

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

THAT, WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JESSE R. BAKER, AUTHORIZED REPRESENTATIVE, 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, DO HEREBY SUBDIVIDE A TOTAL OF 38.25 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 3", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HEREFOR GRANTED, AND DO DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS AS SHOWN HEREON

IN WITNESS WHEREOF THE SAID WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS JESSE R. BAKER, AUTHORIZED REPRESENTATIVE, THERE UNTO DULY AUTHORIZED, THIS ___DAY OF _____, 20__ A.D.

JESSE R. BAKER
AUTHORIZED REPRESENTATIVE
WFC HEADWATERS OWNER VII, L.P., A DELAWARE LIMITED PARTNERSHIP
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 JESSE R. BAKER, 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:
AMERICAN BANK, N.A.

CHRIS BOURNE
SENIOR LENDING MANAGER

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.

TOM POPE, R.S., C.F.M.
HAYS COUNTY FLOOD PLAIN ADMINISTRATOR

DATE

CAITLYN STRICKLAND
INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

DATE

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

ADMINISTRATIVE PLAT APPROVAL.
THIS PLAT, HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS, TEXAS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES AND IS HEREBY APPROVED ADMINISTRATIVELY.

APPROVED, THIS THE _____ DAY OF _____, 20__ A.D. BY

MICHELLE FISCHER, CITY ADMINISTRATOR

DATE

STATE OF TEXAS §
COUNTY OF HAYS §

I, THE UNDERSIGNED, INTERIM 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.

CAITLYN STRICKLAND
INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

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.

JESSE B. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 45033
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY, STE 360
AUSTIN, TEXAS 78735
FIRM REGISTRATION NO. F-786

DATE

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:
THAT, LIZ Q. GONZALEZ, 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 DOCUMENT 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.

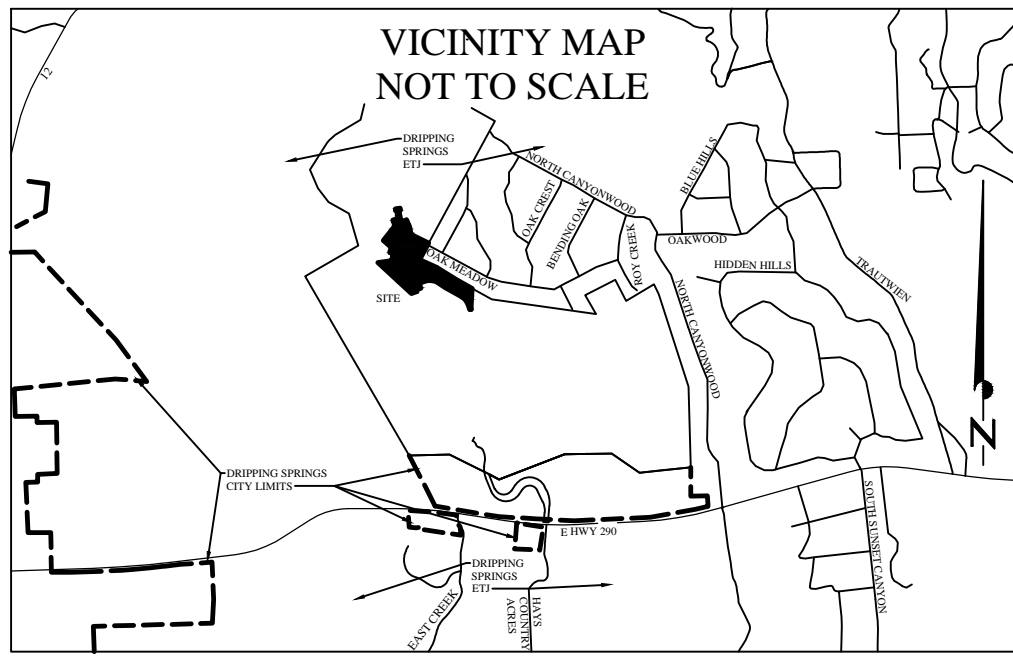
LIZ Q. GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS



8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745
OFFICE: (512) 282-5200 FAX: (512) 282-5230
TBPLS FIRM NO. 10004700
PREPARATION DATE: 2/19/19

HEADWATERS AT
BARTON CREEK, PHASE 4
SECTION 3
CITY OF DRIPPING SPINGS ETJ

SHEET
1
OF
5



AREA TABLES

RESIDENTIAL LOTS

NON-RESIDENTIAL LOTS

LINE	BEARING	DISTANCE
L1	S70°57'26"W	30.35'
L2	S65°27'20"W	70.00'
L3	S84°04'08"W	10.00'
L4	S84°04'08"W	10.00'
L5	N86°11'20"W	78.85'
L6	S26°10'15"W	26.31'
L7	S13°32'35"W	48.05'
L8	N76°13'44"W	23.45'
L9	S76°13'44"E	15.32'
L10	N24°26'51"E	61.06'
L11	S86°11'20"E	78.85'
L12	N06°42'46"E	60.23'
L13	N44°22'03"W	50.08'
L14	N33°43'53"W	50.11'
L15	N33°55'53"W	50.11'
L16	N22°55'41"W	50.11'
L17	N23°07'45"W	50.11'
L18	N12°07'28"W	50.11'
L19	N00°49'08"W	65.00'
L20	N15°28'31"W	60.00'
L21	N24°50'07"W	60.00'
L22	S25°04'07"E	5.73'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	20.00'	30.44'	27.59'	N67°07'38"W	87°12'09"
C2	835.00'	15.28'	15.28'	N24°03'01"W	1°02'54"
C3	765.00'	75.96'	75.93'	S21°43'57"E	5°41'20"
C4	20.00'	31.42'	28.28'	N50°55'52"W	90°00'00"
C5	20.00'	31.42'	28.28'	S39°04'08"W	90°00'00"
C6	125.00'	49.87'	49.54'	N74°45'33"W	22°51'36"
C7	20.00'	29.41'	26.83'	S51°40'50"W	84°15'39"
C8	430.00'	142.42'	141.77'	S19°02'18"W	18°58'35"
C9	315.00'	319.51'	305.99'	S13°52'34"E	58°06'58"
C10	835.00'	267.57'	266.42'	S33°45'15"E	18°21'35"
C11	765.00'	245.10'	244.05'	N33°45'20"W	18°21'25"
C12	385.00'	304.45'	296.58'	N20°16'48"W	45°18'31"
C13	20.00'	27.44'	25.34'	N36°55'38"W	78°36'11"
C14	20.00'	27.69'	25.53'	N64°06'34"E	79°19'26"
C15	380.00'	31.25'	31.24'	N26°10'15"E	4°42'42"
C16	370.00'	346.10'	333.62'	N01°43'44"E	53°35'43"
C17	330.00'	110.22'	109.71'	N15°30'00"W	19°08'15"
C18	270.00'	90.18'	89.77'	S15°30'00"E	19°08'15"
C19	430.00'	173.67'	172.49'	S13°29'54"E	23°08'26"
C20	20.00'	29.41'	26.83'	S44°03'31"E	84°15'39"
C21	175.00'	69.82'	69.36'	S74°45'33"E	22°51'36"
C22	430.00'	1.55'	1.55'	N24°57'55"W	0°12'24"
C23	430.00'	60.05'	60.00'	N20°51'41"W	8°00'05"
C24	430.00'	60.05'	60.00'	N12°51'37"W	8°00'05"
C25	430.00'	52.02'	51.99'	N05°23'38"W	6°55'53"
C26	175.00'	27.78'	27.75'	N81°38'31"W	9°05'39"
C27	125.00'	22.00'	21.97'	N68°22'17"W	10°05'04"
C28	835.00'	112.81'	112.72'	N27°23'47"W	7°44'26"
C29	835.00'	78.16'	78.13'	N33°56'53"W	5°21'47"
C30	835.00'	78.16'	78.13'	N39°18'40"W	5°21'47"
C31	835.00'	13.72'	13.72'	N42°27'48"W	0°56'30"
C32	315.00'	91.17'	90.85'	S34°38'33"E	16°35'00"
C33	315.00'	27.80'	27.79'	S23°49'20"E	5°03'26"
C34	315.00'	133.63'	132.63'	S09°08'26"E	24°18'23"
C35	315.00'	66.90'	66.78'	S09°05'50"W	12°10'09"
C36	430.00'	71.13'	71.05'	N23°47'16"E	9°28'40"
C37	430.00'	71.29'	71.21'	N14°17'58"E	9°29'56"
C38	125.00'	27.87'	27.81'	N79°48'05"W	12°46'32"
C39	385.00'	102.44'	102.14'	S05°14'54"E	15°14'43"
C40	385.00'	72.58'	72.47'	S18°16'17"E	10°48'04"
C41	385.00'	72.58'	72.47'	S29°04'21"E	10°48'04"
C42	385.00'	56.86'	56.80'	S38°42'13"E	8°27'40"
C43	765.00'	5.18'	5.18'	N42°44'24"W	0°23'17"
C44	765.00'	95.69'	95.62'	N38°57'46"W	7°10'00"
C45	765.00'	95.69'	95.62'	N31°47'46"W	7°10'00"
C46	765.00'	95.69'	95.63'	N24°37'46"W	7°10'00"
C47	330.00'	54.35'	54.28'	S20°21'03"E	9°26'08"
C48	370.00'	16.53'	16.53'	N23°47'19"W	2°33'36"
C49	370.00'	90.84'	90.61'	N15°28'31"W	14°04'01"
C50	370.00'	98.45'	98.16'	N00°49'08"W	15°14'45"
C51	370.00'	54.86'	54.81'	N11°03'05"E	8°29'41"
C52	370.00'	85.42'	85.23'	N21°54'46"E	13°13'41"
C53	380.00'	21.71'	21.71'	S26°53'24"W	3°16'24"
C54	380.00'	9.54'	9.54'	S24°32'03"W	1°26'18"

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.
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. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN 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 CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
5. 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.
6. HAYS COUNTY WILL MAINTAIN ALL PUBLIC STREETS.

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 VERIZON OR SIMILAR AUTHORIZED UTILITY PROVIDER.
5. GAS UTILITY SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICE.

LOT SIZE CATEGORIES:
44 LOTS TOTAL
41 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS

AVERAGE RESIDENTIAL LOT SIZE:
LOTS LESS THAN 1 ACRE: 41
LOTS 1-2 ACRES: 0
LOTS 2-5 ACRES: 2
LOTS 5-10 ACRES: 0
LOTS 10 ACRES OR GREATER: 1

CITY OF DRIPPING SPRINGS NOTES:
1. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS ETJ, HAYS COUNTY.
2. ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION SHALL CONNECT TO A PUBLIC WATER SOURCE.
3. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL APPLICABLE CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.
4. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 1260.00, ARTICLE 24.06 REGARDING OUTDOOR LIGHTING.
5. THIS SUBDIVISION IS SUBJECT TO THE CITY OF DRIPPING SPRINGS PARKLAND DEDICATION REQUIREMENT PER THE PARK PLAN PREPARED FOR THIS SUBDIVISION.
6. THE PARKS AND OPEN SPACE SHALL BE PRIVATELY DEDICATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEADWATERS AT BARTON CREEK DEVELOPMENT AGREEMENT.
7. WASTEWATER FOR THIS DEVELOPMENT WILL BE TREATED BY ONSITE WASTEWATER TREATMENT PLANT OWNED AND OPERATED BY THE HEADWATERS MUNICIPAL UTILITY DISTRICT (MUD).
8. 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 55, BLOCK F
LOT 121, BLOCK D
LOT 73, BLOCK E
9. ROADWAY DESIGN STANDARDS FOR HAYS COUNTY WERE APPROVED BY HAYS COUNTY TRANSPORTATION DEPARTMENT AND THE HAYS COUNTY COMMISSIONERS COURT ON SEPTEMBER 12, 2017.
10. 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.
11. THIS SUBDIVISION IS REQUIRED TO BE COMPLIANT WITH FIRE CODE IFC2012, AS AMENDED.
12. 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 AND SIDE SETBACKS SHALL BE FIVE (5) FEET AND FIVE(5) FEET RESPECTIVELY.

QUALIFYING LOTS:
RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE-FAMILY RESIDENCE PER LOT.

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 DATE
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 #3 'SQUARE' CUT ON TOP OF CURB
ELEV. = 1217.01'
BM#4 COTTON SPINDLE SET IN TREE #6248
ELEV = 1203.27'

SUBDIVISION ROADS:

PUBLIC STREET DEDICATION

STREET SUMMARY

STREET NAME (CLASSIFICATION)	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH (F-F)
HEADWATERS BOULEVARD (LOCAL)	VARIABLE	1100'	VARIABLE C&G
OAK MEADOW DRIVE (LOCAL)	50'	1320'	29' C&G
TOTAL LINEAR FEET		2420'	

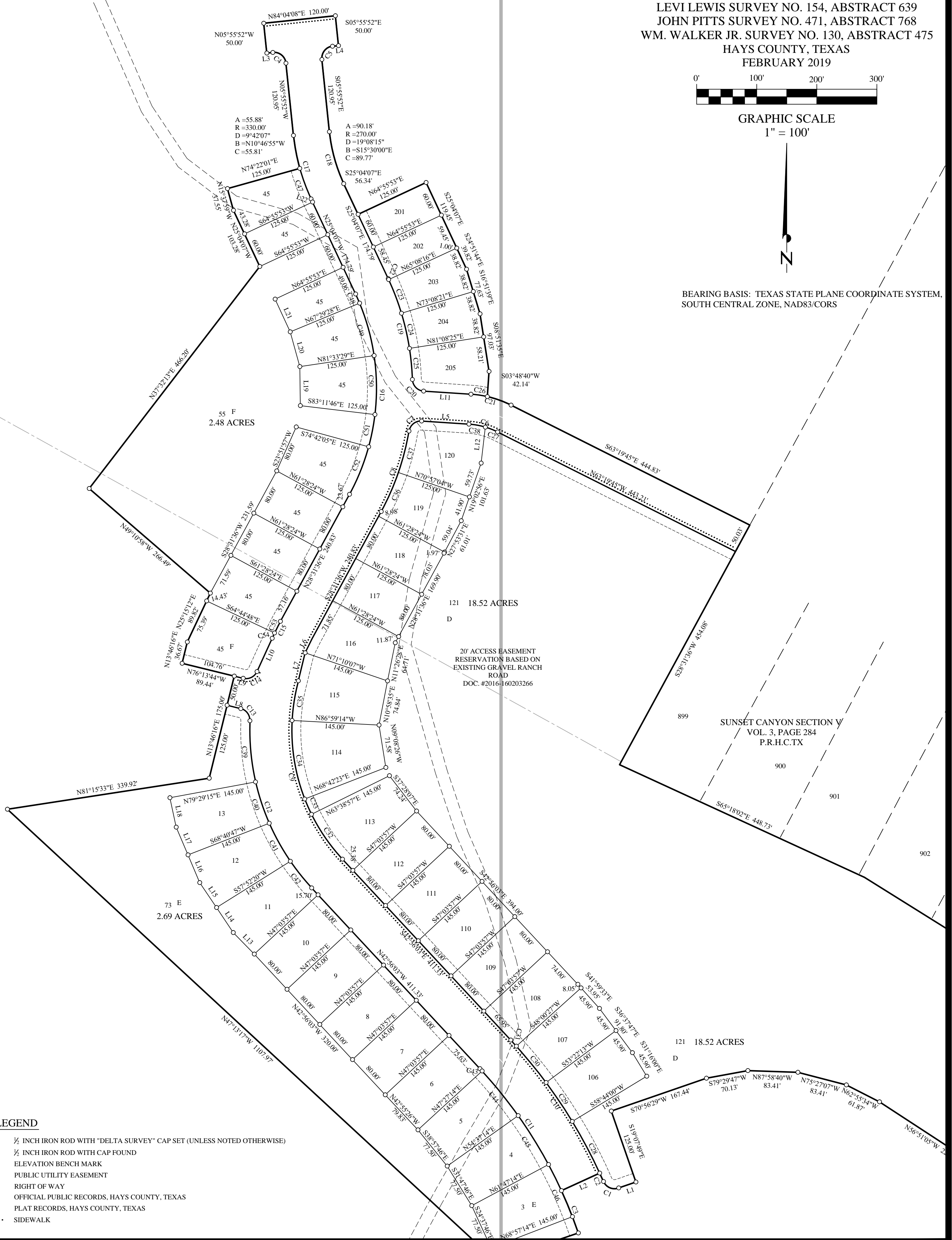
W.R. WOOD SURVEY, ABSTRACT 567
 LEVI LEWIS SURVEY NO. 154, ABSTRACT 639
 JOHN PITTS SURVEY NO. 471, ABSTRACT 768
 WM. WALKER JR. SURVEY NO. 130, ABSTRACT 475
 HAYS COUNTY, TEXAS
 FEBRUARY 2019



GRAPHIC SCALE
 1" = 100'



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



LEGEND

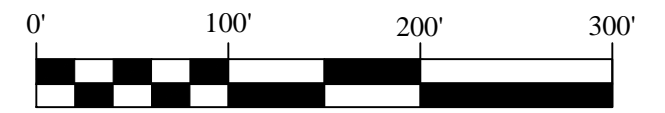
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH CAP FOUND
- ⊙ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- SIDEWALK

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: 2/19/19

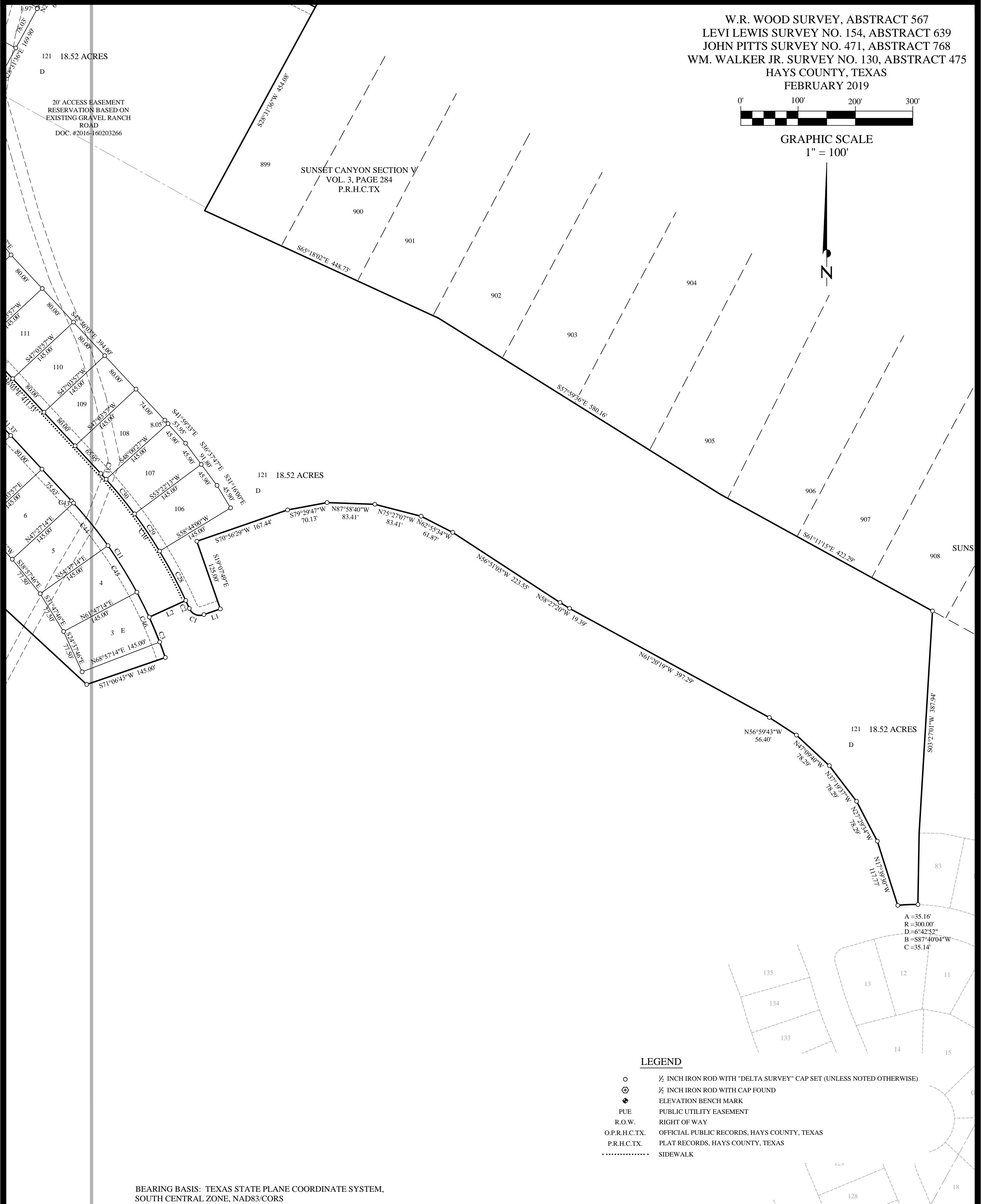
**HEADWATERS AT
 BARTON CREEK, PHASE 4
 SECTION 3
 CITY OF DRIPPING SPINGS ETJ**

**SHEET
 3
 OF
 5**

W.R. WOOD SURVEY, ABSTRACT 567
 LEVI LEWIS SURVEY NO. 154, ABSTRACT 639
 JOHN PITTS SURVEY NO. 471, ABSTRACT 768
 WM. WALKER JR. SURVEY NO. 130, ABSTRACT 475
 HAYS COUNTY, TEXAS
 FEBRUARY 2019



GRAPHIC SCALE
 1" = 100'



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH CAP FOUND
- ⊙ ELEVATION BENCH MARK
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- SIDEWALK

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

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**HEADWATERS AT
 BARTON CREEK, PHASE 4
 SECTION 3
 CITY OF DRIPPING SPINGS ETJ**

**SHEET
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 OF
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