

LEGEND

	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EXISTING EASEMENT
	FEMA APPROXIMATE FLOOD ZONES
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	WELL
	P.O.B.
	VOLUME
	BK.
	PG.
	DOC. NO.
	D.E.
	R.O.W.
	C.E.F.
	B.S.L.
	P.U.E.
	W.Q.B.Z.
	P.R.H.C.T.
	O.P.R.H.C.T.H.C.T.
	D.R.H.C.T.
	O.S.

MARCUS D RAPER SURVEY NO. 37,
ABSTRACT NO. 394

REFERENCE TIE TO C.P. #1
GRID N=13,999,321.22'
GRID E=2,267,673.12'
ELEV.=1,137.38'

REMAINDER OF A
CALLED 45.90 ACRES
MARY TAYLOR HENDERSON
DESCRIBED IN
DOCUMENT NO. 21054605
O.P.R.H.C.T.

CALLLED 30.01 ACRES
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2397, PAGE 419
O.P.R.H.C.T.

CALLLED 15.00 ACRES
PARCEL D-1
KELLY MCCRACKEN BARNHILL &
JOHN WILLIAMSON BARNHILL III
VOLUME 2714, PAGE 206
O.P.R.H.C.T.

REMAINDER OF A CALLED
13.80 ACRES
WILLIAM B. MITCHELL AND
MARY G. MITCHELL
DOC. NO. 13037883
O.P.R.H.C.T.

CALLLED 10.264 ACRES
DINAH BABCOCK
DOCUMENT NO.
20010165 O.P.R.H.C.T.

H.O.A.
LOT 2
0.35 AC.


SILVER CREEK ROAD
(60' R.O.W.)

SKYWARD LANE
(60' R.O.W.)

H.O.A.
LOT 1
0.23 AC.

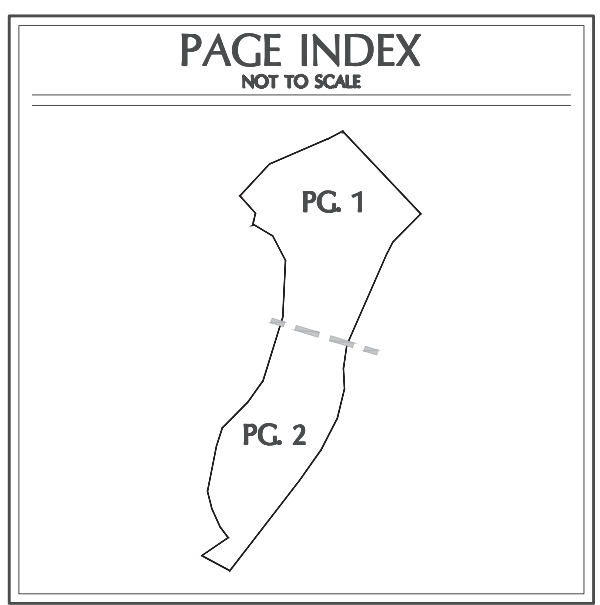
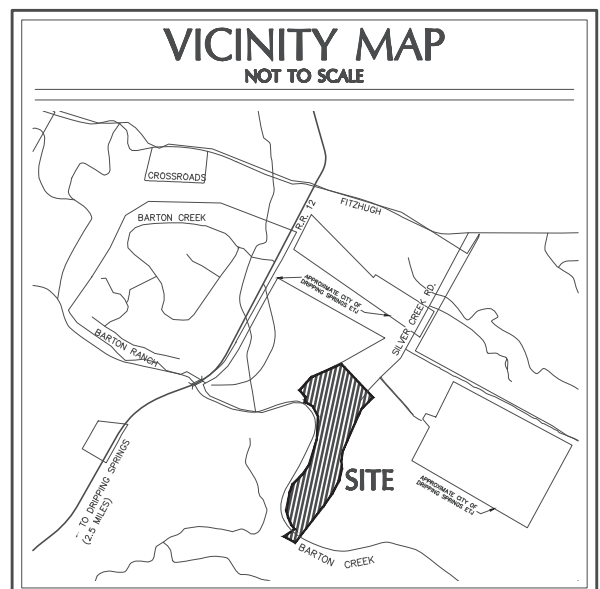
CALLLED 1240.674 ACRES
LL RANCH INVESTMENTS, LP
DOCUMENT NO. 19035342,
O.P.R.H.C.T.H.C.T.

LUNAROYA
SUBDIVISION
HAYS COUNTY, TX



DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

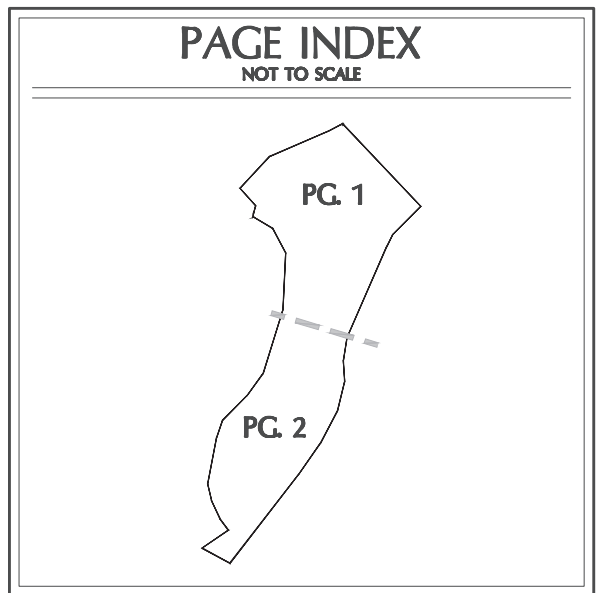
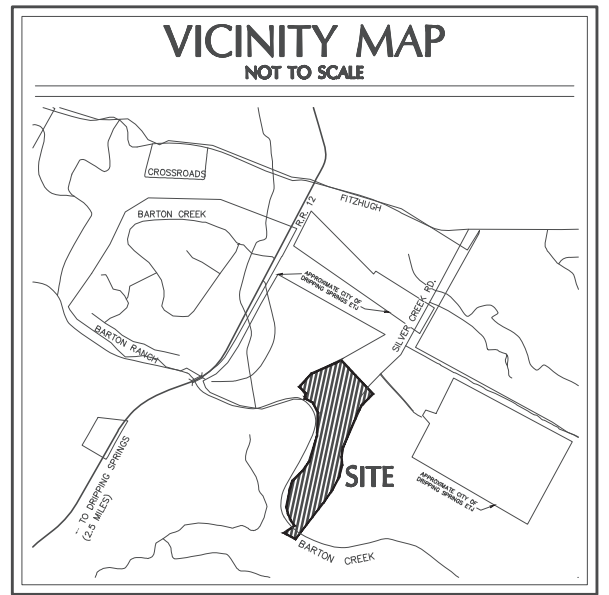
Date:	06/19/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023



REFERENCE TIE TO HAYS
COUNTY MONUMENT #47
GRID N=13,998,981'
GRID E=2,263,546'
ELEV.=1041.01'

HENRY H. BROOKS
CALLED 160 ACRES
DESCRIBED IN VOLUME 109,
PAGE 627 O.P.R.H.C.T.

REFERENCE TIE TO HAYS
COUNTY MONUMENT #48
GRID N=13,999,566'
GRID E=2,264,002'
ELEV.=1063.29'



CALLED 10.264 ACRES
DINAH BABCOCK
DOCUMENT NO. 20010165
O.P.R.H.C.T.

CALLED 20.50 ACRES
DINAH BABCOCK
DOCUMENT NO. 2015-15003985
O.P.R.H.C.T.

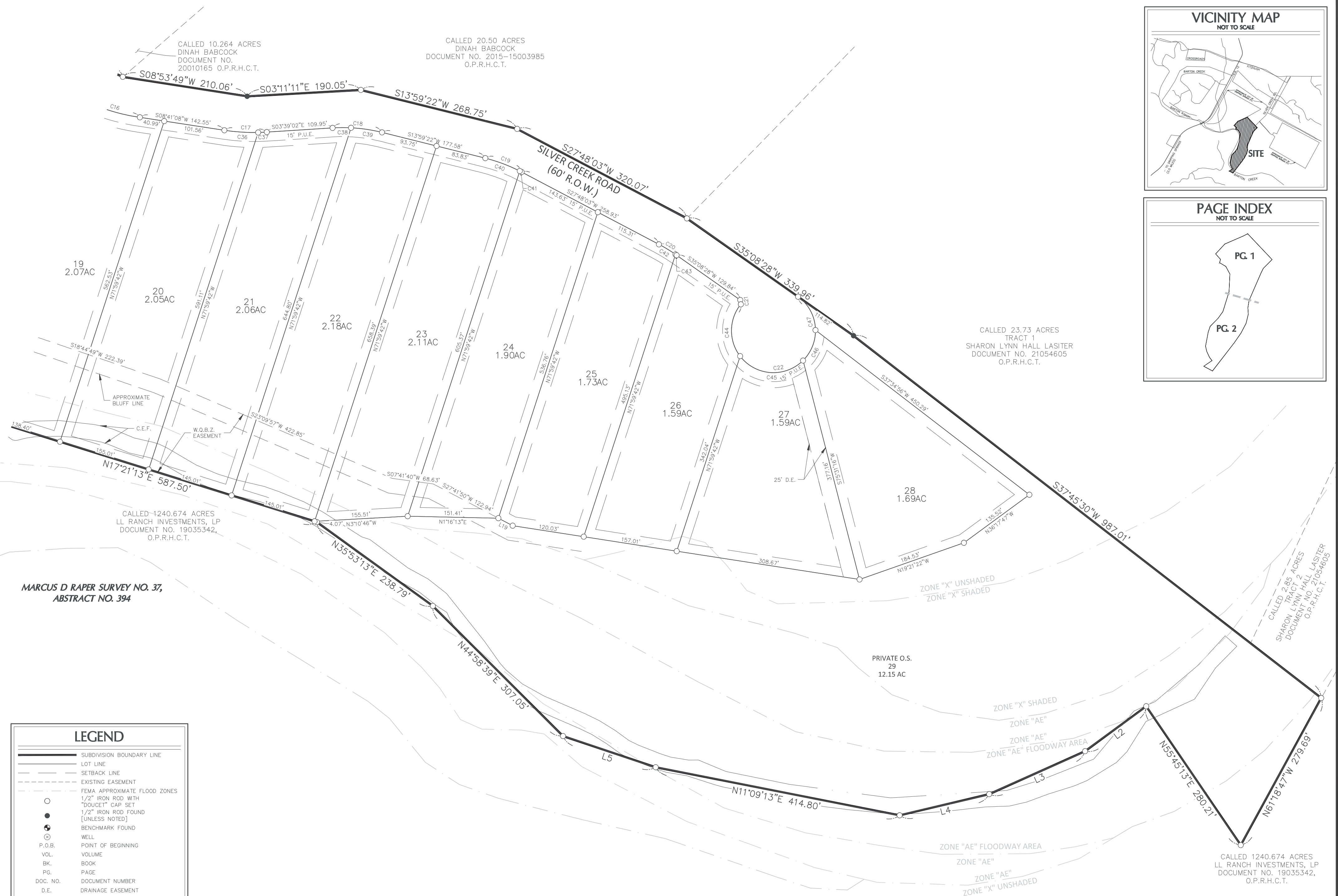
CALLED 23.73 ACRES
TRACT 1
SHARON LYNN HALL LASITER
DOCUMENT NO. 21054605
O.P.R.H.C.T.

CALLED 1240.674 ACRES
LL RANCH INVESTMENTS, LP
DOCUMENT NO. 19035342,
O.P.R.H.C.T.

CALLED 2.85 ACRES
SHARON LYNN HALL LASITER
DOCUMENT NO. 21054605
O.P.R.H.C.T.

MARCUS D RAPER SURVEY NO. 37,
ABSTRACT NO. 394

CALLED 1240.674 ACRES
LL RANCH INVESTMENTS, LP
DOCUMENT NO. 19035342,
O.P.R.H.C.T.



LEGEND	
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SETBACK LINE
	EXISTING EASEMENT
	FEMA APPROXIMATE FLOOD ZONES
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND [UNLESS NOTED]
	BENCHMARK FOUND
	WELL
	P.O.B. POINT OF BEGINNING
	VOL. VOLUME
	BK. BOOK
	PG. PAGE
	DOC. NO. DOCUMENT NUMBER
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	C.E.F. CRITICAL ENVIRONMENTAL FEATURE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	W.Q.B.Z. WATER QUALITY BUFFER ZONE
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	O.S. OPEN SPACE

LUNAROYA SUBDIVISION HAYS COUNTY, TX

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Date:	06/19/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	2408-002
Sheet:	2 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	01/18/2023

OWNER'S ACKNOWLEDGMENT:

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

KNOW ALL ME BY THESE PRESENTS:

THAT DRIPPING SPRINGS OWNER, LLC, BEING THE OWNER OF 70.00 ACRES OUT OF THE MARCUS D. RAPER SURVEY NUMBER 37, ABSTRACT NUMBER 394 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 21070257 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 70.00 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

LUNAROYA SUBDIVISION

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ A.D. 2023.

DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

FLOODPLAIN NOTE:

A PORTION OF THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN
-ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.
-ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.
- ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANGE FLOOD. THE 1% ANNUAL CHANGE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANGE FLOOD. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANGE FLOOD.
-FLOODWAY AREAS IN ZONE "AE", THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANGE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

AS SHOWN ON F.I.R.M. PANEL NO. 4803210106F, 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.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.00006 USING CP1 AS POINT OF ORIGIN.

BASE POINT INFORMATION (GRID)

1
N=13,999,321.2205
E=2,267,673.1156
ELEV.=1,137.3763
CP=IRSAC 1/2 DOUCET
*NOT SHOW HERE ON THIS EXHIBIT

UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

BENCHMARK NOTE:

BENCHMARK # 200
ELEVATION: 1,136.60'
DESCRIPTION: MAGNAIL WITH SHINER SET IN ROAD LOCATED APPROXIMATELY 574 FEET NORTH FROM A 5/8" STAUDT AND THE INTERSECTION STILLMAN ROAD AND SILVERCREEK ROAD.

FLOODPLAIN NOTE:

- A
1. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS DRAINAGE EASEMENTS FOR STORMWATER AND WATER QUALITY FACILITIES (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
2. UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER _____
WASTEWATER - SEPTIC _____
ELECTRICITY - P.E.C. _____
GAS - TEXAS GAS SERVICE _____
3. DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS AND HAYS COUNTY STANDARDS.
4. A 15 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
6. 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.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
8. ALL (NEW) TELEPHONE AND CABLE TELEVISION UTILITY LINES AND ALL ELECTRIC UTILITY SERVICE LINES AND WIRES SHALL BE PLACED UNDERGROUND.
9. ALL ELECTRICAL CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
10. A PROPERTY OWNERS ASSOCIATION WILL BE CREATED BY RESTRICTIVE COVENANTS AND MUST BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT.
11. THE REDUCED WATER QUALITY BUFFER ZONES FULLY CONTAINS THE 100-YR FLOODPLAIN.
12. IMPERVIOUS COVERAGE OVER THE ENTIRE DEVELOPMENT WILL BE LIMITED NO MORE THAN 20% TOTAL.
13. THE AREA ADJACENT TO THE TOP OF THE BLUFF FOR A DISTANCE OF AT LEAST 100-FT (100 FT NATIVE BUFFER) WILL BE CLEARED OF CEDARS AND RE-SEEDED WITH NATIVE CENTRAL TEXAS DRAUGHT TOLERANT GRASSES. GRASS MIX SHALL BE APPROVED BY THE CITY.
14. WITHIN THE 100 FT NATIVE BUFFER, ALL HEALTHY OAK TREES 8 INCHES IN DIAMETER AND LARGER SHALL REMAIN.
15. THE STREETS WILL BE OF OPEN SWALE DESIGN WITH RIBBON CURB AND GRASS-LINED DITCHES CONSISTENT WITH WQO 22.05.015(D)(2). CURB AND GUTTER AND PIPED STORM SYSTEMS WILL NOT BE UTILIZED.

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

LUNAROYA SUBDIVISION, HAS BEEN APPROVED BY THE PLANNING & ZONING COMMISSION ON THE ____ DAY OF _____, 2023.

PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF HAYS

KNOW BY ALL MEN THESE PRESENTS:

THAT I, THE UNDERSIGNED, A REGISTERED 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, TEXAS 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

[Signature]

06/19/2023

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360



STATE OF TEXAS
COUNTY OF HAYS

I, RICHARD PHAM, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 4803210106F, WITH AN EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6/19/2023

RICHARD PHAM
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 142275

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. 2023, AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

CFN: _____

WITNESS MY SEAL OF OFFICE, THIS THE _____ DAY OF _____ A.D. 2023.

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

LUNAROYA
SUBDIVISION
HAYS COUNTY, TX

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TBPELS Firm Number: 3937
TBPELS Firm Number: 10194551

Table with 2 columns: Field, Value. Includes Date: 06/19/2023, Scale: 1" = 100', Drawn by: SWP, Reviewer: DF, Project: 2408-002, Sheet: 3 OF 3, Field Book: N/A, Party Chief: ADM, Survey Date: 01/18/2023

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L1 through L20.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains lines L21 through L38.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains curves C1 through C29.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains curves C30 through C57.

OWNER:
DRIPPING SPRINGS OWNER, LLC
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
(615) 778-2889

SURVEYOR:
J. DILLON FUGATE
DOUCET AND ASSOCIATES, INC.
10190 KATY FREEWAY SUITE 110
HOUSTON, TX 77043
(512) 583-2600

ENGINEER:
RICHARD PHAM, PE
DOUCET AND ASSOCIATES, INC.
7401 B HIGHWAY 71 WEST SUITE 160
AUSTIN, TX 78735
(512) 583-2600