



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, September 14, 2021 at 6:30 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
City Engineer Chad Gilpin

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning

Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

- 1. Approval of the August 24, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0012: an application to consider the final plat of Caliterra Phase 4 Section 12, an approximately 65.964 acres of land situated in the Philip A. Smith Survey No. 22, Abstract No. 415, in Hays County, Texas. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
- 3. Denial of SUB2021-0046: an application to consider the final plat of Driftwood Golf and Ranch Club Phase 3, an approximately 56.3328 acres of land situated in the Freeloove Woody Survey No. 23, Abstract No. 20, in Hays County, Texas. Applicant: Ronee Gilbert, Murfee Engineering Company, Inc.**
- 4. Approval of SUB2021-0040: an application to consider the final plat of Parten Ranch Phase 2B, an approximately 60.41 acres of land situated in the Seaborn J. Whatley & Lamar Moore Surveys, Abstract No. 323, in Hays County, Texas. Applicant: Lauren Crone, LJA Engineering.**
- 5. Denial of SUB2021-0048: an application to consider the final plat of Driftwood Phase 1 Section 4, an approximately 4.723 acres of land situated in the Fannie A. Darden Survey, Tract A, in Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**

BUSINESS

- 6. Presentation and discussion regarding the 2021 Texas Legislative Update.**

PLANNING & DEVELOPMENT REPORTS

EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 28, 2021, at 6:30 p.m.

October 12, 2021, at 6:30 p.m.

October 26, 2021, at 6:30 p.m.

City Council Meetings

September 21, 2021, at 6:00 p.m.

October 5, 2021, at 6:00 p.m.

October 19, 2021, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **September 10, 2021, at 1:00 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 24, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Doug Crosson
Tammie Williamson

Commission Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
City Engineer Chad Gilpin
Senior Planner Tory Carpenter
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Geoffrey Tahuahua

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak

on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

Via unanimous consent, the Commission considered Consent Agenda Items 1 and 2 separately.

1. Approval of the August 10, 2021, Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the August 10, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 4 to 0 to 2, with Chair James and Commissioner Bourguignon abstaining.

2. Disapproval of SUB2021-0044: an application for a final plat for Driftwood Phase 1 Section 3 Final Plat for a 42.17 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 of Driftwood 967 Phase 2, 42.17 acres out of Freelove Woody Sur, Abs 20, Hays County, Texas. Applicant: Tony Miller, P.E., Murfee Engineering Company, Inc.

A motion was made by Commissioner Williamson deny approval of SUB2021-0044: an application for a final plat for Driftwood Phase 1 Section 3 Final Plat for a 42.17 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 of Driftwood 967 Phase 2, 42.17 acres out of Freelove Woody Sur, Abs 20, Hays County, Texas. Commissioner McIntosh seconded the motion which carried 5 to 0 to 1, with Commissioner Crosson abstaining.

BUSINESS

A motion was made by Vice Chair Martin to consider Business Agenda Item 4 out of order. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

4. Public hearing and consideration of recommendation regarding VAR2021-0014: Variance Application to consider a variance to Section D107.2 from the 2018 International Fire Code for remoteness related to fire access to the development at the

Overlook at Bunker Ranch Florio Tract Extension at 2004 Creek Road. Applicant: Cristina Cordoba, Civil & Environmental Consultants, Inc.

- a. Presentation** – No presentation was given.
- b. Staff Report** – Tory Carpentar presented the staff report which is on file. Staff recommends denial of the variance application.
- c. Public Hearing** – No one spoke during the Public Hearing.
- d. Variance** – A motion was made by Commissioner McIntosh to recommend City Council denial approval of VAR2021-0014: Variance Application to consider a variance to Section D107.2 from the 2018 International Fire Code for remoteness related to fire access to the development at the Overlook at Bunker Ranch Florio Tract Extension at 2004 Creek Road. Commissioner Williamson seconded the motion which carried unanimously 5 to 0.

3. Public hearing and consideration of recommendation regarding DA2020-002: an application for an Amended and Restated Development Agreement for the Anarene/Double L tract as an update to the 2015 Amended and Restated Development Agreement on RR 12 north of 290 including an increase in density, roadways, parks improvements, and related changes. Applicant: Pablo Martinez, BGE, Inc.

- a. Presentation** – Seth Mearig, PE, with BGE, Inc. gave a presentation which is on file.
- b. Staff Report** – Laura Mueller presented the staff report which is on file. Staff recommends approval of the amended development agreement.
- c. Public Hearing** – The following individuals spoke in opposition of the item during the Public Hearing, citing concerns with drainage and flooding, wildlife habitat, impervious cover, setbacks and buffer zones, density and proximity to the Legacy Trails, Founders Ridge and Springlake subdivisions, density, traffic, available greenspace, decrease in home values, Dark Sky regulations and construction in pipeline area.

- | | |
|------------------|-----------------|
| Rick Adams | Kathy Ramsey |
| Angie Collins | William Curits |
| Marshall Seedorf | Rob Hannigan |
| Wayne Giffin | Robert Warden |
| Adam Gray | Juan Llerena |
| Lauren Hannigan | Bill Seitz |
| Fran Nations | Farrah Trussoni |

d. Amended and Restated Development Agreement - A motion was made by Commissioner Bourguignon to recommend City Council approval of DA2020-002: an application for an Amended and Restated Development Agreement for the Anarene/Double L tract as an update to the 2015 Amended and Restated Development Agreement on RR 12 north of 290 including an increase in density, roadways, parks improvements, and related changes with the following conditions:

- (1) A twenty-five foot (25') buffer around the entire perimeter of what use to be the commercial area and is now the west section on the west side of Highway 290, to preserve the existing neighboring communities;
- (2) Relocation of the thirty-five foot (35') lot Patio homes backing up to existing subdivision property boundaries;
- (3) Clarification of landscaping; and
- (4) That the full four-lane section to Wild Ridge is completed prior to final plat of Phase 2 and started as directed in the current Amended Development Agreement.

Commissioner Williamson seconded the motion which carried 4 to 1, with Chair James opposed.

4. **Public hearing and consideration of recommendation regarding VAR2021-0014: Variance Application to consider a variance to Section D107.2 from the 2018 International Fire Code for remoteness related to fire access to the development at the Overlook at Bunker Ranch Florio Tract Extension at 2004 Creek Road. Applicant: Cristina Cordoba, Civil & Environmental Consultants, Inc.**

This item was considered earlier in the agenda.

5. **Discuss and consider the Appointment of two members to the Development Agreement Working Group.**

Vian unanimous consent, Commissioners McIntosh and Crosson were appointed the Sports & Recreation Park Development Agreement Working Group; and Commissioner Williamson and Chair James were appointed the to Roger Hanks Parkway Development Agreement Working Group.

PLANNING & DEVELOPMENT REPORTS

6. **Planning Department Report**

EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 14, 2021, at 6:30 p.m.

September 28, 2021, at 6:30 p.m.

City Council & BOA Meetings

September 7, 2021, at 6:00 p.m. (CC & BOA)

September 21, 2021, at 6:00 p.m. October 5, 2021, at 6:00 p.m. (CC & BOA)

October 19, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair James to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 8:57 p.m.



DRIPPING SPRINGS
Texas

Planning & Zoning Commission Planning Department Staff Report

Item 2.

Planning and Zoning Commission Meeting: September 14, 2021
Project No: SUB2021-0012
Project Planner: Chad Gilpin, PE - City Engineer

Item Details

Project Name: Caliterra Phase 4 Section 12 Final Plat
Property Location: Premier Park Loop
Legal Description: A0415 Philip A Smith Survey, AC 158.048
Applicant: Bill Couch, Carlson Brigance and Doering, Inc.
Property Owner: Development Solutions Cat, LLC
Request: Final Plat Caliterra Phase 4 Section 12
Staff recommendation: Disapproval of the Final Plat based on outstanding comments



Location Map

SUB2021-0012
 Caliterra Phase 4 Section 12
 Final Plat

- Site
- Roads
- Dripping Springs ETJ
- Parcel Lines



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Overview

The applicant is requesting to Final Plat Caliterra Phase 4 Section 12. The Caliterra development is planned as a low-density single-family residential development located South of Hwy 290 on Ranch Road 12, within the City of Dripping Springs Extraterritorial Jurisdiction (ETJ). Caliterra Phase 4 Section 12 is a portion of the Caliterra Concept Plan approved with the Caliterra Development Agreement. The 65.17-acre Final Plat consists of a total of 47 lots and right of way. The lots include 42 single family lots, and 5 open space lot.

ACCESS AND TRANSPORTATION

Access to this project shall be from a continuation of existing Canal Drive and Bridgewater Loop built and barricaded with Section 8. The roadways in this subdivision compromise of 60' R.O.W.

SITE DRAINAGE AND WATER QUALITY

This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edward's Aquifer Contributing Zone (CZP) with enhanced measures under RG-348A. The run-off from this project will be treated by proposed vegetative filter strips and two batch detention ponds. The ponds will control the 2-year, 10 year, 25 year, and 100 year storm event as described by the City of Austin Drainage Criteria Manual and return flows to below existing conditions. Majority of the storm runoff from onsite and entering the site from offsite will travel overland to streets, storm sewer lines and channels to the three batch detention ponds. Per the Development Agreement, the BMP's will be in series and will remove the required overall load to more than 80% for the site.

Caliterra Phase 4 Section 12 Final Plat utility providers are listed below:

Water: Dripping Springs Water Supply Corporation
Wastewater: City of Dripping Springs
Electric: PEC

Recommendation:

Staff is recommending *disapproval of the plat with the outstanding comments* attached (see below Section).

The property is within a Development Agreement, once all comments have been met the proposed plat will be consistent and comply with the development standards set forth in the Development Agreement and City Ordinances.

Outstanding Comments:

Please see attached Outstanding Comments Letter

Public Notification

Signs were posted on the site; notice was placed on the City Website.

Attachments

Subdivision Application

Caliterra Phase 4 Section 12 Final Plat

Outstanding Comments Letter

Planning Department Staff Report

Recommended Action	Deny Plat with the outstanding comments.	Item 2.
Alternatives/Options	Approve the Plat; Approve the Plat with Conditions	
Budget/Financial impact	N/A	
Public comments	None received at this time	
Enforcement Issues	N/A	
Comprehensive Plan Element	N/A	



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: September 10, 2021

Bill Couch
Carlson, Brigance and Doering, Inc
5501 W William Cannon Dr.
Austin TX 78749
bill@cbdeng.com

Permit Number: SUB2021-0012
Project Name: Caliterra Phase 4 Section 12 Final Plat
Project Address: Premier Park Loop, Dripping Springs, TX, TX
78640

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

Comment 01: The Final Plat cannot be approved until either;

- a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it;
OR
- b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

Response 01: Clarification requested – the plat cannot be approved or cannot be recorded?

Comment 02: Staff will not recommend approval to P&Z until fiscal is posted.

Response 02 – Surety will be posted to allow the Final Plat to be Recorded. A Surety Estimate prepared by the Engineer will be provided for your approval. Is the Estimate and Surety Administratively approved by City Staff, or by P&Z Commission or/and City Council?

Comment 03: Please provide Surety for review. Surety is reviewed and recommended for approval by staff and formally approved by City Council.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

4. Provide County 1445 Approval Letter

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

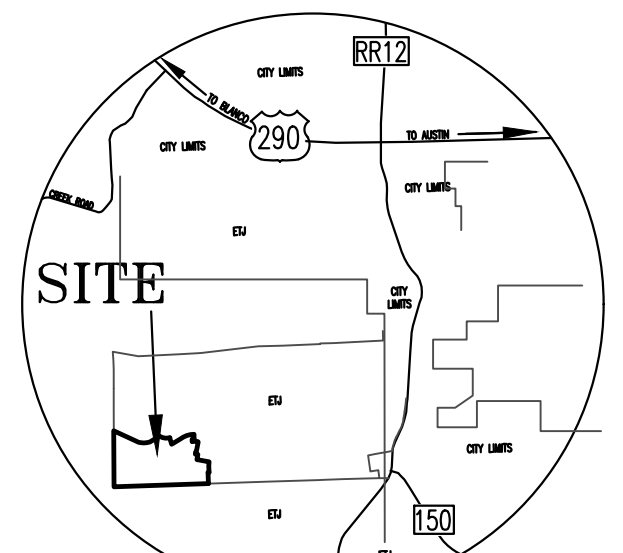
***If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

CALITERRA PHASE FOUR SECTION TWELVE

DATE: AUGUST 2, 2021
FEMA PANEL NO. 48209C0115F
EFFECTIVE DATE: SEPTEMBER 2, 2005

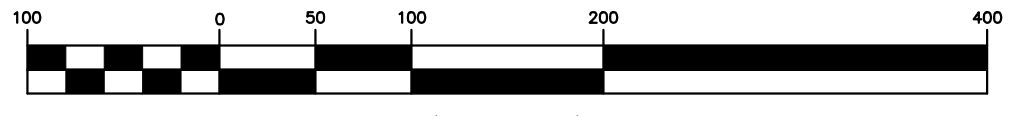
ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TX 78749
PHONE: 512-280-5160
FAX: 512-280-5165

OWNER:
DEVELOPMENT SOLUTIONS CAT, LLC.
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402



VICINITY MAP
(N.T.S.)

SCALE 1" = 100'
GRAPHIC SCALE



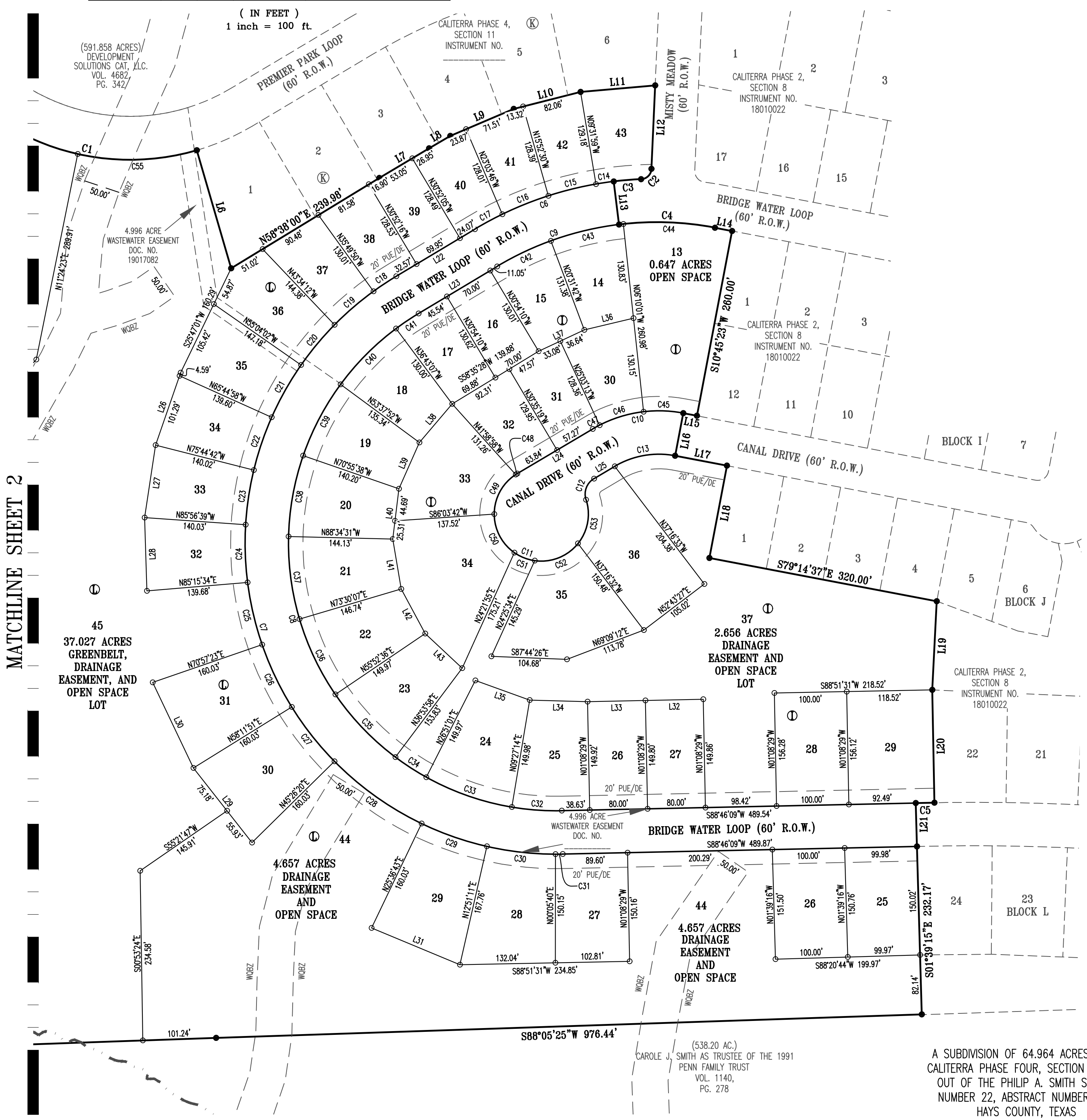
LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ⊙ 5/8" IRON ROD FOUND
- 17 LOT NUMBER
- Ⓚ BLOCK DESIGNATION
- (XX.XX) EASEMENT ANNOTATION

ACREAGE: 64.964 ACRES
SURVEY: PHILIP A. SMITH SURVEY NO. 26
ABSTRACT NO. 415
HAYS COUNTY, TEXAS

LINEAR FOOTAGE OF RIGHT-OF-WAY			
BRIDGE WATER LOOP (LOCAL STREET)	60' R.O.W.	1,857'	
CANAL DRIVE (LOCAL STREET)	60' R.O.W.	259'	
TOTAL		2,116'	

TOTAL NO. LOTS	47
NO. OF SINGLE FAMILY LOTS	42
NO. OF OPEN SPACE LOTS	2
NO. OF DRAINAGE & OPEN SPACE LOTS:	2
NO. OF GREENBELT & OPEN SPACE LOTS:	1
NO. OF BLOCKS	2



MATCHLINE SHEET 2

A SUBDIVISION OF 64.964 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CALITERRA PHASE FOUR SECTION TWELVE

Line Table		
Line #	Length	Direction
L1	52.83	S78°26'21"E
L2	83.59	S86°08'21"E
L3	83.59	N84°25'18"E
L4	76.48	N76°50'25"E
L5	62.10	N35°18'00"E
L6	169.97	S16°13'37"E
L7	80.00	N59°17'16"E
L8	34.03	N59°27'15"E

Line Table		
Line #	Length	Direction
L9	95.38	N66°58'24"E
L10	95.38	N75°47'48"E
L11	103.55	N84°57'05"E
L12	115.52	S02°33'18"W
L13	60.00	S06°59'33"E
L14	24.12	S79°14'37"E
L15	19.30	N79°14'37"W
L16	60.00	S10°45'23"W

Line Table		
Line #	Length	Direction
L17	72.95	S79°14'37"E
L18	130.00	S10°45'23"W
L19	122.73	S02°52'14"W
L20	155.91	S01°03'14"E
L21	60.00	S01°32'30"E
L22	126.59	S59°05'39"W
L23	126.59	S59°05'39"W
L24	121.11	S59°24'41"W

Line Table		
Line #	Length	Direction
L25	33.36	S59°24'41"W
L26	105.88	S19°05'13"W
L27	101.33	S08°39'10"W
L28	101.33	S01°47'57"E
L29	131.11	S38°10'55"E
L30	131.11	S25°25'23"E
L31	132.20	S67°25'53"E
L32	80.00	S88°43'23"W

Line Table		
Line #	Length	Direction
L33	80.00	S88°51'31"W
L34	80.00	S88°25'26"E
L35	80.00	S70°08'22"E
L36	70.00	S76°39'08"W
L37	69.72	S64°56'47"W
L38	70.00	S40°29'26"W
L39	70.00	S23°46'31"W
L40	70.00	S07°03'44"W

Line Table		
Line #	Length	Direction
L41	70.00	S09°38'54"E
L42	70.00	S28°11'04"E
L43	70.00	S46°59'47"E
L44	103.44	N00°01'33"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	310.21	330.00	S79°17'49"E	298.91	167.64	53°51'36"
C2	22.23	15.00	S45°00'10"W	20.25	13.72	84°53'43"
C3	37.99	490.00	S85°13'44"W	37.98	19.01	4°26'33"
C4	133.20	430.00	S88°07'05"E	132.67	67.14	17°44'55"
C5	25.79	3030.00	S88°42'08"W	25.79	12.90	0°29'16"
C6	204.47	490.00	S71°02'57"W	202.99	103.74	23°54'31"
C7	1128.18	430.00	S16°04'06"E	831.32	1623.18	150°19'30"
C8	970.76	370.00	S16°04'06"E	715.33	1396.69	150°19'30"
C9	179.43	430.00	S71°02'56"W	178.13	91.04	23°54'29"
C10	129.85	180.00	S80°04'29"W	127.06	67.90	41°20'03"
C11	291.74	65.00	S69°10'08"E	101.63	81.48	25°09'38"
C12	33.67	25.00	S20°49'52"W	31.18	19.94	77°09'37"
C13	86.57	120.00	S80°04'29"W	84.70	45.27	41°20'03"
C14	24.71	490.00	S81°33'32"W	24.71	12.36	2°53'21"
C15	67.86	490.00	S76°08'50"W	67.80	33.98	7°56'04"
C16	68.68	490.00	S68°09'52"W	68.62	34.40	8°01'51"
C17	43.22	490.00	S61°37'19"W	43.21	21.63	5°03'15"
C18	37.81	430.00	S56°34'30"W	37.80	18.92	5°02'17"
C19	71.10	430.00	S49°19'09"W	71.02	35.63	9°28'24"

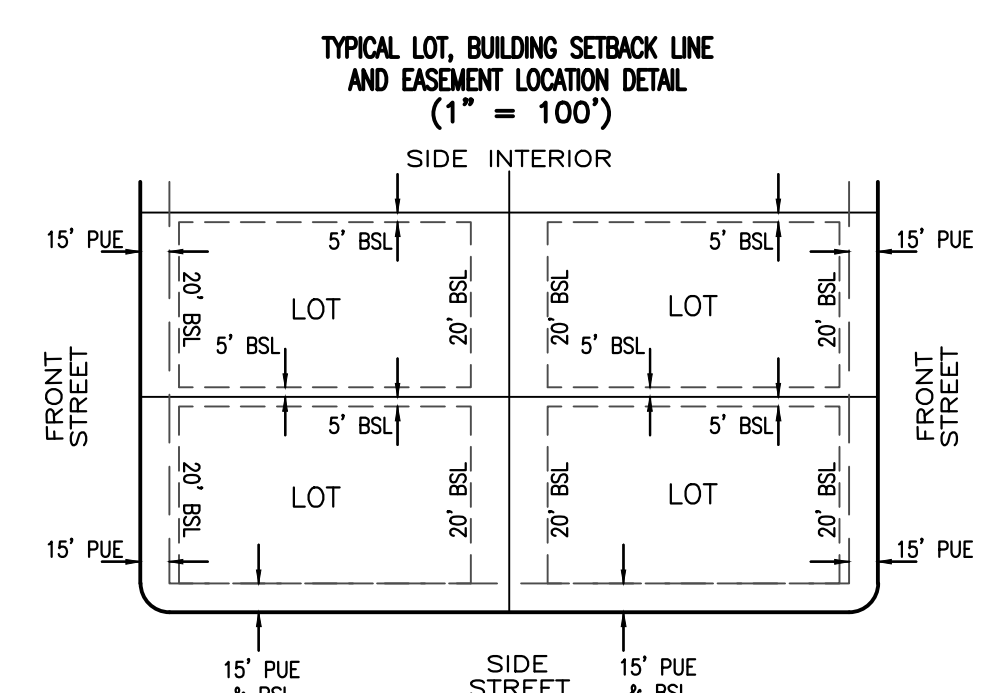
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C20	72.45	430.00	S39°45'20"W	72.36	36.31	9°39'13"
C21	83.14	430.00	S29°23'23"W	83.01	41.70	11°04'41"
C22	77.04	430.00	S18°43'06"W	76.94	38.62	10°15'54"
C23	76.54	430.00	S08°29'11"W	76.44	38.37	10°11'56"
C24	80.00	430.00	S01°56'33"E	79.88	40.11	10°39'33"
C25	88.35	430.00	S13°09'30"E	88.20	44.33	11°46'21"
C26	95.75	430.00	S25°25'25"E	95.55	48.07	12°45'28"
C27	95.75	430.00	S38°10'53"E	95.55	48.07	12°45'28"
C28	148.79	430.00	S54°28'23"E	148.05	75.15	19°49'32"
C29	95.75	430.00	S70°45'53"E	95.55	48.07	12°45'29"
C30	95.75	430.00	S83°31'22"E	95.55	48.07	12°45'29"
C31	9.96	430.00	N89°26'04"E	9.96	4.98	1°19'40"
C32	69.24	370.00	S85°52'06"E	69.14	34.72	10°43'22"
C33	125.96	370.00	S70°45'16"E	125.35	63.59	19°30'17"
C34	51.05	370.00	S57°02'57"E	51.01	25.57	7°54'21"
C35	120.49	370.00	S43°46'01"E	119.96	60.78	18°39'30"
C36	115.84	370.00	S25°28'07"E	115.37	58.40	17°56'18"
C37	115.73	370.00	S07°32'19"E	115.26	58.34	17°55'18"
C38	113.96	370.00	S10°14'44"W	113.51	57.43	17°38'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C39	111.69	370.00	S27°42'59"W	111.26	56.27	17°17'43"
C40	109.21	370.00	S44°49'13"W	108.82	55.01	16°54'44"
C41	37.57	370.00	S56°11'07"W	37.55	18.80	5°49'04"
C42	82.47	430.00	S64°35'22"W	82.35	41.36	10°59'21"
C43	103.03	430.00	S76°56'53"W	102.78	51.76	13°43'40"
C44	127.13	430.00	N87°43'10"W	126.67	64.03	16°56'23"
C45	54.98	180.00	N88°00'31"W	54.77	27.71	17°30'03"
C46	64.03	180.00	S73°03'00"W	63.69	32.36	20°22'55"
C47	10.84	180.00	S61°08'00"W	10.84	5.42	3°27'04"
C48	2.54	60.00	S58°12'03"W	2.54	1.27	2°25'16"
C49	64.87	65.00	S28°35'35"W	62.21	35.42	57°10'42"
C50	62.69	65.00	S27°37'38"E	60.29	34.03	55°15'43"
C51	30.47	65.00	S68°41'08"E	30.19	15.52	26°51'17"
C52	67.25	65.00	N68°14'51"E	64.29	36.98	59°16'47"
C53	63.93	65.00	N10°25'45"E	61.39	34.82	56°21'24"
C54	143.74	330.00	S64°50'44"E	142.61	73.03	24°57'25"
C55	166.47	330.00	N88°13'28"E	164.71	85.05	28°54'11"

AREA TABLE	
AREA WITHIN SUBDIVISION	64.964 ACRES (2,829,836 sq. ft.)
AREA OF SINGLE FAMILY LOTS	13,120 ACRES (571,507 sq. ft.)
AREA WITHIN PRIVATE STREETS	3,071 ACRES (133,772 sq. ft.)
BLOCK 'L'	
LOT NO.	SQ. FT.
25	15,036 SQ. FT.
26	15,113 SQ. FT.
27	15,187 SQ. FT.
28	17,706 SQ. FT.
29	18,357 SQ. FT.
30	17,854 SQ. FT.
31	17,854 SQ. FT.
32	12,531 SQ. FT.
33	12,310 SQ. FT.
34	12,323 SQ. FT.
35	13,672 SQ. FT.
36	13,298 SQ. FT.
37	10,915 SQ. FT.
38	9,769 SQ. FT.
39	8,995 SQ. FT.
40	9,777 SQ. FT.
41	9,818 SQ. FT.
42	9,579 SQ. FT.
43	11,445 SQ. FT.
44	202,854 SQ. FT.
45	1,612,891 SQ. FT.
46	163,676 SQ. FT.

BLOCK 'I'		
LOT NO.	ACREAGE	SQ. FT.
13	0.647 ACRES	29,370 SQ. FT.
14	0.263 ACRES	11,448 SQ. FT.
15	0.247 ACRES	10,765 SQ. FT.
16	0.209 ACRES	9,122 SQ. FT.
17	0.230 ACRES	10,000 SQ. FT.
18	0.276 ACRES	12,013 SQ. FT.
19	0.290 ACRES	12,646 SQ. FT.
20	0.303 ACRES	13,215 SQ. FT.
21	0.313 ACRES	13,651 SQ. FT.
22	0.320 ACRES	13,930 SQ. FT.
23	0.335 ACRES	14,614 SQ. FT.
24	0.360 ACRES	15,665 SQ. FT.
25	0.326 ACRES	14,199 SQ. FT.
26	0.275 ACRES	11,989 SQ. FT.
27	0.275 ACRES	11,987 SQ. FT.
28	0.359 ACRES	15,620 SQ. FT.
29	0.424 ACRES	18,743 SQ. FT.
30	0.252 ACRES	10,962 SQ. FT.
31	0.222 ACRES	9,659 SQ. FT.
32	0.236 ACRES	10,267 SQ. FT.
33	0.374 ACRES	16,309 SQ. FT.
34	0.530 ACRES	23,096 SQ. FT.
35	0.461 ACRES	20,093 SQ. FT.
36	0.466 ACRES	12,361 SQ. FT.
37	2.656 ACRES	115,678 SQ. FT.

LOT SIZE	NO.
< 1 ACRE	43
1-2 ACRE	0
2-5 ACRE	3
5-10 ACRE	0
> 10 ACRE	1
MINIMUM LOT SIZE: 0.220 AC (9,579 sq. ft.)	
AVERAGE LOT SIZE: 1.316 AC (57,324 sq. ft.)	



A SUBDIVISION OF 64.964 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

SHEET NO. 3 OF 4

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

REG. # 10024900

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

CALITERRA PHASE FOUR SECTION TWELVE

STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:
THAT DEVELOPMENT SOLUTIONS CAT, LLC, ACTING BY AND THROUGH ITS MANAGER, GREGORY L. RICH, BEING THE OWNER OF A CALLED 591.858 ACRES OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 4682, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 64.964 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS:

"CALITERRA PHASE FOUR SECTION TWELVE"

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

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20_____ A.D.

BY: _____
GREGORY L. RICH, MANAGER
DEVELOPMENT SOLUTIONS CAT, LLC
901 IDS CENTER
80 SOUTH 8TH STREET
MINNEAPOLIS, MINNESOTA 55402

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NOTARY NAME
MY COMMISSION EXPIRES: _____

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL

THIS PLAT, CALITERRA PHASE FOUR SECTION TWELVE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND HAS BEEN FOUND TO COMPLY WITH THE DEVELOPMENT CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR
DATE: _____

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO-WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM

CHAD GILPIN, P.E. - CITY ENGINEER
DATE: _____

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY 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 SOURCE.

NO STRUCTURE OR OTHER DEVELOPMENT IN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.

MARCUS PACHECO, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

STATE OF TEXAS }
COUNTY OF HAYS }

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES, 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

DATE: _____

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____ A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20_____ A.D.

ELAINE HANSON CARDENAS BY: _____
COUNTY CLERK
HAYS COUNTY, TEXAS

GENERAL NOTES:

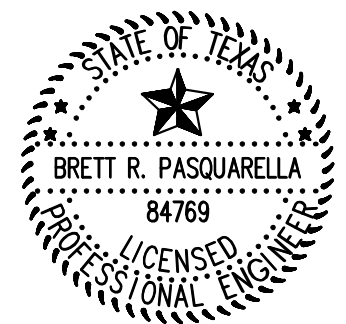
- THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
- NO PORTION OF THE SUBJECT PLAT PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL NO 48209C 0115F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
- IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
- MINIMUM FRONT SETBACK SHALL BE 20'.
- MINIMUM REAR SETBACK SHALL BE 20'.
- MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
- UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED UNDER AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ.
- ALL LOTS ARE REQUIRED TO COMPLY WITH THE THEN CURRENT ADOPTED BUILDING CODE AS ADOPTED BY THE CITY OF DRIPPING SPRINGS, AND THE FIRE CODE ADOPTED BY ESD #6. THIS IS TO INCLUDE THE PULLING OF BUILDING PERMITS THROUGH THE CITY OF FOR ALL APPLICABLE CONSTRUCTION.
- PER THE DEVELOPMENT AGREEMENT BETWEEN CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC, THE CALITERRA DEVELOPMENT PROJECT IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT (IPM) PLAN.
- POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO 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.
- ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014 BETWEEN THE CITY OF DRIPPING SPRINGS AND DEVELOPMENT SOLUTIONS CAT, LLC., RECORDED IN VOLUME 4978, PAGE 215 (DOCUMENT NUMBER 14021130 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS).
- HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
- THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- PEC EASEMENTS OF FIVE (5) FEET SHALL BE LOCATED ALONG EACH SIDE LOT LINE, A/C PADS AND A/C UNITS SHALL BE ALLOWED TO ENCRROACH WITHIN THE PEC EASEMENT PER CONSULTATION WITH PEC.
- POST-CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN THE 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.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. I CERTIFY TO THE COMPLETENESS, ACCURACY AND COMPLIANCE TO THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48209C0115F, BOTH DATED SEPTEMBER 02, 2005.

ENGINEERING BY: _____
BRETT R. PASQUARELLA, P.E., No. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
DATE _____



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: _____
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
DATE _____



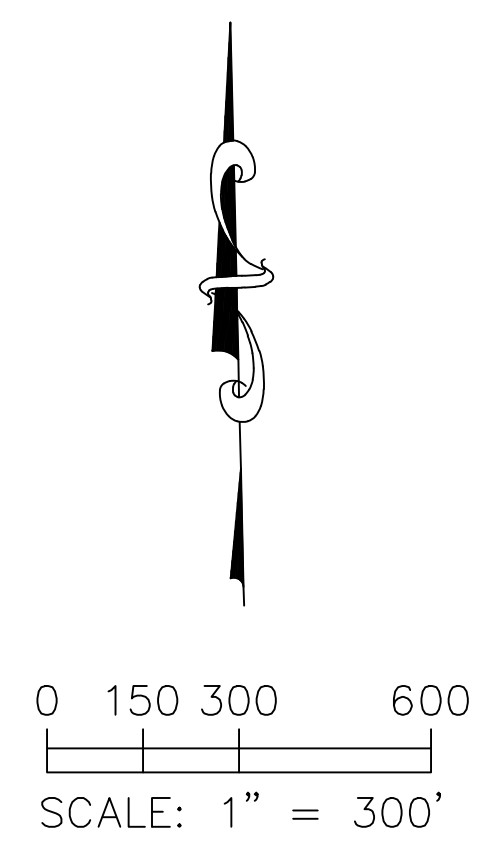
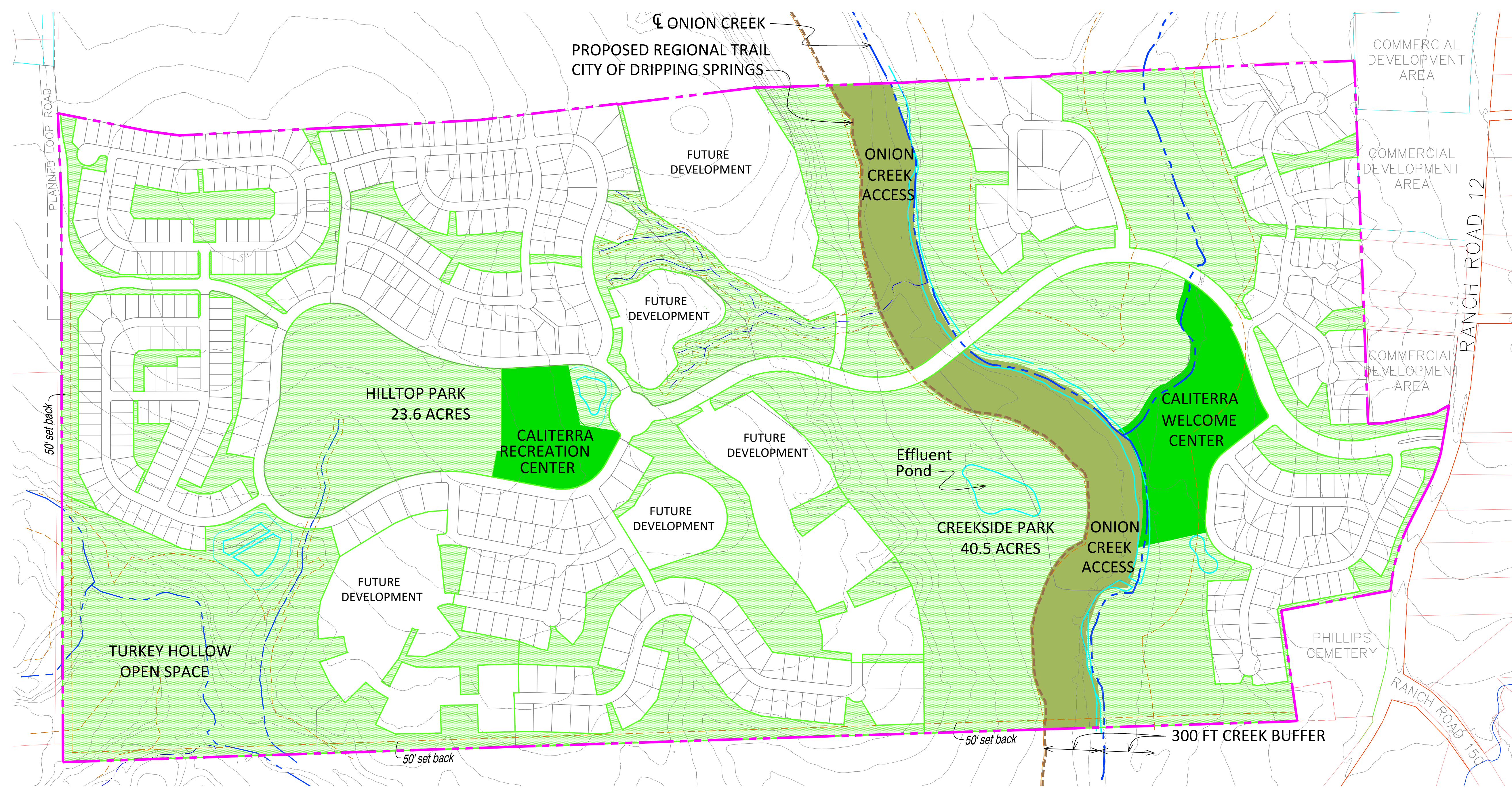
THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

A SUBDIVISION OF 64.964 ACRES BEING CALITERRA PHASE FOUR, SECTION ELEVEN, OUT OF THE PHILIP A. SMITH SURVEY NUMBER 22, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

SHEET NO. 4 OF 4

Carlson, Brigance & Doering, Inc.
 FIRM ID #F3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165



PRIVATE PARKS & OPEN SPACE BREAKDOWN (HOA MAINTAINED)
12.7 AC. WELCOME CENTER
6.7 AC. CALITERRA RECREATION CENTER
0 AC. OTHER NEIGHBORHOOD POCKET PARKS
19.4 AC. SUB TOTAL
REGULATED PARKS AND OPEN SPACES BREAKDOWN (HCDD MAINTAINED)
45.1 AC. TURKEY HOLLOW OPEN SPACE
223.3 AC. NEIGHBORHOOD OPEN SPACE CONNECTIONS
23.6 AC. HILLTOP PARK
40.5 AC. CREEKSIDE PARK
251.5 AC. SUB TOTAL
SEMI PUBLIC PARKS & OPEN SPACES BREAKDOWN (OWNER CONTROLLED)
29.1 AC. ONION CREEK ACCESS
29.1 AC. SUB TOTAL
300.0 AC. TOTAL PARK DEDICATION

LEGEND

	CREEK BUFFER
	PROPOSED REGIONAL TRAIL

PROPOSED OPEN SPACE & PARKS

	REGULATED AND NEIGHBORHOOD PARKS - R / N
	SEMI PUBLIC PARKS - SP
	PRIVATE PARKS (HOA) - H

ATTACHMENT "A"

PARKLAND DEDICATION (BY TYPE)

UPDATED EXHIBIT 3-10-21
 PER THE APPROVED DEVELOPMENT AGREEMENT
 THE DEVELOPER RESERVES THE RIGHT TO CHANGE AND ADJUST SLIGHTLY AREAS, SECTIONS AND PHASES AT FINAL PLAT STAGE.

FILE: P:\14\AC20\4993\04\PH 5 SEC. 13 & 14\GREEN SPACE WITH SECTIONS AND PARKS General\3-24-21.dwg - Apr. 06, 2021 - 2:25pm



9600 Escarpment Blvd., Suite 745-4
Austin, Texas 78789

Date: 05.20.21
Project: Caliterra
City of Dripping Springs
Parkland Dedication Plan
REVISION

MEMORANDUM

To: Amanda Padilla, City of Dripping Springs Senior Planner

This memo serves as follow-up correspondence to the review of the revised Parkland Dedication dated March 10, 2021 from the Owner/Applicant (Development Solutions CAT) re: the Caliterra Parkland Dedication Plan.

After review we have the following observations and recommendations:

1. The original Parkland Dedication Plan was reviewed by the City of Dripping Springs Staff, the Parks and Recreation Commission, the Planning and Zoning Commission and staff from Luck Design Team in the summer of 2015. It was subsequently approved by the City of Dripping Springs City Council on August 11, 2015.
2. Minor modifications have been made to the street and lot layout as part of the March 10, 2021 Parkland Dedication Plan submittal; however, the overall total parkland dedication acreage of 300.00 acres remains the same.
3. Items from the previous review of LUCK Design Team dated June 30, 2021 have been addressed.

We recommend approval of the REVISED Parkland Dedication Plan dated March 10, 2021.

Prepared By: Brent Luck



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL
CONSULTATION

DATE:

NOT
SCHEDULED

PRE-APPLICATION
CONFERENCE

DATE:

NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson Brigrance and Doering, Inc.

STREET ADDRESS 5501 W. Wm Cannon Dr.

CITY Austin **STATE** TX **ZIP CODE** 78610

PHONE 512 280-5160 **EMAIL** bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY Development Solutions CAT,

STREET ADDRESS 12222 Merit Dr. Suite 1050

CITY Dallas **STATE** TX **ZIP CODE** 78251

PHONE (972) 960-2777 Ext. 103 **EMAIL** grich@siepiela.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	Premier Park Loop
CURRENT LEGAL DESCRIPTION	A0415 Philip A Smith Survey, AC 158.048
TAX ID #	R17804
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	158.048
SCHOOL DISTRICT	NA
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Premier Park Loop</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Caliterra Development Agreement</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Caliterra Phse 4 Section 12 Final Plat
TOTAL ACREAGE OF DEVELOPMENT	65.172
TOTAL NUMBER OF LOTS	47
AVERAGE SIZE OF LOTS	Min 3500 Sq ft. Lots
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>42</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2.918</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	

COMMENTS: _____

TITLE: SR. Project Manager SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): PEC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): DSWSC

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city's website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Bill E. Couch

Applicant Name

Bill E. Couch

2-1-21

Applicant Signature

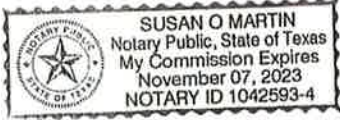
Susan O. Martin

Date
02/01/2021

Notary

Date

Notary Stamp Here



Greg Rich

Attorney-in-Fact

Property Owner Name

Greg Rich

2/1/21
Date

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE	
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.	
Outdoor Lighting, Article 24.06	As required per Development Agreement
Parkland Dedication, Article 28.03	Parkland dedication provided
Landscaping and Tree Preservation, Article 28.06	Not subject to requirement (Development Agreement)

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edwards Aquifer Contributing Zone (CZP) with enhanced measures under RG-348A. The run-off from this project will be treated by proposed vegetative filter strips and two batch detention ponds. The ponds will control the 2 year, 10 year, 25 year, and 100 year storm event as described by the City of Austin Drainage Criteria Manual and return flows to below existing conditions. Majority of the storm runoff from onsite and entering the site from offsite will travel overland to streets, storm sewer lines and channels to the three batch detention ponds. Per the Development Agreement, the BMP's will be in series and will remove the required overall load to more than 80% for the site.</p> <p>Per the Development Agreement, TCEQ Optional Enhanced Measures apply to the project and all drainage is routed through a series of two BMP's minimum unless the runoff from the lots is naturally directed offsite.</p> <p>The tract is within the City of Dripping Springs Water Supply Corporation water service area. Caliterra Phase 4 Section 12 will utilize water stubs through existing water lines plugged at the boundary of the project which were provided in Caliterra Ph. 2 Section 8 subdivision construction.</p> <p>Wastewater service is within the City of Dripping Springs wastewater system installed with the subdivision. An 8" wastewater line was installed with the Caliterra Ph. 3 Section 9 through Bridgewater Loop.</p> <p>There is an existing treated effluent water line on the project site and will be extended from Phase 2 Section 8.</p> <p>Sedimentation/erosion controls are required and will be in accordance with TCEQ Contributing Zone requirements and City of Dripping Springs guidelines. The project proposes to use silt fence, stabilized construction entrances and inlet protections as temporary measures. Our revegetation plan will comply with City of Dripping Springs and Hays County standards.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>PDD Zoning</p>



DRIPPING SPRINGS
Texas

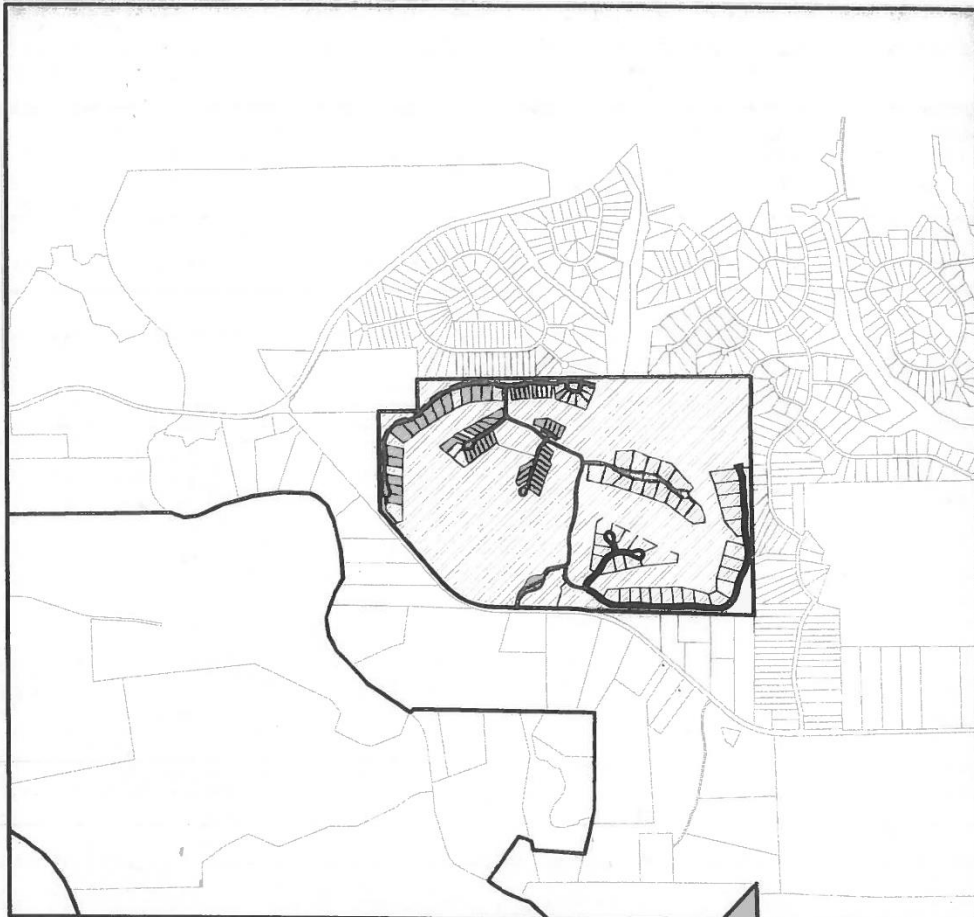
Planning & Zoning Commission Planning Department Staff Report

Item 3.

P & Z Meeting: September 14, 2021
Project Number: SUB2021-0046 – Driftwood Ranch & Golf Phase 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Driftwood Ranch & Golf Phase 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located East of FM 967 near the intersection of FM 967 and FM 1826
Legal Description: 56.33 acres out of land out of the Freelove Woody Survey No. 23, Abstract 20, recorded in Hays County, Texas
Applicant: Tory Miller, PE – Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: Approval of Final Plat



SITE LOCATION MAP

SCALE: 1"=2000'

Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between the City of Dripping Springs and M. Scott Roberts, recorded in document# 19013385 of the official records of Hays County, Texas.

Project Summary:

The Driftwood Golf and Ranch Club development is planned as a low-density residential subdivision fronting an 18-hole golf course. The 490.61-acre subdivision is bounded by residential lots on the north, east and portions of its south border. The south and west is bounded by FM 967 and an undeveloped commercial tract included in the approved Development Agreement.

The Driftwood Golf and Ranch Club Phase 3 consists of 30 single-family lots, 1 open space lot and 3 private right-of-way lots on 56.33 acres.

Access: Access will be from FM 967.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 15%. Current planning and development indicates developed IC will end up below 10%.

Water: Service will be provided by the City of Dripping Springs
 Wastewater: Service will be provided by the City of Dripping Springs

Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- ESD#6 has approved
- Hays County 1445 approval is pending

Outstanding Comments

Staff reviewed the proposed plat against the city’s code of ordinances, and the outstanding comments are attached.

Attachments

- Exhibit 1 – Proposed Final Plat
- Exhibit 2 – Staff Comments

Recommended Action:	Recommend denial of the request to allow the applicant time to address City review comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
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Date: September 10, 2021

John Blake
Murfee Engineering Company
1101 Capital of Texas Highway South
Austin TX 78746
jblake@murfee.com

Permit Number: SUB2021-0046
Project Name: Driftwood Golf and Ranch Club Phase Three,
Final Plat
Project Address: Driftwood Ranch Dr., Buda, TX 78610

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

City Planner Comments

1. The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.
2. The preliminary plat included a 0.18 acre open space on Stoker Court which is not shown on the final plat. Please address this omission.
3. Remove all building setback lines (B.L) from the plat.
4. Provide parkland dedication fee or show that parkland dedication has been satisfied.

Engineer/Public Works Comments

5. The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.
6. Provide updated phasing plan. The Pre-Plat depicts much of the land included in this Phase 3 Plat as future phases while also excluding some of the land depicted as Phase 3 on the Pre-Plat.
7. Please clarify what portion of the 490.6 acre "Site Total" is excluded from the 405.2 "Platted Total" on your IC chart.
8. Fill in the document number for the Driftwood Minor Plat.
9. Provide the easement documents for the Temporary Fire Turn Around easement shown.

10. Update the City signature block for P&Z chairman as this plat will be approved by P&Z not City Administrator.
11. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.
12. Fiscal Surety cannot be posted until Phase 3 Construction Plans are approved.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

Regards,

Tory Carpenter,

****If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

STATE OF TEXAS)
COUNTY OF HAYS)

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THE REMAINDER OF THAT 96.2596 ACRE TRACT, DESCRIBED AS EXHIBIT "A-1", AND THAT 17.3158 ACRE TRACT, DESCRIBED AS EXHIBIT "A-5", RECORDED IN DOCUMENT No. 19031292 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 56.3328 ACRES TO BE KNOWN AS "DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE 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 DLC INVESTOR II, LLC,
A DELAWARE LIMITED PARTNERSHIP

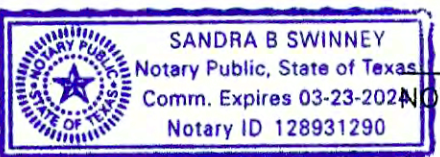
BY: J. DAVID RHOADES, AUTHORIZED AGENT
582 THURMAN ROBERTS WAY,
DRIFTWOOD, TEXAS 78619

05-2021
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 5th DAY OF August, 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 5th DAY OF August, 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



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 FEBRUARY, 2021.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
925 CAPITAL OF TEXAS HWY.
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. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM PANEL MAPS #48209C0140 F, AND #48209C0255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

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 EDWARDS AQUIFER CONTRIBUTING ZONE.
- 4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- 5. TOTAL ACREAGE OF DEVELOPMENT: 56.3328 TOTAL ACREAGE OF LOTS: 56.3328
INTENDED USE OF LOTS: RESIDENTIAL, PRIVATE STREETS AND OPEN SPACE
TOTAL NUMBER OF LOTS: 34 AVERAGE SIZE OF LOTS: 1.7070
NUMBER OF LOTS: Greater than 10 acres 0
Larger than 5, less than 10 2
Between 2 & 5 acres 3 Between 1 & 2 acres 28
Less than an acre 1
- 6. 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.
- 7. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- 8. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
- 9. 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 OTHER LOT LINES.
- 10. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
- 11. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.1.
- 12. 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.
- 13. 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.
- 14. ALL PRIVATE STREETS AND R.O.W. SHALL BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- 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.
- 21. WATER QUALITY EASEMENTS AND FACILITIES LOCATED WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DRIFTWOOD CONSERVATION DISTRICT OR ITS ASSIGNS.
- 22. THESE ARE PRIVATE ROADWAYS AND WILL NEVER BE DEDICATED OR MAINTAINED BY HAYS COUNTY TEXAS.

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 ERIC VAN GAASBEEK, R.S., C.F.M. DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT 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 SERVICES PROVIDED BY TEXAS GAS SERVICE.

CITY OF DRIPPING SPRINGS ADMINISTRATIVE PLAT APPROVAL:

THIS PLAT, DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

MICHELLE FISCHER, CITY ADMINISTRATOR

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 DATE
HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)
COUNTY OF HAYS)

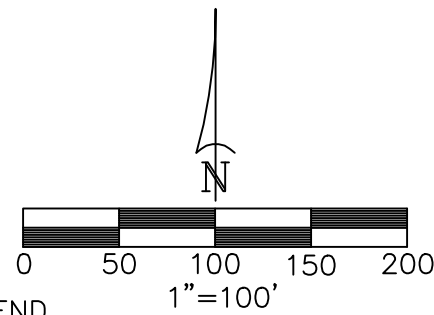
I, ELAINE HANSON CARDENAS, CLERK OF HAYS COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 2021, AT ___ O'CLOCK __.M., AND DULY RECORDED ON THE ___ DAY OF _____, 2021, AT ___ O'CLOCK __.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN DOCUMENT No. _____.

ELAINE HANSON CARDENAS
COUNTY CLERK, HAYS COUNTY, TEXAS

**DRIFTWOOD GOLF AND RANCH CLUB,
PHASE THREE FINAL PLAT**

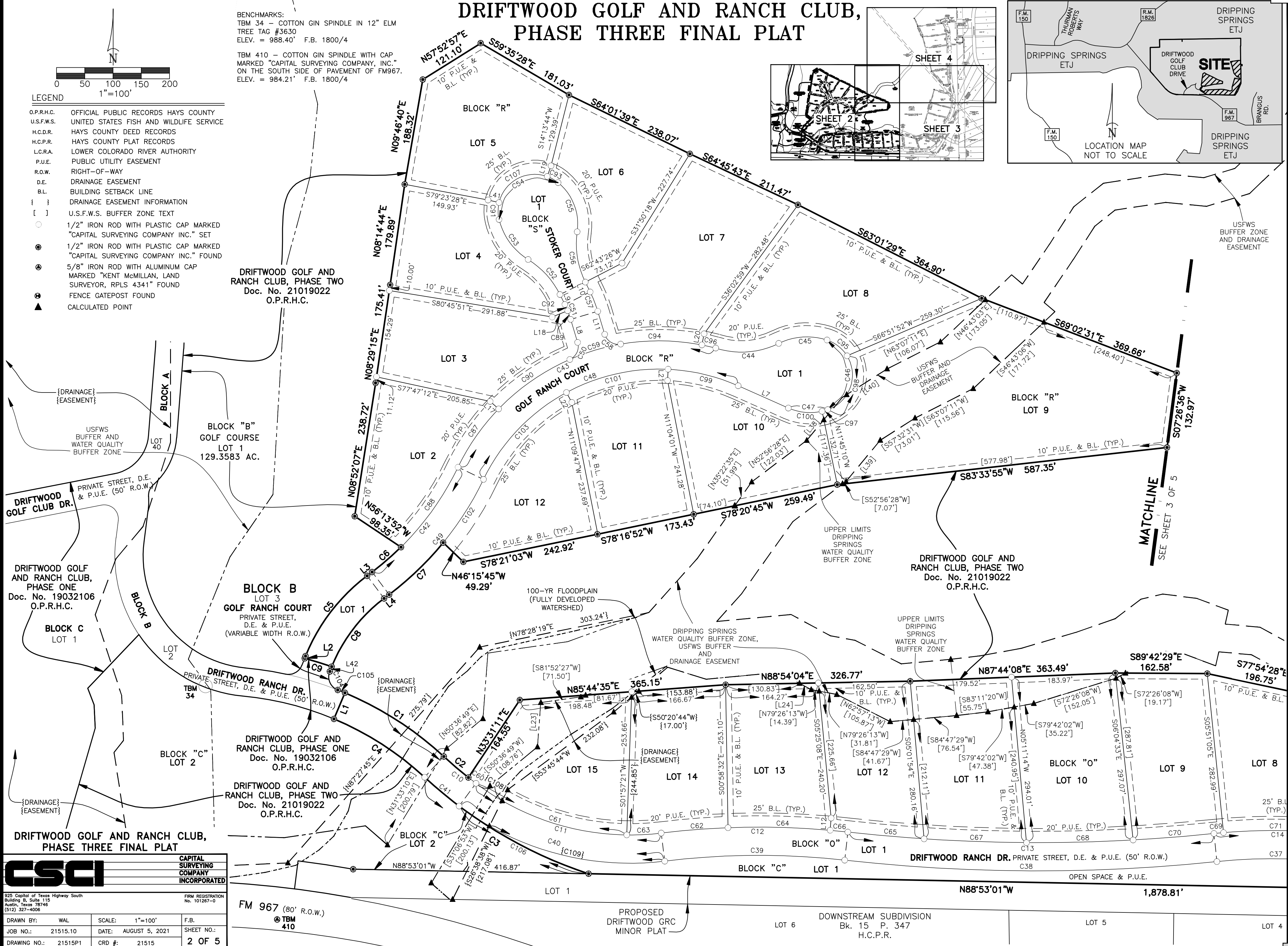
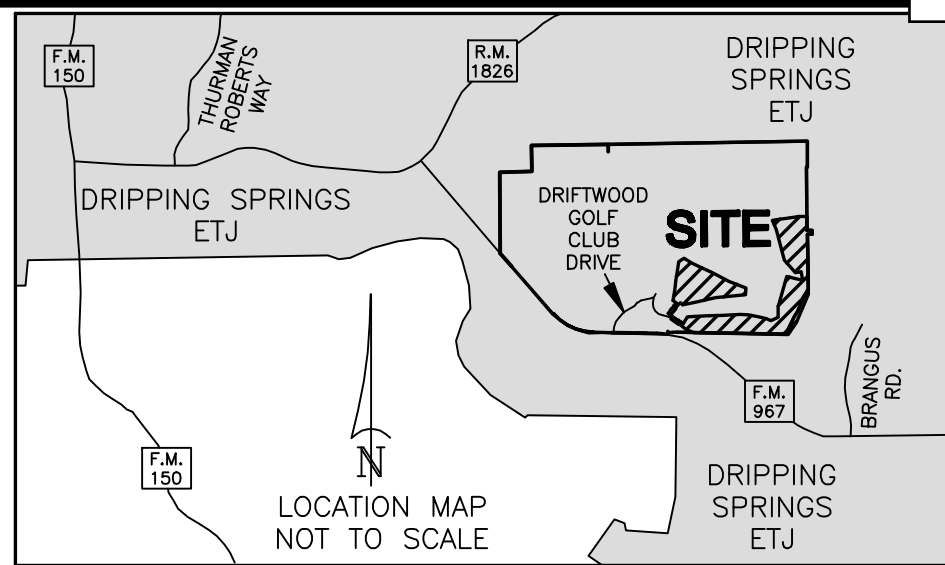
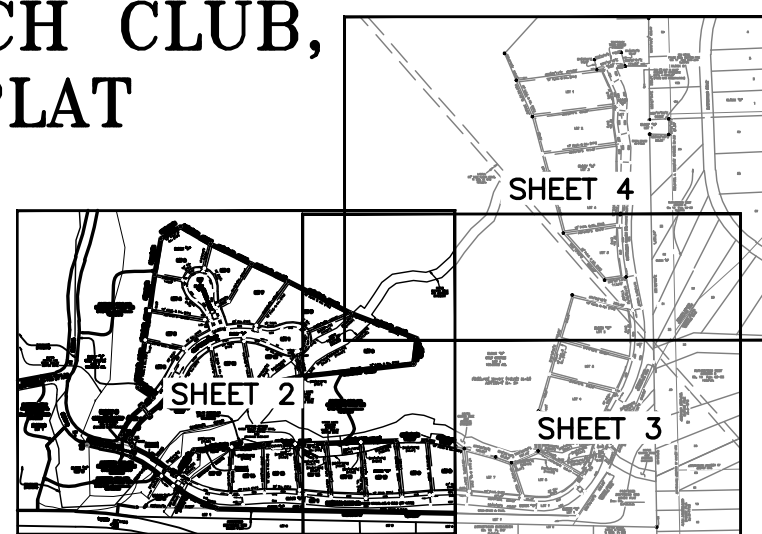
CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	21515.10	DATE:	AUGUST 5, 2021
DRAWING NO.:	21515P1	CRD #:	21515
			SHEET NO.: 1 OF 5

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



BENCHMARKS:
 TBM 34 - COTTON GIN SPINDLE IN 12" ELM
 TREE TAG #3630
 ELEV. = 988.40' F.B. 1800/4
 TBM 410 - COTTON GIN SPINDLE WITH CAP
 MARKED "CAPITAL SURVEYING COMPANY, INC." SET
 ON THE SOUTH SIDE OF PAVEMENT OF FM967.
 ELEV. = 984.21' F.B. 1800/4

- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - H.C.D.R. HAYS COUNTY DEED RECORDS
 - H.C.P.R. HAYS COUNTY PLAT RECORDS
 - L.C.R.A. LOWER COLORADO RIVER AUTHORITY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING SETBACK LINE
 - { } DRAINAGE EASEMENT INFORMATION
 - [] U.S.F.W.S. BUFFER ZONE TEXT
 - 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
 - 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
 - ⊕ FENCE GATEPOST FOUND
 - ▲ CALCULATED POINT



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

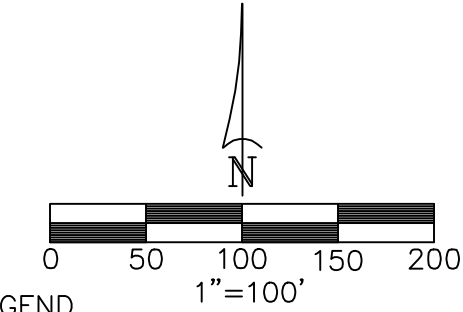
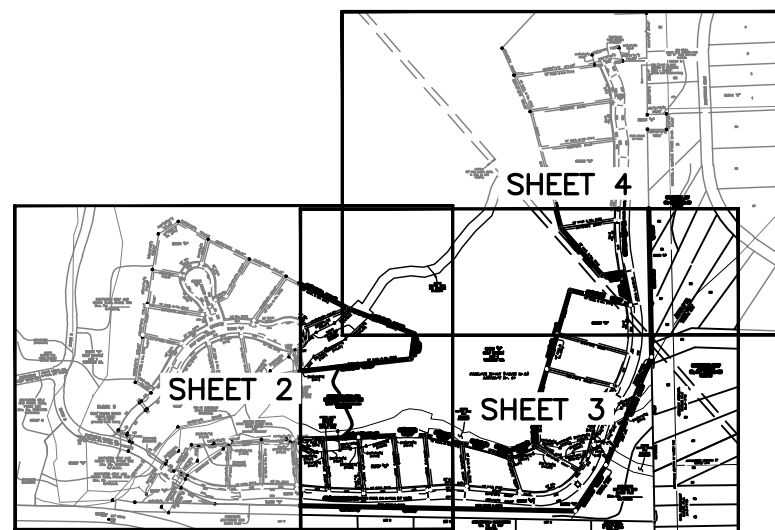
DRAWN BY: WAL	SCALE: 1"=100'	F.B.
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:
DRAWING NO.: 21515P1	CRD #: 21515	2 OF 5

FM 967 (80' R.O.W.)
 TBM 410

PROPOSED DRIFTWOOD GRC MINOR PLAT

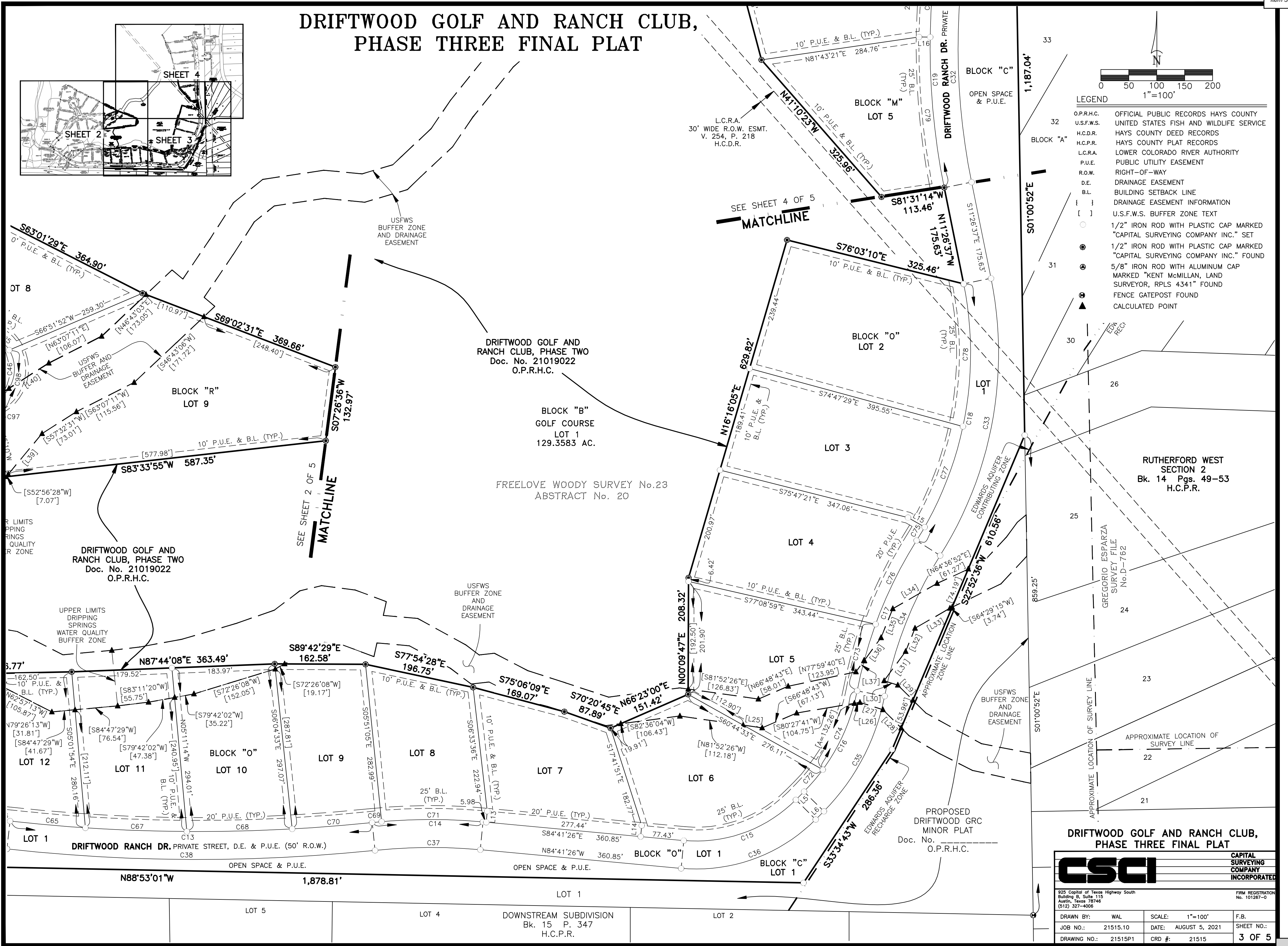
DOWNSTREAM SUBDIVISION
 Bk. 15 P. 347
 H.C.P.R.

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

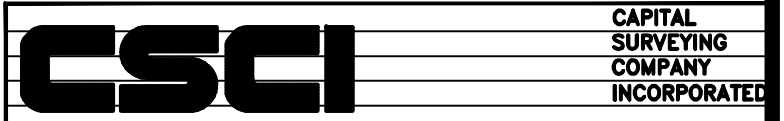


LEGEND

O.P.R.H.C.	OFFICIAL PUBLIC RECORDS HAYS COUNTY
U.S.F.W.S.	UNITED STATES FISH AND WILDLIFE SERVICE
H.C.D.R.	HAYS COUNTY DEED RECORDS
H.C.P.R.	HAYS COUNTY PLAT RECORDS
L.C.R.A.	LOWER COLORADO RIVER AUTHORITY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
{ }	DRAINAGE EASEMENT INFORMATION
[]	U.S.F.W.S. BUFFER ZONE TEXT
○	1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." SET
⊙	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
⊕	FENCE GATEPOST FOUND
▲	CALCULATED POINT



DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



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'	F.B.
JOB NO.:	21515.10	DATE:	AUGUST 5, 2021	SHEET NO.:
DRAWING NO.:	21515P1	CRD #:	21515	3 OF 5

N88°53'01"W 1,878.81'

LOT 5

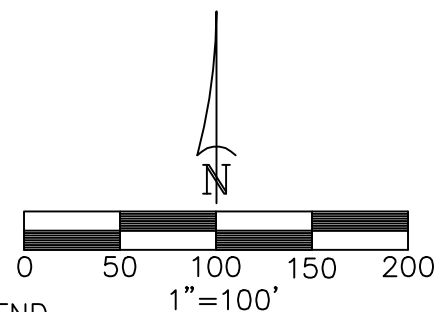
LOT 4

DOWNSTREAM SUBDIVISION
Bk. 15 P. 347
H.C.P.R.

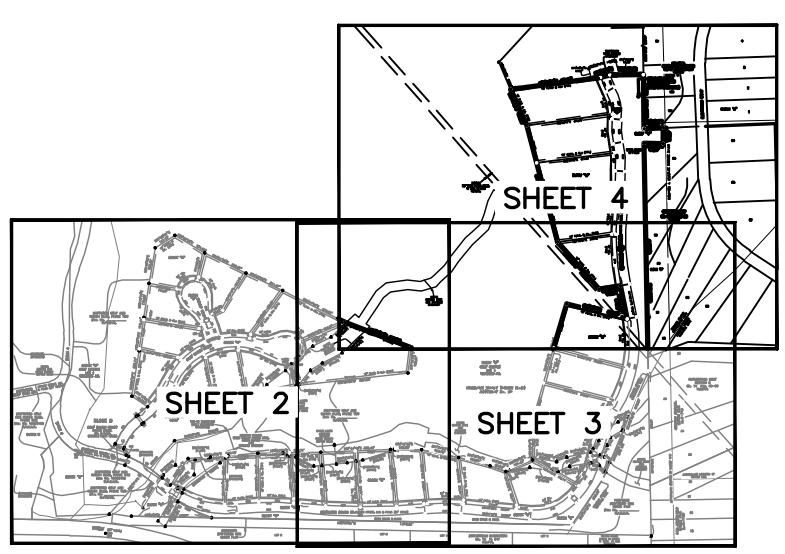
LOT 2

LOT 1

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
 - U.S.F.W.S. UNITED STATES FISH AND WILDLIFE SERVICE
 - H.C.D.R. HAYS COUNTY DEED RECORDS
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 - D.E. DRAINAGE EASEMENT
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 - [] U.S.F.W.S. BUFFER ZONE TEXT
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 - ⊕ FENCE GATEPOST FOUND
 - ▲ CALCULATED POINT



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

L.C.R.A.
30' WIDE R.O.W. ESMT.
V. 254, P. 218
H.C.D.R.

USFWS
BUFFER ZONE
AND DRAINAGE
EASEMENT

(EXHIBIT A-1)
96.2596 ACRES
DRIFTWOOD DLC INVESTOR II, LP
Doc. No. 19031292
O.P.R.H.C.

TEMPORARY
TURN AROUND
EASEMENT
Doc. No.
O.P.R.H.C.

RIM ROCK,
PHASE ONE, SECTION FIVE
Bk. 17 Pgs. 290-294
H.C.P.R.

BLOCK "C"
TBM [] CUT IN EAST
CORNER OF CONCRETE
ELEV. = 1070.67'
(FROM GPS OBSERVATION)

BLOCK "C"
LOT 1

RUTHERFORD WEST
SECTION 2
Bk. 15 Pgs. 49-53
H.C.P.R.

MATCHLINE
SEE SHEET 3 OF 5

EDWARDS AQUIFER
CONTRIBUTING ZONE
EDWARDS AQUIFER
RECHARGE ZONE

DRIFTWOOD GOLF AND RANCH CLUB,
PHASE THREE FINAL PLAT

CSCI
CAPITAL SURVEYING COMPANY INCORPORATED

325 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'	F.B.
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:
DRAWING NO.: 21515P1	CRD #: 21515	4 OF 5

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

Block C - 1 Lot	
Lot	Acres
1*	5.9748
TOTAL	5.9748

* DENOTES
OPEN SPACE AND
PUBLIC UTILITY

Block O - 15 Lots	
Lot	Acres
1*	5.4201
2	2.0645
3	1.6833
4	1.6726
5	1.6896
6	1.4635
7	1.2817
8	1.1244
9	1.0746
10	1.2658
11	1.1880
12	1.0065
13	1.0199
14	1.0045
15	1.2365
TOTAL	24.1955

* DENOTES
PRIVATE STREET,
DRAINAGE AND
PUBLIC UTILITY

Block R - 12 Lots		
Lot	Acres	
1*	1.6162	
2	1.0118	
3	1.1275	
4	1.0258	
5	1.2833	
6	1.0076	
7	1.5570	
8	1.5760	
9	3.2170	
10	1.1734	
11	1.0695	
12	1.0356	
TOTAL	16.7007	

* DENOTES
PRIVATE STREET,
DRAINAGE AND
PUBLIC UTILITY

Block S - 1 Lot	
Lot	Acres
1*	0.6151
TOTAL	0.6151

* DENOTES
PRIVATE STREET,
DRAINAGE AND
PUBLIC UTILITY

Block M - 5 Lots	
Lot	Acres
1	2.1190
2	1.9509
3	1.8370
4	1.6575
5	1.2823
TOTAL	8.8467

BLOCK "C"	1 Open Space Lot	5.9748 Ac.
BLOCK "O"	14 Single Family Lots	18.7754 Ac.
	1 Private Street, Drainage and Public Utility	5.4201 Ac.
BLOCK "R"	11 Single Family Lots	15.0845 Ac.
	1 Private Street, Drainage and Public Utility	1.6162 Ac.
BLOCK "S"	1 Private Street, Drainage and Public Utility	0.6151 Ac.
BLOCK "M"	5 Single Family Lots	8.8467 Ac.
Total Acreage of Subdivision		56.3328 Ac.

Block O - 1 Lot Private Street, Drainage and Public Utility				
Classification	Width	Linear Ft.	Acres	
DRIFTWOOD RANCH DRIVE (Lot 1)	Local Street	50.00'	4725	5.4201 Ac.
Total Right of Way			4725	5.4201 Ac.

Block R - 1 Lot Private Street, Drainage and Public Utility				
Classification	Width	Linear Ft.	Acres	
GOLF RANCH COURT (Lot 1)	Local Street	50.00'	1250	1.6162 Ac.
Total Right of Way			1250	1.6162 Ac.

Block S - 1 Lot Private Street, Drainage and Public Utility				
Classification	Width	Linear Ft.	Acres	
STOKER COURT (Lot 1)	Local Street	50.00'	350	0.6151 Ac.
Total Right of Way			350	0.6151 Ac.

DRIFTWOOD GOLF AND RANCH CLUB IMPERVIOUS COVER (IC)							
	TOTAL AC	IC (AC) ROADS	IC (AC) LOTS ⁽¹⁾	IC (AC) OTHER	NUMBER OF LOTS	AVG. LOT SIZE (AC)	% IC
DGRC PHASE ONE	59.1	5.75	4.52	-	42	1.41	17%
DGRC PHASE TWO	45.8	6.81	2.12	-	53	0.86	19%
DGRC PHASE THREE	56.3	3.61	4.89	-	34	1.66	15%
● GOLF COURSE LOTS	272.5	-	-	6.45	2	136.25	2%
● CLUBHOUSE	6.7	-	-	2.06	1	6.70	31%
● MAINTENANCE FACILITY	4.9	-	-	1.58	1	4.86	32%
PLATTED TOAL	445.3	16.17	11.53	10.09	133	3.35	8%
SITE TOTAL	490.6	16.17	11.53	10.09	133	3.35	8%

⁽¹⁾ImperVIOUS Cover per single-family lot assumptions based on City of Austin Criteria

DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE FINAL PLAT

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
325 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-9	
DRAWN BY: WAL	SCALE: 1"=100'	F.B.	
JOB NO.: 21515.10	DATE: AUGUST 5, 2021	SHEET NO.:	
DRAWING NO.: 21515P1	CRD #: 21515		5 OF 5

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	19°56'37"	600.00'	208.85'	207.80'	S57°15'19"E
C2	4°26'09"	746.00'	57.75'	57.74'	S49°30'05"E
C3	24°27'28"	796.00'	339.79'	337.22'	N59°30'45"W
C4	19°56'37"	550.00'	191.44'	190.48'	N57°15'19"W
C5	30°55'29"	335.50'	181.08'	178.89'	N37°29'05"E
C6	7°35'46"	509.00'	67.48'	67.43'	N49°08'57"E
C7	13°37'47"	559.00'	132.98'	132.66'	S46°07'57"W
C8	30°55'43"	285.50'	154.11'	152.25'	S37°28'58"W
C9	4°31'49"	635.00'	50.21'	50.20'	N73°02'47"W
C10	5°43'36"	746.00'	74.56'	74.53'	S50°08'48"E
C11	43°54'58"	454.00'	347.98'	339.53'	S74°58'06"E
C12	13°24'25"	1414.60'	331.01'	330.25'	N89°40'47"E
C13	12°19'31"	3017.70'	649.16'	647.91'	S89°46'22"E
C14	11°14'42"	1011.44'	198.51'	198.19'	N89°41'13"E
C15	50°33'33"	250.00'	220.60'	213.52'	N70°01'48"E
C16	33°52'08"	350.00'	206.89'	203.89'	N27°48'57"E
C17	21°20'17"	781.00'	290.86'	289.18'	N21°33'02"E
C18	43°39'48"	628.00'	478.58'	467.08'	N10°23'17"E
C19	17°45'39"	1265.00'	392.13'	390.56'	N02°33'48"W
C20	16°34'25"	234.00'	67.69'	67.45'	N01°58'11"W
C21	14°59'57"	547.00'	143.20'	142.79'	N02°45'25"W
C22	17°26'52"	463.00'	140.99'	140.45'	N03°58'54"W
C23	18°51'50"	397.00'	130.71'	130.12'	N03°16'25"W
C24	35°43'17"	234.00'	145.89'	143.54'	N11°42'09"W
C25	14°50'06"	315.00'	81.56'	81.33'	N22°08'44"W
C26	14°50'06"	265.00'	68.61'	68.42'	S22°08'44"E
C27	35°43'17"	284.00'	177.06'	174.21'	S11°42'09"E
C28	18°51'50"	347.00'	114.25'	113.73'	S03°16'25"E
C29	17°26'53"	513.00'	156.22'	155.62'	S03°58'54"E
C30	14°59'57"	497.00'	130.11'	129.74'	S02°45'25"E
C31	16°34'25"	284.00'	82.15'	81.86'	S01°58'11"E
C32	17°45'39"	1215.00'	376.63'	375.12'	S02°33'48"E
C33	43°39'48"	678.00'	516.68'	504.27'	S10°23'17"W
C34	21°20'17"	731.00'	272.24'	270.67'	S21°33'02"W
C35	33°52'08"	400.00'	236.45'	233.02'	S27°48'57"W
C36	50°33'32"	300.00'	264.73'	256.22'	S70°01'48"W
C37	11°14'42"	961.44'	188.69'	188.39'	S89°41'13"W
C38	12°19'31"	3067.70'	659.91'	658.64'	N89°46'23"W
C39	13°24'31"	1364.60'	319.35'	318.62'	S89°40'44"W
C40	43°53'39"	504.00'	386.11'	376.74'	N74°59'04"W
C41	5°44'38"	796.00'	79.80'	79.76'	N50°09'19"W
C42	27°15'33"	509.00'	242.16'	239.89'	N39°19'03"E
C43	78°58'42"	395.00'	544.48'	502.39'	N65°10'38"E
C44	43°50'59"	150.00'	114.80'	112.02'	N85°47'35"E
C45	44°08'29"	114.00'	87.83'	85.67'	N86°01'39"E
C46	142°48'04"	65.00'	162.00'	123.21'	S00°30'04"E
C47	43°00'45"	95.00'	71.32'	69.65'	N87°35'40"W
C48	88°13'26"	345.00'	531.23'	480.28'	S69°48'00"W
C49	27°15'33"	559.00'	265.95'	263.45'	S39°19'03"W
C50	83°09'46"	25.00'	36.29'	33.18'	N24°48'42"E
C51	9°19'30"	175.00'	28.48'	28.45'	N21°25'56"W
C52	32°26'23"	150.00'	84.93'	83.80'	N42°18'53"W
C53	45°07'14"	114.00'	89.78'	87.47'	N35°58'27"W
C54	142°48'04"	65.00'	162.00'	123.21'	N57°59'12"E
C55	58°51'32"	95.00'	97.59'	93.36'	S21°10'59"E
C56	34°59'44"	150.00'	91.62'	90.20'	S09°14'42"E
C57	9°19'30"	225.00'	36.62'	36.58'	S21°25'56"E
C58	83°09'46"	25.00'	36.29'	33.18'	S58°21'05"E
C59	13°40'27"	395.00'	94.27'	94.05'	S73°13'49"W
C60	1°17'27"	746.00'	16.81'	16.81'	N52°21'53"W
C61	36°11'31"	454.00'	286.78'	282.03'	N71°06'22"W
C62	4°48'02"	1414.60'	118.52'	118.49'	S85°22'36"W
C63	7°43'27"	454.00'	61.20'	61.16'	S86°56'09"W
C64	7°20'05"	1414.60'	181.09'	180.97'	N88°33'21"W
C65	2°34'13"	3017.70'	135.38'	135.37'	N84°53'43"W
C66	1°16'17"	1414.60'	31.39'	31.39'	N84°15'10"W
C67	3°26'48"	3017.70'	181.54'	181.51'	N87°54'14"W
C68	3°35'03"	3017.70'	188.78'	188.75'	S88°34'50"W
C69	0°58'01"	1011.44'	17.07'	17.07'	S84°32'52"W
C70	2°43'26"	3017.70'	143.46'	143.45'	S85°25'35"W
C71	10°16'41"	1011.44'	181.44'	181.20'	N89°49'47"W
C72	8°28'18"	350.00'	51.75'	51.70'	S40°30'52"W
C73	9°05'55"	781.00'	124.02'	123.89'	S15°25'51"W
C74	25°23'50"	350.00'	155.14'	153.88'	S23°34'48"W
C75	2°33'30"	628.00'	28.04'	28.04'	S30°56'25"W
C76	12°14'22"	781.00'	166.84'	166.52'	S26°05'59"W
C77	17°39'38"	628.00'	193.57'	192.81'	S20°49'51"W
C78	23°26'39"	628.00'	256.96'	255.18'	S00°16'42"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C79	12°16'30"	1265.00'	271.01'	270.50'	S05°18'22"E
C80	3°00'55"	547.00'	28.79'	28.78'	S08°44'56"E
C81	5°29'08"	1265.00'	121.11'	121.07'	S03°34'27"W
C82	11°40'13"	463.00'	94.31'	94.14'	S01°05'34"E
C83	11°59'01"	547.00'	114.41'	114.20'	S01°14'58"E
C84	6°03'43"	234.00'	24.76'	24.75'	S03°07'38"W
C85	5°46'39"	463.00'	46.69'	46.67'	S09°49'00"E
C86	29°39'34"	234.00'	121.13'	119.78'	S14°44'00"E
C87	18°19'13"	395.00'	126.30'	125.76'	S34°50'53"W
C88	19°39'47"	509.00'	174.68'	173.83'	S35°31'10"W
C89	5°19'20"	175.00'	16.26'	16.25'	S19°25'52"E
C90	22°23'06"	395.00'	154.32'	153.34'	S55°12'02"W
C91	26°39'24"	65.00'	30.24'	29.97'	S00°05'08"E
C92	4°00'10"	175.00'	12.23'	12.22'	S24°05'38"E
C93	19°36'21"	65.00'	22.24'	22.13'	N60°24'56"W
C94	20°58'51"	395.00'	144.64'	143.84'	N89°26'32"W
C95	40°34'05"	65.00'	46.02'	45.07'	N51°37'04"W
C96	3°37'06"	395.00'	24.94'	24.94'	N77°08'34"W
C97	6°16'50"	95.00'	10.41'	10.41'	N74°02'21"E
C98	102°14'00"	65.00'	115.98'	101.20'	N19°46'58"E
C99	21°17'42"	345.00'	128.23'	127.49'	S76°44'08"E
C100	36°43'55"	95.00'	60.90'	59.87'	S84°27'15"E
C101	31°02'14"	345.00'	186.89'	184.61'	N77°05'54"E
C102	13°37'47"	559.00'	132.98'	132.66'	N32°30'10"E
C103	35°53'30"	345.00'	216.12'	212.60'	N43°38'01"E
C104	90°55'18"	25.00'	39.67'	35.64'	N23°04'19"W
C105	1°18'22"	600.00'	13.68'	13.68'	N67°52'48"W
C106	18°42'51"	796.00'	260.00'	258.84'	N62°23'04"W
C107	96°32'19"	65.00'	109.52'	97.02'	S61°30'44"W
{C108}	{7°00'49"}	{454.00'}	{55.57'}	{55.54'}	{S56°31'01"E}
{C109}	{36°34'37"}	{504.00'}	{321.75'}	{316.31'}	{N78°38'34"W}

LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°46'23"E	50.00'
L2	N22°01'21"E	4.45'
L3	N52°56'50"E	11.19'
L4	S52°56'50"W	11.19'
L5	N44°45'02"E	20.68'
L6	S44°45'02"W	20.68'
L7	N66°05'17"W	97.18'
L8	N16°46'11"W	42.58'
L9	N26°05'41"E	19.56'
L10	S26°05'41"E	19.56'
L11	S16°46'11"E	42.58'
L12	S04°29'40"W	21.71'
L13	S05°18'34"W	20.00'
L14	S05°18'34"W	20.00'
L15	S60°20'20"E	



CITY OF DRIPPING SPRINGS

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SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: May 18, 2021 _____
<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Ronee Gilbert

COMPANY Murfee Engineering Company Inc

STREET ADDRESS 1101 South Capital of Texas Highway, Building D-110

CITY Austin **STATE** Texas **ZIP CODE** 78746

PHONE 512-327-9204 **EMAIL** rgilbert@murfee.com

OWNER NAME _____

COMPANY Driftwood DLC Investor II LP c/o Don Bosse, VP of Development, Driftwood Golf and Ranch Club

STREET ADDRESS 582 Thurman Roberts Way

CITY Driftwood **STATE** Texas **ZIP CODE** 78619

PHONE 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood DLC Investor II LP
PROPERTY ADDRESS	Driftwood Ranch Drive, Driftwood, TX 78619
CURRENT LEGAL DESCRIPTION	56.3328 ac out of Freelove Woody Sur No. 23, Abstract 20, Hays County, TX
TAX ID #	R168184, R168188
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	56.3328 ac
SCHOOL DISTRICT	Hays Consolidated ISD
ESD DISTRICT(S)	Hays County ESD 1 and 6
ZONING/PDD/OVERLAY	N/A
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Driftwood Ranch Drive</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Driftwood 552 LLC, DW Golf Club Dev Inc, Brown Tract</u>

ENVIRONMENTAL INFORMATION	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Golf and Ranch Club, Phase Three Final Plat
TOTAL ACREAGE OF DEVELOPMENT	56.3328 ac
TOTAL NUMBER OF LOTS	34
AVERAGE SIZE OF LOTS	1.6568 ac
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>30</u> COMMERCIAL: <u>1 open space</u> INDUSTRIAL: <u>3 private streets</u>
ACREAGE PER USE	RESIDENTIAL: <u>48.6814 sf</u> COMMERCIAL: <u>5.9748 open space lot</u> INDUSTRIAL: <u>7.6514 pvt st</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>6,325</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	

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COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative Inc
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Charter Spectrum Communications
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): Texas Gas Service
 VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Applicant Name

Applicant Signature

Date

Notary

Date

Notary Stamp Here

Schuyler Joyner, Authorized Representative

Property Owner Name

* 

Property Owner Signature

8/3/2021
Date

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APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

John Blake

Applicant Name

John Blake

8/3/21

Applicant Signature

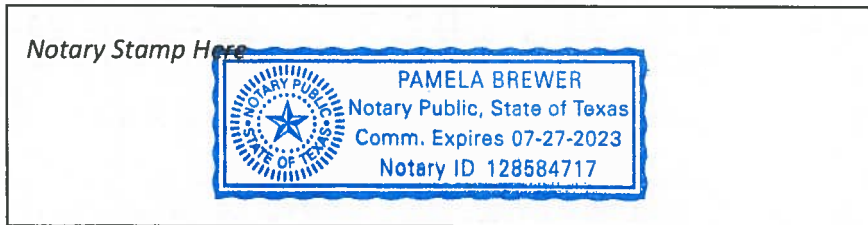
Pamela Brewer

Date

August 3, 2021

Notary

Date



Property Owner Name

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: John White Date: 8/3/21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (3 copies required – 11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (if applicable)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant's responsibility to coordinate with appropriate utility

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		entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes, caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands

		<p>to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair’s absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	Project will comply with lighting ordinance per Development Agreement.
------------------------------------	--

Parkland Dedication, Article 28.03	Fee in lieu of in accordance with Development Agreement and City regulations.
---------------------------------------	---

Landscaping and Tree Preservation, Article 28.06	Compliance will be in accordance with the Development Agreement.
--	--

<p>Subdivision, 28.02, Exhibit A</p>	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>The proposed single family residential subdivision will be developed in accordance with the Development Agreement and applicable city and county regulations.</p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p>N/A</p>

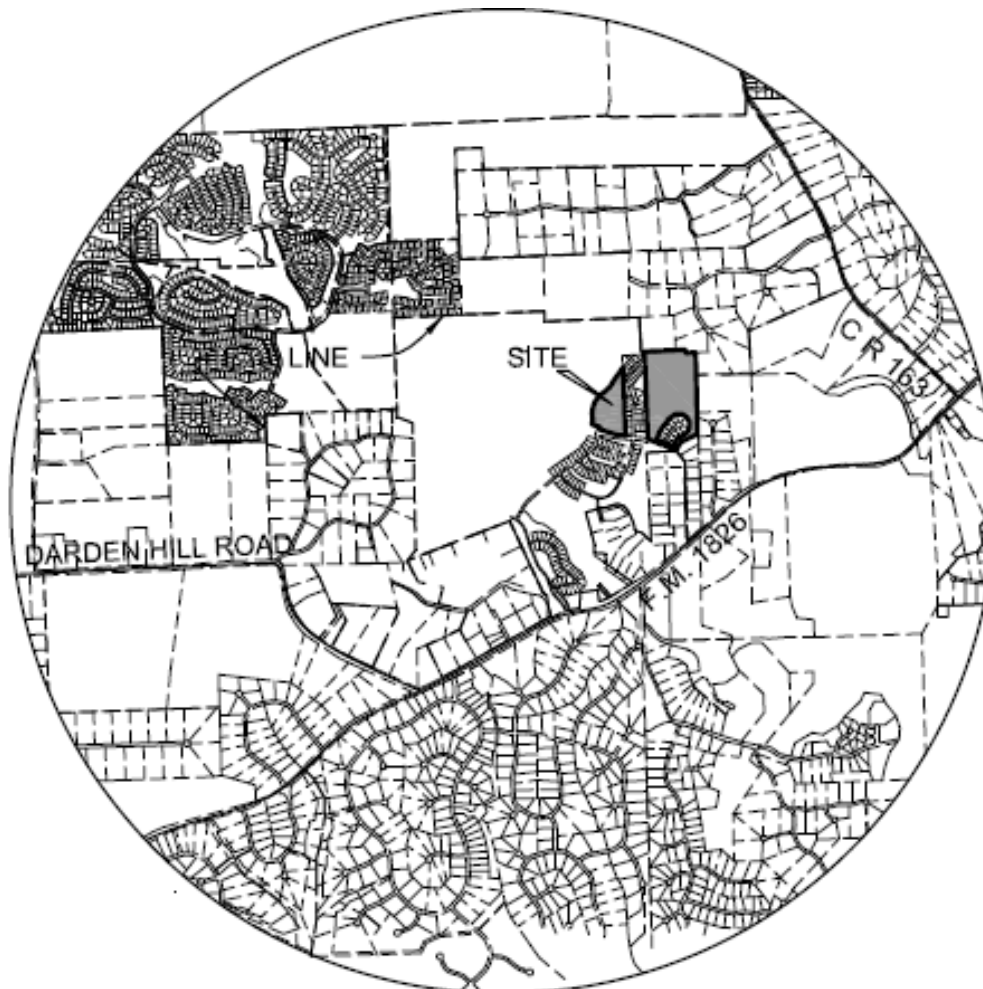
Planning & Zoning Commission Planning Department Staff Report

P & Z Meeting: September 14, 2021
Project Number: SUB2021-0040 – Parten Ranch Phase 3 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Parten Ranch Phase 3 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Parten Ranch Parkway.
Legal Description: 45.17 acres of land in the Lamar Moore Survey A-323 being a portion of the 531.542 acre recorded in Doc. 2016-16004247 of Hays County, Texas
Applicant: Lauren Crone, PE – LJA Engineering
Property Owner: HM Parten Ranch Development, Inc.
Request: Final Plat

Property Location



Staff Recommendation

Staff recommends approval of the FINAL PLAT with the condition that the applicant obtains 1445 approval from the County.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

Project Summary:

Parten Ranch is a 531.75-acres low density single-family residential development that is planned to include up to 575 single-family residential lots with a maximum 20% net impervious cover. The Parten Ranch Concept Plan was approved with the development agreement between Dripping Springs and HM Parten Ranch Development, Inc.

The proposed Phase 3 FINAL PLAT is for 45.17 acres and will include 31 single-family lots and 4 drainage/open space lots.

Access: Access will be via Parten Ranch Parkway from FM 1826 and a second access via Kinnikinik Loop to FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 20%. Phases 1, 2, 3 & 5 currently add up to 10% IC.

Water: Service will be provided by West Travis County PUA

Wastewater: Service will be provided by Springhollow MUD and treatment provided by Hays Co. MUD #5

Previous Actions/Actions by Other Jurisdictions

- This plat application was denied by P&Z on August 10, 2021 to allow the applicant time to address review comments.
- ESD#6 has approved
- Hays County 1445 approval is pending

Outstanding Comments

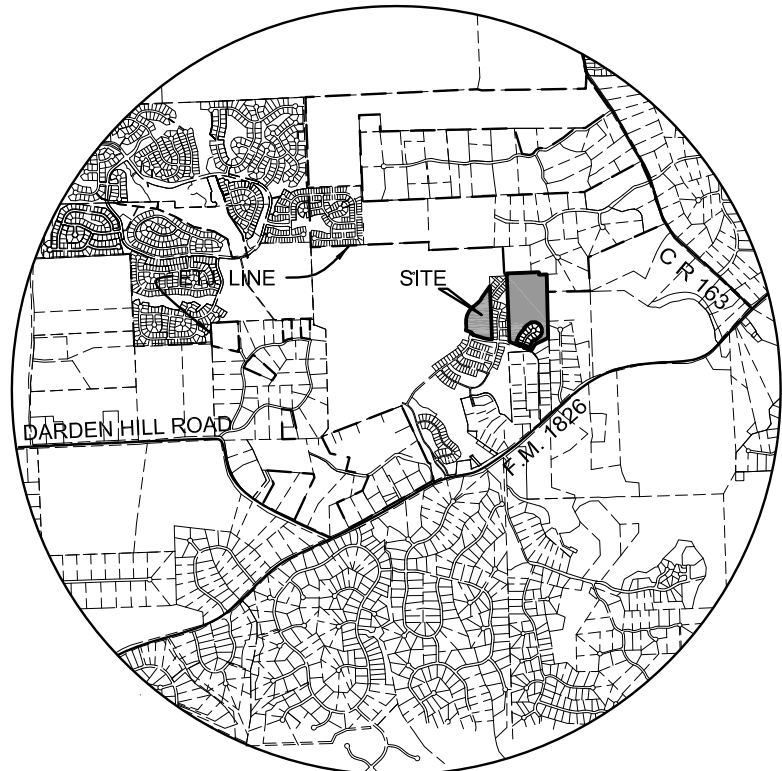
Staff reviewed the proposed plat against the city’s code of ordinances and has no outstanding comments.

Attachments

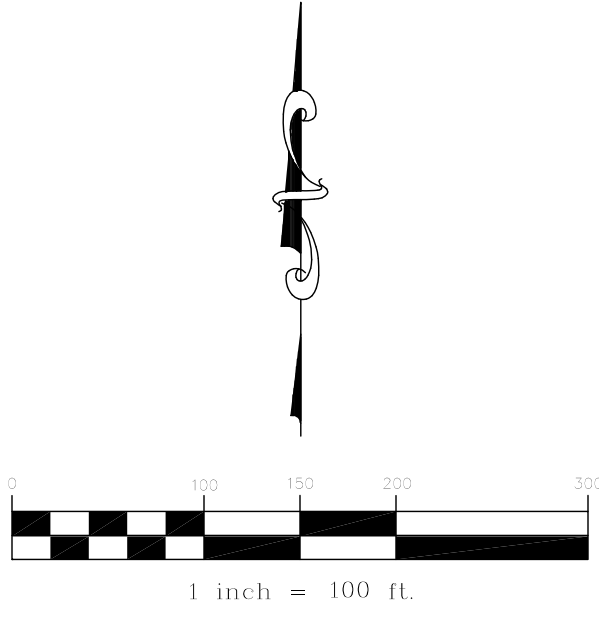
Exhibit 1 – Proposed Final Plat

Recommended Action:	Recommend approval of the request with the condition that applicant obtains 1445 approval from the County
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A

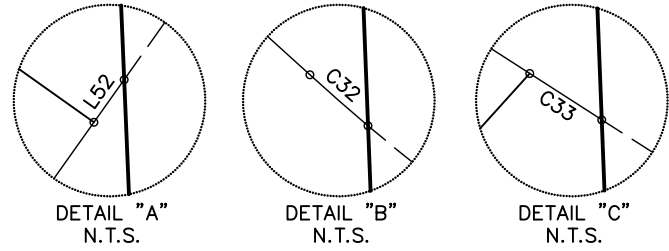
PARTEN RANCH PHASE 2B



VICINITY MAP
N.T.S.



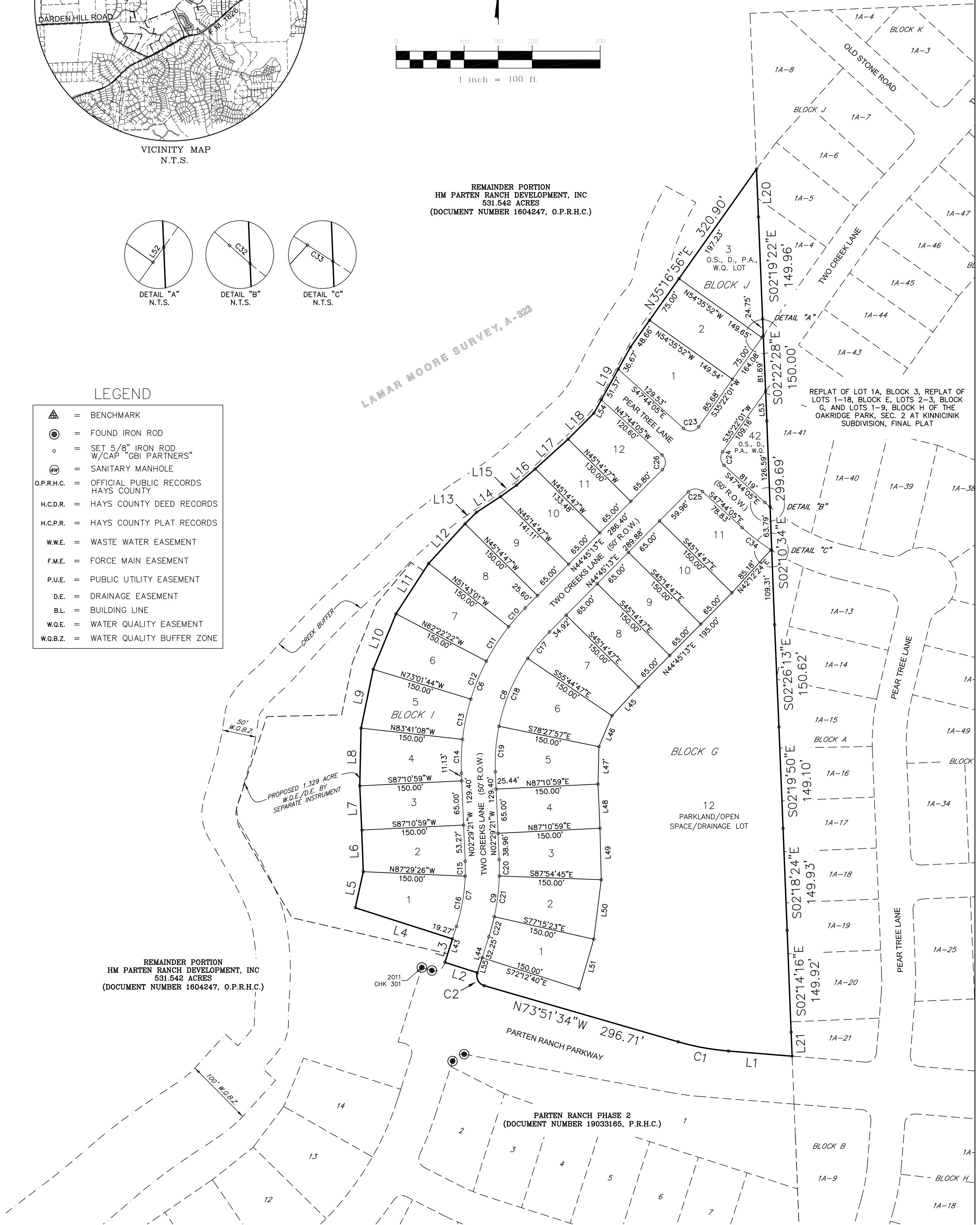
REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)



LEGEND

- = BENCHMARK
- = FOUND IRON ROD
- = SET 5/8" IRON ROD
W/CAP "GBI PARTNERS"
- = SANITARY MANHOLE
- O.P.R.H.C. = OFFICIAL PUBLIC RECORDS
HAYS COUNTY
- H.C.D.R. = HAYS COUNTY DEED RECORDS
- H.C.P.R. = HAYS COUNTY PLAT RECORDS
- W.W.E. = WASTE WATER EASEMENT
- F.M.E. = FORCE MAIN EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING LINE
- W.Q.E. = WATER QUALITY EASEMENT
- W.Q.B.Z. = WATER QUALITY BUFFER ZONE

LAMAR MOORE SURVEY, A-323



REMAINDER PORTION
HM PARTEN RANCH DEVELOPMENT, INC
531.542 ACRES
(DOCUMENT NUMBER 1604247, O.P.R.H.C.)

PARTEN RANCH PHASE 2
(DOCUMENT NUMBER 19033165, P.R.H.C.)

MATCH LINE SHEET 2

GBI PARTNERS
 LAND SURVEYING CONSULTANTS
 7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
 PHONE: 512-296-2675 • WWW.GBISURVEY.COM
 TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG

C:\GBI-Austin\Parten_2B\191003-PLAT.dwg

PARTEN RANCH PHASE 2B

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, JAY HANNA, PRESIDENT, OF HM PARTEN RANCH DEVELOPMENT, INC., THE OWNER OF 45.17 ACRES OF LAND IN THE LAMAR MOORE SURVEY, A-323, HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 531.542 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 16004247 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE THE SAID 46.571 ACRE PORTION OF THE SAID 531.542 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT ATTACHED TO BE KNOWN AS "PARTEN RANCH PHASE 2B" SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

JAY HANNA, PARTNER
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAY HANNA PARTNER OF HM PARTEN DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS THE OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____, A.D., 20/____.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

OWNER:
HM PARTEN RANCH DEVELOPMENT, INC.
1011 N. LAMAR BLVD.
AUSTIN, TX 78703

SURVEYOR:
GBI PARTNERS L.L.P.
FIRM REGISTRATION NO.
1812 CENTRE CREEK DRIVE
AUSTIN, TX 78754

ENGINEER:
LJA ENGINEERING, INC.
FIRM REGISTRATION NO., F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TX 78735

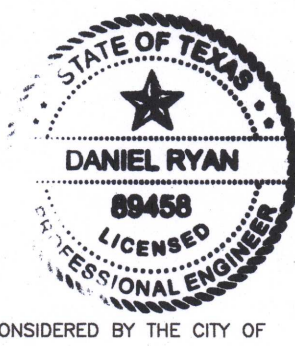
STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY 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 HAYS COUNTY DEVELOPMENT REGULATIONS AND THE CITY OF DRIPPING SPRINGS AND FURTHER CERTIFY THAT THIS PLAT WAS 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.

ALAN J. HORTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768

I, DANIEL RYAN, A REGISTERED 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 48209C 0140F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND SHALL BE CONTAINED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS, AND DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY, OPEN SPACE AND DRAINAGE EASEMENT LOTS AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED MAP.

Daniel Ryan
DANIEL RYAN
REGISTERED PROFESSIONAL ENGINEER NO. 89458



STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, PARTEN RANCH PHASE 2B FINAL PLAT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS IS HEREBY APPROVED.

APPROVED THIS THE _____ DAY OF _____, 2021

PLANNING AND ZONING CHAIR OF VICE CHAIR _____ DATE _____

ATTEST:

ANDREA CUNNINGHAM, CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS
ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONNECTED 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 HAYS COUNTY TO QUESTION SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND, IN SOME AREAS, MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT AND COMMUNITY 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 THE SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO _____ DATE _____
DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF HAYS

I, ELAINE H. 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 _____, 20____, AT _____ O'CLOCK _____ M IN THE PLAT RECORD OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF THIS THE _____ DAY OF _____, 20____, A.D.

ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

NOTES:

- THIS PLAT IS LOCATED ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE PROPERTY LOCATED WITHIN THIS PLAT LIES WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NO. 48209C 0140 F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. NO INDIVIDUAL WATER WELLS WILL BE ALLOWED.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED BY THE SPRINGHOLLOW MUD TO EACH RESIDENTIAL LOT. NO INDIVIDUAL ON-SITE SEWAGE FACILITY WILL BE ALLOWED.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE SHALL BE SUPPLIED BY VERIZON OR AT&T.
- ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- MINIMUM REAR SETBACK SHALL BE 10 FEET.
- MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 5 FEET.
- MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- MINIMUM UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHT-OF-WAYS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE COUNTY FOR MAINTENANCE.
- LINEAR FOOTAGE OF TWO CREEK LANE (LOCAL STREET): 1,185 L.F.
LINEAR FOOTAGE OF PEAR TREE LANE (LOCAL STREET): 319 L.F.
LINEAR FOOTAGE OF LITTLE STREAM COVE (LOCAL STREET): 42 L.F.
TOTAL LINEAR FOOTAGE OF STREET IMPROVEMENTS: 1,546 L.F.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- AREA WITHIN NEW ROAD RIGHT-OF-WAY = 6.196 ACRES.
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF HAYS COUNTY AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS AS SET FORTH IN TABLE 721.01 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OF PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS AND THE COMMISSIONERS OF HAYS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
- THIS PLAT IS SUBJECT TO THE PARTEN RANCH DEVELOPMENT AGREEMENT DATED APRIL 1, 2016 BETWEEN THE CITY OF DRIPPING SPRINGS AND HM PARTEN RANCH, LP., RECORDED IN DOCUMENT NUMBER 2016-16010149, PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- THE MUD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE, WASTEWATER AND WATER QUALITY STRUCTURES AND/OR SYSTEMS LOCATED WITHIN THIS SUBDIVISION. WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THIS SUBDIVISION.
- 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 #6, OR ITS SUCCESSORS.
- ALL DRAINAGE EASEMENTS NECESSARY TO CONVEY CONCENTRATED FLOWS AND FLOODPLAINS FOR BASINS CONTAINING MORE THAN 64 ACRES ARE DEPICTED ON THE PLAT PER HAYS COUNTY REGULATIONS CHAPTER 725.
- POST DEVELOPED CONDITION RUNOFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES PER HAYS COUNTY REGULATIONS. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION STANDINGS FOR THIS SUBDIVISION.
- PURSUANT TO CHAPTER 245, SECTION 004 (EXEMPTIONS), THE CONSTRUCTION STANDARDS ADOPTED BY HAYS COUNTY FOR THE HEALTH AND WELFARE OF THE PUBLIC ARE NOT EXEMPTED FROM CHANGE AND THIS ARE NOT CONSIDERED GRANDFATHERED. IT IS THE DECISION OF THE HAYS COUNTY TRANSPORTATION AND DEVELOPMENT SERVICES DEPARTMENTS THAT THE CONSTRUCTION AND DESIGN STANDARDS AT THE TIME OF ORIGINAL PLATTING SHALL BE HONORED FOR A PERIOD OF 5 YEARS FROM THE DATE OF FINAL PLAY ACCEPTANCE, IF CONSTRUCTION HAS STARTED PRIOR TO THE FIVE-YEAR EXPIRATION DATE THEN THE PHASES FOR WHICH THE COUNTY HAS COMPLETE CONSTRUCTION PLANS FOR WHICH SHALL BE ALLOWED TO USE THE ORIGINAL STANDARDS. SUBSEQUENT PHASES THAT HAVE NOT BEEN FULLY DESIGNED AND APPROVED AT THAT POINT SHALL BE DESIGNED TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS.
- ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS.
- MAIL BOXES PLACED WITHIN THE R.O.W. SHALL BE AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATION (CHAPTER 721, SUBCHAPTER 2.01).
- SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR SPRING HOLLOW MUD.
- DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
- THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- LOT 10, BLOCK A CONTAINS USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES AS INDICATED HEREON THAT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, OR OTHER ALTERATIONS.
- IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
- DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
- LOT 10, BLOCK A IS AN OPEN SPACE/DRAINAGE EASEMENT/PEDESTRIAN ACCESS/WATER QUALITY LOT AND LOT 12, BLOCK G IS A PARKLAND/OPEN SPACE/DRAINAGE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- THIS PLAT LIES IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- A STORMWATER CONTROL MEASURES MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS RECORDED AS DOCUMENT # _____, IN THE PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

GBI PARTNERS
LAND SURVEYING CONSULTANTS
7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 512-296-2675 • WWW.GBISURVEY.COM
TBPLS # 10194150 • TBPE # F17284

SCALE: 1" = 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT

PARTEN RANCH PHASE 2B

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	75.32'	375.00'	11°30'28"	N79°36'47"W	75.19'
C2	23.98'	15.00'	91°36'53"	N28°03'10"W	21.51'
C3	71.46'	410.00'	9°59'11"	N62°50'20"W	71.37'
C4	39.27'	25.00'	90°00'00"	N22°49'56"W	35.36'
C5	39.27'	25.00'	90°00'00"	S67°10'04"W	35.36'
C6	267.98'	325.00'	47°14'34"	N21°07'56"E	260.45'
C7	97.16'	275.00'	20°14'34"	N07°37'56"E	96.65'
C8	226.75'	275.00'	47°14'34"	N21°07'56"E	220.38'
C9	114.82'	325.00'	20°14'34"	N07°37'56"E	114.23'
C10	36.66'	325.00'	6°27'46"	N41°31'20"E	36.64'
C11	60.45'	325.00'	10°39'23"	N32°57'46"E	60.36'
C12	60.45'	325.00'	10°39'24"	N22°18'23"E	60.36'
C13	60.45'	325.00'	10°39'24"	N11°38'59"E	60.36'
C14	49.98'	325.00'	8°48'38"	N01°54'58"E	49.93'
C15	21.91'	275.00'	4°33'57"	N00°12'23"W	21.91'
C16	75.24'	275.00'	15°40'37"	N09°54'55"E	75.01'
C17	50.35'	275.00'	10°29'27"	N39°30'29"E	50.28'
C18	109.05'	275.00'	22°43'15"	N22°54'08"E	108.34'
C19	67.34'	275.00'	14°01'51"	N04°31'35"E	67.18'
C20	23.88'	325.00'	4°12'37"	N00°23'03"W	23.88'
C21	60.37'	325.00'	10°38'35"	N07°02'34"E	60.28'
C22	30.57'	325.00'	5°23'21"	N15°03'32"E	30.56'
C23	25.37'	15.00'	96°53'54"	N83°48'58"E	22.45'
C24	21.76'	15.00'	83°06'06"	S06°11'02"E	19.90'
C25	22.91'	15.00'	87°30'43"	N88°30'34"E	20.75'
C26	24.21'	15.00'	92°29'17"	N01°29'26"W	21.67'
C27	255.24'	60.00'	24°34'23"	N02°18'15"W	101.91'
C28	63.96'	60.00'	61°04'37"	S86°21'52"W	60.97'
C29	54.86'	60.00'	52°23'24"	N36°54'07"W	52.97'
C30	54.82'	60.00'	52°21'12"	N15°28'11"E	52.94'
C31	81.60'	60.00'	77°55'09"	N80°36'22"E	75.45'
C32	10.07'	275.00'	2°05'50"	S48°46'59"E	10.07'
C33	1.39'	325.00'	0°14'43"	S57°18'23"E	1.39'
C34	54.99'	325.00'	9°41'40"	S52°34'54"E	54.92'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N85°22'01"W	93.88'
L2	N72°14'47"W	50.00'
L3	N17°45'13"E	36.23'
L4	N72°12'40"W	150.00'
L5	N12°31'06"E	54.27'
L6	N02°12'15"W	61.23'
L7	N02°29'21"W	65.00'
L8	N01°17'31"E	84.91'
L9	N11°38'51"E	88.22'
L10	N22°18'14"E	88.22'
L11	N32°57'37"E	88.22'
L12	N42°33'58"E	79.14'
L13	N44°46'26"E	23.73'
L14	N56°53'29"E	42.22'
L15	N54°28'20"E	28.96'
L16	N49°03'54"E	36.56'
L17	N47°48'59"E	65.09'
L18	N44°45'45"E	53.76'
L19	N28°59'40"E	110.68'
L20	S02°22'34"E	70.43'
L21	S02°20'28"E	35.25'
L22	N22°10'04"E	34.74'
L23	N22°10'04"E	85.00'
L24	N25°28'51"E	74.52'
L25	N47°47'31"E	76.01'
L26	S39°49'06"E	30.95'
L27	N50°10'54"E	85.00'
L28	N48°12'25"E	86.35'
L29	N25°41'19"E	77.65'
L30	N00°10'50"E	107.67'
L31	N29°49'10"W	109.74'
L32	N60°15'43"W	110.80'
L33	S89°44'17"W	106.60'
L34	S55°49'22"W	138.21'
L35	S50°10'54"W	85.00'
L36	S39°49'06"E	30.07'
L37	S47°27'09"W	102.95'
L38	S34°58'06"W	115.36'
L39	S23°36'25"W	97.70'
L40	S22°10'04"W	85.00'
L41	S22°10'04"W	27.16'
L42	S02°21'08"E	59.98'
L43	S17°45'13"W	55.50'
L44	N17°45'13"E	55.50'
L45	N42°40'56"E	57.69'
L46	N22°54'44"E	49.25'
L47	N01°24'14"E	55.04'
L48	N02°29'21"W	65.00'
L49	N01°27'52"W	75.66'
L50	N07°09'38"E	88.14'
L51	N16°14'17"E	75.99'
L52	N35°22'01"E	3.40'
L53	S02°22'28"E	43.57'
L54	N28°59'40"E	22.65'
L55	N17°45'13"E	23.25'

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). DISTANCES SHOWN HEREON ARE SURFACE AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999870017.

PROJECT BENCHMARK IS A 4" ALUMINUM DISK SET IN CONCRETE:

SURFACE COORDINATES: N 13971449.79
E 2291197.59.

GRID COORDINATES: N 13969633.74
E 2290899.77

ELEVATION = 1003.44'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

	TOTAL ACREAGE	USFWS BUFFERS	TOTAL ACREAGE MINUS USFWS BUFFERS	ALLOWABLE IMPERVIOUS COVER 20% NET SITE AREA	PROPOSED IMPERVIOUS COVER PER PHASE	REMAINING IMPERVIOUS COVER	OPEN SPACE ACREAGE
PARTEN RANCH, PHASE 2B	45.17	2.26	42.91		-	-	-

BLOCK A		
LOT	AREA (S.F.)	AREA (AC.)
10	1,337,794	30.712
31	14,751	0.339
32	17,850	17,850
33	17,883	0.411
34	21,319	0.489
42	9,338	0.146
50	9,750	0.224
51	9,750	0.224

BLOCK G		
LOT	AREA (S.F.)	AREA (AC.)
1	10,366	0.238
2	11,027	0.253
3	10,354	0.238
4	9,750	0.224
5	11,165	0.256
6	11,978	0.275
7	10,773	0.247
8	9,750	0.224
9	9,750	0.224
10	9,750	0.224
11	11,527	0.265
12	168,765	3.874

BLOCK I		
LOT	AREA (S.F.)	AREA (AC.)
1	11,253	0.258
2	10,240	0.235
3	9,750	0.224
4	10,857	0.249
5	11,039	0.253
6	11,039	0.253
7	11,038	0.253
8	10,544	0.242
9	9,566	0.220
10	8,874	0.204
11	8,563	0.197
12	10,238	0.235

BLOCK J		
LOT	AREA (S.F.)	AREA (AC.)
1	13,856	0.318
2	11,219	0.258
3	15,016	0.345

BLOCK K		
LOT	AREA (S.F.)	AREA (AC.)
1	2,096	0.048

TOTAL SINGLE FAMILY LOTS = 31 LOTS
 TOTAL PARKLAND/OPEN SPACE/DRAINAGE/PEDESTRIAN ACCESS/WATER QUALITY LOTS = 4 LOTS
 TOTAL LOTS INCLUDED IN THIS PLAT = 35 LOTS

GBI PARTNERS
 LAND SURVEYING CONSULTANTS
 7696 183A, BUILDING 2, STE. A • LEANDER, TX 78641
 PHONE: 512-296-2675 • WWW.GBISURVEY.COM
 TBPLS # 10194150 • TBPE # F17284

SCALE: 1"= 100'	JOB NO. A191003	DATE: 8-11-2021
CREW CHIEF:	FIELD BOOK:	DWG.: 191003-PLAT.DWG



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Item 4.

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL	PRE-APPLICATION
CONSULTATION	CONFERENCE
DATE:	DATE:
_____	_____

<input type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED
--	--

PLAT TYPE

- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Plat Vacation
- Other: _____

CONTACT INFORMATION

APPLICANT NAME Lauren Crone, P.E.

COMPANY LJA Engineering

STREET ADDRESS 7500 Rialto Blvd, Bldg II, Ste. 100

CITY Austin **STATE** TX **ZIP CODE** 78736

PHONE 512-439-4700 **EMAIL** lcrone@lja.com

OWNER NAME HM Parten Ranch Development, Inc.

COMPANY HM Parten Ranch Development, Inc.

STREET ADDRESS 1011 North Lamar Blvd.

CITY Austin **STATE** TX **ZIP CODE** 78703

PHONE 512-477-2439 **EMAIL** jay@jayhanna.com

PROPERTY INFORMATION


PROPERTY OWNER NAME	HM Parten Ranch Development, Inc.
PROPERTY ADDRESS	1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826
CURRENT LEGAL DESCRIPTION	60.41 Ac of land in the Seaborn J. Whatley Survey A-18 & the Lamar Moore Survey A-323 & a portion of the 531.542 ac recorded in Doc. 2016-16004247 of Hays County, TX
TAX ID #	R16615, R152457
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	60.41 acres
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	ESD 1 & ESD 6
ZONING/PDD/OVERLAY	Dripping Springs ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Parten Ranch Parkway</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>Parten Ranch Development Agreement</u>

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Parten Ranch Phase 3
TOTAL ACREAGE OF DEVELOPMENT	60.41
TOTAL NUMBER OF LOTS	75: 62 (single family), 9 (OS/drainage/WQ), 3 (Parkland, OS), 1(OS, WQ, Effluent Disposal)
AVERAGE SIZE OF LOTS	11,866 sq ft
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>62</u> COMMERCIAL: _____ INDUSTRIAL: <u>13</u>
ACREAGE PER USE	RESIDENTIAL: <u>16.89 ac</u> COMMERCIAL: _____ INDUSTRIAL: <u>43.52 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>3,635 L.F.</u> PRIVATE: _____
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/>YES <input checked="" type="checkbox"/>NO</p>	

COMMENTS: _____

TITLE: Vice President SIGNATURE: 

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): Verizon or AT&T

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): West Travis County Public Utility Agency

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): Springhollow MUD

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

Note: An additional signature is required on page 6 of the application verifying completeness. Applications should be submitted only when all required information is included in the submittal.

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Daniel Ryan

Applicant Name

Dan

Applicant Signature

Laura Krippner

3/16/2021

Date

3 16 21

Notary

Date



HM Parten Ranch Development, Inc.

Property Owner Name

Jay

Property Owner Signature

3/15/21

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature:  Date: 4/8/21

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items – please provide a coversheet outlining what digital contents are included on the CD/USB drive.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	N/A	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

<p>Outdoor Lighting, Article 24.06</p>	<p>Per section 4.1 of the Development Agreement the Owner voluntarily agreed to comply with the City's lighting ordinance in effect at the time of the Agreement which was November 2015.</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per section 2.4.2 of the Development agreement Parkland Dedication is met through a dedication of land out of the property to Springhollow MUD, provision of the private recreational facilities (Amenity Center), conveyance of parkland to City of Dripping Springs (Parten Ranch Phase 3, Lot 12, Block G), and conveyance of parkland to the HOA.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per the Development Agreement, Section 2.6.6 (c) and (d), the use of native species of plant materials are encouraged throughout the project. In addition, an IPM (integrated pest management plan) is applicable to the entire property. Finally, two 3 inch trees shall be planted on every single family lot.</p>

Subdivision, 28.02, Exhibit A	<p>This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).</p> <p>All public improvements will comply with the City of Dripping Springs and Hays County standards, as modified by the Development Agreement.</p> <p>All improvements to offsite roads have been completed or are under contract, satisfying the requirement for highway access listed under 3.13 of the Development Agreement.</p>
Zoning, Article 30.02, Exhibit A	<p>Not applicable. Per the Development Agreement Owner has agreed that all habitable buildings will be constructed in accordance with City building Code; and building permits will be obtained by the builders.</p>

Planning & Zoning Commission Planning Department Staff Report

P& Z Meeting: September 14, 2021
Project Number: SUB2021-0048 – Driftwood Creek Phase 1 Section 4 Final Plat
Report From: Chad Gilpin, PE – City Engineer

Item Details

Project Name: Driftwood Creek Phase 1 Section 4 Final Plat
Property Location: In the City of Dripping Springs ETJ, generally located north of FM 1826 off Thurman Roberts Way.
Legal Description: 4.7233 acres out of land out of the A0664 Fannie Darden Survey, Tract A, recorded in Hays County, Texas
Applicant: Tory Miller, PE – Murfee Engineering Company, Inc.
Property Owner: Driftwood DLC Investors I, LP
Request: Approval of Final Plat

Staff Recommendation

Staff recommends denial of the FINAL PLAT to allow the applicant time to address City review comments.

Site Information

Zoning Designation:

The property is in the City of Dripping Springs ETJ and regulated by a development agreement between the City of Dripping Springs and M. Scott Roberts, recorded in volume 5150, page 595 of the official records of Hays County, Texas.

Project Summary:

Driftwood Creek Phase 1 is a 232.68-acres low density single-family residential development that is planned to include residential lots with a maximum 17% net impervious cover.

The a The Driftwood Creek Subdivision Phase 1, Section 4 consists of one (1) 4.72 acre lot to be developed as a recreation area for the residents of Driftwood Subdivision including a sports court and field, animal pens, farming fields and gardens and a barn building.

Access: Access will be via Thurman Roberts Way from FM 1826.

Impervious Cover: The Development Agreement limits impervious cover (IC) to a maximum of 17%. Current planning and development indicates developed IC will end up at approximately 10%.

Water: Service will be provided by the City of Dripping Springs

Wastewater: Service will be provided by the City of Dripping Springs

Previous Actions/Actions by Other Jurisdictions

- This is the first time this plat application has been considered by P&Z.
- ESD#6 has approved

- Hays County 1445 approval is pending

Outstanding Comments

Staff reviewed the proposed plat against the city’s code of ordinances, and the outstanding comments are attached.

Attachments

Exhibit 1 – Proposed Final Plat

Exhibit 2 – Staff Comments

Recommended Action:	Recommend denial of the request to allow the applicant time to address City review comments.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	None Received at this time.
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

Date: September 10, 2021

Abigail Shelton
Atwell, LLC
805 Las Cimas Parkway
Austin TX 78746
ashelton@atwell-group.com

Permit Number: SUB2021-0048
Project Name: Driftwood Subdivision, Phase 1, Section 4 Final Plat
Project Address: 1157 Thurman Roberts Way, Driftwood, TX, TX 78619

City staff has completed its review of the above-named project. Reviewer comments are provided below. These comments are intended to be comprehensive; however, there may be additional comments after reviewing the submitted corrections. Applicants are encouraged to contact reviewers directly with questions.

City Planner Comments

The following comments have been provided by Tory Carpenter. Should you have any questions or require additional information, please contact Tory Carpenter by email tcarpenter@cityofdrippingsprings.com.

1. Given that this plat is increasing the number of previously platted lots, this is considered a replat. You have the option to plat Block A, lot 1 separately as a minor plat, and submit a separate replat for the subdivision of lots 13, 14, and 15.

Engineer/Public Works Comments

The following comments have been provided by Chad Gilpin. Should you have any questions or require additional information, please contact Chad Gilpin by email cgilpin@cityofdrippingsprings.com.

2. The Water and Wastewater will serve letter provided is for the Greeter House. Provide a letter for the Barn area.
3. Surveyor Note 4 states that a portion of this subdivision lies within the 100 year floodplain. If this is correct show the floodplain on the plat.
4. The Final Plat cannot be approved until either;
 - a. Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it;
 - OR
 - b. Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

All resubmittals must be transmitted to the Planning Department at the City of Dripping Springs or uploaded to www.mygovernmentonline.org**.

Resubmittals must include a cover letter addressing each reviewer comment and noting where associated corrections/revisions/changes can be found in the submittal documents. **Please keep previous review comments on the document as you resubmit your response letter, so that staff can keep track of the original comments.** Resubmittals that do not include a cover letter will be considered incomplete and returned.

Note regarding plats subject to Planning and Zoning Commission review: Resubmittals of corrected plats and associated plans must be received no later than seven (7) calendar days prior to the scheduled P&Z meeting for final review and inclusion in the P&Z packets [Ch. 28, Ex. A, Sec. 3.8].

Note regarding Site Development Plans: Revisions must be submitted within 60 days of the date of this letter or a new application will be required [Sec. 28.04.011].

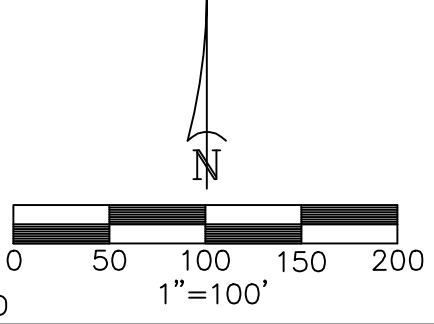
Regards,

Tory Carpenter,

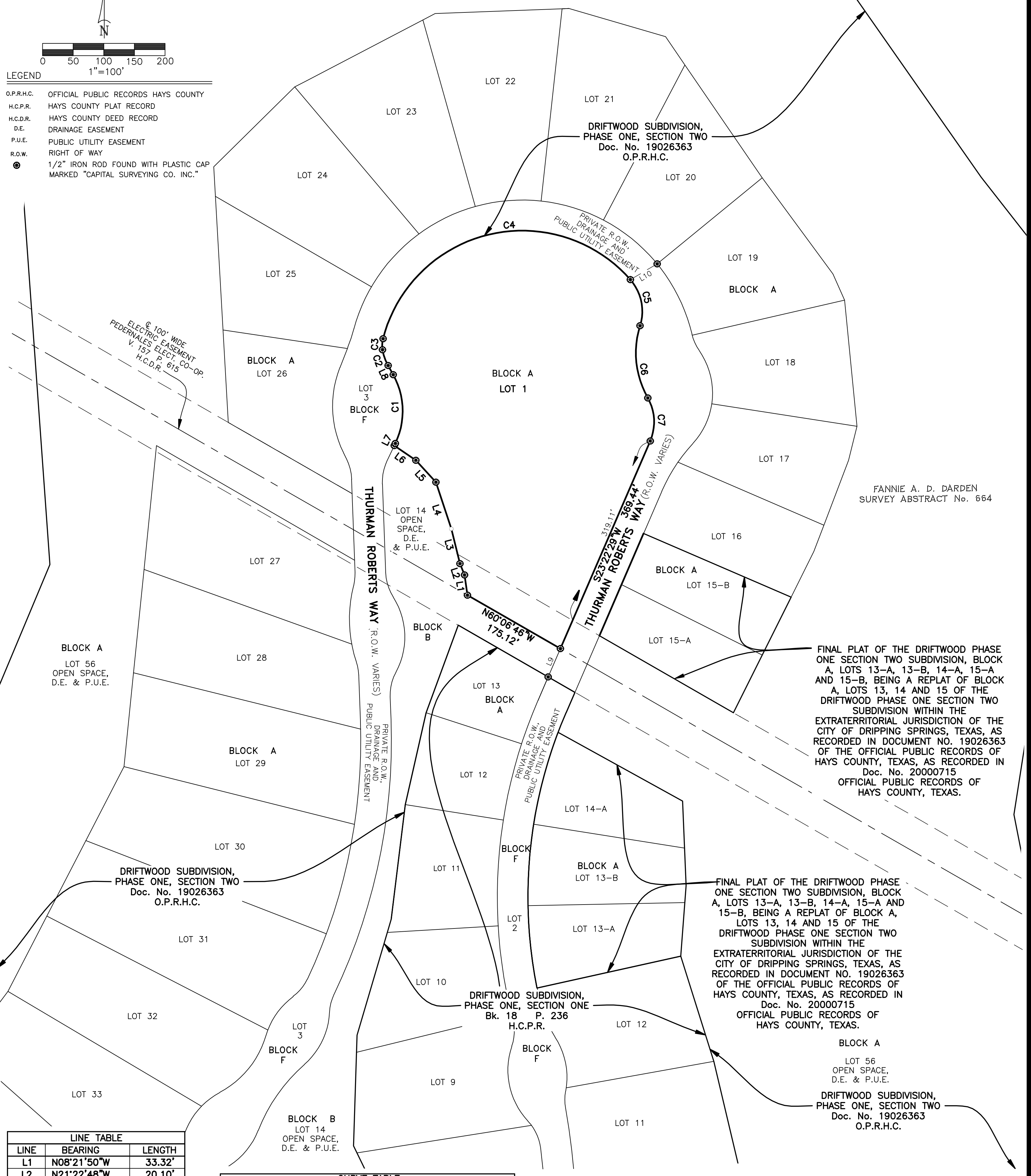
***If you are wanting to resubmit on My Government Online, go to www.mygovernmentonline.org and login using your customer portal account. After login, click the My Account link located at the top right section of the screen to open the My Account Dashboard. Scroll down to the "My Permits" section and locate the project. Click "View Permit" to open the project. Scroll down to the section of your project labeled "Customer Documents." Click the "Add New File" link located to the far right to upload your files. The jurisdiction will be notified automatically after you've uploaded the files. If you are new to the MyGovernmentOnline customer portal, please note that instructions are available on the portal by clicking the "HELP" link or you may call the technical support line at 1-866-957-3764, option 1 for assistance using the online portal.

DRIFTWOOD SUBDIVISION, PHASE ONE, SECTION FOUR FINAL PLAT

BLOCK A
LOT 56
OPEN SPACE,
D.E. & P.U.E.



- 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
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT OF WAY
 - ⊙ 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."



FANNIE A. D. DARDEN
SURVEY ABSTRACT No. 664

FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

FINAL PLAT OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION, BLOCK A, LOTS 13-A, 13-B, 14-A, 15-A AND 15-B, BEING A REPLAT OF BLOCK A, LOTS 13, 14 AND 15 OF THE DRIFTWOOD PHASE ONE SECTION TWO SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS, TEXAS, AS RECORDED IN DOCUMENT NO. 19026363 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS RECORDED IN Doc. No. 20000715 OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BLOCK A
LOT 56
OPEN SPACE,
D.E. & P.U.E.
DRIFTWOOD SUBDIVISION,
PHASE ONE, SECTION TWO
Doc. No. 19026363
O.P.R.H.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°21'50"W	33.32'
L2	N21°22'48"W	20.10'
L3	N14°01'53"W	58.45'
L4	N18°18'45"W	80.14'
L5	N42°20'24"W	48.60'
L6	N55°47'45"W	42.50'
L7	N25°41'33"E	3.98'
LB	N29°19'26"W	17.15'
L9	S23°22'29"W	50.32'
L10	N59°42'57"E	50.77'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	55°00'58"	121.50'	116.67'	112.24'	N01°48'57"W
C2	20°04'43"	78.50'	27.51'	27.37'	N19°17'05"W
C3	23°39'25"	44.00'	18.17'	18.04'	N02°34'59"E
C4	124°18'34"	234.79'	509.41'	415.22'	N76°33'58"E
C5	58°47'24"	78.50'	80.55'	77.06'	S11°53'03"E
C6	47°15'27"	148.00'	122.07'	118.64'	S06°07'04"E
C7	53°07'17"	78.50'	72.78'	70.20'	S03°11'09"E

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'	F.B.
JOB NO.: 21519.10	DATE: MAY 25, 2021	SHEET NO.:
DRAWING NO.: 21519P1	CRD #: 18512	2 of 2



DRIPPING SPRINGS
Texas

Item 5.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

SUBDIVISION APPLICATION

Case Number (staff use only): _____ - _____

MEETINGS REQUIRED
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: 05/11/2021
<input checked="" type="checkbox"/> NOT SCHEDULED	<input type="checkbox"/> NOT SCHEDULED

PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: _____

CONTACT INFORMATION

APPLICANT NAME Stephen Delgado

COMPANY Atwell, LLC

STREET ADDRESS 805 Las Cimas Parkway, Suite 310

CITY Austin **STATE** Texas **ZIP CODE** 78746

PHONE (512) 904-0505 **EMAIL** sdelgado@atwell-group.com

OWNER NAME Driftwood Golf & Ranch Club

COMPANY Discovery Land Group

STREET ADDRESS PO Box 171 / 582 Thurman Roberts Way

CITY Driftwood **STATE** Texas **ZIP CODE** 78619

PHONE (512) 466-5453 **EMAIL** tlawton@driftwoodgolfclub.com

PROPERTY INFORMATION

PROPERTY OWNER NAME	Driftwood Golf & Ranch Club	
PROPERTY ADDRESS	Thurman Roberts Way Driftwood, TX 78619	
CURRENT LEGAL DESCRIPTION	A0664 Fannie A Darden Survey, Tract A, Acres 4.7233	
TAX ID #	R167056	
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	4.7233 acres	
SCHOOL DISTRICT	Hays CISD	
ESD DISTRICT(S)	ESD 6	
ZONING/PDD/OVERLAY	N/A	
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____	

ENVIRONMENTAL INFORMATION

IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY WITHIN A FEMA FLOODPLAIN AS DEFINED BY THE MOST CURRENT FIRM?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase 1, Section 4
TOTAL ACREAGE OF DEVELOPMENT	4.7233 ac
TOTAL NUMBER OF LOTS	1
AVERAGE SIZE OF LOTS	4.7233 ac
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: <u>recreational</u>
# OF LOTS PER USE	RESIDENTIAL: <u>0</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>1</u>
ACREAGE PER USE	RESIDENTIAL: <u>0 ac</u> COMMERCIAL: <u>0 ac</u> INDUSTRIAL: <u>4.7233 ac</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0 LF</u> PRIVATE: <u>0 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input checked="" type="checkbox"/> PUBLIC SEWER
WATER SOURCES	SURFACE WATER <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER GROUND WATER* <input type="checkbox"/> PUBLIC WELL <input type="checkbox"/> SHARED WELL <input type="checkbox"/> PUBLIC WATER SUPPLY
<p>*IF DOING GROUND WATER PROVISION FOR THE DEVELOPMENT USING GROUNDWATER RESOURCES, THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT MUST BE NOTIFIED:</p> <p>HAYS-TRINITY GCD NOTIFIED? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A</p>	

COMMENTS: _____

TITLE: _____ SIGNATURE: _____

PUBLIC UTILITY CHECKLIST

ELECTRIC PROVIDER NAME (if applicable): Pedernales Electric Cooperative, Inc.

VERIFICATION LETTER ATTACHED NOT APPLICABLE

COMMUNICATIONS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

WASTEWATER PROVIDER NAME (if applicable): City of Dripping Springs

VERIFICATION LETTER ATTACHED NOT APPLICABLE

GAS PROVIDER NAME (if applicable): _____

VERIFICATION LETTER ATTACHED NOT APPLICABLE

<u>PARKLAND DEDICATION?</u>	<u>AGRICULTURE FACILITIES (FINAL PLAT)?</u>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE?*

(See attached agreement)

*If proposed subdivision is in the City Limits, compliance with the Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement, or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see Outdoor Lighting tab on the city’s website at www.cityofdrippingsprings.com and online Lighting Ordinance under the Code of Ordinances tab for more information).

YES (REQUIRED) YES (VOLUNTARY*) NO

APPLICANT'S SIGNATURE

*Note: An additional signature is required on page 7 of the application verifying completeness. Applications should be submitted **only** when all required information is included in the submittal.*

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below signed applicant is not the owner of said property, the signature of the property owner must be included below, or consent must be attached (If a corporation, please list title, and name of corporation.)

Stephen Delgado

Applicant Name



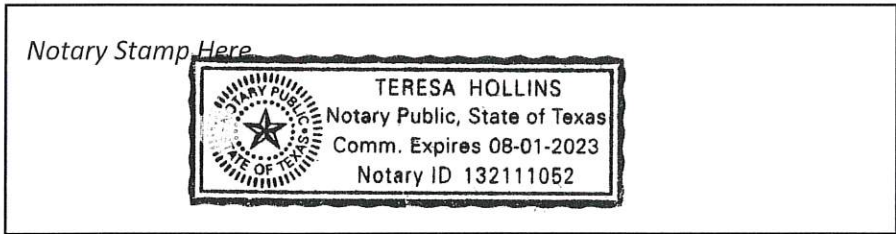
07/21/2021

Applicant Signature

Date

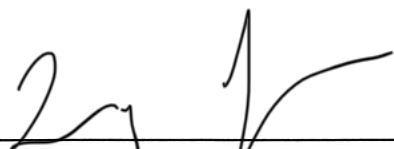
Notary 

Date 7/22/2021



Tommy Lawton on behalf of DGRC

Property Owner Name



7/22/21

Property Owner Signature

Date

All required items and information (including all applicable below listed exhibits and fees) must be received by the City for an application and request to be considered complete. Incomplete submissions will not be deemed filed and complete. By signing below, I acknowledge that I have read through and met all requirements for a complete submittal:

Applicants Signature: _____ Date: _____

<u>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</u>		
<u>Subdivision Ordinance, Section 5</u>		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application <i>(if within City or Development Agreement)</i> or Proof of Submittal to Hays County Fire Marshal <i>(if in the ETJ)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer’s Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of final acceptance of all public infrastructure by the jurisdiction that will own and maintain it; or posting of fiscal for public infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cost estimate of public infrastructure improvements (all public infrastructure improvements including water, wastewater, roads, drainage, curbs, sidewalks, etc.) (if applicable). *A Final Plat application will not be accepted if staff has not already approved this.
<input type="checkbox"/>	<input type="checkbox"/>	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	Ag Facility Fees - \$35 per residential LUE (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Utility Service (Water & Wastewater) or permit to serve
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

FINAL PLAT INFORMATION REQUIREMENTS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and street right-of-way, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments including any required concrete monuments (per the City Engineer); the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot or Unit (curve and line data may be placed in a table format); accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, location and recording information of all adjacent subdivisions (or property owners of adjacent unplatted property), including those located on the other sides of roads or creeks, shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision; adjacent unplatted land shall show property lines, the names of owners of record, and the recording information.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location, widths and names of all street right-of-way and easements (it shall be the applicant’s responsibility to coordinate with appropriate utility entities for placement of necessary utility easements and for location of all streets and median openings on highways or arterial roadways), existing or proposed, within the subdivision limits and adjacent to the subdivision; a list of proposed street names shall be submitted (in the form of a letter or memo along with the application form) for all new street names (street name approval is required at the time the Plat is approved)</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information),</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All sheets shall have a title block which shows the title or name under which the proposed subdivision is to be recorded; the name, address and phone number of the property owner(s); the name, address and phone number of the licensed engineer or registered professional land surveyor who prepared the plat/plans; the scale of the plat/plans; the date the plat/plan was prepared; and the location of the property according to the abstract or survey records of Hays County, Texas.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Scale (including a graphic scale), date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All physical features of the property to be subdivided shall be shown, including:</p> <ul style="list-style-type: none"> - The location and size of all watercourses; and - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and - Water Quality Buffer Zones as required by [WQO 22.05.017] - Drainage ways and drainage easements. Drainage easements are required for bypass of any offsite flows and for concentrated flows conveyed across lots. Drainage easements shall be large enough to contain the 100-yr storm [Sub. Ord. 12.2.2]. - U.S. Army Corps of Engineers flowage easement requirements; and - All critical environmental features (CEFs) such as karsts, springs, sinkholes,

		<p>caves, etc., to be located and documentation to be signed and certified by a geologist. All CEF to have a minimum setback of 150'. All designated wetlands to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species.</p> <p>- Drainage area in acres or area draining into subdivisions (to be included in drainage report and construction plans); and</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> • Owner responsible for operation and maintenance of stormwater facilities. • Owner/operator of water and wastewater utilities. • Owner/operator of roadway facilities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Certificates and other language shall be included on the plat, pursuant to the following Subsections: A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</p> <ul style="list-style-type: none"> - A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant. - An accurate legal, such as by metes and bounds, description by bearings and distances (including necessary curve and line data), accurate to the nearest one hundredth of a foot, for all boundary, block and lot lines, with descriptions correlated to a permanent survey monument. - The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature. - A place for plat approval signature of the Chair or Vice Chair, in the Chair's absence) of the Planning and Zoning Commission, a place for the City Secretary to attest such signature, and the approval dates by Planning and Zoning Commission. - Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:

NARRATIVE OF COMPLIANCE

A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	
Parkland Dedication, Article 28.03	
Landscaping and Tree Preservation, Article 28.06	

Subdivision, 28.02, Exhibit A	This section shall also include, depending on what type of plat is being filed, how public or private improvements will meet City standards, including water quality, drainage, stormwater, and fire (if applicable).
Zoning, Article 30.02, Exhibit A	

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Driftwood Subdivision, Phase 1, Section 4

Project Address: Thurman Roberts Way Driftwood, TX 78619

Project Applicant Name: Stephen Delgado Atwell, LLC

Billing Contact Information

Name: Tommy Lawton

Mailing Address: PO Box 171

Driftwood, TX 78619

Email: tlawton@driftwoodgolfclub.com

Phone Number: (512) 466-5453

Type of Project/Application (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Signature of Applicant

07/21/21

Date



Legislative Update

Laura Mueller, City Attorney

2021 Legislative Session



Item 6.

- Ended at beginning of June 2021
- House members walked out at end of session, killing many bills
- Died:
 - “shot clocks” in the building permitting and land development fields
 - “super preemption” bill that would have prevented many city regulations from applying to any state license holder
 - Bee bill that would have prevented cities from regulating backyard agricultural practices

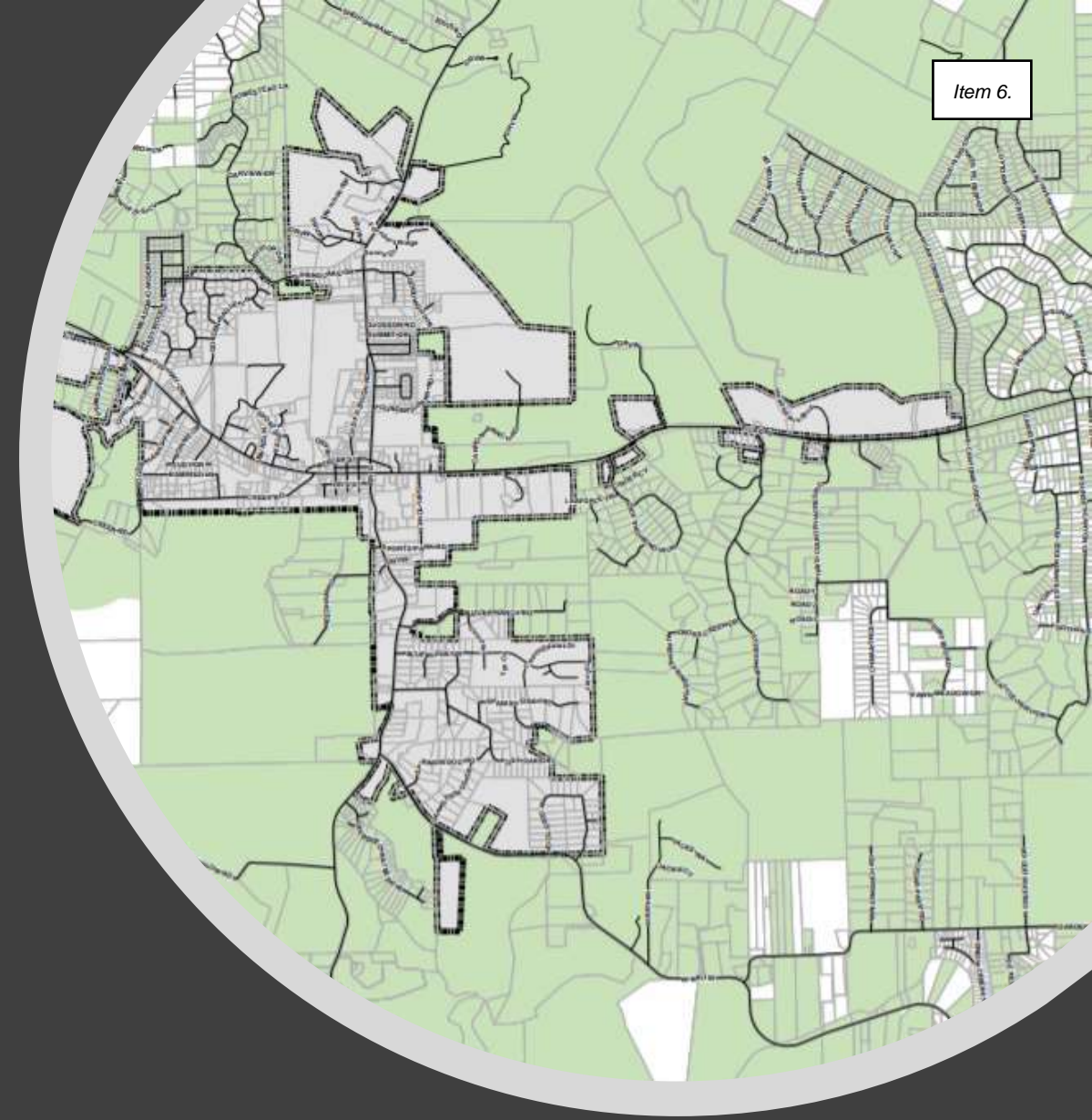


Building Bills

- **HB 738 – Building Codes:** fire sprinkler prohibition (again) – moved to 2012 codes – will require public hearings for building code amendments by ordinance. Effective 09/01/2021.
- **SB 877 – Building Inspections:** during emergencies anyone can inspect who is certified and does not have an interest in the property. Effective Immediately.
- **SB 952 – Concrete Batch Plants** – more info for TCEQ reviews. Effective 09/01/2021

Planning Bills- Annexation and DAs

- **SB 374 – Annexation of Right of Way:** Annexation of ROW is easier because only notice to the property owner (TxDOT/Hays County) is required rather than permission. Effective Immediately.
- **HB 1929 – Development Agreements:** City now have liability for breach of contract for Development Agreements including any costs that are incurred by the landowner due to the breach of the agreement. Effective 09/01/2021.
- **HB 2404 – 380 Agreements:** Requires reporting of 380 agreements or amendments to 380 agreements. Effective 09/01/2021.



Planning Bills-Broadband Development & Camping Band

- **HB 5 – Broadband Development Office:** Creates a State Broadband Plan with a broadband development office that can award grants or loans for the purpose of expanding access to, and adoption of, broadband service. Effective Immediately.
- **HB 1925 – Camping in Public:** Creates a Class C misdemeanor for a person who intentionally or knowingly camps in a public place without the effective consent of the officer or agency having the authority to manage the public place. Effective 09/01/2021.





Planning-Board of Adjustment and TIRZ

HB 1475 – Board of Adjustment: allows the BOA to consider financial considerations when granting variances including the cost of compliance. Effective 09/01/2021.

SB 244 – TIRZ: TIRZ Boards are now subject to the Open Meetings Act. Effective 09/01/2021.

Planning-Religious Organizations and Learning Pods

HB 525 – Religious Organizations: emergency management bill that limits how churches can be regulated if it limits how churches perform services. Effective Immediately.

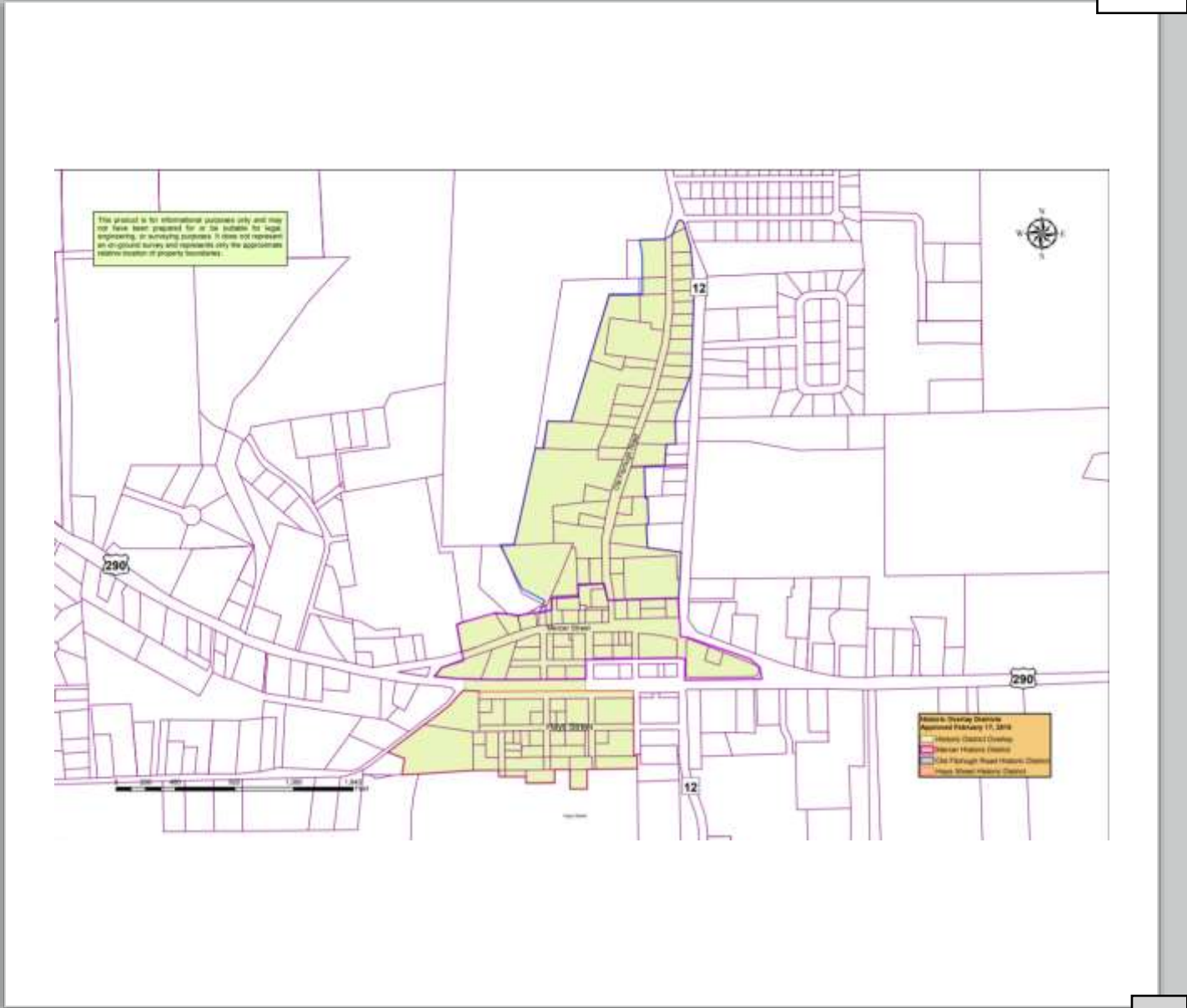
HB 1239 – Religious Freedom: emergency management bill that limits when churches can be required to close but is broadly written to prohibit any action that “effectively” closes the church. Effective Immediately.

SB 1955 – Learning Pods: cannot regulate residences or other buildings differently as a learning pod then if it wasn't being used a learning pod including as a child-care facility. Effective Immediately.



City Administration: Historic Landmarks

- **SB 1585 – Historic Landmark:** Modifies how a City can designate a historic landmark or include property in a historic district. City will need to designate one commission to take care of this issue and will need to work with property owners on historic properties. Effective 09/01/2021.



2021 Bill Action Log

Bill	Department	Category	Description	Code Changes	Required Action	Effective
HB 738	Building	Building Codes	Relating to residential and commercial building requirements of municipalities, counties, and emergency services districts.	Cannot require residential fire sprinklers in a residence.	9/1/2021+16:23	9/1/2021
SB 877	Building	Building Inspections	Relating to the inspection of municipal buildings during a declared disaster.		in disaster area allow a certified inspector to inspect buildings so long as they are not the owner or the contractor.	immediately
SB 952	Building	Concrete Batch Plants	Relating to plot plan requirements for an application for a standard permit for a concrete batch plant issued by the Texas Commission on Environmental Quality.		additional information will be available on concrete batch plant plot plans for TCEQ	9/1/2021
HB 525	Planning	Religious Organizations	Relating to the protection of religious organizations.		Review current procedures and ordinances to ensure they are not detrimental to religious organizations.	immediately
HB 1239	Planning	Religious Freedom	relating to the prohibited suspension of laws protecting religious freedom and prohibited closure of places of worship		"has the effect of closing places of worship" could affect planning if enforcement of a building or planning ordinance "effectively closes" a church	immediately
HB 1475	Planning	Board of Adjustment	Relating to municipal board of adjustment zoning variances based on unnecessary hardship.	may make a change to allow consideration of the financial cost of compliance.		9/1/2021
HB 1525	Planning	Camping Ban	Relating to prohibitions on camping in a public place and to a political subdivision's designation of property for camping by homeless individuals; creating a criminal offense.	may adopt a stricter camping ban; may provide effective consent to camping if certain conditions are met.		9/1/2021
HB 1529	Planning	Development Agreements	Relating to the breach of development agreement contracts governing land in the extraterritorial jurisdiction of certain municipalities.		Review all Development Agreements and do a risk assessment of possible costs to cities. Waives immunity from damages and suit for the City that violates a development agreement	9/1/2021
HB 2404	City Administration	380 Development Agreements	Relating to municipal annexation of certain rights-of-way.		Ensure we list our 380 agreements on the Comptroller's database.	9/1/2021
SB 244	City Administration	TIRZ	Relating to the application of the open meetings law to the board of directors of certain tax reinvestment zones.	Update ordinances and bylaws for TIRZs 1 & 2 to apply the Open Meetings Act.	Educate board.	9/1/2021
SB 374	Planning	Annexation of Right of Way	Relating to municipal annexation of certain rights-of-way.		City can annex right of way by giving notice to owner of right-of-way.	immediately
SB 1338	Planning	Annexation Agreements	Relating to disclosure requirements for		Update Annexation Agreements	9/1/2021

AN ACT

relating to municipal board of adjustment zoning variances based on unnecessary hardship.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 211.009, Local Government Code, is amended by adding Subsection (b-1) to read as follows:

(b-1) In exercising its authority under Subsection (a)(3), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(1) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;

(2) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;

(3) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

(4) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(5) the municipality considers the structure to be a nonconforming structure.

SECTION 2. Section 211.009(b-1), Local Government Code, as added by this Act, applies only to an appeal filed with a municipal board of adjustment on or after the effective date of this Act.

SECTION 3. This Act takes effect September 1, 2021.

- Caption
- Sections affected
- Additional info and possible repealers
- Effective Date



3rd Special
Session begins
September 20,
2021



QUESTIONS