

# HAYS STREET SUBDIVISION

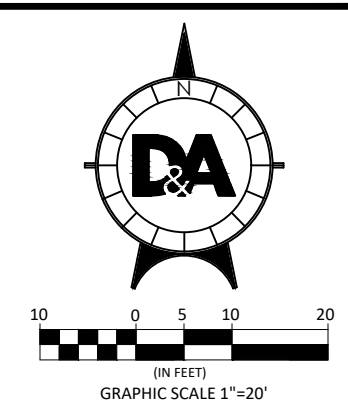
## DRIPPING SPRINGS, HAYS COUNTY, TEXAS

LOT SETBACKS	
FRONT	25'
REAR	0
SIDE	0

O.S. = OPEN SPACE  
D.E. = DRAINAGE EASEMENT  
S.F. = SINGLE FAMILY DEVELOPMENT

### LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MEDIUM DUTY D-I-2 ASPHALT PAVEMENT
- PROPOSED PORTLAND CEMENT CONCRETE D-I-1 PAVEMENT
- AREAS TO BE MAINTAINED BY OWNER OF LOT 6. SEE NOTES ON THIS SHEET.



**LEGAL DESCRIPTION:** TRACT 1: BEING A 0.876 OF ONE ACRE OF LAND, BEING A PORTION OF A CALLED 2,996 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA AND WILLIE MAE HAYDON RECORDED IN DOCUMENT NO. 70025404, VOLUME 3237, PAGE 802 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND A PORTION OF BLOCK NO. 1 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

TRACT 2: BEING A 0.979 OF ONE ACRE OF LAND, 42,639 SQ. FT., BEING A ALL OF A CALLED 12,750 SQUARE FOOT TRACT AS DESCRIBED IN A DEED TO ALVA HAYDON RECORDED IN EXECUTED DECEMBER 9, 1966 AND A PORTION OF BLOCK NO. 10 OF THE FIFTH ADDITION OF THE TOWN OF DRIPPING SPRINGS AS CONVEYED IN A DEED TO ALVA HAYDON IN VOLUME 198, PAGE 452 OF THE HAYS COUNTY DEED RECORDS;

**SITE AREA:** 1.855 ACRES

**WATERSHED:** ONION CREEK

**FLOODPLAIN:** ALL OF THIS PROPERTY (AS SHOWN HEREON) ARE LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS, EFFECTIVE SEPTEMBER 2, 2005.

**WATER SERVICE:** DRIPPING SPRINGS WATER SUPPLY CORP.

**WASTEWATER SERVICE:** CITY OF DRIPPING SPRINGS

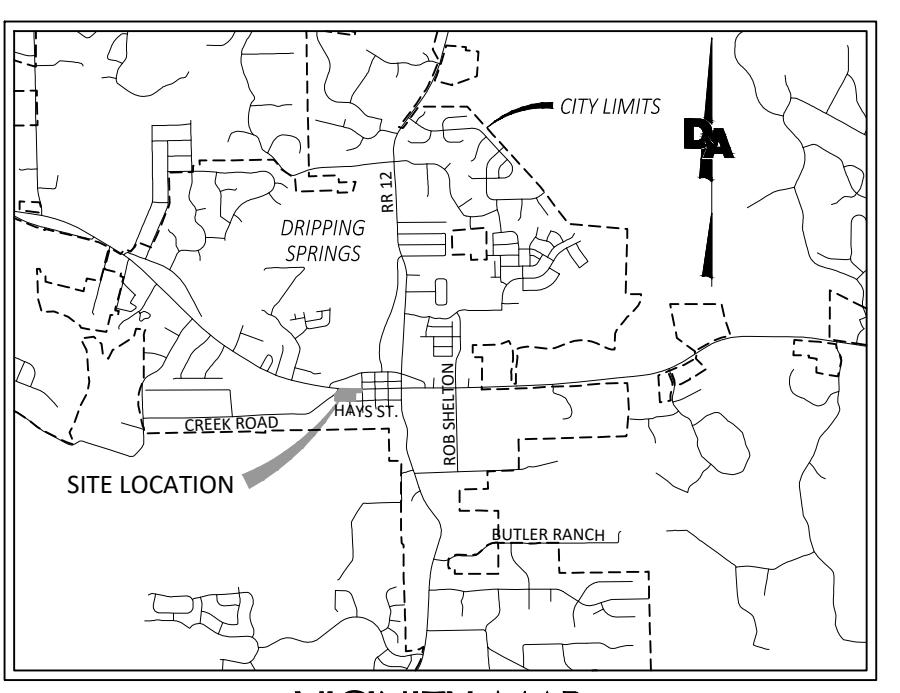
**ELECTRIC SERVICE:** PEDERNALES ELECTRIC COOPERATIVE, INC.

**ZONING:** SF-3 - TOWN CENTER, HAYS STREET HISTORIC DISTRICT

**SUBMITTED BY:** JOE GRASSO, P.E.

PUBLIC ROADWAY TABLE					
STREET NAME	R.O.W.	PAVEMENT	CURB AND GUTTER	CL LENGTH	SIDEWALK
HAYS STREET	50'-0"	20'-0"	NONE	348'-0"	NONE

U.S. HIGHWAY 290  
(100' WIDE R.O.W.)



VICINITY MAP  
NO SCALE

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SITE DATA TABLE	
TOTAL SITE AREA:	1.855 Ac
TOTAL RESIDENT LOTS:	6
TOTAL PARKLAND/OPEN SPACE:	1

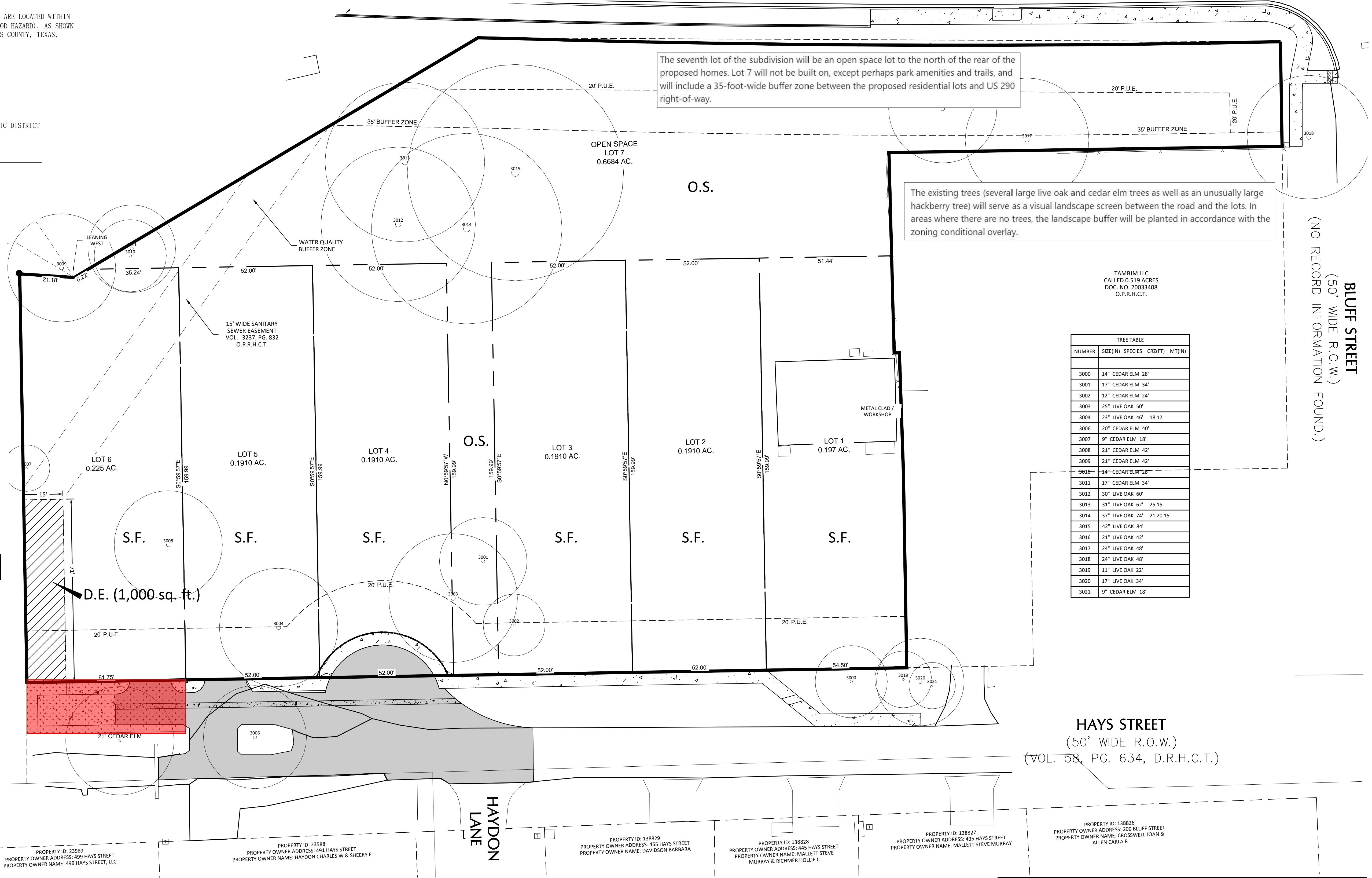
OPEN SPACE SUMMARY		
DESCRIPTION	LOT #	AREA (ACRES)
PUBLIC OPEN SPACE	LOT 7	0.668

THE OWNER IS RESPONSIBLE FOR STORMWATER UTILITIES AND POND MAINTENANCE.

ALL CONSTRUCTION IMPROVEMENTS WILL BE DONE IN ONE PHASE.

THERE ARE CURRENTLY THREE CITY OF DRIPPING SPRINGS WASTEWATER LUE'S ALLOCATED TO LOTS 2, 3 AND 4 OF THIS SUBDIVISION. THE REMAINING LOTS MAY NOT OBTAIN BUILDING PERMITS UNTIL ADDITIONAL LUE'S ARE ALLOCATED TO THE SUBDIVISION.

THE OWNER OF LOT 6 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ASPHALT PAVEMENT, ASSOCIATED DRIVEWAY APRON, CONCRETE DRAINAGE CHANNEL, CONCRETE PAVEMENT AND 5' WIDE CONCRETE SIDEWALK WITHIN THE R.O.W. AS IDENTIFIED HEREON.



TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	

HAYS STREET  
(50' WIDE R.O.W.)  
(VOL. 58, PG. 634, D.R.H.C.T.)

**OWNER/DEVELOPER**  
TEJAS HERITAGE HOMES, LLC  
7401B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TX 78735  
CONTACT: JOHN DOUCET  
(512) 517-3485  
JDoucet@DOUCETENGINEERS.COM

**ENGINEER -**  
DOUCET & ASSOCIATES, INC.  
FIRM REGISTRATION #3937  
7401 B HIGHWAY 71 WEST  
STE. 160, AUSTIN, TX 78735  
(512) 583-2600 TELEPHONE  
(512) 583-2601 FAX

**SURVEYOR -**  
DOUCET & ASSOCIATES, INC.  
FIRM CERTIFICATION #10105800  
7401 B HIGHWAY 71 WEST  
SUITE 160, AUSTIN, TX 78735  
(512) 583-2600 TELEPHONE  
(512) 583-2601 FAX

- NOTES:**
- FINAL DETERMINATION FOR EASEMENTS TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
  - STORM WATER SHALL BE CONVEYED VIA DRAINAGE EASEMENTS & PUBLIC ROW.
  - DESIGN STANDARDS PER CITY OF DRIPPING SPRINGS STANDARDS.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
  - 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 DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

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

APPROVED, THIS DAY OF \_\_\_\_\_, 2022.

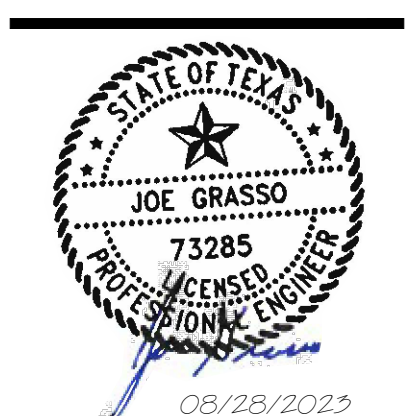
BY: \_\_\_\_\_  
PLANNING & ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:  
ANDREA CUNNINGHAM, CITY SECRETARY

**DOUCET**  
Civil Engineering // Eminent // Geospatial  
7401 B. Highway 71 W. Ste. 160  
Austin, TX 78735. Tel: (512)-583-2600  
www.doucetengineers.com  
TBE Firm Number: 9327  
TBE Firm Number: 10105800

**PRELIMINARY PLAT**

**HAYS STREET DEVELOPMENT**  
LOTS 1 - 7 HAYS STREET  
DRIPPING SPRINGS, HAYS COUNTY, TEXAS



Designed: JG/BP  
Drawn: BP  
Reviewed: JG/BP  
Date: 08/28/2023  
Project No: 2328-001

Drawings: C:\pwworking\johndoucet\0119044952\202301 PRELIM 08-28-23.dwg  
 User: JPERKINS  
 Last Modified: Aug 28, 2023 1:34:47  
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