

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK C, LOT 1 REPLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. A DELAWARE CORPORATION, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, BEING OWNER OF 7.4110 ACRES, BEING ALL OF LOT 1, BLOCK C, DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 19032106 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT SAID LOT 1, BLOCK C, TO REMOVE NOTE 23 AND TO PROVIDE A LOT FOR THE GREETER HOUSE, TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.
A DELAWARE CORPORATION

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

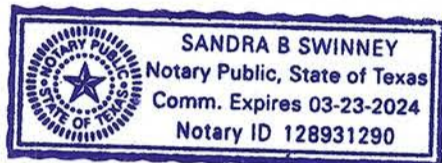
11-15-2021
DATE

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 15th DAY OF November, 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 10th DAY OF November, 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



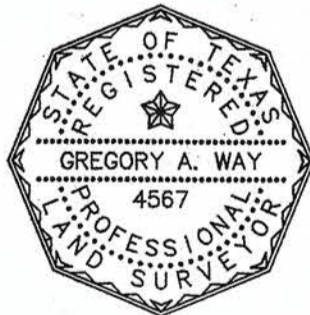
ENGINEER'S NOTES:

- 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. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAPS #48209C0120 F, #48209C0140 F, #48209C0235 F, AND #48209C0255 F, 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 5th DAY OF November, 2021.

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



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
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

UTILITY NOTES:

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

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- 2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 3. THIS SUBDIVISION IS LOCATED IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- 4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- 5. TOTAL ACREAGE OF DEVELOPMENT: 7.4110 TOTAL ACREAGE OF LOTS: 7.4110
INTENDED USE OF LOTS: COMMERCIAL
TOTAL NUMBER OF LOTS: 3 AVERAGE SIZE OF LOTS: 2.4703
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 1
Between 2 & 5 acres 0 Between 1 & 2 acres 0
Less than an acre 2
- 7. 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.
- 8. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- 9. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- 10. 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 LOT LINES, EXCEPT LOT 1-C.
- 11. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- 12. AN AREA 25 FEET FROM THE RIGHT-OF-WAY OF FM 967 IS RESERVED FOR FUTURE RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THE AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- 13. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.
- 14. 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.
- 15. NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- 16. 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.
- 17. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
- 18. 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.
- 19. 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.
- 20. 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.

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE HAS BEEN 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 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
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

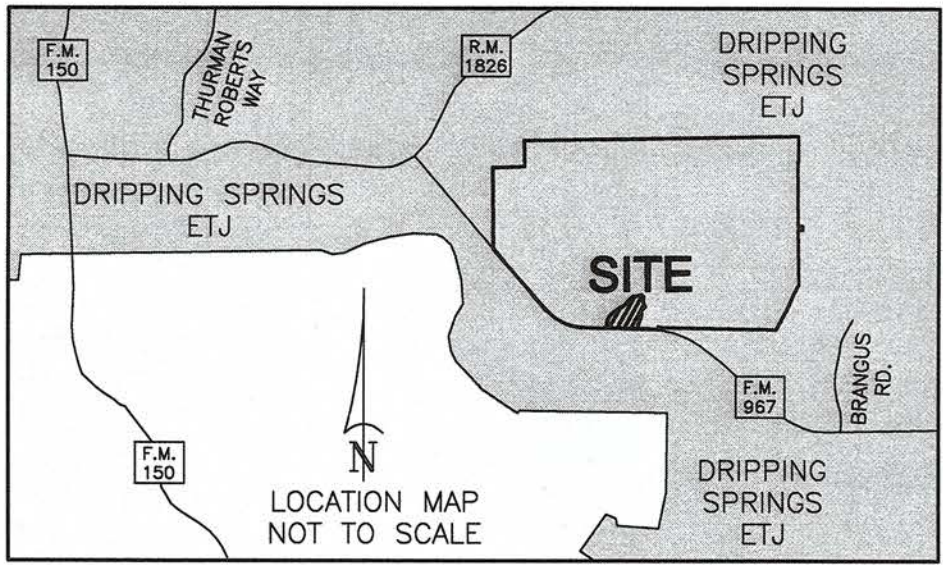
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK __M., AND DULY RECORDED ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK __M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, INSTRUMENT No. _____

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE ONE, BLOCK C, LOT 1 REPLAT

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.:	18542.10	DATE:	NOVEMBER 8, 2021
DRAWING NO.:	18542P6	CRD #:	18542
			SHEET NO.:
			1 OF 2

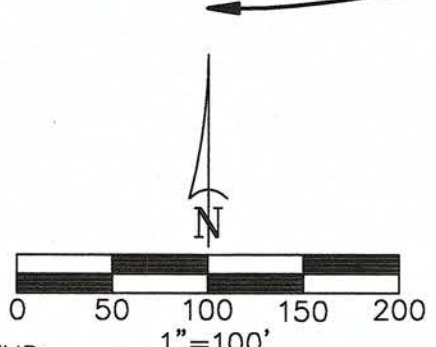
DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	37°41'22"	488.00'	321.01'	315.25'	N49°04'12"E
C2	48°45'48"	75.00'	63.83'	61.92'	N54°36'25"E
C3	108°25'30"	25.00'	47.31'	40.56'	S46°47'56"E
C4	41°24'19"	249.00'	179.94'	176.05'	S13°17'20"E
C5	50°19'50"	249.00'	220.25'	213.14'	S59°19'55"E
C6	79°09'42"	235.00'	324.68'	299.47'	N40°00'23"E
C7	65°47'46"	275.00'	315.80'	298.73'	N46°41'17"E
C8	65°11'56"	130.00'	147.93'	140.08'	N46°23'21"E
C9	34°42'01"	384.00'	232.56'	229.03'	N18°03'23"E
C10	26°21'16"	274.00'	126.03'	124.92'	N66°24'35"E
C11	07°45'15"	236.00'	31.94'	31.92'	N75°42'32"E
C12	93°33'56"	16.50'	26.95'	24.05'	N25°02'57"E
C13	21°01'24"	16.50'	6.05'	6.02'	N32°14'43"W
C14	00°46'36"	384.00'	5.20'	5.20'	N67°31'35"E
C15	31°43'54"	384.00'	212.67'	209.96'	N51°16'20"E
(C16)	(30°41'39")	(125.00')	(66.96')	(66.17')	(N63°38'30"E)

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)						
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS*	Number of Lots	Avg. Lot Size (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	35	0.82	17%
PLATTED TOTAL	59.1	5.75	4.52	35	0.82	17%
SITE TOTAL	490.6	5.75	4.52	35	0.82	2%

*Impervious Cover per lot assumptions based on City of Austin Criteria



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - B.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION
 - { } DRAINAGE EASEMENT TEXT
 - TxDOT CONCRETE MONUMENT FOUND
 - 1/2" IRON ROD FOUND
 - ⊙ 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
 - ▲ CALCULATED POINT

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

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

BLOCK B LOT 3 GOLF RANCH COURT
PRIVATE STREET, D.E. & P.U.E.
(VARIABLE WIDTH R.O.W.)

(EXHIBIT A-5)
17.3158 ACRES
DRIFTWOOD DLC INVESTOR II, LLC
Doc. No. 19031292
O.P.R.H.C.

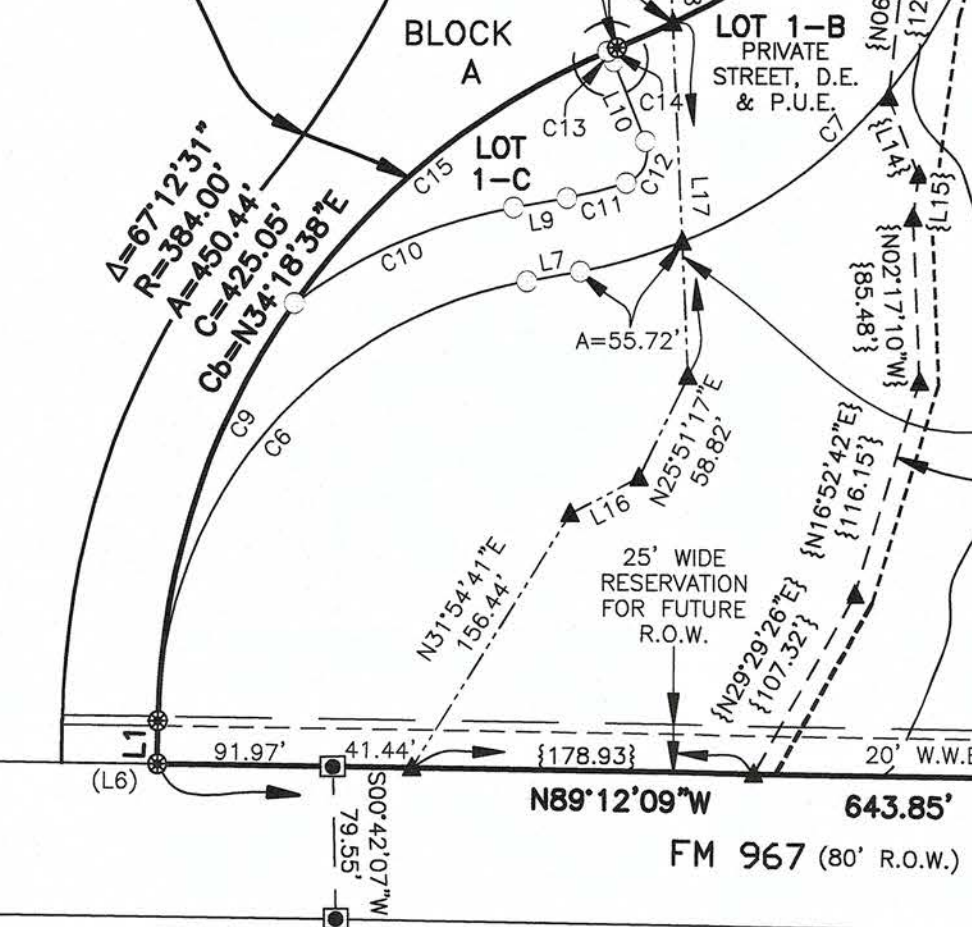
DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE
Doc. No. 19032106
O.P.R.H.C.

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

DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE
Doc. No. 19032106
O.P.R.H.C.

DRIFTWOOD GOLF CLUB DR.
PRIVATE STREET, D.E. & P.U.E.

LOT 1-A
6.5062 AC.
D.E. & P.U.E.



Block C, 1-Lot Private Street, Drainage and Public Utility	Classification	Width	Linear Ft.	Acres
DRIFTWOOD GOLF CLUB DRIVE (Lot 1-B)	Local Street	Variable	470	0.7313 Ac.
Total Right of Way			470	0.7313 Ac.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

925 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.: 18542.10	DATE: NOVEMBER 8, 2021	SHEET NO.:
DRAWING NO.: 18542P6	CRD #: 18542	2 OF 2

Block C - 1 Lot	
Lot	Acres
1-A	6.5062
1-B	0.7313
1-C	0.1735
TOTAL	7.4110

ALL NON RESIDENTIAL LOTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°47'51"E	22.52'
L2	S07°24'49"W	30.49'
L3	S21°11'22"E	31.47'
L4	S02°34'24"E	41.26'
L5	S00°43'46"W	56.44'
(L6)	(S89°12'09"W)	(50.00')
L7	N79°35'10"E	28.41'
L8	N13°47'24"E	64.41'
L9	N79°35'10"E	28.41'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N21°44'01"W	44.64'
{L11}	{S40°07'16"W}	{74.01'}
{L12}	{S20°23'11"W}	{105.63'}
{L13}	{S18°04'50"E}	{91.98'}
{L14}	{N20°59'28"W}	{43.71'}
{L15}	{N07°33'10"E}	{22.49'}
L16	N62°28'07"E	40.43'
L17	N02°32'31"W	162.52'
L18	N02°32'31"W	35.24'

CHANNEL ESMT.
STA. 590+80*
[30' X 100'
@ N37°00'E]
V. 163, P. 539