

LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
BDF	BRASS TXDOT DISK FOUND
CMF	CONCRETE MONUMENT FOUND
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DRHC	DEED RECORDS OF HAYS COUNTY, TEXAS
ES	EXISTING CONTOUR
---	RIGHT OF WAY CENTERLINE

GENERAL NOTES

- THIS DEVELOPMENT IS SUBJECT TO THE HERITAGE DEVELOPMENT AGREEMENT, APPROVED BY CITY COUNCIL OCTOBER 17, 2017 EXECUTED MAY 3, 2021 AND RECORDED IN DEED NO. 21023136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
- THIS DEVELOPMENT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS.
- ZONING OF THIS DEVELOPMENT IS GOVERNED BY THE CITY OF DRIPPING SPRINGS PDD #5.
- THIS DEVELOPMENT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE EDWARDS AQUIFER PROTECTION PROGRAM OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- DEVELOPMENT DESIGN STANDARDS PER THE HERITAGE DEVELOPMENT AGREEMENT OR THE CITY OF DRIPPING SPRINGS AS APPLICABLE.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER- DRIPPING SPRINGS WATER SUPPLY CORPORATION
WASTEWATER- CITY OF DRIPPING SPRINGS
ELECTRIC- PEDERNALES ELECTRIC COMPANY
- (ALL) NEW TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY LATERAL AND SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND, EXCEPT AS OTHERWISE HEREIN PROVIDED.
- ALL ELECTRIC, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT RATHER THAN A RIGHT-OF-WAY.
- ALL PROPOSED COLLECTOR AND LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A 4' WIDE CONCRETE SIDEWALK, APPLICABLE 8" CONCRETE SIDEWALK, OR 8' TRAIL CONSISTENT WITH THE VARIANCES AND ROADWAY SECTIONS SET FORTH IN PDD NO. 5.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARK LANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HOA.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS.
- 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.
- ALL EXISTING BUILDINGS, DRIVEWAYS, ROADS, ETC. WILL BE REMOVED, EXCEPT AS NOTED.
- A 15-FT PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- THE PROPOSED DEVELOPMENT SHALL DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS ESTABLISHED IN THE 2012 INTERNATIONAL FIRE CODE AND LOCAL AMENDMENTS.
- STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF PDD NO. 5 EXHIBIT G).

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE 2

BEING A TOTAL OF 75.573 ACRES OF
LAND OUT OF THE PHILIP SMITH
SURVEY, ABSTRACT NO. 415, CITY OF
DRIPPING SPRINGS, HAYS COUNTY,
TEXAS; AND CONTAINING A PORTION OF
THAT CERTAIN 188.130 ACRE TRACT
CONVEYED TO M/I HOMES OF AUSTIN,
LLC, AND TRI POINTE HOMES OF TEXAS,
INC. IN DOCUMENT NO. 21023136
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES

- ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48209C0105F, EFFECTIVE SEPTEMBER 02, 2005. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MULTIPLE PAGE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

THE STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS, THAT, M/I HOMES OF AUSTIN, LLC AND TRI POINTE HOMES OF TEXAS, INC., OWNER OF PORTIONS OF 75.573 ACRES OF LAND, CONTAINING A PORTION OF THAT CERTAIN 188.130 ACRE TRACT RECORDED IN DOCUMENT NO. 21023136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, SAME BEING OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 75.573 ACRES OF LAND TO BE KNOWN AS HERITAGE - DRIPPING SPRINGS - PHASE 2 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENT OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS
THE _____ DAY OF _____ 20____.

OWNER - M/I HOMES OF AUSTIN, LLC

OWNER - TRI POINTE HOMES TEXAS, INC.

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

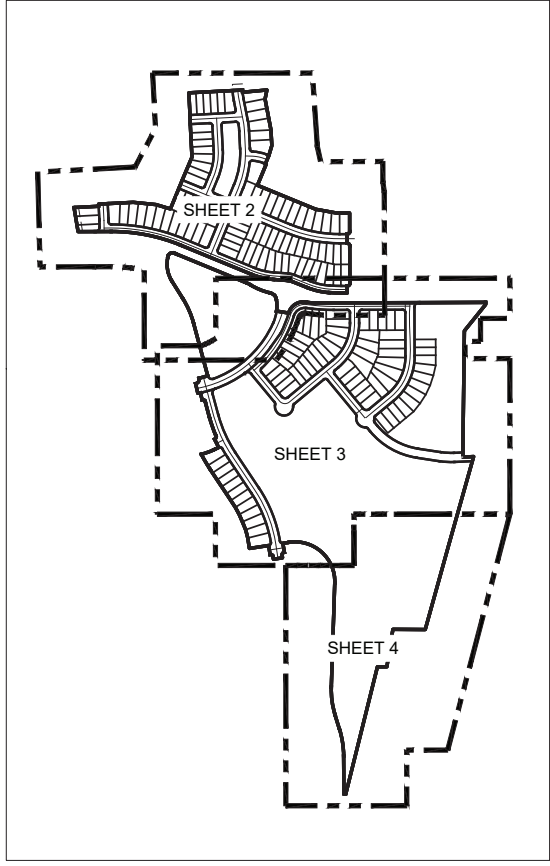
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER R.P.L.S.
TEXAS REGISTRATION NO. 6330
KIMLEY-HORN
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX, 78216

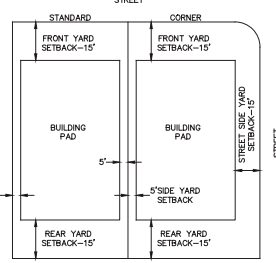
STATE OF TEXAS
COUNTY OF HAYS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CODE OF ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE DRIPPING SPRINGS PLANNING COMMISSION.

ALEX GRANADOS, P.E.
TEXAS REGISTRATION NO. 130084
KIMLEY-HORN
10814 JOLLYVILLE RD.
CAMPUS IV, SUITE 200
AUSTIN TX, 78759



INDEX MAP
NOT TO SCALE



TYPICAL SETBACK DETAIL
NOT TO SCALE

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771 Firm # 10194624 www.kimley-horn.com

SHEET NO.	DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
1 OF 5	SAL	JGM	5/27/2021	06778318

CITY SIGN-OFF

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____ 2022, A.D.

By: _____
ANDREA CUNNINGHAM, CITY SECRETARY MIM JAMES
CHAIR OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2022, AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN: _____

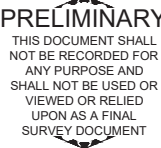
ELAINE HANSON CARDENAS, MBA, PHD,
COUNTY CLERK
HAYS COUNTY, TEXAS

ENGINEERING AND PUBLIC WORKS DEPARTMENT

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, 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 THE CITY OF DRIPPING SPRINGS.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.



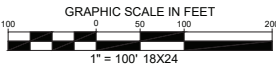
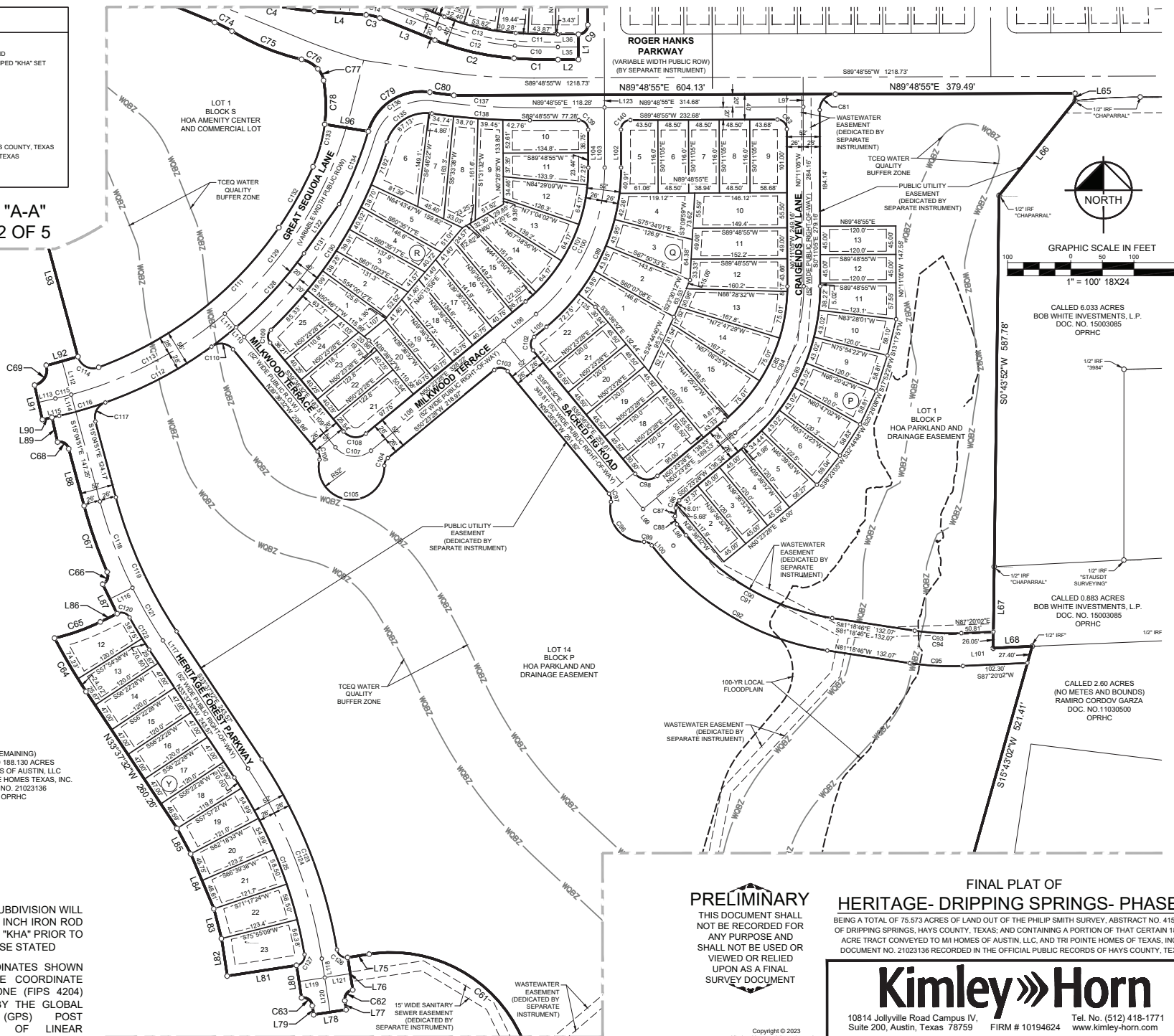
CHAD GILPIN, P.E. DATE _____
CITY ENGINEER

DRAWN BY: SAL, CHECKED BY: JGM, DATE PREPARED: 5/27/2021, PROJECT NO: 06778318, SHEET: 1 OF 5, CITY OF DRIPPING SPRINGS, TEXAS, HAYS COUNTY, TEXAS, PLAT NO. 21023136, FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2022, AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN CFN: _____

LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
PKF	PK NAIL FOUND
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ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
DRHC	DEED RECORDS OF HAYS COUNTY, TEXAS
CS	EXISTING CONTOUR
---	RIGHT OF WAY CENTERLINE

MATCHLINE "A-A"
SEE SHEET 2 OF 5



GRAPHIC SCALE IN FEET
0 50 100
1" = 100' 18X24

CALLLED 6.033 ACRES
BOB WHITE INVESTMENTS, L.P.
DOC. NO. 15003085
OPRHC

CALLLED 0.883 ACRES
BOB WHITE INVESTMENTS, L.P.
DOC. NO. 15003085
OPRHC

CALLLED 2.69 ACRES
(NO METES AND BOUNDS)
RAMIRO CORDOVA GARZA
DOC. NO. 11030500
OPRHC

(REMAINING)
CALLLED 188.130 ACRES
M/I HOMES OF AUSTIN, LLC
& TRI POINTE HOMES TEXAS, INC.
DOC. NO. 21023136
OPRHC

SURVEYOR'S NOTES

1. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE STATED
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MATCHLINE "B-B" SEE SHEET 4 OF 5

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE 2

BEING A TOTAL OF 75.573 ACRES OF LAND OUT OF THE PHILIP SMITH SURVEY, ABSTRACT NO. 415, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS; AND CONTAINING A PORTION OF THAT CERTAIN 188.130 ACRE TRACT CONVEYED TO M/I HOMES OF AUSTIN, LLC, AND TRI POINTE HOMES OF TEXAS, INC. IN DOCUMENT NO. 21023136 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 Tel. No. (512) 418-1771
FIRM # 10194624 www.kimley-horn.com

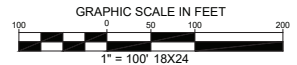
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	13/09/2023	067783118	3 OF 5

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C6J-2021-0080.OAPA

C:\GIS\PROJECTS\2023\230913\230913_188130_PHS\230913_188130_PHS_FINAL_PAT.DWG PLOTTED BY: LUCAS, STEVE #132251813 PHS JUST SAVED: #132251814.PLA

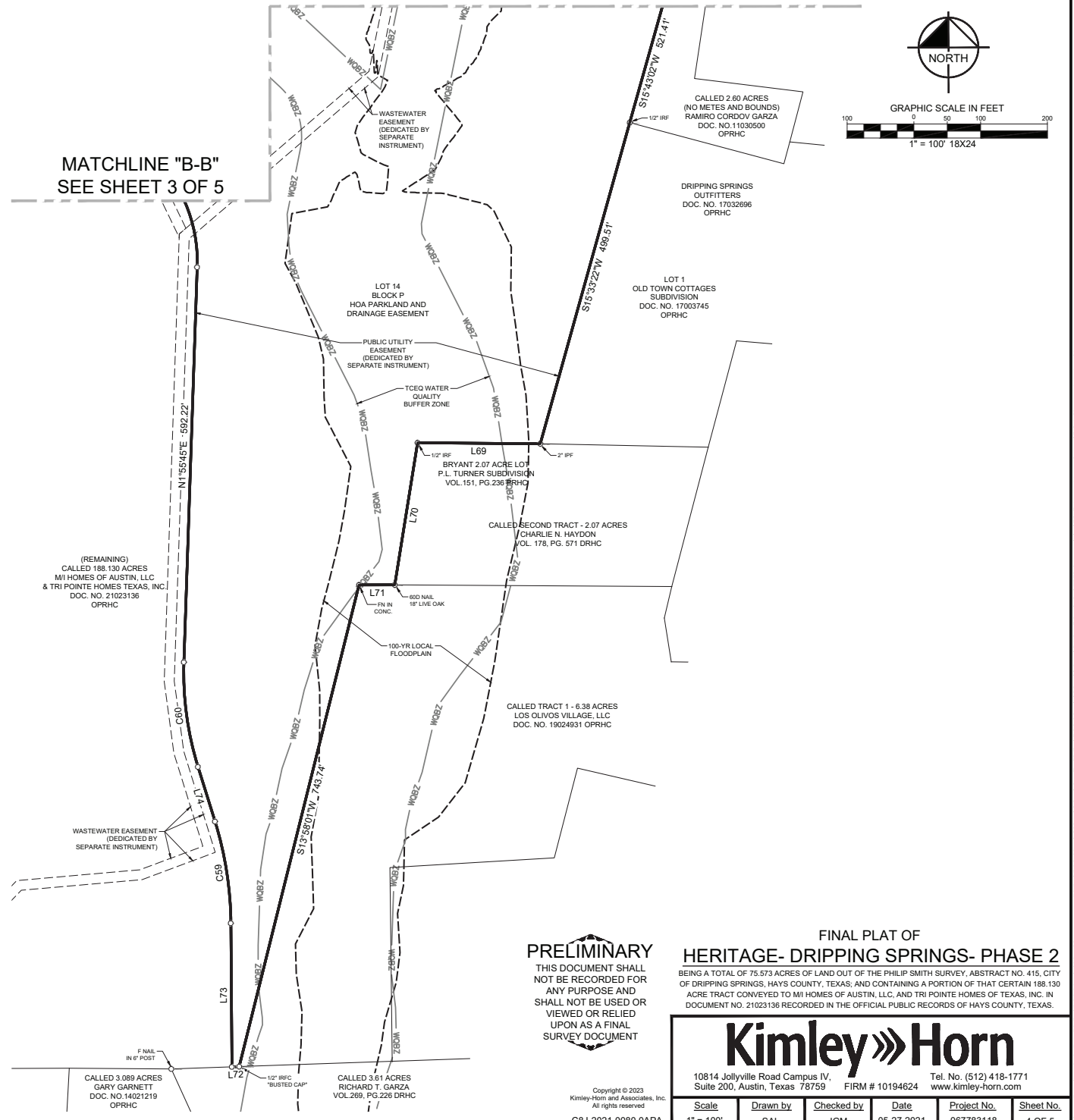
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DRHC	DEED RECORDS OF HAYS COUNTY, TEXAS
CS	EXISTING CONTOUR
---	RIGHT OF WAY CENTERLINE



MATCHLINE "B-B"
SEE SHEET 3 OF 5

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°11'05"E	40.00'	L43	S01°17'05"E	20.00'	L85	N28°19'35"W	45.85'
L2	S89°48'55"W	32.44'	L44	N01°17'05"W	37.02'	L86	N63°44'33"E	29.69'
L3	N68°06'38"W	93.92'	L45	S01°17'05"E	43.00'	L87	N26°15'27"W	52.00'
L4	N85°49'01"W	82.63'	L46	S01°17'05"E	8.78'	L88	N15°04'51"W	93.33'
L5	S89°48'55"W	91.08'	L47	N02°58'37"W	73.20'	L89	N12°43'16"W	40.00'
L6	S89°48'55"W	96.88'	L48	S02°58'37"E	85.04'	L90	S77°16'44"W	15.61'
L7	N09°31'11"W	138.71'	L49	S02°58'37"E	85.31'	L91	N12°43'16"W	56.00'
L8	N87°01'23"E	139.99'	L50	S67°38'15"E	68.29'	L92	N74°11'23"E	52.00'
L9	N02°58'37"W	12.11'	L51	N22°21'45"E	72.62'	L93	N15°04'51"W	307.93'
L10	N87°01'23"E	52.00'	L52	N22°21'45"E	113.62'	L94	N32°03'59"W	118.46'
L11	N87°01'23"E	145.00'	L53	N22°21'45"E	72.62'	L95	N14°36'45"E	4.62'
L12	S84°23'14"E	129.64'	L54	N87°01'23"E	151.09'	L96	S80°46'24"E	69.85'
L13	S73°16'57"E	86.15'	L55	N87°01'23"E	66.32'	L97	N00°11'05"W	20.00'
L14	N22°21'45"E	125.64'	L56	N11°08'04"W	51.79'	L98	S39°36'32"E	22.36'
L15	N22°21'45"E	52.00'	L57	N11°08'04"W	23.45'	L99	S39°36'32"E	75.35'
L16	N22°50'47"E	141.21'	L58	N88°05'34"W	41.88'	L100	N39°36'32"W	22.36'
L17	N02°58'37"W	187.41'	L59	S67°38'15"E	13.04'	L101	N87°20'02"E	49.27'
L18	N01°29'51"W	52.02'	L60	N67°38'15"W	12.98'	L102	S00°11'05"E	60.19'
L19	N02°58'37"W	126.34'	L61	N67°38'15"W	13.04'	L103	S00°11'05"E	95.19'
L20	N87°02'49"E	248.66'	L62	N89°48'55"E	43.06'	L104	N00°11'05"W	60.19'
L21	N87°02'49"E	56.00'	L63	S89°48'55"W	43.06'	L105	S50°23'28"W	25.26'
L22	N84°36'10"E	138.87'	L64	S89°48'55"W	43.06'	L106	S50°23'28"W	66.26'
L23	S11°14'50"W	52.65'	L65	S00°11'05"E	11.61'	L107	N50°23'28"E	42.61'
L24	S10°43'32"E	177.59'	L66	S38°42'44"W	192.59'	L108	S50°23'28"W	272.96'
L25	S03°23'30"E	90.24'	L67	S00°43'09"W	128.99'	L109	N39°36'32"W	226.76'
L26	S16°50'39"W	58.51'	L68	N87°20'02"E	61.67'	L110	N39°36'32"W	20.00'
L27	S22°21'45"W	52.00'	L69	N89°32'38"W	183.86'	L111	N39°36'32"W	28.00'
L28	S67°38'15"E	4.60'	L70	S09°06'29"W	215.70'	L112	S15°04'51"E	55.28'
L29	S22°21'45"W	129.37'	L71	S89°58'04"W	53.55'	L113	N77°16'44"E	27.47'
L30	S79°50'56"E	119.88'	L72	S88°00'49"W	10.90'	L114	S15°04'51"E	28.00'
L31	N89°48'55"E	73.94'	L73	N00°25'15"W	215.25'	L115	S77°16'44"W	11.87'
L32	S00°11'05"E	105.00'	L74	N17°17'27"W	85.70'	L116	S63°44'33"W	39.94'
L33	S00°11'05"E	52.00'	L75	S81°14'08"W	34.65'	L117	S33°37'32"E	243.57'
L34	S00°11'05"E	212.50'	L76	S08°50'33"E	52.00'	L118	S08°45'52"E	30.42'
L35	S89°48'55"W	32.44'	L77	S08°45'52"E	14.41'	L119	N81°14'08"E	41.04'
L36	N89°48'55"E	32.44'	L78	S81°14'08"W	52.00'	L120	S08°45'52"E	55.41'
L37	N68°06'38"W	93.92'	L79	N08°45'52"W	14.41'	L121	N81°14'08"E	40.96'
L38	S68°06'38"E	93.92'	L80	N08°51'05"W	52.00'	L122	N35°33'26"E	95.87'
L39	N85°49'01"W	82.82'	L81	S81°14'08"W	110.91'	L123	S00°11'05"E	20.00'
L40	S85°49'01"E	82.82'	L82	N08°45'52"W	60.07'	L124	N51°04'42"E	7.13'
L41	N22°21'45"E	20.00'	L83	N14°22'09"W	48.61'	L125	S52°23'43"E	34.30'
L42	S89°48'55"W	39.98'	L84	N22°47'10"W	94.37'			



SURVEYOR'S NOTES

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FINAL PLAT OF HERITAGE- DRIPPING SPRINGS- PHASE 2
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Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	05-27-2021	067783118	4 OF 5

C:\GIS\DATA\KSHA_SURVEY\HERITAGE DRIPPING SPRINGS\DWG\PLAT\HERITAGE DRIPPING SPRINGS PHASE 2 PLAT.DWG PLOTTED BY: LUCAS, STEVE # 03/2023 6:16 PM LAST SAVED: 9/12/2023 6:14 PM

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLK C	0.993	43,240	BLK K - LOT 12	0.130	5,654	BLK Q - LOT 10	0.188	8,199
BLK C - LOT 43	0.199	8,664	BLK K - LOT 13	0.130	5,654	BLK Q - LOT 11	0.170	7,389
BLK C - LOT 44	0.157	6,860	BLK K - LOT 14	0.158	6,862	BLK Q - LOT 12	0.176	7,647
BLK C - LOT 45	0.168	7,330	BLK K - LOT 15	0.167	7,288	BLK Q - LOT 13	0.198	8,642
BLK C - LOT 46	0.154	6,695	BLK K - LOT 16	0.139	6,055	BLK Q - LOT 14	0.201	8,742
BLK C - LOT 47	0.151	6,590	BLK K - LOT 17	0.139	6,068	BLK Q - LOT 15	0.198	8,610
BLK C - LOT 48	0.163	7,100	BLK K - LOT 18	0.145	6,337	BLK Q - LOT 16	0.168	7,318
BLK H	4.060	176,864	BLK K - LOT 19	0.148	6,462	BLK Q - LOT 17	0.150	5,626
BLK H - LOT 1	0.133	5,785	BLK K - LOT 20	0.153	6,668	BLK Q - LOT 18	0.125	5,460
BLK H - LOT 2	0.104	4,517	BLK K - LOT 21	0.156	6,793	BLK Q - LOT 19	0.125	5,460
BLK H - LOT 3	0.104	4,517	BLK K - LOT 22	0.156	6,796	BLK Q - LOT 20	0.125	5,460
BLK H - LOT 4	0.107	4,639	BLK K - LOT 23	0.162	6,900	BLK Q - LOT 21	0.125	5,460
BLK H - LOT 5	0.107	4,650	BLK K - LOT 24	0.149	6,485	BLK Q - LOT 22	0.157	6,836
BLK H - LOT 6	0.133	5,802	BLK K - LOT 25	0.142	6,185	BLK R	3.426	149,218
BLK H - LOT 7	0.112	4,887	BLK K - LOT 26	0.179	7,801	BLK R - LOT 1	0.118	5,140
BLK H - LOT 8	0.112	4,860	BLK L	0.962	41,891	BLK R - LOT 2	0.133	5,788
BLK H - LOT 9	0.112	4,860	BLK L - LOT 7	0.962	41,891	BLK R - LOT 3	0.125	5,427
BLK H - LOT 10	0.112	4,860	BLK M	1.033	44,996	BLK R - LOT 4	0.130	5,682
BLK H - LOT 11	0.111	4,847	BLK M - LOT 13	0.142	6,206	BLK R - LOT 5	0.155	6,757
BLK H - LOT 12	0.111	4,843	BLK M - LOT 14	0.115	5,004	BLK R - LOT 6	0.187	8,167
BLK H - LOT 13	0.106	4,617	BLK M - LOT 15	0.115	5,004	BLK R - LOT 7	0.148	6,440
BLK H - LOT 14	0.102	4,464	BLK M - LOT 16	0.121	5,283	BLK R - LOT 8	0.173	7,519
BLK H - LOT 15	0.101	4,417	BLK M - LOT 17	0.131	5,886	BLK R - LOT 9	0.142	6,186
BLK H - LOT 16	0.103	4,474	BLK M - LOT 18	0.134	5,848	BLK R - LOT 10	0.159	6,946
BLK H - LOT 17	0.106	4,637	BLK M - LOT 19	0.121	5,280	BLK R - LOT 11	0.136	5,924
BLK H - LOT 18	0.113	4,908	BLK M - LOT 20	0.153	6,686	BLK R - LOT 12	0.147	6,391
BLK H - LOT 19	0.117	5,085	BLK N	0.736	32,055	BLK R - LOT 13	0.146	6,360
BLK H - LOT 20	0.138	6,011	BLK N - LOT 15	0.156	6,796	BLK R - LOT 14	0.158	6,868
BLK H - LOT 21	0.141	6,161	BLK N - LOT 16	0.116	5,050	BLK R - LOT 15	0.149	6,478
BLK H - LOT 22	0.115	5,010	BLK N - LOT 17	0.116	5,051	BLK R - LOT 16	0.136	5,931
BLK H - LOT 23	0.124	5,407	BLK N - LOT 18	0.116	5,052	BLK R - LOT 17	0.129	5,634
BLK H - LOT 24	0.130	5,675	BLK N - LOT 19	0.116	5,052	BLK R - LOT 18	0.123	5,336
BLK H - LOT 25	0.123	5,342	BLK N - LOT 20	0.116	5,053	BLK R - LOT 19	0.116	5,039
BLK H - LOT 26	0.109	4,740	BLK O	0.422	18,374	BLK R - LOT 20	0.112	4,899
BLK H - LOT 27	0.104	4,545	BLK O - LOT 1	0.144	4,956	BLK R - LOT 21	0.139	6,070
BLK H - LOT 28	0.126	5,488	BLK O - LOT 2	0.151	6,562	BLK R - LOT 22	0.113	4,941
BLK H - LOT 29	0.103	4,475	BLK O - LOT 3	0.157	6,856	BLK R - LOT 23	0.112	4,900
BLK H - LOT 30	0.108	4,717	BLK P	36.996	1,611,532	BLK R - LOT 24	0.106	4,619
BLK H - LOT 31	0.129	5,631	BLK P - LOT 1	5.293	230,561	BLK R - LOT 25	0.133	5,780
BLK H - LOT 32	0.134	5,850	BLK P - LOT 2	0.124	5,395	BLK S	5.574	242,802
BLK H - LOT 33	0.125	5,451	BLK P - LOT 3	0.124	5,400	BLK S - LOT 1	5.574	242,802
BLK H - LOT 34	0.123	5,351	BLK P - LOT 4	0.124	5,400	BLK Y	1.721	74,974
BLK H - LOT 35	0.123	5,341	BLK P - LOT 5	0.138	6,010	BLK Y - LOT 12	0.167	7,275
BLK I	2.167	94,389	BLK P - LOT 6	0.141	6,156	BLK Y - LOT 13	0.132	5,770
BLK I - LOT 1	0.233	10,155	BLK P - LOT 7	0.140	6,082	BLK Y - LOT 14	0.129	5,640
BLK I - LOT 2	0.156	6,792	BLK P - LOT 8	0.139	6,075	BLK Y - LOT 15	0.129	5,640
BLK I - LOT 3	0.138	5,995	BLK P - LOT 9	0.139	6,075	BLK Y - LOT 16	0.129	5,640
BLK I - LOT 4	0.142	6,194	BLK P - LOT 10	0.142	6,165	BLK Y - LOT 17	0.129	5,640
BLK I - LOT 5	0.144	6,259	BLK P - LOT 11	0.140	6,087	BLK Y - LOT 18	0.133	5,788
BLK I - LOT 6	0.146	6,369	BLK P - LOT 12	0.124	5,400	BLK Y - LOT 19	0.140	6,082
BLK I - LOT 7	0.151	6,559	BLK P - LOT 13	0.124	5,400	BLK Y - LOT 20	0.141	6,161
BLK I - LOT 8	0.147	6,412	BLK P - LOT 14	30.104	1,311,328	BLK Y - LOT 21	0.151	6,572
BLK I - LOT 9	0.145	6,332	BLK Q	3.536	154,040	BLK Y - LOT 22	0.151	6,578
BLK I - LOT 20	0.145	6,332	BLK Q - LOT 1	0.229	9,962	BLK Y - LOT 23	0.188	8,188
BLK I - LOT 21	0.145	6,332	BLK Q - LOT 2	0.178	7,754	OVERALL BNDY	75.573	3,291,943
BLK I - LOT 22	0.145	6,332	BLK Q - LOT 3	0.164	7,135	ROW-NORTH	4.765	207,575
BLK I - LOT 23	0.145	6,332	BLK Q - LOT 4	0.161	7,032	ROW-SOUTH	4.274	186,164
BLK I - LOT 24	0.184	7,996	BLK Q - LOT 5	0.155	6,773	ROW - SOUTH 2	1.323	57,614
BLK K	2.636	114,820	BLK Q - LOT 6	0.129	5,626			
BLK K - LOT 9	0.133	5,805	BLK Q - LOT 7	0.129	5,626			
BLK K - LOT 10	0.130	5,654	BLK Q - LOT 8	0.129	5,626			
BLK K - LOT 11	0.130	5,654	BLK O - LOT 9	0.155	6,758			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4'02'03"	988.00'	69.56'	N88°10'04"W	69.55'	C48	86°13'06"	15.00'	22.57'	S45°32'58"E	20.50'
C2	18°02'25"	410.00'	129.09'	N77°07'50"W	128.56'	C49	21°01'15"	226.00'	82.92'	N78°08'53"W	82.45'
C3	17°51'17"	72.00'	22.44'	N77°02'16"W	22.35'	C50	20°27'18"	200.00'	71.40'	N77°51'55"W	71.02'
C4	18°10'45"	410.00'	130.09'	N76°43'38"W	129.54'	C51	21°18'44"	174.00'	64.70'	N78°17'37"W	64.35'
C5	22°32'50"	1028.00'	404.54'	N78°54'40"W	401.93'	C52	84°47'49"	15.00'	22.22'	S48°39'06"W	20.23'
C6	1°55'50"	374.00'	12.60'	S04°25'55"E	12.60'	C53	16°06'33"	526.00'	147.89'	N14°18'28"E	147.40'
C7	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'	C54	20°27'18"	500.00'	178.50'	N12°08'05"E	177.56'
C8	90°00'00"	15.00'	23.56'	S45°11'05"E	21.21'	C55	25°20'22"	470.00'	207.86'	S09°41'34"W	206.17'
C9	90°00'00"	15.00'	23.56'	S44°48'55"W	21.21'	C56	22°32'50"	724.00'	284.91'	S78°54'40"E	283.07'
C10	4°02'03"	988.00'	68.15'	S88°10'04"E	68.14'	C57	22°32'50"	750.00'	295.14'	S78°54'40"E	293.24'
C11	4°02'03"	948.00'	66.75'	S88°10'04"E	66.73'	C58	22°32'50"	776.00'	305.37'	S78°54'40"E	303.41'
C12	18°02'25"	390.00'	122.80'	S77°07'50"E	122.29'	C59	16°52'12"	526.00'	154.88'	N08°51'21"W	154.32'
C13	18°02'25"	370.00'	116.50'	S77°07'50"E	116.02'	C60	19°13'12"	474.00'	159.00'	N07°40'51"W	158.28'
C14	17°42'23"	92.00'	28.43'	N76°57'49"W	28.32'	C61	100°41'37"	226.00'	397.18'	N48°25'03"W	348.00'
C15	17°42'23"	112.00'	34.61'	N76°57'49"W	34.47'	C62	90°00'00"	15.00'	23.56'	S36°14'08"W	21.21'
C16	18°10'45"	390.00'	123.74'	S76°43'38"E	123.22'	C63	90°00'00"	15.00'	23.56'	N53°45'52"W	21.21'
C17	18°10'45"	370.00'	117.40'	S76°43'38"E	116.90'	C64	6°16'58"	896.00'	98.25'	N30°29'03"W	98.20'
C18	90°00'00"	15.00'	23.56'	S22°38'15"E	21.21'	C65	13°31'09"	326.00'	76.92'	N07°30'07"E	76.74'
C19	90°00'00"	15.00'	23.56'	N67°21'45"E	21.21'	C66	87°01'44"	15.00'	22.78'	N20°13'41"E	20.66'
C20	22°32'50"	1048.00'	412.41'	N78°54'40"W	409.75'	C67	8°12'20"	776.00'	111.13'	N19°11'01"W	111.04'
C21	22°31'38"	1068.04'	419.93'	N78°54'06"W	417.23'	C68	87°38'25"	15.00'	22.94'	N58°54'04"W	20.77'
C22	91°06'00"	25.00'	39.75'	N44°15'55"E	35.69'	C69	92°21'35"	25.00'	40.30'	N31°05'56"E	36.08'
C23	88°52'57"	15.00'	23.27'	S45°43'30"E	21.01'	C70	16°59'07"	526.00'	155.93'	N23°34'25"W	155.36'
C24	1°41'32"	326.00'	9.63'	N02°07'51"W	9.63'	C71	46°40'44"	174.00'	141.76'	N08°43'37"W	137.87'
C25	1°41'32"	300.00'	8.86'	N02°07'51"W	8.86'	C72	95°12'24"	25.00'	41.54'	N63°43'07"E	36.92'
C26	1°41'32"	274.00'	8.09'	N02°07'51"W	8.09'	C73	1°02'26"	972.00'	17.65'	S68°09'28"E	17.65'
C27	90°00'00"	15.00'	23.56'	S67°21'45"W	21.21'	C74	8°46'04"	200.00'	30.61'	S63°15'13"E	30.58'
C28	90°00'00"	15.00'	23.56'	S22°38'15"E	21.21'	C75	18°00'59"	380.00'	119.49'	S67°52'41"E	119.00'
C29	90°00'00"	15.00'	23.56'	S67°21'45"W	21.21'	C76	34°01'52"	51.00'	30.29'	S99°56'04"E	29.85'
C30	90°00'00"	15.00'	23.56'	N22°38'15"W	21.21'	C77	32°57'10"	36.00'	20.70'	S26°26'33"E	20.42'
C31	90°00'00"	15.00'	23.56'	N22°38'15"W	21.21'	C78	16°58'12"	236.00'	69.90'	S01°28'51"E	69.64'
C32	90°00'00"	15.00'	23.56'	N67°21'45"E	21.21'	C79	82°11'02"	88.00'	126.23'	N57°30'45"E	115.68'
C33	25°20'22"	372.00'	164.52'	N09°41'34"E	163.18'	C80	2°07'18"	1035.00'	38.33'	S82°27'23"E	38.32'
C34	25°20'22"	346.00'	153.02'	N09°41'34"E	151.78'	C81	90°00'00"	25.00'	39.27'	S44°48'55"W	35.36'
C35	25°20'22"	320.00'	141.52'	N09°41'34"E	140.37'	C82	90°00'00"	15.00'	23.56'	N45°11'05"W	21.21'
C36	90°00'00"	15.00'	23.56'	N47°58'37"W	21.21'	C83	50°34'33"	326.00'	287.76'	N25°06'11"E	278.51'
C37	90°00'00"	15.00'	23.56'	N42°01'23"E	21.21'	C84	50°34'33"	300.00'	264.81'	N25°06'11"E	256.30'
C38	5°44'14"	374.00'	37.45'	S08°15'57"E	37.44'	C85	50°34'33"	274.00'	241.86'	N25°06'11"E	234.09'
C39	7°43'09"	400.00'	53.89'	S07°16'30"E	53.85'	C86	52°16'12"	15.00'	13.68'	S24°15'22"W	13.21'
C40	7°44'05"	430.00'	58.05'	S07°16'02"E	58.00'	C87	14°32'24"	52.00'	13.20'	N05°23'28"E	13.16'
C41	98°09'27"	15.00'	25.70'	N37°56'39"E	22.67'	C88	52°16'12"	15.00'	13.68'	S13°28'26"E	13.21'
C42	83°41'53"	15.00'	21.91'	S51°07'41"E	20.02'	C89	52°16'12"	15.00'	13.68'	N65°44'38"W	13.21'
C43	8°09'27"	426.00'	60.65'	N07°03'21"W	60.60'	C90	41°42'13"	3			