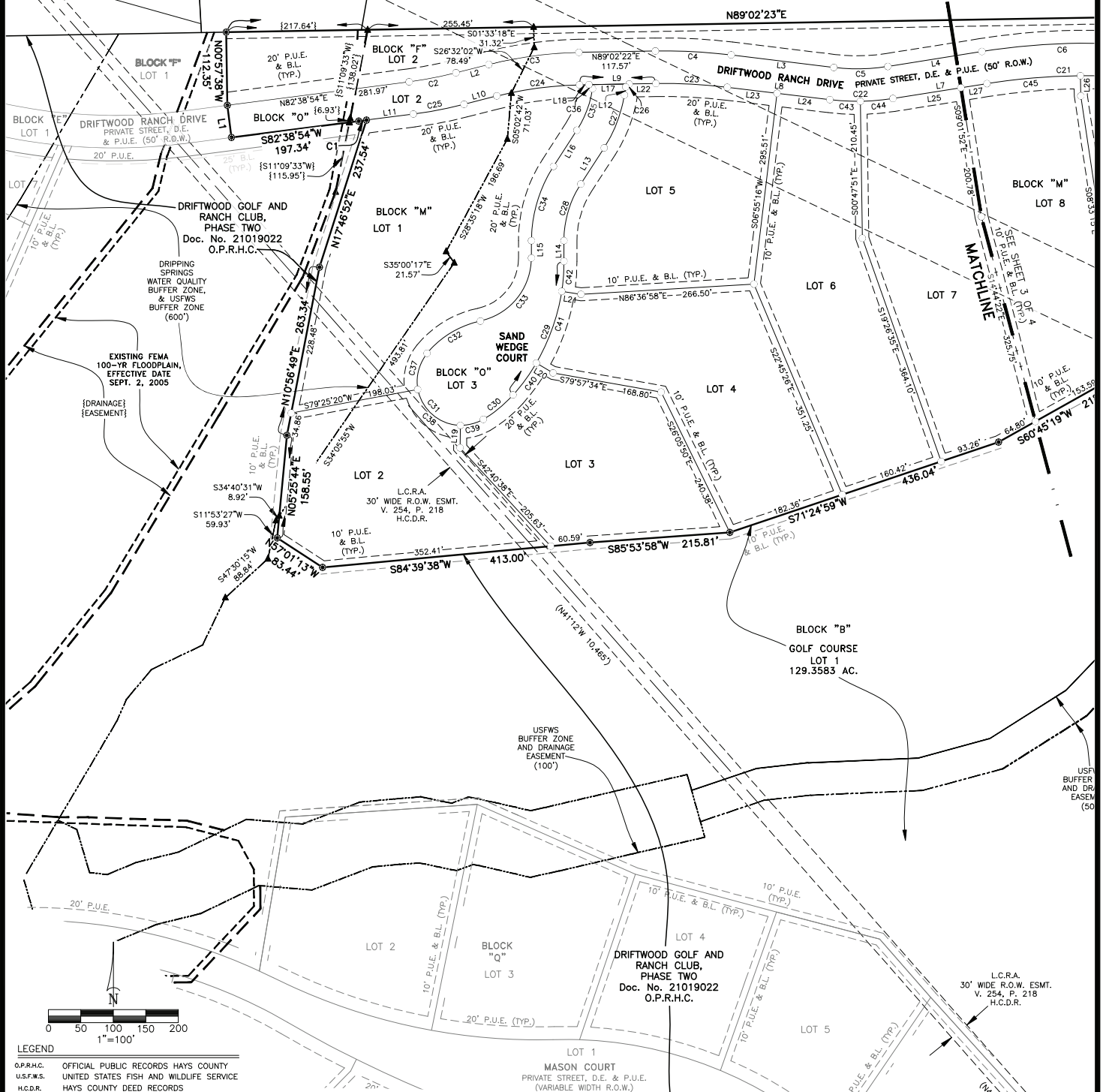
		CAPITAL SURVEYING COMPANY INCORPORATED	
		825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 387-6006	
DRAWN BY:	SCALE:	DATE:	F.B. SHEET NO.:
JOB NO.:	SCALE:	DATE:	F.B. SHEET NO.:
DRAWING NO.:	CRD #:	DATE:	F.B. SHEET NO.:
22514P2	21515	JANUARY 17, 2023	1 OF 4

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

RIM ROCK  
PHASE ONE  
SECTION TWO  
Blk. 11,  
Pgs. 394-398  
H.C.P.R.

57  
RIM ROCK  
PHASE ONE  
SECTION FOUR  
Blk. 15,  
Pgs. 17-22.  
H.C.P.R.

BLOCK  
C  
58



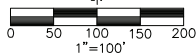
DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE TWO  
Doc. No. 21019022  
O.P.R.H.C.

EXISTING FEMA  
100-YR FLOODPLAIN,  
EFFECTIVE DATE  
SEPT. 2, 2005

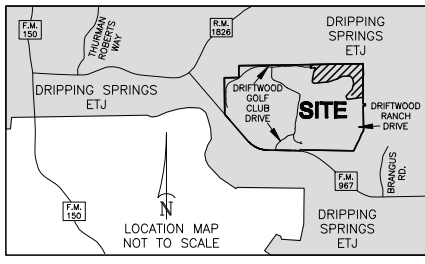
L.C.R.A.  
30' WIDE R.O.W. ESMT.  
V. 254, P. 218  
H.C.D.R.

BLOCK "B"  
GOLF COURSE  
LOT 1  
129.3583 AC.

DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE TWO  
Doc. No. 21019022  
O.P.R.H.C.



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
  - H.C.D.R. HAYS COUNTY DEED RECORDS
  - H.C.P.R. HAYS COUNTY PLAT RECORDS
  - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.Q.E. WATER QUALITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - B.L. BUILDING SETBACK LINE
  - ( ) RECORD INFORMATION
  - - - DRAINAGE EASEMENT INFORMATION
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
  - ⊙ 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
  - ⊕ FENCE CORNER POST FOUND
  - ▲ CALCULATED POINT



**DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT**

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

825 Capital of Texas Highway South  
Building R, Suite 115  
Austin, Texas 78748  
(512) 377-0008

FIRM REGISTRATION NO. 101267-D

DRAWN BY: WAL	SCALE: N/A	F.B.
JOB NO.: 22514.10	DATE: JANUARY 17, 2023	SHEET NO.:
DRAWING NO.: 22514P2	CRD #: 21515	2 OF 4

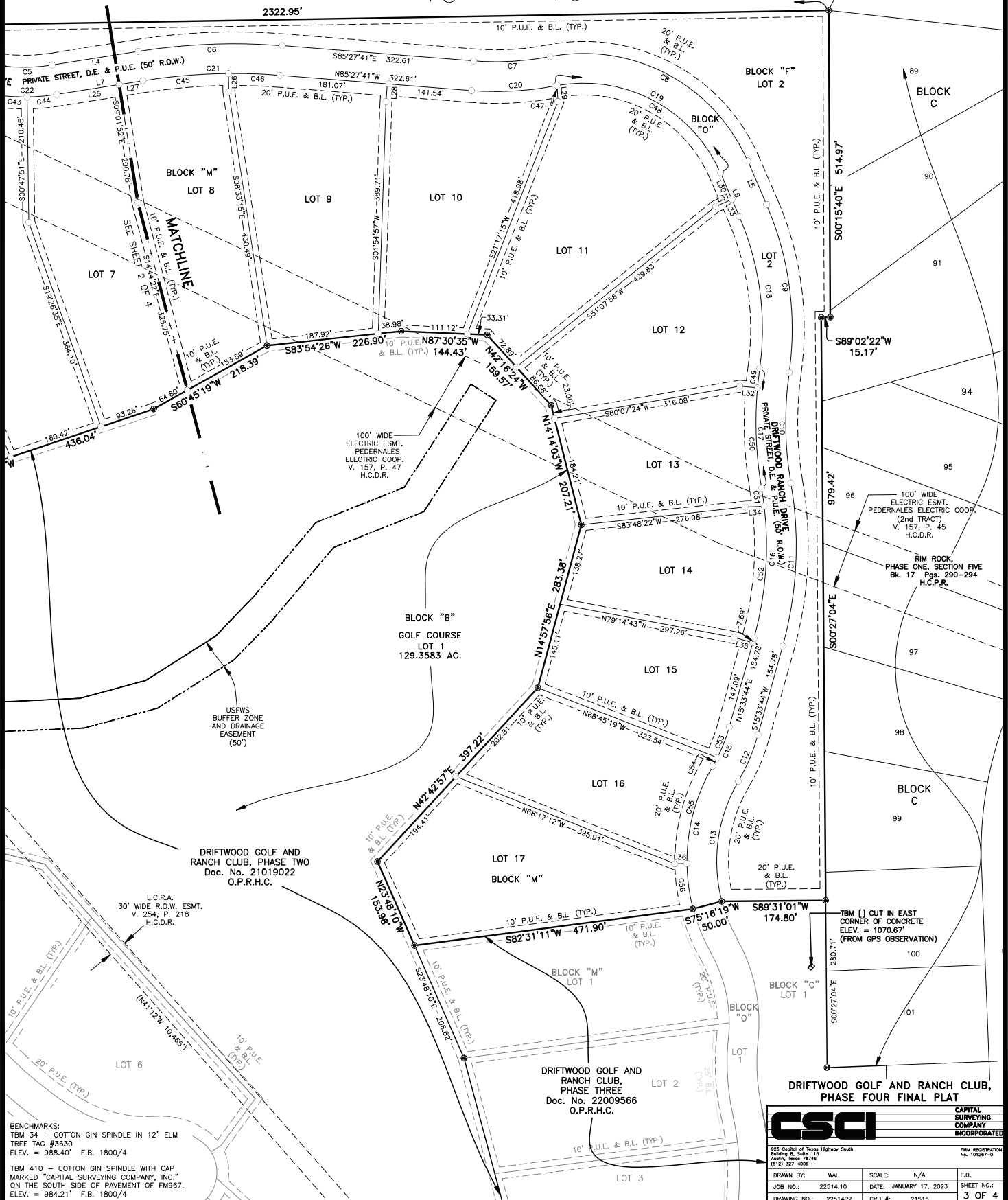
# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

BLOCK C  
58

RIM ROCK  
PHASE ONE  
SECTION TWO  
Bk. 11, Pgs. 394-398  
H.C.P.R.

BLOCK C, LOT 102,  
26.8478 AC.  
GREENBELT, D.E., P.U.E.,  
& PEDESTRIAN ACCESS EASEMENT

RIM ROCK  
PHASE ONE  
SECTION FOUR  
Bk. 15,  
Pgs. 17-22  
H.C.P.R.



BENCHMARKS:  
TBM 34 - COTTON GIN SPINDLE IN 12" ELM  
TREE TAG #3630  
ELEV. = 986.40' F.B. 1800/4  
TBM 410 - COTTON GIN SPINDLE WITH CAP  
MARKED "CAPITAL SURVEYING COMPANY, INC."  
ON THE SOUTH SIDE OF PAVEMENT OF FM967.  
ELEV. = 984.21' F.B. 1800/4

DRIFTWOOD GOLF AND  
RANCH CLUB, PHASE TWO  
Doc. No. 21019022  
O.P.R.H.C.

DRIFTWOOD GOLF AND  
RANCH CLUB,  
PHASE THREE  
Doc. No. 22009566  
O.P.R.H.C.

DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT



925 Capital of Texas Highway South  
Building 6, Suite 170  
Austin, Texas 78746  
(512) 307-6006

FRM REGISTRATION  
No. 101267-0

DRAWN BY:	WAL	SCALE:	N/A	F.B.:	
JOB NO.:	22514.10	DATE:	JANUARY 17, 2023	SHEET NO.:	3 OF 4
DRAWING NO.:	22514P2	CRD #:	21515		

# DRIFTWOOD GOLF AND RANCH CLUB, PHASE FOUR FINAL PLAT

Block M - 17 Lots	
Lot	Acres
1	3.0103
2	1.7454
3	1.7105
4	2.0885
5	1.9743
6	2.2386
7	2.1617
8	1.9310
9	2.3051
10	2.1004
11	2.4942
12	1.9574
13	1.4325
14	1.3612
15	1.3171
16	1.5763
17	2.0736
<b>TOTAL</b>	<b>33.4781</b>

Block O - 2 Lots	
Lot	Acres
2*	4.0340
3*	1.0110
<b>TOTAL</b>	<b>5.0450</b>

\* DENOTES  
PRIVATE STREET,  
DRAINAGE AND  
PUBLIC UTILITY

Block F - 1 Lot	
Lot	Acres
1**	6.8034
<b>TOTAL</b>	<b>6.8034</b>

\*\* DENOTES  
DRAINAGE AND  
OPEN SPACE

Block O - 2 Lots Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
DRIFTWOOD RANCH DRIVE (Lot 2)	Local Street	50.00'	3515	4.0340 Ac.
SAND WEDGE COURT (Lot 3)	Local Street	50.00'	650	1.0110 Ac.
<b>Total Right of Way</b>			<b>4165</b>	<b>5.0450 Ac.</b>

BLOCK "F"	1 Drainage and Open Space Lot	6.8034 Ac.
BLOCK "M"	17 Single Family Lots	33.4781 Ac.
BLOCK "O"	2 Private Street, Drainage and Public Utility Lots	5.0450 Ac.
<b>Total Acreage of Subdivision</b>		<b>45.3265 Ac.</b>

CURVE	CURVE TABLE				
	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	0°42'41"	975.00'	12.10'	12.10'	S83°00'14"W
C2	7°00'00"	600.00'	73.30'	73.26'	N79°08'54"E
C3	13°23'28"	600.00'	140.23'	139.91'	N82°20'38"E
C4	7°52'54"	850.00'	116.93'	116.83'	S87°01'11"E
C5	15°57'09"	300.00'	83.53'	83.26'	N88°56'42"E
C6	13°34'11"	1025.00'	242.76'	242.19'	N87°45'13"E
C7	15°30'47"	475.00'	128.61'	128.22'	N86°46'55"E
C8	77°32'38"	300.00'	406.02'	375.73'	S62°12'10"E
C9	31°29'35"	525.00'	288.57'	284.95'	S07°41'07"E
C10	17°49'19"	600.00'	186.63'	185.88'	S00°50'59"E
C11	25°19'22"	625.00'	276.23'	273.99'	S02°54'02"W
C12	14°54'45"	325.00'	84.59'	84.35'	S23°01'04"W
C13	45°12'10"	265.00'	209.07'	203.69'	S07°52'24"W
C14	45°12'10"	315.00'	248.51'	242.12'	N07°52'24"E
C15	14°54'45"	275.00'	71.57'	71.37'	N23°01'04"E
C16	25°19'22"	575.00'	254.13'	252.07'	N02°54'02"E
C17	17°49'19"	650.00'	202.18'	201.37'	N00°50'59"W
C18	31°29'42"	475.00'	261.09'	257.81'	N07°41'08"W
C19	77°32'38"	250.00'	338.34'	313.11'	N62°12'10"W
C20	15°30'47"	525.00'	142.15'	141.71'	S86°46'56"W
C21	13°34'11"	975.00'	230.92'	230.38'	S87°45'13"W
C22	15°57'09"	350.00'	97.45'	97.13'	S88°56'42"W
C23	7°52'54"	800.00'	110.05'	109.96'	N87°01'11"W
C24	13°23'28"	550.00'	128.55'	128.25'	S82°20'38"W
C25	7°00'00"	650.00'	79.41'	79.36'	S79°08'54"W
C26	79°59'58"	5.50'	7.68'	7.07'	S49°02'23"W
C27	23°56'26"	210.00'	87.75'	87.11'	S21°00'40"W
C28	32°58'50"	160.00'	92.10'	90.83'	S16°29'20"W
C29	41°41'58"	308.95'	224.85'	219.92'	S20°50'59"W
C30	17°53'22"	190.26'	59.40'	59.16'	S50°38'39"W
C31	159°58'39"	67.76'	189.20'	133.46'	N40°25'21"W
C32	38°32'48"	145.04'	97.58'	95.75'	S58°50'44"W
C33	78°07'09"	99.00'	134.98'	124.77'	N39°03'34"E
C34	32°58'50"	210.00'	120.88'	119.22'	N16°29'21"E
C35	24°35'09"	160.00'	68.66'	68.13'	N20°41'19"E
C36	99°59'59"	5.50'	9.60'	8.43'	S40°57'39"E
C37	50°08'37"	67.76'	59.30'	57.43'	S14°29'39"W
C38	78°38'03"	67.76'	93.00'	85.87'	S49°53'41"E
C39	31°11'58"	67.76'	36.90'	36.44'	N75°11'18"E
C40	11°15'46"	308.95'	60.73'	60.63'	N36°04'05"E
C41	21°49'54"	308.95'	117.72'	117.01'	N19°31'15"E
C42	8°36'18"	308.95'	46.40'	46.36'	N04°18'09"E
C43	7°43'07"	350.00'	47.15'	47.11'	S86°56'17"E
C44	8°14'02"	350.00'	50.30'	50.25'	N85°05'08"E
C45	8°29'35"	975.00'	144.53'	144.39'	N85°12'55"E
C46	5°04'36"	975.00'	86.39'	86.36'	S87°59'59"E
C47	0°37'15"	250.00'	2.71'	2.71'	N79°20'07"E
C48	76°55'24"	250.00'	335.64'	310.99'	S61°53'34"E
C49	2°53'33"	650.00'	32.81'	32.81'	S06°36'55"W
C50	14°55'46"	650.00'	169.37'	168.89'	S02°17'45"E
C51	3°01'46"	574.00'	30.40'	30.40'	S08°14'45"E
C52	22°17'36"	575.00'	223.73'	222.32'	S04°24'56"W
C53	11°32'49"	275.00'	55.34'	55.25'	S21°19'38"W
C54	3°22'56"	275.00'	16.23'	16.23'	S28°47'01"W
C55	31°12'14"	315.00'	171.55'	169.44'	S14°52'22"W
C56	13°59'55"	315.00'	76.96'	76.77'	S07°43'43"E

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)							
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS**	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	--	42	1.41	17%
DGRC PHASE TWO	45.8	6.81	2.12	--	53	0.86	19%
DGRC PHASE THREE	56.3	3.61	4.89	--	34	1.66	15%
DGRC PHASE FOUR	45.3	2.47	2.73	--	17	2.66	11%
• GOLF COURSE LOTS	272.5	--	--	6.45	2	136.25	2%
• CLUBHOUSE	6.7	--	--	2.64	1	6.70	39%
• MAINTENANCE FACILITY	4.9	--	--	1.58	1	4.86	32%
PLATTED TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%
SITE TOTAL	490.6	16.17	11.53	10.67	150	3.27	8%

\*\*ImperVIOUS Cover per single-family lot assumptions based on City of Austin Criteria

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°21'06"W	50.00'
L2	N75°38'54"E	52.11'
L3	S83°04'44"E	158.97'
L4	N80°58'08"E	146.38'
L5	S23°25'54"E	79.60'
L6	N23°25'54"W	79.60'
L7	S80°58'08"W	146.38'
L8	N83°04'44"W	158.97'
L9	S89°02'22"W	117.58'
L10	S75°38'54"W	52.11'
L11	S82°35'20"W	72.53'
L12	S09°02'22"W	12.56'
L13	S32°58'50"W	66.15'
L14	S00°00'00"W	31.77'
L15	N00°00'00"E	26.79'
L16	N32°58'49"E	66.15'
L17	N89°02'22"E	61.94'
L18	N89°02'22"E	14.61'
L19	S00°47'17"W	34.55'
L20	S59°33'48"E	30.00'
L21	S81°23'42"E	30.00'
L22	N89°02'22"E	41.02'
L23	S83°04'44"E	77.23'
L24	S83°04'44"E	81.74'
L25	N80°58'07"E	105.90'
L26	S00°57'37"E	30.99'
L27	N80°58'08"E	40.47'
L28	S04°32'19"W	30.00'
L29	S02°36'58"E	26.98'
L30	S23°25'54"E	48.55'
L31	S66°34'06"W	30.00'
L32	N84°49'51"W	30.00'
L33	S23°25'54"E	31.05'
L34	S87°35'15"W	31.77'
L35	N74°26'16"W	32.80'
L36	S89°16'15"W	20.00'

DRIFTWOOD GOLF AND RANCH CLUB,  
PHASE FOUR FINAL PLAT

<b>CSCI</b>			
CAPITAL SURVEYING COMPANY INCORPORATED			
225 Capital of Texas Highway South Houston, Texas 77046 (713) 327-4026			
FIRM REGISTRATION NO. 101267-0			
DRAWN BY:	WAL	SCALE:	1"=100'
JOB NO.:	21514.10	DATE:	JANUARY 17, 2023
DRAWING NO.:	21514P1	CAD #:	21515
		F.B.	SHEET NO.:
			4 OF 4