

STATE OF TEXAS)

COUNTY OF HAYS)

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, A DELAWARE LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT OWNER OF 19.302 ACRES OF LAND, RECORDED IN DOCUMENT No. 20031323 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE FRELLOVE WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 19.302 ACRES, TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE TWO 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.

GOLF CLUB DEVELOPMENT, INC.
A DELAWARE COMPANY,

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

STATE OF ARIZONA)
COUNTY OF MARICOPA)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, AUTHORIZED AGENT, 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 ____ DAY OF _____, 2019. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

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 31ST DAY OF August, 2021.

TORY DUANE MILLER, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
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.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAPS #48209C0120 F, #48209C0140 F, #48209C0235 F, AND #48209C0255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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 30th DAY OF July, 2021.

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



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6 AND THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- TOTAL ACREAGE OF DEVELOPMENT: 19.3018
TOTAL ACREAGE OF LOTS: 19.3018
INTENDED USE OF LOTS: RESIDENTIAL, DRAINAGE AND PRIVATE STREETS
TOTAL NUMBER OF LOTS: 23 AVERAGE SIZE OF LOTS: 0.8321
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 0
Between 1 & 2 acres 2
Less than an acre 20
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 3381, PAGE 708 AND THE AMENDED AND THE RESTATED DEVELOPMENT AGREEMENT RECORDED IN VOLUME 5150 PAGE 594, BOTH OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS AMENDED FROM TIME TO TIME. SITE DEVELOPMENT AND BUILDING PERMITS ARE REQUIRED FOR COMMERCIAL DEVELOPMENT.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS PROHIBITED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.
- HOMEOWNERS ASSOCIATION MAINTAINED STREETS: DRIFTWOOD DLC INVESTOR I, LP, BY FILING OF THIS PLAT OF RECORD AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: VOLMERING LANE AND THIELEPAPE COVE UNTIL AND UNLESS DRIFTWOOD DLC INVESTOR I, LP, AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAY TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROAD HAS BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD DLC INVESTOR I, LP AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROAD AND STREETS SHOWN IN THIS SUBDIVISION.
- THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT No. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS UNDER THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT, (HTGCD).
- 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.

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 AVAILABLE 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.

ERIC VAN GAASBEEK, R.S., C.F.M. DATE _____ MARCUS PACHECO, DIRECTOR DATE _____
COUNTY FLOODPLAIN ADMINISTRATOR HAYS COUNTY DEVELOPMENT SERVICES

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE ____ DAY OF _____, 2021.

BY:
MIM JAMES
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:
ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF THE 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

STATE OF TEXAS)
COUNTY OF HAYS)

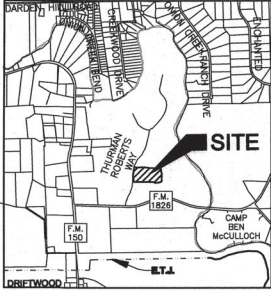
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2021, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2021, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD SUBDIVISION, PHASE TWO

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
505 Capital of Texas Highway South Building B, Suite 110 Austin, Texas 78746 (512) 327-6606		FORM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 21523.10	DATE: AUGUST 27, 2021	SHEET NO.:
DRAWING NO.: 21523P1	CRD #: 18508	1 of 3

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT



FREELove WOODY
SURVEY No. 23
ABSTRACT No. 20

TBM-4
N = 13962349.83
E = 2277095.94
TOP OF NORTH BOLT ON
THE FLANGE OF FH
ELEV. = 1003.72'
(NAVD ELEV. = 1004.02')

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

BLOCK
"AB"
LOT
1-B

"FINAL PLAT" OF THE
DRIFTWOOD SOLAGE SUBDIVISION,
BLOCK A, LOTS 1-B,
BEING A REPLAT OF BLOCK A, LOT 1
OF THE DRIFTWOOD SOLAGE SUBDIVISION AND
17.3859 ACRES OUT OF THE FREELove WOODY
SURVEY NO. 23, ABSTRACT NO. 664,
WITHIN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS
Doc. No. 19037665
O.P.R.H.C.

TBM-3
N = 13961859.8
E = 2276725.5
TOP OF NORTH
GATE POST
ELEV. = 1003.29'
(NAVD ELEV. = 1003.59')

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD
PHASE ONE
SECTION ONE
Bk. 18 Pg. 236
H.C.P.R.

BENCHMARKS:
ELEVATIONS ARE BASED ON THE PANEL
POINT DATUM USED FOR THE ORIGINAL
AERIAL TOPOGRAPHIC SURVEY
TO OBTAIN NAVD88 DATUM ADD 0.30'.

200 ACRES (TRACT 4)
MESA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

DRIFTWOOD SUBDIVISION,
PHASE TWO
FINAL PLAT

CSCI		CAPITAL SURVEYING CORPORATION INCORPORATED
225 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4008		FORM 6220/STATION No. 101267-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 21523.10	DATE: AUGUST 27, 2021	SHEET NO.:
DRAWING NO.: 21523P1	CRD #: 18508	2 of 3

DRIFTWOOD SUBDIVISION, PHASE TWO FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	16°19'00"	375.00'	106.79'	106.43'	N03°54'57"E
C2	84°22'00"	15.00'	22.09'	20.15'	S30°06'34"E
C3	22°56'38"	275.00'	110.12'	109.39'	S83°45'53"E
C4	23°43'44"	375.00'	155.31'	154.20'	S10°54'13"E
C5	1°48'33"	975.00'	30.79'	30.79'	S01°51'55"W
C6	47°46'30"	222.00'	185.11'	179.79'	S71°20'56"E
C7	21°25'25"	484.00'	180.97'	179.92'	S58°10'24"E
C8	30°35'28"	688.00'	367.33'	362.99'	S84°10'50"E
C9	1°47'11"	1525.00'	47.55'	47.55'	N81°25'01"E
C10	88°35'45"	25.00'	38.66'	34.92'	N38°00'45"E
C11	15°45'48"	375.00'	103.17'	102.85'	S07°37'15"E
C12	97°57'00"	25.00'	42.74'	37.72'	N48°42'52"W
C13	1°47'11"	1475.00'	45.99'	45.99'	S81°25'01"W
C14	30°35'28"	738.00'	394.03'	389.37'	N84°10'50"W
C15	21°25'25"	534.00'	199.67'	198.51'	N58°10'24"W
C16	47°46'30"	172.00'	143.42'	139.30'	N71°20'56"W
C17	19°34'53"	325.00'	111.07'	110.53'	N85°26'45"W
C18	107°30'52"	25.00'	46.91'	40.33'	S50°35'13"W
C19	15°14'43"	375.00'	99.78'	99.48'	N04°27'06"E
C20	82°22'39"	30.00'	43.13'	39.51'	S59°06'35"W
C21	17°48'50"	650.00'	202.09'	201.28'	S05°34'53"W
C22	110°14'35"	110.00'	211.66'	180.48'	S51°47'46"W
C23	8°15'35"	2592.00'	373.66'	373.34'	N77°12'44"W
C24	74°42'59"	30.00'	39.12'	36.41'	S61°17'58"W
C25	252°52'41"	56.00'	247.16'	90.10'	N29°37'11"W
C26	10°05'53"	2642.00'	465.84'	465.03'	S78°07'53"E
C27	110°14'35"	60.00'	115.45'	98.44'	N51°47'46"E
C28	17°48'49"	700.00'	217.64'	216.76'	N05°34'53"E
C29	87°41'22"	30.00'	45.91'	41.56'	N27°38'25"W
C30	8°12'59"	738.00'	105.83'	105.74'	S75°35'36"E
C31	11°44'13"	325.00'	66.58'	66.46'	S89°21'38"E
C32	12°59'15"	172.00'	38.99'	38.90'	S88°44'34"E
C33	34°47'15"	172.00'	104.43'	102.83'	S64°51'19"E
C34	11°59'13"	534.00'	111.72'	111.52'	S53°27'18"E
C35	9°26'11"	534.00'	87.95'	87.85'	S64°10'01"E
C36	2°56'00"	738.00'	33.49'	33.49'	S70°11'06"E
C37	6°13'02"	700.00'	75.96'	75.92'	S11°22'47"W
C38	15°41'23"	60.00'	16.43'	16.38'	N80°55'38"W
C39	2°23'29"	2642.00'	110.28'	110.27'	N74°16'42"W
C40	2°35'59"	2642.00'	119.87'	119.86'	N76°46'25"W
C41	2°36'59"	2642.00'	122.18'	122.17'	N79°23'54"W
C42	2°27'26"	2642.00'	113.31'	113.30'	N81°57'07"W
C43	6°06'51"	56.00'	5.98'	5.97'	N86°14'17"W
C44	68°31'20"	56.00'	66.97'	63.05'	S56°26'40"W
C45	9°08'09"	738.00'	117.68'	117.55'	S84°58'10"E
C46	9°39'39"	738.00'	124.44'	124.29'	N85°37'56"E
C47	7°50'39"	325.00'	44.49'	44.46'	S79°34'38"E
C48	11°35'47"	700.00'	141.68'	141.44'	S02°28'22"W
C49	94°33'12"	60.00'	99.02'	88.16'	S43°57'04"W
C50	178°14'31"	56.00'	174.21'	111.99'	S66°56'16"E
C51	0°41'59"	738.00'	9.01'	9.01'	S80°03'06"E
C52	0°16'41"	738.00'	3.58'	3.58'	N80°39'44"E
C53	1°04'17"	375.00'	7.01'	7.01'	N03°42'24"W
C54	16°43'03"	725.00'	211.54'	210.79'	S86°52'40"E
C55	47°46'30"	222.00'	185.11'	179.79'	N71°20'56"W
C56	1°20'24"	725.00'	16.96'	16.96'	S77°50'57"E
C57	20°43'27"	484.00'	175.07'	174.11'	N57°49'25"W
C58	11°21'32"	688.00'	136.40'	136.17'	N74°33'52"W
C59	0°41'57"	484.00'	5.91'	5.91'	N68°32'09"W
C60	10°31'08"	688.00'	126.31'	126.13'	N85°30'12"W
C61	0°20'11"	1525.00'	8.95'	8.95'	S80°41'31"W
C62	8°42'49"	688.00'	104.63'	104.53'	S84°52'50"W
C63	1°27'01"	1525.00'	38.60'	38.60'	S81°35'07"W
C64	7°15'56"	375.00'	47.55'	47.52'	S19°08'08"E
C65	9°49'52"	650.00'	111.53'	111.39'	N09°34'22"E
C66	70°23'57"	110.00'	135.16'	126.81'	S71°43'05"W
C67	0°42'00"	375.00'	4.58'	4.58'	S00°36'37"W
C68	33°10'31"	25.00'	14.48'	14.27'	N13°25'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N2°58'11"E	53.58'
L2	N04°14'33"W	51.42'
L3	S72°17'33"E	10.71'
L4	S02°46'12"W	20.69'
L5	S47°27'41"E	56.63'
L6	N82°18'37"E	148.99'
L7	S82°18'37"W	149.10'
L8	N47°27'42"W	56.63'
L9	S16°12'17"W	38.93'
L10	N16°10'08"E	36.08'
L11	S47°27'42"E	18.94'
L12	S47°27'42"E	37.69'
L13	N82°18'37"E	128.17'
L14	N82°18'37"E	20.92'
L15	N47°27'41"W	38.89'
L16	N47°27'42"W	17.74'
L17	S82°18'37"W	128.44'
L18	S82°18'37"W	20.55'
L19	S00°57'39"W	23.60'
L20	N70°09'01"W	53.03'
L21	N60°57'57"W	61.83'
L22	N32°14'55"W	63.28'
L23	N32°14'56"W	43.62'
L24	N84°59'36"W	74.97'
L25	N57°13'10"W	22.07'
L26	N02°46'50"E	65.88'
L27	N42°28'27"W	83.24'

Block A - 14 Lots	
Lot	Acres
1	0.5471
2	0.5673
3	0.5233
4	0.5061
5	0.5197
6	0.5007
7	0.5039
8	0.5018
9	0.5043
10	0.5044
11	0.5261
12	0.5436
13	0.5429
14*	6.6641
TOTAL	13.4555

Block B - 7 Lots	
Lot	Acres
1*	0.1840
2	0.5034
3	0.5086
4	0.5036
5	0.5040
6*	0.1828
7	0.7070
TOTAL	3.0934

Block C - 2 Lots	
Lot	Acres
1	1.5321
2	1.2208
TOTAL	2.7529

*DENOTES OPEN SPACE

*DENOTES OPEN SPACE

Block C - 2 Lots					
Private Street, Drainage and Public Utility	Classification	Linear Ft.	Width	Acres	
VOLMERING LANE (LOT 1, BLOCK "C")	LOCAL	1325	50.00'	1.5321 Ac.	
THIELEPAPE COVE (LOT 2, BLOCK "C")	LOCAL	975	50.00'	1.2208 Ac.	
Total Right of Way		2300		2.7529 Ac.	

BLOCK "A"	13 Single Family Lots	6.7914 Ac.
BLOCK "A"	1 Open Space Lot	6.6641 Ac.
BLOCK "B"	5 Single Family Lots	2.7266 Ac.
BLOCK "B"	2 Open Space Lots	0.3668 Ac.
Total Single Family Lots	18	9.5182 Ac.
Total Right of Way		2.7529 Ac.
Total Acreage of Subdivision		19.3018 Ac.

DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAINWATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAINWATER CAPTURE CREDIT	% IC
PHASE ONE, SECTION ONE	37.07	3.97	4.98	2.49	6.46	17%
PHASE ONE, SECTION TWO	119.51	2.50	4.98	2.49	4.99	4.2%
PHASE ONE PRELIM REVISED	42.17	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
CLUB CORE, PH. 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE, PH. 2	5.34	1.17	1.21	0.61	1.78	33.2%
CLUB CORE, PH. 3	3.00	0.79	0.70	0.35	1.14	38.0%
TOTAL	236.49	12.72	18.87	9.44	22.16	9.4%

* Assumes 7000 SF IC/LOT w/o Rainwater Capture Credit for Residential
 * Assumes 5000 SF IC/LOT w/o Rainwater Capture Credit for Club Core

DRIFTWOOD SUBDIVISION PHASE TWO FINAL PLAT



825 Capital of Texas Highway South
 Building B, Suite 115
 Austin, Texas 78784
 (512) 327-6008
 FIRM REGISTRATION NO. 010607-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 18512.10	DATE: SEPTEMBER 2, 2021	SHEET NO.:
DRAWING NO.: 18512P3	CRD #:	18512