

FREELOVE WOODY SURVEY, A-20



Fortver, L.P., Austin Maddux and Megan Maddux called 69.15 Ac. Exhibit C Doc. No. 18020101, OPRHCTx

Shelby G. Eckols and wife, Veronica Eckols called 57.12 Ac. Vol. 3662, Pg. 422, OPRHCTx

Dennis D. Dement and wife, Mary M. Kyle Dement called 13.751 Ac. Vol. 500, Pg. 495, RPRHCTx

Dennis D. Dement and wife, Mary M. Kyle Dement called 6.875 Ac. Vol. 768, Pg. 495, RPRHCTx

Angellie, LP Remainder of called 100.00 ac. Exhibit "A" Doc. No. 19005430 OPRHCTx

Elton Abernathy Testamentary Trust 310.17 Ac. Vol. 3677, Pg. 608, OPRHCTx

Angellie, LP Remainder of called 100.00 ac. Tract 1 Doc. No. 19005430 OPRHCTx

Angellie, LP Remainder of called 55.58 ac. Tract 2 Doc. No. 19005430 OPRHCTx

Austin Maddux Remainder of called 44.44 ac. Vol. 5208, Pg. 329 OPRHCTx

Vista Brewing Assets, LLC called 21.00 ac. Doc. No. 16038144 OPRHCTx

Larry Randall Roberson and wife, Debbie Roberson, et al called 279.815 ac. Vol. 3562, Pg. 833, OPRHCTx

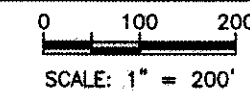
WILLIAM BARRET TRAVIS SURVEY, A-15

LEGEND

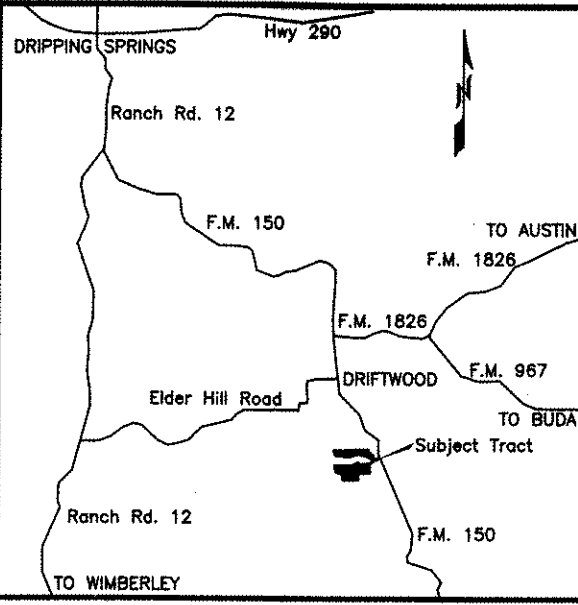
- Point in Centerline of Road Easement
- Found 1/2" IR w/cap
- ⊙ Set 1/2" IR w/cap
- ⊗ Monumented (as noted)

Weaver Surveying, LLC
P.O. Box 1129
Dripping Springs, Texas 78620
(512) 777-9190
TBPLS Firm # 10194053

AMENDED PLAT OF
LOTS 1 THROUGH 5 and LOTS 13 THROUGH 18
DRIFTWOOD VALLEY
HAYS COUNTY, TEXAS



Revision No:	0	Drawing Date:	8/12/2019
Revision Date:	-	Drawing No.:	H190530-01A



VICINITY MAP
N.T.S.

PLAT INFORMATION
 Total Area: 76.24 Acres
 Total Number of Lots: 11
 Average Lot Size: 6.93 Acres
 Area in Road: 5.14 Acres
 Total Area less Road: 71.10 Acres
 Average Lot Size less Road: 6.46 Acres

UTILITY INFORMATION
 Water: Individual Water Wells
 Sewer: Individual On-Site Sewage Facilities
 Electricity: Pedernales Electric Cooperative, Inc.
 Telephone: Frontier Communications

ROADWAY LIST:
 Private: Driftwood Valley Trail
 Width: 60'
 Length: 5446.83'

Line Data

L1 S 69°05'14" W, 50.89'
L2 S 69°05'14" W, 91.75'
L3 S 57°46'38" W, 76.49'
L4 S 20°54'46" E, 45.00'
L5 S 20°54'46" E, 45.00'
L6 S 80°23'50" W, 76.49'
L7 S 69°05'14" W, 91.75'
L8 S 69°05'14" W, 50.89'
L9 S 16°51'39" W, 66.13'
L10 S 89°09'45" W, 12.14'
L11 N 89°08'32" E, 115.83' (S 89°08'48" W)
L12 N 89°45'57" E, 22.71'
L13 S 64°13'04" E, 181.94'
L14 N 02°11'35" W, 253.22'
L15 N 00°51'20" W, 39.59'
L16 S 89°09'44" W, 117.13'
L17 S 00°16'33" W, 64.49'
L18 S 00°51'21" E, 100.99'
L19 S 00°02'37" E, 49.51'
L20 S 84°45'10" W, 29.49'
L21 N 59°07'53" W, 221.18'
L22 N 75°51'09" W, 171.18'
L23 N 75°51'09" W, 67.77'
L24 S 66°00'19" W, 139.36'
L25 N 81°11'19" W, 225.44'
L26 N 81°11'19" W, 291.09'
L27 N 56°55'13" W, 50.27'
L28 N 79°09'32" E, 172.63'
L29 N 87°28'15" E, 100.30'
L30 S 68°32'46" W, 70.00'
L31 N 87°28'15" E, 226.18'
L32 N 87°28'15" E, 326.48'

Useable Lot Acreage

Lot 1A - 5.09 Ac.
Lot 2A - 7.59 Ac.
Lot 3A - 5.50 Ac.
Lot 4A - 5.62 Ac.
Lot 5A - 5.40 Ac.
Lot 13A - 5.59 Ac.
Lot 14A - 5.91 Ac.
Lot 15A - 13.52 Ac.
Lot 16A - 5.76 Ac.
Lot 17A - 5.73 Ac.
Lot 18A - 5.39 Ac.
Total - 71.10 Ac.

Curve Data

C1 Arc = 157.90' Rad = 70.00' Chord = S 69°05'14" W, 126.49'	C12 Arc = 51.73' Rad = 676.35' Chord = S 68°11'48" W, 51.72'
C2 Arc = 157.90' Rad = 70.00' Chord = S 69°05'14" W, 126.49'	C13 Arc = 335.53' Rad = 676.35' Chord = S 84°35'59" W, 332.10'
C3 Arc = 124.95' Rad = 330.00' Chord = S 79°56'04" W, 124.20'	C14 Arc = 217.31' Rad = 321.41' Chord = S 79°26'30" W, 213.19'
C4 Arc = 153.96' Rad = 199.39' Chord = S 33°17'58" W, 150.16'	C15 Arc = 236.46' Rad = 321.41' Chord = S 38°59'44" W, 231.16'
C5 Arc = 136.22' Rad = 300.00' Chord = S 77°13'33" E, 135.05'	C16 Arc = 121.93' Rad = 200.00' Chord = N 39°27'23" W, 120.05'
C6 Arc = 330.17' Rad = 305.00' Chord = S 33°12'19" E, 314.28'	C17 Arc = 109.00' Rad = 200.00' Chord = N 41°18'29" W, 107.66'
C7 Arc = 132.35' Rad = 139.39' Chord = S 28°13'05" W, 127.43'	C18 Arc = 12.93' Rad = 200.00' Chord = N 23°50'36" W, 12.93'
C8 Arc = 170.66' Rad = 300.00' Chord = S 85°23'04" W, 168.37'	C19 Arc = 35.16' Rad = 300.00' Chord = S 86°24'29" W, 35.14'
C9 Arc = 271.13' Rad = 300.00' Chord = N 85°01'19" W, 262.00'	C20 Arc = 20.37' Rad = 300.00' Chord = S 81°06'16" W, 20.37'
C10 Arc = 365.97' Rad = 1254.00' Chord = N 67°29'31" W, 364.67'	C21 Arc = 55.54' Rad = 300.00' Chord = N 84°27'44" E, 55.46'
C11 Arc = 483.86' Rad = 726.84' Chord = S 85°04'35" W, 474.97'	

CITY OF DRIPPING SPRINGS NOTE:
 This subdivision lies within the extra territorial jurisdiction of the City of Dripping Springs. This subdivision is exempt from the regulations of the City of Dripping Springs Subdivision Ordinance as per Section 1.4.1(f).

SCHOOL DISTRICT:
 This subdivision lies within the Hays Consolidated Independent School District.

EDWARDS AQUIFER NOTE:
 This subdivision is located in the Edwards Aquifer Contributing Zone. No portion of this subdivision lies within the Edwards Aquifer Recharge Zone.

FLOOD PLAIN NOTE:
 This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas and incorporated Areas Map Number 48209C0235F, dated September 2, 2005.

DRIVEWAY NOTE:
 In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted to access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Texas Department of Transportation and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Chapter 721 of the Hays County Development Regulations.

CULVERT NOTE:
 All culverts, when required, shall comply with the current Hays County standard.

EMERGENCY SERVICES DISTRICTS:
 This subdivision lies within North Hays County Emergency Services District # 1 and Hays County Emergency Services District # 6.

PLAT NOTES:

- Development on lots larger than five acres is restricted to one Single Family Residence or other development excluded from the term "Regulated Activities" under the Edwards Aquifer Rules of the TCEQ (30 TAC Chapter 213), but without regard to the aquifer over which the development occurs.
- Driveways will be permitted and constructed to the designs and standards at the time of the permit request. Driveway spacing will comply with Section 721 of the Hays County Development Regulations and Permits will be granted under the provisions of Chapter 751.
- Roadways will be designed and constructed in accordance with Chapter 721 of the Hays County Development Regulations.
- Mailboxes placed within the ROW, shall be of an approved TXDOT or FHWA design, per Hays County Development regulations, chapter 721, subchapter 2.01.
- Pursuant to Chapter 245 Section 004 (EXEMPTIONS) the Construction standards adopted by Hays County for the health and welfare of the public are not exempted from change and thus are not considered grand-fathered. It is the decision of the Hays County Transportation and Development Services Departments that the construction and design standards at the time of original platting shall be honored for a period of five (5) years from the date of final plat acceptance. If construction has started prior to the five year expiration date then the phases for which the county has complete construction plans for shall be allowed to use the original standards, subsequent phases that have not been fully designed and approved at that point shall be designed to the most current standards and specifications.
- Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability, and must contain all existing Onsite Sewage Facilities on the property. If OSSFs are to be abandoned, please provide pump report and proof of proper abandonment.
- The minimum lot size is 6.0 acres for new subdivisions located within the Edwards Aquifer Contributing Zone, on a private well, within the Priority Groundwater Management Area (PGMA) as defined by the TCEQ. This applies to lots that will utilize any type of OSSF system (advanced or conventional). There are lots less than 6 acres in this subdivision, but lot size averaging was used to meet the 6 acre minimum lot size requirement.
- This plot is exempt from parkland requirements.
- All roadways depicted on this plat are to be privately maintained. The private road easement is 60 feet in width and the shared access easements are 50 and 60 feet in width.
- All roadways shall be designed and constructed in accordance with applicable Hays County standards, per Hays County Development regulations, chapter 721, subchapter 5.
- Shared access driveways providing access to lots greater than 5 acres in size shall have a minimum width of 60 feet, unless the lots are prohibited from further subdivision. Since one of the shared access driveways in this subdivision is 50 feet wide, Lot 6 is restricted from further subdivision.
- All lots served by a Shared Access Driveway are restricted to one single family residence per lot and if any other development of a Dwelling Unit occurs on any of the Lots obtaining access through the Shared Access Driveway, then such new Dwelling Unit must be constructed on a separately platted lot with direct frontage onto and physical access to a Regulated Roadway prior to construction of the Dwelling Unit. A duplex will not be considered a single family residence for purposes of this subparagraph.
- The owners of the Single Family Residences obtaining access through the Shared Access Driveway shall be solely responsible for all maintenance of the driveway, including maintaining any drainage structures associated with the driveway. The driveway must be maintained at all times in a condition that will permit unencumbered vehicular access by emergency vehicles.
- Post-development conditions runoff rate shall be no greater than the pre-developed condition for 2, 5, 10, 25, and 100 year storm events, per Hays County Development regulations, chapter 725, subchapter 3.02. Pre and post development runoff calculations shall be included with the construction drawings for this subdivision.
- There is a 25 foot minimum building setback line along all roadways in this subdivision per Hays County Regulation however setbacks may be increased by property owners through Covenants, Conditions and Restrictions. Restrictions established herein apply only to this subdivision and do not apply to properties lying outside of the boundaries of this subdivision.
- Angeliele, L.P. hereby creates, establishes, grants, reserves, sells, and conveys to all present and future owners of fee simple title of each of Lots 1 through 5 and Lots 13 through 18 herein ("Owners"), their heirs, successors and assigns, invitees, agents, contractors, guests, and tenants, as well as all services and emergency vehicles, an easement ("Easement") on, over, and across the 60 foot private road easement (the "60 Private Road Easement") as shown on this plat for the Easement Purpose, herein after defined, for the benefit of each of Lots 1 through 5 and Lots 13 through 18, together with all and singular the rights and appurtenances thereto in any way belonging to have and to hold the Easement, rights, and appurtenances to the Owners and their respective heirs, successors, and assigns forever. It is hereby noted that the 60 Private Road Easement includes within its portions of each of said Lots 1 through 5 and Lots 13 through 18 as shown on this plat and each of said Lots is encumbered by this Easement as it affects such Lot. This Easement is accepted by all Owners of the Lots, such acceptance being shown by each such Owner's acceptance of a deed to a Lot, subject to all matters affecting title to or the use of the 60 Private Road Easement as reflected by the public records of Hays County, Texas, or as would be revealed by an actual on the ground inspection of the 60 Private Road Easement. The Easement conveyed to each Owner shall be non-exclusive. The purposes of the Easement (the "Easement Purpose") shall be to provide for utilities, drainage, and free, continuous and uninterrupted vehicular, pedestrian and horseback access, ingress and egress to and from Lots 1 through 5 and Lots 13 through 18 over the 60 Private Road Easement to FM 150, as it is currently designated, being a public road, subject to the following terms and conditions: No permanent structures, improvements or impediments shall be constructed on, under or across any portion of the 60 Private Road Easement without the prior written consent of a majority on a Lot by Lot basis of Owners at the time of such improvements, other than a gate at the entrance to the Easement from a public road, and utilities and drainage facilities, provided that any damages to the road constructed on the 60 Private Road Easement (the "Road") shall be promptly repaired by the person or entity installing such utilities or drainage facilities. The Easement shall run with the land regardless of whether the Easement is referenced or described in any conveyance of a Lot, or any portion thereof. The duration of the Easement is perpetual. The Road may not be dedicated to the public without the consent of 100% of the Owners at the time of dedication.
- The maintenance of the 60 Private Road Easement shall be the responsibility of the Owners. The Owner of each Lot shall be assessed a maintenance fee for each Lot owned by such Owner each year for the purpose of repairing and maintaining the Road. Each Owner, by acceptance of a deed to a Lot, whether or not it shall be expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the assessment to the Property Owners Association for Driftwood Valley Estates, Inc., which shall have the right to enforce the payment thereof, all as more particularly set out in that certain Road Maintenance Agreement filed of record under Document No. 19010957 of the Official Public Records for Real Property of Hays County, Texas, and Declaration of Covenants, Conditions and Restrictions for Driftwood Valley Estates filed of record under Document No. 19010958 of the Official Public Records for Real Property of Hays County, Texas. Each Owner, by acceptance of a deed to a Lot, whether or not it shall be expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay the assessment to the Property Owners Association for Driftwood Valley Estates, Inc.

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL BY THESE PRESENTS, that I, C. Michael Weaver, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey requirements of the Hays County Development Regulations and further certify that this plat 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 AND SEAL, this the 13th day of August, 2019.

C. Michael Weaver
 C. Michael Weaver
 Registered Professional Land Surveyor No. 4427



OWNER'S CERTIFICATION:
 KNOW ALL MEN BY THESE PRESENTS: That ANGELISLE, L.P., a Texas limited partnership, and AUSTIN MADDUX, owners of record of Lots 1 through 5 and Lots 13 through 18, Driftwood Valley, a subdivision recorded in Document No. 19010956 of the Official Public Records of Hays County, Texas, located in the William Barret Travis Survey, Abstract No. 15, Hays County, Texas, do hereby amend said lots to be known as "AMENDED PLAT OF LOTS 1 THROUGH 5 AND 13 THROUGH 18, DRIFTWOOD VALLEY", in accordance with the plat herein, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the easements shown hereon.

WITNESS MY HAND, this the 13th day of August, 2019.

Austin Maddux
 Austin Maddux

WITNESS MY HAND, this the 13th day of August, 2019.

William J. Maddux
 William J. Maddux, Manager of Angelisle, L.P.

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN MADDUX, known to me 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of August, 2019.

Gail Hagemann
 Gail Hagemann
 NOTARY PUBLIC, State of Texas

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM J. MADDUX, known to me 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of August, 2019.

Gail Hagemann
 Gail Hagemann
 NOTARY PUBLIC, State of Texas

STATE OF TEXAS
COUNTY OF HAYS

I, Elaine Hanson Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument, in writing with its certificate of authentication was filed for record in my office on the 14th day of August, 2019 at 10:40 o'clock A.m., in the Official Public Records of Hays County, Texas, in Document No. 19010954.

WITNESS MY HAND AND SEAL OF OFFICE, this the 14th day of August, 2019.

Elaine Hanson Cardenas by Sid Ketchum, Deputy
 Elaine Hanson Cardenas
 County Clerk
 Hays County, Texas

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question 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.

Caitlyn Strickland
 Caitlyn Strickland, Director
 Hays County Development Services

Date 8-14-19

Tom Pope
 Tom Pope, C.F.M., R.S.
 Hays County Floodplain Administrator

Date 8-14-2019

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.

Caitlyn Strickland
 Caitlyn Strickland, Director
 Hays County Development Services

Date 8-14-19

CITY OF DRIPPING SPRINGS APPROVAL NOTE:
 This Plat, Amended Plat of Lots 1 through 5 and Lots 13 through 18, Driftwood Valley, has been approved by the City of Dripping Springs.

Michelle Fischer
 Michelle Fischer, City Administrator

Date 8/14/2019

Weaver Surveying, LLC P.O. Box 1129 Dripping Springs, Texas 78620 (512) 777-9190 TBPLS Firm # 10104053	REPLAT OF LOTS 1 THROUGH 5 and LOTS 13 THROUGH 18 DRIFTWOOD VALLEY HAYS COUNTY, TEXAS	
	Revision No: 0 Revision Date: -	Drawing Date: 8/12/2019 Drawing No.:

0 100 200
 SCALE: 1" = 200'

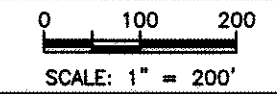
Page 2 of 3

PREVIOUS CONFIGURATION



LEGEND
 - - - Amended Configuration
 ——— Previous Configuration

Weaver Surveying, LLC P.O. Box 1129 Dripping Springs, Texas 78620 (512) 777-9190 TBPLS Firm # 10194053	AMENDED PLAT OF LOTS 1 THROUGH 5 and LOTS 13 THROUGH 18 DRIFTWOOD VALLEY HAYS COUNTY, TEXAS	
	Revision No: 0 Revision Date: -	Drawing Date: 8/12/2019 Drawing No.: H190530-01A



Driftwood Valley Amended Plat 08/12/2019.dwg (8/12/2019 11:50) (1:200)