

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

GENERAL NOTES:

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, LP, ACTING BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 65.3766 ACRE TRACT (TRACT 1) RECORDED IN DOCUMENT No. 20031232 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 5.8096 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE 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 HEREON.

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.
A DELAWARE COMPANY

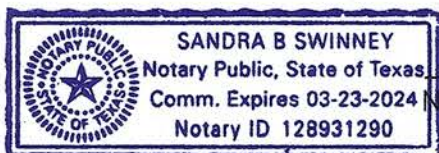
J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY.
DRIFTWOOD, TEXAS 78619

12-7-2021
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 7th DAY OF December, 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 8th DAY OF December, 2021.

Tory Duane Miller
TORY DUANE MILLER, P.E.
MURFEE ENGINEERING CO., INC.
1101 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



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. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN 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 3rd DAY OF December, 2021.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 S. CAPITAL OF TEXAS HWY.
BLDG. B, SUITE 115
AUSTIN, TEXAS 78746
(512) 327-4006



SUBDIVISION PLAT NOTES:

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.

MARCUS PACHECO, DIRECTOR DATE
HAYS COUNTY DEVELOPMENT SERVICES

ERIC VAN GAASBEEK, R.S., C.F.M. DATE
HAYS COUNTY FLOODPLAIN
ADMINISTRATOR

UTILITY NOTES:

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

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINIITY GROUNDWATER CONSERVATION DISTRICT.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN VOLUME 5163, PAGE 441, VOLUME 5163, PAGE 455, VOLUME 5163, PAGE 471, VOLUME 5163, PAGE 485, VOLUME 5163, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. NOTE: NONE OF THE ABOVE EASEMENTS LIE WITHIN OR IMMEDIATELY ADJACENT TO THE HEREIN DESCRIBED PLAT.
6. TOTAL ACREAGE OF DEVELOPMENT: 5.8096
TOTAL ACREAGE OF LOTS: 5.8096
INTENDED USE OF LOTS: SINGLE FAMILY
TOTAL NUMBER OF LOTS: 9 AVERAGE SIZE OF LOTS: 0.6455
NUMBER OF LOTS: Greater than 10 acres 0
 Larger than 5, less than 10 0
 Between 2 & 5 acres 0 Between 1 & 2 acres 1
 Less than an acre 8
7. 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 ROADS SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY, UNTIL AND UNLESS DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE 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 SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN IN THIS SUBDIVISION.
8. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
9. 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.
10. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
11. THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS AND DRIFTWOOD EQUITIES, LTD., RECORDED IN VOLUME 5150, PAGE 594 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS.
12. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
13. NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
15. 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.
16. POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
17. 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.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3.

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

THIS FINAL PLAT OF DRIFTWOOD SUBDIVISION, PHASE FOUR, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE _____ DAY OF _____, 20____.

BY:
MIM JAMES
PLANNING & ZONING 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 _____, 20____, AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT No. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD SUBDIVISION
PHASE FOUR
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:	1" = 100'
JOB NO.:	21529.10	DATE:	DECEMBER 1, 2021
DRAWING NO.:	21529P1	CRD #:	20528
			1 of 3

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION TWO
Doc. No. 19026363
O.P.R.H.C.

(TRACT II)
REMAINDER OF
100 ACRES
(11,005 AC.)
SAVE AND EXCEPT TRACT
Doc. No. 200321232
O.P.R.H.C.
MASA SCOTT ROBERTS
V. 966 P. 677
(DESCRIBED IN
V. 168, P. 156)
H.C.D.R.

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION ONE
Bk. 18 P. 236
H.C.P.R.

TBM-5
N = 13963164.7
E = 2277322.0
CGS SET IN 9" LIVE OAK
ELEV. = 994.77'
(NAVD ELEV. = 995.07')

DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION THREE
Doc. No. 21056793
O.P.R.H.C.

5.3379 AC.
DRIFTWOOD DLC INVESTOR I, LP
Doc. No. 21009870
O.P.R.H.C.

REMAINDER OF
65.3766 ACRES
(TRACT 1)
DRIFTWOOD DLC INVESTORS I, LP
Doc. No. 20031232
O.P.R.H.C.

REMAINDER OF
65.3766 ACRES
(TRACT 1)
DRIFTWOOD DLC INVESTORS I, LP
Doc. No. 20031232
O.P.R.H.C.

REMAINDER OF
200 AC.
TRACT IV
MASA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

FINAL PLAT OF THE DRIFTWOOD
SUBDIVISION, PHASE ONE, SECTION
ONE, BLOCK F, LOT 1 AND LOT 10,
BEING A REPLAT OF BLOCK F, LOT
1, OF THE DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION ONE, WITHIN
THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF DRIPPING SPRINGS,
TEXAS, AS RECORDED IN BOOK 18,
PAGES 236-240 OF THE PLAT
RECORDS OF HAYS COUNTY, TEXAS.
DOCUMENT No. 21055346
O.P.R.H.C.

TBM-4
N = 13962349.83
E = 2277095.94
TOP OF NORTH BOLT ON
THE FLANGE OF FH
ELEV. = 1003.72'
(NAVD ELEV. = 1004.02')

REMAINDER OF
200 AC.
TRACT IV
MASA SCOTT ROBERTS
V. 966, P. 677
H.C.D.R.

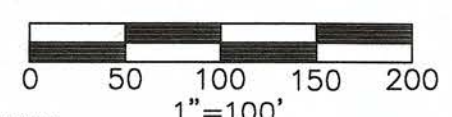
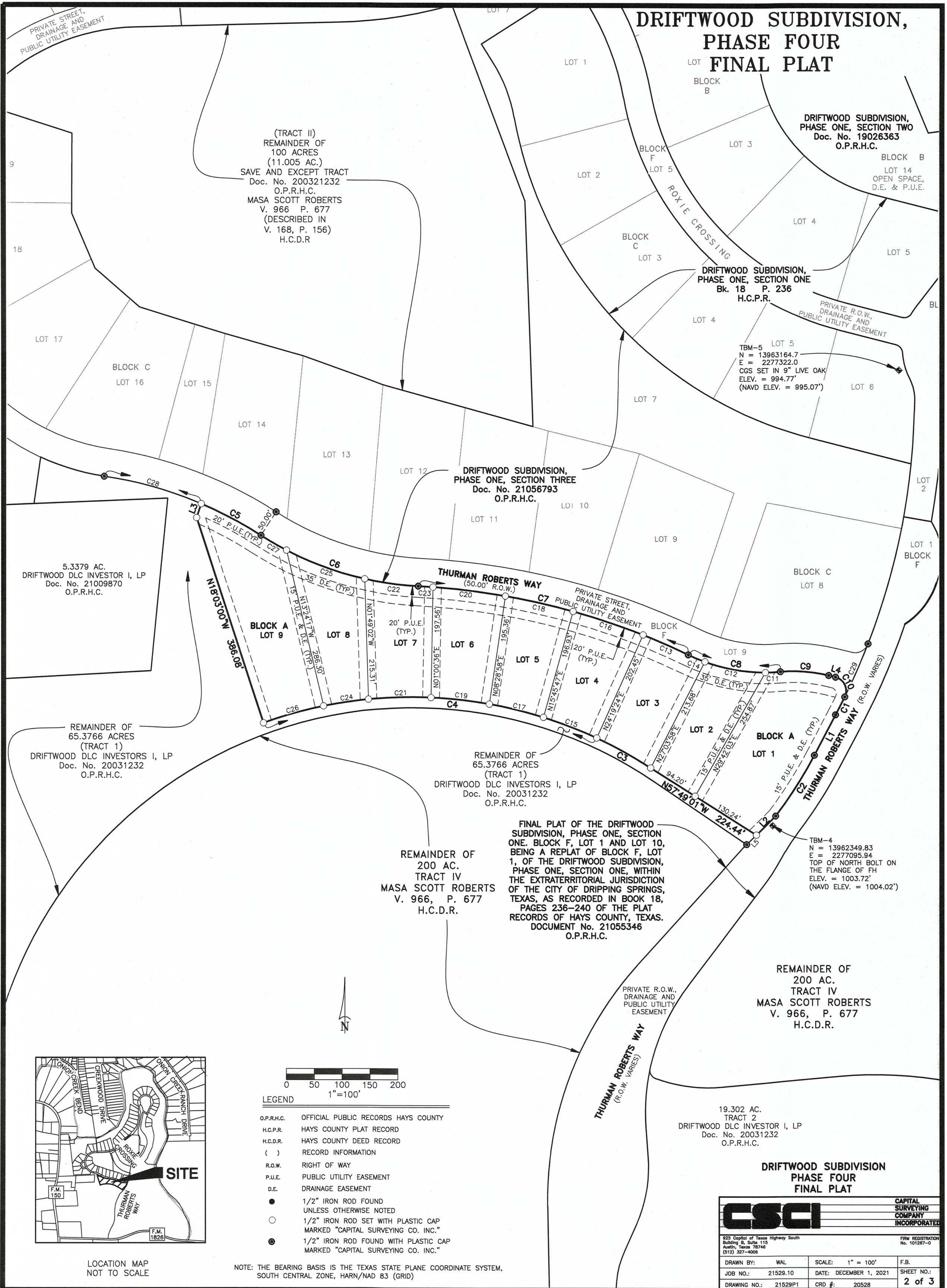
19.302 AC.
TRACT 2
DRIFTWOOD DLC INVESTOR I, LP
Doc. No. 20031232
O.P.R.H.C.

DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

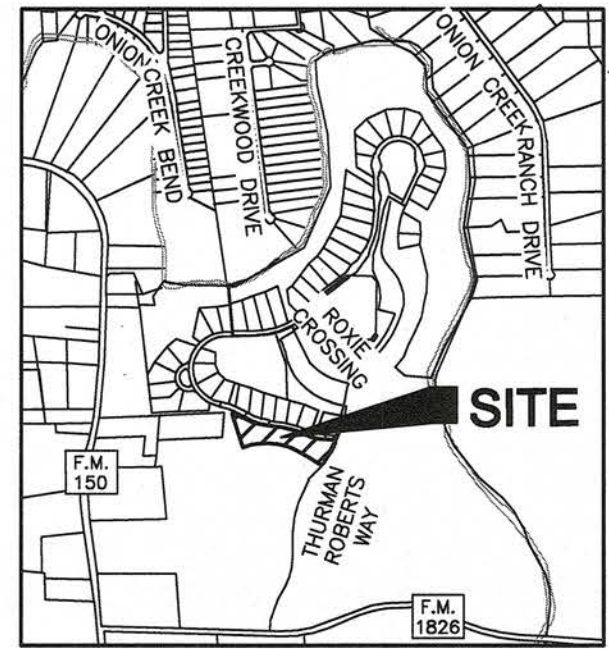
825 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4006
FIRM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 21529.10	DATE: DECEMBER 1, 2021	SHEET NO.:
DRAWING NO.: 21529P1	CRD #: 20528	2 of 3



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - H.C.P.R. HAYS COUNTY PLAT RECORD
 - H.C.D.R. HAYS COUNTY DEED RECORD
 - () RECORD INFORMATION
 - R.O.W. RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
 - ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."

NOTE: THE BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HARN/NAD 83 (GRID)



LOCATION MAP
NOT TO SCALE

DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	1°41'53"	1225.00'	36.30'	36.30'	S26°56'36"W
C2	9°33'11"	775.00'	129.22'	129.07'	S32°34'08"W
C3	7°50'46"	808.83'	110.76'	110.67'	N61°12'47"W
C4	44°35'22"	790.00'	614.80'	599.40'	N87°29'54"W
C5	9°40'08"	717.00'	121.00'	120.85'	S62°09'34"E
C6	29°53'33"	575.00'	299.99'	296.60'	S72°16'17"E
C7	22°37'47"	1275.00'	503.58'	500.31'	S75°54'10"E
C8	30°05'42"	325.00'	170.71'	168.75'	S79°38'08"E
C9	18°10'47"	275.00'	87.26'	86.89'	S85°35'35"E
C10	102°35'51"	25.00'	44.77'	39.02'	S25°12'16"E
C11	4°50'16"	325.00'	27.44'	27.43'	N87°44'09"E
C12	19°33'57"	325.00'	110.98'	110.44'	S80°03'45"E
C13	3°58'10"	1275.00'	88.33'	88.32'	S66°34'22"E
C14	5°41'30"	325.00'	32.28'	32.27'	S67°26'01"E
C15	7°28'17"	790.00'	103.02'	102.95'	N68°56'21"W
C16	5°58'02"	1275.00'	132.79'	132.73'	S71°32'28"E
C17	7°15'50"	790.00'	100.16'	100.09'	N76°18'25"W
C18	5°37'13"	1275.00'	125.07'	125.02'	S77°20'06"E
C19	7°37'17"	790.00'	105.08'	105.01'	N83°44'59"W
C20	5°52'28"	1275.00'	130.73'	130.67'	S83°04'57"E
C21	8°10'00"	790.00'	112.60'	112.51'	S88°21'23"W
C22	9°40'45"	575.00'	97.14'	97.02'	S82°22'41"E
C23	1°11'52"	1275.00'	26.66'	26.66'	S86°37'07"E
C24	5°56'24"	790.00'	81.90'	81.87'	S81°18'10"W
C25	14°55'50"	575.00'	149.84'	149.41'	S70°04'23"E
C26	8°07'33"	790.00'	112.04'	111.94'	S74°16'12"W
C27	5°16'58"	575.00'	53.02'	53.00'	S59°57'59"E
C28	14°30'22"	717.00'	181.53'	181.04'	N74°14'49"W
C29	4°51'08"	1225.00'	103.74'	103.71'	N23°40'05"E

GENERAL NOTES CONTINUED:

19. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS 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.
20. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.1.
21. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, EXCEPT WHERE APPROVED BY THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
22. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
23. IMPERVIOUS COVER SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
24. THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°47'32"W	81.49'
L2	S46°06'03"W	48.60'
L3	N18°27'43"E	26.08'
L4	S76°30'11"E	12.57'
L5	S46°06'03"W	24.54'

Block A - 9 Lots	
Lot	Acres
1	0.9907
2	0.5262
3	0.5486
4	0.5394
5	0.5062
6	0.5306
7	0.5484
8	0.5986
9	1.0209
TOTAL	5.8096

BLOCK "A"	9 Single Family Lots	5.8096 Ac.
Total Single Family Lots 9		5.8096 Ac.
Total Acreage of Subdivision		5.8096 Ac.

DRIFTWOOD IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	IC (AC) LOTS W/ RAINWATER CAPTURE CREDIT	TOTAL IC (AC) W/ RAINWATER CAPTURE CREDIT	% IC
PHASE ONE, SECTION ONE	37.07	3.97	4.98	2.49	6.46	17%
PHASE ONE, SECTION TWO	119.51	2.50	4.98	2.49	4.99	4.2%
PHASE ONE, SECTION THREE	42.17	3.66	3.21	1.61	5.27	12.5%
PHASE TWO	19.3	0.11	2.89	1.45	1.56	8.1%
PHASE FOUR	5.81	0.00	1.45	0.72	0.72	12.4%
CLUB CORE, PHASE 1	10.1	0.52	0.89	0.45	0.97	9.6%
CLUB CORE, PHASE 2	5.34	1.17	1.21	0.61	1.78	33.2%
CLUB CORE, PHASE 3	3.00	0.79	0.61	0.31	1.10	36.5%
CLUB CORE, PHASE 4	5.70	1.15	1.82	0.91	2.06	36.1%
TOTAL	248.00	13.87	22.04	11.02	24.89	10.0%

*Assumes 7000 SF IC/LOT w/o Rain Water Capture Credit for Residential
*Assumes 3700 SF IC/LOT w/o Rain Water Capture Credit for Club Core

DRIFTWOOD SUBDIVISION PHASE FOUR 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-D	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 21529.10	DATE: DECEMBER 1, 2021	SHEET NO.:	
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