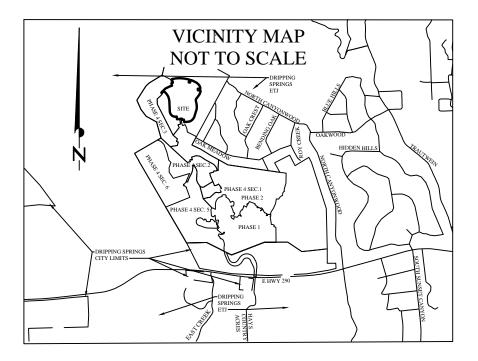
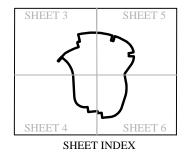
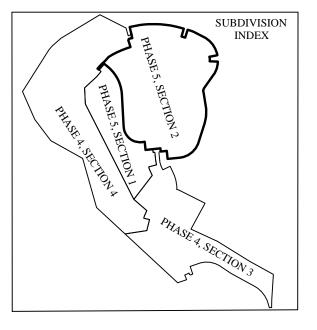
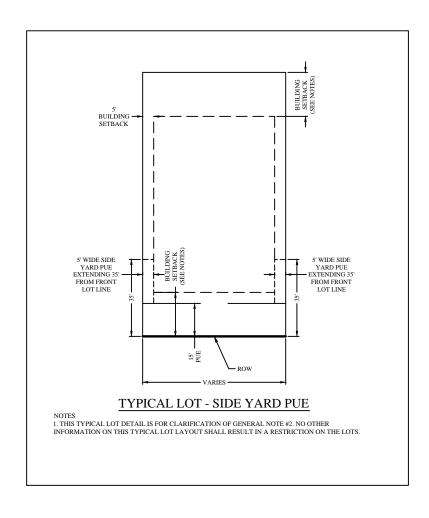
STATE OF TEXAS § COUNTY OF HAYS § KNOW ALL THESE MEN BY PRESENTS:		STATE OF TEXAS CITY OF DRIPPING SPRIN COUNTY OF HAYS	§	
THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED IN REMAINDER OF 1035.74 ACRES AS CONVEYED IN VOLUME 4832, PACT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOE ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREWITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEN GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREE	GE 118 AS DOCUMENT NUMBER 2014-14000136 S HEREBY SUBDIVIDE A TOTAL OF 57.14 EEK, PHASE 5, SECTION 2", IN ACCORDANCE MENTS OR RESTRICTIONS HEREFORE	CONSIDERED BY THE CITY	AT BARTON CREEK, PHASE 5, SEC OF DRIPPING SPRINGS AND IS HE DAY OF, 20 A.I	
WITNESS MY HAND, THIS THEDAY OF, 20_ A.D.		DI ANNUNG AND ZONING C	ON MUSSION CHAID OD VICE CHAI	<del>m</del>
WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP		ATTEST:	OMMISSION CHAIR OR VICE CHAI	IK
BY: WFC HEADWATERS GP VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER		ANDREA CUNNINGHAM, C	CITY SECRETARY	
BY: NAME: TITLE: C/O 500 BOYLSTON STREET, SUITE 2010 BOSTON, MA 02116		STATE OF TEXAS COUNTY OF HAYS	<b>§</b> §	
STATE OF MASSACHUSETTS § COUNTY OF SUFFOLK §		THIS SUBDIVISION PLAT C	ONFORMS TO ALL HAYS COUNTY	VELOPMENT SERVICES, HEREBY CERTIFY THAT REQUIREMENTS AS STATED IN THE INTERLOCAL
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SA	KNOWN TO BE THE PERSON WHOSE NAME IS			THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION ON OF THE CITY OF DRIPPING SPRINGS.  DATE
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THEDAY OF	, 20 A.D.	DIRECTOR HAYS COUNTY DEVELOPM	MENT SERVICES	
(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)				
(NOTART TOBLIC IN AND TOR STATE OF TEXAS)		WATER SUPPLY NOTE:		
(PRINT OR TYPE NOTARY'S NAME)				ER TO THE HEADWATERS MUD, HAS THE REQUIRED DANCE WITH ITS TARIFF AND POLICIES.
LEINHOLDER CONSENT: PIONEER BANK, SSB				
CHRIS BOURNE		GINGER FAUGHT, DEPUTY 512-858-4725	CITY ADMINISTRATOR	DATE
CENTRAL TEXAS REGIONAL PRESIDENT				
ADDRESS FOR NOTICES: 623 W. 38TH STREET, SUITE 100 AUSTIN, TEXAS 78705 ATTN: CHRIS BOURNE  STATE OF TEXAS §		CERTIFY THAT THIS PLAT PROPERTY MADE UNDER	EGISTERED PROFESSIONAL LAND IS TRUE AND CORRECT, THAT IT V	SURVEYOR IN THE STATE OF TEXAS, HEREBY WAS PREPARED FROM AN ACTUAL SURVEY OF THE ID, AND THAT ALL NECESSARY SURVEY
COUNTY OF HAYS §			RY - NOT FOR	
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SA PERSONALLY APPEARED CHRIS BOURNE, KNOWN TO BE THE PERSOFOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE I AND CONSIDERATION THEREIN EXPRESSED.	ON WHOSE NAME IS SUBSCRIBED TO THE	JOHN BRAUTIGAM REGISTERED PROFESSION. NO. 5057 - STATE OF TEXAS	AL LAND SURVEYOR	DATE
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THEDAY OF	, 20 A.D.	DELTA SURVEY GROUP, IN 8213 BRODIE LANE, SUITE		
(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)		AUSTIN, TEXAS 78745 TBPLS FIRM NO. 10004700		
(PRINT OR TYPE NOTARY'S NAME)		LOTS IN THIS SUBDIVISION	GISTERED PROFESSIONAL ENGINE N ARE NOT LOCATED WITHIN ANY	ER, DO HEREBY CERTIFY THAT THE RESIDENTIAL Y DESIGNATED 100-YEAR FLOOD PLAIN AS
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION TO	D-WIT:		OD INSURANCE RATE MAP (FIRM) DERAL EMERGENCY MANAGEMEN	MAP NO. 48209C0108F, REVISED SEPTEMBER 2, 2005 IT AGENCY.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL O		PRELIMINA	<u> ARY - NOT FOI</u>	R RECORDATION
SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE T DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILI ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWA	ARE CAUTIONED BY HAYS COUNTY TO ITY. RAIN WATER COLLECTION IS	JESSE B. MALONE, P.E. REGISTERED PROFESSION. MALONE/WHEELER, INC. 5113 SOUTHWEST PKWY, S AUSTIN, TEXAS 78735		DATE
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL OOR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPRODEVELOPMENT SERVICES.		FIRM REGISTRATION NO. I	F-786	
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIT COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.		STATE OF TEXAS COUNTY OF HAYS	§ §	
	· 	KNOW ALL MEN BY THES: THAT, ELAINE H. CARDEN		UNTY COURT DOES HEREBY CERTIFY THAT THE
ERIC VAN GAASBEEK, R.S., C.F.M HAYS COUNTY FLOOD PLAIN ADMINISTRATOR	DATE	FOREGOING INSTRUMENT IN MY OFFICE ON THEI AND STATE IN INSTRUME CLERK OF SAID COUNTY (	OF WRITING AND THE CERTIFICATION OF	ATE OF AUTHENTICATION WAS FILED FOR RECORDS IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY INESS MY HAND AND SEAL OF OFFICE OF COUNTY , 20 FILED FOR RECORD AT
MARCUS PACHECO DIRECTOR HAVE COUNTY DEVEL OBMENT SERVICES	DATE	O'CLOCKM. TI	HIS THEDAY OF	, 20A.D.
HAYS COUNTY DEVELOPMENT SERVICES		ELAINE H. CARDENAS		
		COUNTY CLERK HAYS COUNTY, TEXAS		
		,		









#### 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.
- THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #1 FOR EMS SERVICE.
   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'
- 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.
- ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
   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 FASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITME
- 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
- 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 902, BLOCK H
- LOT 900, BLOCK I
  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 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:

- 146 LOTS TOTAL
- 144 RESIDENTIAL LOTS2 NON-RESIDENTIAL LOTS
- AVERAGE RESIDENTIAL LOT SIZE: 8392 SQ. FT. LOTS LESS THAN 1 ACRE: 144 LOTS 1-2 ACRES: 0 LOTS 2-5 ACRES: 1 LOTS 5-10 ACRES: 0 LOTS 10 ACRES OR GREATER: 1

# 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'

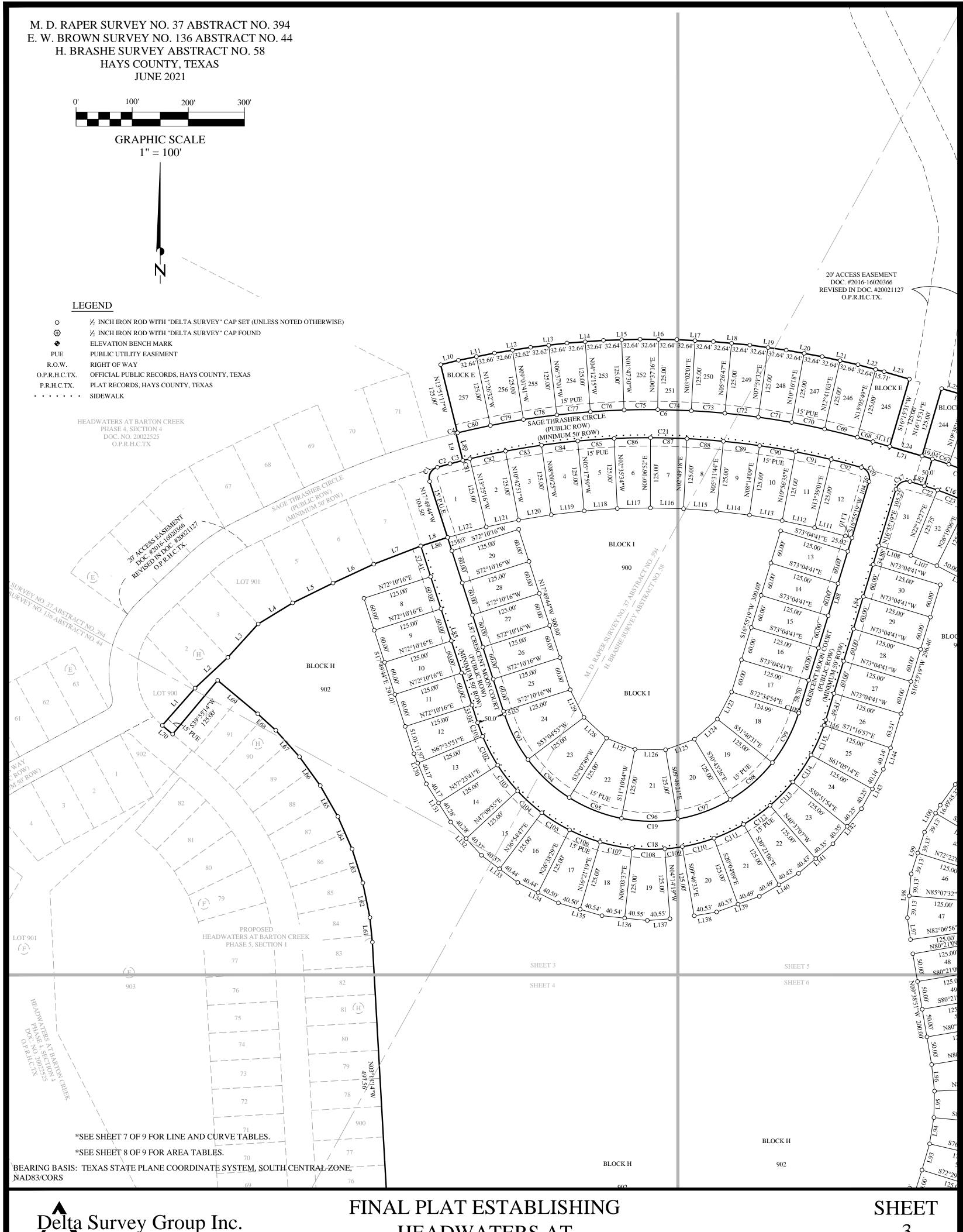
# **SUBDIVISION ROADS:**

PUBLIC STREET DEDICATION

# STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
SAGE THRASHER CIRCLE (LOCAL)	50'	3161'	29' C&G
CRESCENT MOON COURT (LOCAL)	50'	1565'	29' C&G
TOTAL LINEAR FEET		4726'	

RIGHT-OF-WAY = 5.40 ACRES

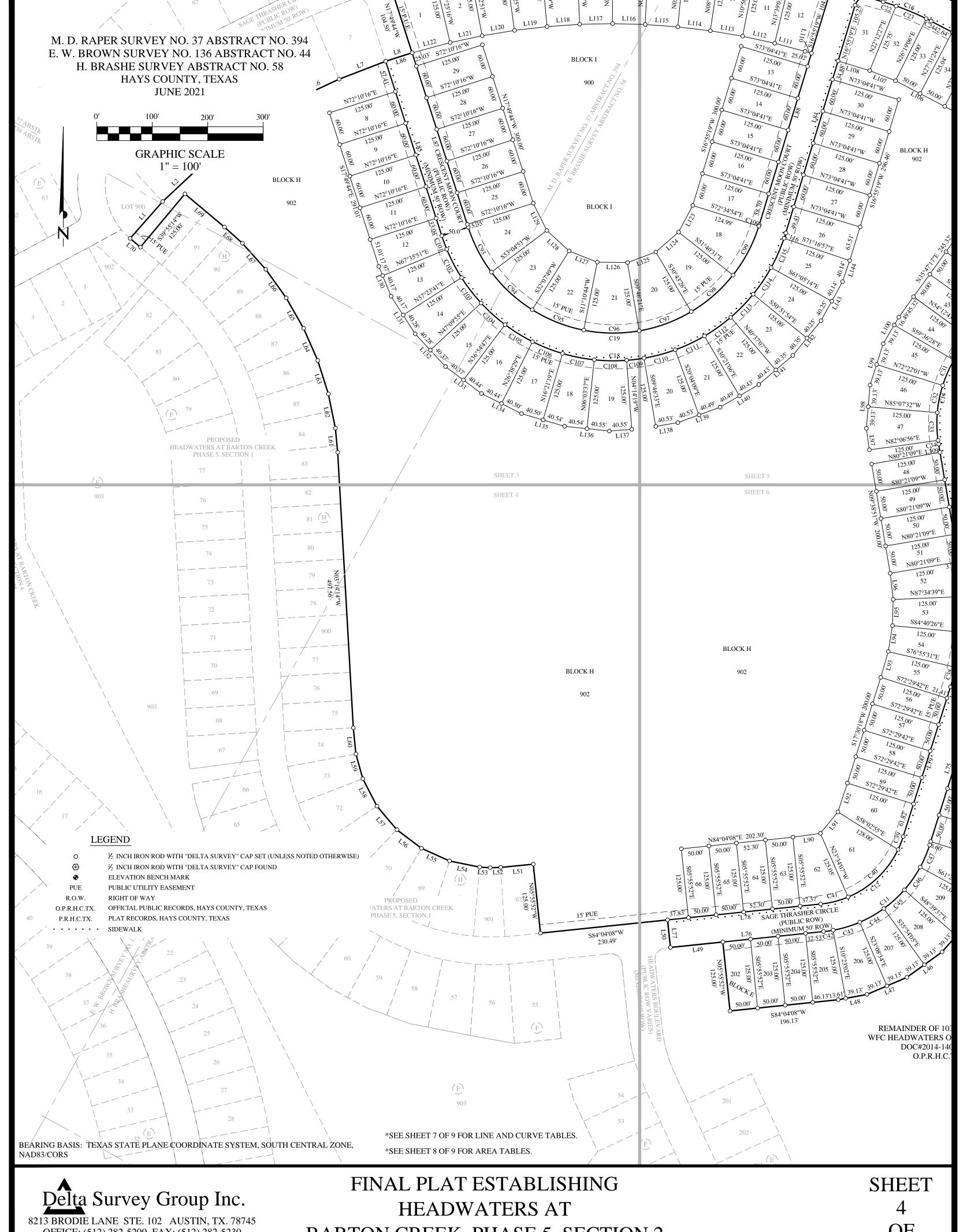


Delta Survey Group Inc.

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

**HEADWATERS AT** BARTON CREEK, PHASE 5, SECTION 2 CITY OF DRIPPING SPRINGS ETJ

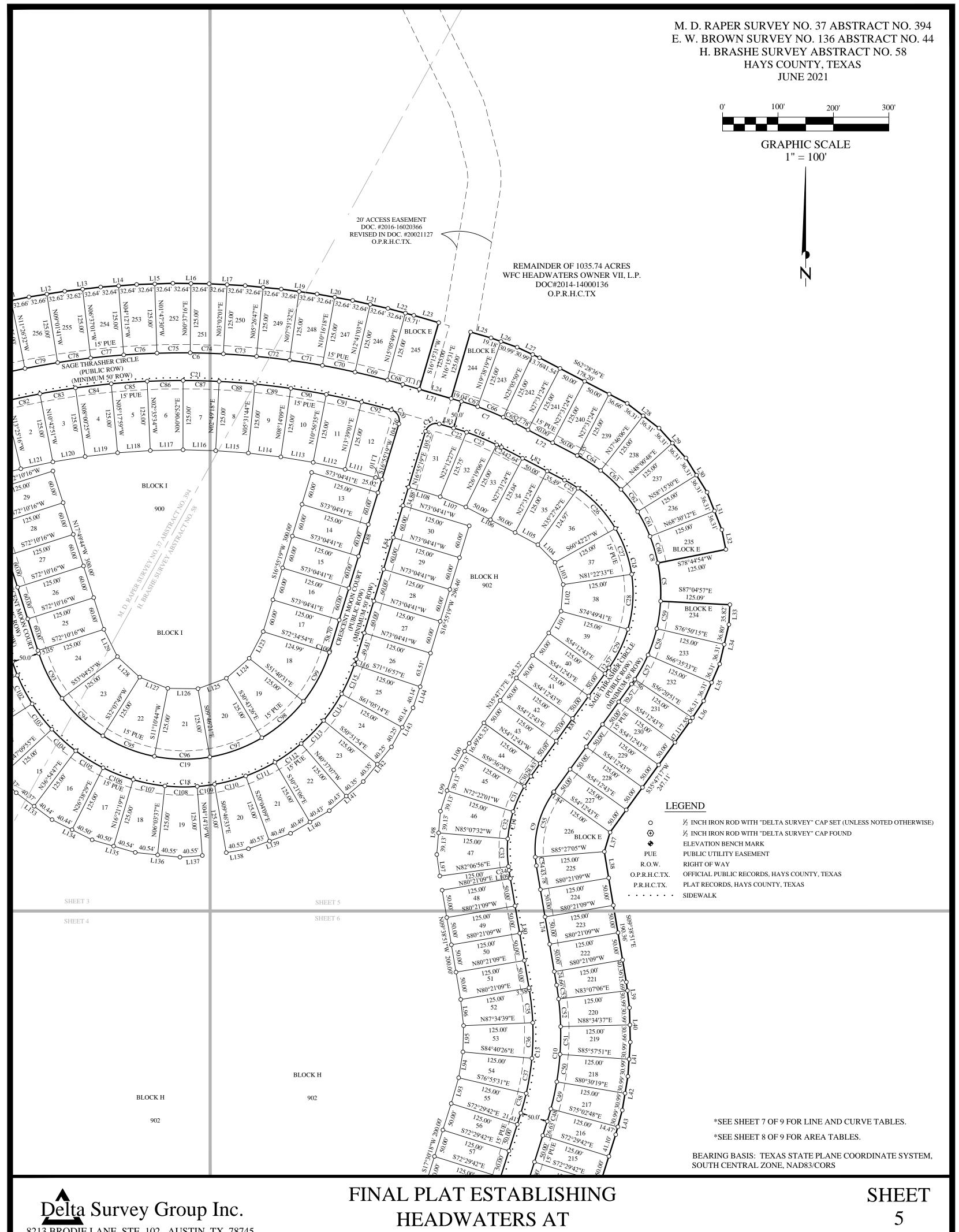
OF



OFFICE: (512) 282-5200 FAX: (512) 282-5230 TBPLS FIRM NO. 10004700 PREPARATION DATE: 6-29-21

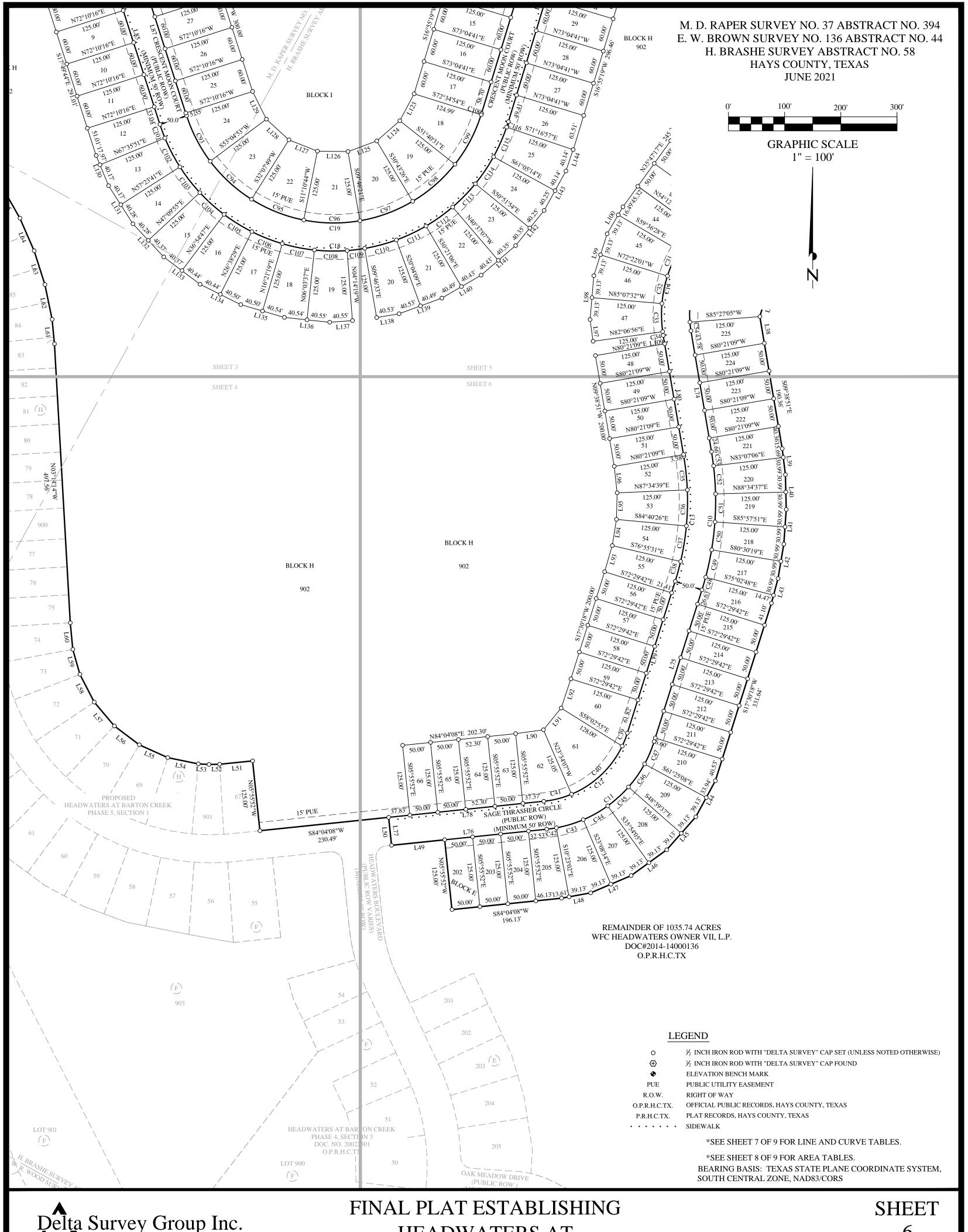
BARTON CREEK, PHASE 5, SECTION 2 CITY OF DRIPPING SPRINGS ETJ

OF



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 HEADWATERS AT
BARTON CREEK, PHASE 5, SECTION 2
CITY OF DRIPPING SPRINGS ETJ

OF O



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**HEADWATERS AT** BARTON CREEK, PHASE 5, SECTION 2 CITY OF DRIPPING SPRINGS ETJ

6 OF

# LINE AND CURVE TABLES

# **BOUNDARY AND ROW**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
L1	N41°25'01"E	88.61'	L46	S54°05'55"W	78.26'	C1	20.00'	32.36'	28.94'	N28°31'05"E	92°41'39"
L2	N46°46'08"E	80.00'	L47	S66°51'26"W	78.26'	C2	1343.91'	23.30'	23.30'	N74°34'00"E	0°59'36"
L3	N42°18'23"E	80.26'	L48	S79°36'58"W	52.74'	C3	1375.00'	23.57'	23.57'	N75°32'52"E	0°58'56"
L4	N58°39'07"E	72.08'	L49	S84°04'08"W	94.97'	C4	1425.00'	2.64'	2.64'	N76°05'32"E	0°06'23"
L5	N63°44'32"E	80.00'	L50	N05°55'52"W	50.00'	C5	280.00'	69.24'	69.07'	S04°10'02"E	14°10'08"
L6	N65°06'03"E	80.00'	L51	S84°17'22"W	59.15'	C6	1425.00'	751.59'	742.91'	S88°51'05"E	30°13'10"
L7	N68°57'44"E	90.00'	L52	S88°41'04"W	18.93'	C7	525.00'	103.22'	103.05'	S68°06'33"E	11°15'53"
L8	N72°10'16"E	50.00'	L53	N86°58'30"W	18.93'	C8	280.00'	480.21'	423.49'	S13°20'40"E	98°15'54"
L9	N13°57'40"W	50.00'	L54	N78°25'31"W	55.56'	C9	175.00'	138.78'	135.17'	S13°04'13"W	45°26'08"
L10	N76°08'43"E	32.64'	L55	N65°40'00"W	55.56'	C10	525.00'	248.80'	246.47'	S03°55'43"W	27°09'08"
L11	N78°33'28"E	65.30'	L56	N52°54'28"W	55.56'	C11	225.00'	261.40'	246.94'	S50°47'13"W	66°33'51"
L12	N80°58'19"E	65.28'	L57	N40°08'57"W	55.56'	C12	175.00'	203.31'	192.07'	N50°47'13"E	66°33'51"
L13	N83°22'59"E	65.26'	L58	N27°23'25"W	55.56'	C13	475.00'	225.10'	223.00'	N03°55'43"E	27°09'08"
L14	N85°47'45"E	65.28'	L59	N15°41'53"W	46.30'	C14	225.00'	178.43'	173.79'	N13°04'13"E	45°26'08"
L15	N88°12'30"E	65.28'	L60	N05°34'53"W	47.51'	C15	230.00'	394.46'	347.86'	N13°20'40"W	98°15'54"
L16	S89°22'44"E	65.28'	L61	N05°34'02"W	43.82'	C16	475.00'	93.39'	93.24'	N68°06'33"W	11°15'53"
L17	S86°57'59"E	65.28'	L62	N11°36'04"W	63.25'	C17	20.00'	31.18'	28.12'	S61°35'25"W	89°20'11"
L18	S84°33'13"E	65.28'	L63	N17°38'06"W	63.25'	C18	325.00'	823.90'	620.34'	S89°32'48"W	145°14'57"
L19	S82°08'28"E	65.28'	L64	N23°40'08"W	63.25'	C19	275.00'	697.15'	524.90'	N89°32'48"E	145°14'57"
L20	S79°43'42"E	65.28'	L65	N29°42'10"W	63.25'	C20	20.00'	31.75'	28.52'	N28°33'15"W	90°57'08"
L21	S77°18'57"E	65.28'	L66	N35°44'12"W	63.25'	C21	1375.00'	718.29'	710.15'	N88°59'44"W	29°55'51"
L22	S74°54'11"E	48.35'	L67	N41°46'14"W	63.25'		1				
L23	S73°44'29"E	46.82'	L68	N47°48'16"W	43.54'						
L24	S73°44'29"E	60.00'	L69	N50°04'46"W	93.06'						
L25	S73°44'29"E	38.22'	L70	N50°04'46"W	24.25'						
L26	S70°21'41"E	50.17'	L71	S73°44'29"E	110.15'						
L27	S64°54'10"E	44.75'	L72	S62°28'36"E	128.13'						
L28	S52°13'54"E	72.61'	L73	S35°47'17"W	241.40'						
L29	S41°59'12"E	72.61'	L74	S09°38'51"E	218.44'						
L30	S31°44'30"E	72.61'	L75	S17°30'18"W	283.22'						
L31	S21°29'48"E	72.61'	L76	S84°04'08"W	277.50'						
L32	S11°15'06"E	36.31'	L77	N05°55'52"W	50.00'						
L33	S02°55'03"W	35.82'	L78	N84°04'08"E	277.50'						
L34	S13°09'45"W	73.11'	L79	N17°30'18"E	283.22'						
L35	S23°24'27"W	72.61'	L80	N09°38'51"W	218.44'						
L36	S33°39'09"W	43.85'	L81	N35°47'17"E	241.40'						
L37	S16°37'24"W	36.21'	L82	N62°28'36"W	128.13'						
L38	S09°24'45"E	48.22'	L83	N73°44'29"W	26.97'						
L39	S06°52'54"E	46.68'	L84	S16°55'19"W	429.54'						
L40	S01°25'23"E	61.98'	L85	N17°49'44"W	330.45'						
L41	S04°02'09"W	61.98'	L86	N72°10'16"E	50.00'						

L87 S17°49'44"E 330.45'

L88 N16°55'19"E

L89 N13°57'40"W

L42 S09°29'41"W 61.98'

73.07'

L43 S14°57'12"W

L44 S28°34'52"W L45 S41°20'23"W

# LOTS

							LOI							
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
L90	N82°12'38"E	50.03'	C22	475.00'	24.43'	24.43'	N72°16'04"W	2°56'50"	C77	1425.00'	60.00'	60.00'	S84°35'22"W	2°24'45"
L91	N39°10'55"E	49.90'	C23	475.00'	58.96'	58.93'	N67°14'17"W	7°06'45"	C78	1425.00'	59.97'	59.96'	S82°10'39"W	2°24'40"
L92	N18°16'31"E	54.82'	C24	475.00'	9.99'	9.99'	N63°04'45"W	1°12'18"	C79	1425.00'	60.04'	60.04'	S79°45'54"W	2°24'51"
L93	N16°16'06"E	48.45'	C25	230.00'	28.37'	28.35'	N58°56'37"W	7°03'59"	C80	1425.00'	60.00'	60.00'	S77°21'06"W	2°24'45"
L94	S09°12'01"W	47.30'	C26	230.00'	99.84'	99.06'	N42°58'27"W	24°52'20"	C81	1375.00'	12.95'	12.95'	S76°18'32"W	0°32'23"
L95	S01°27'06"W	47.30'	C27	230.00'	87.97'	87.43'	N19°34'52"W	21°54'50"	C82	1375.00'	64.97'	64.96'	S77°55'57"W	2°42'26"
L96	S06°17'31"E	47.48'	C28	230.00'	100.52'	99.73'	N03°53'48"E	25°02'30"	C83	1375.00'	64.97'	64.96'	S80°38'22"W	2°42'26"
L97	N07°53'04"W	39.13'	C29	230.00'	77.76'	77.39'	N26°06'10"E	19°22'14"	C84	1375.00'	64.97'	64.96'	S83°20'48"W	2°42'26"
L98	N04°52'28"E	78.26'	C30	225.00'	21.19'	21.18'	S33°05'25"W	5°23'45"	C85	1375.00'	64.97'	64.96'	S86°03'14"W	2°42'26"
L99	N17°37'59"E	78.26'	C31	225.00'	50.11'	50.00'	S24°00'46"W	12°45'33"	C86	1375.00'	64.97'	64.96'	S88°45'39"W	2°42'26"
L100	N30°23'32"E	55.63'	C32	225.00'	50.10'	50.00'	S11°15'13"W	12°45'31"	C87	1375.00'	64.97'	64.96'	N88°31'55"W	2°42'26"
L101	N29°19'42"E	45.11'	C33	225.00'	50.10'	50.00'	S01°30'18"E	12°45'31"	C88	1375.00'	64.97'	64.96'	N85°49'29"W	2°42'26"
L102	N04°38'19"E	48.18'	C34	225.00'	6.92'	6.92'	S08°45'57"E	1°45'47"	C89	1375.00'	64.97'	64.96'	N83°07'04"W	2°42'26"
L103	S20°14'13"E	42.59'	C35	475.00'	59.90'	59.86'	N06°02'06"W	7°13'30"	C90	1375.00'	64.97'	64.96'	N80°24'38"W	2°42'26"
L104	N44°14'31"W	44.45'	C36	475.00'	64.24'	64.19'	N01°27'06"E	7°44'55"	C91	1375.00'	64.97'	64.96'	N77°42'12"W	2°42'26"
L105 L106	N61°49'59"W N62°31'16"W	46.53' 100.00'	C37 C38	475.00' 475.00'	64.24' 36.73'	64.19' 36.72'	N09°12'01"E N15°17'23"E	7°44'55" 4°25'49"	C92 C93	1375.00' 275.00'	55.67' 91.62'	55.66' 91.20'	N75°11'24"W S27°22'25"E	2°19'11" 19°05'23"
L106	N68°22'11"W	49.97'	C39	175.00'	25.01'	24.99'	N21°35'57"E	8°11'19"	C93	275.00'	100.56'	100.00'	S47°23'39"E	20°57'05"
L107	N73°04'44"W	59.58'	C39	175.00'	127.05'	124.27'	N46°29'28"E	41°35'43"	C94	275.00'	100.56'	100.00'	S68°20'44"E	20°57'05"
L109	S09°38'51"E	15.06'	C40 C41	175.00'	51.25'	51.07'	N75°40'44"E	16°46'48"	C95	275.00'	100.56'	100.00'	S89°17'49"E	20°57'05"
L110	N73°44'29"W	11.96'	C41	225.00'	17.49'	17.48'	N81°50'33"E	4°27'10"	C97	275.00'	100.56'	100.00'	N69°45'06"E	20°57'05"
L111	N75°02'44"W	56.90'	C42	225.00'	50.10'	50.00'	N73°14'12"E	12°45'31"	C98	275.00'	100.56'	100.00'	N48°48'01"E	20°57'05"
L112	N77°42'12"W	59.06'	C44	225.00'	50.10'	50.00'	N60°28'41"E	12°45'31"	C99	275.00'	100.34'	99.79'	N27°52'18"E	20°54'23"
L113	N80°24'38"W	59.06'	C45	225.00'	50.10'	50.00'	N47°43'09"E	12°45'31"	C100	275.00'	2.38'	2.38'	N17°10'13"E	0°29'47"
L114	N83°07'04"W	59.06'	C46	225.00'	50.10'	50.00'	N34°57'38"E	12°45'31"	C101	325.00'	25.94'	25.94'	S20°06'56"E	4°34'25"
L115	N85°49'29"W	59.06'	C47	225.00'	43.50'	43.43'	N23°02'35"E	11°04'34"	C102	325.00'	57.87'	57.80'	S27°30'14"E	10°12'10"
L116	N88°31'55"W	59.06'	C48	525.00'	23.38'	23.38'	N16°13'45"E	2°33'05"	C103	325.00'	58.02'	57.95'	S37°43'12"E	10°13'45"
L117	S88°45'39"W	59.06'	C49	525.00'	50.02'	50.00'	N12°13'27"E	5°27'32"	C104	325.00'	58.15'	58.08'	S47°57'39"E	10°15'09"
L118	S86°03'14"W	59.06'	C50	525.00'	50.02'	50.00'	N06°45'55"E	5°27'32"	C105	325.00'	58.26'	58.19'	S58°13'22"E	10°16'18"
L119	S83°20'48"W	59.06'	C51	525.00'	50.02'	50.00'	N01°18'23"E	5°27'32"	C106	325.00'	58.35'	58.27'	S68°30'06"E	10°17'10"
L120	S80°38'22"W	59.06'	C52	525.00'	50.02'	50.00'	N04°09'08"W	5°27'32"	C107	325.00'	58.40'	58.32'	S78°47'32"E	10°17'43"
L121	S77°55'57"W	59.06'	C53	525.00'	25.34'	25.34'	N08°15'53"W	2°45'56"	C108	325.00'	58.42'	58.34'	S89°05'21"E	10°17'56"
L122	S74°53'12"W	71.15'	C54	175.00'	15.57'	15.57'	S07°05'53"E	5°05'55"	C109	325.00'	31.41'	31.40'	N82°59'34"E	5°32'14"
L123	S27°52'39"W	54.43'	C55	175.00'	123.20'	120.67'	S15°37'11"W	40°20'13"	C110	325.00'	58.39'	58.31'	N75°04'39"E	10°17'36"
L124	S48°48'01"W	54.55'	C56	280.00'	10.44'	10.44'	N34°43'13"E	2°08'08"	C111	325.00'	58.33'	58.25'	N64°47'22"E	10°16'57"
L125	S69°45'06"W	54.55'	C57	280.00'	50.07'	50.00'	N28°31'48"E	10°14'42"	C112	325.00'	58.24'	58.16'	N54°30'54"E	10°16'00"
L126	N89°17'49"W	54.55'	C58	280.00'	50.07'	50.00'	N18°17'06"E	10°14'42"	C113	325.00'	58.12'	58.04'	N44°15'30"E	10°14'47"
L127	N68°20'44"W	54.55'	C59	280.00'	50.07'	50.00'	N08°02'24"E	10°14'42"	C114	325.00'	57.98'	57.91'	N34°01'26"E	10°13'20"
L128	N47°23'39"W	54.55'	C60	280.00'	50.07'		N16°22'27"W	10°14'42"	C115	325.00'	57.83'	57.75'	N23°48'54"E	10°11'43"
L129	N26°27'01"W	55.03'	C61	280.00'	50.07'	50.00'	N26°37'09"W	10°14'42"	C116	325.00'	10.18'	10.18'	N17°49'11"E	1°47'43"
L130	S22°24'09"E S32°36'19"E	58.14'	C62 C63	280.00'	50.07' 50.07'	50.00'	N36°51'51"W	10°14'42"	-					
L131 L132	S42°50'05"E	80.45' 80.65'	C63	280.00' 280.00'	50.07'	50.00' 50.00'	N47°06'33"W N57°21'15"W	10°14'42" 10°14'42"	1					
L132	S53°05'13"E	80.81'	C65	525.00'	22.23'	22.23'	N63°41'23"W	2°25'33"	1					
L134	S63°21'31"E	80.95'	C65	525.00'	50.02'	50.00'	N67°37'56"W	5°27'32"	+					
L135	S73°38'41"E	81.04'	C67	525.00'	30.97'	30.97'	N72°03'05"W	3°22'48"	-					
L136	S83°56'23"E	81.09'	C68	1425.00'	28.89'	28.89'	N74°19'20"W	1°09'42"	†					
L137	N85°45'41"E	40.55'	C69	1425.00'	60.00'	60.00'	N76°06'34"W	2°24'45"	†					
L138	N80°13'27"E	40.53'	C70	1425.00'	60.00'	60.00'	N78°31'20"W	2°24'45"	†					
L139	N69°55'51"E	81.02'	C71	1425.00'	60.00'	60.00'	N80°56'05"W	2°24'45"	1					
L140	N59°38'54"E	80.91'	C72	1425.00'	60.00'	60.00'	N83°20'51"W	2°24'45"						
L141	N49°22'53"E	80.77'	C73	1425.00'	60.00'	60.00'	N85°45'36"W	2°24'45"	1					
L142	N39°08'06"E	80.60'	C74	1425.00'	60.00'	60.00'	N88°10'22"W	2°24'45"	1					
L143	N28°54'46"E	80.39'	C75	1425.00'	60.00'	60.00'	S89°24'53"W	2°24'45"						
L144	N18°43'03"E	47.19'	C76	1425.00'	60.00'	60.00'	S87°00'08"W	2°24'45"						

TBPLS FIRM NO. 10004700

PREPARATION DATE: 6-29-21

# AREA TABLES

# BLOCK I

RESIDENTIAL

Lot	Acres	Sq. Feet
1	0.22	9431.05
2	0.18	7765.44
3	0.18	7765.44
4	0.18	7765.44
5	0.18	7765.44
6	0.18	7765.44
7	0.18	7765.44
8	0.18	7765.44
9	0.18	7765.44
10	0.18	7765.44
11	0.18	7765.44
12	0.21	8977.93
13	0.17	7500.00
14	0.17	7500.00
15	0.17	7500.00
16	0.17	7500.00
17	0.17	7567.68
18	0.22	9782.54
19	0.23	9804.18
20	0.23	9804.18
21	0.23	9804.18
22	0.23	9804.18
23	0.23	9804.18
24	0.22	9609.42
25	0.17	7500.00
26	0.17	7500.00
27	0.17	7500.00
28	0.17	7500.00
29	0.17	7500.00

#### NON-RESIDENTIAL

Lot	Acres	Sq. Feet
900	3.46	150532.26

# BLOCK H

RESIDENTIAL

F	RESIDENTIA	AL
Lot	Acres	Sq. Feet
8	0.17	7500.00
9	0.17	7500.00
10	0.17	7500.00
11	0.17	7500.00
12	0.18	8001.13
13	0.20	8673.26
		8695.92
14	0.20	
15	0.20	8715.83
16	0.20	8732.29
17	0.20	8744.70
18	0.20	8752.61
19	0.20	8755.72
20	0.20	8750.92
21	0.20	8741.75
22	0.20	8728.18
23	0.20	8710.71
24	0.20	8689.98
25	0.20	8666.71
26	0.18	7693.91
27	0.17	7500.00
28	0.17	7500.00
29	0.17	7500.00
30	0.17	7500.00
31	0.17	8112.41
32	0.16	6853.26
33	0.15	6417.07
34	0.14	6250.97
35	0.16	6909.45
36	0.21	9105.92
37	0.19	8238.57
38	0.22	9411.02
39	0.20	8540.20
40	0.14	6250.00
41	0.14	6250.00
42	0.14	6250.00
43	0.14	6250.00
44	0.16	6992.45
45	0.19	8059.57
46	0.19	8059.28
47	0.19	8059.28
48	0.14	6250.00
49	0.14	6250.00
50	0.14	6250.00
51	0.14	6250.00
		6230.00
52	0.16	
53	0.16	6998.44
54	0.16	6998.44
55	0.15	6678.72
56	0.14	6250.00
57	0.14	6250.00
58	0.14	6250.00
59	0.14	6250.00
60	0.20	8892.74
61	0.26	11423.53
62	0.20	8706.13
63	0.14	6250.00
61	0.15	6527.60

# NON-RESIDENTIAL

0.14

0.14

Lot	Acres	Sq. Feet
902	23 31	1015210.80

6537.69

6250.00

6250.00

# BLOCK E

RESIDENTIAL

	RESIDENT	TAL
Lot	Acres	Sq. Feet
202	0.14	6250.00
203	0.14	6250.00
204	0.14	6250.00
205	0.16	6861.19
206	0.19	8059.28
207	0.19	8059.28
208	0.19	8059.28
209	0.19	8059.28
210	0.18	7809.11
211	0.14	6250.00
212	0.14	6250.00
213	0.14	6250.00
214	0.14	6250.00
215	0.14	6250.00
216	0.15	6600.08
217	0.16	7011.93
218	0.16	7011.93
219	0.16	7011.93
220	0.16	7011.93
221	0.15	6629.86
222	0.14	6250.00
223	0.14	6250.00
224	0.14	6250.00
225	0.15	6728.16
226	0.23	10211.93
227	0.14	6250.00
228	0.14	6250.00
229	0.14	6250.00
230	0.14	6250.00
231	0.15	6541.81
232	0.18	7694.48
233	0.18	7694.48
234	0.18	7697.68
235	0.18	7694.48
236	0.18	7694.48
237	0.18	7694.48
238 239	0.18	7694.48 7738.59
240		6250.00
241	0.14	6250.00
242	0.14	<del> </del>
242	0.15	6582.68 7011.93
244	0.15	6715.70
245	0.13	7659.39
246	0.18	7837.00
247	0.18	7837.00
248	0.18	7837.00
249	0.18	7837.00
250	0.18	7837.00
251	0.18	7837.00
252	0.18	7837.00
253	0.18	7837.00
254	0.18	7837.00
255	0.18	7832.23
256	0.18	7841.77
257	0.18	7837.00
231	0.10	7037.00

TBPLS FIRM NO. 10004700 PREPARATION DATE: 6-29-21

# PHASE 5, SECTION 2 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<sup>1</sup> = 166.13 AC. COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)<sup>2,3</sup> = 83.07 AC.

> RESIDENTIAL AREA<sup>1</sup> = 1343.55 AC. RESIDENTIAL ALLOWABLE IMPERVIOUS COVER<sup>2</sup> =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 PHASE 5 SECTION 2 IMPERVIOUS COVER = 16.24 AC

#### TOTAL RESIDENTIAL IMPERVIOUS COVER = 116.78 AC.

# REMAINING RESIDENTIAL IMPERVIOUS COVER = 26.60 AC.

# AVERAGE RESIDENTIAL LOT SIZE = 8,392 SF

- 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,
- 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.
- 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.

