DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR FINAL PLAT

STATE OF TEXAS)(
COUNTY OF HAYS)(

KNOW ALL MEN BY THESE PRESENTS, THAT STEPHEN R. DELGADO, DIRECTOR OF ATWELL, LLC, OWNER OF THAT 4.7233 ACRE TRACT, DESCRIBED AS TRACT 3, BY THE DEED RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 4.7233 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION 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

BY: STEPHEN R. DELGADO DIRECTOR	DATE
ATWELL, LLC	
3815 S. CAPITAL OF TEXAS HIGHWAY	
SUITE 300	
AUSTIN, TEXAS 78704	

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN R. DELGADO DIRECTOR OF ATEWLL, LLC 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 ______, 2021. 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 _____ DAY OF _____, 2021.

STEPHEN R. DELGADO, PE DIRECTOR ATWELL, LLC 512.904.0505 TEL 512.584.8700 DIR 512.517.7282 MOBILE 3815 S. CAPITAL OF TEXAS HIGHWAY | SUITE 300 | AUSTIN, TX 78704



UTILITY NOTES:

- 1. WATER SERVICE TO BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS.
- 2. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 3. WASTEWATER SERVICE WILL BE PROVIDED DIRECTLY FROM THE CITY OF DRIPPING SPRINGS OR BY AN APPROVED TLAP FACILITY.

SURVEYOR'S NOTES:

- 1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- 2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 3. 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.
- 4. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN (1% CHANCE) IN ZONE "AE" AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120F, 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 ____ DAY OF _____, 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:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- 2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 3. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- 5. TOTAL ACREAGE OF DEVELOPMENT: 4.7233 TOTAL ACREAGE OF LOT: 4.7233 INTENDED USE OF LOTS: MIXED USE TOTAL NUMBER OF LOTS: 1 AVERAGE SIZE OF LOTS: 4.7233 NUMBER OF LOTS: Greater than 10 acres <u>0</u> Larger than 5, less than 10 <u>0</u> Between 2 & 5 acres <u>1</u> Between 1 & 2 acres <u>0</u> Less than an acre 0

GENERAL NOTES CONTINUED:

- 6. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 7. 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.
- 8. 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.
- 9. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- 10. DEVELOPMENT IN THE WATER QUALITY BUFFER ZONE IS PROHIBITED PER THE CITY'S WATER QUALITY PROTECTION ORDINANCE.
- 11. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD ECONOMIC DEVELOPMENT MUNICIPAL MANAGEMENT DISTRICT.
- 12. 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.
- 13. HOMEOWNERS ASSOCIATION MAINTAINED STREETS: DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROAD SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY UNTIL AND UNLESS DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. 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 GOLF CLUB DEVELOPMENT, INC. AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLEY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROAD AND STREETS SHOWN IN THIS SUBDIVISION.
- 14. 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.
- 15. THIS SUBDIVISION IS IS UNDER THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT. (HTGCD)

SUBDIVISION PLAT NOTES:

ERIC VAN GAASBEEK, R.S., C.F.M.

HAYS COUNTY FLOODPLAIN ADMINISTRATOR

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

1. 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.

2. 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.

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

DATE

STATE OF TEXAS)(COUNTY OF HAYS)(CITY OF DRIPPING SPRINGS)(
CITY OF BIGHT ING STRINGS /
THIS PLAT, FINAL PLAT OF THE DRIFTWOOD SUBDIVISION, PHASE, SECTION 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 & ZONE 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

				CAPITAL SURVEYING
				COMPANY INCORPORATE
925 Capital of Texa Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	15			FIRM REGISTRATION No. 101267-0
Building B, Suite 11 Austin, Texas 78746	15	SCALE:	1" = 100'	
Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	15 6	SCALE: DATE:	1" = 100' MAY 25, 2021	No. 101267-0

MARCUS PACHECO, DIRECTOR DATE

HAYS COUNTY DEVELOPMENT SERVICES

