

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:
THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 200.4 ACRES IN THE PHILIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18056374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 35.920 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HERON.

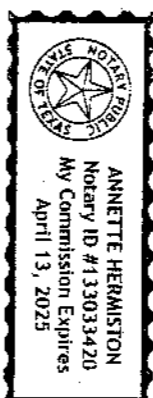
WITNESS MY HAND THIS THE 26th DAY OF May A.D. 2021.

Matthew Screener
MATTHEW SCREENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCREENER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
DAY OF JUNE A.D. 2021.

Annette Hermon
ANNETTE HERMON
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
My Commission Expires
April 13, 2023



FINAL PLAT 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 DRIPPING SPRINGS WATER SUPPLY CORPORATION.
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 MERITAGE HOMES OF TEXAS, DATED SEPTEMBER 18, 2018.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FEDERAL 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 AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PUD #10.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED 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 SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK SPACE LOTS.
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 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY AS AMENDED BY ORDINANCE #2020-25 ON JUNE 9, 2020.
28. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
29. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4 FOOT WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
30. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
31. A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF LOTS ADJACENT TO PUBLIC STREETS, IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
32. A 7.5 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE OF LOTS ADJACENT TO PUBLIC STREETS IS HEREBY DEDICATED, UNLESS OTHERWISE NOTED.
33. THE FOLLOWING PARKLAND LOTS ARE DEDICATED AS P.U.E.S.: BLOCK 19, LOT 6, BLOCK 23, LOT 25, BLOCK 24, LOT 25, BLOCK 47, LOTS 36, 37, 38 AND 39, AND BLOCK 48, LOT 24.
34. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
35. 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.
36. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
37. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
38. PARK AND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
39. 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.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PDD #10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

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 WATER QUALITY, PROTECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A DRAINAGE SYSTEM OR TO AN INDIVIDUAL OR STATE APPROVED WATER SUPPLY. STRUCTURES SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION PER CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

Chad Gulpin
CHAD GULPIN
CITY ENGINEER
DATE 6-8-21

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT, BIG SKY RANCH PHASE TWO, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AND IS HEREBY APPROVED.
APPROVED, THIS 25th DAY OF May 2021

PLANNING AND ZONING COMMISSION CHAIR OR VICE CHAIR

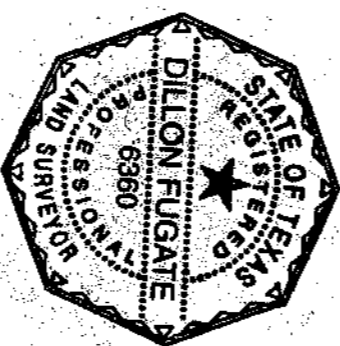
ATTEST:

Andrea Cunningham
ANDREA CUNNINGHAM
CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW BY ALL MEN THESE PRESENTS:
THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Dillon Fugate
DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM
DATE 05/28/21



STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRIS A. REID, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48209C0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ADDITIONALLY, CONCENTRATED STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Christopher A. Reid
CHRIS A. REID
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 81546
DATE 5/28/21



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 22 DAY OF June A.D. 2021, AT 11:44 O'CLOCK A.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS.
C.F.N. 21033175
WITNESS MY SEAL OF OFFICE, THIS THE 22 DAY OF June A.D. 2021.

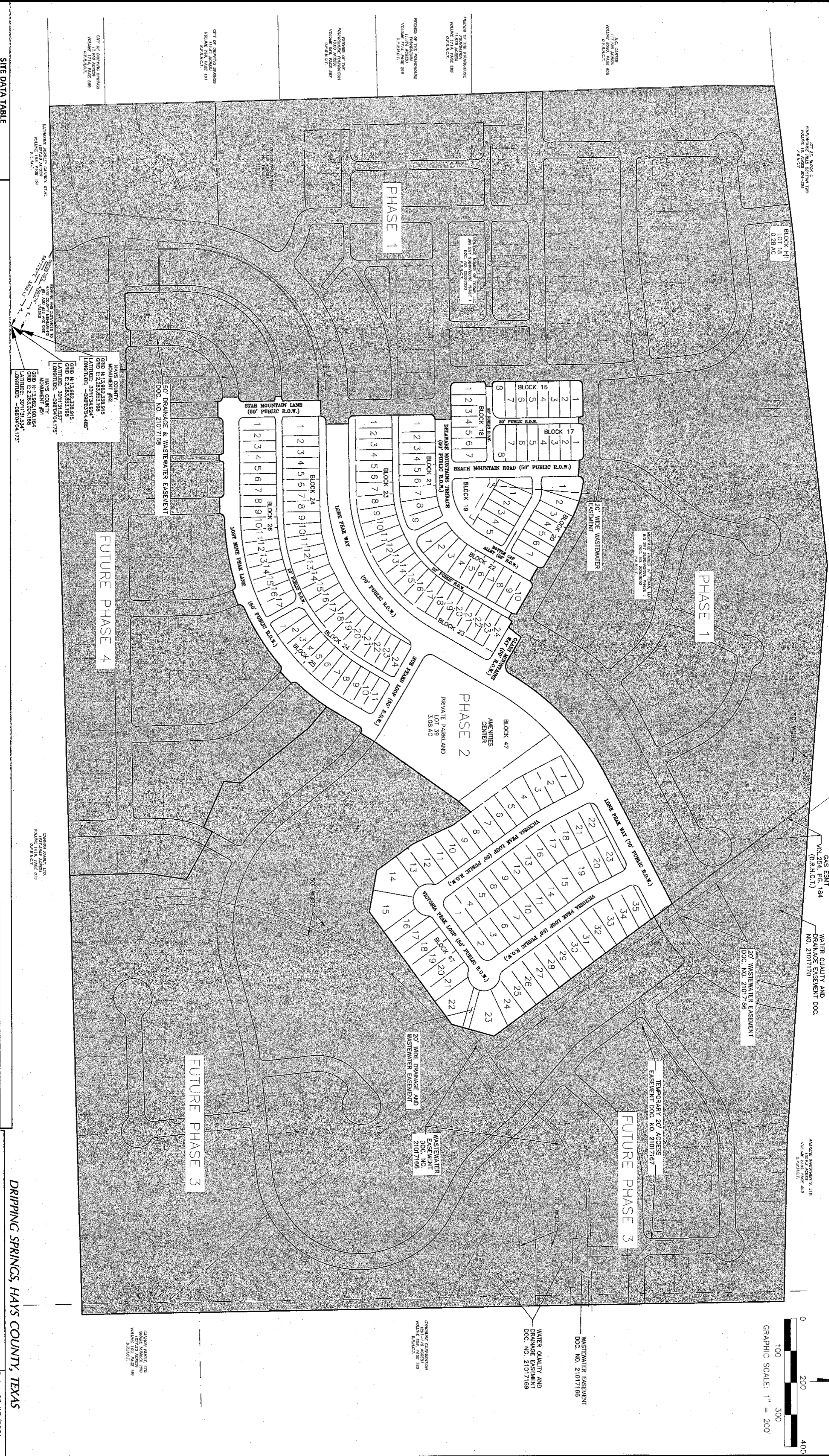
Elaine H. Cardenas
Elaine H. Cardenas by: *Debra S. Spivey*
Debra S. Spivey, Deputy
DRIPPING SPRINGS, HAYS COUNTY, TEXAS
CLERK
HAYS COUNTY, TEXAS



DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBA15 Firm #10105800 / TBEF Firm #3937

Date:	05/17/2021
Drawn by:	JBB
Reviewer:	CC
Project:	1691-002
Sheet:	1 of 6
Field Book:	-
Party Chief:	JSK
Survey Date:	01-26-2018

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS



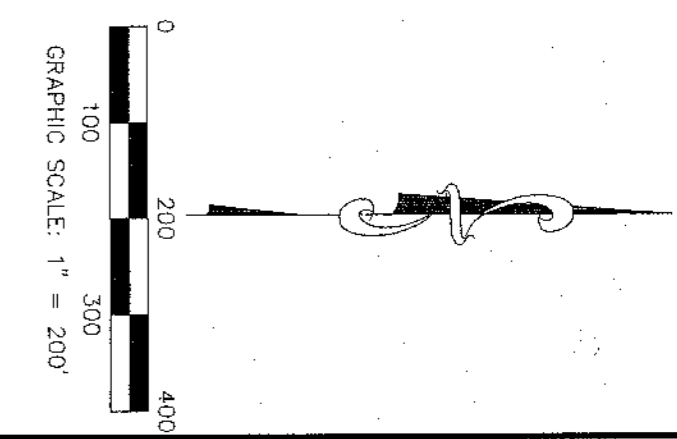
SITE DATA TABLE

REQUIRED	Type A			Type B			Type C			ALLEYS (LF)	STREET/SIDEWALK I.C. (AC)	L.U.E.'s	IMPERVIOUS COVER		PARKLAND				TOTAL (sq. ft. including SWAP)
	(AC)	LOTS	RESIDENTIAL	(AC)	LOTS	RESIDENTIAL	(AC)	LOTS	RESIDENTIAL				Collector Road (LF)	Local Road (LF)	Lot's	Amenity Center & Misc.	Public	Private Open Space	
ALLOWABLE	200.40			790			2557			11.55	5,889 SF (0.13 AC)	256	100.20	50.00%	4.11	7.14	0.00	4.15	7.68
PHASE ONE	70.19	98	88	70	256	1580	10158			11.55	5,889 SF (0.13 AC)	256	100.20	50.00%	4.11	7.14	0.00	4.15	7.68
PHASE TWO	35.92	130	58	0	188	1980	4744			7.99	3089	188	20.74	24.74%	1.67	0.06	3.47	0.00	5.20
TOTAL	200.40			790			2557			11.55	5,889 SF (0.13 AC)	256	100.20	50.00%	4.11	7.14	0.00	4.15	7.68

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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 TRS Firm #10105800 / TRPE Firm #3937

Date: 05/17/2021
 Drawn by: JBB
 Reviewed by: GC
 Project: 1691-002
 Sheet: 2 of 6
 Field Book: -
 Party/Chief: SMH
 Survey Date: 01-30-2018

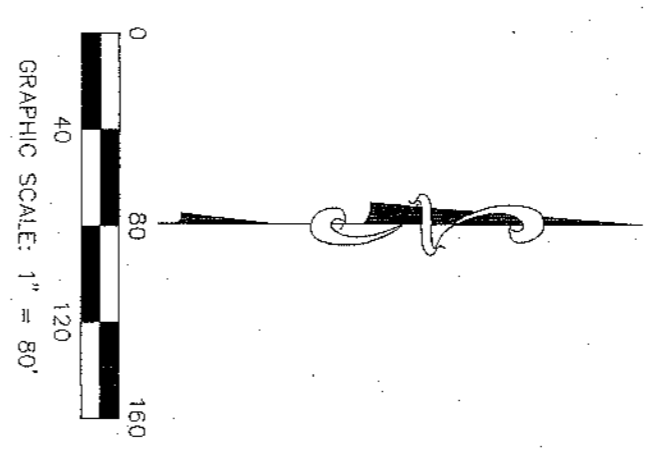
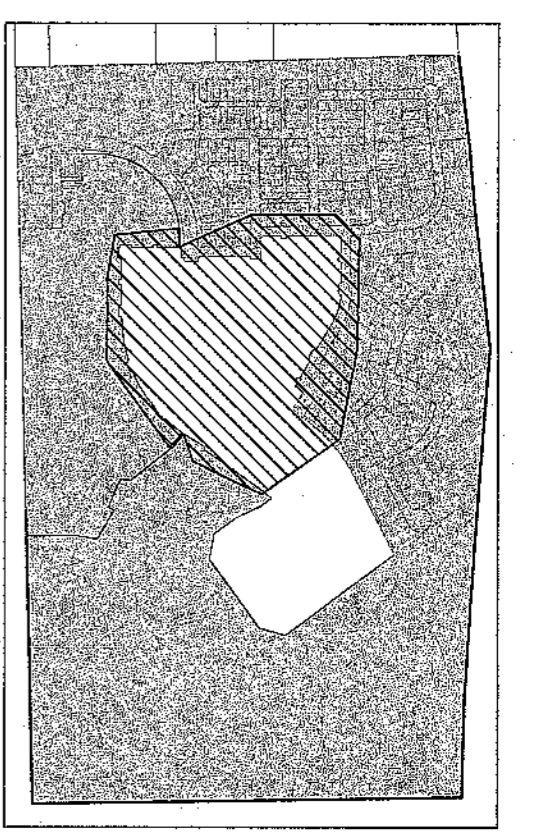


FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

MERITAGE HOMES OF TEXAS, LLC
 CALLED 200.4 ACRES
 DOC. NO. 20003093
 O.P.R.H.C.T.



MERITAGE HOMES OF TEXAS, LLC
 CALLED 200.4 ACRES
 DOC. NO. 18036574
 O.P.R.H.C.T.



LEGEND

- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED) (UNLESS NOTED)
- POINT OF BEGINNING
- VOL. BOOK
- PAGE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- PLAT RECORDS, HAYS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
- D.R.H.C.T.
- H.A.B.S. COUNTY, TEXAS
- 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

PHASE BOUNDARY LINE
 LOT LINE
 RIGHT-OF-WAY-LINE
 EASEMENT LINE
 1/2" IRON ROD WITH "DOUCET" CAP SET
 1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED) (UNLESS NOTED)
 POINT OF BEGINNING
 VOL. BOOK
 PAGE
 DRAINAGE EASEMENT
 RIGHT-OF-WAY
 PLAT RECORDS, HAYS COUNTY, TEXAS
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 TBPLS Firm #10105800 / TBPE Firm #3937

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

Date: 05/17/2021
 Scale: 1"=80'
 Drawn by: JMB
 Reviewed by: CC
 Project: 1691-002
 Sheet: 3 of 6
 Field Book:
 Party Chief: JSM
 Survey Date: 01-30-2018

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

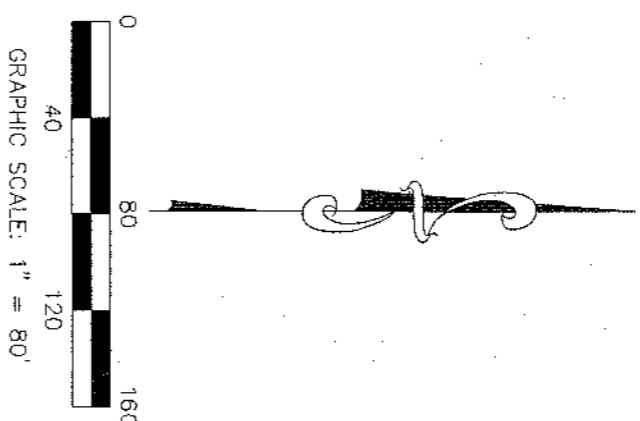
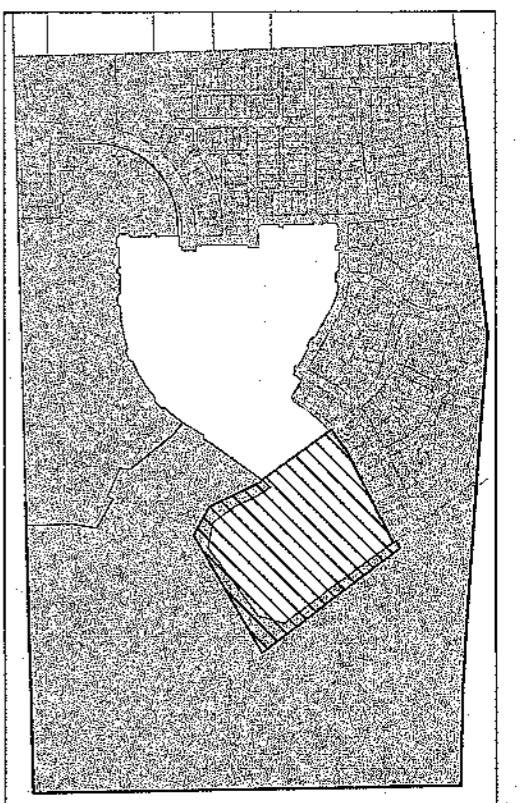
MERITAGE HOMES OF TEXAS, LLC
 CALLED 200.4 ACRES
 DOCUMENT NO. 18036374
 O.P.R.H.C.T.



MERITAGE HOMES OF TEXAS, LLC
 CALLED 200.4 ACRES
 DOCUMENT NO. 18036374
 O.P.R.H.C.T.

TEMPORARY 20' ACCESS
 EASEMENT DOC. NO. 21017167

MERITAGE HOMES OF TEXAS, LLC
 CALLED 200.4 ACRES
 DOC. NO. 20003093
 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
●	1/2" IRON ROD WITH 'DOUCET' CAP FOUND (UNLESS NOTED)
⊙	1/2"-HIGH IRON PIPE FOUND (UNLESS NOTED)
○	POINT OF BEGINNING
○	VOLUME
○	BOOK
○	PAGE
○	DRAINAGE EASEMENT
○	RIGHT-OF-WAY
○	PLAT RECORDS, TEXAS
○	PLAT RECORDS, HAYS COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
○	O.P.R.H.C.T.
○	DEED RECORDS, HAYS COUNTY, TEXAS
○	P.D.
○	PUBLIC PARK DISTRICT
○	P.O.S.
○	PRIVATE OPEN SPACE
○	B.S.L.
○	BUILDING SETBACK LINE
○	PUBLIC UTILITY EASEMENT
○	WATER QUALITY BUFFER ZONE
○	WOBZ

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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 TBPIS Firm #10105800 / TBPFE Firm #3937

Date: 08/17/2021
 Scale: 1"=80'
 Drawn by: JBB
 Reviewer: CC
 Project: 1691-002
 Sheet: 4 OF 6
 Field Book:
 Party Chief: JSM
 Survey Date: 01-30-2018

FINAL PLAT OF BIG SKY RANCH PHASE TWO AT DRIPPING SPRINGS

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.40'	14.85'	90.31'	N43°47'29"E	21.05'
C2	23.58'	14.95'	90.40'	N45°46'38"W	21.21'
C3	23.55'	15.00'	90.00'	N44°13'22"E	21.21'
C4	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C5	14.88'	25.00'	34.06'	N73°44'58"W	14.64'
C6	14.88'	25.00'	34.06'	N73°44'58"W	14.64'
C7	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C8	14.88'	25.00'	34.06'	S17°48'19"E	14.64'
C9	14.88'	25.00'	34.06'	N16°15'02"E	14.64'
C10	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C11	25.47'	15.00'	97.29'	N47°51'58"E	22.52'
C12	135.21'	325.12'	23.83'	S71°34'20"E	134.24'
C13	23.56'	15.00'	90.00'	S14°39'15"E	21.21'
C14	23.56'	15.00'	90.00'	N75°20'45"E	21.21'
C15	14.88'	25.00'	34.06'	S13°19'05"W	14.64'
C16	14.88'	25.00'	34.06'	N47°22'28"E	14.64'
C17	37.28'	28.24'	75.61'	N81°49'44"E	34.61'
C18	461.33'	787.53'	33.56'	N47°09'13"E	454.76'
C19	25.02'	15.00'	95.57'	S78°07'46"W	22.22'
C20	163.55'	725.00'	12.93'	S36°48'30"W	163.20'
C21	21.80'	15.00'	83.28'	S01°37'55"W	19.93'
C22	21.80'	15.00'	83.28'	N88°53'34"W	19.93'
C23	213.73'	725.00'	16.89'	S37°54'49"W	212.96'
C24	21.80'	15.00'	83.28'	S24°43'12"W	19.93'
C25	21.80'	15.00'	83.28'	N65°48'17"W	19.93'
C26	208.73'	725.00'	16.50'	S80°48'14"W	208.01'
C27	22.52'	15.00'	86.02'	S46°02'32"W	20.46'
C28	23.70'	15.06'	90.13'	N49°45'19"W	21.33'
C29	14.88'	25.00'	34.06'	S16°15'02"W	14.64'
C30	14.88'	25.00'	34.06'	N17°48'19"W	14.64'
C31	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C32	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C33	22.99'	15.02'	87.70'	N43°06'33"E	20.81'
C34	14.88'	25.00'	34.06'	N73°44'58"W	14.64'
C35	14.88'	25.00'	34.06'	N72°11'41"E	14.64'
C36	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C37	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C38	14.88'	25.00'	34.06'	S73°44'58"E	14.64'
C39	14.88'	25.00'	34.06'	S72°11'41"W	14.64'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	14.88'	25.00'	34.06'	N73°44'58"W	14.64'
C42	38.02'	70.00'	31.12'	N75°12'56"W	37.56'
C43	14.88'	25.00'	34.06'	N75°40'55"W	14.64'
C44	14.88'	25.00'	34.06'	N72°11'41"E	14.64'
C45	22.81'	42.00'	31.12'	N75°12'56"W	22.54'
C46	14.88'	25.00'	34.06'	S42°37'34"E	14.64'
C47	146.29'	175.00'	47.90'	S65°16'30"W	142.07'
C48	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C49	111.92'	225.00'	28.50'	S44°35'46"W	110.77'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C50	12.29'	25.00'	28.16'	S13°46'27"E	12.16'
C51	42.05'	25.00'	96.38'	S76°02'30"E	37.27'
C52	150.86'	339.59'	25.45'	N43°03'26"E	149.63'
C53	12.29'	25.00'	28.16'	N41°55'48"W	12.16'
C54	93.36'	225.00'	23.77'	S77°20'10"W	92.69'
C55	14.88'	25.00'	34.06'	S73°44'58"E	14.64'
C56	122.81'	340.00'	20.70'	N78°52'30"E	122.14'
C57	42.05'	25.00'	96.38'	N20°20'15"E	37.27'
C58	14.88'	25.00'	34.06'	S72°11'41"W	14.64'
C59	369.93'	360.00'	58.88'	S59°47'04"W	353.87'
C60	531.99'	515.03'	59.18'	N59°37'52"E	508.65'
C61	23.56'	15.00'	90.00'	N4°39'14"W	21.21'
C62	14.83'	25.00'	33.98'	N76°38'37"W	14.61'
C63	22.51'	25.00'	51.58'	S60°34'33"W	21.75'
C64	555.82'	585.00'	54.44'	S62°00'14"W	535.15'
C65	15.88'	25.19'	35.08'	N14°23'37"E	15.60'
C66	554.90'	540.00'	58.88'	S59°47'04"W	530.81'
C67	14.88'	25.00'	34.06'	S73°44'58"E	14.64'
C68	14.88'	25.00'	34.06'	S72°11'41"W	14.64'
C69	247.11'	559.97'	25.28'	S76°34'53"W	245.11'
C70	35.78'	25.00'	82.00'	N70°27'26"W	32.80'
C71	15.79'	25.00'	36.20'	N11°23'28"W	15.53'
C72	321.43'	674.88'	27.29'	N75°34'46"E	318.40'
C73	23.56'	15.00'	90.00'	S45°48'38"E	21.21'
C74	39.85'	25.00'	91.32'	S15°58'59"W	35.76'
C75	261.30'	560.00'	26.73'	S43°42'47"W	258.93'
C76	15.86'	25.19'	35.08'	S46°17'54"W	15.60'
C77	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C78	342.54'	674.36'	29.10'	N44°53'26"E	338.87'
C79	15.79'	25.00'	36.20'	S47°35'19"E	15.53'
C80	47.20'	525.00'	5.15'	S57°04'42"E	47.19'
C81	39.27'	25.00'	90.00'	S14°39'15"E	35.36'
C82	383.40'	715.00'	30.72'	S45°42'27"W	378.62'
C83	39.96'	25.00'	91.58'	N73°08'36"W	35.84'
C84	117.38'	775.00'	8.68'	N31°41'42"W	117.28'
C85	14.57'	25.00'	33.39'	N19°20'31"W	14.36'
C86	162.65'	50.00'	186.38'	N81°02'05"W	99.85'
C87	21.03'	25.00'	48.19'	S29°52'14"W	20.41'
C88	21.03'	25.00'	48.19'	S78°03'37"W	20.41'
C89	162.65'	50.00'	186.38'	S08°57'55"W	99.85'
C90	21.03'	25.00'	48.19'	S60°07'46"E	20.41'
C91	71.95'	475.00'	8.68'	S31°41'42"E	71.88'
C92	39.27'	25.00'	90.00'	S17°38'40"W	35.36'
C93	39.27'	25.00'	90.00'	S72°21'20"E	35.36'
C94	39.27'	25.00'	90.00'	N17°38'40"E	35.36'
C95	109.82'	725.00'	8.68'	N31°41'42"W	109.72'
C96	39.27'	25.00'	90.00'	S81°02'05"E	35.36'
C97	39.27'	25.00'	90.00'	N08°57'55"E	35.36'
C98	79.53'	525.00'	8.68'	S31°41'42"E	79.45'

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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