

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THE REMAINDER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT "A-1", AND THAT 17.3158 ACRE TRACT, DESCRIBED AS EXHIBIT "A-5", RECORDED IN DOCUMENT No. 19031292 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELove WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.3328 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD DLC INVESTOR II, LLC,
A DELAWARE LIMITED PARTNERSHIP

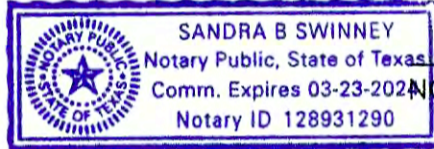
BY: J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

8-5-2021
DATE

STATE OF TEXAS)
COUNTY OF HAYS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF August, 2021. A.D.



Sandra B. Swinney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS MY HAND THIS THE 5th DAY OF August, 2021.

Kenneth W. Martin
KENNETH W. MARTIN, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



I, GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 5th DAY OF FEBRUARY, 2021.

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



ENGINEER'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, AND #48209C0255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 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: 56.3328 TOTAL ACREAGE OF LOTS: 56.3328
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE
TOTAL NUMBER OF LOTS: 34 AVERAGE SIZE OF LOTS: 1.7070
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 2
Between 2 & 5 acres 3 Between 1 & 2 acres 28
Less than an acre 1
- WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL OTHER LOT LINES.
- THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
- ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
- ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.
- WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.
- THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.

SUBDIVISION PLAT NOTES:

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

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

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

UTILITY NOTES:

- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY CHARTER SPECTRUM COMMUNICATIONS.
- GAS SERVICES PROVIDED BY TEXAS GAS SERVICE.

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT, DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

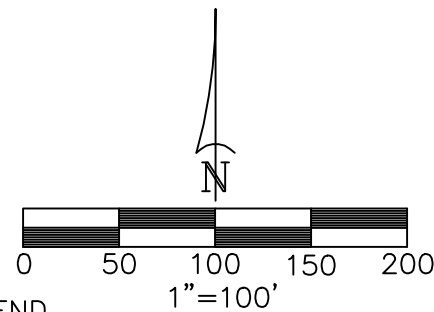
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2021, AT _____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

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

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

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	21515.10	DATE:	AUGUST 5, 2021
DRAWING NO.:	21515P1	CRD #:	21515
			1 OF 5

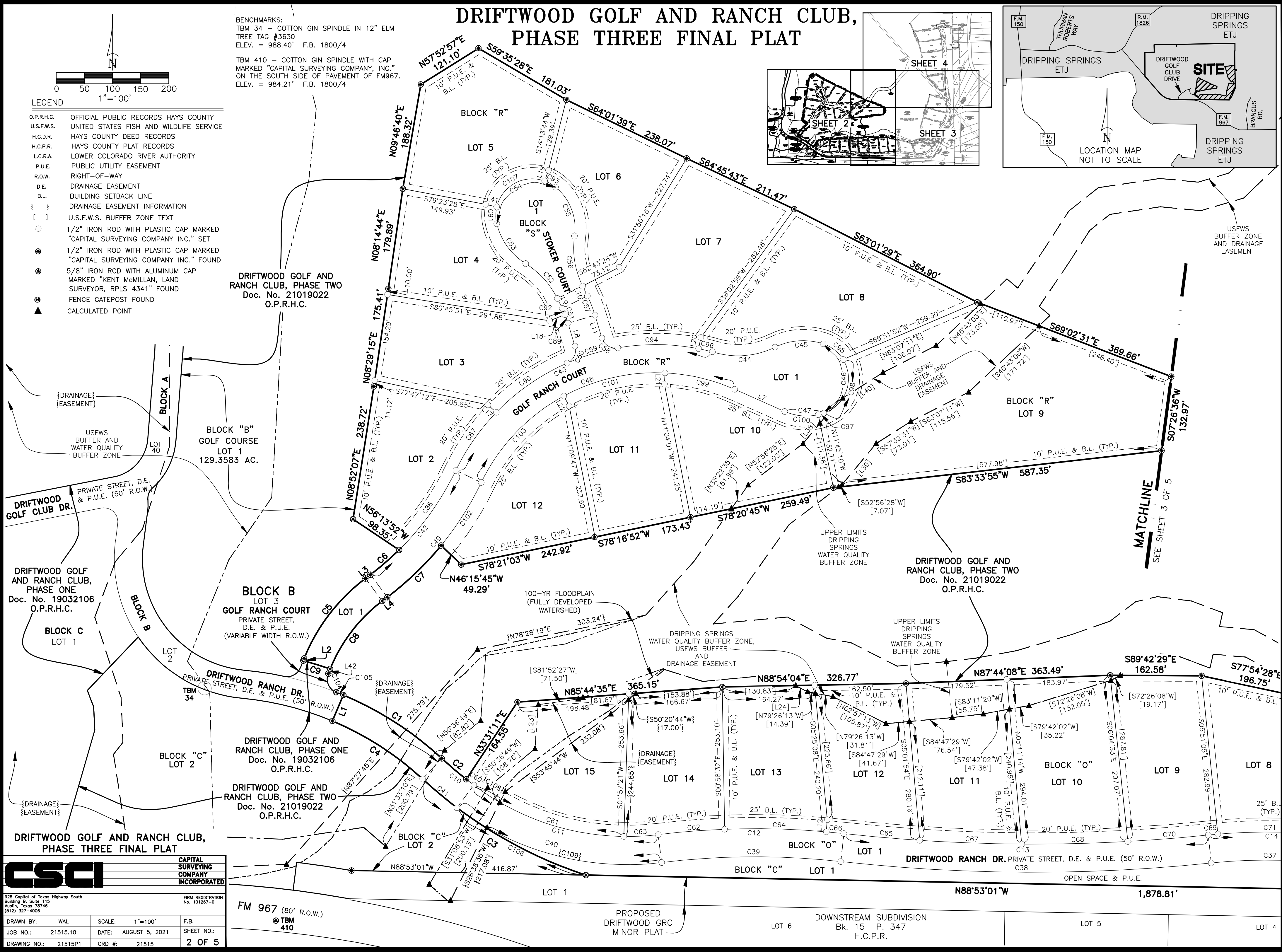
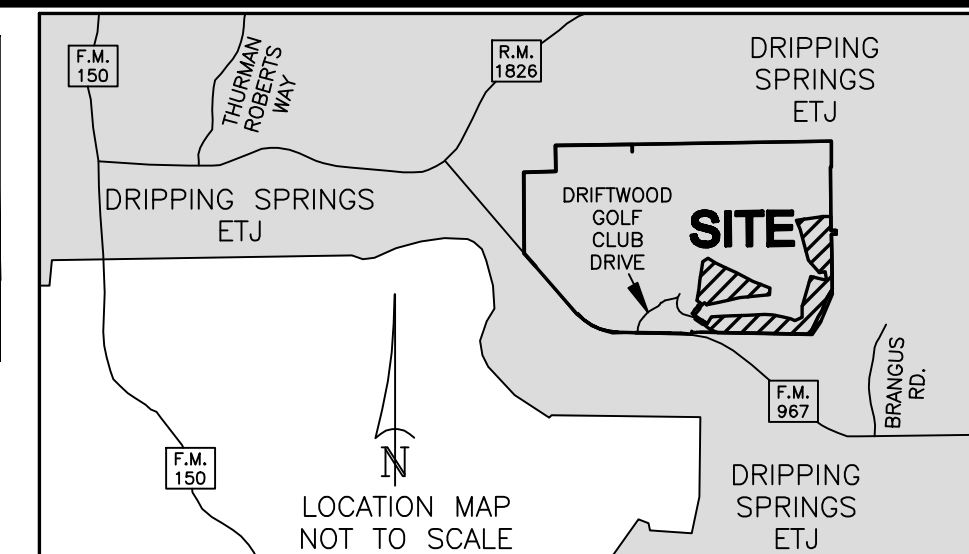
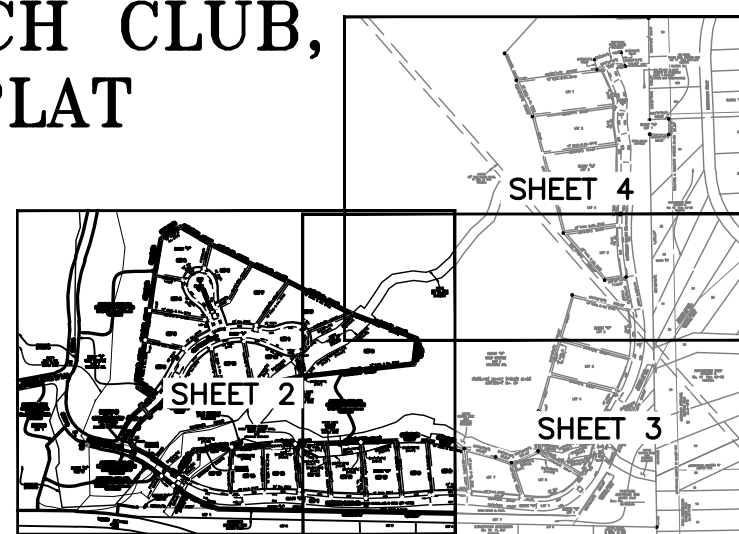
DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



BENCHMARKS:
TBM 34 - COTTON GIN SPINDLE IN 12" ELM
TREE TAG #3630
ELEV. = 988.40' F.B. 1800/4

TBM 410 - COTTON GIN SPINDLE WITH CAP
MARKED "CAPITAL SURVEYING COMPANY, INC."
ON THE SOUTH SIDE OF PAVEMENT OF FM967.
ELEV. = 984.21' F.B. 1800/4

- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING SETBACK LINE
 - { } DRAINAGE EASEMENT INFORMATION
 - [] U.S.F.W.S. BUFFER ZONE TEXT
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
 - ⊙ 5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
 - ⊕ FENCE GATEPOST FOUND
 - ▲ CALCULATED POINT



CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006

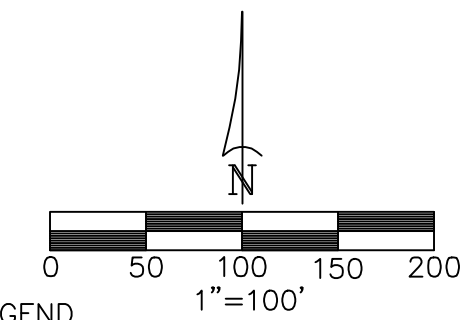
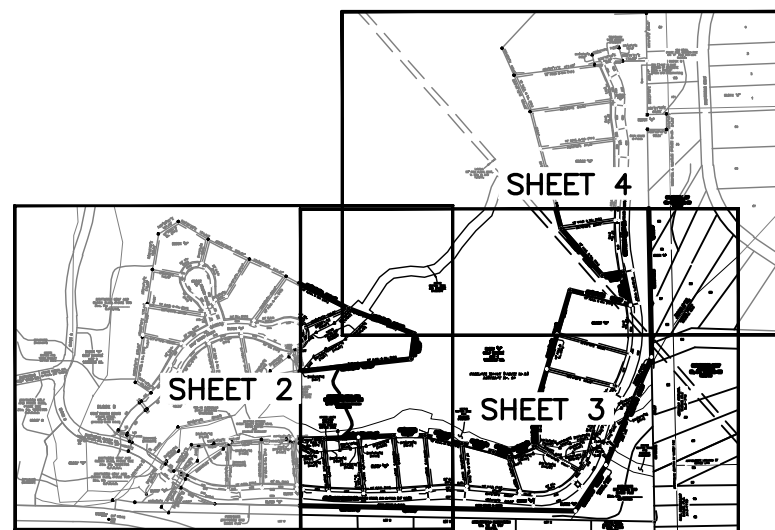
FIRM REGISTRATION No. 101267-0

DRAWN BY: WAL	SCALE: 1"=100'	F.B.
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:
DRAWING NO.: 21515P1	CRD #: 21515	2 OF 5

FM 967 (80' R.O.W.)
TBM 410

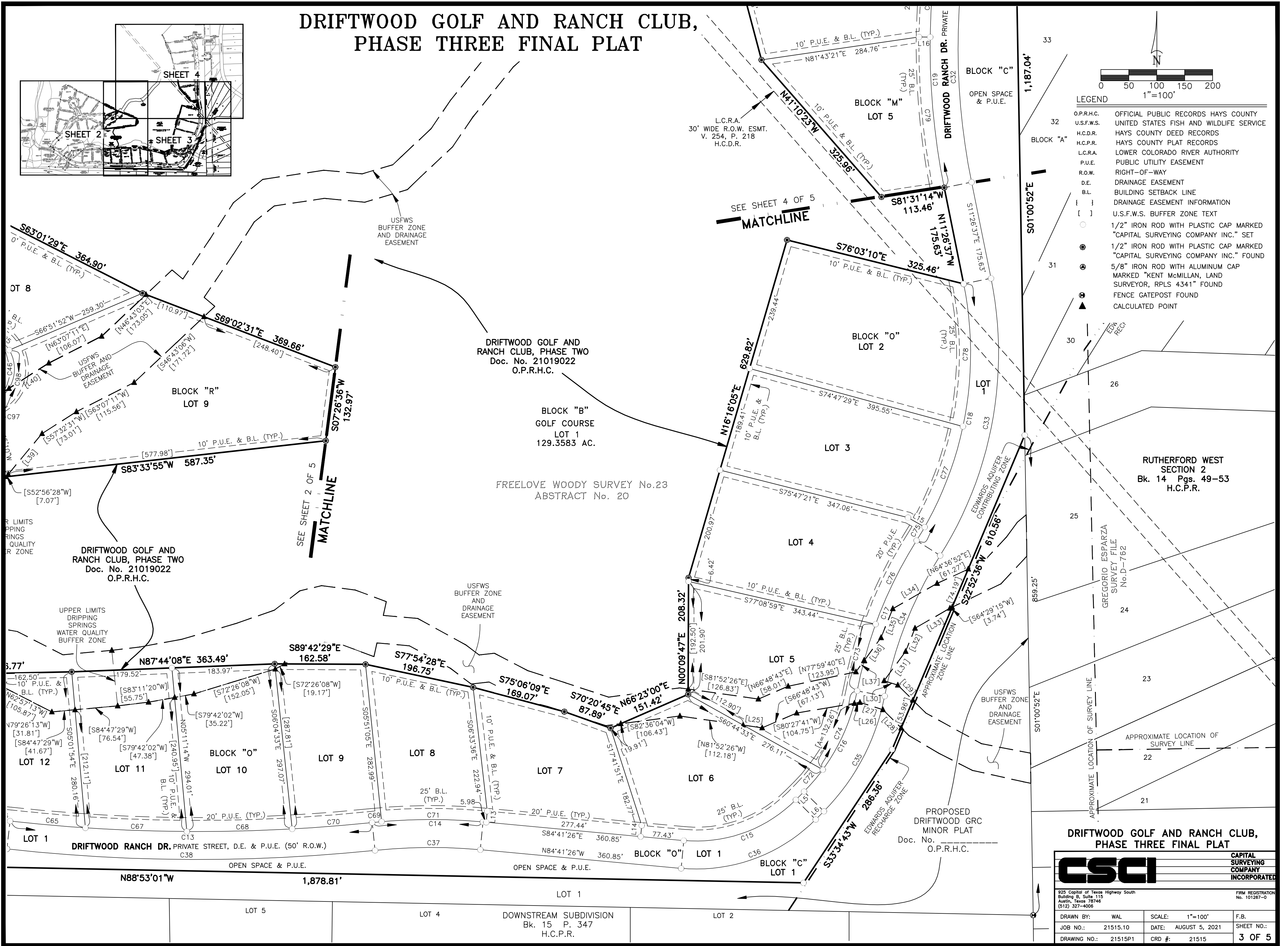
LOT 6	LOT 5	LOT 4
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DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
U.S.F.W.S.	UNITED STATES FISH AND WILDLIFE SERVICE
H.C.D.R.	HAYS COUNTY DEED RECORDS
H.C.P.R.	HAYS COUNTY PLAT RECORDS
L.C.R.A.	LOWER COLORADO RIVER AUTHORITY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
{ }	DRAINAGE EASEMENT INFORMATION
[]	U.S.F.W.S. BUFFER ZONE TEXT
○	1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
⊙	1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
⊗	5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
⊕	FENCE GATEPOST FOUND
▲	CALCULATED POINT



RUTHERFORD WEST
SECTION 2
Bk. 14 Pgs. 49-53
H.C.P.R.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: 1"=100'	F.B.
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:
DRAWING NO.: 21515P1	CRD #: 21515	3 OF 5

FREELove WOODY SURVEY No.23
ABSTRACT No. 20

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

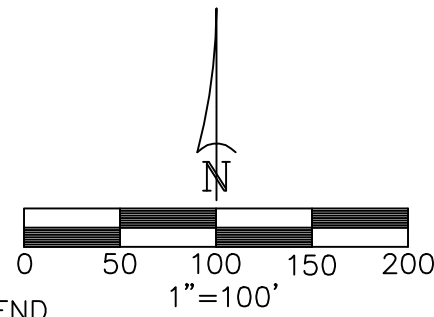
BLOCK "B"
GOLF COURSE
LOT 1
129.3583 AC.

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

PROPOSED
DRIFTWOOD GRC
MINOR PLAT
Doc. No. _____
O.P.R.H.C.

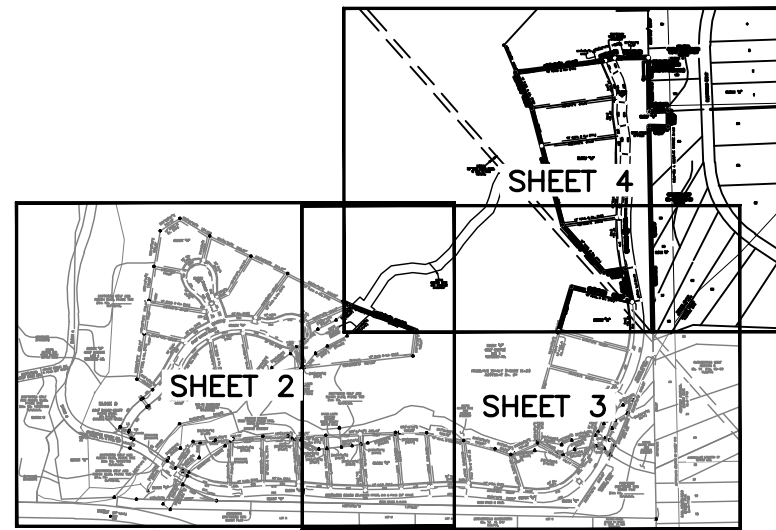
DOWNSTREAM SUBDIVISION
Bk. 15 P. 347
H.C.P.R.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



LEGEND

- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
- U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
- H.C.D.R. HAYS COUNTY DEED RECORDS
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- ▲ CALCULATED POINT



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

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

USFWS
BUFFER ZONE
AND DRAINAGE
EASEMENT

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE THREE FINAL PLAT

CSCI			CAPITAL SURVEYING COMPANY INCORPORATED		
325 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			FIRM REGISTRATION No. 101267-0		
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DRAWING NO.:	21515P1	CRD #:	21515		4 OF 5

(EXHIBIT A-1)
96.2596 ACRES
DRIFTWOOD DLC INVESTOR II, LP
Doc. No. 19031292
O.P.R.H.C.

TEMPORARY
TURN AROUND
EASEMENT
Doc. No.
O.P.R.H.C.

RIM ROCK,
PHASE ONE, SECTION FIVE
Bk. 17 Pgs. 290-294
H.C.P.R.

BLOCK "C"
TBM [] CUT IN EAST
CORNER OF CONCRETE
ELEV. = 1070.67'
(FROM GPS OBSERVATION)

RUTHERFORD WEST
SECTION 2
Bk. 15 Pgs. 49-53
H.C.P.R.

MATCHLINE
SEE SHEET 3 OF 5

EDWARDS AQUIFER
CONTRIBUTING ZONE
EDWARDS AQUIFER
RECHARGE ZONE

