



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

DRIPPING SPRINGS Council Chambers, 511 Mercer St, Dripping Springs, TX  
Texas

Tuesday, January 25, 2022 at 6:00 PM

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## 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

Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera

### 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 December 28, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0067: an application for the Headwaters Phase 5 Section 2 Final Plat for a 57.14 acre tract located at the intersection of Headwaters Boulevard and Sage Thrasher Circle out of the MD Raper and W Walk Jr Surveys. Applicant: WFC Headwaters Owner VII, L.P.**
- 3. Denial of SUB2021-0070: an application for the Cannon Ranch, Phase 1 Final Plat for a 29.97 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jake Helmburg; Doucet & Associates**
- 4. Conditional approval of SUB2021-0020: an application for the Overlook at Bunker Ranch Preliminary Plat for an 18.25 acre tract located near the intersection of Bunker Ranch Boulevard and Bryce Lane out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 5. Denial of SUB2021-0073: an application for the Hardy T Land South Preliminary Plat for a 39.341 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 6. Denial of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freelove Woody Survey. Applicant: Ronee Gilbert, Murfee Engineering Company**
- 7. Denial of SUB2021-0072: an application for the Caliterra, Phase 5, Section 14 Preliminary Plat for a 50.947 acre tract located on Premier Park Loop out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.**

## **BUSINESS**

- 8. Public hearing and consideration of SUB2021-0074: an application for the Driftwood Golf & Ranch Club, Phase 1, Block C, Lot 1 Replat for a 7.411 acre tract located on Driftwood Golf Club Drive. Applicant: Ronee Gilbert, Murfee Engineering Company**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. SUB2021-0074

## **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**

February 8, 2022, at 6:00 p.m.

February 22, 2022, at 6:00 p.m.

March 8, 2022, at 6:00 p.m.

March 22, 2022, at 6:00 p.m.

### **City Council & Board of Adjustment Meetings**

February 1, 2022, at 6:00 p.m. (CC & BOA)

February 8, 2022, at 5:00 p.m. (Moratorium Waivers)

February 15, 2022, at 6:00 p.m. (CC)

February 22, 2022, at 5:00 p.m. (Moratorium Waivers)

## **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](http://www.cityofdrippingsprings.com), on **January 21, 2022, at 12:15 p.m.***

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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, December 28, 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 6:30 p.m.

**Commission Members present were:**

Mim James, Chair  
James Martin, Vice Chair  
Doug Crosson  
John McIntosh  
Evelyn Strong

**Commission Members absent were:**

Christian Bourguignon  
Tammie Williamson

**Staff, Consultants & Appointed/Elected Officials present were:**

City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Mayor Pro Tem Taline Manassian

### PLEDGE OF ALLEGIANCE

Vice Chair Martin 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 individually.

**1. Approval of the December 14, 2021, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Strong to approve the December 14, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0 to 1, with Vice Chair Martin abstaining.

**2. Approval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murfee Engineering Company**

A motion was made by Vice Chair Martin to approve SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Commissioner McIntosh seconded the motion which carried 4 to 0 to 1, with Commissioner Crosson abstaining.

## **BUSINESS**

**3. Public hearing and consideration of a recommendation regarding ZA2021-0011 an application to consider an ordinance approving a zoning amendment from Single Family- Low Density (SF-1) to General Retail (GR) for approximately 10.00 acres out of the Phillip A. Smith Survey located at 26700 Ranch Road 12. Applicant: Jon Thompson**

**a. Presentation** – No presentation was given.

**b. Staff Report** – Tory Carpenter presented the staff report which is on file. staff recommends denial of the zoning amendment.

**c. Public Hearing** – The following individuals spoke during the Public Hearing:

- Patrick Vlaskovits spoke in favor of the amendment.
- Russell Burke spoke in favor of the amendment.
- Scott Daves spoke in favor of the amendment.
- Reed Smith spoke in favor of general retail but does not support multi-family.

**d. Zoning Amendment** – A motion was made by Vice Chair Martin to recommend City Council denial of ZA2021-0011 an application to consider an ordinance approving a zoning amendment from Single Family- Low Density (SF-1) to General Retail (GR) for approximately 10.00 acres out of the Phillip A. Smith Survey located at 26700 Ranch Road 12. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

**4. Public hearing and consideration of recommendation regarding VAR2021-0022: an application for Special Exception to allow the expansion of a nonconforming structure located at 102 Bluff Street, Dripping Springs, Texas. Applicant: Joe Grasso, P.E.; Doucet & Associates.**

**a. Presentation** – Applicant John Doucet presented the item.

**b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the special exception.

**c. Public Hearing** – No one spoke during the Public Hearing.

**d. Special Exception** - A motion was made by Vice Chair Martin to recommend City Council approval of VAR2021-0022: an application for Special Exception to allow the expansion of a nonconforming structure located at 102 Bluff Street, Dripping Springs, Texas. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

**5. Public hearing and consideration of recommendation regarding CUP2021-0006: an application for a Conditional Use Permit for an accessory dwelling unit at 106 Bonnie Drive, Dripping Springs, Texas. Applicant: Todd Larsen**

**a. Presentation** – Todd Larsen presented the item.

**b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the conditional use permit with the following conditions:

- (1) CUP does not expire.
- (2) Minimum of two off-street parking spaces for the ADU must be provided in addition to any other parking requirements.
- (3) The ADU may not be sold separately from the primary structure.

**c. Public Hearing** – No one spoke during the Public Hearing.

**d. Conditional Use Permit** – A motion was made by Vice Chair Martin to recommend City Council approval of CUP2021-0006: an application for a Conditional Use Permit for an accessory dwelling unit at 106 Bonnie Drive, Dripping Springs, Texas with

conditions as presented by staff. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

**6. Discuss and consider possible action regarding the Planning & Zoning Commission meeting schedule for November and December 2022 meetings.**

Andrea Cunningham presented the staff report which is on file.

A motion was made by Commissioner Crosson to reschedule the Planning & Zoning Commission second December 2022 meeting to December 21, 2022. Vice Chair Martin seconded the motion which carried unanimously 5 to 0.

## **PLANNING & DEVELOPMENT REPORTS**

Reports are on file and available for review upon request.

**7. Approved Projects Report.**

**8. 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**

January 11, 2022, at 6:00 p.m.

January 25, 2022, at 6:00 p.m.

February 8, 2022, at 6:00 p.m.

February 22, 2022, at 6:00 p.m.

### **City Council & Board of Adjustment Meetings**

January 4, 2022, at 6:00 p.m. (CC & BOA)

January 11, 2022, at 5:00 p.m. (Exceptions & Waivers)

January 18, 2022, at 6:00 p.m. (CC)

January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 1, 2022, at 6:00 p.m. (CC & BOA)

February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 15, 2022, at 6:00 p.m. (CC)

February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

## **ADJOURN**

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:38 p.m.





# Planning and Zoning Commission Planning Department Staff Report

Item 2.

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0067  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Headwaters at Barton Creek, Phase 5 Section 2  
**Property Location:** Headwaters Blvd & Sage Thrasher Cir  
**Legal Description:** 57.14 acres, out of the M.D. Raper and W. Walk Jr Surveys  
**Applicant:** WFC Headwaters Owner, VII, L.P.  
**Property Owner:** WFC Headwaters Owner, VII, L.P.  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



### Location Map

*SUB2021-0067  
 Headwaters Phase 5,  
 Section 2 Final Plat*

— Roads  
 — Parcel Lines



0 187.5 375 750  
 Feet

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

## Planning Department Staff Report

### Overview

This final plat consists of 144 single-family lots.

### Access and Transportation

Primary access to the subdivision will be through sections 3 and 4, phase 4 of the Headwaters development.

### Site Information

**Location:** Headwaters Blvd & Sage Thrasher Cir

**Zoning Designation:** ETJ / Headwaters Development Agreement

### Property History

The restated Headwaters at Barton Creek development agreement was approved February 2020. A minor amendment to the Headwaters preliminary plat was approved May 2021.

### Recommendation

Denial to address comments.

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Headwaters at Barton Creek Phase 5, section 2 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

STATE OF TEXAS §  
COUNTY OF HAYS §  
KNOW ALL THESE MEN BY PRESENTS:

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, THE OWNER OF THE REMAINDER OF 1035.74 ACRES AS CONVEYED IN VOLUME 4832, PAGE 118 AS DOCUMENT NUMBER 2014-14000136 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE A TOTAL OF 57.14 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 2", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFOR GRANTED, AND DOES DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

WITNESS MY HAND, THIS THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

WFC HEADWATERS OWNER VII, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: WFC HEADWATERS GP VII, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME:  
TITLE:  
C/O 500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02116

STATE OF MASSACHUSETTS §  
COUNTY OF SUFFOLK §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

\_\_\_\_\_  
(PRINT OR TYPE NOTARY'S NAME)

LEINHOLDER CONSENT:  
PIONEER BANK, SSB

\_\_\_\_\_  
CHRIS BOURNE  
CENTRAL TEXAS REGIONAL PRESIDENT

ADDRESS FOR NOTICES: 623 W. 38TH STREET, SUITE 100  
AUSTIN, TEXAS 78705  
ATTN: CHRIS BOURNE

STATE OF TEXAS §  
COUNTY OF HAYS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
(NOTARY PUBLIC IN AND FOR STATE OF TEXAS)

\_\_\_\_\_  
(PRINT OR TYPE NOTARY'S NAME)

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. 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.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
ERIC VAN GAASBEEK, R.S., C.F.M.  
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MARCUS PACHECO  
DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

\_\_\_\_\_  
DATE

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

THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 5, SECTION 2; FINAL PLAT; HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY:

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

ATTEST:

\_\_\_\_\_  
ANDREA CUNNINGHAM, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF HAYS §

I, THE UNDERSIGNED, DIRECTOR OF THE 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

WATER SUPPLY NOTE:

THE CITY OF DRIPPING SPRINGS, A RETAIL WATER PROVIDER TO THE HEADWATERS MUD, HAS THE REQUIRED SERVICE CAPACITY TO SERVE THIS SUBDIVISION IN ACCORDANCE WITH ITS TARIFF AND POLICIES.

\_\_\_\_\_  
GINGER FAUGHT, DEPUTY CITY ADMINISTRATOR  
512-858-4725

\_\_\_\_\_  
DATE

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

**PRELIMINARY - NOT FOR RECORDATION**

\_\_\_\_\_  
JOHN BRAUTIGAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5057 - STATE OF TEXAS  
DELTA SURVEY GROUP, INC.  
8213 BRODIE LANE, SUITE 102  
AUSTIN, TEXAS 78745  
TBPLS FIRM NO. 10004700

\_\_\_\_\_  
DATE

ENGINEER'S CERTIFICATION:

I, JESSE B. MALONE, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE RESIDENTIAL LOTS IN THIS SUBDIVISION ARE NOT LOCATED WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48209C0108F, REVISED SEPTEMBER 2, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**PRELIMINARY - NOT FOR RECORDATION**

\_\_\_\_\_  
JESSE B. MALONE, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 45033  
MALONE/WHEELER, INC.  
5113 SOUTHWEST PKWY, STE 260  
AUSTIN, TEXAS 78735  
FIRM REGISTRATION NO. F-786

\_\_\_\_\_  
DATE

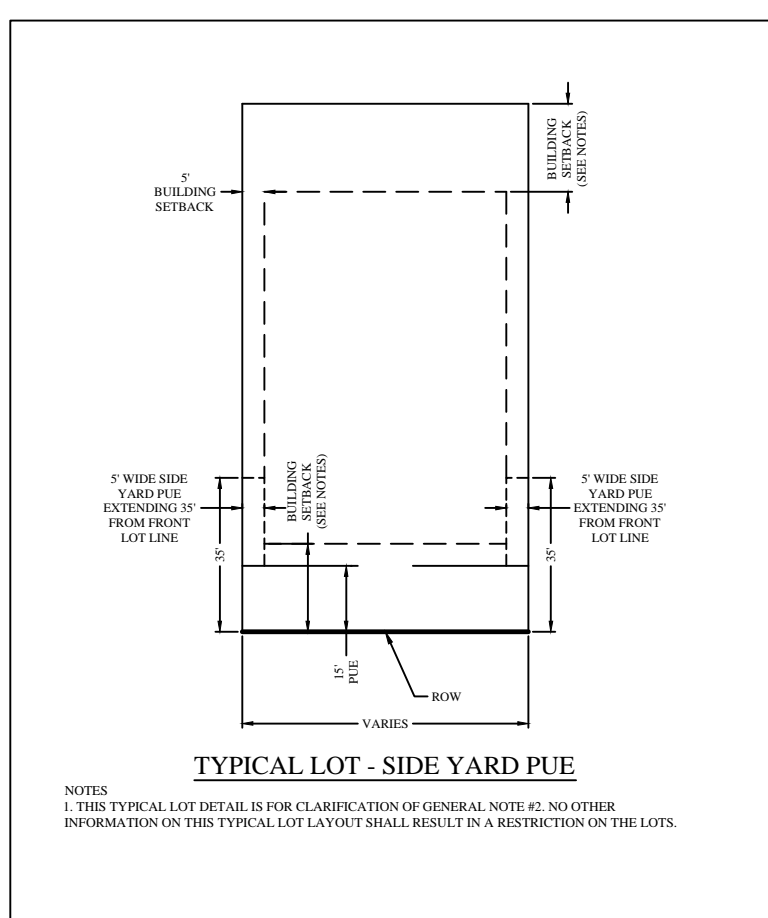
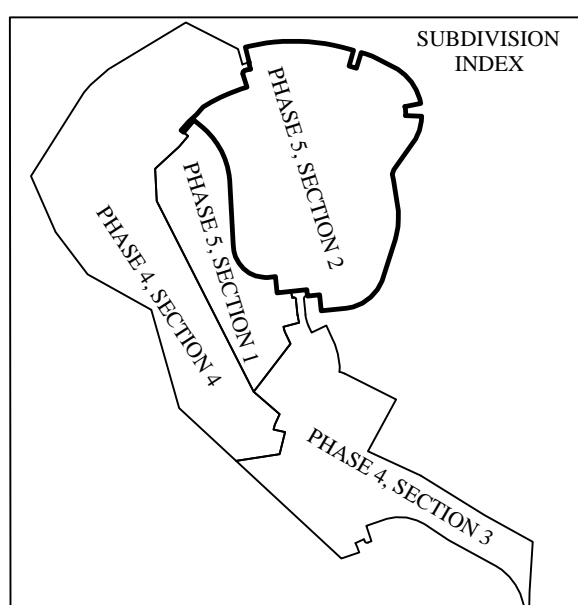
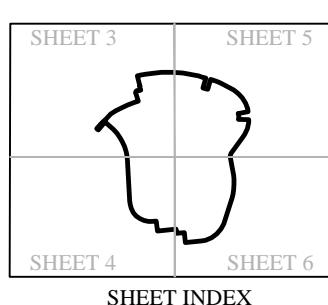
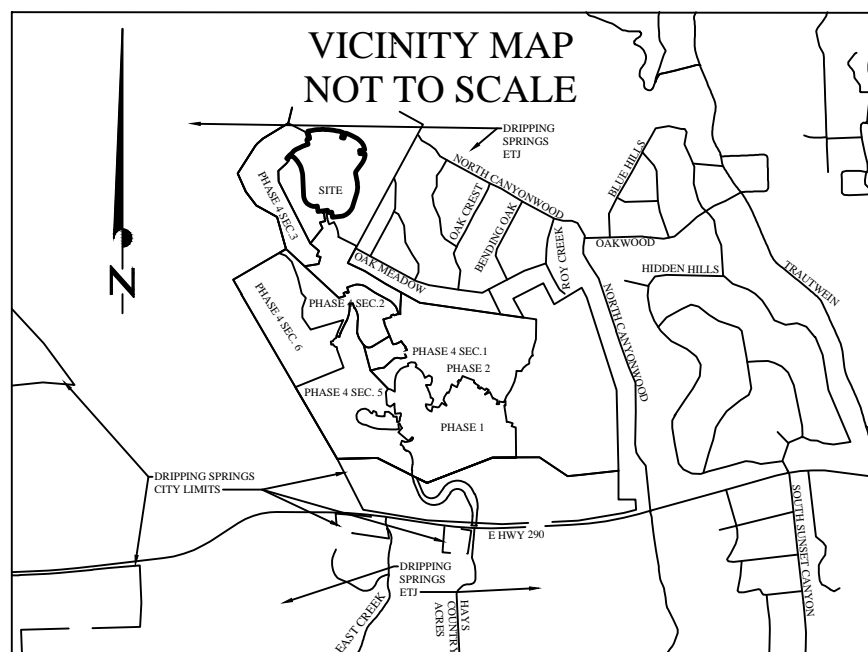
STATE OF TEXAS §  
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_.M. THIS THE \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS





**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48209C0108F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2, 2005. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**JURISDICTION PLAT NOTES:**

1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY
2. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #1 FOR EMS SERVICE.
4. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS COUNTY ESD #6 FOR FIRE SERVICE.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
6. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

**GENERAL NOTES:**

1. A 15' PUBLIC UTILITY EASEMENT IS PROVIDED ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
2. A 5' PUBLIC UTILITY EASEMENT IS DEDICATED ALONG EACH RESIDENTIAL SIDE LOT LINE EXTENDING 35' FROM THE FRONT LOT LINE.
3. ALL SIDEWALKS TO BE MAINTAINED BY THE ENTITIES (HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD) OR THE HOME OWNERS ASSOCIATION (AS ASSIGNED) OTHER THAN HAYS COUNTY.
4. WATER QUALITY PROTECTION MEASURES OR ALTERNATIVES, SUCH AS BUFFER ZONES AND IMPERVIOUS COVER, AS SHOWN ON THE APPROVED CONSTRUCTION PLANS MAY NOT BE ALTERED WITHOUT REVIEW AND APPROVAL FROM THE HEADWATERS MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY.
5. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.
6. ALL PROPOSED STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
7. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR HEADWATERS M.U.D. AS ASSIGNED.
8. ALL DRAINAGE EASEMENT LOTS AND IMPROVEMENTS CONSTRUCTED WITHIN THOSE LOTS WILL BE OWNED AND MAINTAINED BY THE HEADWATERS MUD.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. THE LIMITS OF THE 100-YR STORM WATER RUNOFF ARE CONTAINED WITHIN DRAINAGE EASEMENTS FOR DRAINAGE AREAS GREATER THAN 64 ACRES.
11. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
12. EASEMENT RESEARCH PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201302246, ISSUED JANUARY 2, 2014.
13. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
14. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
15. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
17. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
18. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
19. THE FOLLOWING LOTS WILL BE UTILIZED FOR WATER QUALITY TREATMENT, DRAINAGE, MUNICIPAL UTILITY DISTRICT FACILITIES AND ACCESS, OPEN SPACE OR OTHER NON RESIDENTIAL USES.  
LOT 902, BLOCK H  
LOT 900, BLOCK I
20. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
21. THIS SUBDIVISION IS SUBJECT TO THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 AND RECORDED IN VOLUME 2675, PAGE 649, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND AS AMENDED IN DOCUMENT NUMBERS 16028056, 2015005990, AND 2015032881 ALL OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, OR AS OTHERWISE AMENDED.
22. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
23. MINIMUM RESIDENTIAL FRONT BUILDING SETBACK LINE SHALL BE TWENTY (20) FEET. CORNER LOTS SHALL HAVE A MINIMUM OF TWENTY (20) FOOT SETBACK ON FRONT-FACING STREET AND TEN (10) FOOT SETBACK ON THE OTHER STREET. MINIMUM REAR SETBACKS SHALL BE TWENTY (20) FEET. MINIMUM SIDE SETBACK SHALL BE FIVE (5) FEET.

**UTILITY NOTES:**

1. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
2. WATER UTILITY SERVICE WILL BE PROVIDED BY HEADWATERS MUD.
3. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY PEC.
4. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY TIME WARNER CABLE OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

**LOT SIZE CATEGORIES:**

146 LOTS TOTAL  
144 RESIDENTIAL LOTS  
2 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE: 8392 SQ. FT.  
LOTS LESS THAN 1 ACRE: 144  
LOTS 1-2 ACRES: 0  
LOTS 2-5 ACRES: 1  
LOTS 5-10 ACRES: 0  
LOTS 10 ACRES OR GREATER: 1

**SURVEY CONTROL DATA & BEARING BASIS:**

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS  
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

**SURVEY CONTROL MONUMENT**

C.O.A. MONUMENT E344  
GRID COORDINATES  
N=10055821.99  
E=3093670.81  
C.S.F. = 0.99997207  
ELEVATION = 678.33' NAVD 88

**BENCHMARK LIST:**

BM#6- COTTON SPINDLE SET IN TREE #8423  
ELEV= 1121.98'  
  
BM#7- COTTON SPINDLE SET IN TREE #8432  
ELEV= 1101.32'

**SUBDIVISION ROADS:**

PUBLIC STREET DEDICATION

**STREET SUMMARY**

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
SAGE THRASHER CIRCLE (LOCAL)	50'	3161'	29' C&G
CRESCENT MOON COURT (LOCAL)	50'	1565'	29' C&G
TOTAL LINEAR FEET		4726'	

RIGHT-OF-WAY = 5.40 ACRES

M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394  
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44  
H. BRASHE SURVEY ABSTRACT NO. 58  
HAYS COUNTY, TEXAS  
JUNE 2021



GRAPHIC SCALE  
1" = 100'



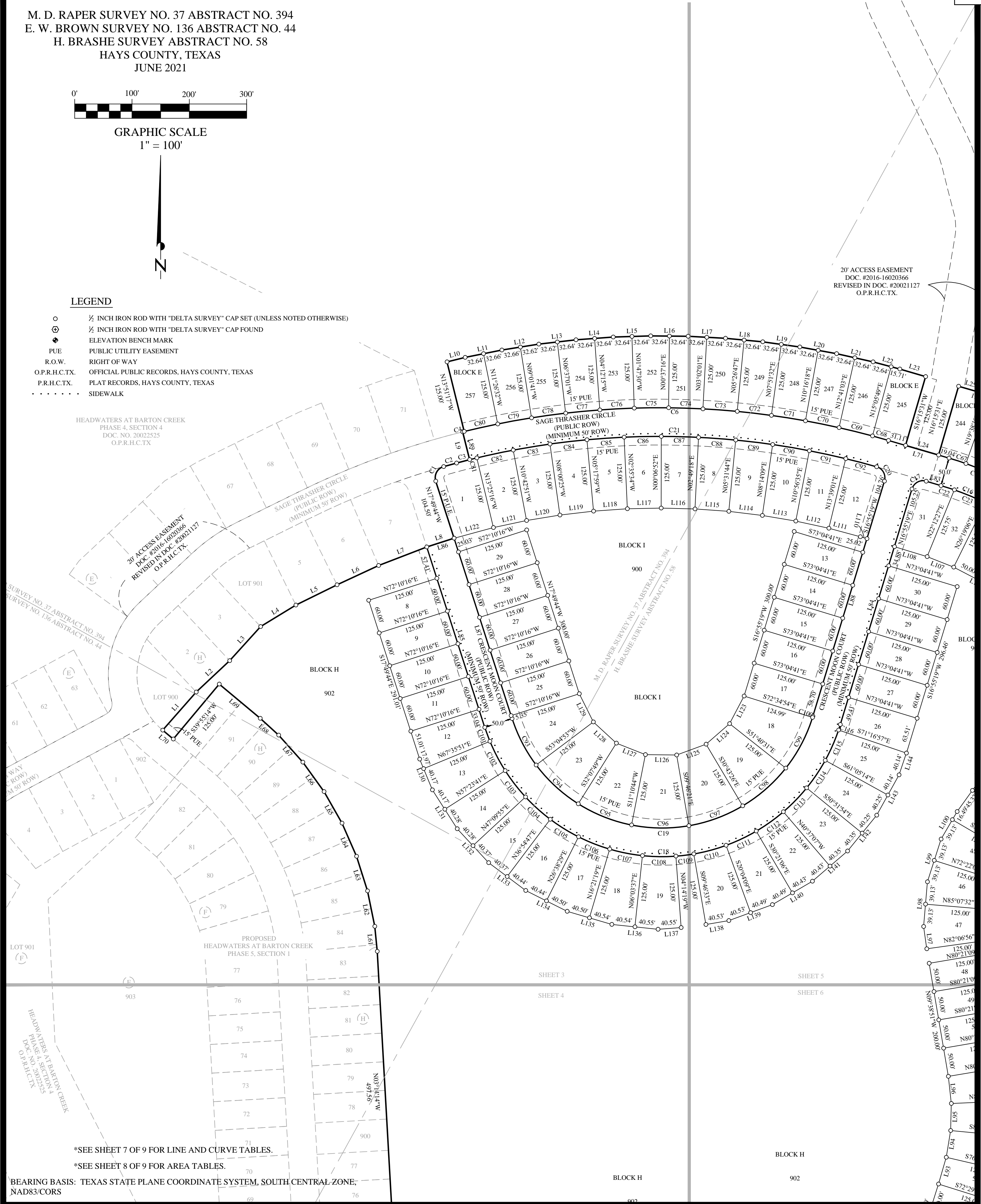
**LEGEND**

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ⊕ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- ..... SIDEWALK

HEADWATERS AT BARTON CREEK  
PHASE 4, SECTION 4  
DOC. NO. 20022525  
O.P.R.H.C.TX

20' ACCESS EASEMENT  
DOC. #2016-16020366  
REVISED IN DOC. #20021127  
O.P.R.H.C.TX.

20' ACCESS EASEMENT  
DOC. #2016-16020366  
REVISED IN DOC. #20021127  
O.P.R.H.C.TX.



\*SEE SHEET 7 OF 9 FOR LINE AND CURVE TABLES.

\*SEE SHEET 8 OF 9 FOR AREA TABLES.

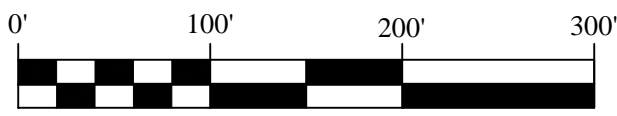
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

**Delta Survey Group Inc.**  
 8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
 OFFICE: (512) 282-5200 FAX: (512) 282-5230  
 TBPLS FIRM NO. 10004700  
 PREPARATION DATE: 6-29-21

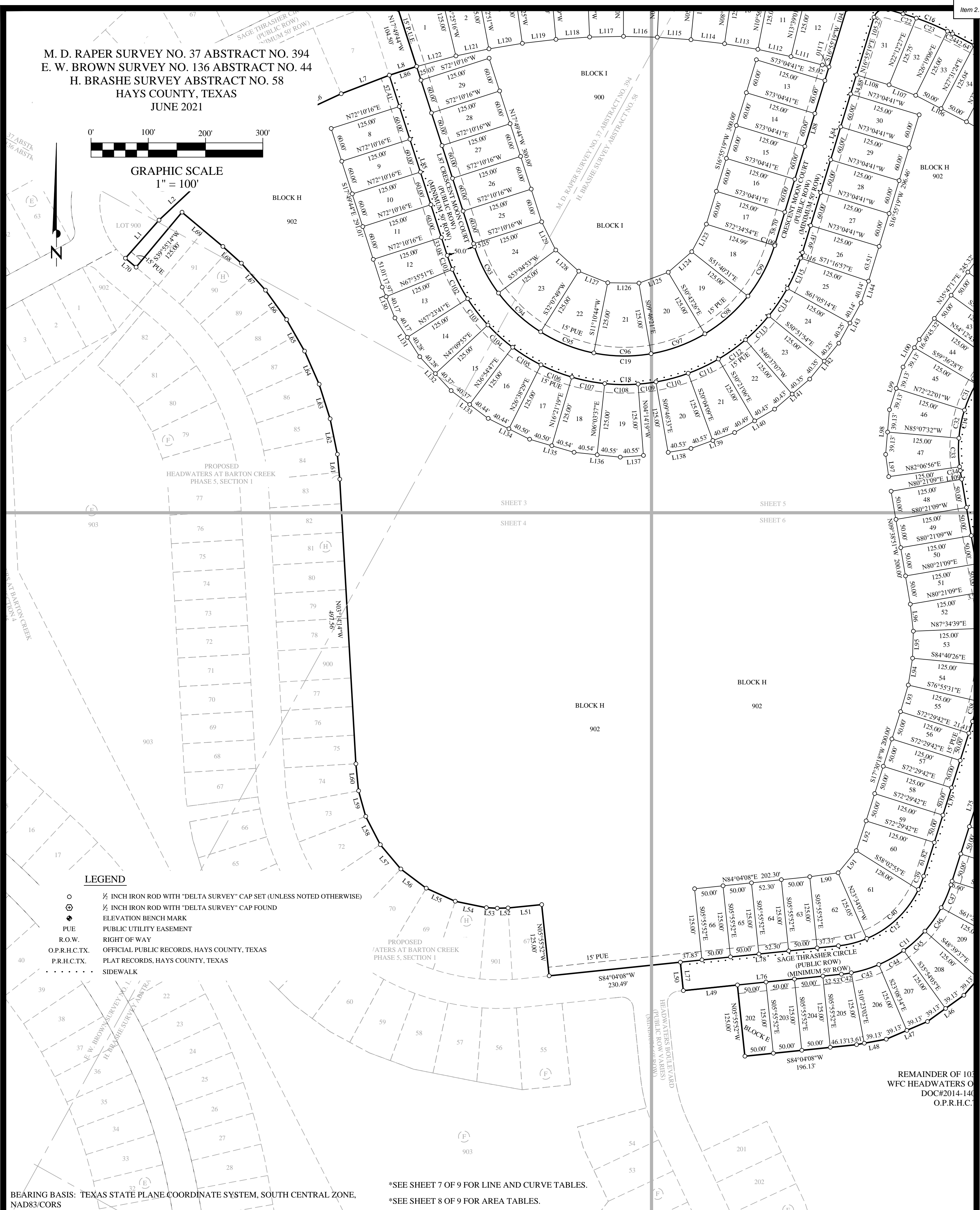
**FINAL PLAT ESTABLISHING  
 HEADWATERS AT  
 BARTON CREEK, PHASE 5, SECTION 2  
 CITY OF DRIPPING SPRINGS ETJ**

**SHEET  
 3  
 OF  
 9**

M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394  
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44  
H. BRASHE SURVEY ABSTRACT NO. 58  
HAYS COUNTY, TEXAS  
JUNE 2021



GRAPHIC SCALE  
1" = 100'



**LEGEND**

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ⊕ ELEVATION BENCH MARK
- PUBLIC UTILITY EASEMENT
- R.O.W.
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

\*SEE SHEET 7 OF 9 FOR LINE AND CURVE TABLES.  
\*SEE SHEET 8 OF 9 FOR AREA TABLES.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/CORS

**FINAL PLAT ESTABLISHING  
HEADWATERS AT  
BARTON CREEK, PHASE 5, SECTION 2  
CITY OF DRIPPING SPRINGS ETJ**

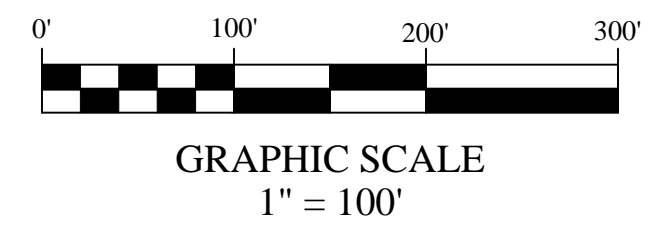
**SHEET  
4  
OF  
9**

**Delta Survey Group Inc.**  
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700  
PREPARATION DATE: 6-29-21

REMAINDER OF 103  
WFC HEADWATERS O  
DOC#2014-140  
O.P.R.H.C.

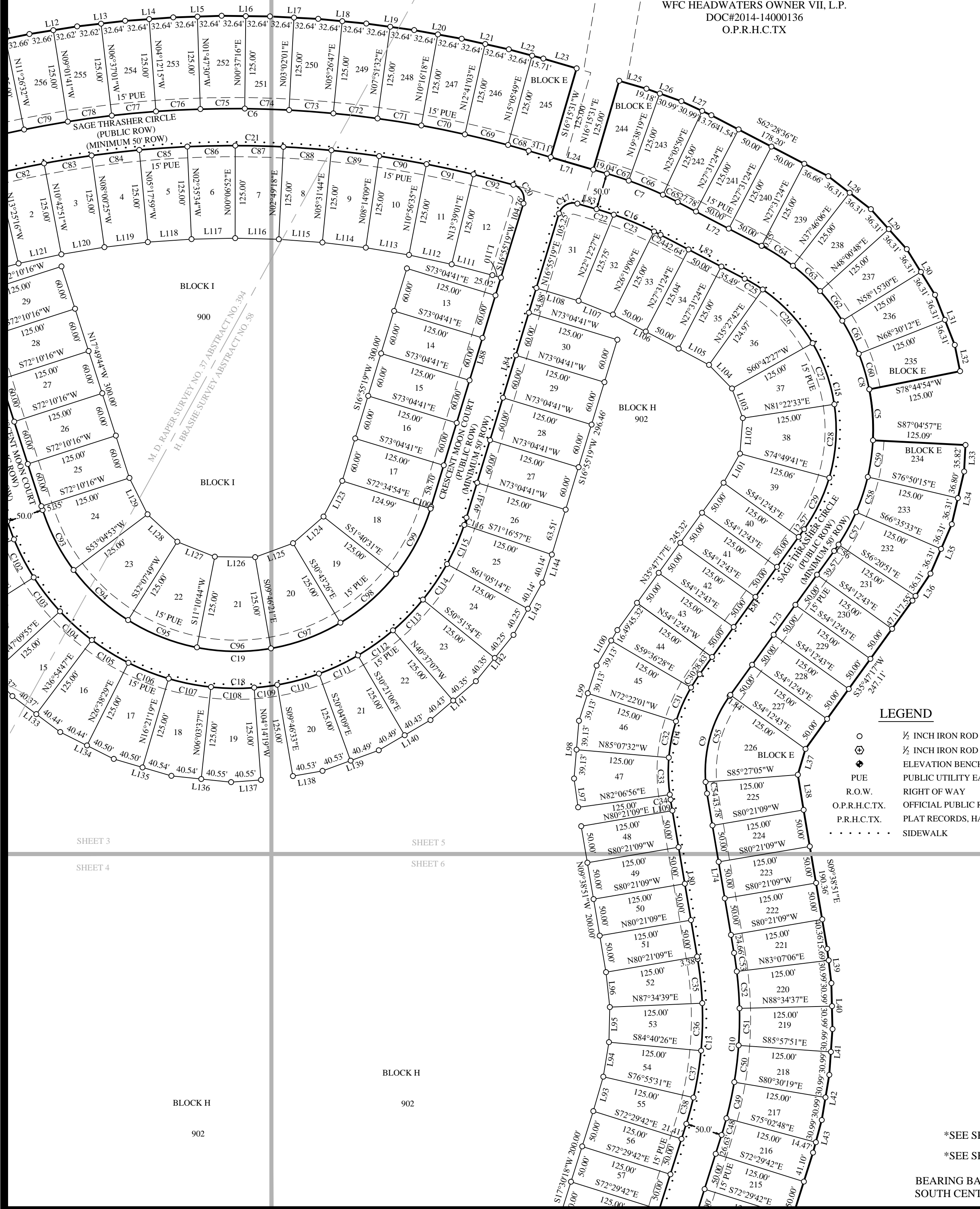


M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394  
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44  
H. BRASHE SURVEY ABSTRACT NO. 58  
HAYS COUNTY, TEXAS  
JUNE 2021



20' ACCESS EASEMENT  
DOC. #2016-16020366  
REVISED IN DOC. #20021127  
O.P.R.H.C.TX.

REMAINDER OF 1035.74 ACRES  
WFC HEADWATERS OWNER VII, L.P.  
DOC#2014-14000136  
O.P.R.H.C.TX



**LEGEND**

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ◆ ELEVATION BENCH MARK
- ⊞ PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- ..... SIDEWALK

SHEET 3

SHEET 5

SHEET 4

SHEET 6

\*SEE SHEET 7 OF 9 FOR LINE AND CURVE TABLES.  
\*SEE SHEET 8 OF 9 FOR AREA TABLES.

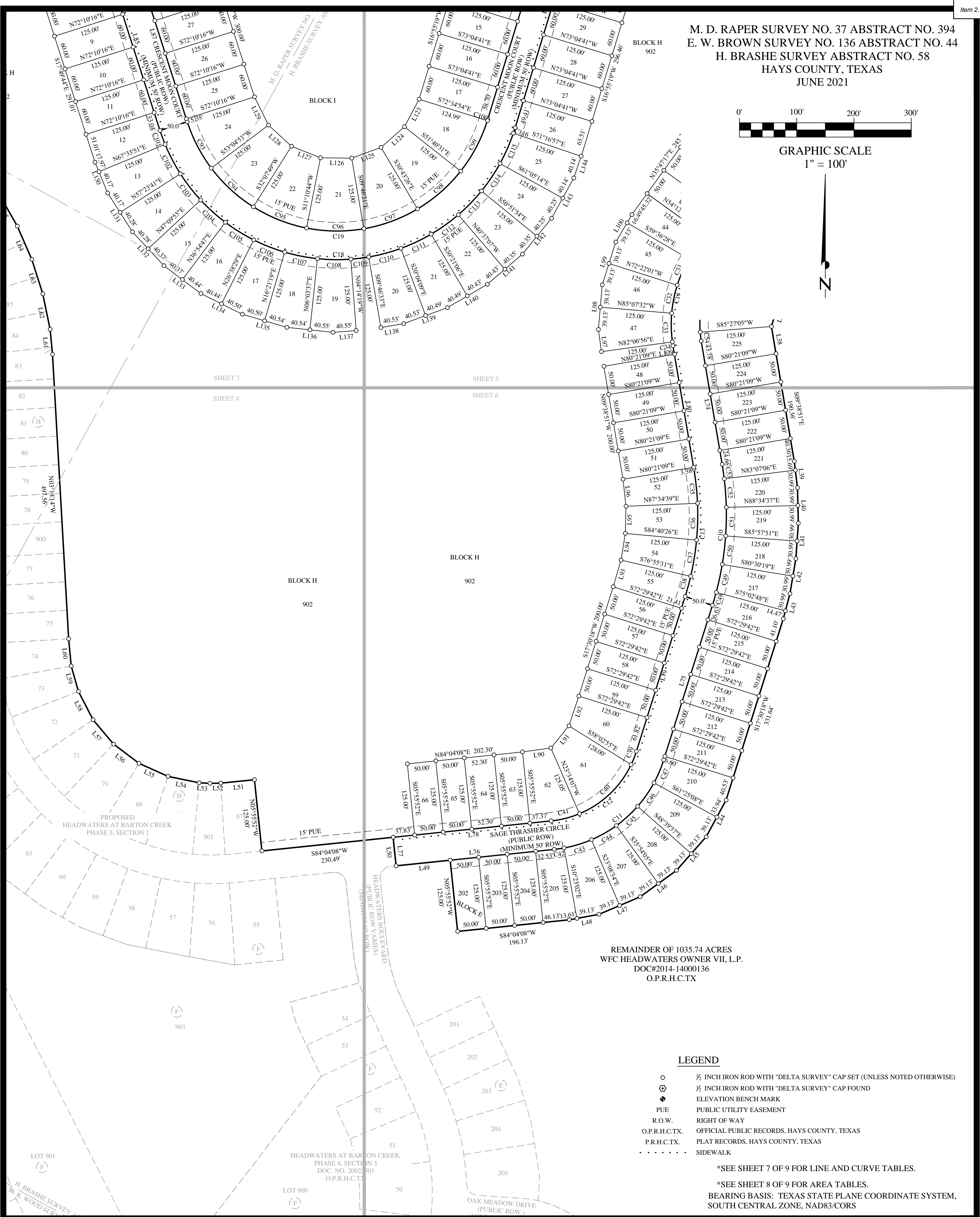
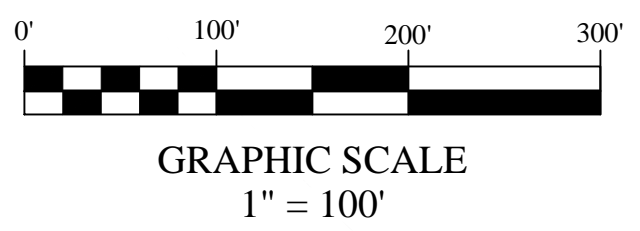
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

**Delta Survey Group Inc.**  
8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700  
PREPARATION DATE: 6-29-21

**FINAL PLAT ESTABLISHING  
HEADWATERS AT  
BARTON CREEK, PHASE 5, SECTION 2  
CITY OF DRIPPING SPRINGS ETJ**

**SHEET  
5  
OF  
9**

M. D. RAPER SURVEY NO. 37 ABSTRACT NO. 394  
E. W. BROWN SURVEY NO. 136 ABSTRACT NO. 44  
H. BRASHE SURVEY ABSTRACT NO. 58  
HAYS COUNTY, TEXAS  
JUNE 2021



REMAINDER OF 1035.74 ACRES  
WFC HEADWATERS OWNER VII, L.P.  
DOC#2014-14000136  
O.P.R.H.C.TX

**LEGEND**

- ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ ½ INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ◆ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- ..... SIDEWALK

\*SEE SHEET 7 OF 9 FOR LINE AND CURVE TABLES.

\*SEE SHEET 8 OF 9 FOR AREA TABLES.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

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8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
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TBPLS FIRM NO. 10004700  
PREPARATION DATE: 6-29-21

**FINAL PLAT ESTABLISHING  
HEADWATERS AT  
BARTON CREEK, PHASE 5, SECTION 2  
CITY OF DRIPPING SPRINGS ETJ**

**SHEET  
6  
OF  
9**



# AREA TABLES

## BLOCK I

RESIDENTIAL		
Lot	Acres	Sq. Feet
1	0.22	9431.05
2	0.18	7765.44
3	0.18	7765.44
4	0.18	7765.44
5	0.18	7765.44
6	0.18	7765.44
7	0.18	7765.44
8	0.18	7765.44
9	0.18	7765.44
10	0.18	7765.44
11	0.18	7765.44
12	0.21	8977.93
13	0.17	7500.00
14	0.17	7500.00
15	0.17	7500.00
16	0.17	7500.00
17	0.17	7567.68
18	0.22	9782.54
19	0.23	9804.18
20	0.23	9804.18
21	0.23	9804.18
22	0.23	9804.18
23	0.23	9804.18
24	0.22	9609.42
25	0.17	7500.00
26	0.17	7500.00
27	0.17	7500.00
28	0.17	7500.00
29	0.17	7500.00

NON-RESIDENTIAL		
Lot	Acres	Sq. Feet
900	3.46	150532.26

## BLOCK H

RESIDENTIAL		
Lot	Acres	Sq. Feet
8	0.17	7500.00
9	0.17	7500.00
10	0.17	7500.00
11	0.17	7500.00
12	0.18	8001.13
13	0.20	8673.26
14	0.20	8695.92
15	0.20	8715.83
16	0.20	8732.29
17	0.20	8744.70
18	0.20	8752.61
19	0.20	8755.72
20	0.20	8750.92
21	0.20	8741.75
22	0.20	8728.18
23	0.20	8710.71
24	0.20	8689.98
25	0.20	8666.71
26	0.18	7693.91
27	0.17	7500.00
28	0.17	7500.00
29	0.17	7500.00
30	0.17	7500.00
31	0.19	8112.41
32	0.16	6853.26
33	0.15	6417.07
34	0.14	6250.97
35	0.16	6909.45
36	0.21	9105.92
37	0.19	8238.57
38	0.22	9411.02
39	0.20	8540.20
40	0.14	6250.00
41	0.14	6250.00
42	0.14	6250.00
43	0.14	6250.00
44	0.16	6992.45
45	0.19	8059.57
46	0.19	8059.28
47	0.19	8059.28
48	0.14	6250.00
49	0.14	6250.00
50	0.14	6250.00
51	0.14	6250.00
52	0.16	6949.70
53	0.16	6998.44
54	0.16	6998.44
55	0.15	6678.72
56	0.14	6250.00
57	0.14	6250.00
58	0.14	6250.00
59	0.14	6250.00
60	0.20	8892.74
61	0.26	11423.53
62	0.20	8706.13
63	0.14	6250.00
64	0.15	6537.69
65	0.14	6250.00
66	0.14	6250.00

NON-RESIDENTIAL		
Lot	Acres	Sq. Feet
902	23.31	1015210.80

## BLOCK E

RESIDENTIAL		
Lot	Acres	Sq. Feet
202	0.14	6250.00
203	0.14	6250.00
204	0.14	6250.00
205	0.16	6861.19
206	0.19	8059.28
207	0.19	8059.28
208	0.19	8059.28
209	0.19	8059.28
210	0.18	7809.11
211	0.14	6250.00
212	0.14	6250.00
213	0.14	6250.00
214	0.14	6250.00
215	0.14	6250.00
216	0.15	6600.08
217	0.16	7011.93
218	0.16	7011.93
219	0.16	7011.93
220	0.16	7011.93
221	0.15	6629.86
222	0.14	6250.00
223	0.14	6250.00
224	0.14	6250.00
225	0.15	6728.16
226	0.23	10211.93
227	0.14	6250.00
228	0.14	6250.00
229	0.14	6250.00
230	0.14	6250.00
231	0.15	6541.81
232	0.18	7694.48
233	0.18	7694.48
234	0.18	7697.68
235	0.18	7694.48
236	0.18	7694.48
237	0.18	7694.48
238	0.18	7694.48
239	0.18	7738.59
240	0.14	6250.00
241	0.14	6250.00
242	0.15	6582.68
243	0.16	7011.93
244	0.15	6715.70
245	0.18	7659.39
246	0.18	7837.00
247	0.18	7837.00
248	0.18	7837.00
249	0.18	7837.00
250	0.18	7837.00
251	0.18	7837.00
252	0.18	7837.00
253	0.18	7837.00
254	0.18	7837.00
255	0.18	7832.23
256	0.18	7841.77
257	0.18	7837.00

# PHASE 5, SECTION 2 IMPERVIOUS COVER TRACKING

## HEADWATERS DEVELOPMENT AGREEMENT - IMPERVIOUS COVER SUMMARY

### ALLOWABLE IMPERVIOUS COVER

TOTAL AREA<sup>1</sup> = 1509.68 AC.  
 TOTAL ALLOWABLE IMPERVIOUS COVER (15%)<sup>2</sup> = 226.45 AC.  
 COMMERCIAL AREA<sup>1</sup> = 166.13 AC.  
 COMMERCIAL ALLOWABLE IMPERVIOUS COVER (50% OF AREA)<sup>2,3</sup> = 83.07 AC.  
 RESIDENTIAL AREA<sup>1</sup> = 1343.55 AC.  
 RESIDENTIAL ALLOWABLE IMPERVIOUS COVER<sup>2</sup> = 143.38 AC.

#### NOTES:

1. ACREAGE ON ABOVE TABLE COME FROM THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT, DATED JANUARY 11, 2005 RECORDED IN VOLUME 2675, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX.
2. IMPERVIOUS COVER CALCULATIONS ARE BASED ON THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
3. IMPERVIOUS COVER OF COMMERCIAL TRACT IS ASSUMED TO BE 50% OF COMMERCIAL AREA PER THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.

### TOTAL SITE SUMMARY

#### COMMERCIAL IMPERVIOUS COVER SUMMARY

HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS) IMPERVIOUS COVER = 0.79 AC.  
 HEADWATERS APARTMENTS IMPERVIOUS COVER = 4.82 AC.  
 HEADWATERS OFFICE WEST IMPERVIOUS COVER = 1.48 AC.

TOTAL COMMERCIAL IMPERVIOUS COVER = 7.09 AC.

REMAINING COMMERCIAL IMPERVIOUS COVER = 75.98 AC.

#### RESIDENTIAL IMPERVIOUS COVER SUMMARY

PHASE 1 IMPERVIOUS COVER = 33.08 AC.  
 PHASE 2 IMPERVIOUS COVER = 28.97 AC.  
 PHASE 4 SECTION 1 IMPERVIOUS COVER = 3.08 AC.  
 PHASE 4 SECTION 2 IMPERVIOUS COVER = 4.65 AC.  
 PHASE 4 SECTION 3 IMPERVIOUS COVER = 7.54 AC.  
 PHASE 4 SECTION 4 IMPERVIOUS COVER = 12.83 AC.  
 PHASE 4 SECTION 5 IMPERVIOUS COVER = 3.03 AC.  
 PHASE 4 SECTION 6 (NON-SCHOOL TRACT) IMPERVIOUS COVER = 0.42 AC.  
 PHASE 4 SECTION 6 (SCHOOL TRACT) IMPERVIOUS COVER = SEE NOTE 5 BELOW  
 PHASE 5 SECTION 1 IMPERVIOUS COVER = 5.86 AC  
 PHASE 5 SECTION 2 IMPERVIOUS COVER = 16.24 AC

TOTAL RESIDENTIAL IMPERVIOUS COVER = 116.78 AC.

REMAINING RESIDENTIAL IMPERVIOUS COVER = 26.60 AC.

AVERAGE RESIDENTIAL LOT SIZE = 8,392 SF

#### NOTES:

1. IMPERVIOUS COVER OF "HEADWATERS COMMERCIAL (ROADWAY IMPROVEMENTS)" CALCULATED BY ADDING THE IMPERVIOUS COVER FROM DRAINAGE AREAS DA 2 AND DA 7 OF THE DEVELOPED DRAINAGE AREA MAP FROM THE ENGINEERING PLANS FOR HEADWATERS COMMERCIAL, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E., DATED 5/10/18. IMPERVIOUS COVER OF FUTURE DEVELOPMENT AREAS TO BE INCLUDED AT THE TIME OF FINAL PLAT.
2. IMPERVIOUS COVER OF "HEADWATERS APARTMENTS" FROM THE APPROVED SITE PLANS FOR HEADWATERS APARTMENTS, ISSUED BY AUSTIN CIVIL ENGINEERING, INC., SEALED BY HUNTER SHADBURNE, P.E. DATED 07/09/18.
3. IMPERVIOUS COVER OF "PHASE 1" OF THE HEADWATERS AT BARTON CREEK SUBDIVISION FROM RECORD DRAWINGS FOR THE PHASE 1 OF HEADWATERS AT BARTON CREEK SUBDIVISION, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY JAMES BREWER, P.E. DATED 03/16/15.
4. AVERAGE RESIDENTIAL LOT SIZE OF "PHASE 1" FROM THE RECORDED FINAL PLAT, HEADWATERS AT BARTON CREEK, PHASE 1, ISSUED BY DOUCET & ASSOCIATES, INC., SEALED BY SYDNEY XINOS, R.P.L.S. DATED 03/08/16.
5. SECTIONS 1.15 AND 3.2.5, OF THE RESTATED HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT DOCUMENT NUMBER 20021129, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS STATE THAT IMPERVIOUS COVER OF THE SCHOOL TRACT SHALL NOT BE INCLUDED IN DETERMINING ALLOWABLE IMPERVIOUS COVER OF THE LAND.
6. IMPERVIOUS COVER OF "HEADWATERS WEST OFFICE" FROM THE APPROVED SITE PLANS SEALED BY JOSE SOSA, P.E. DATED 07/31/2020.



8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
 OFFICE: (512) 282-5200 FAX: (512) 282-5230  
 TBPLS FIRM NO. 10004700  
 PREPARATION DATE: 6-29-21

FINAL PLAT ESTABLISHING  
 HEADWATERS AT  
 BARTON CREEK, PHASE 5, SECTION 2  
 CITY OF DRIPPING SPRINGS ETJ

SHEET  
 9  
 OF  
 9





**DRIPPING SPRINGS**  
Texas

**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: <u>10/21/21</u>
<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** WFC HEADWATERS OWNER VII, L.P.  
**COMPANY** Freehold Communities  
**STREET ADDRESS** 500 Boylston St., Ste 2010  
**CITY** Boston **STATE** MA **ZIP CODE** 02116  
**PHONE** C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com;  
cc: contact@freeholdcm.com

**OWNER NAME** WFC HEADWATERS OWNER VII, L.P.  
**COMPANY** Freehold Communities  
**STREET ADDRESS** 500 Boylston St., Ste 2010  
**CITY** Boston **STATE** MA **ZIP CODE** 02116  
**PHONE** C/O 617.221.8400 **EMAIL** jrb@freeholdcm.com;  
cc: contact@freeholdcm.com



<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	WFC HEADWATERS OWNER VII, L.P.
PROPERTY ADDRESS	Intersection of Headwaters Blvd & Sage Thrasher Circle
CURRENT LEGAL DESCRIPTION	682.32.35 AC, FROM A0394 M D RAPER, 58 H BRASHE, 555 A JOLLY, 40 H BENSON, 811 JF GILBERT, 639 L LEWIS, 560 J POWELL, 567 WR WOOD, 475 W WALKER JR SURVEYS
TAX ID #	R111877
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	57.14
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	1 & 6
ZONING/PDD/OVERLAY	N/A - ETJ
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private                      Name: <u>NONE</u> <input type="checkbox"/> State                              Name: <u>NONE</u> <input type="checkbox"/> City/County (public)      Name: <u>NONE</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>The Headwaters at Barton Creek</u>

<b>ENVIRONMENTAL INFORMATION</b>	
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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Headwaters at Barton Creek, Phase 5, Section 2
TOTAL ACREAGE OF DEVELOPMENT	57.14
TOTAL NUMBER OF LOTS	146
AVERAGE SIZE OF LOTS	8392 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> INDUSTRIAL/OTHER: MUD UTILITY, OPEN SPACE, WATER QUALITY, DRAINAGE
# OF LOTS PER USE	RESIDENTIAL: <u>144</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: <u>2</u>
ACREAGE PER USE	RESIDENTIAL: <u>24.98</u> COMMERCIAL: _____ INDUSTRIAL: _____ Other: <u>32.16</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>4,726 LF</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	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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   <u>N/A</u></p>	

COMMENTS: \_\_\_\_\_

TITLE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED    NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Time Warner Cable / Spectrum

VERIFICATION LETTER ATTACHED    NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Headwaters Municipal Utility District

VERIFICATION LETTER ATTACHED    NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): Headwaters Municipal Utility District

VERIFICATION LETTER ATTACHED    NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): One Texas Gas

VERIFICATION LETTER ATTACHED    NOT APPLICABLE

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

Parkland to be dedicated per the Development Agreement.

**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](http://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.)

WFC HEADWATERS OWNER VII, L.P.

Applicant Name

SEE ATTACHED

\_\_\_\_\_

Applicant Signature

Date

\_\_\_\_\_

\_\_\_\_\_

Notary

Date

*Notary Stamp Here*

WFC HEADWATERS OWNER VII, L.P.

Property Owner Name

SEE ATTACHED

\_\_\_\_\_

Property Owner Signature

Date

-Attached Signature Page to Page 6, Applicant's Signature, Headwaters at Barton Creek, Phase 5.2,  
WFC Headwaters Owner VII, L.P.- Dated- 10/27/21

Applicant:

Property Owner:

WFC Headwaters Owner VII, L.P.,  
a Delaware limited partnership

WFC Headwaters Owner VII, L.P.,  
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,  
a Delaware limited liability company,  
its General Partner

By: WFC Headwaters GP VII, L.L.C.,  
a Delaware limited liability company,  
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: WFC Headwaters Holdings JV VII, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: FCA Austin, LLC,  
a Delaware limited liability company,  
its Administrative Member

By: FCA Austin, LLC,  
a Delaware limited liability company,  
its Administrative Member

By: JRB  
Name: Jesse R. Baker  
Title: Authorized Signatory

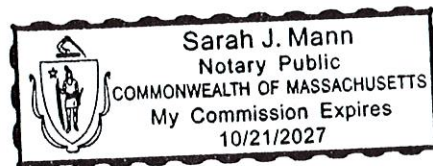
By: JRB  
Name: Jesse R. Baker  
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF SUFFOLK

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of FCA Austin, LLC, Administrative Member of WFC Headwaters Holdings JV VII, L.L.C., Sole Member of WFC Headwaters GP VII, L.L.C., General Partner of WFC Headwaters Owner VII, L.P. on behalf of said limited partnership and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 27<sup>th</sup> day of October, 2021.

[Signature]  
Notary Public in and for the Commonwealth of Massachusetts  
My Commission expires on: 10/21/27





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: SEE ATTACHED Date: \_\_\_\_\_

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	N/A PLAT	Engineer’s Summary Report
<input type="checkbox"/>	N/A PLAT	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)] (if applicable)
<input type="checkbox"/>	N/A PLAT	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Final Plats (11 x 17 to scale)
<input type="checkbox"/>	N/A FINAL	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	N/A FINAL	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

**FISCAL TO BE POSTED ONCE APPROVED**

**Tax certificates are at City**

<input checked="" 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"/>	N/A	Documentation showing approval of driveway locations (TxDOT, County)
<input type="checkbox"/>	N/A	Documentation showing Hays County 911 Addressing approval (If applicable)
<input type="checkbox"/>	N/A	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PARKLAND TO BE DEDICATED PER DEVELOPMENT AGREEMENT \$25 Public Notice Sign Fee
<input type="checkbox"/>	N/A	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

PROJECT IS IN ETJ - COSTS TO BE APPROVED BY HAYS COUNTY.

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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

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512.858.4725 • [cityofdrippingsprings.com](http://cityofdrippingsprings.com)

		<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"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>

**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	None proposed
Parkland Dedication, Article 28.03	Parkland to be dedicated per Development Agreement
Landscaping and Tree Preservation, Article 28.06	N/A - ETJ

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>Site is proposed to be in compliance of the Headwaters Development Agreement, as amended or restated</p>
Zoning, Article 30.02, Exhibit A	N/A - ETJ



Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: Final Plat Establishing Headwaters at Barton Creek, Phase 5, Section 2

Project Address: Intersection of Headwaters Blvd. & Sage Thrasher Circle

Project Applicant Name: WFC HEADWATERS OWNER VII, L.P.

**Billing Contact Information**

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617.221.9801

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

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other \_\_\_\_\_

**N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT**

~~Applicants are required to pay all associated costs associated with a project's application for a permit, certificate of appropriateness, 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 Development Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially responsible for the payment and responsibility of these fees.~~

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



**DRIPPING SPRINGS**  
Texas

**City of Dripping Springs**

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Dripping Springs, TX 78620

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**PRE-DEVELOPMENT/APPLICATION MEETING REQUEST FORM**

**Meeting Date:** 10/21/21 **Meeting #:** \_\_\_\_\_

**CONTACT INFORMATION**

<b>Name</b>	WFC HEADWATERS OWNER VII, L.P.
<b>Company</b>	WFC HEADWATERS OWNER VII, L.P., c/o Freehold Communities
<b>Mailing Address</b>	500 Boylston St., Ste 2010, Boston, MA 02116
<b>Phone #</b>	c/o 617-221-8400
<b>Email</b>	jrb@freeholdcm.com; cc: contracts@freeholdcm.com

**PROPERTY INFORMATION**

**Subject Property Address:** Intersection of Headwaters Blvd. & Sage Thrasher Circle 682.3235 AC, From A0394  
**Tax ID:** R 111877 M DRAPER,  
**Zoning:** N/A - ETJ 58 H BRASHE, 555 A JOLY, \_\_\_\_\_  
**Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ 40H BENSON,  
 811 JF GILBERT, 639 L \_\_\_\_\_  
**Existing Use:** Undeveloped Ranch Land **Proposed Use:** Residential/MUD Utility/Open space LEWIS, 560 J POWELL, \_\_\_\_\_  
 567 WR WOOD, 475 W \_\_\_\_\_  
 WALKER JR SURVEYS \_\_\_\_\_

**DESCRIPTION OF REQUEST**

**Project Name:** Final Plat for Headwaters at Barton Creek, Phase 5 Section 2  
**Briefly describe the Proposal (subdivision proposed, building size(s), use(s), etc.):**  
144 Residential lots and approx. 2 Open Space lots

**List of Attachments: (If applicable, ex. Site Plan, Survey, Plat):** Final Plat

**AUTHORIZATION**

I hereby understand and agree that any discussion taking place with regards to this meeting request are for informational purposes only and is not intended to be an application for development to the City. At this time, I am not making an application, request for provision of services, or seeking a commitment or agreement by the City of Dripping Springs.

**Meeting Fee:** \$50 per hour, with a \$50 minimum

**Print Name:** WFC HEADWATERS OWNER VII, L.P.  
**Signature:** SEE ATTACHED




*-Attached Signature Page to City of Dripping Springs Pre-Development/Application Meeting Request Form, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-*

WFC Headwaters Owner VII, L.P.,  
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,  
a Delaware limited liability company,  
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: FCA Austin, LLC,  
a Delaware limited liability company,  
its Administrative Member

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff



**DRIPPING SPRINGS**  
Texas

**BILLING CONTACT FORM**

Project Name: Final Plat Establishing Headwaters at Barton Creek, Phase 5, Section 2

Project Address: Intersection of Headwaters Blvd. & Sage Thrasher Circle

Project Applicant Name: WFC HEADWATERS OWNER VII, L.P.

**Billing Contact Information**

Name: Accounting

Mailing Address: 500 Boylston St., Ste 2010, Boston, MA, 02116

Email: accounting@freeholdcm.com Phone Number: 617.221.9801

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

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other \_\_\_\_\_

**N/A - FEES ARE STIPULATED BY THE DEVELOPMENT AGREEMENT**

~~Applicants are required to pay all associated costs associated with a project's application for a permit, certificate of appropriateness, 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 Development Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially responsible for the payment and responsibility of these fees.~~

SEE ATTACHED

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date


*-Attached Signature Page to City of Dripping Springs Billing Contact Form, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-*

WFC Headwaters Owner VII, L.P.,  
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,  
a Delaware limited liability company,  
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: FCA Austin, LLC,  
a Delaware limited liability company,  
its Administrative Member

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory



# CITY OF DRIPPING SPRINGS FIRE PLAN REVIEW APPLICATION

THE CITY OF DRIPPING SPRINGS BUILDING DEPARTMENT PROCESSES ALL PERMITS & PLAN REVIEW FOR  
FIRE PROJECTS - INSPECTIONS ARE CONDUCTED BY THE HAYS COUNTY ESD 4



Application must be completed in full. Failure to provide any of the information may result in a delay of the plan review and the rejection of the application. This application is for permit issuance only. A permit will be issued upon the review and approval of plans for which the application is intended. Plan review fees and inspection/test costs will be determined by the plan reviewers.

### PROJECT INFORMATION

Area: 57.14 AC Estimated Cost of Construction \_\_\_\_\_  
 Square Footage \_\_\_\_\_  
 Project Name Headwaters at Barton Creek, Phase 5.2  
 Project Address Intersection of Hazy Hills Loop and Headwaters Boulevard  
 Street Address \_\_\_\_\_ Suite No. \_\_\_\_\_

### COMPANY/APPLICANT INFORMATION

Company Name WFC HEADWATERS OWNER VII, L.P. Number 617-221-8400  
 Company Address 500 Boylston St., Ste 2010, Boston, MA, 02116  
 Company Contact: Jesse R. Baker and Contracts Dept. Email: jrb@freeholdcm.com, cc: contracts@freeholdcm.com

### REQUEST PLAN REVIEW

First Submittal:  Second Submittal:  Third Submittal:  Fourth Submittal:

Subdivision Plan*	<input checked="" type="checkbox"/>	Site Plan*	<input type="checkbox"/>
Fire Alarm Plan – <b>Device Count:</b> _____	<input type="checkbox"/>	New Building Plan	<input type="checkbox"/>
Fire Sprinkler Plan – <b>Head Count:</b> _____	<input type="checkbox"/>	New Building Plan – Shell Only	<input type="checkbox"/>
Standpipe System	<input type="checkbox"/>	New Building/Alteration – Tenant Space	<input type="checkbox"/>
Underground Fire Protection System	<input type="checkbox"/>	Existing Building Remodel	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>

\* If associated with Subdivision or Site Plan include this application in hard copy submittal package

## **SUBMIT ONLINE ONLY – MyPermitNow!**

*\*Excluding Subdivision Plan & Site Plan projects\**

- REQUIRED DOCUMENTS:** 1 PDF set of construction and site plans for the proposed project and/or 1 set of Fire Protection Systems plans must be submitted with this completed plan review application ONLINE VIA: [WWW.MYGOVERNMENTONLINE.ORG](http://WWW.MYGOVERNMENTONLINE.ORG)
- Project invoices will be sent via MyPermitNow & posted in the project file on the customer portal – applicant will be notified after submittal has been accepted and processed.
- Please allow a minimum of two (2) weeks for the North Hays County Fire Rescue review process.
- Contact person will be notified upon the completion of the plan review. Include email address to be notified via email. Stamped plans will be provided after approval, it is the contractor's responsibility to print and place on jobsite. A valid permit and an approved set of plans must be maintained at the job site at all times. Failure to obtain a permit prior to beginning work on a system and/or failure to provide the plans and permit for the field inspector may result in a failed inspection and civil penalties assessed.
- By signing below, I hereby file this application for a fire code permit and if the permit herein applied for is granted, acknowledge myself to be bound to North Hays County Fire Rescue to see to it that all provisions of the permit are faithfully performed. Authorization is hereby given to North Hays County Fire Rescue and/or their designee, to enter upon the above-described property for the purpose of inspections of proposed construction. I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and believe that the submitted information is true, accurate and complete.

### SEE ATTACHED

Printed Name of Applicant \_\_\_\_\_ Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_




*-Attached Signature Page to City of Dripping Springs Fire Plan Review Application, Headwaters at Barton Creek, Phase 5.2, WFC Headwaters Owner VII, L.P.-*

WFC Headwaters Owner VII, L.P.,  
a Delaware limited partnership

By: WFC Headwaters GP VII, L.L.C.,  
a Delaware limited liability company,  
its General Partner

By: WFC Headwaters Holdings JV VII, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: FCA Austin, LLC,  
a Delaware limited liability company,  
its Administrative Member

By:   
Name: Jesse R. Baker  
Title: Authorized Signatory





# City of Dripping Springs

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

---

*Open spaces, friendly faces.*

Date: January 21, 2022

**Comments:**

SUB2021-0067 Headwaters Phase 5 Section 2 Final Plat

**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](mailto:tcarpenter@cityofdrippingsprings.com).

1. Provide Hays County 1445 approval letter.

**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](mailto:cgilpin@cityofdrippingsprings.com).

2. 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.

**Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

3. Fire Marshall Approves

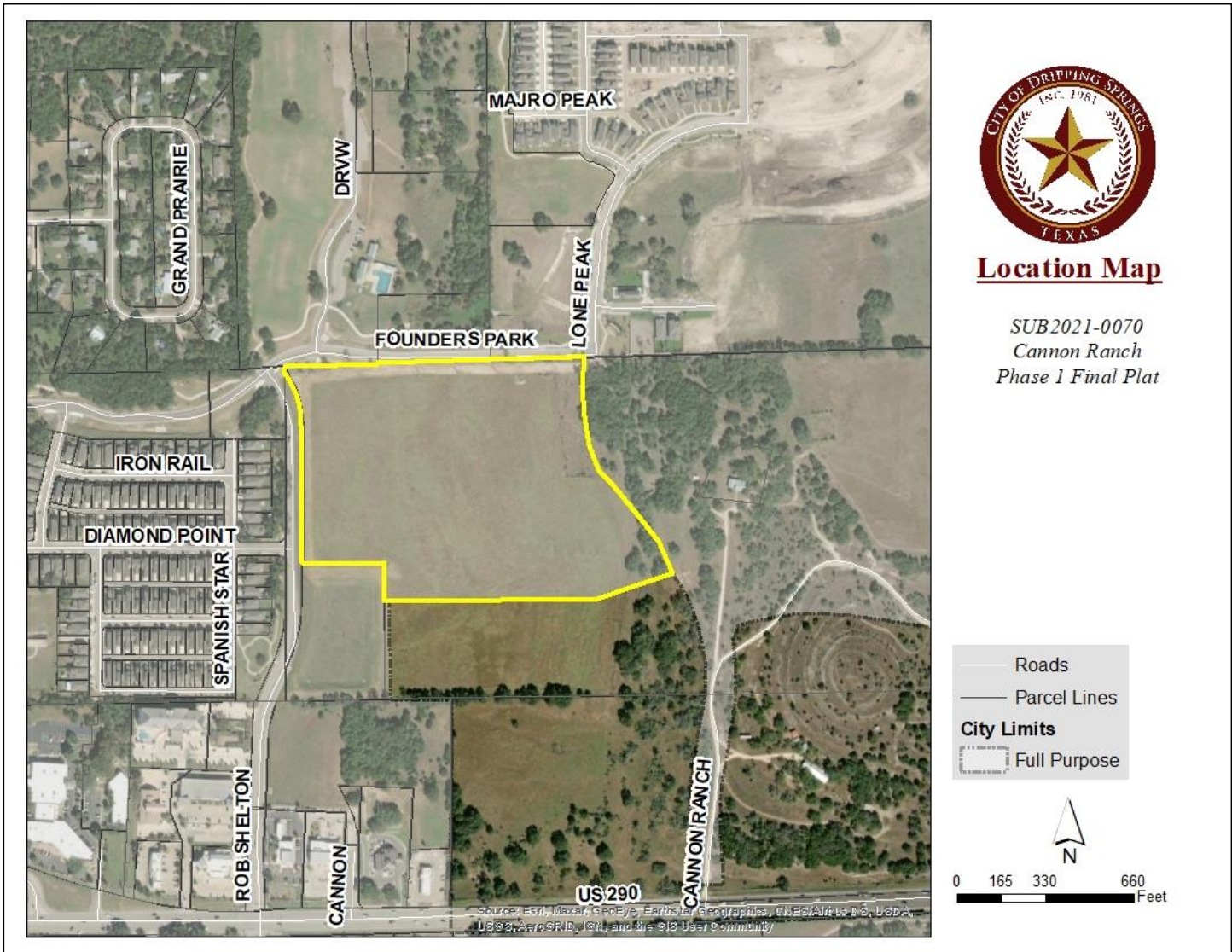


# Planning and Zoning Commission Planning Department Staff Report

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0070  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Cannon Ranch Phase 1 Final Plat  
**Property Location:** Founders Park Road at Rob Shelton  
**Legal Description:** 29.97 acres, out of the Philip A. Smith and C.H. Malott Surveys  
**Applicant:** Jake Helmburg, Doucet & Associates  
**Property Owner:** Ashton Woods  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



# Planning Department Staff Report

## Overview

This final plat consists of 122 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Lone Peak Way.

## Site Information

**Location:** Founders Park Road at Rob Shelton

**Zoning Designation:** Cannon Ranch PDD

## Property History

Preliminary plat was approved November 24, 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Cannon Ranch, Phase 1 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

Item 3.

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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**SUBDIVISION APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**MEETINGS REQUIRED**  
(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION	PRE-APPLICATION CONFERENCE
DATE: _____	DATE: <u>12/9</u>
<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** Jake Helmburg

**COMPANY** Doucet & Associates

**STREET ADDRESS** 7401 B Hwy 71 West, Suite 160

**CITY** Austin      **STATE** Texas      **ZIP CODE** 78735

**PHONE** 512-583-2677      **EMAIL** jhelmburg@doucetengineers.com

**OWNER NAME** Frank H Del Castillo Jr

**COMPANY** Ashton Woods

**STREET ADDRESS** 10721 Research Blvd. B-210

**CITY** Austin      **STATE** Texas      **ZIP CODE** 78759

**PHONE** 512-450-4916      **EMAIL** frank.delcastillo@ashtonwoods.com




<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Ashton Woods
PROPERTY ADDRESS	Cannon Ranch Road
CURRENT LEGAL DESCRIPTION	<small>BEING A 100.58 ACRE TRACT OF LAND OUT OF THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415, AND THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, HAYS COUNTY, TEXAS, SAID TRACT BEING OUT OF THAT CALLED 209.697 ACRE TRACT CONVEYED IN A DEED TO CANNON FAMILY, LTD., AS RECORDED IN VOLUME 1619, PAGE 313 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], ALSO BEING OUT OF A CALLED 58,000 ACRE TRACT DESCRIBED IN A DEED TO ORYX CANNON 58 L.L.C., RECORDED IN DOCUMENT NUMBER 20023358 [O.P.R.H.C.T.]</small>
TAX ID #	17786
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	approx. 30 acres
SCHOOL DISTRICT	DSISD
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	PDD #12
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: _____ <input checked="" type="checkbox"/> State Name: <u>HWY 290</u> <input checked="" type="checkbox"/> City/County (public) Name: <u>Rob Shelton/Founders Park Road</u>
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input checked="" type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <u>PDD #12</u>

<b>ENVIRONMENTAL INFORMATION</b>	
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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Cannon Ranch - Phase One
TOTAL ACREAGE OF DEVELOPMENT	approx. 30 acres
TOTAL NUMBER OF LOTS	<b>127</b>
AVERAGE SIZE OF LOTS	<b>4,800 SF</b>
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <b>122</b> _____ COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <b>4 DU/AC</b> _____ COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <b>5,660</b> _____ 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	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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: Engineer Associate III SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): PEC

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Spectrum

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

<b><u>PARKLAND DEDICATION?</u></b>	<b><u>AGRICULTURE FACILITIES (FINAL PLAT)?</u></b>
<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](http://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.)

Jake Helmburg - Doucet & Associates

Applicant Name

*Jake Helmburg*

2021-12-8

Applicant Signature

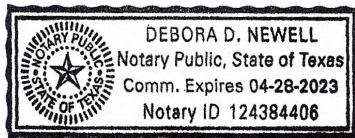
*Debra D. Newell*

Date  
December 8, 2021

Notary

Date

Notary Stamp Here



Frank H Del Castillo Jr

Property Owner Name

*Frank H Del Castillo Jr*

12-08-2021


Property Owner Signature

Date

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

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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: 12/7/2021

<b>FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 5</b>		
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) <span style="float: right; border: 1px solid red; padding: 2px;">\$59,685</span>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input type="checkbox"/>	<input type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<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 <span style="float: right; border: 1px solid red; padding: 2px;">included in engineer report</span>
<input type="checkbox"/>	<input checked="" 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 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 checked="" 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 checked="" 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. <span style="border: 1px solid red; padding: 2px;">duplicate</span> ]
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

<b>FINAL PLAT INFORMATION REQUIREMENTS</b>		
<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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

		<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"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>



**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 PDD #12, the subdivision will comply with the Outdoor Lighting Ordinance</p>
<p>Parkland Dedication, Article 28.03</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</p>
<p>Landscaping and Tree Preservation, Article 28.06</p>	<p>Per Exhibit C of PDD#12, the subdivision will have 18.82 acres of dedicated parkland.</p> <p>No further dedication or fee in lieu is required.</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>The design of this subdivision is in accordance with the approved PDD #12</p>
Zoning, Article 30.02, Exhibit A	<p>The design of this subdivision is in accordance with the approved PDD #12</p>

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_  
Only filled out by staff



DRIPPING SPRINGS  
Texas

**BILLING CONTACT FORM**

Project Name: Cannon Ranch Phase 1

Project Address: \_\_\_\_\_

Project Applicant Name: Frank H Del Castillo Jr

**Billing Contact Information**

Name: Ashton Woods

Mailing Address: 10721 Research Blvd, Suite B-210,  
Austin, Tx 78759

Email: frank.delcastillo@ashtonwoods.com Phone Number: 512-450-4916

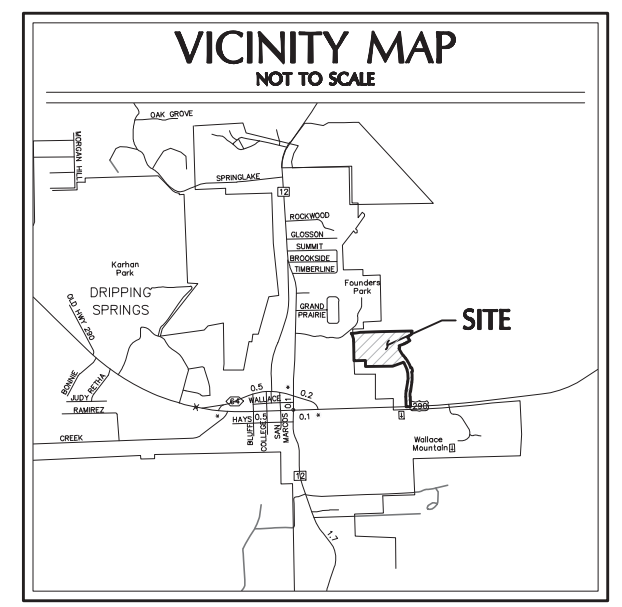
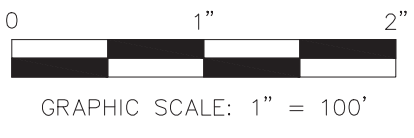
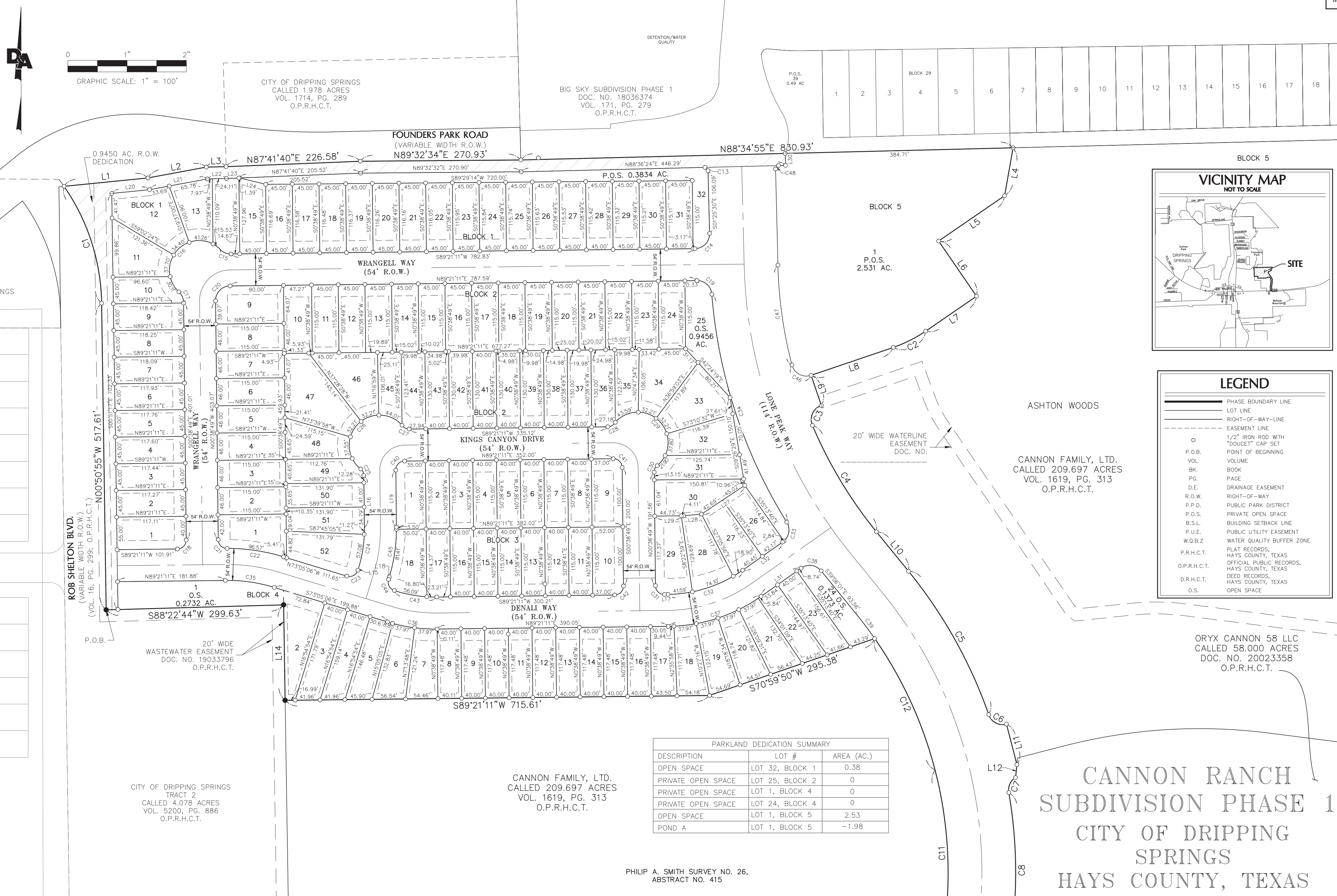
Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- 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

12-08-2021  
Date



**LEGEND**

- PHASE BOUNDARY LINE
- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- o 1/2" IRON ROD WITH "DOUCET" CAP SET
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- BK. BOOK
- PG. PAGE
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.P.D. PUBLIC PARK DISTRICT
- P.O.S. PRIVATE OPEN SPACE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
- O.S. OPEN SPACE

**PARKLAND DEDICATION SUMMARY**

DESCRIPTION	LOT #	AREA (AC.)
OPEN SPACE	LOT 32, BLOCK 1	0.38
PRIVATE OPEN SPACE	LOT 25, BLOCK 2	0
PRIVATE OPEN SPACE	LOT 1, BLOCK 4	0
PRIVATE OPEN SPACE	LOT 24, BLOCK 4	0
OPEN SPACE	LOT 1, BLOCK 5	2.53
POND A	LOT 1, BLOCK 5	-1.98

**LOT SETBACKS**

AREA	DISTANCE (FT.)
FRONT	20
REAR	10
SIDE	5
CORNER	15

**DOUCET**  
 Civil Engineering // Entitlements // Geospatial  
 7401 B. Highway 71 W, Ste. 160  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPELS Firm Number: 10105800

Date:	12/09/2021
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	JB
Project:	1298-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	06/24/2021

MATCHLINE SHEET 2

**CANNON RANCH  
 SUBDIVISION PHASE 1  
 CITY OF DRIPPING  
 SPRINGS  
 HAYS COUNTY, TEXAS**

CANNON FAMILY, LTD.  
 CALLED 209.697 ACRES  
 VOL. 1619, PG. 313  
 O.P.R.H.C.T.

PHILIP A. SMITH SURVEY NO. 26,  
 ABSTRACT NO. 415

CITY OF DRIPPING SPRINGS  
 TRACT 2  
 CALLED 4.078 ACRES  
 VOL. 5200, PG. 886  
 O.P.R.H.C.T.

ROB SHELTON BLVD.  
 (VARIABLE WIDTH R.O.W.)  
 (VOL. 16, PG. 299; O.P.R.H.C.T.)

20' WIDE  
 WASTEWATER EASEMENT  
 DOC. NO. 19033796  
 O.P.R.H.C.T.

CANNON FAMILY, LTD.  
 CALLED 209.697 ACRES  
 VOL. 1619, PG. 313  
 O.P.R.H.C.T.

ORYX CANNON 58 LLC  
 CALLED 58.000 ACRES  
 DOC. NO. 20023358  
 O.P.R.H.C.T.

ASHTON WOODS

20' WIDE WATERLINE  
 EASEMENT  
 DOC. NO.

LONE PRAIRIE WAY  
 (114' R.O.W.)

KINGS CANYON DRIVE  
 (54' R.O.W.)

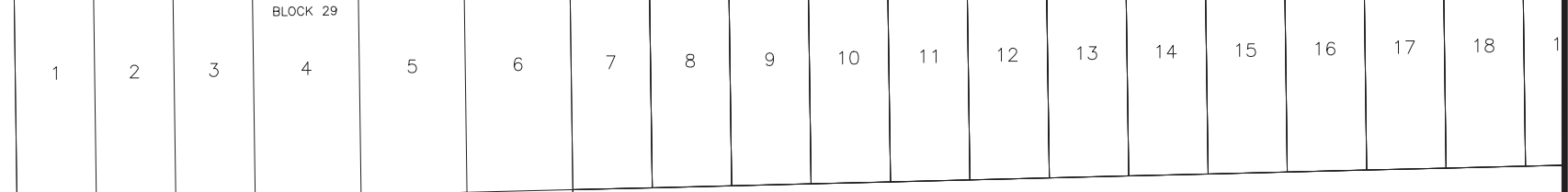
DENALI WAY  
 (54' R.O.W.)

WRANGELL WAY  
 (54' R.O.W.)

FOUNDERS PARK ROAD  
 (VARIABLE WIDTH R.O.W.)  
 N89°32'34"E 270.93'

CITY OF DRIPPING SPRINGS  
 CALLED 1.978 ACRES  
 VOL. 1714, PG. 289  
 O.P.R.H.C.T.

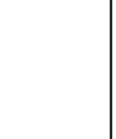
BIG SKY SUBDIVISION PHASE 1  
 DOC. NO. 18036374  
 VOL. 171, PG. 279  
 O.P.R.H.C.T.



BLOCK 5  
 1  
 P.O.S.  
 2.531 AC.

VICINITY MAP  
 NOT TO SCALE

LEGEND



Civil Engineering // Entitlements // Geospatial  
 7401 B. Highway 71 W, Ste. 160  
 Austin, TX 78735, Tel: (512)-583-2600  
 www.doucetengineers.com  
 TBPE Firm Number: 3937  
 TBPELS Firm Number: 10105800

Date:	12/09/2021
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	JB
Project:	1298-003
Sheet:	1 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	06/24/2021



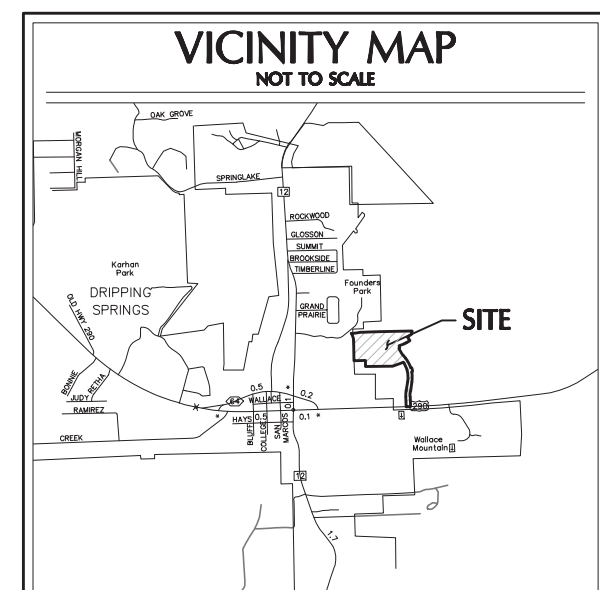
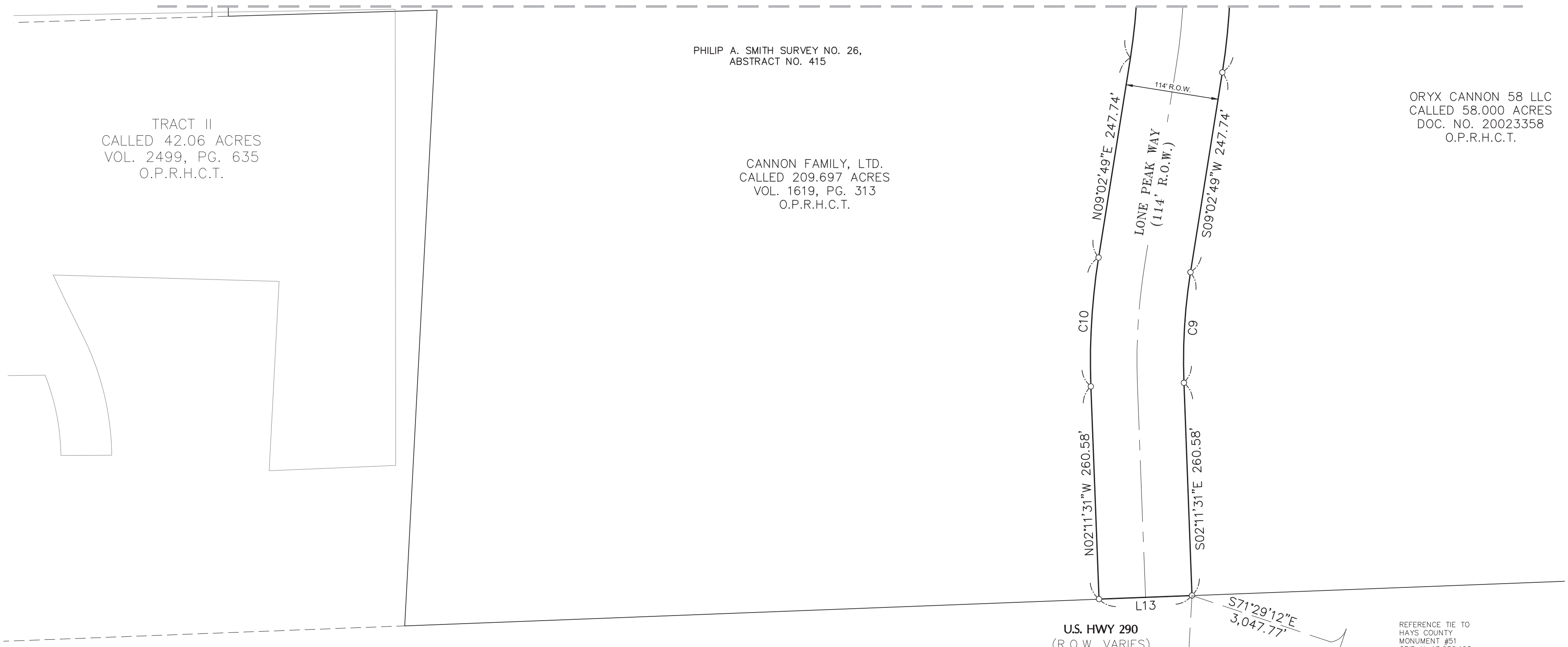
# MATCHLINE SHEET 1

PHILIP A. SMITH SURVEY NO. 26,  
ABSTRACT NO. 415

CANNON FAMILY, LTD.  
CALLED 209.697 ACRES  
VOL. 1619, PG. 313  
O.P.R.H.C.T.

TRACT II  
CALLED 42.06 ACRES  
VOL. 2499, PG. 635  
O.P.R.H.C.T.

ORYX CANNON 58 LLC  
CALLED 58.000 ACRES  
DOC. NO. 20023358  
O.P.R.H.C.T.



LEGEND	
	PHASE BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY-LINE
	EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	P.O.B. POINT OF BEGINNING
	VOL. VOLUME
	BK. BOOK
	PG. PAGE
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	P.P.D. PUBLIC PARK DISTRICT
	P.O.S. PRIVATE OPEN SPACE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	W.Q.B.Z. WATER QUALITY BUFFER ZONE
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	O.S. OPEN SPACE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°18'45"E	142.18'
L2	N79°26'34"E	100.24'
L3	N88°45'18"E	33.52'
L4	S10°06'56"W	82.22'
L5	S55°30'26"W	135.00'
L6	S34°29'34"E	113.00'
L7	S55°30'26"W	104.24'
L8	S71°15'53"W	146.39'
L9	S18°44'07"E	54.00'
L10	S39°06'01"E	85.98'
L11	S14°29'34"E	70.67'
L12	S06°06'37"W	21.96'
L13	S87°48'29"W	114.00'
L14	N00°51'53"W	161.19'
L15	S16°54'54"W	4.63'
L16	S00°38'49"E	88.06'
L17	S89°21'11"W	5.84'
L18	N16°54'54"E	4.59'
L19	N00°38'49"W	96.50'
L20	N84°18'45"E	64.10'

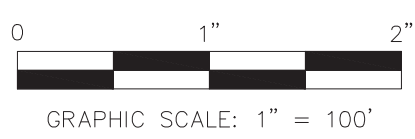
LINE TABLE		
LINE	BEARING	DISTANCE
L21	N79°26'34"E	99.46'
L22	N88°45'18"E	32.08'
L23	N87°41'40"E	20.90'
L24	N76°05'55"W	45.06'
L27	S56°20'07"W	87.71'
L28	S84°46'01"W	30.21'
L29	S89°21'11"W	48.83'
L30	N01°25'30"W	20.19'
L31	N54°46'20"E	82.58'
L32	S54°46'20"W	82.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	210.34'	355.63'	33°53'17"	N17°49'24"W	207.29'
C2	61.33'	223.00'	15°45'26"	S63°23'10"W	61.14'
C3	41.08'	25.00'	94°09'11"	S24°11'17"W	36.61'
C4	210.23'	743.00'	16°12'43"	S30°59'40"E	209.53'
C5	278.61'	807.00'	19°46'52"	S29°12'35"E	277.23'
C6	37.16'	25.00'	85°10'25"	S61°54'22"E	33.84'
C7	29.31'	25.00'	67°10'08"	S23°55'04"W	27.66'
C8	263.58'	807.00'	18°42'48"	S00°18'36"E	262.41'
C9	135.93'	693.00'	11°14'19"	S03°25'39"W	135.71'
C10	158.29'	807.00'	11°14'19"	N03°25'39"E	158.04'
C11	284.72'	693.00'	23°32'23"	N02°43'23"W	282.72'
C12	245.55'	693.00'	20°18'06"	N24°38'37"W	244.27'
C13	7.66'	76.27'	5°45'26"	S43°14'32"E	7.66'
C14	39.61'	25.00'	90°46'41"	S43°57'50"W	35.59'
C15	20.12'	25.00'	46°06'20"	N67°35'39"W	19.58'
C16	159.01'	50.00'	182°12'39"	S44°21'11"W	99.98'
C17	20.12'	25.00'	46°06'20"	S23°41'59"E	19.58'
C18	23.56'	15.00'	90°00'00"	S44°21'11"W	21.21'
C19	37.57'	25.00'	86°06'48"	S47°35'25"E	34.14'
C20	39.27'	25.00'	90°00'00"	N44°21'11"E	35.36'
C21	23.39'	15.00'	89°21'30"	N45°19'34"W	21.09'
C22	96.57'	327.00'	16°55'14"	N81°32'43"W	96.22'
C23	23.56'	15.00'	90°00'00"	S61°54'54"W	21.21'
C24	68.35'	223.00'	17°33'43"	S08°08'03"W	68.09'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	12.44'	14.00'	50°53'35"	S26°05'37"E	12.03'
C26	170.71'	51.00'	191°47'10"	S44°21'11"W	101.46'
C27	12.44'	14.00'	50°53'35"	N65°12'01"W	12.03'
C28	12.44'	14.00'	50°53'35"	S63°54'23"W	12.03'
C29	170.71'	51.00'	191°47'10"	N45°38'49"W	101.46'
C30	12.44'	14.00'	50°53'35"	N24°47'59"E	12.03'
C31	23.56'	15.00'	90°00'00"	N45°38'49"W	21.21'
C32	134.59'	223.00'	34°34'51"	S72°03'45"W	132.56'
C33	37.80'	25.00'	86°37'12"	S11°27'44"W	34.30'
C34	408.55'	857.00'	27°18'52"	S18°11'27"E	404.70'
C35	83.68'	273.00'	17°33'43"	S81°51'57"E	83.35'
C36	84.90'	277.00'	17°33'43"	S81°51'57"E	84.57'
C37	167.18'	277.00'	34°34'51"	N72°03'45"E	164.66'
C38	37.58'	25.00'	86°07'39"	S82°09'51"E	34.14'
C39	52.08'	693.00'	4°18'21"	S36°56'51"E	52.07'
C40	23.56'	15.00'	90°00'00"	N44°21'11"E	21.21'
C41	23.56'	15.00'	90°00'00"	S45°38'49"E	21.21'
C42	23.56'	15.00'	90°00'00"	S44°21'11"W	21.21'
C43	72.89'	223.00'	18°43'41"	N81°16'59"W	72.57'
C44	23.26'	15.00'	88°50'03"	N27°30'07"W	21.00'
C45	84.90'	277.00'	17°33'43"	N08°08'03"E	84.57'
C46	41.08'	25.00'	94°09'11"	N61°39'32"W	36.61'
C47	170.62'	743.00'	13°09'25"	N08°00'13"W	170.24'
C48	7.58'	70.17'	6°11'10"	N40°25'25"E	7.57'

## CANNON RANCH SUBDIVISION PHASE 1

CITY OF DRIPPING SPRINGS  
HAYS COUNTY, TEXAS



**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
7401 B. Highway 71 W, Ste. 160  
Austin, TX 78735, Tel: (512)-583-2600  
www.doucetengineers.com  
TBPE Firm Number: 3937  
TBPEL Firm Number: 10105800

Date:	12/09/2021
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	JB
Project:	1298-003
Sheet:	2 OF 3
Field Book:	N/A
Party Chief:	ADM
Survey Date:	06/24/2021



KNOW ALL MEN BY THESE PRESENTS §  
STATE OF TEXAS §  
COUNTY OF HAYS §

KNOWN ALL MEN BY THESE PRESENTS, THAT WE, ASHTON AUSTIN RESIDENTIAL LLC, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 107210 RESEARCH BOULEVARD, SUITE B-120, AUSTIN, TEXAS 78659, BEING THE OWNERS OF 29.97 ACRES OF LAND IN THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, OF A CALLED 209.697 ACRE TRACT AS DESCRIBED IN VOLUME 1619, PAGE 313, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 29.97 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

CANNON RANCH SUBDIVISION, PHASE 1

IN WITNESS WHEREOF, ASHTON AUSTIN RESIDENTIAL LLC, HAVE CAUSED THESE PRESENTS TO BE

EXECUTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NAME DATE  
ASHTON AUSTIN RESIDENTIAL LLC  
107210 RESEARCH BOULEVARD, SUITE B-120  
AUSTIN TX, 78659  
512-610-7000

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 HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_ IN AND FOR THE STATE OF TEXAS

OWNER/DEVELOPER:  
ASHTON AUSTIN RESIDENTIAL LLC  
107210 RESEARCH BOULEVARD, SUITE B-120  
AUSTIN TX, 78659  
512-610-7000  
CONTACT: STEVEN PIERCE

UTILITY:  
WATER/WASTEWATER:  
CITY OF DRIPPING SPRINGS

ENGINEER:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: JOE GRASSO, P.E.

ELECTRIC:  
PEDERNALES ELECTRIC COOPERATIVE

JURISDICTION:  
CITY OF DRIPPING SPRINGS

SURVEY:  
DOUCET & ASSOCIATES, INC.  
7401 B HWY. 71 WEST, SUITE 160  
AUSTIN, TX 78735  
512-583-2600  
CONTACT: CHRIS TERRY, R.P.L.S.

NOTE:  
THIS PROJECT IS SUBJECT TO PDD #12 APPROVED BY THE CITY OF DRIPPING SPRINGS AND RECORDED AS DOC. NO. 21042090, DATED 8/3/2021, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TX

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

PRELIMINARY

12/09/2021

CHRISTOPHER W. TERRY DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES, INC.  
CTERRY@DOUCETENGINEERS.COM

ENGINEER'S CERTIFICATION:

STATE OF TEXAS § §  
COUNTY OF HAYS § §

I, JOE GRASSO, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

PRELIMINARY

12/09/2021

JOE GRASSO, P.E., CPESC DATE  
TEXAS REGISTRATION NO. 73285  
DOUCET & ASSOCIATES, INC.  
7401B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735

HAYS COUNTY:

STATE OF TEXAS §  
COUNTY OF HAYS §

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN INSTRUMENT NUMBER \_\_\_\_\_

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

PRELIMINARY

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

HAYS COUNTY:

STATE OF TEXAS §  
COUNTY OF HAYS §

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 SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER 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 OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

PRELIMINARY

CHAD GILPIN, CITY ENGINEER  
CITY OF DRIPPING SPRINGS DEVELOPMENT SERVICES  
HAYS COUNTY, TEXAS

CITY OF DRIPPING SPRINGS

APPROVAL CERTIFICATE

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE PLANNING ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS.

HOWARD KOONTZ, PLANNING DIRECTOR DATE

MICHELLE FISCHER, CITY ADMINISTRATOR DATE

MIM JAMES, PLANNING & ZONING COMMISSION DATE

PARKLAND DEDICATION SUMMARY table with columns: DESCRIPTION, LOT #, AREA (AC.)

STREET SUMMARY table with columns: STREET NAME, R.O.W. WIDTH, PAVEMENT WIDTH, LINEAR FEET

NOTES:

- 1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48209C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS. SEWER CONNECTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS WASTEWATER UTILITY SERVICE AND FEE AGREEMENT BETWEEN THE CITY AND ASHTON WOODS, APPROVED JULY 6, 2021.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
12. MINIMUM FRONT SETBACK SHALL BE 10 FEET.
13. MINIMUM REAR SETBACK SHALL BE 10 FEET.
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5 FEET.
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5 FEET.
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AS AMENDED BY PDD #12.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. 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.
22. 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'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
23. TWO 65 GALLON SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER PDD#12.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE OPEN SPACES.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PUBLIC PARKS AND OPEN SPACE LOTS.
26. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
27. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2021-24, PLANNED DEVELOPMENT DISTRICT NO. 12-CANNON RANCH APPROVED ON JULY 6, 2021
28. ALL PROPOSED ONSITE COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
29. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 5 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
30. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
31. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
33. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
35. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
36. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
37. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACE UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
38. THE FOLLOWING HAYS COUNTY GPS BENCHMARKS ARE TIED TO AND REFERENCED ON THIS PLAT:
#51 ALUMINUM DISK IN CONCRETE
GRID N=13,982,190
GRID E=2,263,004
ELEV: 1,239.60'
#D202 ALUMINUM DISK IN CONCRETE
GRID N=13,982,069
GRID E=2,260,050
ELEV: 1,221.11'

AREA TABLE:

1. TOTAL LOT ACREAGE: 29.97 ACRES. THIS PROJECT CONTAINS 127 LOTS, AVERAGING 0.15 AC. THERE ARE: 0 LOTS > 10 AC; 1 LOT BETWEEN 5 AC AND 2 AC; 0 LOTS BETWEEN 2 AC AND 1 AC; 126 LOTS < 1 AC.

2. THE TOTAL AREA OF R.O.W. IN THIS SUBDIVISION IS 2.74 ACRES.

3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 5,660 LINEAR FEET.

TOTAL ACREAGE: 29.97 ACRES.

FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48209C0105F EFFECTIVE SEPTEMBER 2, 2005 AND ISSUED BY FEMA FOR HAYS COUNTY, TEXAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

LOT SETBACKS table with columns: AREA, DISTANCE (FT.)

LOT SUMMARY table with columns: TOTAL NUMBER OF BLOCKS, TOTAL NUMBER OF LOTS, RESIDENTIAL LOTS, DRAINAGE EASEMENT LOTS, LANDSCAPE LOTS, COMMERCIAL LOTS, OPEN SPACE LOTS, TOTAL OVERALL ACREAGE

IMPERVIOUS COVER (I.C.) SUMMARY table with columns: AREA (AC.), NUMBER 40' LOTS, NUMBER 45' LOTS, TOTAL LOTS, 40' LOTS I.C. (SQ. FT.), 45' LOTS I.C. (SQ. FT.), TOTAL LOTS I.C. (AC.), ROADWAY/SIDEWALK I.C. (AC.), DRIVEWAYS I.C. (AC.), CUL-DE-SACS (AC.), TOTAL IMPERVIOUS COVER (AC.), PERCENT IMPERVIOUS COVER

CANNON RANCH SUBDIVISION PHASE 1

CITY OF DRIPPING SPRINGS HAYS COUNTY, TEXAS

DOUCET Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10105800

Metadata table with fields: Date, Scale, Drawn by, Reviewer, Project, Sheet, Field Book, Party Chief, Survey Date



# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: January 21, 2022

## **Comments:**

SUB2021-0070 Cannon Ranch Phase 1 Final Plat

### **Engineer/Public Works Comments**

The following comments have been provided by Ryan Bell. Should you have any questions or require additional information, please contact Ryan Bell by email [rbell@gilpinengineering.com](mailto:rbell@gilpinengineering.com).

1. Please provide a drainage easement across Block 4, Lot 1 for storm sewer line crossing.

### **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](mailto:tcarpenter@cityofdrippingsprings.com).

2. Under the City approval statement, remove signature lines for Howard Koontz & Michelle Fisher. Add a signature line for the City Secretary. (4.7r4)
3. Show area of each individual lot. This can be included on the plat as a table, or labeled on each lot. If a separate table is provided, include calculated width of each lot. (4.7f)
4. Clearly label the apparent open space lot south of lot 25. If it is part of lot 25, please indicate as such. Otherwise, label as a separate lot.

### **Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

5. Fire Marshal Approves.

*Item 3.*



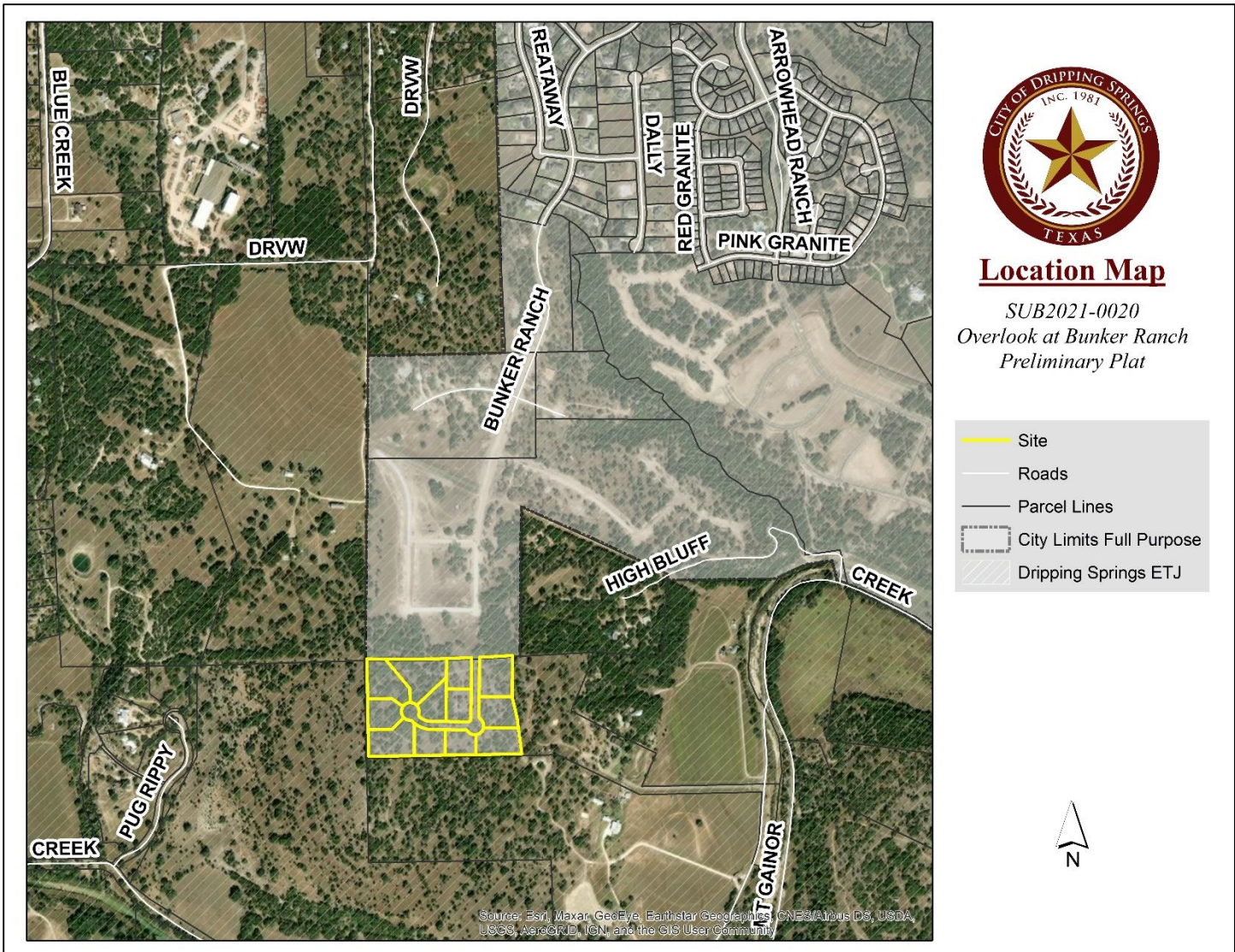


# Planning and Zoning Commission Planning Department Staff Report

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0020  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Overlook at Bunker Ranch  
**Property Location:** 2004 Creek Road, Dripping Springs  
**Legal Description:** 18.250 acres, out of the Benjamin F. Hanna Survey  
**Applicant:** Brian Estes, P.E., Civil & Environmental Consultants, INC.  
**Property Owner:** Steve Harren, Overlook at Bunker Ranch, LLC  
**Request:** Preliminary Plat Overlook at Bunker Ranch  
**Staff recommendation:** Conditional approval of the Preliminary Plat based on outstanding comments



## Overview

This preliminary plat consists of 12 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Bunker Ranch Blvd, located in Bunker Ranch Phase 3, the adjacent tract to the north. Before approval of the final plat, the developer will be required to improve an existing secondary access to US 290 to meet fire code egress requirements.

## Site Information

**Location:** Bunker Ranch Boulevard

**Zoning Designation:** SF-2

## Property History

This plat was denied by the Planning & Zoning Commission April 27 ,2021.

## Recommendation

Approval with the following conditions:

1. Change note 12 to read; “Impervious cover is limited to 7,000 square feet per lot. If additional impervious cover is desired, builder will provide water quality for the additional impervious cover by means of a Low Impact Best Management Practices (BMP) facility. Specifically, Vegetative Filter Strips or Rain Gardens. Refer to sheet 18 for schematic designs for each.”
2. Provide a note stating, “Owner will be able to continue development process, such as roads, utilities, and acceptance thereof, however, no Building Certificate of Occupancy will be issued until connectivity is established in conformance with the 2018 International Fire Code, Appendix D, Section D107.1 and Section D107.2.”

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Overlook at Bunker Ranch Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A





# CITY OF DRIPPING SPRINGS

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Dripping Springs, TX 78620

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Item 4.

## PRELIMINARY PLAT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: \_\_\_\_\_

DATE: 1/7/2021

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Brian Estes, PE  
COMPANY Civil & Environmental Consultants, Inc.  
STREET ADDRESS 3711 South Mopac Expressway, Building 1, Suite 550  
CITY Austin STATE Texas ZIP CODE 78746  
PHONE 5124390400 EMAIL bestes@cecinc.com

OWNER NAME Steve Harren  
COMPANY Overlook at Bunker Ranch, LLC  
STREET ADDRESS 317 Grace Lane #240  
CITY Austin STATE Texas ZIP CODE 78746  
PHONE 512-644-6800 EMAIL steveharren@aol.com

<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Overlook at Bunker Ranch, LLC
PROPERTY ADDRESS	2004 Creek Rd, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	18.25 Acre Tract of Land described in Exhibit "A" of Deed Recorded under Hays County Document # 20061246
TAX ID #	R143390
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	18.25
SCHOOL DISTRICT	Dripping Springs ISD
ESD DISTRICT(S)	Hays County ESD #6
ZONING/PDD/OVERLAY	SF-2
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Creek Road</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: _____

<b>ENVIRONMENTAL INFORMATION</b>	
IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE?	<input type="checkbox"/> YES <input type="checkbox"/> NO
IS PROPERTY OVER THE BARTON SPRINGS CONTRIBUTING ZONE TO THE EDWARDS AQUIFER?	<input 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

<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Overlook at Bunker Ranch
TOTAL ACREAGE OF DEVELOPMENT	18.25
TOTAL NUMBER OF LOTS	12
AVERAGE SIZE OF LOTS	1.37 acres
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>12</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>18.25 AC</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>1080 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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</p>	

COMMENTS: \_\_\_\_\_

TITLE: \_\_\_\_\_ 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): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

<b><u>PARKLAND DEDICATION?</u></b>	<b><u>AGRICULTURE FACILITIES (FINAL PLAT)?</u></b>
<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](http://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

Brian Estes, P.E.

3/5/21

Applicant Signature

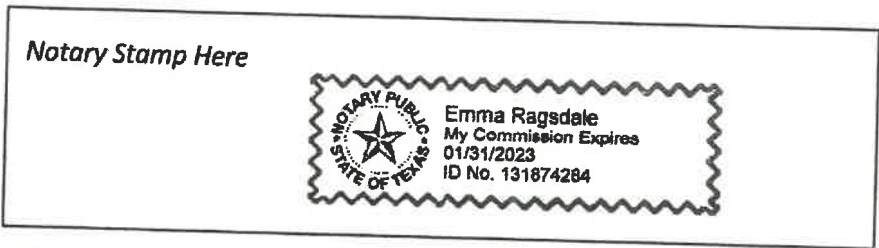
Date

3/5/21

Notary



Date 3/5/21



Steve Harren (Overlook at Bunker Ranch, LLC)

Property Owner Name

X 

Property Owner Signature

3/5/21

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: 3-5-21

For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

**PRELIMINARY PLAT CHECKLIST**  
**Subdivision Ordinance, Section 4**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/> 1	Completed application form – including all required notarized signatures
<input type="checkbox"/>	<del>N/A</del>	Application fee (refer to Fee Schedule) Paid
<input type="checkbox"/>	<input checked="" type="checkbox"/> 0	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"/> 2	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<del>N/A</del>	County Application Submittal – proof of online submission (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/> 3	ESD No. 6 Application (if applicable)
<input type="checkbox"/>	<del>N/A</del>	\$240 Fee for ESD No. 6 Application (if applicable) Paid, Fire comments cleared
<input type="checkbox"/>	<input checked="" type="checkbox"/> 4	Billing Contract Form
<input type="checkbox"/>	<input checked="" type="checkbox"/> 5	Engineer’s Summary Report
<input type="checkbox"/>	<input checked="" type="checkbox"/> 6	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/> 7	Preliminary Plats (1 Copy required – 11 x 17)
<input type="checkbox"/>	<input checked="" type="checkbox"/> 8	Tax Certificates – verifying that property taxes are current
<input type="checkbox"/>	<input checked="" type="checkbox"/> 9	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input type="checkbox"/>	<input checked="" type="checkbox"/> 10	Outdoor Lighting Ordinance Compliance Agreement
<input type="checkbox"/>	<del>N/A</del>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/> 11	Utility Service Provider “Will Serve” Letters
<input type="checkbox"/>	<del>N/A</del>	Documentation showing approval of driveway locations (TxDOT, County,)
<input type="checkbox"/>	<input checked="" type="checkbox"/> 12	Documentation showing Hays County 911 addressing approval (if applicable)

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<input type="checkbox"/>	<input type="checkbox"/> 13	Parkland Dedication Submittal (narrative, fees) Approval letter
<input type="checkbox"/>	<del>N/A</del>	\$25 Public Notice Sign Fee Paid
<input type="checkbox"/>	<input type="checkbox"/> 14	ITE Trip Generation Report, or if required; a Traffic Impact Analysis TIA approved
<input type="checkbox"/>	<input type="checkbox"/> 15	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/> 16	OSSF Facility Planning Report or approved OSSF permit (if applicable)
<input type="checkbox"/>	<del>N/A</del>	Hays Trinity Groundwater Conservation District approval of water well (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/> 17	Preliminary Conference Form signed by City Staff
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>		
<input type="checkbox"/>	<input type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary Plat within the City (or within its ETJ) and in relationship to existing roadways.
<input type="checkbox"/>	<input type="checkbox"/>	Boundary lines, abstract/survey lines, corporate and other jurisdictional boundaries, existing or proposed highways and streets (including right-of-way widths), 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 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 type="checkbox"/>	The location, widths and names of all streets, alleys 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 Preliminary Plat is approved)

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<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing property lines, existing lot and block numbers and date recorded, easements of record (with recording information), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including:  - The location and size of all watercourses; and  - 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and

		<ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- 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 to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>



<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<input type="checkbox"/>	<input 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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>

		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

**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	The outdoor lighting ordinance agreement form has been submitted and the project will be in compliance with City code per Article 24.06.
Parkland Dedication, Article 28.03	Parkland dedication will be paid in lieu of providing parkland area. Refer to the Parkland Narrative provided with this submittal.
Landscaping and Tree Preservation, Article 28.06	Tree Mitigation will be provided per City code Article 28.06.

<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). <b>This project complies with all requirements out lined in Exhibit A of the Subdivision Ordinance.</b></p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p><b>The property is zoned SF-2 and the proposed development complies with zoning requirements for SF-2.</b></p>



# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: January 21, 2022

## Comments:

SUB2021-0020 Overlook at Bunker Ranch Preliminary Plat

## 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](mailto:cgilpin@cityofdrippingsprings.com).

1. Comment 01: Provide documentation demonstrating that an additional access will be established to US 290 through the Hardy Tract with this development.

Response 01: A draft of the access easement has been provided in this update submittal. Easement will be recorded after approval of this preliminary plat and the subsequent approval of the Hardy tract preliminary plat.

Comment 02: Submit the recorded access easement through the Hardy Tract to US290.

Response 02: Refer to note #13 on the cover sheet at approximately Grid C5.

Comment 03: Update note 13 to state "Establishment of secondary ingress/egress via Bunker Ranch Boulevard and proposed Ross Street through the Hardy Tact and north to US 290 is required before a Final Plat for the Overlook at Bunker Ranch can be approved. Secondary access shall meet width, horizontal clearance, load bearing requirements, and gating requirements of the Hays County Fire Marshall."

2. Comment 01: Demonstrate how you intend to comply with the City's water quality ordinance [22.05.015]

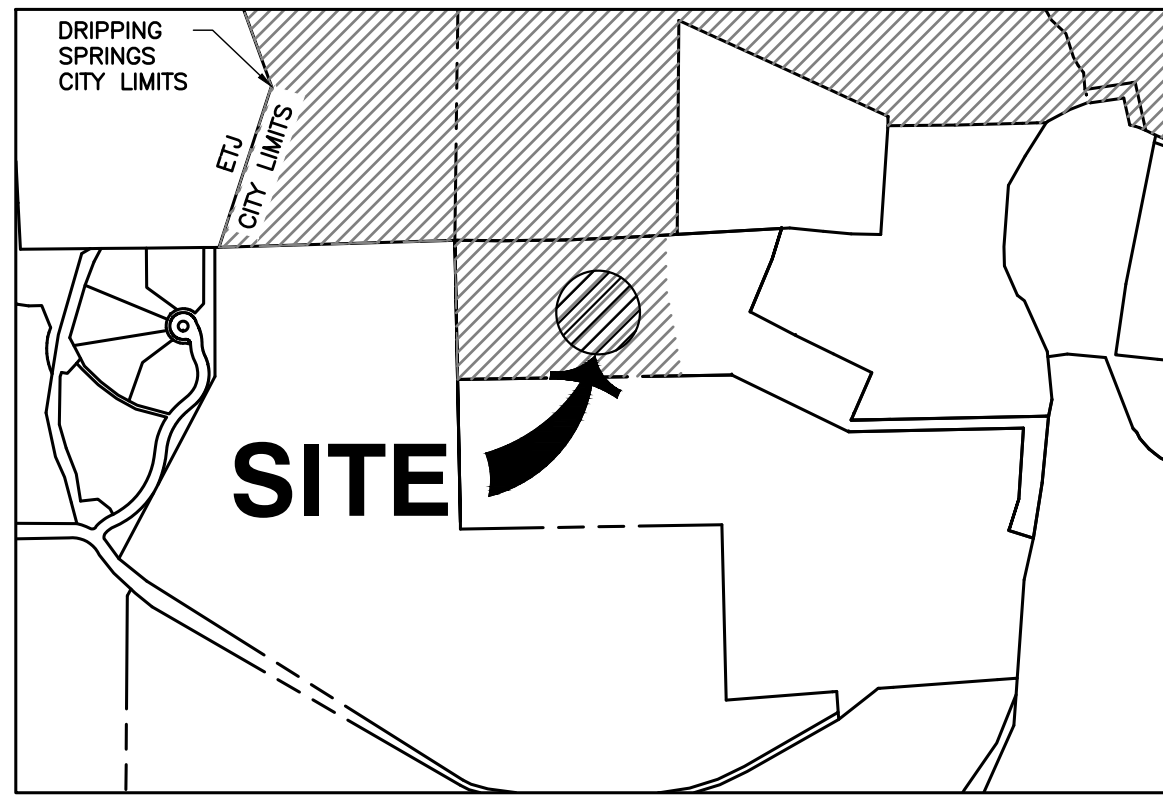
Response 01: The impervious cover has been revised to assume 7,000 square feet of impervious cover per lot for lots between 1-3 acres and 5,000 sqft of IC per lot for lots less than 1 acre. Previously, the assumption used was overly conservative, assuming 10,000 square feet per lot. However, the TCEQ RG-348, Appendix A Table 4-1 (provided below) states that lots between 1 acre -3 acres in size are assumed to have 7,000 square feet of impervious cover and lots between 15,000 square feet to 1 acre in size are assumed to have 5,000 square feet of impervious cover. As a result, the impervious cover for the site is 14.7% and water quality controls are not required for this site. A summary of the impervious cover breakdown has been provided below.

Comment 02: Per your design concept stated above, place a note on the plat stating the Overlook at Bunker Ranch will be limited to 15% impervious cover total and Lots between 1-3 acres will be limited to 7,000 sf Impervious cover and lots less than 1 acre will be limited to 5,000 sf impervious cover. This note will get carried over to the final plat. Please note that discharges from PR-1 and PR-2 are discharging into Water Quality Buffer Zones and the following will have to be shown in the construction plans per *[WQO 22.05.017(f)] All water quality control discharges and stormwater discharges into a WQBZ shall only be in the form of diffused, overland sheet flow and shall have peak velocities of less than five (5) feet per second at the 2-year, 3-hour design rainfall event, unless demonstration is provided that this is not achievable with the proposed BMPs for managing stormwater runoff and quality, or that other means of diffusing the velocity of the runoff are provided that will protect the affected stream's morphology.*

Response 02: The following note has been added to the cover sheet as Note #12: "Builders must comply with the assumed impervious cover limit indicated on this Plat. If the impervious cover exceeds its assumption, then the lot builder must provide Water Quality controls for said lot prior to release of CO."

Comment 03: Update note 12 as previously requested: "Overlook at Bunker Ranch Ranch will be limited to 15% impervious cover total and Lots between 1-3 acres will be limited to 7,000 sf Impervious cover and lots less than 1 acre will be limited to 5,000 sf impervious cover." This note will get carried over to the final plat. Please note that discharges from PR-1 and PR-2 are discharging into Water Quality Buffer Zones and the following will have to be shown in the construction plans per *[WQO 22.05.017(f)] All water quality control discharges and stormwater discharges into a WQBZ shall only be in the form of diffused, overland sheet flow and shall have peak velocities of less than five (5) feet per second at the 2-year, 3-hour design rainfall event, unless demonstration is provided that this is not achievable with the proposed BMPs for managing stormwater runoff and quality, or that other means of diffusing the velocity of the runoff are provided that will protect the affected stream's morphology.*





VICINITY MAP  
SCALE: 1"=1000'



# PRELIMINARY PLAT

FOR

## OVERLOOK AT BUNKER RANCH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

### OWNER/TEAM INFORMATION

#### CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: BRIAN ESTES, PE

#### OWNER / DEVELOPER

OVERLOOK AT BUNKER RANCH, LLC  
STEVE HARREN  
6836 BEE CAVES ROAD  
AUSTIN, TEXAS 78746

#### LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: FRANK FUNK, RPLS

### SUMMARY

#### ZONING:

SF-2

#### AREAS

LOTS 16.47 AC. 90%  
R.O.W. 1.78 AC. 10%  
TOTAL = 18.25 AC.

#### IMPERVIOUS COVER

ASPHALT 31,874 S.F.  
CURB & GUTTER 4,610 S.F.  
ASSUMED I.C. PER LOT (1-3 ACRE SIZE LOTS) 7,000 S.F.  
ASSUMED I.C. PER LOT (15,000 S.F. - 1 ACRE SIZE LOTS) 5,000 S.F.  
SIDEWALK 10,810 S.F.

IMPERVIOUS COVER TOTAL 118,294 S.F.  
IMPERVIOUS COVER TOTAL 2.72 AC.  
TOTAL AREA 18.25 AC.

IMPERVIOUS COVER 14.9%

#### LOT COUNT

NUMBER OF LOTS = 11  
AVERAGE LOT = 1.42 AC.  
TOTAL PHASE = 18.25 AC.

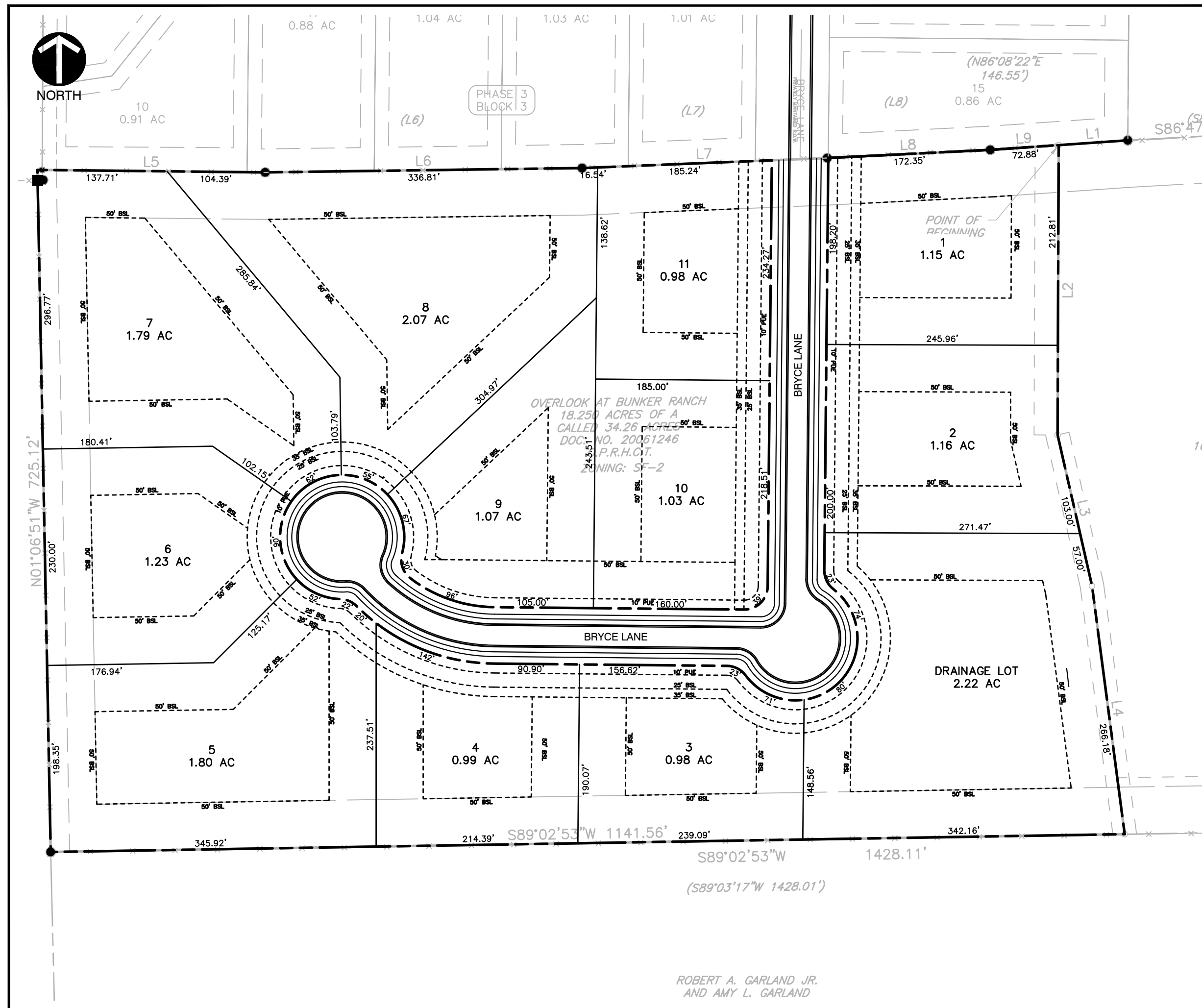
#### BUILDING SETBACKS

FRONT = 35'  
BACK = 50'  
SIDE = 50'

#### PLAT NOTES

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
- NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005
- WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
- SURFACE WATER WILL BE USED FOR THIS PROJECT, WITH COMPLIANCE WITH LCRA AND USFWS
- GROUND WATER WILL NOT BE USED FOR THIS PROJECT.

- THE ENTIRETY OF THIS PROJECT LIES WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
- STREET TREES SHALL BE PLANTED IN EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER THE QUANTITY, SIZE AND LOCATION REQUIREMENTS OF SUBDIVISION ORDINANCE 28.06.051.
- THE OVERLOOK AT BUNKER RANCH HOA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL PRIVATE ROADS, STORMWATER UTILITIES AND PONDS.
- BRYCE LANE SHALL BE EXTENDED FROM BUNKER RANCH BOULEVARD AS A CONDITION OF THIS PRELIMINARY PLAT APPROVAL.
- BUILDERS MUST COMPLY WITH THE ASSUMED IMPERVIOUS COVER LIMIT INDICATED ON THIS PLAT. IF THE IMPERVIOUS COVER FOR A LOT EXCEEDS THE ASSUMPTION, THEN THE LOT BUILDER MUST PROVIDE WATER QUALITY BMP FOR SAID LOT PRIOR TO RELEASE OF CO.
- SECONDARY INGRESS/EGRESS WILL BE PROVIDED BY BUNKER RANCH BOULEVARD AND 290 CONNECTION. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE HAYS COUNTY FIRE MARSHALL.



SITE MAP  
SCALE: 1"=100'

ROBERT A. GARLAND JR.  
AND AMY L. GARLAND

SHEET LIST	
SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT
03	EXISTING DRAINAGE AREA MAP
04	PROPOSED DRAINAGE AREA MAP
05	DETENTION POND PLAN
06	TREE PLAN & LIST

### LEGAL DESCRIPTION

- BEING AN 18.250 ACRE TRACT OF LAND (INCLUDING A 60 SQUARE FOOT AREA IN CONFLICT) OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 34.26 ACRE TRACT CONVEYED TO CHARLES B. FLORIO AND KYLE FLORIO BY DEED OF RECORD IN VOLUME 5262, PAGE 573, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.); SAID 18.250 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 5.01 ACRE TRACT CONVEYED TO BOBBY GLENN STEVENS AND DORRAE TUBB STEVENS BY DEED OF RECORD IN DOCUMENT NO. 16011837, O.P.R.H.C.T., AT THE NORTHERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF A CALLED 34.27 ACRE TRACT CONVEYED TO BARBARA JEAN JOHNSON BY DEED OF RECORD IN VOLUME 1055, PAGE 894, O.P.R.H.C.T.:

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 5.01 ACRE TRACT, S86°47'54"W, A DISTANCE OF 543.83 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHERLY COMMON CORNER OF SAID 5.01 ACRE TRACT AND OF THE REMAINDER OF A CALLED 111.67 ACRE TRACT CONVEYED TO BUNKER RANCH, LLC BY DEED OF RECORD IN DOCUMENT NO. 16020931, O.P.R.H.C.T.; THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT, S86°01'29"W, A DISTANCE OF 73.64 FEET TO A 1/2 INCH IRON ROD WITH "CEC" CAP SET FOR THE POINT OF BEGINNING, HEREOF;

THENCE, OVER AND ACROSS SAID 34.26 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S00°13'03"W, A DISTANCE OF 308.03 FEET TO A SET 1/2 INCH IRON ROD;
- S12°51'27"E, A DISTANCE OF 164.56 FEET TO A SET 1/2 INCH IRON ROD;
- S07°29'25"E, A DISTANCE OF 266.18 FEET TO A 1/2 INCH IRON ROD SET IN THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF A CALLED 74.00 ACRE TRACT CONVEYED TO ROBERT A. GARLAND, JR. AND AMY L. GARLAND BY DEED OF RECORD IN DOCUMENT NO. 14020704, O.P.R.H.C.T.;

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT, S89°02'53"W, A DISTANCE OF 1,141.56 FEET TO A 5/8 INCH IRON ROD WITH "STAUDI SURVEYING" CAP FOUND IN THE EAST LINE OF A CALLED 603.70 ACRE TRACT CONVEYED TO ANNA MARIE WIDEN SPEIR, ET AL, BY DEED OF RECORD IN DOCUMENT 00025671, O.P.R.H.C.T., AT THE WESTERLY COMMON CORNER OF SAID 34.26 ACRE TRACT AND OF SAID 74.00 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND OF SAID 603.70 ACRE TRACT, N01°06'51"W, PASSING AT A DISTANCE OF 713.92 FEET, AN 8" CEDAR FENCE POST FOUND IN THE COMMON LINE OF SAID 603.70 ACRE TRACT AND OF A CALLED 79.61 ACRE TRACT CONVEYED TO P & H FAMILY LIMITED PARTNERSHIP NO. 1 BY DEED OF RECORD IN DOCUMENT NO. 00025538, O.P.R.H.C.T., FROM SAID FENCE POST, A FOUND 1/2 INCH IRON ROD BEARS N86°15'32"E, A DISTANCE OF 5.94 FEET, AND CONTINUING AN ADDITIONAL 11.21 FEET (BOUNDING AREA IN CONFLICT) FOR A TOTAL DISTANCE OF 725.12 FEET TO A SET 1/2 INCH IRON ROD WITH "CEC" CAP;

THENCE, S89°22'34"E, PASSING AT 5.01 FEET (BOUNDING AREA OF CONFLICT), A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID REMAINDER OF 111.67 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT FOR A TOTAL DISTANCE OF 242.11 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE, CONTINUING WITH THE COMMON LINE OF SAID 34.26 ACRE TRACT AND SAID REMAINDER OF 111.67 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- N89°12'53"E, A DISTANCE OF 336.81 FEET TO A FOUND 1/2 INCH IRON ROD;
- N87°39'49"E, A DISTANCE OF 260.74 FEET TO A FOUND 1/2 INCH IRON ROD;
- N87°07'43"E, A DISTANCE OF 173.46 FEET TO A FOUND 1/2 INCH IRON ROD;
- N86°01'29"E, A DISTANCE OF 72.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.250 ACRES (794,923 SQUARE FEET, INCLUDING 60 SQUARE FEET IN CONFLICT) OF LAND, MORE OR LESS.

NO.	DATE	REVISION RECORD DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
www.cechinc.com

**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

COVER SHEET	
DATE:	APRIL 2021
DRAWN BY:	BRIAN ESTES
DWG SCALE:	1"=60'
CHECKED BY:	BRIAN ESTES
PROJECT NO.:	304-065
APPROVED BY:	

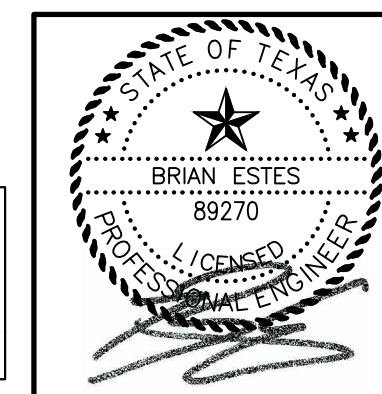
APPROVED BY:	APPROVED BY:
CHAIR OF THE PLANNING & ZONING COMMISSION	DRIPPING SPRINGS WATER SUPPLY CORPORATION
CITY SECRETARY	HAYS COUNTY ESD #6
	DATE
	SITE PERMIT NUMBER

SUBMITTED BY : BRIAN ESTES, PE

04/26/21

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

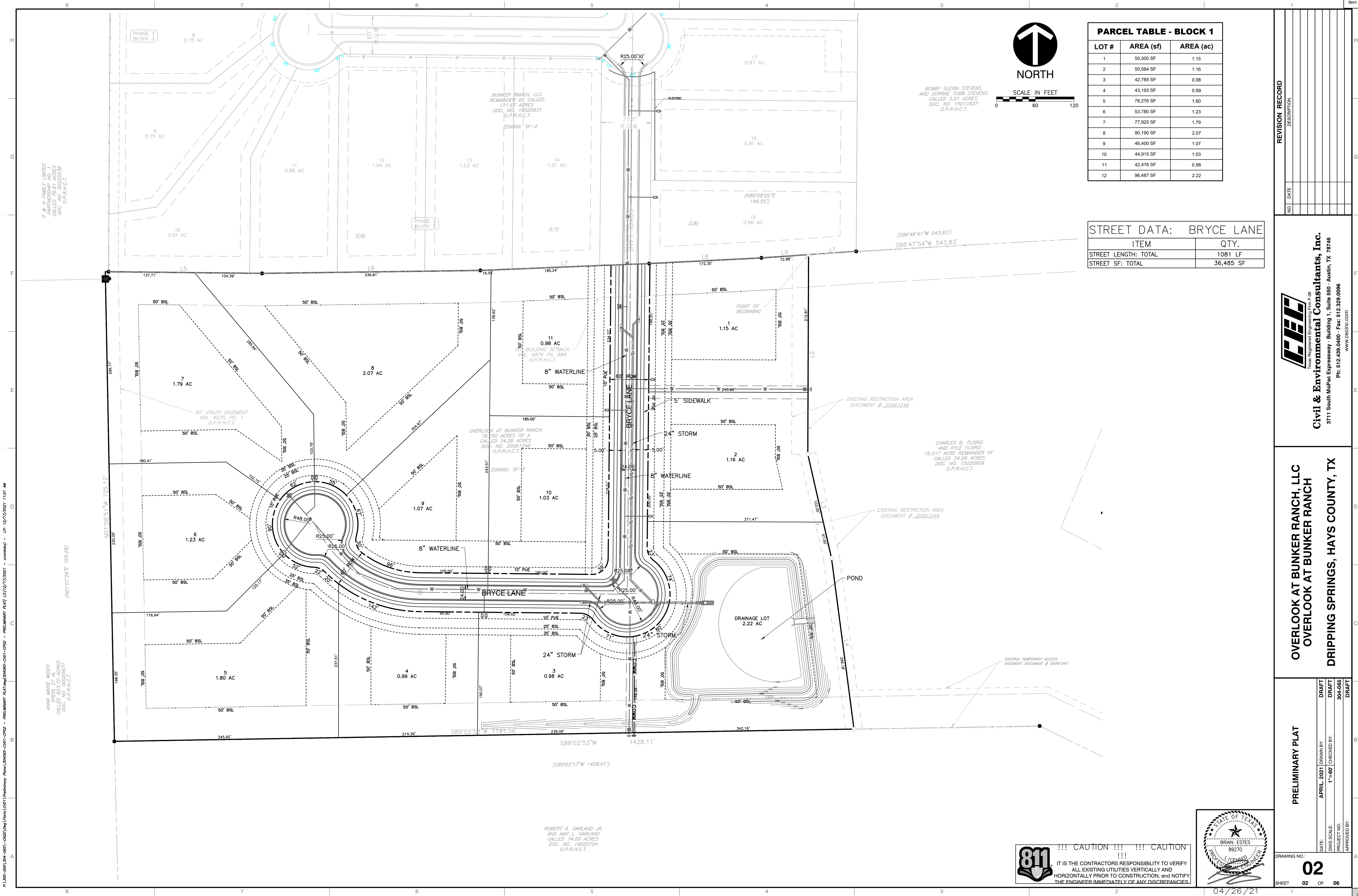
**811 !!! CAUTION !!! CAUTION !!!**  
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES



DRAWING NO. **01**  
SHEET 01 OF 06

04/26/21





P. & H. FAMILY LIMITED PARTNERSHIP NO. 1  
 111.69 ACRES  
 DOC. NO. 18020931  
 O.P.R.H.C.T.

BUNKER RANCH, LLC  
 REMAINDER OF CALLED  
 111.69 ACRES  
 DOC. NO. 18020931  
 O.P.R.H.C.T.  
 ZONING: SF-2

BOBBY GLENN STEVENS  
 AND DORRAE TUBB STEVENS  
 CALLED 5.01 ACRES  
 DOC. NO. 15011837  
 O.P.R.H.C.T.



SCALE IN FEET  
 0 60 120

**PARCEL TABLE - BLOCK 1**

LOT #	AREA (sf)	AREA (ac)
1	50,300 SF	1.15
2	50,584 SF	1.16
3	42,785 SF	0.98
4	43,193 SF	0.99
5	78,276 SF	1.80
6	53,780 SF	1.23
7	77,925 SF	1.79
8	90,190 SF	2.07
9	46,400 SF	1.07
10	44,915 SF	1.03
11	42,476 SF	0.98
12	96,487 SF	2.22

**STREET DATA: BRYCE LANE**

ITEM	QTY.
STREET LENGTH: TOTAL	1081 LF
STREET SF: TOTAL	36,485 SF

REVISION RECORD	
NO	DATE

**Civil & Environmental Consultants, Inc.**  
 Texas Registered Engineering Firm F-38  
 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 Ph: 512.439.0400 - Fax: 512.329.0096  
 www.cecinc.com

**OVERLOOK AT BUNKER RANCH, LLC  
 OVERLOOK AT BUNKER RANCH  
 DRIPPING SPRINGS, HAYS COUNTY, TX**

ANNA MARIE WINDEN  
 CALLED 60.370 ACRES  
 DOC. NO. 00025671  
 O.P.R.H.C.T.

OVERLOOK AT BUNKER RANCH  
 18,350 ACRES OF A  
 CALLED 34.26 ACRES  
 DOC. NO. 20061246  
 O.P.R.H.C.T.  
 ZONING: SF-2

CHARLES B. FLORIO  
 AND KYLE FLORIO  
 16.017 ACRE REMAINDER OF  
 CALLED 34.26 ACRES  
 DOC. NO. 15020909  
 O.P.R.H.C.T.

EXISTING RESTRICTION AREA  
 DOCUMENT # 20061246

EXISTING TEMPORARY ACCESS  
 EASEMENT DOCUMENT # 20061247

ROBERT A. GARLAND JR.  
 AND AMY L. GARLAND  
 CALLED 74.00 ACRES  
 DOC. NO. 14020704  
 O.P.R.H.C.T.



**811 !!! CAUTION !!! !!! CAUTION !!!**  
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**PRELIMINARY PLAT**

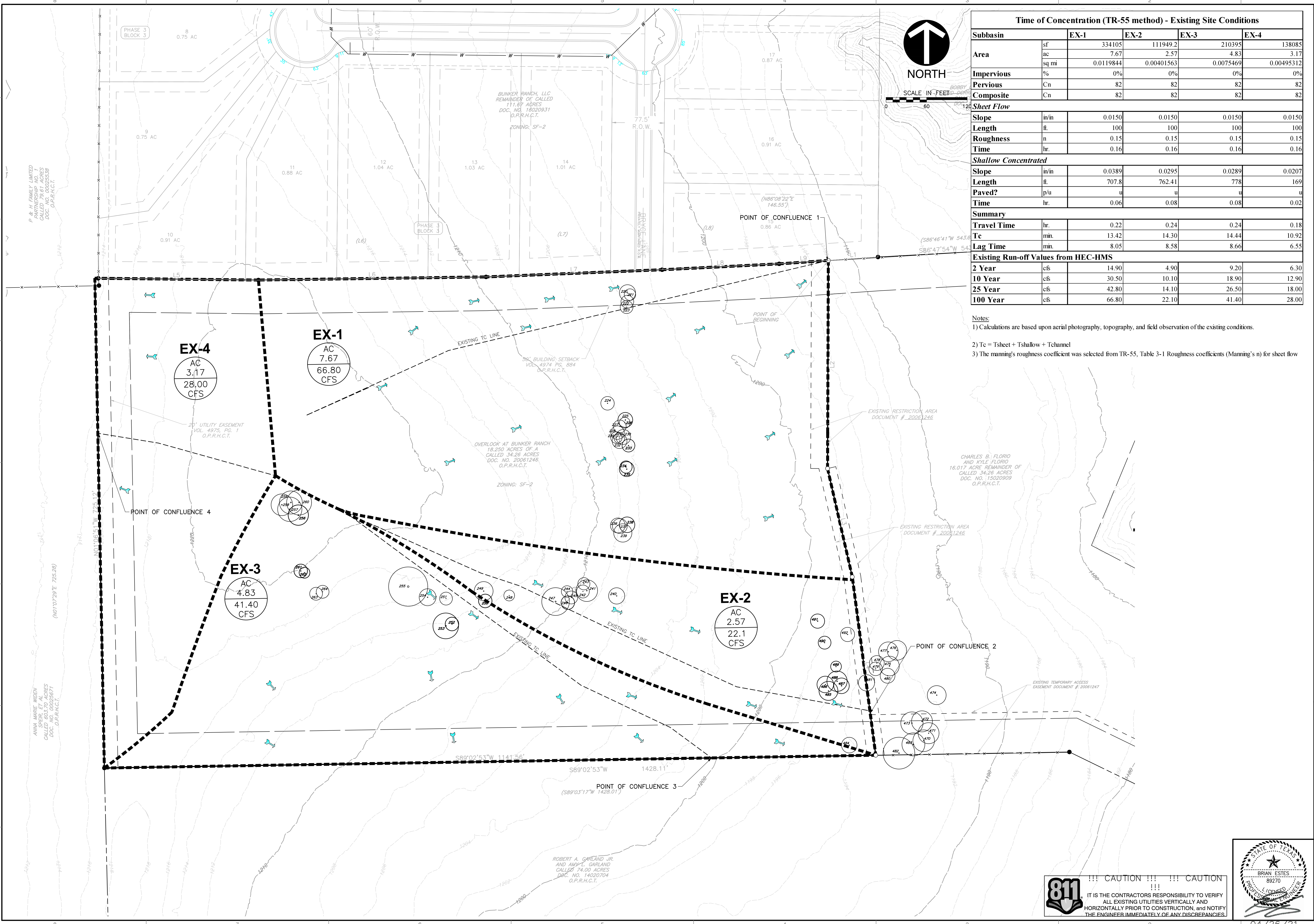
DATE: APRIL, 2021 | DRAWN BY: BRIAN ESTES  
 DWG SCALE: 1"=60' | CHECKED BY: 304-065  
 PROJECT NO: 304-065  
 APPROVED BY: [Signature]

DRAWING NO. **02**  
 SHEET 02 OF 06

04/26/21



A:\100-2001\DWG-001-0000\DWG\Phase\0101\Preliminary\Phase\100405-001-001 - EXISTING DMI LS(12/17/2021 - corrected) - LP: 12/17/2021 11:01 AM



Time of Concentration (TR-55 method) - Existing Site Conditions					
Subbasin		EX-1	EX-2	EX-3	EX-4
Area	sf	334105	111949.2	210395	138085
	ac	7.67	2.57	4.83	3.17
	sq mi	0.0119844	0.00401563	0.0075469	0.00495312
Impervious	%	0%	0%	0%	0%
Pervious	Cn	82	82	82	82
Composite	Cn	82	82	82	82
Sheet Flow					
Slope	in/in	0.0150	0.0150	0.0150	0.0150
Length	ft.	100	100	100	100
Roughness	n	0.15	0.15	0.15	0.15
Time	hr.	0.16	0.16	0.16	0.16
Shallow Concentrated					
Slope	in/in	0.0389	0.0295	0.0289	0.0207
Length	ft.	707.8	762.41	778	169
Paved?	p/u	u	u	u	u
Time	hr.	0.06	0.08	0.08	0.02
Summary					
Travel Time	hr.	0.22	0.24	0.24	0.18
Tc	min.	13.42	14.30	14.44	10.92
Lag Time	min.	8.05	8.58	8.66	6.55
Existing Run-off Values from HEC-HMS					
2 Year	cfs	14.90	4.90	9.20	6.30
10 Year	cfs	30.50	10.10	18.90	12.90
25 Year	cfs	42.80	14.10	26.50	18.00
100 Year	cfs	66.80	22.10	41.40	28.00

Notes:  
 1) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.  
 2) Tc = Tsheet + Tshallow + Tchannel  
 3) The Manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow

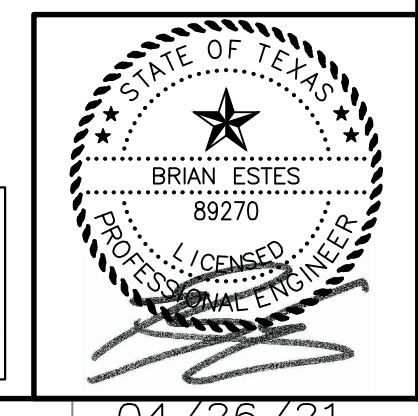
NO.	DATE	DESCRIPTION

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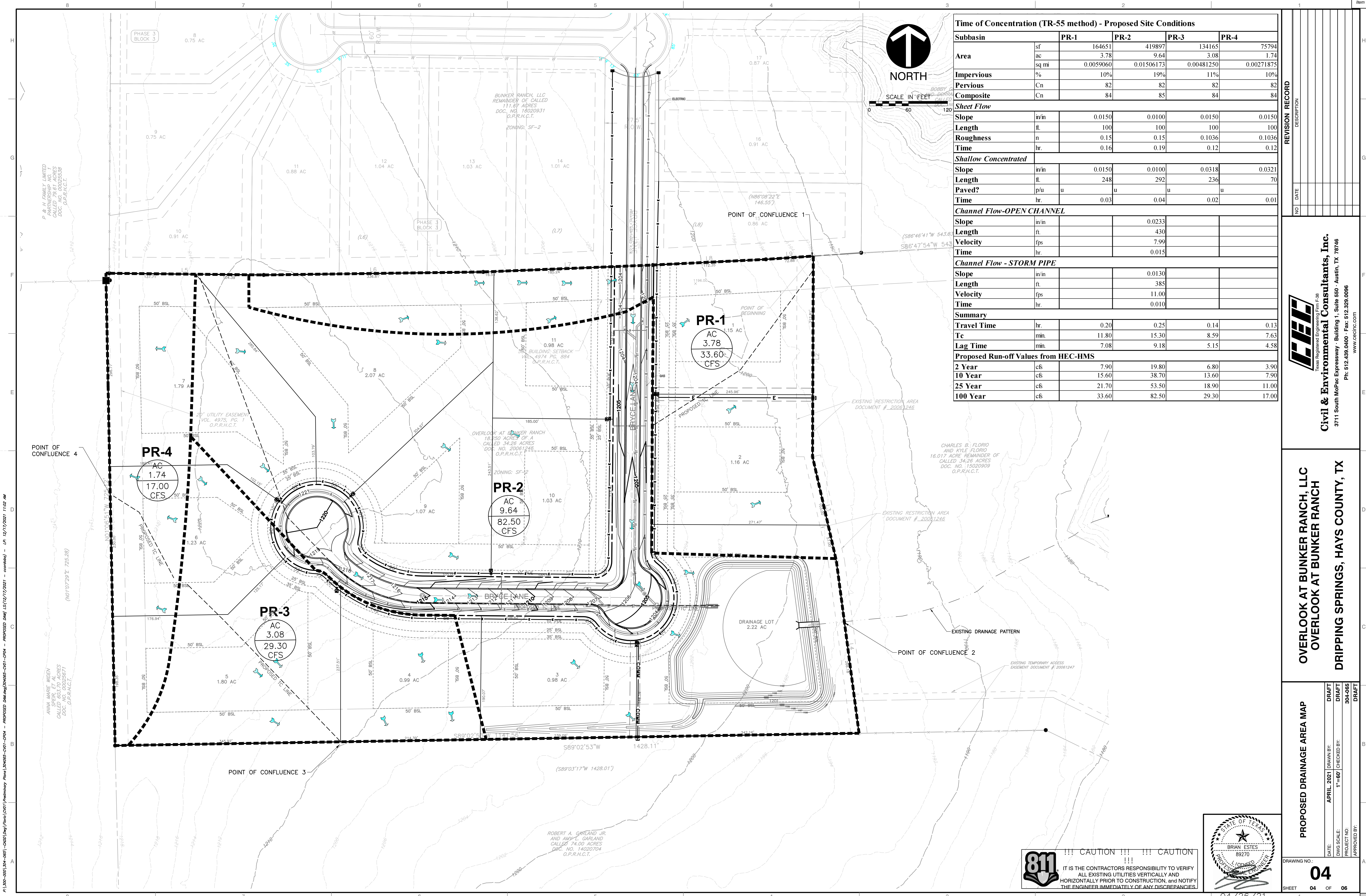
**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**EXISTING DRAINAGE AREA MAP**  
 DATE: APRIL 2021  
 DRAWN BY: BRIAN ESTES  
 DWG SCALE: 1"=60'  
 PROJECT NO: 304-065  
 APPROVED BY: [Signature]  
 DRAFT  
 DRAFT  
 DRAFT

**!!! CAUTION !!!**  
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**Time of Concentration (TR-55 method) - Proposed Site Conditions**

Subbasin	PR-1	PR-2	PR-3	PR-4
Area	164651	419897	134165	75794
sf	3.78	9.64	3.08	1.74
sq mi	0.0059060	0.01506173	0.00481250	0.00271875
Impervious	10%	19%	11%	10%
Pervious	82	82	82	82
Composite	84	85	84	84
<b>Sheet Flow</b>				
Slope	0.0150	0.0100	0.0150	0.0150
Length	100	100	100	100
Roughness	0.15	0.15	0.1036	0.1036
Time	0.16	0.19	0.12	0.12
<b>Shallow Concentrated</b>				
Slope	0.0150	0.0100	0.0318	0.0321
Length	248	292	236	70
Paved?	p/u	u	u	u
Time	0.03	0.04	0.02	0.01
<b>Channel Flow - OPEN CHANNEL</b>				
Slope		0.0233		
Length		430		
Velocity		7.99		
Time		0.015		
<b>Channel Flow - STORM PIPE</b>				
Slope		0.0130		
Length		385		
Velocity		11.00		
Time		0.010		
<b>Summary</b>				
Travel Time	0.20	0.25	0.14	0.13
Tc	11.80	15.30	8.59	7.63
Lag Time	7.08	9.18	5.15	4.58
<b>Proposed Run-off Values from HEC-HMS</b>				
2 Year	7.90	19.80	6.80	3.90
10 Year	15.60	38.70	13.60	7.90
25 Year	21.70	53.50	18.90	11.00
100 Year	33.60	82.50	29.30	17.00



SCALE IN FEET  
0 60 120

**REVISION RECORD**

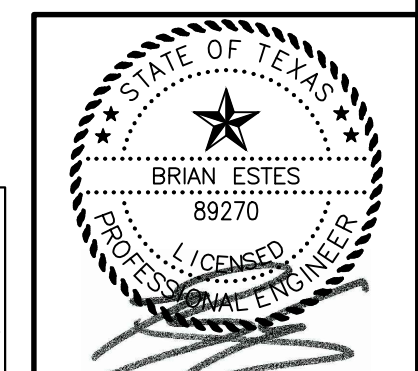
NO.	DATE	DESCRIPTION

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**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**PROPOSED DRAINAGE AREA MAP**

DATE: APRIL 2021  
 DRAWN BY: BRIAN ESTES  
 DWG SCALE: 1"=60'  
 PROJECT NO: 304-065  
 APPROVED BY: [Signature]

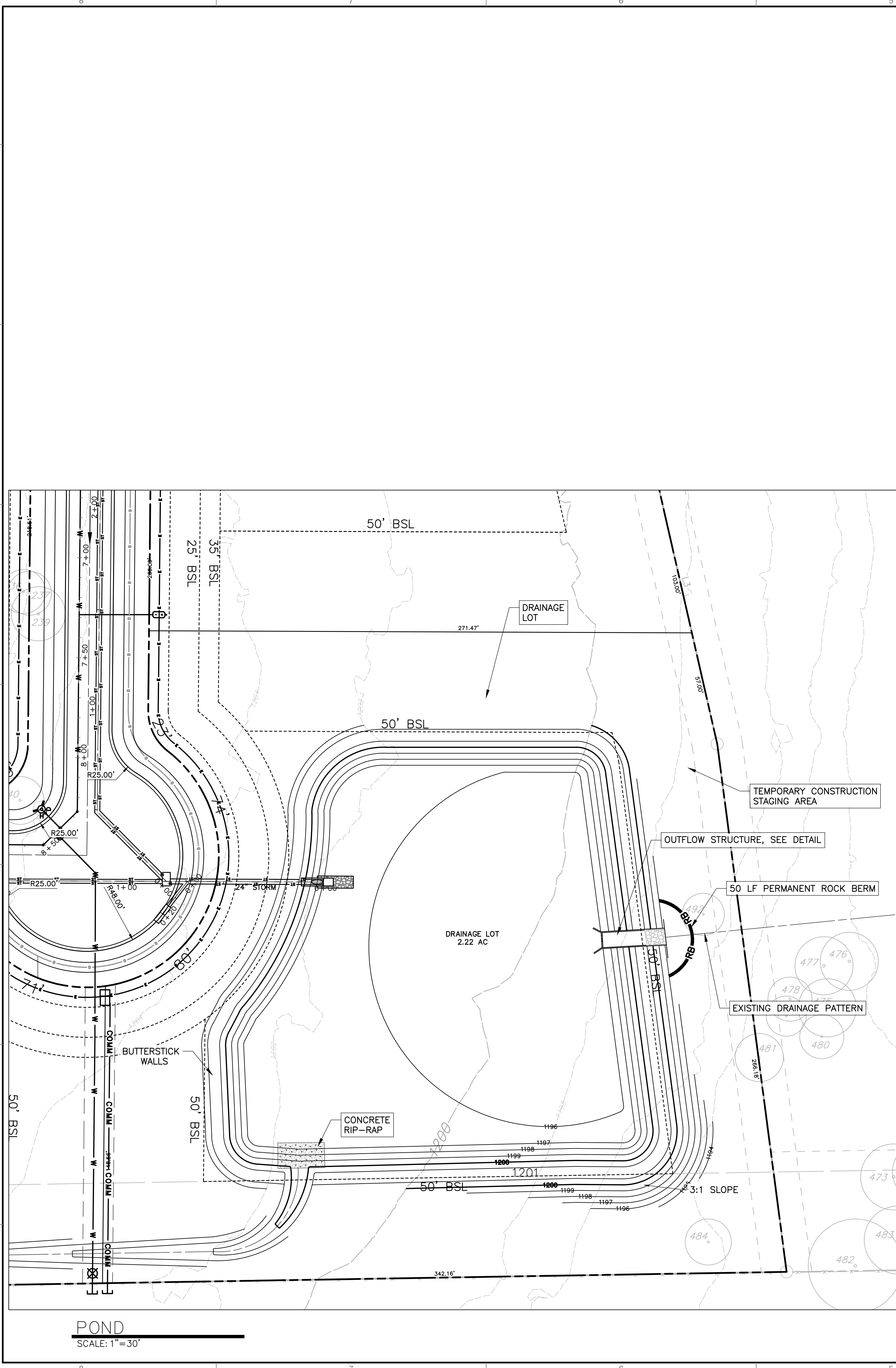


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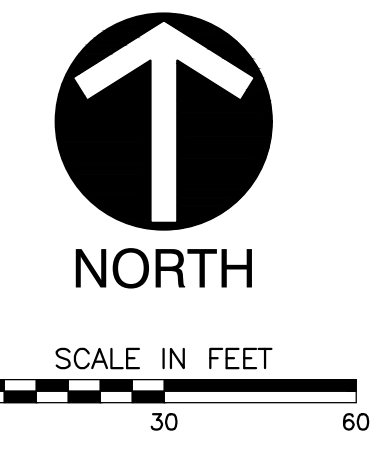
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**POND**  
SCALE: 1"=30'



NO.	DATE	REVISION RECORD DESCRIPTION

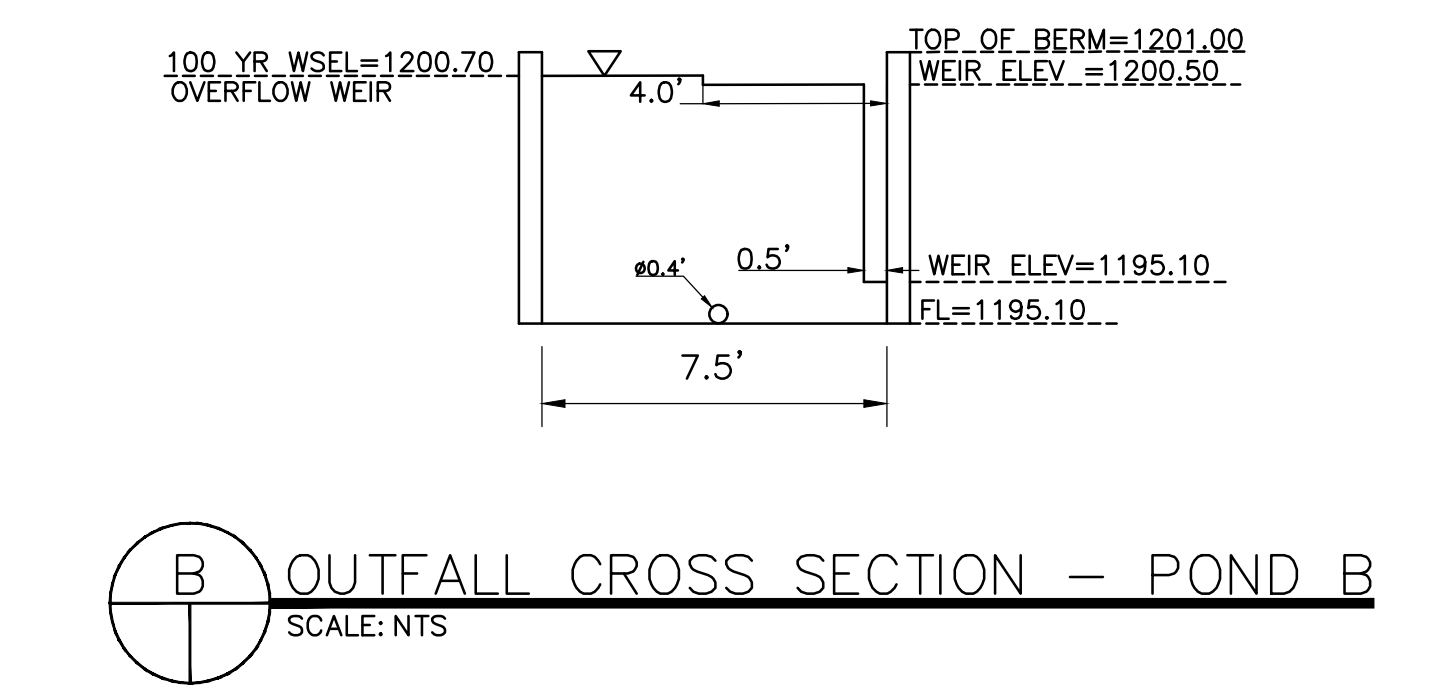
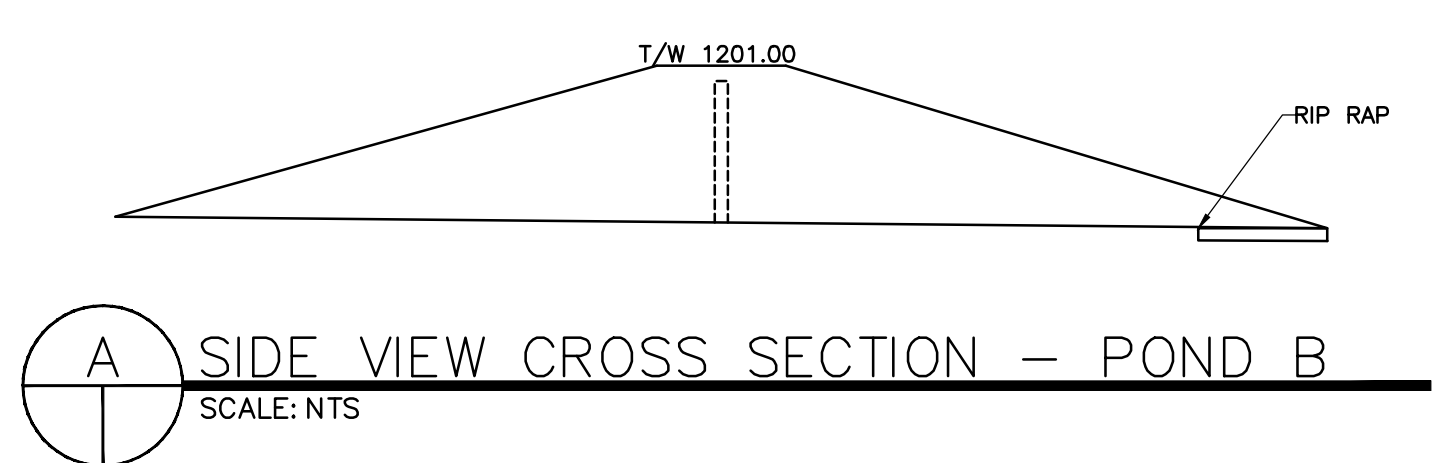

**Civil & Environmental Consultants, Inc.**  
 3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 Ph: 512.439.0400 - Fax: 512.329.0096  
 www.cecinc.com

**OVERLOOK AT BUNKER RANCH, LLC**  
**OVERLOOK AT BUNKER RANCH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

DATE	DRAWN BY	DRAFT
APRIL 2021	BRIAN ESTES	DRAFT
		DRAFT
		DRAFT

PROJECT NO: 304-065  
 APPROVED BY:


DRAWING NO. **05**  
 SHEET 05 OF 06

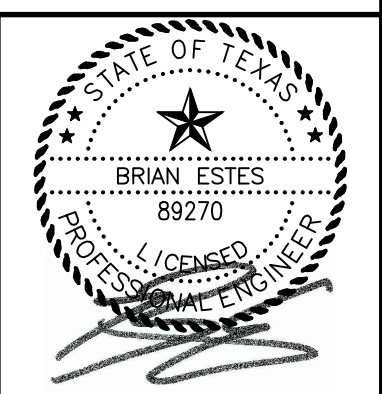


SUMMARY OF DRAINAGE FLOWS			
Point of Confluence	Existing	Proposed	Δ(Proposed-Existing)
1	Q <sub>2yr</sub> (cfs) = 14.9	Q <sub>2yr</sub> (cfs) = 7.9	ΔQ <sub>2yr</sub> (cfs) = -7 [REDUCTION IN FLOW]
	Q <sub>10yr</sub> (cfs) = 30.5	Q <sub>10yr</sub> (cfs) = 15.6	ΔQ <sub>10yr</sub> (cfs) = -14.9 [REDUCTION IN FLOW]
	Q <sub>25yr</sub> (cfs) = 42.8	Q <sub>25yr</sub> (cfs) = 21.7	ΔQ <sub>25yr</sub> (cfs) = -21.1 [REDUCTION IN FLOW]
	Q <sub>100yr</sub> (cfs) = 66.8	Q <sub>100yr</sub> (cfs) = 33.6	ΔQ <sub>100yr</sub> (cfs) = -33.2 [REDUCTION IN FLOW]
2	Q <sub>2yr</sub> (cfs) = 4.9	Q <sub>2yr</sub> (cfs) = 2.8	ΔQ <sub>2yr</sub> (cfs) = -2.1 [REDUCTION IN FLOW]
	Q <sub>10yr</sub> (cfs) = 10.1	Q <sub>10yr</sub> (cfs) = 6.8	ΔQ <sub>10yr</sub> (cfs) = -3.3 [REDUCTION IN FLOW]
	Q <sub>25yr</sub> (cfs) = 14.1	Q <sub>25yr</sub> (cfs) = 10.5	ΔQ <sub>25yr</sub> (cfs) = -3.6 [REDUCTION IN FLOW]
	Q <sub>100yr</sub> (cfs) = 22.1	Q <sub>100yr</sub> (cfs) = 19.7	ΔQ <sub>100yr</sub> (cfs) = -2.4 [REDUCTION IN FLOW]
3	Q <sub>2yr</sub> (cfs) = 9.2	Q <sub>2yr</sub> (cfs) = 6.8	ΔQ <sub>2yr</sub> (cfs) = -2.4 [REDUCTION IN FLOW]
	Q <sub>10yr</sub> (cfs) = 18.9	Q <sub>10yr</sub> (cfs) = 13.6	ΔQ <sub>10yr</sub> (cfs) = -5.3 [REDUCTION IN FLOW]
	Q <sub>25yr</sub> (cfs) = 26.5	Q <sub>25yr</sub> (cfs) = 18.9	ΔQ <sub>25yr</sub> (cfs) = -7.6 [REDUCTION IN FLOW]
	Q <sub>100yr</sub> (cfs) = 41.4	Q <sub>100yr</sub> (cfs) = 29.3	ΔQ <sub>100yr</sub> (cfs) = -12.1 [REDUCTION IN FLOW]
4	Q <sub>2yr</sub> (cfs) = 6.3	Q <sub>2yr</sub> (cfs) = 3.9	ΔQ <sub>2yr</sub> (cfs) = -2.4 [REDUCTION IN FLOW]
	Q <sub>10yr</sub> (cfs) = 12.9	Q <sub>10yr</sub> (cfs) = 7.9	ΔQ <sub>10yr</sub> (cfs) = -5 [REDUCTION IN FLOW]
	Q <sub>25yr</sub> (cfs) = 18	Q <sub>25yr</sub> (cfs) = 11	ΔQ <sub>25yr</sub> (cfs) = -7 [REDUCTION IN FLOW]
	Q <sub>100yr</sub> (cfs) = 28	Q <sub>100yr</sub> (cfs) = 17	ΔQ <sub>100yr</sub> (cfs) = -11 [REDUCTION IN FLOW]

FLORIO POND A- Detention Pond Stage Values					
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1195.10	0	0.000000	0 cf	0 cf	0.0000
1196.00	28,530	0.654959	12,839	12,839	0.2947
1197.00	36,603	0.840289	32,567	45,405	1.0424
1198.00	37,803	0.867837	37,203	82,608	1.8964
1199.00	39,003	0.895386	38,403	121,011	2.7780
1200.00	40,203	0.922934	39,603	160,614	3.6872
1201.00	41,403	0.950482	40,803	201,417	4.6239

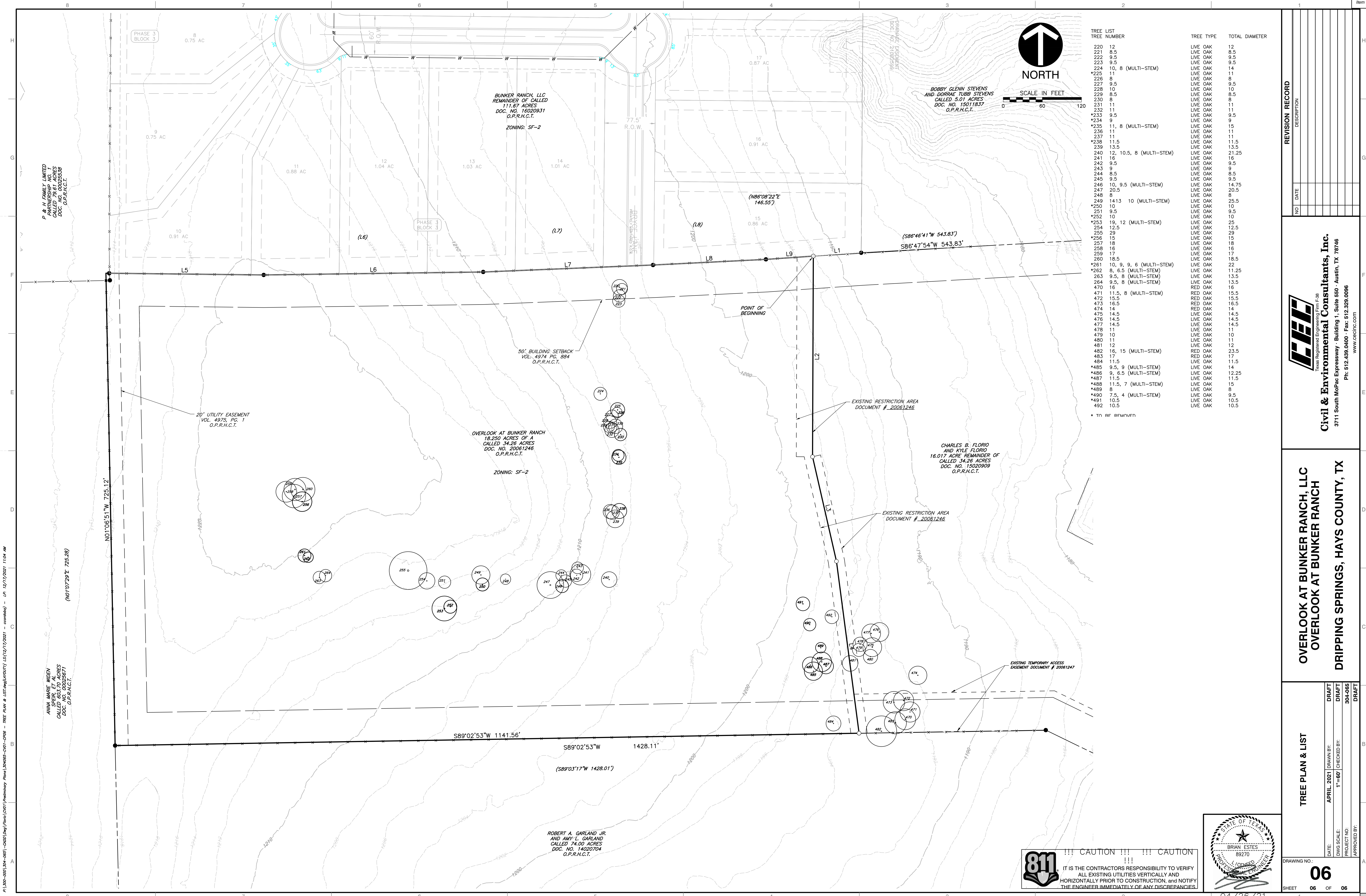
Pond - Detention Pond Values from HEC-HMS Hydrologic Modeling Software				
Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-Routed (cfs)	WS Elevation (ft)
2-yr	4.9	19.8	2.8	1197.1
10-yr	10.1	38.7	6.8	1198.3
25-yr	14.1	53.50	10.5	1199.1
100-yr	22.1	82.50	19.7	1200.7


**!!! CAUTION !!!**  
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES



04/26/21





TREE NUMBER	TREE TYPE	TOTAL DIAMETER
220	LIVE OAK	12
221	LIVE OAK	8.5
222	LIVE OAK	9.5
223	LIVE OAK	9.5
224	LIVE OAK	14
*225	LIVE OAK	11
226	LIVE OAK	8
227	LIVE OAK	9.5
228	LIVE OAK	10
229	LIVE OAK	8.5
230	LIVE OAK	8
231	LIVE OAK	11
232	LIVE OAK	11
*233	LIVE OAK	9.5
*234	LIVE OAK	9
*235	LIVE OAK	15
236	LIVE OAK	11
237	LIVE OAK	11
*238	LIVE OAK	11.5
239	LIVE OAK	13.5
240	LIVE OAK	21.25
241	LIVE OAK	16
242	LIVE OAK	9.5
243	LIVE OAK	9
244	LIVE OAK	8.5
245	LIVE OAK	9.5
246	LIVE OAK	14.75
247	LIVE OAK	20.5
248	LIVE OAK	8
249	LIVE OAK	25.5
*250	LIVE OAK	10
251	LIVE OAK	9.5
252	LIVE OAK	10
*253	LIVE OAK	25
254	LIVE OAK	12.5
255	LIVE OAK	29
256	LIVE OAK	15
257	LIVE OAK	18
258	LIVE OAK	16
259	LIVE OAK	17
260	LIVE OAK	18.5
*261	LIVE OAK	22
*262	LIVE OAK	11.25
263	LIVE OAK	13.5
264	LIVE OAK	13.5
470	RED OAK	16
471	RED OAK	15.5
472	RED OAK	15.5
473	RED OAK	16.5
474	RED OAK	14
475	LIVE OAK	14.5
476	LIVE OAK	14.5
477	LIVE OAK	14.5
478	LIVE OAK	11
479	LIVE OAK	10
480	LIVE OAK	11
481	LIVE OAK	12
482	RED OAK	23.5
483	RED OAK	17
484	LIVE OAK	11.5
*485	LIVE OAK	14
*486	LIVE OAK	12.25
*487	LIVE OAK	11.5
*488	LIVE OAK	15
*489	LIVE OAK	8
*490	LIVE OAK	9.5
*491	LIVE OAK	10.5
492	LIVE OAK	10.5

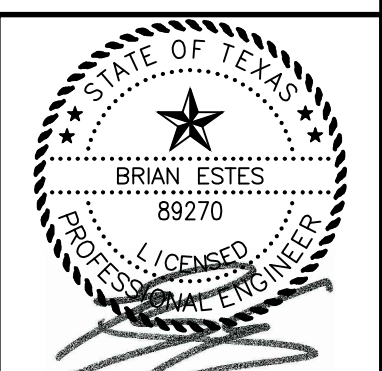
\* TO BE REMOVED

NO	DATE	DESCRIPTION

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**OVERLOOK AT BUNKER RANCH, LLC  
 OVERLOOK AT BUNKER RANCH  
 DRIPPING SPRINGS, HAYS COUNTY, TX**

TREE PLAN & LIST	
DATE:	APRIL 2021
DRAWN BY:	BRUN, ESTES
DWG SCALE:	1"=60'
CHECKED BY:	304-065
PROJECT NO:	
APPROVED BY:	



**811 !!! CAUTION !!! !!! CAUTION !!!**  
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

A:\100-2001\DWG-0651-0000\DWG\Phase\DWG\12172021\LS(12172021 - cover) - LP 12/17/2021 11:04 AM  
 ANNA MARIE WIDEN PARTNERSHIP NO. 7 CALLED 60.370 ACRES DOC. NO. 00029671 O.P.R.H.C.T. (N010729'E 726.28)  
 P & H FAMILY LIMITED PARTNERSHIP NO. 7 CALLED 60.370 ACRES DOC. NO. 00029671 O.P.R.H.C.T.





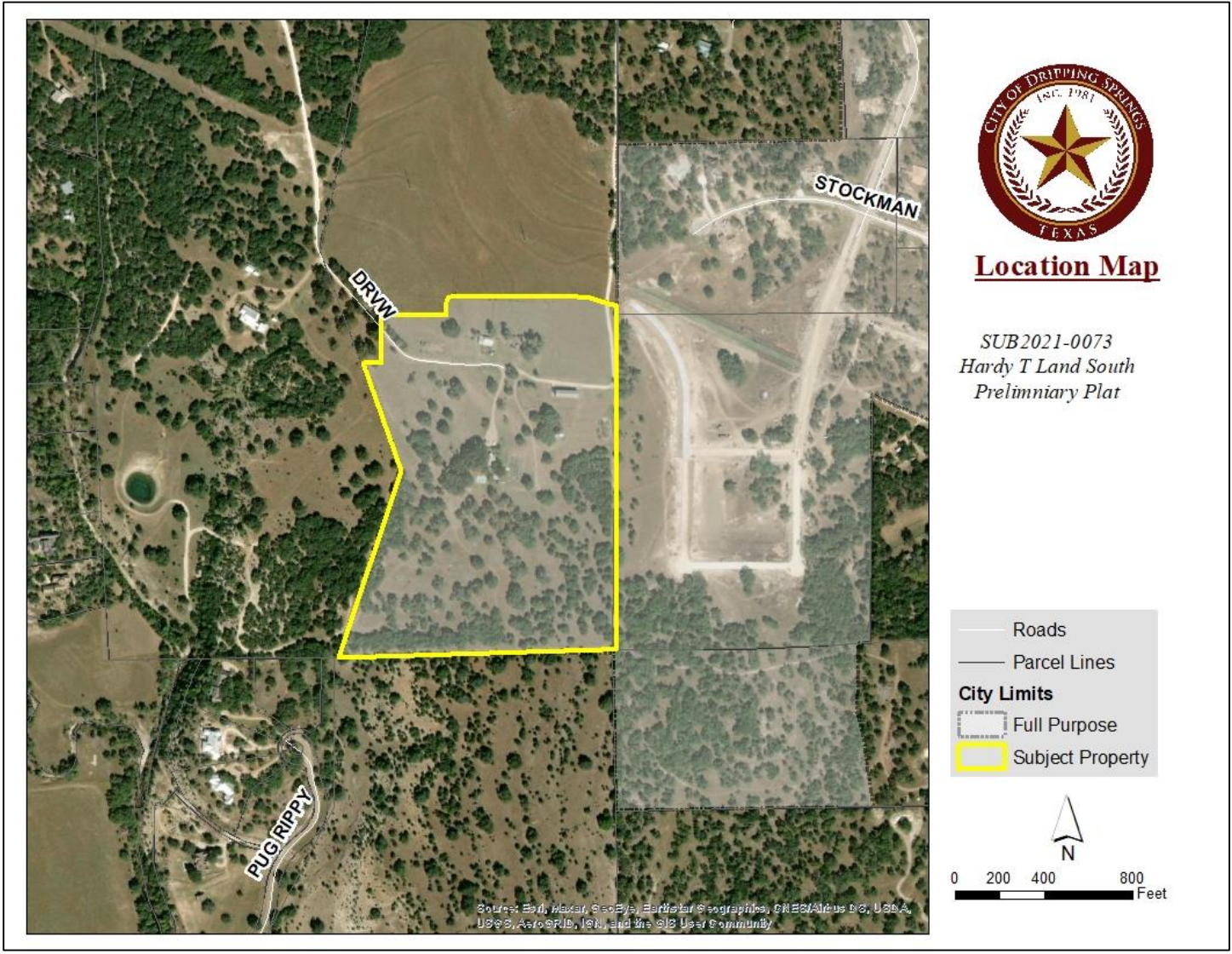
# Planning and Zoning Commission Planning Department Staff Report

Item 5.

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0073  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Hardy T Land South Preliminary Plat  
**Property Location:** 2901 W US 290  
**Legal Description:** 39.341 acres, out of the Benjamin F. Hanna Survey  
**Applicant:** Brian Estes, P.E., Civil & Environmental Consultants, INC.  
**Property Owner:** Steve Harren, Overlook at Bunker Ranch, LLC  
**Request:** Hardy T Land South Preliminary Plat  
**Staff recommendation:** Denial of the Preliminary Plat based on outstanding comments



# Planning Department Staff Report

## Overview

This preliminary plat consists of 39 single-family lots.

## Access and Transportation

Primary access to the subdivision will be through Bunker Ranch Blvd, located in Bunker Ranch Phase 3. Before approval of the final plat, the developer will be required to improve an existing secondary access to US 290.

## Site Information

**Location:** Bunker Ranch Boulevard

**Zoning Designation:** SF-2

## Property History

Annexation and zoning for this development was approved by City Council on December 7, 2021.

## Recommendation

Denial to address comments.

## Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Hardy T Land South Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**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

**PRELIMINARY PLAT APPLICATION**

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

**MEETINGS REQUIRED**

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOT SCHEDULED

NOT SCHEDULED

**CONTACT INFORMATION**

**APPLICANT NAME** Brian Estes, PE

**COMPANY** Civil and Environmental Consultants Inc.

**STREET ADDRESS** 3711 S. MoPac Expressway, Building 1, Suite 550

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

**PHONE** (512) 439-0400 **EMAIL** bestes@cecinc.com

**OWNER NAME** Steve Harren

**COMPANY** Hardy T Land, LLC

**STREET ADDRESS** 317 Grace Lane #240

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

**PHONE** 512.644.6800 **EMAIL** steveharren@aol.com

**PROPERTY INFORMATION**

PROPERTY OWNER NAME	Hardy T Land, LLC	
PROPERTY ADDRESS	2901 W US 290, Dripping Springs, TX 78620	
CURRENT LEGAL DESCRIPTION	A 39.341 acre tract of land out of the Benjamin F Hanna Survey No. 28, Abstract No. 222, situated in Hays County, Texas	
TAX ID #	R15103	
LOCATED IN	<input checked="" type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction	
CURRENT LAND ACREAGE	39.341 AC	
SCHOOL DISTRICT	Dripping Springs ISD	
ESD DISTRICT(S)	Hays County ESD #6	
ZONING/PDD/OVERLAY	SF-2	
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private      Name: <b>Bunker Ranch Blvd.</b> (proposed extension in Hardy T Land North Preliminary Plat) <input type="checkbox"/> State      Name: _____ <input type="checkbox"/> City/County (public)      Name: _____	
DEVELOPMENT AGREEMENT? (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input checked="" 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



<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Hardy T Land South
TOTAL ACREAGE OF DEVELOPMENT	39.341 AC
TOTAL NUMBER OF LOTS	41 LOTS
AVERAGE SIZE OF LOTS	0.81 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>41 LOTS</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>39.341 AC</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: <u>2,440 LF</u>
ANTICIPATED WASTEWATER SYSTEM	<input checked="" type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative (PEC)

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Dripping Springs Water Supply Corp. (DSWSC)

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**WASTEWATER PROVIDER NAME** (if applicable): \_\_\_\_\_

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): Texas Gas Service

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

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

Parkland fee in lieu predetermination attached

**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](http://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.)

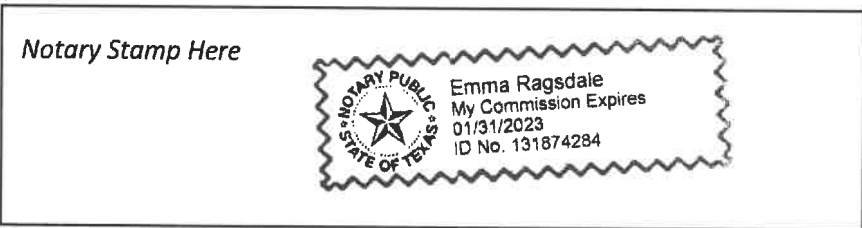
Brian Estes, PE  
\_\_\_\_\_  
Applicant Name

  
\_\_\_\_\_  
Applicant Signature


12-16-21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Notary

12/16/21  
\_\_\_\_\_  
Date




Steve Harren  
\_\_\_\_\_  
Property Owner Name

  
\_\_\_\_\_  
Property Owner Signature

12-16-21  
\_\_\_\_\_  
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: 12-16-21

**For projects within the ETJ, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.**

**PRELIMINARY PLAT CHECKLIST**  
**Subdivision Ordinance, Section 4**

STAFF	APPLICANT	
1	<input checked="" type="checkbox"/>	Completed application form – including all required notarized signatures
	<input checked="" type="checkbox"/>	Application fee (refer to Fee Schedule)
0	<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.
2	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A County Application Submittal – proof of online submission (if applicable)
3	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
4	<input checked="" type="checkbox"/>	Billing Contract Form
5	<input checked="" type="checkbox"/>	Engineer’s Summary Report
5	<input checked="" type="checkbox"/>	Preliminary Drainage Study Included in Engineering Report
6	<input checked="" type="checkbox"/>	Preliminary Plats (3 copies required – 11 x 17)
7	<input checked="" type="checkbox"/>	Tax Certificates – verifying that property taxes are current
8	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
9	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A Development Agreement/PDD (If applicable)
10-12	<input type="checkbox"/>	Utility Service Provider “Will Serve” Letters
	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A Documentation showing approval of driveway locations (TxDOT, County,)



13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Documentation showing Hays County 911 addressing approval (if applicable) <small>Submittal to county provided</small>
14-15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) <small>Fee in lieu approval/ Property Appraisal provided</small>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
16-17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis <small>Approved TIA and City TIA memo provided</small>
18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )
20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary 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 streets (including right-of-way widths), 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 streets, alleys 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 Preliminary 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), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<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"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including:  - The location and size of all watercourses; and  - 100-year floodplain according to Federal Emergency Management Agency

		<p>(FEMA) information; and</p> <ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- 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 to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure</p>

		(including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.
<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"/>	Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer
<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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/> N/A	If any amount of surface water is to be used by the subject property, the

		Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

**NARRATIVE OF COMPLIANCE**

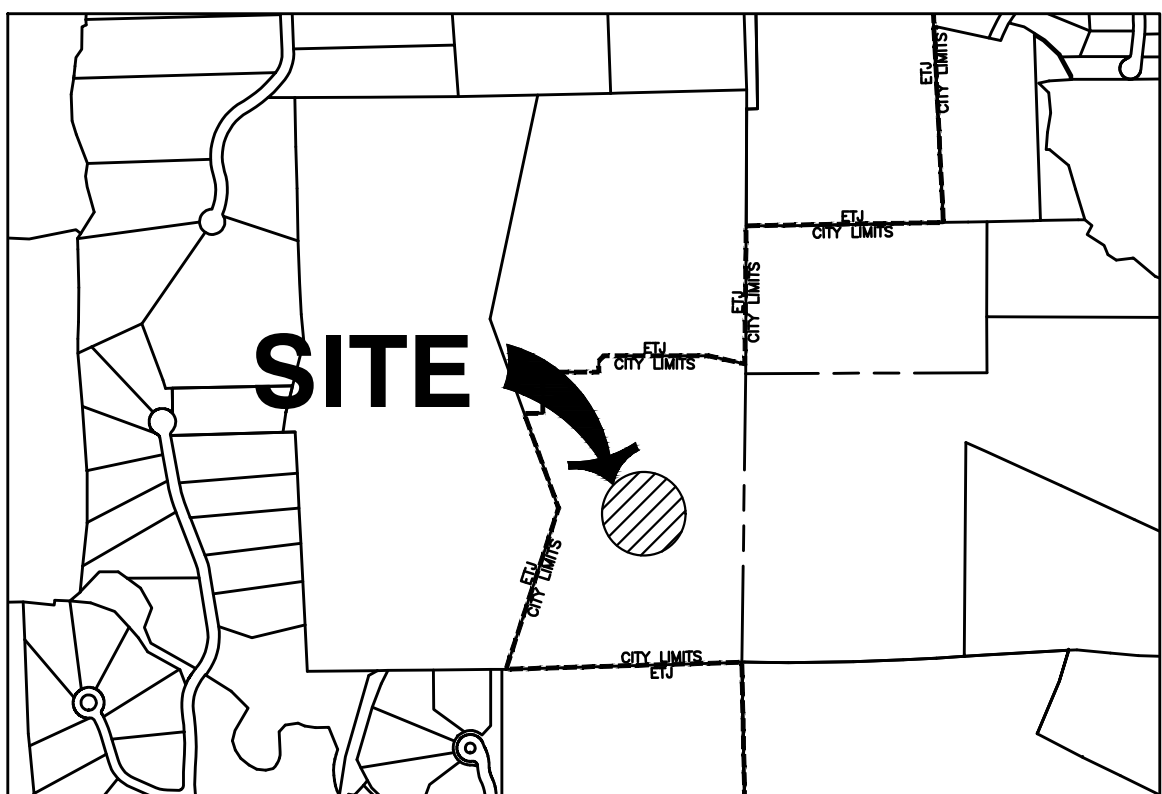
A written narrative describing how all portions of the subdivision meets all requirements of this code and other codes, including landscaping, lighting, parkland dedication, site development, water quality protection, and zoning, as may be relevant.

Outdoor Lighting, Article 24.06	Outdoor Lighting Ordinance Compliance Form has been provided in this submittal.
Parkland Dedication, Article 28.03	See Parkland dedication fee in lieu approval letter attached and appraisal report included.
Landscaping and Tree Preservation, Article 28.06	Existing trees are being preserved where areas are to remain natural.



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>Water quality an detention ponds have been provided within a proposed drainage lot.</p>
Zoning, Article 30.02, Exhibit A	<p>The Preliminary Plat is compliant with SF-2 Zoning standards. All lots are a minimum of 0.5 acres. The minimum lot width is 30 feet and the minimum lot depth is 150 feet. The Front/Side/Rear setbacks provided by Plat are 25 feet/15 feet/25feet. The proposed impervious cover is below 40%.</p>





VICINITY MAP  
SCALE: 1"=1000'



# PRELIMINARY PLAT

FOR

## HARDY T LAND SOUTH

CITY OF DRIPPING SPRINGS, HAYS COUNTY, TX

### OWNER/TEAM INFORMATION

#### CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: BRIAN ESTES, PE

#### OWNER / DEVELOPER

HARDY T LAND, LLC  
STEVE HARREN  
317 GRACE LANE #240  
AUSTIN, TEXAS 78746

#### LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550  
AUSTIN, TX 78746  
PH: (512) 439-0400  
CONTACT: SYDNEY SMITH XINOS, R.P.L.S.

### SUMMARY

FULL PURPOSE CITY LIMITS  
ZONING: SF-2

### AREAS

LOTS (40)	32.45 AC	82.5%
POND LOTS(1)	3.00 AC	7.62%
R.O.W.	3.86 AC	9.8%
TOTAL=	39.34 AC.	

### IMPERVIOUS COVER

ASPHALT = 75,103 S.F.  
ASSUMED I.C. PER RESIDENTIAL LOT = 8,500 S.F.

IMPERVIOUS COVER TOTAL = 415,103 S.F.  
IMPERVIOUS COVER TOTAL = 9.53 AC.  
TOTAL AREA = 39,341 AC.

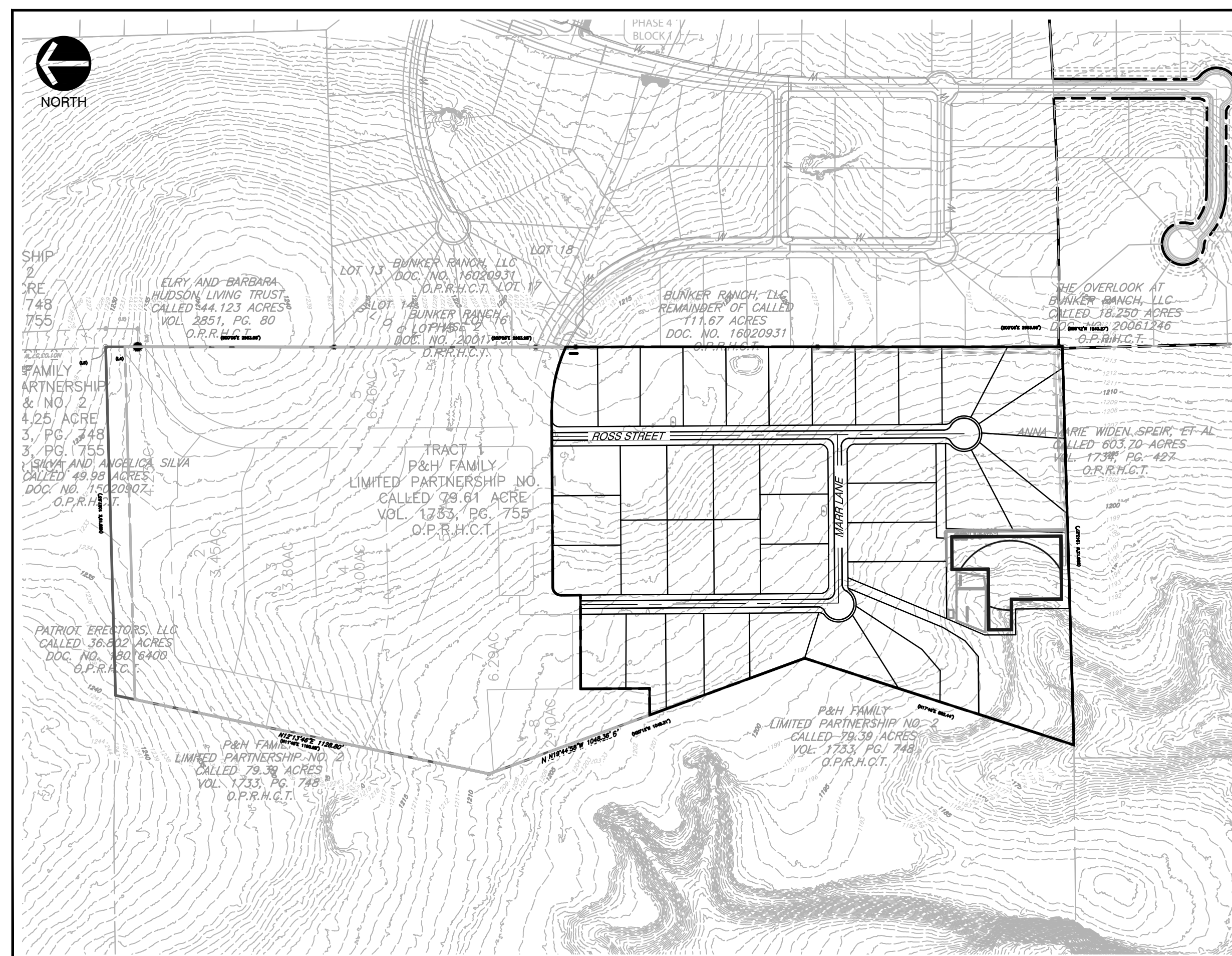
PROPOSED IMPERVIOUS COVER = 24.2%  
MAX. ALLOWED IMPERVIOUS COVER = 40%

### LOT COUNT

NUMBER OF LOTS = 40  
AVERAGE LOT = 0.81 AC  
TOTAL = 32.45 AC

### PLAT NOTES

1. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST REPLY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.
3. NO PORTION OF THIS TRACT FALLS WITHIN FEMA 1% ANNUAL CHANCE FLOOD HAZARD AREA PER FEMA PANEL 48209C0085F DATED 9/2/2005.
4. WATER PROVIDER: DRIPPING SPRINGS WATER SUPPLY CORP.
5. A PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
6. THE JURISDICTIONAL AUTHORITY FOR ONSITE SEWAGE FACILITIES (OSSF) FALLS UNDER THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. THE AUTHORIZED AGENT IS THE CITY OF DRIPPING SPRINGS.
7. THE HOA SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES.
8. DRIPPING SPRINGS WATER SUPPLY CORPORATION WILL OWN AND OPERATE THE WATER FACILITIES AS PER NOTE 4.



SITE MAP  
SCALE: 1"=300'

SHEET LIST	
SHEET #	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAT
03	EXISTING DRAINAGE AREA MAP
04	PROPOSED DRAINAGE AREA MAP
05	DETENTION POND PLAN
06	WATER & EROSION CONTROL PLAN

### LEGAL DESCRIPTION

BEING A 39.341 ACRE TRACT OUT OF THE BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, SITUATED IN HAYS COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.021 ACRE TRACT BEING ALL OF TRACT 1, CONVEYED TO HARDY T LAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 21051171, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.)

REVISION RECORD

NO. DATE

Civil & Environmental Consultants, Inc.  
3711 South Mopac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
www.cedinc.com

HARDY T LAND LLC  
HARDY T LAND SOUTH  
DRIPPING SPRINGS, HAYS COUNTY, TX

COVER SHEET

DATE: DEC. 2021	DRAWN BY: STAFF
DWG SCALE: 1"=300'	MISC: 304-065
PROJECT NO: 89270	APPROVED BY: BE

APPROVED BY:

CITY ADMINISTRATOR \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIR \_\_\_\_\_

APPROVED BY:

CITY SECRETARY \_\_\_\_\_

DRIPPING SPRINGS WATER SUPPLY CORPORATION \_\_\_\_\_

HAYS COUNTY ESD #6 \_\_\_\_\_

SITE PERMIT NUMBER \_\_\_\_\_

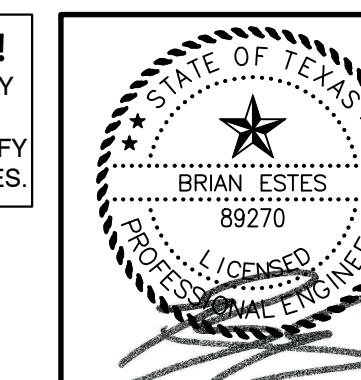
SUBMITTED BY : BRIAN ESTES, PE

12/17/2021

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

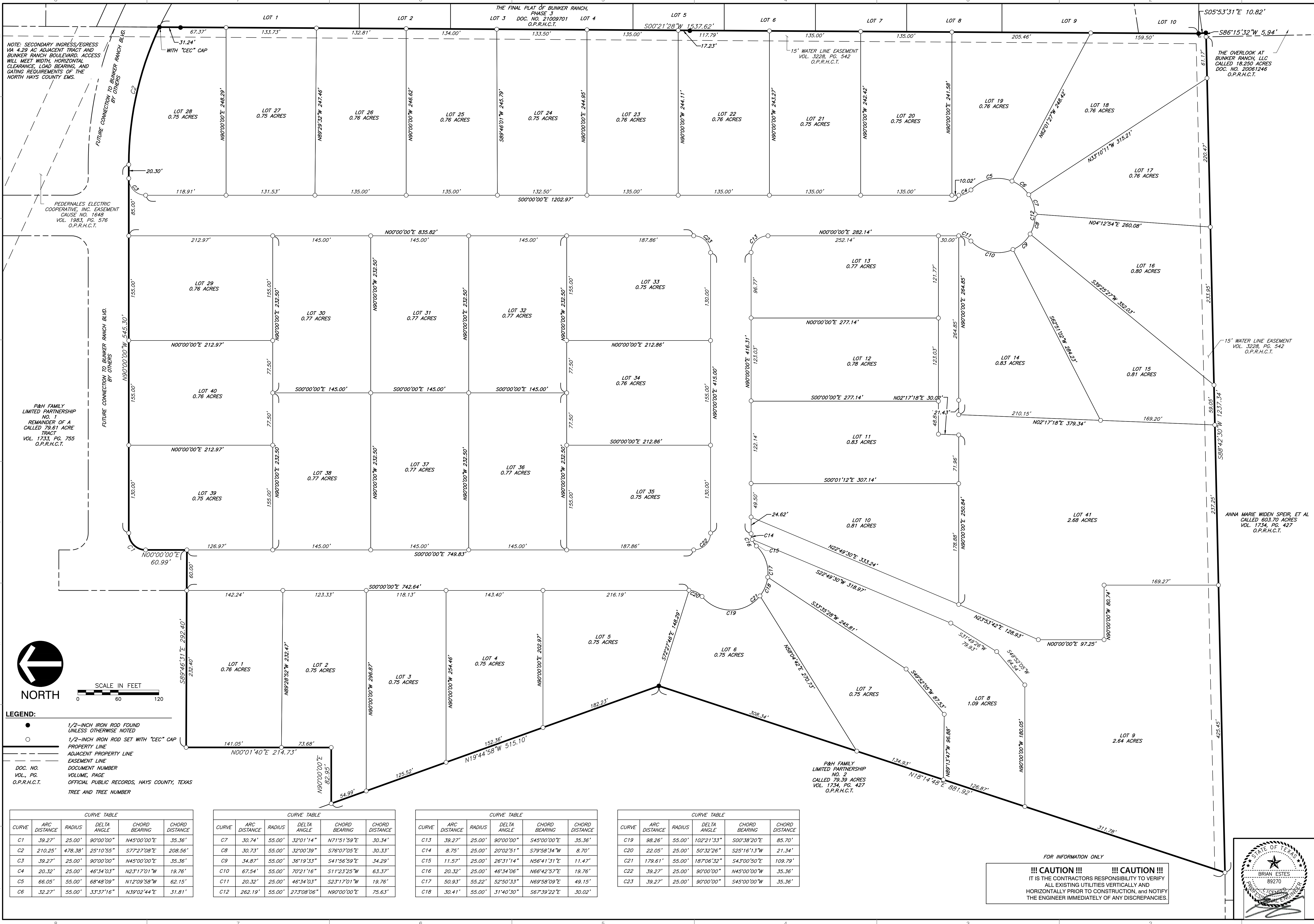


!!! CAUTION !!!  
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



DRAWING NO. 01  
SHEET 01 OF 05





NOTE: SECONDARY INGRESS/EGRESS VIA 4.29 AC ADJACENT TRACT AND BUNKER RANCH BOULEVARD. ACCESS WILL MEET WIDTH, HORIZONTAL CLEARANCE, LOAD BEARING, AND GATING REQUIREMENTS OF THE NORTH HAYS COUNTY EMS.

FUTURE CONNECTION TO BUNKER RANCH BLVD. BY OTHERS

FEDERNALES ELECTRIC COOPERATIVE, INC. EASEMENT CAUSE NO. 1648 VOL. 1983, PG. 576 O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP NO. 1 REMAINDER OF A CALLED 79.81 ACRE TRACT VOL. 1733, PG. 755 O.P.R.H.C.T.

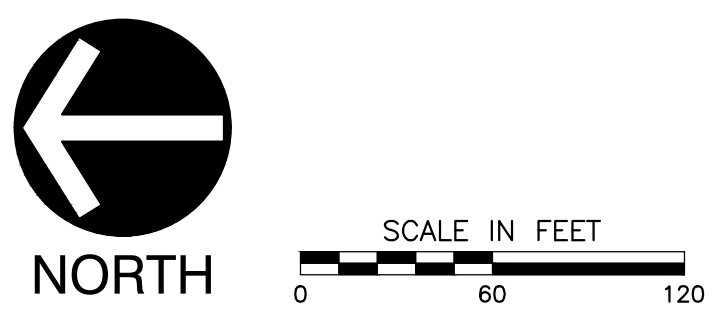
FUTURE CONNECTION TO BUNKER RANCH BLVD. BY OTHERS

THE OVERLOOK AT BUNKER RANCH, LLC CALLED 18.250 ACRES DOC. NO. 20061246 O.P.R.H.C.T.

15' WATER LINE EASEMENT VOL. 3228, PG. 542 O.P.R.H.C.T.

ANNA MARIE WIDEN SPEIR, ET AL CALLED 603.70 ACRES VOL. 1734, PG. 427 O.P.R.H.C.T.

P&H FAMILY LIMITED PARTNERSHIP NO. 2 CALLED 79.39 ACRES VOL. 1734, PG. 427 O.P.R.H.C.T.



**LEGEND:**

- 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2-INCH IRON ROD SET WITH "CEC" CAP
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- · - · - EASEMENT LINE

DOC. NO. VOLUME, PAGE O.P.R.H.C.T.

DOCUMENT NUMBER VOLUME, PAGE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

TREE AND TREE NUMBER

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C2	210.25'	478.38'	25°10'55"	S77°27'08"E	208.56'
C3	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C4	20.32'	25.00'	46°34'03"	N23°17'01"W	19.76'
C5	66.05'	55.00'	68°48'09"	N12°09'58"W	62.15'
C6	32.27'	55.00'	33°37'16"	N39°02'44"E	31.81'

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C7	30.74'	55.00'	32°01'14"	N71°51'59"E	30.34'
C8	30.73'	55.00'	32°00'39"	S76°07'05"E	30.33'
C9	34.87'	55.00'	36°19'33"	S41°56'59"E	34.29'
C10	67.54'	55.00'	70°21'16"	S11°23'25"W	63.37'
C11	20.32'	25.00'	46°34'03"	S23°17'01"W	19.76'
C12	262.19'	55.00'	273°08'06"	N90°00'00"E	75.63'

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C13	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C14	8.75'	25.00'	20°02'51"	S79°58'34"W	8.70'
C15	11.57'	25.00'	26°31'14"	N56°41'31"E	11.47'
C16	20.32'	25.00'	46°34'06"	N66°42'57"E	19.76'
C17	50.93'	55.22'	52°50'33"	N69°58'09"E	49.15'
C18	30.41'	55.00'	31°40'30"	S67°39'22"E	30.02'

CURVE TABLE					
CURVE	ARC DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C19	98.26'	55.00'	102°21'33"	S00°38'20"E	85.70'
C20	22.05'	25.00'	50°32'26"	S25°16'13"W	21.34'
C21	179.61'	55.00'	187°06'32"	S43°00'50"E	109.79'
C22	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C23	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'

FOR INFORMATION ONLY

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NO.	DATE	DESCRIPTION

**CEC**

Texas Registered Surveying Firm 10194419 Texas Registered Engineering Firm F-38

**Civil & Environmental Consultants, Inc.**

3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746

Ph: 512.439.0400 - Fax: 512.329.0096

www.cecinc.com

**HARDY T LAND LLC**

**HARDY T LAND SOUTH**

**DRIPPING SPRINGS, HAYS COUNTY, TX**

**PRELIMINARY PLAT**

DRAWING NO. **SV01**

SHEET 2 OF 5

DATE: DECEMBER 16, 2021 DRAWN BY: AJH

DWG. SCALE: 1"=60' CHECKED BY: ESH

PROJECT NO. 304-065

APPROVED BY: SSK





**Time of Concentration (TR-55 method) - Existing Site Conditions**

Subbasin		Ex DA-4
Area	sf	1921809
	ac	44.119
	sq mi	0.06893541
Impervious	%	5%
Pervious	Cn	83
Composite	Cn	84
<b>Sheet Flow</b>		
Slope	in/in	0.0224
Length	ft.	300
Roughness	n	0.24
Time	hr.	0.48
<b>Shallow Concentrated</b>		
Slope	in/in	0.0249
Length	ft.	535
Paved?	p/u	u
Time	hr.	0.06
<b>Channel Flow 1</b>		
Slope	in/in	0.042
Length	ft.	905
Velocity	fps	4
Time	hr.	0.06
<b>Summary</b>		
Travel Time	hr.	0.70
Tc	min.	41.86
Lag Time	min.	25.11
<b>Existing Run-off Values from HEC-HMS</b>		
2 Year	cfs	61.70
10 Year	cfs	121.50
25 Year	cfs	167.50
100 Year	cfs	253.90

- Notes:
- 1) Lag Times less than 3 min, are assumed to be 3 min. to correspond to a 5 minute minimum Time of Concentration.
  - 2) Calculations are based upon aerial photography, topography, and field
  - 3) Tc = Tsheet + Tshallow + Tchannel
  - 4) The Manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow

**EX-DA**  
AC  
44.1  
253.90  
CFS

REVISION RECORD

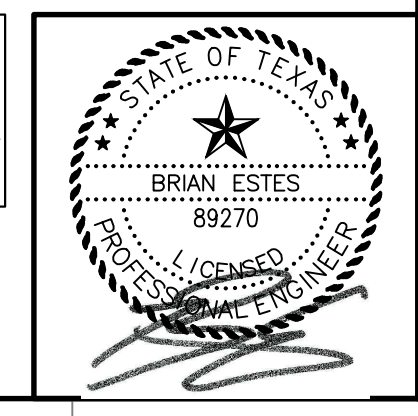
**Civil & Environmental Consultants, Inc.**  
3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746  
Ph: 512.439.0400 - Fax: 512.329.0096  
www.cecinc.com

**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

**EXISTING DRAINAGE AREA MAP**

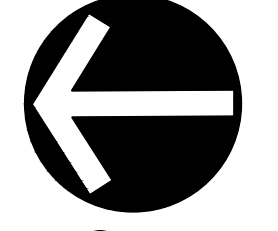
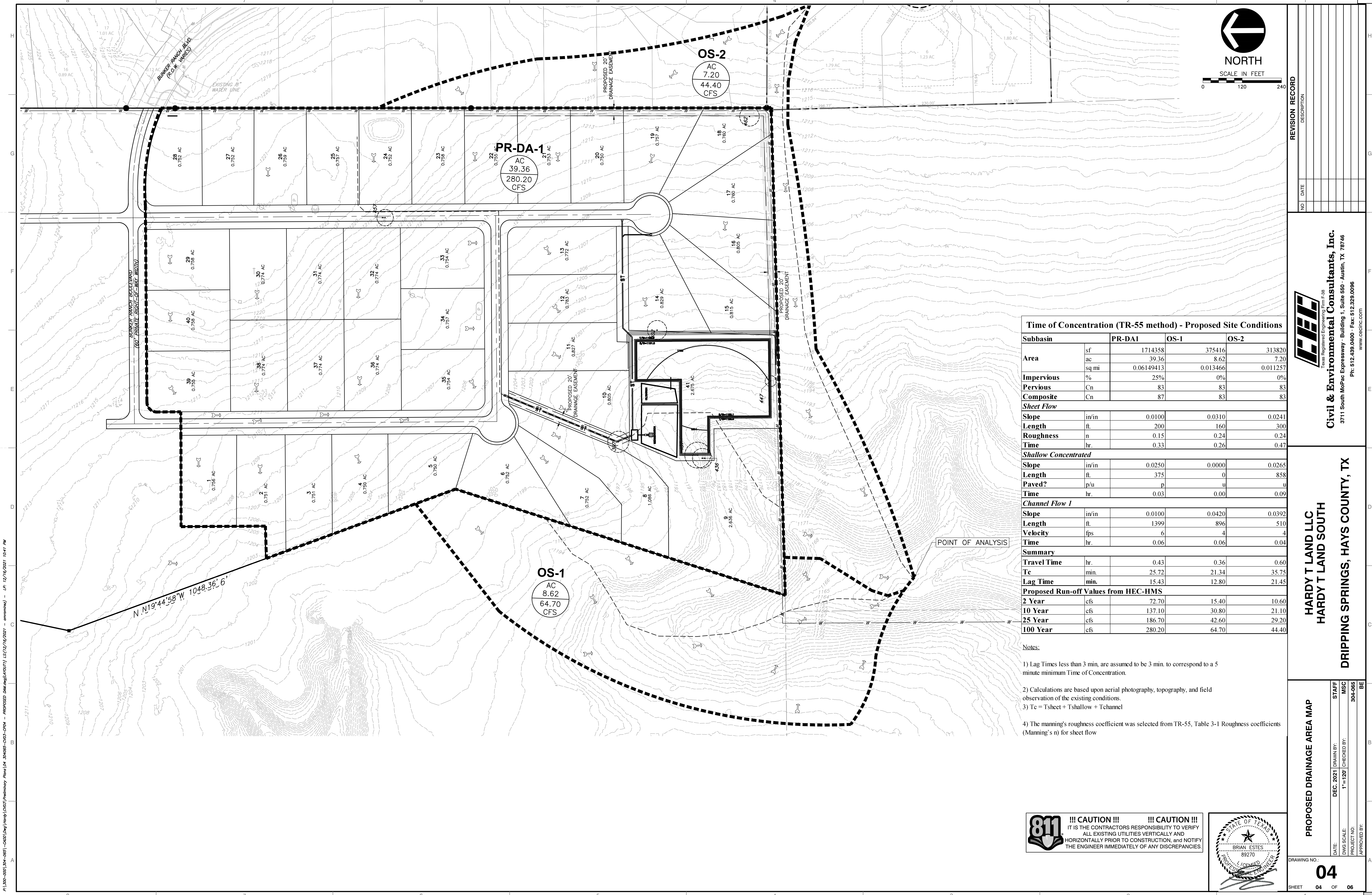
DATE: DEC. 2021 | DRAWN BY: STAFF  
 DWS SCALE: 1"=120' | CHECKED BY: MSC  
 PROJECT NO: 304-065  
 APPROVED BY: BE

**811 !!! CAUTION !!! !!! CAUTION !!!**  
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A:\100-2001\DWG\1001-0000\1001-0000\1001-0000.dwg (12/17/2021 10:41 PM)





NORTH



REVISION RECORD

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 3711 South Mofac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 PH: 512.439.0400 - Fax: 512.329.0096  
 www.cecinc.com

Time of Concentration (TR-55 method) - Proposed Site Conditions

Subbasin	PR-DA1	OS-1	OS-2	
<b>Area</b>				
sf	1714358	375416	313820	
ac	39.36	8.62	7.20	
sq mi	0.06149413	0.013466	0.011257	
<b>Impervious</b>				
%	25%	0%	0%	
<b>Pervious</b>				
Cn	83	83	83	
<b>Composite</b>				
Cn	87	83	83	
<b>Sheet Flow</b>				
<b>Slope</b>				
in/in	0.0100	0.0310	0.0241	
<b>Length</b>				
ft.	200	160	300	
<b>Roughness</b>				
n	0.15	0.24	0.24	
<b>Time</b>				
hr.	0.33	0.26	0.47	
<b>Shallow Concentrated</b>				
<b>Slope</b>				
in/in	0.0250	0.0000	0.0265	
<b>Length</b>				
ft.	375	0	858	
<b>Paved?</b>				
p/u	p	u	u	
<b>Time</b>				
hr.	0.03	0.00	0.09	
<b>Channel Flow 1</b>				
<b>Slope</b>				
in/in	0.0100	0.0420	0.0392	
<b>Length</b>				
ft.	1399	896	510	
<b>Velocity</b>				
fps	6	4	4	
<b>Time</b>				
hr.	0.06	0.06	0.04	
<b>Summary</b>				
<b>Travel Time</b>				
hr.	0.43	0.36	0.60	
<b>Tc</b>				
min.	25.72	21.34	35.75	
<b>Lag Time</b>				
min.	15.43	12.80	21.45	
<b>Proposed Run-off Values from HEC-HMS</b>				
<b>2 Year</b>	cfs	72.70	15.40	10.60
<b>10 Year</b>	cfs	137.10	30.80	21.10
<b>25 Year</b>	cfs	186.70	42.60	29.20
<b>100 Year</b>	cfs	280.20	64.70	44.40

- Notes:
- 1) Lag Times less than 3 min, are assumed to be 3 min. to correspond to a 5 minute minimum Time of Concentration.
  - 2) Calculations are based upon aerial photography, topography, and field observation of the existing conditions.
  - 3) Tc = Tsheet + Tshallow + Tchannel
  - 4) The Manning's roughness coefficient was selected from TR-55, Table 3-1 Roughness coefficients (Manning's n) for sheet flow

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PROPOSED DRAINAGE AREA MAP  
 DATE: DEC. 2021  
 DWS SCALE: 1" = 120'  
 PROJECT NO.: 304-065  
 DRAWING NO.: **04**  
 SHEET 04 OF 06

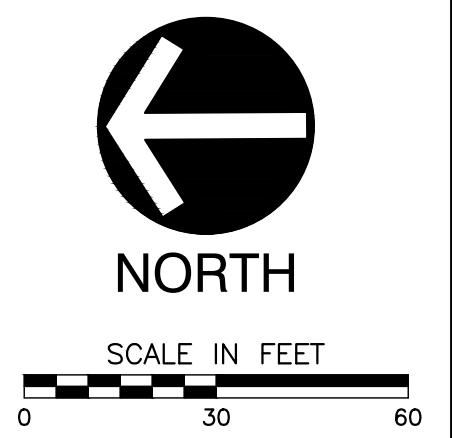
**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
 DRIPPING SPRINGS, HAYS COUNTY, TX

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REVISION RECORD

NO.	DATE	DESCRIPTION





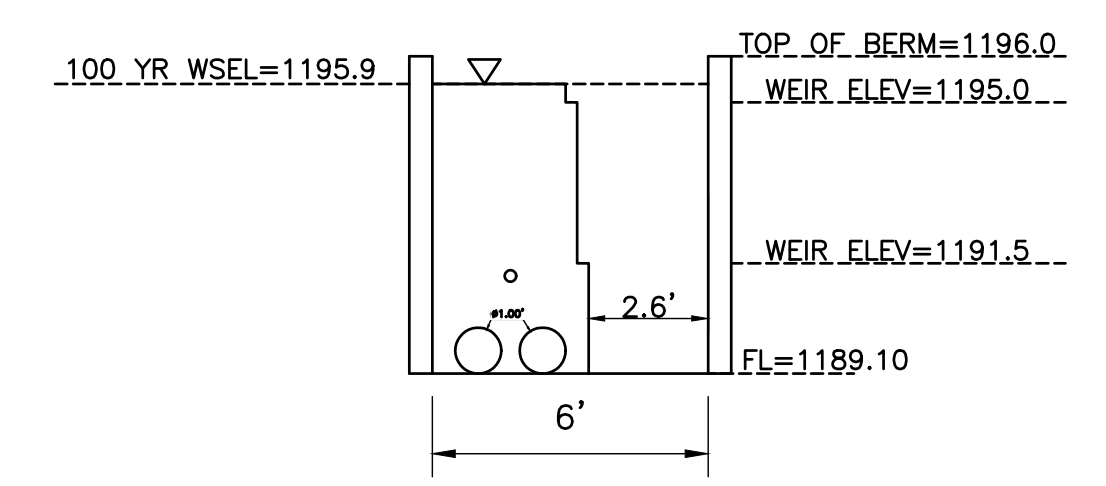
	Existing Drainage Area	Proposed Drainage Area
	Ex. Point of Analysis D	Pr. Point of Analysis D
Contributing Drainage Areas	EX_DA4	Pr_Off 1, 2, PR-POND-routed
2-Yr Peak Discharge, Q <sub>2</sub>	61.70	55.30
10-Yr Peak Discharge, Q <sub>10</sub>	121.50	112.30
25-Yr Peak Discharge, Q <sub>25</sub>	167.50	159.80
100-Yr Peak Discharge, Q <sub>100</sub>	253.90	253.30

Storm Event	Q-Ex (cfs)	Q-Pr (cfs)	PR-POND-Routed (cfs)	WS Elevation (ft)
2-yr	61.70	72.70	37.1	1191.6
10-yr	121.50	137.10	75.7	1193.1
25-yr	167.50	186.70	108.3	1194.1
100-yr	253.90	280.20	173.9	1195.9

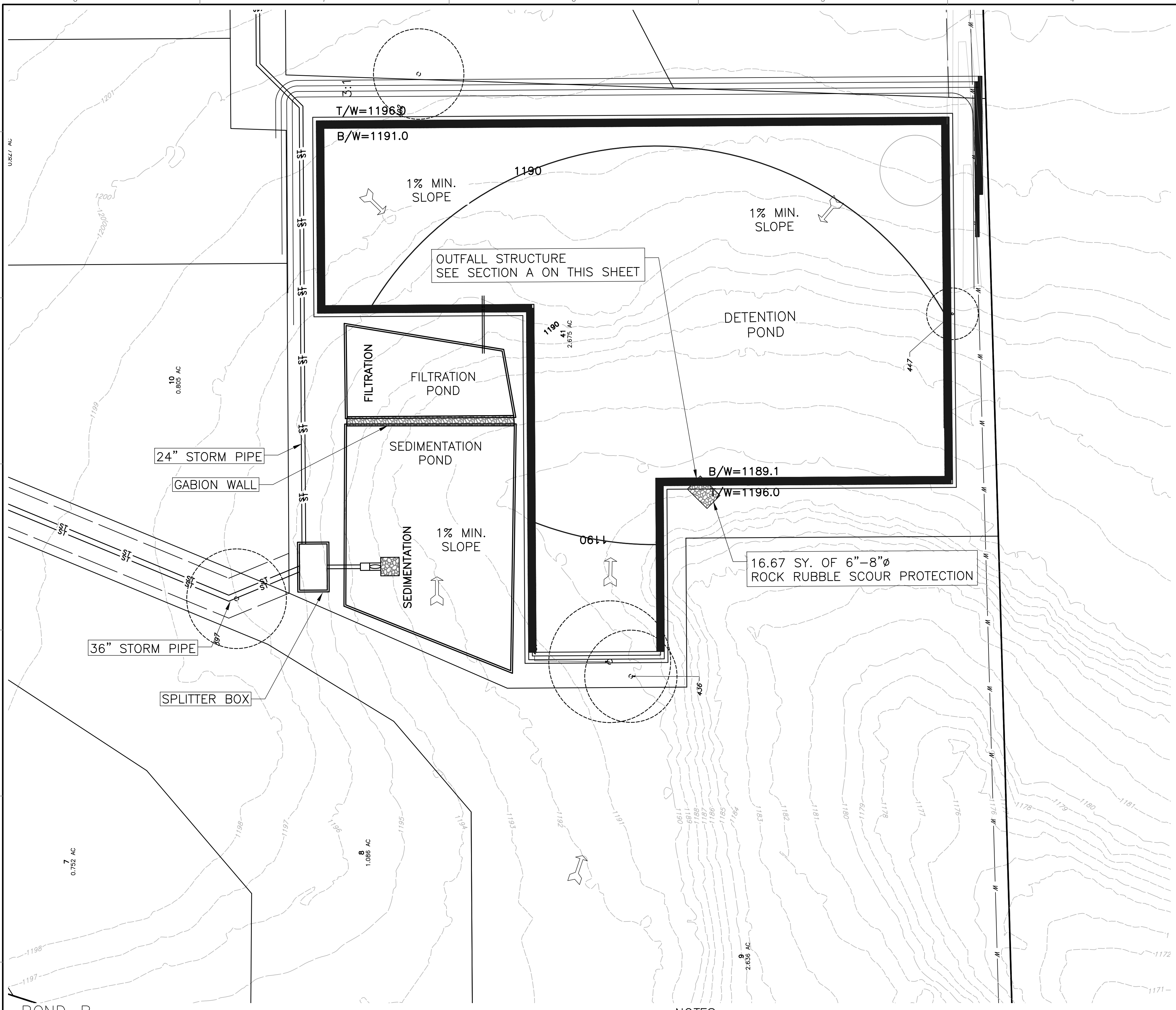
Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.1	0	0	0	0	0.0000
1190.0	41,559	0.954063361	18,702	18,702	0.4293
1191.0	59,345	1.362373737	50,452	69,154	1.5875
1192.0	59,345	1.362373737	59,345	128,499	2.9499
1193.0	61,840	1.419651056	60,593	189,091	4.3409
1194.0	61,840	1.419651056	61,840	250,931	5.7606
1195.0	64,366	1.477640037	63,103	314,034	7.2092
1196.0	64,366	1.477640037	64,366	378,400	8.6869

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.2	0	0	0	0	0.0000
1190.0	10,352	0.237649219	4,141	4,141	0.0951
1191.0	10,352	0.237649219	10,352	14,493	0.3327
1192.0	10,352	0.237649219	10,352	24,845	0.5704
1193.0	10,352	0.237649219	10,352	35,197	0.8080
1194.0	10,352	0.237649219	10,352	45,549	1.0457
1195.0	10,352	0.237649219	10,352	55,901	1.2833

Stage	Area (sf)	Area (ac)	Volume (cf)	Cum. Volume (cf)	Ac-ft
1189.1	3,650	0.08379247	0	0	0.0000
1190.0	3,650	0.08379247	3,285	3,285	0.0754
1191.0	3,650	0.08379247	3,650	6,935	0.1592
1192.0	3,650	0.08379247	3,650	10,585	0.2430
1193.0	3,650	0.08379247	3,650	14,235	0.3268
1194.0	3,650	0.08379247	3,650	17,885	0.4106
1195.0	3,650	0.08379247	3,650	21,535	0.4944



A OUTFALL CROSS SECTION - POND B  
SCALE: NTS



- NOTES:
- EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED [ECM 1.6.3(B)(4)].
  - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS. SIDE SLOPES FOR EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE TO ONE (3H:1V). ROCK SLOPES MAY EXCEED THESE LIMITS IF A GEOTECHNICAL REPORT WARRANTS A DEVIATION. ACTUAL FIELD CONDITIONS MAY OVERRIDE THE GEOTECHNICAL REPORT. CONCRETE WALLS SHALL BE BUILT TO COA STANDARD SPECIFICATIONS. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.

POND-B  
SCALE: 1"=30'

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
3711 South Mofrac Expressway - Building 1, Suite 550 - Austin, TX 78746  
PH: 512.439.0400 - FAX: 512.329.0096  
www.cecfnc.com

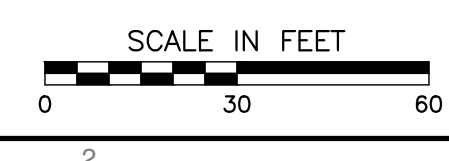
**HARDY T LAND LLC  
HARDY T LAND SOUTH  
DRIPPING SPRINGS, HAYS COUNTY, TX**

**DETENTION POND PLAN**

DATE: DEC. 2021  
DRAWN BY: BSC  
PROJECT NO: 304-065  
APPROVED BY: [Signature]

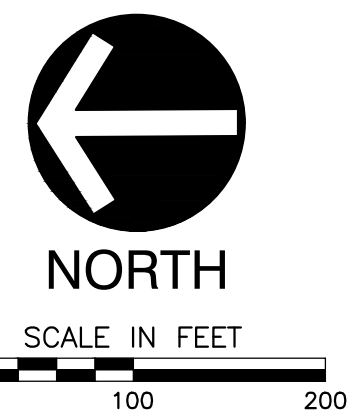
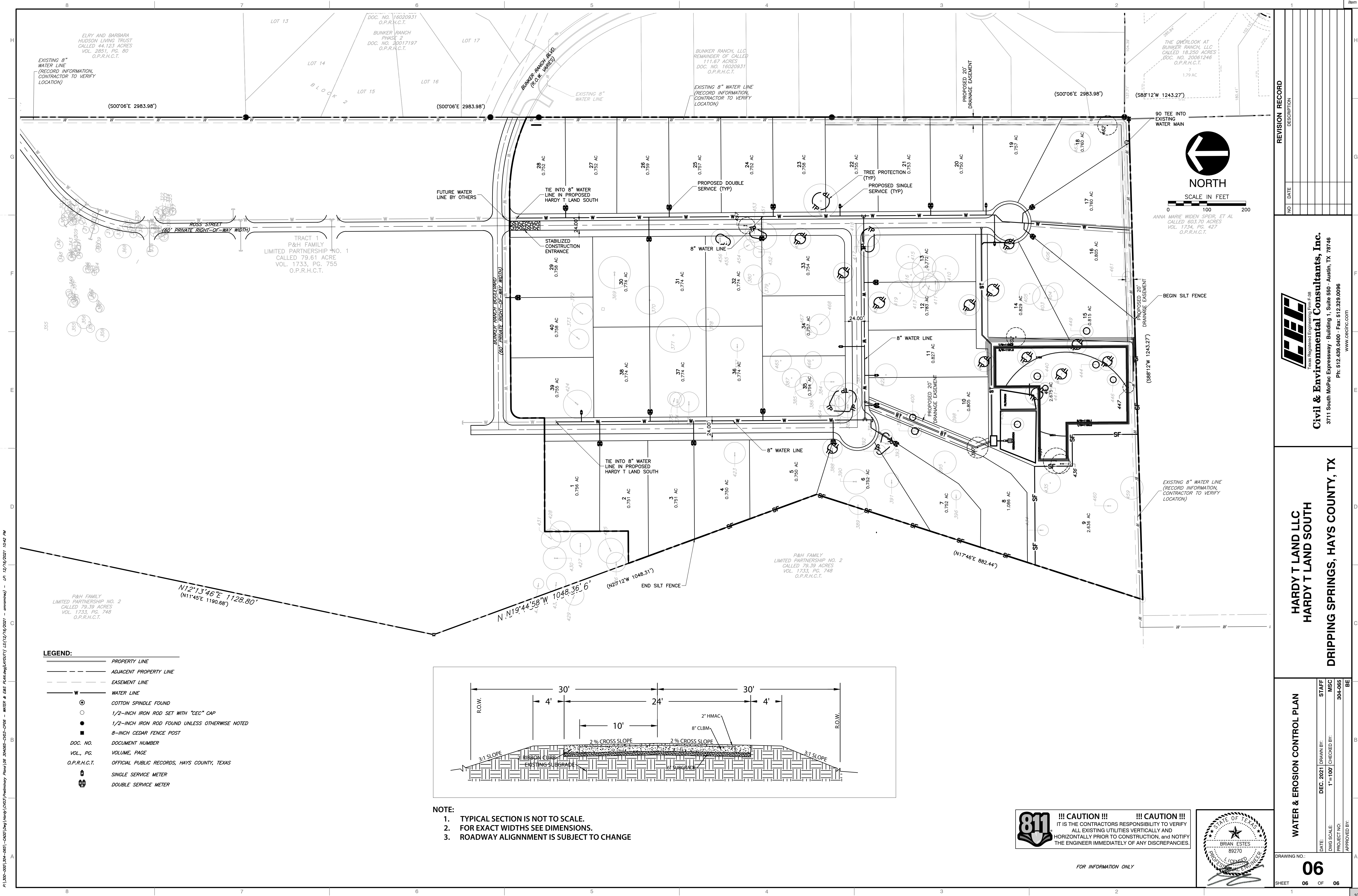
811 !!! CAUTION !!!  
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, and NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

BRIAN ESTES  
89270  
REGISTERED PROFESSIONAL ENGINEER



P:\100-0001\304-065-CAD\Drawings\POD\POD-Plan.dwg (12/16/2021 10:57 AM) - USER: bsc - DETENTION POND PLAN.dwg (12/16/2021 10:57 AM) - USER: bsc





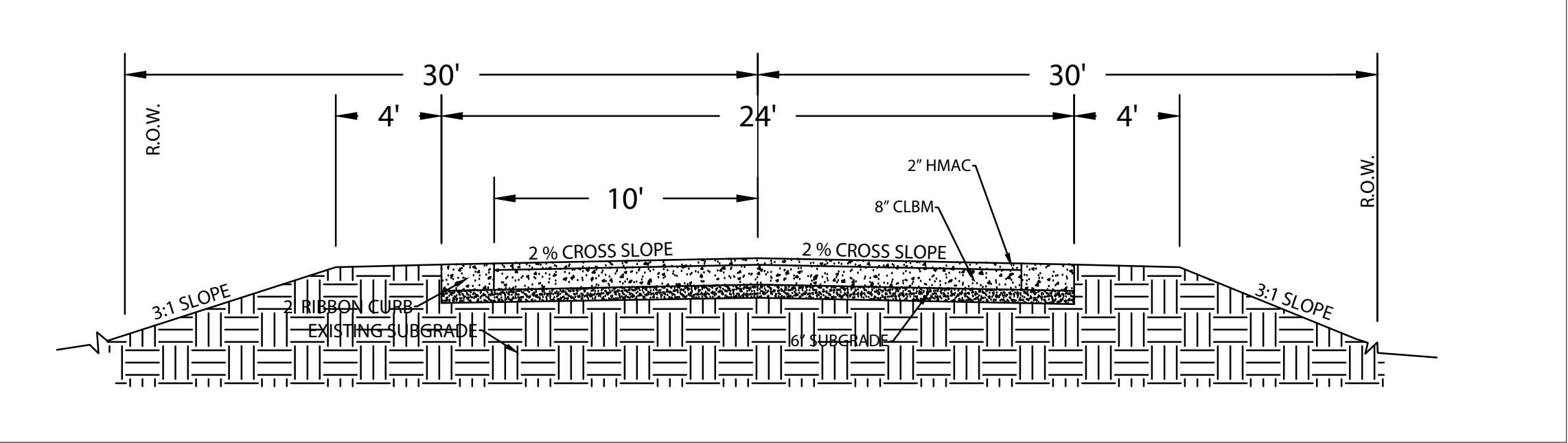
NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746  
 Ph: 512.439.0400 - Fax: 512.329.0096  
 www.cecinco.com

**HARDY T LAND LLC**  
**HARDY T LAND SOUTH**  
**DRIPPING SPRINGS, HAYS COUNTY, TX**

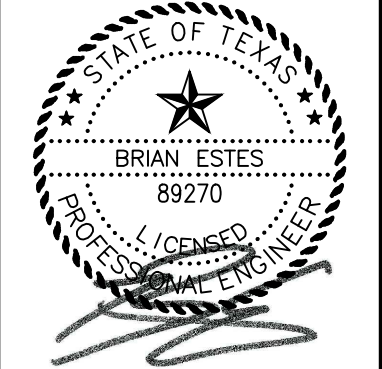
WATER & EROSION CONTROL PLAN	
DATE:	DEC. 2021
DRAWN BY:	BRIAN ESTES
DIMS SCALE:	1"=100'
CHECKED BY:	BRIAN ESTES
PROJECT NO.:	304-065
APPROVED BY:	BE

- LEGEND:**
- PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - EASEMENT LINE
  - W - WATER LINE
  - ⊙ COTTON SPINDLE FOUND
  - 1/2-INCH IRON ROD SET WITH "CEC" CAP
  - 1/2-INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
  - 8-INCH CEDAR FENCE POST
  - DOC. NO. DOCUMENT NUMBER
  - VOL., PG. VOLUME, PAGE
  - O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
  - ⊕ SINGLE SERVICE METER
  - ⊕⊕ DOUBLE SERVICE METER



- NOTE:**
1. TYPICAL SECTION IS NOT TO SCALE.
  2. FOR EXACT WIDTHS SEE DIMENSIONS.
  3. ROADWAY ALIGNMENT IS SUBJECT TO CHANGE

**811 !!! CAUTION !!! !!! CAUTION !!!**  
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



FOR INFORMATION ONLY

A:\100-0001\_064-0651\_0402 [Long Range] [0121] [Preliminary Plans] [05 20405-032]-0306 - WATER & ERS PLAN (MPL) (DWG) [12/16/2021 10:42 PM]



## City of Dripping Springs

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*Open spaces, friendly faces.*

Date: January 21, 2022

### **Comments:**

SUB2021-0073 Hardy South Preliminary Plat

### **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](mailto:tcarpenter@cityofdrippingsprings.com).

1. To meet block perimeter requirements, a stub street to the west of the Hardy Tract will be required. (11.12)
2. Adjust the lot boundaries so that lot 9 is not a flag lot. (14.3)
3. Include street names on all sheets.
4. Provide documentation of approved street names. (4.7c)
5. Note that sidewalk and parkland fee in lieu will be required prior to final approval.

### **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](mailto:cgilpin@cityofdrippingsprings.com).

6. Provide 10 ft PUE along the frontage of all lots. [Sub Ord 12.2.4]
7. Delineate the WQBZ and local floodplain associated with the creek at the southwest corner of the property. [Preliminary Plat Information Requirements][WQO 22.05.017] [Hays County Development Regulations 3.07(B)]
8. It looks like lots 1 through 9 are being released west to the adjacent property without water quality or detention requirements being met. Provide a drainage area for these lots and provide a comparison of existing vs developed flows. Provide detention as necessary so that proposed flows are less than or equal to existing. [Hays County Development Regs, Chapter 725, Section 3.02]

9. Clarify how water quality requirements will be achieved for stormwater discharges. [WQO 22.05]
10. Show location names of all streets. [Preliminary Plat Information Requirements].
11. Label lot 41 as a drainage easement or drainage lot. [Preliminary Plat Information Requirements]
12. Provide an easement for the water line through lot 17. [Preliminary Plat Information Requirements].
13. Show the drainage easement containing the diversion channel (Lots 15 to 22) on the Preliminary Plat Sheet SV01. [Preliminary Plat Information Requirements]
14. Provide a construction traffic plan showing [proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction. [Preliminary Plat Information Requirements]
15. Per [Sub Ord 4.7] provide an Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; as defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.
16. Add note: "Establishment of secondary ingress/egress via Bunker Ranch Boulevard and proposed Ross Street through the Hardy Tact and north to US 290 is required before a Final Plat for the Hardy South can be approved. Secondary access shall meet width, horizontal clearance, load bearing requirements, and gating requirements of the Hays County Fire Marshall.
17. Add note: "Connection to the existing Bunker Ranch Boulevard stub at Bunker Ranch Phase 4 must be completed prior to approval of the Final Plat for Hardy South."
18. Add note: "Street Trees shall be planted in each lot prior to the issuance of a certificate of occupancy per the quantity, size and location requirements of Subdivision Ordinance 28.06.051."
19. Show radius ROW at the southwest corner of Bunker Ranch Blvd and Ross Street to be consistent with other ROW dedication.

### **Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

20. Show secondary emergency access





# Planning and Zoning Commission

## Planning Department Staff Report

Item 6.

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0075  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

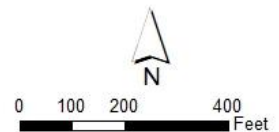
**Project Name:** Driftwood Subdivision, Phase 4 Final Plat  
**Property Location:** Thurman Roberts Way  
**Legal Description:** 5.8096 acres, out of the Freeloove Woody Survey  
**Applicant:** Ronnee Gilbert, Murfee Engineering Company  
**Property Owner:** Driftwood DLC Investor I LP  
**Staff recommendation:** Denial of the Final Plat based on outstanding comments



### Location Map

SUB2021-0075  
Driftwood Phase 4  
Final Plat

— Roads  
— Parcel Lines



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



## Planning Department Staff Report

### Overview

This final plat consists of 9 single-family lots.

### Access and Transportation

Primary access to the subdivision will be through Thurman Roberts Way

### Site Information

**Location:** Thurman Roberts Way near FM 1826

**Zoning Designation:** ETJ / Driftwood Development Agreement

### Property History

The driftwood development agreement was approved in 2015.

### Recommendation

Denial to address comments.

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Phase 4 Final Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

Item 6.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL CONSULTATION DATE: _____	PRE-APPLICATION CONFERENCE DATE: September 7, 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  
**STREET ADDRESS** 1101 Capital of TX Hwy S., Bldg D-110, Austin, TX 78746  
**CITY** Austin **STATE** TX **ZIP CODE** 78746  
**PHONE** 512-327-9204 **EMAIL** rgilbert@murfee.com

---

**OWNER NAME** Driftwood DLC Investor I LP, C/O Don Bosse, VP of Development, Driftwood Golf and Ranch Club  
**COMPANY** Driftwood Subdivision, Phase Four  
**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 I LP
PROPERTY ADDRESS	Thurman Roberts Way, Driftwood, TX
CURRENT LEGAL DESCRIPTION	5.8096 ac out of Freelove Woody Sur 23, Abs 20
TAX ID #	R12537
LOCATED IN ETJ	<input type="checkbox"/> City Limits <input type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	5.8096
SCHOOL DISTRICT	Hays Consolidated ISD
ESD DISTRICT(S)	#1 and #6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE 1225 lf	<input type="checkbox"/> Private Name: <u>Thurman Roberts Way</u> <input type="checkbox"/> State Name: _____ <input type="checkbox"/> City/County (public) Name: _____
DEVELOPMENT AGREEMENT? Yes (If so, please attach agreement)	<input type="checkbox"/> Yes (see attached) <input type="checkbox"/> Not Applicable Development Agreement Name: <small>Amended and Restated Dev Agr between Dripping Springs &amp; M Scott Roberts &amp; Driftwood Equiti</small> _____

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Subdivision, Phase Four
TOTAL ACREAGE OF DEVELOPMENT	5.8096
TOTAL NUMBER OF LOTS	9
AVERAGE SIZE OF LOTS	0.6455
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: <u>residential</u>
# OF LOTS PER USE	RESIDENTIAL: <u>9</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
ACREAGE PER USE	RESIDENTIAL: <u>9</u> COMMERCIAL: <u>0</u> INDUSTRIAL: <u>0</u>
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>0</u> PRIVATE: <u>0</u>
ANTICIPATED WASTEWATER SYSTEM <b>Public Sewer</b>	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> Public Water Supply - Surface <input type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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>	

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

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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

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 type="checkbox"/> YES <input checked="" 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](http://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.)

Tory D. Miller, PE

Applicant Name

*Tory Miller*

12-9-21

Applicant Signature

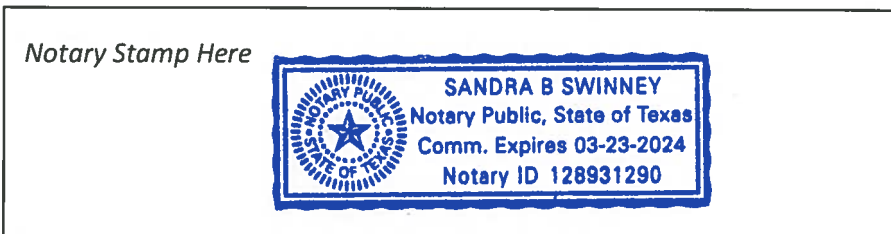
*Sandra B Swinney*

Date

12-9-2021

Notary

Date



J. David Rhoades, Authorized Agent

Property Owner Name

*J. David Rhoades*  
Property Owner Signature

11-7-2021  
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: Tony MB Date: 12-9-21

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
<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 (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<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 checked="" type="checkbox"/>	Drainage Report – if not included in the Engineer's summary
<input type="checkbox"/>	<input type="checkbox"/> NA	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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"/> NA	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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 <b>TAXES DUE FOR 2021</b>
<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

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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"/> NA	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"/> NA	Parkland Dedication fee (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input checked="" type="checkbox"/>	<input checked="" 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"/> NA	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pre-Application Meeting Form signed by City Staff

<b>FINAL PLAT INFORMATION REQUIREMENTS</b>		
<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 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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>



		<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"/> NK	Existing zoning of the subject property and all adjacent properties if within the city limits.
<input type="checkbox"/>	<input type="checkbox"/> NA	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>

**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	In accordance with DS regulations and Development Agreement
Parkland Dedication, Article 28.03	NA
Landscaping and Tree Preservation, Article 28.06	NA

<p>Subdivision, 28.02, Exhibit A  In accordance with DS regulations and Development Agreement</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>Zoning, Article 30.02, Exhibit A</p>	<p>NA</p>



# DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

STATE OF TEXAS )  
COUNTY OF HAYS )

KNOW ALL MEN BY THESE PRESENTS, THAT DRIFTWOOD DLC INVESTOR I, LP, ACTING BY AND THROUGH J. DAVID RHOADES, AUTHORIZED AGENT, OWNER OF THAT 65.3766 ACRE TRACT (TRACT 1) RECORDED IN DOCUMENT No. 20031232 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE FREELove WOODY SURVEY No. 23, ABSTRACT No. 20, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 5.8096 ACRES OF LAND TO BE KNOWN AS "DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.  
A DELAWARE COMPANY

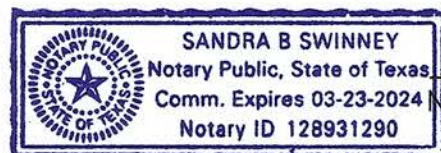
J. DAVID RHOADES, AUTHORIZED AGENT  
582 THURMAN ROBERTS WAY,  
DRIFTWOOD, TEXAS 78619

12-7-2021  
DATE

STATE OF TEXAS )  
COUNTY OF HAYS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7<sup>th</sup> DAY OF December, 2021. A.D.



*Sandra B. Swinney*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 8<sup>th</sup> DAY OF December, 2021.

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



### SURVEYOR'S NOTES:

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 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.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN IN ZONE "AE" AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAP #48209C0120F EFFECTIVE DATE SEPTEMBER 2, 2005.

I GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 3<sup>rd</sup> DAY OF December, 2021.

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



### SUBDIVISION PLAT NOTES:

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

- 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.
- 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.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

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

### UTILITY NOTES:

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

### GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN THE HAYS TRINIITY GROUNDWATER CONSERVATION DISTRICT.
- NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
- DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN VOLUME 5163, PAGE 441, VOLUME 5163, PAGE 455, VOLUME 5163, PAGE 471, VOLUME 5163, PAGE 485, VOLUME 5163, PAGE 500 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY. NOTE: NONE OF THE ABOVE EASEMENTS LIE WITHIN OR IMMEDIATELY ADJACENT TO THE HEREIN DESCRIBED PLAT.
- TOTAL ACREAGE OF DEVELOPMENT: 5.8096  
TOTAL ACREAGE OF LOTS: 5.8096  
INTENDED USE OF LOTS: SINGLE FAMILY  
TOTAL NUMBER OF LOTS: 9 AVERAGE SIZE OF LOTS: 0.6455  
NUMBER OF LOTS: Greater than 10 acres 0  
Larger than 5, less than 10 0  
Between 2 & 5 acres 0 Between 1 & 2 acres 1  
Less than an acre 8
- HOMEOWNERS ASSOCIATION MAINTAINED STREETS:  
DRIFTWOOD GOLF CLUB DEVELOPMENT, INC., BY FILING OF THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT HAYS COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION: THURMAN ROBERTS WAY, UNTIL AND UNLESS DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND/OR THE DRIFTWOOD PROPERTY ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY HAYS COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. DRIFTWOOD GOLF CLUB DEVELOPMENT, INC. AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE DRIFTWOOD PROPERTY OWNERS ASSOCIATION, INC. FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN IN THIS SUBDIVISION.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
- 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.
- ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM DRILLING INDIVIDUAL WATER WELLS.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS AND DRIFTWOOD EQUITIES, LTD., RECORDED IN VOLUME 5150, PAGE 594 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS.
- THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
- NO CONSTRUCTION WILL OCCUR WITHIN THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND P.E.C. EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
- THIS SUBDIVISION IS SUBJECT TO DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REFERRED TO IN DOCUMENT No. 15007648 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
- POST CONSTRUCTION STORMWATER CONTROL MEASURES SHALL HAVE A MAINTENANCE PLAN. THE MAINTENANCE PLAN MUST BE FILED IN REAL PROPERTY RECORDS OF HAYS COUNTY. THE OWNER OPERATOR OF ANY NEW DEVELOPMENT OR REDEVELOPMENT SITE SHALL DEVELOP AND IMPLEMENT A MAINTENANCE PLAN ADDRESSING MAINTENANCE REQUIREMENTS FOR ANY STRUCTURAL CONTROL MEASURES INSTALLED ON SITE. OPERATION AND MAINTENANCE PERFORMED SHALL BE DOCUMENTED AND RETAINED AND MADE AVAILABLE FOR REVIEW UPON REQUEST.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT No. 6 OR ITS SUCCESSORS.

GENERAL NOTES CONTINUED ON SHEET 3 OF 3.

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

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

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY:  
MIM JAMES  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:  
ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR  
HAYS COUNTY DEVELOPMENT SERVICES

STATE OF TEXAS )  
COUNTY OF HAYS )

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

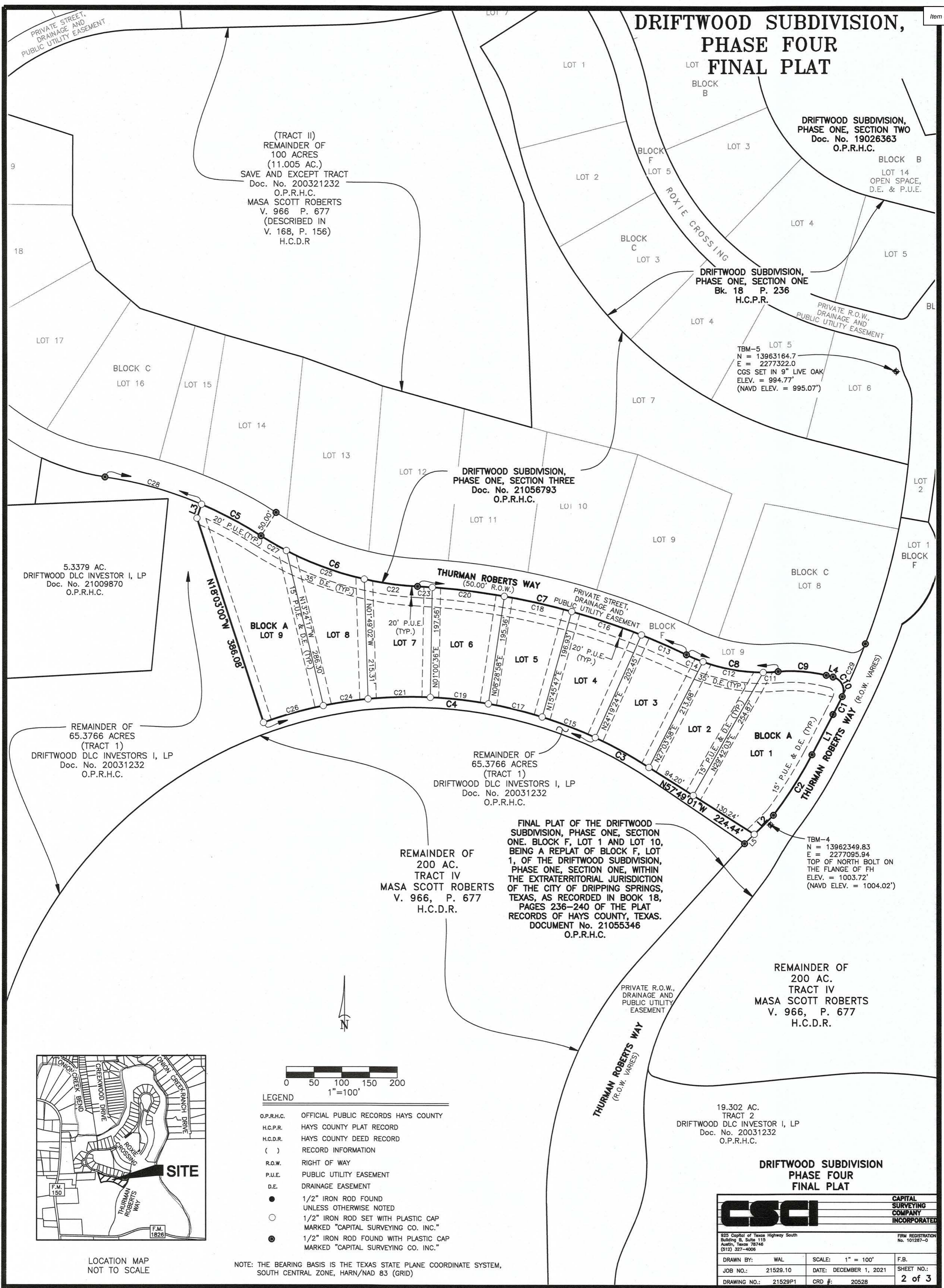
ELAINE HANSON CARDENAS  
COUNTY CLERK, HAYS COUNTY, TEXAS

### DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

<b>CSCI</b>		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	21529.10	DATE:	DECEMBER 1, 2021
DRAWING NO.:	21529P1	CRD #:	20528
			SHEET NO.:
			1 of 3



# DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT



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

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

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

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

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

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

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

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

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

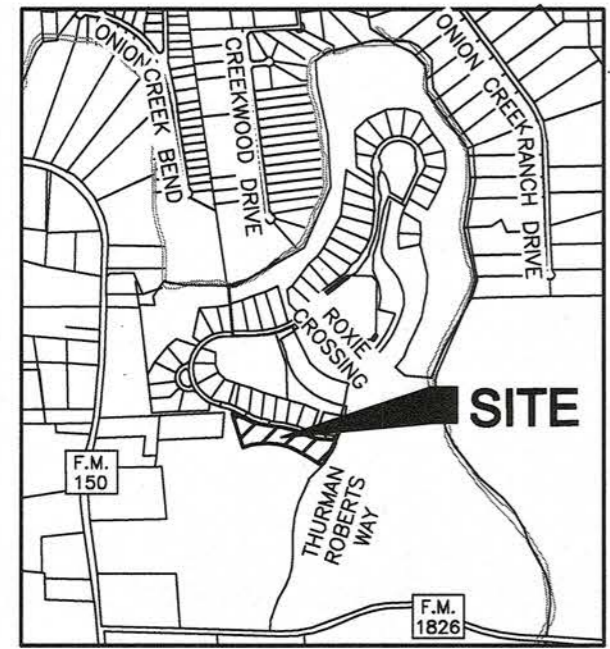
TBM-4  
N = 13962349.83  
E = 2277095.94  
TOP OF NORTH BOLT ON  
THE FLANGE OF FH  
ELEV. = 1003.72'  
(NAVD ELEV. = 1004.02')

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

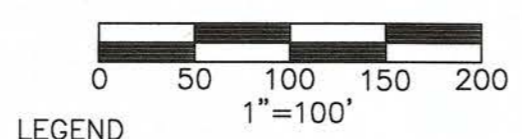
19.302 AC.  
TRACT 2  
DRIFTWOOD DLC INVESTOR I, LP  
Doc. No. 20031232  
O.P.R.H.C.

## DRIFTWOOD SUBDIVISION PHASE FOUR FINAL PLAT

<b>CSCI</b>		<b>CAPITAL SURVEYING COMPANY INCORPORATED</b>	
825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101287-0	
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.	
JOB NO.: 21529.10	DATE: DECEMBER 1, 2021	SHEET NO.:	
DRAWING NO.: 21529P1	CRD #: 20528	2 of 3	



LOCATION MAP  
NOT TO SCALE



**LEGEND**

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

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



# DRIFTWOOD SUBDIVISION, PHASE FOUR FINAL PLAT

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

GENERAL NOTES CONTINUED:

19. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN PRE-DEVELOPED CONDITIONS FOR 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
20. MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.1.
21. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, EXCEPT WHERE APPROVED BY THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT REACHED BETWEEN THE CITY OF DRIPPING SPRINGS AND M. SCOTT ROBERTS, RECORDED IN VOLUME 5150, PAGE 598 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.
22. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
23. IMPERVIOUS COVER SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT APPROVED FOR THIS SUBDIVISION AND SHALL NOT BE ALTERED.
24. THIS SUBDIVISION IS WITHIN ESD No. 1 AND ESD No. 6.

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

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

<b>BLOCK "A"</b>	<b>9 Single Family Lots</b>	<b>5.8096 Ac.</b>
<b>Total Single Family Lots 9</b>		<b>5.8096 Ac.</b>
<b>Total Acreage of Subdivision</b>		<b>5.8096 Ac.</b>

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

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

**DRIFTWOOD SUBDIVISION  
PHASE FOUR  
FINAL PLAT**

**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.: 21529.10	DATE: DECEMBER 1, 2021	SHEET NO.:
DRAWING NO.: 21529P1	CRD #: 20528	<b>3 of 3</b>





# Planning and Zoning Commission Planning Department Staff Report

Item 7.

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0072  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

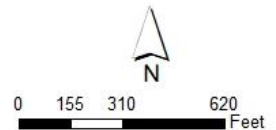
**Project Name:** Caliterra Phase 5 Section 14 Preliminary Plat  
**Property Location:** Caliterra Parkway & Crosswater Lane  
**Legal Description:** 50.947 acres, out of the Philip A Smith Survey  
**Applicant:** Bill E. Couch, Carlson Brigance and Doering, Inc.  
**Property Owner:** Development Solutions CAT, LLC  
**Staff recommendation:** Denial of the Preliminary Plat based on outstanding comments



### Location Map

SUB2021-0072  
 Caliterra Phase 5 Section 14  
 Preliminary Plat

— Roads  
 — Parcel Lines



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



## Planning Department Staff Report

### Overview

This preliminary plat consists of 25 single-family lots.

### Access and Transportation

Primary access to the subdivision will be through Caliterra Parkway.

### Site Information

**Location:** Caliterra Parkway and Crosswater Lane

**Zoning Designation:** ETJ / Caliterra Development Agreement

### Property History

The restated Caliterra development agreement was approved in 2018.

### Recommendation

Denial to address comments.

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Caliterra Phase 5 Section 14 Preliminary Plat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
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

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Item 7.

## PRELIMINARY PLAT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SUBDIVISION ORDINANCE)

INFORMAL CONSULTATION

PRE-APPLICATION CONFERENCE

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOT SCHEDULED

NOT SCHEDULED

### CONTACT INFORMATION

APPLICANT NAME Bill E. Couch

COMPANY Carlson, Brigance and Doering, Inc.

STREET ADDRESS 5501 W. William Cannon Drive

CITY Austin STATE TX ZIP CODE 78749

PHONE (512) 585-8874 EMAIL bill@cbdeng.com

OWNER NAME Greg Rich

COMPANY Development Solutions CAT, LLC

STREET ADDRESS 12222 Merit Drive, Suite 1050

CITY Dallas STATE TX ZIP CODE 78251

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

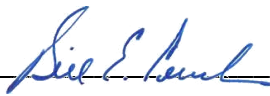
<b>PROPERTY INFORMATION</b>	
PROPERTY OWNER NAME	Development Solutions CAT, LLC
PROPERTY ADDRESS	Premier Park Loop
CURRENT LEGAL DESCRIPTION	A0415 PHILIP A SMITH SURVEY, ACRES 56.59
TAX ID #	R168032
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	50.947
SCHOOL DISTRICT	Dripping Springs Independent School District
ESD DISTRICT(S)	6
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input type="checkbox"/> Private Name: <u>Greg Rich</u> <input type="checkbox"/> State Name: _____ <input checked="" type="checkbox"/> City/County (public) Name: <u>Caliterra Pkwy</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>

<b>ENVIRONMENTAL INFORMATION</b>	
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



<b>PROJECT INFORMATION</b>	
PROPOSED SUBDIVISION NAME	Caliterra Phase 5 Section 14
TOTAL ACREAGE OF DEVELOPMENT	50.947 Acres
TOTAL NUMBER OF LOTS	28
AVERAGE SIZE OF LOTS	minimum 3600 SF lots and Small corner lots a min. of 3,500 SF
INTENDED USE OF LOTS	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: <u>25</u> COMMERCIAL: _____ INDUSTRIAL: _____
ACREAGE PER USE	RESIDENTIAL: <u>16.95</u> COMMERCIAL: _____ INDUSTRIAL: _____
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: <u>2.918 acres</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	<b>SURFACE WATER</b> <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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: Sr. Project Manager SIGNATURE: 

**PUBLIC UTILITY CHECKLIST**

**ELECTRIC PROVIDER NAME** (if applicable): Pedernales Electric Cooperative

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**COMMUNICATIONS PROVIDER NAME** (if applicable): Frontier Communications

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**WATER PROVIDER NAME** (if applicable): Dripping Springs Water Supply Cooperation

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

**GAS PROVIDER NAME** (if applicable): One Gas

VERIFICATION LETTER ATTACHED  NOT APPLICABLE

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

12-14-21

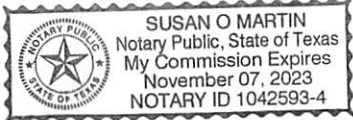
Applicant Signature

Date

Notary

Date

Notary Stamp Here



*Susan O. Martin*


12/14/2021

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:  Date: 12-14-21

**For projects within the ETJ**, per the City of Dripping Springs Interlocal Cooperation Agreement with Hays County, a county subdivision application must also be submitted for review to the City. Fees for Hays County shall also be paid. The City will forward the application and Hays County Fees to the County.

<b>PRELIMINARY PLAT CHECKLIST</b>		
<b>Subdivision Ordinance, Section 4</b>		
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"/>	Digital Data (GIS) of Subdivision
<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"/>	Preliminary Drainage Study
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Plats (1 Copy required – 11 x 17)
<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"/>	Utility Service Provider “Will Serve” Letters
<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)

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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Parkland Dedication Submittal (narrative, fees) <a href="#">See Development Agrmt &amp; Parks Master Plan</a>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/>	ITE Trip Generation Report, or if required; a Traffic Impact Analysis
<input type="checkbox"/>	<input type="checkbox"/>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(l)(4)]
<input type="checkbox"/>	<input type="checkbox"/>	OSSF Facility Planning Report or approved OSSF permit ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Hays Trinity Groundwater Conservation District approval of water well ( <i>if applicable</i> )
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Preliminary Conference Form signed by City Staff
<b>PRELIMINARY PLAT INFORMATION REQUIREMENTS</b>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity, or location, map that shows the location of the proposed Preliminary 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 streets (including right-of-way widths), 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 streets, alleys 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 Preliminary Plat is approved)

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<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), buildings, existing sewer or water mains (can be shown on a separate sheet, if preferred), gas mains or other underground structures, or other existing features within the area proposed for subdivision;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed arrangement and square footage of lots or Units (including lot and block numbers or Unit numbers) proposed use of same; for nonresidential uses, the location and size of buildings, existing and proposed. This information shall be provided on a separate sheet, such as on a concept plan or the final site plan.
<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"/>	Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum; and the limits of any portion of the 100-year floodplain (pursuant to the flood study, if required by the City Engineer) that may be within or adjacent to (i.e., within 100 feet of) the property (final monumentation of the floodplain shall occur, and shall be shown, on the final plat prior to approval and filing at the County) - if no floodplain is present, then a note stating this shall be shown on the plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Areas contributing drainage to the proposed subdivision shall be shown in the drainage study and construction plans; locations proposed for drainage discharge from the site shall be shown by directional arrows.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All physical features of the property to be subdivided shall be shown, including: <ul style="list-style-type: none"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> </ul>

		<ul style="list-style-type: none"> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- 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 to be certified as such by an accredited wetland biologist relying the presence of wetlands plant species. Applicant to include a slope map identifying the breakdown of all lands in categories from 0% to 15 slope, 15 to 30 slope, and over 30% slope; and</li> <li>- Ravines; and</li> <li>- Bridges; and</li> <li>- Culverts; and</li> <li>- Existing structures; and</li> <li>- Drainage area in acres or area draining into subdivisions (to be included in drainage study and construction plans); and</li> <li>- Outline of major wooded areas or the location of major or important individual trees (excluding Cedar Trees) with trunk diameters exceeding twelve inches (12") measured four feet (4') above the ground, and other features pertinent to subdivision; is defined in the City's Technical Construction Standards and Specifications, and the City's Landscape Ordinance.</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Provide notes identifying the following:</p> <ul style="list-style-type: none"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Schematic Engineering plans of water and sewer lines and other infrastructure (including sizes) to be constructed in the subdivision; the proposed connections to distribution mains shall be indicated</p>

<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposed phasing of the development: Where a subdivision is proposed to occur in phases, the applicant, in conjunction with submission of the Preliminary Plat, shall provide a schedule of development, the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision. The City Engineer shall determine whether the proposed streets and street improvements are adequate pursuant to standards herein established, and may require that a traffic impact analysis be submitted for the entire project or for such phases as the City Engineer determines to be necessary to adjudge whether the subdivision will be served by adequate streets and thoroughfares.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>All Preliminary Plats shall be submitted in a legible format that complies with Hays County requirements for the filing of plats.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Existing zoning of the subject property and all adjacent properties if within the city limits.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<p>Construction Traffic Plan showing proposed routes for construction vehicle traffic and points of ingress and egress of such vehicles during construction; temporary construction easement approvals if needed, this shall be sealed by a registered engineer</p>
<input type="checkbox"/>	<input 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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor’s certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p>If any amount of surface water is to be used by the subject property, the Applicant must provide documentation to the City establishing that the Applicant has notified the following entities of the Applicant’s plans for the</p>



		project: Lower Colorado River Authority (LCRA), and the United States Fish and Wildlife Service (USFWS).
--	--	--

**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	Comply per Develoment Agreement
Parkland Dedication, Article 28.03	Comply per Develoment Agreement
Landscaping and Tree Preservation, Article 28.06	Comply per Develoment 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). <b>Comply per Development Agreement consistent with City, County, Utility standards</b></p>
<p>Zoning, Article 30.02, Exhibit A</p>	<p><b>NA Development Agreement</b></p>

Project Number: \_\_\_\_\_ - \_\_\_\_\_

Only filled out by staff

Date, initials



## BILLING CONTACT FORM

Project Name: Caliterra Ph 5 Sec 14Project Address: Caliterra PkwyProject Applicant Name: Bill E. Couch

### Billing Contact Information

Name: Greg RichMailing Address: 12222 Merit Drive, Suite 1020Dallas, Texas 75251Email: grich@siepiela.com Phone Number: (972) 960-2777

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 checked="" type="checkbox"/> Development Agreement   | <input type="checkbox"/> Waiver                 |
| <input checked="" type="checkbox"/> Exterior Design         | <input type="checkbox"/> Wastewater Service     |
| <input type="checkbox"/> Landscape Plan                     | <input checked="" type="checkbox"/> Variance    |
| <input type="checkbox"/> Lighting Plan                      | <input checked="" type="checkbox"/> Zoning      |
| <input checked="" 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

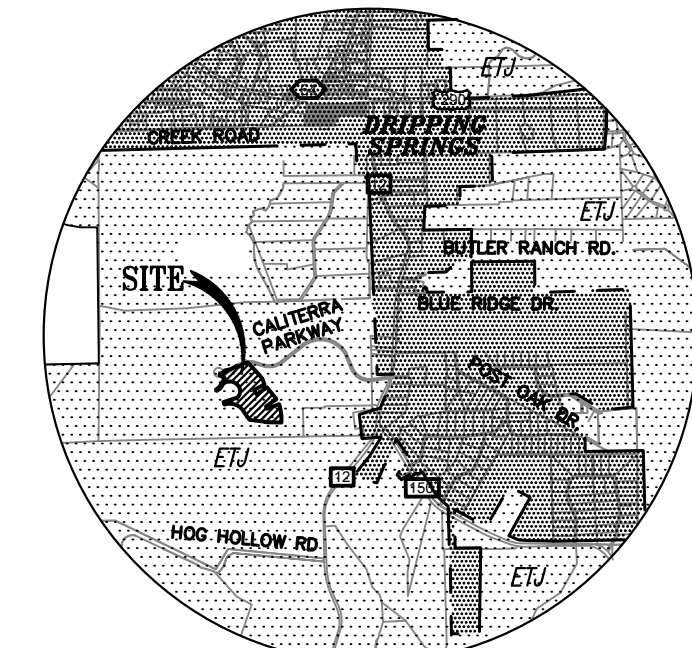
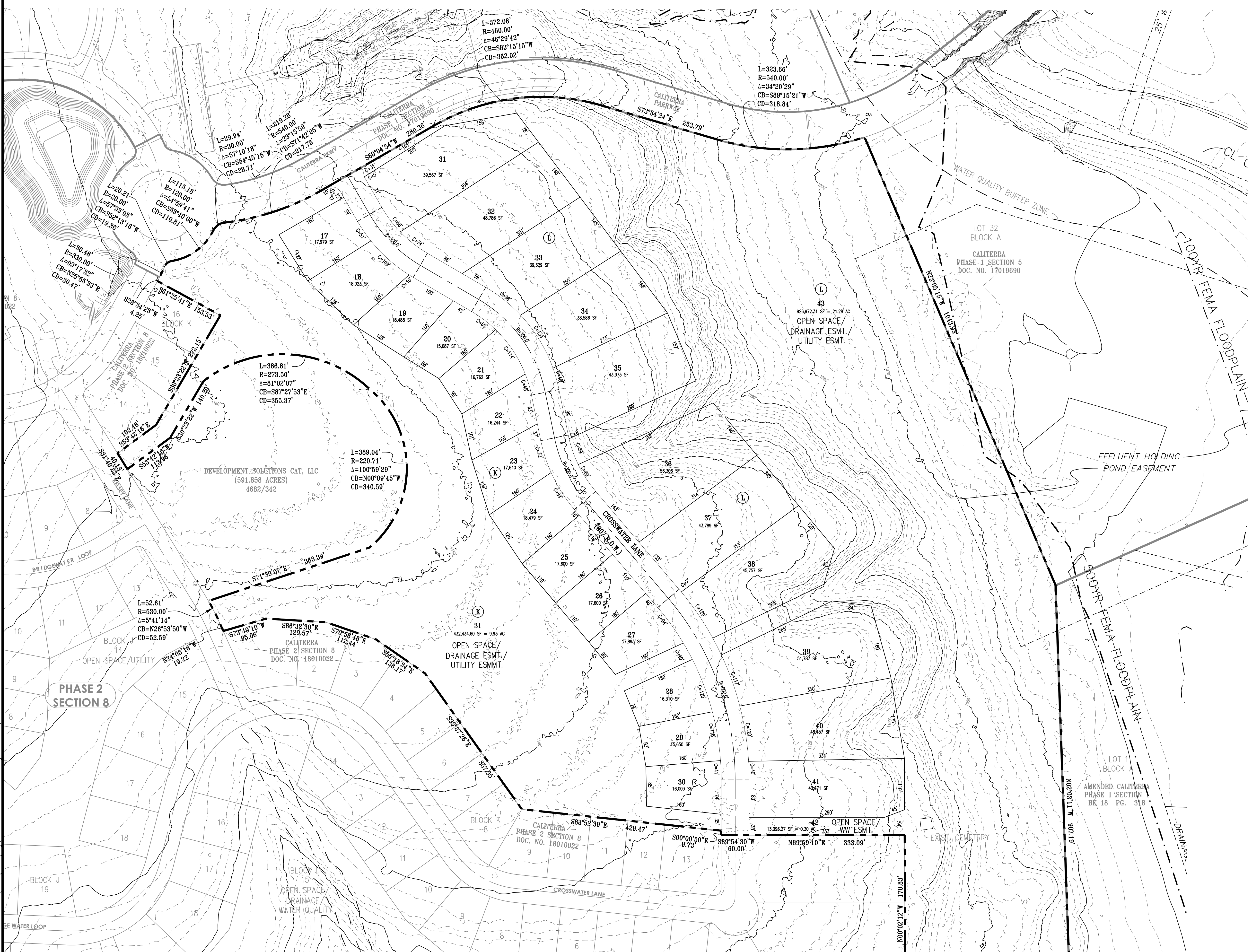
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Date

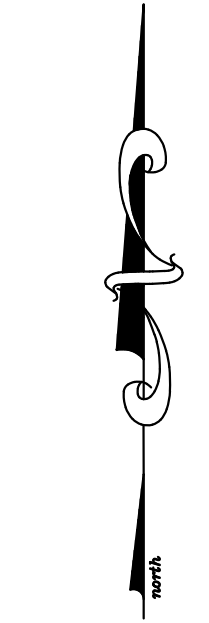


# CALITERRA PHASE 5 SECTION 14

## PRELIMINARY PLAN



VICINITY MAP  
(N.T.S.)



SCALE 1" = 100'

LEGEND	
17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	PHASE LINE
---	STREAM CENTERLINE
---	STREAM BUFFER

ORIGINAL SUBMITTAL DATE: APRIL 27, 2021  
 TOTAL ACREAGE: 50.947 ACRES  
 FEMA MAP NO: 48209C-0115F,  
 DATED SEPTEMBER 2, 2005

TOTAL NO. OF LOTS: 28  
 NO. OF BLOCKS: 2  
 NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 25  
 NO. OF OPEN SPACE/DRAINAGE & UTILITY LOTS: 2  
 NO. OF OPEN SPACE/WW EASEMENT LOTS: 1

OWNER: DEVELOPMENT SOLUTIONS CAT, LLC.  
 12222 MERIT DRIVE, SUITE 1050  
 DALLAS, TX 75251

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

DESIGNED BY:	DATE:	DRAFTED BY:	DATE:
BRP		ISI	

Carlson, Brigrance & Doering, Inc.  
 Civil Engineering & Surveying  
 FIRM ID #F3791  
 Main Office: North Office  
 5501 West William Cannon Dr. 12120 RR (20) S, Ste. 600  
 Austin, Texas 78749 Austin, Texas 78750  
 Phone No. (512) 280-5160 www.cbdi.com

SHEET NAME: PRELIMINARY PLAN 100 SCALE  
 JOB NAME: CALITERRA PHASE 5 SECTION 14  
 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

BRETT R. PASQUARELLA  
 84769  
 LICENSED PROFESSIONAL ENGINEER  
 CARLSON, BRIGANCE & DOERING, INC.  
 09/13/2019  
 Brett R. Pasquarella  
 12/17/2021

DATE:	DECEMBER 2021
JOB NUMBER:	5184
SHEET:	1 OF 3

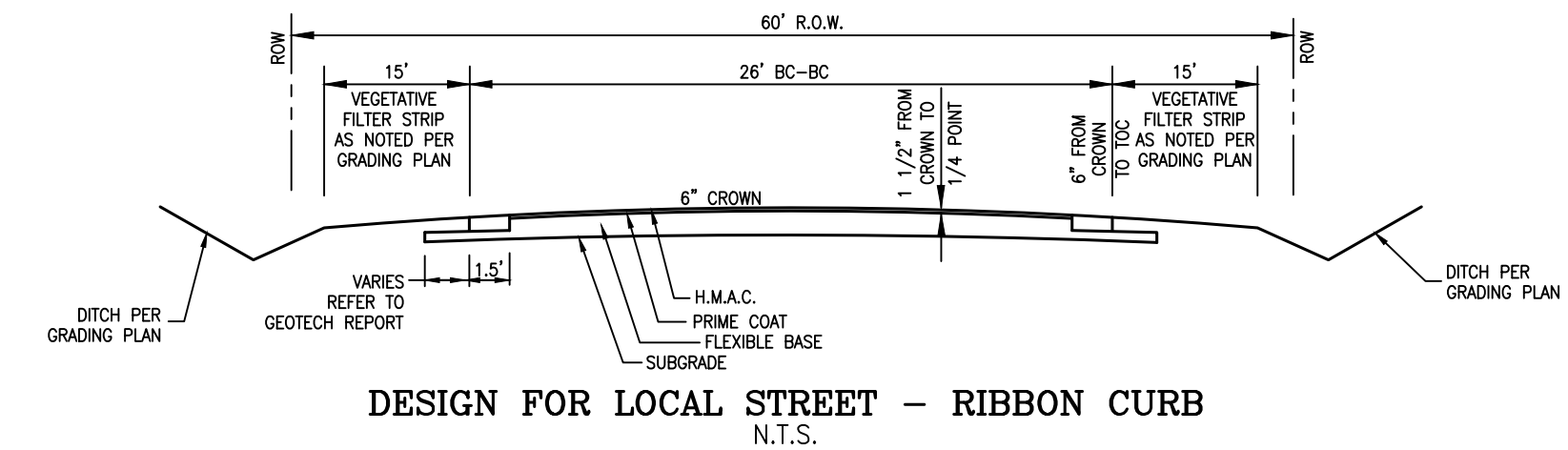
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# CALITERRA PHASE 5 SECTION 14

## PRELIMINARY PLAN



DESIGNED BY:	DRAFTED BY:
BRP	ISI
DATE	REVISION

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #E3791  
 Main Office: North Office  
 5501 West William Cannon Dr. 12129 RR (20) N, Ste. 600  
 Austin, Texas 78749 Austin, Texas 78750  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

**CBD**

SHEET NAME: PRELIMINARY PLAN NOTES AND DETAILS (1 OF 2)  
 JOB NAME: CALITERRA PHASE 5 SECTION 14  
 PROJECT: PRELIMINARY PLAN

STATE OF TEXAS  
 BRETT R. PASQUARELLA  
 84769  
 LICENSED PROFESSIONAL ENGINEER  
 CARLSON, BRIGRANCE & DOERING, INC.  
 04/13/2019

DATE: 12/17/2021  
 JOB NUMBER: 5184  
 SHEET: OF XX  
 SHEET NO.: 2 OF 3

50.947 ACRES  
 P.A. SMITH LEAGUE SURVEY NUMBER 26  
 ABSTRACT NUMBER 415  
 HAYS COUNTY, TEXAS

### FIELD NOTES

BEING ALL OF THAT CERTAIN 50.947 ACRE TRACT OR PARCEL OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY NUMBER 26, ABSTRACT NUMBER 415, SITUATED IN HAYS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 591.858 ACRE TRACT OF LAND CONVEYED TO DEVELOPMENT SOLUTIONS CAT, LLC. OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.X.), SAID 50.947 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 3/8" iron rod found, being a southern corner of Lot 1, Block A of The Amended Plat of Caliterra, Phase One, Section One, a subdivision recorded in Book 18, Page 318-322 of the Plat Records of Hays County, Texas (P.R.H.C.T.X.), and being also a northern corner of a called 538.20 acre tract of land conveyed to Carole J. Smith as Trustee of The 1991 Penn Family Trust in Volume 1140, Page 278 of the Official Public Records of Hays County, Texas (O.P.R.H.C.T.X.), for the POINT OF COMMENCEMENT of the herein described tract,

THENCE, with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, S88°08'45"W, a distance of 308.01 feet to a calculated point, being a point on a southern boundary line of said 591.858 acre tract and being also a point on a northern boundary line of said 538.20 acre tract, for the POINT OF BEGINNING of the herein described tract,

THENCE, continuing with the common boundary line of said 591.858 acre tract and said 538.20 acre tract, S88°08'45"W, a distance of 354.33 feet to a calculated point, being a point on a southern boundary line of said 591.858 acre tract, same being a point on a northern boundary line of said 538.20 acre tract, and being also a southeastern corner of Lot 15, Block L of Caliterra Phase Two, Section Eight, a subdivision recorded in Document Number 18010022 (O.P.R.H.C.T.X.), from which a 1/2" iron rod found, being a southern corner of said Lot 15 and being also a point on a northern boundary line of said 538.20 acre tract bears S88°08'45"W, a distance of 696.06 feet,

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two, Section Eight, the following eleven (11) courses and distances, numbered 1 through 11,

1. N00°15'31"W, a distance of 383.03 feet to a calculated point,
2. S89°59'11"W, a distance of 393.09 feet to a calculated point,
3. N00°00'49"W, a distance of 9.65 feet to a calculated point,
4. N83°52'39"W, a distance of 429.47 feet to a calculated point,
5. N35°27'26"W, a distance of 357.35 feet to a calculated point,
6. N55°18'33"W, a distance of 128.17 feet to a calculated point,
7. N70°58'48"W, a distance of 112.44 feet to a calculated point,
8. N86°32'30"W, a distance of 129.57 feet to a calculated point,
9. S73°49'11"W, a distance of 95.06 feet to a calculated point, being a point on the eastern right-of-way line of Kelsey Lane (60' R.O.W.), as dedicated in said Caliterra Phase Two, Section Eight,
10. N24°03'12"W, a distance of 19.22 feet to a calculated point, at a point of curvature, for a curve to the left,
11. with said curve to the left, having a radius of 530.00 feet, an arc length of 52.58 feet, and whose chord bears N26°53'43"W, a distance of 52.56 feet to a calculated point, being a point on an eastern right-of-way line of said Kelsey Lane,

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50.947 ACRES  
 P.A. SMITH LEAGUE SURVEY NUMBER 26  
 ABSTRACT NUMBER 415  
 HAYS COUNTY, TEXAS

THENCE, crossing said 591.858 acre tract, the following five (5) courses and distances, numbered 1 through 5,

1. N71°39'07"E, a distance of 363.39 feet to a calculated point, at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 220.71 feet, an arc length of 389.04 feet, and whose chord bears N00°09'45"W, a distance of 340.59 feet to a calculated point, at a point of curvature, for a curve to the left,
3. with said curve to the left, having a radius of 273.50 feet, an arc length of 386.81 feet, and whose chord bears N87°27'55"W, a distance of 355.37 feet to a calculated point,
4. S30°23'23"W, a distance of 140.20 feet to a calculated point, and
5. S53°42'16"W, a distance of 113.96 feet to a calculated point, being a point on an eastern right-of-way line of said Kelsey Lane,

THENCE, with the common boundary line of said 591.858 acre tract and said Caliterra Phase Two Section Eight, the following four (4) courses and distances, numbered 1 through 4,

1. N31°40'42"W, a distance of 40.16 feet to a calculated point,
2. N53°42'17"E, a distance of 102.48 feet to a calculated point,
3. N30°23'23"E, a distance of 272.15 feet to a calculated point, and
4. N61°25'40"W, a distance of 153.53 feet to a calculated point, being a point on a southeastern right-of-way line of Premier Park Loop (60' R.O.W.), same being the northernmost corner of Lot 16, Block K of said Caliterra Phase Two, Section Eight, from which a capped 1/2" iron rod found stamped "CMA", being the westernmost corner of said Lot 16, same being the northernmost corner of Lot 15, Block K of said Caliterra Phase Two, Section Eight, and being also a point on a southeastern right-of-way line of said Premier Park Loop, bears S28°34'20"W, a distance of 100.00 feet,

THENCE, with the common boundary line of said 591.858 acre tract, said Premier Park Loop, and Caliterra Parkway (80' R.O.W.), the following ten (10) courses and distances, numbered 1 through 10,

1. N28°34'20"E, a distance of 4.25 feet to a calculated point, at a point of curvature, for a curve to the left,
2. with said curve to the left, having a radius of 330.00 feet, an arc length of 30.48 feet, and whose chord bears N25°55'38"E, a distance of 30.47 feet to a calculated point, at a point of curvature, for a curve to the right
3. with said curve to the right, having a radius of 20.00 feet, an arc length of 20.21 feet, and whose chord bears N52°13'24"E, a distance of 19.36 feet to a calculated point, at a point of curvature, for a curve to the left,
4. with said curve to the left, having a radius of 120.00 feet, an arc length of 115.18 feet, and whose chord bears N53°40'04"E, a distance of 110.81 feet to a calculated point, at a point of curvature, for a curve to the right,
5. with said curve to the right, having a radius of 30.00 feet, an arc length of 29.94 feet, and whose chord bears N54°45'22"E, a distance of 28.71 feet to a calculated point, at a point of curvature, for a curve to the left,
6. with said curve to the left, having a radius of 540.00 feet, an arc length of 219.20 feet, and whose chord bears N71°42'45"E, a distance of 217.70 feet to a calculated point,

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50.947 ACRES  
 P.A. SMITH LEAGUE SURVEY NUMBER 26  
 ABSTRACT NUMBER 415  
 HAYS COUNTY, TEXAS

7. N60°05'00"E, a distance of 280.43 feet to a calculated point, at a point of curvature, for a curve to the right,
8. with said curve to the right, having a radius of 460.00 feet, an arc length of 372.08 feet, and whose chord bears N83°15'20"E, a distance of 362.02 feet to a calculated point,
9. S73°34'19"E, a distance of 253.79 feet to a calculated point, at a point of curvature, for a curve to the left, and
10. with said curve to the left, having a radius of 540.00 feet, an arc length of 323.69 feet, and whose chord bears N89°15'20"E, a distance of 318.87 feet to a calculated point, being a point on a southern right-of-way line of said Caliterra Parkway and being also the westernmost corner of Lot 32, Block A of Caliterra Phase One, Section Five, a subdivision recorded in Document Number 17019690 (O.P.R.H.C.T.X.),

THENCE, with the common boundary line of said 591.858 acre tract and said Lot 32, S23°05'13"E, a distance of 1043.73 feet to a calculated point, being the southernmost corner of said Lot 32 and being also a northwestern corner of said Lot 1, Block A,

THENCE, with the common boundary line of said 591.858 acre tract and said Lot 1, S02°03'10"E, a distance of 907.39 feet to the POINT OF BEGINNING and containing 50.947 acres of land.

Surveyed by:  2/20/2020

AARON V. THOMASON, R.P.L.S. NO. 6214  
 Carlson, Brigrance and Doering, Inc.  
 5501 West William Cannon  
 Austin, TX 78749  
 Ph: 512-280-5160 Fax: 512-280-5165  
 aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)

J:\5184\SURVEY\FIELD NOTES\FN - CALITERRA 5 - 1.doc



# CALITERRA PHASE 5 SECTION 14

## PRELIMINARY PLAN

**GENERAL NOTES:**

1. THIS FINAL PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER ZONE.
4. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE HAYS-TRINITY GROUNDWATER CONSERVATION DISTRICT.
5. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
6. ACCESS TO AND FROM CORNER LOTS SHALL ONLY BE PERMITTED FROM ONE STREET.
7. 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.
8. WATER SERVICE WILL BE PROVIDED TO EACH LOT FROM THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
9. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
10. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
11. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON.
12. IF GAS LINES ARE NOT INCLUDED IN THE CONSTRUCTION PLANS, THERE WILL BE SEPARATE SITE DEVELOPMENT PLAN, APPLICATION, AND FEES REQUIRED.
13. MINIMUM FRONT SETBACK SHALL BE 20'.
14. MINIMUM REAR SETBACK SHALL BE 20'.
15. MINIMUM SIDE AND INTERIOR SIDE YARD SETBACKS SHALL BE 5'.
16. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 15'.
17. UTILITY EASEMENTS OF 15 FEET SHALL BE LOCATED ALONG EACH SIDE OF DEDICATED R.O.W.
18. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS.
19. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED COMMUNITY WATER SYSTEM.
21. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE APPROVED ORGANIZED WASTE WATER SYSTEM.
22. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL OF HAYS COUNTY DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED.
23. 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, IF ANY CITY RIGHT-OF-WAY EXISTS AND (B) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH IN CHAPTER 721 OF THE HAYS COUNTY DEVELOPMENT REGULATIONS AS THOSE REGULATIONS EXISTED ON JANUARY 14, 2014.
24. 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.
25. 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.
26. 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.
27. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE DESCRIBED AND DEFINED IN THE DEVELOPMENT AGREEMENT DATED JANUARY 14, 2014, AS AMENDED.
28. ALL ROADWAYS IN THIS DEVELOPMENT ARE TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY HAYS COUNTY.
29. 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).
30. HAYS COUNTY DEVELOPMENT DISTRICT NO. 1 WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS.
31. THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE AS IT MAY BE MODIFIED BY THE DEVELOPMENT AGREEMENT.
32. 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 ENCRACH WITHIN THE PEC EASEMENT PER PREVIOUS CONSULTATION WITH PEC.
33. 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.

BLOCK	LOT	SQ.FT.	ACRES
L	31	39,567	0.91
L	32	48,788	1.12
L	33	39,329	0.90
L	34	38,586	0.89
L	35	43,973	1.01
L	36	56,306	1.29
L	37	43,789	1.01
L	38	45,757	1.05
L	39	51,787	1.19
L	40	48,457	1.11
L	41	40,671	0.93
K	17	17,979	0.41
K	18	18,923	0.43
K	19	18,488	0.42
K	20	15,687	0.36
K	21	16,762	0.38
K	22	16,244	0.37
K	23	17,640	0.40
K	24	18,479	0.42
K	25	17,600	0.40
K	26	17,600	0.40
K	27	17,893	0.41
K	28	16,310	0.37
K	29	15,650	0.36
K	30	16,003	0.37
<b>TOTALS</b>		<b>738,268</b>	<b>16.95</b>

LOT TABLE	
TOTAL	28
<1 AC	19
1-2 AC	7
2-AC	0
5-10 AC	1
>10 AC	1

LOTS LARGER THAN 1 ACRE 7  
 LOTS SMALLER THAN 1 ACRE 18

LAND USE	SQ.FT.	ACRES
SINGLE FAMILY LOTS =25	738,268	16.948
OPEN SPACE, D.E. & U.E. LOTS = 1	1,359,407	31.208
WW & OPEN SPACE LOTS = 1	13,096	0.300
<b>TOTAL LAND USE</b>	<b>2,110,772</b>	<b>48.457</b>
<b>STREET RIGHT OF WAY</b>		
CROSSWATER LANE	60' ROW	1716'
	SQ.FT.	ACRES
	102,960	2.364

Phase	Section	No. of Lots(s)	L.U.E. Use (4)	Lot Impervious Cover (ft <sup>2</sup> ) (3)(2)	Street and Sidewalk Impervious Cover (ft <sup>2</sup> )	Water Quality Wet Ponds and Access Drives (ft <sup>2</sup> )	Parks and Trails (ft <sup>2</sup> ) (3)	Lift Station and Access Drives (ft <sup>2</sup> )	Amenity Centers (ft <sup>2</sup> )	Other (ft <sup>2</sup> )	Total Impervious Cover (ft <sup>2</sup> )	Total Impervious Cover (acre)	Total Area (acre)	Average Lot Size (sf)	Open Space Parkland (acres)	
1	1	61	SF	204,000	206,656	24,051	0	4,808	100,441	0	515,904	11.8	64.1	13,800	45.67	
1	2	23	SF	98,500	44,961	0	0	0	0	0	143,461	3.3	14.2	15,500	3.36	
1	3	23	SF	101,500	42,511	0	0	0	0	0	144,011	3.3	14.1	16,700	1.44	
1	4	18	SF	90,000	107,532	0	0	0	0	0	197,532	4.5	62.5	18,500	45.82	
1	5	NA	ROW	0	75,934	0	0	0	0	0	75,934	1.7	5.1	0	38.70	
1	WC	1	Comm	42,553	0	0	4,373	0	0	0	46,926	1.1	6.6	0	0.00	
1	AMENITY	1	Comm	61,798	0	0	0	0	0	0	61,798	1.4	7.2	0	0.00	
2	7	116	SF	379,000	274,577	0	0	0	0	0	653,577	15.0	56.7	11,500	15.73	
2	8	89	SF	359,000	217,855	0	0	0	0	0	576,855	13.2	61.7	14,000	19.04	
3	9	82	SF	228,960	165,964	0	0	0	0	0	394,924	9.1	31.8	9,175	7.21	
4	11	103	SF	286,500	205,255	103,588	0	0	0	0	491,755	11.3	37.9	9,394	8.17	
4	12	42	SF	178,596	63,350	0	0	0	0	0	241,946	5.6	65.0	11,000	45.04	
5	14	25	SF	141,000	44,616	0	0	0	0	0	185,616	4.3	50.9	29,530	31.40	
Future Residential	18	SF	103,740	354,341	359,759	513,883	11,871	36,480	0	1,020,314	23.4	160.7	15,000	90		
Future Commercial	unknown	Comm	713,513	0	0	0	0	0	0	713,513	16.4	23.5	0	0		
<b>Total</b>		<b>602</b>		<b>2,988,660</b>	<b>1,803,552</b>	<b>487,398</b>	<b>518,256</b>	<b>16,678</b>	<b>136,921</b>	<b>0</b>	<b>5,464,067</b>	<b>125.4</b>	<b>662.0</b>	<b>13,500</b>	<b>351</b>	
<b>Total Projected Impervious Cover Percentage</b>												<b>18.9%</b>				

STATE OF TEXAS  
 COUNTY OF HAYS  
 CITY OF DRIPPING SPRINGS

THIS PLAT, CALITERRA PRELIMINARY PLAN PHASE 5 SECTION 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

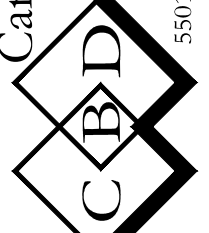
BY

MAYOR OR MAYOR PRO TEM,


ATTEST

ANDREA CUNNINGHAM, CITY SECRETARY

DESIGNED BY:	DRAFTED BY:
BRP	ISI
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
  
 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME:  
**PRELIMINARY PLAN NOTES AND DETAILS (2 OF 2)**  
 JOB NAME:  
**CALITERRA PHASE 5 SECTION 14**  
 PROJECT:  
**PRELIMINARY PLAN**

STATE OF TEXAS  
  
**BRETT R. PASQUARELLA**  
 84769  
 LICENSED PROFESSIONAL ENGINEER  
 12/17/2021

DATE	October 2021
JOB NUMBER	5184
SHEET	OF XX
SHEET NO.	3 OF 3





**LEGEND**

17	LOT NUMBER
(A)	BLOCK NUMBER
---	PROPERTY LINE
---	EXISTING WASTEWATER
---	PROPOSED WASTEWATER
---	PROPOSED WATER



SCALE 1" = 100'

FILE PATH: \\AC3D\5184\5184-PRELIMINARY UTILITY PLAN.dwg - Oct 20, 2021 - 9:53am

DESIGNED BY: BRP	DRAFTED BY: ISI
DATE:	
REVISION:	
SHEET NAME: UTILITY PLAN JOB NAME: CALITERRA PHASE 5 SECTION 14 PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS	
DATE: October 2021 JOB NUMBER: 5184 SHEET:   OF	

XXX-XXXX-XXXX





# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: January 21, 2022

## **Comments:**

SUB2021-0072 Caliterra Phase 5 Section 14 Prelim

## **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](mailto:tcarpenter@cityofdrippingsprings.com).

1. Replace "preliminary plan" with "preliminary plat" on all title pages (4.7g)
2. To show compliance with section 3.2.3 of the development agreement, please provide a separate table showing the number of residential lots in all previous phases of the development.
3. Replace "Mayor or Mayor Pre-tem" with "Planning & Zoning Commission Chair or Vice Chair." (4.7r4)
4. Provide 1445 approval letter from Hays County.
5. Lots 35, 36, 38, and 39 appear to encroach on an area designated as open space on the approved parks plan. Please adjust lots or illustrate how you are meeting the requirements of the approved parks plan. (4.7h)
6. Add a note stating "Building height is limited to forty feet (40')." (3.2.8 of the DA)

## **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](mailto:cgilpin@cityofdrippingsprings.com).

7. Provide a Graphic Scale Bar per [Preliminary Plat Info Requirements Checklist]
8. Provide a sidewalks plan sheet. [Subdivision Ord. 15.2.2]
9. The Final Plat cannot be approved until either;  
Construction of Public Infrastructure is complete and accepted by the Jurisdiction that will own it; OR  
Fiscal Surety is posted and approved by the Jurisdiction that will own the Public Infrastructure.

**Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

10. Fire Marshall Approves





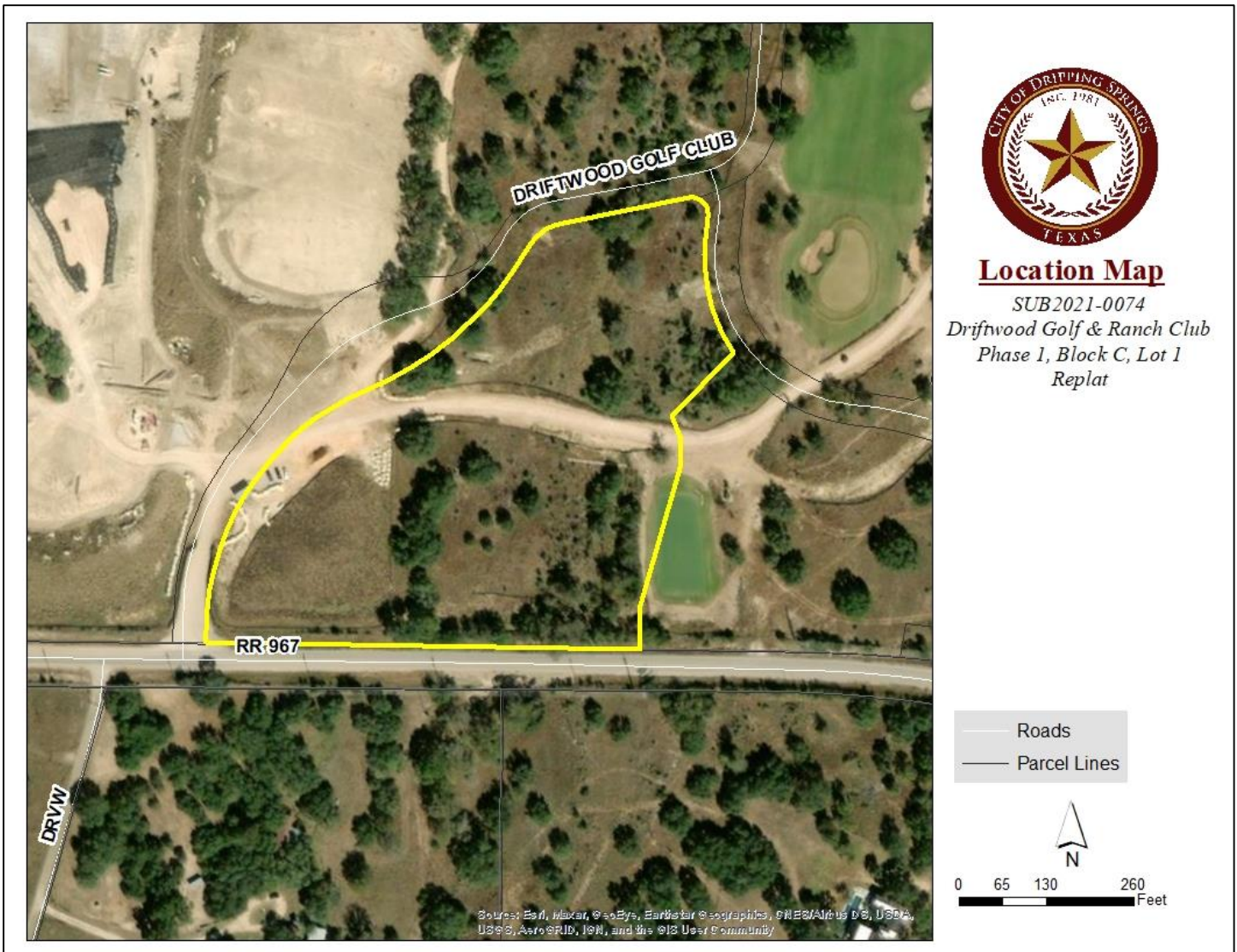
# Planning and Zoning Commission Planning Department Staff Report

Item 8.

**Planning and Zoning Commission Meeting:** January 25, 2022  
**Project No:** SUB2021-0074  
**Project Planner:** Tory Carpenter, AICP - Senior Planner

### Item Details

**Project Name:** Driftwood Golf and Ranch Club Phase 1, Block C, Lot 1 Replat, 7.411 acres  
**Property Location:** Driftwood Golf Club at Ranch Road 967  
**Legal Description:** Driftwood Golf and Ranch Club Phase 1, Block C, Lot 1  
**Applicant:** Ronee Gilbert, Murfee Engineering Company  
**Property Owner:** Driftwood Golf Club Development, Inc.  
**Staff recommendation:** Denial of the Replat based on outstanding comments



## Planning Department Staff Report

### Overview

The purpose of this replat is to subdivide one existing platted lot into three lots. Since this plat is considered a replat, a public hearing is required for this item.

### Access and Transportation

Primary access to the subdivision will be through Ranch Road 967.

### Site Information

**Location:** Driftwood Golf Club at Ranch road 967

**Zoning Designation:** ETJ / Driftwood Development Agreement

### Property History

The driftwood development agreement was approved in 2015 and the subject plat was recorded in 2019.

### Recommendation

Denial to address comments.

### Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Driftwood Golf and Ranch Club Phase 1, Block C, Lot 1 Replat

Exhibit 3 – Outstanding Comments Letter

Recommended Action	Disapproval of the Plat with the outstanding comments.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



**DRIPPING SPRINGS**  
Texas

City of Dripping Springs

Item 8.

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## SUBDIVISION APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### MEETINGS REQUIRED

(AS APPLICABLE PER SITE DEVELOPMENT ORDINANCE)

INFORMAL PRE-APPLICATION

CONSULTATION CONFERENCE

DATE: DATE:  
\_\_\_\_\_ Oct 14, 2021

NOT  NOT SCHEDULED  
SCHEDULED

### PLAT TYPE

Amending Plat

Minor Plat

Replat

Final Plat

Plat Vacation

Other: \_\_\_\_\_

## CONTACT INFORMATION

**APPLICANT NAME** Ronee Gilbert  
**COMPANY** Murfee Engineering Company  
**STREET ADDRESS** 1101 South Capital of Texas Highway, Bldg D-110  
**CITY** Austin **STATE** TX **ZIP CODE** 78746  
**PHONE** 512-327-9204 **EMAIL** rgilbert@murfee.com

**OWNER NAME** J. David Rhoades, Authorized Agent  
**COMPANY** Driftwood Golf Club Development, Inc.  
**STREET ADDRESS** 582 Thurman Roberts Way  
**CITY** Driftwood **STATE** TX **ZIP CODE** 78619  
**PHONE** 737-241-3517 **EMAIL** dbosse@driftwoodgolfclub.com



PROPERTY INFORMATION	
PROPERTY OWNER NAME	Driftwood Golf Club Development, Inc.
PROPERTY ADDRESS	Driftwood Golf Club Dr
CURRENT LEGAL DESCRIPTION	Driftwood Golf & Ranch Club, Phase One, Block C, Lot 1
TAX ID #	R168247
LOCATED IN	<input type="checkbox"/> City Limits <input checked="" type="checkbox"/> Extraterritorial Jurisdiction
CURRENT LAND ACREAGE	7.411
SCHOOL DISTRICT	Hays CISD
ESD DISTRICT(S)	ESD 6 and ESD 1
ZONING/PDD/OVERLAY	NA
EXISTING ROAD FRONTAGE	<input checked="" type="checkbox"/> Private Name: <u>Driftwood Golf Club Dr</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 522, Driftwood DLC Austin and City of Dripping Springs</u>

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

PROJECT INFORMATION	
PROPOSED SUBDIVISION NAME	Driftwood Golf & Ranch Club, Ph One, Block C, Lot 1 Replat
TOTAL ACREAGE OF DEVELOPMENT	7.411
TOTAL NUMBER OF LOTS	3
AVERAGE SIZE OF LOTS	2.4703
INTENDED USE OF LOTS	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL/OTHER: _____
# OF LOTS PER USE	RESIDENTIAL: _____ 1 - Greeter House Lot COMMERCIAL: _____ 1 - Private Street Lot INDUSTRIAL: _____ 1 - Drainage Esmt/PUE Lot
ACREAGE PER USE	RESIDENTIAL: _____ 0.1735 - Greeter House Lot COMMERCIAL: _____ 0.7313 - Private Street Lot INDUSTRIAL: _____ 6.5062 - Drainage Esmt/PUE
LINEAR FEET (ADDED) OF PROPOSED ROADS	PUBLIC: _____ PRIVATE: 470
ANTICIPATED WASTEWATER SYSTEM	<input type="checkbox"/> CONVENTIONAL SEPTIC SYSTEM   Public Sewer <input type="checkbox"/> CLASS I (AEROBIC) PERMITTED SYSTEM <input type="checkbox"/> PUBLIC SEWER
WATER SOURCES	<b>SURFACE WATER</b> Public Water Supply <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY <input type="checkbox"/> RAIN WATER <b>GROUND WATER*</b> <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>	

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

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

VERIFICATION LETTER ATTACHED     NOT APPLICABLE

PARKLAND DEDICATION?	AGRICULTURE FACILITIES (FINAL PLAT)?
<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](http://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.)

Ken Martin, P.E.  
\_\_\_\_\_

Applicant Name

Ken Martin  
\_\_\_\_\_

11/11/21  
\_\_\_\_\_

Applicant Signature


Sandra B. Swinney  
\_\_\_\_\_

Date  
11-11-21  
\_\_\_\_\_

Notary

Date

Notary Stamp Here



J. David Rhoades  
\_\_\_\_\_

Property Owner Name

[Signature]  
\_\_\_\_\_

11/15/2021  
\_\_\_\_\_

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: Ken Marks Date: 11/18/2021

FINAL, REPLAT, MINOR, AND AMENDING PLAT CHECKLIST		
Subdivision Ordinance, Section 5		
STAFF	APPLICANT	
<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Copies/PDF of all submitted items
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	County Application Submittal – proof of online submission (if applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ESD #6 Application (if within City or Development Agreement) or Proof of Submittal to Hays County Fire Marshal (if in the ETJ)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$240 Fee for ESD #6 Application (if applicable)
<input checked="" 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"/> NA	Drainage Report – if not included in the Engineer’s summary
<input type="checkbox"/>	<input type="checkbox"/> NA	Geological Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(1)(4)] (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Current Configuration of Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	Copy of Preliminary Plat (if applicable)
<input type="checkbox"/>	<input type="checkbox"/> NA	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital Data (GIS) of Subdivision
<input type="checkbox"/>	<input type="checkbox"/>	Tax Certificates – verifying that property taxes are current <b>TAXES DUE BY 12/31 FEB 2021</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Notice Letter to the School District – notifying of preliminary submittal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Agreement/PDD (If applicable)
<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>	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"/> <i>NA</i>	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"/> <i>NA</i>	Parkland Dedication fee (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$25 Public Notice Sign Fee
<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>	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"/> <i>NA</i>	Geologic Assessment Identifying Critical Environmental Features [Sub. Ord. 4.8(I)(4)]
<input checked="" type="checkbox"/>	<input checked="" 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"/>	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 type="checkbox"/> NA	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"> <li>- The location and size of all watercourses; and</li> <li>- 100-year floodplain according to Federal Emergency Management Agency (FEMA) information; and</li> <li>- Water Quality Buffer Zones as required by [WQO 22.05.017]</li> <li>- 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].</li> <li>- U.S. Army Corps of Engineers flowage easement requirements; and</li> <li>- All critical environmental features (CEFs) such as karsts, springs, sinkholes,</li> </ul>

		<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 type="checkbox"/> <i>NA</i>	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"> <li>• Owner responsible for operation and maintenance of stormwater facilities.</li> <li>• Owner/operator of water and wastewater utilities.</li> <li>• Owner/operator of roadway facilities</li> </ul>
<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"> <li>- A statement signed by the property owner(s) and acknowledged before a Notary Public that the subdivided area is legally owned by the applicant.</li> <li>- 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.</li> <li>- The registered professional land surveyor's certificate, with a place for his or her signature and notarization of his or her signature.</li> <li>- 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.</li> <li>- Appendices to this Chapter contain certificates and languages to be used on the plat to accommodate the above requirements:</li> </ul>



**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	In accordance with Development Agreement and City standards.
Parkland Dedication, Article 28.03	NA
Landscaping and Tree Preservation, Article 28.06	NA

<p>Subdivision, 28.02, Exhibit A In accordance with the Development Agreement and City standards.</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>Zoning, Article 30.02, Exhibit A</p>	<p>NA</p>



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

STATE OF TEXAS )(  
COUNTY OF HAYS )(  
)

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

DRIFTWOOD GOLF CLUB DEVELOPMENT, INC.  
A DELAWARE CORPORATION

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

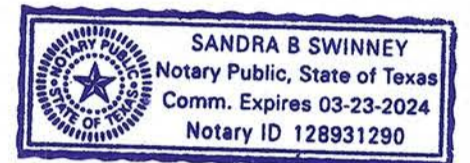
11-15-2021  
DATE

STATE OF TEXAS )(  
COUNTY OF HAYS )(  
)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. DAVID RHOADES, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15<sup>th</sup> DAY OF November, 2021. A.D.

Sandra B. Swinney  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS: THAT I PREPARED THE PLAN SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH ORDINANCE No. 1230.6 SETTING FORTH REQUIREMENTS AND OBLIGATIONS FOR SUBDIVISIONS IN THE CITY OF DRIPPING SPRINGS AND THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF HAYS COUNTY, TEXAS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT.

WITNESS MY HAND THIS THE 10<sup>th</sup> DAY OF November, 2021.

Kenneth W. Martin  
KENNETH W. MARTIN, P.E.  
MURFEE ENGINEERING CO., INC.  
1101 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING D, SUITE 110  
AUSTIN, TEXAS 78746



#### ENGINEER'S NOTES:

1. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
2. THE ENTIRETY OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
3. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, BUT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
4. A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF A ZONE "A" FLOOD HAZARD AREA AS DELINEATED ON HAYS COUNTY COMMUNITY PANEL MAPS #48209C0120 F, #48209C0140 F, #48209C0235 F, AND #48209C0255 F, EFFECTIVE DATE SEPTEMBER 2, 2005.

I, GREGORY A. WAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS SUBDIVISION ORDINANCE AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

WITNESS MY HAND THIS THE 5<sup>th</sup> DAY OF November, 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



#### 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 HAYS COUNTY FLOODPLAIN ADMINISTRATOR

#### UTILITY NOTES:

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

#### GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS EXTRATERRITORIAL JURISDICTION.
2. THIS SUBDIVISION IS WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION IS LOCATED IN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
4. NO FENCES SHALL BE PLACED SO AS TO IMPEDE THE FLOW OF DRAINAGE WITHIN AN EXISTING DRAINAGE WAY.
5. TOTAL ACREAGE OF DEVELOPMENT: 7.4110 TOTAL ACREAGE OF LOTS: 7.4110  
INTENDED USE OF LOTS: COMMERCIAL  
TOTAL NUMBER OF LOTS: 3 AVERAGE SIZE OF LOTS: 2.4703  
NUMBER OF LOTS: Greater than 10 acres 0  
Larger than 5, less than 10 1  
Between 2 & 5 acres 0 Between 1 & 2 acres 0  
Less than an acre 2
7. WHILE THE WATER AVAILABILITY RULES ARE INTENDED TO PRESERVE AND PROTECT THE WATER RESOURCES OF HAYS COUNTY, THE COMMISSIONERS COURT OF HAYS COUNTY DOES NOT MAKE ANY WARRANTY - EXPRESSED, IMPLIED, OR OTHERWISE - THAT SUBDIVISIONS THAT COMPLY WITH THESE RULES WILL BE ABLE TO MEET THE WATER NEEDS OF THOSE PURCHASING LOTS WITHIN THE SUBDIVISION.
8. THE OWNER WILL ALLOW THE RIGHT-OF-ENTRY TO THE CITY, UTILITY OR PUBLIC SERVICE PROVIDERS AND EMERGENCY VEHICLES AS NECESSARY.
9. THIS SUBDIVISION IS WITHIN THE JURISDICTION OF THE DRIFTWOOD CONSERVATION DISTRICT.
10. A TWENTY FOOT (20') P.U.E. IS HEREBY DEDICATED ALONG ALL STREET RIGHT-OF-WAY AND A TEN FOOT (10') P.U.E. ALONG ALL LOT LINES, EXCEPT LOT 1-C.
11. THIS SUBDIVISION IS LOCATED WITHIN ESD No. 1 AND ESD No. 6.
12. AN AREA 25 FEET FROM THE RIGHT-OF-WAY OF FM 967 IS RESERVED FOR FUTURE RIGHT-OF-WAY. THE AREA IDENTIFIED AS "RESERVED FOR FUTURE RIGHT-OF-WAY" IS LOCATED WITHIN A PROPOSED FUTURE RIGHT-OF-WAY PER THE TRANSPORTATION PLAN OF HAYS COUNTY. ADDITIONAL INFORMATION REGARDING THE AREA MAY BE OBTAINED FROM THE HAYS COUNTY TRANSPORTATION DEPARTMENT.
13. ALL CULVERTS, WHEN REQUIRED, SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705, SUBCHAPTER 8.3.
14. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DRIPPING SPRINGS, DRIFTWOOD 522 AND DRIFTWOOD DLC AUSTIN, LLC AS RECORDED IN DOCUMENT No. 19013385 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. THIS SUBDIVISION IS REQUIRED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN ON RESIDENTIAL LOTS, AND SITE DEVELOPMENT AND BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION CAN BEGIN ON COMMERCIAL LOTS.
15. NO CONSTRUCTION WILL OCCUR WITHIN THE ENTERPRISE GAS AND PEDERNALES ELECTRIC COOPERATIVE PROVIDERS, AND EASEMENTS WITHOUT PRIOR NOTIFICATION OF EASEMENT HOLDER.
16. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL NOT BE GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725, SUBCHAPTER 3.02. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
17. THE DRIFTWOOD CONSERVATION DISTRICT (DCD) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE AND WATER QUALITY FACILITIES.
18. ALL PARKLAND DEDICATION AND AG FACILITY FEE REQUIREMENTS SHALL BE SATISFIED WITH EACH FINAL PLAT. FEE-IN-LIEU OF PARKLAND DEDICATION WILL BE PROVIDED TO MEET THE PARKLAND REQUIREMENTS.
19. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751 UNLESS A VARIANCE HAS BEEN GRANTED.
20. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5, OR OTHER METHODS, AS APPROVED.

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

THIS PLAT, FINAL PLAT OF THE DRIFTWOOD GOLF AND RANCH CLUB, PHASE THREE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.

APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
MIM JAMES  
PLANNING & ZONING COMMISSION CHAIRPERSON

ATTEST:  
ANDREA CUNNINGHAM, CITY SECRETARY

I, THE UNDERSIGNED, DIRECTOR OF HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF DRIPPING SPRINGS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DRIPPING SPRINGS.

MARCUS PACHECO, DIRECTOR 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, INSTRUMENT No. \_\_\_\_\_

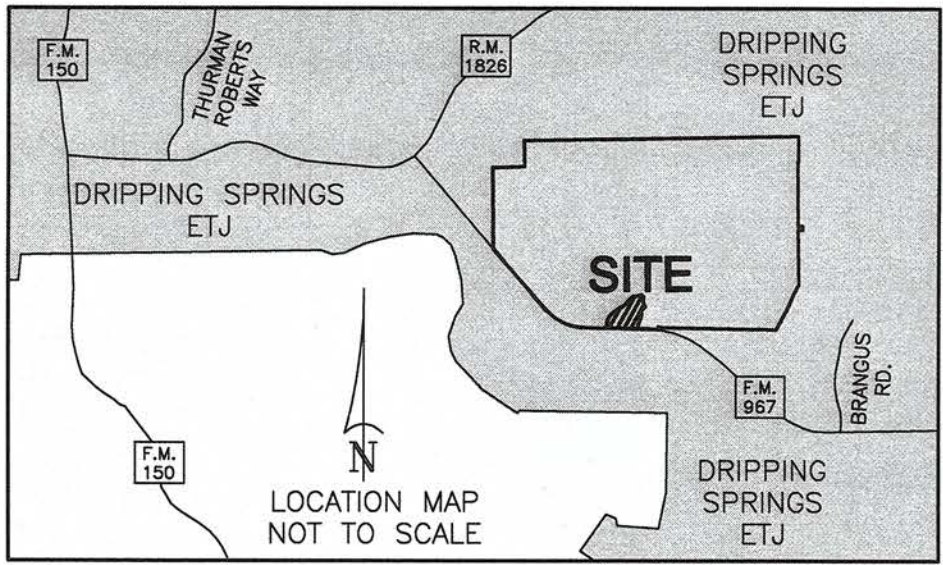
ELAINE HANSON CARDENAS  
COUNTY CLERK, HAYS COUNTY, TEXAS

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

<b>CSCI</b>		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	F.B.	
JOB NO.: 18542.10	DATE: NOVEMBER 8, 2021	SHEET NO.:	
DRAWING NO.: 18542P6	CRD #: 18542	1 OF 2	



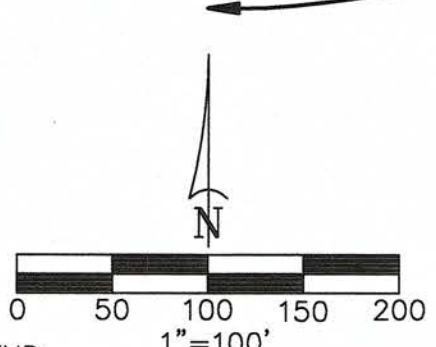
# DRIFTWOOD GOLF AND RANCH CLUB, PHASE ONE, BLOCK C, LOT 1 REPLAT



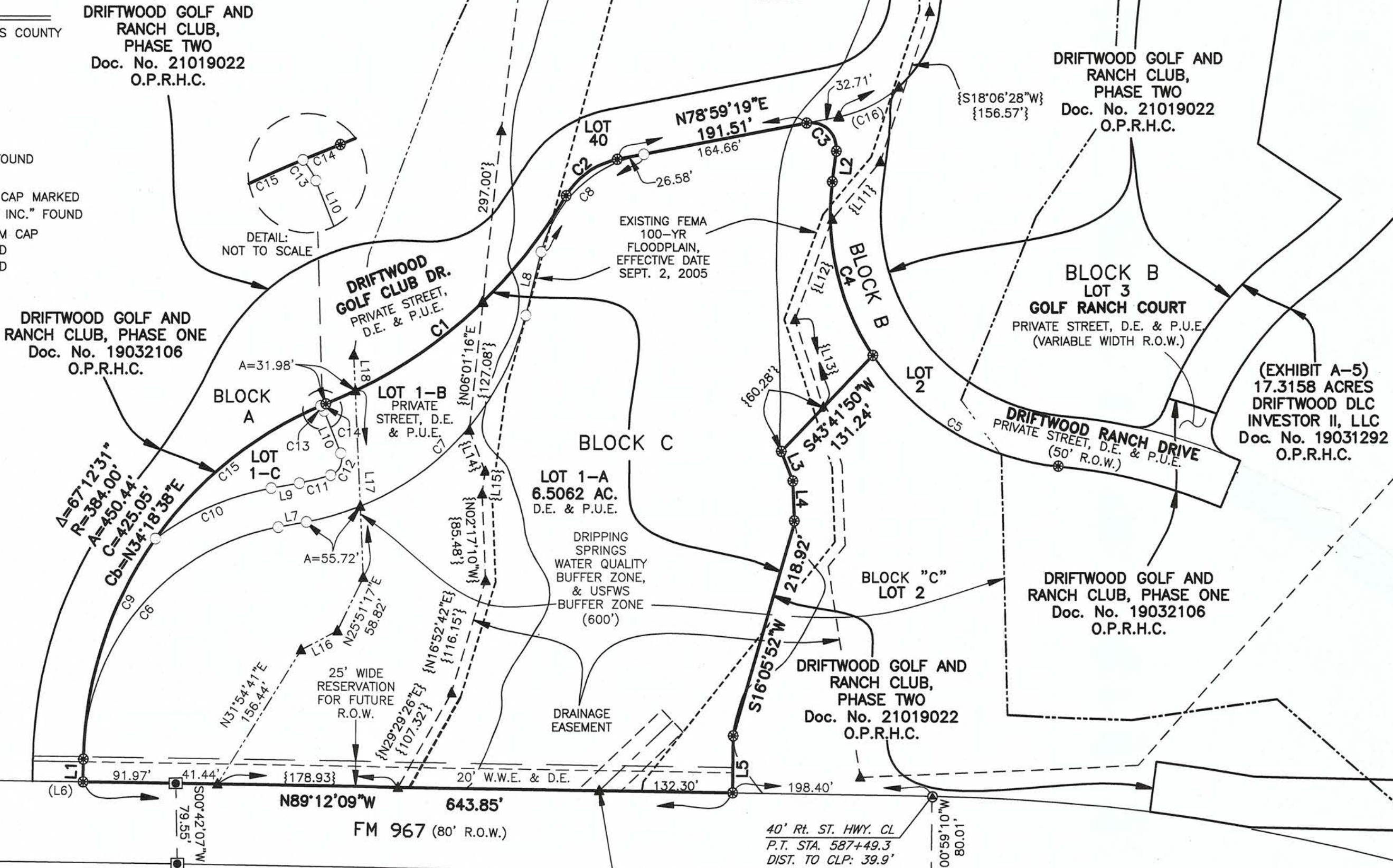
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	37°41'22"	488.00'	321.01'	315.25'	N49°04'12"E
C2	48°45'48"	75.00'	63.83'	61.92'	N54°36'25"E
C3	108°25'30"	25.00'	47.31'	40.56'	S46°47'56"E
C4	41°24'19"	249.00'	179.94'	176.05'	S13°17'20"E
C5	50°19'50"	249.00'	220.25'	213.14'	S59°19'55"E
C6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

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

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



- LEGEND**
- O.P.R.H.C. OFFICIAL PUBLIC RECORDS HAYS COUNTY
  - B.L. BUILDING SETBACK LINE
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - ( ) RECORD INFORMATION
  - { } DRAINAGE EASEMENT TEXT
  - TxDOT CONCRETE MONUMENT FOUND
  - 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON ROD WITH PLASTIC CAP MARKED "CAPITAL SURVEYING COMPANY INC." FOUND
  - ⊙ 5/8" IRON ROD WITH ALUMINUM CAP MARKED "KENT McMILLAN, LAND SURVEYOR, RPLS 4341" FOUND
  - ▲ CALCULATED POINT



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

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

**CSCI** CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South, Suite 115, Austin, Texas 78746 (512) 327-4006

FIRM REGISTRATION No. 101287-0

DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 18542.10	DATE: NOVEMBER 8, 2021	SHEET NO.:
DRAWING NO.: 18542P6	CRD #: 18542	2 OF 2

Block C - 1 Lot	
Lot	Acres
1-A	6.5062
1-B	0.7313
1-C	0.1735
<b>TOTAL</b>	<b>7.4110</b>

ALL NON RESIDENTIAL LOTS

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

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





# City of Dripping Springs

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

*Open spaces, friendly faces.*

Date: January 21, 2022

## **Comments:**

SUB2021-0074 Driftwood Golf and Ranch Club Phase One, Block C, Lot 1 Replat

## **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](mailto:tcarpenter@cityofdrippingsprings.com).

1. The City approval statement references the wrong plat. Please correct.
2. Provide Hays County 1445 approval letter.

## **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](mailto:cgilpin@cityofdrippingsprings.com).

3. Engineering approves

## **Fire Marshal Comments**

The following comments have been provided by Dillon Polk. Should you have any questions or require additional information, please contact Dillon Polk by email [dpolk@northhaysfire.com](mailto:dpolk@northhaysfire.com).

4. Fire Marshall Approves