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 200.77 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 3", 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)

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.

_____ _____ _____
ERIC VAN GAASBEEK, R.S., C.F.M DATE
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

_____ _____
MARCUS PACHECO DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 3; FINAL PLAT; HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20___ A.D.

BY:

_____
PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

_____
ANDREA CUNNINGHAM, CITY SECRETARY

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.

_____ _____ _____
MARCUS PACHECO DATE
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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 DATE
512-858-4725

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 DATE
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

ENGINEER'S CERTIFICATION:

I, LANDON M. MCCLELLAN, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THE TRACT HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

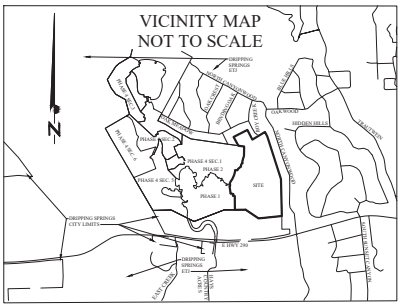
PRELIMINARY - NOT FOR RECORDATION

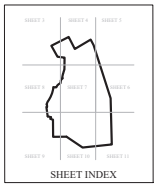
_____ _____
LANDON M. MCCLELLAN, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 142710
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY, STE 260
AUSTIN, TEXAS 78735
FIRM REGISTRATION NO. F-786

STATE OF TEXAS §
COUNTY OF HAYS §

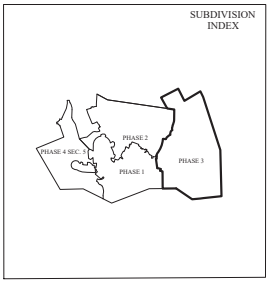
KNOW ALL MEN BY THESE PRESENTS:
THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE___DAY OF_____20___A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT 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.

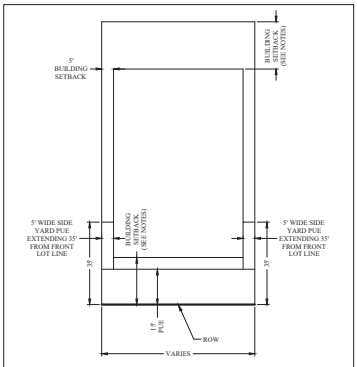
_____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS





SHEET INDEX





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.

FLOODPLAIN NOTE:
A PORTION OF THE TRACT HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY, TEXAS.

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 A
    LOT 902, BLOCK A
    LOT 901, BLOCK B
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 RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, EFFECTIVE DATE APRIL 14, 2005 RECORDED IN DOCUMENT NUMBER 20021129 OF THE OFFICIAL PUBLIC RECORDS OF 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 TWENTY (20) FEET. 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 SETBACKS SHALL BE TWENTY (20) FEET. MINIMUM SIDE SETBACK SHALL BE FIVE (5) FEET.

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.
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:
175 LOTS TOTAL
172 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE:	8371 SQ. FT.
LOTS LESS THAN 1 ACRE:	173
LOTS 1-2 ACRES:	0
LOTS 2-5 ACRES:	0
LOTS 5-10 ACRES:	0
LOTS 10 ACRES OR GREATER:	2

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
CSF = 0.99997207
ELEVATION = 678.33' NAVD 88

BENCHMARKS
BM #1 'SQUARE' CUT ON TOP OF CURB
ELEV.= 1184.27'

BM #2 'SQUARE' CUT ON TOP OF CURB
ELEV.= 1196.60'

SUBDIVISION ROADS:

PUBLIC STREET DEDICATION

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
ROY BRANCH ROAD (MINOR COLLECTOR)	60'	802'	29' C&G
OLD STAGECOACH PASS S (LOCAL)	50'	2474'	29' C&G
OLD STAGECOACH PASS N(LOCAL)	50'	2839'	29' C&G
CACTUS WREN COURT (LOCAL)	50'	1144'	29' C&G
LONGSPUR WAY(LOCAL)	50'	1385'	29' C&G
TOTAL LINEAR FEET		8644'	

RIGHT-OF-WAY = 10.55 ACRES

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 6-29-21

FINAL PLAT ESTABLISHING
HEADWATERS AT
BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022

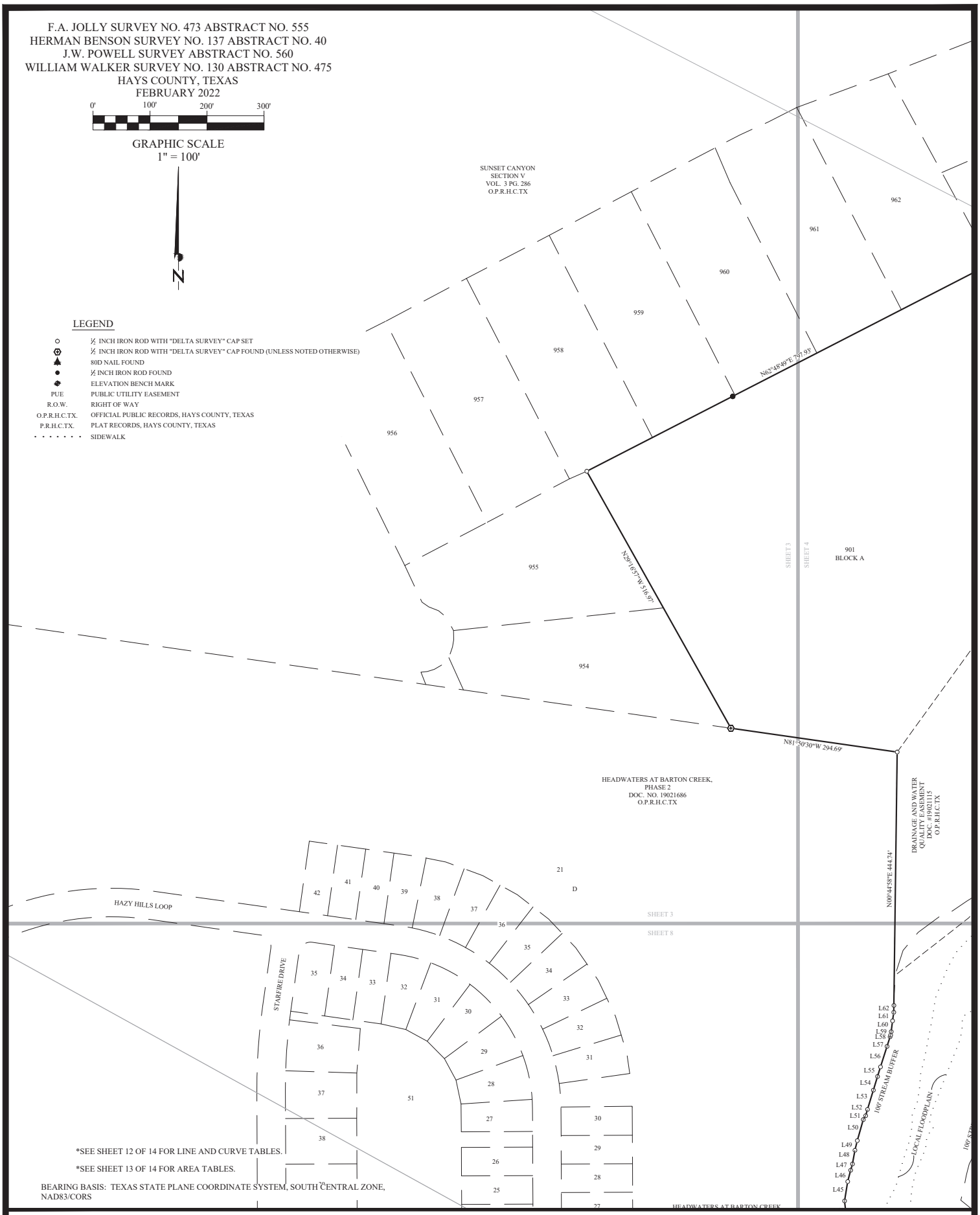
0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

N

LEGEND

○	½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET
⊗	½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
▲	80D NAIL FOUND
●	½ INCH IRON ROD FOUND
⬢	ELEVATION BENCH MARK
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS, HAYS COUNTY, TEXAS
· · · · · · ·	SIDEWALK



*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

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CITY OF DRIPPING SPRINGS ETJ

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· · · · · · ·	SIDEWALK

963
965
966
967
988
1002
1003
1004
1005
901
BLOCK A

FEMA 100 YEAR
FLOODPLAIN
ZONE "AE"

N62°48'49"E 707.93'
S27°11'03"E 861.77'
N59°01'37"E 764.86'
S26°53'37"E 264.05'
N81°50'30"W 294.69'
N00°44'58"E 444.74'

200' STREAM BUFFER
LOCAL FLOODPLAIN
100' STREAM BUFFER

DRAINAGE AND WATER
QUALITY EASEMENT
DOC. #19021115
O.P.R.H.C.TX

SHEET 3
SHEET 4
SHEET 5
SHEET 7

F. A. JOLLY SURVEY NO. 473
ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137
ABSTRACT NO. 40

L62
L61
L60

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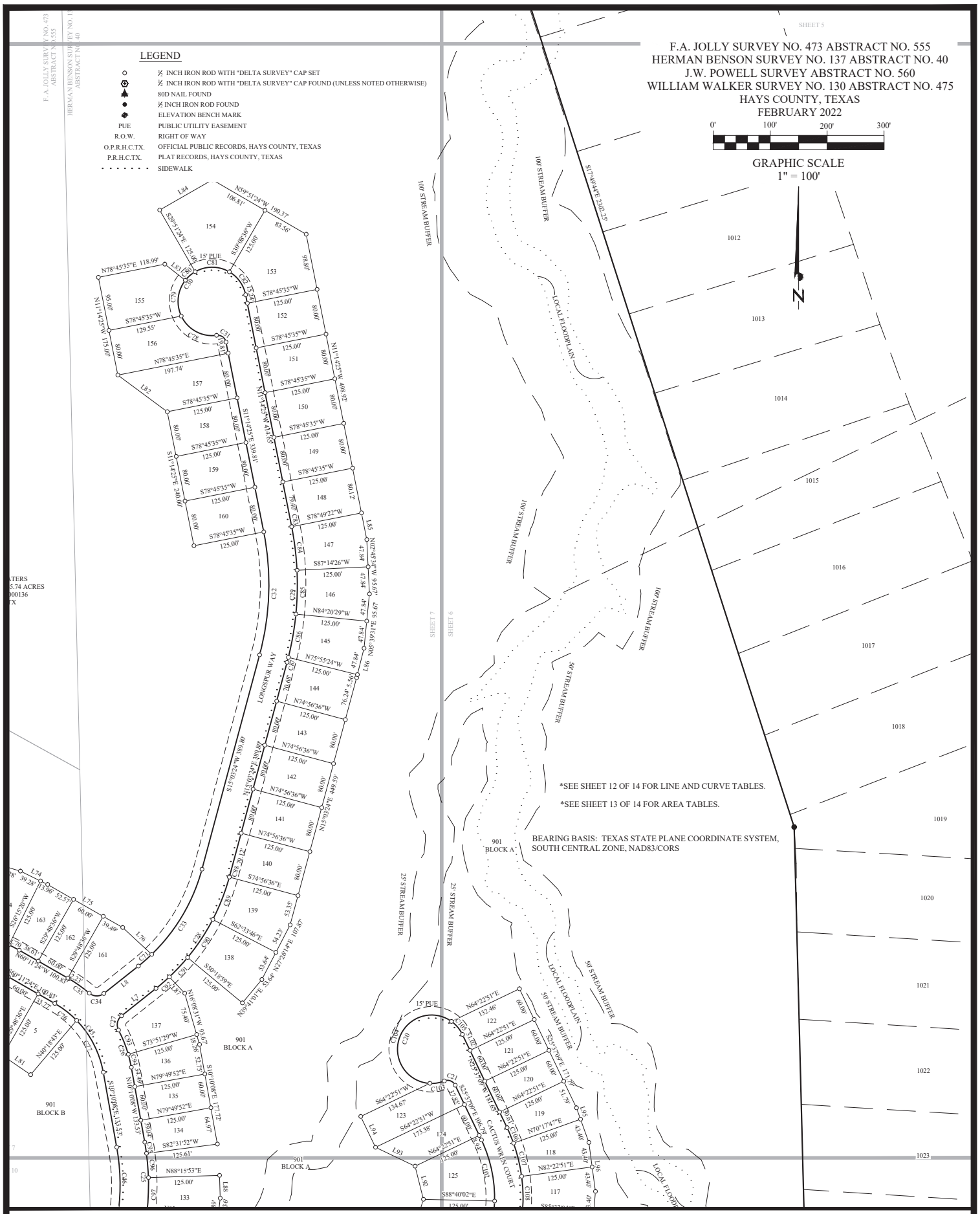

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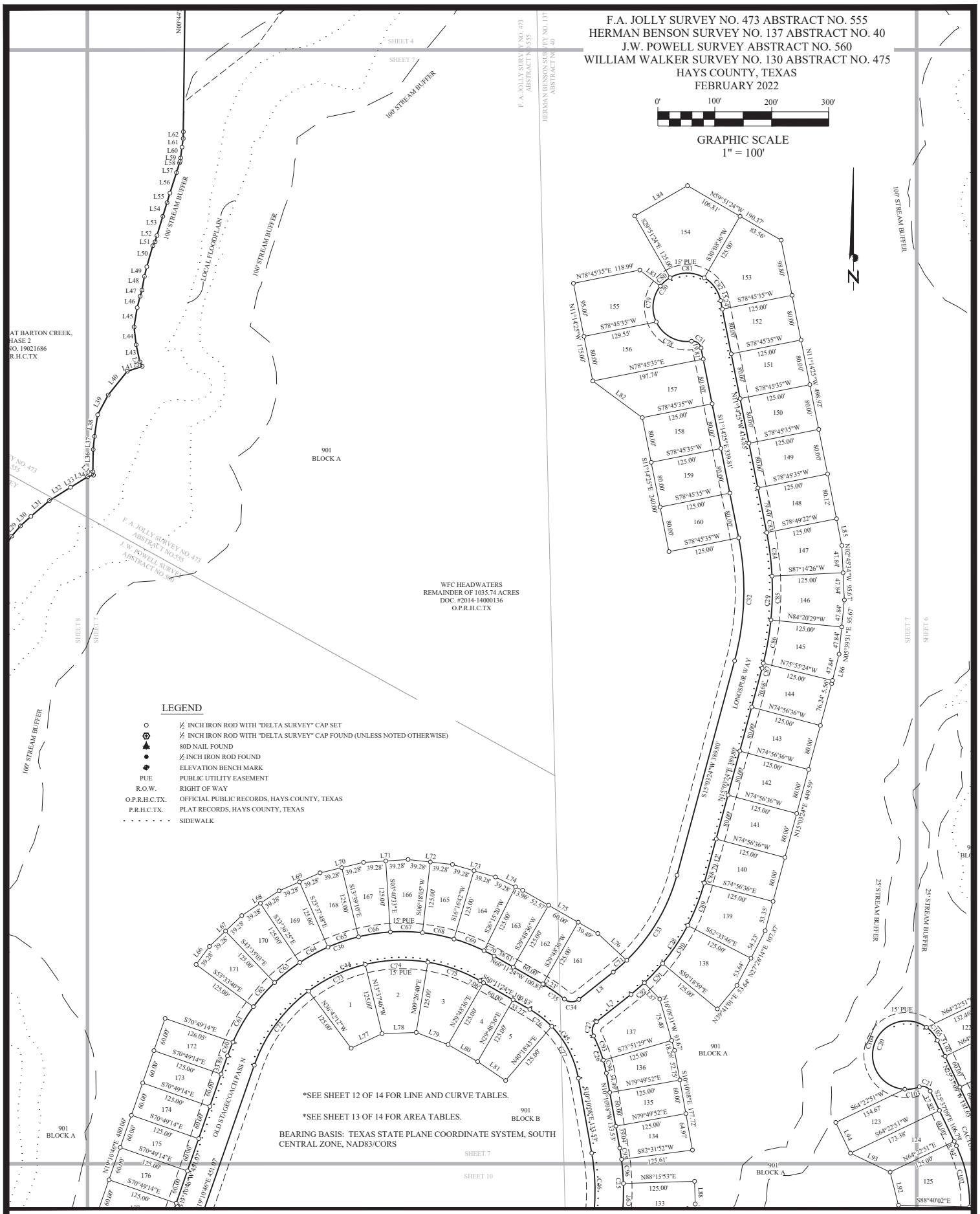

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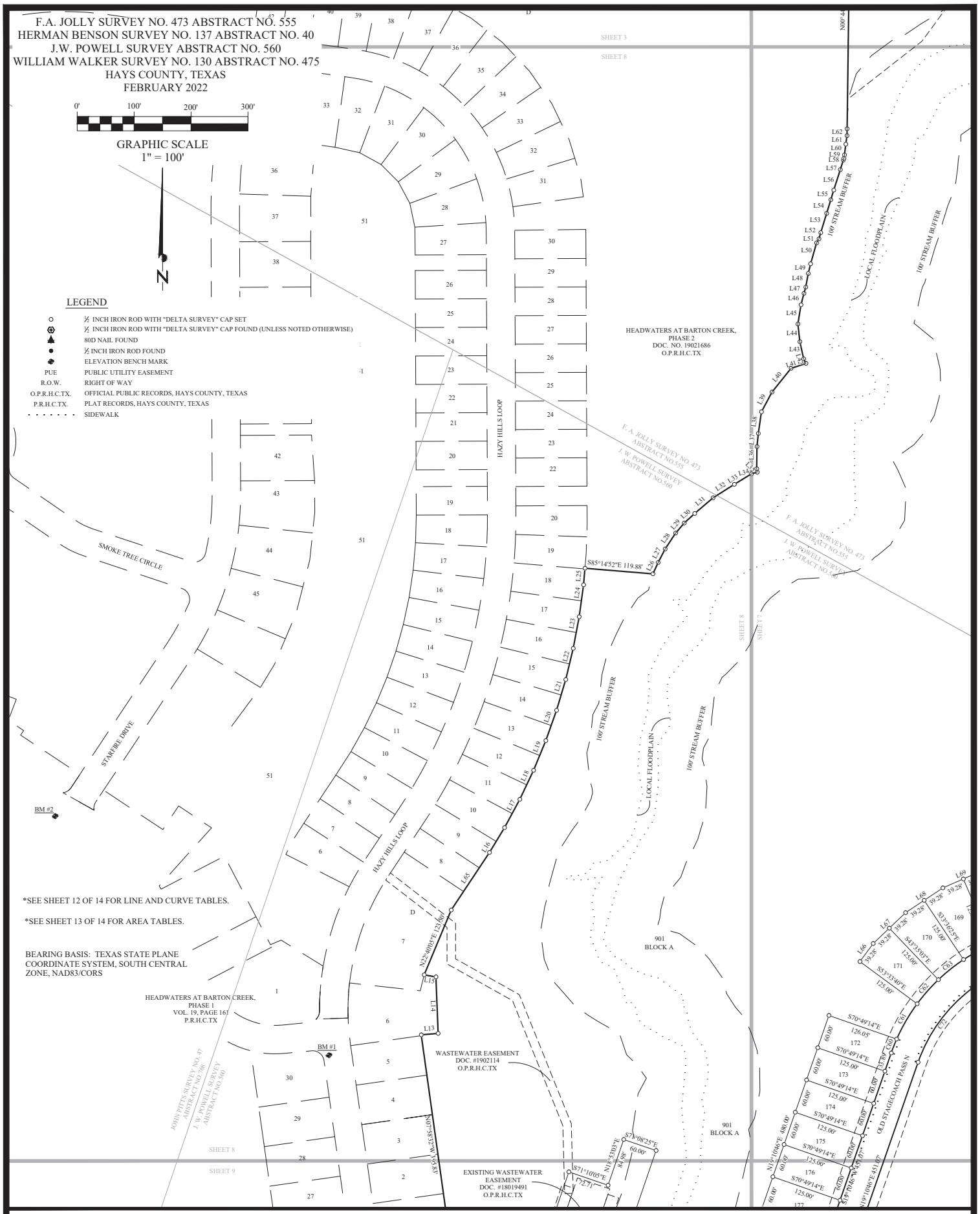

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700

PREPARATION DATE: 6-29-21

FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3

CITY OF DRIPPING SPRINGS ETJ

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
HERMAN BENSON SURVEY NO. 137 ABSTRACT NO. 40
J.W. POWELL SURVEY ABSTRACT NO. 560
WILLIAM WALKER SURVEY NO. 130 ABSTRACT NO. 475
HAYS COUNTY, TEXAS
FEBRUARY 2022

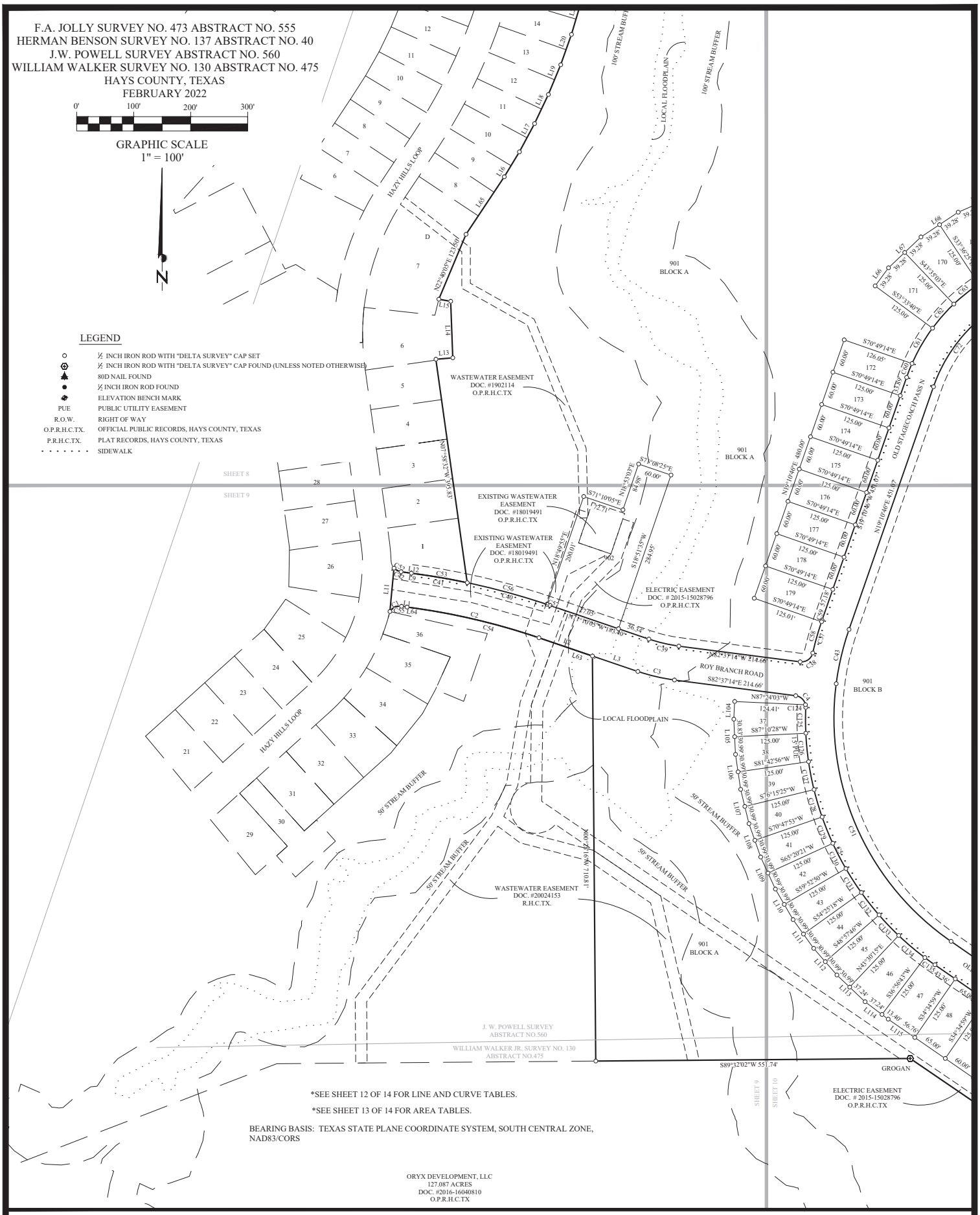
0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'

N

LEGEND

○	½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET
⊗	½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
▲	80D NAIL FOUND
●	½ INCH IRON ROD FOUND
⊕	ELEVATION BENCH MARK
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
O.P.R.H.C.TX.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS, HAYS COUNTY, TEXAS
· · · · · · ·	SIDEWALK



*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

ORYX DEVELOPMENT, LLC
127.087 ACRES
DOC. #2016-16040810
O.P.R.H.C.TX

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
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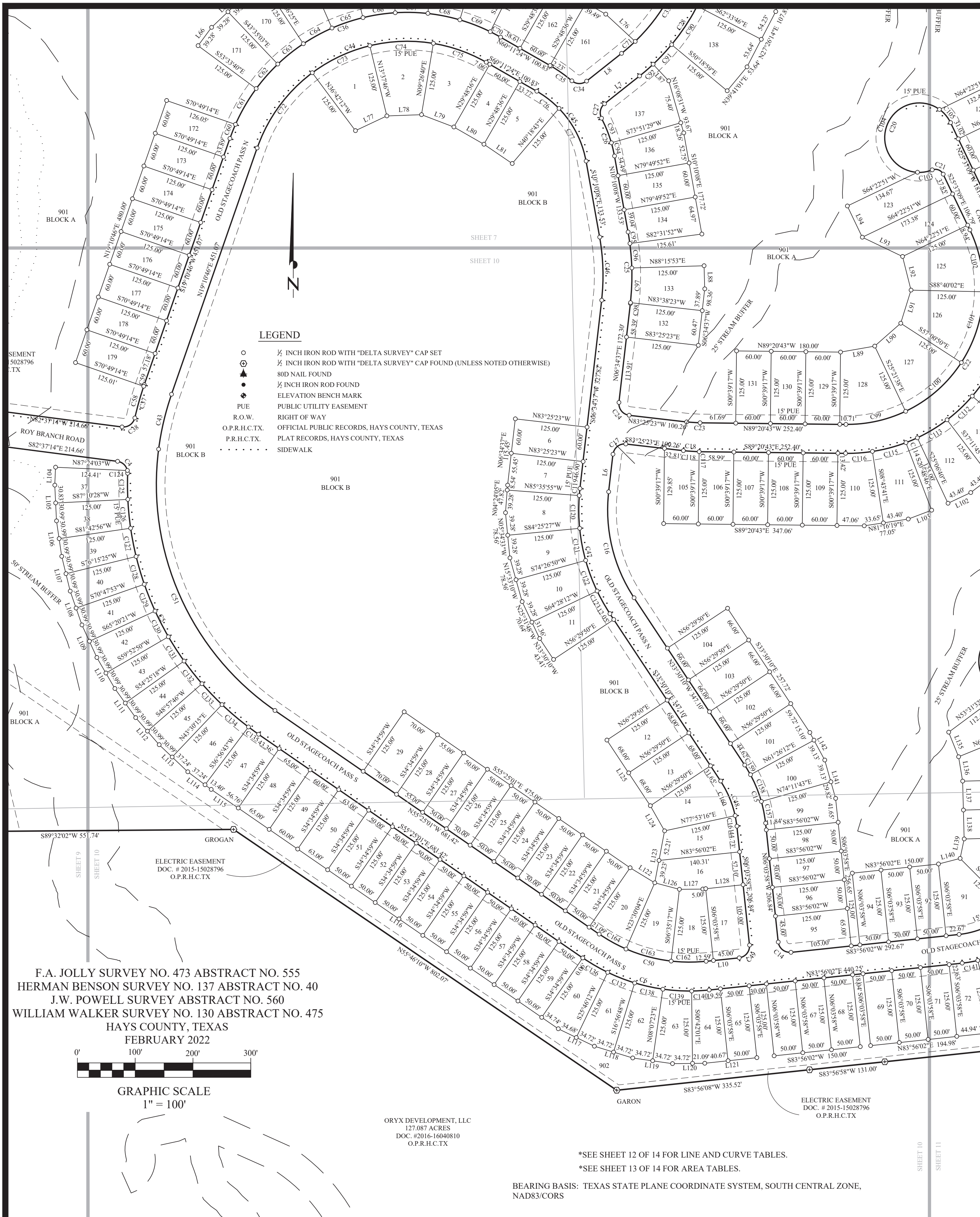
FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3

CITY OF DRIPPING SPRINGS ETJ



F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
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FEBRUARY 2022

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

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FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3
CITY OF DRIPPING SPRINGS ETJ

F.A. JOLLY SURVEY NO. 473 ABSTRACT NO. 555
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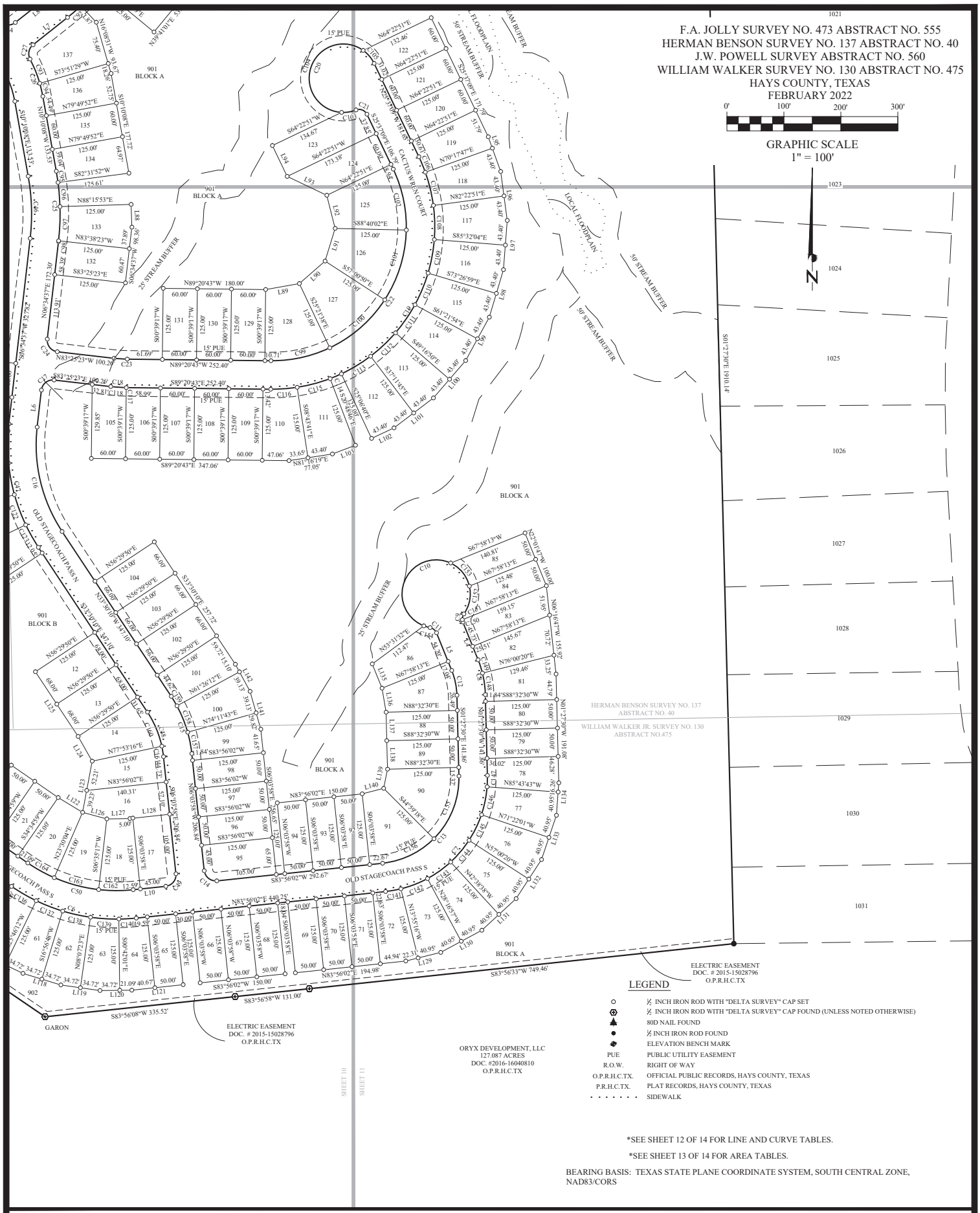
HAYS COUNTY, TEXAS
FEBRUARY 2022

0' 100' 200' 300'

GRAPHIC SCALE
1" = 100'



LEGEND

○	½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET
⊗	½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND (UNLESS NOTED OTHERWISE)
▲	80D NAIL FOUND
●	½ INCH IRON ROD FOUND
⬢	ELEVATION BENCH MARK
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
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· · · · · ·	SIDEWALK

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

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BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

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FINAL PLAT ESTABLISHING HEADWATERS AT BARTON CREEK, PHASE 3

CITY OF DRIPPING SPRINGS ETJ

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S82°37'44"E	9.70'
L2	S71°10'05"E	99.15'
L3	S71°10'05"E	84.24'
L4	N22°01'47"W	71.24'
L5	S22°01'47"E	71.24'
L6	N06°34'37"E	65.52'
L7	N51°34'19"E	77.36'
L8	S51°34'19"W	77.36'
L9	N82°37'44"W	18.32'
L10	S83°56'02"W	57.59'
L11	N05°23'37"E	76.62'
L12	S82°37'44"E	18.32'
L13	N85°16'16"E	29.78'
L14	N02°10'18"W	99.20'
L15	N80°08'15"W	21.09'
L16	N31°15'30"E	51.00'
L17	N28°19'12"E	56.43'
L18	N25°22'53"E	56.43'
L19	N22°26'34"E	56.43'
L20	N19°30'15"E	56.43'
L21	N16°33'56"E	56.43'
L22	N13°37'37"E	56.43'
L23	N10°41'19"E	56.43'
L24	N07°45'00"E	56.43'
L25	N04°48'41"E	29.35'
L26	N24°29'57"E	21.89'
L27	N27°18'53"E	26.83'
L28	N33°29'05"E	33.29'
L29	N40°33'19"E	23.43'
L30	N47°23'10"E	24.76'
L31	N49°33'49"E	42.52'
L32	N57°46'49"E	44.10'
L33	N58°24'08"E	35.51'
L34	N74°03'01"E	10.44'
L35	N08°42'46"W	6.08'
L36	N00°44'58"E	39.00'
L37	N05°43'10"E	23.09'
L38	N08°14'44"E	38.33'
L39	N27°57'56"E	39.36'
L40	N38°54'24"E	53.41'
L41	N71°39'22"E	27.51'
L42	N25°48'56"W	8.94'
L43	N12°23'04"W	30.81'
L44	N06°36'10"W	31.26'
L45	N09°06'56"E	34.37'
L46	N14°47'09"E	20.62'
L47	N16°00'17"E	11.40'
L48	N10°12'43"E	24.33'
L49	N13°59'24"E	17.46'
L50	N15°52'25"E	38.33'
L51	N30°29'40"E	8.06'
L52	N16°00'17"E	11.40'
L53	N17°08'21"E	35.44'
L54	N17°00'35"E	25.00'
L55	N17°08'21"E	17.72'
L56	N17°44'25"E	37.64'
L57	N17°08'21"E	17.72'
L58	N19°11'04"E	3.16'
L59	N10°12'43"E	6.08'
L60	N06°45'31"E	19.10'
L61	N08°20'39"E	15.13'
L62	N00°44'58"E	12.00'
L63	N71°10'05"W	99.15'
L64	N82°37'44"W	9.70'
L65	N33°37'53"E	121.32'
L66	N36°26'20"E	39.28'
L67	N46°24'57"E	78.56'
L68	N56°23'35"E	78.56'
L69	N66°22'12"E	78.56'
L70	N76°20'50"E	78.56'

L71	N86°19'27"E	78.56'
L72	S83°41'55"E	78.56'
L73	S73°43'18"E	78.56'
L74	S63°44'40"E	53.24'
L75	S60°11'24"E	152.06'
L76	S47°14'08"E	69.47'
L77	N64°50'01"E	60.00'
L78	N87°54'27"E	60.00'
L79	S69°10'50"E	60.00'
L80	S60°11'24"E	60.00'
L81	N55°41'05"W	59.32'
L82	N53°31'08"W	108.13'
L83	S51°47'15"E	45.75'
L84	S60°08'36"W	106.81'
L85	N11°10'37"W	47.84'
L86	N14°04'36"E	53.40'
L87	S43°10'16"E	39.38'
L88	S01°44'07"E	39.97'
L89	N79°56'57"E	60.00'
L90	N48°48'46"E	60.00'
L91	N17°09'34"E	60.00'
L92	N14°08'00"W	60.00'
L93	N64°29'57"W	77.08'
L94	N25°37'09"W	60.00'
L95	S19°42'13"E	21.18'
L96	S07°37'09"E	86.80'
L97	S04°27'56"W	86.80'
L98	S16°33'01"W	86.80'
L99	S28°38'06"W	86.80'
L100	S40°43'10"W	86.80'
L101	S52°48'15"W	86.80'
L102	S64°53'20"W	43.40'
L103	S69°11'14"W	43.40'
L104	S02°35'57"W	31.07'
L105	S02°49'32"E	61.82'
L106	S08°17'04"E	61.98'
L107	S13°44'35"E	61.98'
L108	S19°12'07"E	61.98'
L109	S24°39'39"E	61.98'
L110	S30°07'10"E	61.98'
L111	S35°34'42"E	61.98'
L112	S41°02'14"E	61.98'
L113	S46°29'45"E	68.23'
L114	S53°03'17"E	50.64'
L115	S55°25'01"E	56.76'
L116	S55°25'01"E	672.74'
L117	S64°13'48"E	69.40'
L118	S73°03'12"E	69.44'
L119	S81°52'37"E	69.44'
L120	N89°17'59"E	55.80'
L121	N83°56'02"E	90.67'
L122	S58°37'25"E	50.00'
L123	N10°40'00"E	91.44'
L124	N29°33'10"W	50.00'
L125	N33°30'10"W	136.00'
L126	N74°57'19"W	44.12'
L127	S89°04'52"W	40.61'
L128	S83°56'02"W	70.00'
L129	N76°04'44"E	63.26'
L130	N61°43'03"E	81.89'
L131	N47°21'22"E	81.89'
L132	N32°59'40"E	81.89'
L133	N18°37'59"E	81.89'
L134	N04°16'17"E	57.21'
L135	N22°01'22"W	45.85'
L136	N09°29'16"W	42.86'
L137	N01°27'30"W	50.00'
L138	N01°27'30"W	50.00'
L139	N11°37'11"E	34.39'
L140	N75°42'15"E	38.77'
L141	S15°48'17"E	68.95'
L142	S28°33'48"E	54.23'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	20.00'	23.68'	22.32'	N65°35'34"E	67°50'38"
C2	1190.00'	238.03'	237.64'	S76°53'54"E	11°27'39"
C3	330.00'	65.96'	65.85'	S76°53'40"E	11°27'09"
C4	20.00'	29.58'	26.96'	S40°15'09"E	84°44'10"
C5	525.00'	527.17'	505.30'	S26°39'02"E	57°31'56"
C6	325.00'	230.58'	225.77'	S75°44'29"E	40°38'57"
C7	200.00'	298.08'	271.24'	N41°14'16"E	85°23'32"
C8	175.00'	62.83'	62.49'	N11°44'39"W	20°34'17"
C9	15.00'	15.12'	14.49'	N06°51'17"E	57°46'09"
C10	60.00'	309.49'	64.00'	S67°58'13"W	295°32'17"
C11	15.00'	15.12'	14.49'	S50°54'52"E	57°46'09"
C12	125.00'	44.88'	44.64'	S11°44'39"E	20°34'17"
C13	150.00'	223.56'	203.43'	S41°14'16"W	85°23'32"
C14	20.00'	31.42'	28.28'	N51°03'58"W	90°00'00"
C15	225.00'	107.74'	106.72'	N19°47'04"W	27°26'12"
C16	275.00'	192.37'	188.47'	N13°27'47"W	40°04'47"
C17	20.00'	31.42'	28.28'	N51°34'37"E	90°00'00"
C18	275.00'	28.42'	28.41'	S86°23'03"E	5°55'20"
C19	285.00'	578.37'	484.11'	N32°31'04"E	116°16'26"
C20	60.00'	278.74'	87.64'	S21°17'29"W	266°10'39"
C21	15.00'	22.56'	20.49'	S68°42'28"E	86°10'39"
C22	235.00'	476.90'	399.18'	S32°31'04"W	116°16'26"
C23	225.00'	23.26'	23.25'	N86°23'03"W	5°55'20"
C24	20.00'	31.42'	28.28'	N38°25'23"W	90°00'00"
C25	425.00'	124.21'	123.77'	N01°47'45"W	16°44'45"
C26	225.00'	69.41'	69.14'	N19°00'24"W	17°40'31"
C27	20.00'	27.72'	25.56'	N11°51'50"E	79°24'58"
C28	375.00'	238.99'	234.97'	N33°18'52"E	36°30'55"
C29	525.00'	240.96'	238.85'	N01°54'30"E	26°17'49"
C30	60.00'	278.74'	87.64'	S35°40'13"W	266°10'39"
C31	15.00'	22.56'	20.49'	S54°19'50"E	86°10'39"
C32	475.00'	218.01'	216.10'	S01°54'30"W	26°17'49"
C33	325.00'	207.13'	203.64'	S33°18'52"W	36°30'55"
C34	20.00'	27.72'	25.56'	N88°43'12"W	79°24'58"
C35	225.00'	43.90'	43.83'	N54°36'03"W	11°10'42"
C36	325.00'	570.81'	500.22'	S69°29'41"W	100°37'50"
C37	525.00'	59.89'	59.86'	S15°54'41"W	6°32'10"
C38	20.00'	29.58'	26.96'	S55°00'41"W	84°44'10"
C39	270.00'	53.97'	53.88'	N76°53'40"W	11°27'09"
C40	1250.00'	150.65'	150.56'	N74°37'15"W	6°54'19"
C41	1250.00'	99.39'	99.36'	N80°21'04"W	4°33'20"
C42	20.00'	14.16'	13.87'	N62°17'11"W	40°33'46"
C43	475.00'	97.83'	97.65'	N13°16'46"E	11°48'00"
C44	275.00'	482.99'	423.26'	N69°29'41"E	100°37'50"
C45	175.00'	152.78'	147.98'	S35°10'46"E	50°01'16"
C46	375.00'	109.60'	109.21'	S01°47'45"E	16°44'45"
C47	325.00'	227.35'	222.74'	S13°27'47"E	40°04'47"
C48	175.00'	83.80'	83.00'	S19°47'04"E	27°26'12"
C49	20.00'	31.42'	28.28'	S38°56'02"W	90°00'00"
C50	275.00'	195.10'	191.04'	N75°44'29"W	40°38'57"
C51	475.00'	520.60'	494.93'	N24°01'07"W	62°47'46"
C52	20.00'	14.16'	13.87'	S62°17'11"E	40°33'46"
C53	1250.00'	99.39'	99.36'	S80°21'04"E	4°33'20"
C54	1190.00'	238.03'	237.64'	N76°53'54"W	11°27'39"
C55	20.00'	23.68'	22.32'	S65°35'34"W	67°50'38"
C56	1250.00'	145.05'	144.97'	N74°44'56"W	6°38'55"
C57	1250.00'	5.60'	5.60'	N71°17'47"W	0°15'24"
C58	525.00'	57.07'	57.04'	S15°45'26"W	6°13'41"
C59	525.00'	2.82'	2.82'	S19°01'32"W	0°18'29"
C60	325.00'	26.14'	26.13'	S21°29'00"W	4°36'28"
C61	325.00'	71.76'	71.62'	S30°06'47"W	12°39'05"
C62	325.00'	56.59'	56.52'	S41°25'39"W	9°58'38"
C63	325.00'	56.59'	56.52'	S51°24'16"W	9°58'38"
C64	325.00'	56.59'	56.52'	S61°22'54"W	9°58'38"
C65	325.00'	56.59'	56.52'	S71°21'31"W	9°58'38"
C66	325.00'	56.59'	56.52'	S81°20'09"W	9°58'38"
C67	325.00'	56.59'	56.52'	N88°41'14"W	9°58'38"
C68	325.00'	56.59'	56.52'	N78°42'36"W	9°58'38"
C69	325.00'	56.59'	56.52'	N68°43'59"W	9°58'38"
C70	325.00'	20.16'	20.16'	N61°58'02"W	3°33'16"
C71	325.00'	31.37'	31.35'	N48°48'25"E	5°31'47"
C72	275.00'	163.75'	161.34'	S36°14'17"W	34°07'01"
C73	275.00'	110.75'	110.00'	S64°50'01"W	23°04'26"
C74	275.00'	110.75'	110.00'	S87°54'27"W	23°04'26"
C75	275.00'	97.75'	97.23'	N70°22'22"W	20°21'56"
C76	175.00'	48.78'	48.62'	N52°12'19"W	15°58'10"
C77	175.00'	104.00'	102.48'	N27°11'41"W	34°03'06"
C78	60.00'	75.45'	70.58'	S61°23'34"E	72°03'05"
C79	60.00'	66.58'	63.22'	S06°25'22"W	63°34'48"
C80	60.00'	22.97'	22.83'	S49°10'42"W	21°55'52"
C81	60.00'	62.83'	60.00'	N89°51'21"W	60°00'03"

C82	60.00'	50.91'	49.40'	N35°32'54"W	48°36'52"
C83	525.00'	0.58'	0.58'	N11°12'32"W	0°03'46"
C84	525.00'	77.13'	77.06'	N06°58'06"W	8°25'05"
C85	525.00'	77.13'	77.06'	N01°26'59"E	8°25'05"
C86	525.00'	77.13'	77.06'	N09°52'03"E	8°25'05"
C87	525.00'	8.98'	8.98'	N14°34'00"E	0°58'49"
C88	375.00'	0.88'	0.88'	N15°07'26"E	0°08'02"
C89	375.00'	80.15'	80.00'	N21°18'50"E	12°14'47"
C90	375.00'	80.15'	80.00'	N33°33'37"E	12°14'47"
C91	375.00'	46.77'	46.74'	N43°15'23"E	7°08'43"
C92	375.00'	31.04'	31.03'	N49°12'02"E	4°44'35"
C93	225.00'	45.95'	45.87'	N21°59'35"W	11°42'08"
C94	225.00'	23.46'	23.45'	N13°09'20"W	5°58'24"
C95	425.00'	20.03'	20.02'	N08°49'08"W	2°42'00"
C96	425.00'	42.53'	42.51'	N04°36'08"W	5°44'01"
C97	425.00'	60.05'	60.00'	N02°18'45"E	8°05'44"
C98	425.00'	1.61'	1.61'	N06°28'07"E	0°13'00"
C99	235.00'	106.70'	105.79'	N77°38'49"E	26°00'56"
C100	235.00'	129.83'	128.18'	N48°48'46"E	31°39'12"
C101	235.00'	129.83'	128.18'	N17°09'34"E	31°39'12"
C102	235.00'	110.54'	109.53'	N12°08'35"W	26°57'07"
C103	60.00'	25.94'	25.74'	N80°35'11"E	24°46'03"
C104	60.00'	222.56'	115.20'	S19°14'01"W	212°31'37"
C105	60.00'	30.25'	29.93'	N40°03'41"W	28°52'59"
C106	285.00'	29.42'	29.41'	N22°39'41"W	5°54'55"
C107	285.00'	60.11'	60.00'	N13°39'41"W	12°05'05"
C108	285.00'	60.11'	60.00'	N01°34'36"W	12°05'05"
C109	285.00'	60.11'	60.00'	N10°30'28"E	12°05'05"
C110	285.00'	60.11'	60.00'	N22°35'33"E	12°05'05"
C111	285.00'	60.11'	60.00'	N34°40'38"E	12°05'05"
C112	285.00'	60.11'	60.00'	N46°45'43"E	12°05'05"
C113	285.00'	60.11'	60.00'	N58°50'48"E	12°05'05"
C114	285.00'	21.38'	21.38'	N67°02'17"E	4°17'54"
C115	285.00'	60.11'	60.00'	N75°13'46"E	12°05'05"
C116	285.00'	46.67'	46.62'	N85°57'48"E	9°22'58"
C117	275.00'	1.01'	1.01'	S89°14'23"E	0°12'40"
C118	275.00'	27.41'	27.40'	S86°16'43"E	5°42'40"
C119	325.00'	12.34'	12.34'	S05°29'21"W	2°10'33"
C120	325.00'	56.59'	56.52'	S00°35'14"E	9°58'38"
C121	325.00'	56.59'	56.52'	S10°33'52"E	9°58'38"
C122	325.00'	56.59'	56.52'	S20°32'29"E	9°58'38"
C123	325.00'	45.22'	45.19'	S29°30'59"E	7°58'22"
C124	20.00'	4.79'	4.78'	N04°45'10"W	13°44'12"
C125	525.00'	45.27'	45.26'	S00°21'18"E	4°56'28"
C126	525.00'	50.02'	50.00'	S05°33'18"E	5°27'32"
C127	525.00'	50.02'	50.00'	S11°00'49"E	5°27'32"
C128	525.00'	50.02'	50.00'	S16°28'21"E	5°27'32"
C129	525.00'	50.02'	50.00'	S21°55'53"E	5°27'32"
C130	525.00'	50.02'	50.00'	S27°23'25"E	5°27'32"
C131	525.00'	50.02'	50.00'	S32°50'56"E	5°27'32"
C132	525.00'	50.02'	50.00'	S38°18'28"E	5°27'32"
C133	525.00'	50.02'	50.00'	S43°46'00"E	5°27'32"
C134	525.00'	60.10'	60.06'	S49°46'31"E	6°33'31"
C135	525.00'	21.65'	21.64'	S54°14'09"E	2°21'44"
C136	325.00'	49.99'	49.94'	S59°49'24"E	8°48'47"
C137	325.00'	50.05'	50.00'	S68°38'30"E	8°49'24"
C138	325.00'	50.05'	50.00'	S77°27'55"E	8°49'24"
CU	325.00'	1991.99'	50.00'	N86°17'19"W	351°10'36"
C139	325.00'	50.05'	50.00'	S86°17'19"E	8°49'24"
C140	325.00'	30.44'	30.43'	N86°37'00"E	5°21'57"
C141	200.00'	27.42'	27.40'	N80°00'23"E	7°51'18"
C142	200.00'	50.13'	50.00'	N68°53'54"E	14°21'41"
C143	200.00'	50.13'	50.00'	N54°32'12"E	14°21'41"
C144	200.00'	50.13'	50.00'	N40°10'31"E	14°21'41"
C145	200.00'	50.13'	50.00'	N25°48'49"E	14°21'41"
C146	200.00'	50.13'	50.00'	N11°27'08"E	14°21'41"
C147	200.00'	20.00'	19.99'	N01°24'23"E	5°43'48"
C148	175.00'	38.29'	38.21'	N07°43'35"W	12°32'10"
C149	175.00'	24.54'	24.54'	N18°00'43"W	8°02'07"
C150	15.00'	4.33'	4.32'	S13°45'28"E	16°32'37"
C151	15.00'	10.79'	10.56'	S15°07'36"W	41°13'31"
C152	60.00'	51.29'	49.74'	N11°15'05"E	48°58'35"
C153	60.00'	54.11'	52.30'	N39°04'25"W	51°40'24"
C154	60.00'	11.49'	11.47'	S74°18'43"E	10°58'24"
C155	150.00'	121.66'	118.35'	N21°46'36"E	46°28'13"
C156	150.00'	101.90'	99.95'	N64°28'22"E	38°55'20"
C157	225.00'	38.24'	38.20'	N10°56'07"W	9°44'19"
C158	225.00'	50.10'	50.00'	N22°11'03"W	12°45'51"
C159	225.00'	19.40'	19.39'	N31°01'59"W	4°56'22"
C160	175.00'	65.33'	64.96'	N22°48'27"W	21°23'26"
C161	175.00'	18.47'	18.46'	N09°05'21"W	6°02'46"
C162	275.00'	60.74'	60.61'	S89°44'20"E	12°39'15"
C163	275.00'	81.18'	80.88'	S74°57'19"E	16°54'47"
C164	275.00'	53.19'	53.11'	S60°57'28"E	11°04'55"

*SEE SHEET 13 OF 14 FOR AREA TABLES.

Delta Survey Group Inc.
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 6-29-21

AREA TABLES

BLOCK A

RESIDENTIAL

Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet
37	0.16	7006.15	119	0.19	8318.44
38	0.16	7011.93	120	0.17	7500.00
39	0.16	7011.93	121	0.17	7500.00
40	0.16	7011.93	122	0.17	7570.21
41	0.16	7011.93	123	0.23	10141.66
42	0.16	7011.93	124	0.21	8951.39
43	0.16	7011.93	125	0.26	11417.94
44	0.16	7011.93	126	0.28	12079.71
45	0.16	7011.93	127	0.28	12079.71
46	0.19	8432.82	128	0.26	11282.19
47	0.19	8449.10	129	0.17	7500.00
48	0.19	8125.00	130	0.17	7500.00
49	0.17	7500.00	131	0.17	7500.00
50	0.18	7875.00	132	0.17	7529.55
51	0.14	6250.00	133	0.20	8648.67
52	0.14	6250.00	134	0.18	7756.33
53	0.14	6250.00	135	0.17	7500.00
54	0.14	6250.00	136	0.19	8063.57
55	0.14	6250.00	137	0.26	11142.37
56	0.14	6250.00	138	0.27	11791.09
57	0.14	6250.00	139	0.27	11812.74
58	0.14	6250.00	140	0.23	10000.00
59	0.14	6250.00	141	0.23	10000.00
60	0.17	7488.66	142	0.23	10000.00
61	0.17	7490.18	143	0.23	10000.00
62	0.17	7490.18	144	0.23	10091.03
63	0.17	7490.18	145	0.25	10845.47
64	0.16	6991.60	146	0.25	10845.47
65	0.14	6250.00	147	0.25	10845.48
66	0.14	6250.00	148	0.23	10005.83
67	0.14	6250.00	149	0.23	10000.00
68	0.14	6250.00	150	0.23	10000.00
69	0.14	6250.00	151	0.23	10000.00
70	0.14	6250.00	152	0.23	10000.00
71	0.14	6250.00	153	0.36	15836.96
72	0.17	7338.73	154	0.41	17874.76
73	0.19	8294.39	155	0.29	12649.67
74	0.19	8294.39	156	0.31	13361.83
75	0.19	8294.39	157	0.30	12909.59
76	0.19	8294.39	158	0.23	10000.00
77	0.19	8294.39	159	0.23	10000.00
78	0.16	7038.38	160	0.23	10000.00
79	0.14	6250.00	161	0.25	10756.63
80	0.14	6250.00	162	0.17	7500.00
81	0.19	8088.64	163	0.18	7832.84
82	0.19	8147.24	164	0.19	8479.25
83	0.18	7635.22	165	0.19	8479.25
84	0.16	6924.14	166	0.19	8479.25
85	0.15	6445.81	167	0.19	8479.25
86	0.17	7600.80	168	0.19	8479.25
87	0.19	8325.37	169	0.19	8479.25
88	0.14	6250.00	170	0.19	8479.25
89	0.14	6250.00	171	0.19	8479.25
90	0.25	10879.17	172	0.17	7509.14
91	0.24	10342.29	173	0.17	7500.00
92	0.14	6250.00	174	0.17	7500.00
93	0.14	6250.00	175	0.17	7500.00
94	0.14	6250.00	176	0.17	7500.00
95	0.18	8039.16	177	0.17	7500.00
96	0.14	6250.00	178	0.17	7500.00
97	0.14	6250.00	179	0.17	7500.01
98	0.14	6250.00			
99	0.17	7612.86			
100	0.19	8059.28			
101	0.20	8679.09			
102	0.19	8250.00			
103	0.19	8250.00			
104	0.19	8250.00			
105	0.17	7617.02			
106	0.17	7500.00			
107	0.17	7500.00			
108	0.17	7500.00			
109	0.17	7500.00			
110	0.20	8821.11			
111	0.21	9227.72			
112	0.21	9227.72			
113	0.21	9227.72			
114	0.21	9227.72			
115	0.21	9227.72			
116	0.21	9227.72			
117	0.21	9227.72			
118	0.21	9227.72			

NON-RESIDENTIAL

Lot	Acres	Sq. Feet
902	0.73	31639.11
901	140.13	6104017.27

BLOCK B

RESIDENTIAL

Lot	Acres	Sq. Feet
1	0.25	10818.61
2	0.25	10818.61
3	0.24	10441.01
4	0.17	7500.00
5	0.21	8976.26
6	0.17	7500.00
7	0.18	7702.52
8	0.19	8479.25
9	0.19	8479.25
10	0.19	8479.25
11	0.19	8269.78
12	0.20	8500.00
13	0.20	8500.00
14	0.21	9270.93
15	0.17	7464.53
16	0.18	7894.42
17	0.18	8039.16
18	0.17	7473.99
19	0.18	7888.96
20	0.18	7816.89
21	0.14	6250.00
22	0.14	6250.00
23	0.14	6250.00
24	0.14	6250.00
25	0.14	6250.00
26	0.14	6250.00
27	0.14	6250.00
28	0.16	6875.00
29	0.20	8750.00

NON-RESIDENTIAL

Lot	Acres	Sq. Feet
901	16.69	727194.71

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

PHASE 3
IMPERVIOUS COVER TRACKING

HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

ALLOWABLE IMPERVIOUS COVER

TOTAL AREA[1] = 1509.68 AC.
TOTAL ALLOWABLE IMPERVIOUS COVER (15%)[2] =226.45 AC.

COMMERCIAL AREA[1] = 166.13 AC.
COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)[2,3] = 83.07 AC.

RESIDENTIAL AREA[1] = 1343.55 AC.
RESIDENTIAL ALLOWABLE IMPERVIOUS COVER[2] =143.38 AC.

NOTES:

- 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.
- IMPERVIOUS COVER CALCULATIONS ARE BASED ON THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
- 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
PHASE 5 SECTION 2 IMPERVIOUS COVER = 16.24 AC
PHASE 3 IMPERVIOUS COVER = 23.60 AC

TOTAL RESIDENTIAL IMPERVIOUS COVER = 140.38 AC.

REMAINING RESIDENTIAL IMPERVIOUS COVER = 3.00 AC.

AVERAGE RESIDENTIAL LOT SIZE = 8,371 SF

NOTES:

- **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.**
- **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.**
- **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.**
- **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.**
- **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.**
- **IMPERVIOUS COVER OF "HEADWATERS WEST OFFICE" FROM THE APPROVED SITE PLANS SEALED BY JOSE SOSA, P.E. DATED 07/31/2020.**

*SEE SHEET 12 OF 14 FOR LINE AND CURVE TABLES.

*SEE SHEET 13 OF 14 FOR AREA TABLES.