

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 101.29 ACRES OF LAND TO BE KNOWN AS "HEADWATERS AT BARTON CREEK, PHASE 4, SECTION 5", 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.

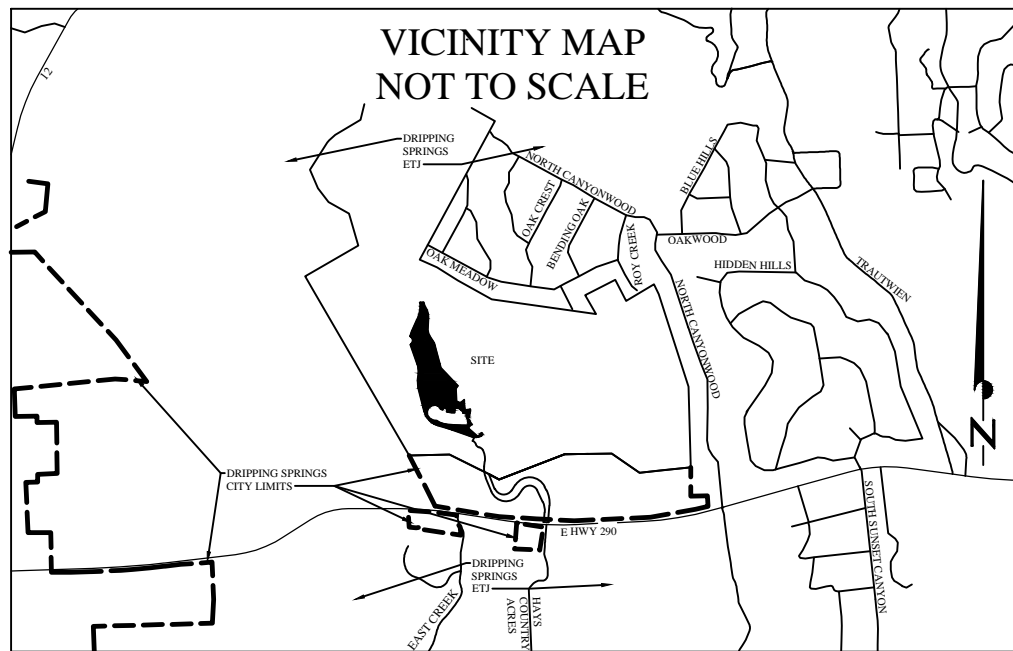
\_\_\_\_\_  
LIZ Q. GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS



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 5  
CITY OF DRIPPING SPINGS ETJ**

**SHEET  
1  
OF  
7**



AREA TABLE  
NON-RESIDENTIAL LOTS

LINE	BEARING	DISTANCE
L1	S48°51'52"E	23.89'
L2	S41°32'39"W	42.79'
L3	S21°02'24"W	95.15'
L4	N63°22'24"W	28.85'
L5	S86°57'43"W	37.65'
L6	N03°02'17"W	70.00'
L7	N86°57'43"E	37.65'
L8	S75°58'17"E	70.00'
L9	N85°26'43"E	83.06'
L10	S17°15'32"E	107.74'
L11	S14°59'58"E	118.56'
L12	S35°31'24"W	89.65'
L13	S64°38'01"E	97.68'
L14	N51°28'59"E	119.87'
L15	S01°52'38"W	40.89'
L16	S05°58'29"E	50.54'
L17	S05°46'56"E	51.67'
L18	S06°17'56"E	100.03'
L19	S16°22'35"W	55.72'
L20	S83°09'49"W	36.59'
L21	N04°48'02"W	124.86'
L22	S89°25'48"W	79.70'
L23	N03°03'22"W	32.19'
L24	N87°41'22"W	95.85'
L25	S02°16'45"W	110.93'
L26	N87°54'50"W	76.19'
L27	N83°19'49"W	77.97'
L28	N73°29'17"W	45.09'
L29	N16°30'43"E	33.10'
L30	N13°58'51"W	44.28'
L31	N65°06'36"W	73.16'
L32	S28°14'58"W	70.49'
L33	N61°07'00"W	37.31'
L34	N38°13'22"W	87.70'
L35	N70°37'21"W	81.82'
L36	S81°55'12"W	91.38'
L37	S53°24'33"W	91.63'
L38	S24°51'50"W	91.39'
L39	S03°49'20"E	91.64'
L40	S28°49'05"E	87.06'
L41	S63°53'08"E	106.89'
L42	S79°52'08"E	84.75'
L43	S63°47'31"E	92.83'
L44	S70°51'32"E	95.40'
L45	S78°12'53"E	95.44'
L46	S85°13'38"E	90.52'
L47	S87°40'07"E	79.99'
L48	S87°48'27"E	108.21'
L49	N83°00'46"E	69.31'
L50	N06°58'18"W	124.91'
L51	N83°01'42"E	14.79'
L52	S06°21'17"E	17.58'
L53	S68°55'36"E	22.60'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	20.00'	31.56'	28.38'	S03°39'36"E	90°24'31"
C2	269.32'	175.89'	172.78'	S77°35'09"W	37°25'09"
C3	1259.93'	65.88'	65.87'	N69°53'17"W	2°59'45"
C4	123.00'	111.87'	108.06'	S42°56'32"E	52°06'43"
C5	99.50'	107.14'	102.04'	S47°44'00"E	61°34'40"
C6	122.39'	106.07'	102.78'	S53°37'20"E	49°39'10"
C7	449.46'	271.80'	267.68'	S11°19'06"E	34°38'54"
C8	550.00'	123.79'	123.53'	S00°25'16"E	12°53'46"
C9	535.00'	37.95'	37.94'	N17°11'29"W	4°03'51"
C10	15.00'	15.65'	14.95'	N45°03'04"W	59°47'00"
C11	106.50'	88.49'	85.96'	N51°08'26"W	47°36'15"
C12	15.00'	17.20'	16.27'	N60°11'18"W	65°41'58"
C13	15.00'	17.20'	16.27'	N54°06'44"E	65°41'58"
C14	106.50'	88.49'	85.96'	N45°03'53"E	47°36'15"
C15	15.00'	15.65'	14.95'	N38°58'30"E	59°47'00"
C16	535.00'	46.17'	46.16'	N11°33'21"E	4°56'42"
C17	465.00'	90.01'	89.87'	N19°34'27"E	11°05'28"
C18	835.00'	415.75'	411.47'	N10°51'20"E	28°31'40"
C19	835.00'	17.18'	17.18'	N03°59'52"W	1°10'45"
C20	441.69'	310.45'	304.10'	S16°13'06"E	40°16'17"
C21	216.66'	115.88'	114.50'	S18°46'51"E	30°38'36"
C22	175.04'	85.32'	84.48'	S02°15'18"W	27°55'37"
C23	225.00'	49.89'	49.78'	S09°59'34"W	12°42'12"
C24	20.00'	27.66'	25.51'	S43°30'46"W	79°14'17"
C25	19.99'	27.70'	25.54'	S57°15'48"E	79°24'58"
C26	225.00'	101.70'	100.84'	S30°25'03"E	25°53'51"
C27	1465.00'	174.68'	174.57'	N71°02'27"W	6°49'54"
C28	535.00'	562.22'	536.71'	N44°21'04"W	60°12'41"
C29	535.00'	182.32'	181.44'	N04°28'58"W	19°31'31"
C30	465.00'	198.86'	197.35'	N06°58'18"W	24°30'12"
C31	465.00'	29.71'	29.70'	S12°11'54"W	3°39'37"
C32	15.00'	19.00'	17.76'	S25°55'17"E	72°34'46"
C33	106.50'	219.98'	182.91'	S03°02'17"E	118°20'46"
C34	15.00'	19.00'	17.76'	S19°50'44"W	72°34'46"
C35	465.00'	22.56'	22.55'	S17°50'02"E	2°46'45"
C36	535.00'	228.80'	227.06'	S06°58'18"E	24°30'12"
C37	465.00'	158.46'	157.70'	S04°28'58"E	19°31'31"
C38	465.00'	488.66'	466.48'	S44°21'04"E	60°12'41"
C39	1535.00'	98.71'	98.69'	S72°36'52"E	3°41'04"

**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:**  
2 LOTS TOTAL  
0 RESIDENTIAL LOTS  
2 NON-RESIDENTIAL LOTS

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

**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 143, BLOCK C  
LOT 1, BLOCK G  
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  
512-858-4725

**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)	VARIES	3320'	VARIES' C&G
TOTAL LINEAR FEET		3320'	

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



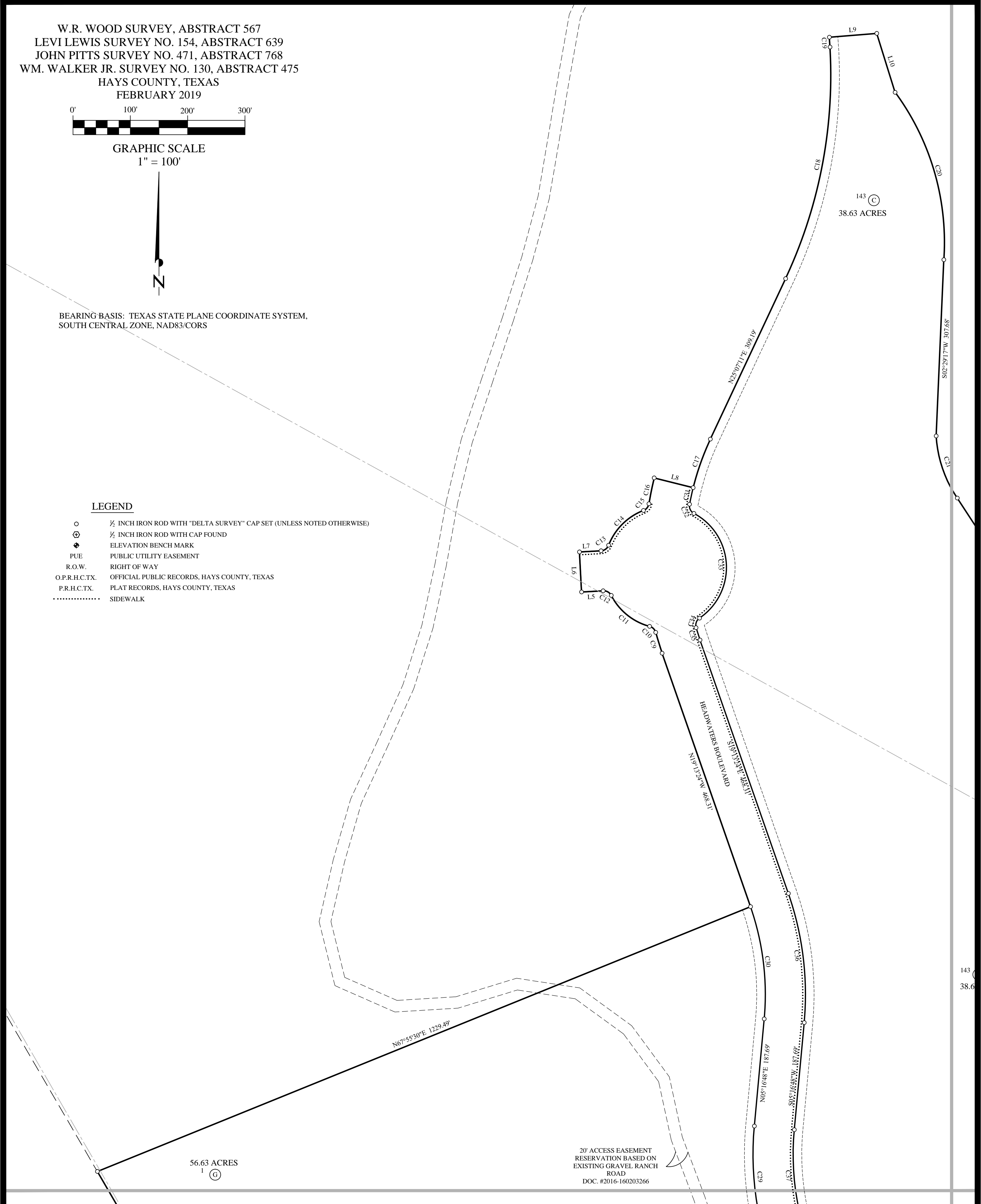
GRAPHIC SCALE  
 1" = 100'



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 5  
 CITY OF DRIPPING SPINGS ETJ**

**SHEET  
 3  
 OF  
 7**

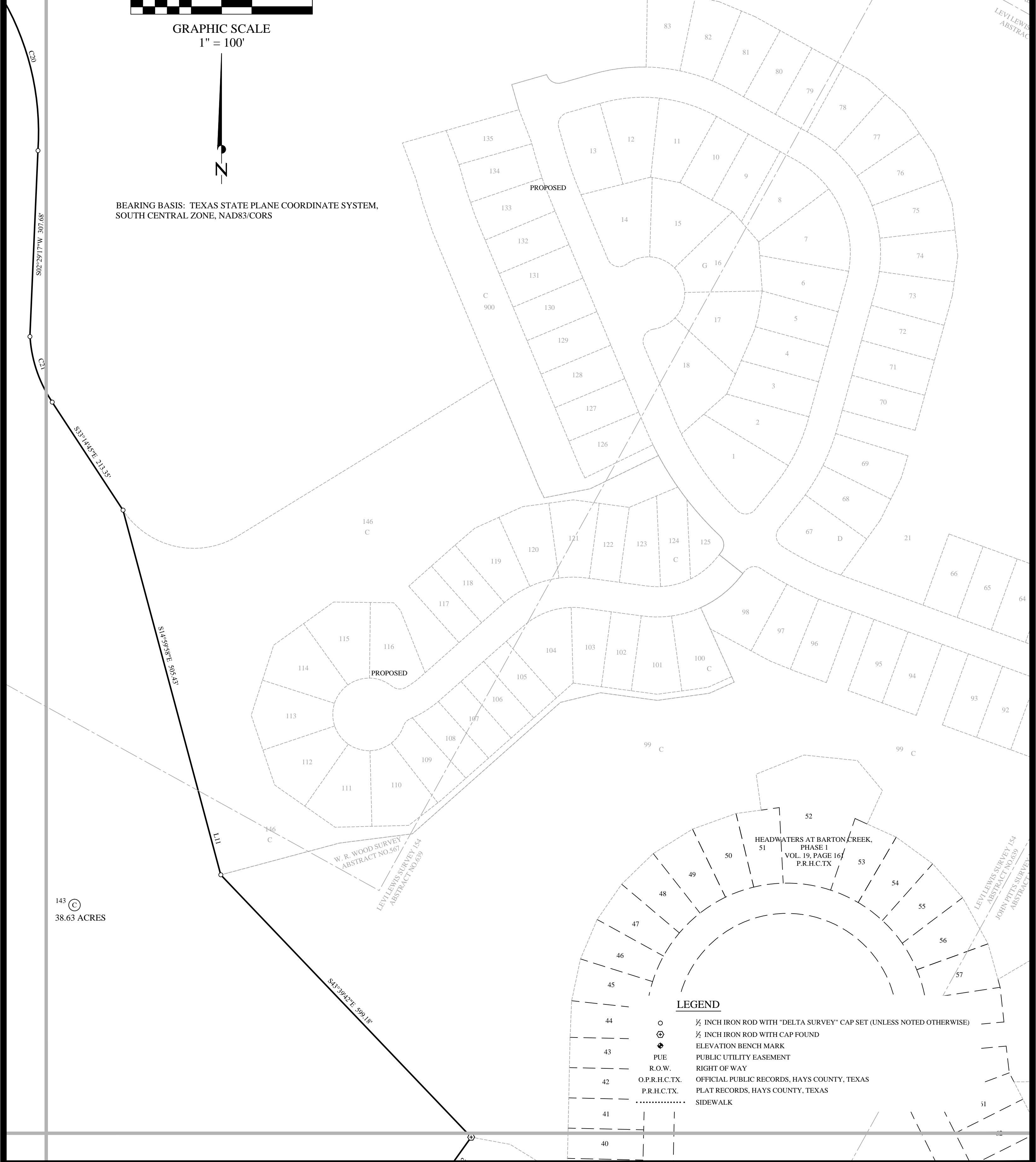
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 HAYS COUNTY, TEXAS  
 FEBRUARY 2019



GRAPHIC SCALE  
 1" = 100'



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



143  
 38.63 ACRES

**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

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**HEADWATERS AT  
 BARTON CREEK, PHASE 4  
 SECTION 5  
 CITY OF DRIPPING SPINGS ETJ**

**SHEET  
 4  
 OF  
 7**

N67°55'30"E 1229.49'

56.63 ACRES  
1 (G)

20' ACCESS EASEMENT  
RESERVATION BASED ON  
EXISTING GRAVEL RANCH  
ROAD  
DOC. #2016-160203266

**LEGEND**

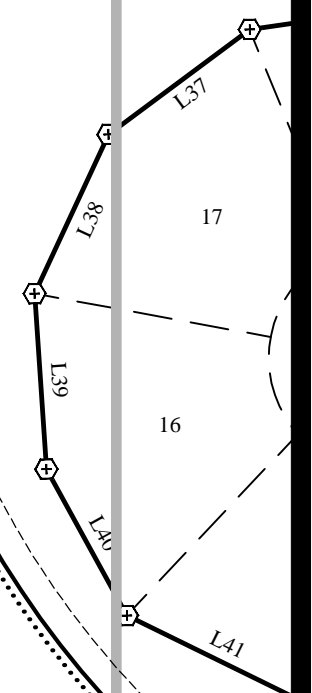
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
- ⊕ 1/2 INCH IRON ROD WITH CAP FOUND
- ◆ ELEVATION BENCH MARK
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS, HAYS COUNTY, TEXAS
- .....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

135.92 ACRES  
JAMES G. BRODIE  
VOL. 1293, PG 842

S80°22'57"E 1941.13'

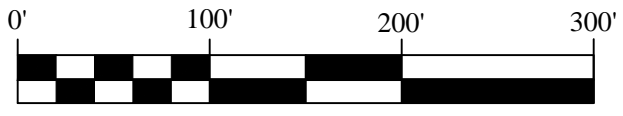
HEADWATERS BOULEVARD

N16°11'13"W 606.64'



20' AC  
RESERV  
EXISTIN  
DOC.

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'



1 (G) 56.63 ACRES

S88°36'23"W 912.37'

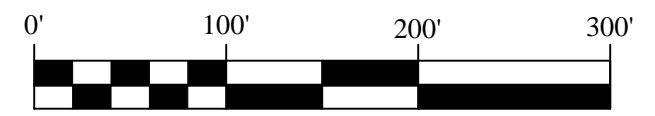
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

**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: 2/19/19

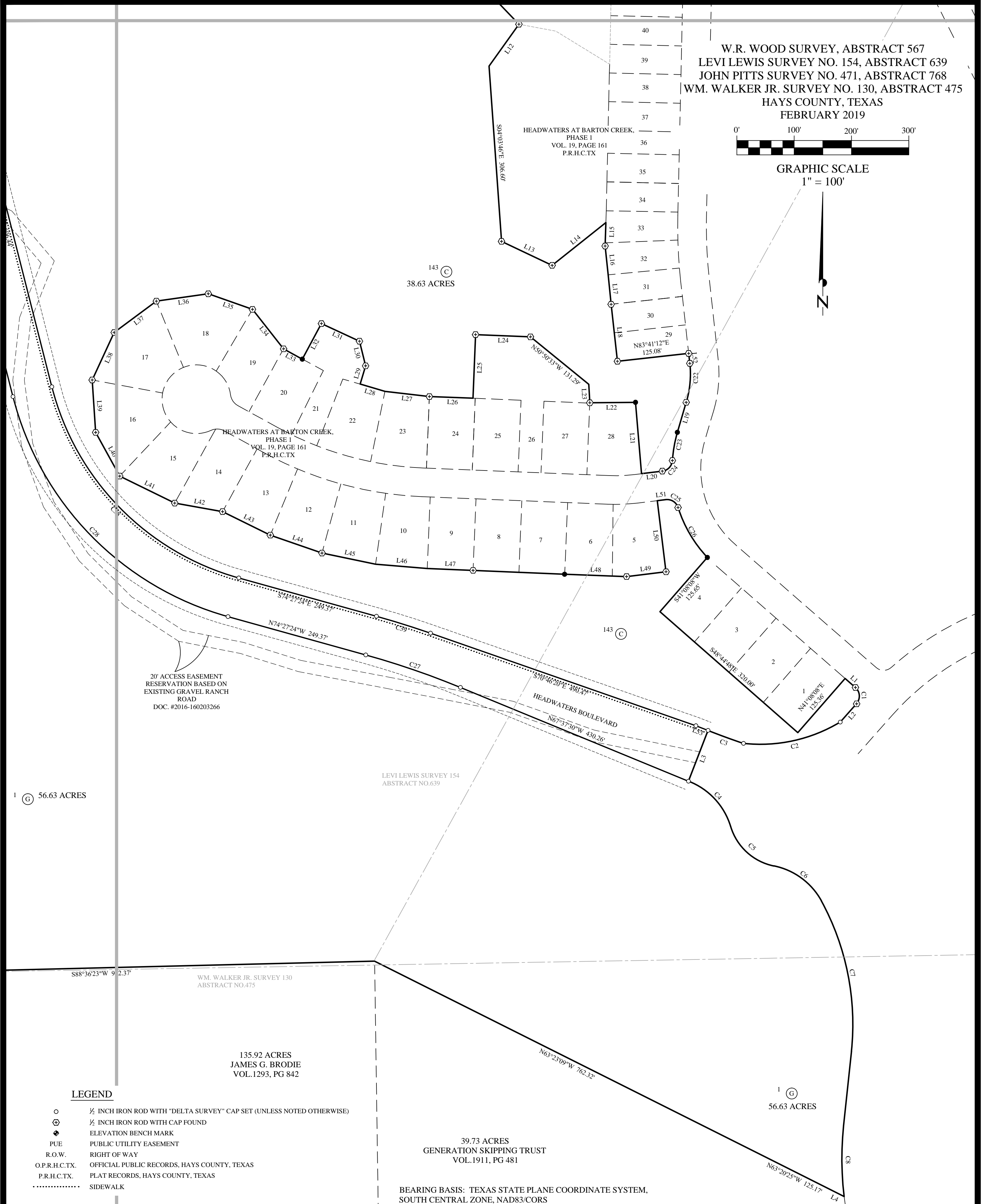
**HEADWATERS AT  
 BARTON CREEK, PHASE 4  
 SECTION 5  
 CITY OF DRIPPING SPINGS ETJ**

**SHEET  
 5  
 OF  
 7**

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'



20' ACCESS EASEMENT  
 RESERVATION BASED ON  
 EXISTING GRAVEL RANCH  
 ROAD  
 DOC. #2016-160203266

1 (C) 56.63 ACRES

LEVI LEWIS SURVEY 154  
 ABSTRACT NO. 639

WM. WALKER JR. SURVEY 130  
 ABSTRACT NO. 475

135.92 ACRES  
 JAMES G. BRODIE  
 VOL. 1293, PG 842

39.73 ACRES  
 GENERATION SKIPPING TRUST  
 VOL. 1911, PG 481

1 (C) 56.63 ACRES

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)
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**HEADWATERS AT  
 BARTON CREEK, PHASE 4  
 SECTION 6  
 CITY OF DRIPPING SPINGS ETJ**

**SHEET  
 6  
 OF  
 7**

 Delta Survey Group Inc.

8213 BRODIE LANE STE. 102 AUSTIN, TX. 78745  
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HEADWATERS AT  
BARTON CREEK, PHASE 4  
SECTION 5  
CITY OF DRIPPING SPINGS ETJ

SHEET  
7  
OF  
7